

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

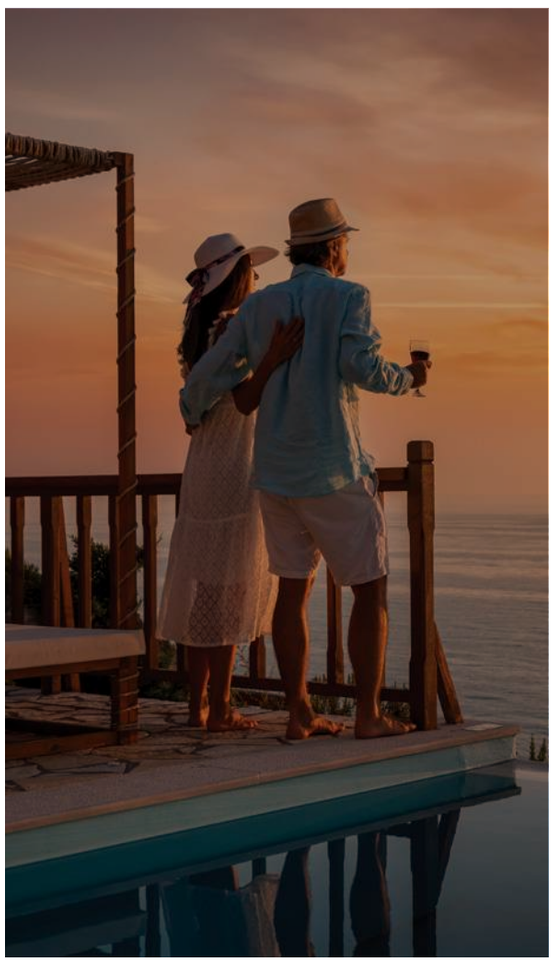


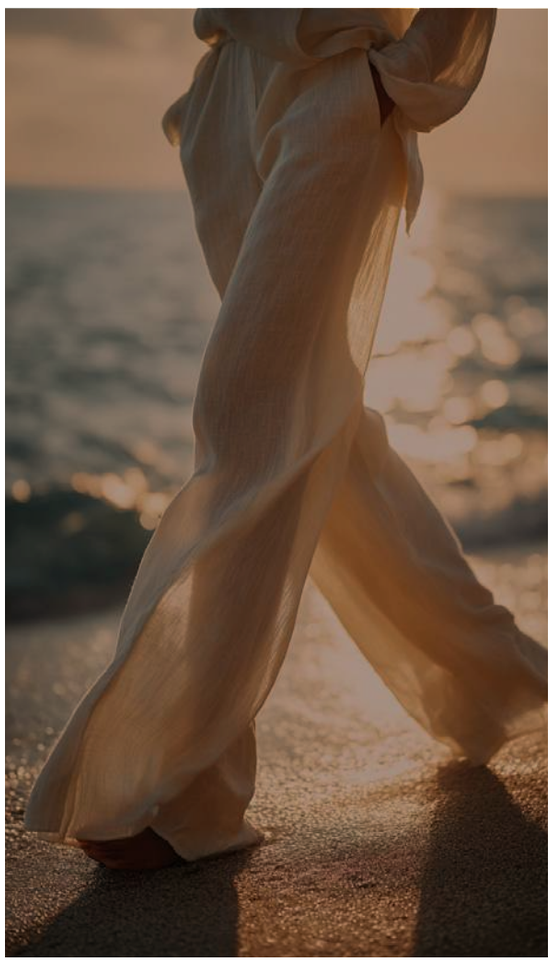

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DUBAI ISLANDS

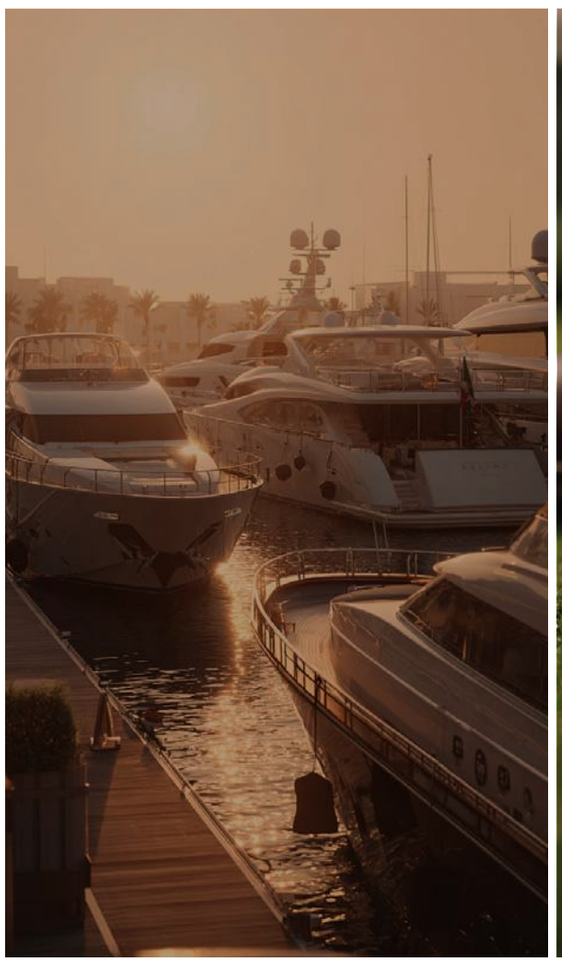
COASTAL.
CONNECTED.
COMPLETE

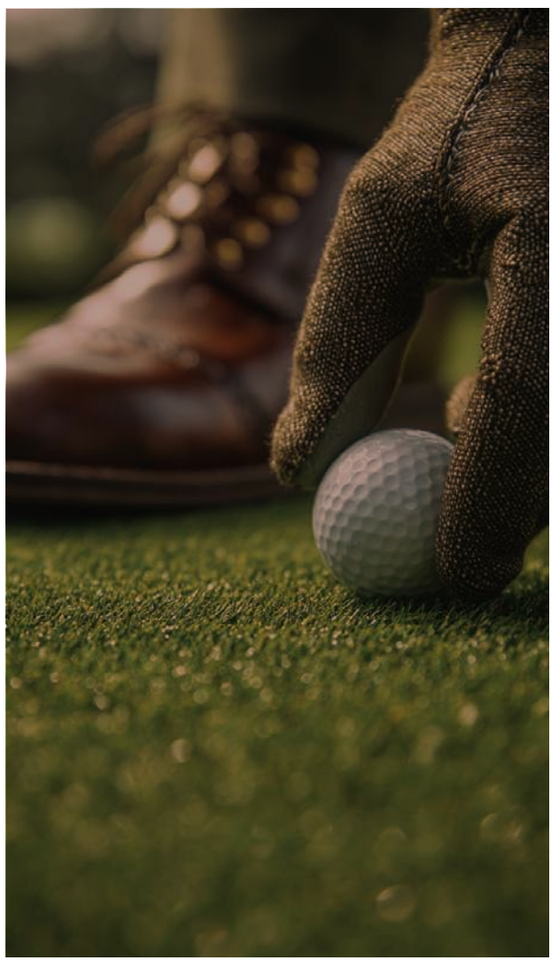
1. Wellness Resort
2. Eco Resort
3. 18-Hole Golf Course
4. Scenic Drive
5. Oasis Park
6. Family Resort
7. Marina Village
8. Beach Front Resort
9. Beach Front Residential
10. Water Front Hotels & Apt
