

RYZE



AUM
DEVELOPMENT

HERE'S TO THE ONES
WHO NEVER NEEDED
PERMISSION...



Who don't wait for the perfect
moment to begin...

Who turn rooftops into movie nights,
quiet corners into notebooks filled
with plans...

Ryze is a pulse.
A rhythm for creators, founders,
and self-starters.

RYZE BY AUM DEVELOPMENT

DYNAMIC LIVING **FOR** **THE DRIVEN**



THE DRIVE





There's a rhythm to people
who are going somewhere.
You see it in how they move,
how they plan, how they act.

It's in the early alarms.
The third coffee before noon.
The playlists that follow from
laptop to gym to evening walk.

They learn fast. Think sharp.
Change plans and keep moving
always forward.

This place is for them—
people in motion, with ideas,
ambition, and energy that
needs space to breathe.

Ryze Residences recognizes
that energy... and speaks it fluently.

DEVELOPED BY AUM

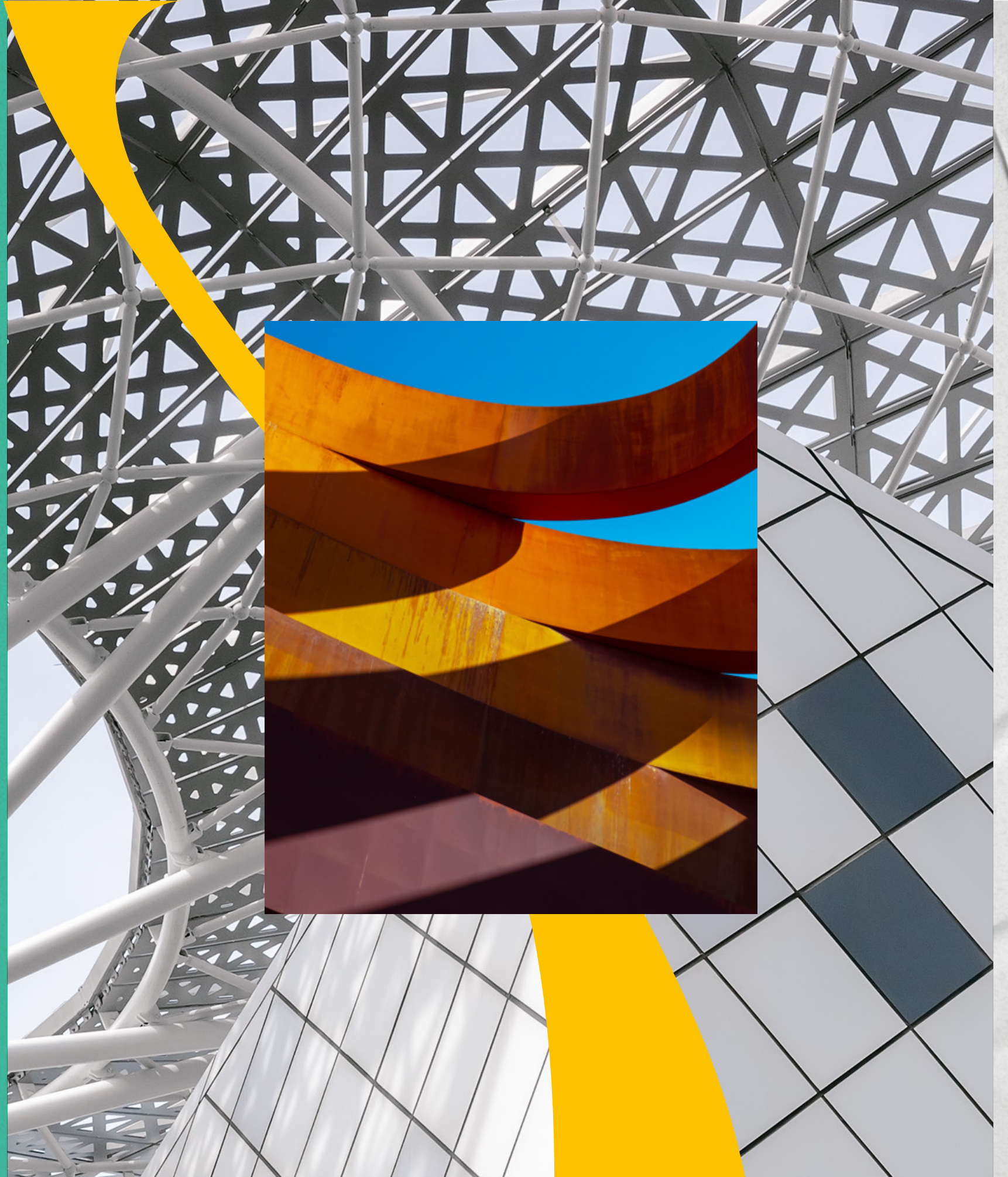
AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value.

