

Factsheet



RYAHI

L I V I N G

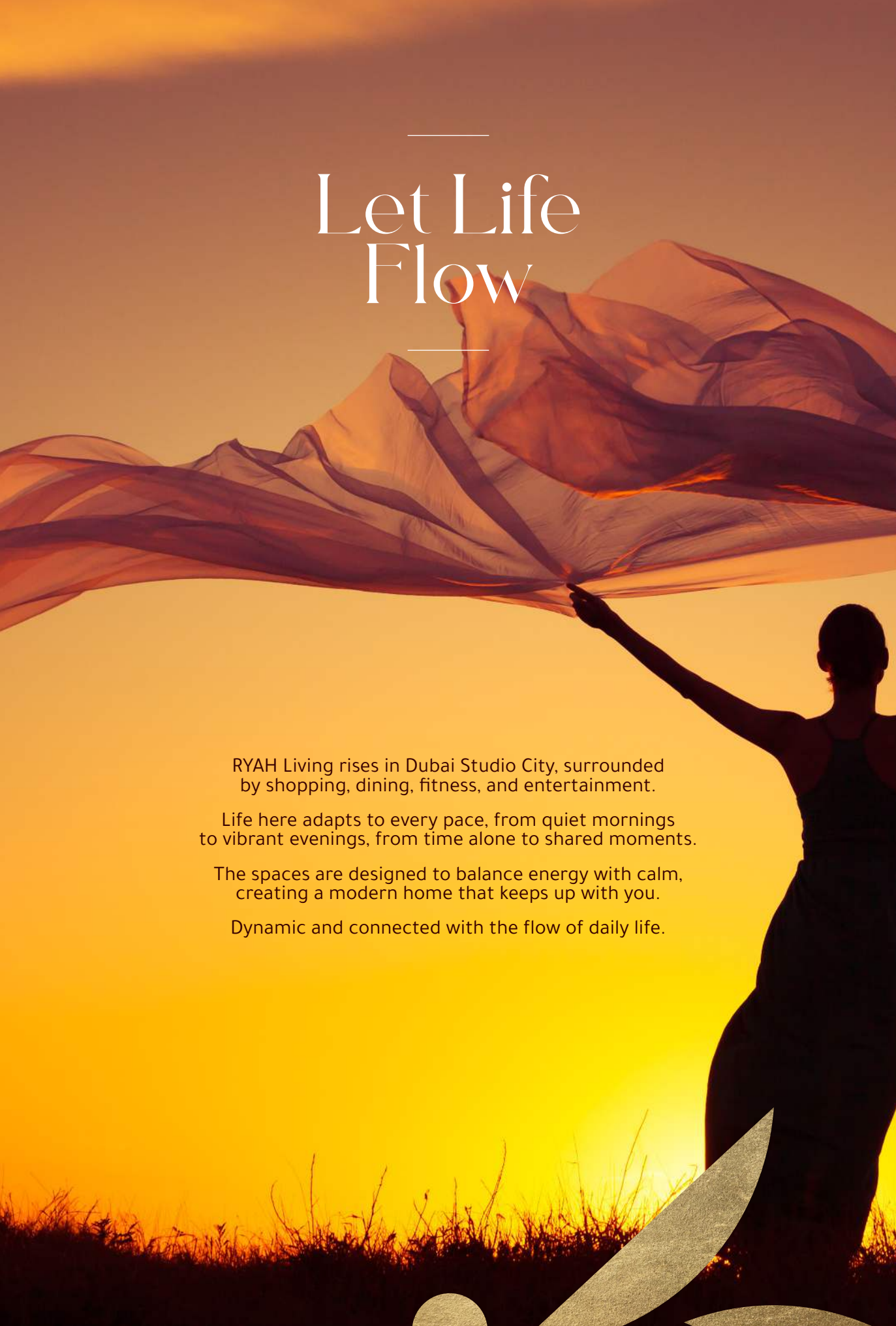
BY ALYAKKA

DEVELOPED BY:

alyakka
DEVELOPERS

PRESENTED BY:


SBK
Properties

A person in silhouette stands on the right side of the frame, holding a large, flowing fabric that billows across the middle of the image. The background is a vibrant sunset with warm orange and yellow tones. The overall mood is serene and dynamic.

Let Life Flow

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.