11. Private Marina Club
12. Signature Estate Lots
13. Clubhouse
14. 9-Hole Golf Course
15. Boutique Mixed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


DUBAI ISLANDS
LIGHT, STONE, & SEA
IN HARMONY.



241 WATERSIDE

BORN INTO BELONGING



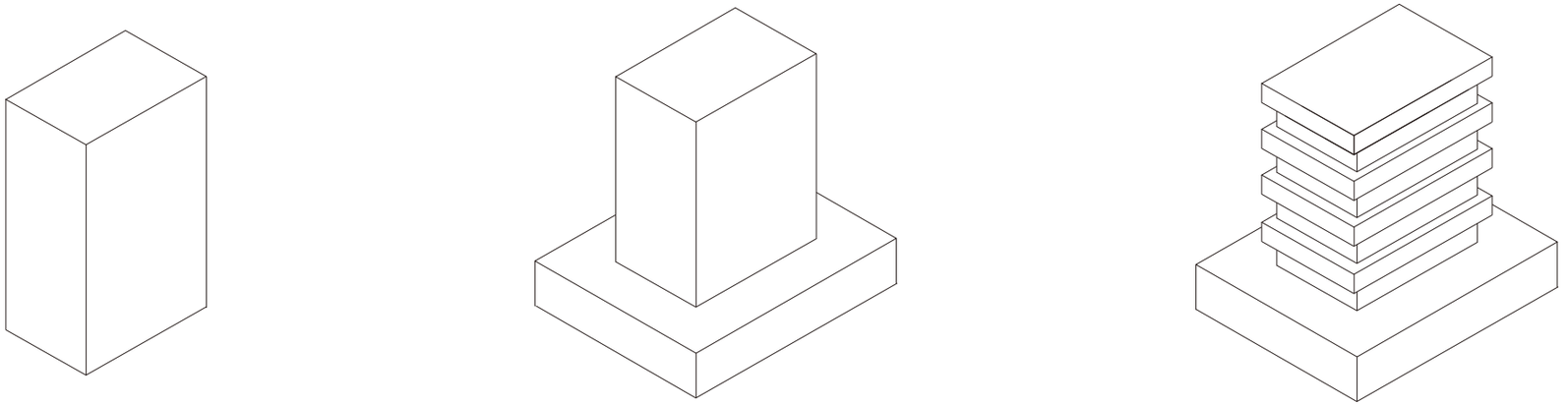
THE GEOMETRY OF LIGHT

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.


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.

ARCHITECTS

CONCEPT DESIGN

Known.
where identity meets 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

