



# Royal Regency Suites

BUSINESS BAY

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 **AL SEEB**

**TOWER  
ONE**

# Royal Regency Suites



# WHERE EVERY SUITE TELLS A STORY

Welcome to Royal Regency Suites - **Tower One**, the ultimate destination for luxury urban living in Business Bay, Dubai. This exclusive tower offers a total of 144 units, features a mix of 36 studios and 108 one-bedroom apartments.

Tower One presents meticulously designed studios and suites, each crafted with attention to detail and featuring panoramic floor-to-ceiling windows that frame breathtaking city views. The interiors boast Italian finishes and modern designs, ensuring a harmonious blend of style and functionality.

After you enter via your private lobby, on the first floor of our development lies a beautifully landscaped oasis, providing a tranquil escape from the city, where residents can discover a serene pool, panoramic gym, and many other leisure retreats within our vibrant community.

Experience the epitome of luxury urban living at Royal Regency Suites, where every moment is infused with elegance, and **every suite tells a story.**



Google Maps  
Location

# TOWER ONE

**144 Units**  
Urban studios with  
a lobby cafe

**36 Studios**  
51 sqm

**108 One Bedrooms**  
61-129 sqm





# Royal Regency Suites

BUSINESS BAY

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 **AL SEEB**

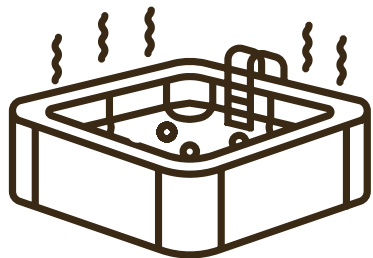
# EMBRACE THE CITY VIEWS WITH PANORAMIC JACUZZI

Elevate your urban living experience with our exclusive Panoramic Jacuzzi, offering breathtaking Business Bay views over the city from your private balcony.

Accompanied with the bustling skyline, this luxurious amenity invites you to unwind and indulge in the serenity of warm waters. Immerse yourself in tranquility while feasting your eyes on sweeping vistas of Dubai that stretch as far as the eye can reach.

Whether it's a serene morning soak or a romantic evening under the stars, your exclusive Panoramic Jacuzzi promises a retreat like no other. With each moment, rediscover a new perspective, a new appreciation for the vibrant pulse of the city below.

Indulge in moments of bliss as you let the city's energy inspire and rejuvenate you. Don't just live in the city; immerse yourself in its essence with our Panoramic Jacuzzi experience.



**Spacious Hot Tubs installed  
in 18 exclusive apartments  
at the balcony of the Tower One**





*Jacuzzi at the Balcony*

# CONNECTIVITY AT

Royal Regency  
Suites

Dubai Canal  
600m

Bay Square  
750m

Sheikh Zayed Road  
3.1km

# YOUR DOORSTEP

Downtown  
Boulevard  
1.6km

Dubai Opera  
1.9km

Dubai  
Fountains  
2.0km

Burj Khalifa  
2.2km

Dubai Mall  
1.9km

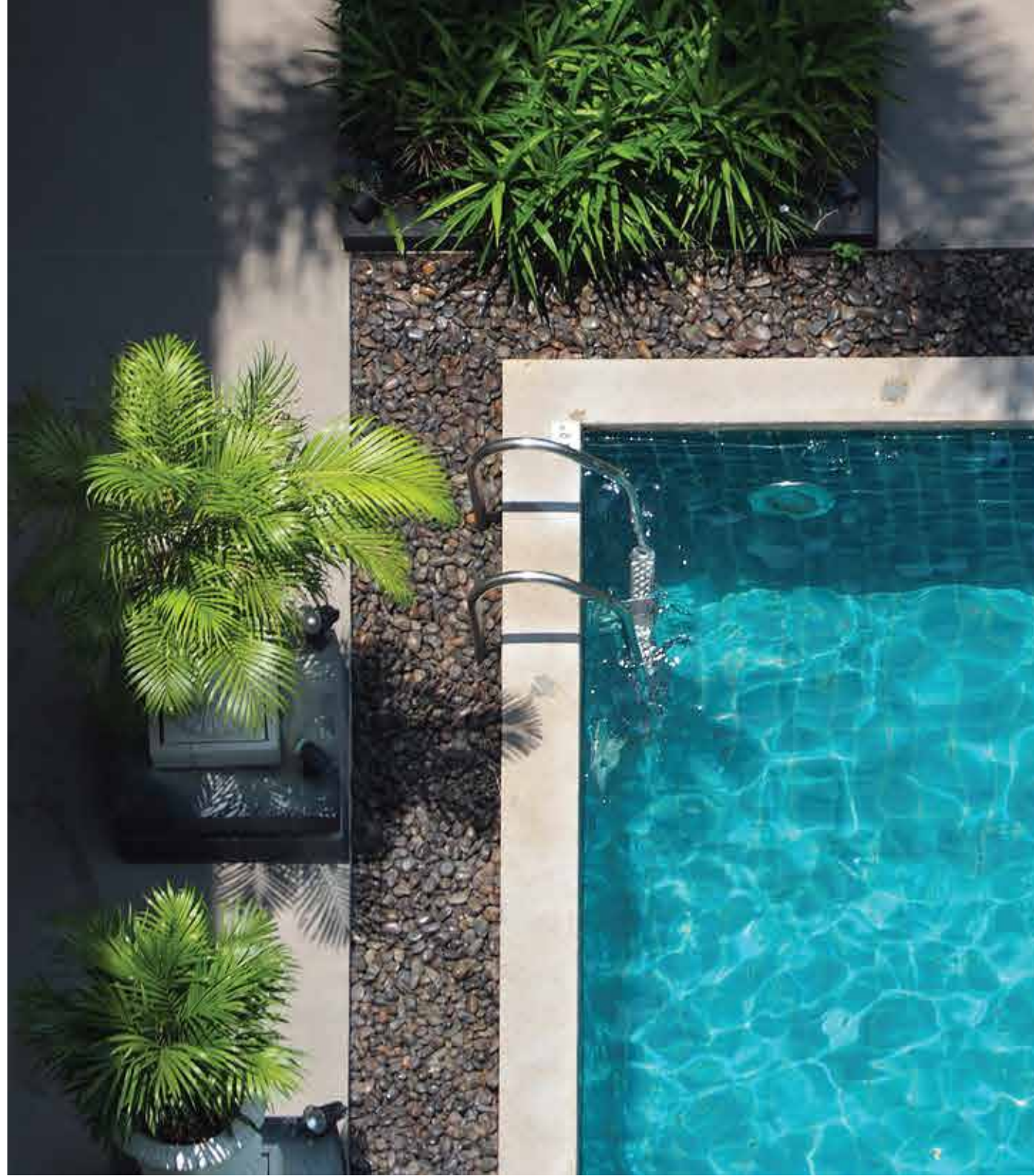
Financial Centre  
3.3km



## Secret Garden



The entire 1st floor and connected area have been transformed into your newly discovered escaping place, elevating recreation to a new level. Latest world-tech amenities are featured at the panoramic gym, swimming pool, saunas, steam rooms and an open patio, complemented by a restaurant







# ELEVATING YOUR LIFESTYLE

Spacious Lobby Lounge area with panoramic views  
Café in the ground floor  
Restaurant in the first floor  
Modern Gym health club with sound acoustics system  
Swimming pool, Jacuzzi, Recreation open area  
Separate steam rooms & sauna for ladies & gents

Individual parking  
EV charging for electric vehicles  
Separate service lift  
Latest Access System & Intercom  
Landscaping area



*Hotel-like car drop off*



*Corridor interiors*

A modern high-rise apartment building is shown against a sunset sky. The building features balconies with glass railings and large windows. A semi-transparent white rectangular box is overlaid on the right side of the image, containing text.

# WHERE ELEGANCE MEETS PRECISION

- Entrance doors, inner doors, built-in kitchens, closets and wardrobes are Italian made
- Fully fitted kitchen with premium appliances
- Built-in kitchen cupboards and wardrobes with a soft touch technology
- Main doors are equipped with electronic door lock keyless entry and fingerprint technology
- Sanitary fittings and porcelian tiles are of premium quality
- Layouts with and without Jacuzzi in the balconies
- Smart Home automation facilities within selected premium units

LAYOUT TYPE

# STUDIO TOWER ONE



## SPECIFICATIONS

sqm / sqft

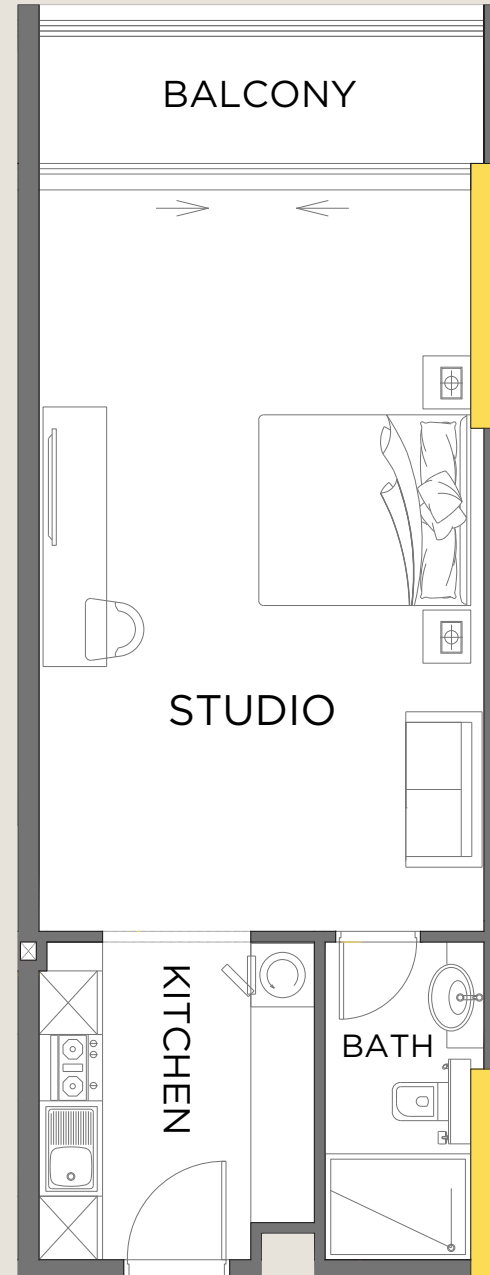
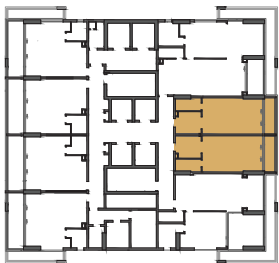
TOTAL 51.38 / 553.05

TYPE TOWER 1 / ST-T1

BALCONY AL KHAIL SIDE

## UNITS

202, 203, 302, 303, 402, 403, 502, 503,  
602, 603, 702, 703, 802, 803, 902, 903,  
1002, 1003, 1102, 1103, 1202, 1203, 1302,  
1303, 1402, 1403, 1502, 1503, 1602, 1603,  
1702, 1703, 1802, 1803, 1902, 1903



All room dimensions are measured to structural elements and exclude wall finished and construction tolerance. All dimensions have been provided by our consultant architects. All materials, dimensions & drawings are approximate. Information is subject to change without notice. Actual suite area may vary from the stated area. Drawing not to scale. The developer reserves the right to make revisions. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls and the exterior face of the corridor wall enclosing the adjoining unit. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. The units are measured at typical floor in the building. The columns may vary in size depending on the floor level.



