KŌYŌ

BY FUJI PROPERTIES



FUJI
PROPERTIES

Beauty Moves With Ease,
Where Light And Soft Shadows Dance,
A Home Shaped With Grace.



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STEP INTO A SANCTUARY OF SERENITY

Kōyō (pronounced koh-yoh) derives from the Japanese word for autumn leaves but its meaning extends far beyond that. It captures the essence of transformation, beauty, and quiet contemplation, the experience of witnessing nature at its most vibrant, fleeting moment. It is an invitation to pause, reflect, and appreciate the impermanence that makes life's most beautiful moments so precious.

Inspired by this poetic transformation, Kōyō by Fuji Properties is a sanctuary of quiet luxury, where elegance is defined not by excess but by the thoughtful balance of design, innovation, and wellbeing.

Located in District 11, MBR City, Dubai, this boutique mixed-use development of 42 exclusive residences seamlessly blends intelligent living with natural serenity. Advanced smart home technology enhances daily life, while wellness-focused amenities foster harmony and connection.

Designed to evolve with its residents, Kōyō is more than a place to live – it is an invitation to embrace a life of quiet sophistication.





LOCATION

AN ADDRESS DEFINED BY BALANCE AND BEAUTY

Kōyō, developed by Fuji Properties and located within District 11, Mohammed Bin Rashid City, offers a lifestyle that perfectly blends tranquillity with the vibrancy of Dubai's most soughtafter destinations. This popular and well-established neighbourhood is a sanctuary of quiet sophistication, set against the backdrop of one of the world's most dynamic cities.

With exceptional access to Downtown Dubai, Kōyō is perfectly positioned to offer the best of both worlds, a serene retreat with expansive green landscapes and parks, yet moments from the energy and excitement of the city. Residents enjoy being part of a thriving community, and close proximity to world-class dining, shopping, and cultural experiences.

With prestigious schools, fitness centres, and five-star hospitality just moments away, every element of daily life is effortlessly within reach. Whether indulging in the luxury of Meydan Racecourse, exploring the renowned Dubai Mall, or unwinding in the lush parks and wellness spaces nearby, Kōyō is at the centre of it all.



PERFECTLY CONNECTED

Enjoy effortless access to Dubai's most iconic landmarks and lifestyle destinations with easy access to major highways including Sheikh Mohammed Bin Zayed Road.

DRIVING FROM KŌYŌ

1	Dubai Design District	14 Minutes
2	Dubai International Airport DXB	16 Minutes
3	Burj Khalifa	18 Minutes
4	Dubai Mall	18 Minutes
5	Meydan Racecourse	18 Minutes
6	Dubai International Financial Centre (DIFC)	18 Minutes
7	Downtown Dubai	20 Minutes
8	Meydan One Mall	20 Minutes
9	Dubai Marina	20 Minutes
10	Burj Al Arab	20 Minutes
11	Palm Jumeirah	22 Minutes
12	Dubai International Airport DWC	30 Minutes

Please note: Travel times may vary by person and at different times of the day. Source: google.com/maps.





A HOME SHAPED BY LIGHT AND SPACE

At Kōyō, from the moment you step inside, a sense of serenity unfolds. Architecture and nature exist in quiet harmony to create a living experience like no other.

This boutique collection of 42 one and two bedroom residences has been meticulously crafted to elevate the everyday. Expansive floor-to-ceiling windows invite natural light to cascade through the space, framing sweeping views of District 11's landscapes and the Dubai skyline. Private balconies extend the living experience outdoors, offering a tranquil retreat where the rhythm of the city slows, and quiet moments unfold.

Step inside and discover interiors defined by refined simplicity, where natural materials, clean lines, and a soft, organic palette create a sense of warmth and balance. Designed with seamless living in mind, Kōyō integrates a modern smart home system, allowing residents to control lighting, curtains, climate, and security with effortless precision. Every element of the home is attuned to the way you live, ensuring convenience, comfort, and peace of mind at the touch of a button.



EVERY FIXTURE,
EVERY FINISH,
EVERY MATERIAL

CHOSEN WITH
PURPOSE.
HERE, BEAUTY IS FELT

IN THE SMALLEST
DETAILS, CRAFTED
FOR TODAY

DESIGNED TO
LAST A LIFETIME.

In line with Dubai's Green Building Regulations, Kōyō incorporates energy-efficient solutions, water conservation measures, and sustainable materials, ensuring a considered approach to modern living.

