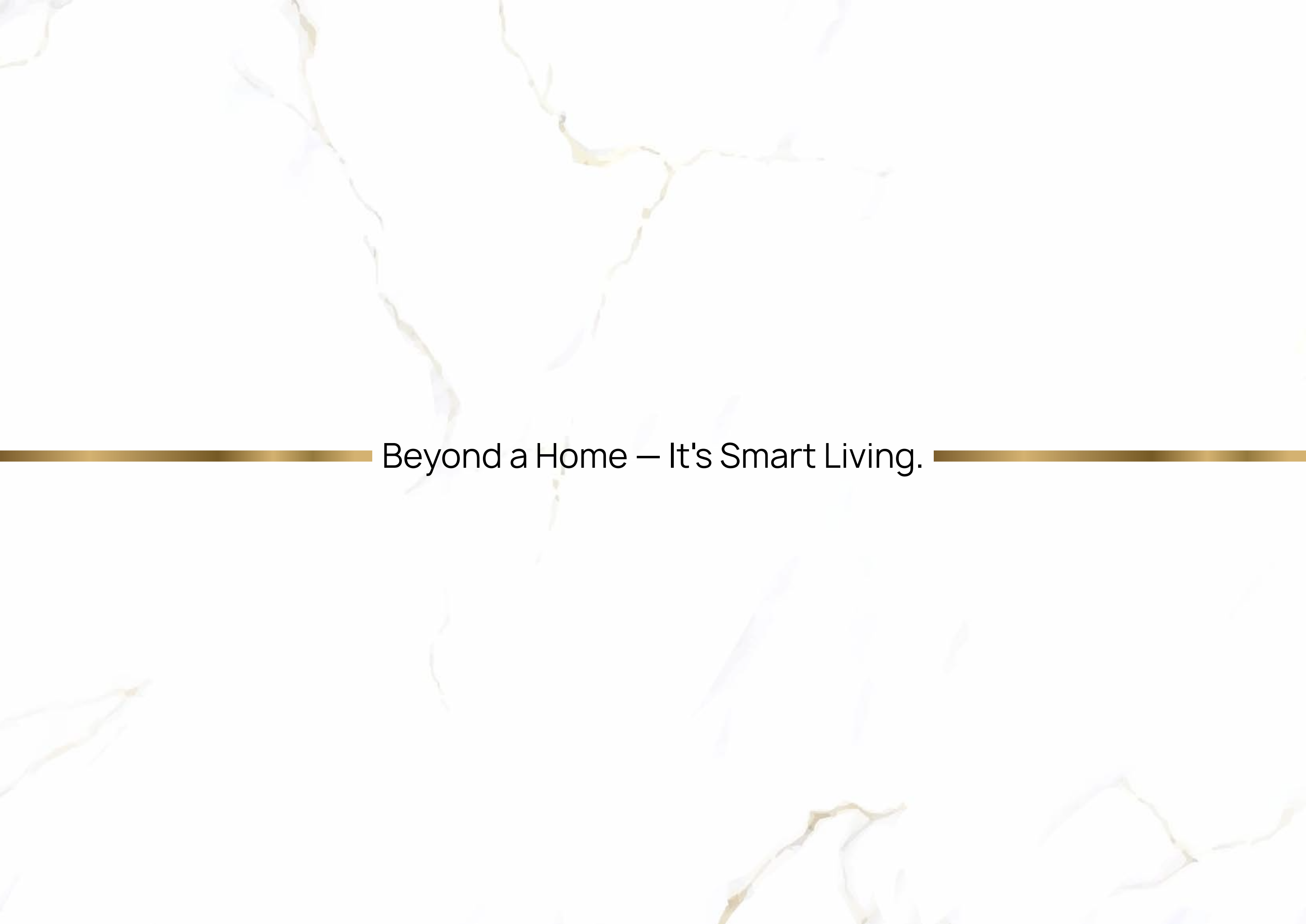


MYRA
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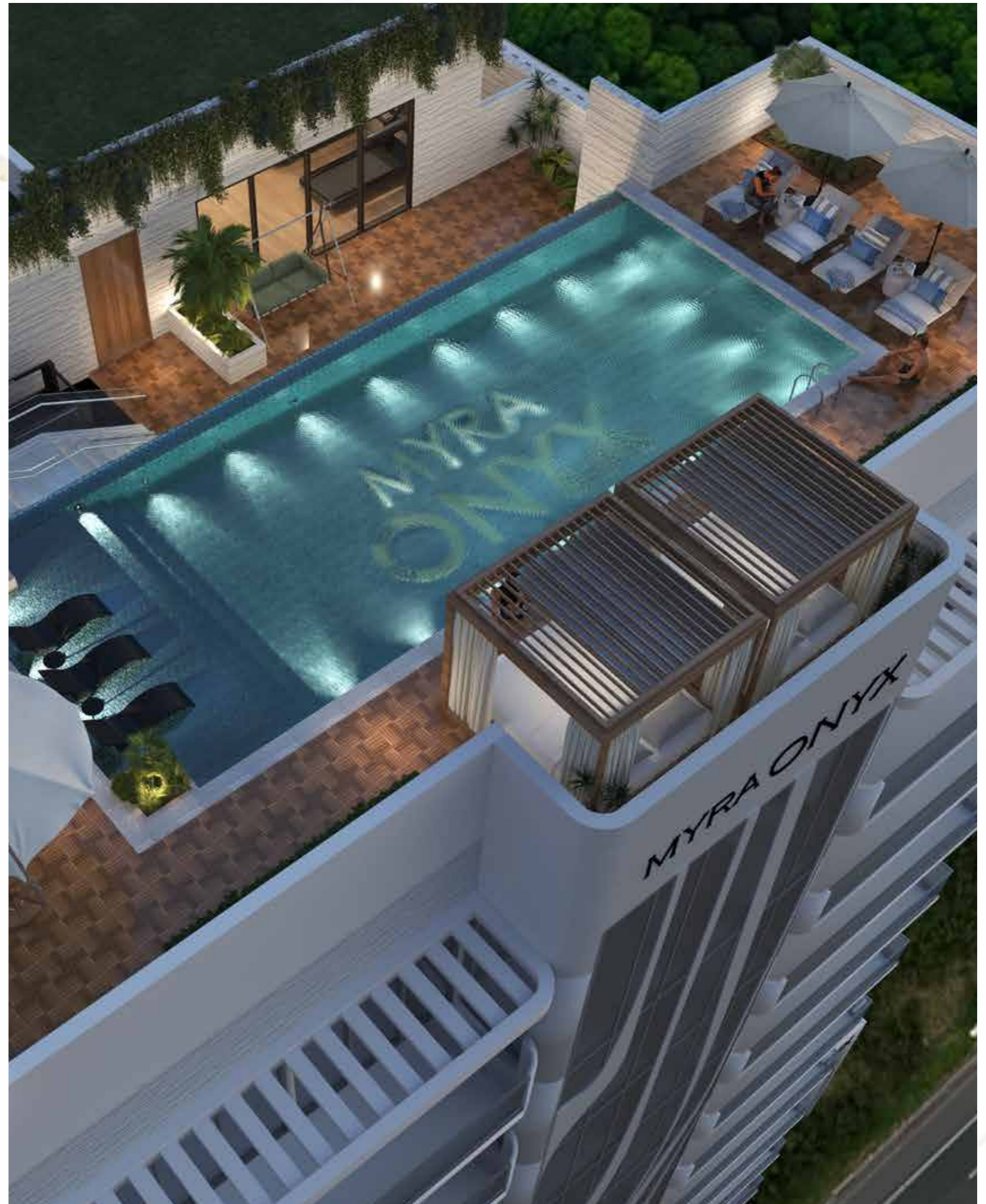
The background features a light-colored, marbled pattern with veins of gold and grey. A solid gold horizontal line runs across the middle of the page, framing the text.

