



241 WATERSIDE

— DUBAI ISLANDS —

regent
DEVELOPMENTS

LEGACY
DEVELOPMENTS

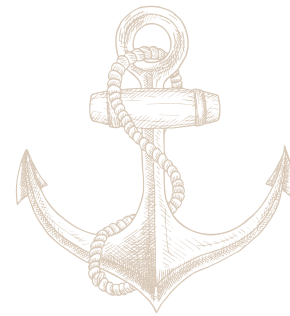


At the Water's Edge, life is more
than a holiday; it is a heritage.



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

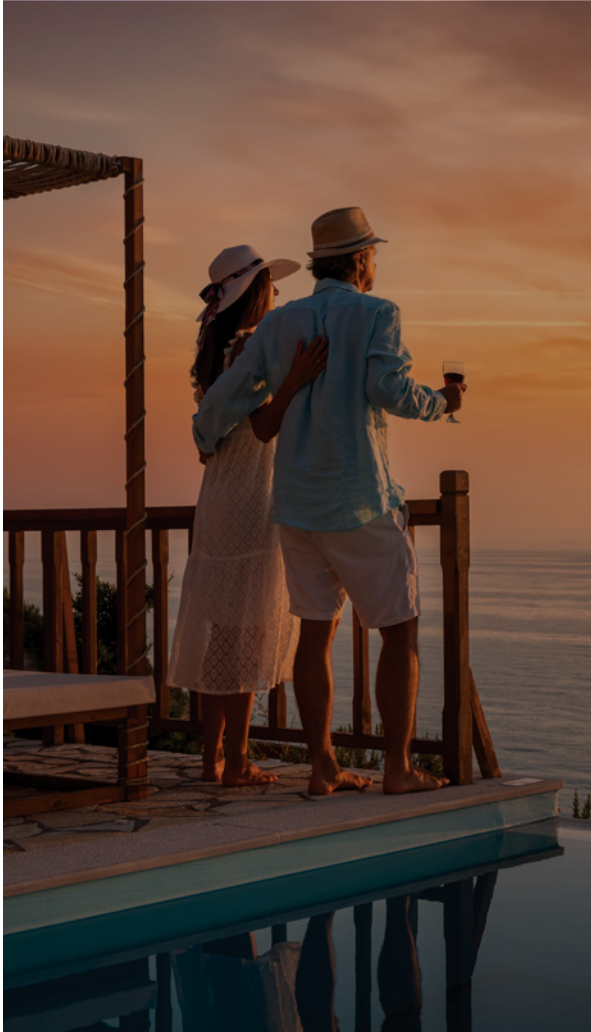
— DUBAI ISLANDS —



COASTAL. CONNECTED. COMPLETE

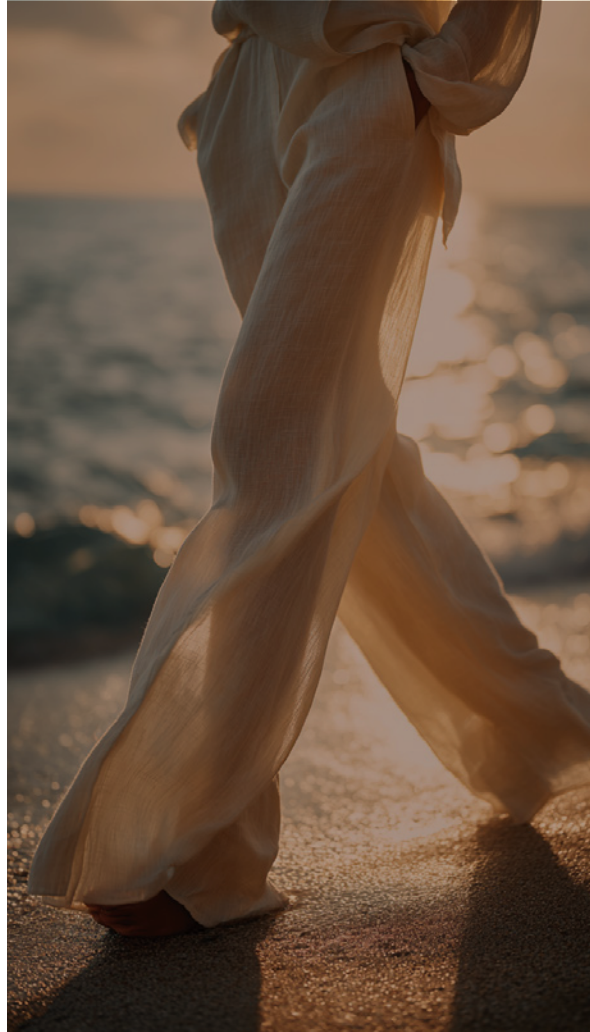
- ① Wellness Resort
- ② Eco Resort
- ③ 18-Hole Golf Course
- ④ Scenic Drive
- ⑤ Oasis Park
- ⑥ Family Resort
- ⑦ Marina Village
- ⑧ Beach Front Resort
- ⑨ Beach Front Residential
- ⑩ Water Front Hotels & Apt
- ⑪ Private Marina Club
- ⑫ Signature Estate Lots
- ⑬ Clubhouse
- ⑭ 9-Hole Golf Course
- ⑮ Boutique 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





