

KYOMI

RESIDENCES



# LIVE CLOSE TO EVERYTHING

Step out whenever you want. At Kyomi, your day runs on your terms,  
and everything you need is within reach.

# DUBAI



Some cities grow on you.

Dubai moves fast enough that you don't notice until you're already hooked. There's an energy here that's hard to explain and harder to leave: the pace, the people, the sense that something's always happening.

Beyond the lifestyle, Dubai stands as one of the world's most forward-looking cities, backed by long-term planning, strong infrastructure, and a steady flow of investment. New districts continue to emerge, connectivity keeps improving, and opportunities grow alongside the skyline.



# WHY INVEST IN DUBAI

Investor-Friendly Policies

Tax-Free Economy

Golden Visa

Strategic Location

Cutting-Edge Infrastructure

Global Safety

Cultural Diversity\*

Top-Tier Education & Healthcare

Outstanding Quality of Life

Sustainability Focus\*\*

\*Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'

\*\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

**WARSAW FOURTH**

# LOCATION CHANGES EVERYTHING



Dubai's next neighbourhood is taking shape.

Warsan fourth sits where the city is moving, with Academic City right next door—home to over 30 universities and a steady flow of residents, students, and professionals.

Master developed by Nakheel, the area is supported by ongoing infrastructure expansion, with direct access to Sheikh Mohammed Bin Zayed Road and Ras Al Khor Road, and future connectivity through the Blue Line metro.

New communities continue to rise as the district evolves into a well-connected residential address with long-term value.

Life here works. Space feels easier. Value makes sense.

Kyomi Residences is part of what's coming.

## A STRATEGIC AREA WITH CITYWIDE ACCESS

Warsan Fourth is a well-connected residential district with direct access to Sheikh Mohammed Bin Zayed Road and Ras Al Khor Road. Supported by public transport and the upcoming Blue Line Metro, the area continues to grow as a practical choice for families and long-term investors.

### EDUCATION

University of Birmingham, Dubai .....	11 Minutes
GEMS Wellington Academy .....	16 Minutes
Our Own High School, Boys, Al Warqa .....	17 Minutes
University of Dubai .....	17 Minutes

### HEALTHCARE

Life Medical Center, International City .....	3 Minutes
Aster Speciality Clinic .....	11 Minutes
Fakeeh University Hospital .....	11 Minutes
NMC DIC Clinic & Pharmacy .....	12 Minutes

### LEISURE & ATTRACTIONS

Dubai Safari Park .....	18 Minutes
IMG World .....	19 Minutes
Global Village .....	26 Minutes
Kite Beach .....	40 Minutes

### RETAIL & DAILY NEEDS

Union Coop, International City .....	10 Minutes
Dragon Mart .....	11 Minutes
City Centre Mirdif .....	12 Minutes
Dubai Mall .....	26 Minutes

### TRANSPORT & CONNECTIVITY

Upcoming Blue Line Metro Station .....	5 Minutes
Dubai International Airport .....	25 Minutes
Dubai International Financial Centre .....	31 Minutes
Al Maktoum International Airport .....	45 Minutes





## THE RESIDENCES

Kyomi Residences is defined by modern urban architecture, with strong horizontal lines, deep balconies, and soft curved edges that create a clean, layered look. This design carries through into the interiors, where high ceilings and full-height glazing bring in natural light and expand the sense of space. Materials are selected for longevity and texture, shaping spaces that feel open, functional, and easy to live in, supporting a lifestyle built around comfort and everyday use.