Beyond a Home – It's Smart Living.

Presenting **Myra Onyx by Myra Properties**, where refined design meets intelligent living. Our latest residential project ensures every apartment is a sanctuary of **high-quality finishes** and optimized space, infusing your home with absolute **warmth and comfort**. With **smart home technology** at your fingertips, let's redefine convenience gracefully.



Myra Onyx is thoughtfully curated to complement a modern, connected lifestyle from elegant interiors that celebrate natural light to amenities that promote wellness and ease. Perfectly situated within Nad Al Hamar Gardens, it offers a balance of privacy, accessibility, and architectural harmony embodying the essence of elevated urban living.



**LIVE THE LUXURY
OF A PRIME LOCATION**

05 minutes driving to
Mirdif City Center

05 minutes driving to
Creek Harbour

05 minutes driving to
Square Mall

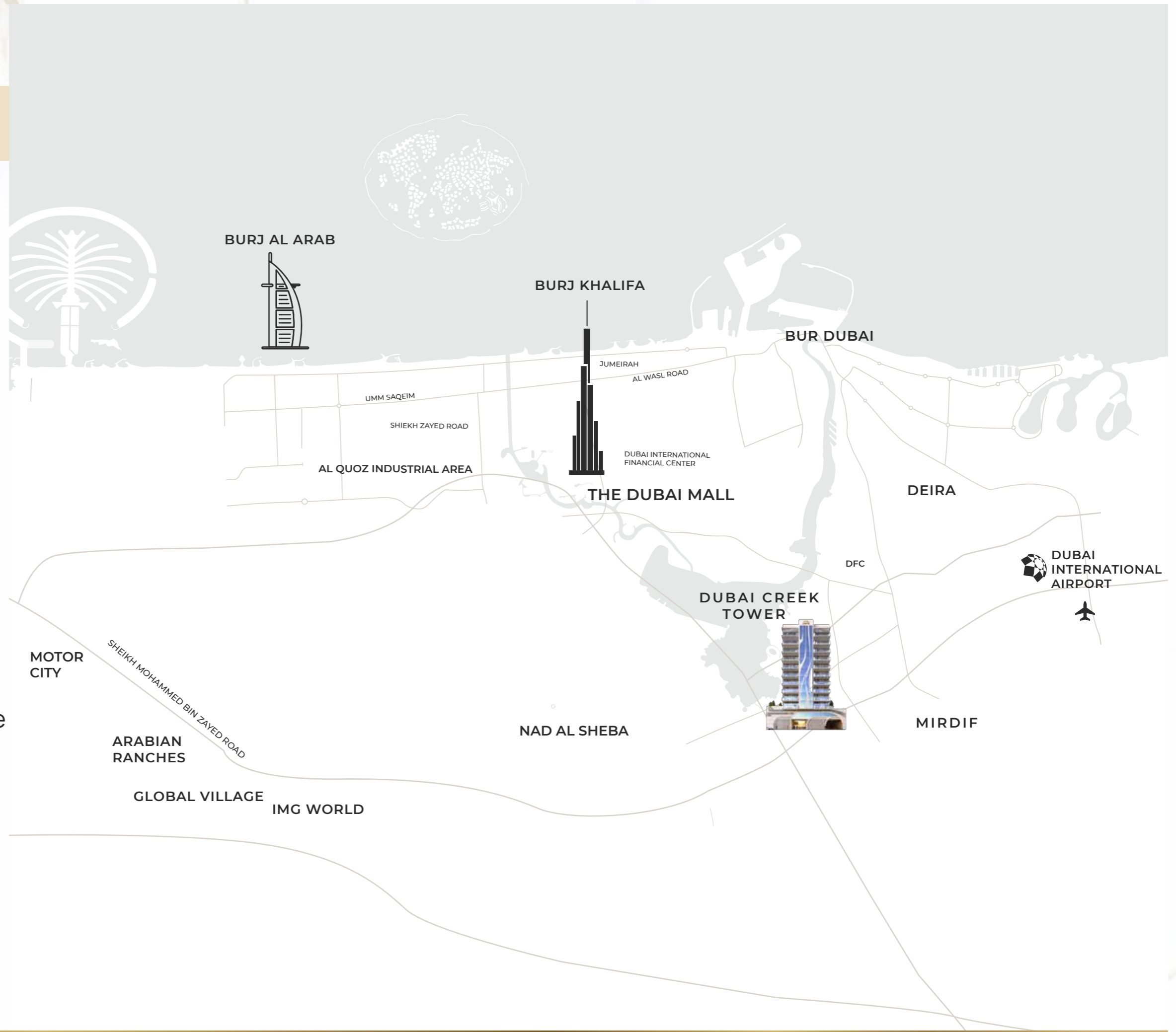
10 minutes driving to
DXB International Airport

