

RYAHI
L I V I N G

BY ALYAKKA

PRESENTED BY



PRE-LAUNCH PRESENTATION



The Developer

alyakka
DEVELOPERS



ALYAKKA is a homegrown real estate development company built on over 25 years of diversified excellence across the UAE. Established in 2024, ALYAKKA continues this legacy by creating communities that blend thoughtful design, exceptional lifestyle experiences, and lasting value, shaping the future of modern living across the region.

The Location Advantage

Studio City has a lot to offer, especially if you are after an exciting and well-connected lifestyle.



Centrally Located

Studio City sits in the heart of Dubai, giving residents quick access to major highways. The location allows easy commutes, making it ideal for professionals heading to work, investors visiting entertainment districts, and travelers rushing to the airport.

Free Zone Benefits

Studio City is a designated free zone, attracting business owners and entrepreneurs. Its tax benefits and business-friendly setup make it ideal for startups, freelancers, and professionals in the media industry.



Designed for Convenience

Get everything done close to home. Supermarkets, pharmacies, gyms, salons, and a variety of eateries are all nearby, making daily errands fast and convenient without long commutes.



Quality of Life

Life here is about balance and convenience. Well-connected roads make daily travel efficient, while gyms and boutique fitness studios keep staying active simple. With cinemas, cafés, and restaurants nearby, relaxing is as easy as getting things done.

Dubai Studio City

Easy access to everywhere

05 Minutes

Dubai Sports City
Dubai Motor City

10 Minutes

Mohammed Bin Zayed Road
Sheikh Zayed Road

25 Minutes

Al Maktoum International Airport
Dubai International Airport

15 Minutes

Business Bay
Downtown Dubai

20 Minutes

Dubai Marina
Palm Jumeirah





1

GEMS Metropole School

2

Dubai Polo and Equestrian Club

3

Motor City

4

Dubai Autodrome

5

Arabian Ranches

6

DAMAC Hills

7

Tilal Al Ghaf

8

Dubai Sports City

9

Jumeirah Village Circle

10

Jumeirah Golf Estates

THE PROJECT



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Design Philosophy

Contemporary design, inspired
by flow and vitality.



Positioning

A lifestyle-driven residential
community that balances
modern living with wellness
and convenience.

The Project

RYAH LIVING

UNIT MIX

Building Height

B + G + 8 + R

Total Units

122 Apartments + 7 Retail

Unit Types and Sizes

- Studio: 56 units (351 to 400 sqft)
- 1 BR: 48 units (782 to 964 sqft)
- 2 BR: 18 units (1,152 to 1,736 sqft)



The Project

RYAH LIVING

FEATURES

- Ground-Floor Retail
- Modern Design
- Fitted Kitchens with Bosch Appliances
- Modern Security Systems