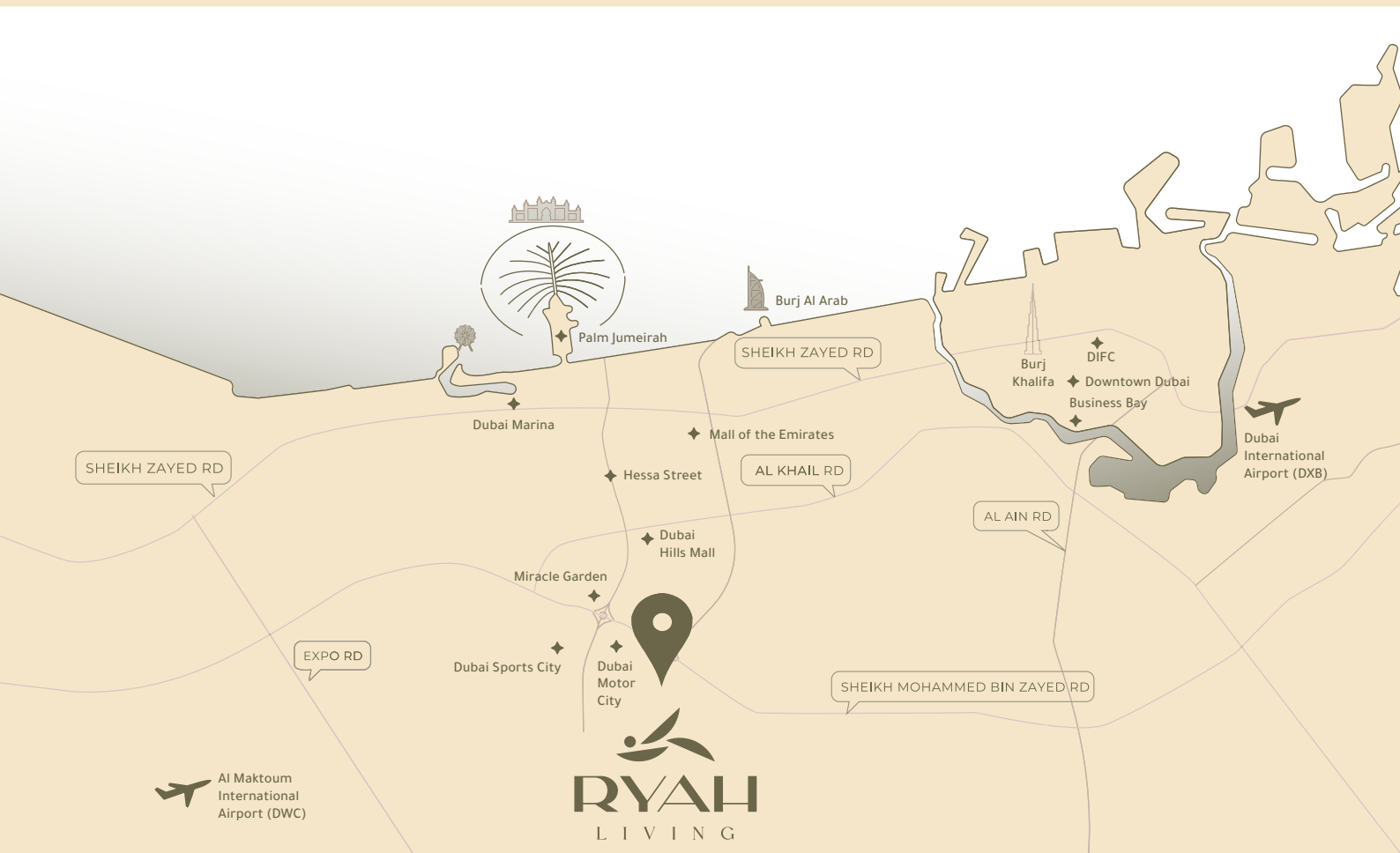
Dynamic and connected with the flow of daily life.

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

5 minutes

Dubai Sports City
Dubai Motor City
Hessa Street

10 minutes

Mohammed Bin Zayed Rd.
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



Curated Amenities

FOR EVERYONE'S COMFORT

LIFESTYLE

- Sun Deck
- Café & Leisure

WELLNESS

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



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 ALYAKKA

PROJECT STATUS:

Off-plan

LOCATION:

Dubai Studio City

TOTAL UNITS:

122 apartments + 7 retail units

ELEVATION:

B + G + 8F + R floors

UNIT MIX:

Studios, 1 Bedroom, 2 Bedroom

HANDOVER

Q3 2026

PAYMENT PLAN

40 | 60 (2 Years Post Handover)



UNIT TYPE	TOTAL UNITS	SIZE (SQ FT)	PRICE
Studio	56	351 - 400	From AED 0.65M
1 Bedroom	48	782 - 964	From AED 1.25M
2 Bedroom	18	1,152 - 1,736	From AED 1.65M

PAYMENT PLAN

MILESTONE	PAYMENT %	TENTATIVE TIMELINE
Downpayment*	20%	January 2026
On Handover	20%	September 2026
3 Months Post Handover	5%	December 2026
6 Months Post Handover	10%	March 2027
9 Months Post Handover	5%	June 2027
12 Months Post Handover	10%	September 2027
15 Months Post Handover	5%	December 2027
18 Months Post Handover	10%	March 2028
21 Months Post Handover	5%	June 2028
24 Months Post Handover	10%	September 2028

*4% DLD & AED 5000 ADMIN FEES APPLICABLE

Booking Process



BANK DETAILS

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

ESCROW DETAILS

Account Name: RYAH LIVING BY AL YAKKA - ESCROW ACCOUNT
Trust Account Number: 0205919973004
IBAN Number: AE940260000205919973004



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:



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.



BY ALYAKKA

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