REGALIA

BUSINESS BAY, DUBAI

REGALIA
BY DEYAAR
MEANINGFUL
LUXURY

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I

THE BUILDING & ARCHITECTURE

AN ICON OF STYLE

CRAFTING THE EXTRAORDINARY.

Striking, exquisite and bespoke, Regalia by Deyaar is a statement of high-end urban living embodying royalty and distinction. Manifesting as an insignia for timeless elegance, Regalia is carefully sculpted for those with a penchant for the finer things in life.





ELEGANCE MANIFESTING ITSELF.

Regalia's architecture gracefully honours time and inextricably whispers class. The facade's textural intrigue and contemporary aesthetic sense make it a stunning landmark amongst its neighbours.

The contemporary linear detailing, grandiose glass windows, and framed crowned apogee make the architecture authentic and timeless. The facade exquisitely balances functionality, materiality and texture.



Absolute perfection in details.

The 70-storey luxury residential tower rising 331 metres is nestled in Dubai's most culturally distinct locale of Business Bay. The elegant ensemble of exquisitely crafted studios, 1-, 2- and 3- bedroom residences, Duplex units, spectacular penthouses, breathtaking architecture, meaningful interiors, and leisure deck amenities are meticulously crafted to evoke a life worth living.

Beautifully proportioned, the residences are infused with an authenticity that is both timeless and graceful. The seamless connectivity, amenities-rich lifestyle and beautifully crafted interiors would allow you to soak up the joys life has to offer.



Naturally graceful materials.

Built to the highest specification, the bold and elongated structure running along the centre of the facade precisely showcases exquisite finishes and absolute perfection in details. The interplay of texture and symmetry with the stunning backdrop is indeed a sight to behold.



II

THE LOCATION & LIFESTYLE

A RARE FIND



SEAMLESSLY CONNECTED.

Brimming with intriguing attractions in Dubai's most celebrated address of Business Bay, Regalia is perfectly positioned to bring the best at your doorstep. Connectivity is immediate with the two major thoroughfares of Al Khalil Road and Sheikh Zayed Road.

REVEL IN THE VIBRANCY OF DOWNTOWN LIVING.



Dubai Fountain



Shopping & Lifestyle at your doorstep.

Business Bay owes its unique character to the attractions of the neighbourhood. Ideally positioned amid an array of choices, you'll always have something to intrigue you. Shopping, lifestyle, dining, with excellent transport links and bustling metro stations, commute would never be a problem. Regalia is just 10 minutes away from Dubai Design District and the Dubai Water Canal, and 15 minutes away from the Dubai International Airport.

Located in Dubai's most talked-about neighbourhood, you would always feel connected to the urbanities of modern life. The world's most trusted entertainment, social and cultural attractions are at your doorstep. Business Bay and its greater enclave of Downtown Dubai, DIFC & City Walk are Dubai's prestigious host to critically acclaimed restaurants, famed hotels, eclectic cafes, diverse retail, premier financial institutions, pristine parks, and a plethora of leisure activities. The incredible connectedness brings the best to your front door.

Hotels (in Business Bay)

1. The Opus - ME by Meliá
2. V Hotel
3. JW Marriott Marquis Hotel Dubai

Leisure, Malls & Art

1. Marasi Business Bay
2. Dubai Water Canal
3. City Walk & Box Park
4. Meydan Grand Stand
5. Dubai Mall
6. Mall of The Emirates
7. Meydan One Mall
8. D3 (Dubai Design District)

Parks

1. Marasi Park
2. Business Bay Skate Park
3. Safa Park
4. Burj Park
5. Ras Al Khor Wild Life Sanctuary
6. Zabeel Park

Hotels (in the neighbourhood)

4. Armani Hotel Dubai
5. The Address Hotel Dubai
6. Shangri-La Hotel
7. Ritz Carlton (DIFC)
8. Four Seasons (DIFC)

Education

1. Canadian University Dubai
2. Maktoum Bin Hamdan Dental University College
3. Schools on Al Wasl Road

Commercial

1. Business Bay
2. Dubai World Trade Center & Exhibition
3. Dubai International Financial Centre
4. Sheikh Zayed Road Commercial Towers
5. TECOM
6. Dubai Internet City & Media City

Healthcare

1. Dubai Healthcare City
2. MediCentres Downtown
3. Mediclinic Dubai Mall





THE CONNECTIVITY

III

THE AMENITIES

THE ART OF LIVING WELL



Walk your way to peace
on the leisure deck.

UNRIVALLED AMENITIES.

That splendid feeling of knowing where you have to be.
Regalia befits those who have mastered the art of living well.



Yoga pavilion to
relax your soul.

The grandly proportioned leisure deck spread across 14,636 sq. ft. presents an unparalleled depth and breadth of lifestyle amenities, exemplifying modern living for all seasons. The active and recreational amenities are at your disposal and encapsulates an outdoor infinity pool, family gymnasium, resident's lounge, winter kitchen, juice bar, yoga pavilion, private cabanas, great lawn, kids pool, Jacuzzi, and much more. For wellness enthusiasts, the leisure deck is the perfect place to unwind and relax.



Infinity pool with
mesmerising views.



LOBBY

Artfully designed with high ceilings, warm aesthetics and immaculate design, the sheer beauty of the air-conditioned lobby would captivate you upon arrival.

