



# Royal Regency

BUSINESS BAY

Al Seeb





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*Al Seeb*





*Royal Regency Entrance*



# PRIVILEGES OF METROPOLITAN LIVING



Dubai's dynamic skyline introduces its newest gem – Royal Regency Business Bay. This architectural marvel sets the stage for a metropolitan lifestyle that blends luxury with convenience in the heart of the city.

Situated strategically within Business Bay, Royal Regency offers more than just a residence; it's an entryway to the very essence of Dubai. Imagine waking up to the iconic skyline gracing your window, a symbol of the city's relentless pursuit of greatness. Plus, the Dubai Mall, a world-renowned shopping and entertainment hub, becomes your playground.

Downtown Dubai's vibrancy will be your daily backdrop at Royal Regency. Embrace a community pulsating with cultural experiences, exquisite dining, and the true spirit of urban living.

The location of Royal Regency in Business Bay ensures more than just convenience – it provides effortless access to Dubai's core destinations. Whether it's for business, leisure, or exploration, you're seamlessly connected.

Step into a life that combines luxury, accessibility, and the vibrant energy of Dubai at Royal Regency Business Bay. Discover more about this exceptional opportunity and embrace metropolitan living to the fullest.



## Lobby Lounge



This spacious double-height lobby lounge with panoramic entrance and the luxurious open area is a gateway to a lifestyle like no other. A perfect prelude to the unique facilities and elegant residences that lie above it and home to a 24-hours advanced security



# CONNECTIVITY AT



Royal Regency  
BUSINESS BAY

Dubai Canal

Sheikh Zayed Road

Bay Square





# YOUR DOORSTEP



Burj Khalifa

Dubai Opera

Dubai Mall

Financial Centre

Downtown  
Boulevard

Dubai  
Fountains





*Indoor Sports Arena*





A modern, bright interior space with large windows on the left, a wooden dining table with chairs, and a small potted plant. In the foreground, there are large, rounded, moss-covered planters. The background shows a hallway with a glass wall and a bookshelf.

# SURROUNDED BY RICH AMENITIES

- A total of 165 units with different layout types
- Studios to 1, 2, 3 Bedrooms & Penthouses
- Reception & Lobby Lounge area
- Modern Gym health club area with sound acoustics system
- Indoor Sports Arena, Squash & Library
- Swimming pool, Jacuzzi, Recreation open area & Patio
- Separate sauna & steam rooms for ladies & gents
- Individual parking with direct access
- EV Charging for electric vehicles
- Kids playing area
- Panoramic Elevators & Separate service elevator



# Recreation



Leave everything behind without leaving Royal Regency and immerse yourself in the magnificent views of Dubai's Business Bay while enjoying spacious pool facilities. Next to the pool and recreation area, there is a separate Jacuzzi, steam & sauna rooms, seated terrace Patio with a green zone and a soft corner







*Pool & Recreation Area*



A modern kitchen featuring built-in white cabinets with soft touch closing, a dark brown backsplash, a stainless steel sink with a high-arc faucet, a black range hood with 'GERMAN' branding, a black oven, and a built-in washing machine. The countertop is a light-colored material. A framed abstract painting is on the left wall, and a green chair is partially visible in the foreground.

Build-in cabinets with soft touch closing

Modern Hi-Tech  
Design

Smart Leakage detection &  
Smart Home Automation

*Luxury Finishes*





Electronic locks  
with access card &  
fingerprints

Italian Doors

# IT'S ALL ABOUT YOU

We have thought of an every single detail that will surround you and your beloved ones and created a one of a kind masterpiece that combines comfort, security and the latest technologies

- Layouts with panoramic views and balconies
- Main doors, Internal and Service doors are delivered from Italy
- Electronic door locks with card access and fingerprints
- Mobile app digital key
- Italian wardrobes with an inbuilt LED lights and soft touch closing
- Italian Build-in Kitchen cabinets with soft touch closing
- Smart Home automation facilities wherever provided
- Advanced Security systems
- Modern Hi-Tech Design & Luxury finishes