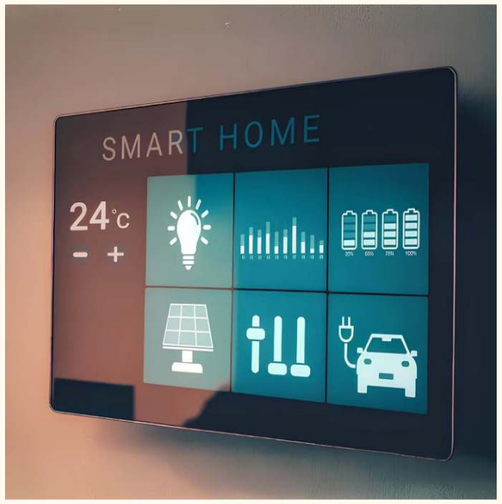
Kōyō is more than a home; it is a sanctuary where luxury is not defined by excess but by intention.

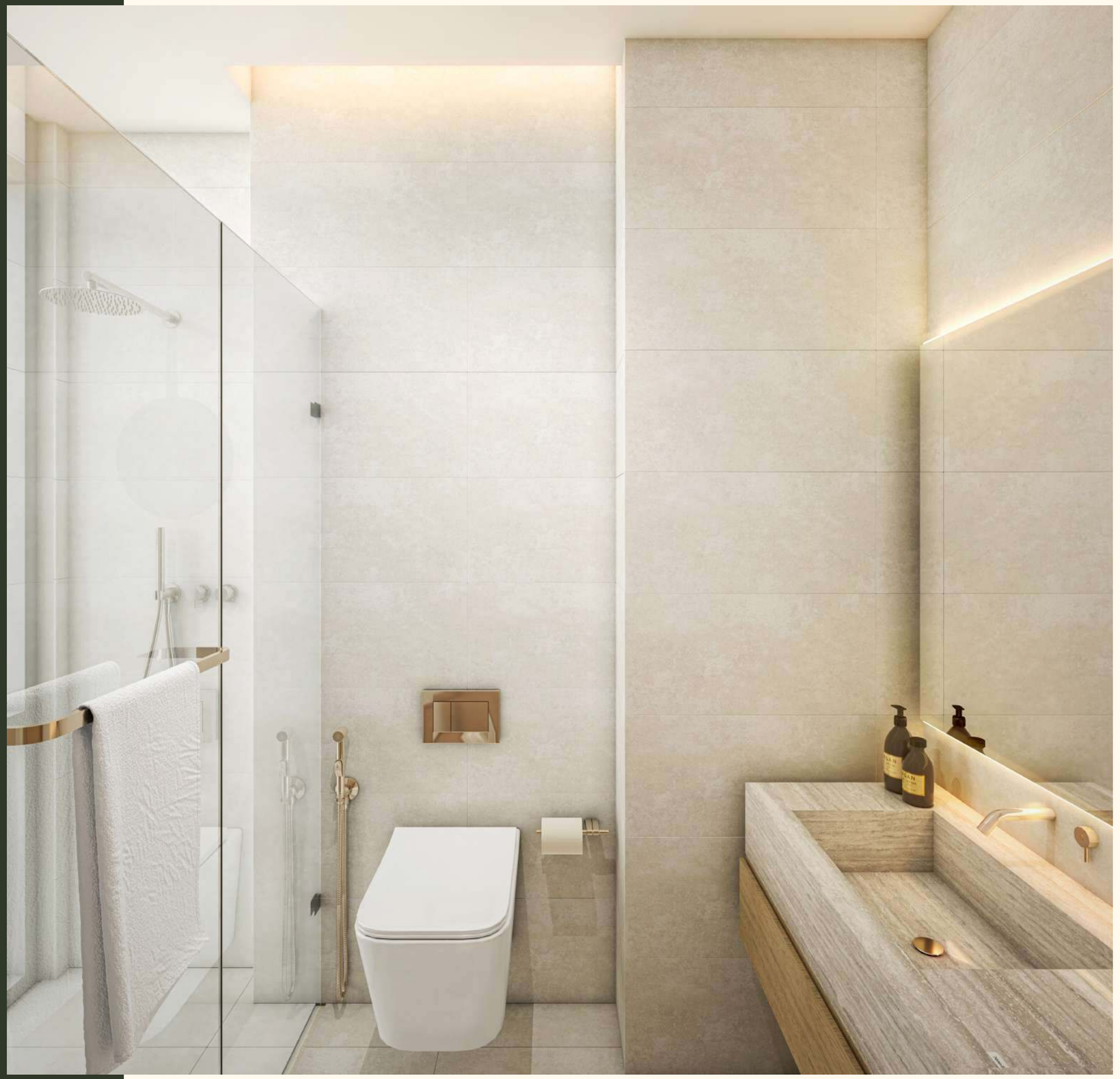
It is a place where modern innovation meets quiet luxury, elegance is felt and not flaunted, and where every day is elevated by beauty and intention.

