



BY ALYAKKA

Mornings drift in on a soft breeze, coffee warm in hand.
Afternoons glide by in clear blue water or along quiet green tracks.
Evenings unfold under glowing towers and the hum of cafés.
At Ryah Living, life moves like air.
Unbroken, effortless, free.

Let Life Flow

RYAH LIVING

The background of the slide features a woman in silhouette, seen from behind, holding a large, flowing orange fabric that billows out to the right. The scene is set against a warm, orange-hued sunset or sunrise sky.

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THE DEVELOPER



DUBAI. EVER IN MOTION, ALWAYS IN FLOW

From fast roads to world destinations, everything here connects with ease. Business, culture, and entertainment flow together, and Ryah Living joins this movement with freehold homes built for growth and lasting value.



Dubai's strong economy, advanced transport, and stable property market make every investment future-focused.

DUBAI WORKS FOR YOU

Golden Visa for long-term residency
Strategic location linking East and West

- Tax-free income
 - High quality of life
 - World-class infrastructure
 - Leading education and healthcare
 - Investor-friendly policies
 - Proven safety and stability
-

STUDIO CITY

IN THE SPOTLIGHT AND ALWAYS CONNECTED.



Studio City blends the buzz of film and media with everyday ease. Streets lined with cafés, parks, and working studios create a lively, creative atmosphere. Motor City, Sports City, and Arabian Ranches are only minutes away, while malls, gyms, and dining spots cluster close for daily convenience. A quick drive links you to Dubai Hills Mall, JBR Beach, Downtown Dubai, and both airports.



LIFE IN STUDIO CITY



Lifestyle & Leisure

Community parks, walking and cycling tracks
Cafes, casual dining, and boutique retail on site
Close to Dubai Autodrome, Dubai Polo & Equestrian Club,
and Dubai Miracle Garden.



Creative & Commercial Hub

Home to 275+ media and entertainment companies
Advanced facilities for film, TV, music, and production services
Frequent industry events and talent programs such as CineMena.



Investment Advantage

Established free zone launched in 2005
High rental demand with strong ROI (studios averaging over 8%)
Supported by Dubai's stable economy and investor-friendly regulations.



Daily Essentials

Supermarkets within minutes
Nearby clinics and hospitals
Schools within a 5-10 minute drive

AT THE HEART OF THE SCENE

Every key destination is in frame, with quick links to malls, beaches, airports, and Dubai's business districts.



5-10 Minutes

Dubai Autodrome
Jumeirah Golf Estates
City Centre M&aise

15-20 Minutes

Mall of the Emirates
Dubai Hills Mall
Global Village

25-30 Minutes

Al Maktoum International Airport (DWC)
Downtown Dubai (Dubai Mall, Burj Khalifa)
Dubai International Airport (DXB)



LIFE IS IN MOTION,
BUSY AND CALM, EXCITING AND SIMPLE,
SOCIAL AND PERSONAL.

Ryah Living was designed to embrace
the way life is actually lived.
Dynamic. Connected.

OPEN

The nine-storey address rises with clean lines and a light-filled design.

CLEAR

Large windows frame skyline views. Private balconies extend each room outdoors. Built-in storage and integrated kitchen appliances keep interiors clear and simple.

BALANCED

THE RESIDENCES



Morning pours in, gentle and bright. Light rests on calm palettes and quiet textures.

Rooms open to balconies, air moves easily, and corners invite pause.

Evenings slow, voices soften, and the city fades to a glow beyond the glass.





