

RYALI
L I V I N G

BY ALYAKKA

DEVELOPED BY:

alyakka
DEVELOPERS

PRESENTED BY:


SBK
Properties

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THE DEVELOPER

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



An aerial night photograph of the Dubai skyline. The Burj Khalifa stands prominently in the center, its spire reaching into a dark sky with wispy clouds. The city is illuminated with warm lights, and a complex network of highways with light trails from traffic is visible in the foreground. The text 'DUBAI. EVER IN MOTION. ALWAYS IN FLOW.' is overlaid in a large, white, serif font.

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

HERE'S WHY IT STANDS OUT

- 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
- Golden Visa for long-term residency

STUDIO CITY

IN THE SPOTLIGHT AND ALWAYS CONNECTED.



Studio City blends the buzz of film and media with everyday ease. Cafés, parks, and working studios shape a lively, creative feel, with Motor City, Sports City, and Arabian Ranches minutes away and daily amenities close by.

Major highways at your doorstep keep the city connected and put both Dubai International Airport and Al Maktoum International Airport within a quick drive, along with Dubai Hills Mall, Dubai Marina, and Downtown Dubai.

LIFE IN STUDIO CITY



Lifestyle & Leisure

Community parks, walking and cycling tracks
Cafés, 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.

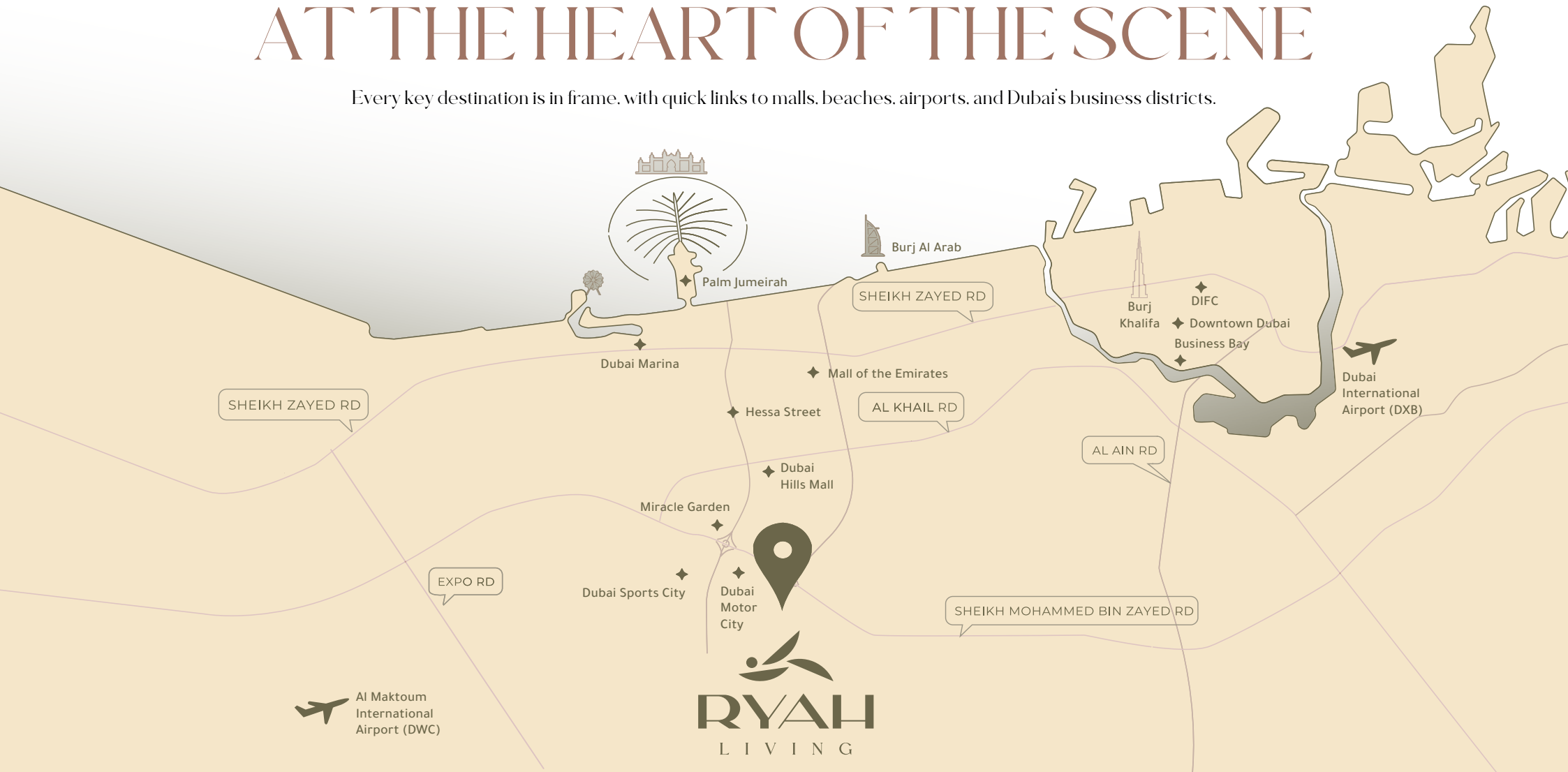


Daily Essentials

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 Minutes

Dubai Sports City
Dubai Motor City
Hessa Street

10 Minutes

Mohammed Bin Zayed Road
Sheikh Zayed Road
Miracle Garden
Dubai Hills Mall

15 Minutes

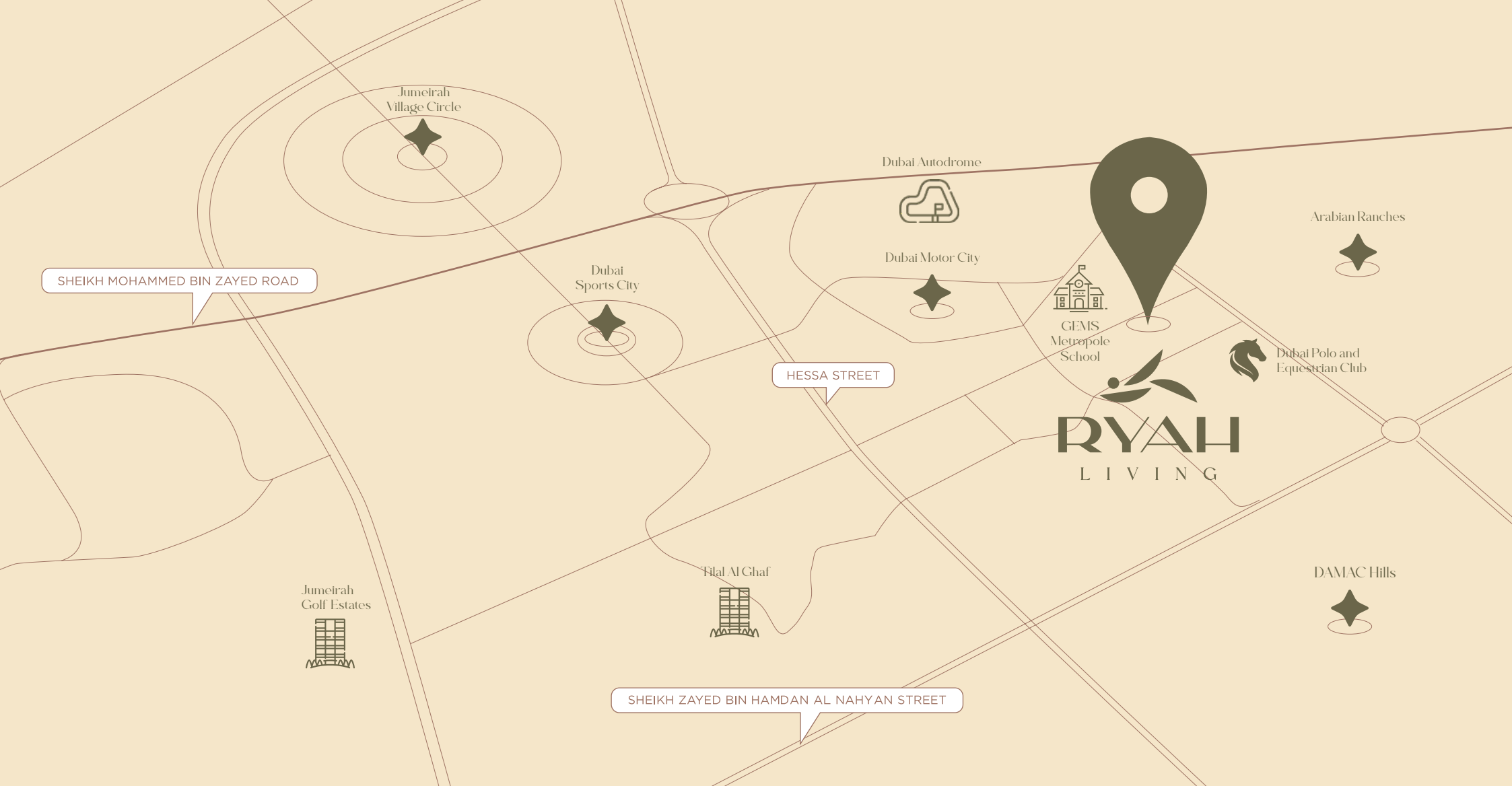
Business Bay
Mall of the Emirates

