



**REGAL CREST**  
BY KHALIS

Presented by



A Partnership of Prestige, Vision & Legacy



**KHALIS**  
**PROPERTIES**

**X**



**TIME HOMES**  
REAL ESTATE



**Al Khalis Properties**, the latest chapter of the esteemed Khalis Group, known for its legacy of artistry in luxury perfumery, now extends its refined touch to the world of high-end real estate. With the launch of **Regal Crest**, Khalis brings forth a vision where design is timeless and living is truly elevated.



At **Time Homes Real Estate**, we believe luxury is not defined by walls and ceilings, but by vision, integrity, and the legacy it creates.

With a trusted presence across Dubai, Time Homes has become synonymous with transparency, market intelligence, and tailored service that transcends expectation.

Together, Khalis and Time Homes embody a philosophy where creation meets curation, and artistry meets expertise. A collaboration devoted to crafting not just homes, but lasting landmarks of prestige.

Where Khalis creates, Time Homes curates.



# Why Dubai



8-12%  
RENTAL YIELDS



TAX-FREE  
HAVEN



ROBUST ECONOMIC  
GROWTH



CAPITAL  
APPRECIATION



STRATEGIC  
LOCATION



ONE OF THE WORLD'S  
SAFEST CITY



GOLDEN  
VISA



LUXURY  
LIFESTYLE



Where Serenity Meets Sophistication

In the heart of Dubai South, Regal Crest emerges as a sanctuary of refined living — where modern elegance flows seamlessly into moments of calm, and every connection feels effortless.

More than a place to reside, it is a curated lifestyle — a community shaped by aspiration, defined by tranquility, and destined to inspire.



DUBAI EYE



BURJ AL ARAB

DUBAI MARINA

PALM JUMEIRAH

SHEIK ZAYED ROAD

SHEIK ZAYED ROAD

DUBAI INTERNET CITY

EMIRATES GOLF CLUB

MALL OF EMIRATES

IBN BATTUTA MALL  
HERE TO EXPLORE

AL QUOZ INDUSTRIAL AREA

SHEIK MOHAMMED BIN ZAYED ROAD

AL KHAIL ROAD

DUBAI HILLS GOLF CLUB

DUBAI INVESTMENTS PARK

CITY CENTRE  
BY ALIEN

DUBAI SOUTH

EXPO CITY DUBAI



REGAL CREST  
BY KHALIS

DUBAI STUDIO CITY

ARABIAN RANCHES GOLF CLUB



AL MAKTOUM INTERNATIONAL AIRPORT

EMIRATES ROAD

GLOBAL VILLAGE

Your  
Gateway to  
Dubai's  
Finest



### **Major Commercial Hubs:**

Al Maktoum International Airport, Dubai Exhibition Centre, Expo City, Dubai Industrial City, Jebel Ali Port, Dubai Investment Park



### **Major Luxury Residential Hubs:**

South Bay, Emaar Grand Polo Club & Resorts, Emaar Oasis, Damac Riverside, Damac Islands, Emaar South Golf District



### **Major Infrastructure Developments:**

Directly connected to the Emirates Road, Upcoming metro station nearby, Upcoming Eithad Rail station nearby, Expansion of Dubai Industrial City

# Embrace the Current



**5 MIN**

AL MAKTOUM  
INTERNATIONAL AIRPORT

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**3 MIN**

DUBAI SOUTH MALL

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**5 MIN**

GOLF DISTRICT

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**2 MIN**

3 METRO STATIONS

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**5 MIN**

ETIHAD RAIL STATION

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**5 MIN**

DUBAI EXHIBITION  
CENTRE

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**8 MIN**

EXPO CITY

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**10 MIN**

DOWNTOWN JEBEL ALI

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**15 MIN**

DUBAI MARINA

---



**15 MIN**

GLOBAL VILLAGE

---



**10 MIN**

PALM JEBEL ALI

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**20 MIN**

BURJ KHALIFA &  
DUBAI MALL



Discover Regal Crest, an exclusive sanctuary in South Dubai where luxury meets nature. Our residences offer a unique blend of sophisticated living and tranquil, green surroundings. Designed for your well-being, Regal Crest is more than a home—it's a retreat, offering a life of unparalleled grace and purity.





# *Amidst the elegance*

Find your center in a haven where nature and tranquility converge. The air in the two Zen gardens is filled with the calming sound of cascading water from a central fountain. This is no ordinary feature; it is encircled by an apothecary of more than 25 exotic medicinal herbs, their fragrant whispers creating a multi-sensory experience of healing and peace. It is a space crafted not just for seeing, but for feeling—a personal retreat for quiet reflection.





