

REGGAILIA

BUSINESS BAY, DUBAI



REGALIA
BY DEYAAR
MEANINGFUL
LUXURY



DEYAAR
WELCOMES YOU
TO UNRIVALLED
LIVING.

A REVELATION
THAT INSPIRES
THE EMERGENCE
OF REGALIA.



THE BUILDING &
ARCHITECTURE

AN ICON
OF STYLE

CRAFTING THE EXTRAORDINARY.

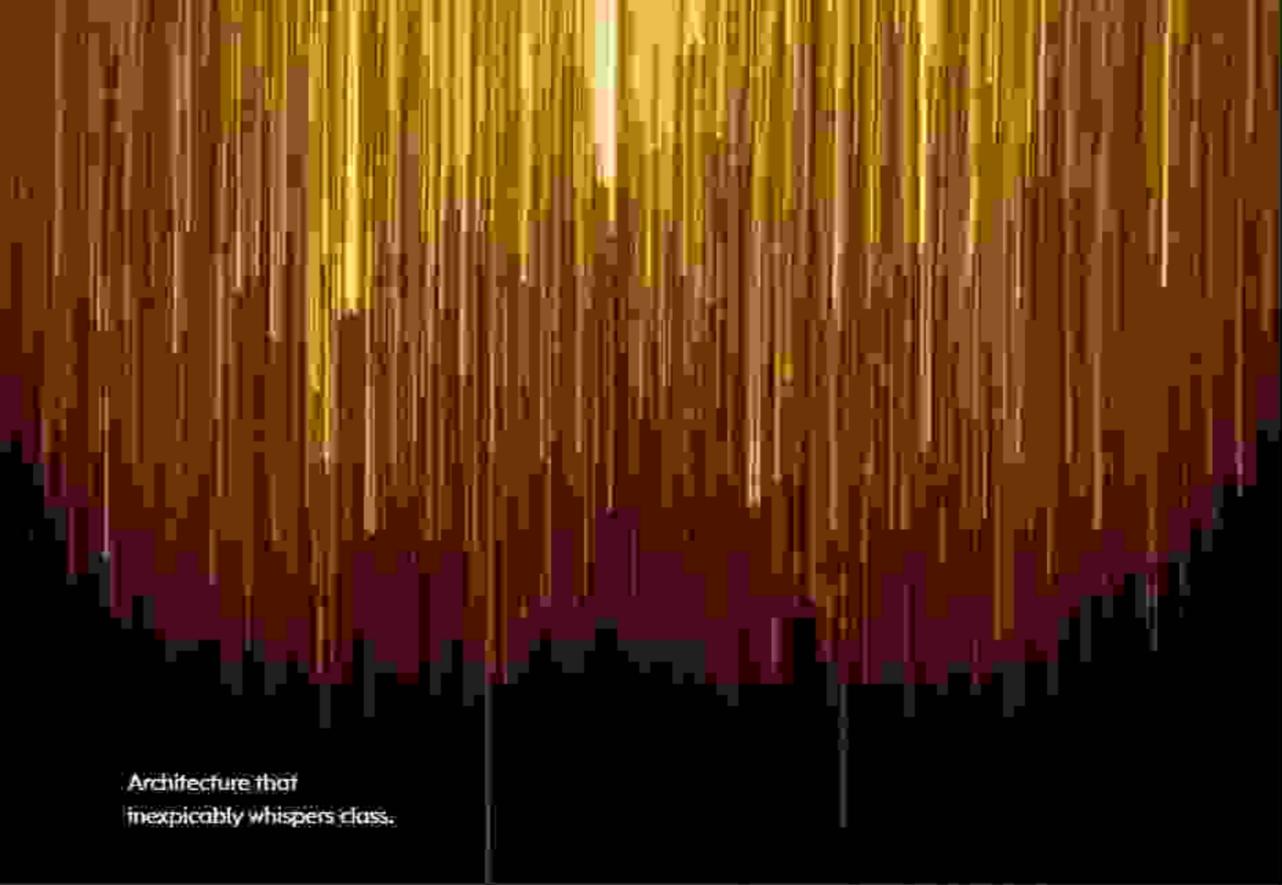
Stirling, Wilkinson and Partners Regatta by Ocean is a statement of high end urban living combining quality and distinction. Manifesting an aspiration for timeless elegance, Regatta is carefully sculpted for those with a penchant for the finer things in life.





The *Robinson & Company* building is a prime example of the firm's commitment to sustainable design. It features a green roof, energy-efficient lighting, and a LEED Gold certification. The building is a testament to the firm's commitment to creating a sustainable and healthy work environment.

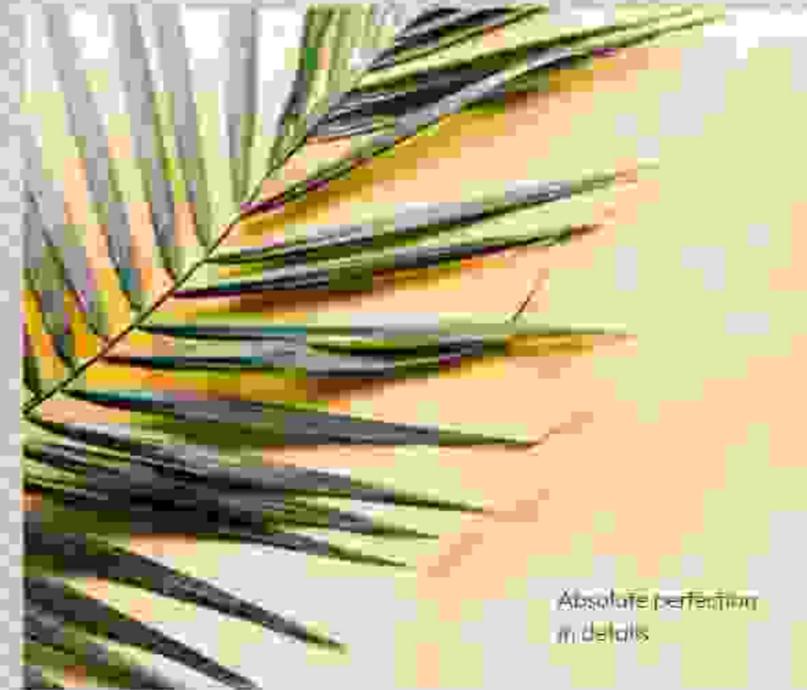
The building's design is a blend of modern and traditional architecture. It features a mix of materials, including glass, steel, and concrete. The building's design is a testament to the firm's commitment to creating a sustainable and healthy work environment.



Architecture that
inexplicably whispers class.

