XENIA
RESIDENCE

Developed by
NYX
PROPERTIES

When Vision Creates Wealth
Built with wisdom it becomes lasting freedom.

When Family Defines Home
Life’s true treasure isn’t what we build it’s who we build it with.

A New Chapter of Balance in the Heart of Dubai

The Art of Balanced Living

LIVE, GROW, BELONG.

At Xenia Residence, life reaches perfect harmony between prosperity and peace family and freedom, design and comfort

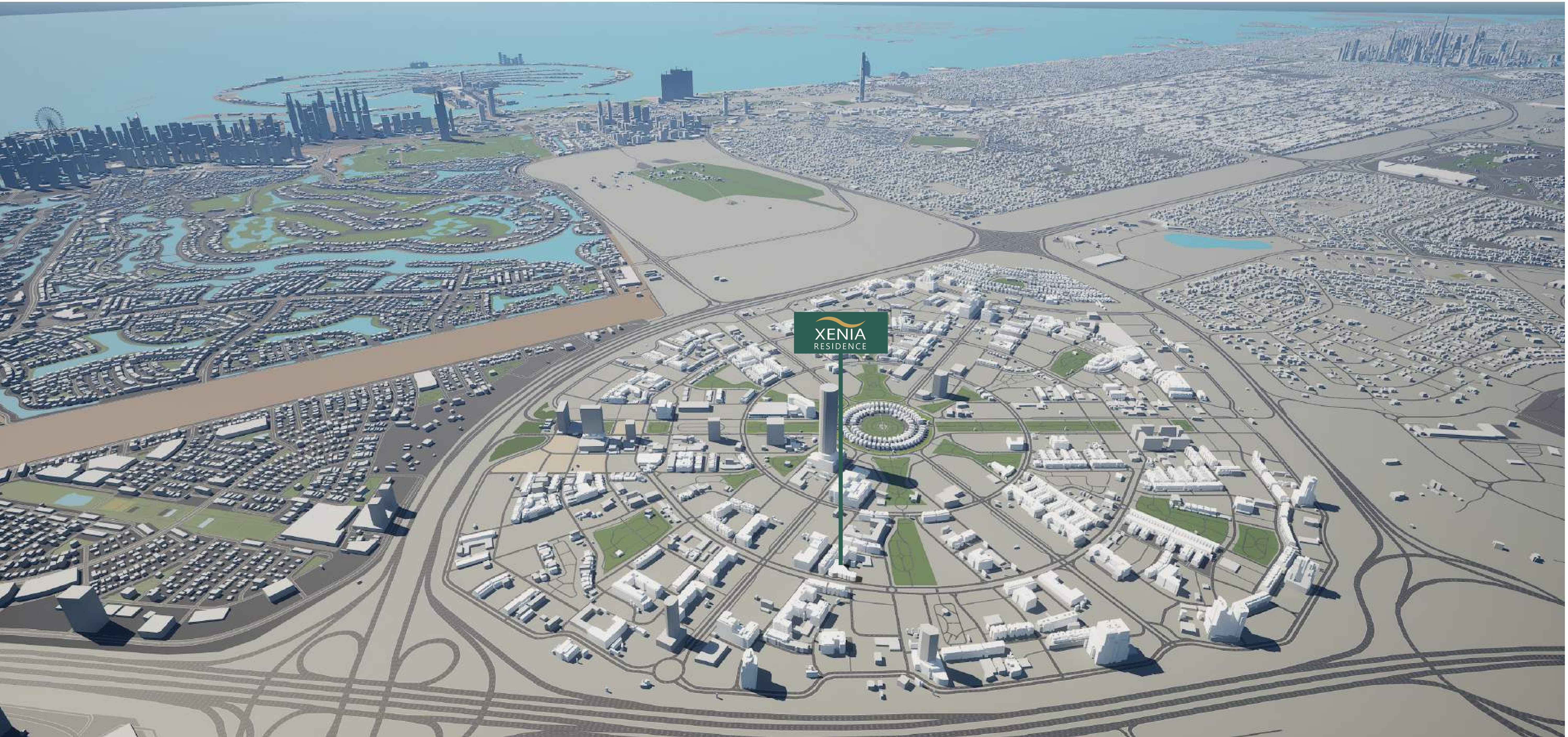
The Investment in JVC

JVC remains one of Dubai's most sought-after investment communities, offering consistent capital appreciation, high rental yields, and unmatched accessibility to the city's prime areas.
With new infrastructure, schools, and leisure hubs surrounding the neighborhood, Xenia Residence stands at the center of long-term growth a rare opportunity for both end-users and investors.

