

GRAND
SIGNATURE

Lateral One

25° N | 55° E

FREQUENTLY
ASKED QUESTIONS

Q: What is Lateral One?

Lateral One is a G+3 apartment building featuring 38 residential units and 2 retail shops. It offers modern architecture, functional layouts, premium finishes, and convenient access to retail facilities.

Q: Where is Lateral One located?

It is located within DubaiLand Residences Complex (DLRC), Dubai, close to landmarks such as Dubai Outlet Mall, Academic City, and Dubai-Al Ain Road. It also provides access to major highways like Sheikh Zayed Road and Mohammed Bin Zayed Road.

Q: What makes this project unique?

- Affordable luxury with flexible payment plans.
- Prime location within DLRC with excellent connectivity.
- High ROI potential for investors.

Q: What types of units are available?

- Studio apartments: 10 Units
- 1 Bedroom apartments: 19 Units
- 2-Bedroom apartments: 9 Units

Q: What are the unit sizes?

- Studio apartments: 440-640 sq.ft.
- 1-Bedroom apartments: 840 - 1,110 sq.ft.
- 2-Bedroom + maid's apartments 1,330 - 2,750 sq.ft.

Q: What features are included in the apartments?

- Smart home readiness
- Premium finishes and fixtures
- Spacious balconies with scenic views of the community or the Dubai skyline

Q: Is there a payment plan?

Yes, the project offers flexible payment plans, details can be shared upon request.

Q: What are the starting prices?

- Available upon request

Q: What amenities are available in the project?

- Rooftop amenities include a BBQ area, jogging track, and landscaped terrace
- Swimming pool and children's play area
- A grand lobby with a modern design

Q: Is parking included?

Yes, each unit comes with one dedicated parking space.

Q: Are there any retail shops on-site?

Yes, there are two retail shops on the ground floor, ideal for convenience stores or cafes.

Q: Who is the developer of Lateral One?

The project is developed by Grand Signature, a reputable developer with a proven track record in Dubai.

Q: When will the project be completed?

The expected completion date is Q4 2026.

Q: How will I stay updated on construction progress?

Quarterly construction updates will be shared with buyers and investors.

Q: What landmarks are nearby?

The project is close to Dubai Outlet Mall, Academic City, and Dubai-Al Ain Road, and it has easy access to major highways like Sheikh Zayed Road and Al Khail Road.

Q: Is the location family-friendly?

Yes, the community-centric design, proximity to schools, and availability of amenities make it ideal for families.

Q: What is the expected ROI for this project?

With its prime location and affordable luxury features, Lateral One offers a high potential for rental yields and long-term capital appreciation.

Q: Who is the target audience for this project?

- Investors looking for high rental yields
- End-users, including young families and professionals
- Expatriates and local buyers seeking affordable yet high-quality housing

Q: What is the design philosophy of the project?

Lateral One is inspired by contemporary urban design, focusing on clean lines, energy efficiency, and community-centric living.

Q: Are there any sustainability features?

Yes, the project includes energy-efficient lighting and water-saving fixtures.

Q: How can I purchase a unit in Lateral One?

You can contact the sales team for detailed brochures, pricing, and payment plan options.

Q: Will I get assistance with legal documentation?

Yes, standard disclaimers and terms will be included in the legal documentation, and the sales team will assist you throughout the process.