

GRAND
SIGNATURE

Lateral One

25° N | 55° E

FACTSHEET

The Developer

Grand Signature brings spaces to life with designs that are both practical and visually stunning. Renowned for quality and creativity, the company delivers personalised, meaningful environments—be it residential, commercial, or hospitality projects—tailored to each client’s lifestyle and vision. Grand Signature reimagines affordable luxury in Dubai by surpassing industry standards and blending true luxury with exceptional value, setting a new benchmark in modern living.



ABOUT

Dubai Land Residence Complex (DLRC)

Dubai Land Residence Complex, located in the heart of Dubailand, offers a mix of residential and commercial properties with freehold status. Its prime location and ongoing developments make it a preferred choice for both investors and tenants. Residents enjoy access to parks, schools, clinics, malls, and other essential amenities, while proximity to major highways ensures seamless connectivity across Dubai. The area features modern properties equipped with excellent facilities, offering a perfect blend of convenience and comfort.

WHY

Lateral One

Prime Location

Lateral One is located in DLRC, making it easy to reach major places like Dubai International Airport, Downtown Dubai, and major highways.

Sophisticated Living Spaces

Offers well-designed, semi-furnished studios, one-bedroom, and two-bedroom apartments that combine style and practicality.

Exceptional Amenities

Features a luxury poolside lounge, a modern gym, peaceful cabanas, and beautifully designed green spaces for relaxation and leisure.

Contemporary Design

Showcases sleek, modern architecture blended with natural surroundings, creating a stylish and upscale ambiance.

Attractive Investment Opportunity

Situated in a highly sought-after area with great potential for rental income and long-term value growth.

Convenient Lifestyle

Family-friendly amenities, such as a children’s play area and nearby shops, offer comfort and convenience for daily living.

Close Proximity to Key Destinations

Only 5 minutes from Dubai Outlet Mall, 10 minutes from Global Village, 15 minutes from Burj Khalifa, and 20 minutes from Dubai International Airport.

Convenient Lifestyle

Located in a fast-growing neighborhood, offering strong potential for future value increase and a reliable investment opportunity.

Unit Information

Unit Breakdown

Studio Apartment	10 Units
1-Bedroom Apartment	19 Units
2-Bedroom Apartment	9 Units

Unit Sizes

Studio Apartment	440 - 640 sq.ft.
1-Bedroom Apartment	840 - 1,110 sq.ft.
2-Bedroom + Maid's Apartment	1,330 - 2,750 sq.ft.

Features & Amenities

-  Outdoor gym
-  Yoga/Meditation area
-  BBQ area
-  Pool & deck area with cabanas
-  Sunken sitting area
-  Zen garden
-  Swimming pool
-  Children's play area
-  Energy-efficient lighting
-  Water-saving fixtures
-  Shops

Locations & Views

- 10 Minutes from

> Silicon Oasis Mall
- 12 Minutes from

> Zayed University
- 15 Minutes from

> IMG Worlds of Adventure
- 18 Minutes from

> Falcon City of Wonders, Dubai
- 25 Minutes from

> Dubai International Airport

Address: Within Dubailand Residences Complex (DLRC), Dubai
Views: Community Gardens & Dubai City Skyline