The JVC Lifestyle

Imagine a neighborhood designed for families tree-lined streets, local cafes, modern schools, and parks that bring people together.
At JVC, community comes first. It's where every morning walk feels personal, and every sunset reflects a slower, more meaningful rhythm of life.
Xenia Residence complements this lifestyle with modern comfort and peaceful surroundings your everyday retreat in the city that never stops.

Map


XENIA
RESIDENCE

Drivng Distances

05 MINS	FIVE HOTEL
08 MINS	JSS SCHOOL
05 MINS	CIRCLE MALL
20 MINS	DUBAI MARINA
15 MINS	PALM JUMEIRAH
15 MINS	DOWNTOWN
20 MINS	BURJ AL ARAB
10 MINS	DUBAI HILLS MALL
10 MINS	BUSINESS BAY
08 MINS	SUN MARK SCHOOL (JVT)
15 MINS	MALL OF THE EMIRATES
25 MINS	JUMEIRAH GOLF ESTATE
08 MINS	NORD ANGLIA INTERNATIONAL SCHOOL
25 MINS	DUBAI INTERNATIONAL AIRPORT
20 MINS	DUBAI MALL AND BURJ KHALIFA
05 MINS	AL KHAIL RD
03 MINS	E311 SHEIKH MOHAMMAD BIN ZAYED ROAD

Apartment Collection

STUDIO APARTMENTS

425 sq. ft - 586 sq. ft Sizes

Perfect for young professionals seeking smart, modern living.

1-BEDROOM APARTMENTS

723 sq. ft - 1200 sq. ft Sizes

Balanced between functionality and warmth, ideal for couples.

2-BEDROOM APARTMENTS

1,300 sq.ft Sizes

Designed for families who value comfort and connection.

PREMIUM 2-BEDROOM WITH PRIVATE POOL AND TERRACE

2,501 sq. ft Sizes
(includes dip pool)

