



YOU ARE A GUIDE TO THE
WORLD OF LUXURY

REGGALLA

RR

BY DEYAAR

MEANINGFUL
LUXURY 

· I ·

THE DEVELOPER

COMMITTED TO THE
TRANSFORMATION
OF DUBAI.



دييار
DEYAAR



OUR OVERVIEW

Founded
in 2002



Team
of 350+



Association with
Global Experts



AED 412 million
revenue in 2020



Development Portfolio of
20 million sq.ft.



Strategy
Dubai Focused



#1 Developer by
Residential Sales



18 residential, 7 commercial
3 hospitality & 1 Mixed used projects



VALUES THAT SET US APART.



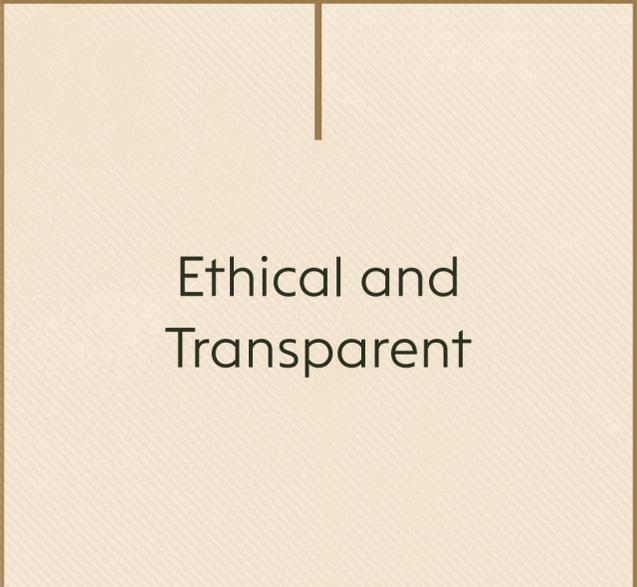
Enterprising and agile



Quality and value conscious



Committed to the transformation of the UAE under our leadership



Ethical and Transparent



Trustworthy and reliable



OUR ACHIEVEMENTS.

AED 5.788
BILLION IN
CAPITAL

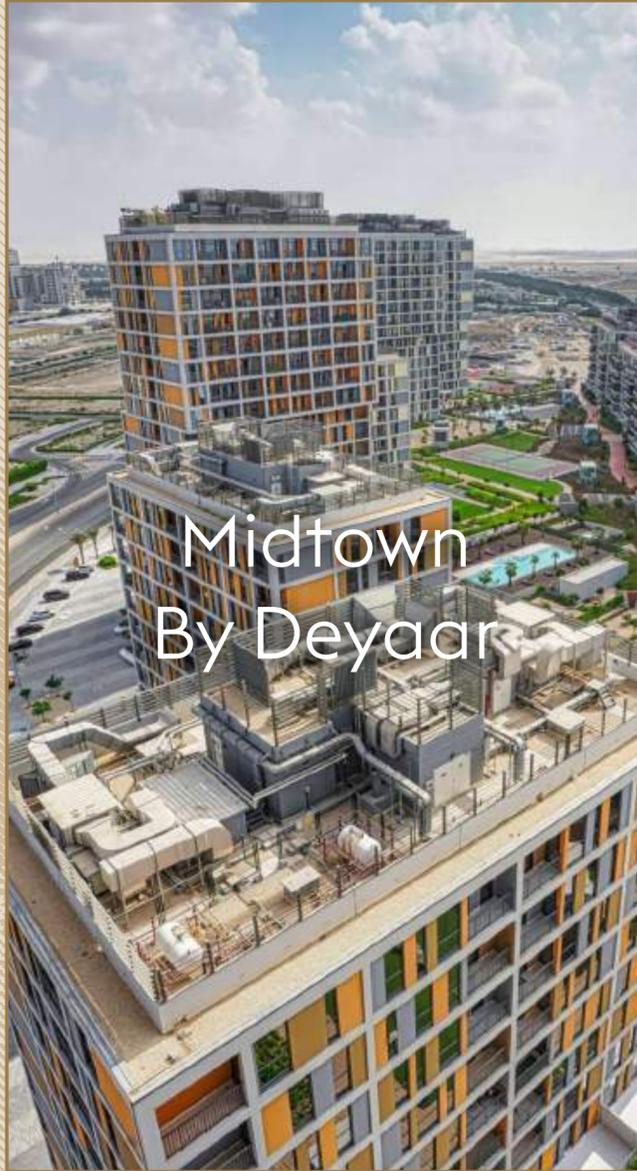
MORE THAN
20 MILLION
SQ.FT. OF
DEVELOPMENT

THREE
HOSPITALITY
PROJECTS

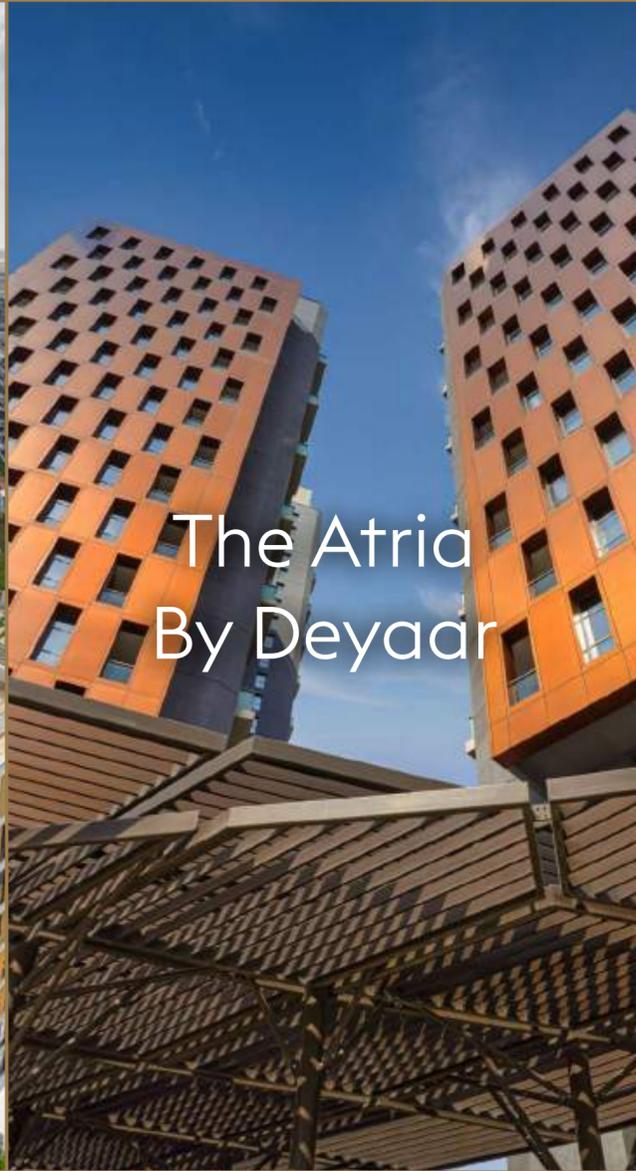
PUBLICLY LISTED
IN DUBAI
FINANCIAL MARKET
SINCE 2007



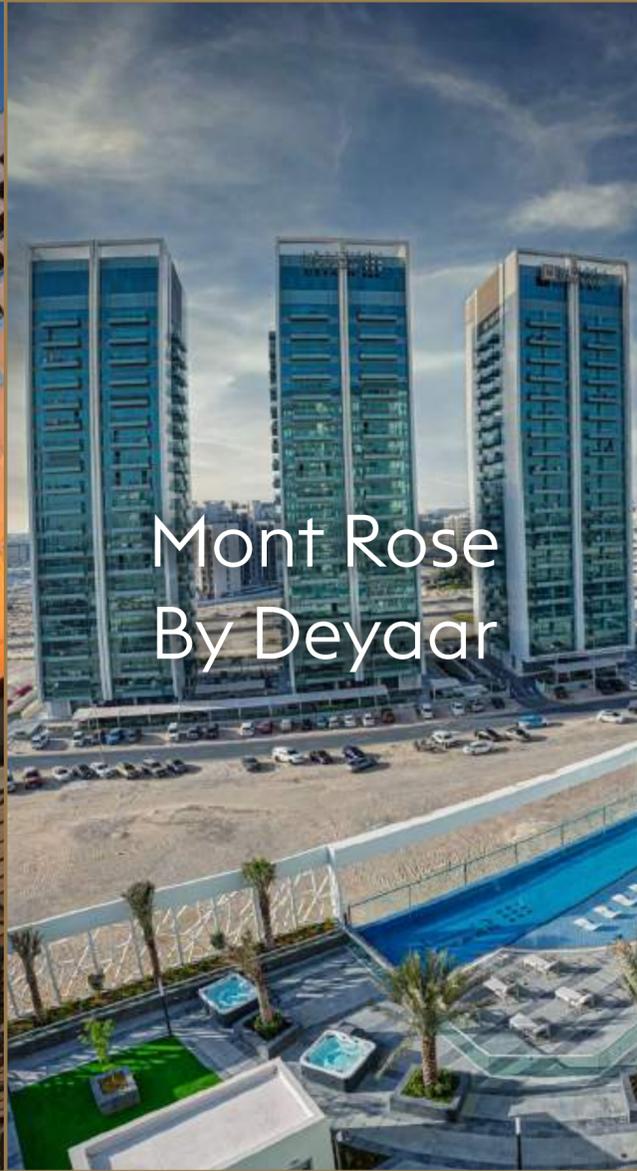
MAJOR DEVELOPMENTS.



