



# 241 WATERSIDE

— D U B A I   I S L A N D S —

regent  
DEVELOPMENTS

LEGACY  
DEVELOPMENTS





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

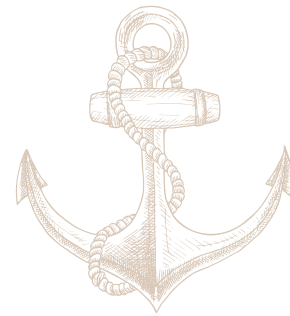


A serene beach scene at sunset. In the foreground, a large, light-colored beach umbrella with a dark frame stands on the left, partially obscuring the view. Below it, two lounge chairs with light-colored cushions are visible. The sandy beach stretches out towards the ocean. The water is a mix of green and blue, with gentle waves. The sky is filled with large, soft clouds, illuminated by the warm, golden light of the setting sun. The overall mood is peaceful and luxurious.

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 —



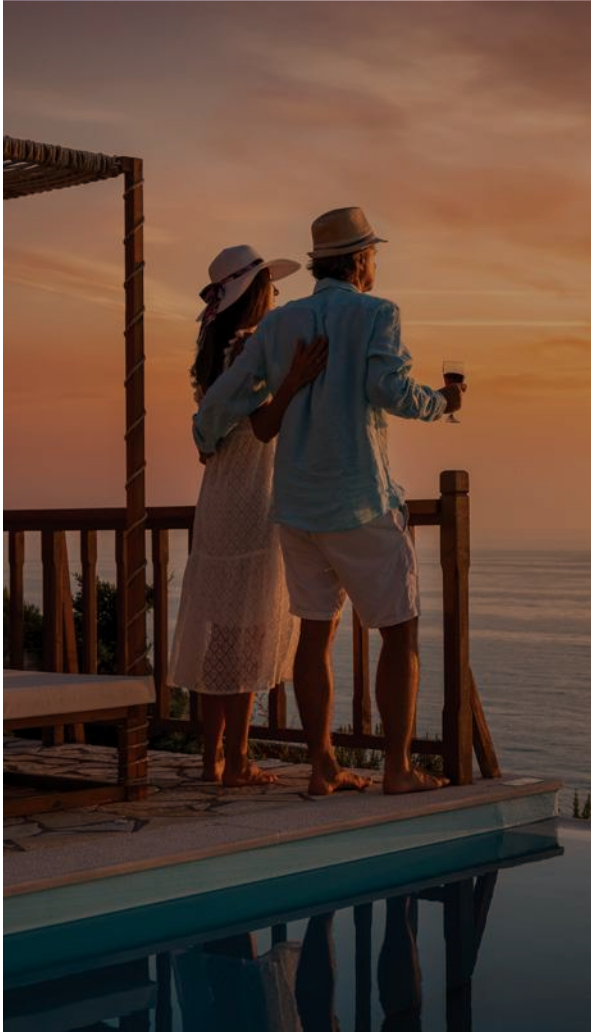


# COASTAL. CONNECTED. COMPLETE

- 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