The Living



«Soft Touch» Cupboards



LAYOUT TYPE

# 1BHK-T1 TOWER ONE



## SPECIFICATIONS

sqm / sqft

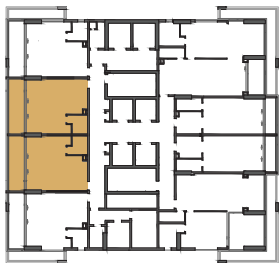
TOTAL 61.16 / 658.32

TYPE TOWER 1 / 1BHK-T1

BALCONY POOL SIDE

## UNITS

206, 207, 306, 307, 406, 407, 506, 507,  
606, 607, 706, 707, 806, 807, 906, 907,  
1006, 1007, 1106, 1107, 1206, 1207, 1306,  
1307, 1406, 1407, 1506, 1507, 1606, 1607,  
1706, 1707, 1806, 1807, 1906, 1907



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LAYOUT TYPE

# 1BHK-T1-L TOWER ONE



## SPECIFICATIONS

sqm / sqft

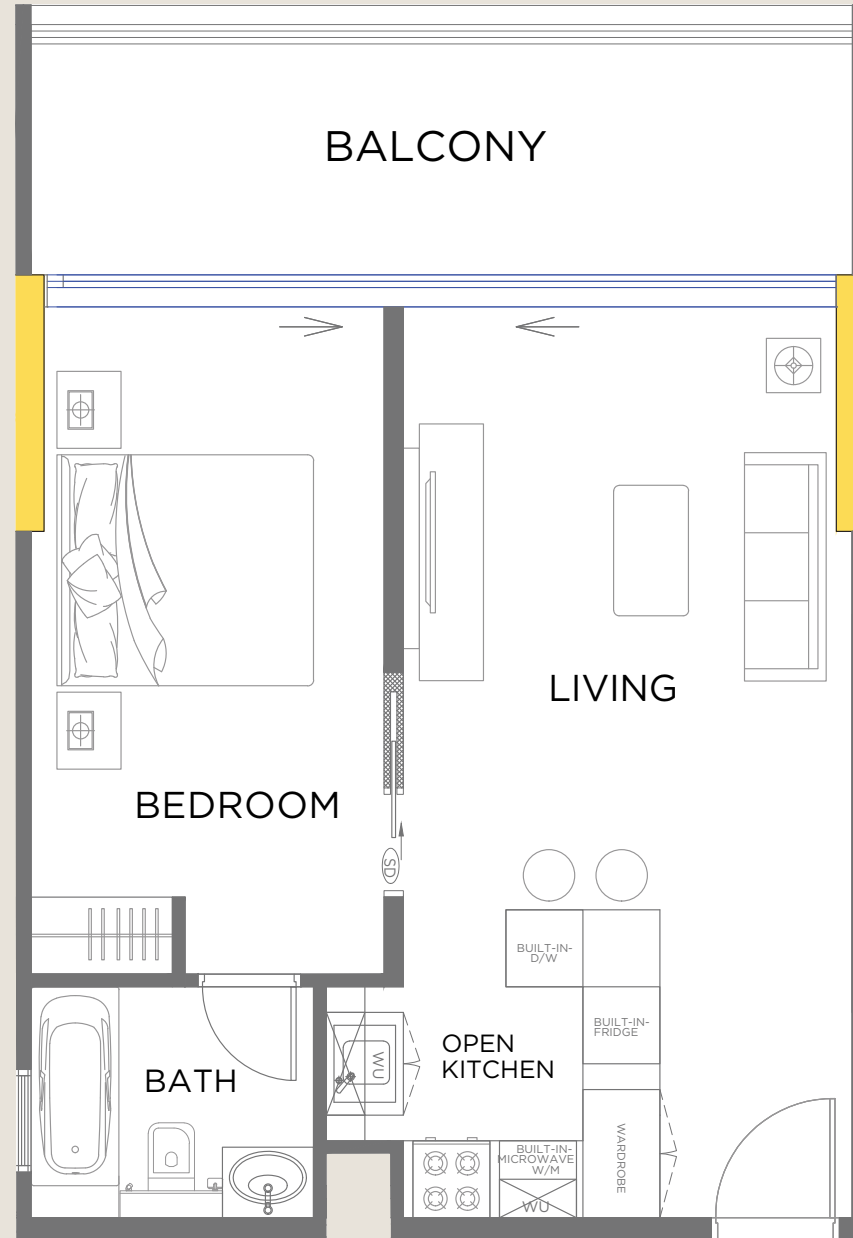
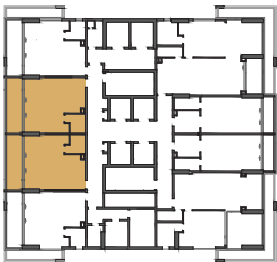
TOTAL 68.41 / 736.36

TYPE TOWER 1 / 1BHK-T1-L

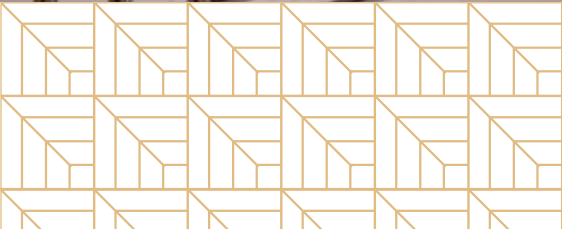
BALCONY POOL SIDE

## UNITS

206, 207



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The Italian Finishes

LAYOUT TYPE

# 1BHK-T2 TOWER ONE



## SPECIFICATIONS

sqm / sqft

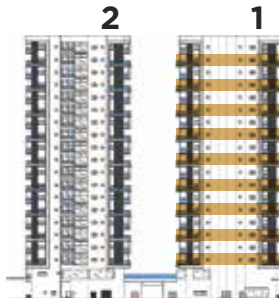
TOTAL 70.64 / 760.36

TYPE TOWER 1 / 1BHK-T2

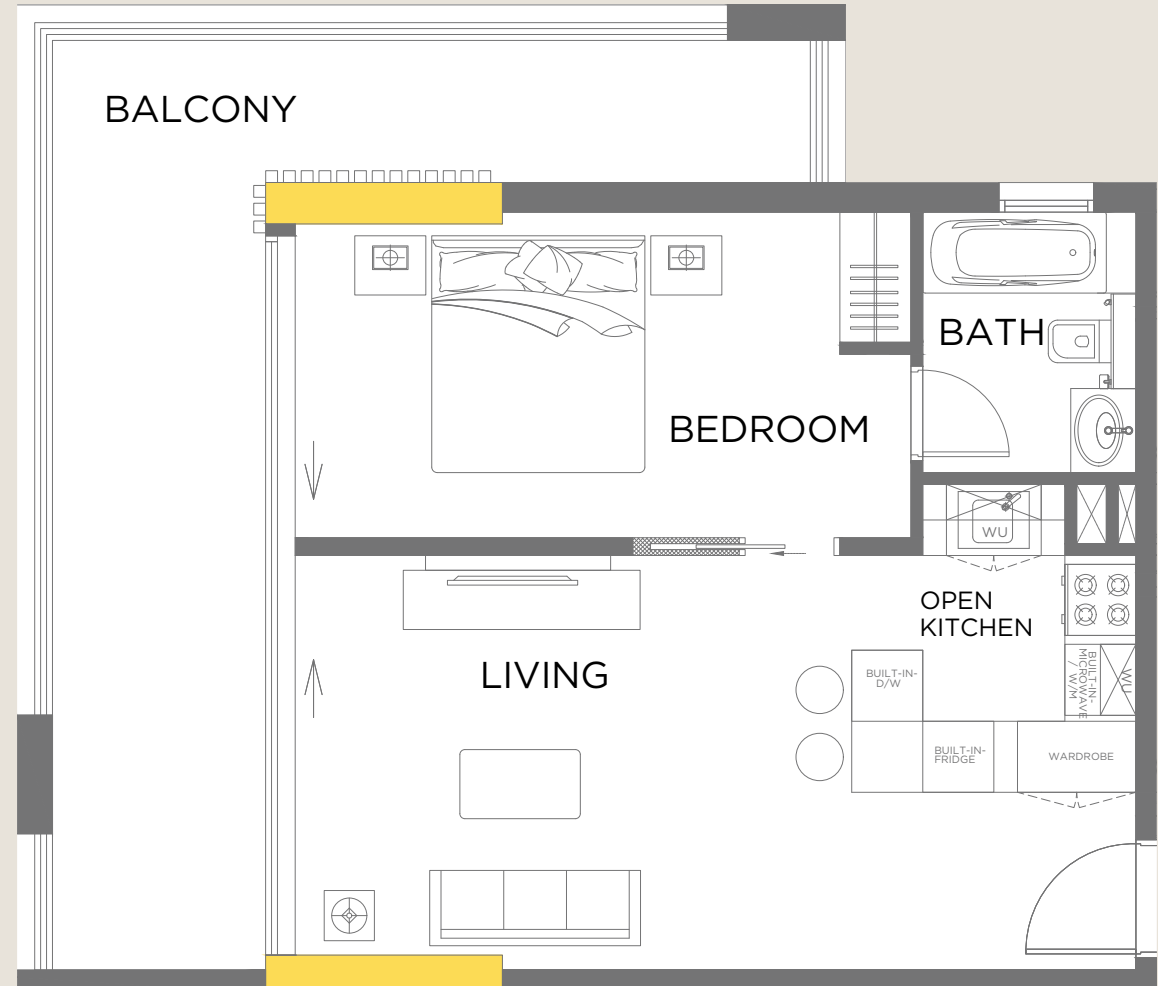
BALCONY CITY & POOL SIDE

## UNITS

205, 208, 405, 408, 605, 608, 805, 808,  
1005, 1008, 1205, 1208, 1405, 1408, 1605,  
1608, 1805, 1808