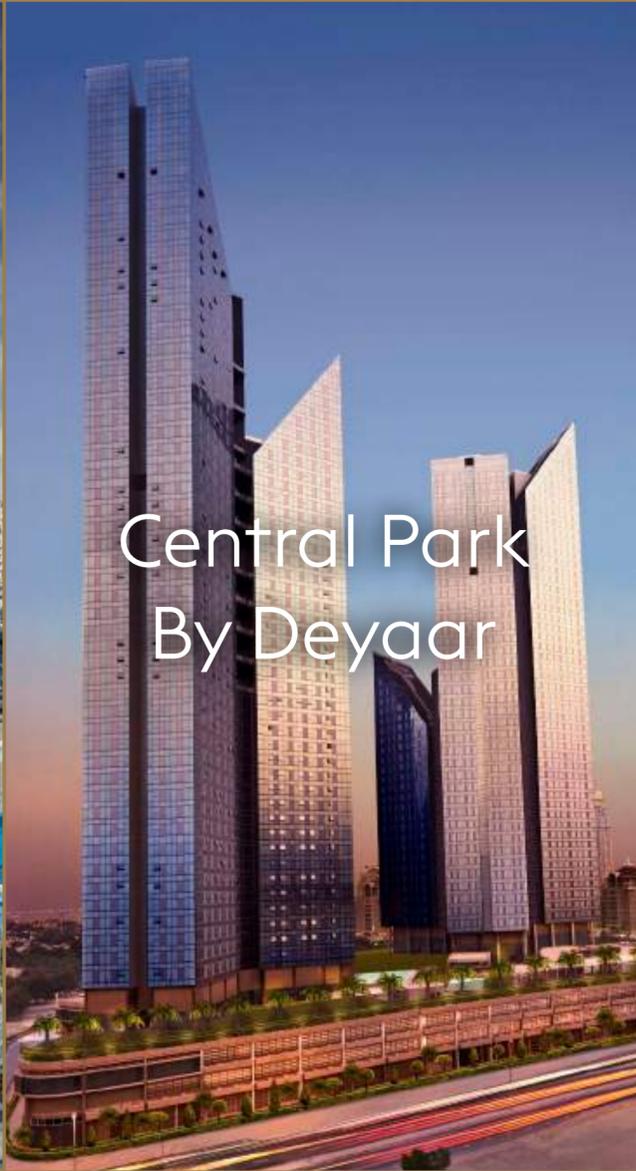
Midtown
By Deyaar



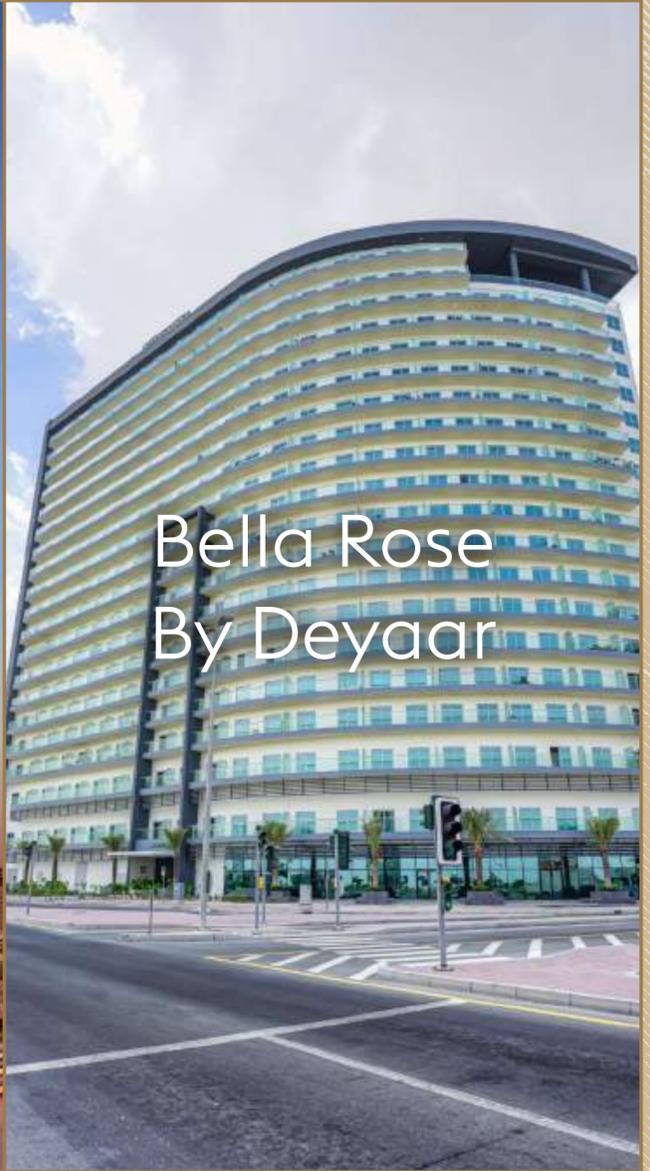
The Atria
By Deyaar



Mont Rose
By Deyaar



Central Park
By Deyaar



Bella Rose
By Deyaar



TOTAL AREAS.

2007-2010
5,438,271
Sq.Ft

2011-2013
5,232,372
Sq.Ft

2014-2017
5,648,966
Sq.Ft

2018-2020
5,133,514
Sq.Ft



HOSPITALITY & RETAIL.



Millennium Atria



Millennium Al Barsha



Millennium Mont Rose

· II ·

LOCATION & NEIGHBOURHOOD

SITUATED IN DUBAI'S
MOST CELEBRATED
ADDRESS.



LOCATED IN ONE OF THE WORLD'S
FASTEST GROWING CITIES.



DUBAI, BENEFITING EVERYONE.



As of Q1 2021:

67% Secondary Market Sales
33% Off-plan Market Transactions
78% Apartment Residential Sales
22% Villa/Townhouses Sales

AED 10.97B

Recorded Total Sales
in April 2021.

100% Hotel Capacity

Dubai allows full hotel
occupancy

810.2K 5.51M

Visitors in 5.51M visitors from
Jan-Feb 2021 Jan - Dec 2020

Golden Visa

10-Year Residency Visa for
Investors and Specialists

24th

Rank in the Global Quality of
Life Index

\$33 Billion

Expo 2021 will boost Dubai's
economy.

300,000 Jobs

To be created by Dubai Expo
2021

Citizenship

UAE is offering citizenship to
foreigners.

36th

Ranking on JLL's Real Estate
Transparency

7th

Dubai ranks 7th on the global
safe city index by Numbeo.

0%

- Personal Income Tax
- Rental Income Tax
- Capital Gain Tax

BUSINESS BAY, A FLOURISHING NEIGHBOURHOOD.

Brimming with intriguing attractions in Dubai's most celebrated address of Business Bay, Regalia is perfectly positioned to bring the best at your doorstep.

- Perfect mix of Commercial & Residential
- Array of Entertainment & Retail facilities
- Connected by road, rail & canal
- Leading destination for international & local businesses
- Covering area of 4.36 sq. Km.



BUSINESS BAY, ONE OF THE HIGHEST GROWTH CORRIDORS IN DUBAI.



- 14.9% Apartment Sales - February 2021



- Investor's Favourite (Luxurious Developments with high returns)



- 64 Million sq.ft. of Freehold Development

- 200+ Residential, Commercial & Mixed-use Developments.



- Extension of Dubai Creek, Sheikh Zayed Road & Ras Al Khor.



- High demand for luxurious Apartments in Q1, 2021.