10 minutes driving to
Dubai Festival City Mall

15 minutes driving to
IMG World and Global Village

17 minutes driving to
Dubai Mall

20 minutes driving to
Academic City



Myra Projects

BOTANICA

Botanica by Myra Properties offers a tranquil escape in Jumeirah Village Circle, Dubai. This low-rise development harmonizes modern architecture with lush landscapes, presenting sophisticated studio, 1-, and 2-bedroom apartments. Residents enjoy distinguished amenities including rooftop gardens, infinity pools, a fully equipped gym, and 24/7 security, redefining community living with comfort and elegance at the city's heart.



CRYSTAL RESIDENCE

In the heart of Jumeirah Village Circle, Crystal Residence is a stylish mid-rise development offering well-designed studio, 1-, 2-, and 3-bedroom apartments. With contemporary finishes and spacious layouts, it caters to both comfort and functionality. Modern amenities like a gym, swimming pool, and landscaped gardens provide residents with a peaceful yet vibrant lifestyle in one of Dubai's fastest-growing neighborhoods.

RIGEL

Rigel, a distinguished low-rise development by Myra Properties in JVC, emphasizes green living and community comfort. It offers studios, 1-, and 2-bedroom units with resident-friendly amenities such as landscaped gardens, pools, gym space, and secure parking. Set within JVC's family-oriented atmosphere, Rigel delivers a serene yet connected lifestyle ideal for modern families.



AVANOS

Nestled in Jumeirah Village Circle, Avanos seamlessly blends smart-living with refined design. Its boutique low-rise setting features studios to 3-bedroom apartments with high ceilings, quality finishes, and integrated automation, redefining comfort. Residents enjoy a stylish lifestyle with amenities like a gym, swimming pools, children's play areas, and advanced home-automation, making elegant, urban living feel effortless.