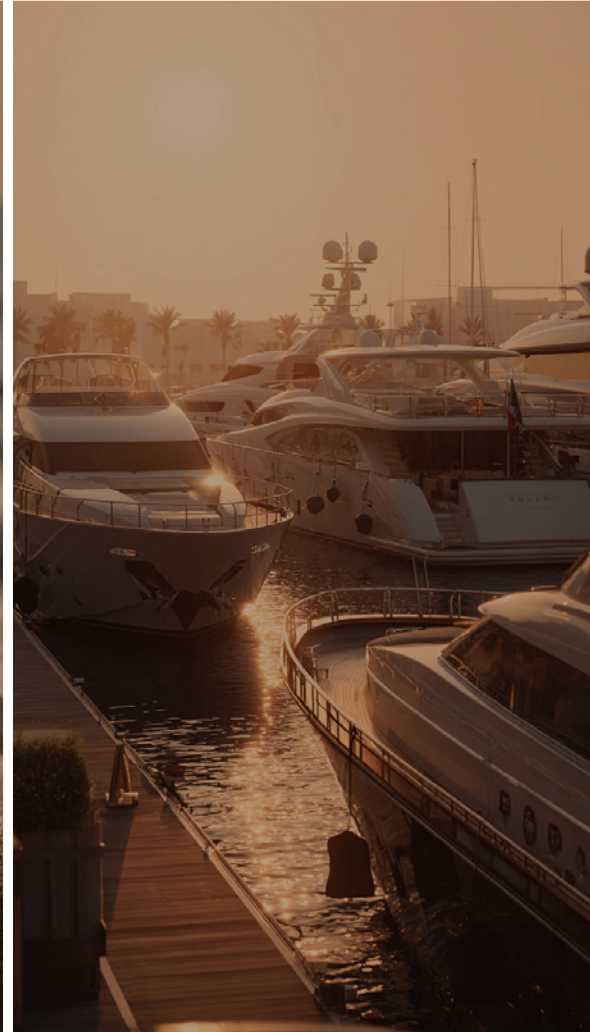
86

Resorts & Hotels



21

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 and features several large, white, circular umbrellas and matching lounge chairs. A set of wide, light-colored stone steps leads down from the terrace to the water. The water is a deep blue with shimmering reflections of sunlight. The overall atmosphere is one of elegance and relaxation.

DUBAI ISLANDS
LIGHT, STONE, & SEA
IN HARMONY.