Regina'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, frameless glass windows, and framed-crowned apogee make the architecture authentic and timeless. The facade exquisitely balances functionality, materiality and texture.



Absolute perfection
in details.

ELEGANCE MANIFESTING ITSELF.



Naturally graceful materials.

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



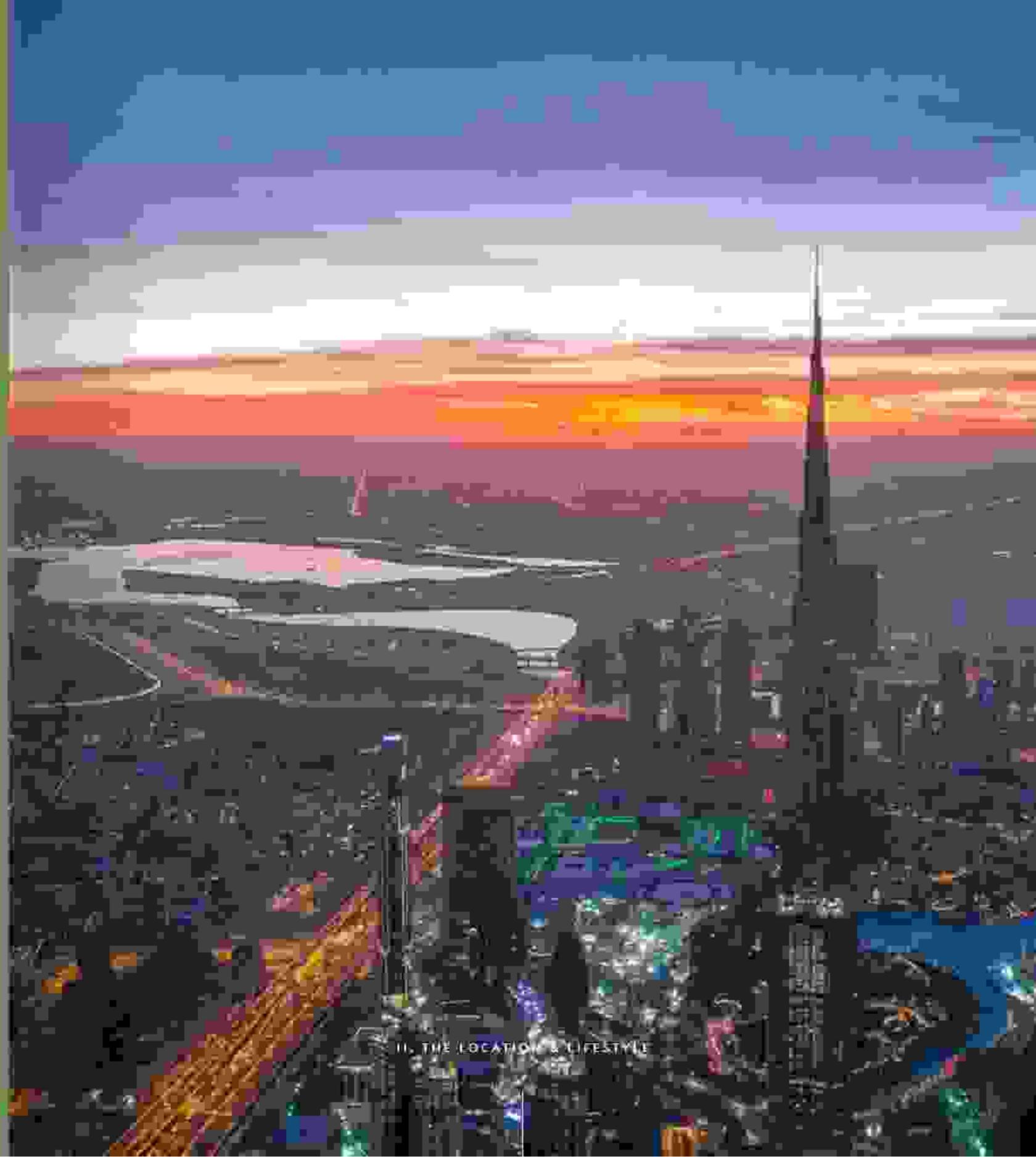
• III •

THE LOCATION
& LIFESTYLE

A RARE
FIND

SEAMLESSLY CONNECTED.

Beginning 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.



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

Hotels (in Business Bay)

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

Leisure, Malls & Art

- 1. Mieras 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. Bug Park
- 5. Ras Al Khaima Wild Life Sanctuary
- 6. Zabeel Park

Hotels (in the neighborhood)

- 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

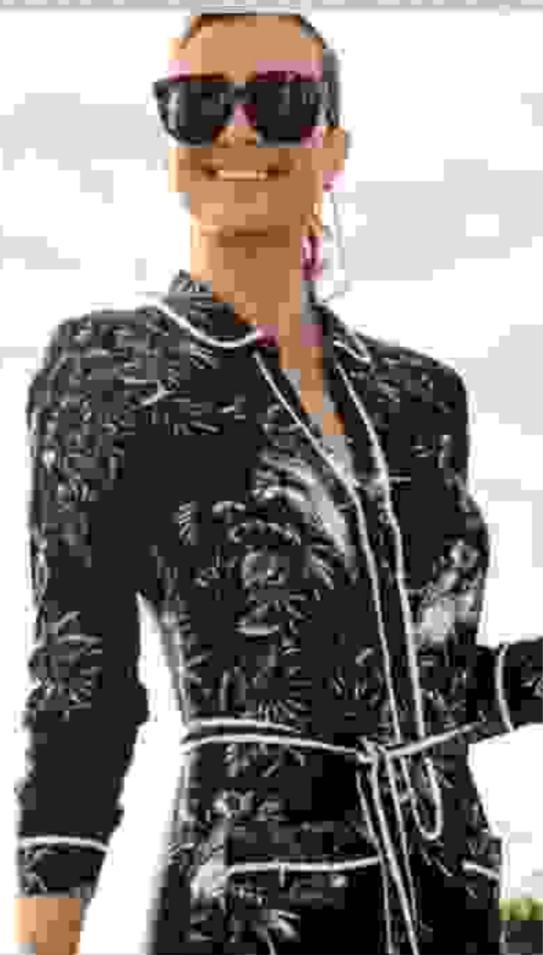
- 1. Business Bay
- 2. Dubai World Trade Centre & Exhibition
- 3. Dubai International Financial Centre
- 4. Sheikh Zayed Road Commercial Towers
- 5. TECOM
- 6. Dubai Internet City & Media City

