

DERBY HEIGHTS *by AMIS*

A SPATIAL EDIT BY CASAMIA

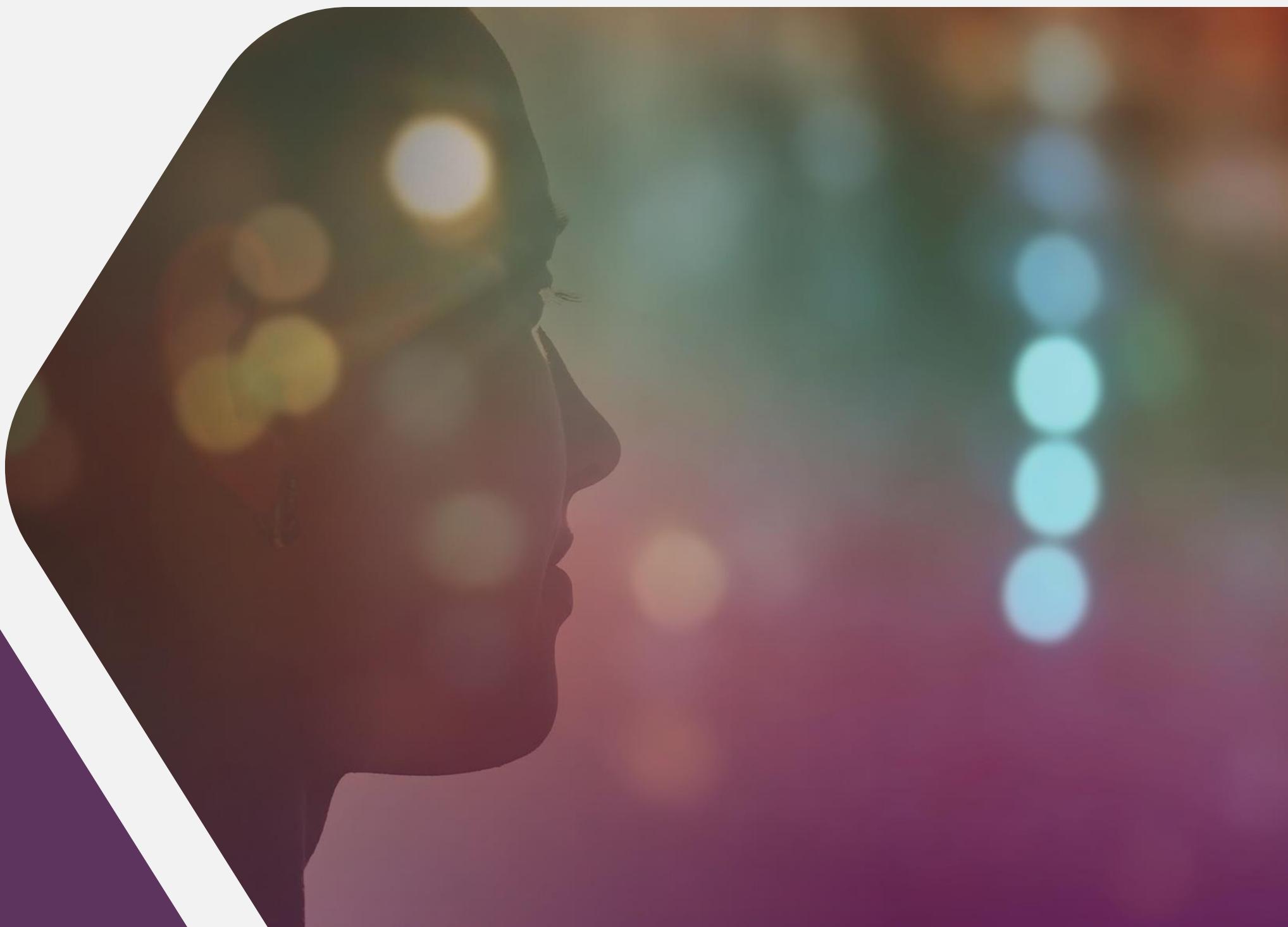
Welcome to District 11, Meydan – a place where everything is close, life is simple, and comfort comes first.

§

Our new building is made for modern living: smart design, great spaces, and all the things you need around you.