A Sanctuary of *Timeless Luxury*

## ● 1ST FLOOR

- 1 BR – (101, 102, 104, 107, 109, 113)
- 2 BR – (103, 106, 108, 110, 112)
- STUDIO (105)
- 3 BR – (111, 114)

## ● 2ND FLOOR

- 1 BR – (201, 202, 204, 207, 209, 213)
- 2 BR – (203, 206, 208, 210, 212)
- STUDIO (205)
- 3 BR – (211, 214)

## ● 3RD FLOOR

- 1 BR – (301, 302, 304, 307, 309, 313)
- 2 BR – (303, 306, 308, 310, 312)
- STUDIO (305)
- 3 BR – (311, 314)

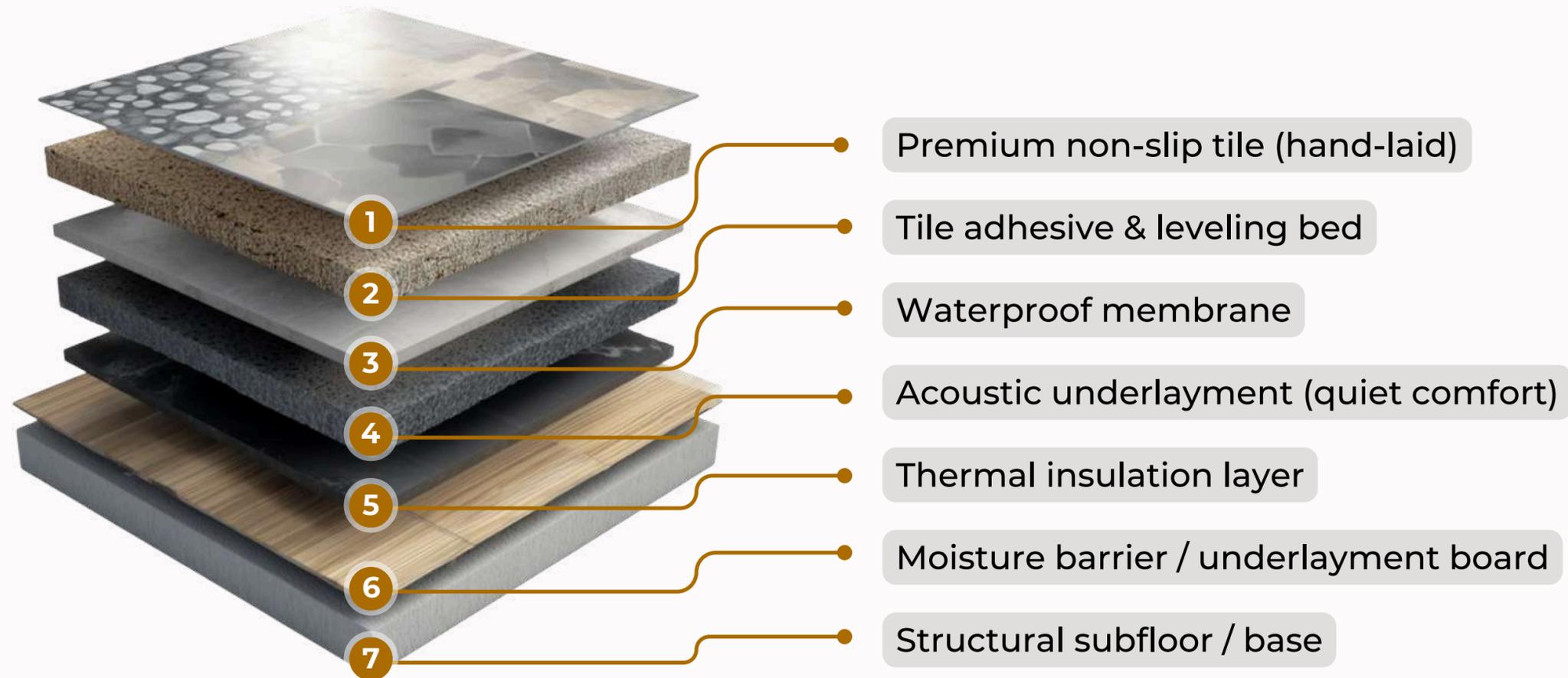
## ● 4TH FLOOR

- 1 BR – (401, 402, 404, 407, 409, 413)
- 2 BR – (403, 406, 408, 410, 412)
- STUDIO (405)
- 3 BR – (411, 414)