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

21 Years of experience

\$500M USD total value

Official DLD partner



THE EDGE





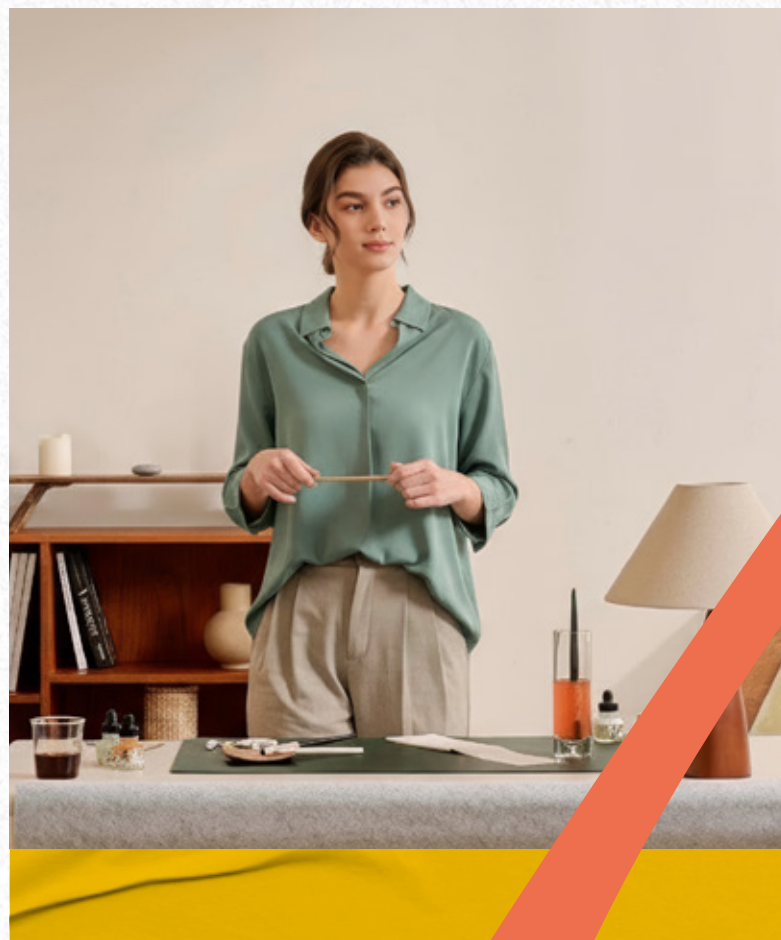
Warsan is one of Dubai's rising neighborhoods. It's well-connected, full of potential, and already drawing attention from forward-looking investors.

Its proximity to Academic City places it at the edge of growth, surrounded by educational hubs, emerging communities, and new development on the horizon.

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WARSA:CONNECTED LIVING
IN A THRIVING COMMUNITY..



