

GROSVENOR

House
DUBAI SOUTH





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 150£M, 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.

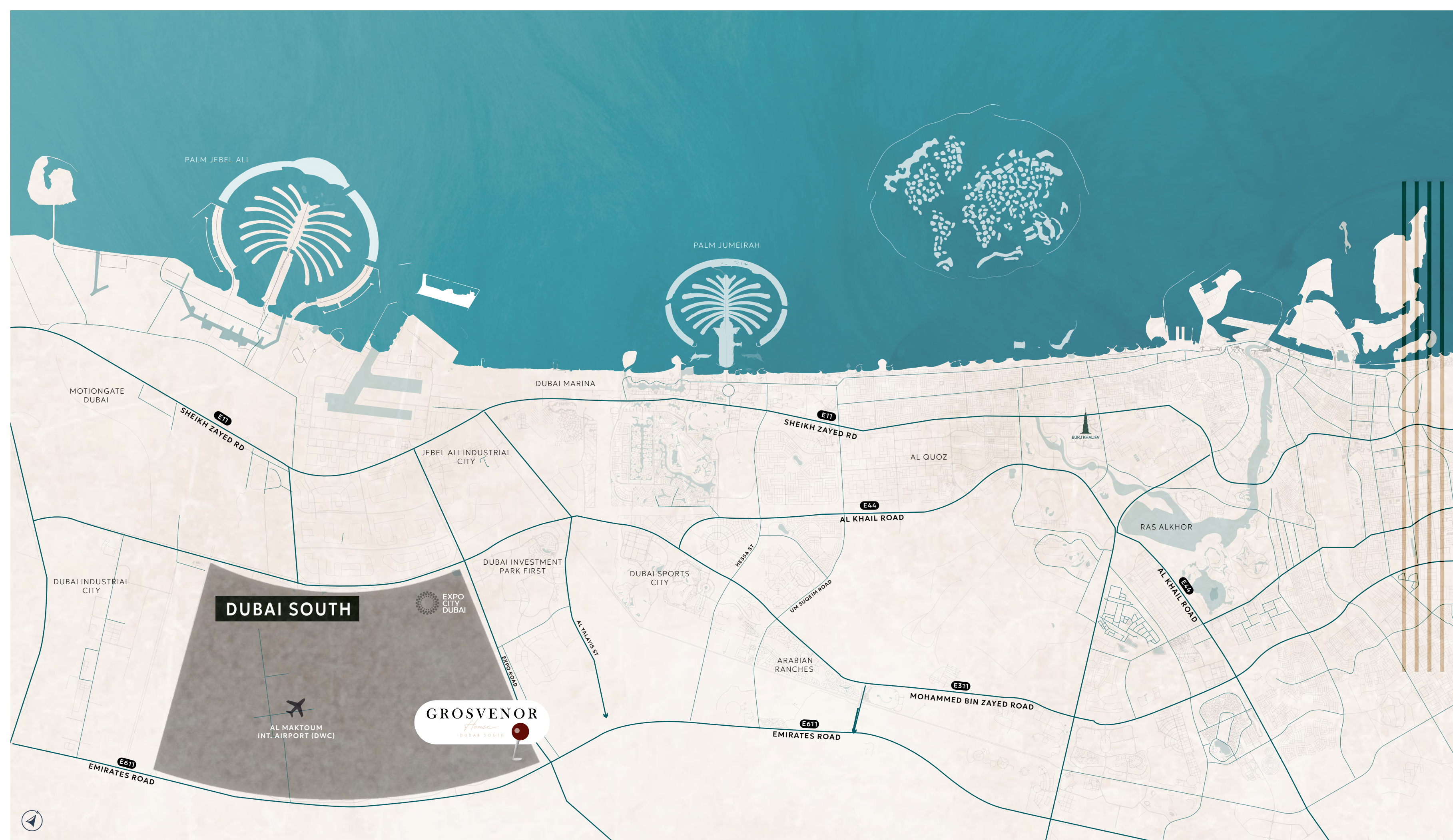
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The Grosvenor is a boutique residential development offering 51 premium one, and two-bedroom apartments in the fast-growing Dubai South district, designed for refined, contemporary living.

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.