20 Minutes

Dubai Marina
Palm Jumeirah
Burj Al Arab
Downtown Dubai
Burj Khalifa

25 Minutes

Dubai International Airport (DXB)
Al Maktoum International Airport (DWC)
DIFC



1 GEMS
Metropole School

2 Dubai Polo and
Equestrian Club

3 Dubai
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

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 mid-rise building features 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.







ONE-BEDROOM

Enjoy quiet nights with open living for the day.



MASTER BEDROOM



KITCHEN





TWO-BEDROOM

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

MASTER BEDROOM





KITCHEN



LIVING ROOM





AMENITIES

Where Every Day Finds Its Pace









SWIM

GLIDE

Swimming pool for morning laps and dusk views.

UNWIND



A close-up, warm-toned photograph of a person's hands in a yoga prayer position (Anjali Mudra). The hands are clasped together, with fingers pointing upwards. The person is wearing a white top and blue leggings. The background is softly blurred, showing more of the person's body in a yoga pose. The overall mood is peaceful and focused.

STRETCH

BREATHE

Yoga and wellness for slow mornings and quiet evenings.

RESET

A man and a woman are running on treadmills in a gym. The man is in the foreground, wearing a grey tank top and large headphones, looking towards the right. The woman is running next to him, wearing a blue sports bra and black leggings, smiling and looking towards the camera. In the background, other gym equipment and a person are visible, though out of focus. The lighting is warm and focused on the runners.

TRAIN

FOCUS

Multi-purpose fitness club with top-tier equipment.

THRIVE.

