

The background is a teal color with a subtle, wavy texture. A thick purple diagonal stripe runs from the top left towards the center. A thick yellow diagonal stripe runs from the bottom right towards the center. The word "RYZE" is centered in the middle of the image.

RYZE

# DYNAMIC LIVING FOR THE DRIVEN

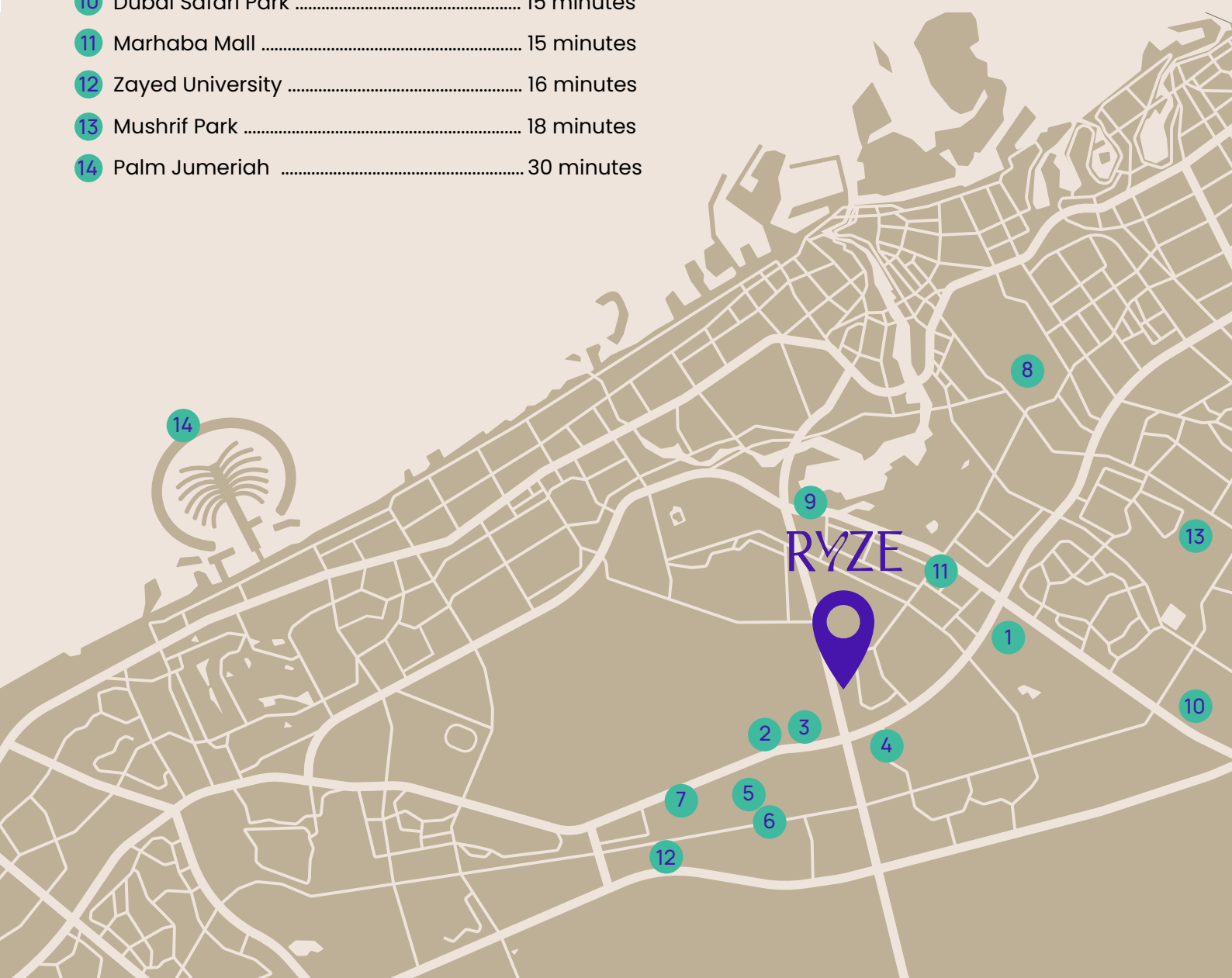


RYZE is a curated collection of 93 modern homes in Warsaw, designed for those who live with purpose. Set near Academic City, the project blends smart layouts, thoughtful amenities, and an environment that supports focus, balance, and forward momentum.

# WARSAN

Warsan is one of Dubai's rising neighborhoods. It's well-connected, full of potential, and already drawing attention from forward-looking investors. Its proximity to Academic City places it at the edge of growth, surrounded by educational hubs, emerging communities, and new development on the horizon.

- 1 International City Metro (UPCOMING) ..... 2 Mins
- 2 Souk Warsan ..... 6 minutes
- 3 Warsan Lake ..... 7 minutes
- 4 Desert Palm Polo Club ..... 9 minutes
- 5 American University in the Emirates ..... 13 minutes
- 6 The British University in Dubai ..... 13 minutes
- 7 Fakeeh University Hospital ..... 14 minutes
- 8 Dubai International Airport (DXB) ..... 14 minutes
- 9 Centrepont Metro Station ..... 15 minutes
- 10 Dubai Safari Park ..... 15 minutes
- 11 Marhaba Mall ..... 15 minutes
- 12 Zayed University ..... 16 minutes
- 13 Mushrif Park ..... 18 minutes
- 14 Palm Jumeriah ..... 30 minutes





# AMENITIES

High-Quality Finishes.  
Stylish Design.



OUTDOOR CINEMA



A YOGA AREA

The amenities at RYZE are built around real needs, providing space to focus, reset, and connect. Each one adds to a lifestyle that values energy, clarity, and everyday ease.



## Rooftop Lifestyle

- Rooftop Swimming Pool
- Rooftop Kids Swimming Pool
- Rooftop Gym with View
- Rooftop Lounge Area
- Outdoor Party Deck
- Sky Cinema



## Leisure & Relaxation

- Cabanas



## Connectivity & Convenience

- WiFi-enabled Common Areas
- EV Station



## Safety & Services

- 24/7 Security



ENCLOSED GYM





## UNIT MIX

RYZE offers Vastu-compliant apartments with private garden decks, floor-to-ceiling windows, and smart storage. Durable finishes and efficient planning define each home, while the prime location delivers strong rental yields and resale potential.

| UNITS       | SIZE                  | UNITS AVAILABLE |
|-------------|-----------------------|-----------------|
| Studios     | 377 - 388 sq. ft.     | 50              |
| One-Bedroom | 578 - 926 sq. ft.     | 35              |
| Two-Bedroom | 1,780 - 2,138 sq. ft. | 8               |

|                |          |
|----------------|----------|
| Total Units    | 93       |
| Levels         | G+2P+6   |
| Project Status | Off Plan |
| Handover       | Q4 2027  |
| Payment Plan   | 40/60    |

# THE DEVELOPER



AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value.

Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.



The background is a teal-colored surface with a visible fabric-like texture. Two broad, diagonal stripes are overlaid on the background: a purple stripe running from the top-left towards the bottom-right, and a yellow stripe running from the bottom-left towards the top-right. The word "RYZE" is centered in the middle of the image.

RYZE