Location

7 MIN
AL MAKTOUM AIRPORT

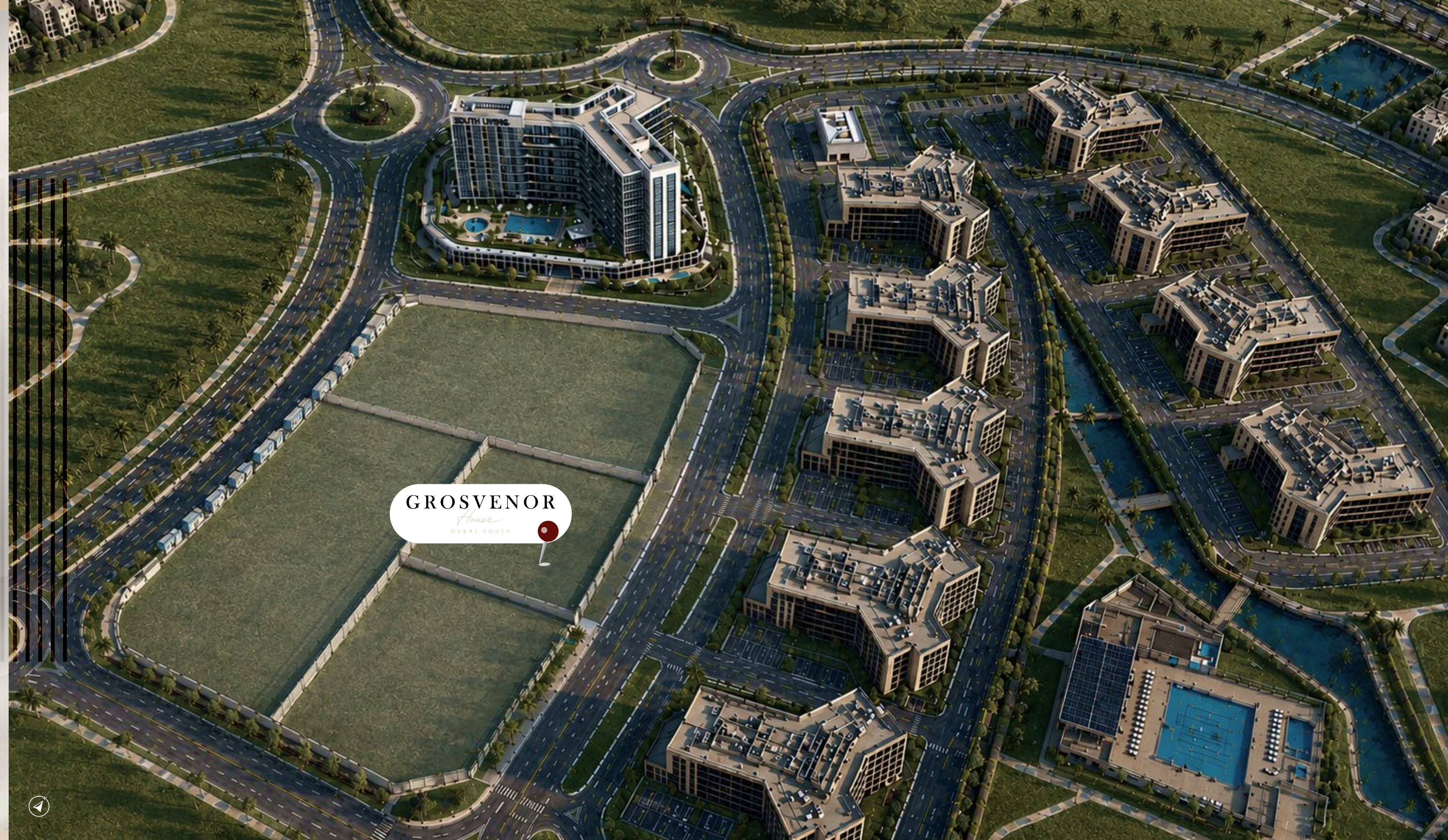
10 MIN
JEBEL ALI PORT

12 MIN
EXPO CITY DUBAI

20 MIN
DUBAI MARINA

30 MIN
DOWNTOWN DUBAI

Plot Location



Enjoy Your Suite Living



Building Structure



Project Name:	GROSVENOR House DUBAI SOUTH
Developer:	LOTUS LIVING PROPERTIES L.L.C
Architect:	AL SHANDAGHA ARCHITECTS & ENGINEERING CONSULTANTS
Location:	DUBAI SOUTH
Plot Number:	RE-22
Plot Area:	24,586 SQFT
Total Number of Units:	51 UNITS
Building Height:	B + G + 4 + R
Anticipated Service Fees:	AED 16 / SQFT
Anticipated Completion Date:	Q2 2027
Construction Update:	28% COMPLETE
Ceiling Height (Living & Kitchen):	3M
Furnished:	No
Parking per Unit:	1
Elevators:	2 RESIDENTIAL