- Dubai Water Canal
 - 3.2 km long
 - 3 km running Track
 - 12 km cycling track

- Close Proximity to Burj Khalifa & Downtown Dubai

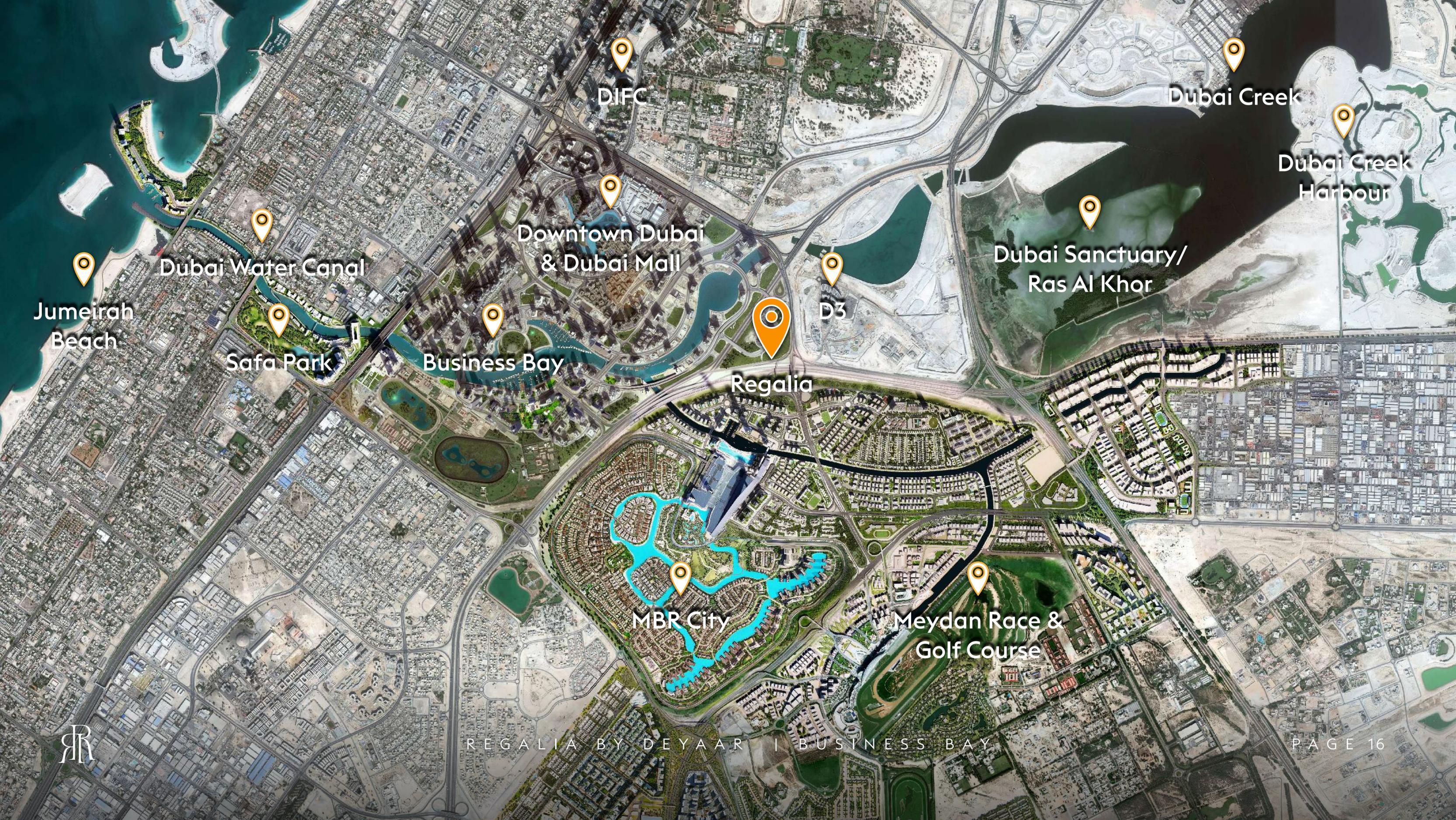
- Upscale Cosmopolitan Lifestyle (Live-work-play)

- Array of Upscale Hotels (Opus, Taj and JW Marriott)

ALL THE RIGHT CONNECTIONS

- **Hotels (in Business Bay)**
 1. ME by Melia
 2. JW Marriott Marquis Hotel Dubai
 3. V Hotel
- **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)
- **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 & Healthcare**
 1. Marasi Park
 2. Business Bay Skate Park
 3. Safa Park
 4. Burj Park
 5. Ras Al Khor Wild Life Sanctuary
 6. Zabeel Park
- **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**
 7. Dubai Healthcare City
 8. MediCentres Downtown
 9. Mediclinic Dubai Mall





DIFC

Dubai Creek

Dubai Creek
Harbour

Dubai Water Canal

Downtown Dubai
& Dubai Mall

Dubai Sanctuary/
Ras Al Khor

Jumeirah
Beach

Safa Park

Business Bay

D3

Regalia

MBR City

Meydan Race &
Golf Course



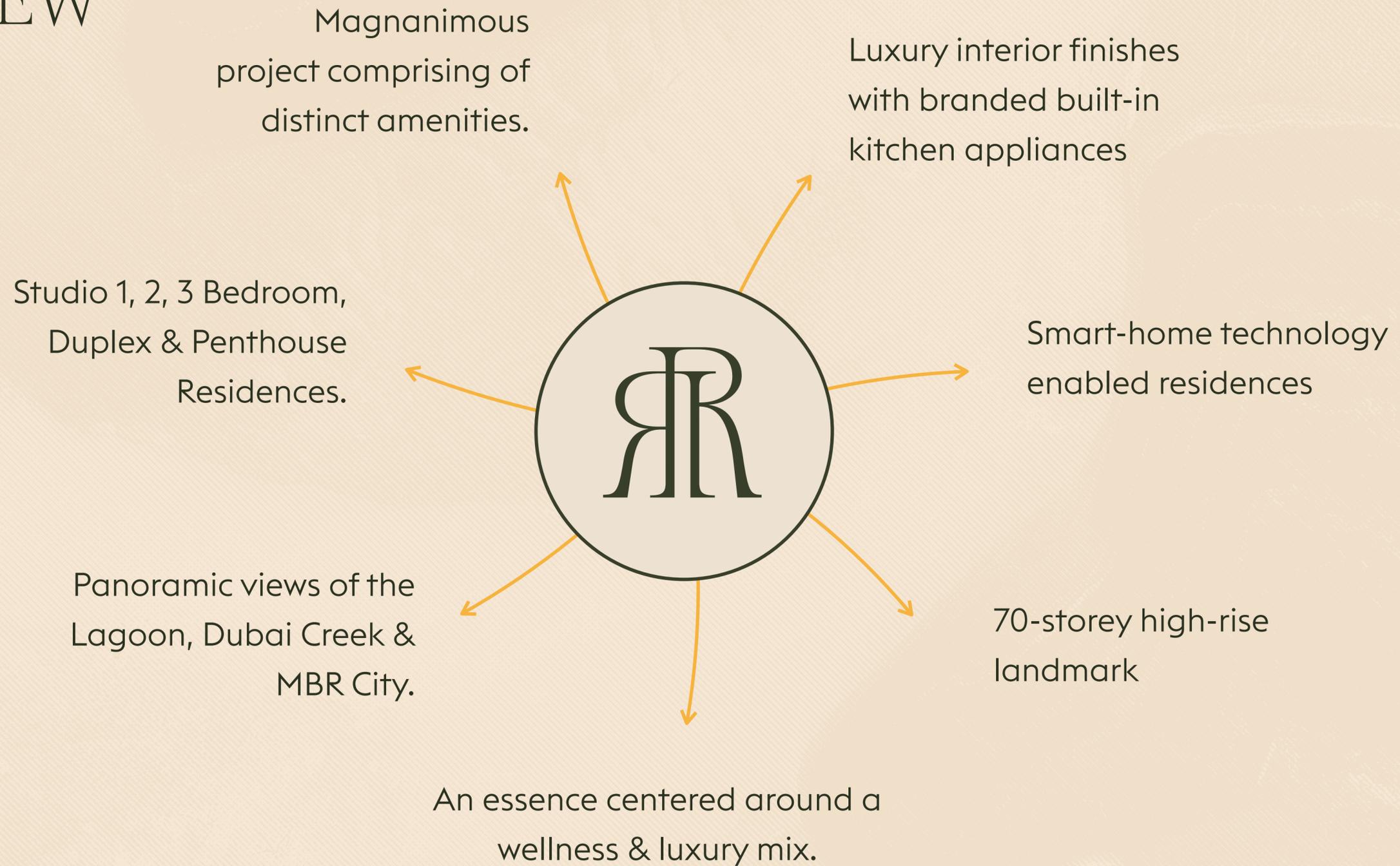
· III ·

REGALIA BY DEYAAR

SPACE, STYLE &
SUBSTANCE.



OVERVIEW



WHY REGALIA?



Luxurious residences
at a smart value for
money



Located in the
vibrant precinct of
Business Bay



Unparalleled indoor
& outdoor amenities



Great investment
opportunity



Smart-home residences
with built-in kitchen
appliances



Beautiful
Views

WHY REGALIA?

The Tower houses premium residences with stunning panoramic views from every angle, personifying excellence and sophistication.

