

Xenia RESIDENCE

Designed for Life,
Crafted for You.

NYX
PROPERTIES



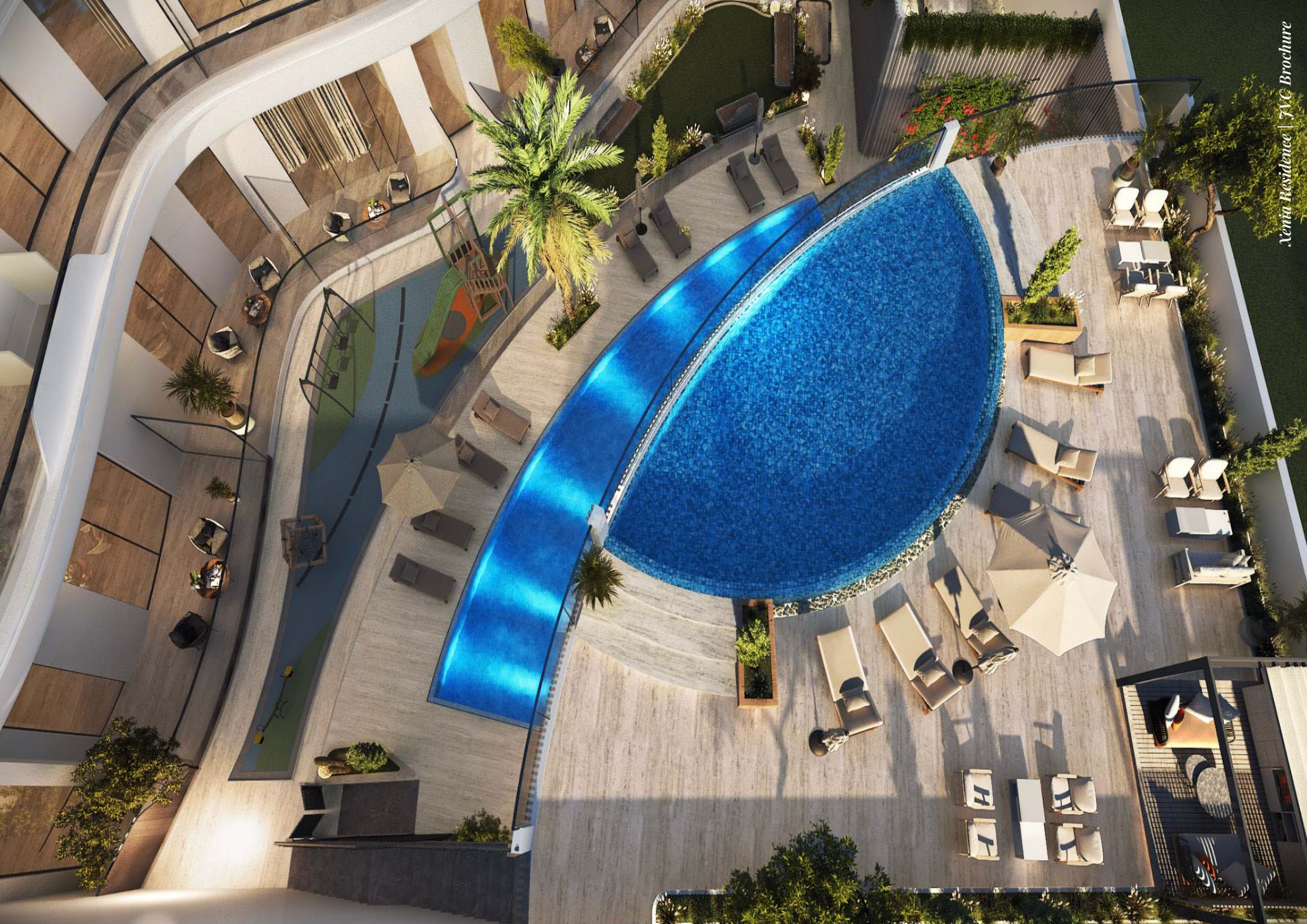
At NYX Real Estate Development,
we create more than residences —

we craft landmarks of modern design, refined comfort, and lasting value.