241 WATERSIDE

BORN INTO BELONGING



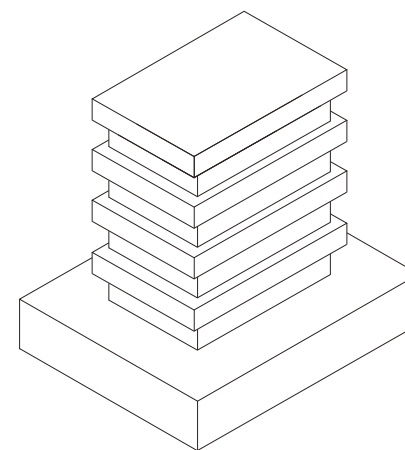
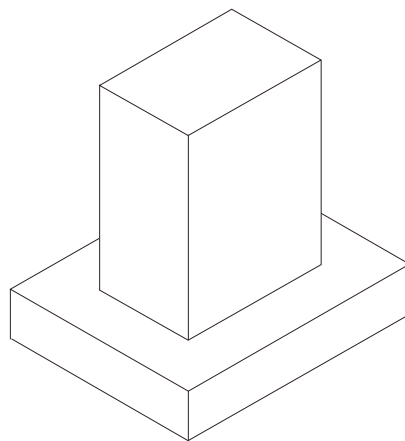
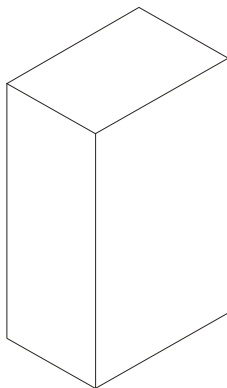
THE GEOMETRY OF LIGHT

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



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

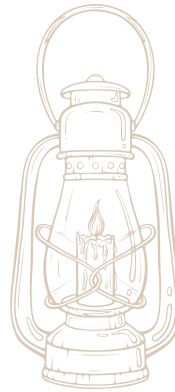
10%	10%	25%	55%
On Booking	On Signing SPA	During Construction	On Handover

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 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





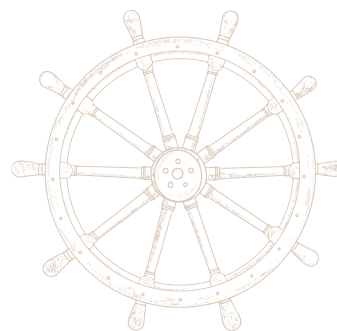




A photograph taken from a high-rise apartment, looking out through sheer, light-colored curtains. The view shows a vast, deep blue ocean under a clear sky. A large, white, multi-decked yacht is visible on the water, leaving a white wake. The text "EXQUISITE INTERIORS" is centered above the main title, and "THE RESIDENCES AT 241" is prominently displayed in the center. The bottom of the image shows the edge of the apartment's balcony or window frame.