An exceptional choice for those who desire space, privacy, and indulgence

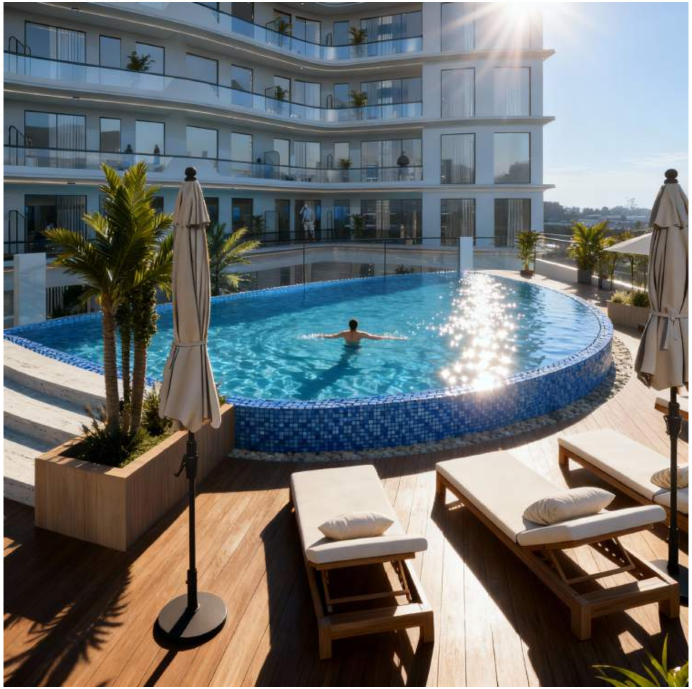
Apartment

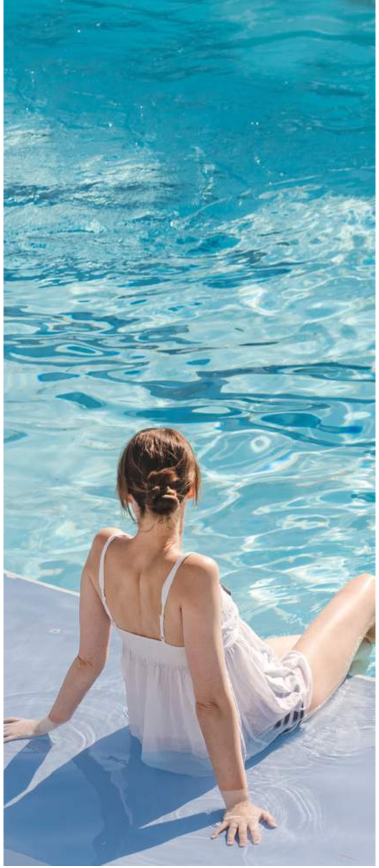
THE NORDIC BAKING BOOK

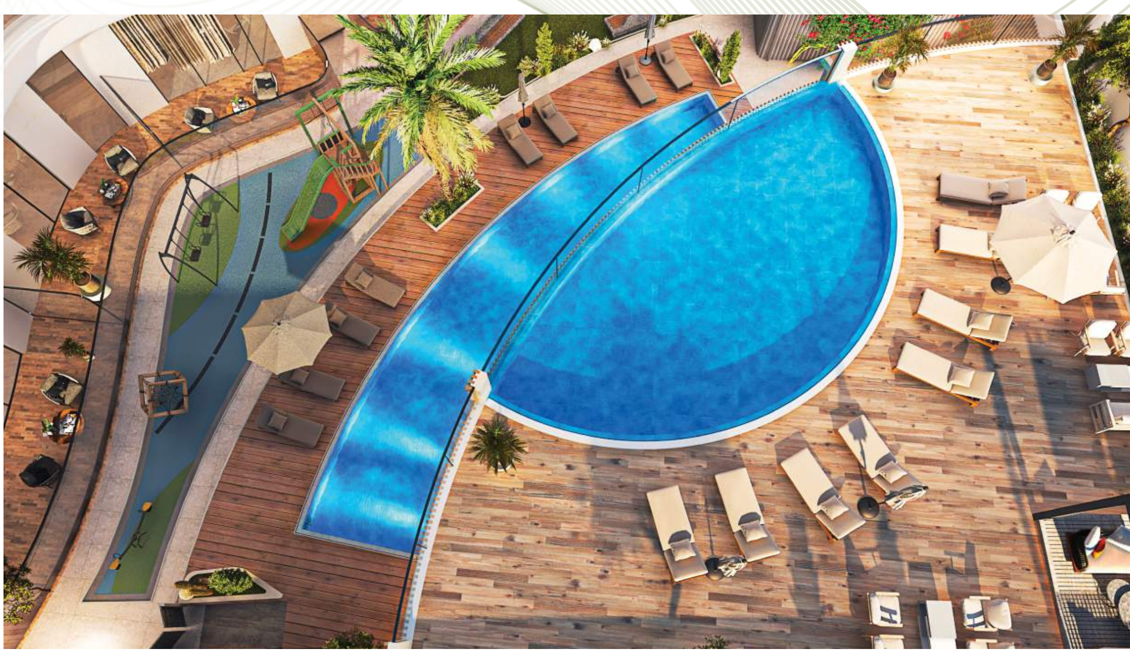
Amenities

EVERYDAY SERENITY

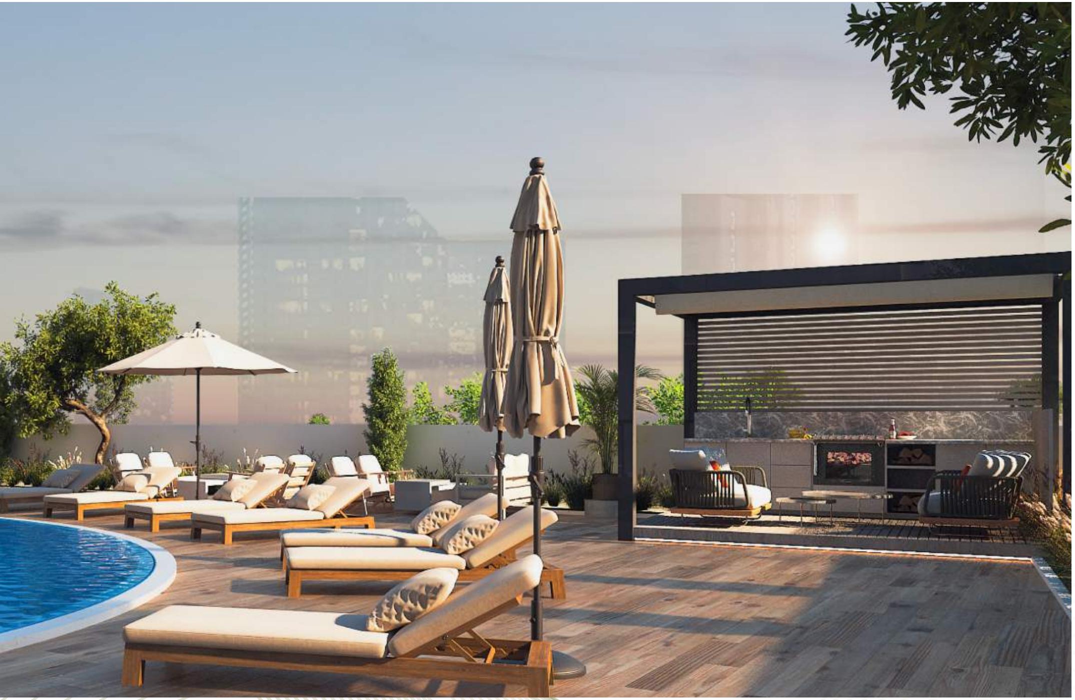
At Xenia Residence, leisure meets lifestyle. Dive into tranquility in the shimmering pool, energize in the fully equipped gym, and let your children thrive in safe play areas. Unwind in the residents' lounge or gather around the BBQ with family and friends—every space is crafted for joy and balance.