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SALON 7

DELUXE SUITS

CAFE

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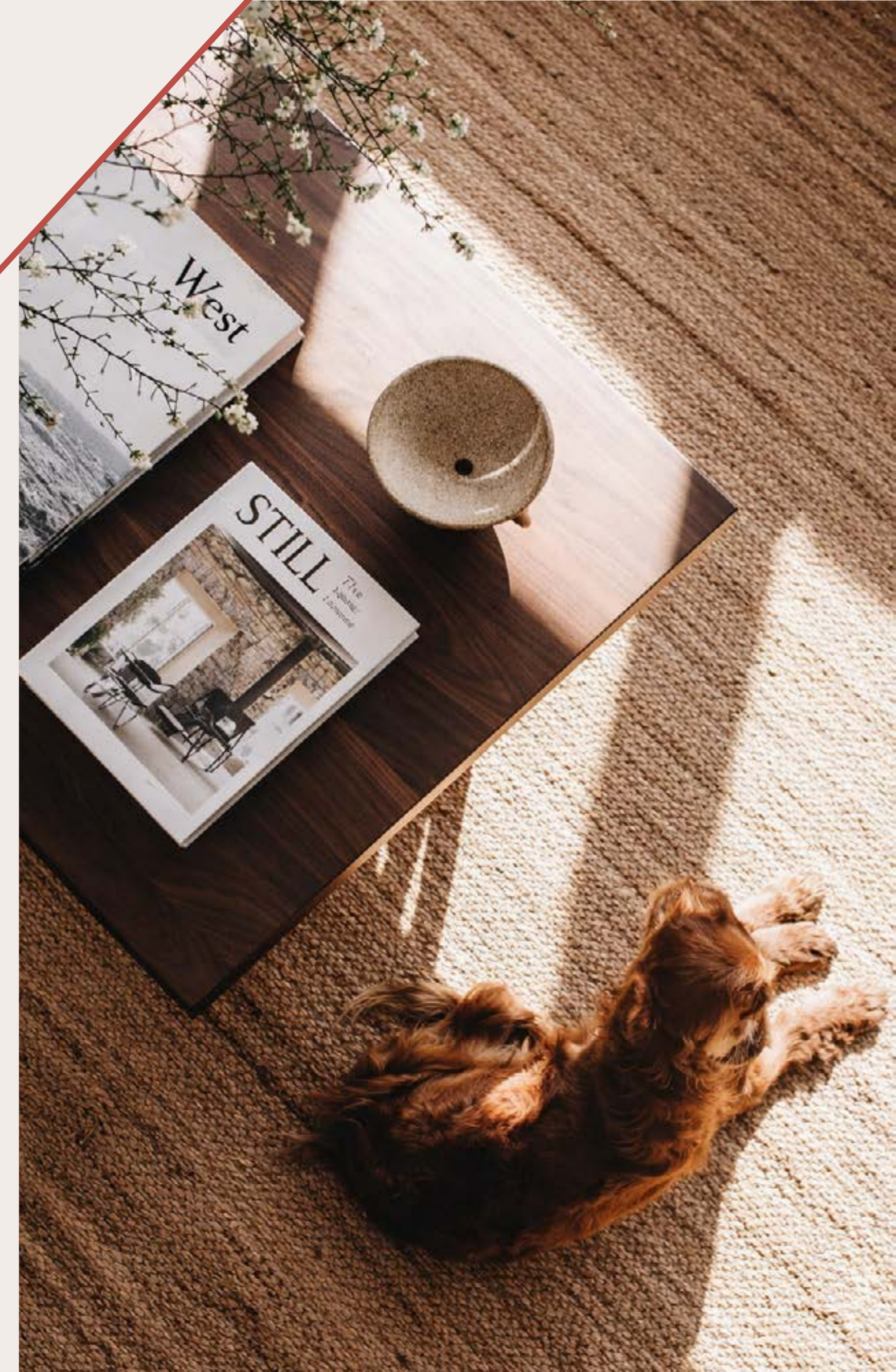


## **BUILT AROUND DAILY LIFE**

Open-plan living areas connect directly to fully equipped kitchens, fitted with integrated appliances and practical storage. The layout allows for clear movement and efficient use of space.

## **SPACE THAT ADAPTS**

From well-proportioned living rooms to bedrooms with practical layouts, each residence is planned with flexibility in mind. Generous storage keeps spaces organised, while select one-bedroom residences include walk-in closets for added convenience.





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AMENITIES



### START STRONG



Indoor and  
Outdoor Gym



Jogging  
Track

### SLOW DOWN WHEN YOU NEED IT



Outdoor  
Yoga Deck



Zen  
Garden

### COOL OFF AFTER LONG DAYS



Pool Area



Lounges

### CONNECT MORE



Play Zone



Amphitheater

### SUPPORT FACILITIES



Showers and  
Changing Rooms



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# PROJECT DETAILS



# KYOMI

## RESIDENCES

<b>PROJECT NAME</b>	Kyomi Residences
<b>PROJECT TYPE</b>	Boutique Residential & Mixed-Use
<b>UNIT MIX</b>	Studios, 1 & 2 BR Residences & Retail Spaces
<b>CONFIGURATION</b>	G+P+6
<b>LOCATION</b>	Warsan Fourth
<b>PROJECT STATUS</b>	Off-Plan
<b>HANDOVER</b>	Q4 2027
<b>OWNERSHIP</b>	Freehold
<b>TOTAL UNITS</b>	120 Residences + 3 Retail Spaces

# UNIT MIX

UNITS	SIZE (SQ.FT.)	UNITS AVAILABLE
Studio	385 - 540	56
1 - Bedroom	768 - 1,151	62
2 - Bedroom	1,295 - 1,362	2



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EVORA RESIDENCES



ELLE RESIDENCES



V-SUITES



## THE DEVELOPER



ANAX Developments is a forward-thinking real estate developer driven by design, technology, and lifestyle. The company creates residential environments defined by strong architectural identity, integrated smart systems, and spaces that support long-term value.

The developer's growing portfolio includes Evora Residences in Al Furjan, V-Suites in Business Bay, and ELLE Residences on Dubai Islands, reflecting its presence across some of Dubai's key residential destinations.

### DELIVERING AED 2 Billion | PIPELINE AED 5 Billion

In 2025, ANAX marked a major milestone with the launch of projects valued at AED 2 billion across Dubai's most sought-after locations. Carrying this momentum forward, the brand is on track to deliver an ambitious AED 2 billion in new developments in 2026, with total project value set to exceed AED 5+ billion within the next 24-36 months.

Backed by the strength and stability of ANAX Holding, the brand continues to push boundaries, driven by innovation, rooted in community, and built to create a lasting legacy.



800 ANAX (2629) | [sales@anaxdevelopments.com](mailto:sales@anaxdevelopments.com) | [anaxdevelopments.com](http://anaxdevelopments.com)  
Sales Center: 27<sup>th</sup> Floor, Aspin Commercial Tower, Sheikh Zayed Road, Dubai – U.A.E.