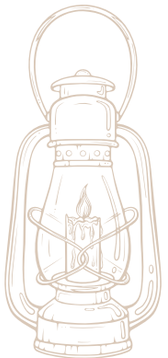
Payment Plan

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


regent



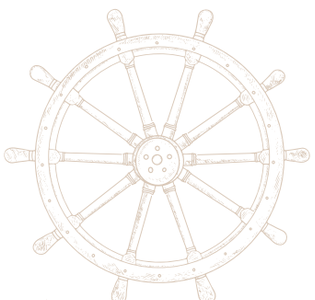



regent
DEVELOPMENTS



EXQUISITE INTERIORS

THE RESIDENCES AT 241

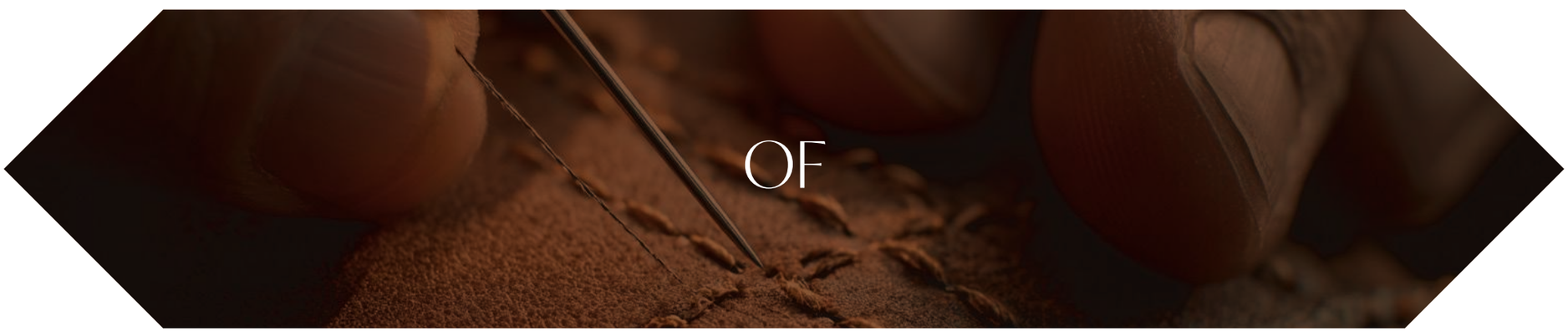


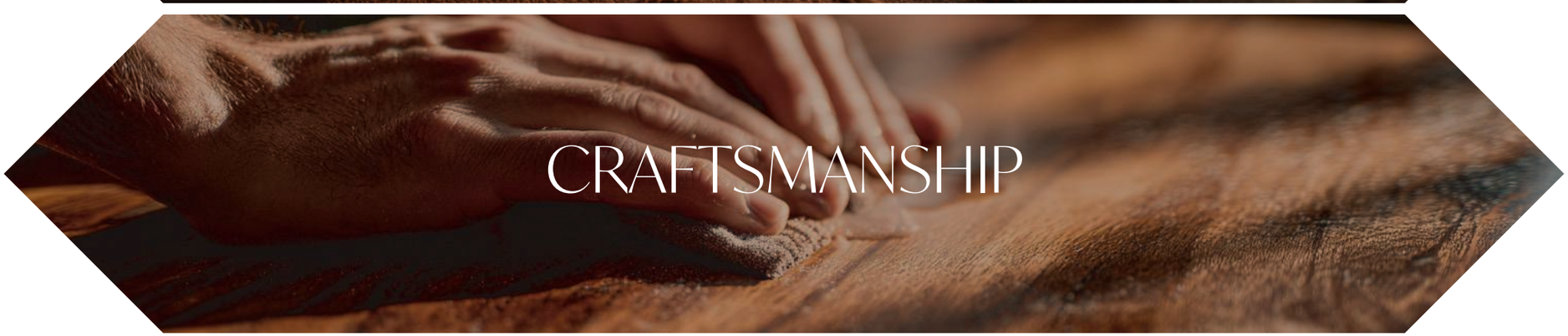
CURATED INTERIORS

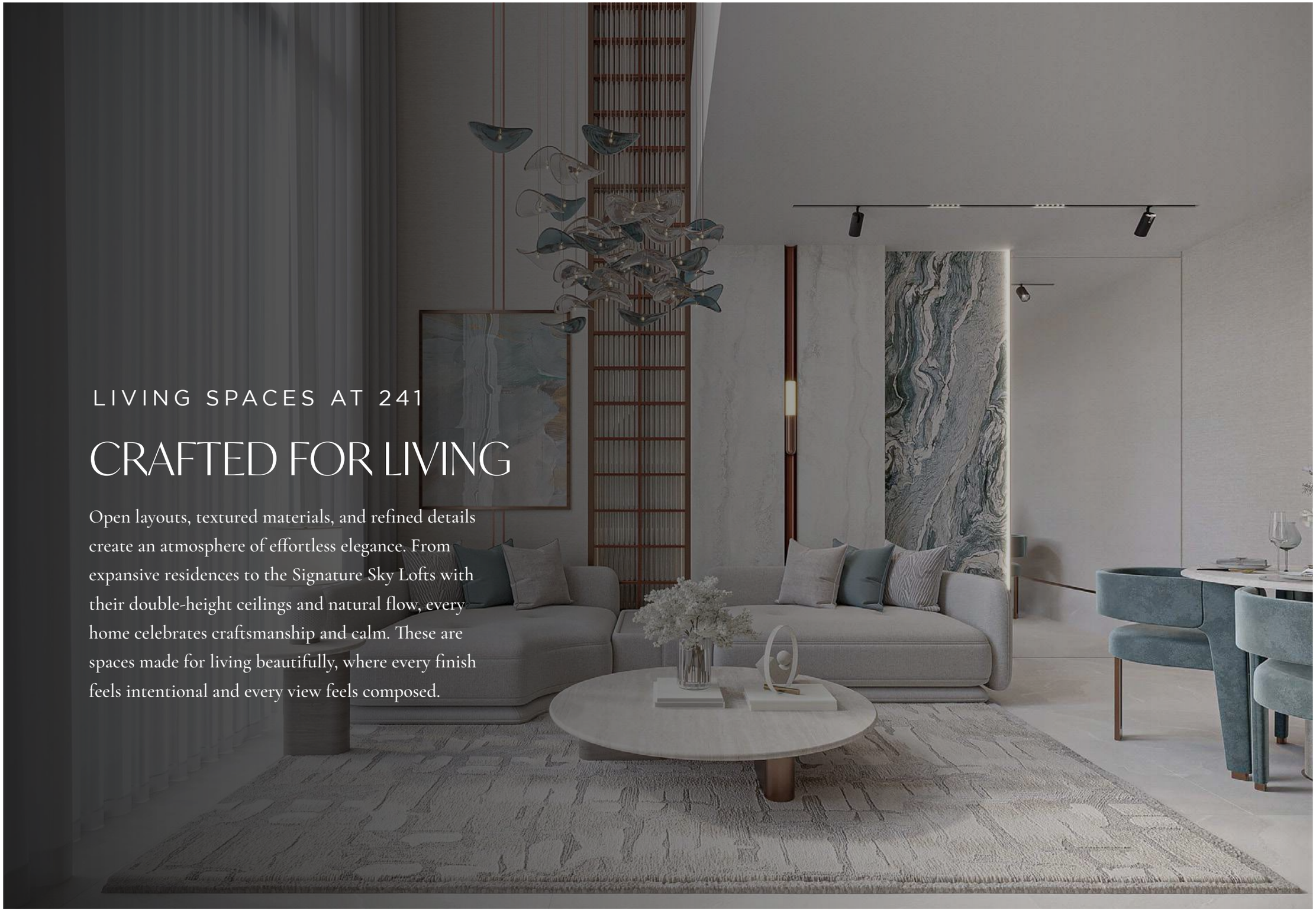
Here, every surface is a deliberate interval - Rooms are not decorated; they are calibrated. Materiality speaks in undertones: the matte of unlacquered bronze that refuses to announce itself, stone cut thick enough to hold temperature, wood so pale it seems to defer. Nothing competes for attention because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