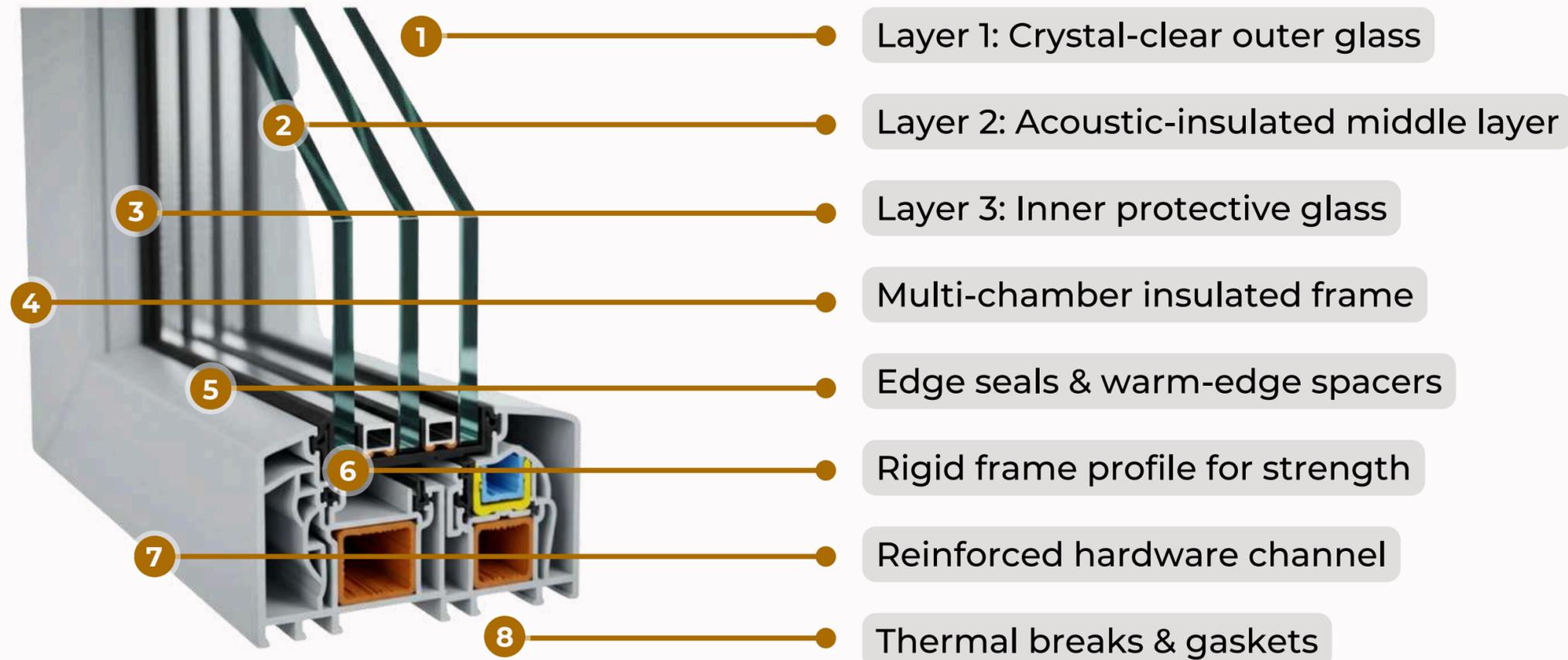
Where Every Floor Defines *Luxury Living*

# Luxury starts beneath the surface



Our 7-layer bathroom flooring combines safety, comfort, and strength - finished with hand-laid, non-slip tiles for timeless elegance.

# Bespoke 3-layer glass panels



It brings clarity, silence, and strength to your home - seamlessly blending views, comfort, and modern luxury.