XENIA RESIDENCE







Location

Malls

Circle Mall	5 Mins
My City Centre	15 Mins
Mall Of The Emirates	15 Mins
Ibn Battuta Mall	20 Mins
Nakheel Mall	20 Mins
Dubai Hills Mall	20 Mins
Marina Mall	20 Mins
Al Barsha Mall	20 Mins

Beaches

The Walk	20 Mins
Jbr	20 Mins
Sufouh Beach	20 Mins
Marina Beach	25 Mins
Sunset Beach	25 Mins

Airports

Dubai International Airport (Dxb)	30 Mins
Al Maktoum International Airport (Dwc)	30 Mins

Medical Facilities

Aster Clinic	15 Mins
Saudi German Hospital	15 Mins
Al Zahra Hospital	15 Mins
Neuro Spinal Hospital	15 Mins
Mediclinic Parkview Hospital	15 Mins
Mediclinic Meadows	20 Mins

Community Parks

Sabat Park	2 Mins
Dokhon Park	5 Mins
Sabar Park	5 Mins
Sider Park	10 Mins

Schools

Jss International School	5 Mins
Bloom World Academy	10 Mins
Sunmarke School	15 Mins
Arcadia School	15 Mins
Gems Founders School	15 Mins
Repton School	15 Mins
Nord Anglia International School	15 Mins

Motorways

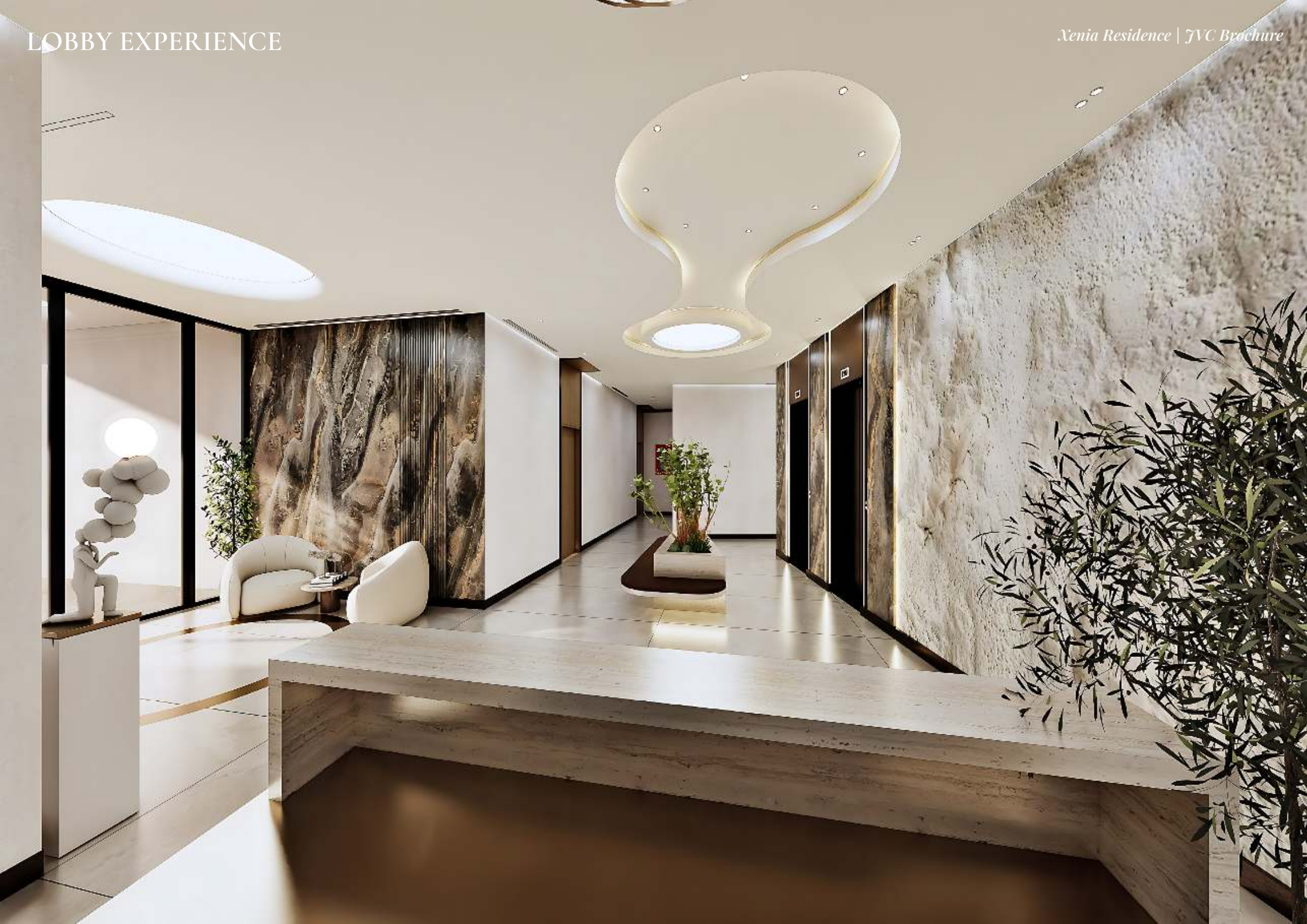
Al Khail Road	10 Mins
Al Hessa Road	10 Mins
Sheikh Mohammed Bin Zayed Road	20 Mins

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AMENITIES & FACILITIES



Family Pool



Gym



Playground



Lounge



Security



BBQ Area



Billiard Area



EV Charging



Covered Parking







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