LAYOUT TYPE

# STUDIO T1



## SPECIFICATIONS

sqm / sqft

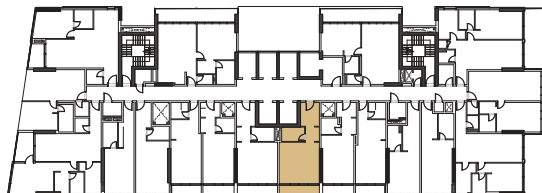
TOTAL 51.7 / 556.49

TYPE ST-T1

BALCONY YES

## UNITS

206, 311







Studio





One Bedroom





LAYOUT TYPE

# 1BHK T3



## SPECIFICATIONS

sqm / sqft

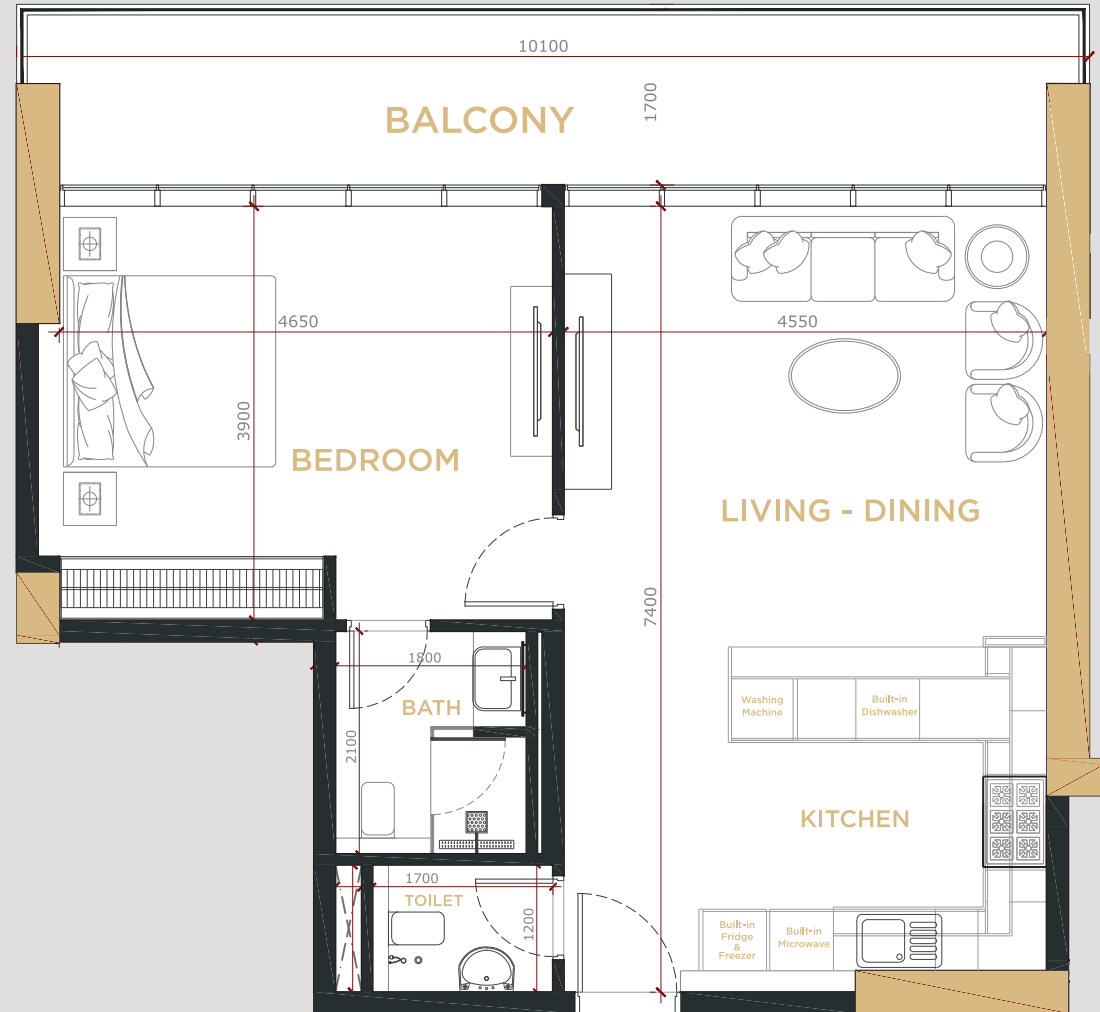
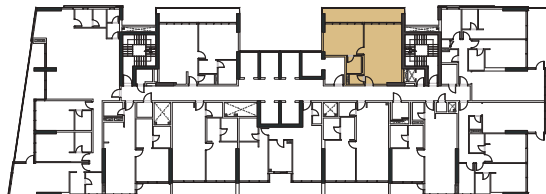
TOTAL 80.74 / 869.08