# Amenities



ZEN  
GARDEN



GARDEN  
FRONT LIVING



OUTDOOR KIDS  
PLAY AREA



INFINITY  
POOL



BARBECUE  
AREA



SMART  
HOMES



INDOOR WATER  
FOUNTAINS



YOGA &  
MEDITATION ZONE



STATE OF  
THE ART GYM



*A space of curated elegance*





*Your personal  
sanctuary*

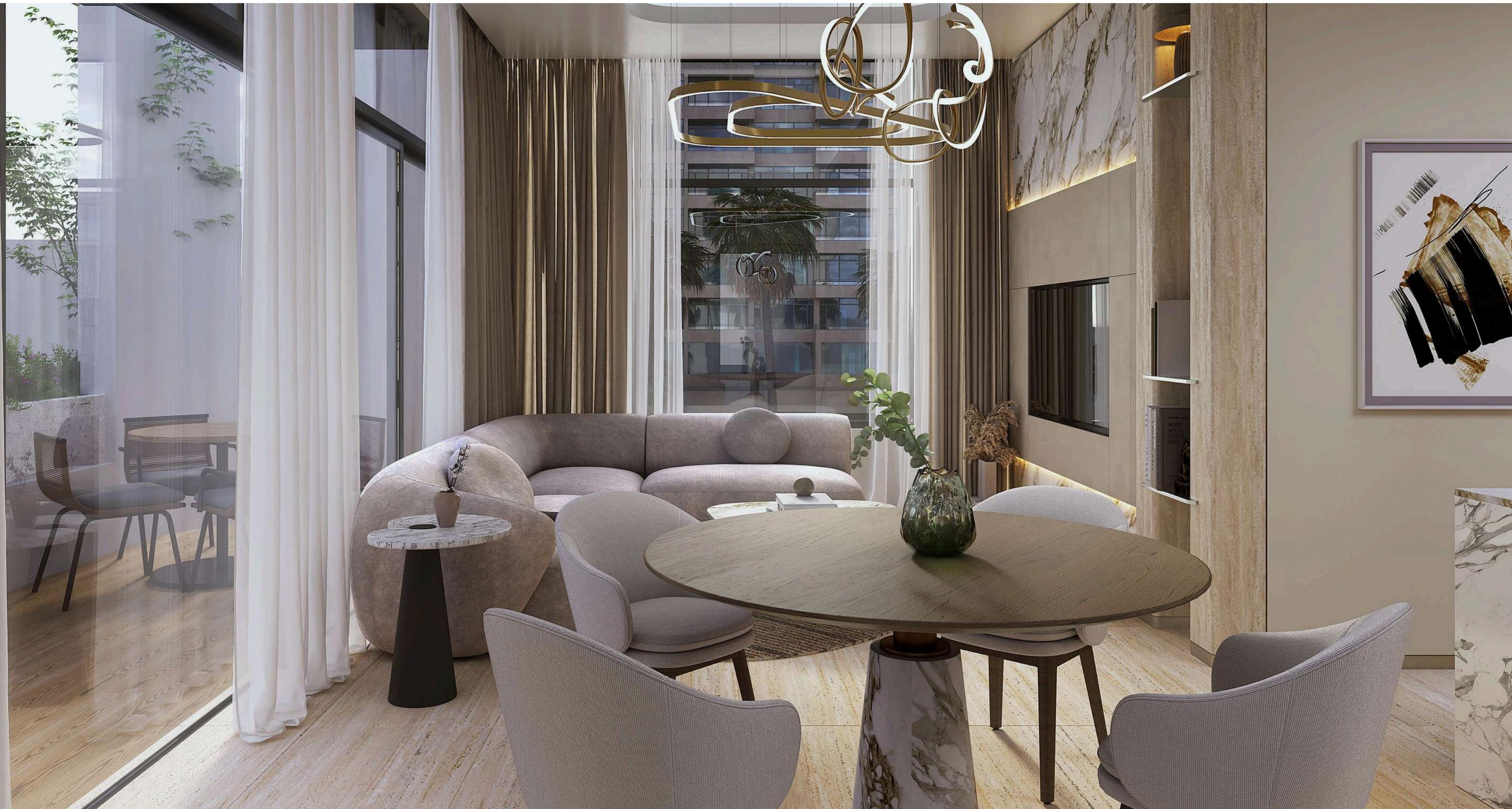
FOR REST AND  
RENEWAL, CURATED  
WITH IMPECCABLE  
DETAIL.





*Where beauty whispers quietly...*

*...And refinement finds its soul*





*The Definitive Stage...*

*...Where design meets indulgence*





*A refined  
retreat*

CRAFTED WITH BESPOKE  
FINISHES FOR A  
RESTORATIVE AND  
GRACEFUL EXPERIENCE.





*Ganctuary offering tranquil swim...*

*...Where every swim feels like a retreat.*





*Vibrant world for little explorers*

*Space to focus, flourish, and find your strength*





# *The Private Vista*

Find your quiet escape with a view - lush greenery and a sweeping panorama of the world taking flight.



Bespoke Living  
**Regal Crest**  
*Style*

Your home is not just a sanctuary; it's a front-row seat to the future, with the world's largest airport set to define the next era of global travel. This is a residence of enduring value and unmatched connectivity.





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