GROSVENOR

House

DUBAI SOUTH

LOTUS®





Permanently Checked In
Suite Living



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Dubai South District

Dubai South is not just a location; it is a declaration of direction. Positioned at the heart of the UAE's most ambitious vision, adjacent to Al Maktoum International Airport and the legacy of Expo City, it is a district designed for those who move purposefully through the world. Wide, master-planned boulevards replace the congestion of older districts. Space replaces compromise. And with the world's largest airport on its doorstep, home has never been closer to everywhere.



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Grosvenor House is a boutique residential development offering 51 premium one, and two-bedroom apartments in the fast-growing Dubai South district, designed for refined, contemporary living.

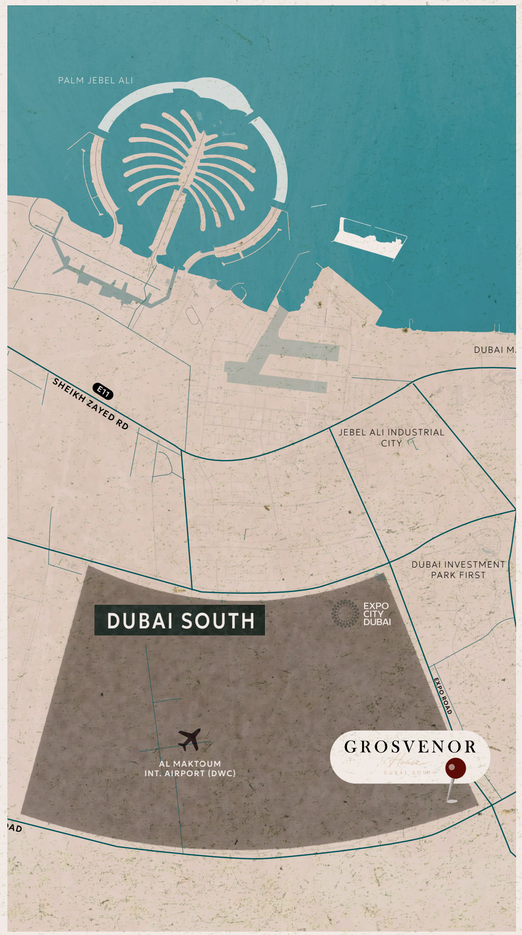
Blending British-inspired design with modern functionality, it stands out for its attention to detail, efficient layouts, and long-term value. Its strategic location offers excellent connectivity and close proximity to Al Maktoum International Airport and key business hubs.

Residents benefit from a selection of modern amenities and a private, community-focused environment, making it an ideal choice for both end-users and investors.

