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OFF PLAN

Ryze by AUM

Location: Al Warsan, Dubai

Starting From: AED 550,000

Permit No: 2

Ryze by AUM

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
AUM Development	**Apartments**	**Q2 2028**	**40/60**	**Off Plan**

ABOUT THE PROJECT

Ryze by AUM Development is a boutique residential project in **Warsan First, Dubai International City** , offering a limited collection of studios, 1-bedroom and 2-bedroom apartments designed around contemporary urban living, functionality and wellness.

With only **93 DLD-registered residences**, Ryze provides a lower-density alternative to many of Dubai's larger apartment developments. The project combines modern architecture, efficient floor plans, rooftop leisure facilities and lifestyle-focused communal spaces within an established residential district.

The development's architectural character is defined by clean contemporary lines, layered balconies, extensive glazing and integrated greenery. Its relatively compact scale gives the building a more intimate identity while allowing residents to benefit from a comprehensive selection of recreational facilities.

Ryze is configured as **G + 2 podium levels + 6 residential floors + roof**, creating a mid-rise residential environment rather than a high-density tower. Published project information also identifies approximately **96 parking spaces** within the development.

The residential collection consists of **studios, 1-bedroom and 2-bedroom apartments**.

Studio apartments represent the project's most accessible category, with layouts ranging from approximately **377 to 388 sq. ft.** These residences are designed around efficient use of space and are particularly relevant to individual professionals and investors targeting International City's established

rental market.

One-bedroom apartments provide substantially more space, with official AUM information indicating layouts of approximately **579 to 926 sq. ft.** This broad size range allows buyers to choose between more efficient configurations and significantly larger residences depending on their budget and lifestyle requirements.

The largest residences are the **2-bedroom apartments**. AUM's official project information identifies a 2-bedroom configuration of approximately **1,780 sq. ft.**, while marketed inventory extends beyond 2,000 sq. ft. in selected units.

The interior design prioritises functionality and durability. Residences incorporate large windows to maximise daylight, while built-in storage and carefully planned layouts are intended to make efficient use of the available floor area.

Contemporary finishes reinforce the project's modern positioning. Porcelain flooring and durable matte-finish surfaces contribute to a clean visual identity while remaining practical for everyday residential use.

Floor-to-ceiling glazing strengthens the relationship between the interiors and outside environment, helping smaller residences feel brighter and more spacious.

Private balconies on selected configurations provide additional outdoor space and contribute to the layered appearance of the building's façade.

Ryze's amenity programme is designed around a balance of **fitness, wellness, entertainment and social interaction**.

A **rooftop swimming pool** forms one of the development's principal leisure destinations, allowing residents to relax above the surrounding urban environment.

A separate **children's pool** creates a more family-oriented recreational environment for younger residents.

The rooftop also incorporates a **gym with elevated views**, allowing residents to exercise without leaving the development.

A dedicated **yoga area** provides a quieter wellness environment, complementing the more conventional fitness facilities.

One of the project's more distinctive lifestyle features is its **sky cinema**, creating an outdoor entertainment environment where residents can socialise and enjoy screenings.

An **outdoor party deck** provides another communal setting for gatherings and social events.

Cabanas and landscaped relaxation areas introduce a resort-inspired dimension to the rooftop facilities, creating spaces for residents to spend time outdoors during Dubai's cooler months.

The project also incorporates a **rooftop Zen garden**, reinforcing the wellness-oriented approach to the communal areas.

Residents benefit from communal lounges and Wi-Fi-enabled spaces that can accommodate informal work, study and social interaction.

The inclusion of **EV charging infrastructure** also supports the growing adoption of electric vehicles in Dubai.

A contemporary lobby creates the arrival experience for residents and visitors, supported by **24-hour security and controlled access**.

Ryze's location in **Dubai International City** gives residents access to one of Dubai's established and highly diverse residential districts.

International City is characterised by its broad selection of apartments, retail outlets, supermarkets, restaurants and everyday services, creating a practical environment for both residents and tenants.

The development sits within **Warsan First**, providing access to the wider International City and Warsan neighbourhoods.

Road connectivity is supported by proximity to **Sheikh Mohammed Bin Zayed Road (E311)** and **Al Khail Road (E44)**, allowing residents to travel towards major employment and lifestyle districts across Dubai.

The location also provides convenient access towards **Dubai Silicon Oasis, Academic City and Dubai International Airport**, increasing its relevance to professionals and students working or studying throughout eastern Dubai.

Dragon Mart, one of the area's largest retail destinations, further strengthens International City's commercial infrastructure.

From an investment perspective, Ryze's relatively accessible acquisition price and limited supply of only 93 registered units create a straightforward proposition for buyers targeting Dubai's affordable-to-mid-market residential segment.

The project originally launched from approximately **AED 550,000**, with 1-bedroom apartments marketed from around AED 690,000 and 2-bedroom residences from approximately AED 1.3 million. Pricing and availability vary according to unit size, floor, orientation and sales stage.

DLD transaction records provide additional evidence of early buyer activity. Through 17 September 2026, **57 registered sales** were recorded during the preceding 12 complete months, with a median registered transaction value of approximately **AED 691,000** and a median rate of approximately **AED 1,443 per sq. ft.**

All of those transactions were recorded as off-plan sales, reflecting the project's current development stage.

Studio apartments can appeal to investors targeting individual professionals and residents prioritising affordability, while 1-bedroom residences provide a wider potential tenant base and substantially more internal space.

Two-bedroom residences provide a more family-oriented option and may appeal to owner-occupiers or tenants seeking larger accommodation within International City.

The project's boutique scale is another consideration for investors. With only **93 DLD-registered units**, Ryze has significantly less internal competition than large residential towers containing several hundred apartments.

For end-users, Ryze offers contemporary homes with rooftop lifestyle facilities within an established residential area where everyday retail and services are already available.

For investors, the combination of relatively accessible entry pricing, limited project inventory and connectivity to surrounding employment and education districts supports a diversified potential tenant profile.

The regulatory timeline is particularly important for Ryze. While some earlier marketing platforms continue to display 2027 delivery estimates, the **Dubai Land Department registry records 30 June 2028 as the project's declared completion date**.

With **DLD Project Number 4021**, 93 registered residences and a DLD completion date of **30 June 2028**, Ryze by AUM offers a boutique residential proposition combining accessible pricing, contemporary design and lifestyle-oriented amenities in Dubai International City.

Why Buy Ryze by AUM Through A1 Properties?
Buying a residence at **Ryze by AUM through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, bedroom configuration, floor level, orientation, layout, DLD transaction benchmarks, price per square foot and remaining payment obligations.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Ryze by AUM against other opportunities throughout International City, Warsan and Dubai's wider residential market.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, unit scarcity, rental positioning and potential resale opportunities. End-users can receive tailored guidance according to apartment size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	20%	60%
Down Payment	During Construction	On Handover

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