Healthcare

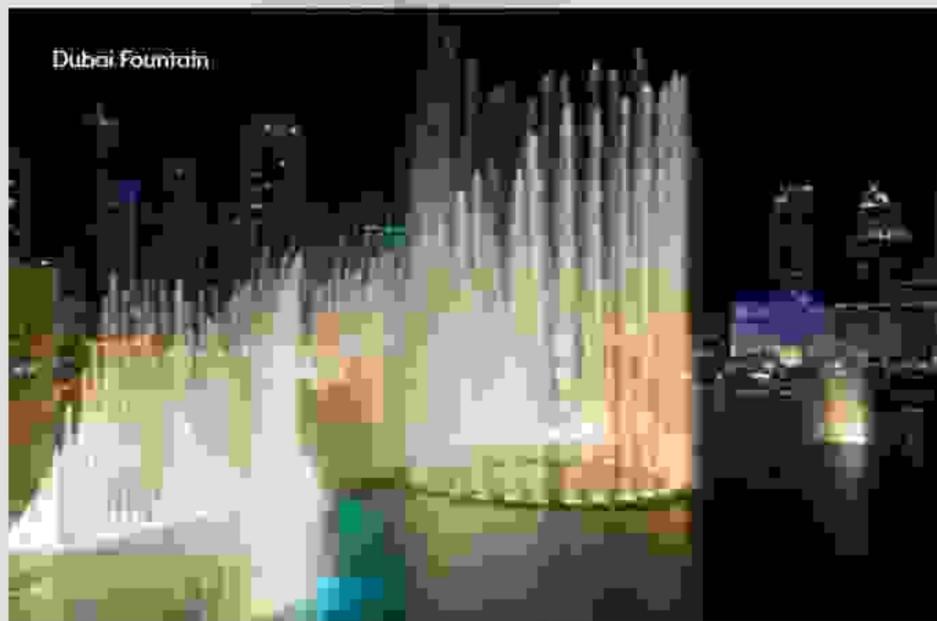
- 1. Dubai Healthcare City
- 2. MedCentres Downtown
- 3. Mediclinic Dubai Mall



REVEL IN THE VIBRANCY OF DOWNTOWN LIVING.

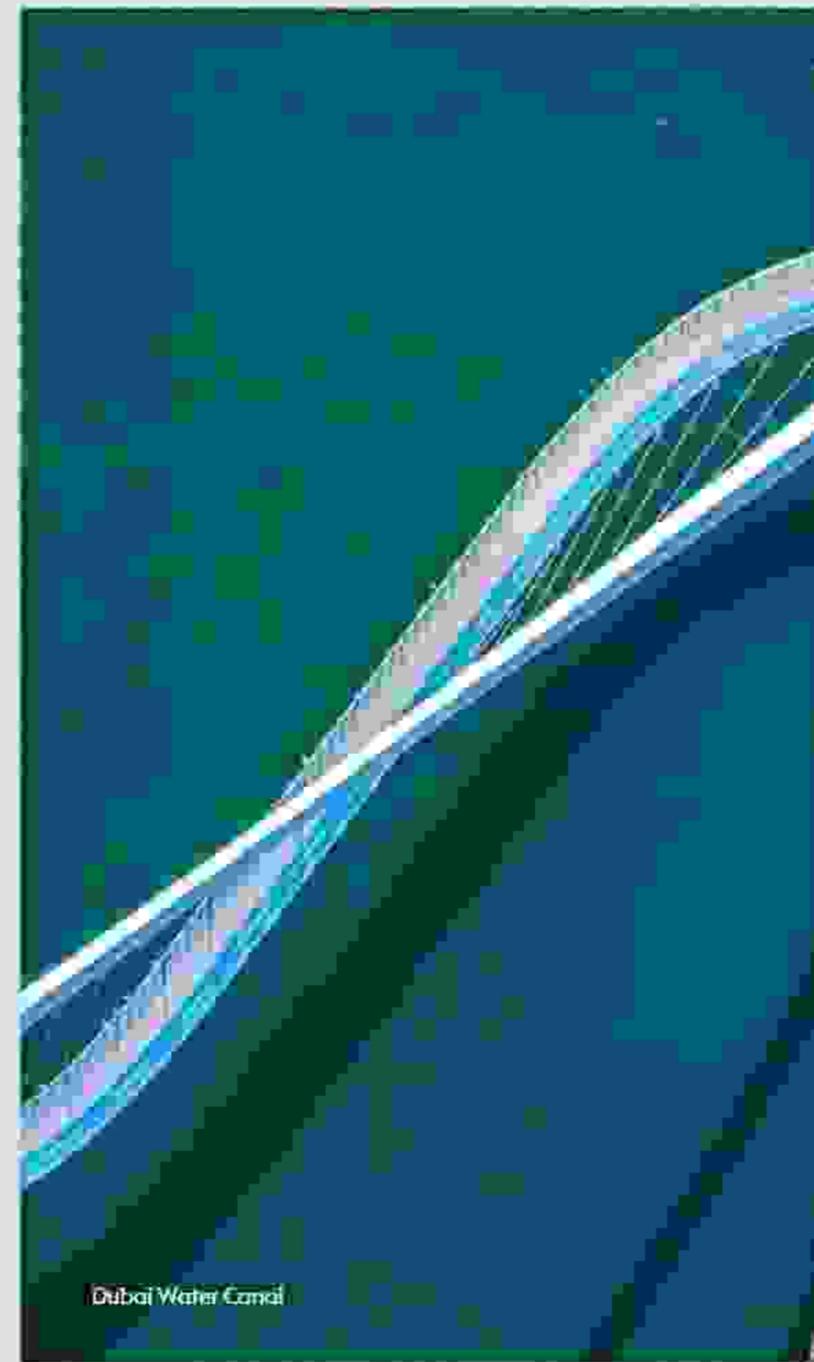


Shopping & Lifestyle
at your doorstep.