FITNESS AND RECREATIONAL AMENITIES.

THE INFINITY POOL

The superbly sculpted outdoor infinity pool and jacuzzis are the perfect places to soak up the sun and take a dip. The cabanas and sun loungers are ideal for unwinding and bonding. Serving as the epicentre of the leisure deck, every visit to the pool is a treat.



PRIVATE CABANAS

Flanked by comfortable chairs with a relaxing vibe, these chic cabanas offer the luxury of privacy. If you want to listen to soothing music or take refuge in the shade, the cosy cabanas are the right place for you.

FAMILY GYMNASIUM

Work out, exercise and stay in shape in the fully equipped gymnasium. What's more, the gym offers excellent views of the large pool.





YOGA & AEROBICS PAVILION

Work out, exercise and stay in shape in the fully equipped gymnasium. What's more, the gym offers excellent views of the large pool.



WELLNESS & HAMMAM

For a perfect summer getaway, rejuvenate and pamper yourself at the hammam, steam and sauna rooms. A private pool adds to the appeal of the hammam. What's more, the outdoor seating is the perfect place for quiet contemplation.

BBQ AREA & PRIVATE OUTDOOR DINING

Choose alfresco dining in the sunny mornings or congregate with friends over BBQ; you'll always be tempted to visit again.



INDOOR PLAY AREA

An adventure wonderland for your kids, the indoor play area fosters learning and development for your children. Build a treehouse, plan a game night or indulge in stargazing activities with your little ones.





OUTDOOR CINEMA

Whether it's entertainment under the stars or movie nights with friends, the outdoor cinema will draw you back from time to time.



RESIDENTS & SPORTS LOUNGE

The resident's lounge is an elegant retreat and your private haven, where social pursuits come to life. The activities in the lounge would keep you engaged throughout the evenings. The foldable glass seamlessly connects the outdoors with the indoors.

IV

THE RESIDENCES

UNMATCHED ATTENTION TO DETAIL



STAMPED WITH PRIVILEGE.

Regalia represents the epitome of unrivalled living. The residences are designed on a grand scale with spaces that reflect your personality.

BEYOND COMPARE.



Elegant details throughout.

The light-filled interiors form an intimate engagement with the mesmerising views beyond the glass windows.

The residences carry an air of timeless elegance, where the marvellously crafted interiors and sophisticated textures exceed comfort and class. Every aspect reflects a purist concept anchored on high-level functionality and cultivated beauty. The elegantly appointed living areas boast copious open spaces with high ceilings and large framed windows. They evoke an exclusive sense of privacy, retreat and comfort. The ergonomically designed kitchens have open layouts, and the bedrooms showcase elegant interiors.



Residences that offer rejuvenating light.

Select residences embrace pristine terraced gardens and expansive balconies. These intimate yet approachable spaces have been carefully curated, keeping your needs in mind. Experience a sense of Zen in these beautiful spaces, in your haven.

These smart homes come with integrated home automation systems, facilitating improved appliance functionality and increased energy efficiency.



LIVING ROOMS

Make treasured memories in the spacious living rooms - precisely curated with unmatched attention to detail. The sense of composition, distinctive colour palette and neutral materials profoundly contextualises the interiors.



KITCHENS

The well-defined, open kitchens with their distinctive textures and rich fittings represent the essence of genuine aesthetic quality. These functional kitchens feature luxury inclusions such as a built-in gas hob, multifunctional gas oven, built-in refrigerator, a classic hood, and a freestanding washing machine.

BEDROOMS

Watch the sunrise and sunsets from the expansive floor-to-ceiling glass windows in your expansive bedroom. The detail-oriented and splendidly-light filled rooms leave no stone unturned.




EARTH FROM ABOVE







3BR LIVING ROOM



3BR KITCHEN

· VI ·

THE DEVELOPER

THE STORY TELLER

ديار
DEYAAR

For two decades, Deyaar has been shaping the urban real estate landscape of Dubai. Established in 2002, our meteoric rise is a testament to our insatiable ambition. As one of Dubai's largest property developers, we have successfully carved a niche for ourselves with landmark projects across the emirate. We delivered over 20 million sq. ft. of developments.

We have under our wing stellar commercial towers, remarkable residential buildings, and incredible hotels that reflect their time and also transcend it. Our presence is palpable across Dubai's finest locations – from its globally renowned addresses to its upcoming hubs. We are noted for our iconic projects citywide across Business Bay, Dubai Marina, DIFC, Jumeirah Lake Towers, Dubai Production City, Dubai Silicon Oasis and Al Barsha.

With our eyes set on expansion, following our IPO in May 2007 with a capital of AED 5.78 billion, we branched into diverse service offerings divided into six business units: Property Development, Property Management, Facilities Management, Community Management, Hospitality and Asset Management. These divisions provide multipurpose property services and have accentuated Deyaar's appeal and stature within the real estate industry.


Midtown by Deyaar • Project Complete


Central Park by Deyaar • Project Complete

We use the breadth of our expertise and the strength of our financial intelligence to create a positive and lasting impact on Dubai's built environment. The aim is to unlock potential, maximise opportunity, and create enduring and recognisable value for our investors and customers. With an excellent land bank, an impressive spread of projects, and a dynamic future-proof vision, there is no stopping Deyaar from reaching new heights.



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