GESSI 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.




Openhouse
at 100


Stranger Things
Catalogue
STYLE GUIDE



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

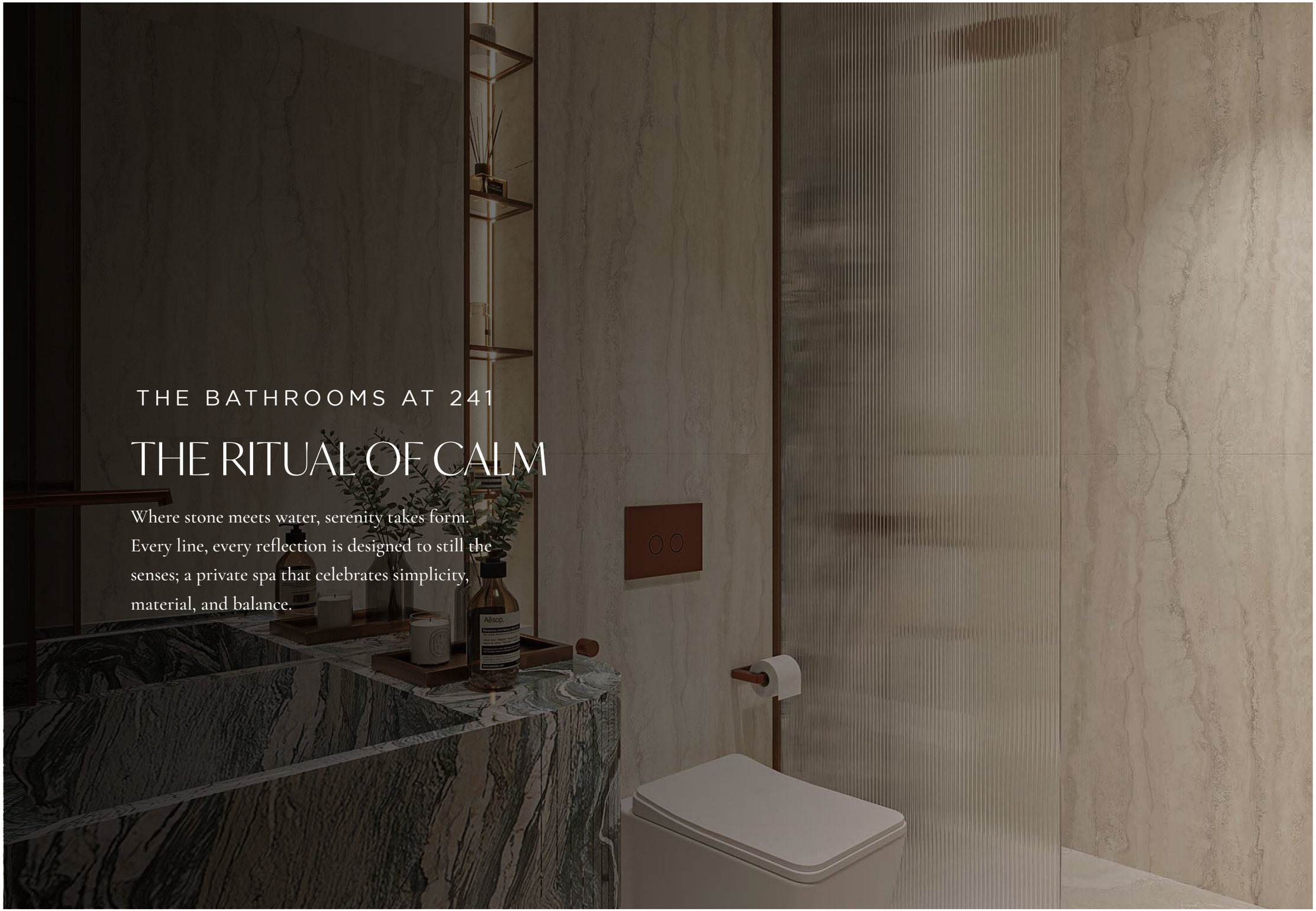
Designed for rest and reflection, the bedrooms merge softness with structure. Linen, oak, and bronze accents create a world that feels timeless, intimate, and deeply personal.