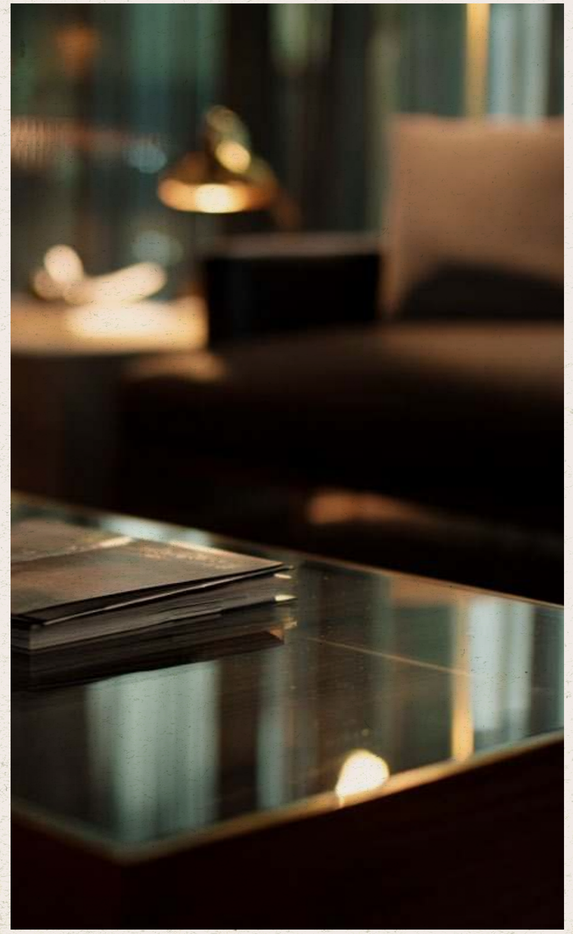


The Big Picture

Dubai South is arguably the most strategically positioned district in the UAE. Sitting directly adjacent to Al Maktoum International Airport, set to become the world's largest airport, it is essentially a city being built around the future of global connectivity. When the airport reaches full capacity, an estimated *26 million people* will pass through annually, making this district the literal gateway to Dubai.



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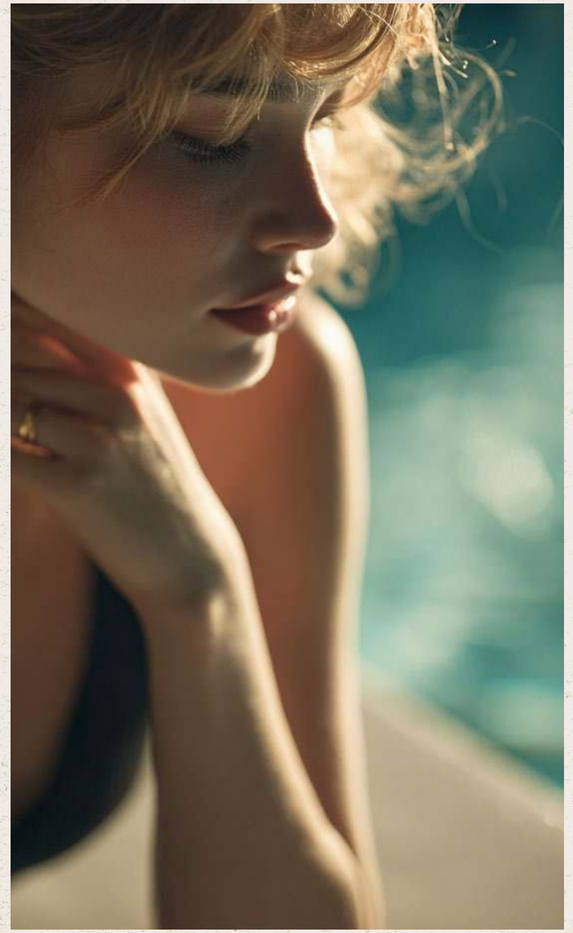


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Dubai Essence
Southern Poise