With nearly 30 global universities, like Zayed University, Amity, and the American University in the Emirates, the area attracts a steady flow of faculty, researchers, and professionals across education and innovation sectors.

This is a place with space to expand, physically, professionally, and financially.

For residents, it offers access to daily essentials and lifestyle convenience. For investors, it's a smart position in a city that keeps evolving.

RYZE Residences is right at the center of it.



In Reach. On Track

Surrounded by education, nature, and everyday essentials, RYZE Residences puts you close to what counts. From top-tier universities in Academic City, to parks, malls, and major roads, Warsan offers the kind of access that keeps life moving. Well-placed, well-connected, and ready for what’s next.

- 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



DUBAI: BUILT FOR AMBITION

A global city that aligns with the mindset of those who move with purpose, offering strong returns and a lifestyle that drives progress.

- Strategic Location
- Investor Friendly Policies
- Tax-free Economy
- Golden Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-art Education & Healthcare
- The Cleanest City in the World*
- Most Desirable Global Destination for Expats**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to.'



THE PAUSE

YOUR LAUNCHPAD. YOUR CREATIVE SPACE.

At RYZE Residences, the amenities are designed around momentum, balance, and connection. They're not extras, but essentials. Spaces to move, to think, to recharge. They're part of the everyday rhythm at RYZE, with wellbeing built into the experience. Each one adds to a lifestyle shaped with intention.



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



A place designed to keep your energy in
check and your pace uninterrupted.



An open expanse to cool off, reset,
and take in the view.



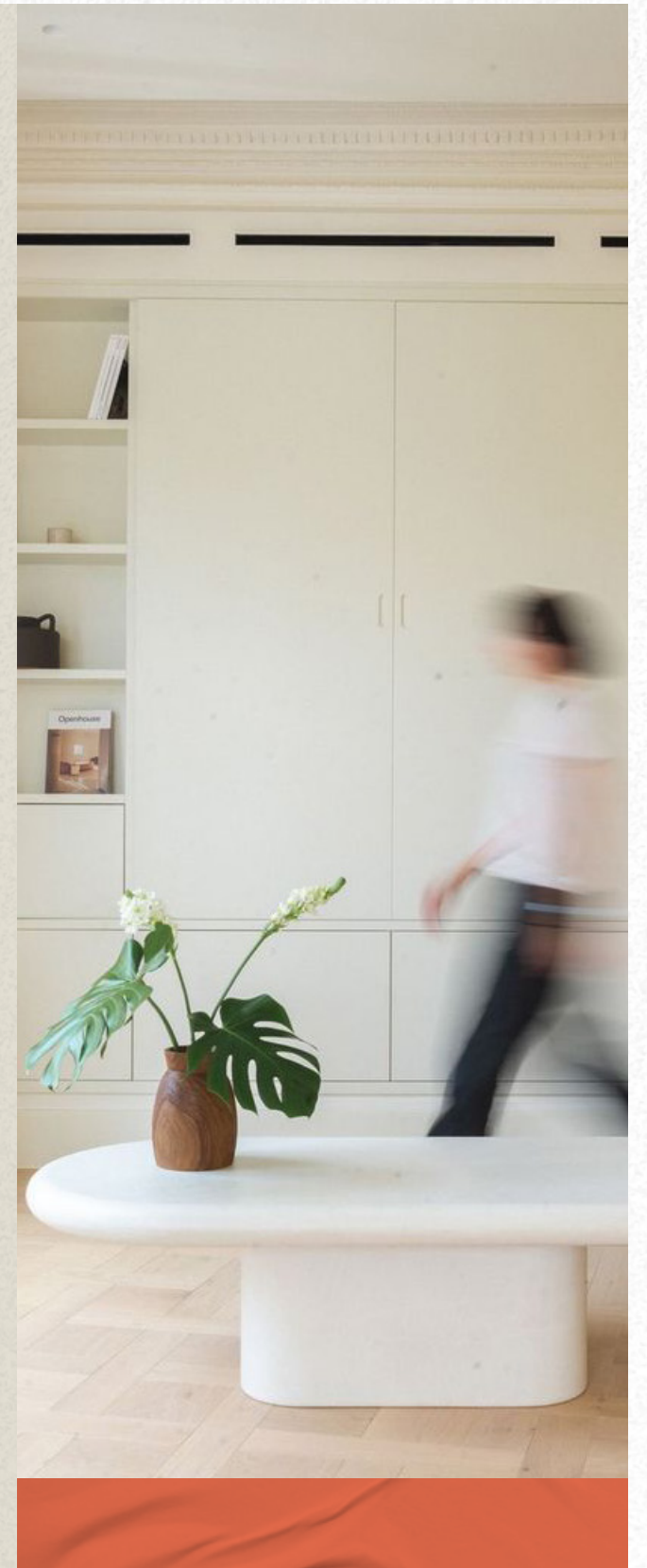
A shaded retreat for unwinding, lounging,
and easy conversations.