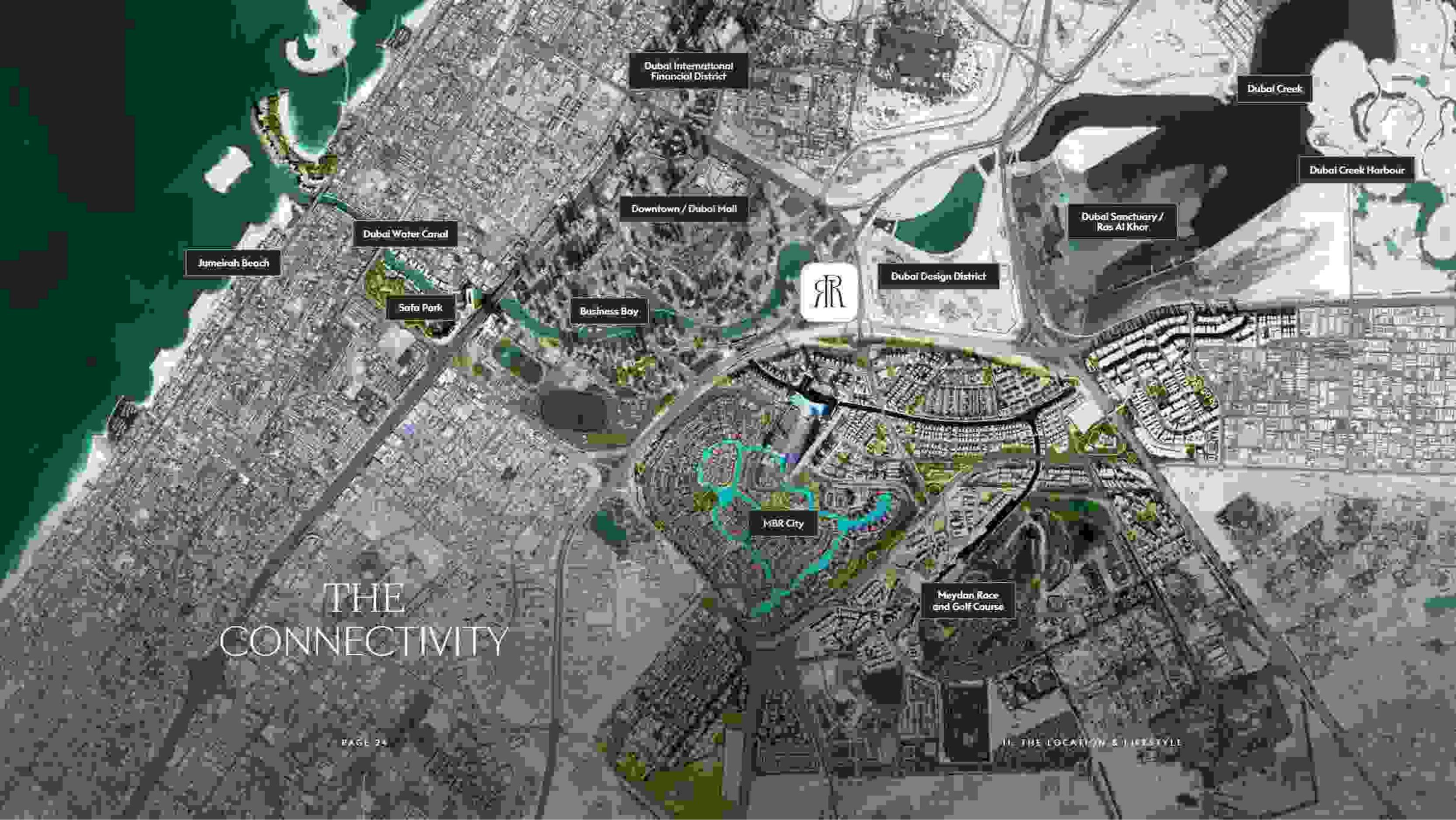


Dubai Fountain

Business Bay owes its unique character to the attractions of the neighborhood, ideally positioned amid an array of choices, you'll always have something to intrigue you. Shopping, lifestyle, dining and entertainment are never too far away. With excellent transport links and busling 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.



Dubai Water Canal



Dubai International
Financial District

Dubai Creek

Dubai Creek Harbour

Downtown / Dubai Mall

Dubai Sanctuary /
Ras Al Khor

Jumeirah Beach

Dubai Water Canal

Dubai Design District

Safa Park

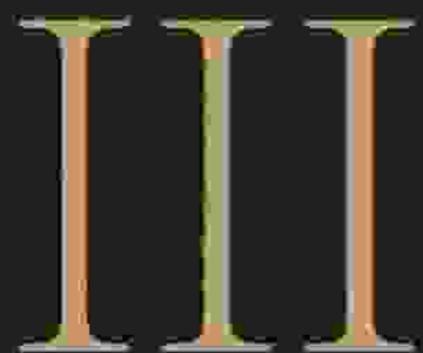
Business Bay



MBR City

Meydan Race
and Golf Course

THE CONNECTIVITY



THE AMENITIES

THE ART
OF LIVING
WELL

UNRIVALLED AMENITIES.

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





Walk your way to peace on the leisure deck.



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 with kitchen, lounge bar, yoga pavilion, private cabana, grand lawn, kids pool, jacuzzi, and much more. For wellness enthusiasts, the leisure deck is the perfect place to unwind and relax.



Infinity pool with mesmerizing views.

SAVOUR THE GOOD LIFE.