A woman with long brown hair is sitting in a wooden sauna, wrapped in a white towel. She is looking down and slightly to the side. The background is the interior of the sauna with wooden slats and a warm, golden light. The text 'WARM' is overlaid in a large, white, serif font.

WARM

RINSE

Steam and sauna for deep relaxation and rejuvenation.

RENEW.



A woman with dark hair in a ponytail, wearing a white ribbed top, is smiling and resting her chin on her hand. She is sitting at a table with a glass of wine and a plate of food. The background is blurred, showing another person's head and shoulders.

SNACK SAVOUR

Cafe and Restaurant.

REPEAT.



WALK

RIDE

Community park at your doorstep.

ROAM.

AT A GLANCE

Project: RYAH Living by ALYAKKA

Location: Dubai Studio City

Completion: Q3 2026

No. of units: 122 residential + 7 retail

Unit types: Studio, 1 Bedroom, 2 Bedroom

Amenities: Multi-purpose gym, swimming pool, kids' pool, steam and sauna, sun deck, yoga studio, café and leisure

Starting prices:

Studio: AED 0.65M

1 Bedroom: AED 1.25M

2 Bedroom: AED 1.65M

Payment plan: 40 | 60 (2 years post handover)



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

ALYAKKA - BUILDING VALUE WITH VISION



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.



PRESENTED BY SBK PROPERTIES



For over 25 years, SBK has built a trusted legacy in the real estate market, consistently staying ahead of industry trends and deeply understanding the evolving needs of both clients and tenants.

We are committed to creating thoughtfully designed, high-quality homes that seamlessly blend comfort, style, and character. At SBK Properties, we pride ourselves on delivering exceptional service and crafting living spaces that enrich everyday life and elevate the experience of every resident.





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