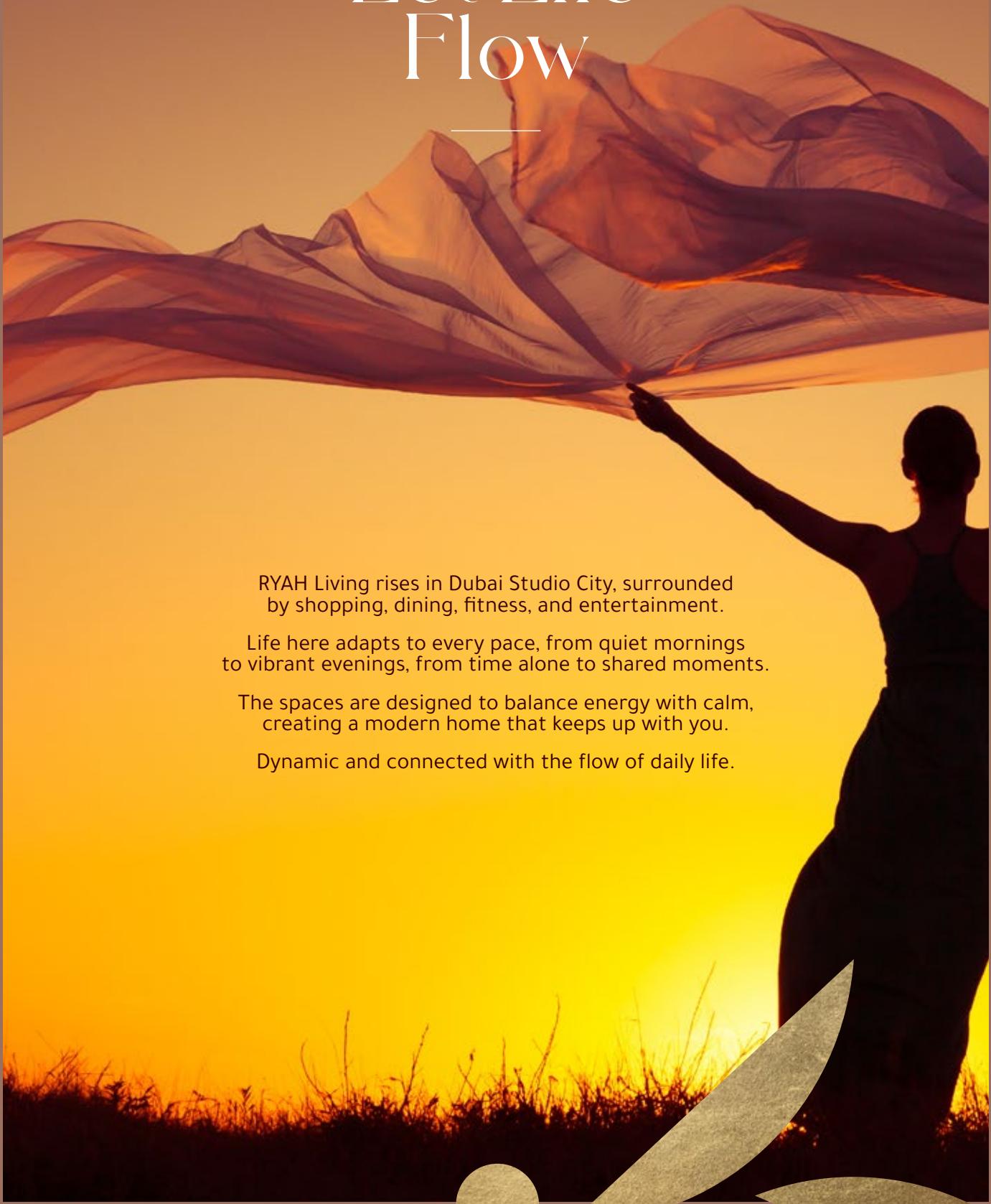


Factsheet



BY ALYAKKA

Let Life Flow

A photograph of a person from the side, holding a large, flowing red fabric that billows out behind them like a kite or a sail. The background is a warm, golden sunset with silhouettes of trees at the bottom.

RYAH Living rises in Dubai Studio City, surrounded by shopping, dining, fitness, and entertainment.

Life here adapts to every pace, from quiet mornings to vibrant evenings, from time alone to shared moments.

The spaces are designed to balance energy with calm, creating a modern home that keeps up with you.

Dynamic and connected with the flow of daily life.