BALCONY



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LAYOUT TYPE

# 1BHK-T3 TOWER ONE



## SPECIFICATIONS

sqm / sqft

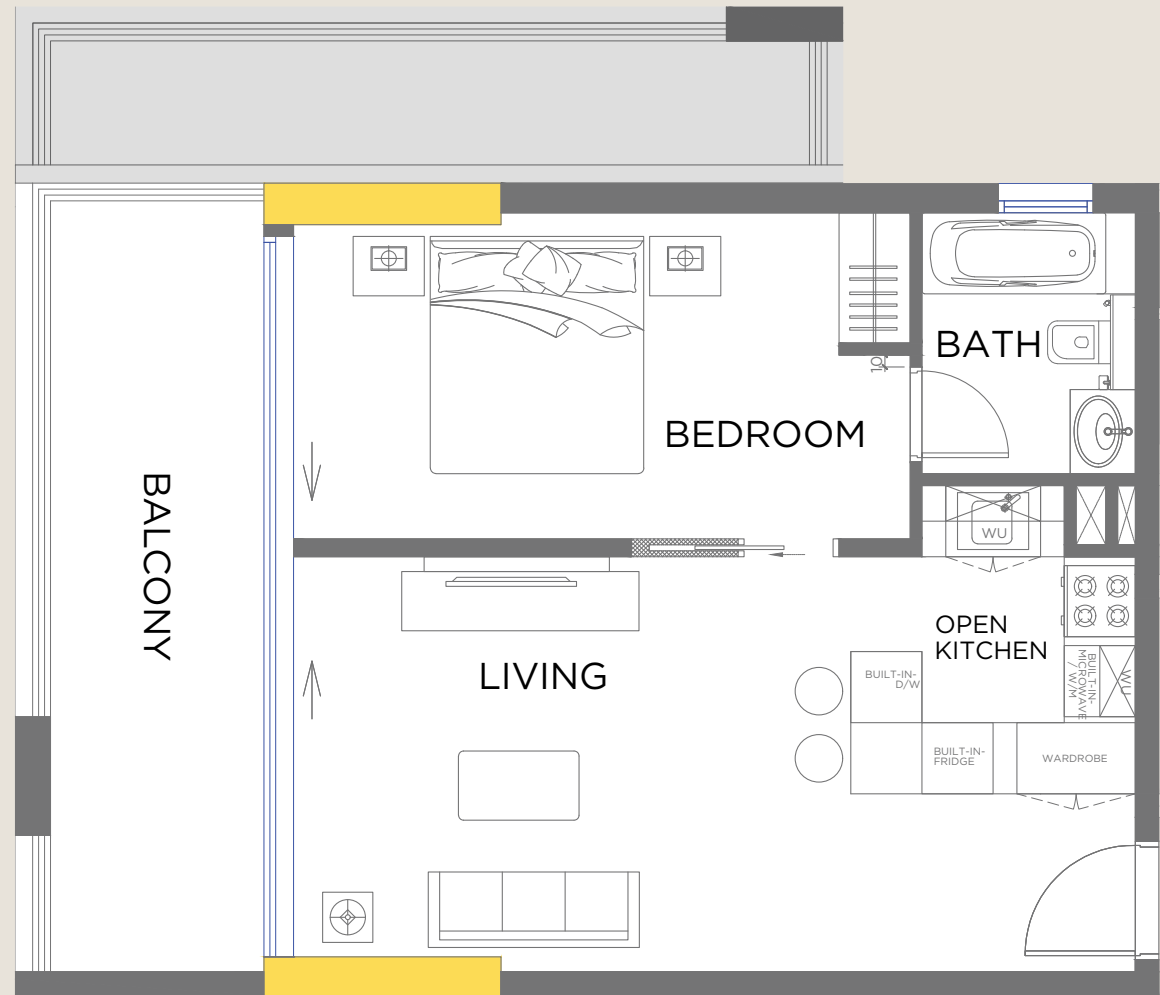
TOTAL 61.22 / 658.97

TYPE TOWER 1 / 1BHK-T3

BALCONY POOL SIDE

## UNITS

305, 308, 505, 508, 705, 708, 905, 908,  
1105, 1108, 1305, 1308, 1505, 1508, 1705,  
1708, 1905, 1908



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LAYOUT TYPE

# 1BHK-T4 TOWER ONE



## SPECIFICATIONS

sqm / sqft

TOTAL 99.53 / 1071.33

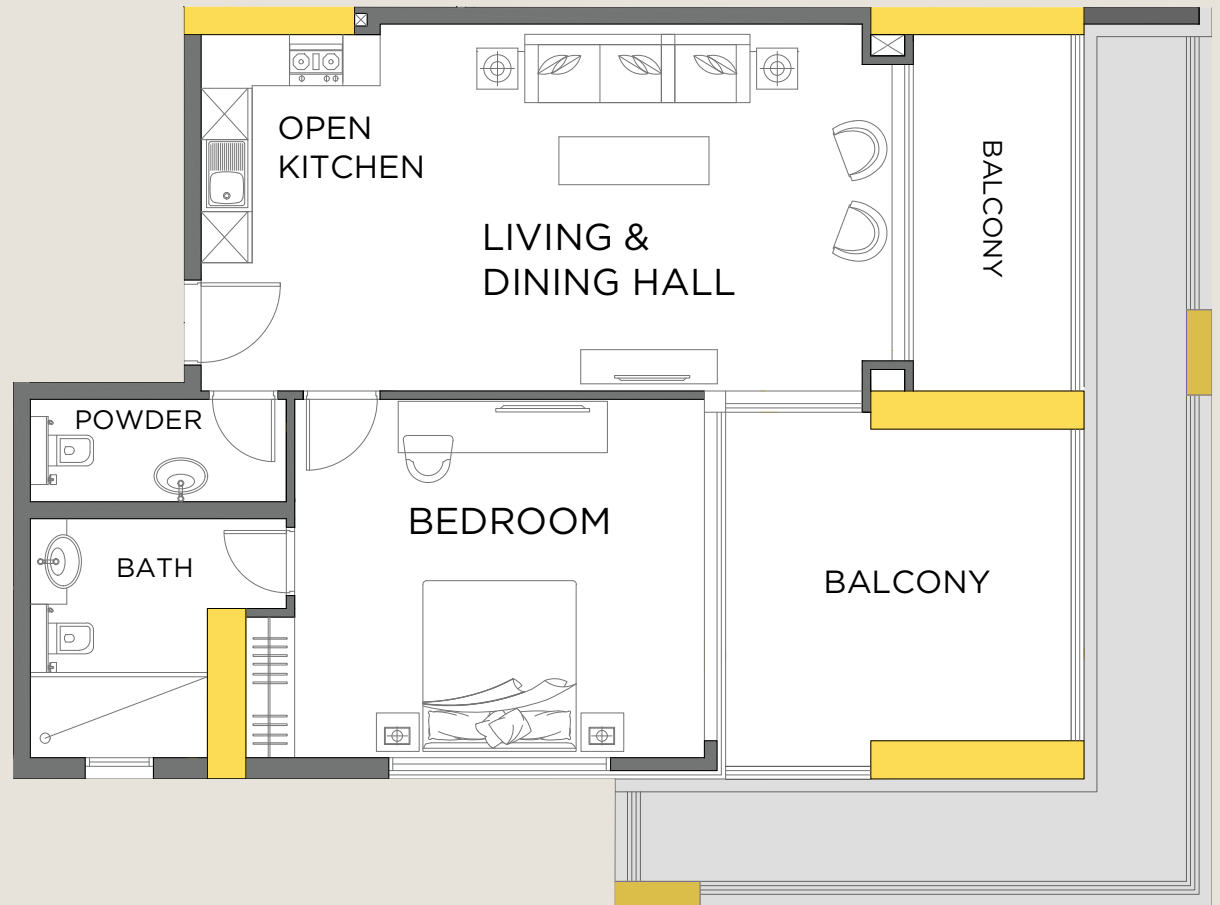
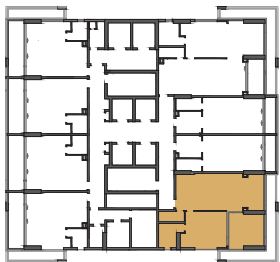
TYPE TOWER 1 / 1BHK-T4

BALCONY AL KHAIL SIDE

JACUZZI NO

## UNITS

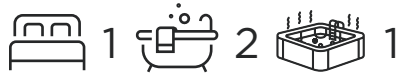
301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901



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LAYOUT TYPE

# 1BHK-T4-J TOWER ONE



## SPECIFICATIONS

sqm / sqft

TOTAL 120.81 / 1300.39

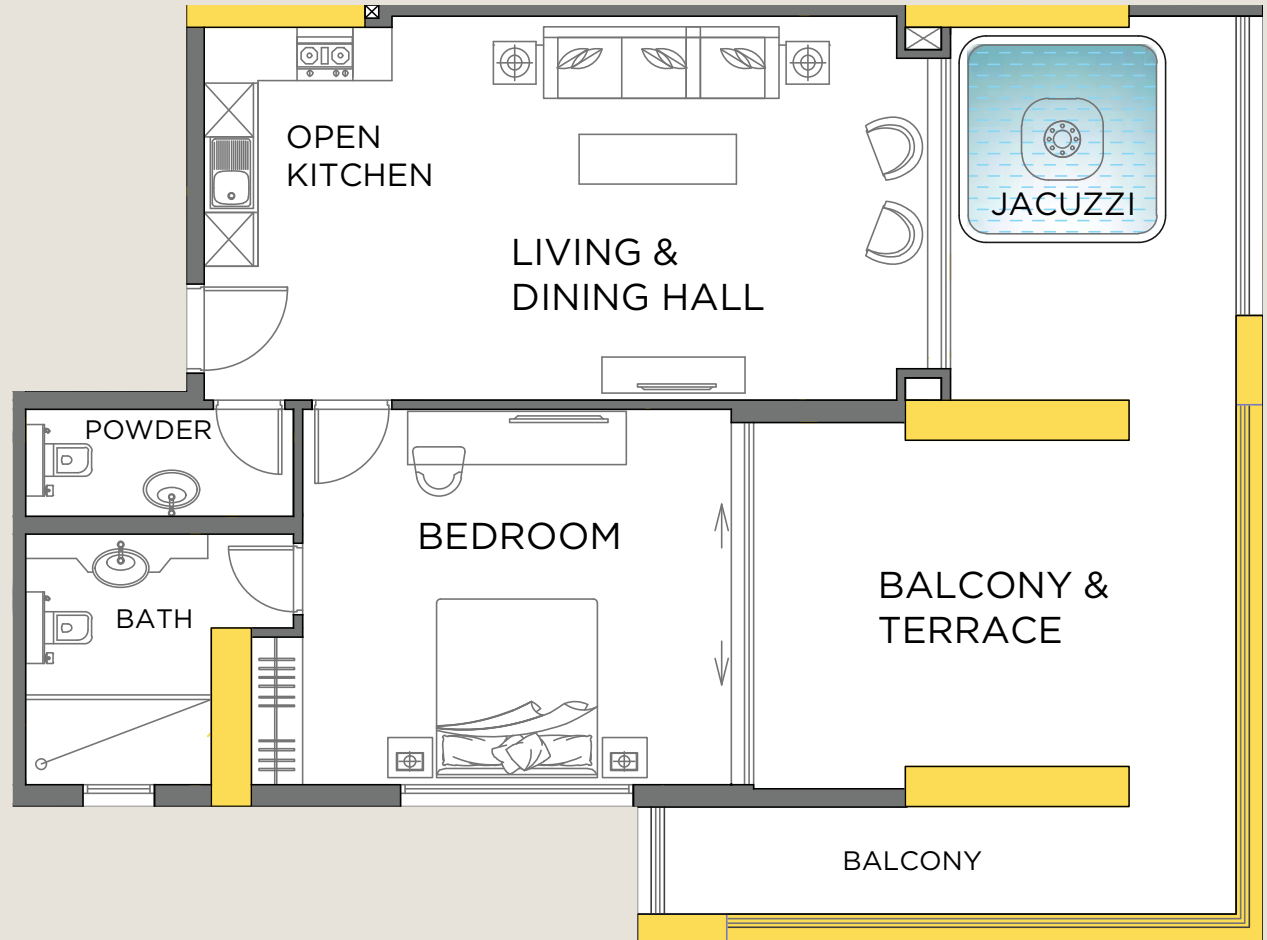
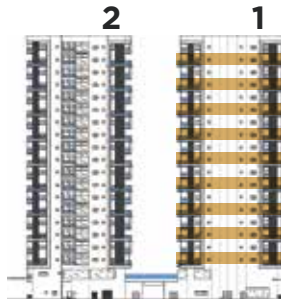
TYPE TOWER 1 / 1BHK-T4-J

BALCONY AL KHAIL SIDE

JACUZZI YES

## UNITS

201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801



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LAYOUT TYPE

# 1BHK-T5 TOWER ONE



## SPECIFICATIONS

sqm / sqft

TOTAL 108.23 / 1164.98

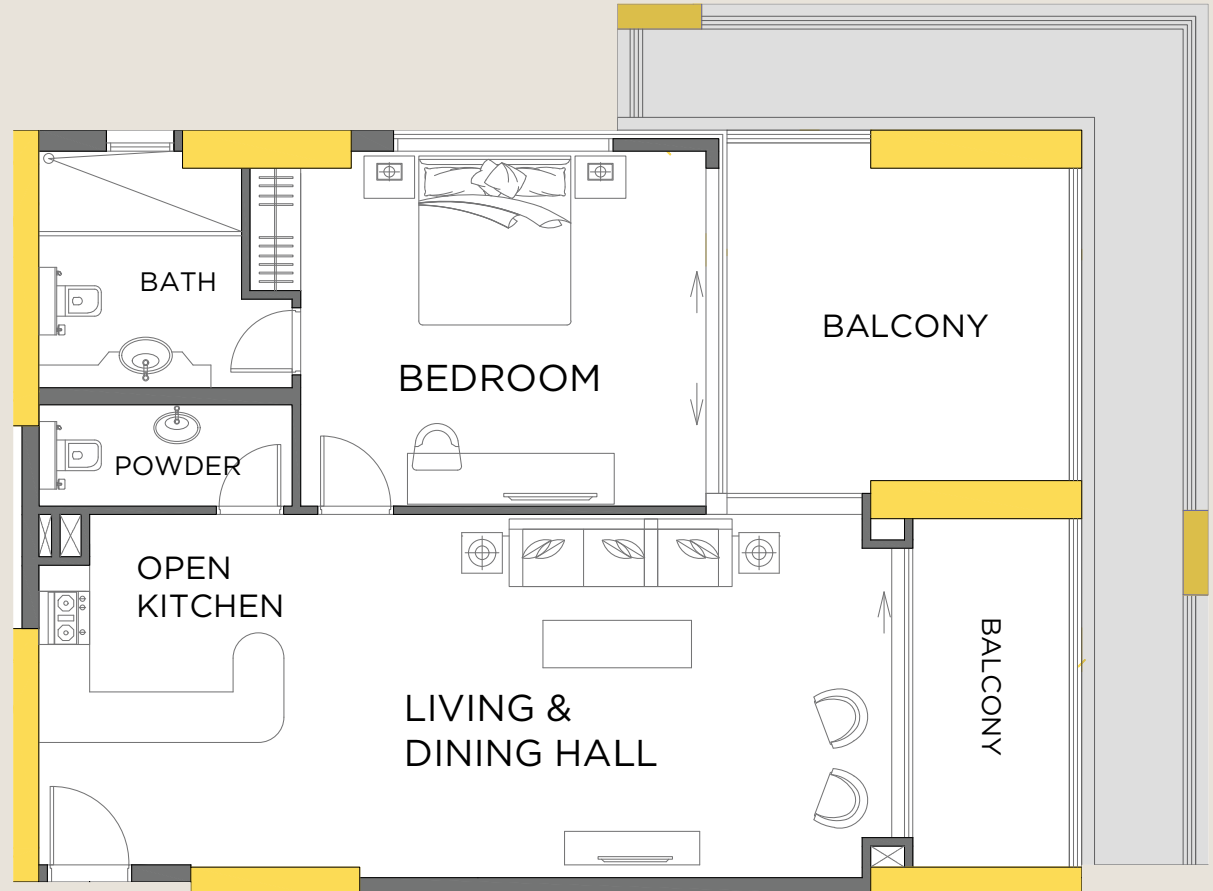
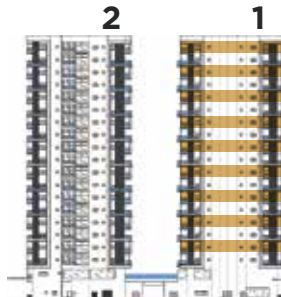
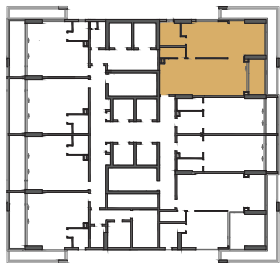
TYPE TOWER 1 / 1BHK-T5

BALCONY AL KHAIL SIDE

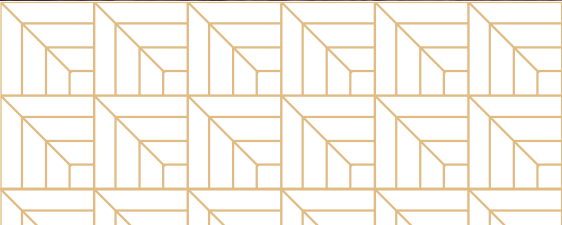
JACUZZI NO

## UNITS

304, 504, 704, 904, 1104, 1304, 1504,  
1704, 1904



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## The Bedroom

LAYOUT TYPE

# 1BHK-T5-J TOWER ONE



## SPECIFICATIONS

sqm / sqft

TOTAL 129.51 / 1394.03

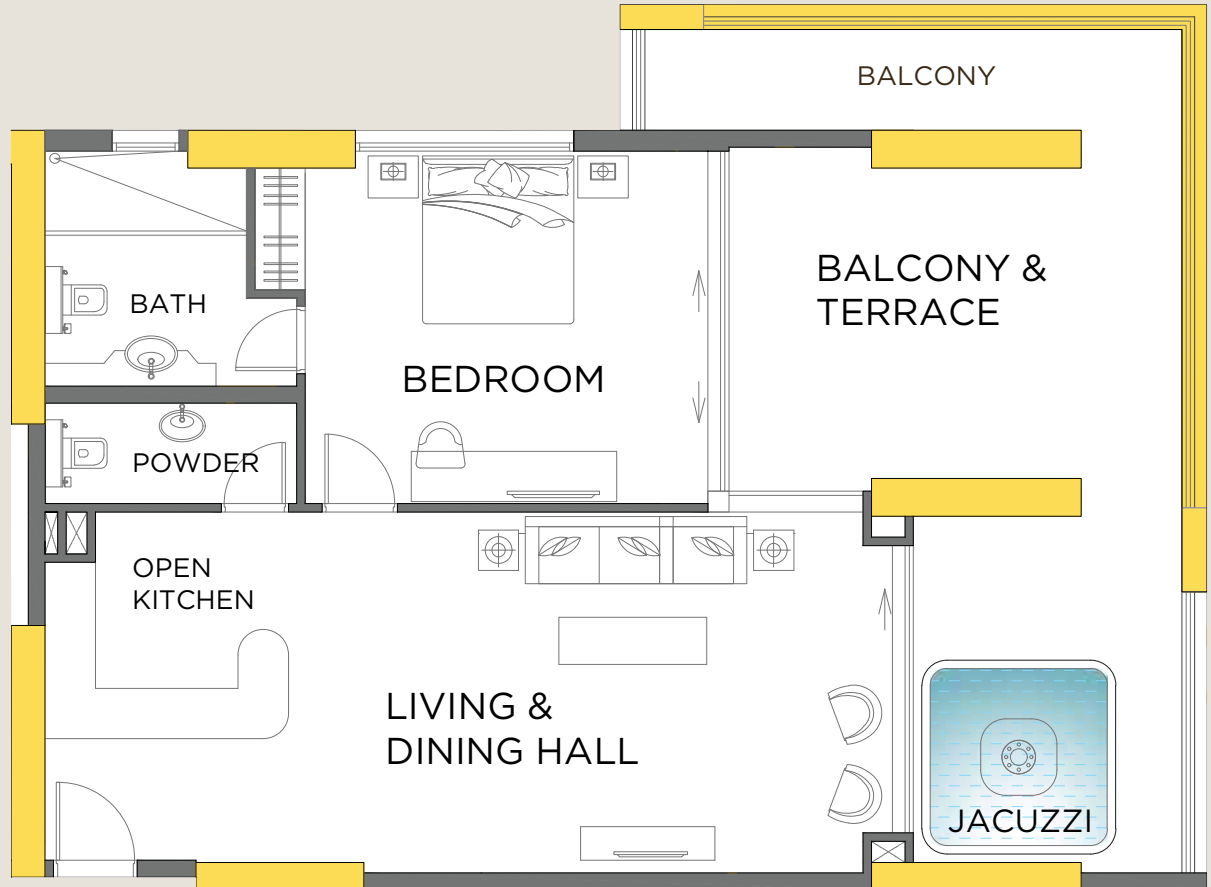
TYPE TOWER 1 / 1BHK-T5-J

BALCONY AL KHAIL SIDE

JACUZZI YES

## UNITS

204, 404, 604, 804, 1004, 1204, 1404,  
1604, 1804



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# **AL SEEB**

## ABOUT OUR HISTORY

Al Seeb Developers bring luxurious and spacious lifestyle options to every doorstep. With world-class service, top-tier realtors, and a steadfast commitment to offering a variety of luxurious spaces at competitive prices, our professionalism and pragmatic approach define projects that shape the future of real estate. Over the past 35 years, our group has established a legacy rooted in a reputation for delivering excellence in residential projects, hotels, shopping malls, and commercial spaces.

For more information, our previous projects and latest updates, 3D Tours, availabilities or a digital copy of this brochure, please visit our official website [alseebdevelopers.com](http://alseebdevelopers.com) or our project website [rrbaysuites.com](http://rrbaysuites.com)



Our company  
website



Our project  
website

# WELCOME RESIDENCY

## PREVIOUS PROJECT

Welcome Residency is a premier residential project developed by Al Seeb Developers in 2023, stands as a testament to exquisite modern living near Miracle Gardens, Arjan.

Completed nine months ahead of its schedule, this development comprises a diverse range of units including 94 two- and three-bedroom apartments, each meticulously designed to offer comfort, convenience, and contemporary style. With its strategic location and thoughtful amenities, Welcome Residency exemplifies Al Seeb Developers' commitment to delivering high-quality living spaces that meet the evolving demands of contemporary lifestyle

# ROYAL REGENCY

## CURRENT PROJECT

Royal Regency is a prestigious project by Al Seeb Developers, which is in its final stages of completion in Dubai's bustling Business Bay district.

Spanning 18 floors, this development includes 165 apartments ranging from studios to spacious three-bedroom units and luxurious penthouses. Each residence showcases meticulous craftsmanship, seamlessly blending modern sophistication with functional design for unparalleled comfort and style. Positioned in a prime location and offering comprehensive amenities, Royal Regency Business Bay caters to the diverse needs of urban residents, promising an exceptional living environment at the heart of the city.





*Current & Past Projects*

# Royal Regency Suites



[alseebdevelopers.com](http://alseebdevelopers.com)



# Royal Regency Suites

BUSINESS BAY

 **AL SEEB**

## TOWER TWO

# Royal Regency Suites





# WHERE EVERY SUITE TELLS A STORY

Welcome to Royal Regency Suites - **Tower Two**, the luxury living in Business Bay, Dubai. This stunning tower offers a total of 91 premium suites, redefining urban sophistication.

Tower Two presents meticulously crafted apartments of eight different layouts featuring spacious 1, 2 and 3 bedroom options, all made with panoramic floor to ceiling windows, Italian finishes and modern design. Our premium two and three bedroom units are also featuring stunning balconies adorned with Jacuzzis. All three bedroom units are also installed with bifold balcony doors that allows you to transform your living space into a new level of convenience.

After you enter via your private lobby, on the first floor of our development lies a beautifully landscaped oasis, providing a tranquil escape from the city, where residents can discover a serene pool, panoramic gym, and many other leisure retreats within our vibrant community.

Experience the epitome of luxury urban living at Royal Regency Suites, where every moment is infused with elegance while **every suite tells a story.**



Google Maps  
Location

# Royal Regency Suites

BUSINESS BAY

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 **AL SEEB**





# TOWER TWO

**91 Units**  
Spacious bedroom suites  
with a dedicated lobby

**54 One Bedroom**  
64-113 sqm

**18 Two Bedroom**  
145-155 sqm

**19 Three Bedroom**  
252-271 sqm

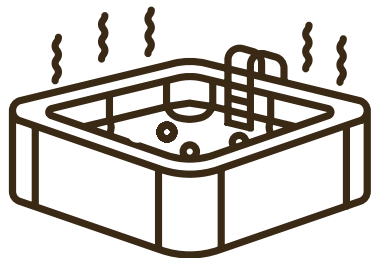
# EMBRACE THE CITY VIEWS WITH PANORAMIC JACUZZI

Elevate your urban living experience with our exclusive Panoramic Jacuzzi, offering breathtaking Business Bay views over the city from your private balcony.

Accompanied with the bustling skyline, this luxurious amenity invites you to unwind and indulge in the serenity of warm waters. Immerse yourself in tranquility while feasting your eyes on sweeping vistas of Dubai that stretch as far as the eye can reach.

Whether it's a serene morning soak or a romantic evening under the stars, your exclusive Panoramic Jacuzzi promises a retreat like no other. With each moment, rediscover a new perspective, a new appreciation for the vibrant pulse of the city below.

Indulge in moments of bliss as you let the city's energy inspire and rejuvenate you. Don't just live in the city; immerse yourself in its essence with our Panoramic Jacuzzi experience.



**Spacious 2.31m x 2.31m hot tubs**

**Installed in 18 exclusive apartments  
on the balconies of Tower Two**





*Jacuzzi at the Balcony*

# CONNECTIVITY AT

Royal Regency  
Suites

Dubai Canal  
600m

Bay Square  
750m

Sheikh Zayed Road  
3.1km

# YOUR DOORSTEP

Downtown  
Boulevard  
1.6km

Dubai Opera  
1.9km

Dubai  
Fountains  
2.0km

Burj Khalifa  
2.2km

Dubai Mall  
1.9km

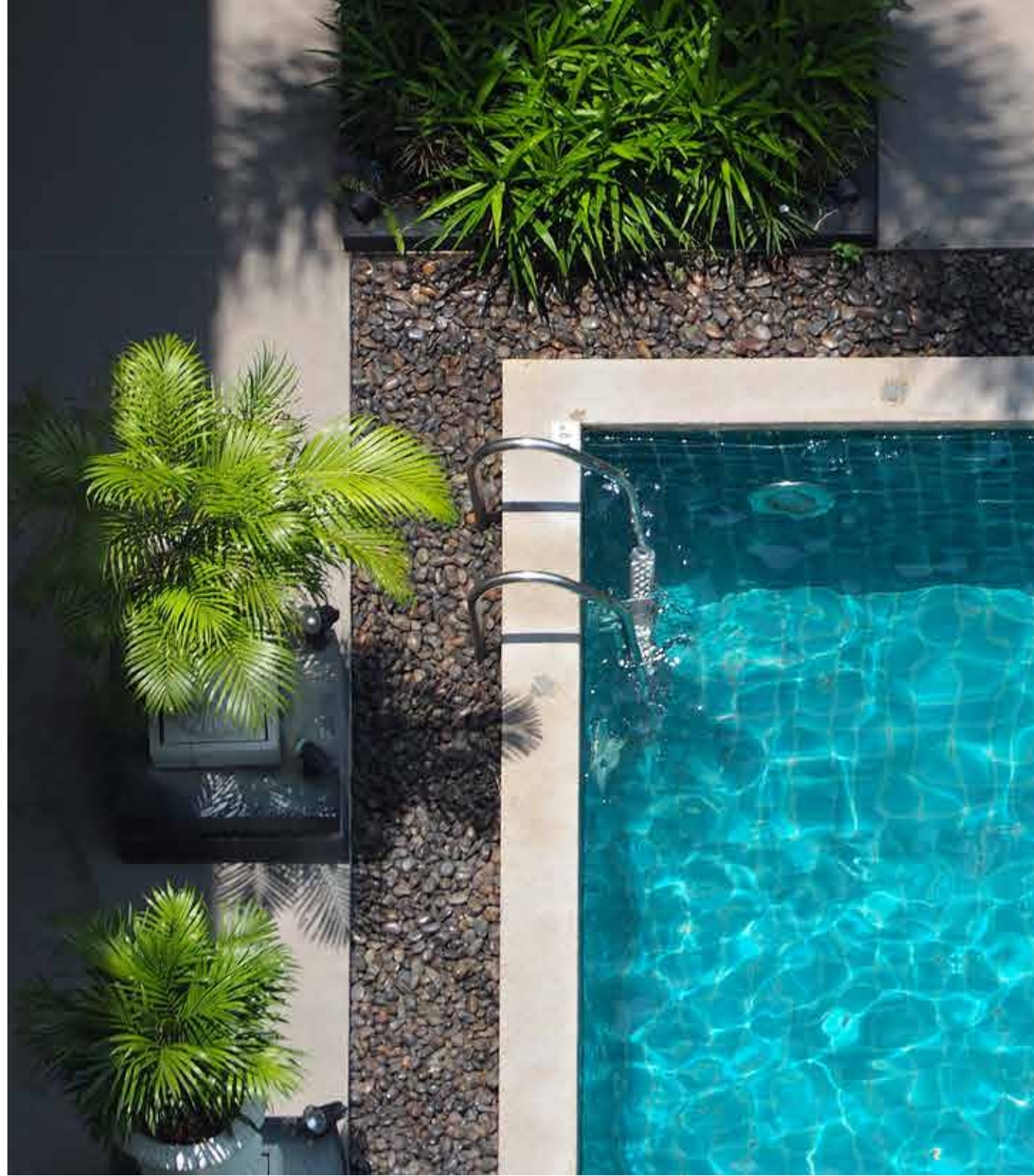
Financial Centre  
3.3km



## Secret Garden



The entire 1st floor and connected area have been transformed into your newly discovered escaping place, elevating recreation to a new level. Latest world-tech amenities are featured at the panoramic gym, swimming pool, saunas, steam rooms and an open patio, complemented by a restaurant







# ELEVATING YOUR LIFESTYLE

Spacious Lobby Lounge area with panoramic views  
Café in the ground floor  
Restaurant in the first floor  
Modern Gym health club with sound acoustic system  
Swimming pool, Jacuzzi, Recreation open area  
Separate steam rooms & sauna for ladies & gents

Individual parking  
EV charging for electric vehicles  
Separate service lift  
Latest Access System & Intercom  
Landscaping area



*Hotel-like car drop off*



*Corridor interiors*



# WHERE ELEGANCE MEETS PRECISION

- Entrance doors, inner doors, built-in kitchens, closets and wardrobes are Italian made
- Fully fitted kitchen with premium appliances
- Built-in kitchen cupboards and wardrobes with a soft touch technology
- Main doors are equipped with electronic door lock keyless entry and fingerprint technology
- Sanitary fittings and porcelian tiles are of premium quality
- 3BHK apartments comes along with bifold doors at the living room and a maids room
- Layouts with and without Jacuzzi in the balconies
- Smart Home automation facilities within selected premium units

LAYOUT TYPE

# 1BHK-T1 TOWER TWO



## SPECIFICATIONS

sqm / sqft

TOTAL 91.01 / 979.62

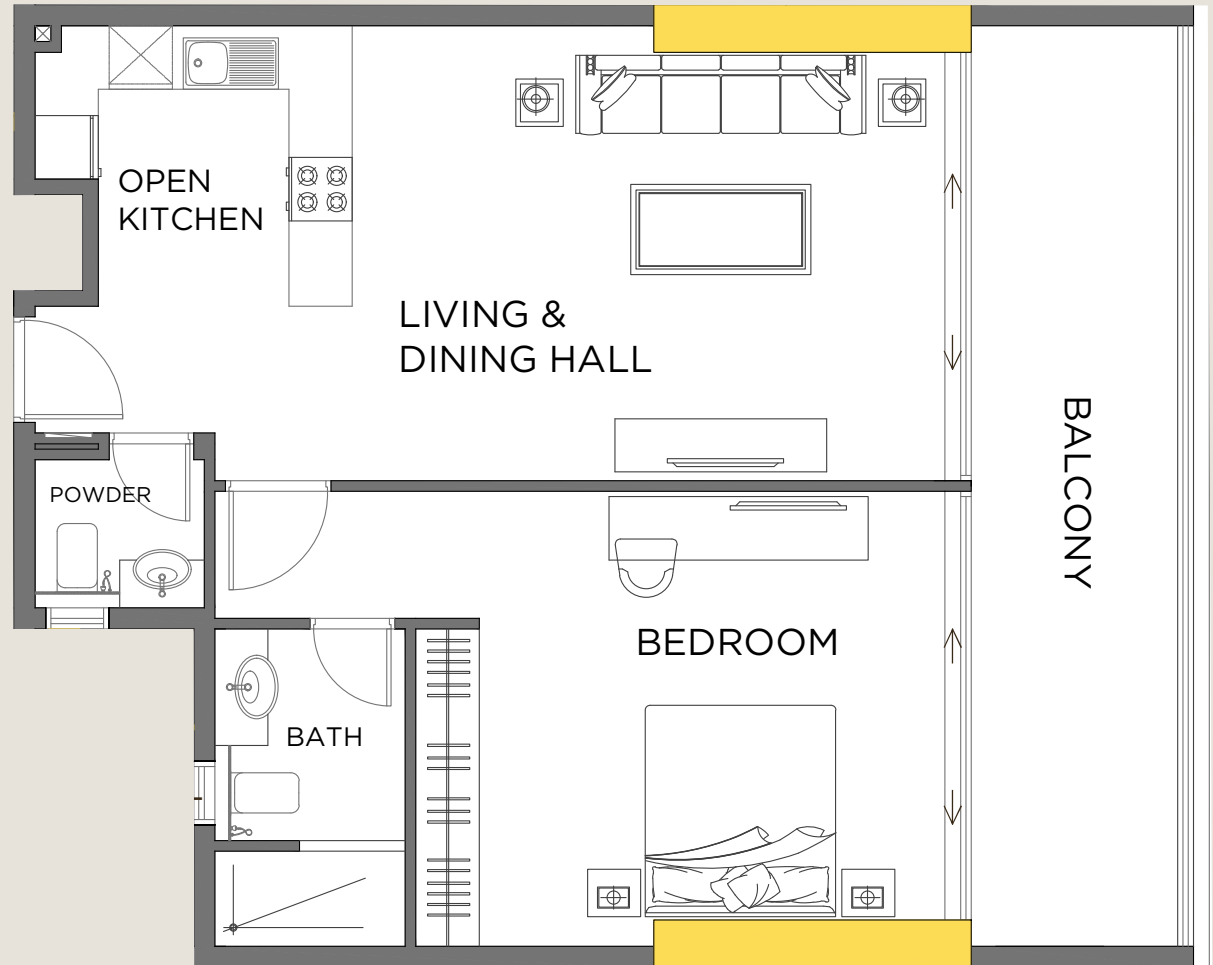
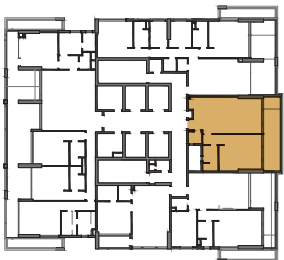
TYPE TOWER 2 / 1BHK-T1

BALCONY POOL SIDE

JACUZZI NO

## UNITS

203, 303, 403, 503, 603, 703, 803, 903,  
1003, 1103, 1203, 1303, 1403, 1503, 1603,  
1703, 1803, 1903



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Modern Bedroom



Living Room



LAYOUT TYPE

# 1BHK-T2 TOWER TWO



## SPECIFICATIONS

sqm / sqft

TOTAL 64.95 / 699.12

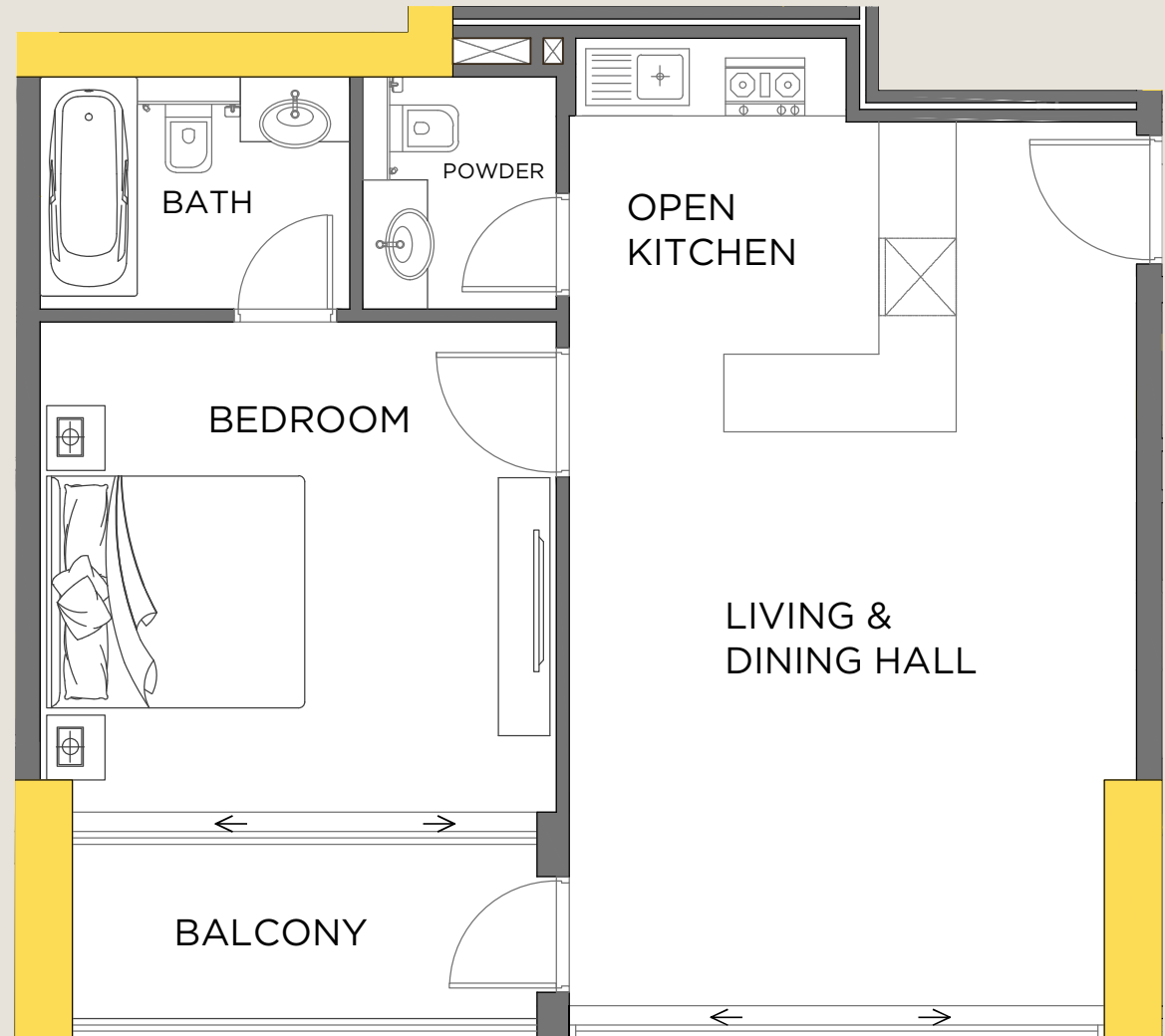
TYPE TOWER 2 / 1BHK-T2

BALCONY CITY SIDE

JACUZZI NO

## UNITS

205, 305, 405, 505, 605, 705, 805, 905,  
1005, 1105, 1205, 1305, 1405, 1505, 1605,  
1705, 1805, 1905



All room dimensions are measured to structural elements and exclude wall finished and construction tolerance. All dimensions have been provided by our consultant architects. All materials, dimensions & drawings are approximate. Information is subject to change without notice. Actual suite area may vary from the stated area. Drawing not to scale. The developer reserves the right to make revisions. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls and the exterior face of the corridor wall enclosing the adjoining unit. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. The units are measured at typical floor in the building. The columns may vary in size depending on the floor level.

LAYOUT TYPE

# 1BHK-T3 TOWER TWO



## SPECIFICATIONS

sqm / sqft

TOTAL 103.88 / 1118.16

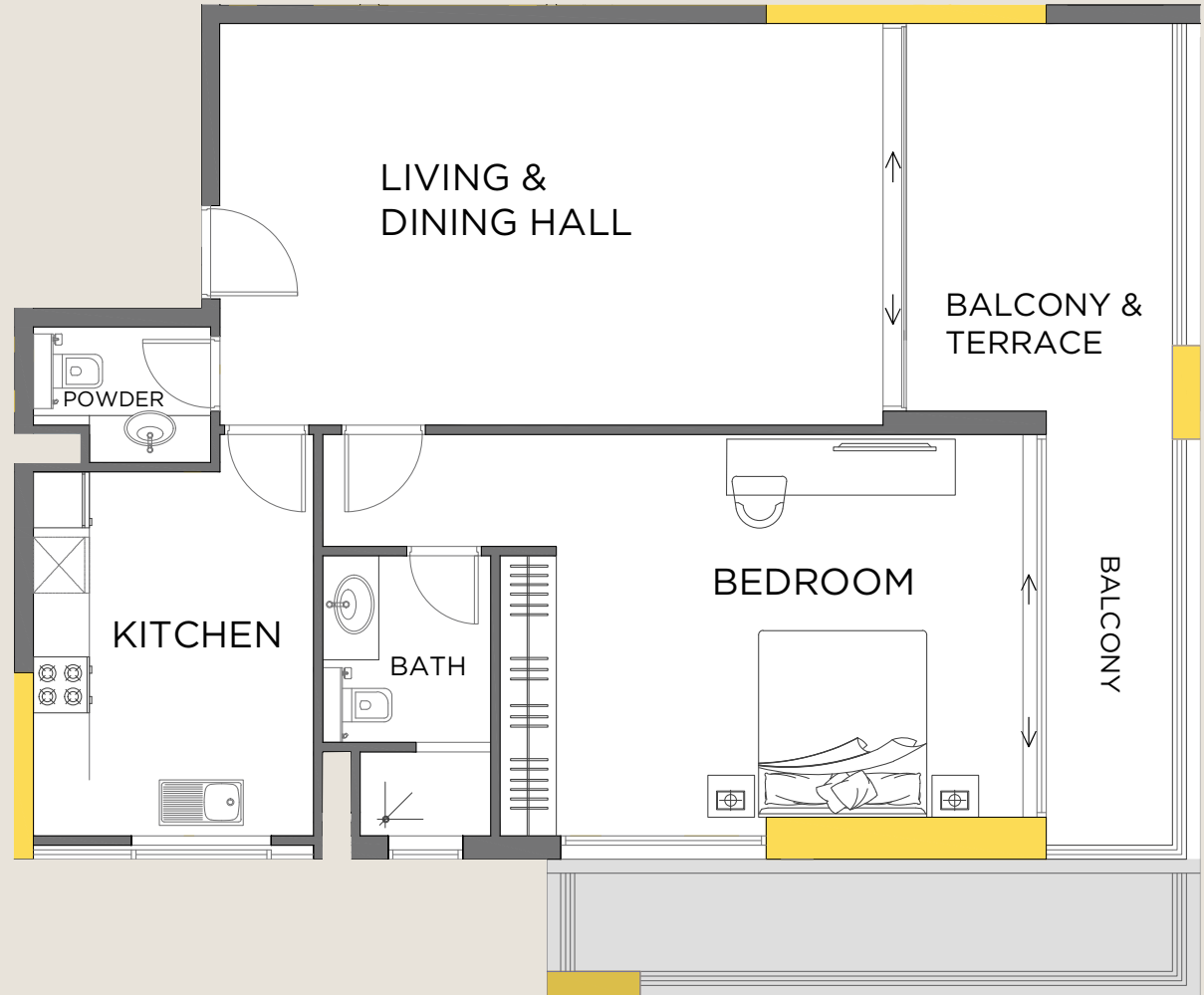
TYPE TOWER 2 / 1BHK-T3

BALCONY POOL SIDE

JACUZZI NO

## UNITS

304, 504, 704, 904, 1104, 1304, 1504,  
1704, 1904



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The Kitchen

LAYOUT TYPE

# 1BHK-T4 TOWER TWO



## SPECIFICATIONS

sqm / sqft

TOTAL 113.64 / 1223.21

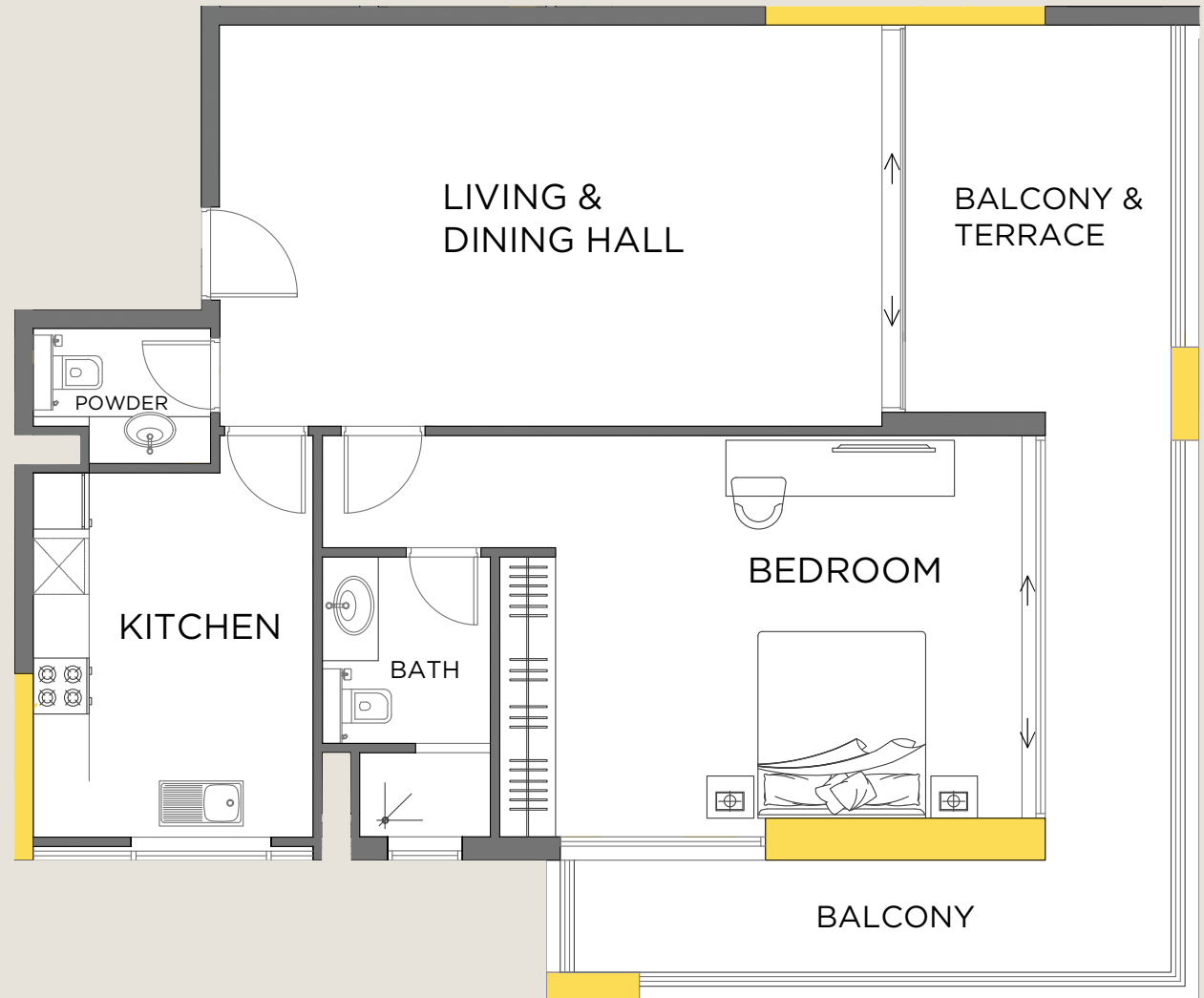
TYPE TOWER 2 / 1BHK-T4

BALCONY CITY & POOL SIDE

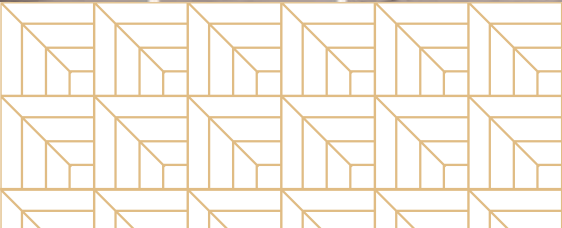
JACUZZI NO

## UNITS

204, 404, 604, 804, 1004, 1204, 1404,  
1604, 1804



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The Italian finishes

LAYOUT TYPE

# 2BHK-T1 TOWER TWO



## SPECIFICATIONS

sqm / sqft

TOTAL 144.70 / 1557.54

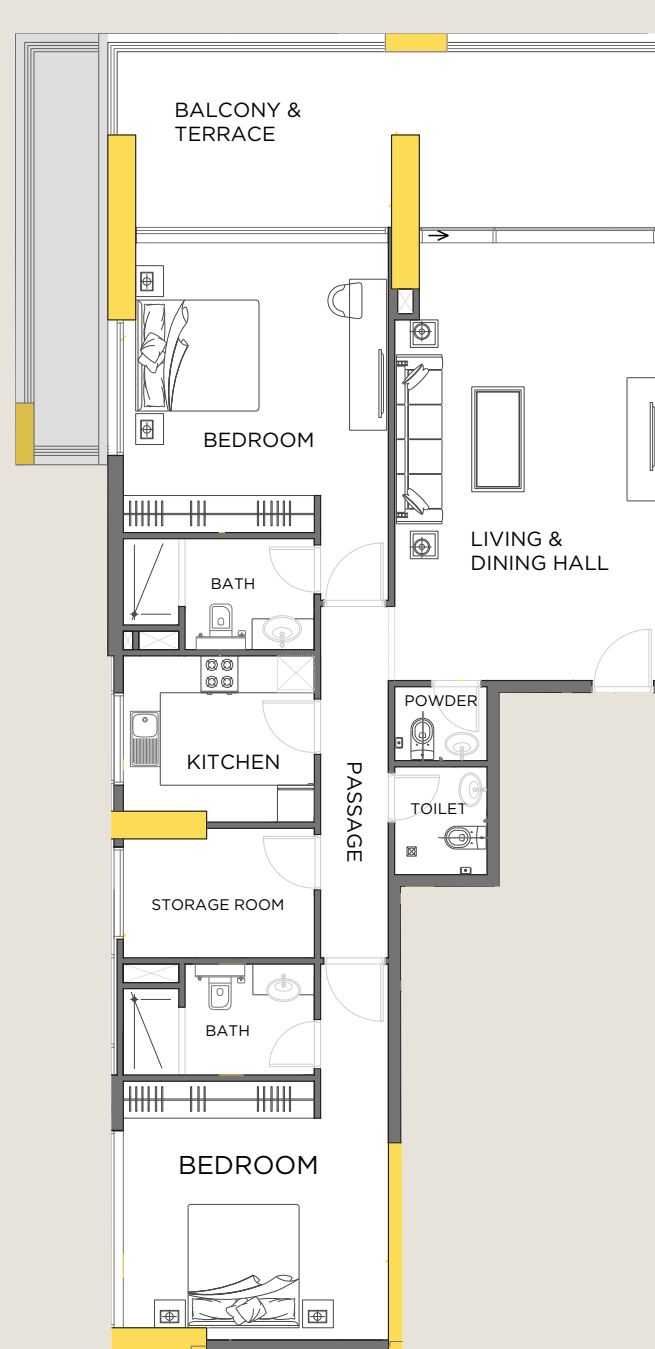
TYPE 2TOWER / 2BHK-T1

BALCONY POOL SIDE

JACUZZI NO

## UNITS

302, 502, 702, 902, 1102, 1302, 1502,  
1702, 1902



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LAYOUT TYPE

# 2BHK-T1-J TOWER TWO



## SPECIFICATIONS

sqm / sqft

TOTAL 154.16 / 1659.36

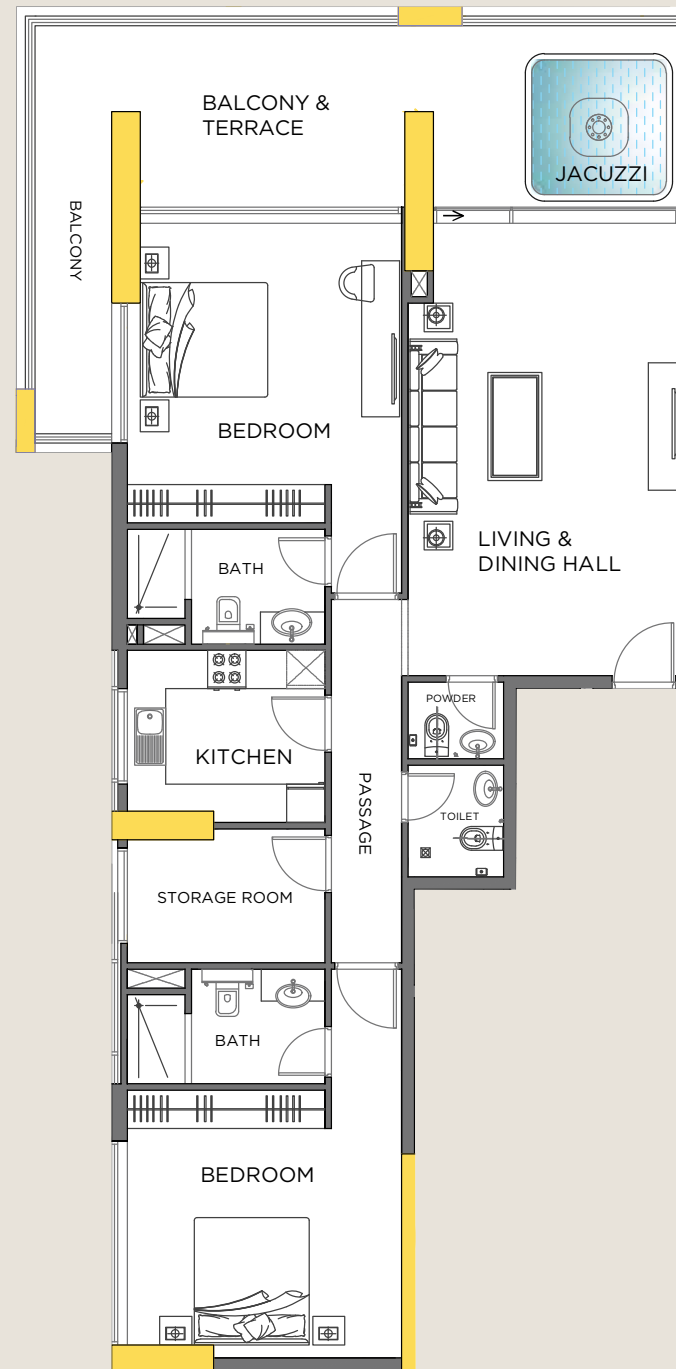
TYPE TOWER 2 / 2BHK-T1-J

BALCONY CITY & POOL SIDE

JACUZZI YES

## UNITS

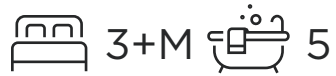
202, 402, 602, 802, 1002, 1202, 1402,  
1602, 1802



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LAYOUT TYPE

# 3BHK-T1 TOWER TWO



## SPECIFICATIONS

sqm / sqft

TOTAL 252.32 / 2715.95

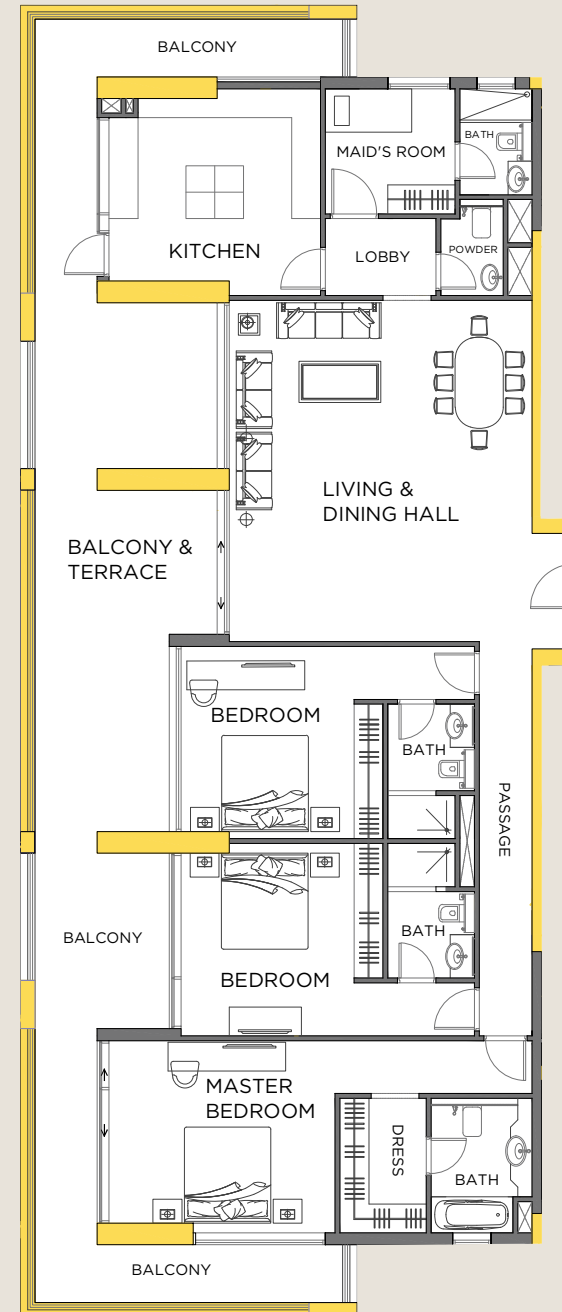
TYPE TOWER 2 / 3BHK-T1

BALCONY BURJ SIDE

JACUZZI NO

## UNITS

101, 301, 501, 701, 901, 1101, 1301, 1501,  
1701, 1901



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Open Living Areas

LAYOUT TYPE

# 3BHK-T1-J TOWER TWO



**SPECIFICATIONS** sqm / sqft

TOTAL 270.84 / 2915.30

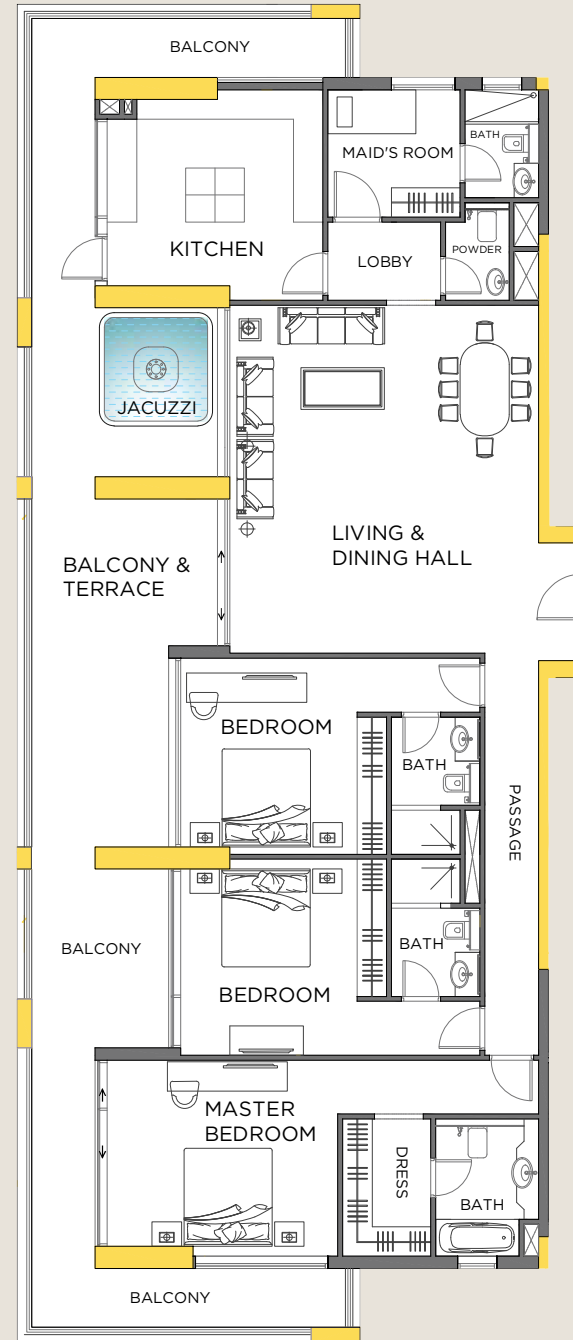
TYPE TOWER 2 / 3BHK-T1-J

BALCONY BURJ SIDE

JACUZZI YES

## UNITS

201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801



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## ABOUT OUR HISTORY

Al Seeb Developers bring luxurious and spacious lifestyle options to every doorstep. With world-class service, top-tier realtors, and a steadfast commitment to offering a variety of luxurious spaces at competitive prices, our professionalism and pragmatic approach define projects that shape the future of real estate. Over the past 35 years, our group has established a legacy rooted in a reputation for delivering excellence in residential projects, hotels, shopping malls, and commercial spaces.

For more information, our previous projects and latest updates, 3D Tours, availabilities or a digital copy of this brochure, please visit our official website [alseebdevelopers.com](http://alseebdevelopers.com) or our project website [rrbaysuites.com](http://rrbaysuites.com)



Our company  
website



Our project  
website

# WELCOME RESIDENCY

## PREVIOUS PROJECT

Welcome Residency is a premier residential project developed by Al Seeb Developers in 2023, stands as a testament to exquisite modern living near Miracle Gardens, Arjan.

Completed nine months ahead of its schedule, this development comprises a diverse range of units including 94 two- and three-bedroom apartments, each meticulously designed to offer comfort, convenience, and contemporary style. With its strategic location and thoughtful amenities, Welcome Residency exemplifies Al Seeb Developers' commitment to delivering high-quality living spaces that meet the evolving demands of contemporary lifestyle

# ROYAL REGENCY

## CURRENT PROJECT

Royal Regency is a prestigious project by Al Seeb Developers, which is in its final stages of completion in Dubai's bustling Business Bay district.

Spanning 18 floors, this development includes 165 apartments ranging from studios to spacious three-bedroom units and luxurious penthouses. Each residence showcases meticulous craftsmanship, seamlessly blending modern sophistication with functional design for unparalleled comfort and style. Positioned in a prime location and offering comprehensive amenities, Royal Regency Business Bay caters to the diverse needs of urban residents, promising an exceptional living environment at the heart of the city.





*Current & Past Projects*

# Royal Regency Suites



[alseebdevelopers.com](http://alseebdevelopers.com)