

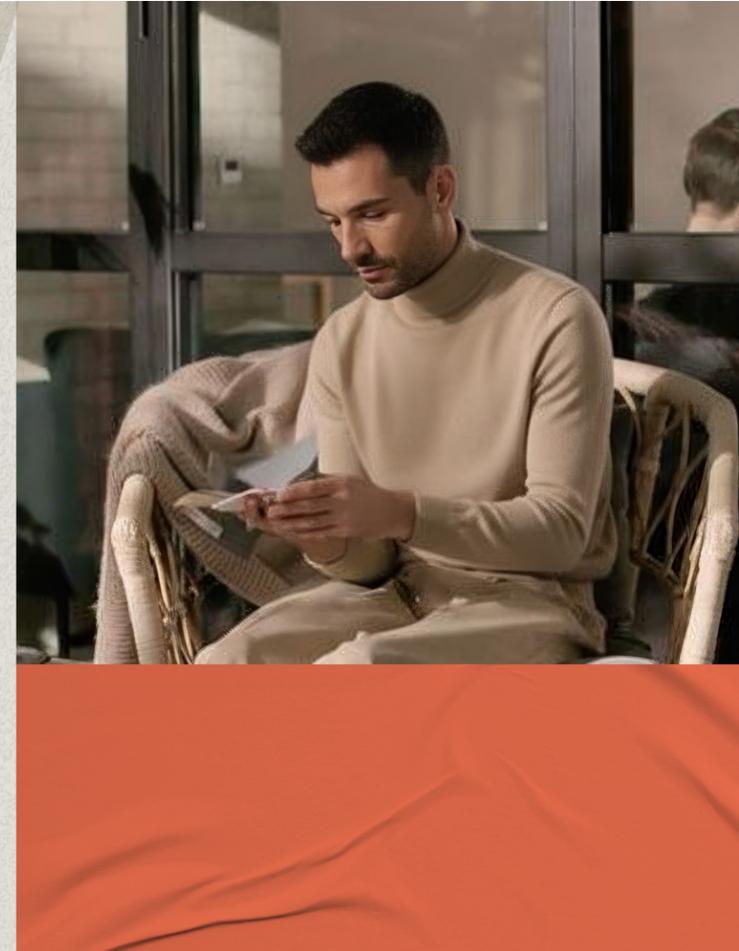
# RYZE

BY



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 Residences by AUM Development

Dynamic Living for the Driven



RYZE BY AUM DEVELOPMENT



# 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 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

# The Edge



# Warsan, Connected living in a thriving community



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.



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.



# 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

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\$500M USD total value

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Official DLD partner

RYZE BY AUM DEVELOPMENT

# 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 Centrepoint 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

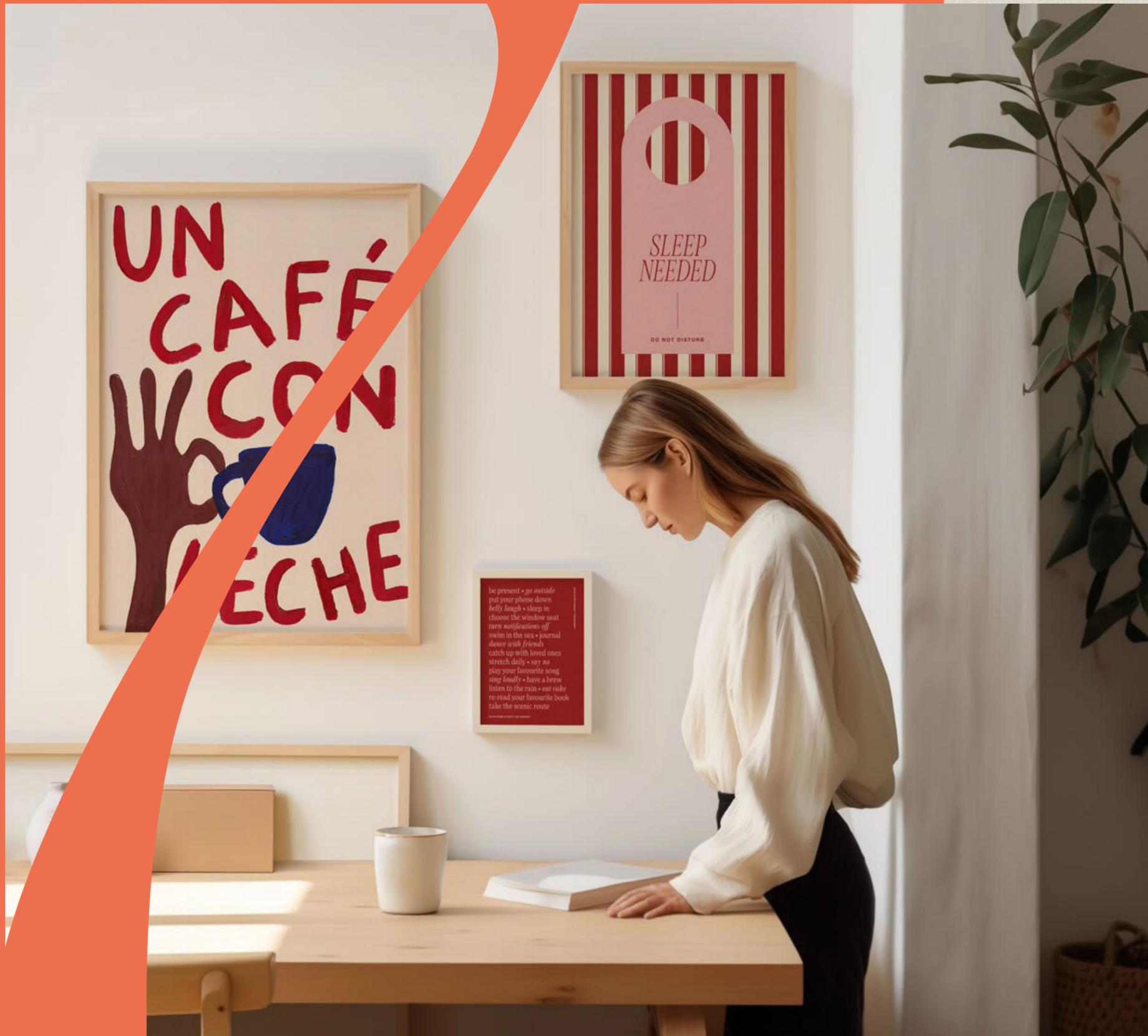
A global city that aligns with the mindset of those who move with purpose, offering strong returns and a lifestyle that drives progress.

- 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



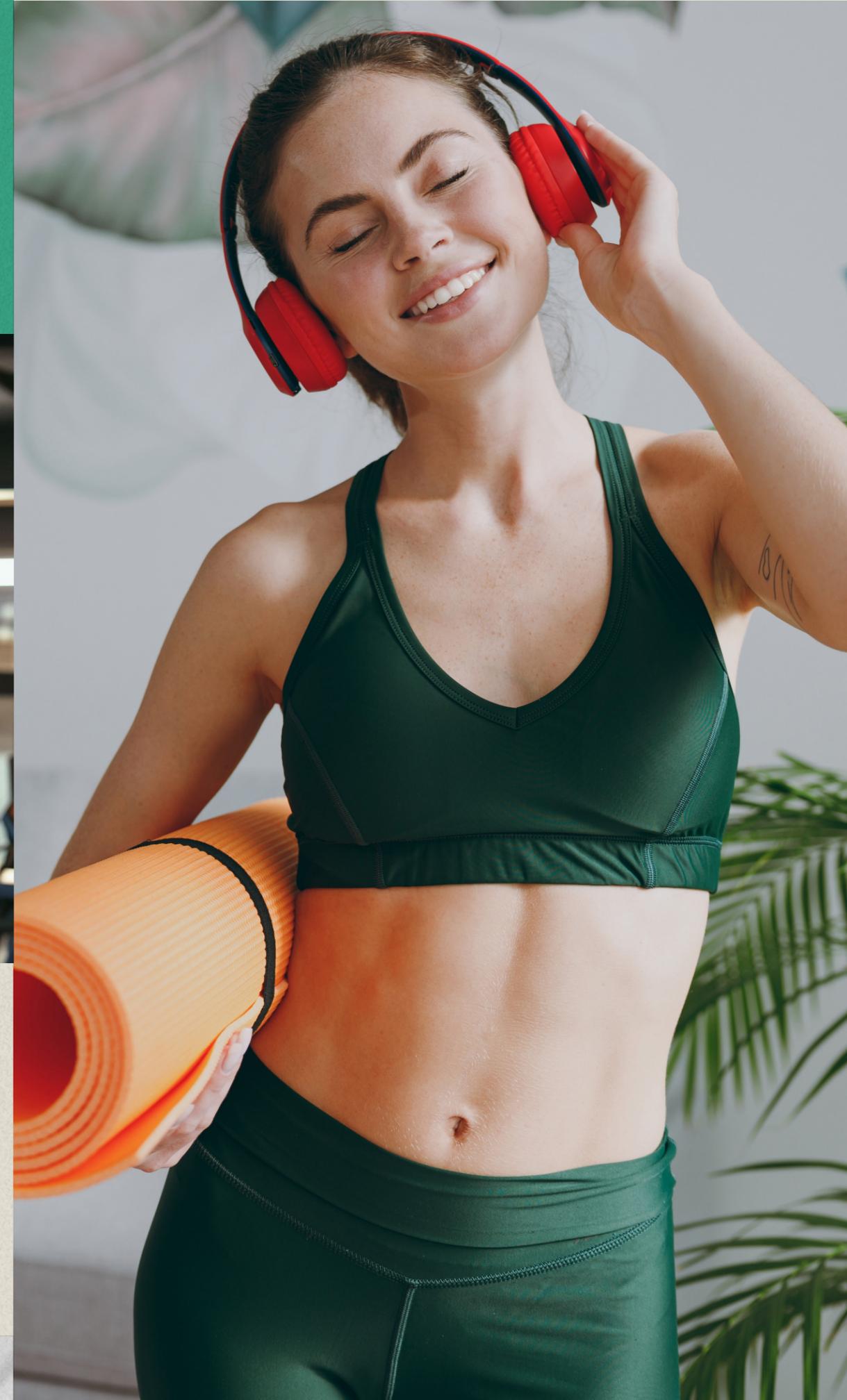
## Connectivity & Convenience

- 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.

RYZE BY AUM DEVELOPMENT

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



LOBBY

# 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**



**LIVING ROOM**

*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



STUDIOS

*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.

RYZE BY AUM DEVELOPMENT



**1 BEDROOM RESIDENCES**

*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.

RYZE BY AUM DEVELOPMENT



**2 BEDROOM RESIDENCES**

# High-Quality Finishes. Stylish Design.



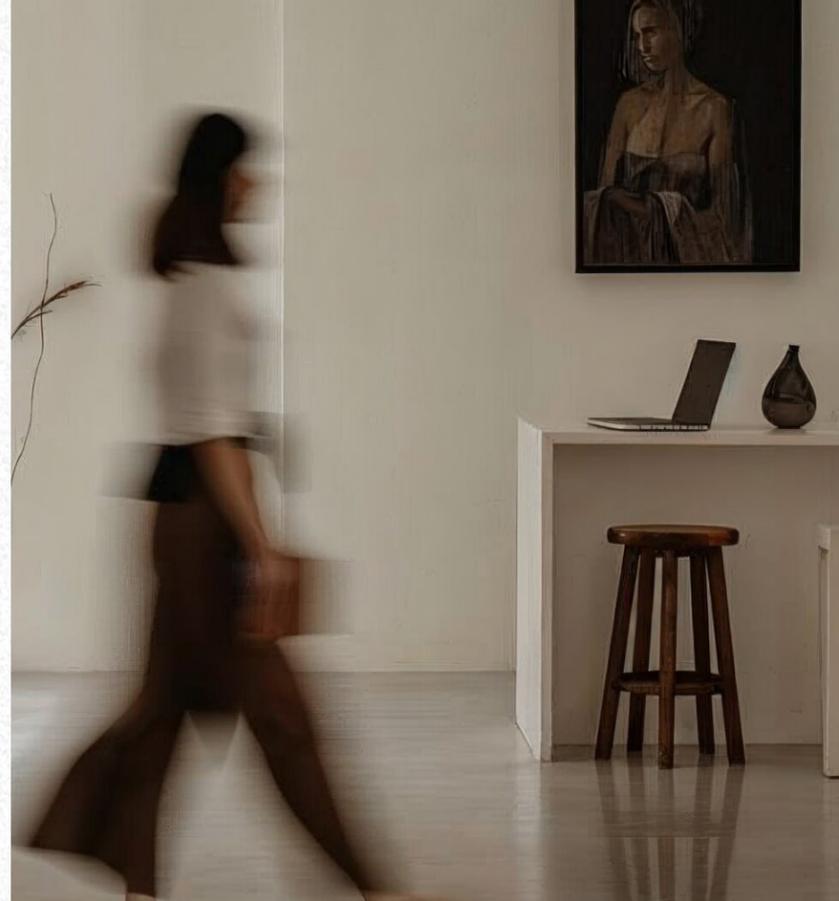
Every unit is designed to feel open, grounded, and ready to move with you.

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.

# The Choice





## Rhythm

A lifestyle that moves with you. Focused, steady, and intentional.

## You

Because this space is built around your pace, your plans, your vision

## Zone

Defined spaces for clarity, creativity, and connection.

## Edge

Positioned ahead, whether it's mindset, design, or location.





# 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.

RYZE BY AUM DEVELOPMENT

# Project Details

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

93

Total Units

40/60

Payment Plan

G+2P+6+Roof

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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