Equipped with smart home appliances, Kōyō offers residents an unparalleled blend of comfort, elegance, cutting-edge smart home technology, and eco-friendly design.

A place where modern innovation meets quiet luxury







KŌYŌ IS MORE THAN A HOME

It's a space to move, to pause, to connect.

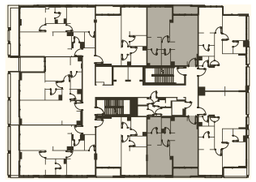
Every aspect of life finds its balance.

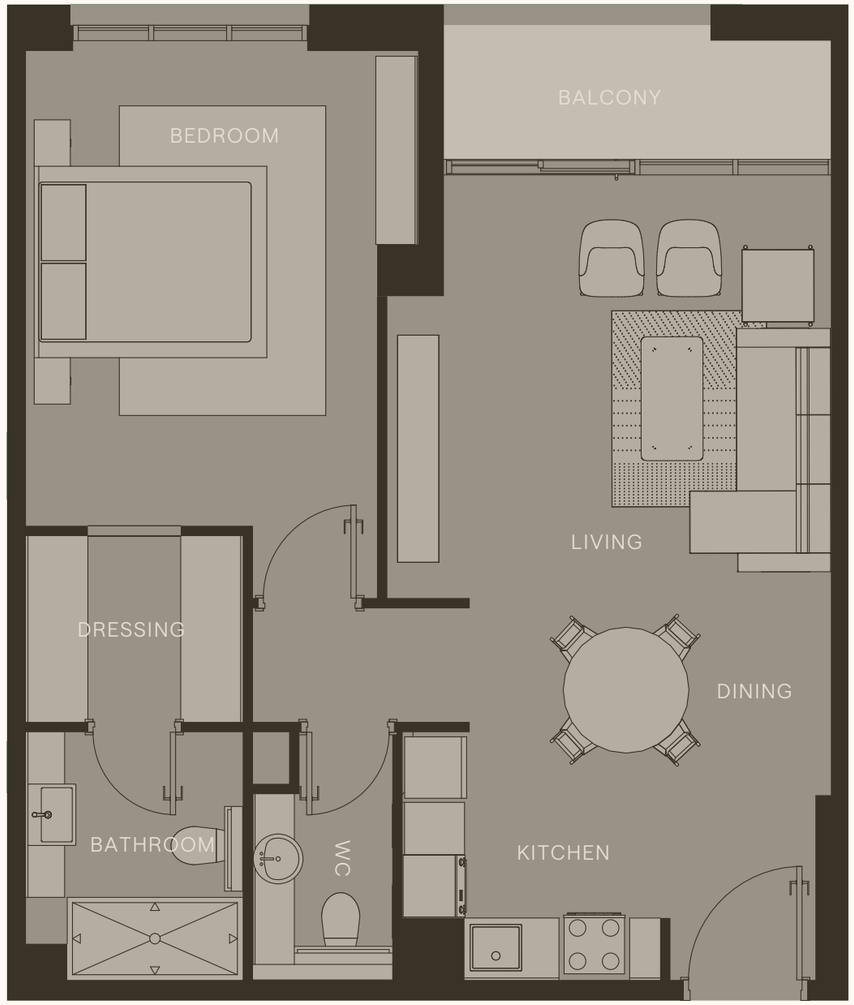


One Bedroom
Type One

Gross Area	69.6 SQ M
Balcony Area	4.78 SQ M
No. of Units	8
SPACE PROGRAM:	
Living/Dining/Kitchen	31.20 SQ M
Bedroom	17.48 SQ M
Bathroom	5.04 SQ M
Dressing	3.78 SQ M
WC	3.03 SQ M

Please note the plans are not to scale and any measurements are indicative only. The developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.