FITNESS AND RECREATIONAL AMENITIES

1. The Infinity Pool
2. River Canoeing
3. Juke Bar
4. State-of-the-art Gymnasium
5. Yoga & Aerobics Pavilion

WELLNESS AMENITIES

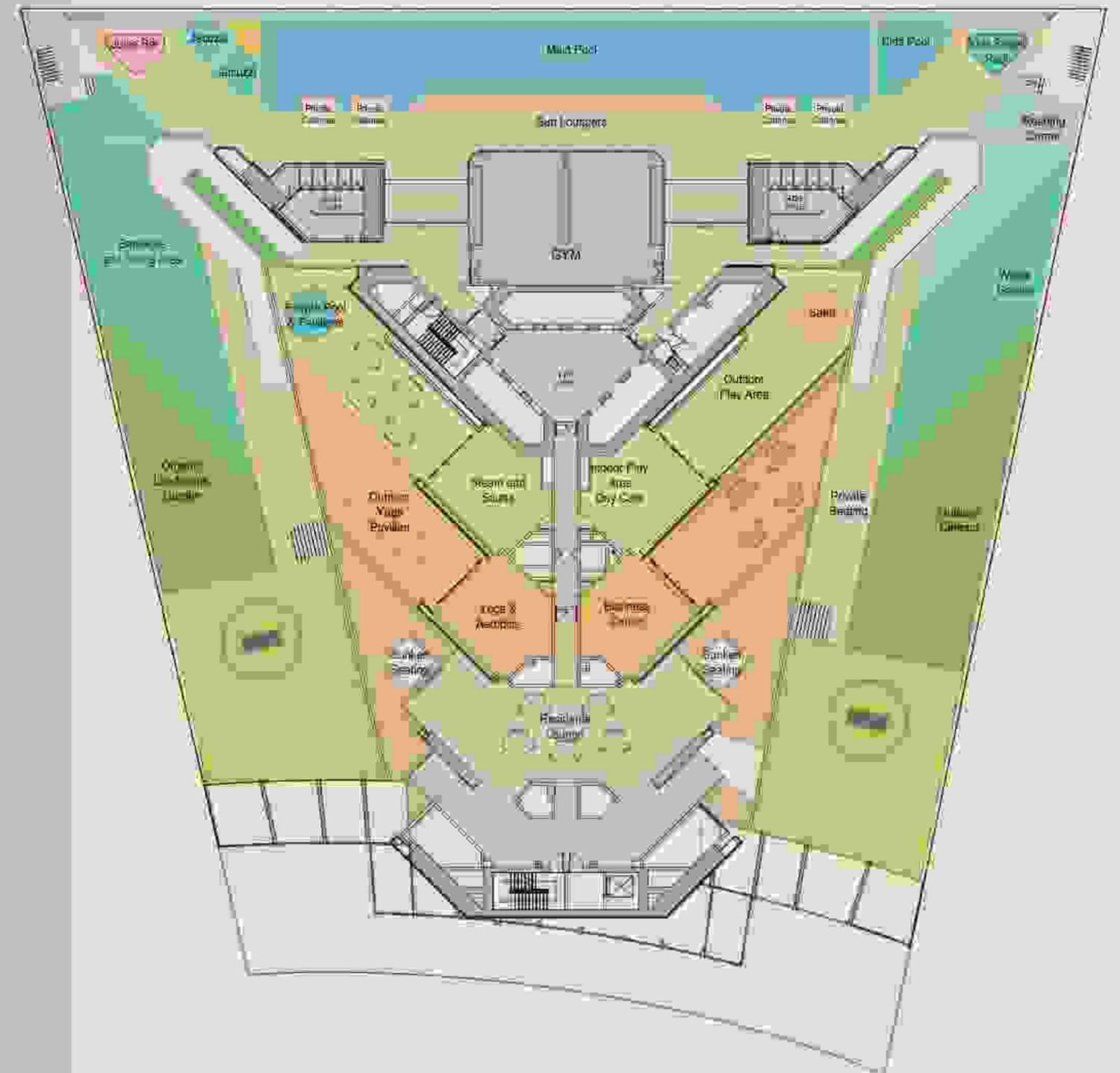
6. Wellness & Spa
7. Outdoor Green Lawn
8. Landscaped Garden with Private Seating
9. The Reading Corner

SOCIAL AMENITIES

10. The Lobby
11. Residents Lounge
12. BBQ Area & Private Outdoor Dining
13. Garden Cinema
14. Business Centre

CHILDREN AMENITIES

15. Indoor Play Area
16. Children & Social Pool

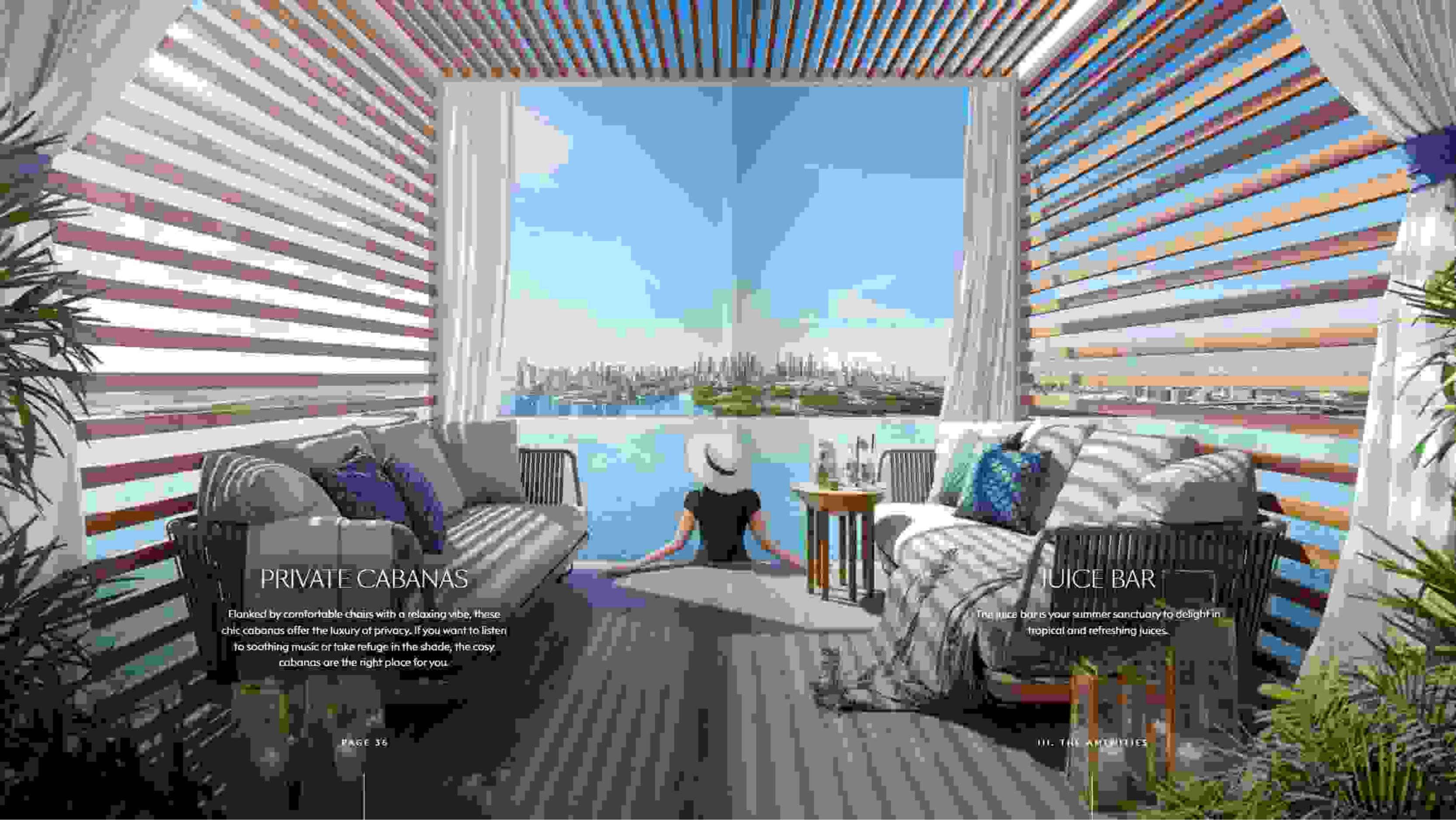




FITNESS AND RECREATIONAL AMENITIES.