STUDIOS

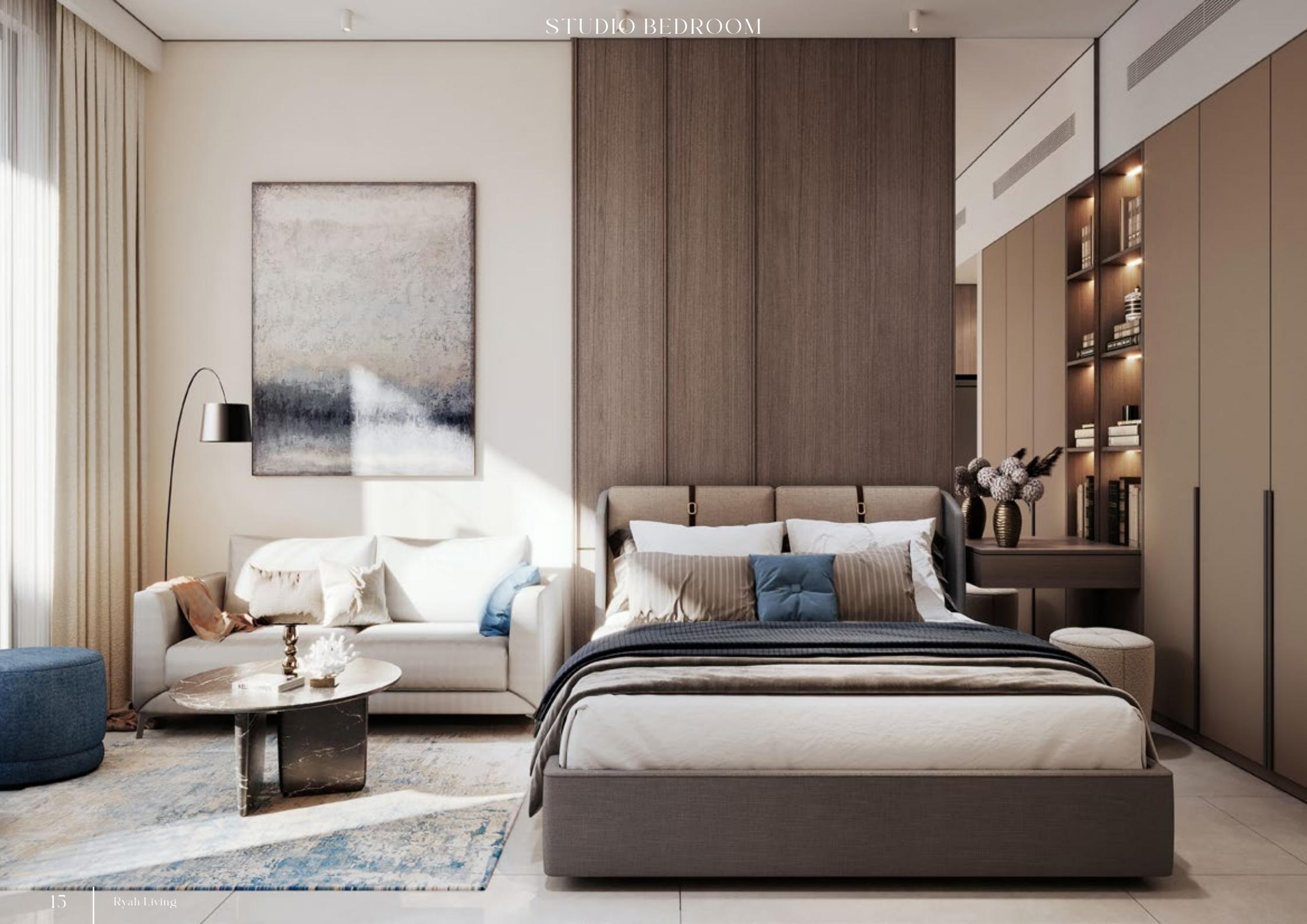
Wake to light from a full-height window and step out to a private balcony.



STUDIO BEDROOM



STUDIO BEDROOM



STUDIO LIVING AND DINING



ONE-BEDROOM

Enjoy quiet nights with open living for the day.

A quick drive links you to Dubai Hills Mall, JBR Beach, Downtown Dubai, and both airports.



MASTER BEDROOM



KITCHEN



TWO-BEDROOM

Host in a larger lounge while each person enjoys their own space.