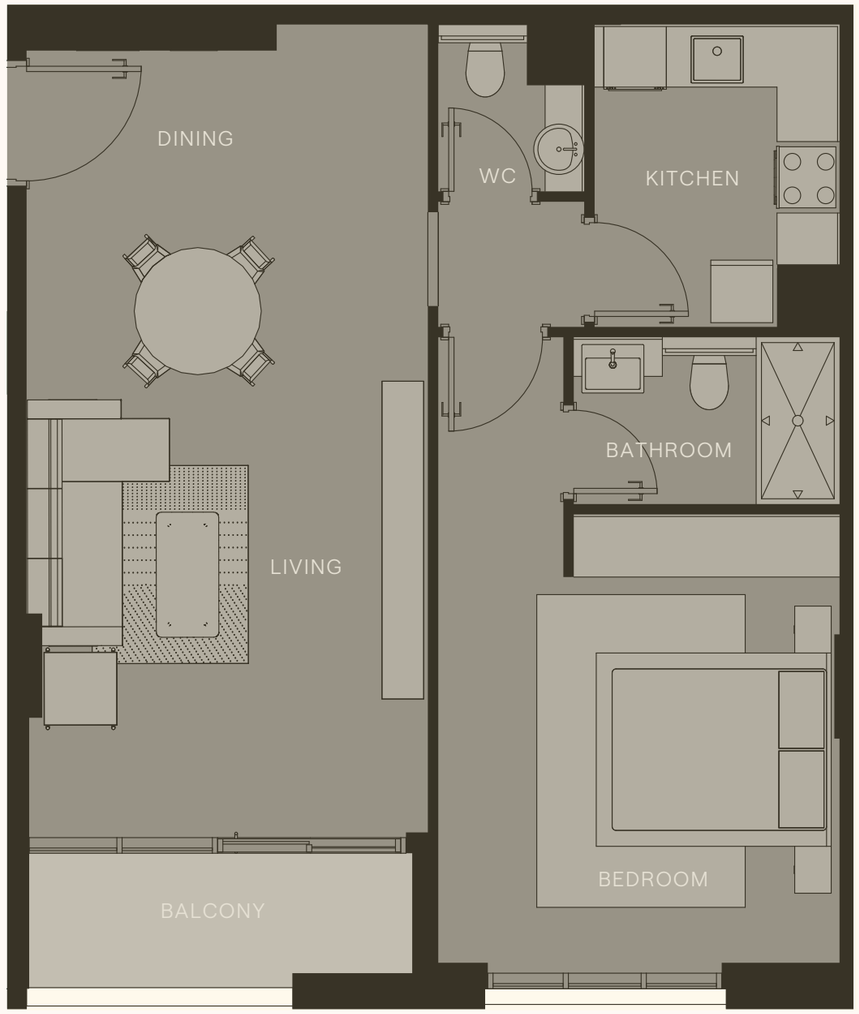


One Bedroom
Type Two

Gross Area	69.7 SQ M
Balcony Area	4.8 SQ M
No. of Units	10
SPACE PROGRAM:	
Living/Dining/Kitchen	29.7 SQ M
Bathroom	6.8 SQ M
Bedroom	22.28 SQ M
Dressing	4.08 SQ M
WC	2.24 SQ M

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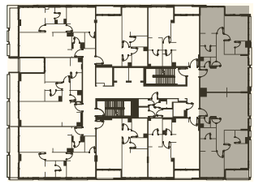