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

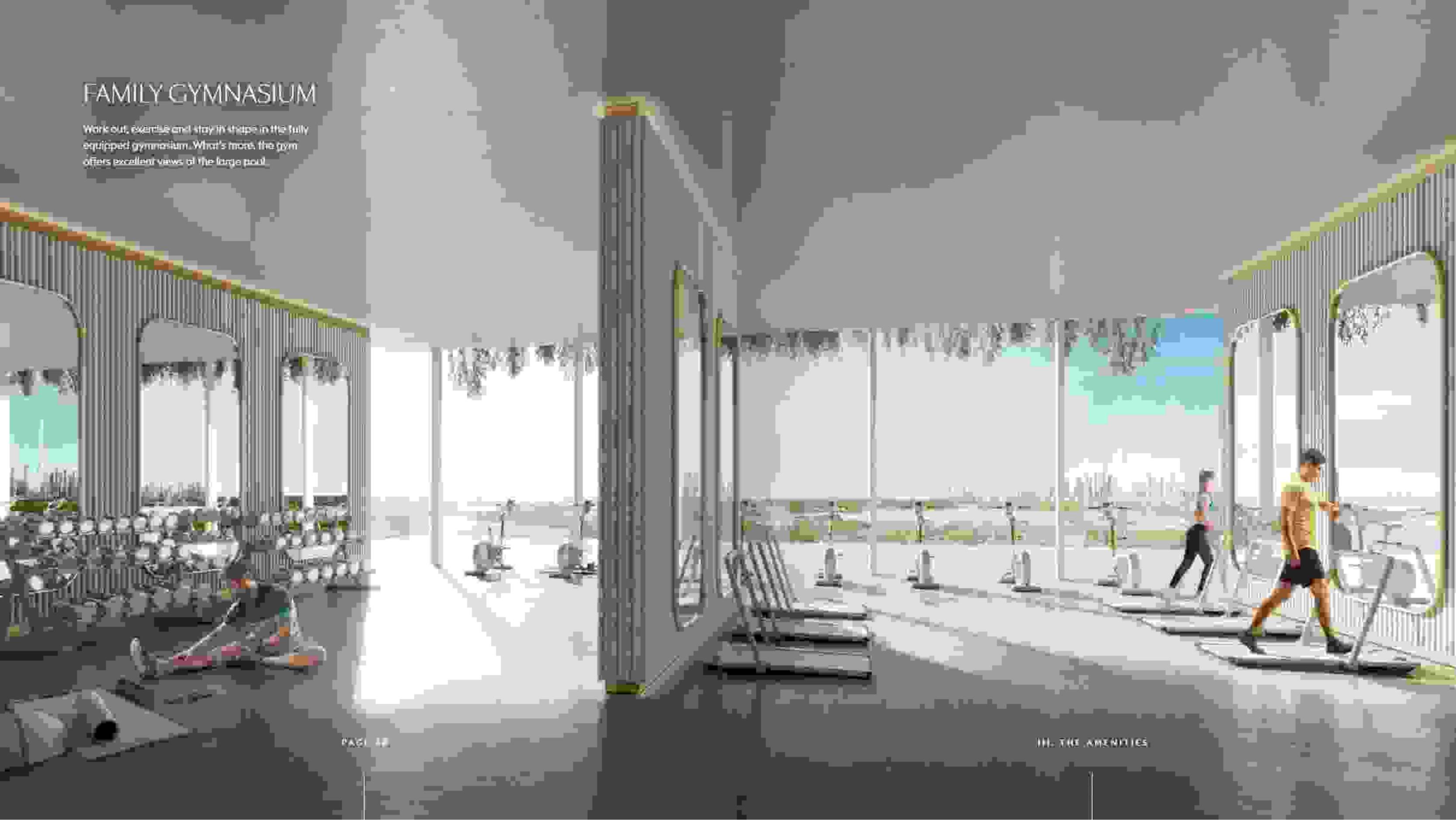
Flanked by comfortable chairs with a relaxing vibe, these chic cabanas offer the luxury of privacy. If you want to listen to soothing music or take refuge in the shade, the cosy cabanas are the right place for you.

JUICE BAR

The juice bar is your summer sanctuary to delight in tropical and refreshing juices.

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 PAVILION

By unifying and harmoniously blending the indoors with the outdoors, the yoga and therapy pavilion offers a rejuvenating escape from the hustle and bustle of everyday life. The glass walls create an effortless transition of the inside with the outside.

BBQ AREA & PRIVATE OUTDOOR DINING

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

LANDSCAPE GARDEN WITH PRIVATE SEATING

The organic landscaped garden transforms the leisure
deck into a celebration of flowers and foliage. Delight in
serenity or spend time with loved ones in the Regalia's
private seating areas. The choice is always yours.

THE READING CORNER

The reading corner: the reader
escape to take time out from the busy
city life to immerse in a captivating
book amidst lush vegetation.

OUTDOOR CINEMA

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



WELLNESS & HAMMAM

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



LOBBY

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

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 seatressily connects the outdoors with the indoors.



INDOOR PLAY AREA

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

CHILDREN & SOCIAL POOL

Spend quality time with your kids, watch them interact with friends and learn new skills at the children's pool.



OUTDOOR GREAT LAWN

Congregate with friends or throw a barbecue, the great outdoor lawn is the ideal destination for social and active pleasures and bonding.





• IV •

THE RESIDENCES

UNMATCHED
ATTENTION
TO DETAIL

STAMPED WITH PRIVILEGE.

Regatta residences are the epitome of sophisticated living. The residences are designed when paired with spaces that reflect your personality.

REGATTA

IV THE RESIDENCES

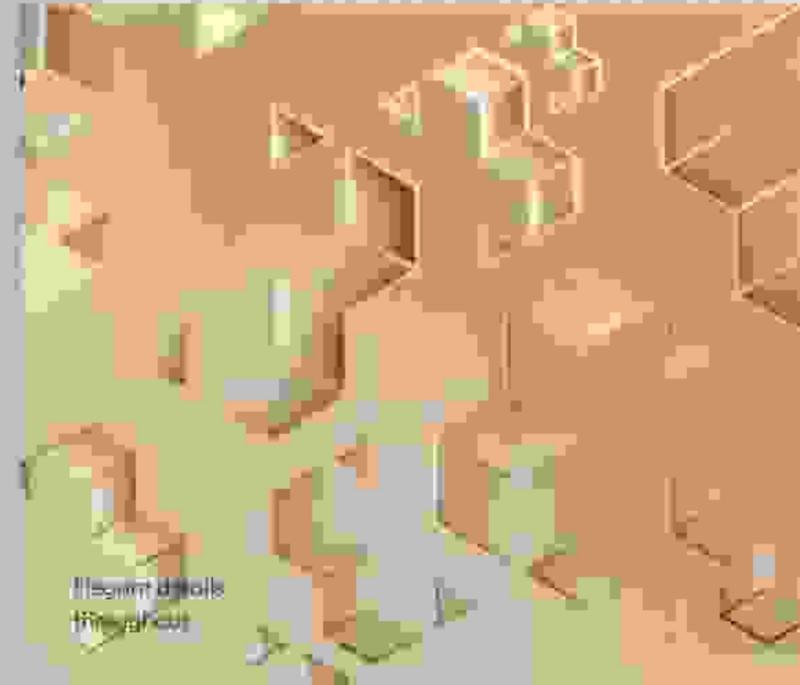


BEYOND COMPARE.