At the heart of Meydan, this is more than a home – it's a lifestyle made for you.

The Heart of Meydan, The Height of Comfort.



Welcome To AMIS

We are AMIS – a boutique, private luxury developer focused on quality, design and transparency. We specialize in developing exclusive, low-rise buildings and villas in premium areas such as Meydan and Dubai Islands.



Launched Projects

WOODLAND RESIDENCES

Surfaces by Automobili Lamborghini



High-End Luxury Living
A boutique community of just 30 villas, thoughtfully designed with five ensuite bedrooms and access to a stunning shared swimmable lagoon.



Launched Projects

WOODLAND TERRACES

One, two and three bedroom apartments



High-End Luxury Living

A boutique 5 floor building of just 75 apartments, thoughtfully designed with ensuite bedrooms and access to more than 12 amenities.



Launched Projects

WOODLAND CREST

One and two bedroom apartments



High-End Luxury Living
A boutique community of just 50 apartments
thoughtfully designed with ensuite bedrooms
and direct access to park.

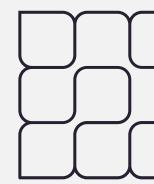


AMIS Partners



DAR AL AAYAN

Main Contractor



GRID

Development
Management
Consultancy

WHITE SPACE

Design and Engineering
Consultant



MODEL ENGINEERING

Design and Engineering
Consultant

AMIS Commitment



Elite Support

Unmatched Support
Beyond Market
Standards.



Fast Commission

Commission will be
paid within 5 days



Smart Layout

All bedrooms have
ensuite bathrooms,
and fully fitted
kitchens with
appliances by Miele
or Bosch