TYPE 1BHK-T3

BALCONY YES

## UNITS

203, 303, 403, 503, 603,  
703, 803, 903, 1003, 1103,  
1203, 1303, 1403, 1503, 1603



LAYOUT TYPE

2BHK

T1



## SPECIFICATIONS

sqm / sqft

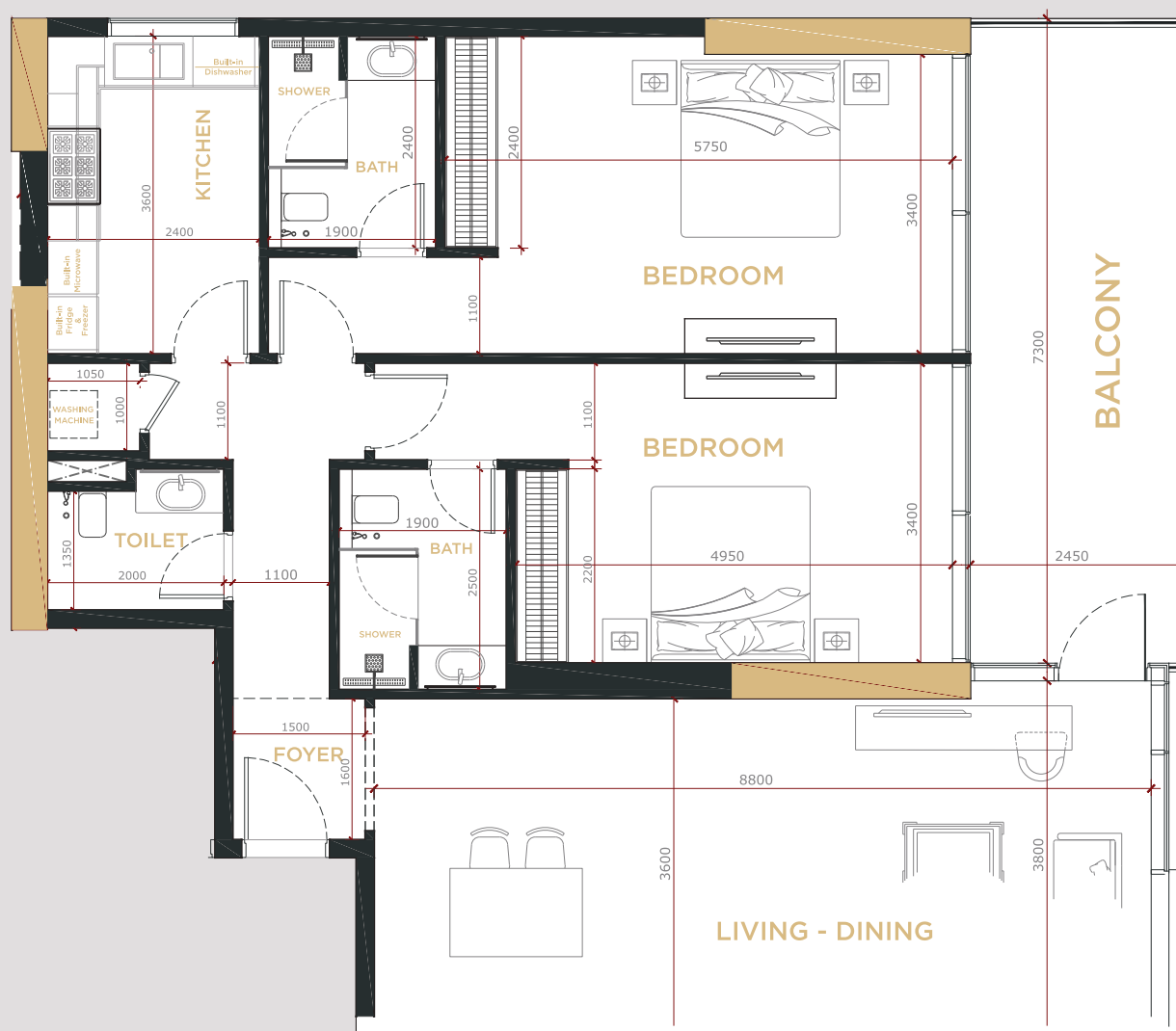
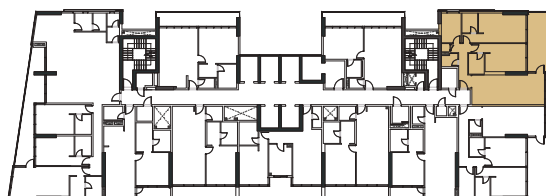
TOTAL 132.89 / 1430.42

