



# 241 WATERSIDE

— DUBAI ISLANDS —



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## THE LAST ISLAND HORIZON

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



# 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                     |





# SIGNATURE AMENITIES AT 241



Triple Height  
Lobby



The Courtyard  
Amenity Floor



The Terrace  
Amenity Floor



Technogym  
Fitness Centre



Cold  
Plunge



Jacuzzi



Paw  
Park



BBQ  
Area



Sauna



Jogging  
Track



Pergola  
Seating



Kid's Play  
Area



Adults Rooftop  
Infinity Pool



Yoga  
Zone



Male & Female  
Changing Rooms



Courtyard  
Garden



# MADE BY MASTERS

The Terrace  
at 241

8 Residential  
Floors

Podium  
Parking

The Courtyard  
at 241

The Lobby  
at 241



## SOFT AMENITIES



CCTV



Lifeguard



Home  
Automation



Freestanding  
Bathtub



Smart Door  
Locks





## Key Views

Skyline Views of Dubai | Rixos Hotel & Residences | Community Views

## Material Palette

**GESSI**

**Miele**

**ORVIBO**

**smeg**

**TECHNOGYM**





# BOOKING PROCESS

## **Reservation / Application Form**

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

## **Payment of Reservation Deposit**

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

## **Sales & Purchase Agreement (SPA)**

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

## **Issuance of Initial Agreement for Sale**

Registration of the unit is completed, and a certificate of ownership, known as the Initial Agreement of Sale, is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

## **Subsequent Payments**

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.



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# REQUIRED DOCUMENTS

## Private Individual

### National / UAE Resident:

Passport Copy  
Passport Copy Signature Page  
Visa Page  
Emirates ID  
Contact Details  
Address Details

### Non-UAE Resident:

Passport Copy  
Passport Copy Signature Page  
National ID Card\*  
Contact Details  
Address Details  
10% Reservation Deposit of Unit  
Value in AED

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## Mainland Company

Resolution of Board  
Certificate of Good Standing  
Trade License / Certificate of Incorporation  
Memorandum of Association - Memorandum of Articles - English and Arabic Translation  
NOC Owning Properties  
Recent Certificate of Incumbency / Share Certificate

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## Offshore Company

Owner's Passport Copy  
Board of Resolution / POA  
Certificate of Good Standing  
Copy of Trade License / Certificate of Incorporation  
Incumbency Certificate  
MOA - English and Arabic Translation  
NOC - Owning a Property in Dubai  
Share Certificate

## DMCC Company

Share Certificate  
MOA - English and Arabic Translation  
Certificate of Good Standing  
Owner's Passport Copy  
Board of Resolution / POA  
Certificate of Registration or Certificate of Incumbency





SHAPED BY MASTERY

regent  
DEVELOPMENTS

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.