Finish Details

Finishes and
specifications clearly
outlined in the SPA



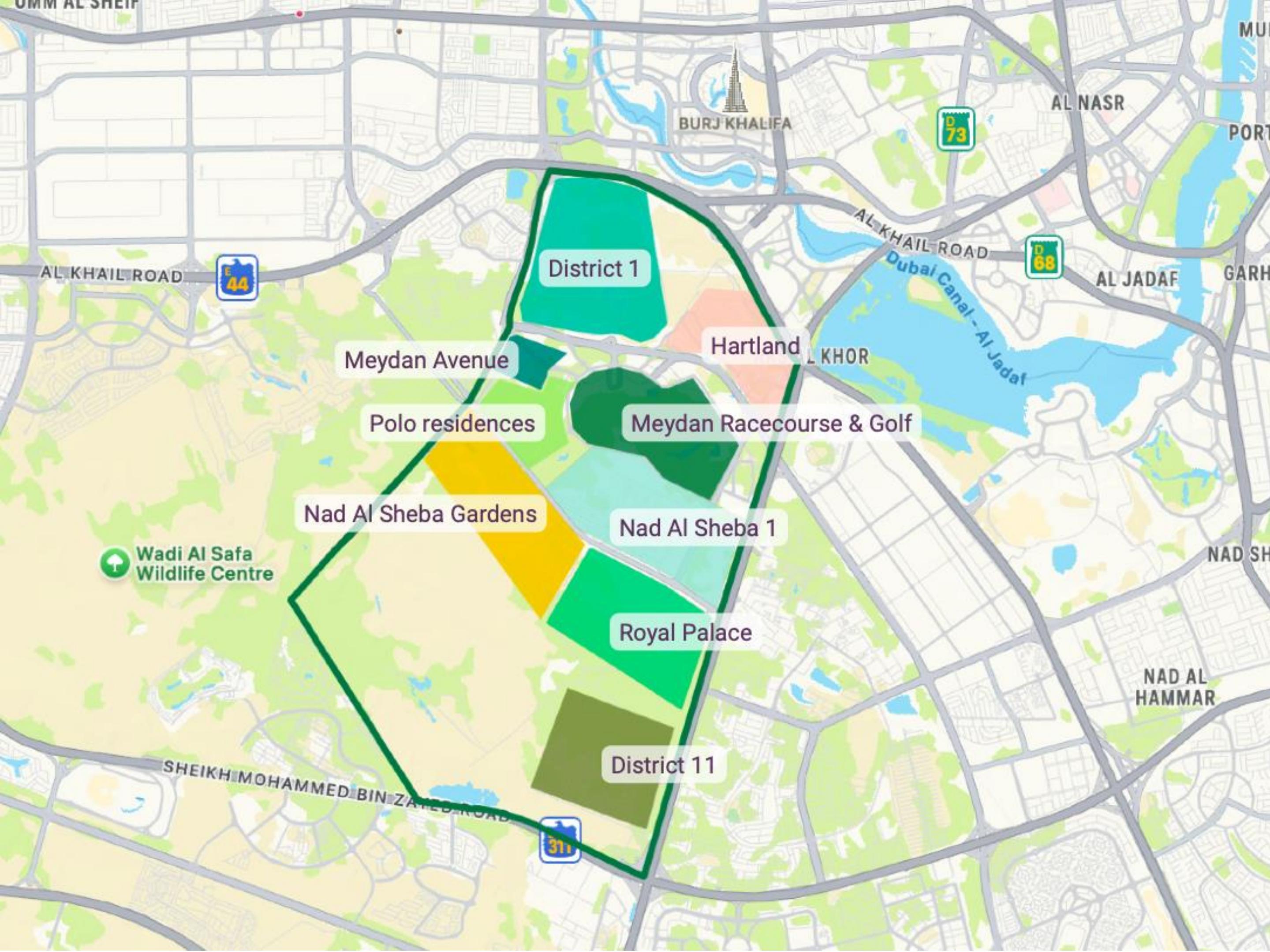
Linked Payments

Payment plan linked
to construction
progress



Escrow Assurance

Every project has an
escrow account
before launch



Meydan

ANCHORED BY LIFESTYLE, PROTECTED BY CONTEXT

A city within a city — with horse heritage, green spaces, and five-star hospitality, all part of Dubai 2040's growth

Meydan Pillars

1. Stage: Racecourse, Golf · Hotel
2. Shield: Nad Al Sheba 1
3. Crown: Royal Precincts
4. Residential Stack: complementary, not competing



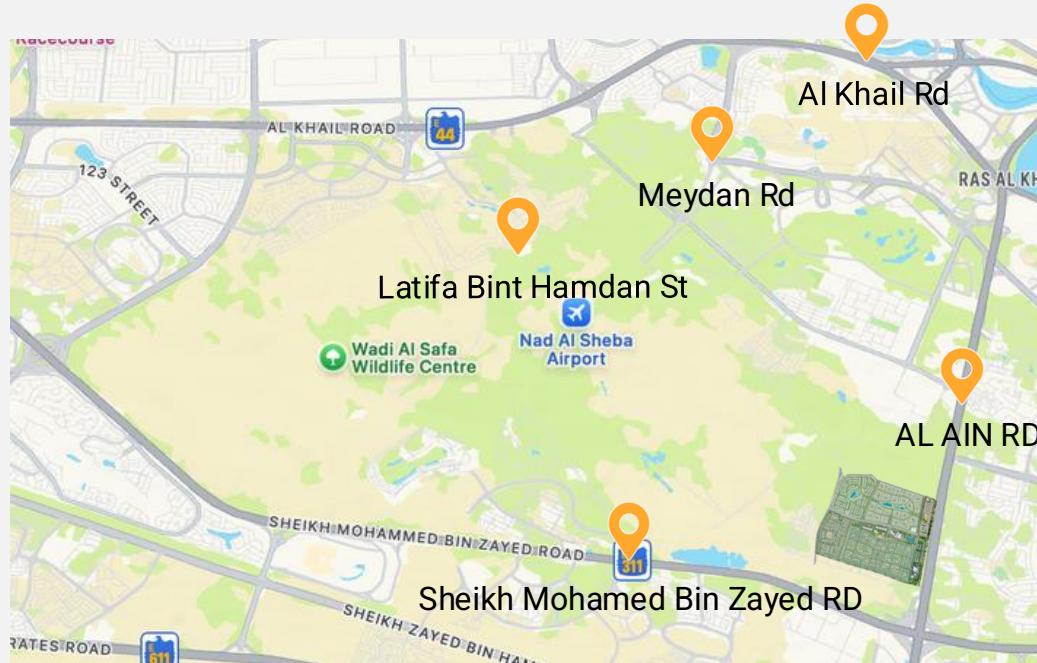
إلى شارع محمد بن راشد
To HH Sheikh Zayed
إلى شارع المطار
To the Airport

District 11

Where historic areas are
being upgraded and new
districts are being born.



