



241 WATERSIDE

— DUBAI ISLANDS —

MAJARA LUXURY REAL ESTATE LLC

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Majara Presents 241 Waterside: A Residence Where Horizon Meets Craftsmanship

A full-page photograph of a beach at sunset. In the foreground, a large, light-colored beach umbrella stands over a lounge chair. To the left, another umbrella and lounge chair are visible, partially obscured by the dark, dense foliage of palm trees. The beach is sandy and stretches towards the ocean. The sky is filled with soft, golden clouds, and the sun is low on the horizon, creating a warm, orange glow. The water is calm, reflecting the light from the sky.

THE ISLAND OF QUIET OPULENCE

Dubai Islands stands as a testament to time, vision, and craftsmanship—a landscape patiently shaped from the sea into an icon of coastal living. Within this enduring legacy, 241 Waterside emerges, where the spirit of Monte Carlo meets the refined elegance of the Côte d’Azur, reimagined for the shores of Dubai.

An aerial photograph of a luxurious beach terrace. The terrace is built on a light-colored stone or concrete structure, featuring a wide set of stairs leading down to the water. Several large, white, circular umbrellas are positioned on the terrace, each accompanied by a lounge chair with white cushions. The terrace is bordered by a low wall on one side. The sea is a deep blue color, with sunlight reflecting off the water's surface, creating a shimmering effect. The overall atmosphere is one of elegance and relaxation.

DUBAI ISLANDS

Where Light, Stone, and Sea Exist in Harmony



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



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





The Terrace
at 241

8 Residential
Floors

Podium
Parking

The Courtyard
at 241

The Lobby
at 241

PROJECT DETAILS

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

Units Breakdown & Pricing

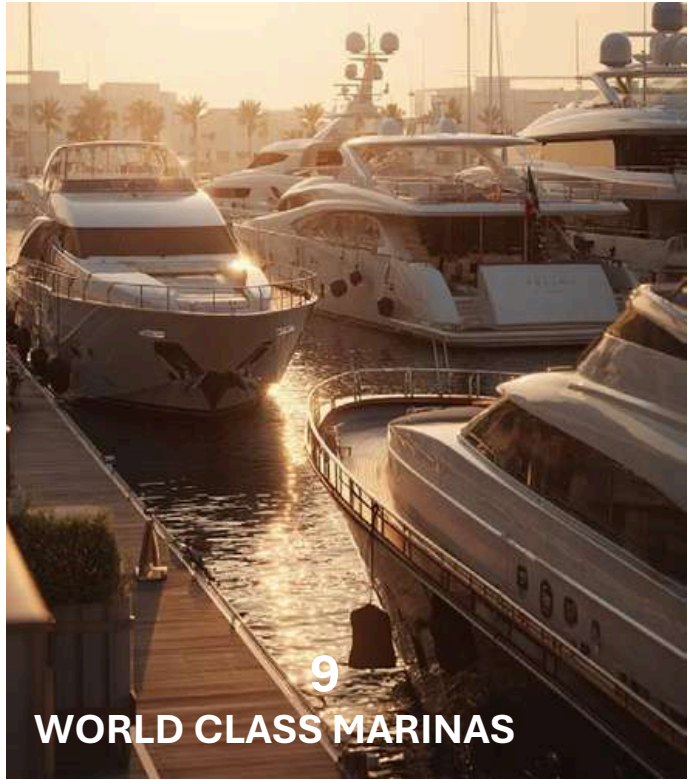
Sky Loft	880 SQ.FT	8 Units	AED 1.88M onwards
Signature Sky Loft	1,283 SQ.FT. - 1,423 SQ.FT	8 Units	AED 2.06M onwards
2 Bedroom	953 SQ.FT - 986 SQ.FT	16 Units	AED 2.19M onwards
2 Bedroom + Study	1,467 SQ.FT - 1,508 SQ.FT	22 Units	AED 2.77M onwards
3 Bedroom	1,583 SQ.FT	8 Units	AED 3.19M onwards
Signature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