Luxury
Redefined

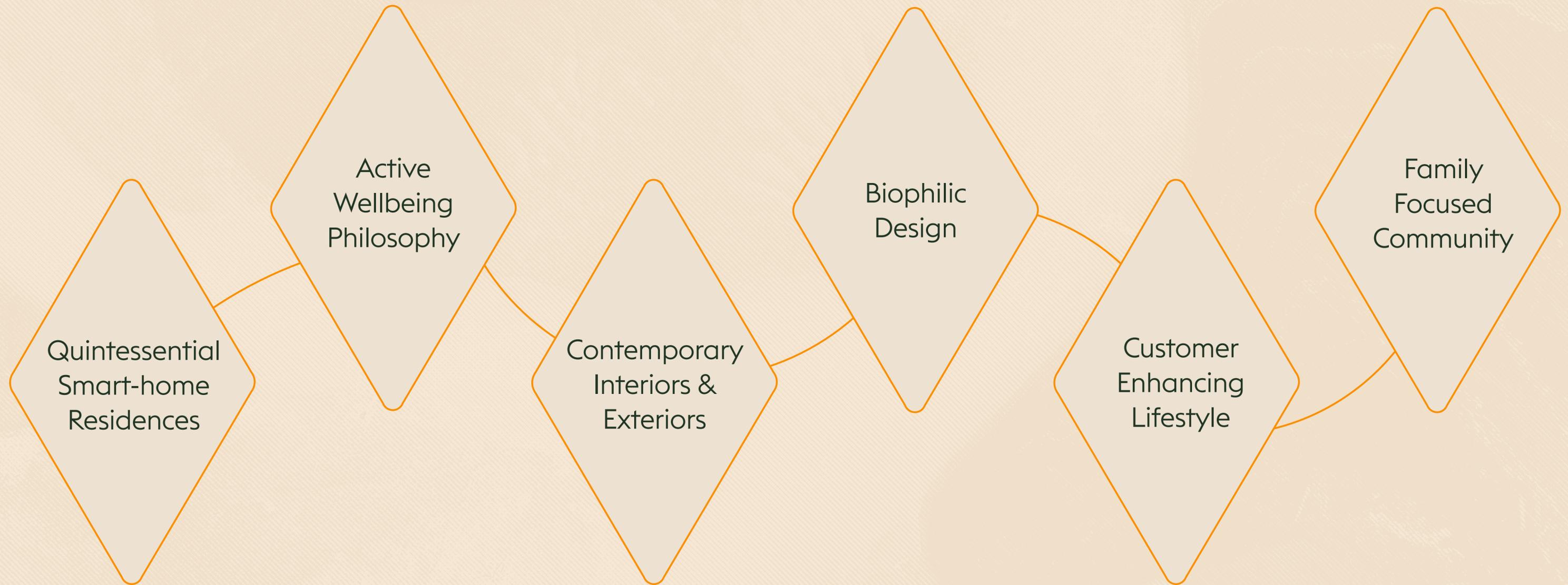
Urban
Sanctuary

Providing residents with the best of both worlds: Downtown connection mixed with urban privacy and living.



MEANINGFUL LUXURY

Regalia Residences are carefully planned and designed keeping the welfare of the residents in mind.



— *Front Elevation*



— *Coronation*



EXTRAORDINARY
AMENITIES FOR
THE SELECT FEW.



THE REGALIA PODIUM

FITNESS AND RECREATIONAL AMENITIES

1. The Infinity Pool
2. Private Cabanas
3. Juice Bar
4. State-of-the-art Gymnasium
5. Yoga & Aerobics Pavillion

WELLNESS AMENITIES

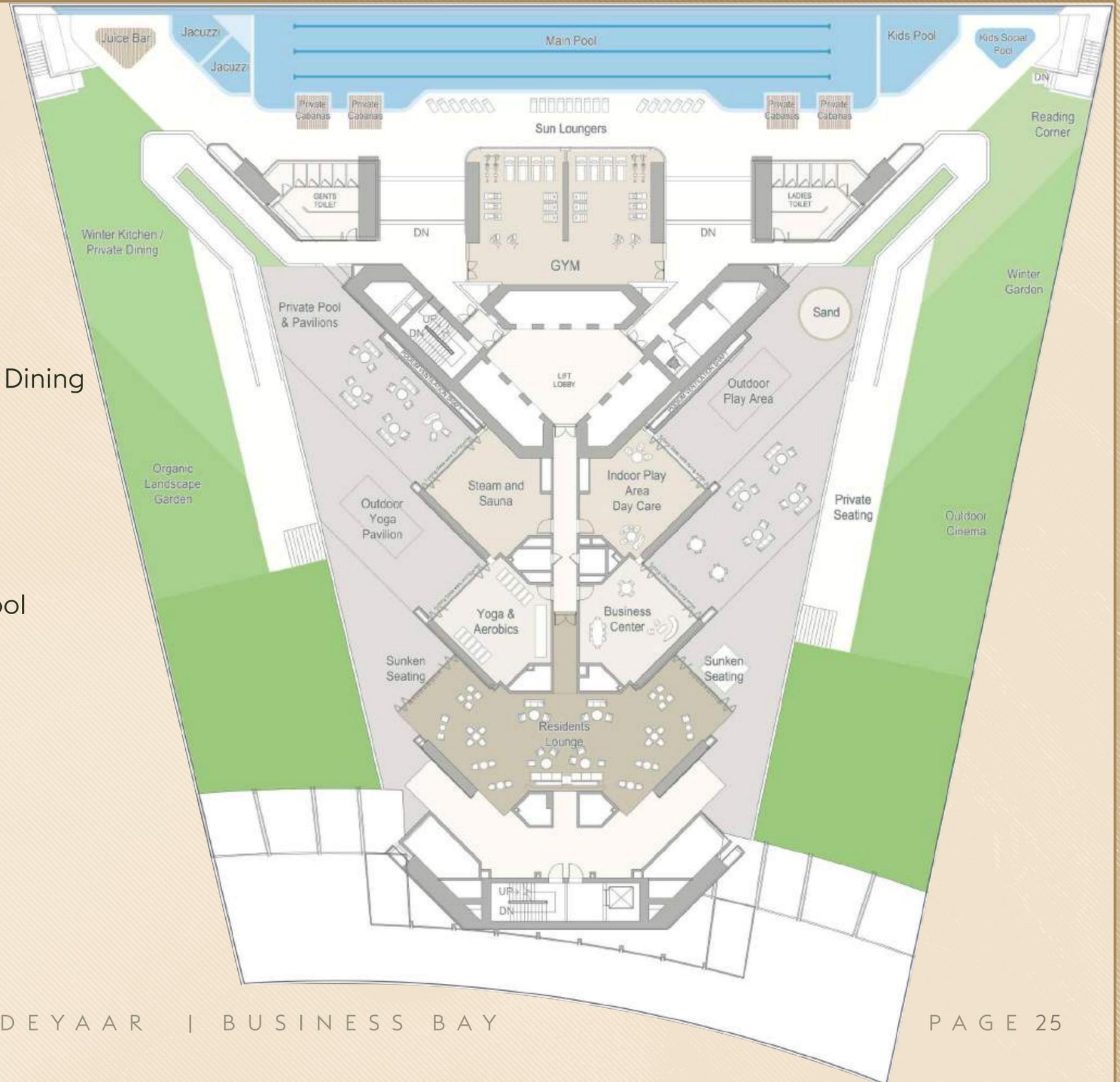
6. Wellness & Hammam
7. Outdoor Great Lawn with Cinema
8. Landscape Garden with Private Seating
9. The Reading Corner