District 11 - Connected By Design



INFRASTRUCTURE UPGRADES

- Al Meydan St → SZR / Al Khail capacity boost (Jul 1, 2025)
- Ras Al Khor ↔ Al Meydan Interchange “Quick Wins” (Aug 2025)
- Al Khail Rd corridor upgrades (Oct 2024)
- Bridge linking Al Meydan St → Al Khail Rd (Sep 2024)



UPCOMING INFRASTRUCTURE UPGRADES

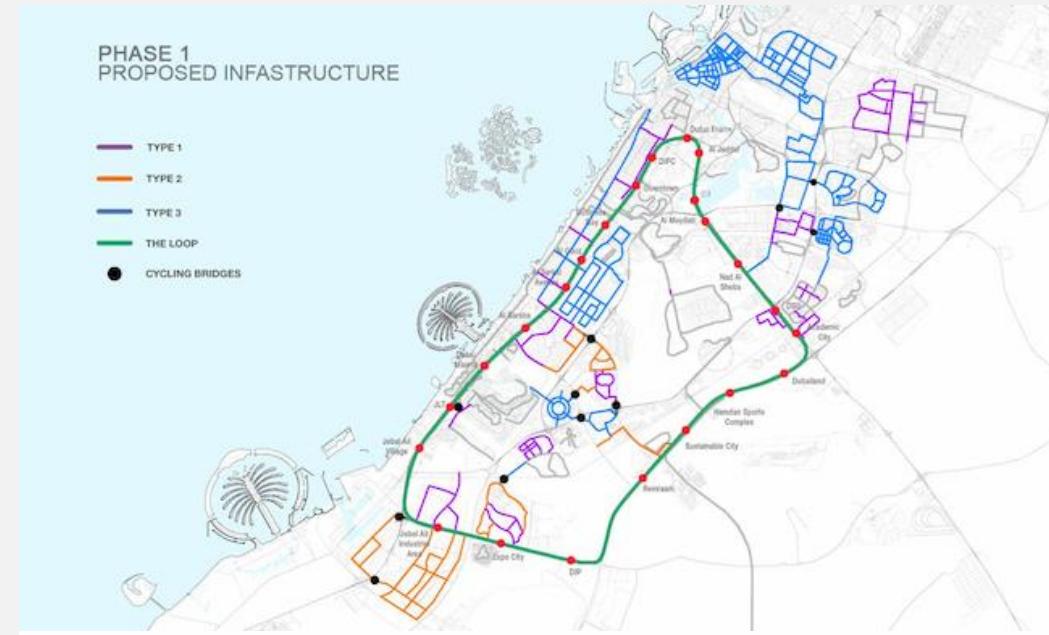
- New Dubai-Al Ain Rd → Nad Al Sheba bridge (announced May 19, 2025)
- Construction is scheduled to start in Q4 2025 and is expected to be completed by the end of 2026)
- Design capacity: 2,600 vehicles per hour
- Travel time from Dubai-Al Ain Road to Nad Al Sheba reduced by 83%, cutting the journey from six minutes to just one.



UPCOMING INFRASTRUCTURE UPGRADES

- Latifa bint Hamdan St
- Set to commence next year
- 12,200 metres from its intersection with Al Khail Road to Emirates Road
- 8,100 metres of bridges
- Serving over 1 million residents
- Add capacity for approximately 16,000 vehicles per hour in both directions
- Reduce travel time by 15-20%.

District 11 - Connected By Design



THE LOOP AND DUBAI CYCLE CITY 2040

- A citywide active-mobility network (Dubai Cycle City 2040) built from four route types and THE LOOP, a 93 km climate-controlled, car-free backbone.
- Deliver a 20 minute city, significantly increase walking/cycling for daily trips by 2040, and decarbonize the last mile through tight integration with transit.
- Safe, shaded, year-round movement with amenities (pocket parks/wellbeing stops), reconnect neighborhoods, and cut congestion and emissions.