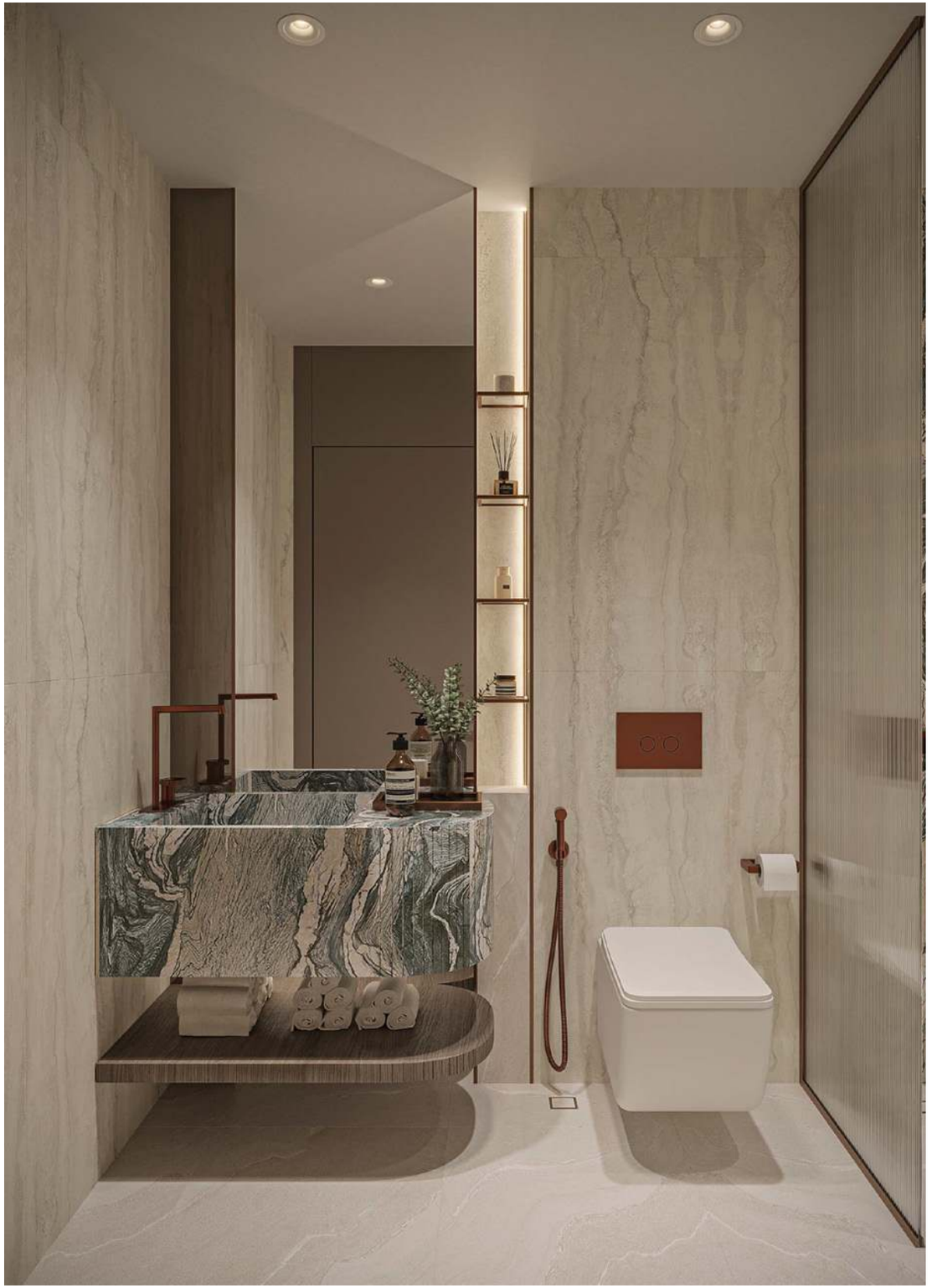
THE BATHROOMS AT 241

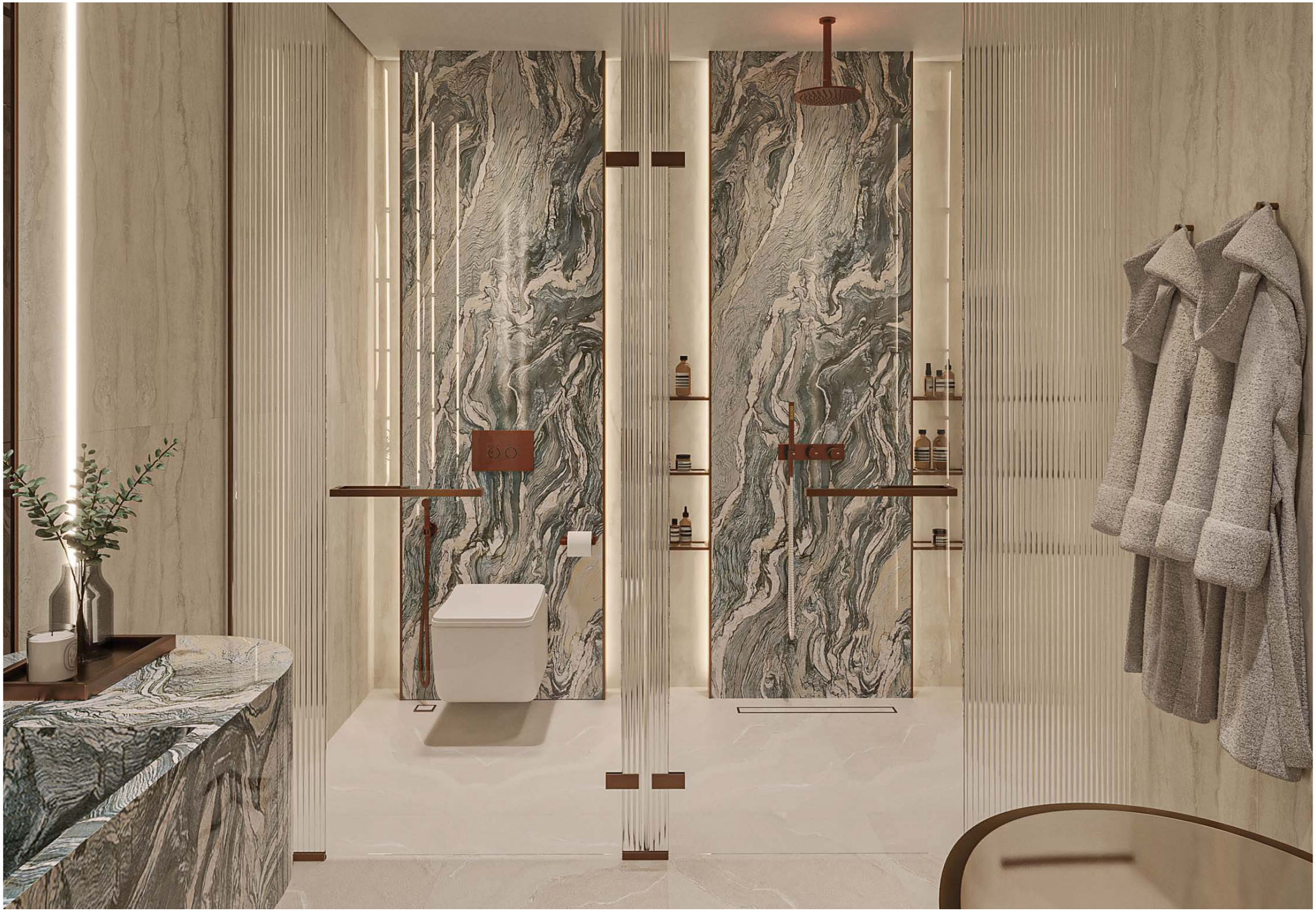
THE RITUAL OF CALM

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.