SOCIAL AMENITIES

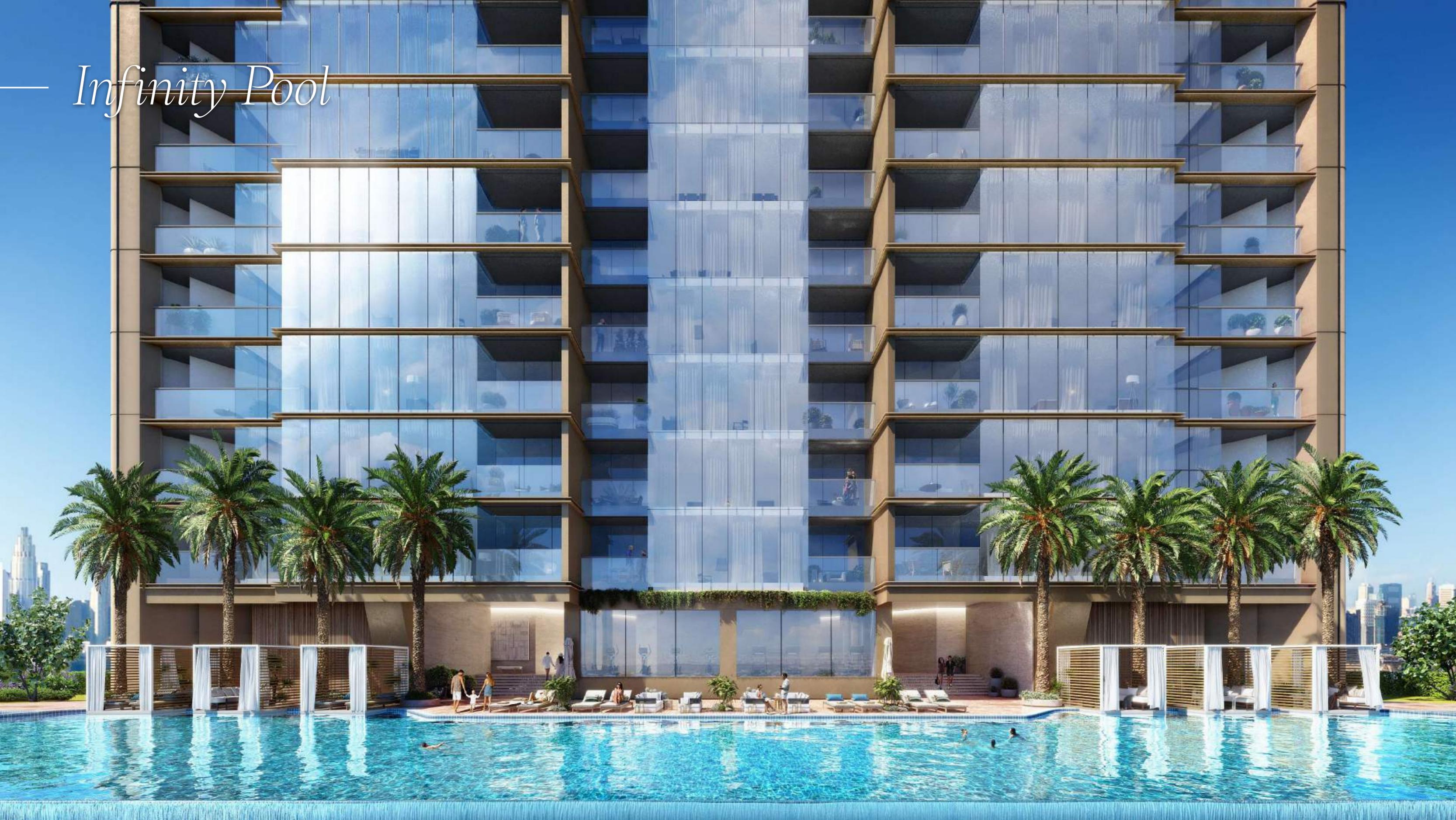
10. The Lobby
11. Residents Lounge
12. BBQ Area & Private Dining
13. Business Centre

CHILDREN AMENITIES

14. Indoor Play Area
15. Children & Social Pool



— *Infinity Pool*



Private Cabanas



— *Family Gymnasium*



Yoga Pavilion



Lobby



Wellness & Private Pool



— *BBQ Area & Private
Outdoor Dining*



Outdoor Cinema



· IV ·

BESPOKE INTERIORS

CRAFTING THE
EXTRAORDINARY.



FEATURES THAT ARE KEY TO A GOOD LIFE



World-Class Finishings

Smart home Technology



Well thought-out spaces

Built In European Kitchen Appliances



SMART HOME TECHNOLOGY



Lighting Controls

Air Conditioning Controls

Ease of access through
mobile phone

Smart Control Panels

INTERIOR FINISHES

Unit	Home Automation Facilities
Wardrobes & Door	High-Grade Laminate finish
Kitchen	Branded Kitchen Appliances
Sanitary	Branded sanitaryware and accessories
Tile	Porcelain tiles
Wall & Ceiling	Painted finish



RESIDENTIAL TYPOLOGY

Unit Type	Size (Sq. ft.)
Studios	436 - 450
One-Bedroom	687 - 873
Two-Bedroom	1182 - 1255
Two-Bedroom Duplex	1433 - 1504
Three-Bedroom	1666 - 1827
Penthouse	4387



— *Bedroom*



Living Room



— *Open Kitchen*



Studio



Studio Living & Bedroom

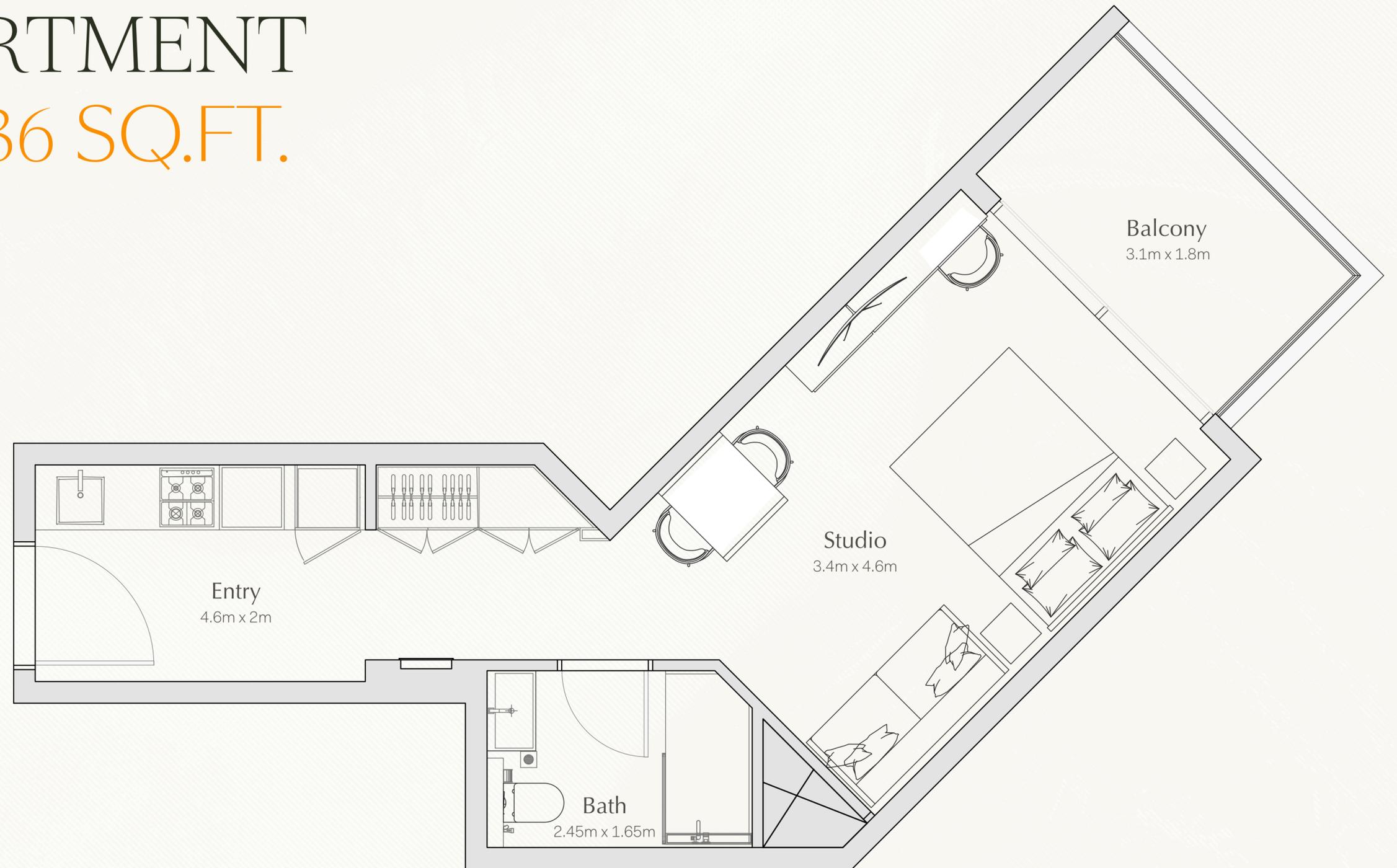
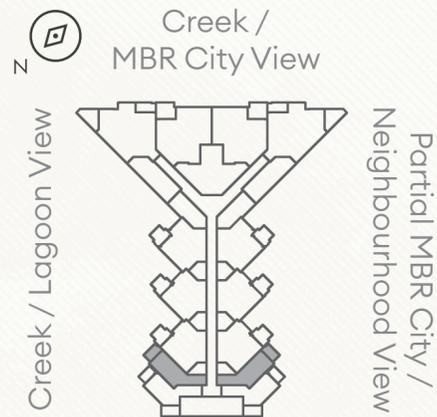


STUDIO APARTMENT

TYPE ST-A / 436 SQ.FT.

FLOORS: 2 TO 25, 28 TO 46
 INTERIOR AREA: 373 SQ. FT.
 BALCONY AREA: 63 SQ. FT.
 NET AREA: 436 SQ. FT.

UNIT LOCATION



All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time in accordance with the final designs of the project, regulatory approvals and planning permissions.