Swimming Pool



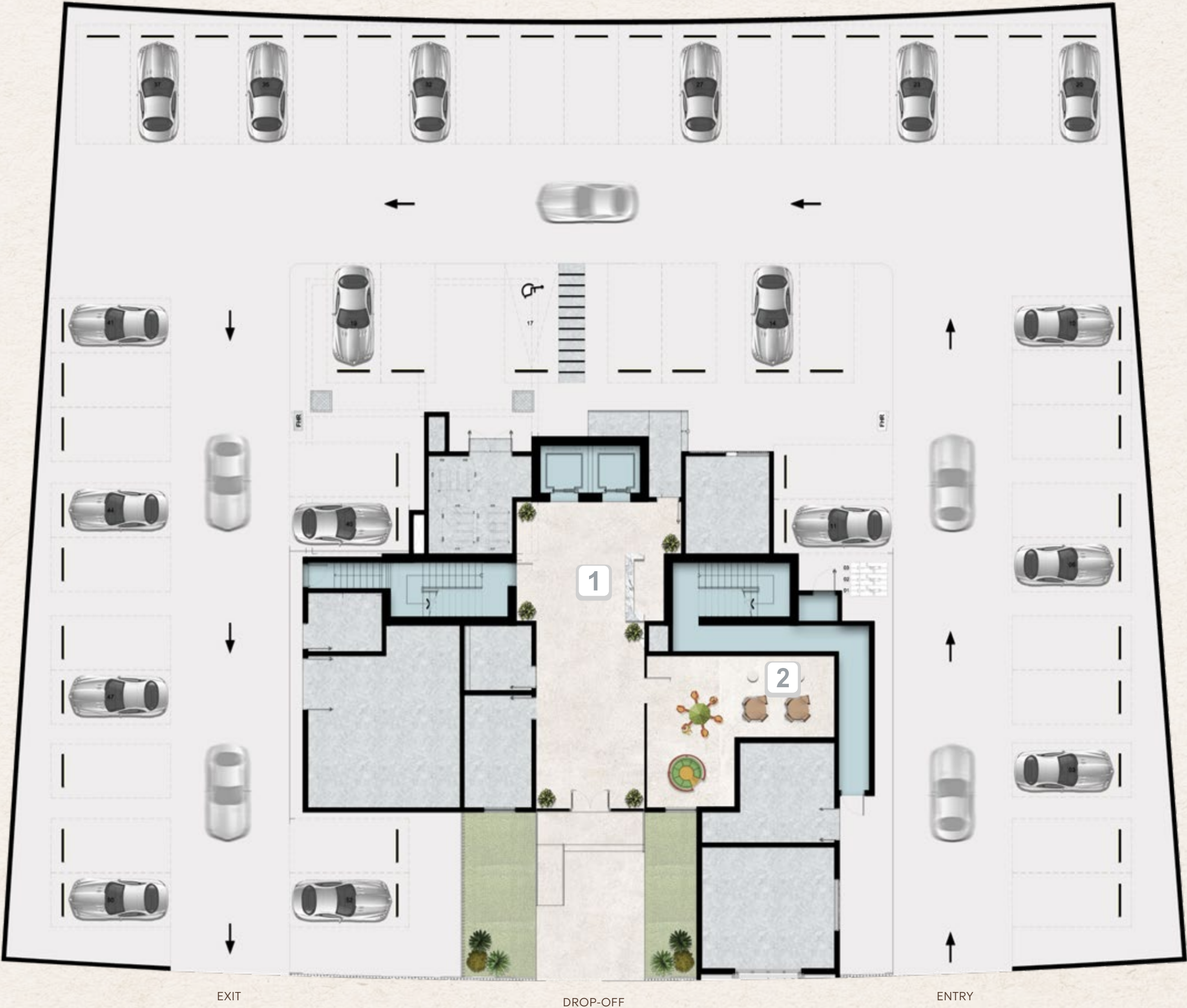


Floorplans

Ground Floor

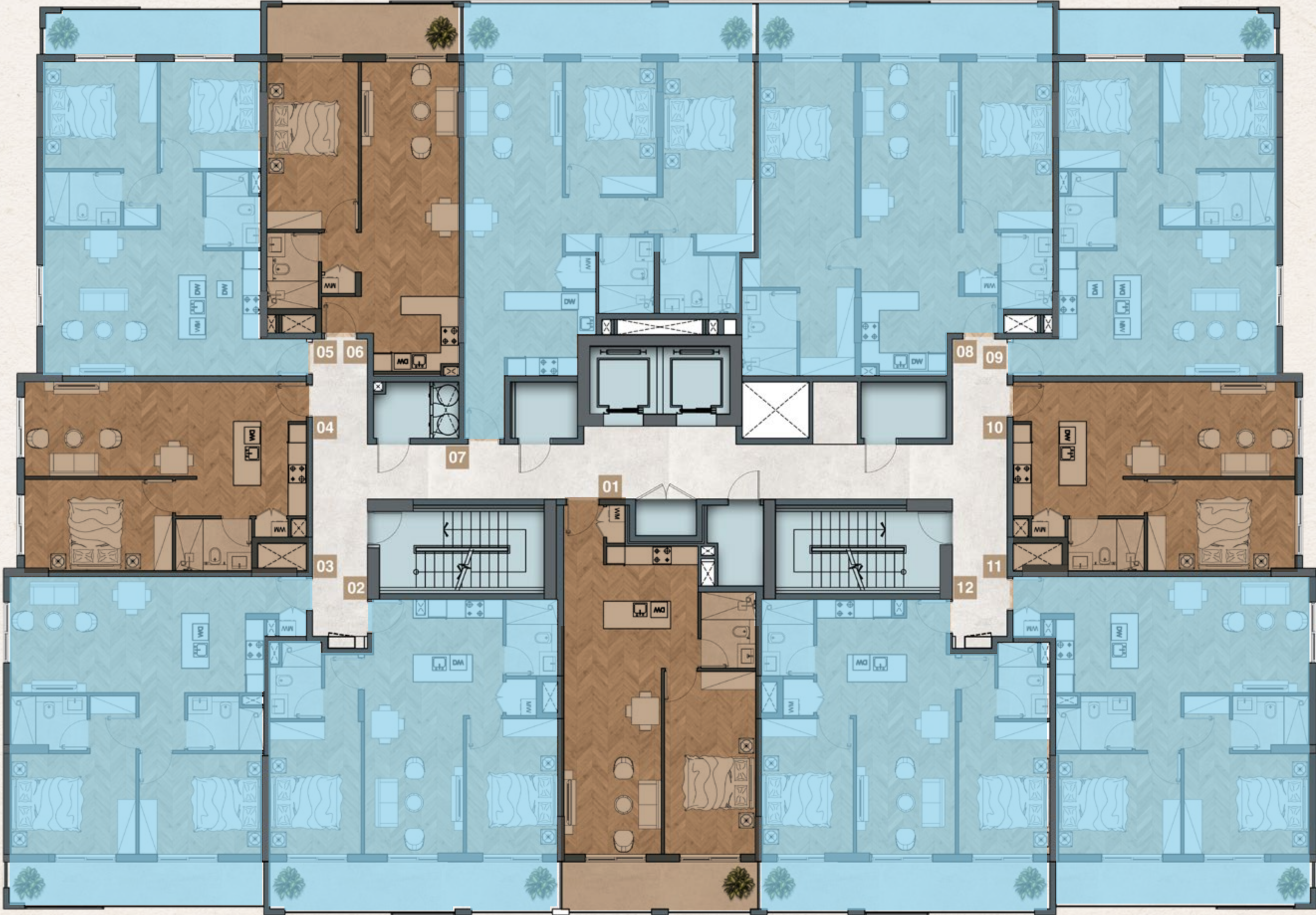
1 LOBBY 935 sqft