TYPE 2BHK-T1

BALCONY YES

## UNITS

404, 504, 604, 704, 804,  
904, 1004, 1104, 1204, 1304,  
1404, 1504, 1604







Two Bedroom

LAYOUT TYPE

# 2BHK T2



## SPECIFICATIONS

sqm / sqft

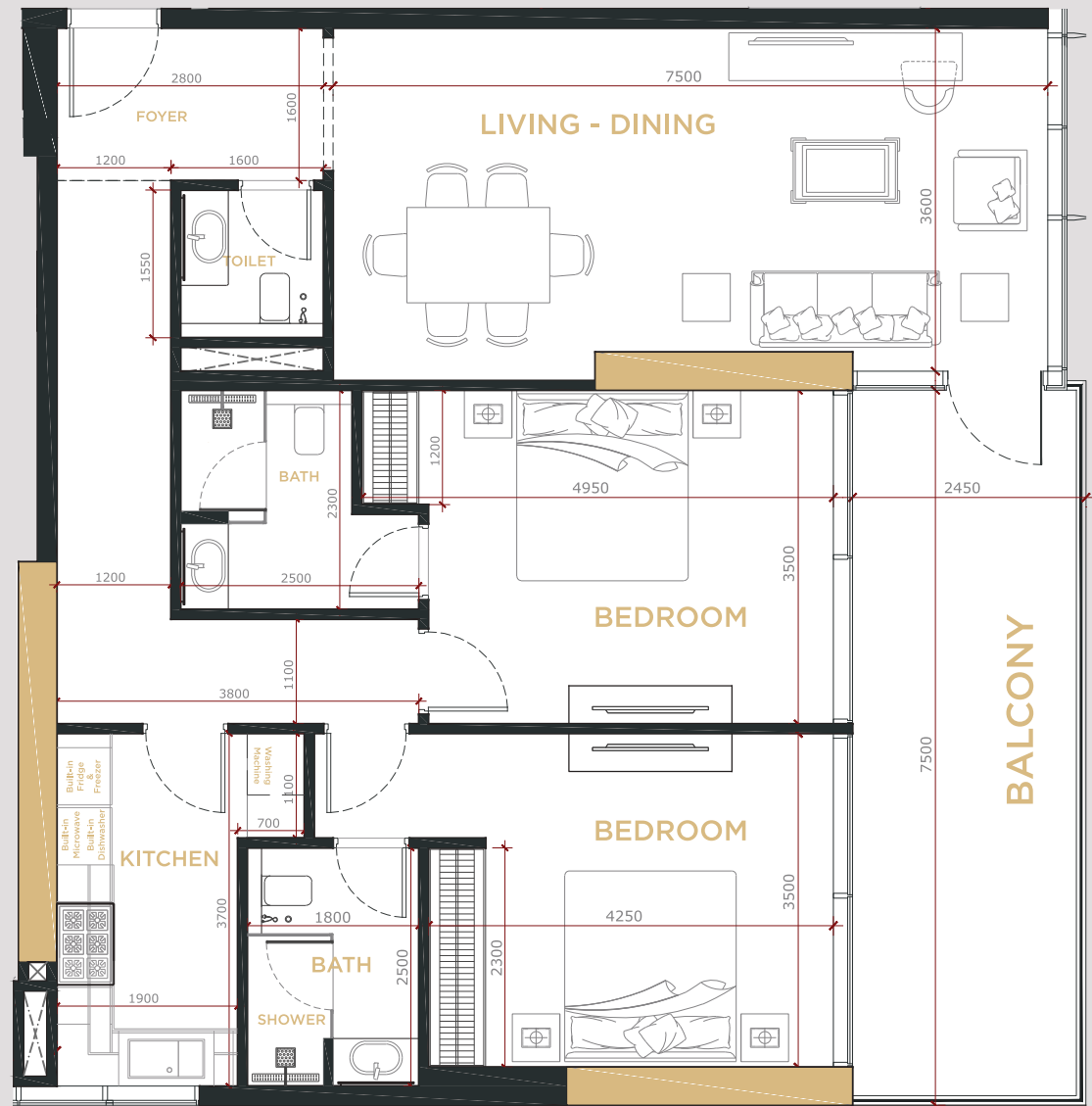
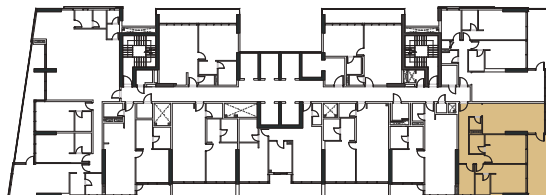
TOTAL 121.57 / 1308.57