DUBAI STUDIO CITY

Live Connected

Dubai Studio City sits off Umm Suqeim Road with easy links to Sheikh Zayed Road, Al Khail Road, and Hessa Street. Surrounded by Sports City, Motor City, and Arabian Ranches, it offers shopping, fitness, dining, and nightlife within minutes.

A hub for media and entertainment, the community combines residential, commercial, and leisure uses, making it a vibrant address with strong long-term appeal.



EVERYDAY ACCESS TO KEY DESTINATIONS

- Dubai Autodrome: 5 minutes
- Jumeirah Golf Estates: 10 minutes
- City Centre Me'aisem: 10 minutes
- Mall of the Emirates: 15 minutes
- Dubai Hills Mall: 15 minutes
- Global Village: 15 minutes
- Dubai DXB Int. Airport: 25-30 minutes
- Al Maktoum DWC Int. Airport: 25 minutes
- Downtown Dubai: 25 minutes
- Dubai Mall, Burj Khalifa: 25 minutes



FOR EVERYONE'S COMFORT
Curated Amenities

-
- Swimming pool
 - Gym
 - Yoga deck
 - BBQ area
 - 8 retail shops on the G floor
 - Pet-friendly features



YOUR SPACE, YOUR WAY

An Open Canvas

RYAH LIVING homes are delivered unfurnished, giving residents the freedom to shape their own space.
Each apartment comes with a fully-fitted kitchen that blends style with everyday ease.

Thoughtful layouts create practical, welcoming interiors designed to feel comfortable.

PROJECT NAME:
RYAH LIVING BY AL YAKKA

PROJECT STATUS:
Off-plan

LOCATION:
Dubai Studio City

TOTAL UNITS:
120 apartments + 2 duplexes

ELEVATION:
B + G + 8F + R floors

UNIT MIX:
Studios, 1-bed, 2-beds, Duplexes

HANOVER
Q3 2026

PAYMENT PLAN
40/60



UNIT TYPE	TOTAL UNITS	SIZE (SQ FT)	PRICE
Studio	56	300-320	From AED XXX,XXX
1 Bedroom	48	800-900	From AED X,XXX,XXX
2 Bedroom	16	1,100-1,200	From AED X,XXX,XXX
Duplex	2	1,900-3,200	From AED X,XXX,XXX

PAYMENT PLAN

		%
Downpayment	On Booking + 4% DLD + AED 5,250	10%
1st Installment	1 month from booking	10%
2nd Installment	6 months from booking	5%
3rd Installment	12 months from booking	5%
4th Installment	18 months from booking	5%
5th Installment	24 months from booking	5%
On Handover	On Handover	60%

Total Price (AED) 10% + 4% + AED 5,250

Booking Process

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer.

RESERVATION / BOOKING

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

RESERVATION DEPOSIT

Following the 10% down payment + 4% DLD fee the SPA will be processed

ISSUANCE OF INITIAL SALES AGREEMENT

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SUBSEQUENT PAYMENTS

This is to be made as per the payment plan and in compliance with the terms and conditions of the SPA along with PDCs

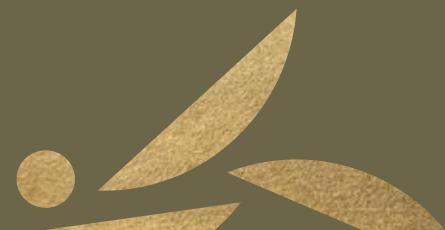


BANK DETAILS

Bank Name: xxx xxx xxx xxx xxx xxx
Account Name: xx xxx xxx xxx xxx xxx x
Account Number: xxx xxx xxx xxx
IBAN: xxx
Swift Code: xxx xxx xxx
Currency: xxx

ESCROW DETAILS

Bank Name: xxx xxx xxx xxx xxx xxx
Account Name: xx xxx xxx xxx xxx xxx x
Account Number: xxx xxx xxx xxx
IBAN: xxx xxx xxx xxx xxx xxx xxx xxx xxx
Swift Code: xxx xxx xxx
Currency: xxx



AL YAKKA is a diversified real estate group with a strong presence in asset management, hospitality, and property ownership through SBK Real Estate.

The company entered residential development with Waha Living in Dubai, setting quality and timely delivery standards.

Ryah Living is their second project, following their strategy of selecting completed structures and transforming them into modern residences with elevated design, enhanced finishes, and earlier handovers that create high value for both investors and residents.





BY ALYAKKA

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