SIGNATURE AMENITIES
A CLUB OF ONE'S OWN

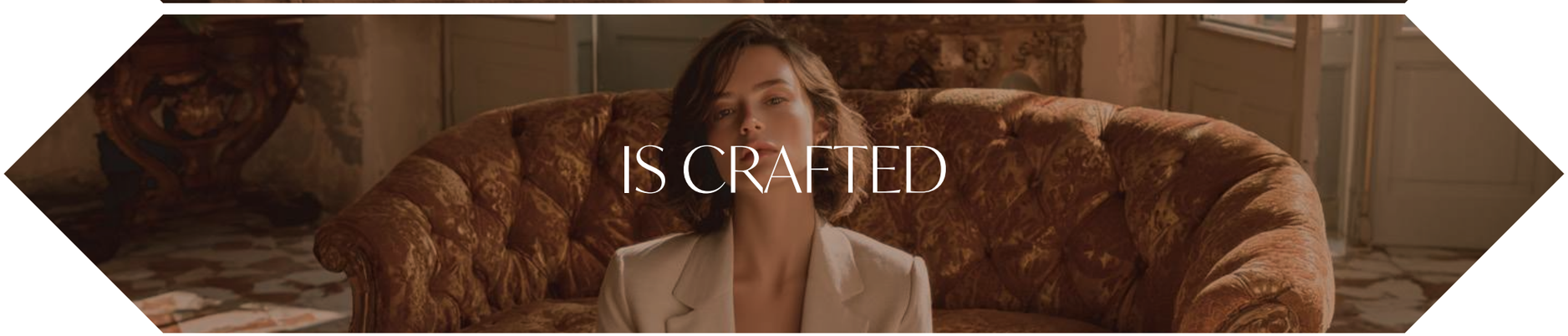


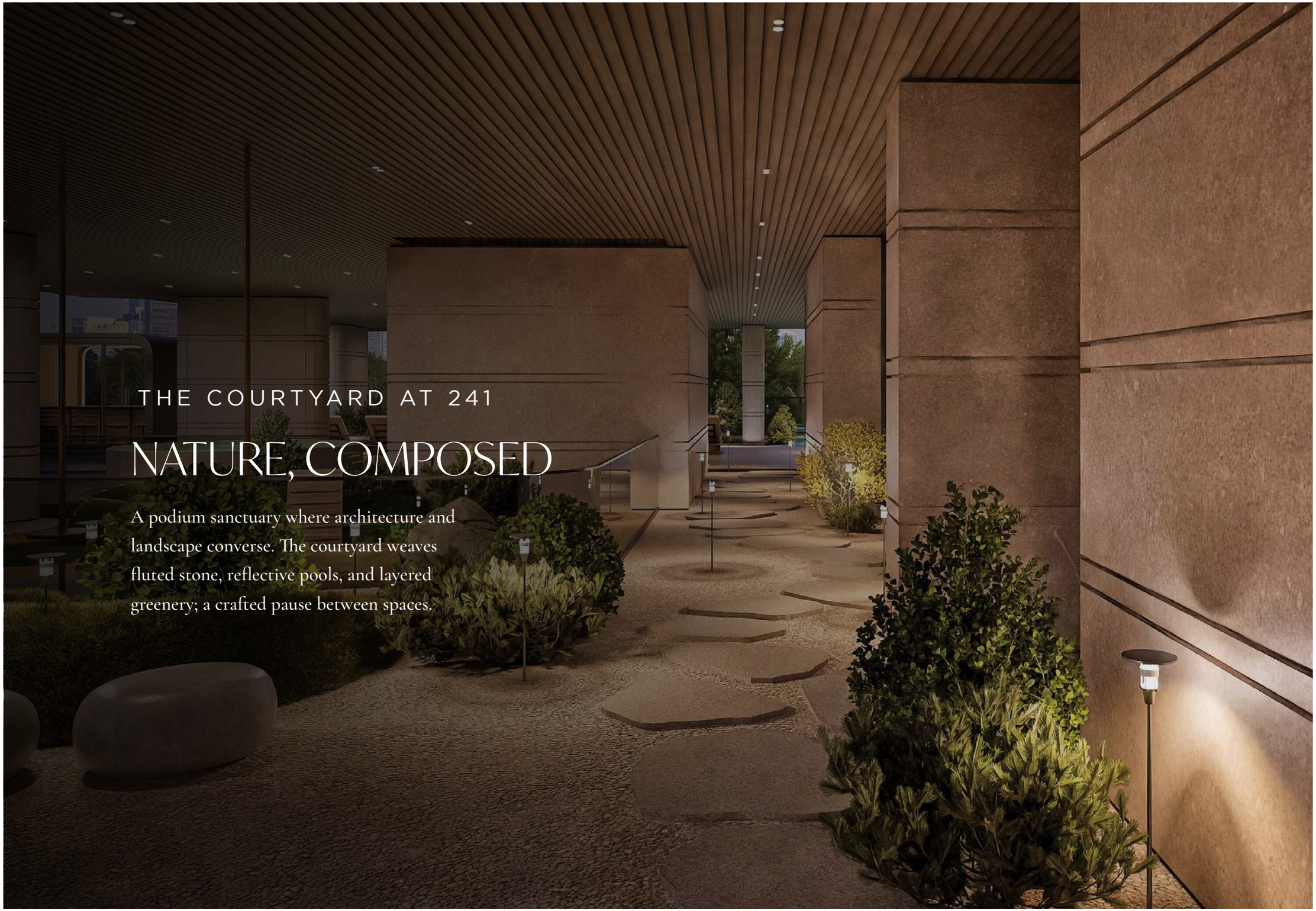
CRAFTED RITUALS

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



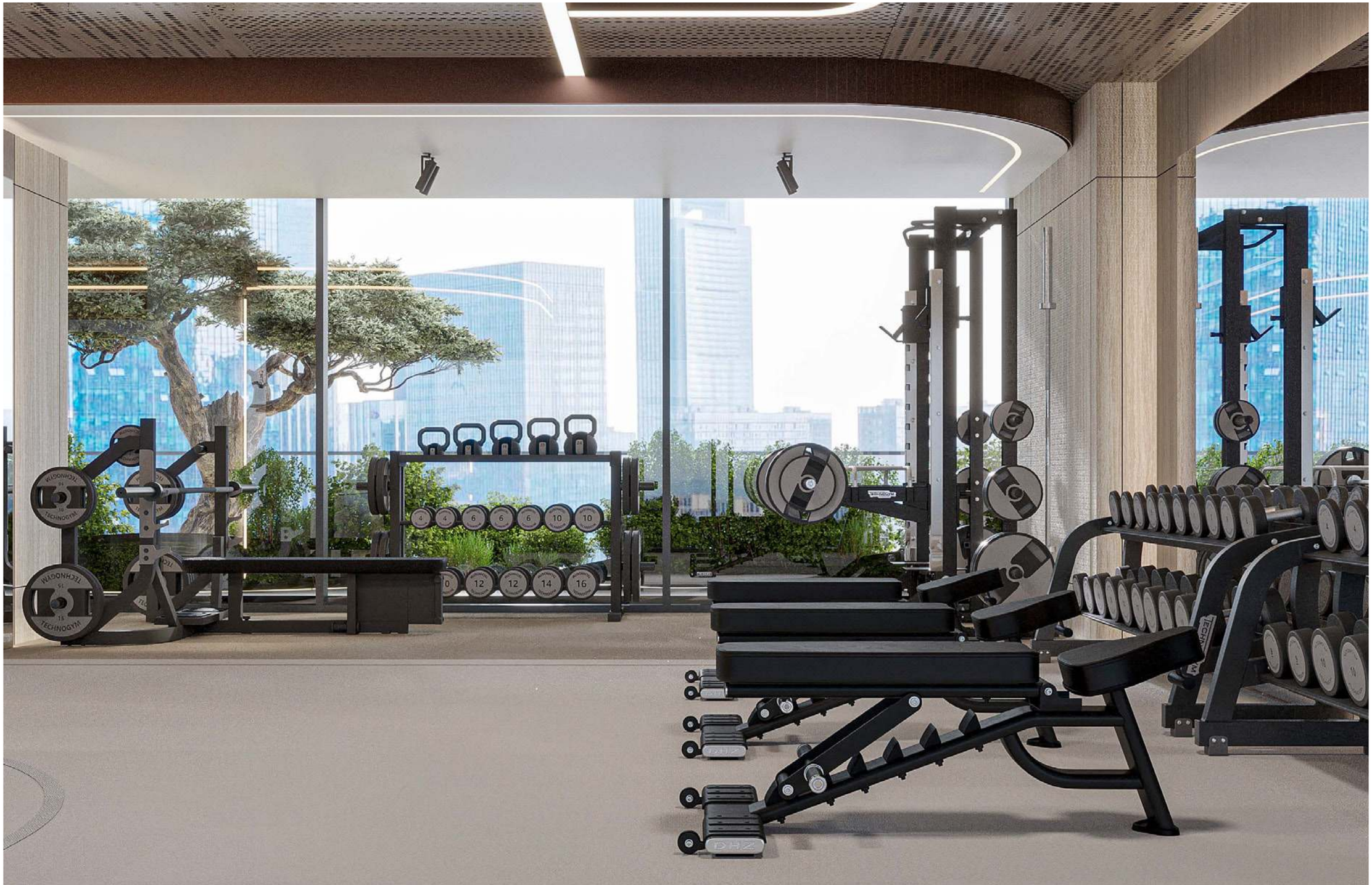
THE YOGA ZONE AT 241



KIDS PLAY AREA AT 241



CO-WORKING SPACES AT 241



