GRAND
SIGNATURE

Lateral One

25°N | 55°E



ABOUT

Grand Signature

Grand Signature is known for bringing spaces to life with practical yet visually stunning designs. With a strong commitment to quality and a creative approach, they have built a trusted reputation for designing spaces that feel personal and unique—whether it's a home, a business, or a hospitality project.

Every project by Grand Signature reflects its client-centered approach. By tailoring each space to align with the client's preferences and lifestyle, the company creates environments that are not only functional but also uniquely beautiful and deeply meaningful.



In Dubai, many developments claim affordable luxury but deliver only affordability.
We aim to change that.

A NEW CHAPTER

Building the Future with Strong Foundations

With years of expertise in construction, fit out, and decor, Grand Signature seamlessly integrates its mastery of materials, design trends, and craftsmanship into the world of luxury real estate. This evolution reflects a natural progression for a company renowned for shaping extraordinary spaces that elevate lifestyles.

Dubai, a city celebrated for its iconic architecture and unparalleled luxury, provides the perfect canvas for Grand Signature's vision. Our approach to real estate development is a fusion of our legacy in creating bespoke interiors and our commitment to delivering exceptional quality. Every project is defined by meticulous attention to detail, innovative design, and a dedication to sustainability.

Grand Signature's developments are more than just properties—they are lifestyle experiences. By blending functionality with elegance, we strive to create spaces that inspire, impress, and stand as testaments to our enduring passion for excellence.



Your City, Your Story, Your Home

THIS IS WHERE YOU BELONG

one



LOCATION

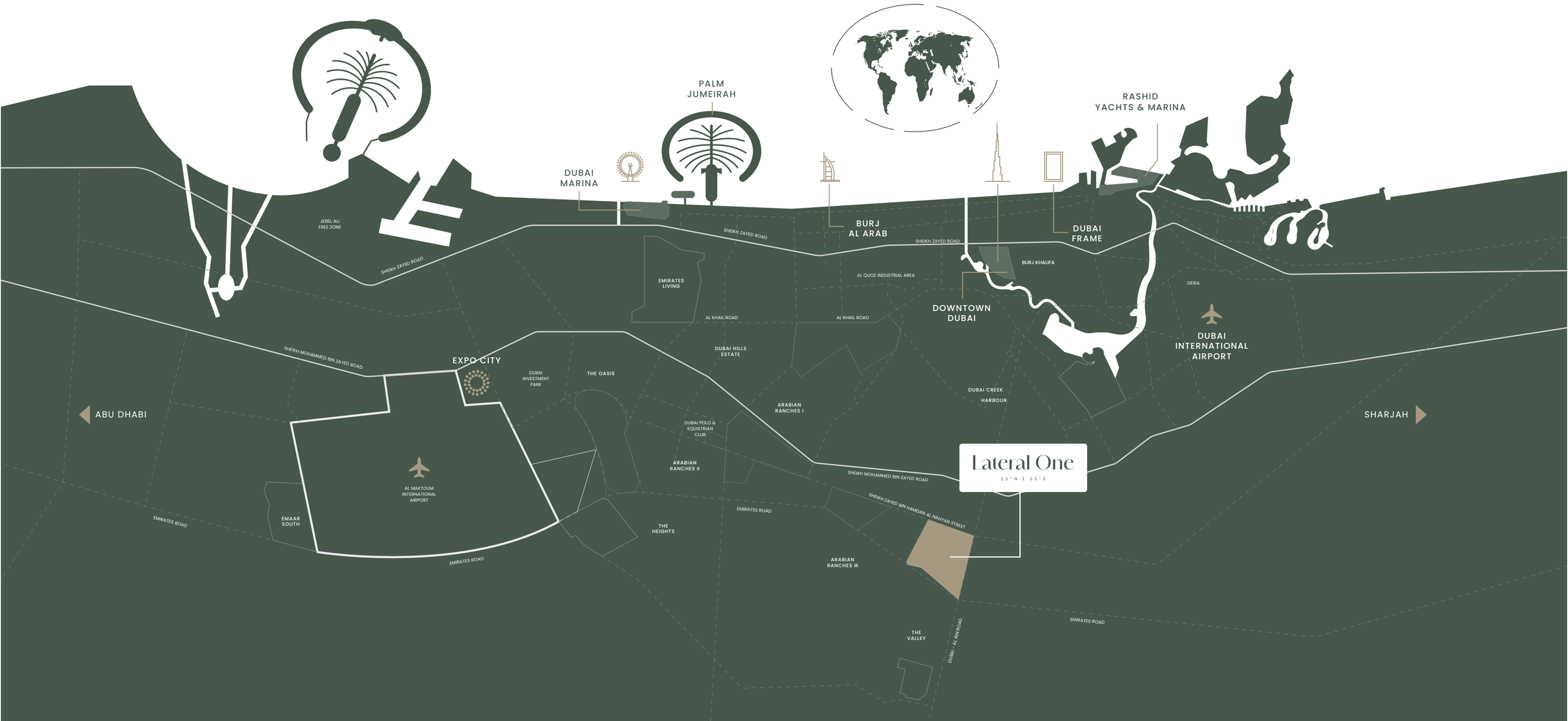
Touch the City Whenever You Wish

Presenting an exceptional new residential project located in the Dubai Land Residential Complex—a dynamic, evolving community celebrated for its comfort, connectivity, and leisure. This project offers residents easy access to Dubai's key areas, including business hubs, shopping destinations, entertainment zones, and major highways. Known for its peaceful residential ambiance yet only a short drive from the city's bustling attractions, the area embodies the future of modern urban living. It blends luxury, nature, and community in a unique and inspiring residential environment.



Location Map

The secret that makes us special?
We build spaces for high-quality living.



WHERE ELEGANCE
MEETS COMFORTABLE LIVING

one


LUXEN

Indulge in the art of fine living with interiors thoughtfully crafted to complement your distinguished lifestyle. Every detail—from luxurious furnishings to exquisite accents—is meticulously chosen to create spaces that elevate your daily experience. Designed with sophistication and comfort in mind, our homes offer a sanctuary that reflects your discerning taste and enhances the quality of your life.



Living Room

Tranquility Meets Timeless Elegance

Welcome to a home where style and comfort come together. Enjoy open, bright spaces that feel modern yet peaceful. The kitchen has high-quality finishes, and the living area is filled with natural light, making it a cozy place to relax.

Every detail is designed with care, from the elegant bathrooms to the warm and inviting atmosphere. This is more than just a home—it's your own peaceful retreat, created to help you relax and recharge every day.



Kitchen

Discover a Kitchen Designed for Living, Crafted for Inspiration

Enter a kitchen that is both stylish and practical. Designed for convenience and beauty, it’s the perfect place to cook and enjoy your meals. With high-quality countertops and modern appliances, every detail is chosen to make cooking easier and more enjoyable.

This isn’t just a kitchen—it’s the heart of your home, where great food and memories come to life.



Bedrooms

Modern Minimalist Bedroom with Neutral Hues

The bedrooms feature a modern, minimalist design with a neutral color palette dominated by beige, brown, and cream tones, enhanced by natural light streaming through a large floor-to-ceiling window.



Smart Home Ready

Equipped with the necessary infrastructure and features
to easily integrate with smart home technologies.







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



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.**

GRAND
SIGNATURE

Lateral One

25°N | 55°E

AQUA
PROPERTIES

+971 4 518 7555
info@aquaproperties.com
www.aquaproperties.com

PO Box 112985
Umm Al Sheif, Sheikh Zayed Road
Dubai , UAE | ORN 303