A rooftop spot built for quiet nights,
good films, and the people that matter.



THE SPACE





DESIGNED FOR THE DRIVEN

RYZE is defined by clean lines, glass façades, and layered balconies that create depth and openness. The architecture balances modern form with natural elements through its integration of greenery and expansive glazing.

RYZE Residences doesn't demand attention. It earns it.

THE LOBBY

The lobby at RYZE sets a refined tone with warm finishes, clean lines, and natural accents. A blend of textured walls, ambient lighting, and inviting seating creates a contemporary space that feels elegant and welcoming.

RYZE BY AUM DEVELOPMENT



DESIGN THAT SPEAKS YOUR STYLE

Homes at RYZE are planned with care, using smart layouts and durable finishes to create spaces that work well and feel complete.



- Practical core-to-wall planning for efficient layouts
- Vastu-compliant design for balanced living
- Floor-to-ceiling windows that maximize light
- Built-in storage to keep spaces organized
- High-wear matte finishes for long-term quality
- Private garden decks for outdoor connection

KITCHEN





STUDIOS

Smart, focused, and ready to support your pace.

Each studio is designed to fit your rhythm, whether it's working through early mornings or powering through late nights. Open space, built-in study area, clean layout. Made to keep you on track.

RYZE BY AUM DEVELOPMENT





ONE BEDROOM

A space that keeps up with your day.

Separate zones for living, working, and winding down. Natural light, clean lines, and a study corner that feels just right for deep focus or creative flow.

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TWO BEDROOM

More room. More clarity.

Located on the ground floor with private terraces that feel like an extension of your space. Perfect for morning coffee, focused work, or time out when the day fills up.