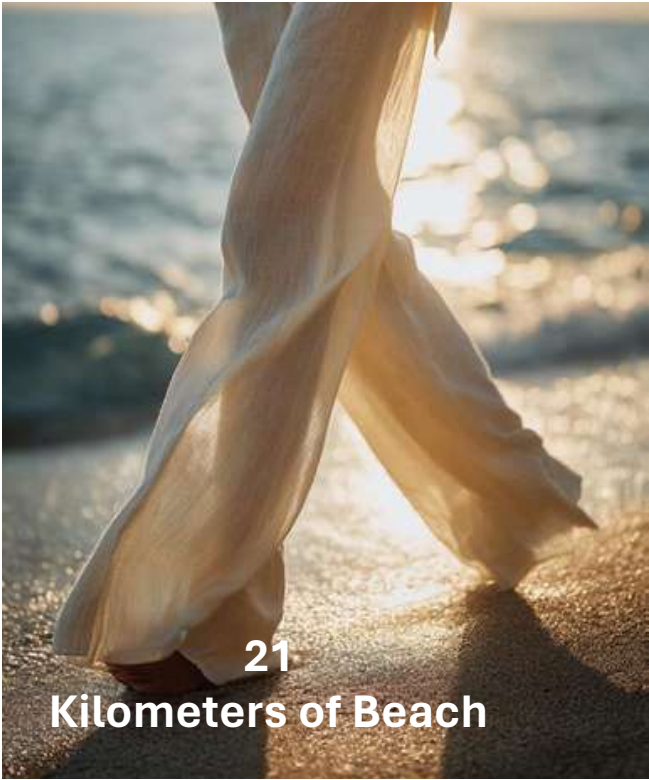
Ownership	DLD Project No.	Escrow Status
Freehold	4093	Open

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



9

WORLD CLASS MARINAS



21

Kilometers of Beach



2

Championship Golf Courses



86 RESORTS

An aerial photograph of a sailboat with white sails and a red hull, sailing on a vibrant turquoise sea. In the background, a city skyline is visible, with buildings and a prominent tower reflected in the water. The overall scene is bright and serene, with a clear horizon line.

241 WATERSIDE

Defined by stacked terraces and strong horizontal lines, 241 Waterside is composed in precise balance. Expanses of light, stone, and glass frame uninterrupted vistas, seamlessly connecting interior spaces with the horizon beyond.







Crafted by Masters

True luxury is crafted, not assembled. At 241 Waterside, materials are shaped by artisans—marble, brass, wood, and glass—handled with the reverence of fine tailoring and watchmaking, where what lies beneath is what elevates the whole.



THE LOBBY AT 241





241 WATERSIDE

RECEPTION



A photograph taken from a high-rise building, looking out through a window. The left side of the image is dominated by the textured, golden-brown facade of the building, which appears to be made of wood or a similar material. The right side shows a vast, deep blue body of water, likely the ocean. A small white boat is visible on the water, leaving a white wake. The sky is a pale, hazy blue. The overall mood is serene and minimalist.

THE RESIDENCES AT 241

Every surface becomes a pause. Rooms are composed, not adorned. Materials speak softly—bronze left unlacquered, stone holding cool, pale wood yielding to light. Here, luxury exists in restraint, in what is intentionally left unsaid.

LIVING SPACES AT 241

Open layouts, layered textures, and meticulously refined details create an atmosphere of effortless elegance. From the expansive residences to the Signature Sky Lofts, with their soaring double-height ceilings and natural flow, every home is a celebration of craftsmanship and calm. Light dances across carefully selected materials, every surface chosen for its tactility and presence. These are spaces made for living beautifully—where each finish is intentional, every corner considered, and every view composed as if by design. Here, elegance is not declared; it is experienced.