2 KIDS LOUNGE 527 sqft



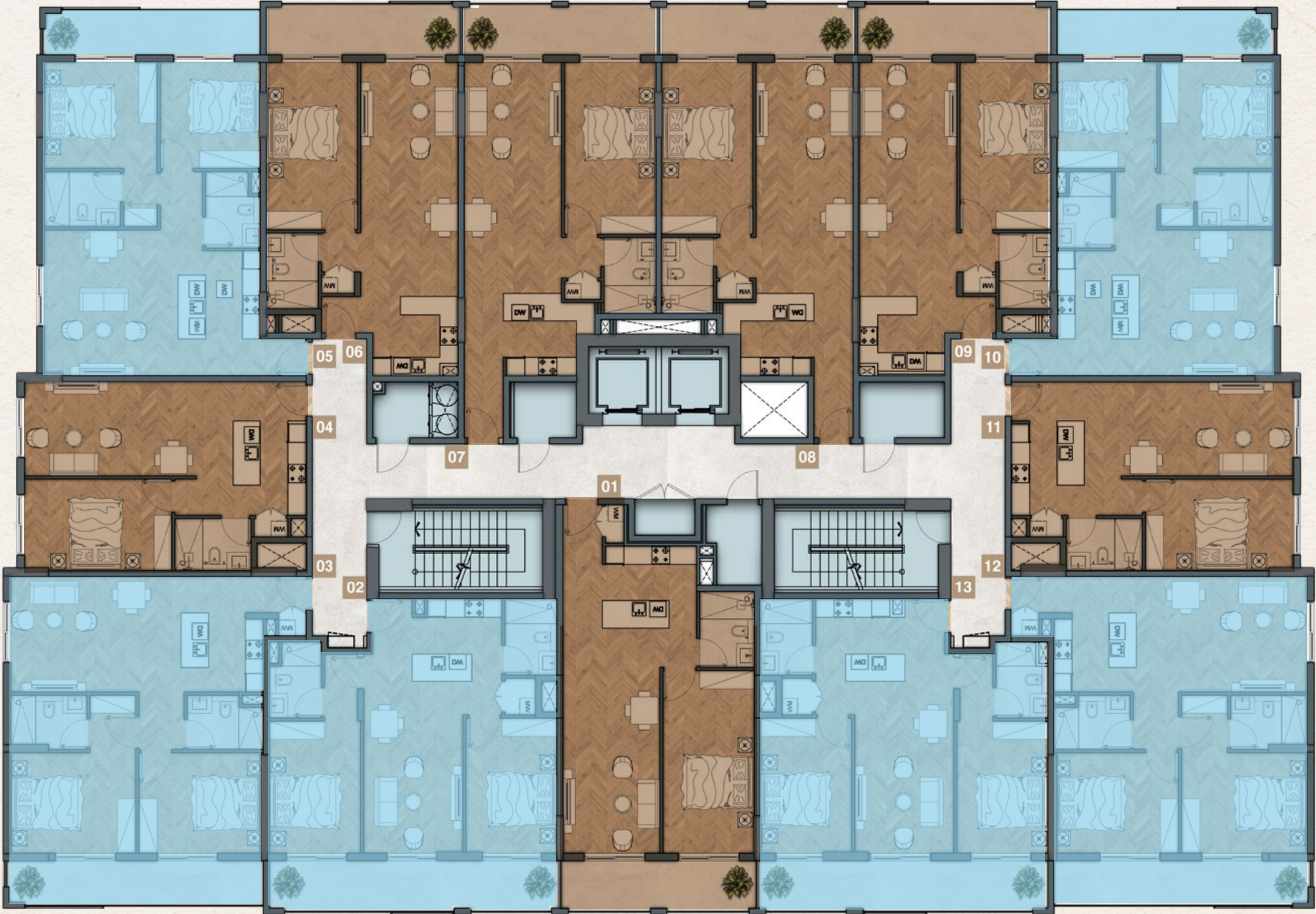
Typical floor 1
1st floor

- 1BR
- 2BR



Typical floor 2
2nd - 4th floor

- 1BR
- 2BR



Rooftop floor