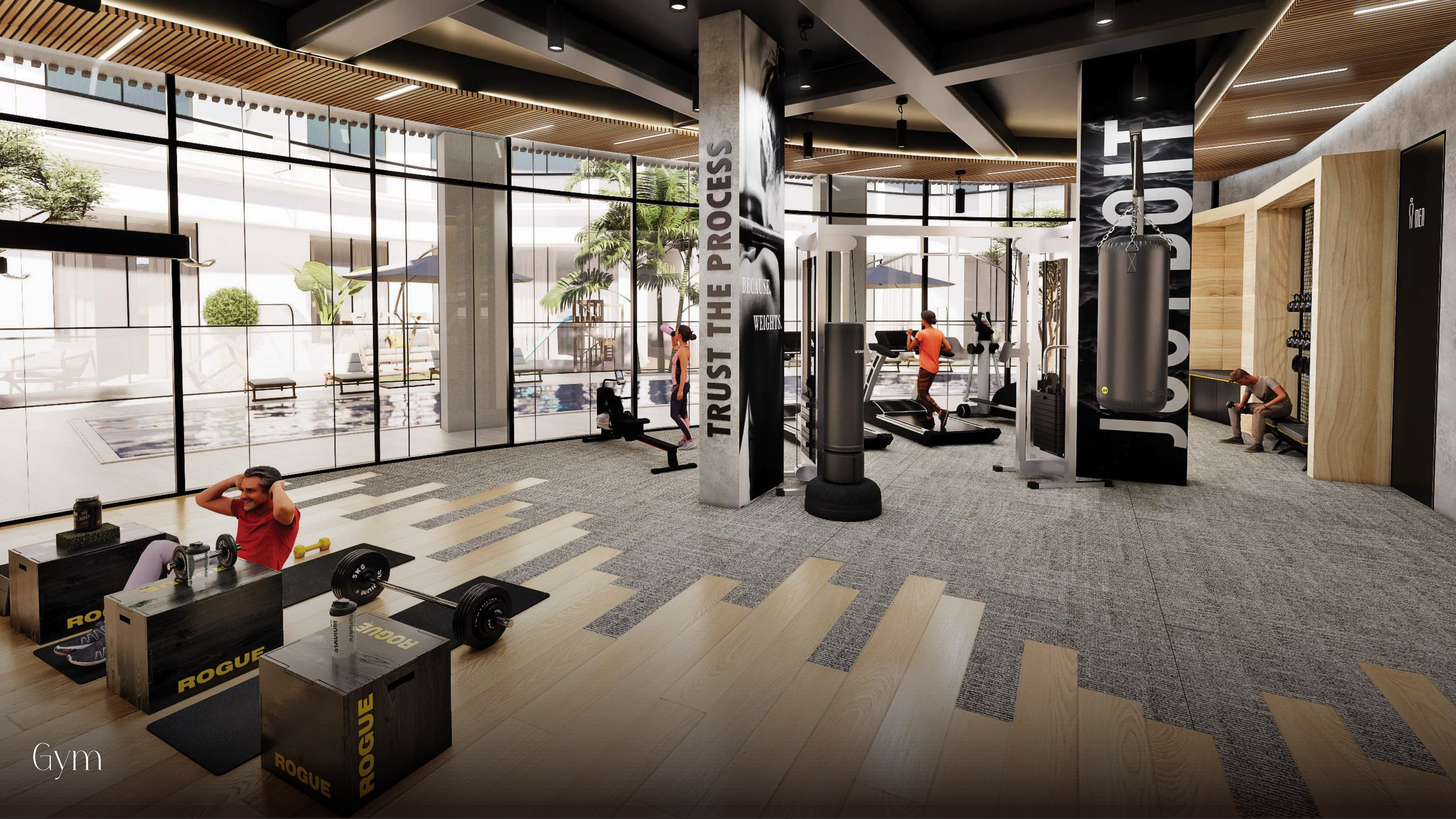
Swimming Pool



BBQ Area

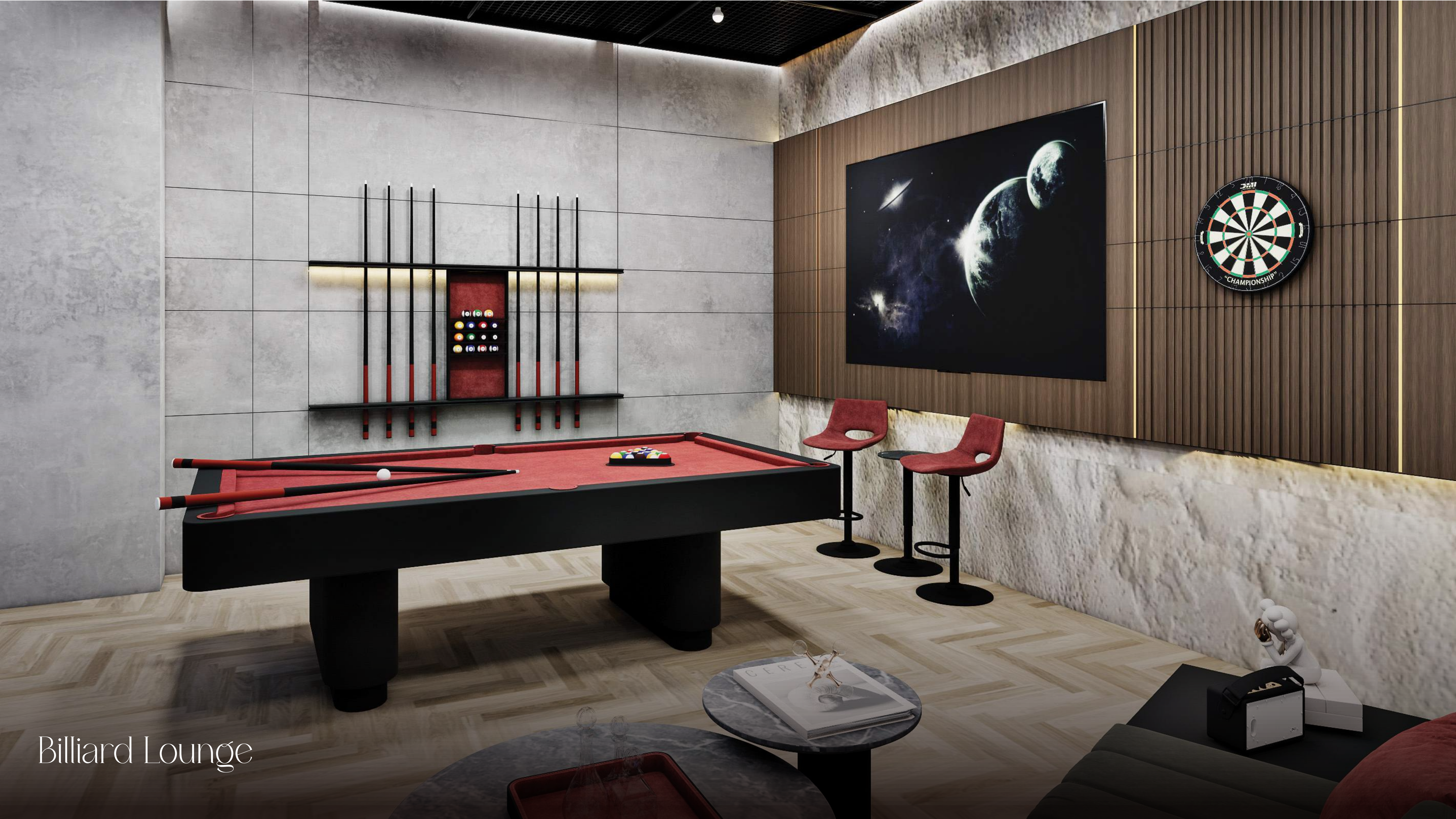
Children's Play Area

Sauna


TRUST THE PROCESS
BECAUSE. WEIGHTS.
JUST DO IT
MEN
ROGUE
ROGUE
ROGUE
ROGUE
5KG

Gym

BE STRONG
BELIEVE
IN
YOURSELF
DON'T QUIT


"CHAMPIONSHIP"

Billiard Lounge

Lobby