

A person's profile is shown in silhouette, looking upwards. The background is filled with out-of-focus, warm-toned bokeh lights in shades of yellow, orange, and red, creating a dreamy and atmospheric effect.

YOUR FRONT DOOR  
TO THE CITY

DERBY  
HEIGHTS *by* ΛMIS

A SPATIAL EDIT BY CASAMIA





# Your Front Door To It All

Derby Heights offers a quieter kind of city living. Mornings feel unrushed, neighbourhood streets are calm, and everything you need is within easy reach, from landscaped parklands and artisanal cafés to top-rated schools and Downtown Dubai. It's not about stepping away from the city, it's about living better within it.



## Calm, Connected, Central

Located in District II, Meydan, Derby Heights is just 15 minutes from Downtown Dubai, 5 minutes from the iconic Meydan Racecourse, and 20 minutes from Dubai International Airport. With top schools, lush parklands, and lifestyle destinations all nearby, it offers a rare mix of privacy and proximity.

## Payment Plan

| MILESTONE                  | PAYMENT% | DATE            |
|----------------------------|----------|-----------------|
| Booking                    | 10%      | Date of Booking |
| 2 <sup>nd</sup> Instalment | 10%      | 10 Dec 25       |
| 3 <sup>rd</sup> Instalment | 5%       | 01 Mar 26       |
| 4 <sup>th</sup> Instalment | 5%       | 01 Jun 26       |
| 20% Construction           | 5%       | 01 Sep 26       |
| 30% Construction           | 5%       | 01 Dec 26       |
| 40% Construction           | 5%       | 01 Mar 27       |
| 50% Construction           | 5%       | 01 Jun 27       |
| Handover                   | 50%      | 30 Nov 27       |

## Amenities & Common Spaces

- State-of-the-art fitness facility
- Rooftop infinity pool
- Outdoor cinema
- Kids play area
- Grand reception



## Property Details

|                                                       |                                                                     |
|-------------------------------------------------------|---------------------------------------------------------------------|
| <b>HANDOVER:</b>                                      | <b>TOTAL UNITS:</b>                                                 |
| Q4, 2027                                              | 51 (36, 1-Bed & 15, 2-Bed)                                          |
| <b>BUILDING CONFIGURATION:</b>                        | <b>UNIT AREA:</b>                                                   |
| Basement<br>+ Ground floor<br>+ 4 Floors<br>+ Rooftop | 1 Bedroom:<br>from 612 sq.ft.<br><br>2 Bedroom:<br>from 1069 sq.ft. |

Schedule an exclusive viewing or consultation with our team to discover Derby Heights.