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



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The residences carry an air of timeless elegance, where the marvelously crafted interiors and sophisticated textures exceed comfort and class. Every aspect reflects a sense of concept anchored on high-level functionality and cultivated beauty. The elegantly appointed living areas boast fabulous 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.

Selected 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, if you live here.

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



IV. THE RESIDENCES

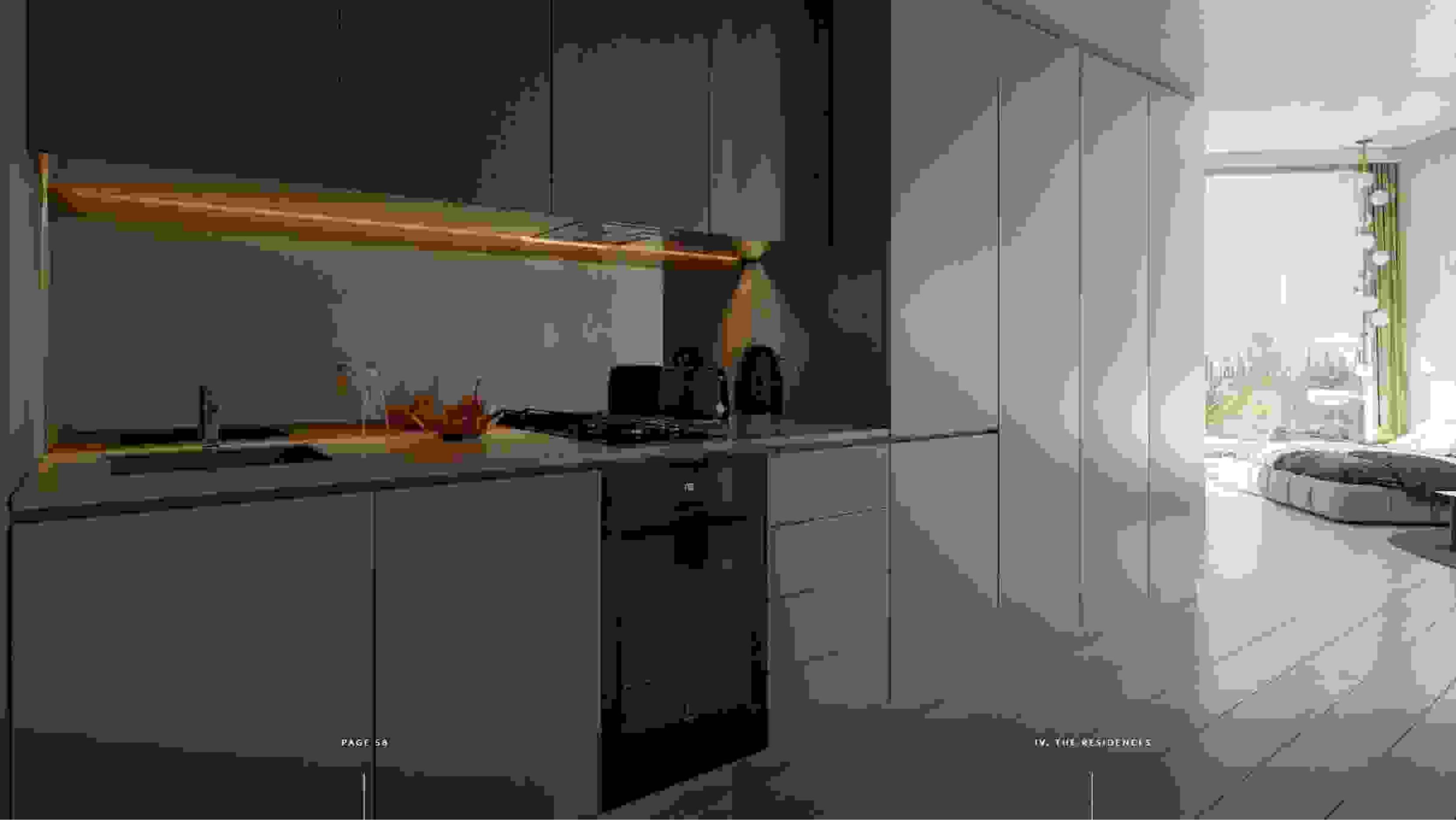
LIVING ROOMS

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



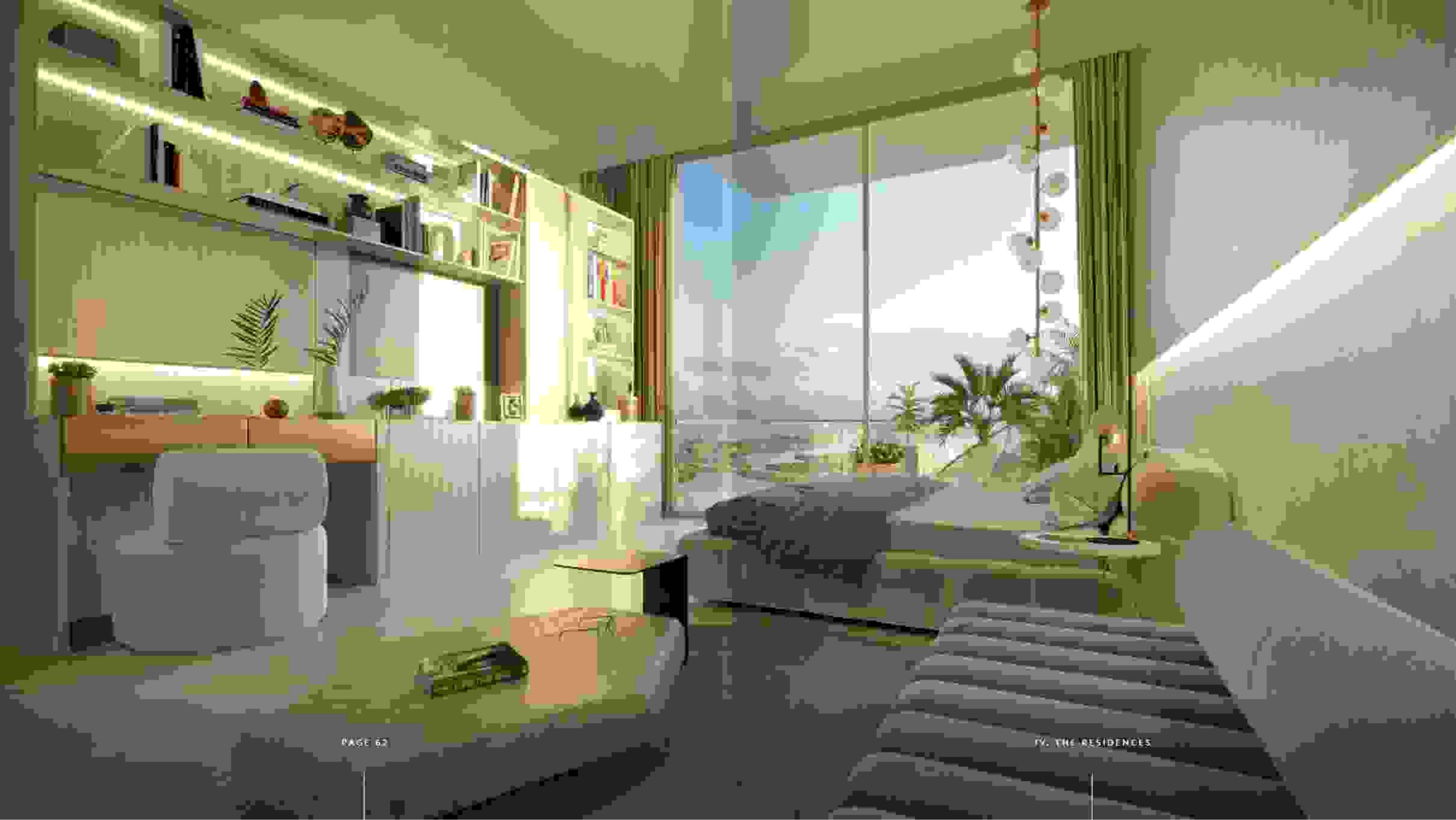
KITCHENS

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





UNIT PLANS

THE LAYOUTS



• VI •

THE DEVELOPER

THE
STORY
TELLER