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Metropolitan
Calm

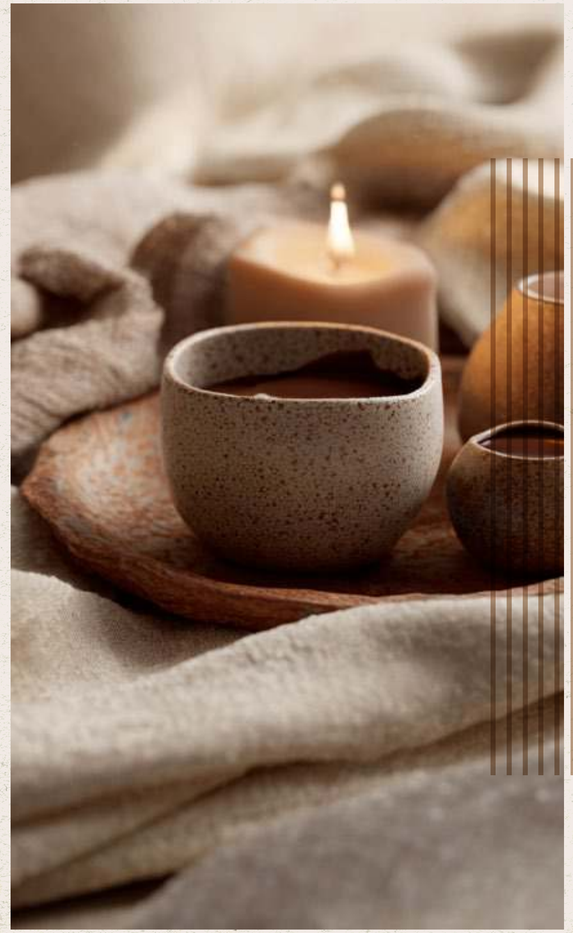


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Private Blue