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





THE ART



OF



CRAFTSMANSHIP



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

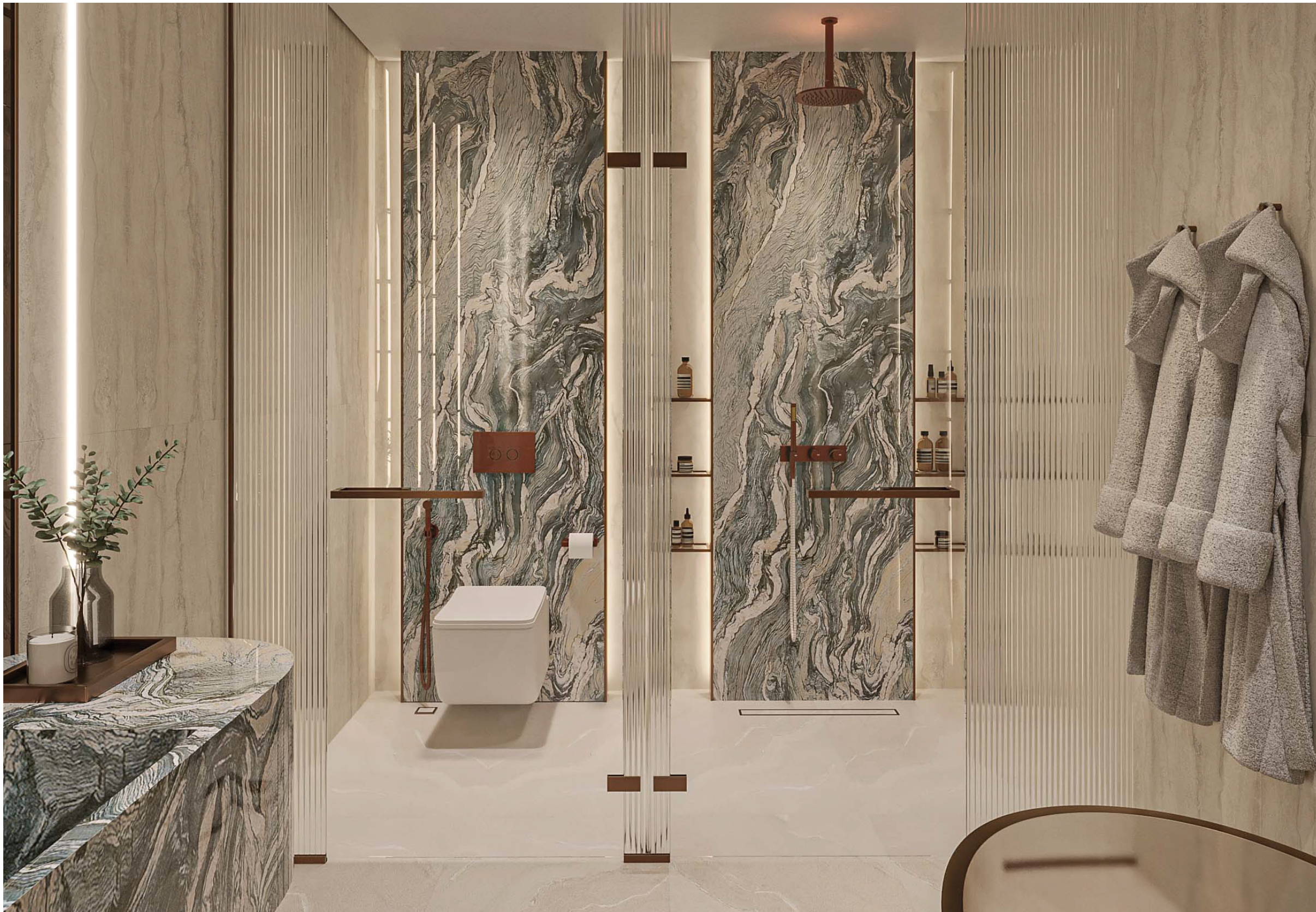
THE RITUAL OF CALM

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 with gentle ripples. In the background, a concrete edge of the pool is visible on the left. The sky is a mix of deep blue and orange, suggesting a sunset or sunrise. 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.





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 | 05. Jogging Track | 09. Cold Plunge | 13. Fitness Centre |
| 02. Sunken Pool Seating | 06. Kid's Play Area | 10. Sauna | 14. Changing Rooms |
| 03. Cabanas | 07. BBQ Area & Garden | 11. Jacuzzi | 15. Zen Garden |
| 04. Yoga Zone | 08. Paw Park | 12. Sun Loungers | |

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 and several throw pillows. A low wooden coffee table sits in front of the sofas, holding a small vase with dried flowers and some glassware. Two large, light-colored patio umbrellas are open, providing shade. In the background, a black metal railing separates the terrace from the ocean. The water is a deep blue, and the horizon is visible in the distance. The sky is a clear, pale blue. 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

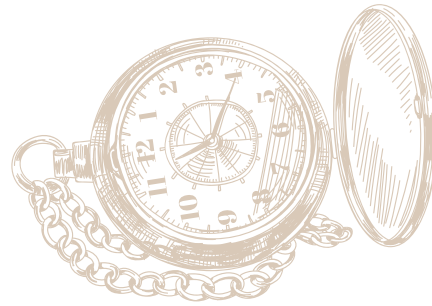
A LEGACY OF CRAFT



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.



An aerial photograph of a tropical beach. On the left, a sandy shore is lined with several palm trees. Long, dark shadows of the trees are cast across the sand and the shallow turquoise water. The water transitions from a light, rippled turquoise near the shore to a deeper, darker teal further out. The overall scene is serene and idyllic.

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