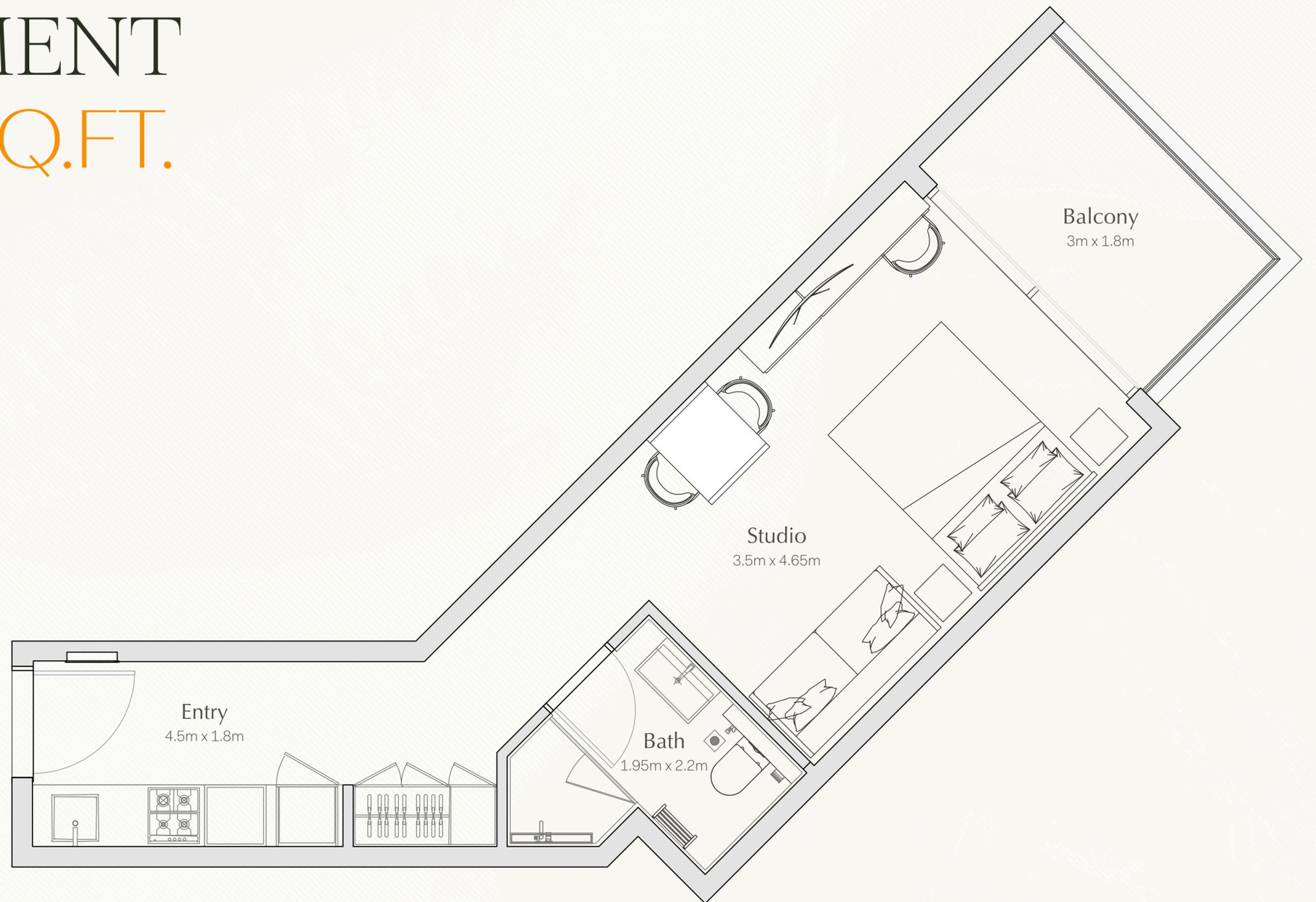
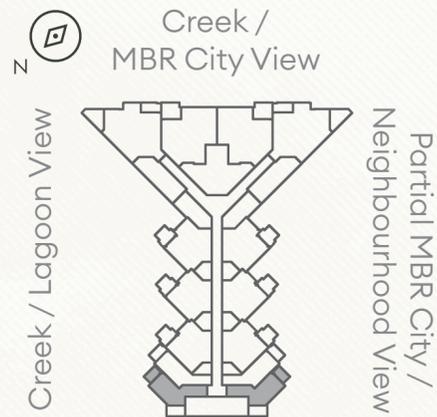


STUDIO APARTMENT

TYPE ST-B / 450 SQ.FT.

FLOORS: 2 TO 25, 28 TO 46
 INTERIOR AREA: 387 SQ. FT.
 BALCONY AREA: 63 SQ. FT.
 NET AREA: 450 SQ. FT.

UNIT LOCATION



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1 BEDROOM APARTMENT

TYPE 1BR-A / 805 SQ.FT

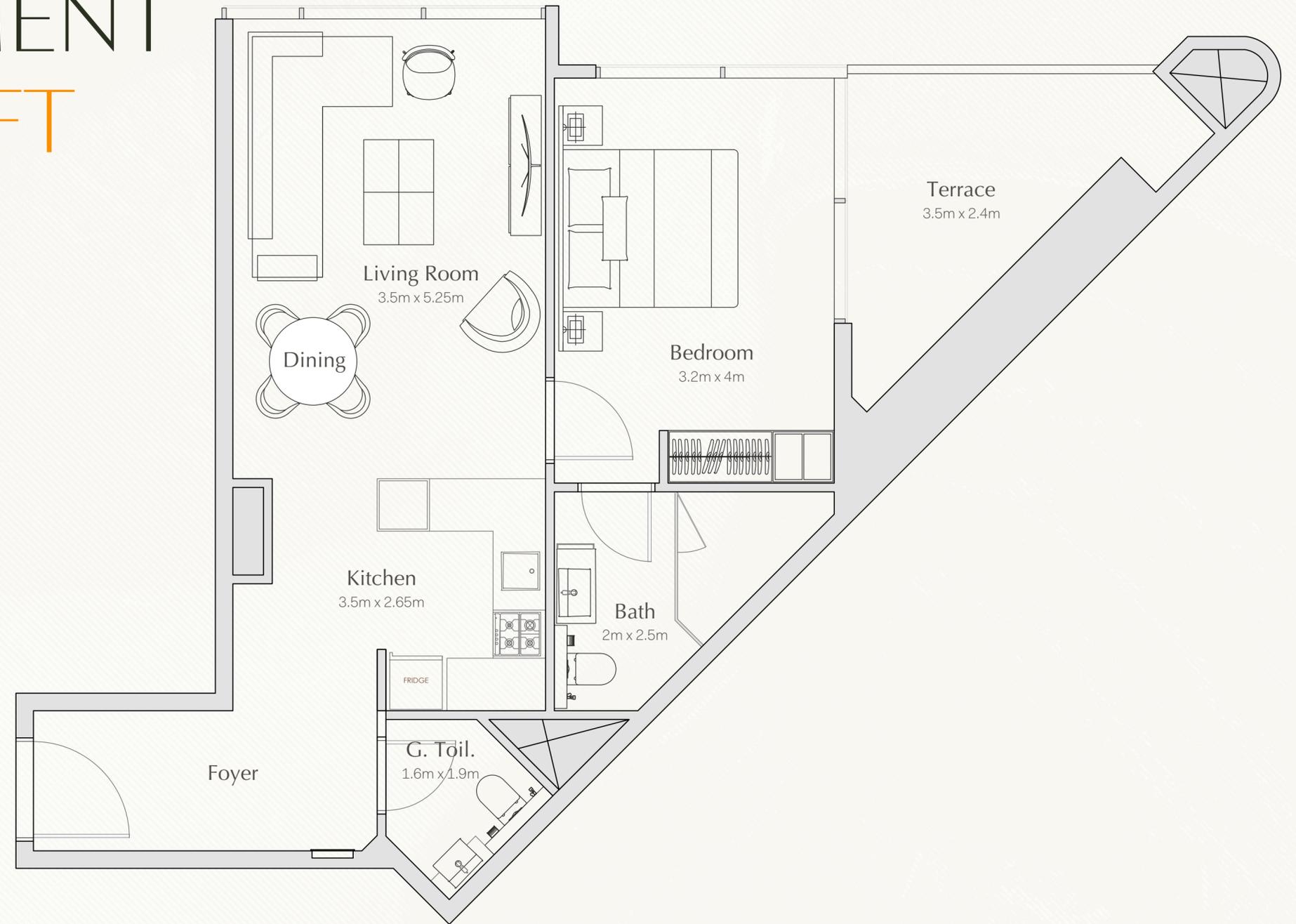
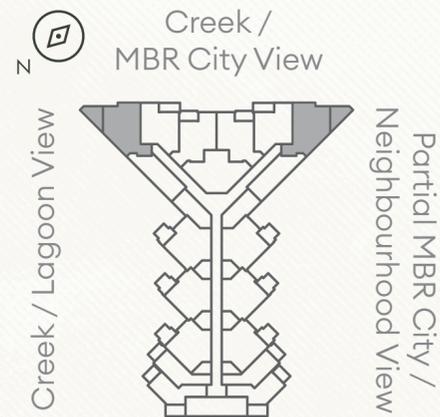
FLOORS: 2 TO 24

INTERIOR AREA: 690 SQ. FT.

BALCONY AREA: 115 SQ. FT.

NET AREA: 805 SQ. FT.