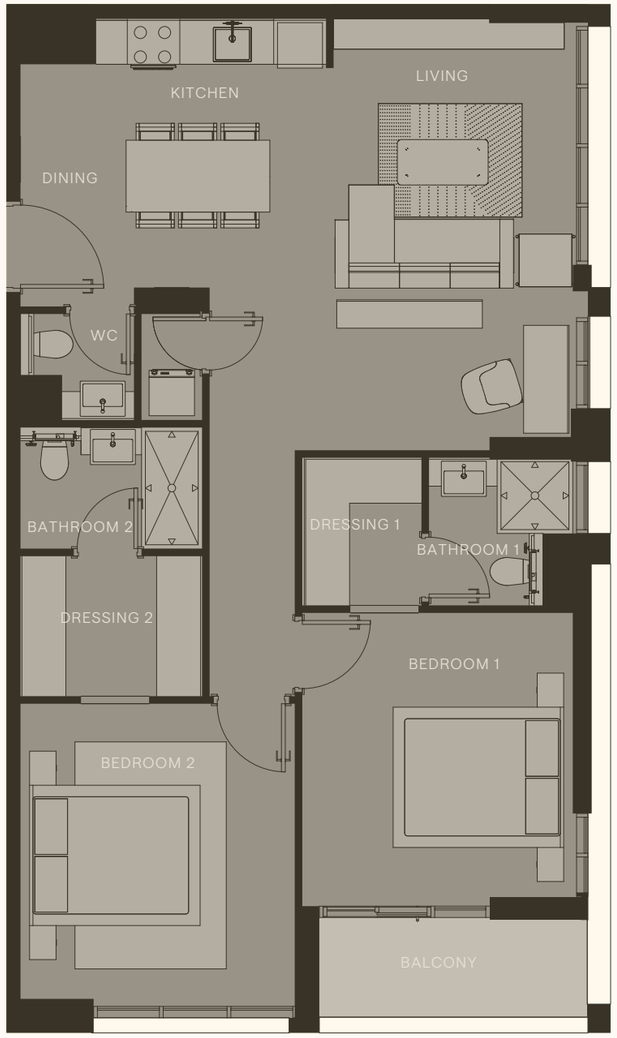


Two Bedroom
Type One

Gross Area	95.5 SQ M
Balcony Area	4.71 SQ M
No. of Units	8
SPACE PROGRAM:	
Living/Dining/Kitchen	36.61 SQ M
WC	1.33 SQ M
Bedroom 1	14.14 SQ M
Bathroom 1	3.70 SQ M
Dressing 1	3.08 SQ M
Bedroom 2	14.52 SQ M
Bathroom 2	3.84 SQ M
Dressing 2	4.44 SQ M

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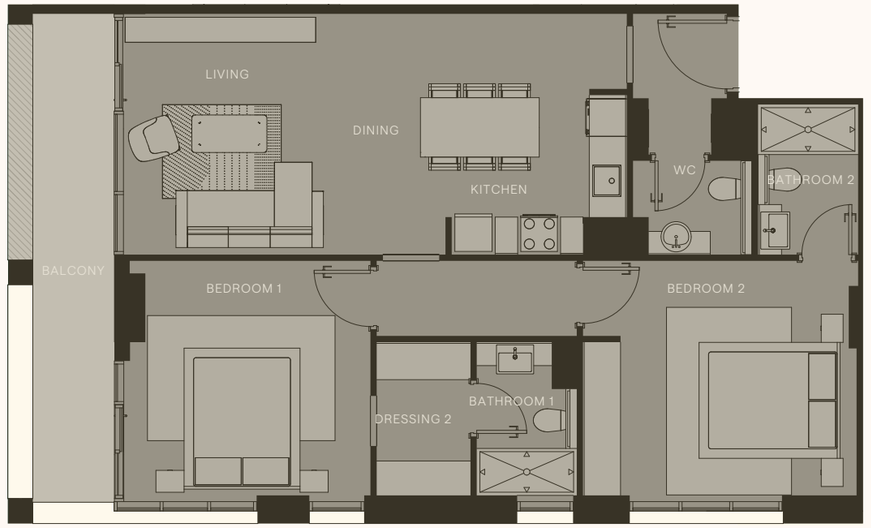


Two Bedroom
Type Two

Gross Area	92.34 SQ M
Balcony Area	12.09 SQ M
No. of Units	8
SPACE PROGRAM:	
Living/Dining/Kitchen	30.99 SQ M
WC	2.85 SQ M
Bedroom 1	15.20 SQ M
Bathroom 1	3.92 SQ M
Dressing	4.65 SQ M
Bedroom 2	16.42 SQ M
Bathroom 2	16.42 SQ M
Dressing 2	3.84 SQ M

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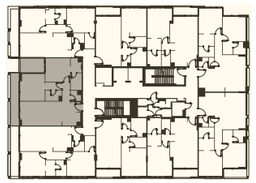


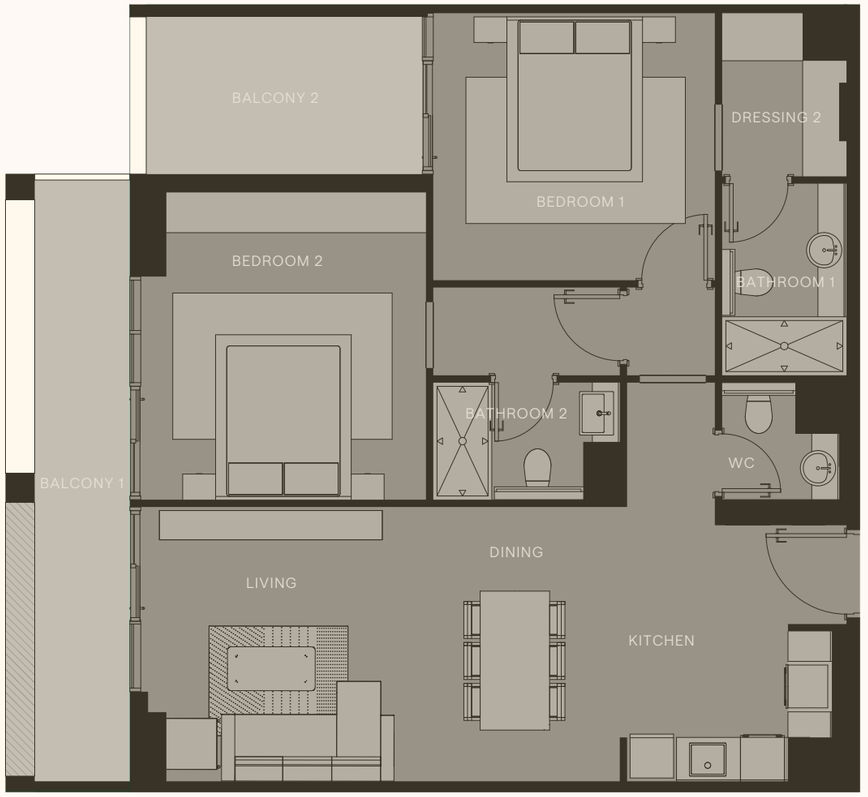


Two Bedroom
Type Three

Gross Area	95.24 SQ M
Balcony Area	21.14 SQ M
No. of Units	4
SPACE PROGRAM:	
Living/Dining/Kitchen	35.81 SQ M
WC	2.72 SQ M
Bedroom 1	14.05 SQ M
Bathroom 1	4.45 SQ M
Dressing	3.79 SQ M
Bedroom 2	16.38 SQ M
Bathroom 2	4.08 SQ M

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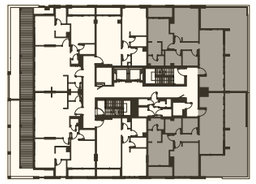




Two Bedroom
Type Four

Gross Area	107.7 SQ M
Balcony Area	66.51 SQ M
No. of Units	2
SPACE PROGRAM:	
Living/Dining	26.70 SQ M
Kitchen	6.55 SQ M
Bedroom 1	13.22 SQ M
Bathroom 1	4.59 SQ M
Dressing	3.78 SQ M
Bedroom 2	20.40 SQ M
Bathroom 2	5.85 SQ M
Maid Room	5.88 SQ M

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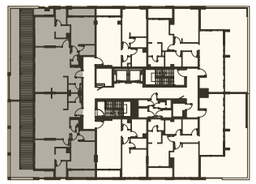




Two Bedroom
Type Five

Gross Area	107.1 SQ M
Balcony Area	54.63 SQ M
No. of Units	2
SPACE PROGRAM:	
Living/Dining/Kitchen	41.60 SQ M
Bedroom 1	14.06 SQ M
Bathroom 1	4.34 SQ M
Dressing	4.48 SQ M
Bedroom 2	16.34 SQ M
Bathroom 2	4.00 SQ M
WC	2.77 SQ M

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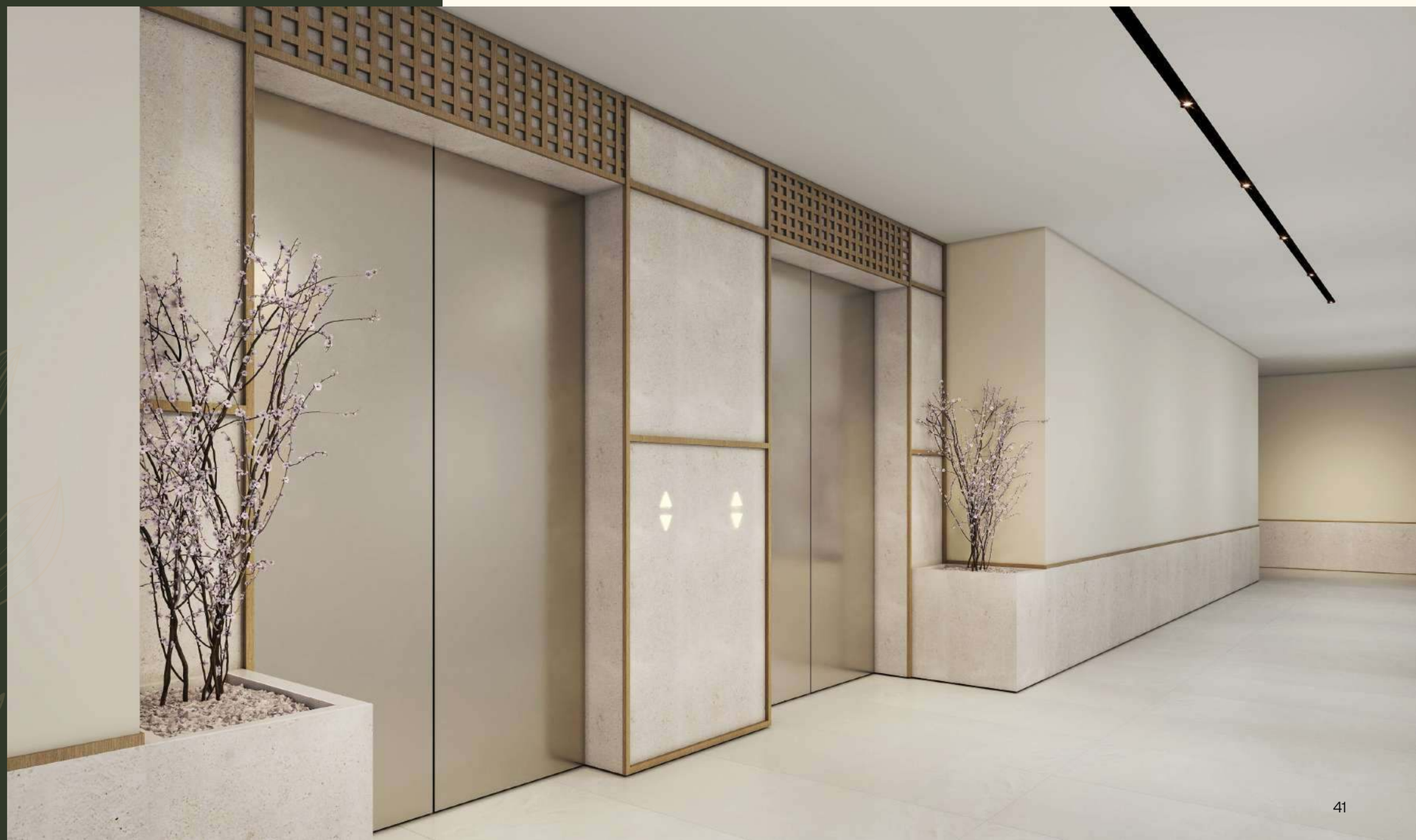




AMENITIES

A LIFESTYLE OF BALANCE, WELLBEING & SEAMLESS SERVICE

At Kōyō, home extends beyond the walls of each residence. Inspired by the Japanese philosophy of omotenashi (wholehearted hospitality), Kōyō offers a thoughtfully curated selection of amenities that are designed to enhance every aspect of daily life and ensure that every detail is taken care of.



A SANCTUARY FOR WELLBEING

At Kōyō, wellness is woven into the everyday. A state-of-the-art gym invites movement and mindfulness, while the rooftop swimming pool provides a tranquil escape above the city. For families, a dedicated children's play area offers a space for connection, imagination, and delight.

CURATED RETAIL FOR BALANCED LIFESTYLE

Bringing together a handpicked selection of wellness-focused brands, Kōyō's ground-floor retail offering enriches the living experience, with every space designed to complement a lifestyle of balance and wellbeing.

CONCIERGE SERVICE FOR EFFORTLESS LIVING

Kōyō's dedicated concierge service ensures that every resident experiences an effortless way of living, where daily needs are anticipated and every detail is seamlessly managed.

Every element has been designed to foster balance, convenience, and quiet inspiration, creating a living experience that feels both effortless and elevated.



SPECIFICATIONS

DOORS & JOINERY

- Reconstituted wood veneer used for all interior doors and bespoke joinery, ensuring durability with a refined, natural aesthetic.

FLOORING

- Apartment Flooring: Large porcelain tiles throughout living spaces, creating a seamless and elegant finish.
- Main Entrance & Corridors: High-quality porcelain tiles designed for durability and timeless appeal.
- Gym Flooring: Resilient vinyl carpet, enhancing comfort and traction for workouts.

WALLS & FINISHES

- Ground Floor Walls: White limestone selected for its understated elegance and organic texture.
- Main Entrance Walls: A statement accent wall featuring luxurious silk Soie Changeante wall covering, adding depth and sophistication to the entrance.