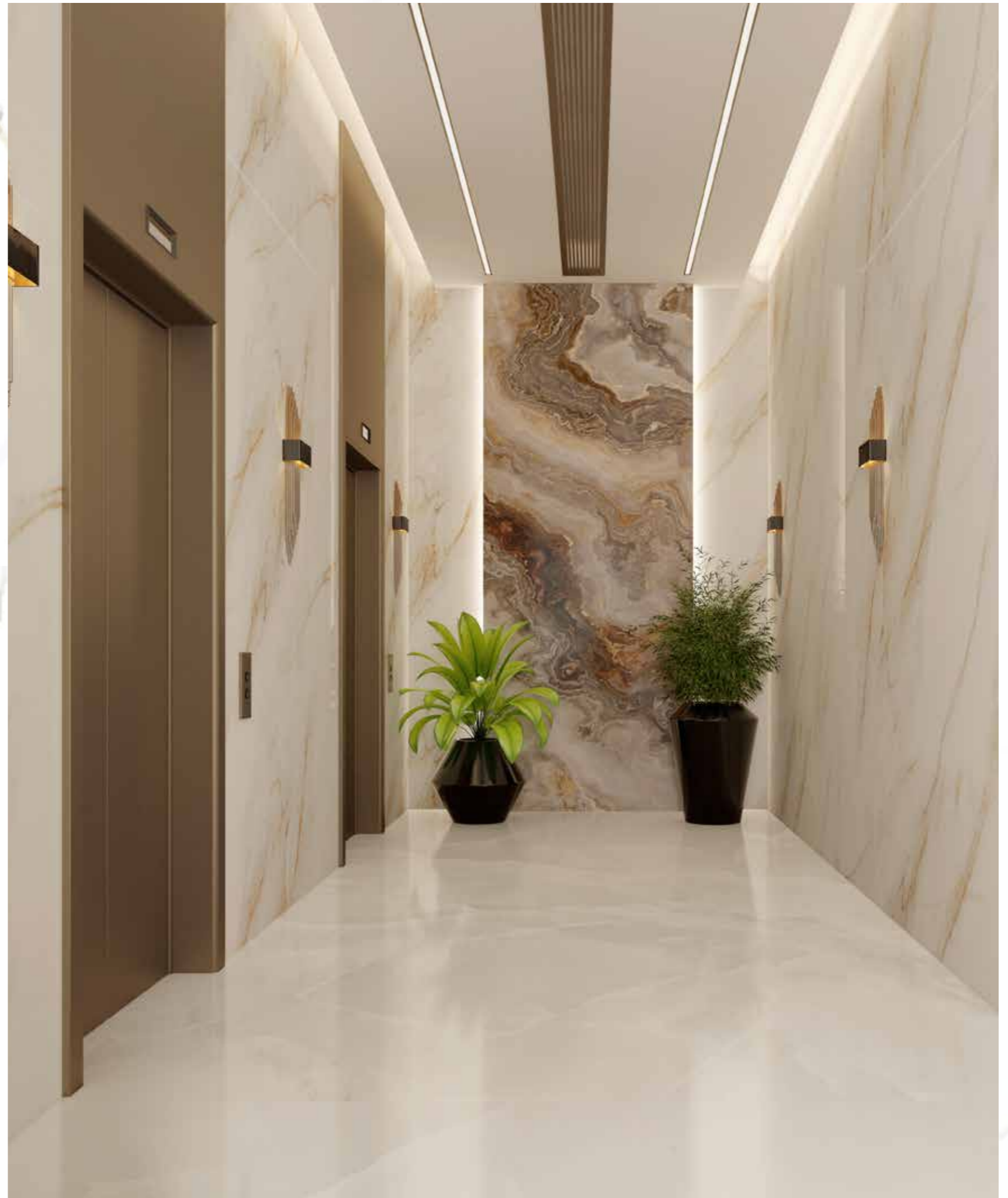
THE DEVELOPER

We are designing homes for families – providing optimum living comfort, ease of maintenance, and quality construction – giving birth to the home of your dreams.

Our prime objective is to deliver the best returns on your investment without compromising on quality. At Myra, we focus on our core values and state-of-the-art construction methods.

For us, building a home means building trust and assurance – becoming your long-term partner in fulfilling your vision of a beautiful life.

Every project we undertake is carefully planned, analyzing all major and minor requisites with practical solutions – from the foundation stone to the handover stage.





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Nad Al Hammar Gardens, Dubai, UAE

Nad Al Hammar Gardens offers freehold plots in a prime location, making it an ideal choice for investors. Developed by Wasl, this well-planned community features a mix of residential and retail spaces, with a strong focus on green areas, open spaces, and everyday amenities. The project includes modern infrastructure and excellent connectivity, ensuring ease of access for both residents and owners. With its strategic location and thoughtful layout, Nad Al Hammar Gardens is set to be a preferred address for future homeowners.

Nearest Attractions:

- ▶ City Centre Mirdif
- ▶ Dubai Festival City Mall





APARTMENTS

Our residences are built on the ideals of purity, balance and purposeful design. Every apartment is an interplay of light, space, and sophistication where architectural grace meets serene living.