UNIT LOCATION



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1 BEDROOM APARTMENT

TYPE 1BR-B / 687 SQ.FT

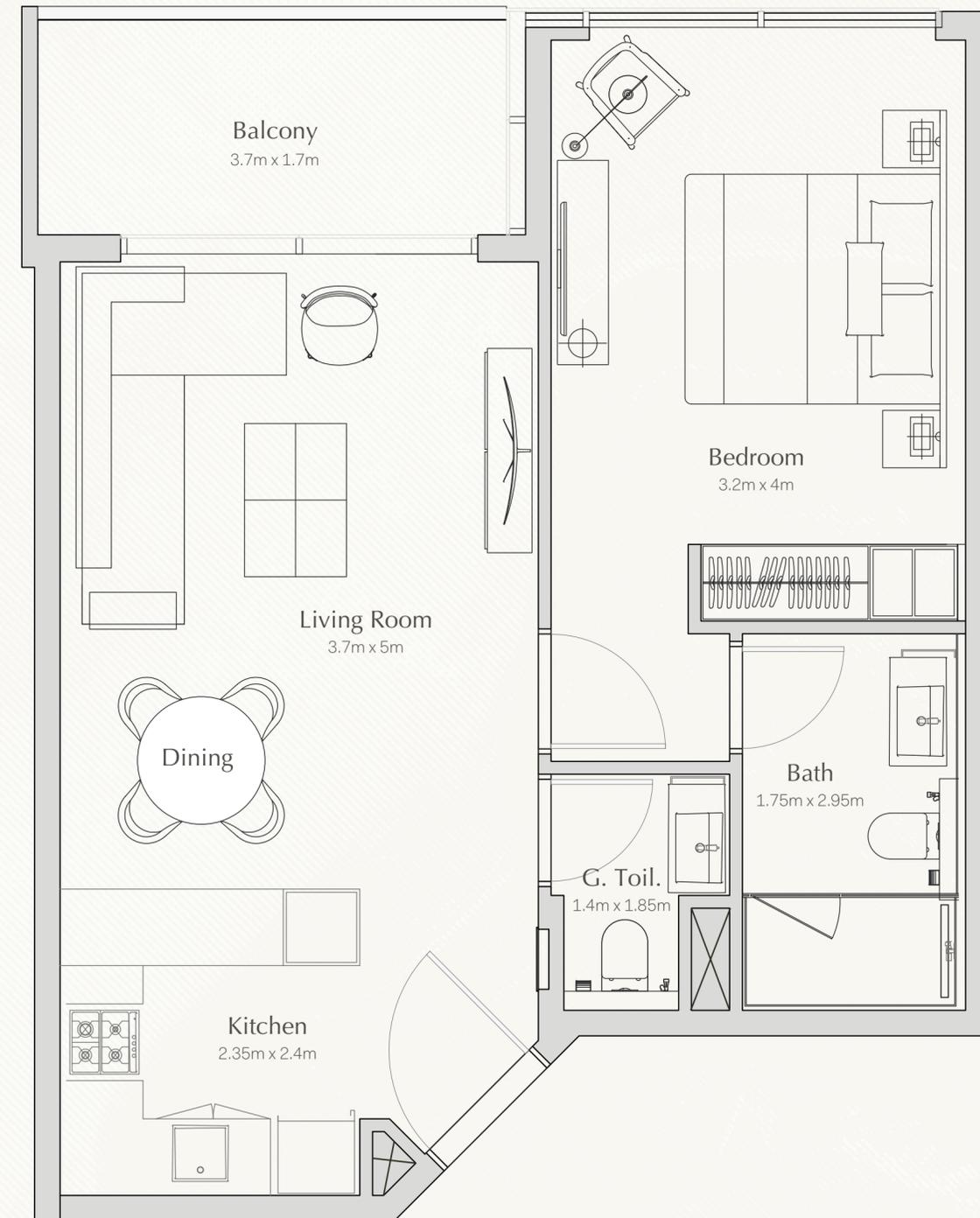
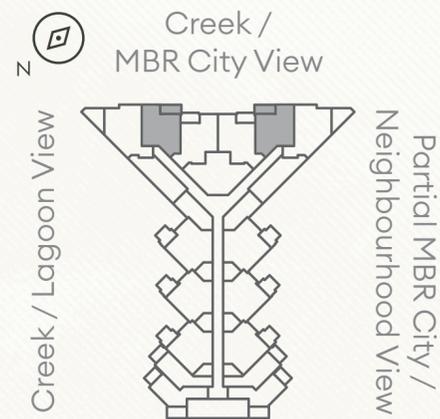
FLOORS: 2 TO 24

INTERIOR AREA: 612 SQ. FT.

BALCONY AREA: 75 SQ. FT.

NET AREA: 687 SQ. FT.

UNIT LOCATION



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1 BEDROOM APARTMENT

TYPE 1BR-C / 732 SQ.FT

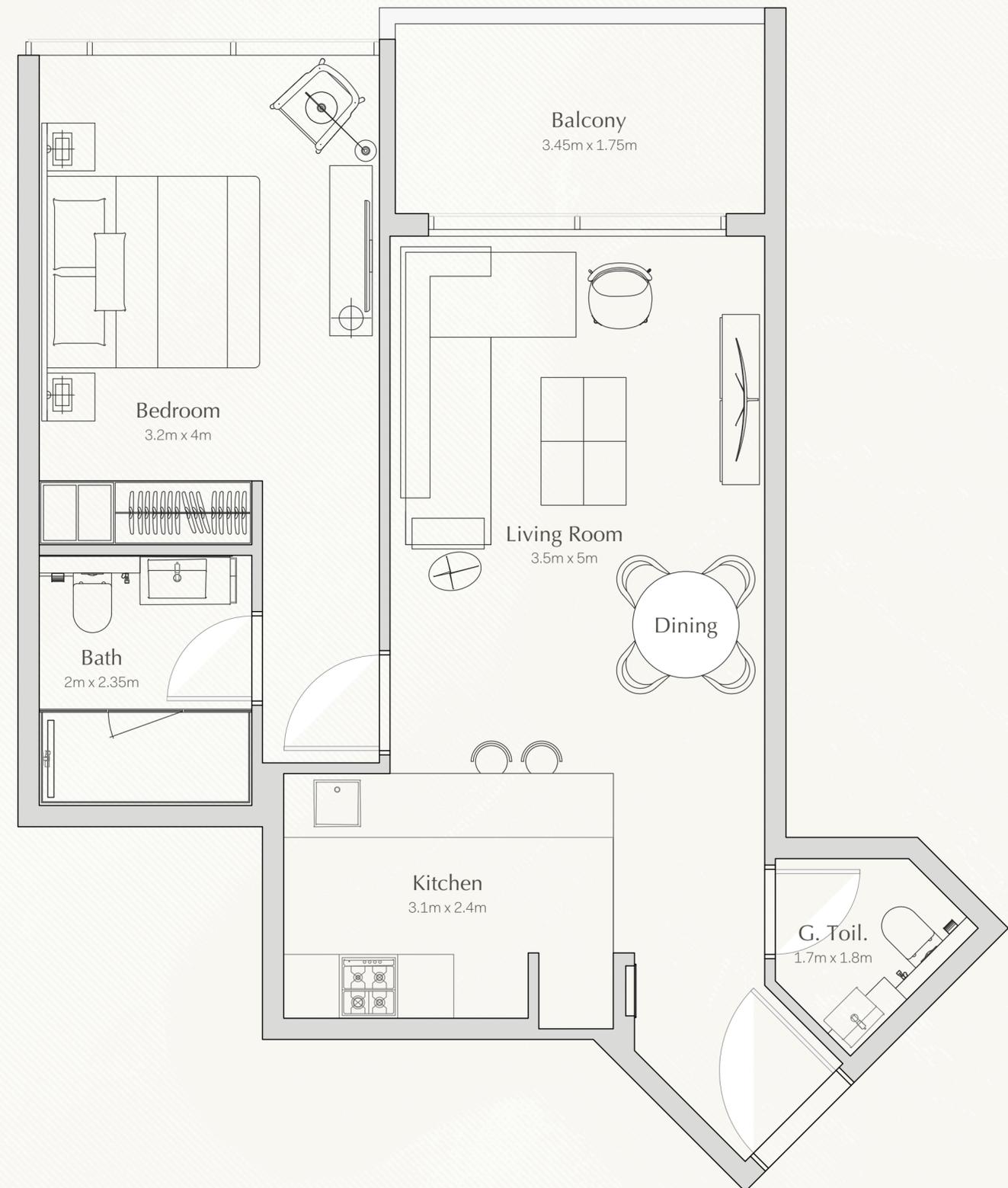
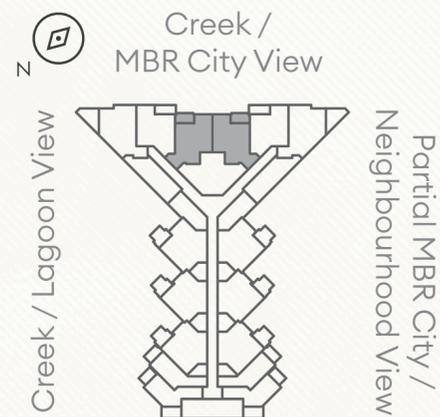
FLOORS: 2 TO 24

INTERIOR AREA: 652 SQ. FT.