Horizon

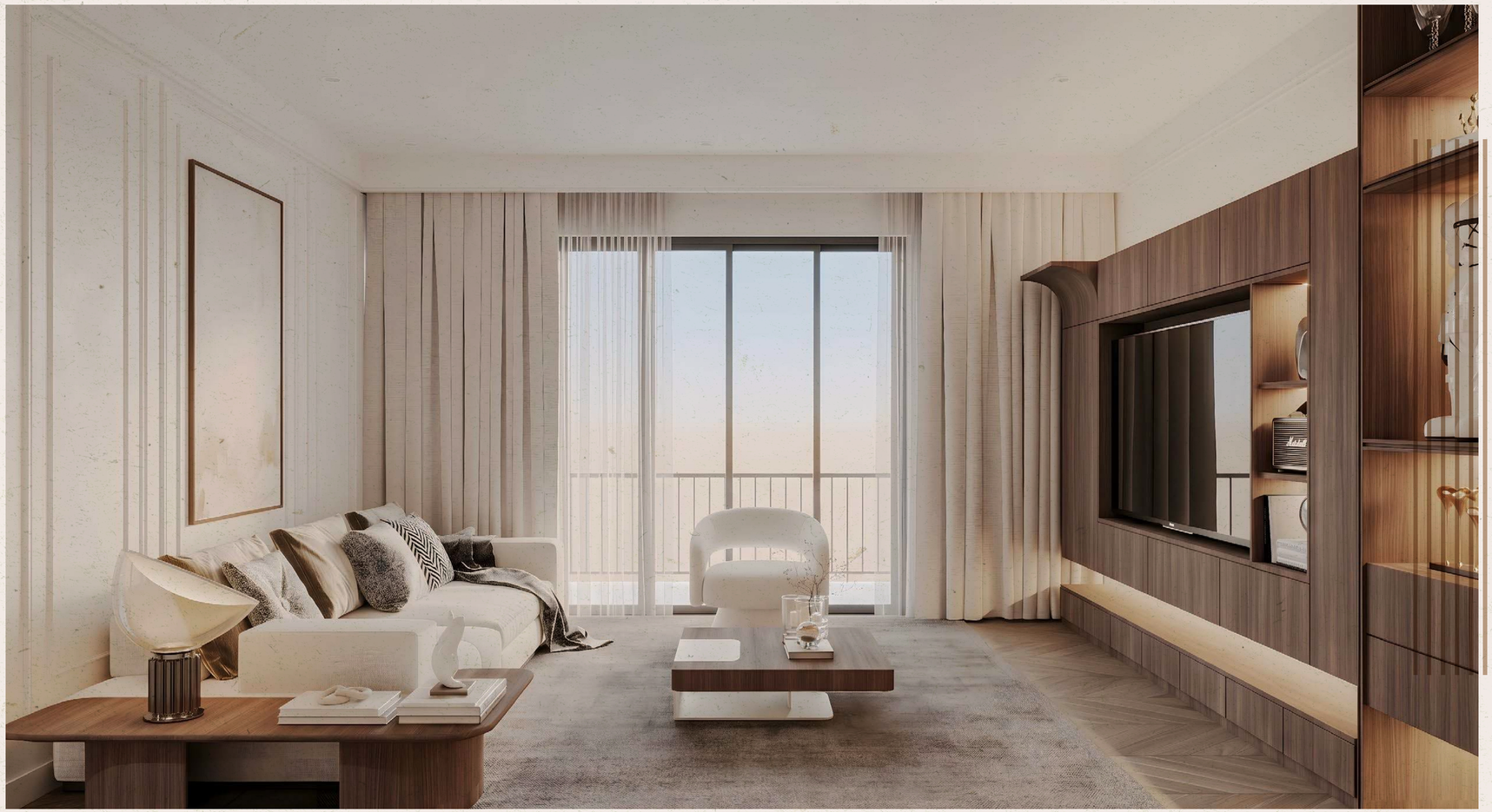

Entirely
Your Own

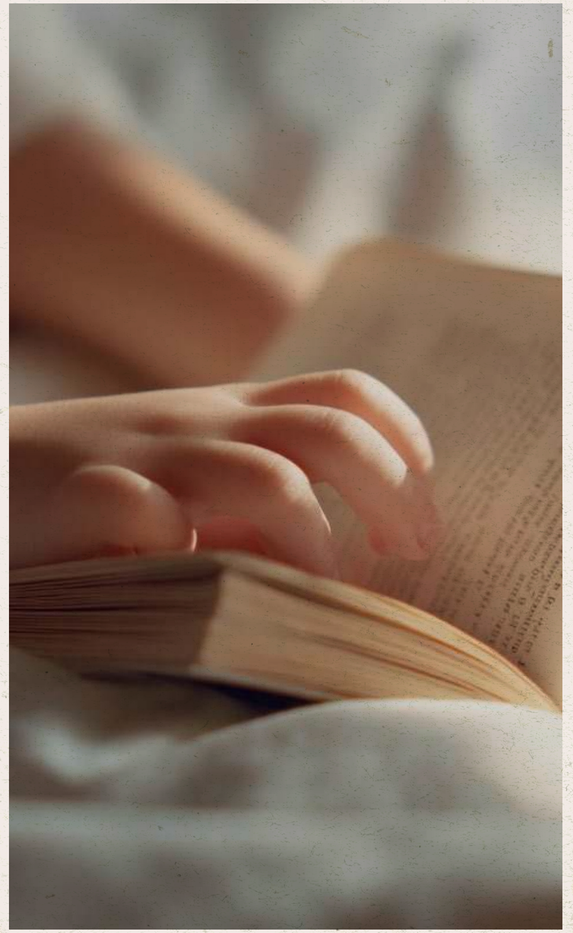


Home Without
Compromise