KITCHEN

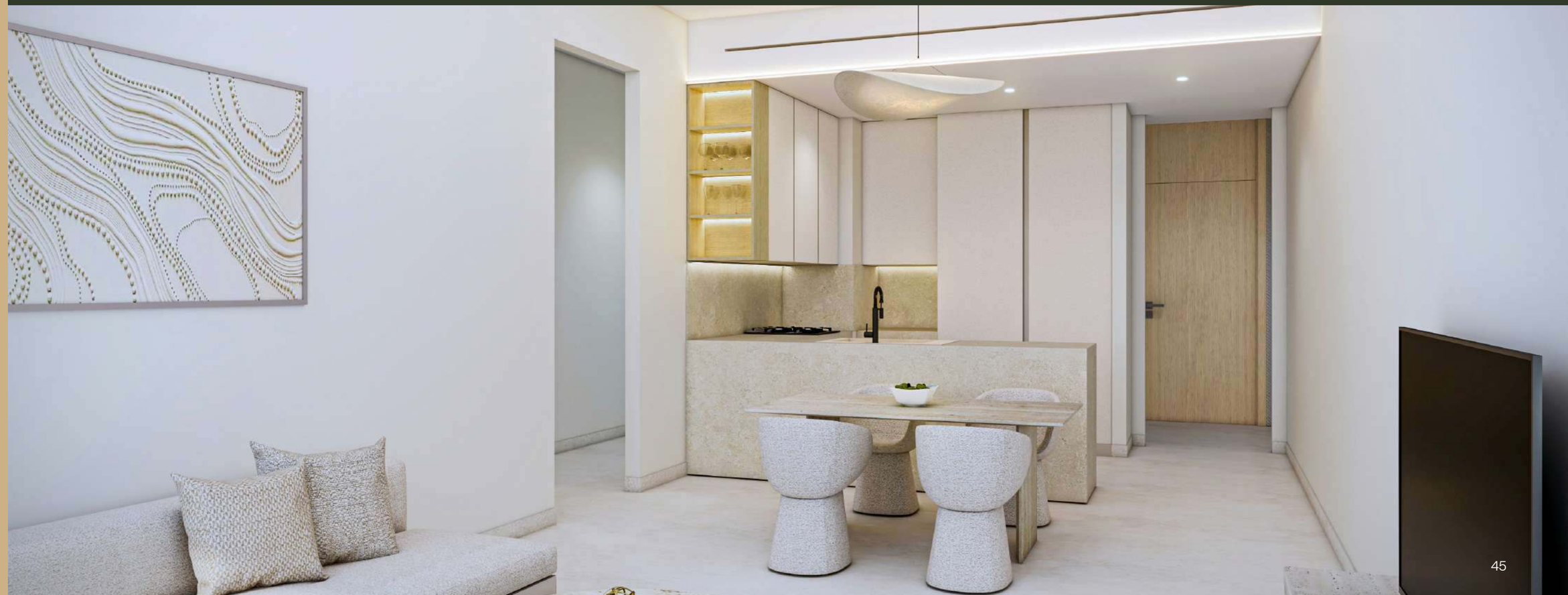
- Kitchen Joinery: High-quality laminate cabinetry crafted for both function and aesthetic appeal.
- Kitchen Countertops: Engineered stone surfaces inspired by limestone, offering strength with a sleek, contemporary, and velvety finish.

BATHROOMS

- Toilet Floors & Walls: Premium porcelain tiles providing a clean, refined aesthetic with durability.
- Toilet Sinks & Vanity: Greige porcelain surfaces offering a soft, natural finish that complements the overall palette.

LUXURY DETAILS

- Metal Finishes: Satin matt champagne, providing a sophisticated brushed effect to select fixtures.
- Accent Finishes: Breccia Aurora marble, with rich veining and warm undertones, adding a refined touch to key surfaces.





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PROPERTIES

BUILDING LIFE IN HARMONY

Fuji Properties is a Dubai-based real estate developer redefining luxury through precision, tranquillity, and enduring quality. Inspired by Japanese design philosophy, we create boutique residences that balance craftsmanship, innovation, and intelligent living.

With a commitment to elevated design, thoughtful amenities, and seamless modernity, our developments are more than homes, they are sanctuaries of balance and refinement, built to enhance the present and enrich the future.

KŌYŌ

YOUR SANCTUARY AWAITS

For more information or to register your interest, get in touch with us. Our team is here to assist with any enquiries and help you take the next step towards owning a home at Kōyō.

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2. This is an off-plan development registered with the Dubai Land Department. All property transactions must be conducted in accordance with applicable laws and regulations, including registration through the DLD and payment into the designated escrow account approved for this project.

3. Prospective purchasers are advised to rely solely on the terms and conditions outlined in the registered Sale and Purchase Agreement and to consult with authorized representatives for verified and binding information.

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