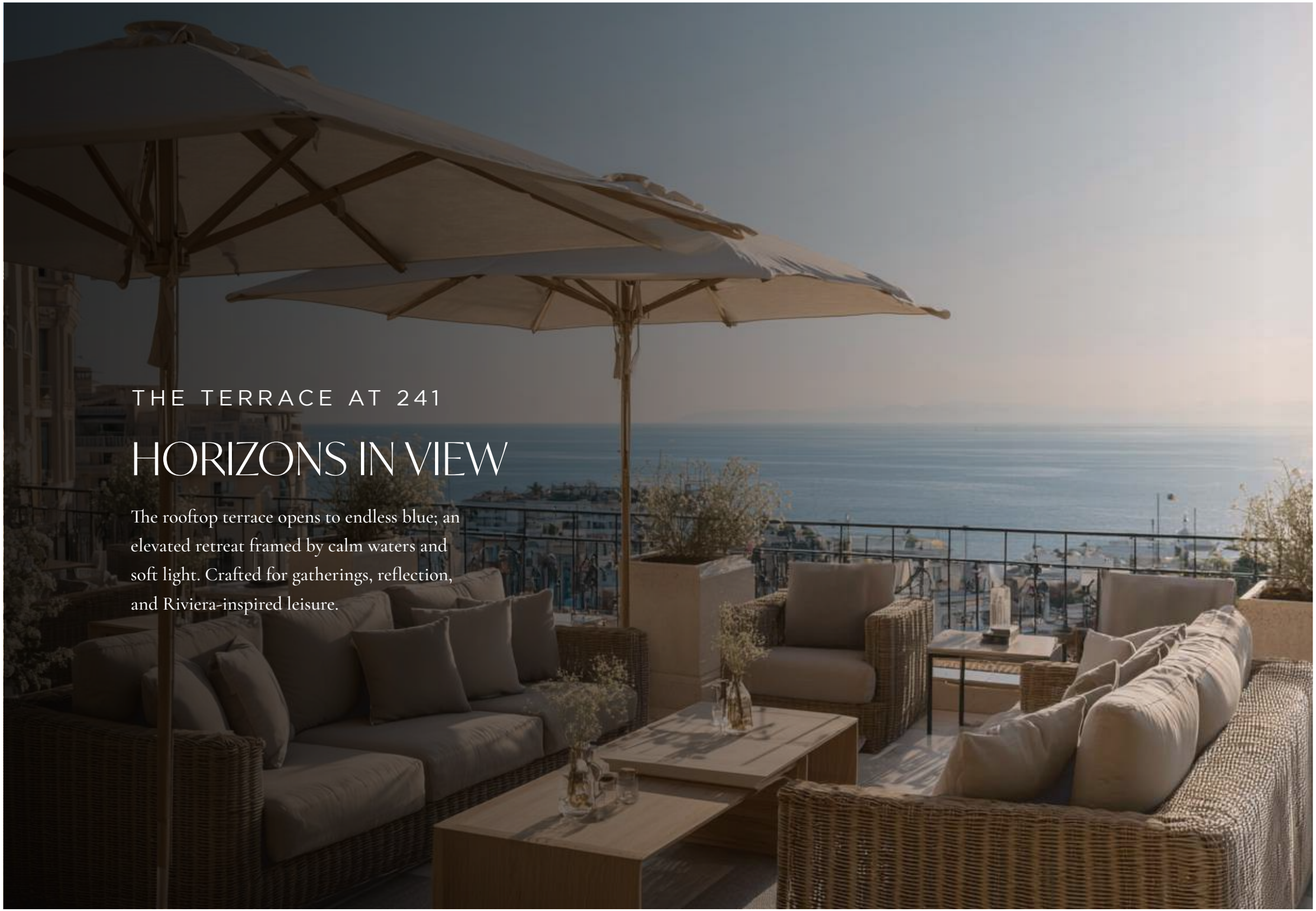
THE FITNESS CENTRE AT 241


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



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.


241 WATERSIDE





TERRACE AMENITIES

16. Rooftop Infinity Pool
17. Day Beds
18. Pergola Seating
19. Shower Area
20. Sun Loungers
21. Jacuzzi

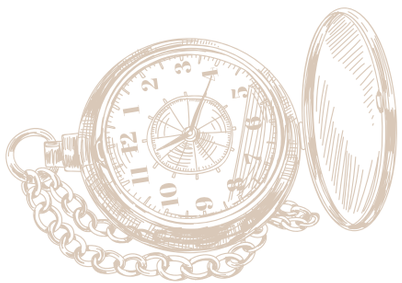

REGENT DEVELOPMENTS
A LEGACY OF CRAFT

regent
DEVELOPMENTS

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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LEGACY
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