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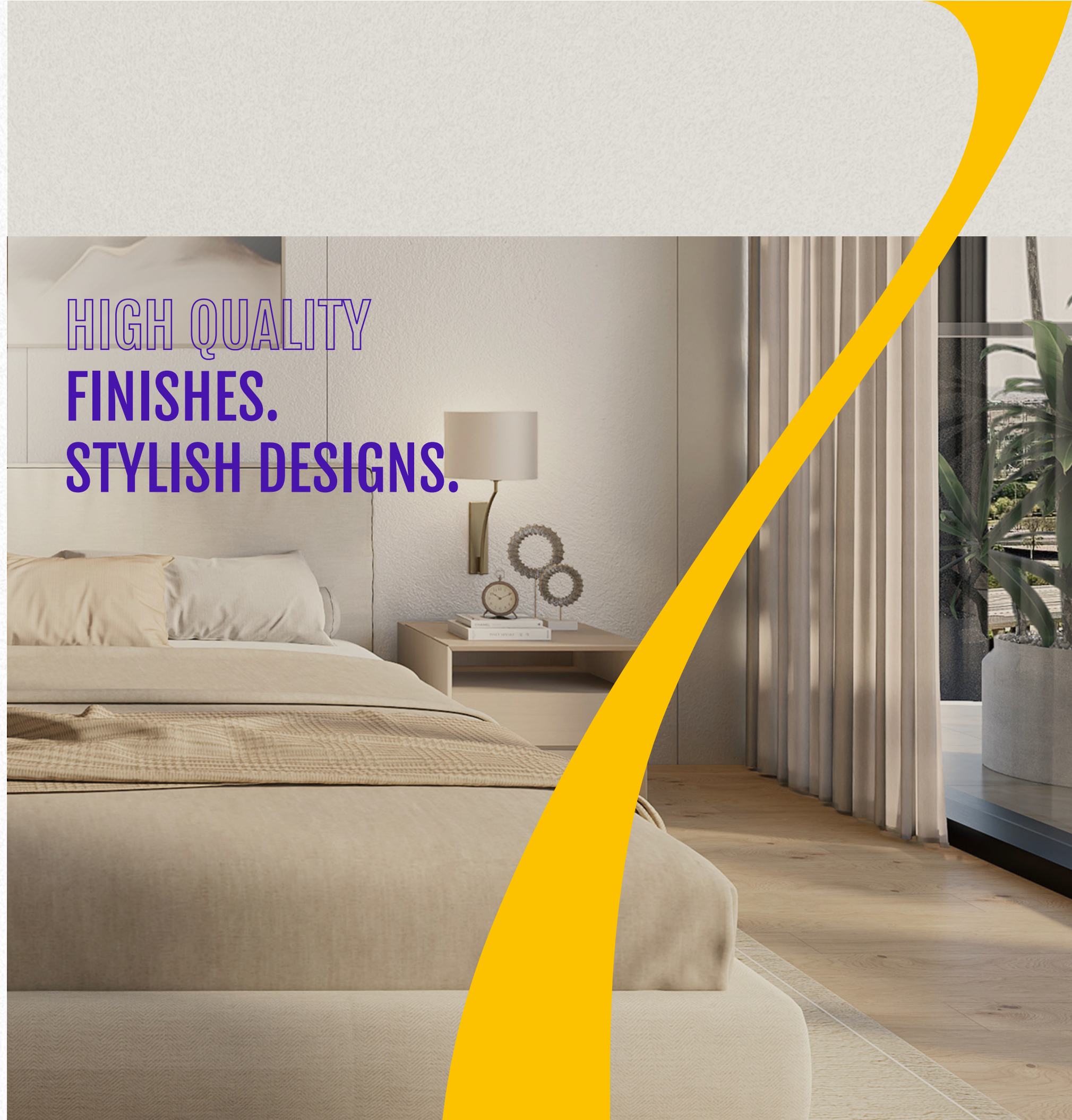




Every unit is designed to feel open, grounded, and ready to move with you.

High-quality porcelain tiles with zero grouting create a smooth look that's easy to live in and easy to maintain.

Each space is thoughtfully planned to support your daily rhythm with a layout that offers simplicity and focus.



HIGH QUALITY
FINISHES.
STYLISH DESIGNS.

THE CHOICE





A HOME FOR GO-GETTERS

There are only **93 chances** to buy into something that reflects who you are. With an in-house managed delivery process, RYZE Residences combines high-quality finishes, a smart **40/60** payment plan, and a prime location near one of Dubai's fastest-growing education hubs. Strong rental yields and solid resale potential make it a move that works for first-time buyers, investors, and future residents, now and later.

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PROJECT DETAILS

Project Name RYZE Residences by AUM
Project Type Residential – Studio, 1 & 2 BR Apartments
Location Warsan

93
Total Units

40/60
Paymenyt Plan

G+6
Configuration

96
Parkings

Studio 382 – 388.19 sq.ft.
1 Bedroom Residences 577 – 902 sq.ft.
2 Bedroom Residences 1,115 – 1,309 sq.ft.



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