



241 WATERSIDE

— DUBAI ISLANDS —



MAJARA LUXURY REAL ESTATE LLC

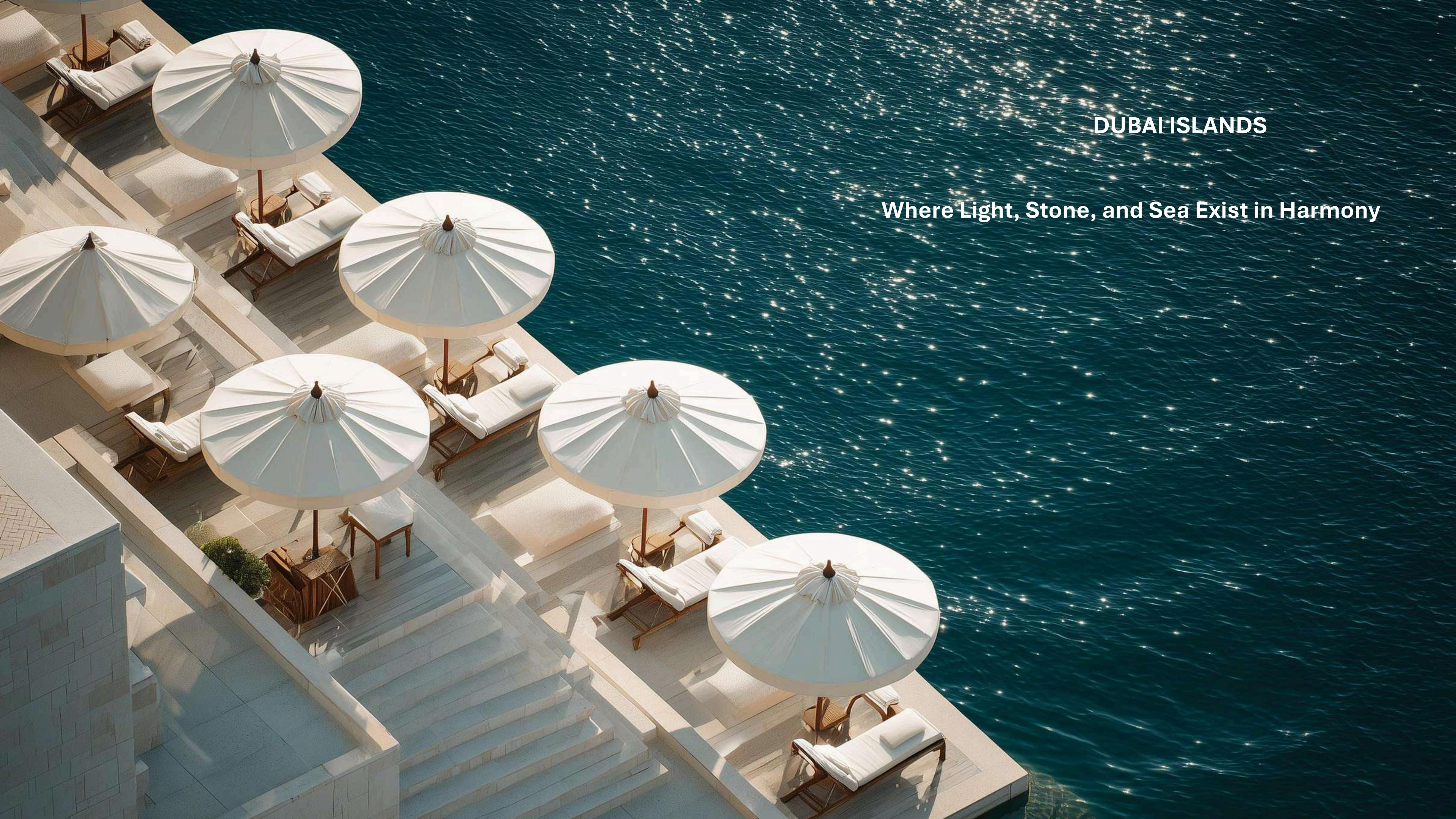
Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

Majara Presents 241 Waterside: A Residence Where Horizon Meets Craftsmanship

A wide-angle photograph of a beach at sunset. The sky is filled with warm, orange and yellow hues. In the foreground, several large, light-colored beach umbrellas are set up on the sand. To the left, there are dense clusters of palm trees. In the distance, a low wall or breakwater extends into the water. The overall atmosphere is peaceful and luxurious.

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.

A high-angle, aerial photograph of a modern, light-colored stone or concrete terrace built into a steep slope. The terrace features a series of wide, light-colored wooden steps leading down to a lower level. On the terrace, there are several white lounge chairs and large, white, ribbed umbrellas. The terrace overlooks a vast, deep blue sea that is covered in small, bright reflections of sunlight. The overall scene is one of luxury, relaxation, and natural beauty.

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 Int'l
Airport (DXB)

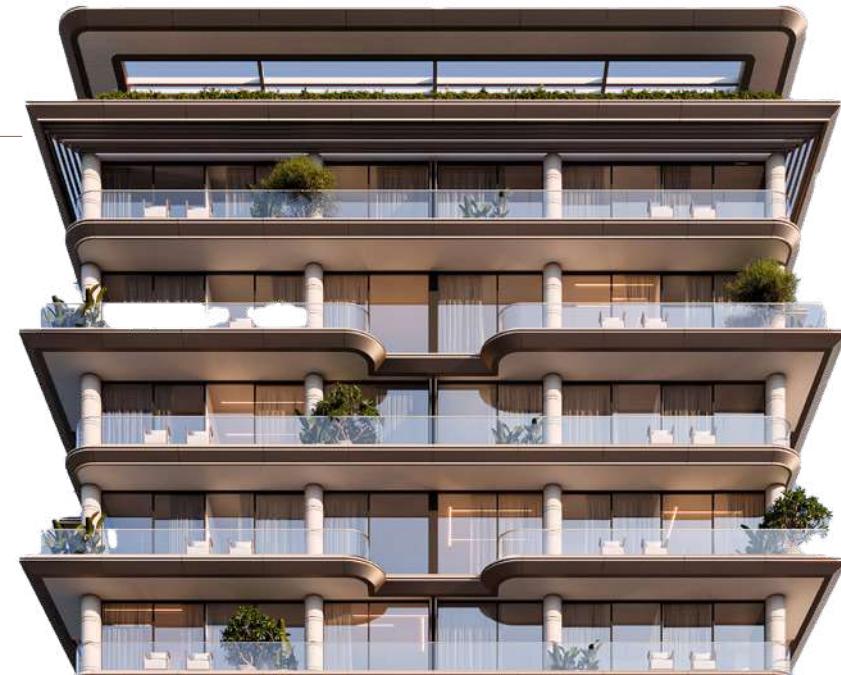
20 mins
Burj Khalifa/
Dubai Mall

30 mins
Palm
Jumeirah



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

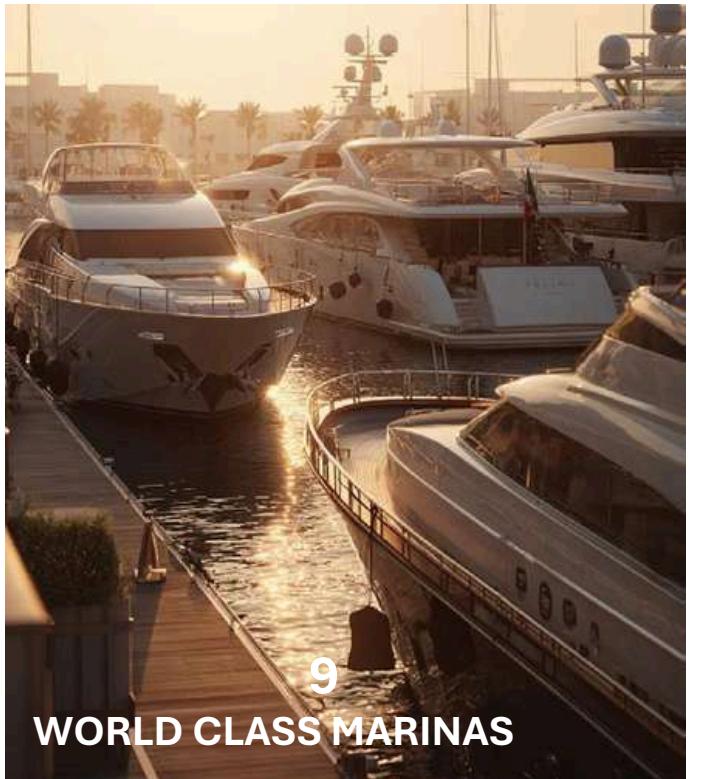
Ownership	DLD Project No.	Escrow Status
Freehold	4093	Open

Anticipated Service
Charge

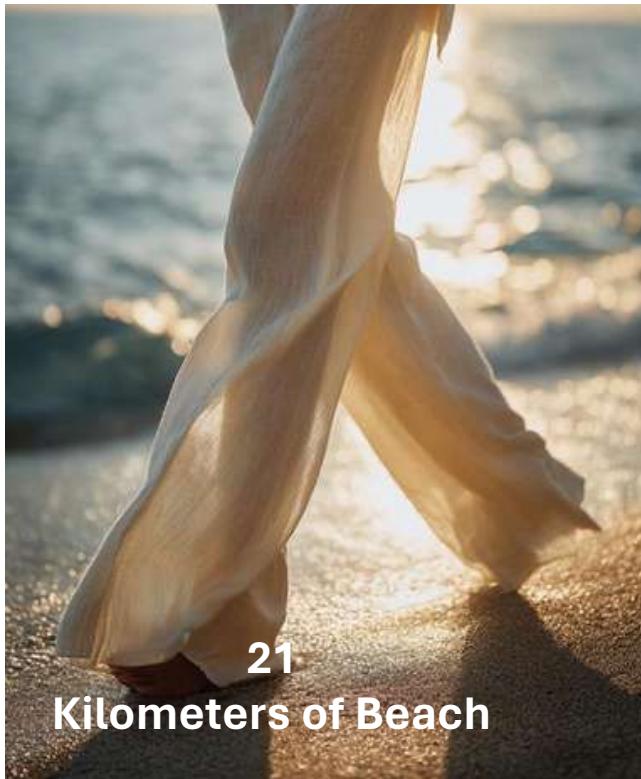
AED 16/sqft

Anticipated
Completion Date

Q1 2028



9
WORLD CLASS MARINAS



21
Kilometers of Beach



2
Championship Golf Courses



86 RESORTS

A high-angle aerial photograph of a modern architectural complex. The building features a distinctive glass and steel facade with a curved, undulating profile. It is situated on a waterfront, with a large body of water visible in the foreground. The surrounding area includes a mix of greenery and other urban structures, with a clear horizon line in the distance.

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.



241 WATERSIDE





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.



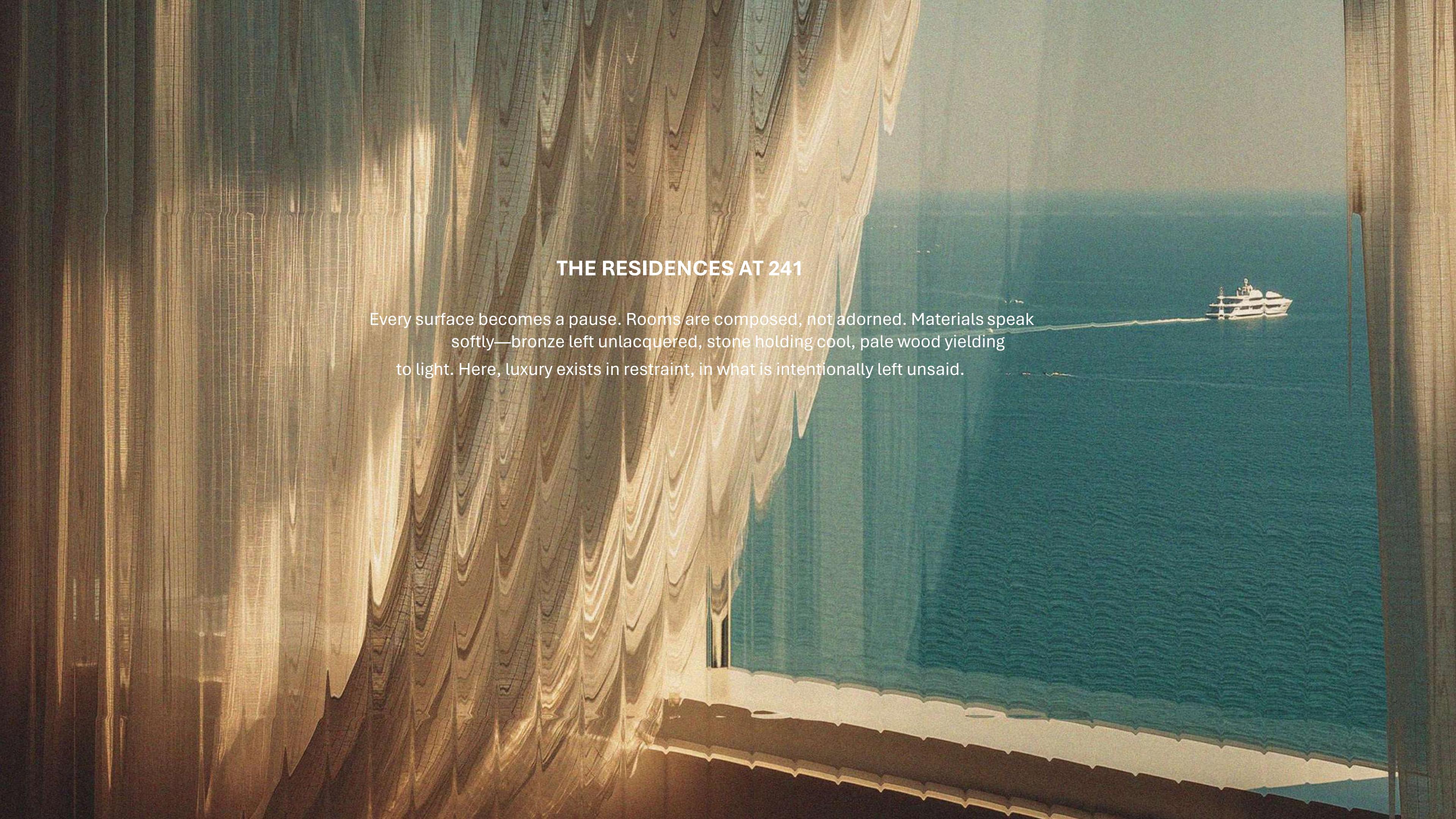
THE LOBBY AT 241



241 WATERSIDE





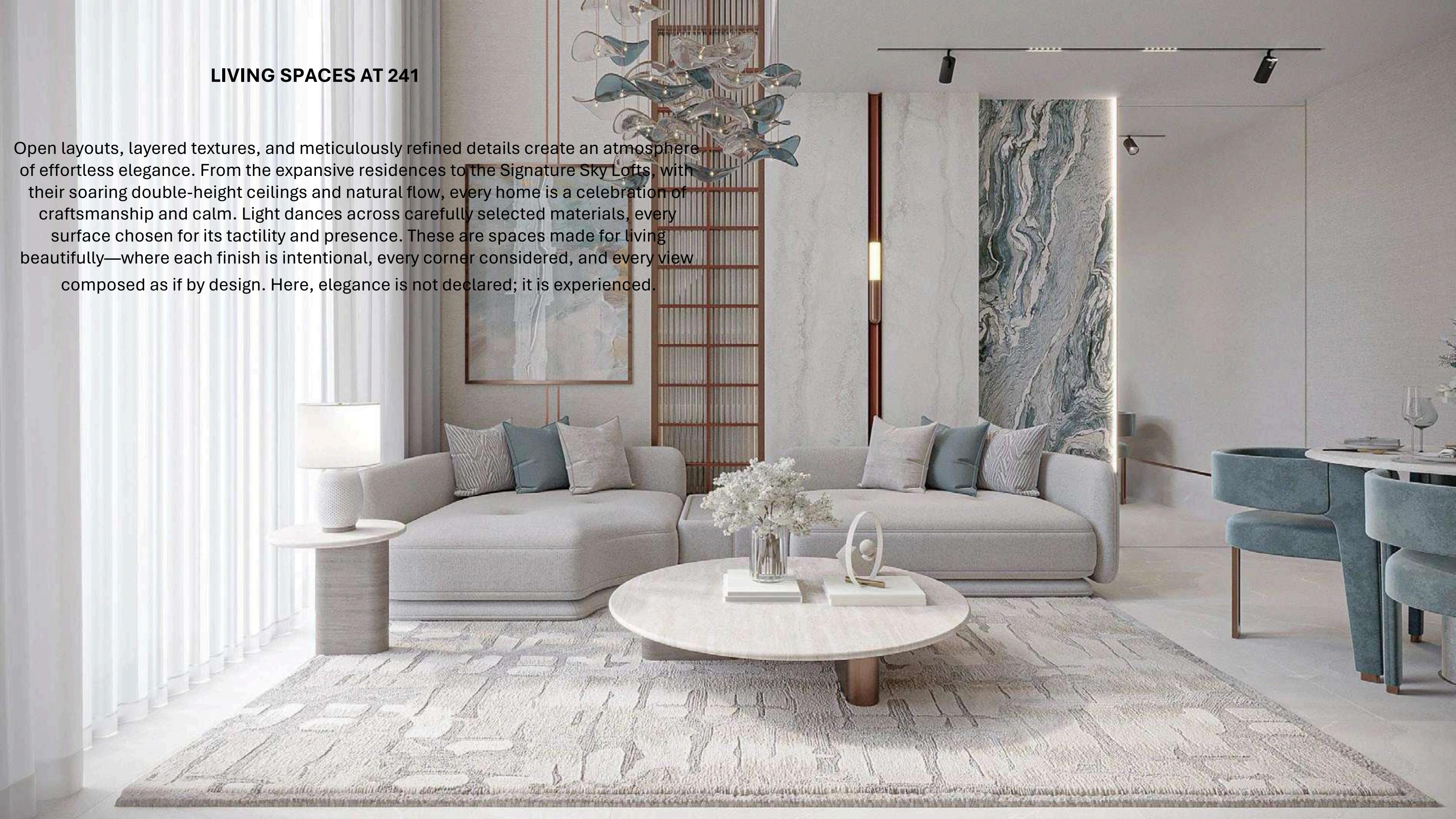


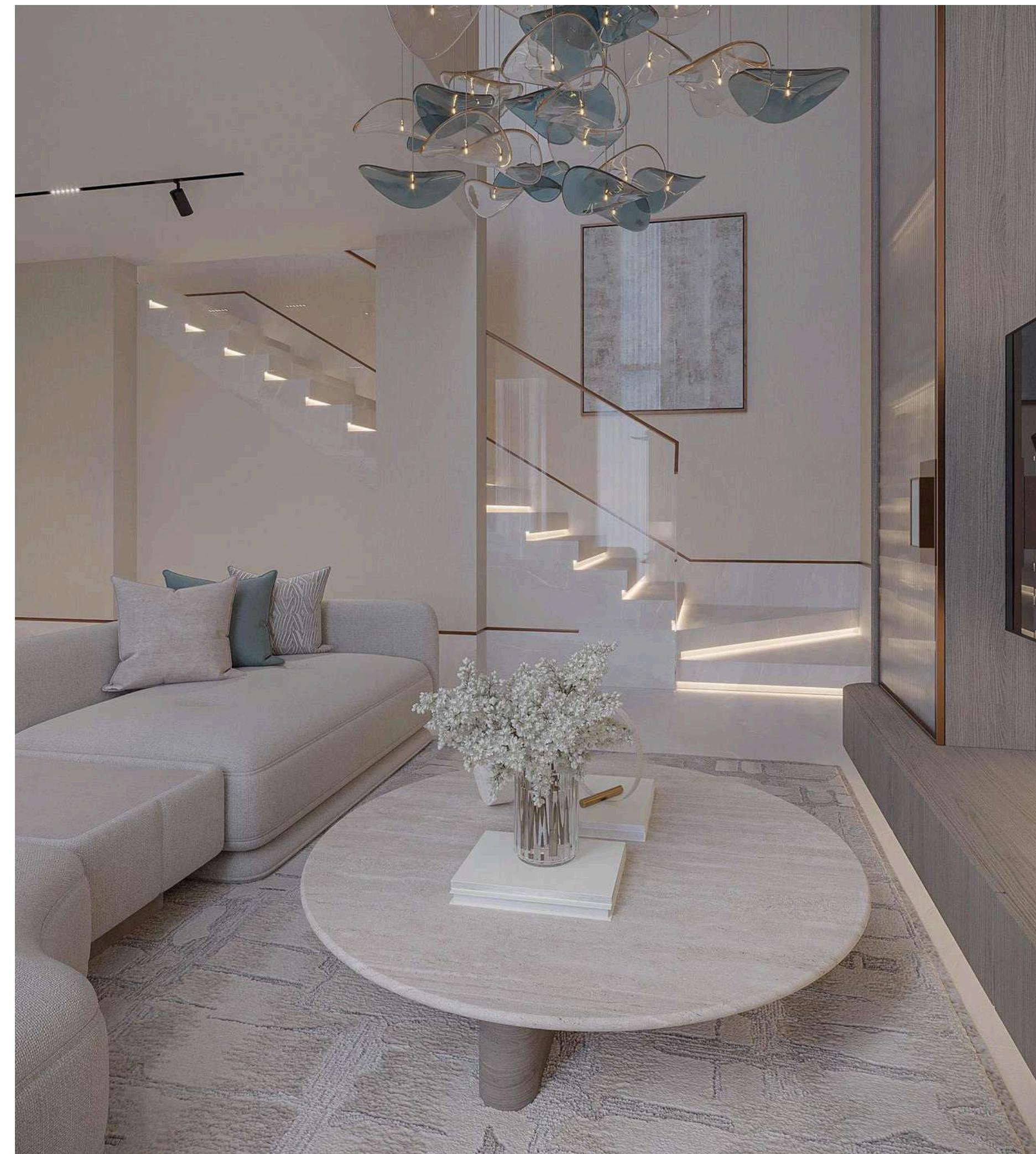
THE RESIDENCES AT 241

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 joinery, and expertly finished surfaces celebrate craft at every turn where material, form, and experience converge—functional, yes, but artistry.

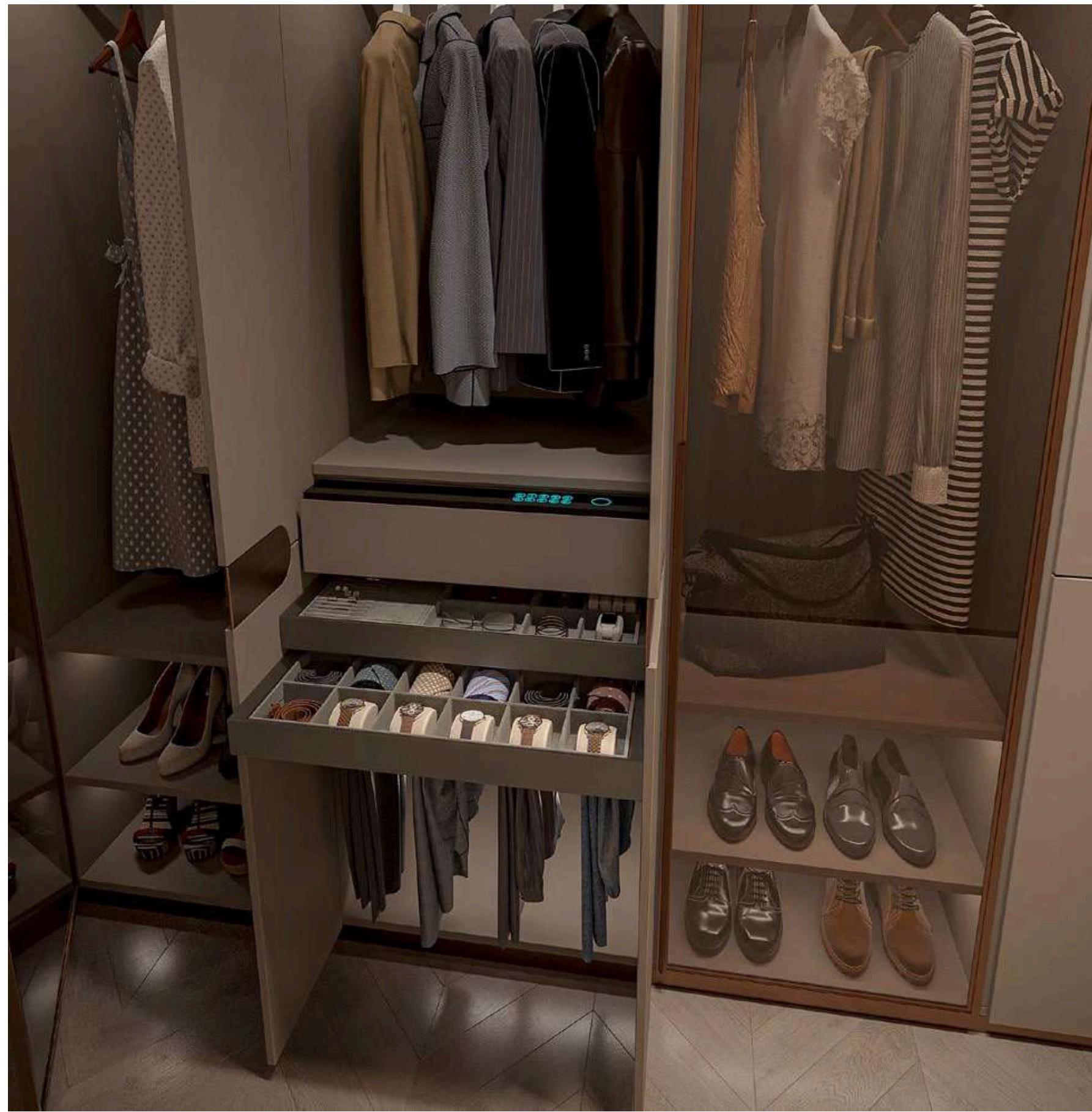


THE BEDROOMS AT 241





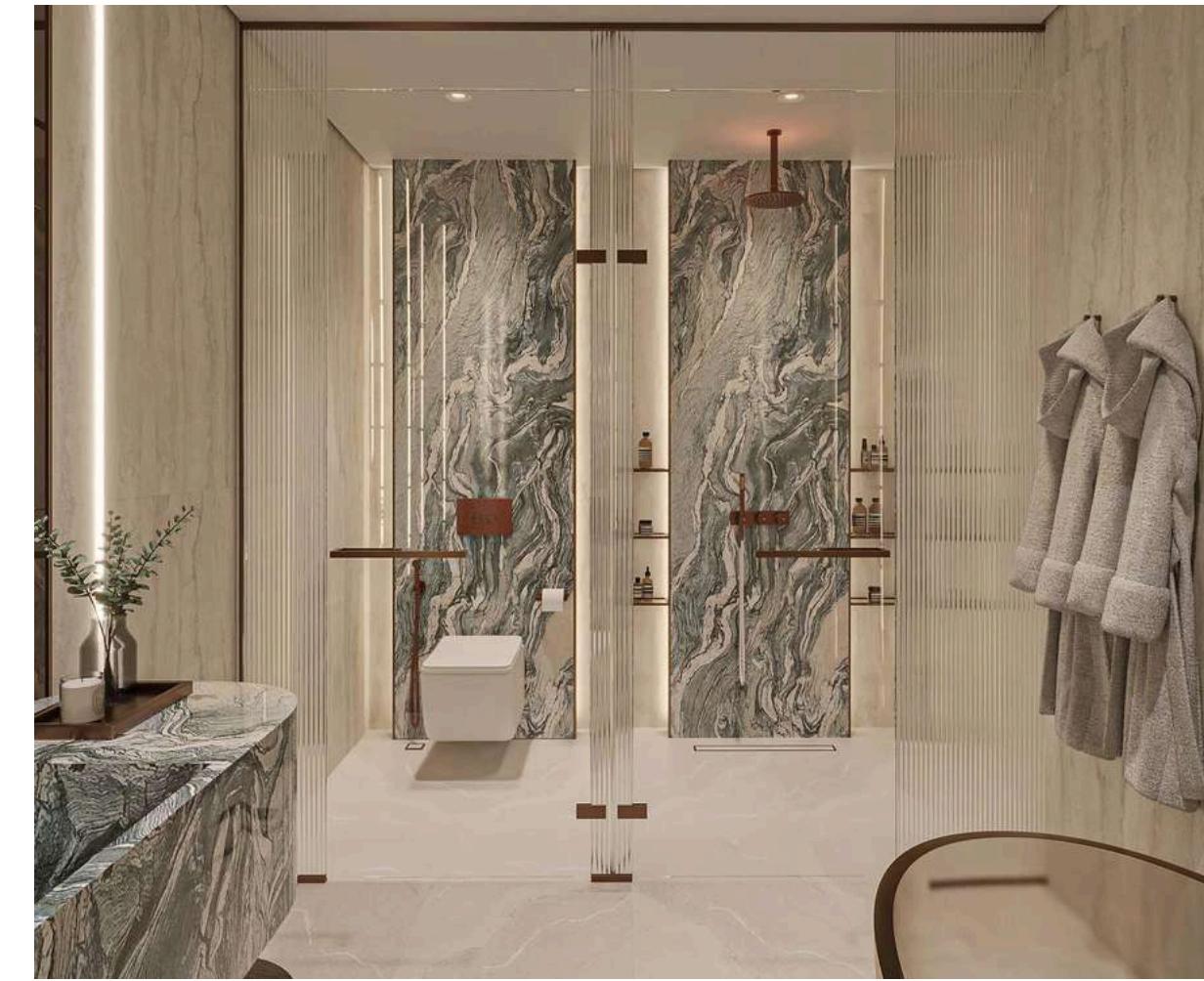






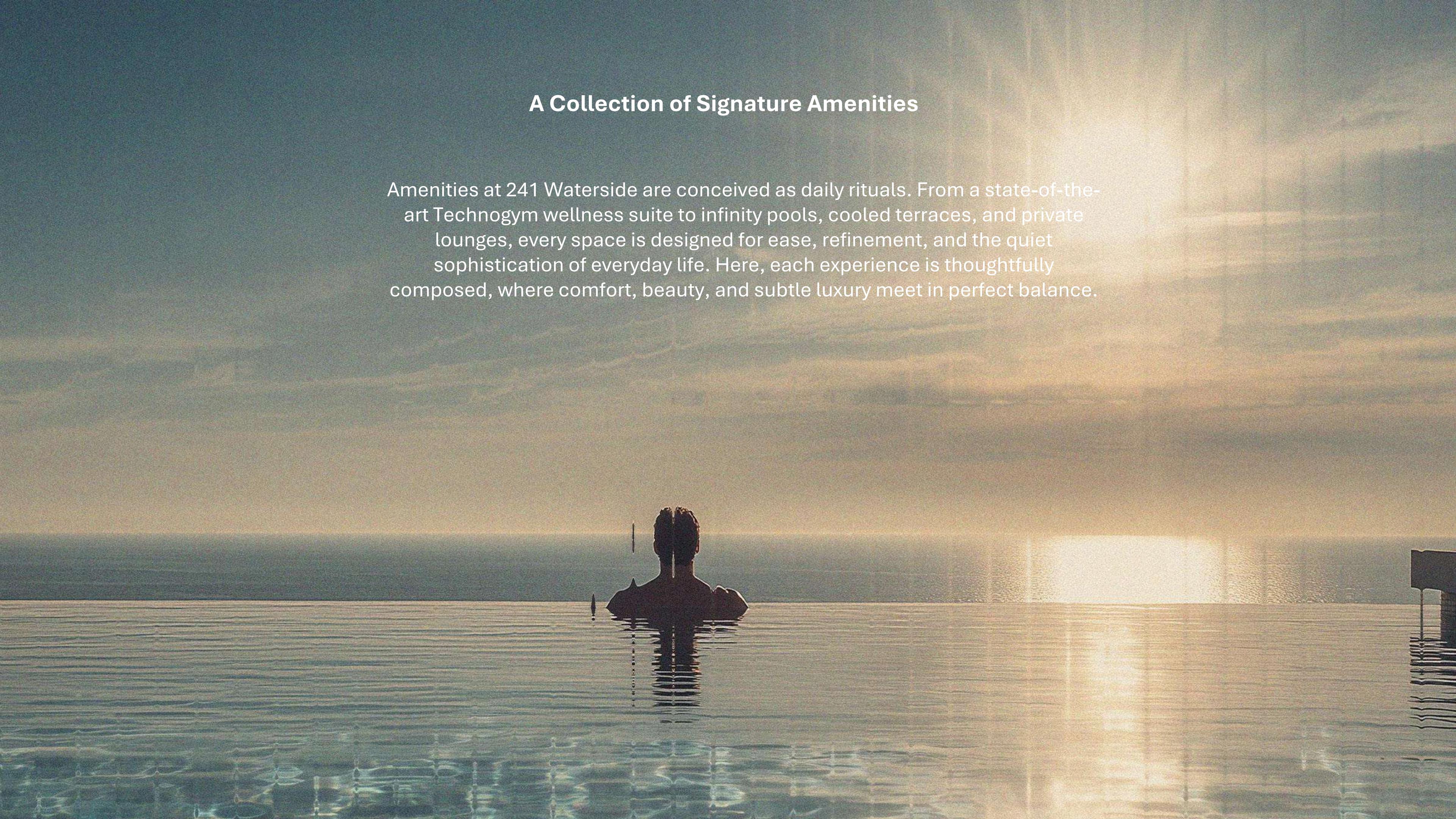
THE BATHROOMS AT 241

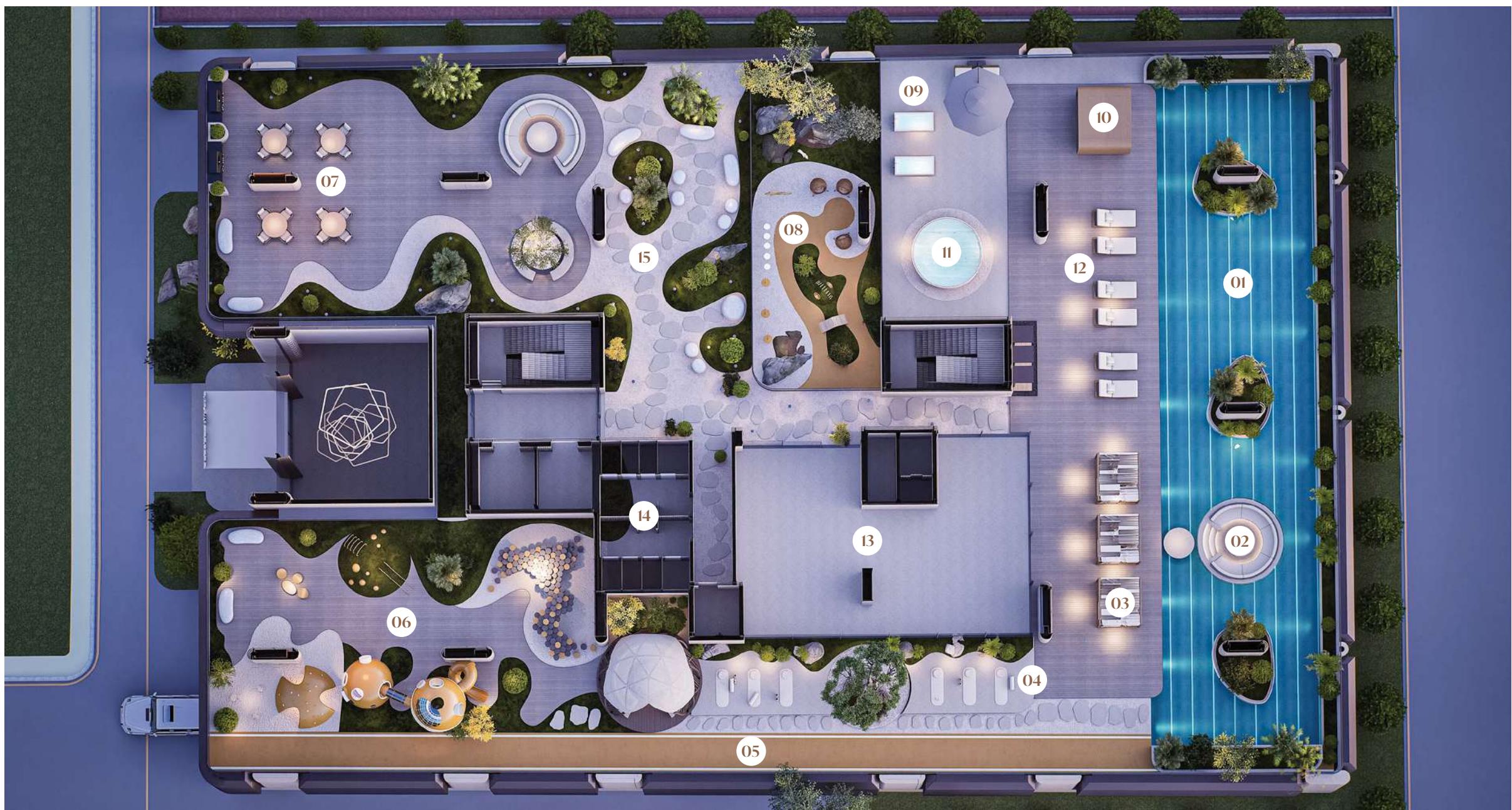
At the spa, design meets tranquility. Stone, water, and light converge in a space that soothes the senses. Every detail, from material to proportion, is intended to foster calm, reflection, and the understated luxury of well-being.



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

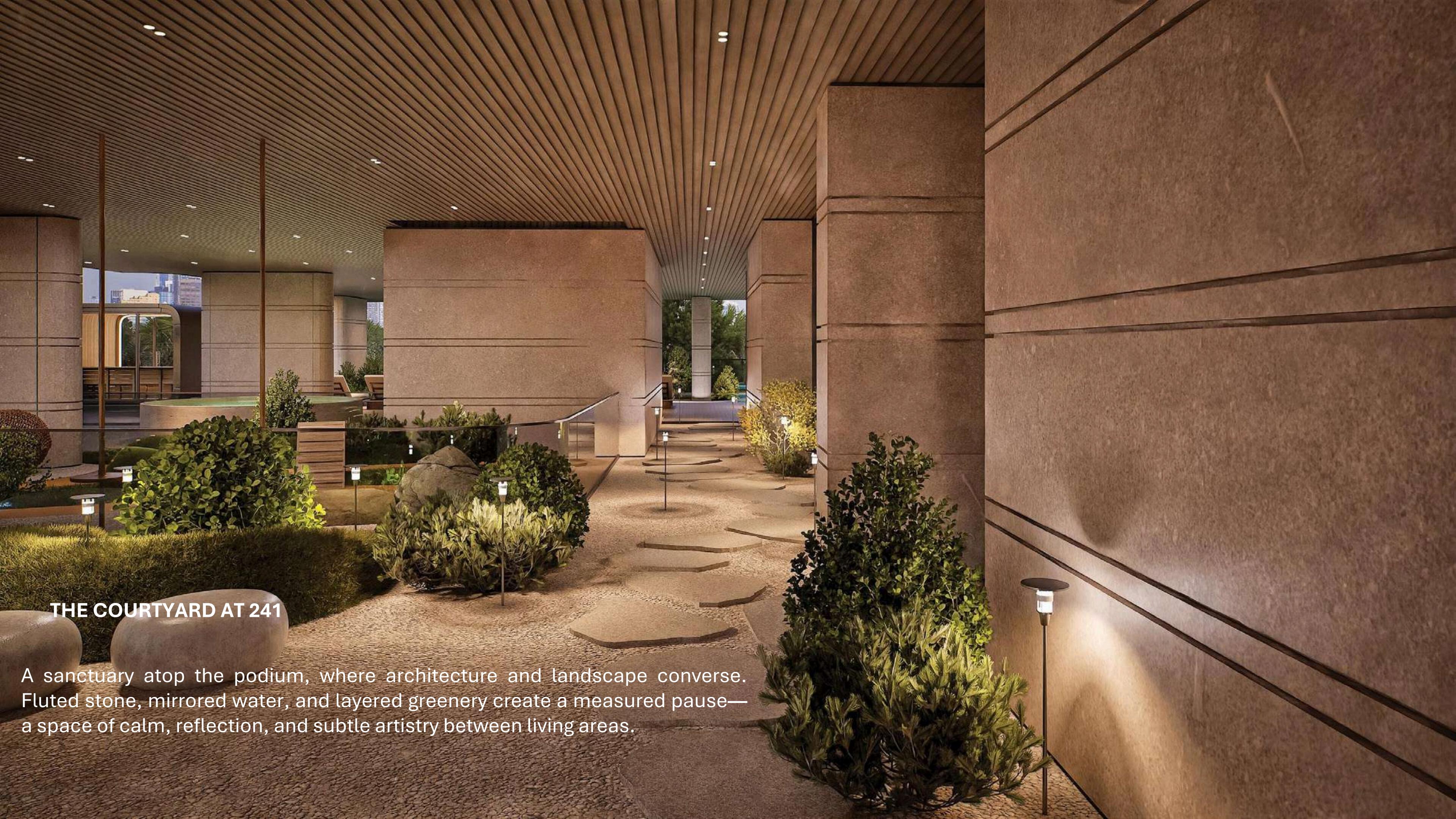
17. Day Beds

18. Pergola Seating

19. Shower Area

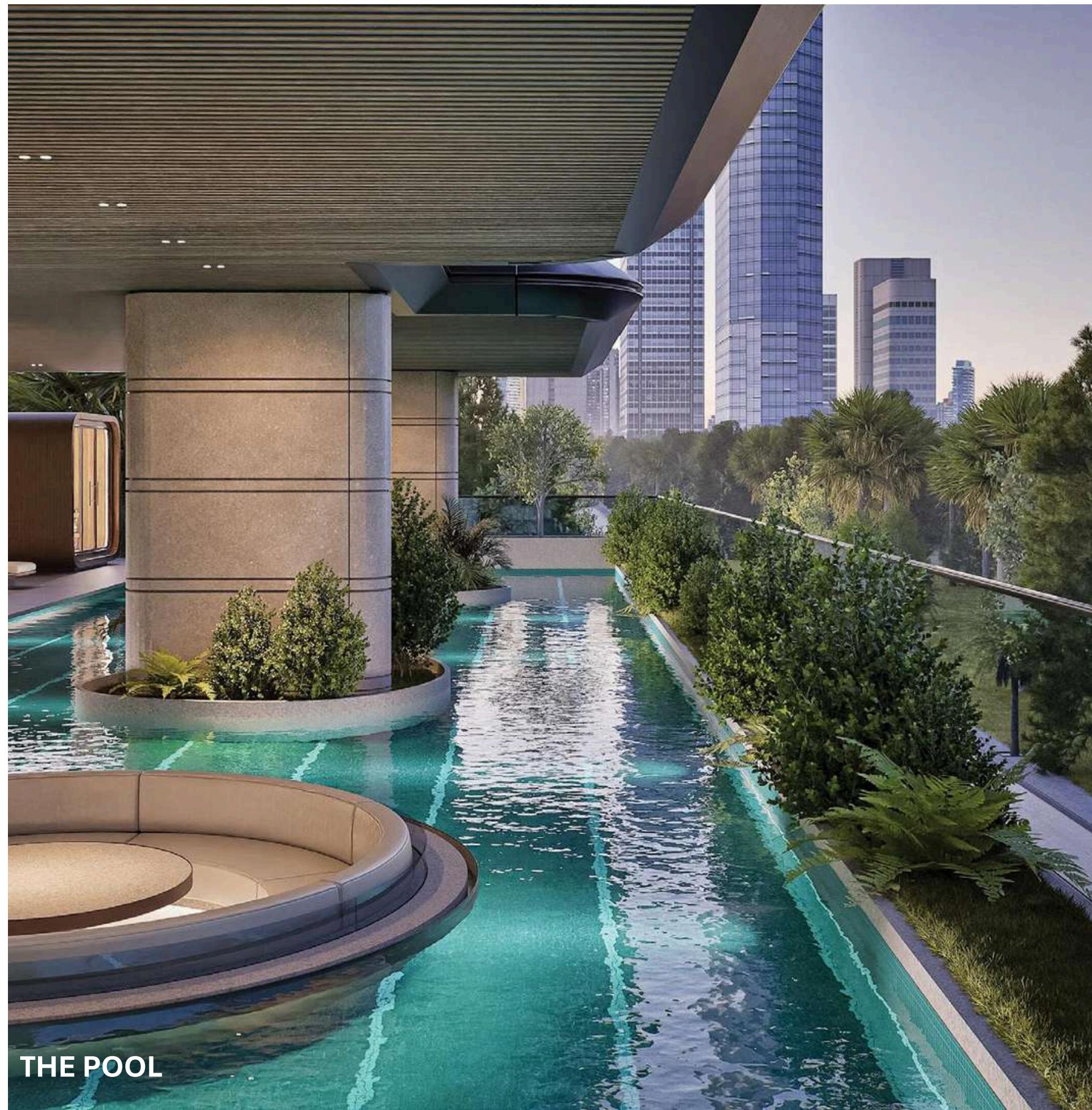
20. Sun Loungers

21. Jacuzzi

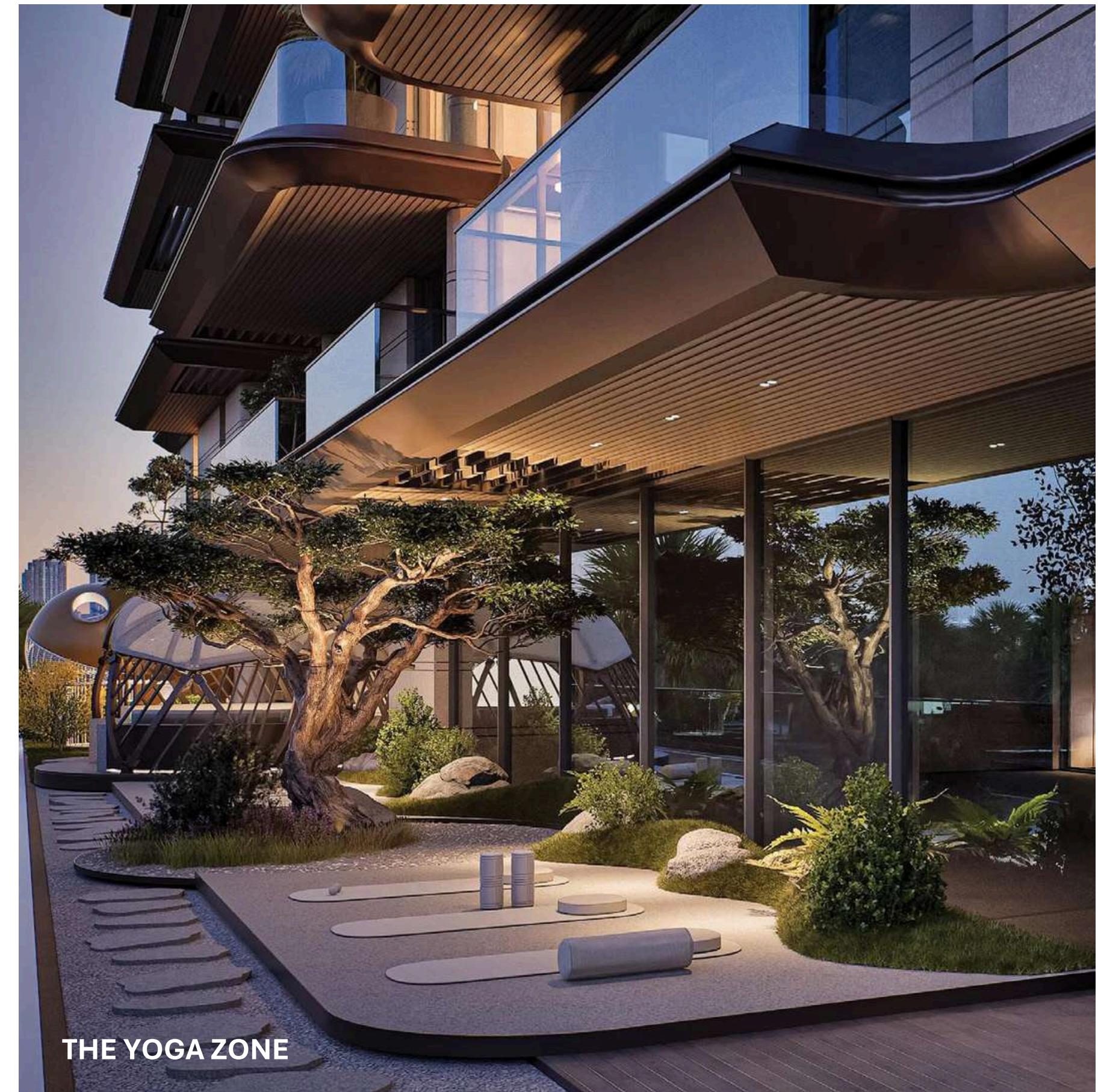


THE COURTYARD AT 241

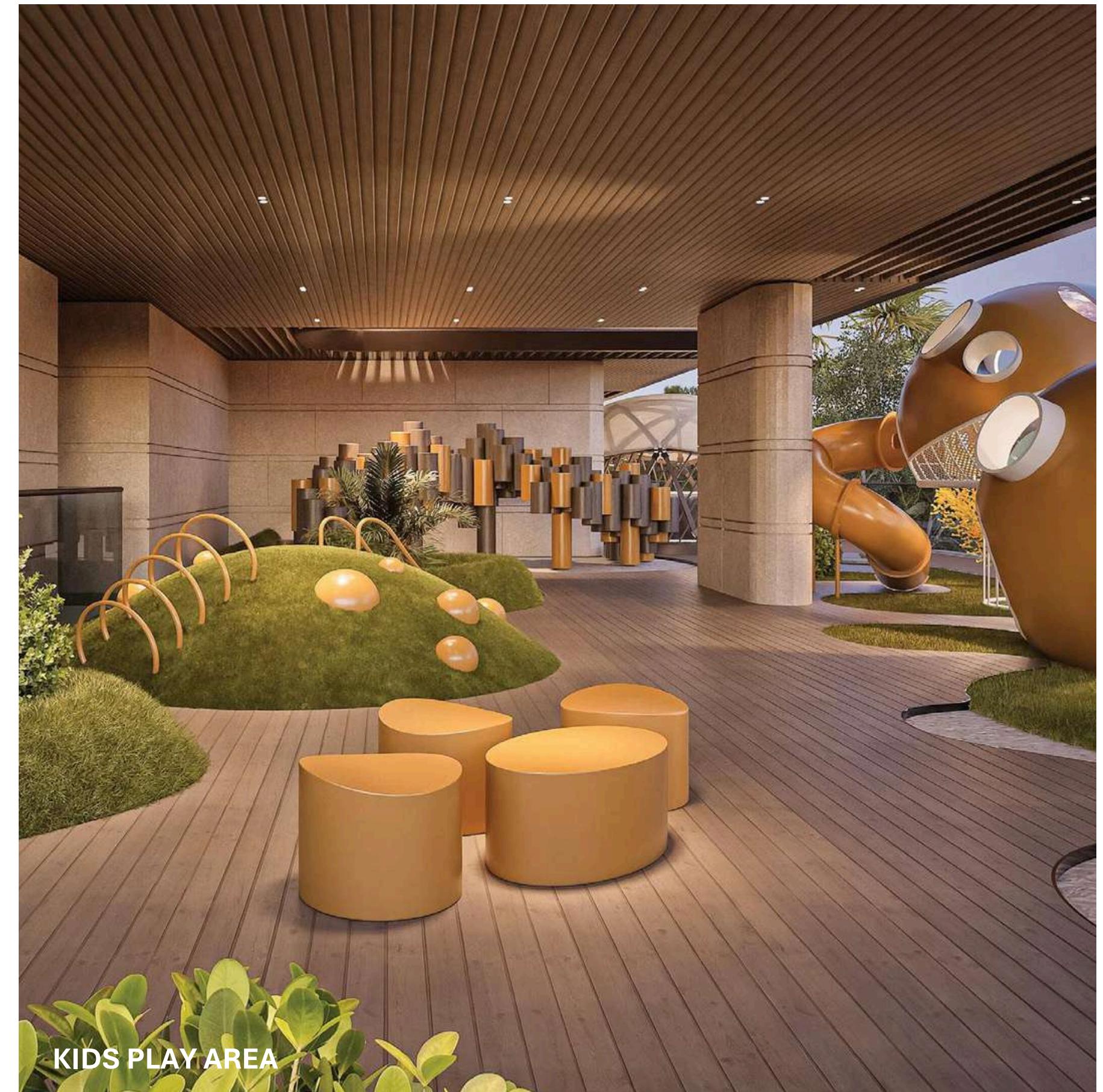
A sanctuary atop the podium, where architecture and landscape converse. Fluted stone, mirrored water, and layered greenery create a measured pause—a space of calm, reflection, and subtle artistry between living areas.



THE POOL

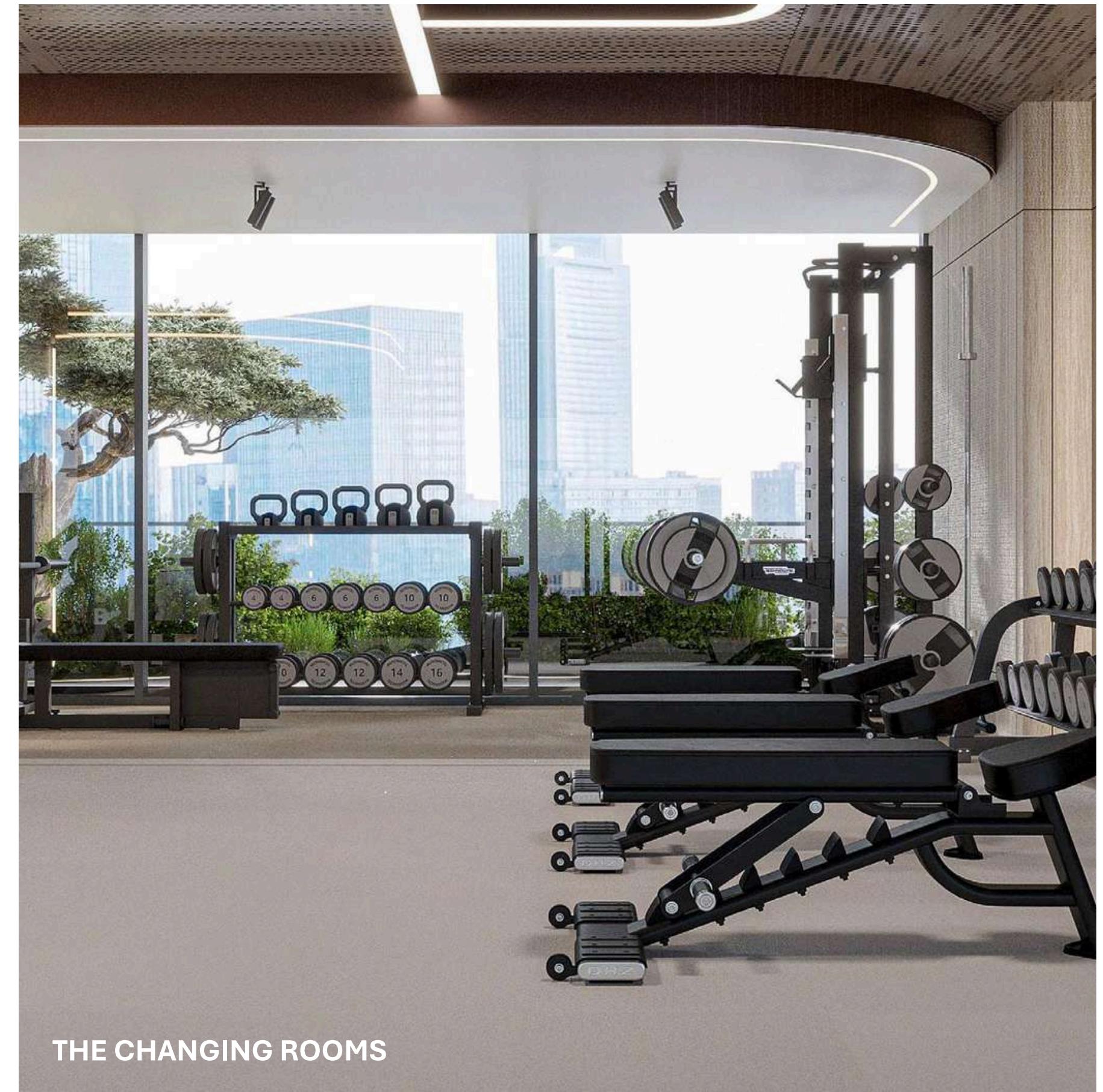


THE YOGA ZONE





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.





MAJARA
REAL ESTATE

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.

Contact Us :

Phone: +971564452803

Email: info@majararealestate.com

<https://majararealestate.com/>