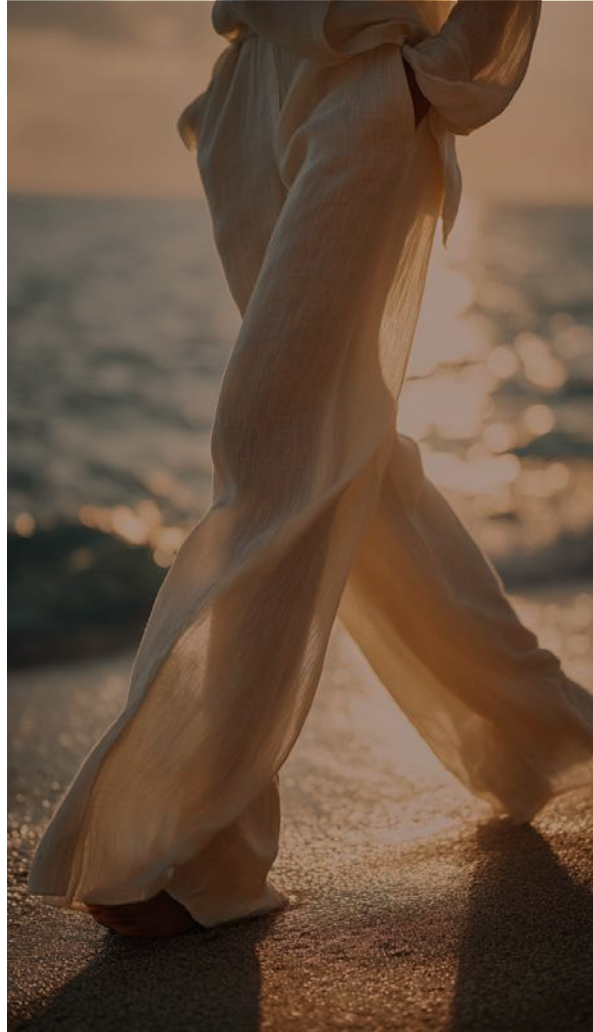






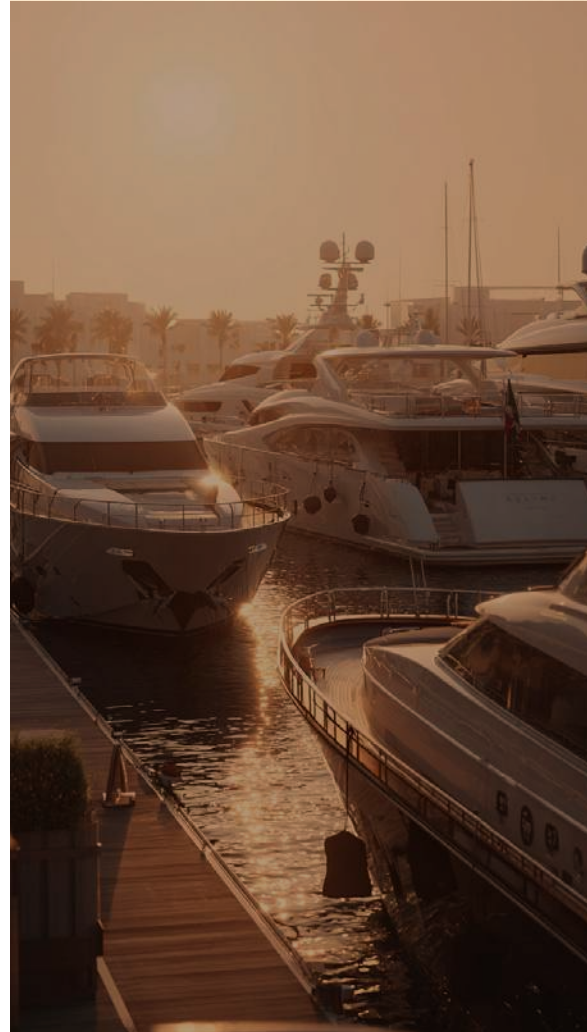
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Resorts & Hotels



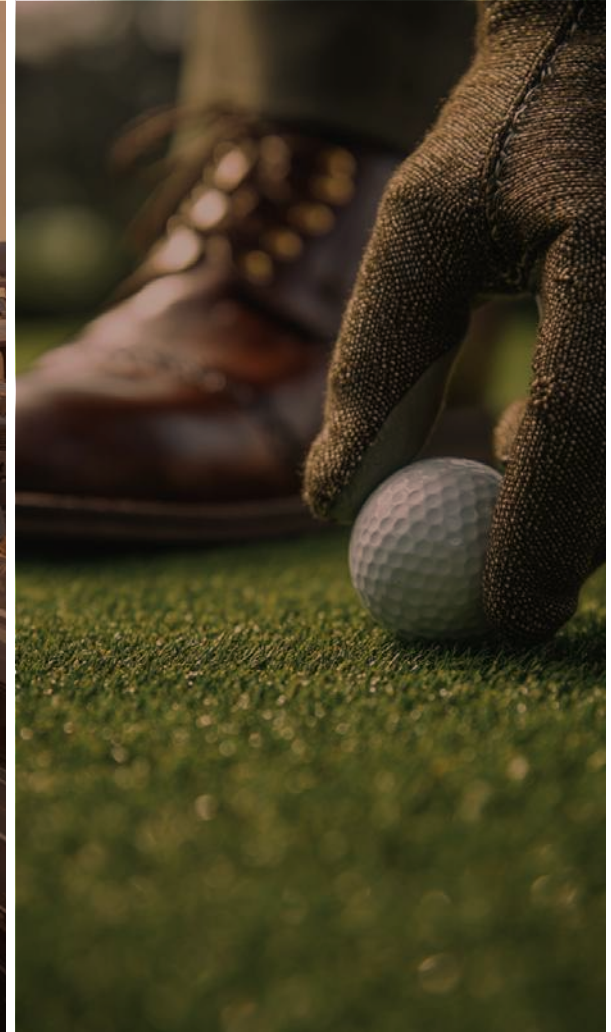
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Kilometers of Beach



9

World Class Marinas



2

Championship Golf Courses



An aerial photograph of a luxurious beach terrace. The terrace is built on a stone platform that extends into the sea. It features several large, white, circular umbrellas and matching lounge chairs with white cushions. A set of wide, light-colored stone steps leads down from the terrace to the water. The sea is a deep blue with shimmering reflections of sunlight. The overall atmosphere is one of elegance and tranquility.

DUBAI ISLANDS  
LIGHT, STONE, & SEA  
IN HARMONY.





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.





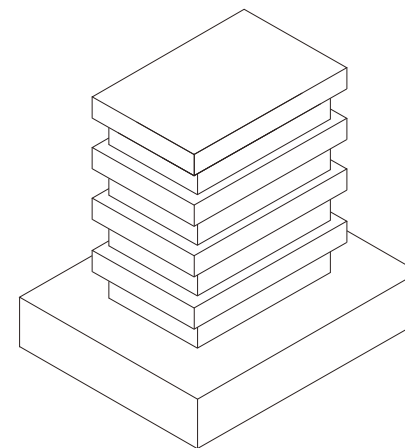
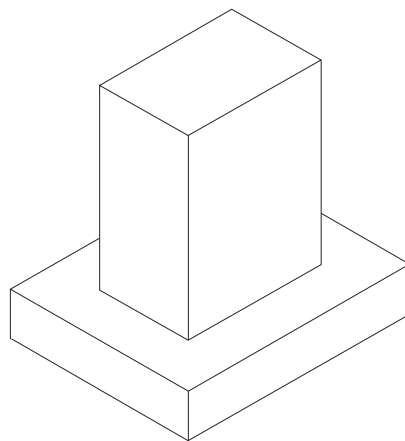
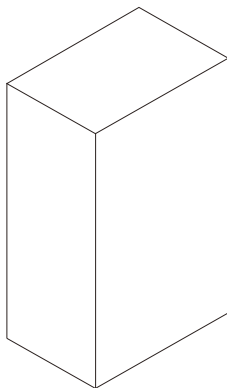












## MADE BY MASTERS

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





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                     |

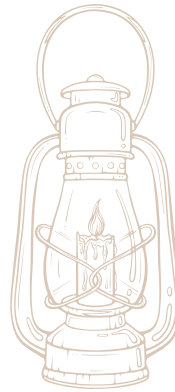




CRAFTED FOR OPULENCE

# THE LOBBY AT 241





# THE ART OF ARRIVAL

At 24I, 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.

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241 WATERSIDE

RECEPTION

















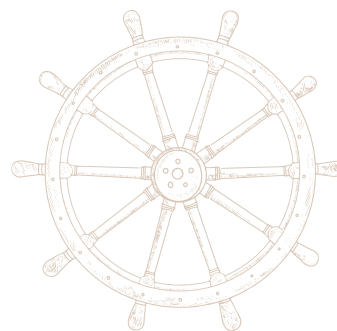


A photograph taken from a high-rise apartment, looking out through sheer, light-colored curtains. The view shows a vast, deep blue ocean under a clear sky. A large, white yacht is visible on the water, leaving a white wake. The text "EXQUISITE INTERIORS" is centered above the main title "THE RESIDENCES AT 241".

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**





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THE



OF



CRAFTSMANSHIP

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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

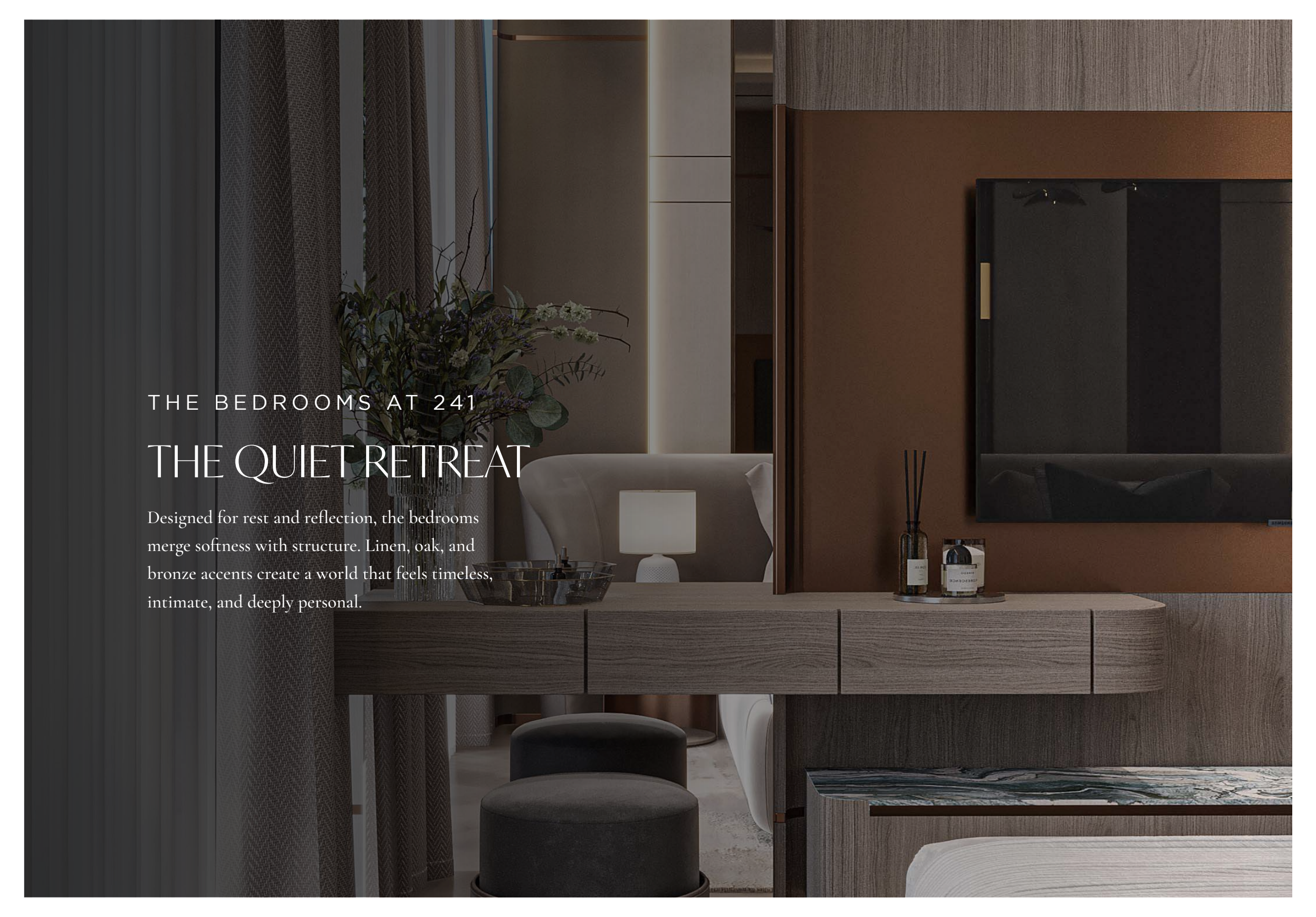
# THE ATELIER OF LIVING

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.





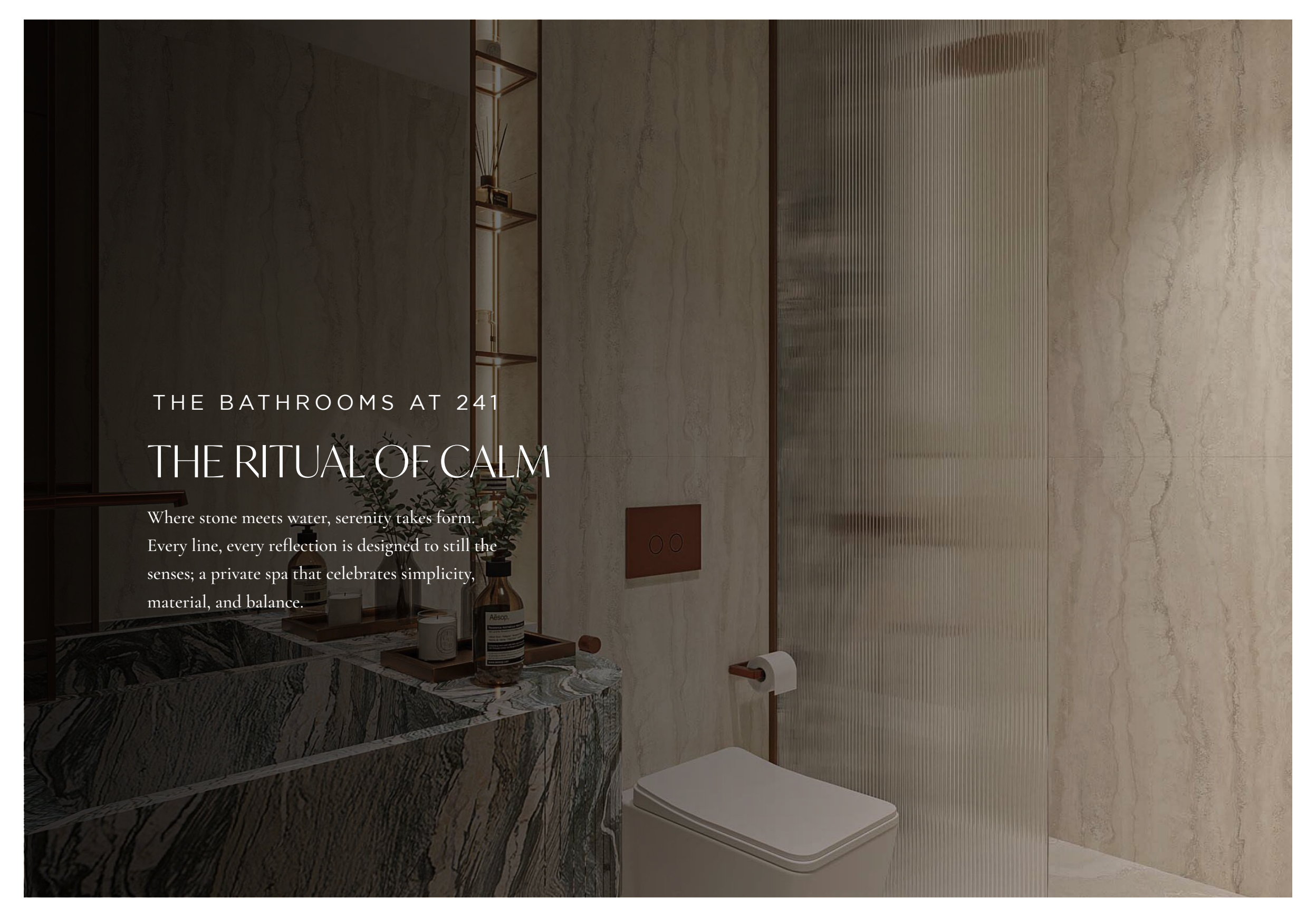












THE BATHROOMS AT 241

# 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 seen from behind, swimming in a pool. The water is calm, reflecting the sunset sky. A concrete edge of the pool is visible on the left. The sky is a mix of dark blue and orange, with some clouds. The overall mood 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.





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WHERE



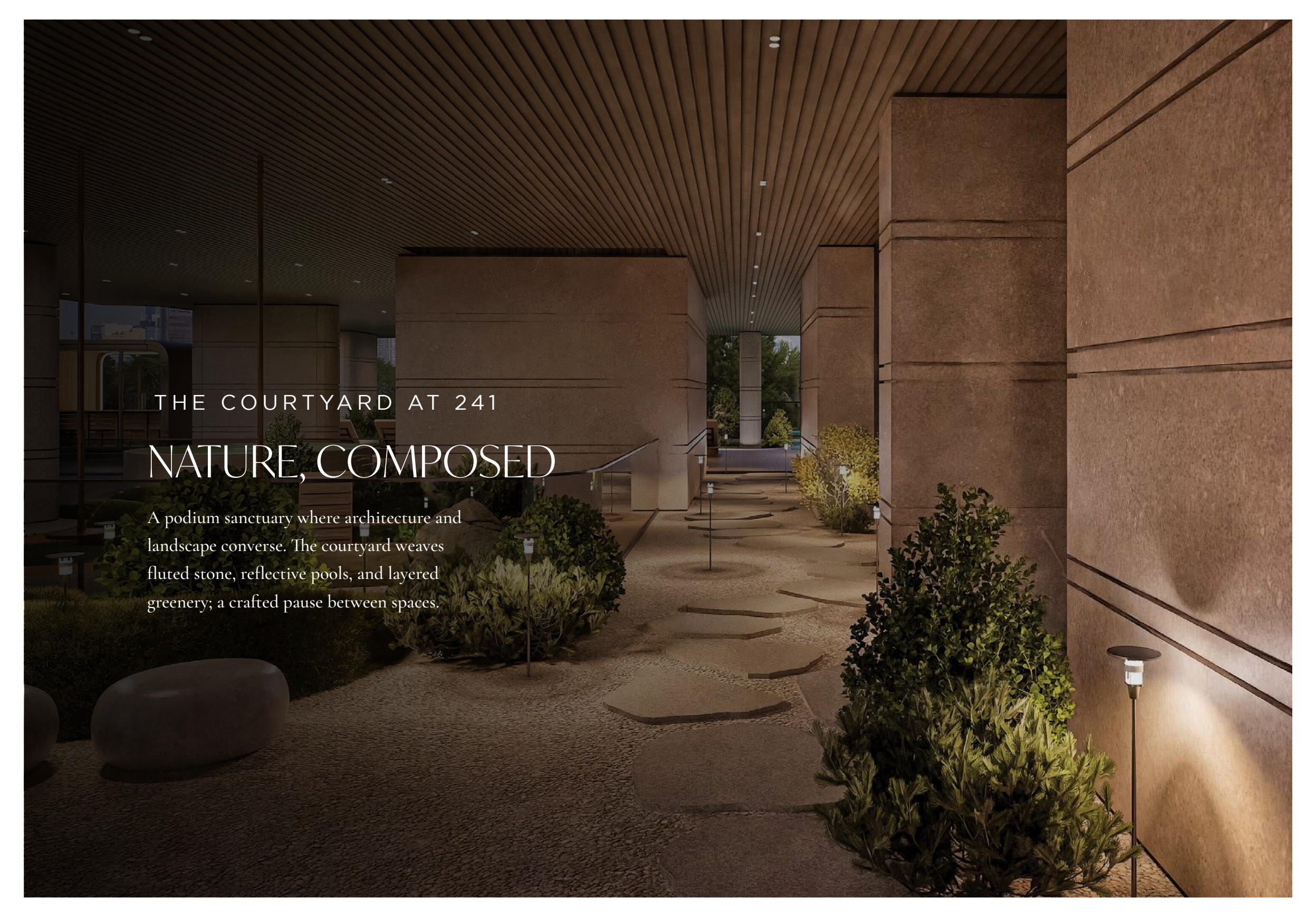
LEISURE



IS CRAFTED

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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





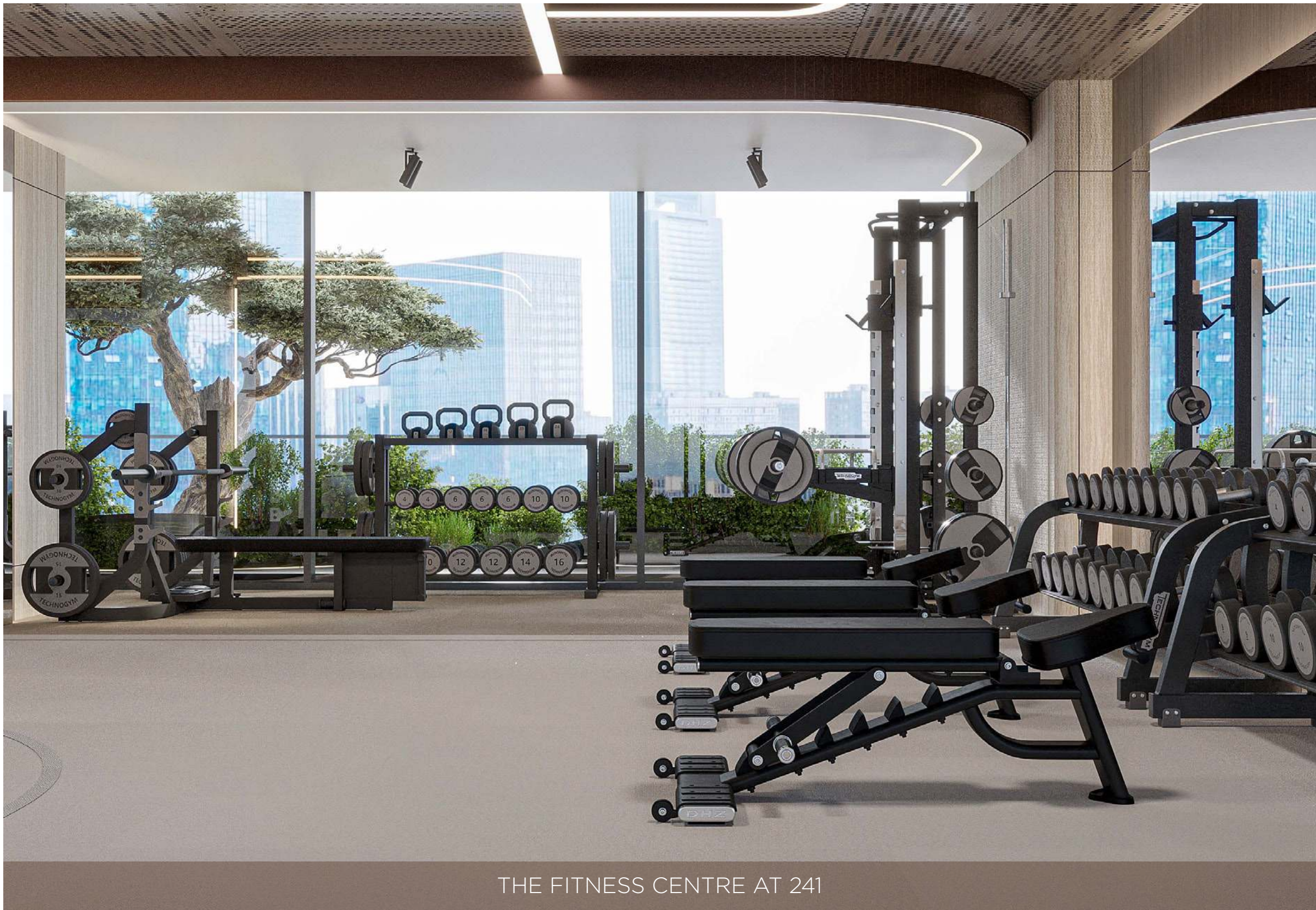
KIDS PLAY AREA AT 241





CO-WORKING SPACES AT 241





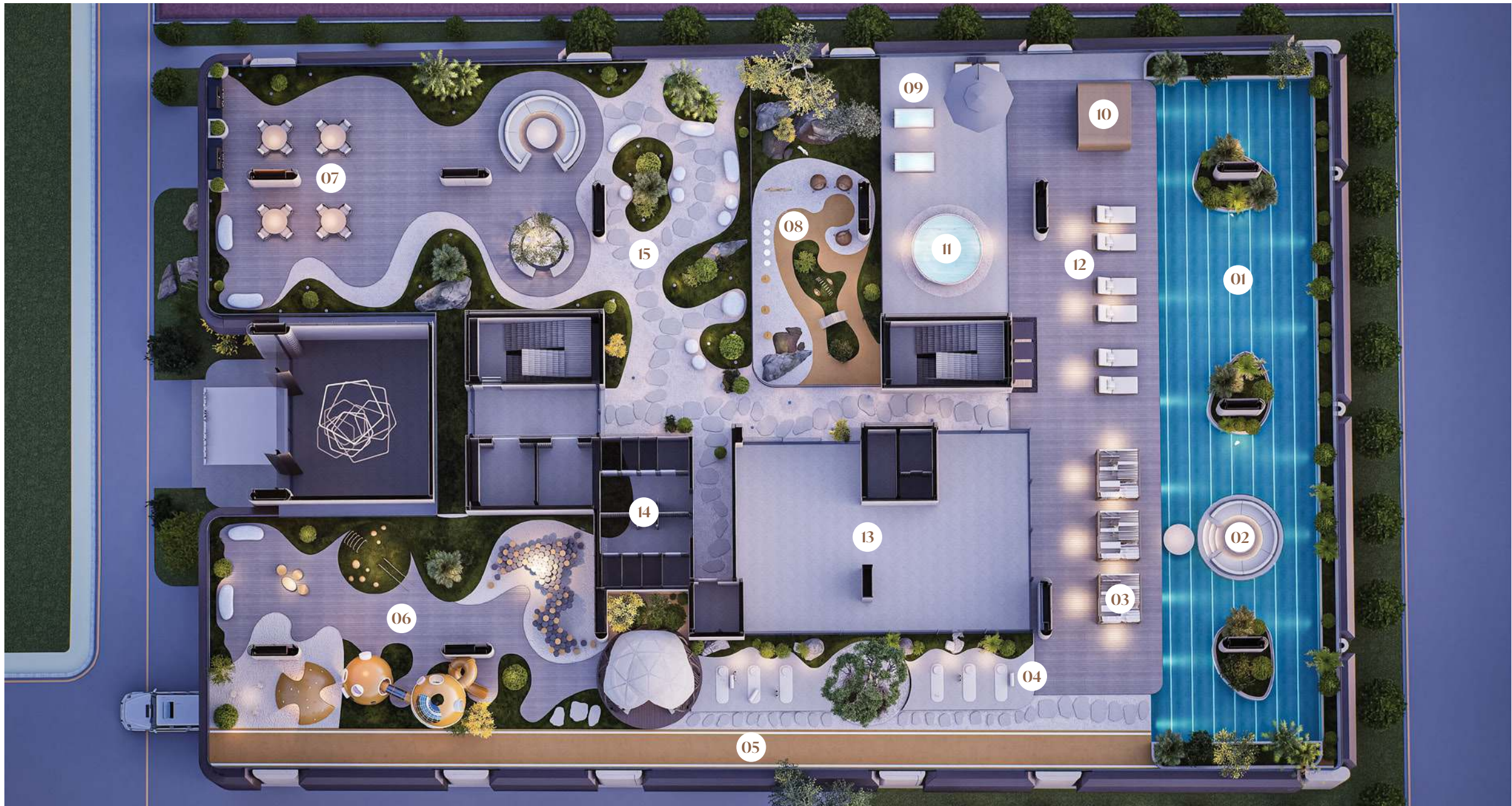
THE FITNESS CENTRE AT 241





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

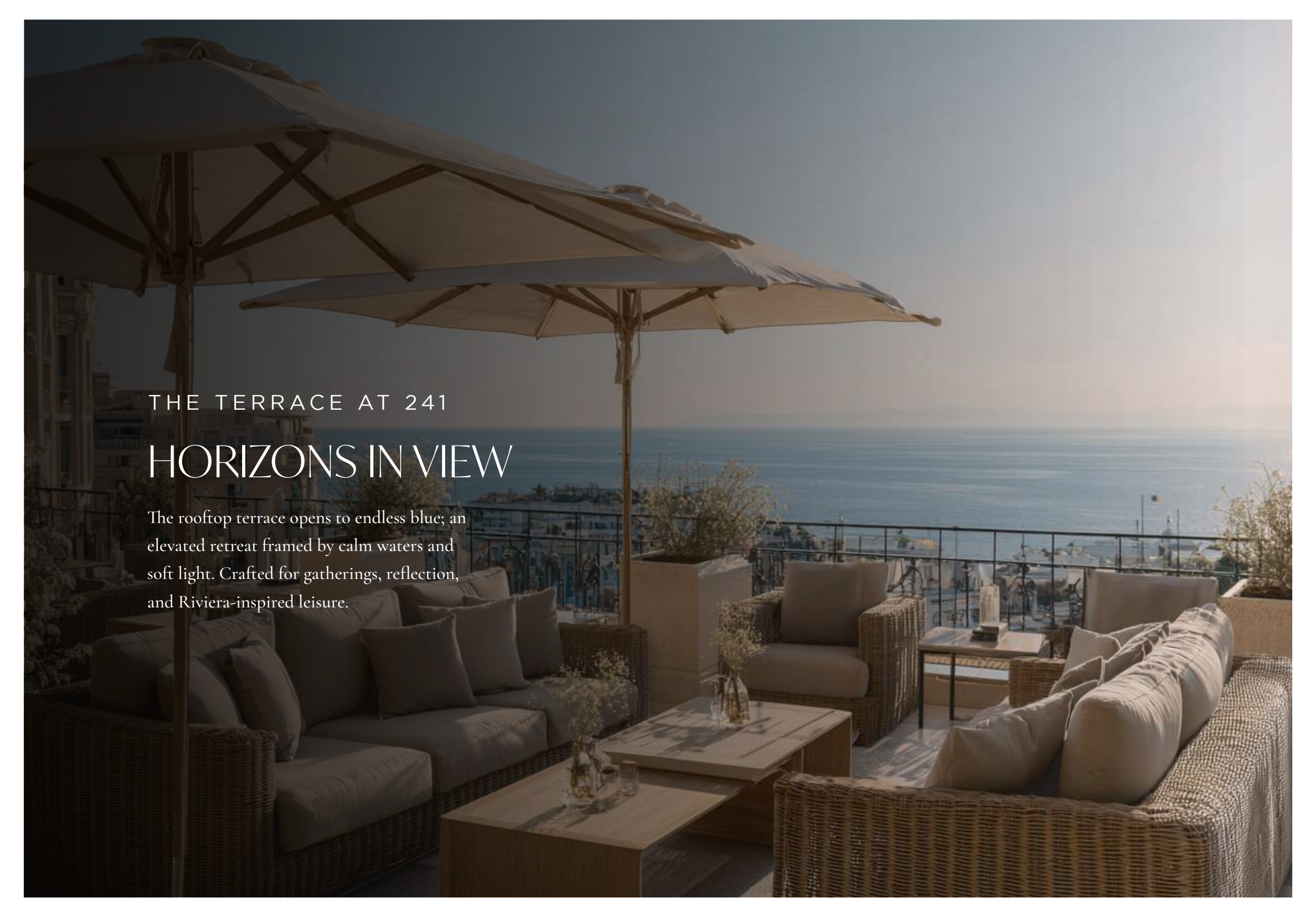
12. Sun Loungers

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 warm sunlight casting long shadows. In the foreground, there are two large wicker sofas with light-colored cushions, facing each other with a low wooden coffee table in between. Two large white patio umbrellas are open, providing shade. The terrace is enclosed by a dark metal railing. In the background, the calm blue ocean stretches to the horizon under a clear sky. Some buildings are visible on the left side of the frame.

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

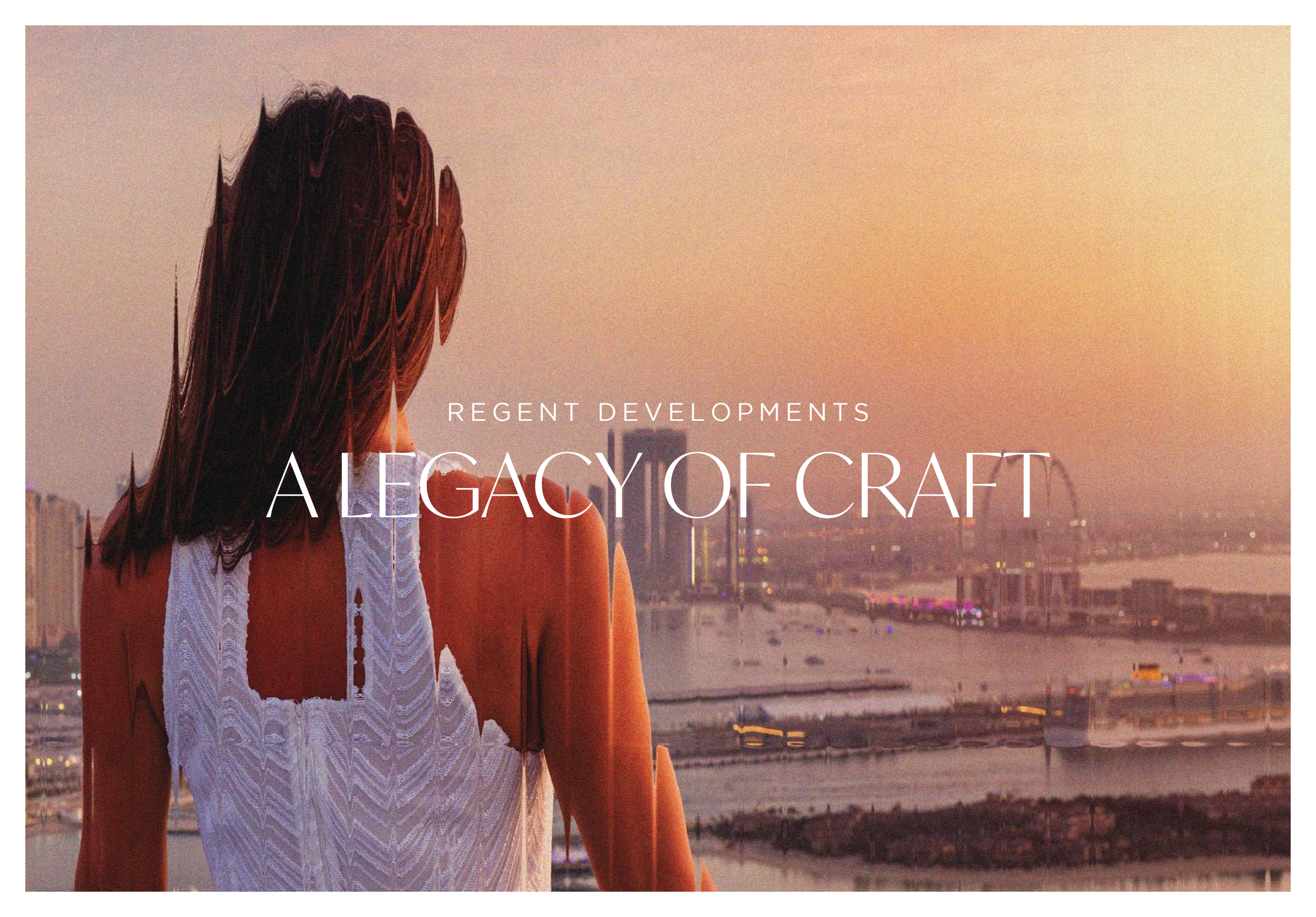
18. Pergola Seating

19. Shower Area

20. Sun Loungers

21. Jacuzzi





REGENT DEVELOPMENTS

# A LEGACY OF CRAFT





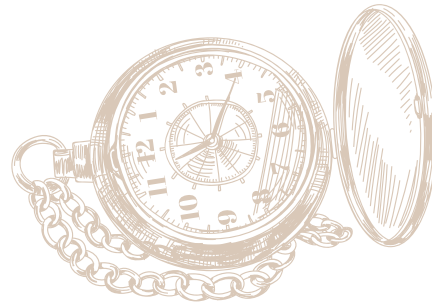
## SHAPED BY MASTERY

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.







An aerial photograph of a tropical coastline. On the left, a sandy beach is dotted with several palm trees. Long, dark shadows of the trees stretch across the sand and into the shallow, turquoise water. The water's surface is textured with ripples, and the color transitions from a light, milky turquoise near the shore to a deeper, darker teal further out. The overall scene is serene and idyllic.

regent  
DEVELOPMENTS

LEGACY  
DEVELOPMENTS