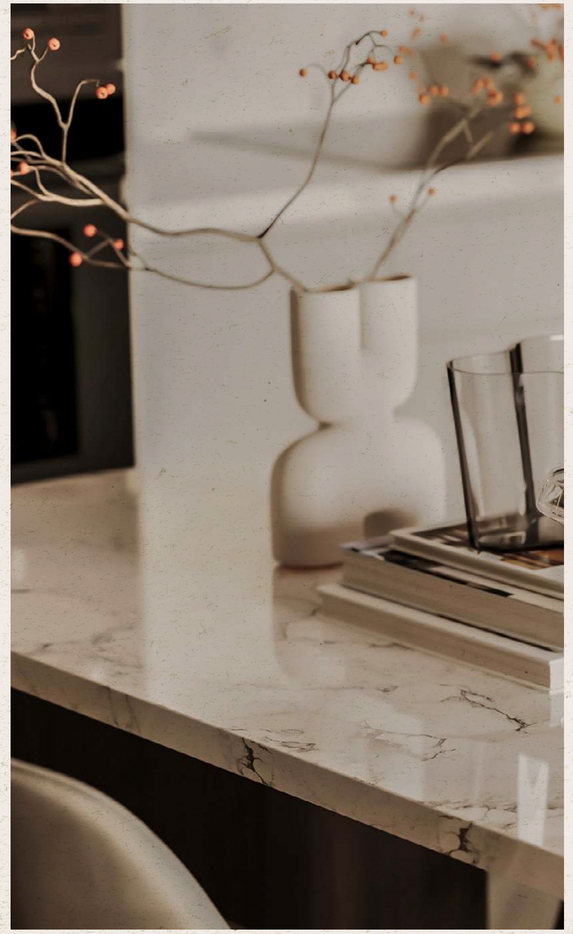


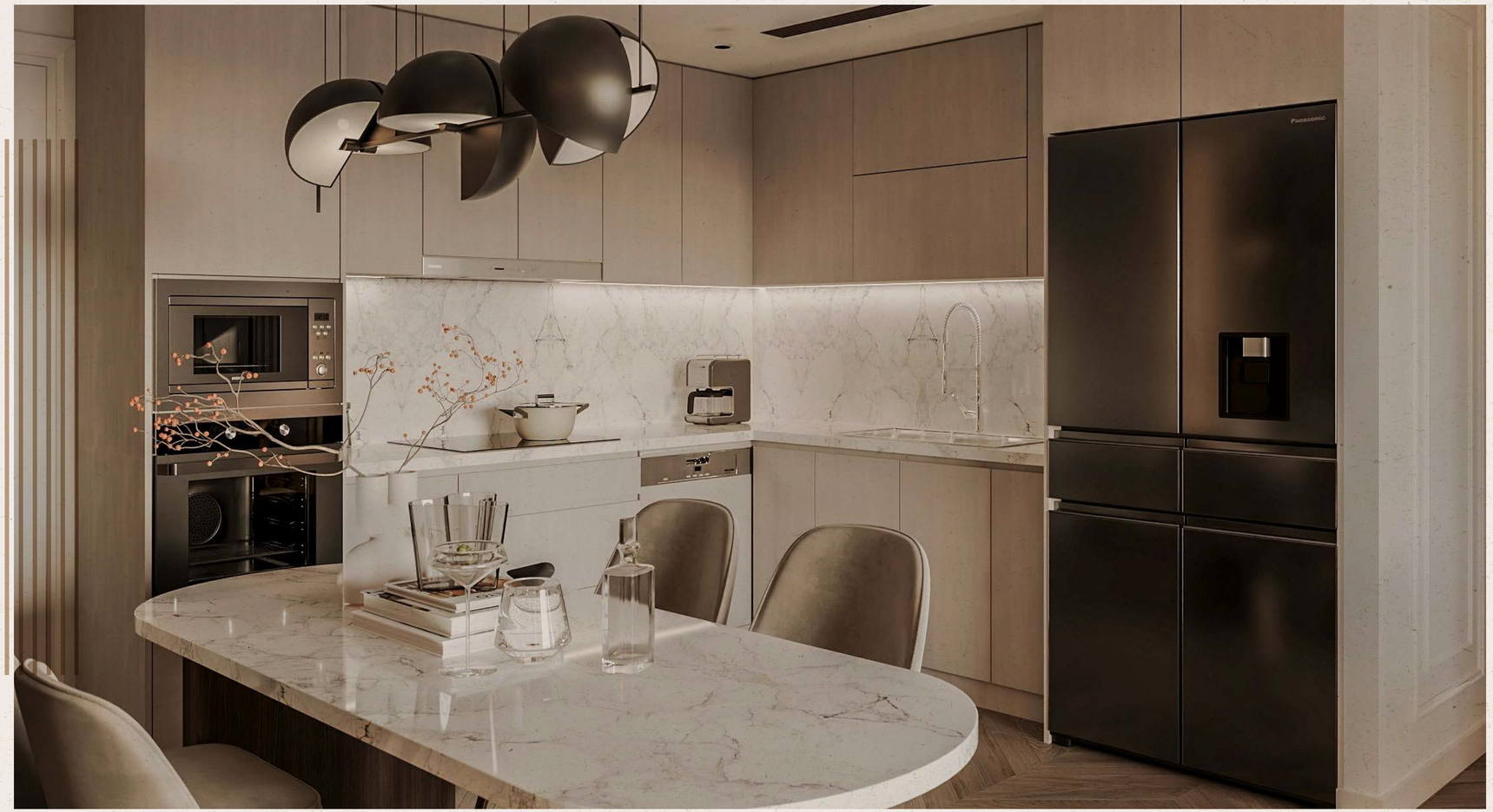
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Space Breathes
Here