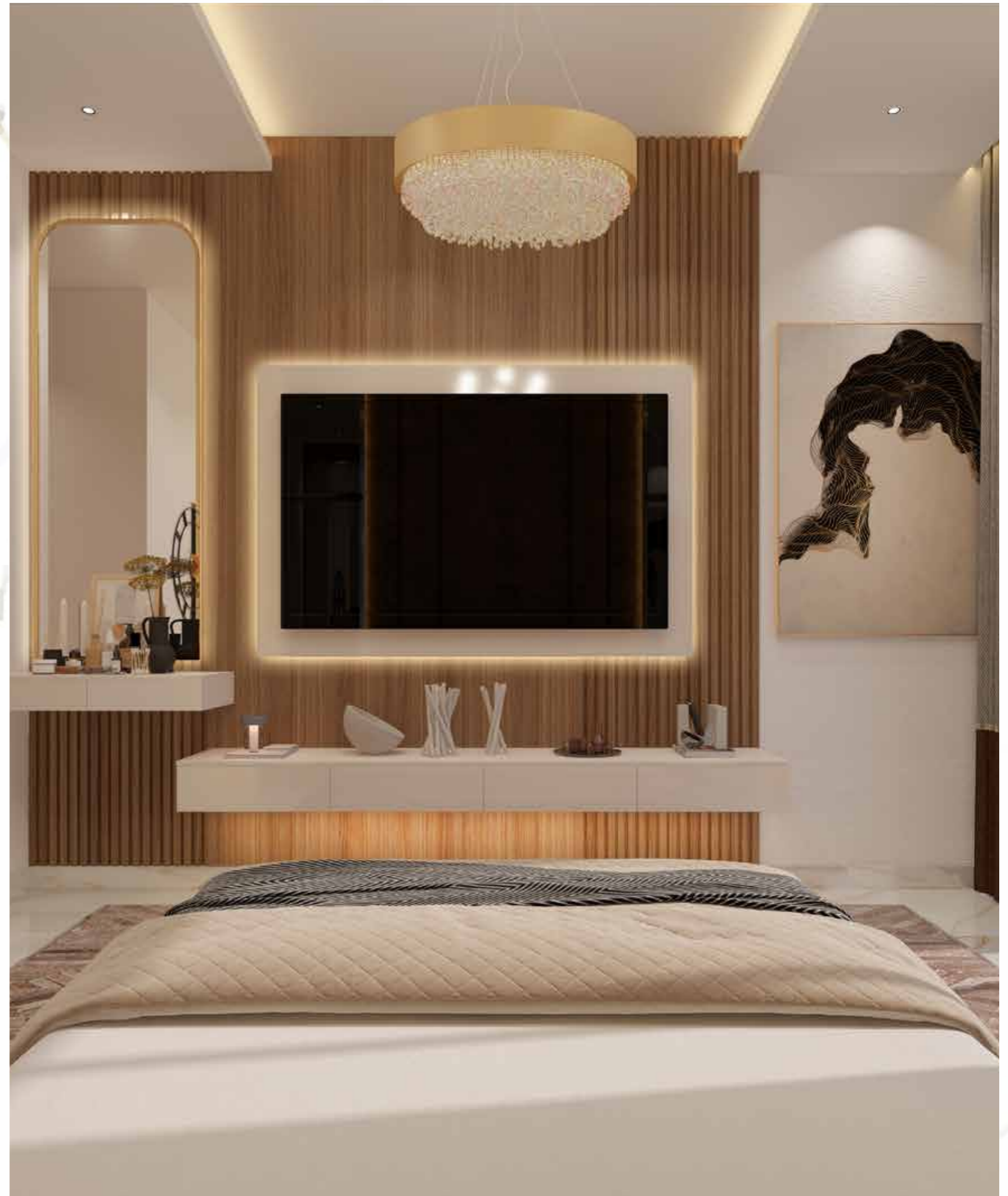




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BEDROOMS

Our bedrooms – the perfect sanctuary of calm with thoughtful lighting, natural textures, and just the right touch of softness to lull the mind.





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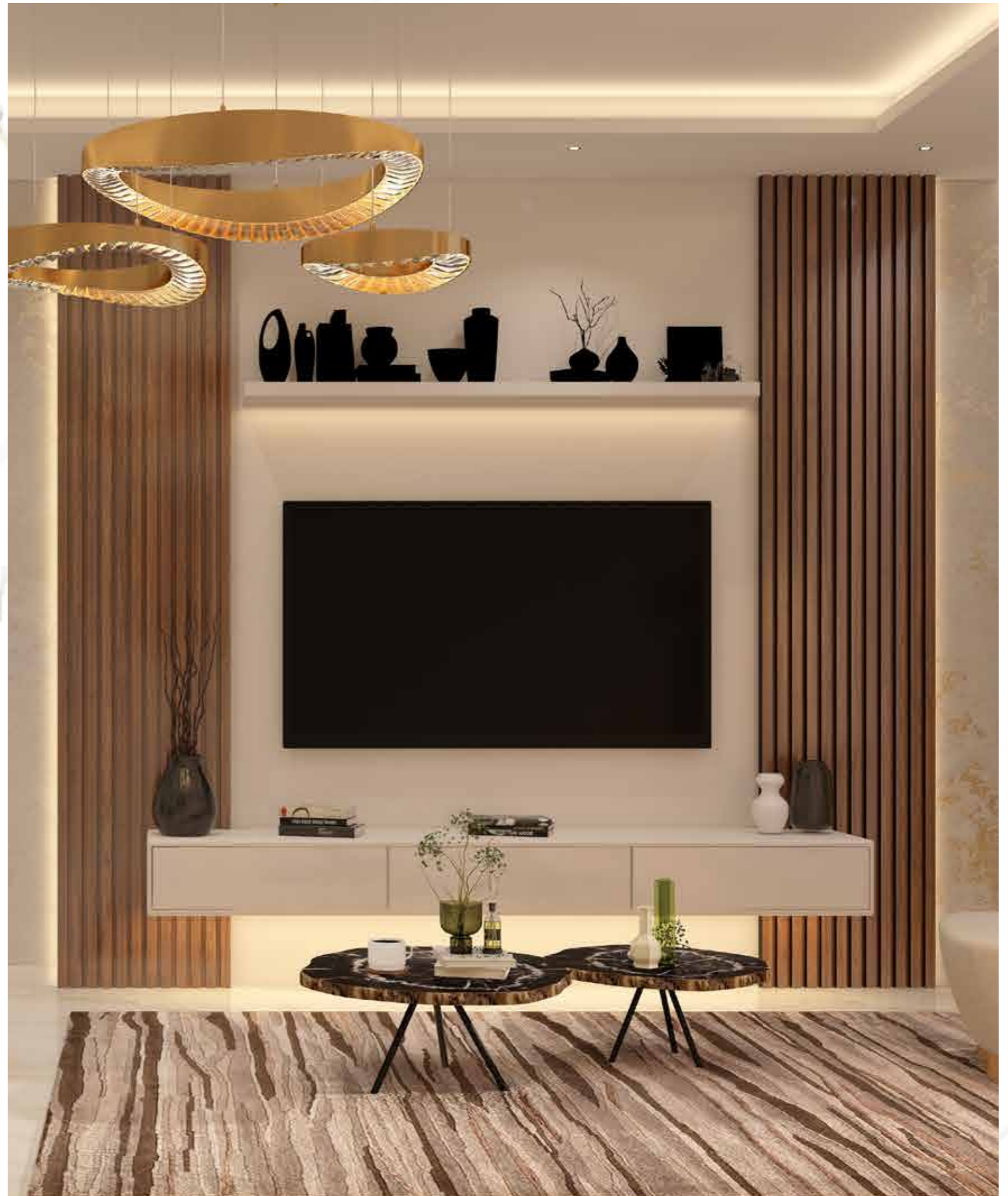
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LIVING ROOMS

Our living rooms are designed as warm, inviting spaces where form meets function, and comfort meets elegance; where modern living finds its soul.





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BATHROOM

Our bathrooms embody clean lines, natural elements, and tranquil finishes – creating a space that soothes the senses and resets the rhythm of your day.





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SWIMMING POOL





GYM



AMENITIES AND SERVICES



SWIMMING POOL



GYMNASIUM



**BUILT-IN
KITCHEN APPLIANCES**



SMART DOOR LOCKS



POOL CABANAS



**COVERED CAR
PARKING**



24 HOURS SECURITY



HOME AUTOMATION



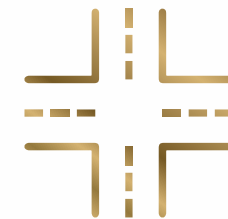
**CLOSE TO
DUBAI MALL**



**CLOSE TO
MIRDIF MALL**



**CLOSE TO
DUBAI FESTIVAL
CITY MALL**



**EASY ACCESS SHAIKH
MUHAMMED BIN
ZAYED ROAD**

1 BHK+STUDY TYPE 01 LAYOUT - UNIT 101



AREA SCHEDULE

	Sqm.	SqFT.
1BHK Type-1		
Apartment Area	61.99	667.25
Terrace Area	196.28	2112.74
Total	258.27	2780.00



KEY PLAN



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2 BHK+STUDY TYPE 01 LAYOUT - UNIT 102



AREA SCHEDULE		
2BHK Type-1	Sqm.	SqFT.
Apartment Area	90.34	972.41
Terrace Area	259.20	2790.01
Total	349.54	3762.42



KEY PLAN



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2 BHK+STUDY TYPE 04 LAYOUT - UNIT 105



AREA SCHEDULE		
2BHK Type-4	Sqm.	SqFT.
Apartment Area	84.98	914.72
Terrace Area	67.98	731.73
Total	152.96	1646.45



KEY PLAN



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TYPICAL 1 BHK+STUDY TYPE 01 LAYOUT - UNIT 201 - 1001



AREA SCHEDULE		
1BHK Type-1	Sqm.	SqFT.
Apartment Area	61.74	664.56
Terrace Area	6.92	74.49
Total	68.66	739.05



KEY PLAN



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TYPICAL 2 BHK+STUDY TYPE 02 LAYOUT - UNIT 203 - 1003



AREA SCHEDULE		
2BHK Type-2	Sqm.	SqFT.
Apartment Area	90.16	970.47
Terrace Area	35.49	382.01
Total	125.65	1352.49



KEY PLAN



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TYPICAL 2 BHK+STUDY TYPE 04 LAYOUT - UNIT 205 - 1005



AREA SCHEDULE		
2BHK Type-4	Sqm.	SqFT.
Apartment Area	84.97	914.61
Terrace Area	12.78	137.56
Total	97.75	1052.17



KEY PLAN



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TYPICAL 1 BHK+STUDY TYPE 02 LAYOUT - UNIT 206 - 1006



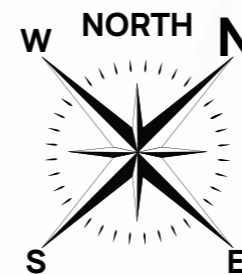
AREA SCHEDULE		
1BHK Type-2	Sqm.	SqFT.
Apartment Area	59.97	645.51
Terrace Area	4.72	50.81
Total	64.69	696.32



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FIRST FLOOR PLAN

2ND - 10TH TYPICAL FLOOR PLAN



DEVELOPED BY

MYRA

MYRA REAL ESTATE DEVELOPMENT LLC

✉ info@myraproperties.ae ☎ 800MYRA 🌐 www.myraproperties.ae

Developer: MYRA Real Estate Development LLC, Registration no.: 1074

Project Name: MYRA ONYX, Registration no.: 4308

Escrow Bank Account - First Abu Dhabi Bank - MYRA ONYX ESCROW ACC (Account No.: 1091223731363008) (IBAN: AE860351091223731363008)