Project report: Ryah Living by Alyakka

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Ryah Living by Alyakka is listed as under construction in Dubai Studio City, Dubai, UAE, by Alyakka. The handover date on record is July 2026. That date passed 4 months ago, according to our records. A permit number is published. Transparency score: 80 of 100, rank 236 of 1,154 in Dubai. 7 of 7 developer claims we tested are confirmed.

Key facts

Developer: Alyakka
source: https://dubairealestateiq.com/project/ryah-living-by-alyakka

Location: Dubai Studio City, Dubai, UAE
source: https://dubairealestateiq.com/project/ryah-living-by-alyakka

Stage: under construction
source: https://dubairealestateiq.com/project/ryah-living-by-alyakka

Handover on record: July 2026
source: https://dubairealestateiq.com/project/ryah-living-by-alyakka

Permit or licence number: DLD project registration 4082
source: https://dubairealestateiq.com/project/ryah-living-by-alyakka

Price from: Registered sales from AED 650,000 to AED 1,600,000 (DLD, 12 May 2026 - 14 Oct 2026)
source: https://dubairealestateiq.com/project/ryah-living-by-alyakka

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/project/ryah-living-by-alyakka

Transparency checklist

Transparency score: 80 of 100. Rank 236 of 1154 in Dubai

[x] Developer identified by legal name: Legal name: Alyakka Developers L.L.C (DLD developer 2237)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DLD project registration 4082

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: July 2026

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/ryah-living-by-alyakka/

25 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

Sources

https://dubairealestateiq.com/project/ryah-living-by-alyakka

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/ryah-living-by-alyakka/
Free to share under CC BY 4.0, credit Kolaboro.