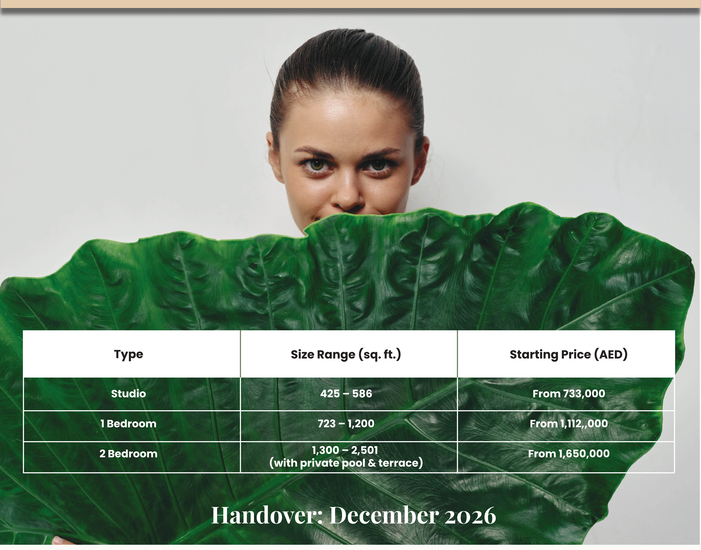
XENIA RESIDENCE

Xenia Residence

Xenia Residence by NYX Real Estate Development is a boutique residential project in the heart of Jumeirah Village Circle (District 13) Dubai's most balanced and family-friendly community.
Designed for both investors and end-users, Xenia offers modern architecture, functional elegance, and resort-style amenities blending comfort, lifestyle, and financial growth.

Apartments Overview



Type	Size Range (sq. ft.)	Starting Price (AED)
Studio	425 – 586	From 733,000
1 Bedroom	723 – 1,200	From 1,112,,000
2 Bedroom	1,300 – 2,501 (with private pool & terrace)	From 1,650,000

Handover: December 2026

Payment Plan Options

Plan 1
Standard (During Construction)
with special discount

5% Booking | 15% Within 30 Days | 10% Within 90 Days

10% Within 150 Days | 10% Within 180 Days | 10% Within 120 Days | 40% On Handover

Plan 2
3-Year Post-Handover Plan

5% Booking | 15% Within 30 Days | 15% Within 90 Days | 20% On Handover | 45% Over 3 Years
Post-Handover (1.25% per month)

Amenities

Residents' Lounge | BBQ Area | Children's Play Area | Gym | Swimming Pool

The Balance in JVC

Nestled in the heart of Jumeirah Village Circle, Xenia Residence redefines urban harmony.
It's where Dubai's dynamic rhythm meets moments of stillness a place where families can connect, professionals can unwind, and investors can find peace of mind in every square foot.

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District 13, Jumeirah Village Circle (JVC) Minutes away from:

- 10 mins — Dubai Hills Mall
- 15 mins — Mall of the Emirates
- 20 mins — Downtown Dubai
- 25 mins — Dubai International Airport

Project Location Map

Escrow Account	Developer Bank Account
Project Name: Xenia Residence	Developer: NYX Real Estate Development L.L.C
Account Number: 1034026073002	Account Number: 1034026073001
Bank: UNITED ARAB BANK PJSC	Bank: UNITED ARAB BANK PJSC
IBAN: AE540460001034026073002	IBAN: AE810460001034026073001
SWIFT Code: UARBAEAA	SWIFT Code: UARBAEAA
Account Currency: AED [DIRHM UNITED ARAB EMIRATES]	Account Currency: AED [DIRHM UNITED ARAB EMIRATES]
Address: AL QUOZ, DUBAI	Address: AL QUOZ, DUBAI

About the Developer

NYX PROERTIS

NYX is a visionary Dubai-based developer dedicated to crafting homes that unite lifestyle and investment value.
For families, NYX creates spaces that inspire connection and well-being.
For investors, it delivers developments that ensure trust, performance, and long-term returns built with integrity and design excellence.

Presented by

Estative™

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