MASTER BEDROOM



BEDROOM VIEW

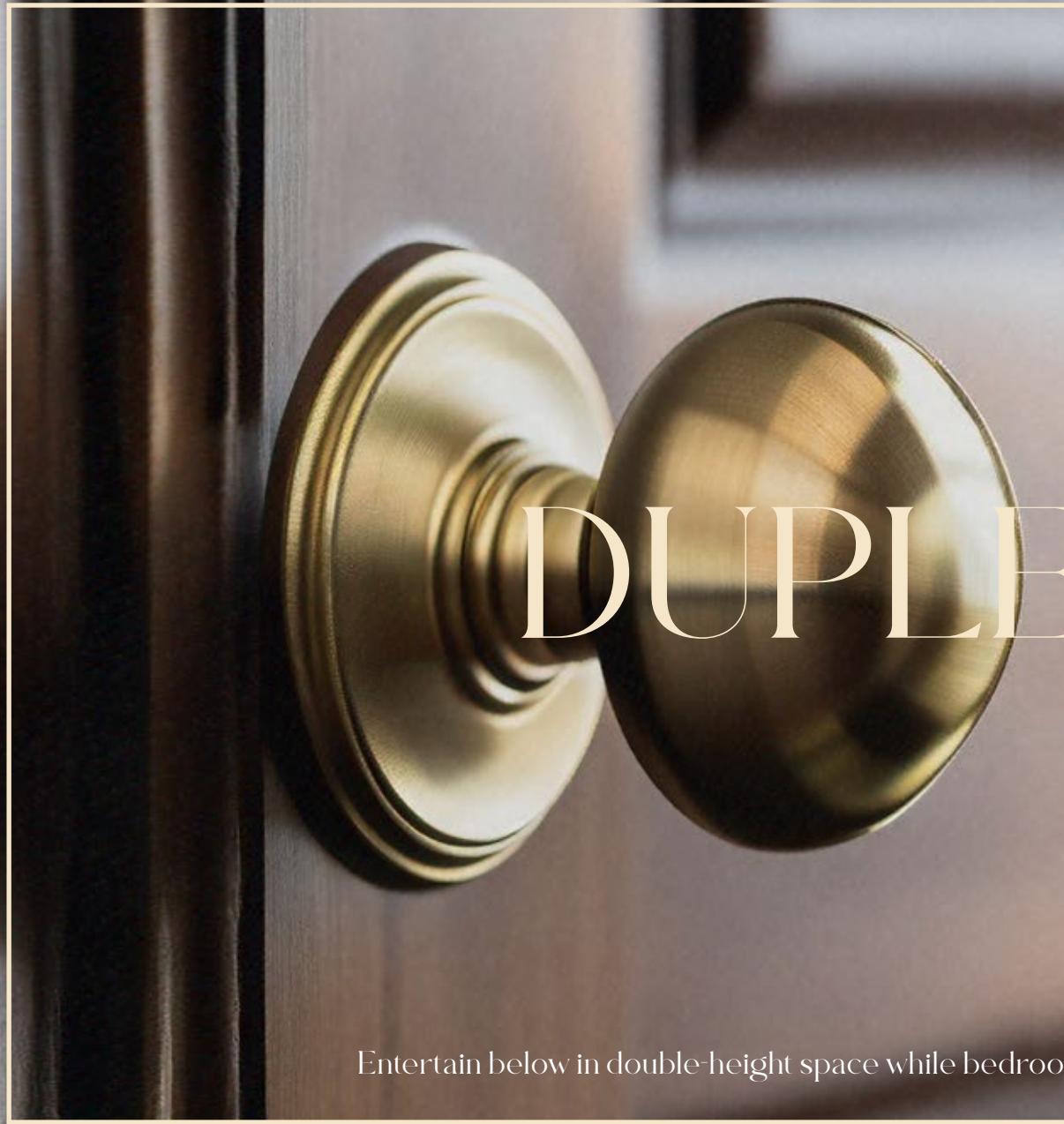


KITCHEN



LIVING ROOM





DUPLEX

Entertain below in double-height space while bedrooms stay serene above.



AMENITIES

Where Every Day Finds Its Pace









SWIM

GLIDE

Infinity swimming pool for morning laps and dusk views.

UNWIND

STRETCH

BREATHE

Yoga deck for open-air practice.

RESET

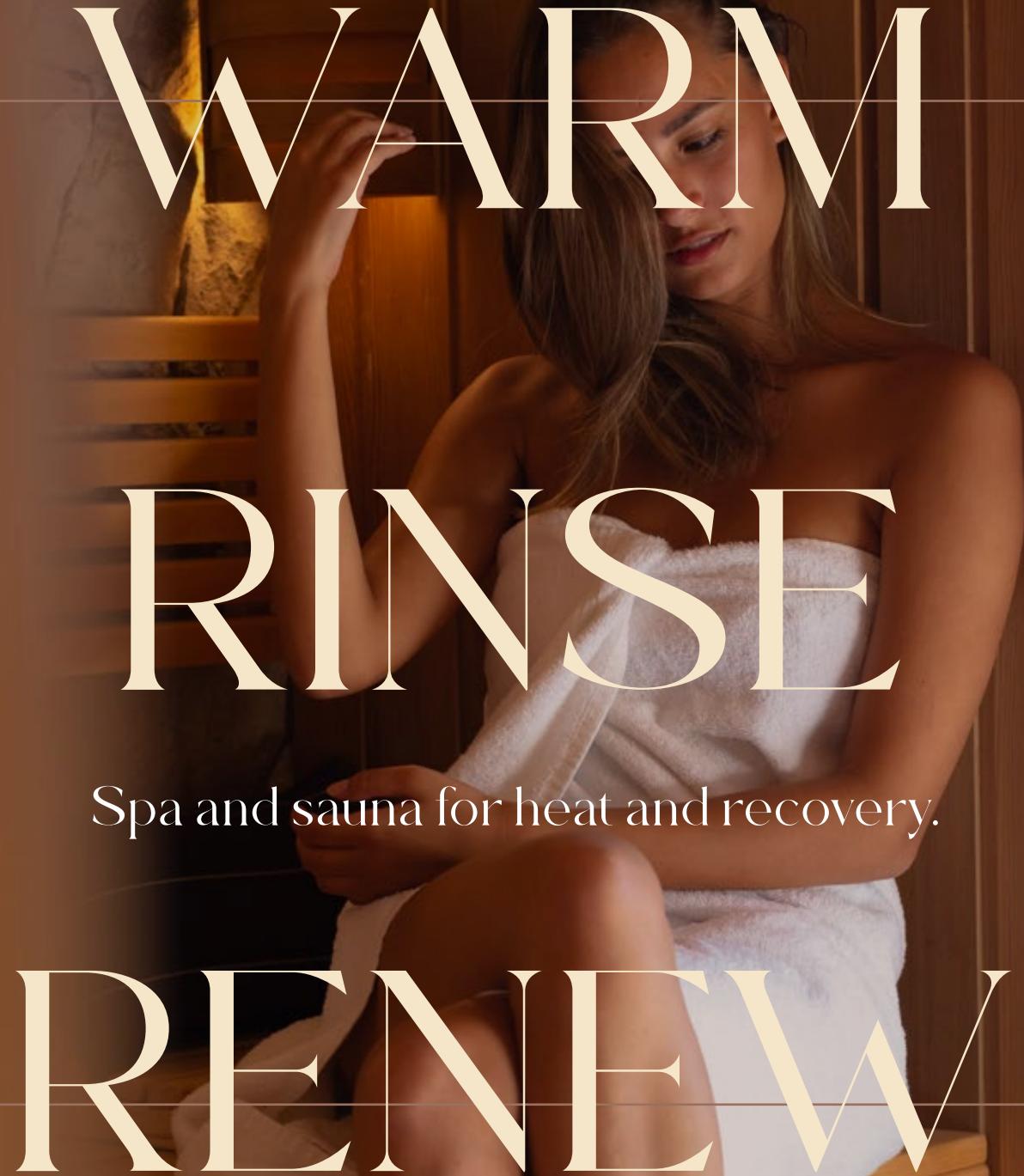
A woman in a grey tank top and dark leggings is running on a treadmill, smiling at the camera. Another woman in a blue top is visible behind her. The background shows a well-lit gym with various equipment.