TYPE 2BHK-T2

BALCONY YES

## UNITS

405, 505, 605, 705, 805,  
905, 1005, 1105, 1205, 1305,  
1405, 1505, 1605







*Open Kitchen Area*



*Bathroom*



LAYOUT TYPE

# 3BHK T1

3+M 5

## SPECIFICATIONS

sqm / sqft

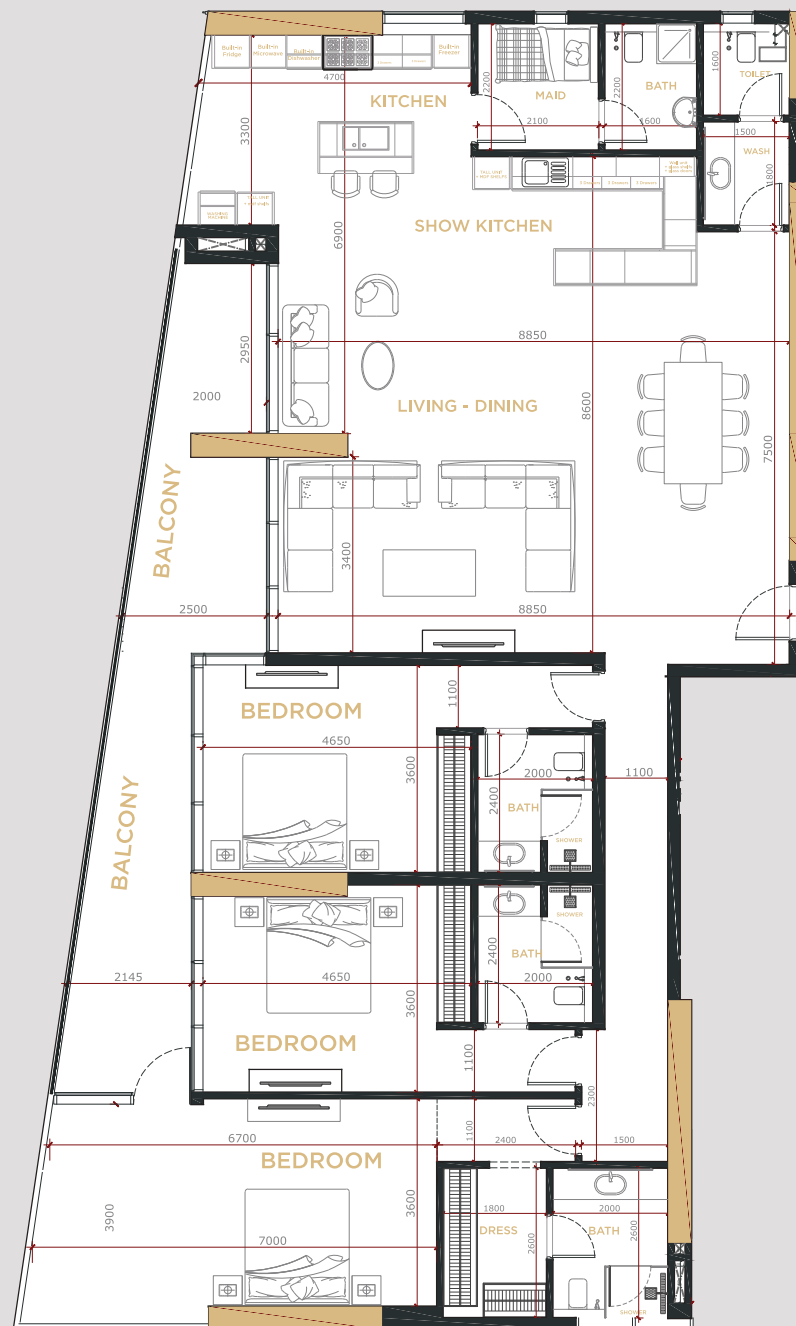
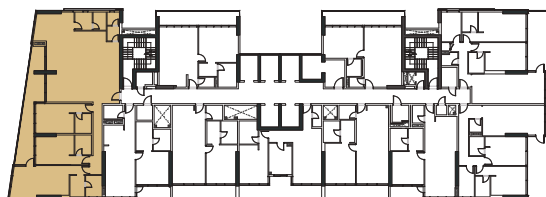
TOTAL 244.55 / 2632.31