- 1

INDOOR GYM

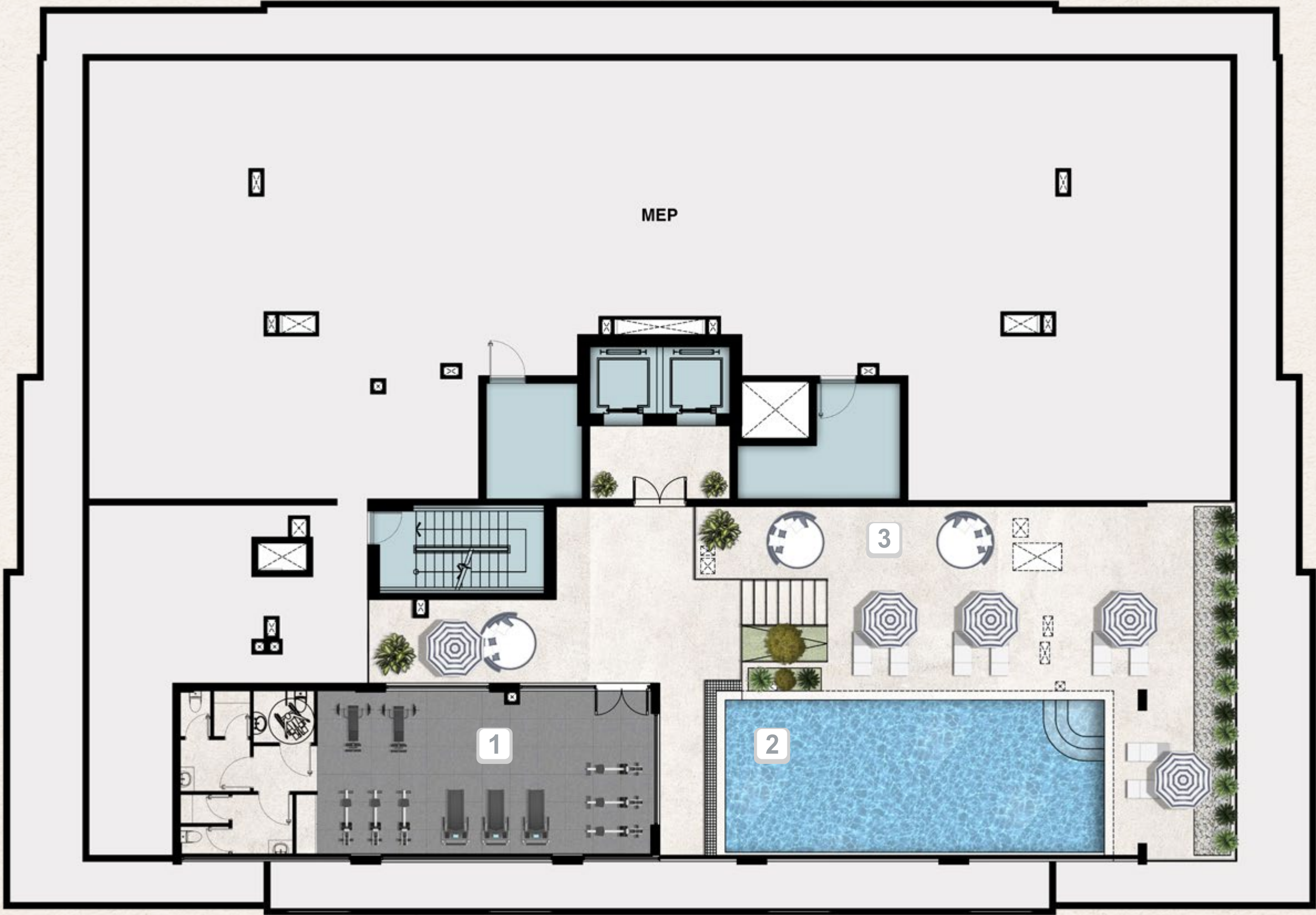
1012 Sq.ft
- 2

POOL

730 Sqft
- 3

OUTDOOR LOUNGE

1697 Sqft





Rooftop Lounge

1697 Sqft

Indoor Gym

1011.82 Sqft

Outdoor Pool

730 Sqft

LxW 14.15m x 5m

Depth 0.80x1.20 m

Unit plans



1 BR TYPE 1

SUITE AREA	737 sqft.
BALCONY AREA	124 sqft.