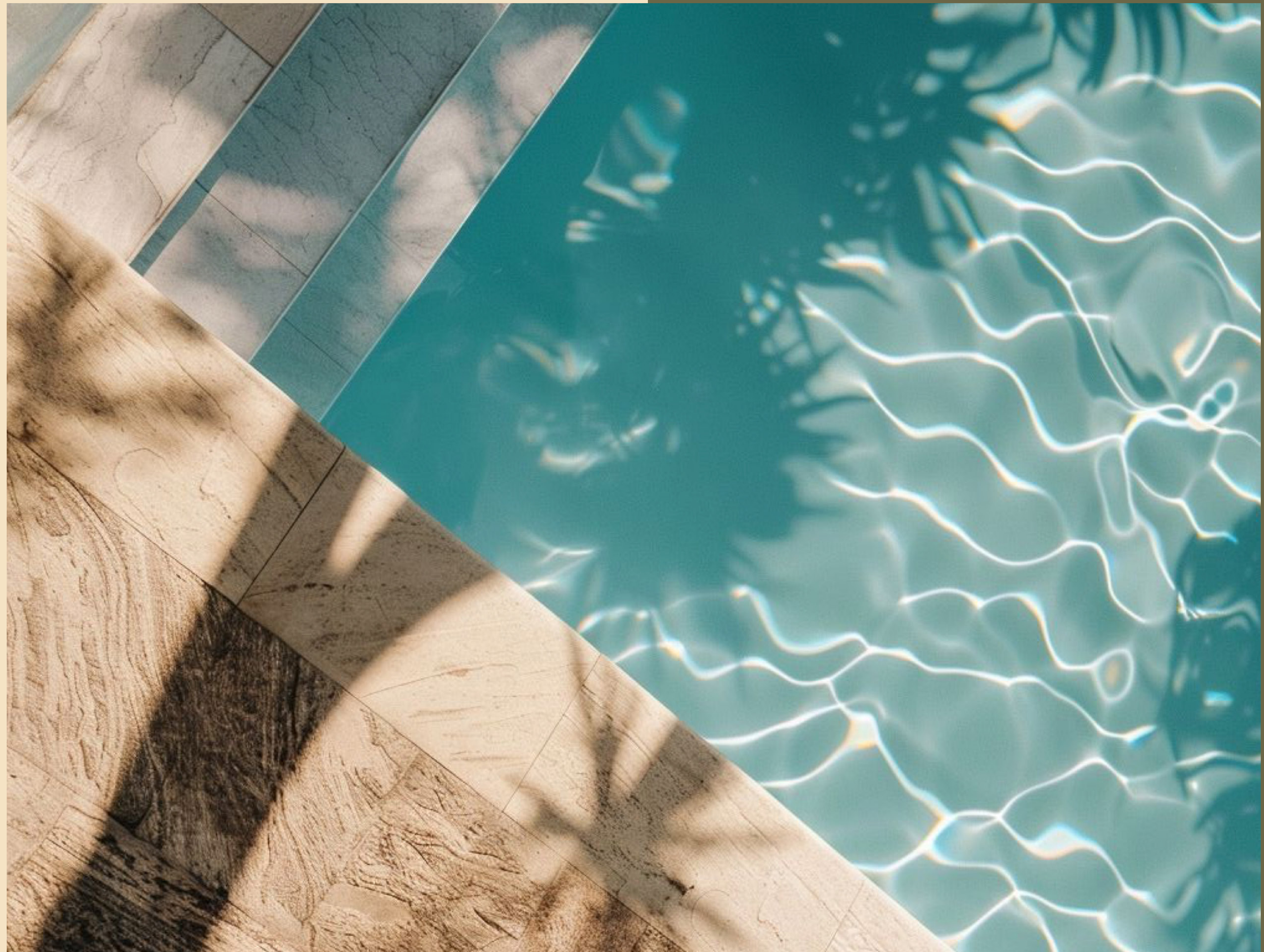
AMENITIES

Lifestyle

- Sun Deck
- Kids' Play Area
- Café & Leisure

Wellness

- Multi-Gym
- Swimming Pool
- Kids' Pool
- Steam & Sauna
- Yoga Studio



Fast Facts

Project:	RYAH LIVING by ALYAKKA
Location:	DUBAI STUDIO CITY
Completion:	Q3 2026
No. of Units:	122 + 7 Retail
Unit Types:	Studios, 1 BR, 2 BR
Amenities:	Multi-Gym, Swimming Pool, Kids' Pool, Steam & Sauna, Sun Deck, Yoga Studio, Kids' Play Area, Café & Leisure
Starting Prices:	Studio: ₹ 0.65 M 1 BR: ₹ 1.25 M 2 BR: ₹ 1.65 M
Payment Plan:	40 60 (2 Years Post Handover)



EOI AMOUNT

- ~~₹~~**30,000** per unit

PROCESS

- Signed EOI Form
- Copy of Passport, Visa & Emirates ID
- Proof of Payment

PAYMENT METHOD

- Cheque (in favor of ALYAKKA DEVELOPERS LLC), or
- Card Payment (to ALYAKKA DEVELOPERS POS), or
- Online Transfer(to ALYAKKA DEVELOPERS Account)

Account Number _____ 1015919973001
Account Name _____ ALYAKKA DEVELOPERS LLC
Bank Name _____ EMIRATES NBD
IBAN _____ AE030260001015919973001
Currency _____ AED
Bank Branch _____ Group Head Office
SWIFT _____ EBILAEAD

RYAH LIVING

BY ALYAKKA

TYPICAL FLOOR PLAN

Unit Type	No. of Units	Total Area (sqft)
STUDIO	7	351 - 400
1 BEDROOM	6	782 - 964
2 BEDROOM	2	1152 - 1158





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