

The background is a teal color with a subtle, wavy texture. A thick purple diagonal stripe runs from the top left towards the center. A thick yellow diagonal stripe runs from the bottom right towards the center. The word "RYZE" is centered in white, uppercase letters.

RYZE

DYNAMIC LIVING FOR THE DRIVEN



RYZE is a curated collection of 93 modern homes in Warsaw, designed for those who live with purpose. Set near Academic City, the project blends smart layouts, thoughtful amenities, and an environment that supports focus, balance, and forward momentum.

WARSAN

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.

- 1 Souk Warsan 6 minutes
- 2 Warsan Lake 7 minutes
- 3 Desert Palm Polo Club 9 minutes
- 4 American University in the Emirates 13 minutes
- 5 The British University in Dubai 13 minutes
- 6 Fakeeh University Hospital 14 minutes
- 7 Dubai International Airport (DXB) 14 minutes
- 8 Centrepont Metro Station 15 minutes
- 9 Dubai Safari Park 15 minutes
- 10 Marhaba Mall 15 minutes
- 11 Zayed University 16 minutes
- 12 Palm Jumeriah 16 minutes
- 13 Mushrif Park 18 minutes



AMENITIES

High-Quality Finishes.
Stylish Design.



OUTDOOR CINEMA



A YOGA AREA

The amenities at RYZE are built around real needs, providing space to focus, reset, and connect. Each one adds to a lifestyle that values energy, clarity, and everyday ease.



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



ENCLOSED GYM



UNIT MIX

RYZE offers Vastu-compliant apartments with private garden decks, floor-to-ceiling windows, and smart storage. Durable finishes and efficient planning define each home, while the prime location delivers strong rental yields and resale potential.

UNITS	SIZE	UNITS AVAILABLE
Studios	382 - 388 sq. ft.	50
One-Bedroom	577 - 902 sq. ft.	35
Two-Bedroom	1,115 - 1,309 sq. ft.	8

Total Units	93
Levels	G+6
Project Status	Off Plan
Handover	Q3 2027
Payment Plan	40/60



ESCROW DETAILS

BANK NAME: xxx

ACCOUNT NAME: xxx

ACCOUNT NUMBER: xxx

IBAN: xxx

BIC CODE: xxx

CURRENCY: xxx

CORPORATE BANK DETAILS

Bank Name: xxx

Account Name: xxx

Account Number: xxx

IBAN: xxx

Swift Code: xxx

Currency: xxx

THE DEVELOPER



AUM
DEVELOPMENT

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.

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