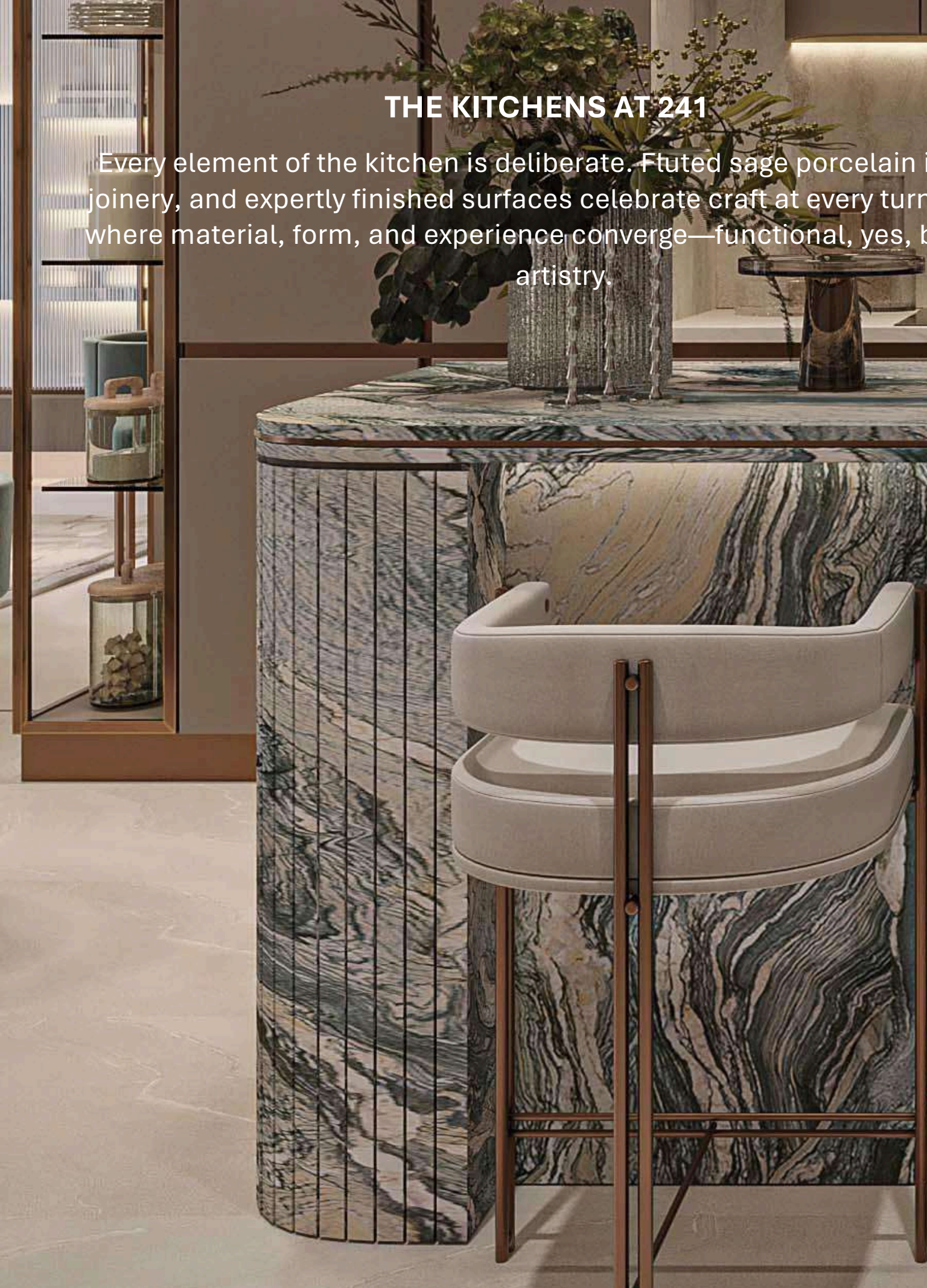






THE KITCHENS AT 241

Every element of the kitchen is deliberate. Fluted sage porcelain islands, precise joinery, and expertly finished surfaces celebrate craft at every turn. This is a space where material, form, and experience converge—functional, yes, but elevated into artistry.













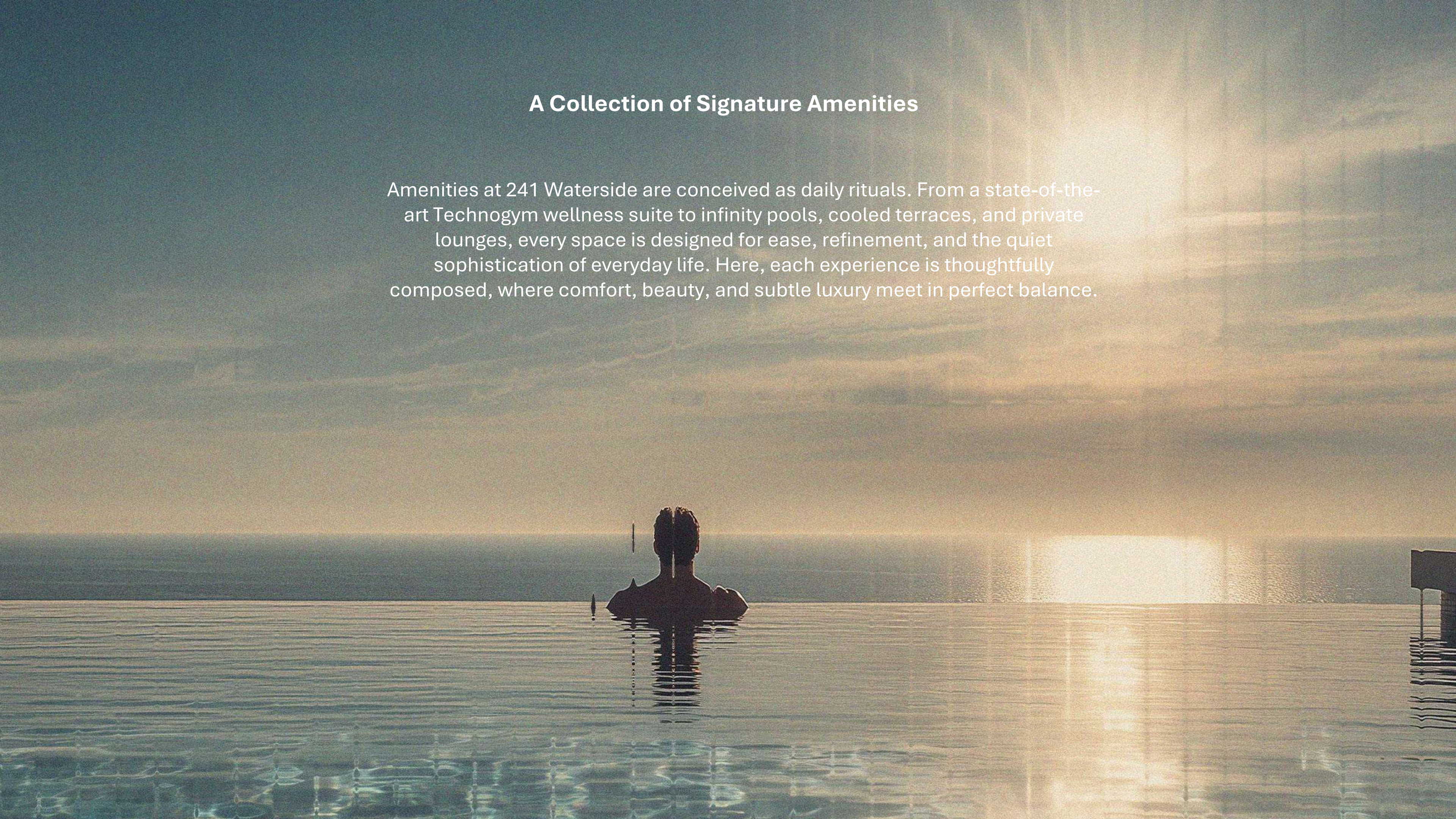
THE BATHROOMS AT 241

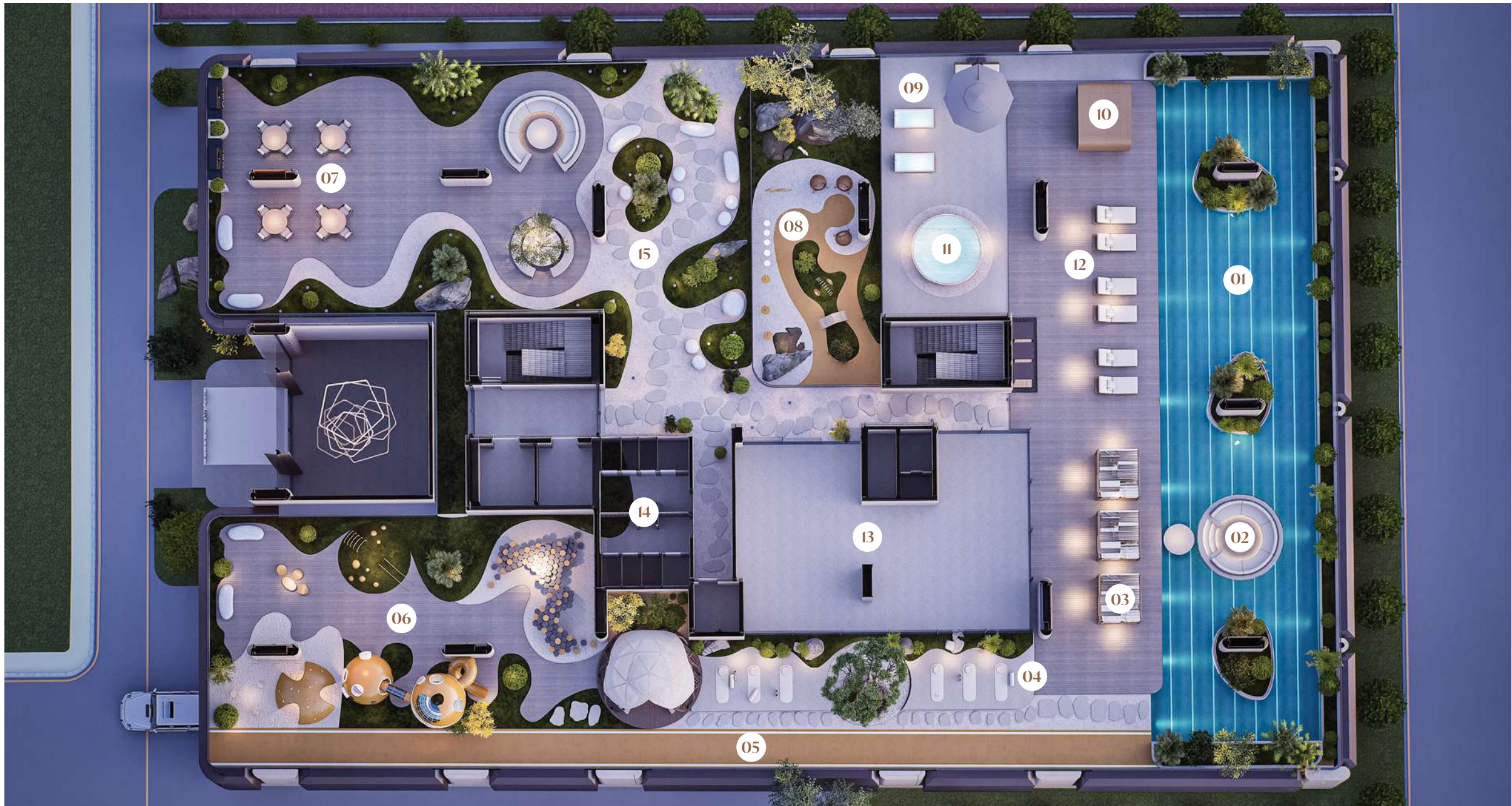
At the spa, design meets tranquility. Stone, water, and light converge in a space that soothes the senses. Every detail, from material to proportion, is intended to foster calm, reflection, and the understated luxury of well-being.



A Collection of Signature Amenities

Amenities at 241 Waterside are conceived as daily rituals. From a state-of-the-art Technogym wellness suite to infinity pools, cooled terraces, and private lounges, every space is designed for ease, refinement, and the quiet sophistication of everyday life. Here, each experience is thoughtfully composed, where comfort, beauty, and subtle luxury meet in perfect balance.





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



TERRACE AMENITIES

16. Rooftop Infinity Pool

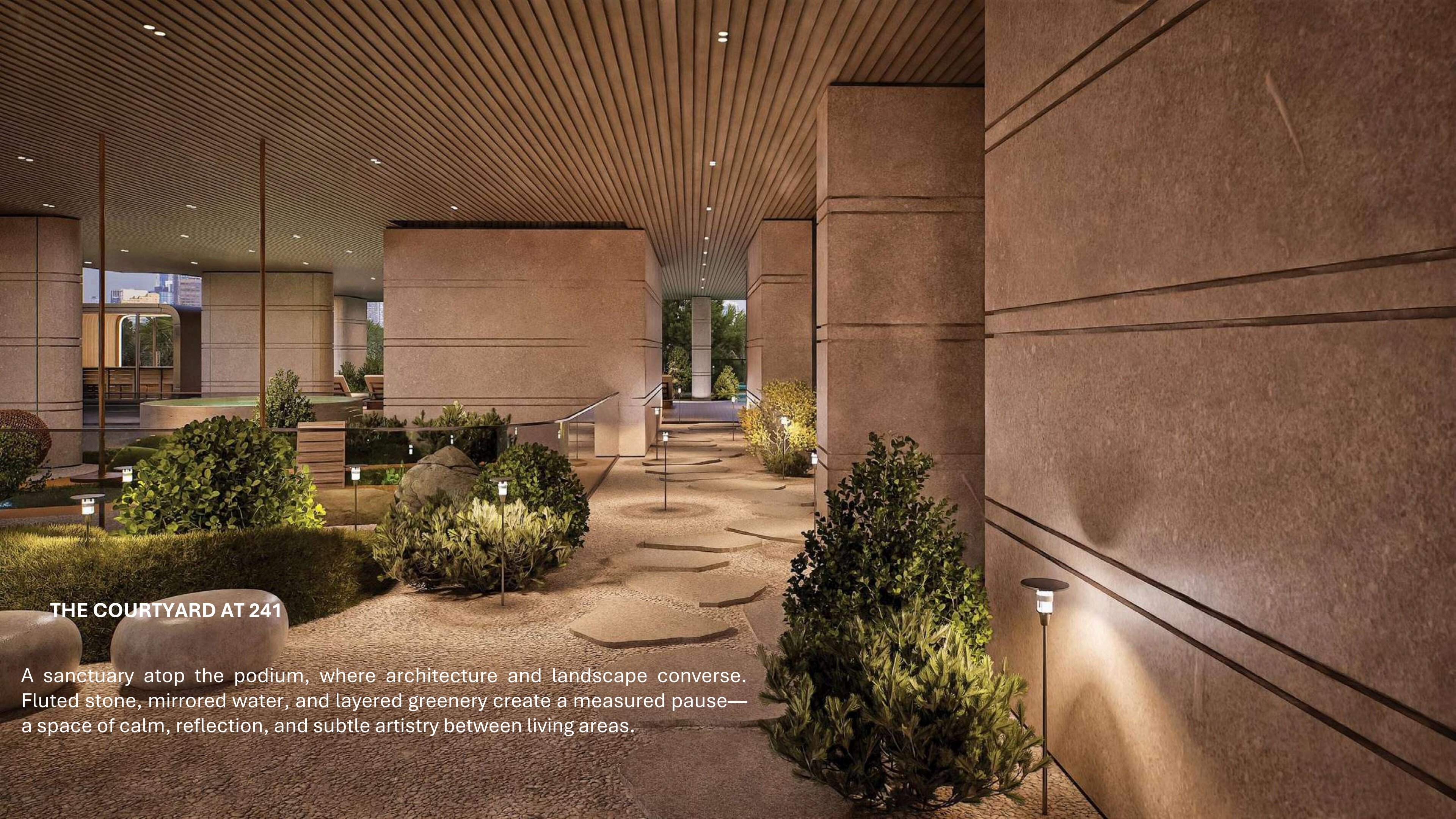
17. Day Beds

18. Pergola Seating

19. Shower Area

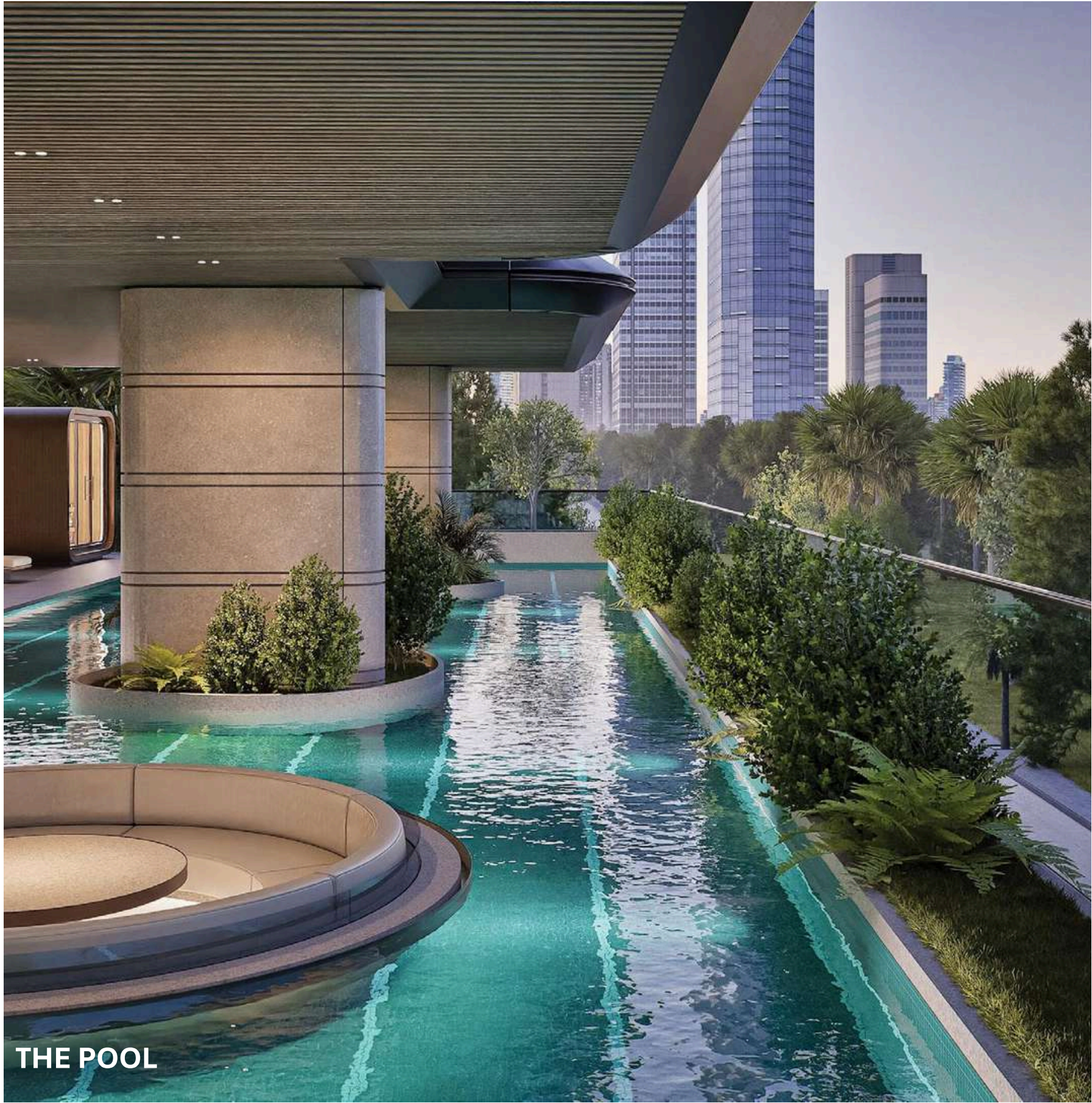
20. Sun Loungers

21. Jacuzzi

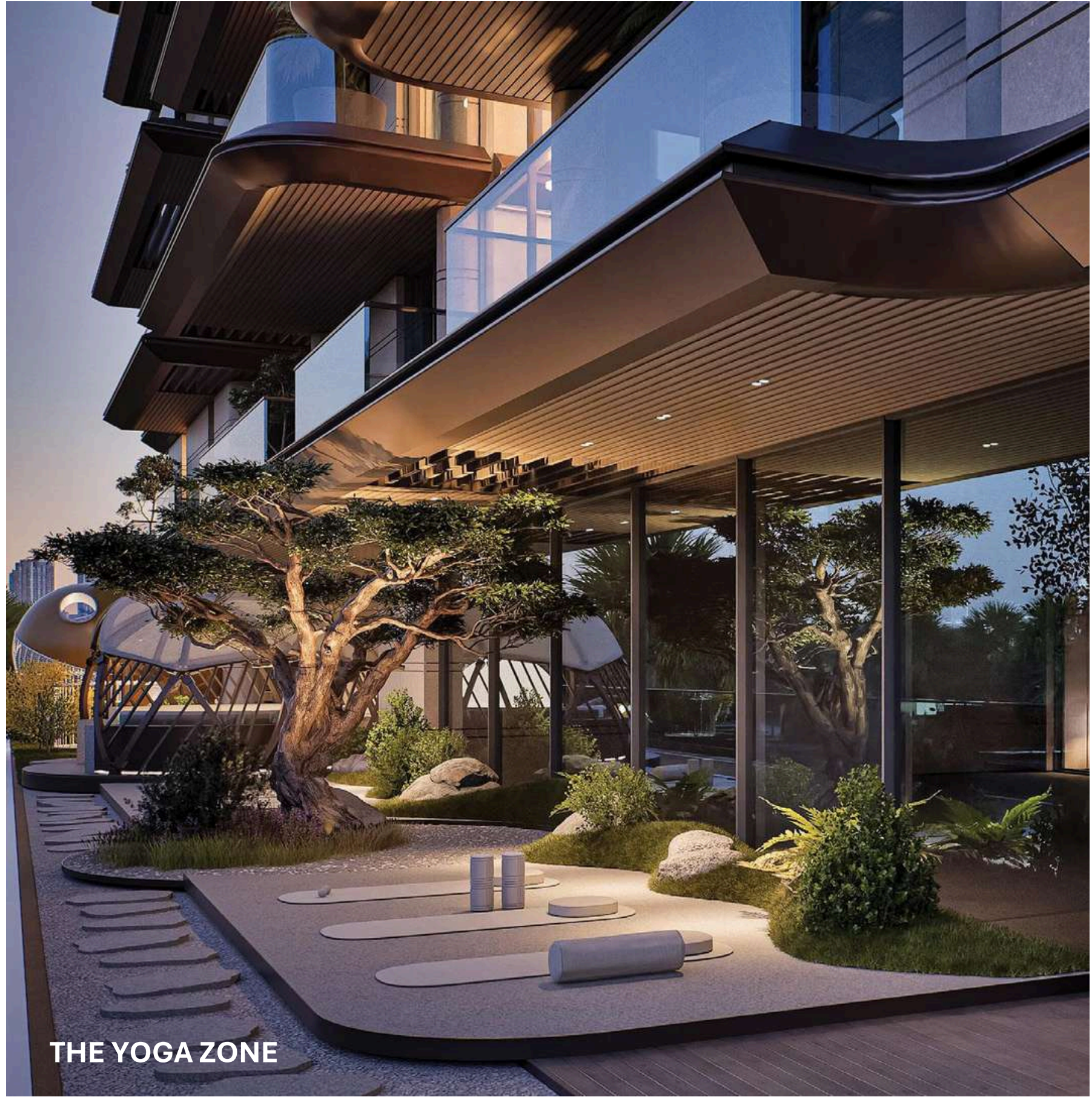


THE COURTYARD AT 241

A sanctuary atop the podium, where architecture and landscape converse. Fluted stone, mirrored water, and layered greenery create a measured pause—a space of calm, reflection, and subtle artistry between living areas.



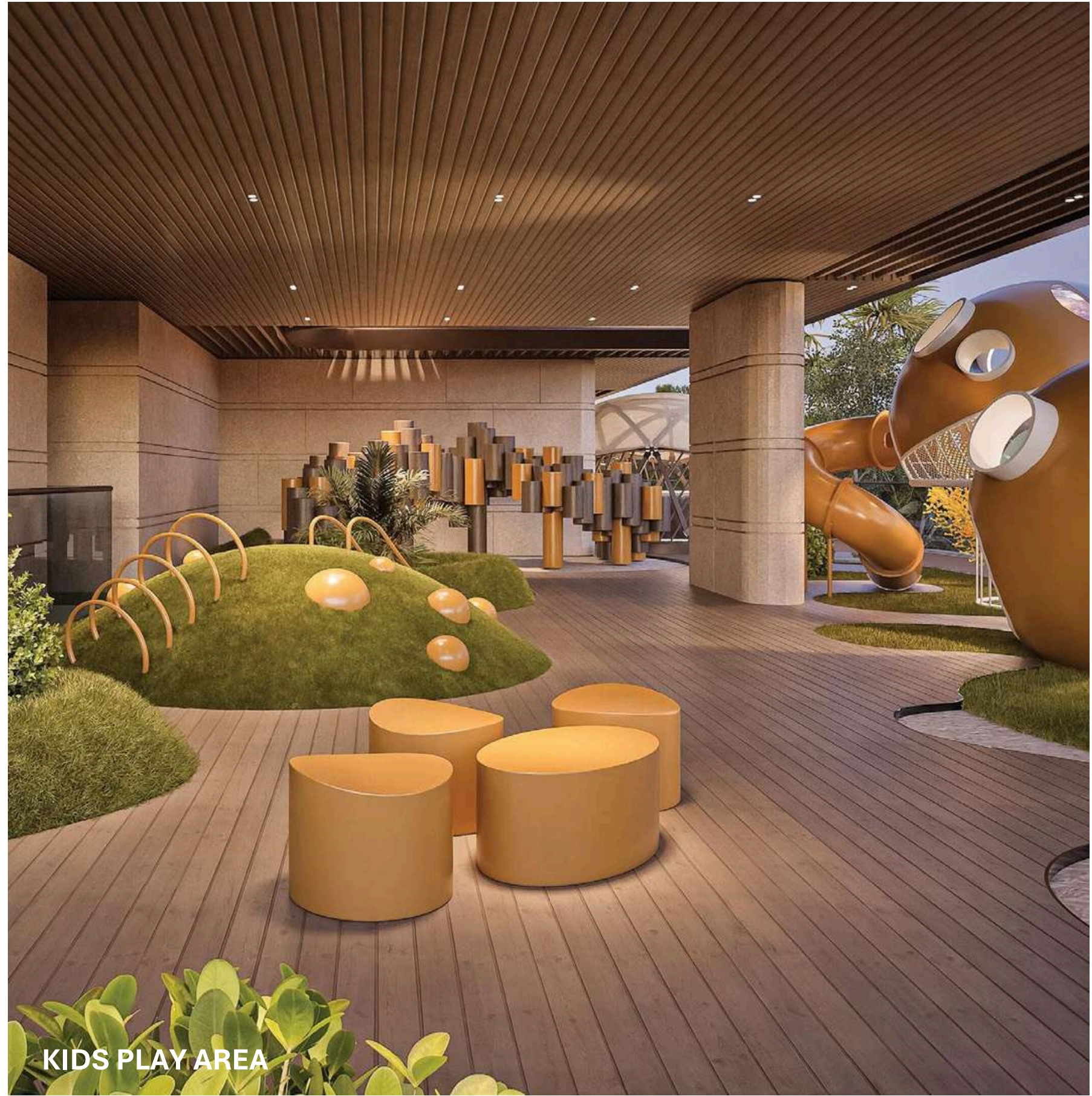
THE POOL



THE YOGA ZONE



CO-WORKING SPACE



KIDS PLAY AREA



THE FITNESS CENTRE



THE CHANGING ROOMS

THE TERRACE AT 241

On the rooftop terrace, the horizon stretches without end. Sunlight glints across tranquil waters, while spaces are crafted for leisurely conversation, contemplation, and the effortless elegance of Riviera-inspired living.





241 WATERSIDE





241 Waterside stands as a testament to craftsmanship, where European artistry intersects with the visionary ambition of Dubai Islands. For those who cherish heritage, precision, and permanence, it offers a horizon redefined.





Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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