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.

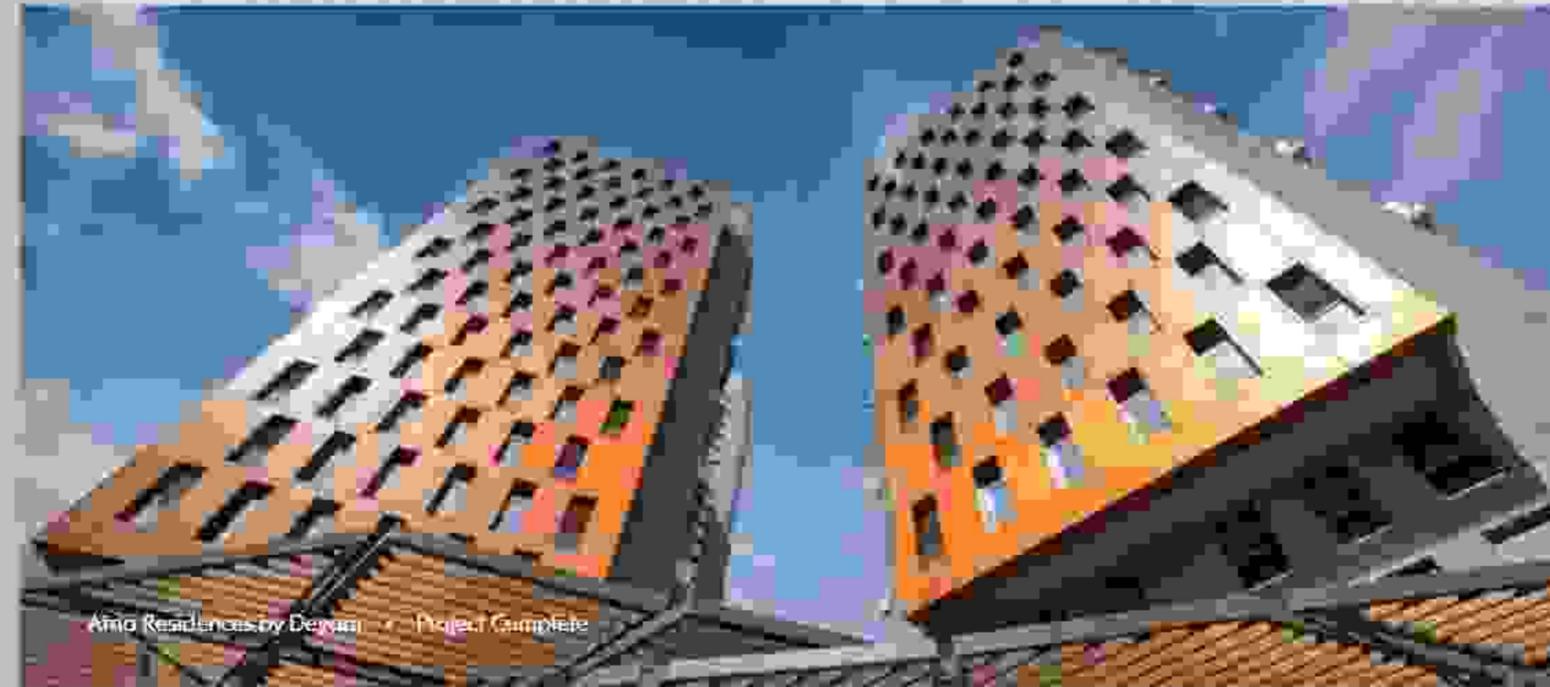


We have under our wing stellar commercial towers, remarkable residential buildings, and incredible hotels that reflect their time and also transcend it. Our presence is palpable across Dubai's finest locations— from its globally renowned addresses to its upcoming hubs. We are noted for our iconic projects 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 contributed Deyaar's optical and stature within the real estate industry.



Al Barsha by Deyaar • Project Complete



Al Barsha Residences by Deyaar • Project Complete



Marina Base by Deyaar • Project Complete

We use the breadth of our expertise and the strengths of our financial intelligence to create a positive and lasting impact on Dubai's built environment. The aim is to unlock potential, maximize 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.



دييار
DEYAAR