TYPE 3BHK-T1

BALCONY YES

## UNITS

401, 501, 601, 701, 801, 901,  
1001





Three Bedroom





LAYOUT TYPE

# 3BHK T2

3+M 5

## SPECIFICATIONS

sqm / sqft

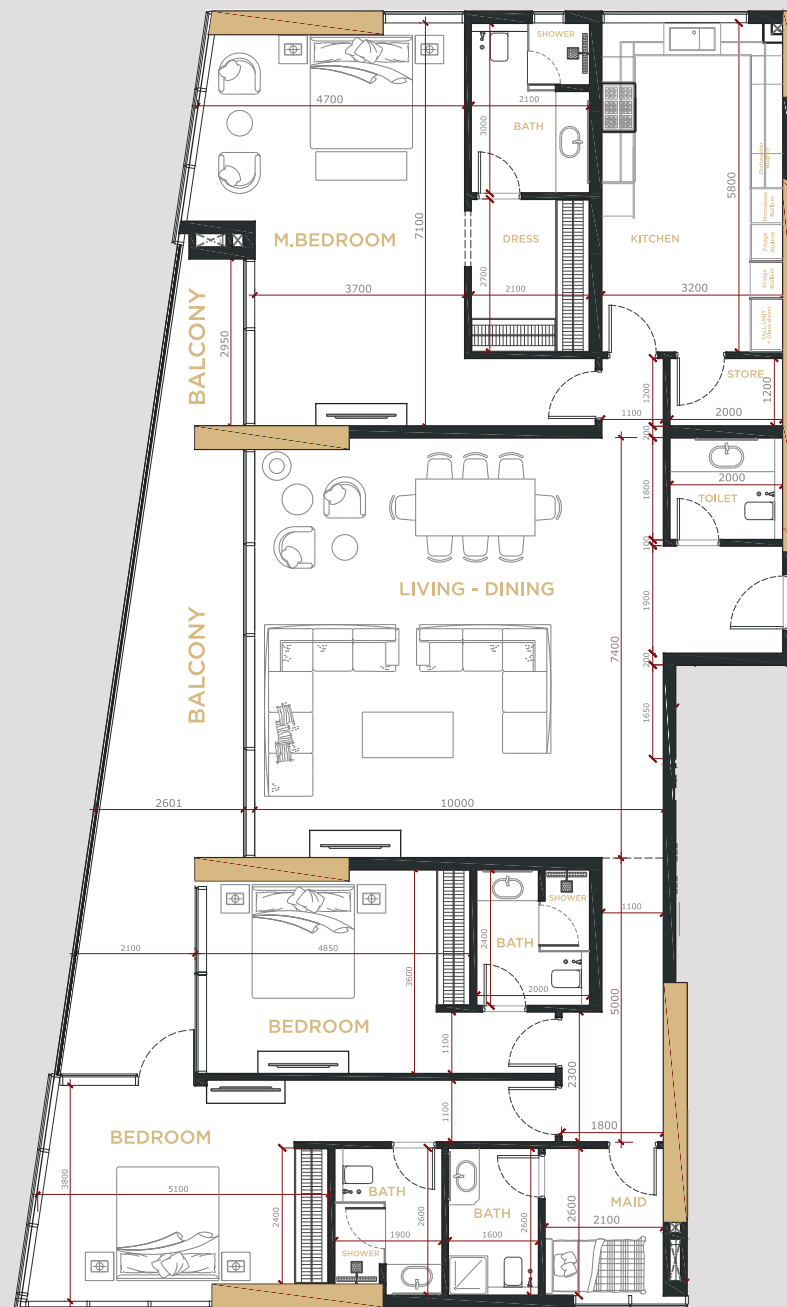
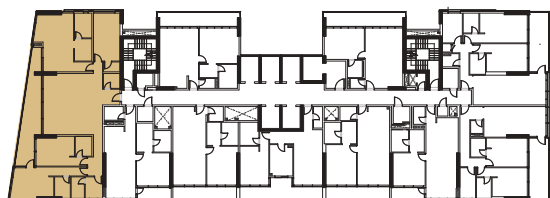
TOTAL 244.97 / 2636.84

TYPE 3BHK-T2

BALCONY YES

## UNITS

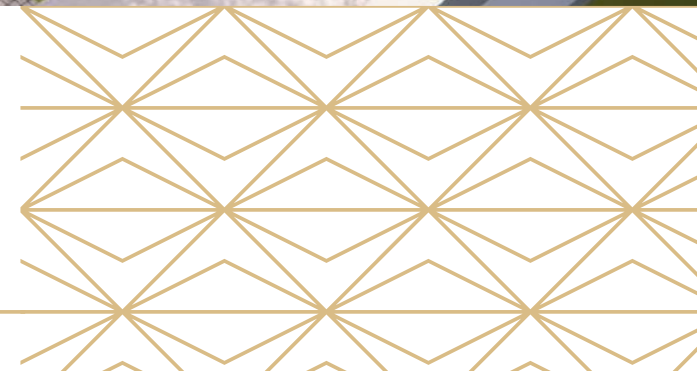
1101, 1201, 1301, 1401, 1501,  
1601







Fountain Area







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REAL ESTATE DEVELOPMENT LLC