TOTAL AREA	861 sqft.
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- 1

LIVING & DINING

7.4m x 3.2m
- 2

KITCHEN

3.1m x 2.7m
- 3

BATHROOM

2.5m x 1.8m
- 4

BEDROOM

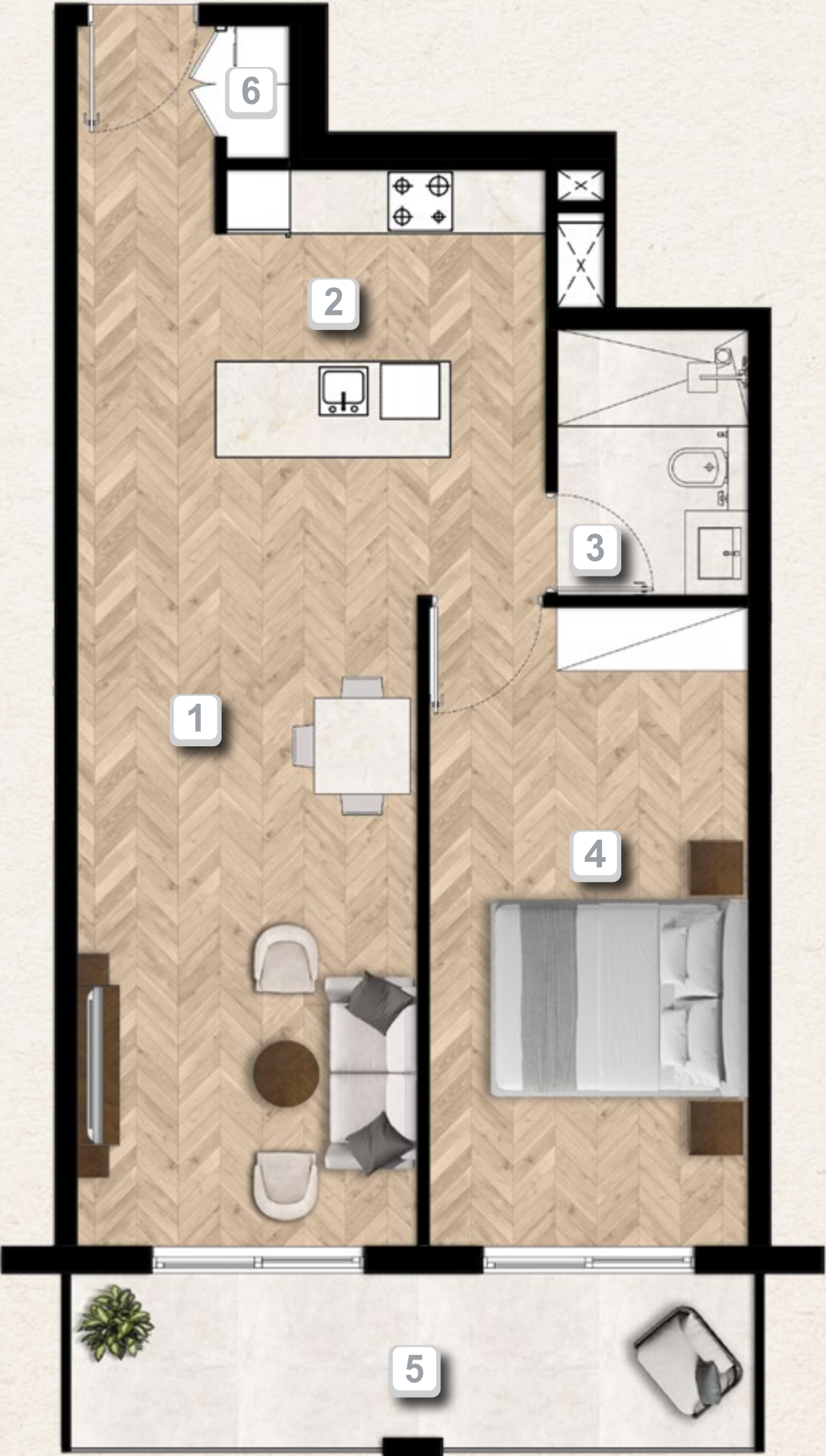
6m x 3m
- 5

BALCONY

6m x 1.6m
- 6

LAUNDRY ROOM

1.2m x 0.6m



1st floor



2nd - 4th floor

2 BR TYPE 1

SUITE AREA	828 sqft.
BALCONY AREA	184 sqft.