TRAIN

FOCUS

State-of-the-art gym with cardio and strength equipment.

THRIVE

A woman with long brown hair is sitting in a sauna, leaning against a wooden wall. She is wearing a white towel around her waist. The background shows the interior of a sauna with wooden panels and a lit fire. The lighting is warm and golden.

WARM RINSE RENEW

Spa and sauna for heat and recovery.



MEET

PLAN

Clubhouse for neighbors and small gatherings.

RELAX.

A woman with dark curly hair, wearing a white ribbed tank top, is smiling broadly with her hand resting under her chin. She is seated at a table with a bowl of food and a glass of wine. The background is blurred, showing warm indoor lighting.

SNACK

SAVOUR

Eight ground-floor shops, cafés and restaurants.

REPEAT.

A photograph of a woman from behind, wearing a white cap and a white shirt. She is holding a tennis racket with both hands, the head of which is positioned over her right shoulder. The background is a clear blue sky.

SWING

SCORE

BBQ area and tennis court for weekend matches.

SMILE

A photograph of a person's hands gripping the handlebars of a bicycle. The bicycle has a white frame and red and blue accents. The background shows a road leading into a sunset over a green landscape.

WALK

RIDE

Community parks and cycling tracks nearby.

ROAM.

PARK CHARGE

A photograph showing a person from the side, wearing a dark suit jacket over a light-colored shirt. They are holding a black smartphone in their left hand and a black car key fob in their right hand. The background is slightly blurred, showing a car and a field under a clear sky.

EV charging and parking, with 24/7 security.

GO

A stylized graphic of a leaf or flower petal, rendered in white, located in the bottom right corner of the advertisement.

OVERVIEW

Name: Ryah Living by ALYAKKA

Type: Residential development

Status: Off-plan

Location: Dubai Studio City

Elevation: B + G + 8F + R floors

Total Units: 120 apartments + 2 duplexes

Unit Mix: Studios, 1-bedroom, 2-bedroom, Duplexes

Handover: Q3 2026

Payment Plan: 40:60

ALYAKKA BUILDING VALUE WITH VISION



ALYAKKA is a diversified real estate group active in asset management, hospitality, and property ownership through SBK Real Estate. The company moved into residential development with Waha Living in Dubai, setting a benchmark for quality and on-time delivery.

Ryah Living is its second venture, continuing a strategy of transforming completed structures into modern homes with refined design, upgraded finishes, and accelerated handovers that benefit both residents and investors.

SBK - SHAPING HOMES WITH PURPOSE



With more than 25 years of experience, SBK Properties is dedicated to creating homes that elevate daily living.

Every project balances quality, design, and functionality, ensuring each residence fits naturally into its setting while introducing thoughtful innovation. Ryah Living embodies this vision, showing how well-planned, community-focused developments can define the future of Dubai's residential landscape.



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