

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.

WAR SAN 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.



*Images, renders, and illustrations are for representational purposes only and may not accurately represent the final product



ANAX

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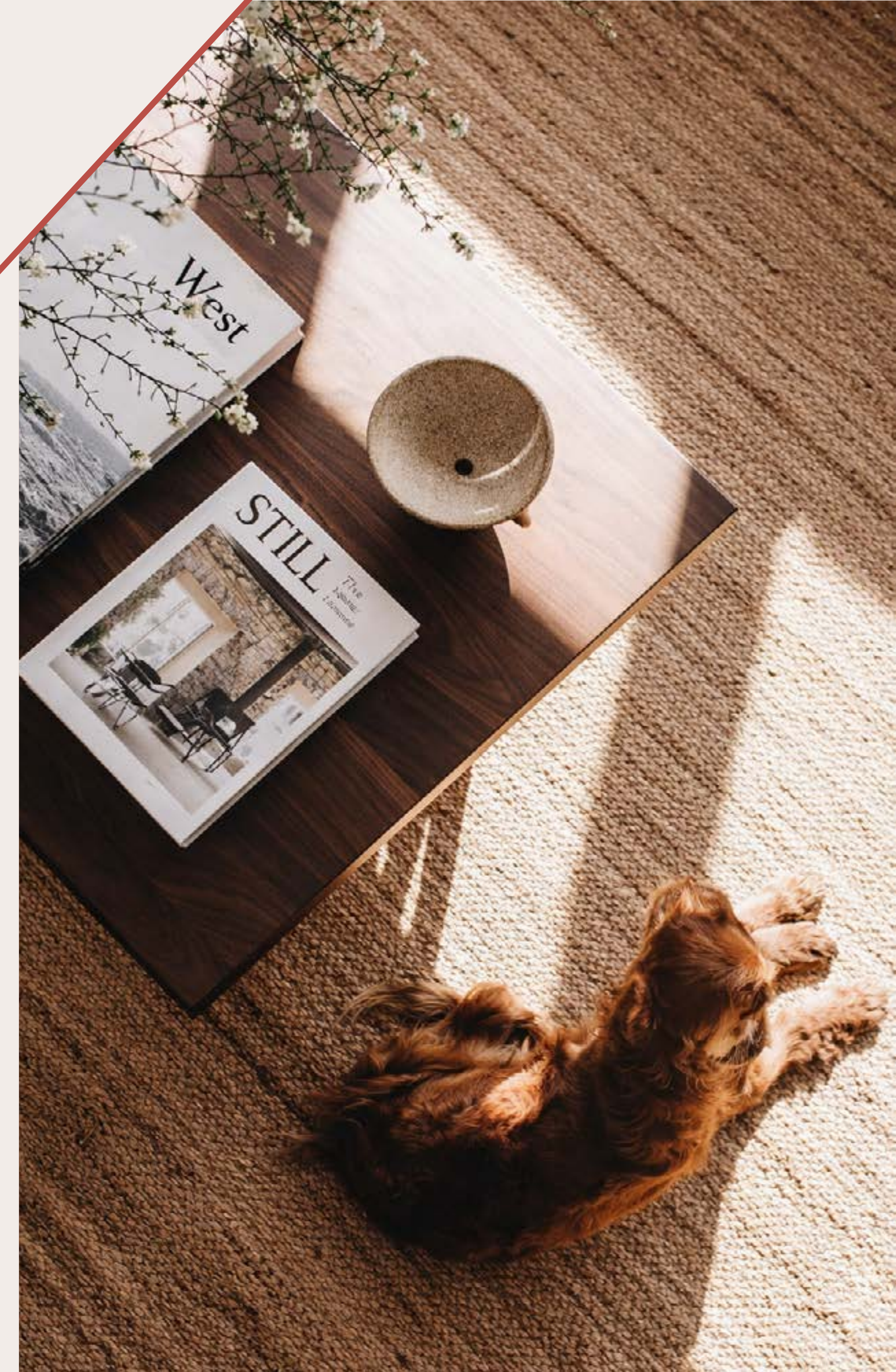


BUILT AROUND DAILY LIFE

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

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

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

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UNIT MIX

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



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