TOTAL AREA	1,012 sqft.
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- 1

LIVING & DINING

6.6m x 3.2m
- 2

KITCHEN

2.7m x 2.9m
- 3

BATHROOM

2.5m x 1.7m
- 4

BEDROOM

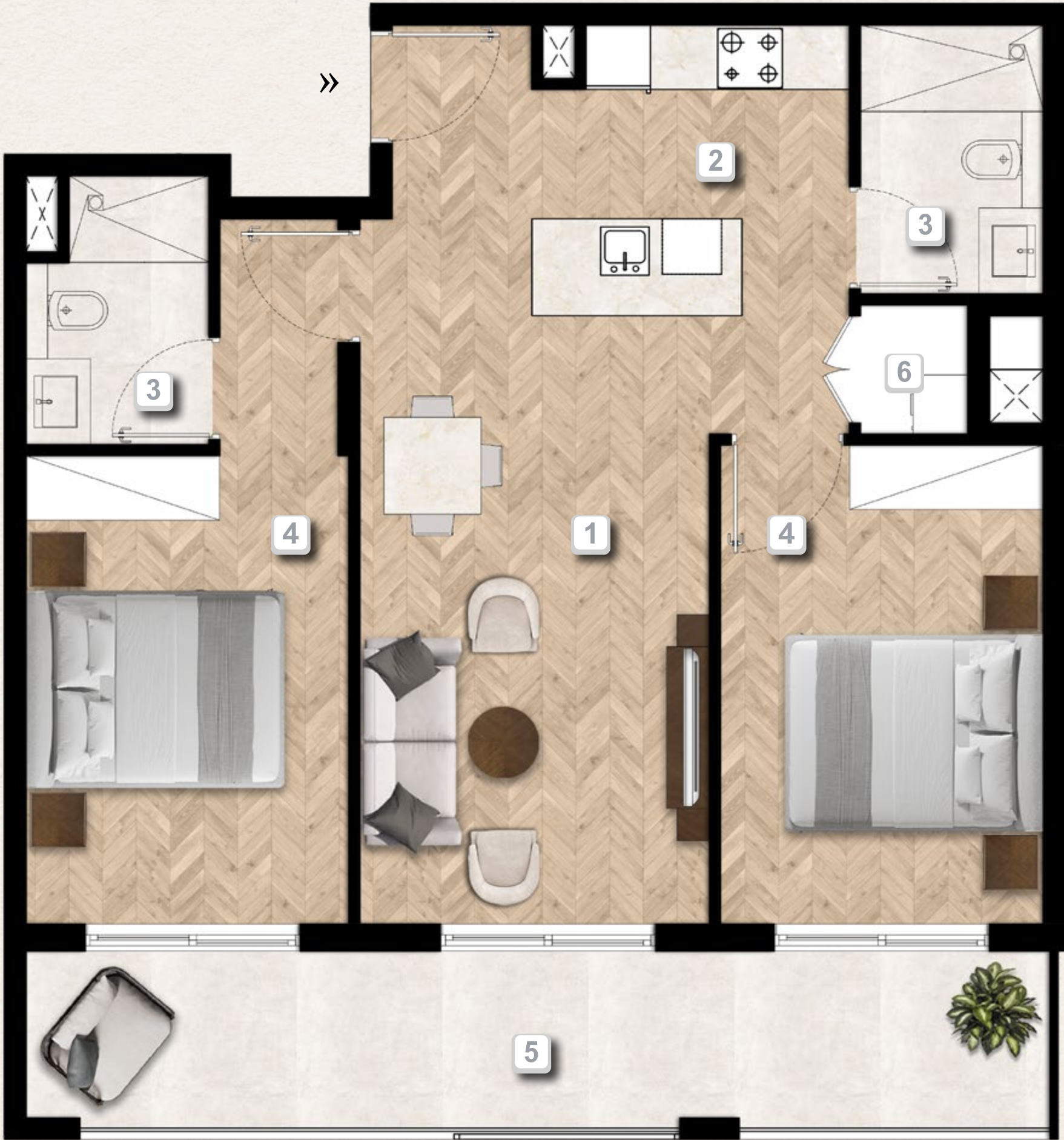
4.5m x 3m
- 5

BALCONY

9.2m x 1.7m
- 6

LAUNDRY ROOM

1m x 1.2m



1st floor



2nd - 4th floor

Interiors









30 / 70

Starting Prices

1BR

₹ 997,000

2BR

₹ 1,320,000



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