BALCONY AREA: 80 SQ. FT.

NET AREA: 732 SQ. FT.

UNIT LOCATION



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1 BEDROOM APARTMENT

TYPE 1BR-D / 735 SQ.FT

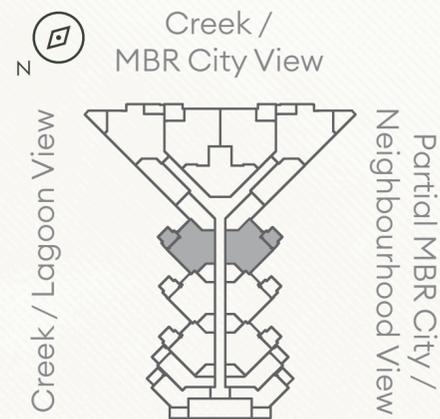
FLOORS: 2 TO 26, 28 TO 54, 56 TO 68

INTERIOR AREA: 630 SQ. FT.

BALCONY AREA: 105 SQ. FT.

NET AREA: 735 SQ. FT.

UNIT LOCATION



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1 BEDROOM APARTMENT

TYPE 1BR-E / 715 SQ.FT

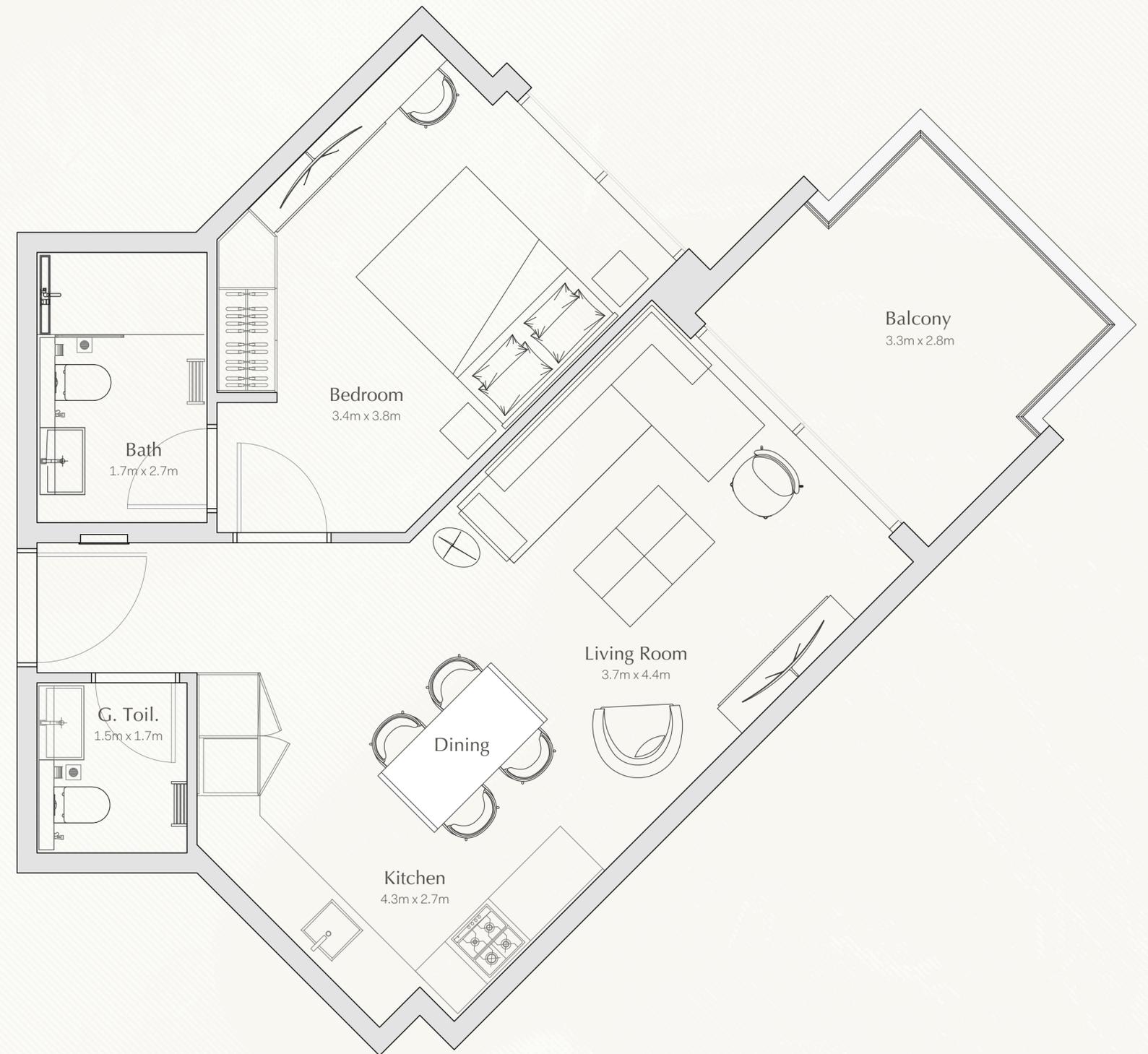
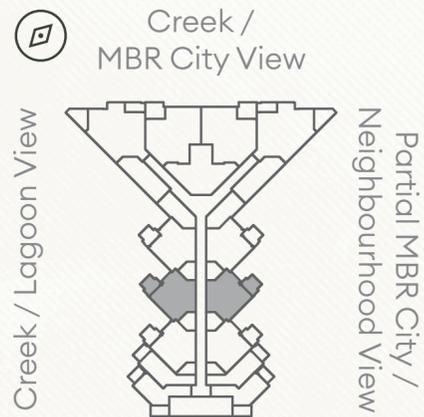
FLOORS: 3 TO 26, 28 TO 54, 56 TO 68

INTERIOR AREA: 615 SQ. FT.

BALCONY AREA: 100 SQ. FT.

NET AREA: 715 SQ. FT.

UNIT LOCATION



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· V ·

OPPORTUNITIES AND BENEFITS
FOR YOU

PRICING & PLANS



دييار
DEYAAR



OPPORTUNITIES FOR YOU

Studio
Apartments
starting at AED:

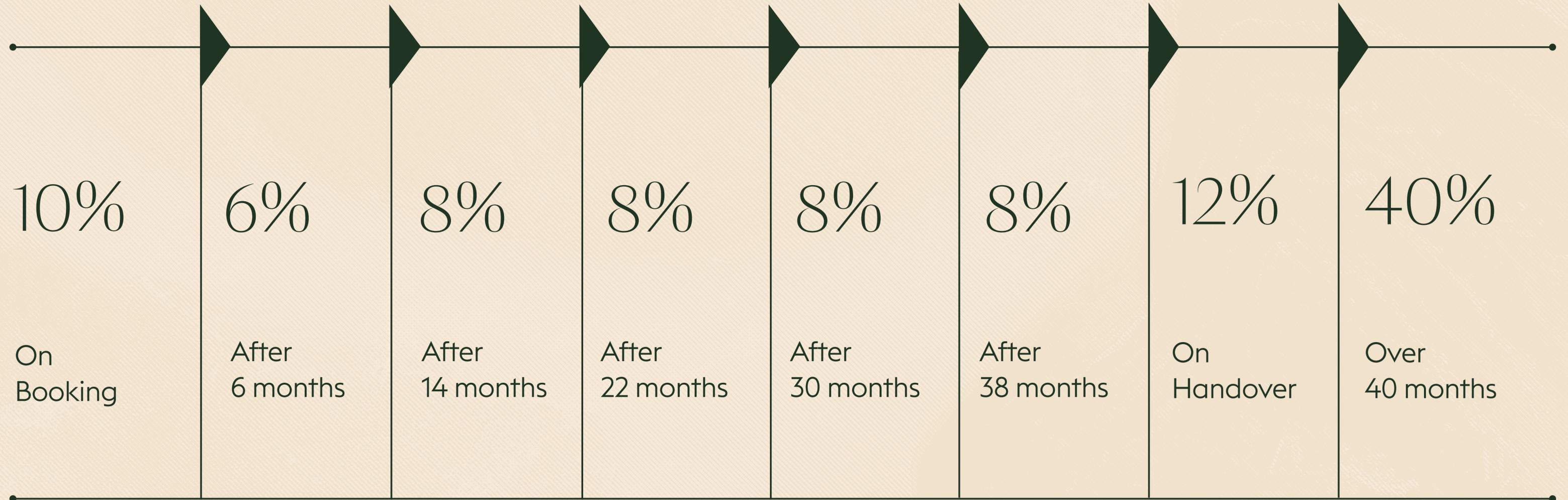
627,000

1 Bedroom
Apartments
starting at AED:

934,000

7-YEAR PAYMENT PLAN

10% Booking > 38% during construction > 12% on handover > 40% over 40 months



OPPORTUNITIES FOR YOU

3 years
Association
Fees Waiver

Full DLD
Waiver

*Launch Offer



THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION