




MAJARA
LUXURY REAL ESTATE L.L.C.



241 WATERSIDE

— DUBAI ISLANDS —

regent
DEVELOPMENTS

LEGACY
DEVELOPMENTS

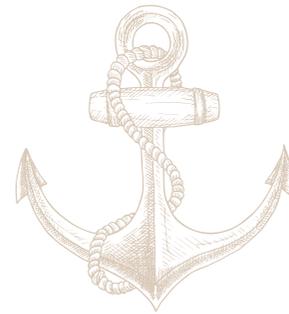


At the Water's Edge, life is more
than a holiday; it is a heritage.

A serene beach scene at sunset. In the foreground, a wooden lounge chair with a white cushion and a matching scalloped-edge umbrella stands on the sand. The middle ground shows a calm sea with gentle waves lapping at the shore. The sky is filled with soft, golden light from the setting sun, creating a warm and tranquil atmosphere. The overall color palette is dominated by warm tones of orange, yellow, and brown.

DUBAI ISLANDS

THE ISLAND OF QUIET OPULENCE



AN ISLAND LIKE NO OTHER

Dubai Islands is a masterpiece decades in the making; a rare feat of vision and precision. Here, land has been shaped from the sea with patience and artistry, offering a new stage for coastal living. At 241 Waterside, this legacy continues, bringing the ease of Monte Carlo and the elegance of the Côte d'Azur to the shores of Dubai.

THE LAST ISLAND HORIZON

Dubai Islands is the last frontier of island living in the city; connected seamlessly to the mainland, yet expansive enough to hold two golf courses and a lifestyle of true seclusion. Here, residents enjoy the rare balance of accessibility, privacy, and value; the final opportunity to own Dubai's most authentic island address.

03 mins
Dubai Islands Beach

15 mins
J1 Beach

15 mins
Dubai Int'l Financial Centre

15 mins
Dubai Intl Airport (DXB)

20 mins
Burj Khalifa/
Dubai Mall

30 mins
Palm Jumeirah





241 WATERSIDE

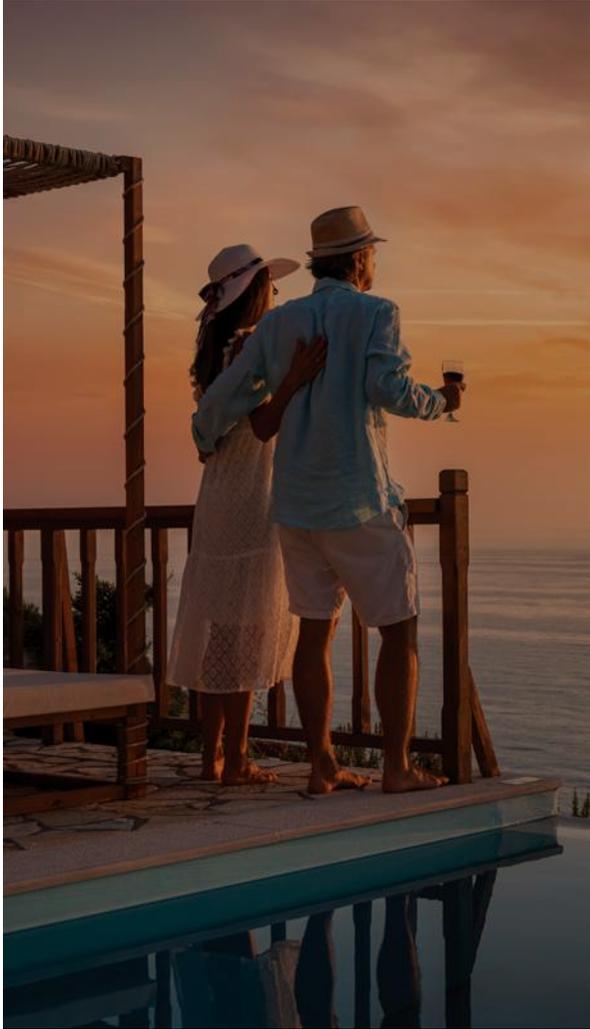
— DUBAI ISLANDS —



COASTAL. CONNECTED. COMPLETE

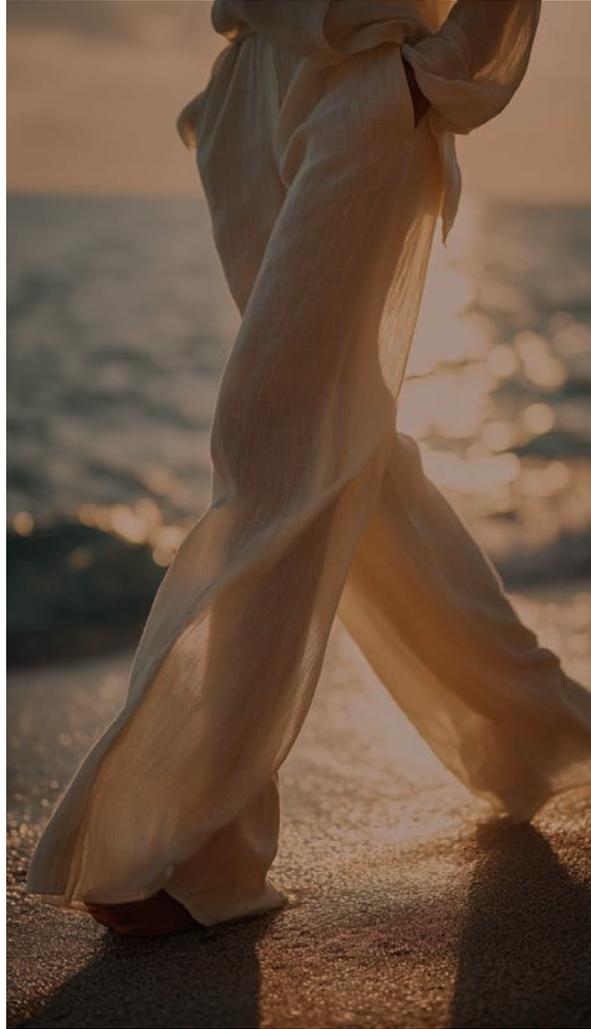
- ① Wellness Resort
- ② Eco Resort
- ③ 18-Hole Golf Course
- ④ Scenic Drive
- ⑤ Oasis Park
- ⑥ Family Resort
- ⑦ Marina Village
- ⑧ Beach Front Resort
- ⑨ Beach Front Residential
- ⑩ Water Front Hotels & Apt
- ⑪ Private Marina Club
- ⑫ Signature Estate Lots
- ⑬ Clubhouse
- ⑭ 9-Hole Golf Course
- ⑮ Boutique Mixed Use Village
- ⑯ Sports Club and Aquatic Center
- ⑰ Beach Club
- ⑱ Mall
- ⑲ Urban Island Residential
- ⑳ Destination Art & Cultural District
- ㉑ Golf Club/ Sports Club





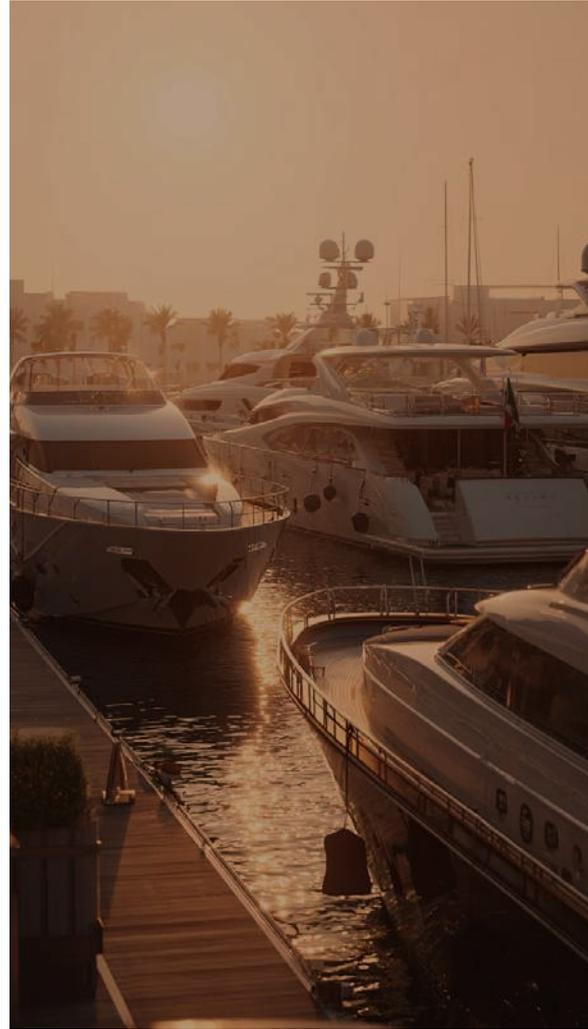
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Resorts & Hotels



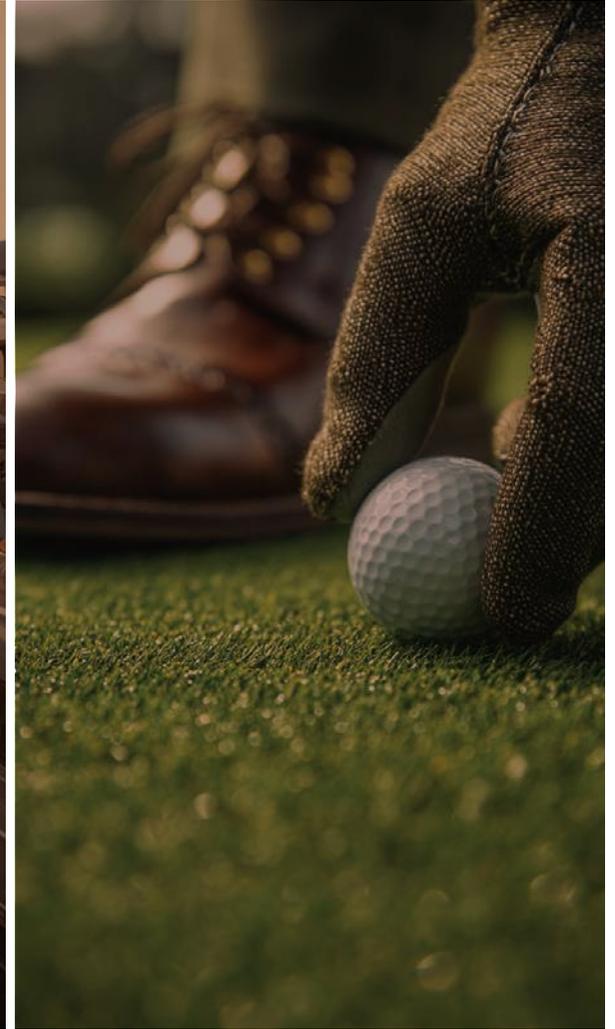
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Kilometers of Beach



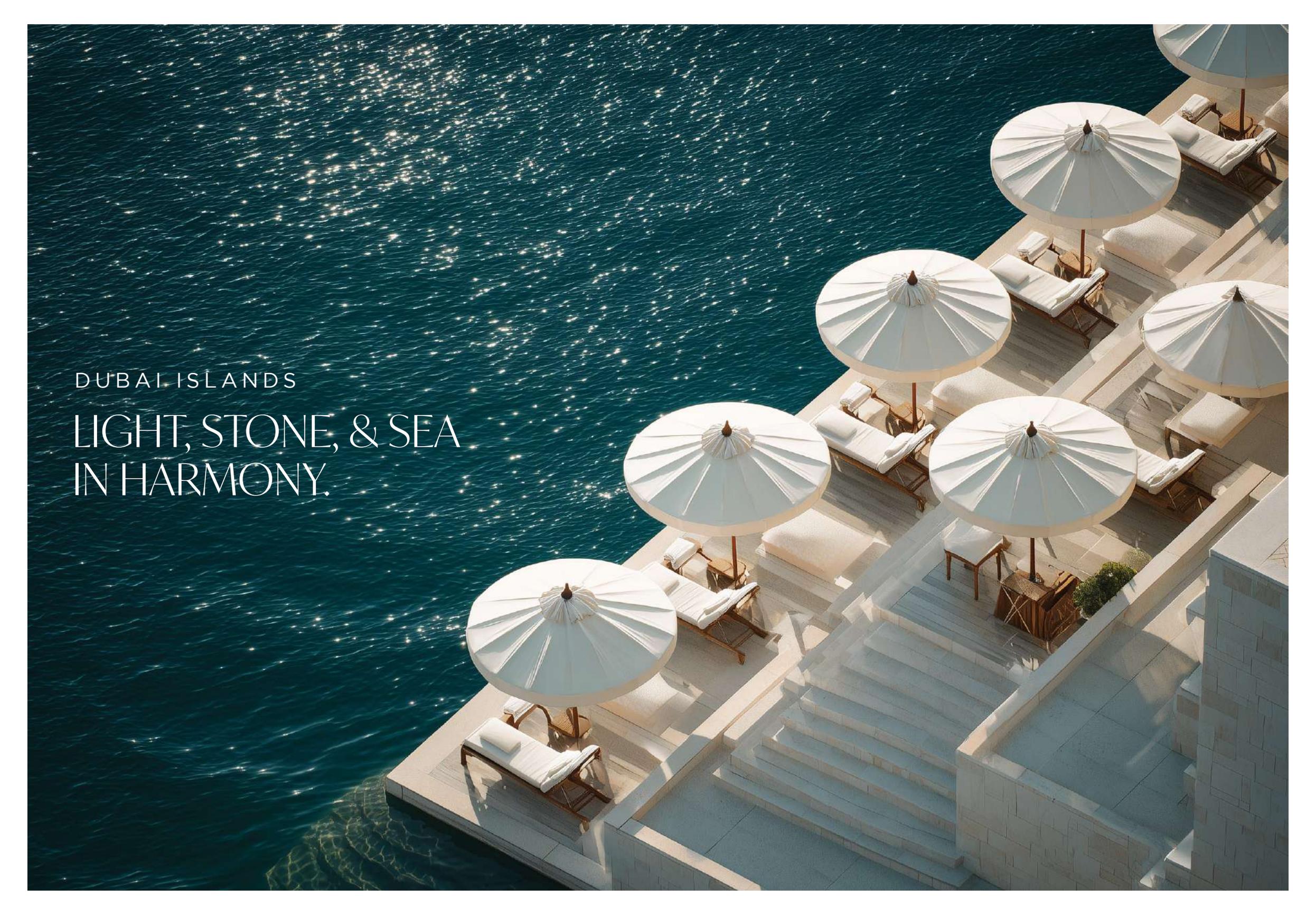
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World Class Marinas



2

Championship Golf Courses



DUBAI ISLANDS
LIGHT, STONE, & SEA
IN HARMONY.

An aerial photograph of a sailboat with three masts and white sails on a body of water. In the background, a city skyline is visible, including a prominent skyscraper. The entire image is overlaid with a semi-transparent teal color.

241 WATERSIDE

BORN INTO BELONGING



THE GEOMETRY OF LIGHT

With stacked terraces and flowing horizontals, 241 Waterside rises in balance and proportion. Light, stone and glass open to serene vistas of calm & clarity, blurring indoors and out, creating a rhythm where architecture and horizon become one.



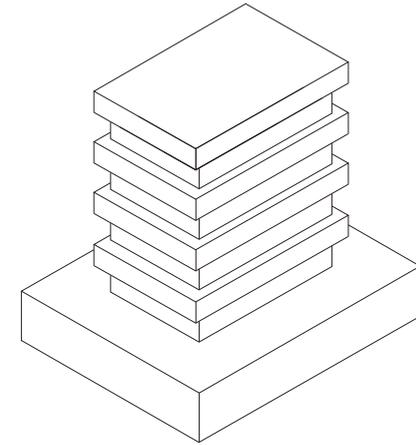
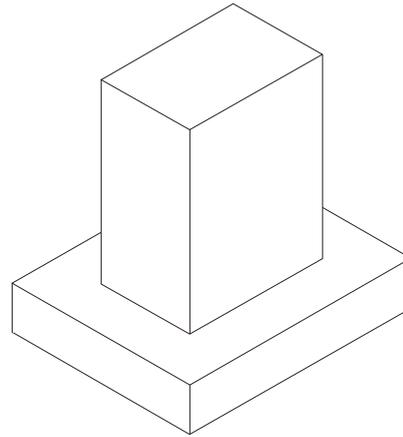
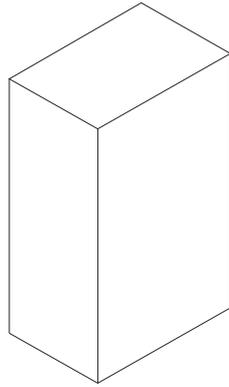


241 WATERSIDE



241 WATERSIDE





MADE BY MASTERS

True luxury is crafted, not assembled. Every detail at 241 Waterside reflects the hand of artisans; from marble and brass to wood and glass, shaped with the same care as fine tailoring or watchmaking, where the unseen defines the extraordinary.



CONCEPT DESIGN



INTERIOR DESIGN

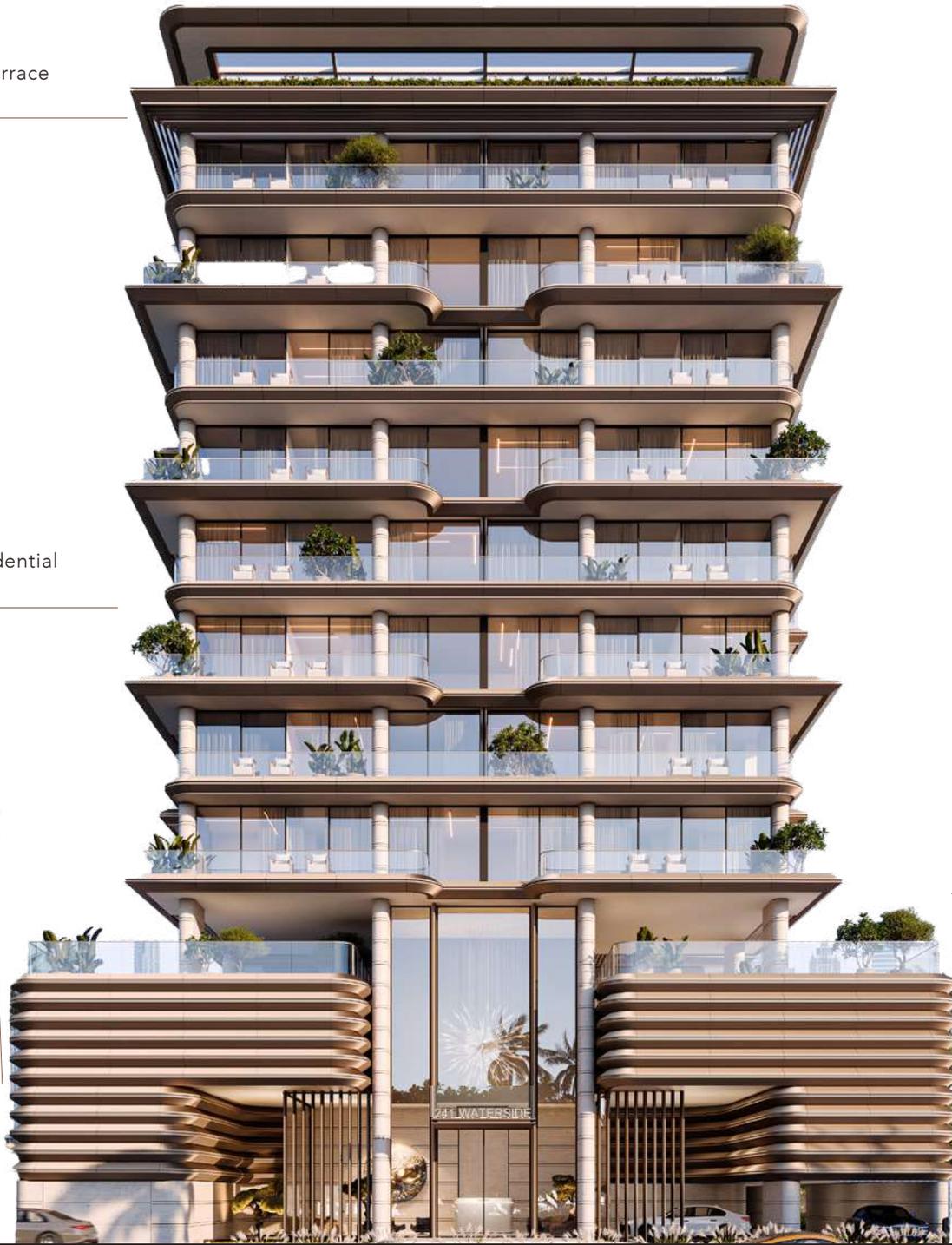


PROJECT DETAILS

The Terrace
at 241

8 Residential
Floors

Podium
Parking



The Courtyard
at 241

The Lobby
at 241

No of Units	No of Floors	Unit Types
63	G+2P+8+R	Sky Lofts, 2 Beds and 3 Beds

Units Breakdown & Pricing

Sky Loft	880 SQ.FT	8 Units	AED 1.88M onwards
Signature Sky Loft	1,283 SQ.FT - 1,423 SQ.FT	8 Units	AED 2.06M onwards
2 Bedroom	953 SQ.FT - 986 SQ.FT	16 Units	AED 2.19M onwards
2 Bedroom + Study	1,467 SQ.FT - 1,508 SQ.FT	22 Units	AED 2.77M onwards
3 Bedroom	1,583 SQ.FT	8 Units	AED 3.19M onwards
Signature Penthouse	3,047 SQ.FT	1 Unit	Pricing on Request

Payment Plan

10%	10%	25%	55%
On Booking	On Signing SPA	During Construction	On Handover

Ownership	DLD Project No.	Escrow Status
Freehold	4093	Open

Anticipated Service Charge	Anticipated Completion Date
AED 16/sqft	Q1 2028

A photograph of a modern lobby interior. On the left, a large, multi-trunked tree with green foliage stands in a long, low, light-colored marble planter. The background consists of a wall of light-colored, veined marble panels. To the right, a glass door with a dark frame is visible, reflecting the interior. The floor is made of large, light-colored tiles. The overall atmosphere is clean, bright, and sophisticated.

CRAFTED FOR OPULENCE
THE LOBBY AT 241



THE ART OF ARRIVAL

At 241, arrival is a ritual.

Light filters through fluted glass, pooling over marble that feels alive to the touch.

A sculptural tree anchors the space; a gesture of calm amid geometry.

Every surface carries intention, from the veined stone that catches the sun to the brushed metal that softens it. The lobby is not an introduction; it is an experience of stillness, where craftsmanship speaks softly and the atmosphere itself feels tailored.



241 WATERSIDE

RECEPTION





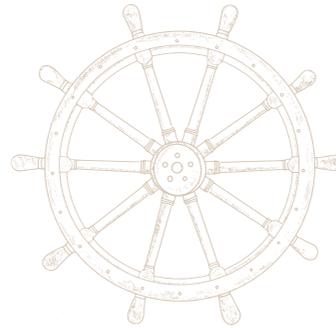






EXQUISITE INTERIORS

THE RESIDENCES AT 241



CURATED INTERIORS

Here, every surface is a deliberate interval - Rooms are not decorated; they are calibrated. Materiality speaks in undertones: the matte of unlacquered bronze that refuses to announce itself, stone cut thick enough to hold temperature, wood so pale it seems to defer. Nothing competes for attention because nothing needs to. The luxury is measured in what has been removed - pattern, ornament, the anxious need to impress.

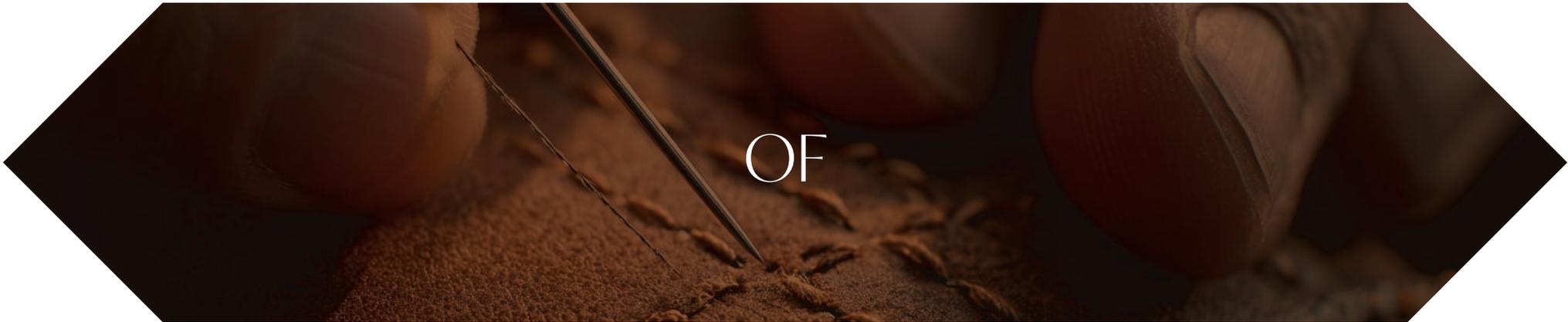
GESI

Miele

smeg

ORVIBO







LIVING SPACES AT 241

CRAFTED FOR LIVING

Open layouts, textured materials, and refined details create an atmosphere of effortless elegance. From expansive residences to the Signature Sky Lofts with their double-height ceilings and natural flow, every home celebrates craftsmanship and calm. These are spaces made for living beautifully, where every finish feels intentional and every view feels composed.







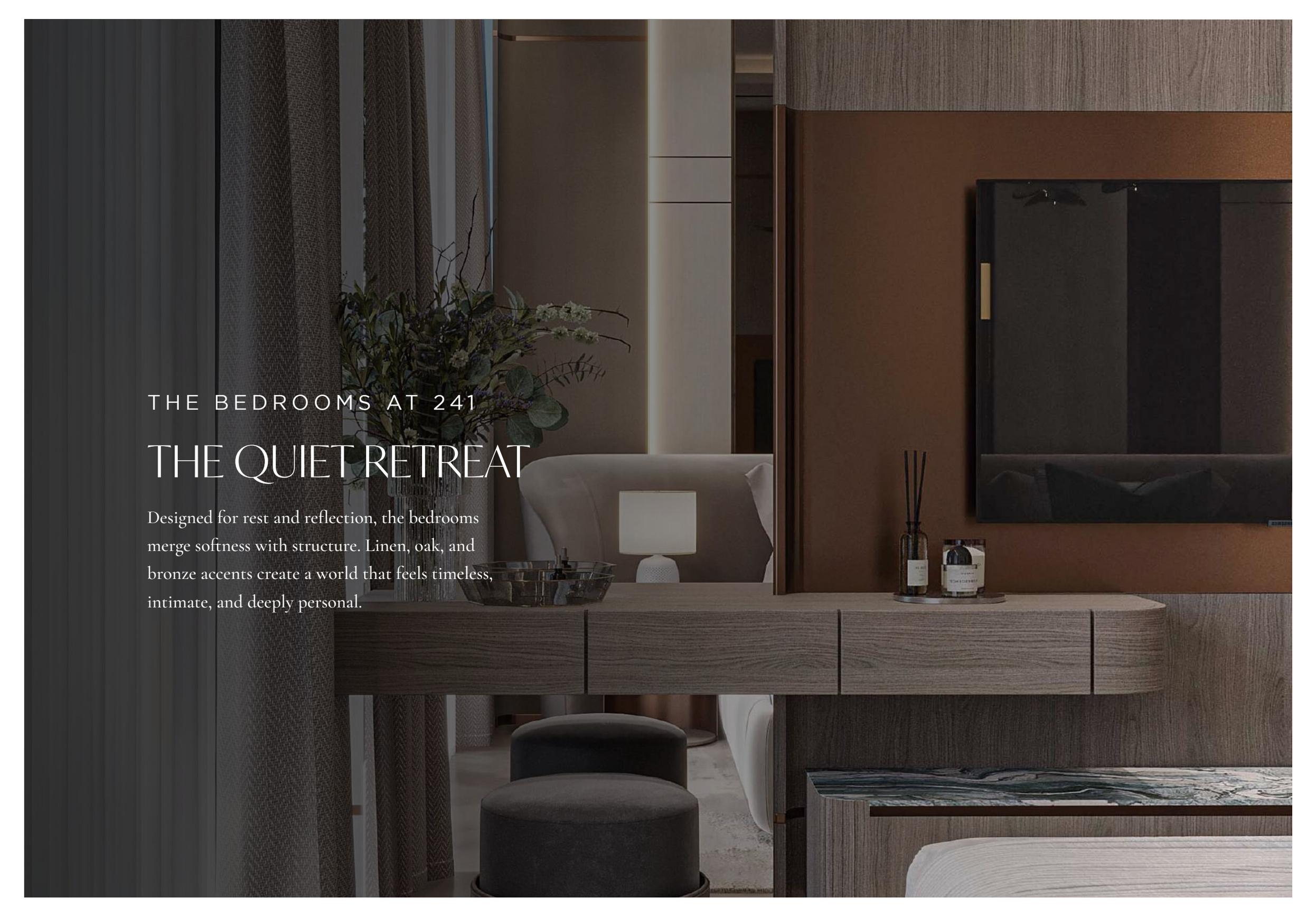


THE KITCHENS AT 241

THE ATELIER OF LIVING

The kitchen is not utility, but artistry; sage porcelain fluted islands, precise joinery, and finishes that reveal craft at every glance. A space designed to be seen, touched, and remembered.



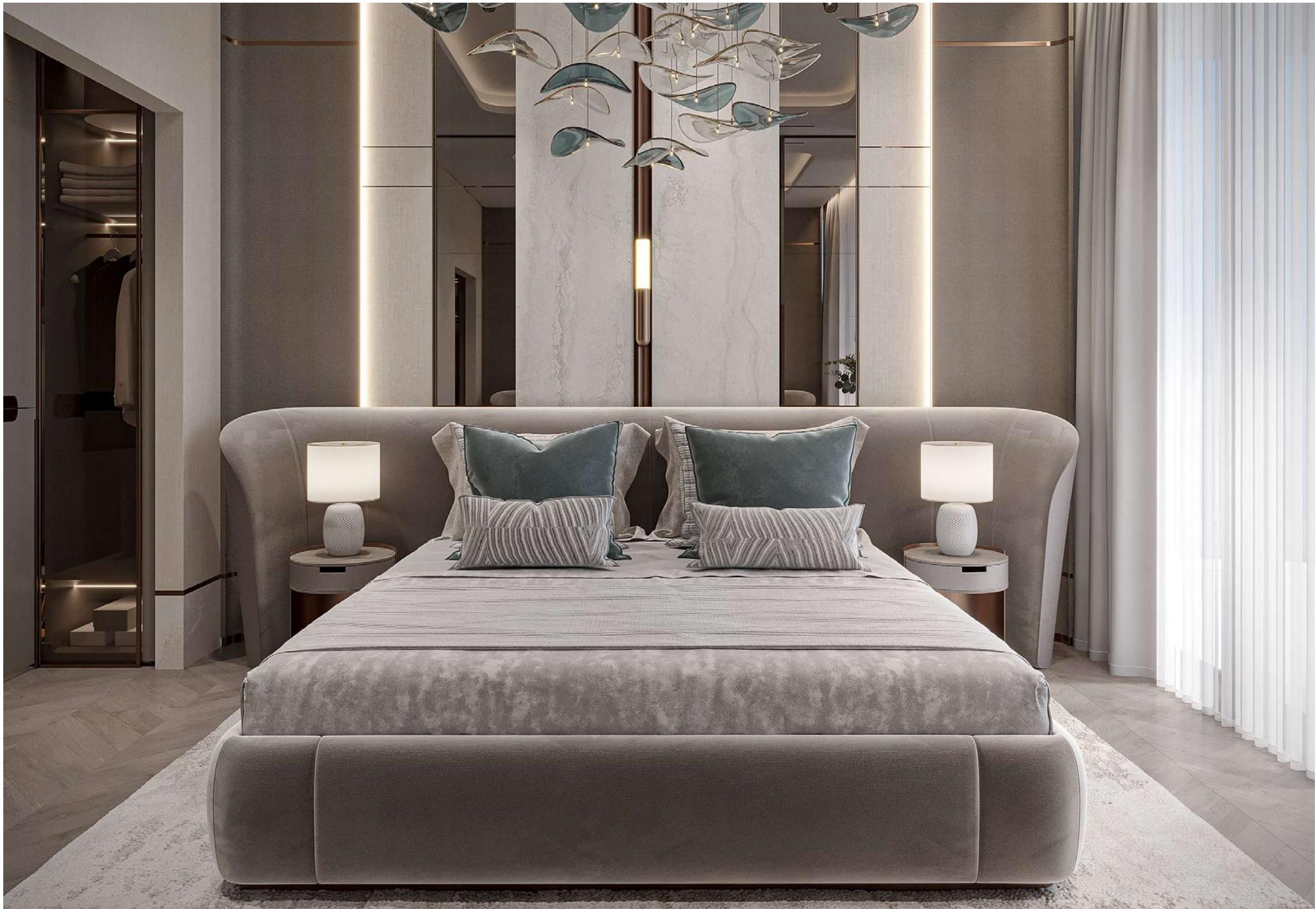


THE BEDROOMS AT 241

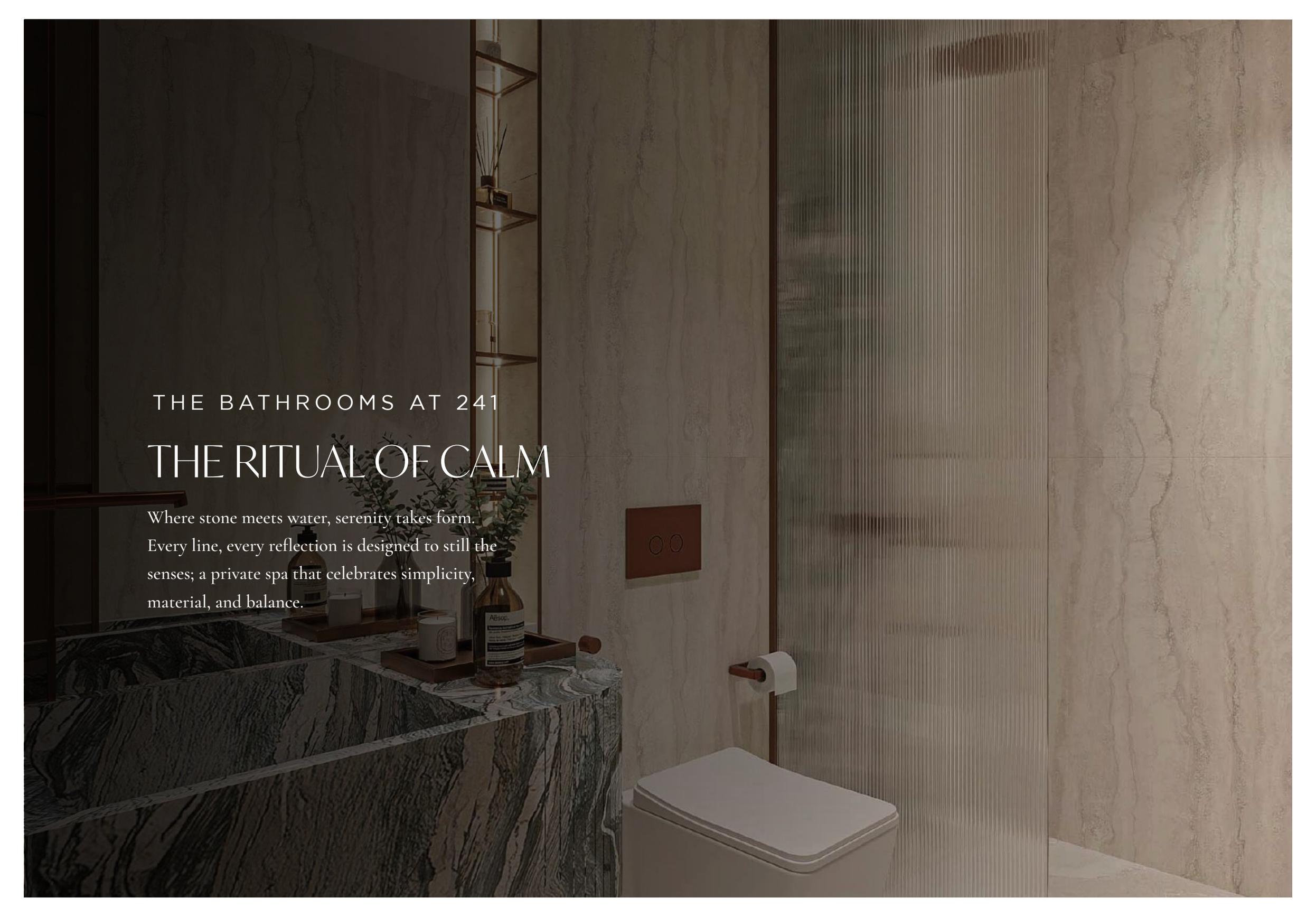
THE QUIET RETREAT

Designed for rest and reflection, the bedrooms merge softness with structure. Linen, oak, and bronze accents create a world that feels timeless, intimate, and deeply personal.









THE BATHROOMS AT 241

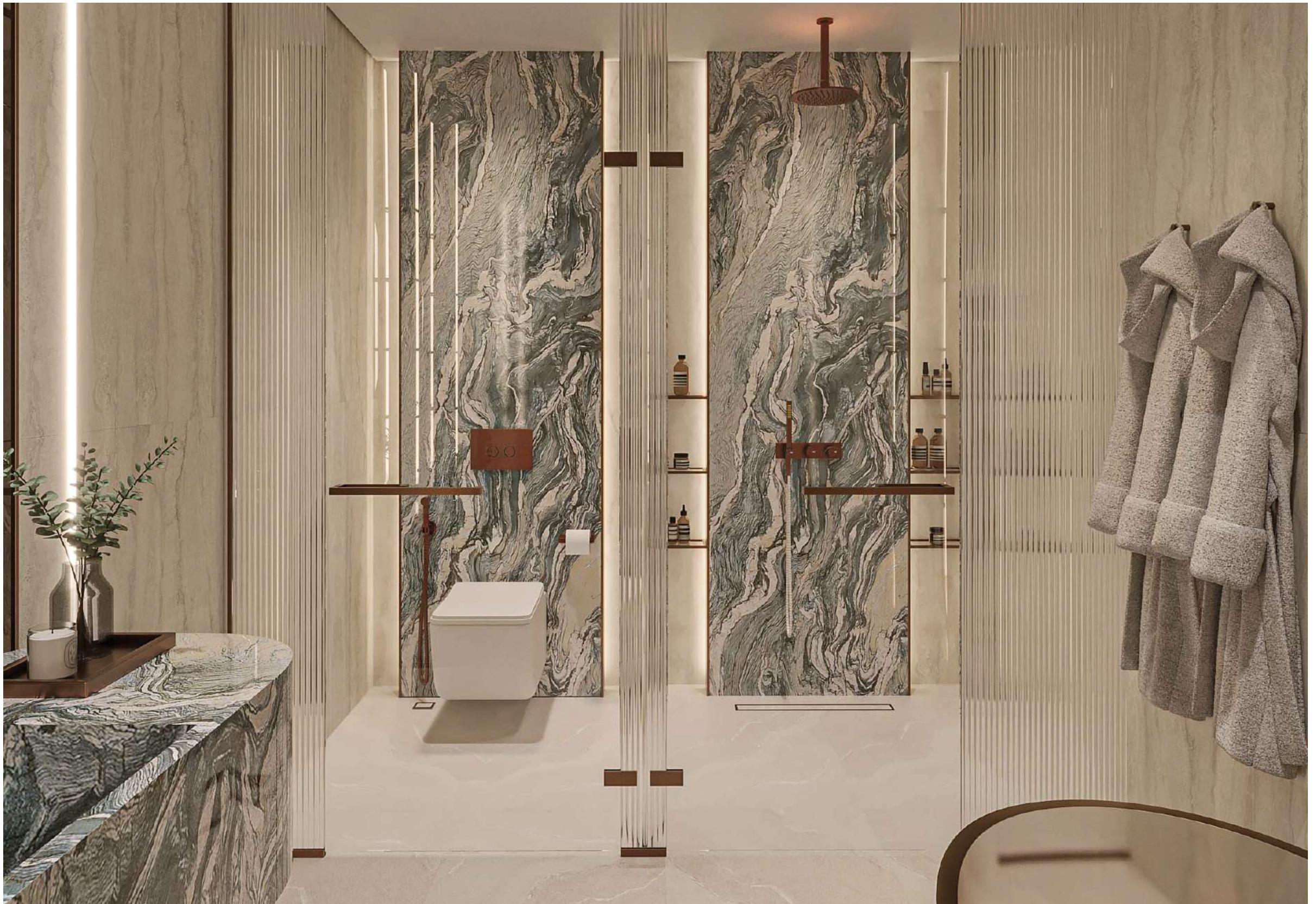
THE RITUAL OF CALM

Where stone meets water, serenity takes form.

Every line, every reflection is designed to still the senses; a private spa that celebrates simplicity, material, and balance.







A person is swimming in a pool, their head and shoulders visible above the water. The scene is set at sunset or sunrise, with a warm, golden glow on the horizon. The water is calm, reflecting the light from the sky. In the background, a concrete structure, possibly a pool deck or part of a building, is visible on the left side. The overall atmosphere is serene and peaceful.

SIGNATURE AMENITIES

A CLUB OF ONE'S OWN



CRAFTED RITUALS

Amenities at 241 Waterside are crafted as rituals. From a Technogym wellness suite to infinity pools, cooled terraces, and private lounges, every space is shaped for ease, refinement, and the quiet luxury of daily life.





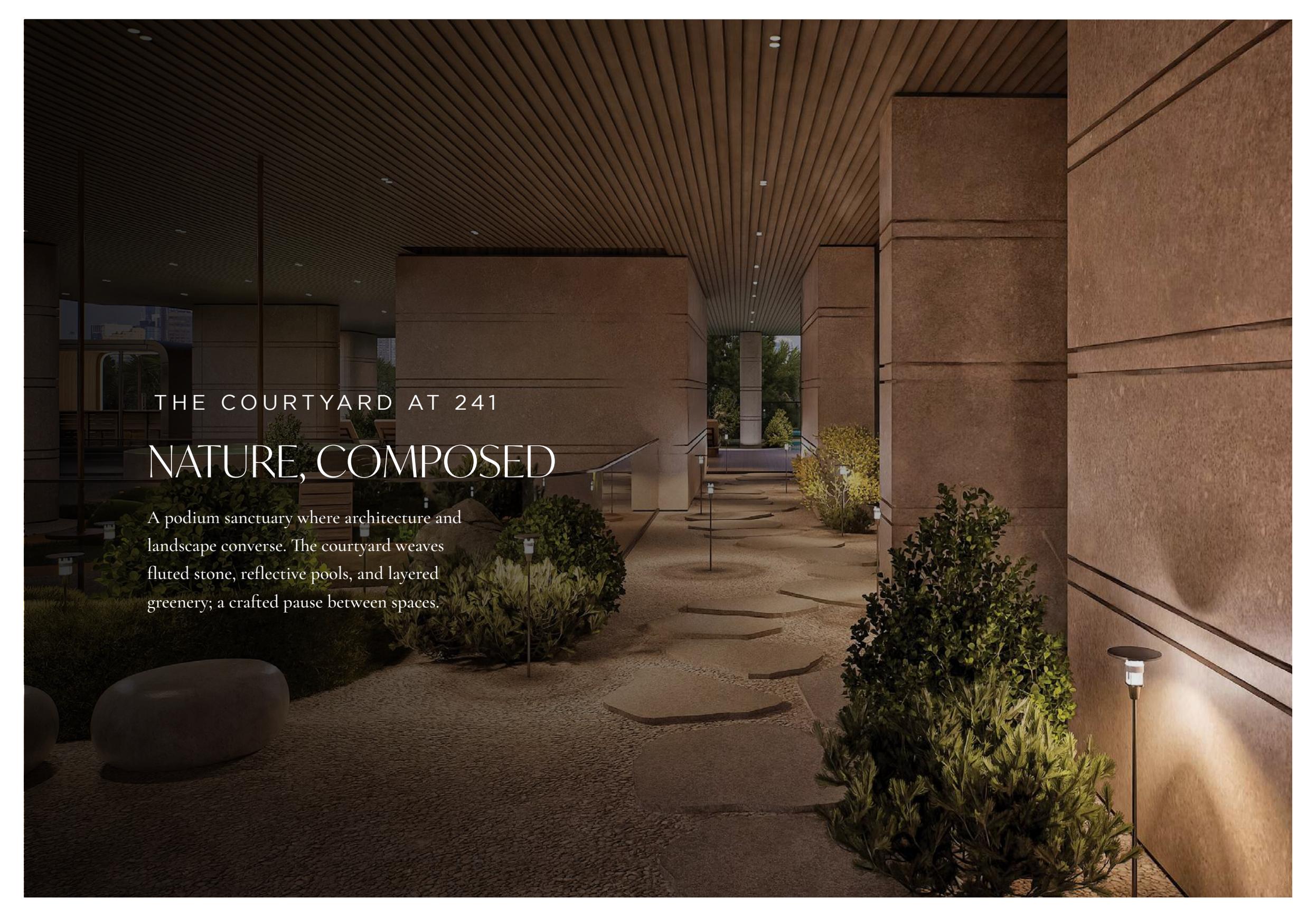
WHERE



LEISURE



IS CRAFTED



THE COURTYARD AT 241

NATURE, COMPOSED

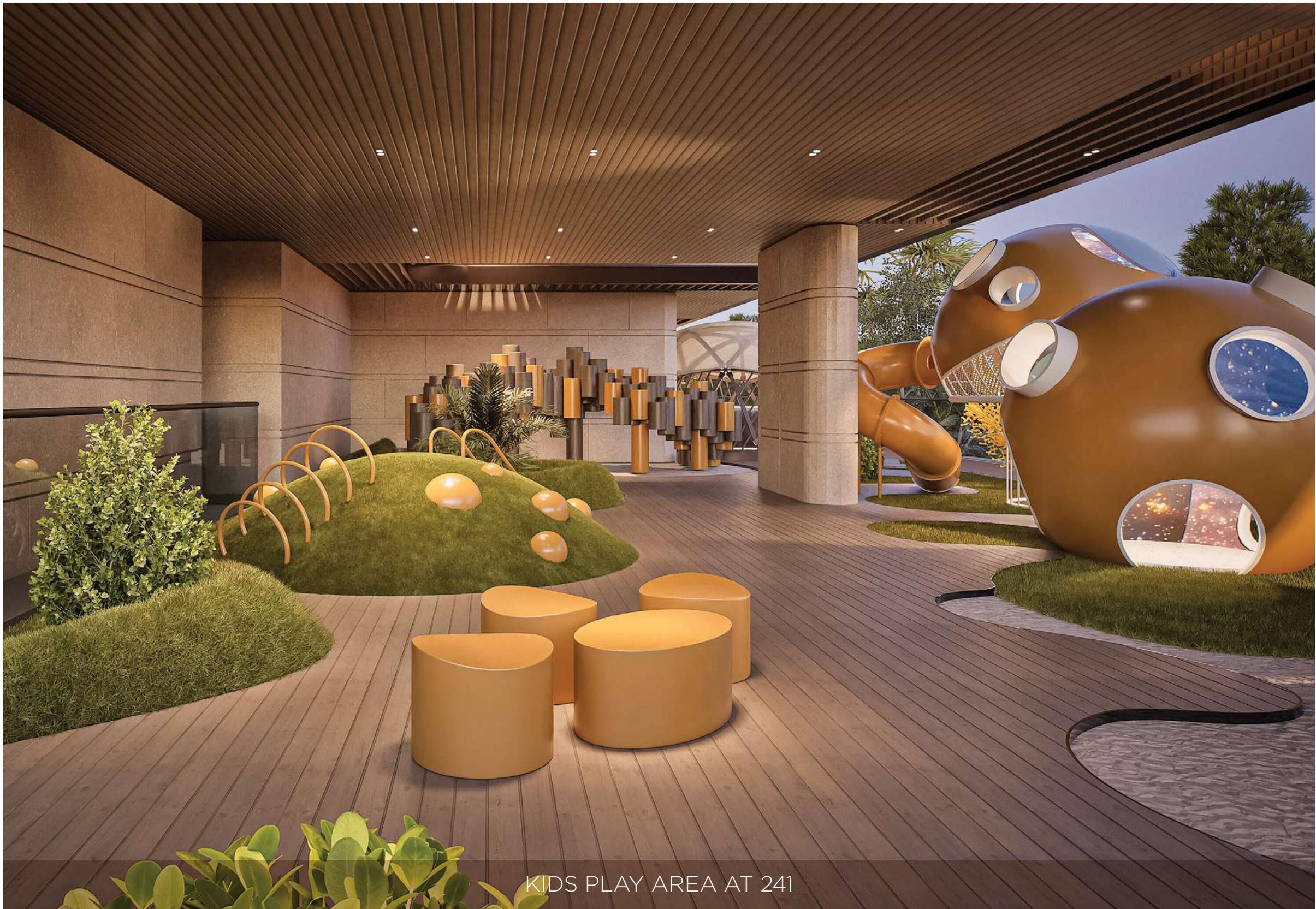
A podium sanctuary where architecture and landscape converse. The courtyard weaves fluted stone, reflective pools, and layered greenery; a crafted pause between spaces.



THE POOL AT 241



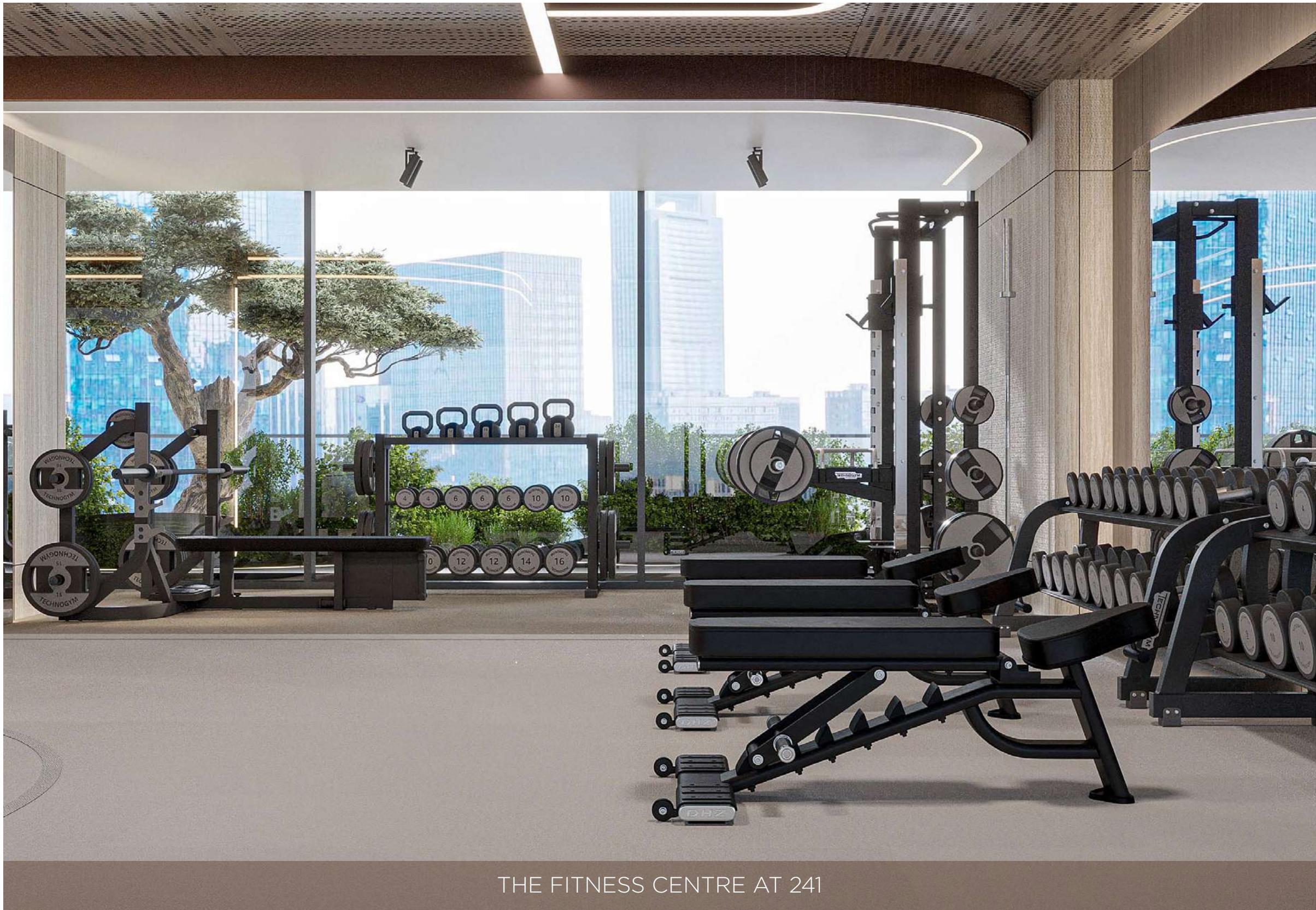
THE YOGA ZONE AT 241



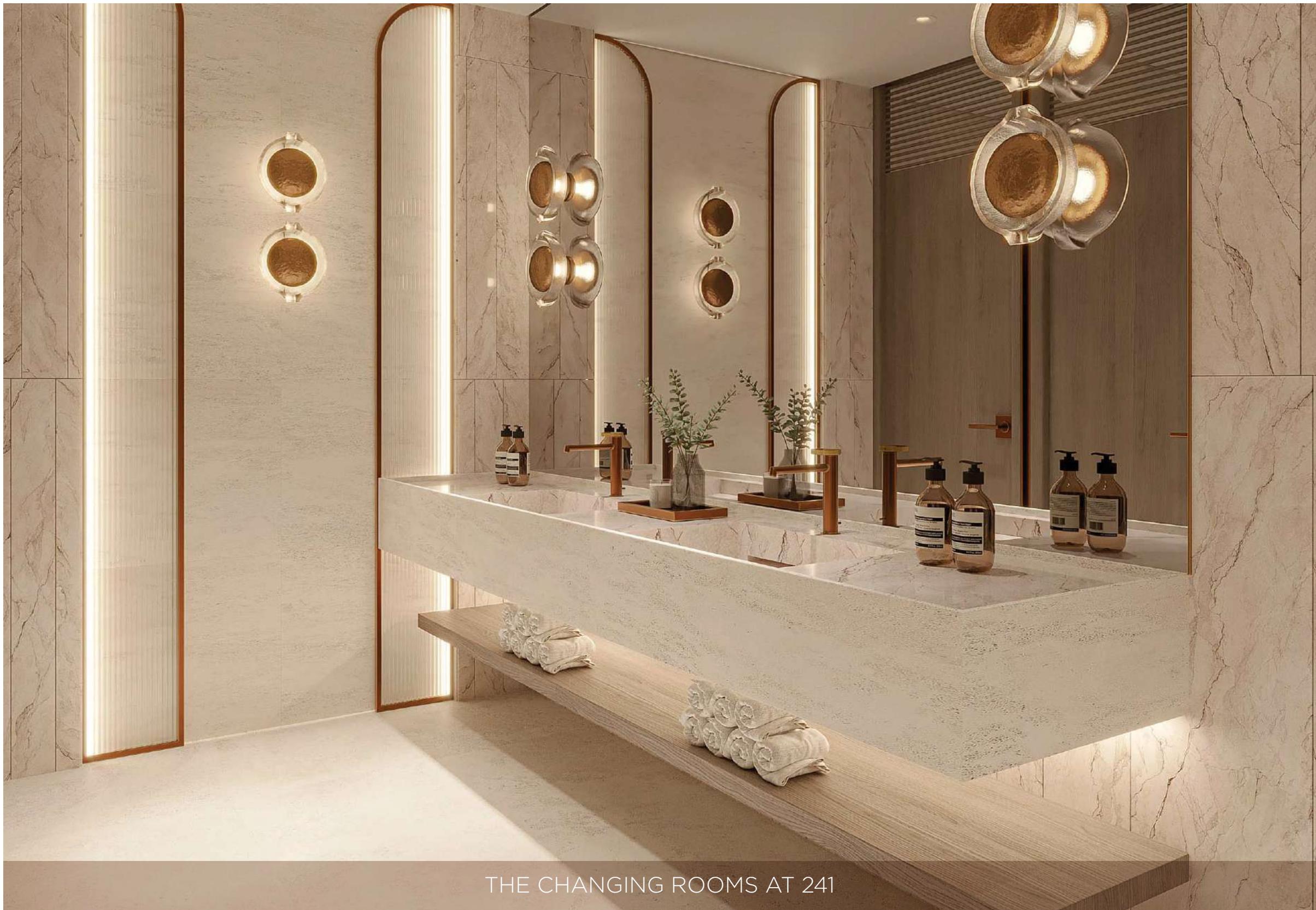
KIDS PLAY AREA AT 241



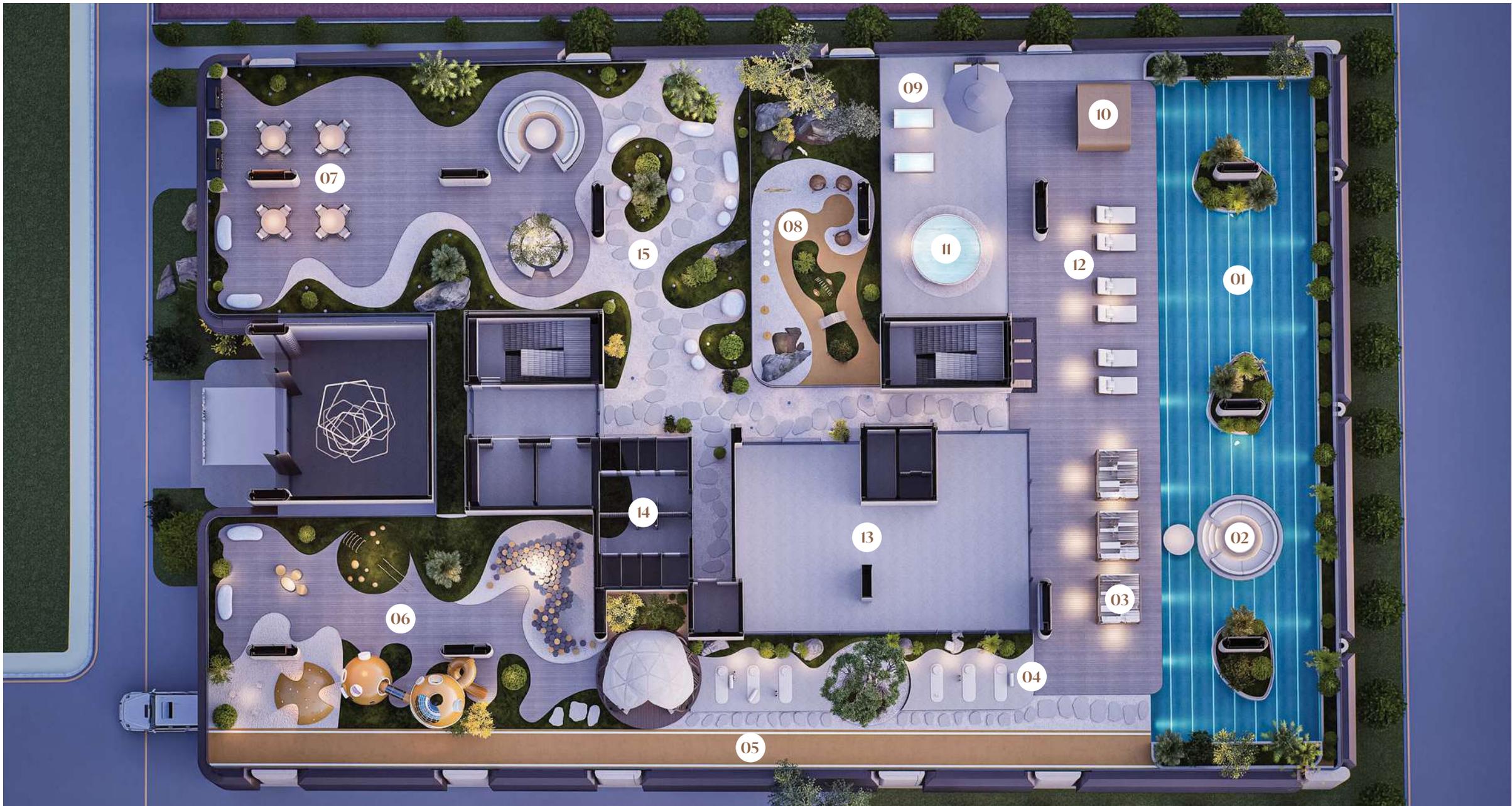
CO-WORKING SPACES AT 241



THE FITNESS CENTRE AT 241



THE CHANGING ROOMS AT 241



COURTYARD AMENITIES

01. Swimming Pool

02. Sunken Pool Seating

03. Cabanas

04. Yoga Zone

05. Jogging Track

06. Kid's Play Area

07. BBQ Area & Garden

08. Paw Park

09. Cold Plunge

10. Sauna

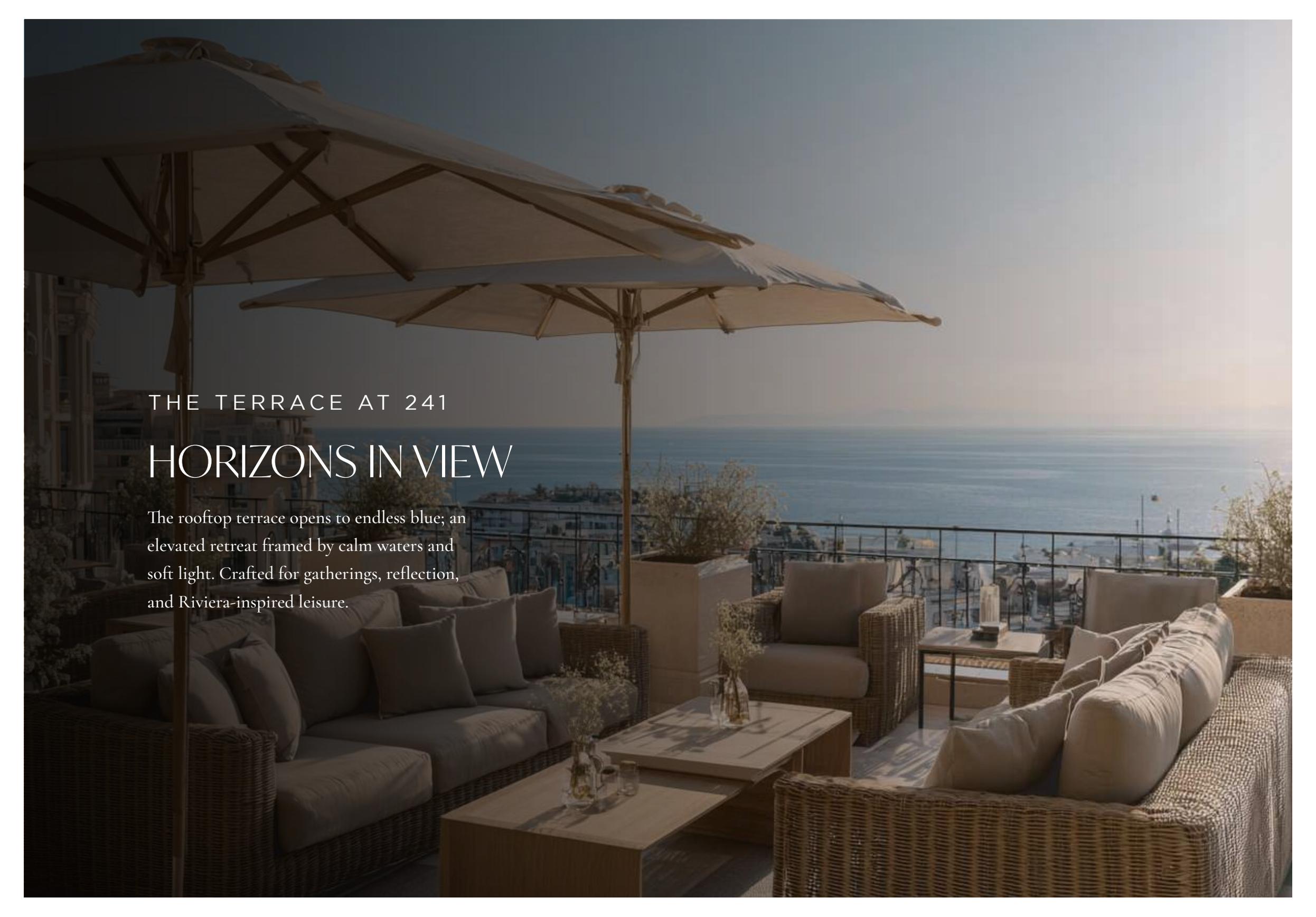
11. Jacuzzi

12. Sun Loungers

13. Fitness Centre

14. Changing Rooms

15. Zen Garden

A rooftop terrace with wicker furniture, umbrellas, and a view of the ocean. The scene is set during the golden hour, with a warm, soft light. In the foreground, there are two large wicker sofas with light-colored cushions and several matching armchairs. Two large, light-colored patio umbrellas are open, providing shade. In the center, there are two low, rectangular wooden coffee tables with glass vases of flowers. The terrace is enclosed by a dark metal railing. In the background, the ocean stretches to the horizon under a clear sky. The overall atmosphere is one of relaxation and luxury.

THE TERRACE AT 241

HORIZONS IN VIEW

The rooftop terrace opens to endless blue; an elevated retreat framed by calm waters and soft light. Crafted for gatherings, reflection, and Riviera-inspired leisure.







TERRACE AMENITIES

16. Rooftop Infinity Pool

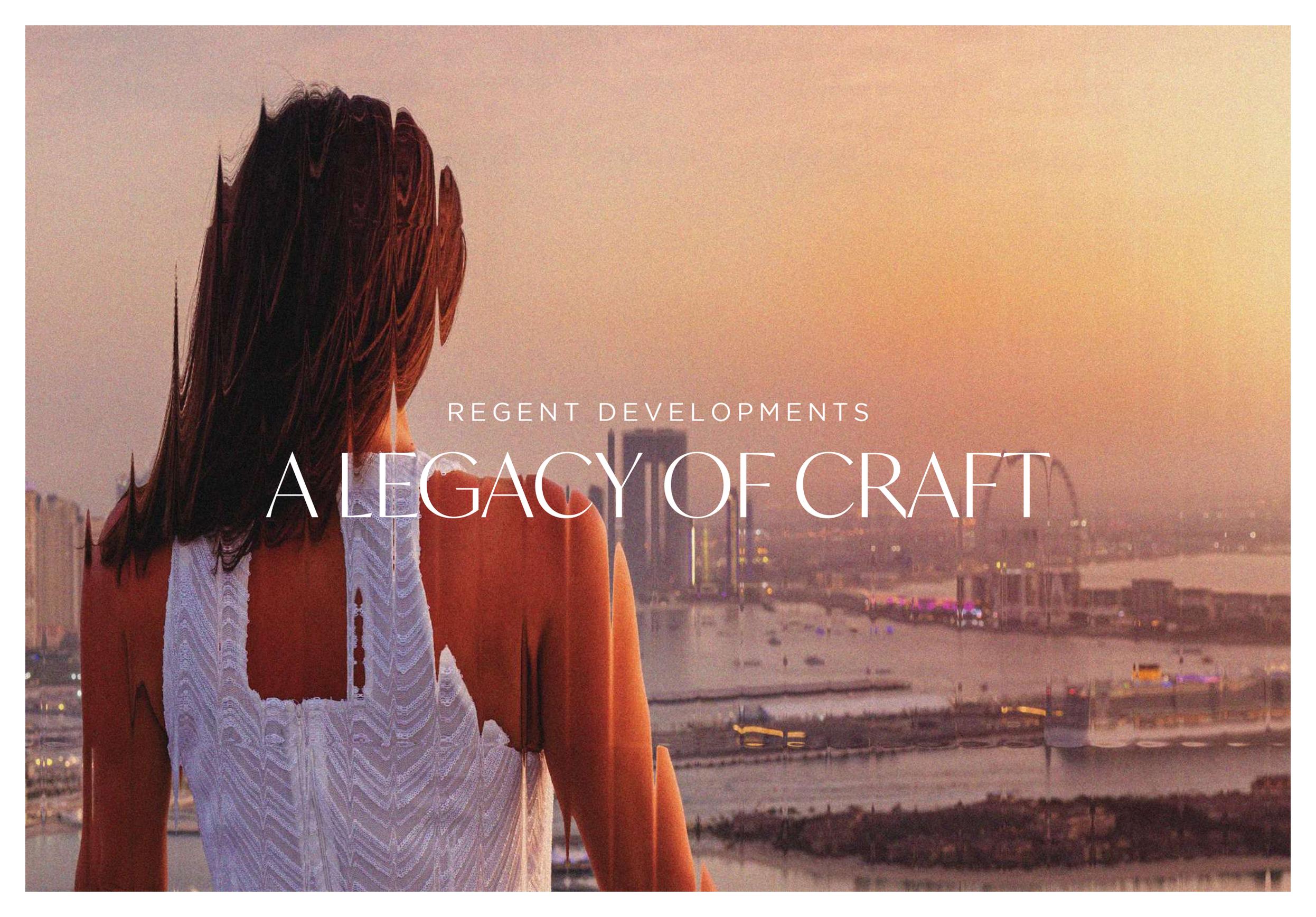
17. Day Beds

18. Pergola Seating

19. Shower Area

20. Sun Loungers

21. Jacuzzi



REGENT DEVELOPMENTS

A LEGACY OF CRAFT



SHAPED BY MASTERY

From Golf Grove to Dubai Islands, Regent Developments build with permanence and care. 241 Waterside is their next chapter; not simply a building, but a handcrafted landmark shaped with precision and detail.





CRAFTED TO ENDURE

241 Waterside is a landmark of craftsmanship; European artistry meeting the ambition of Dubai Islands. For those who value heritage, precision, and permanence, this is the horizon redefined.





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