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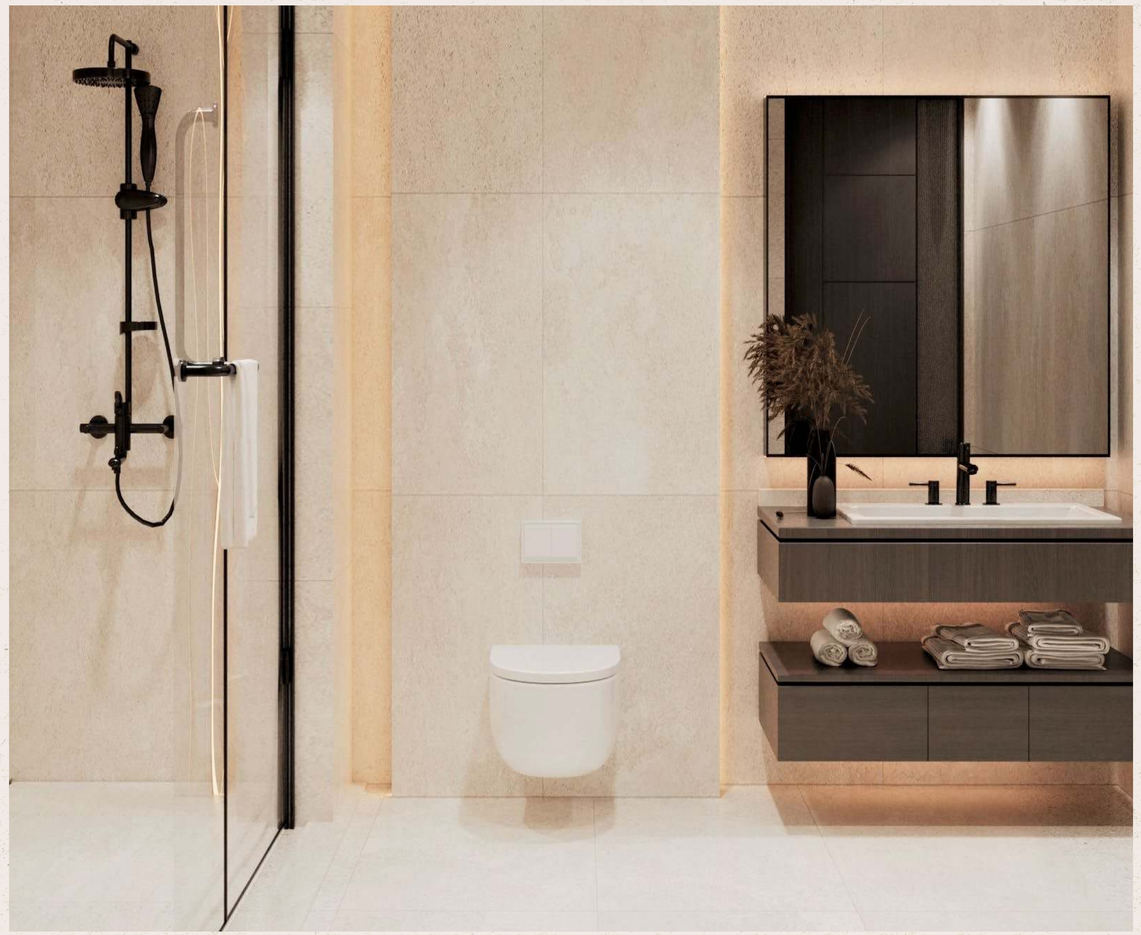


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Texture Over
Trend



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Never Checking
Out



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LOTUS®

With over 25 years of experience in London, Lotus Living brings proven expertise in delivering high-quality residential developments. With a track record of premium projects exceeding £450M, they maintain end-to-end control across design, planning, and construction, ensuring consistency and excellence at every stage.

Focused on modern, sustainable, and people-first living, they introduce British standards of quality to Dubai. Their approach blends international expertise with local market insight, creating homes that are stylish, functional, and built for long-term value.

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OCTA PROPERTIES