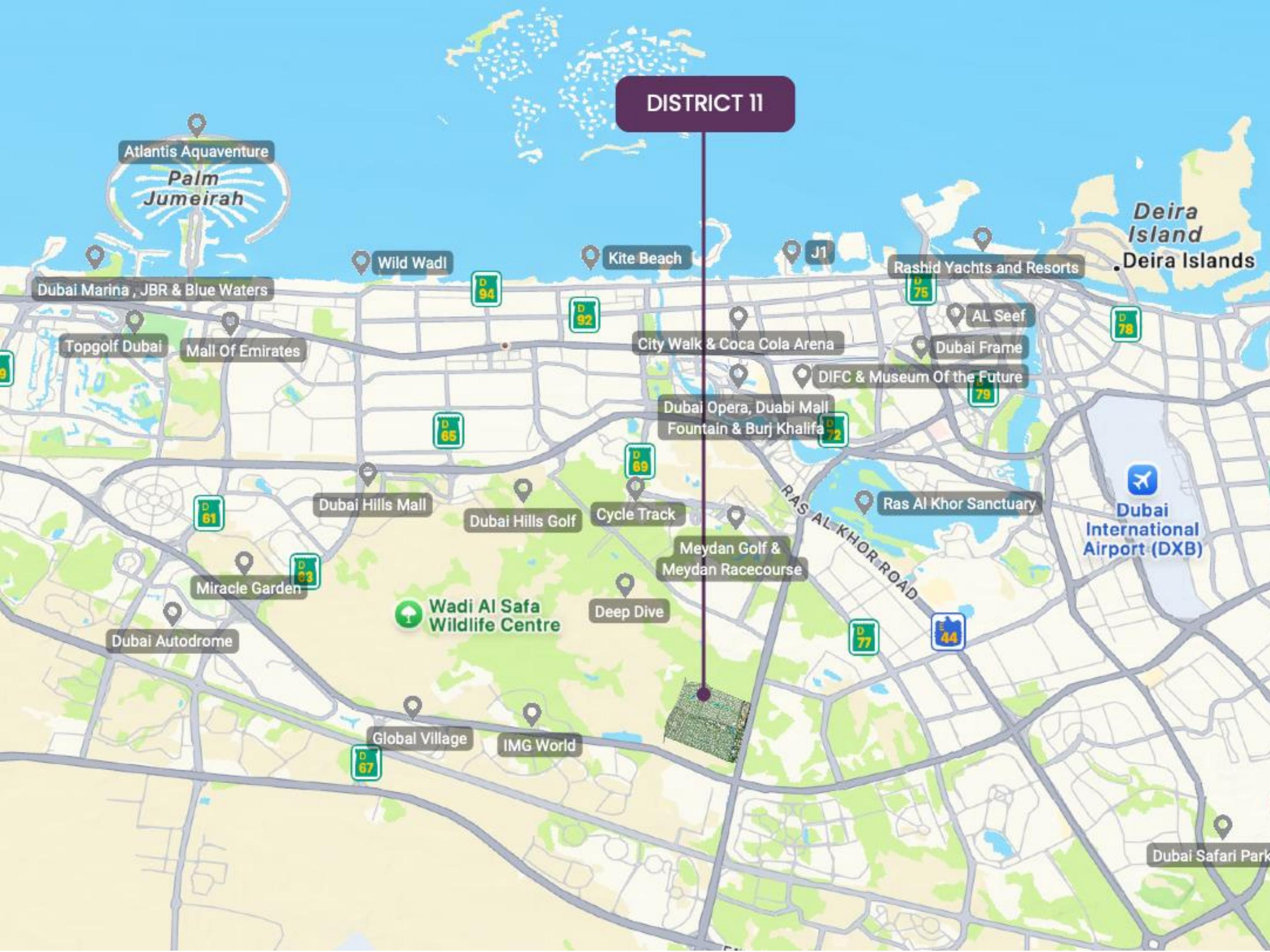
THE GREEN SPINE

- Dubai Green Spine is a conceptual 64 km sustainable urban corridor
- Planned by URB (development firm)
- Designed to transform a portion of Sheikh Mohammed Bin Zayed Road (E311)
- Enhance urban mobility
- Increase green spaces
- Boost quality of life
- Sustainable infrastructure
- Aligned with Dubai 2040 Urban Master Plan.



District 11

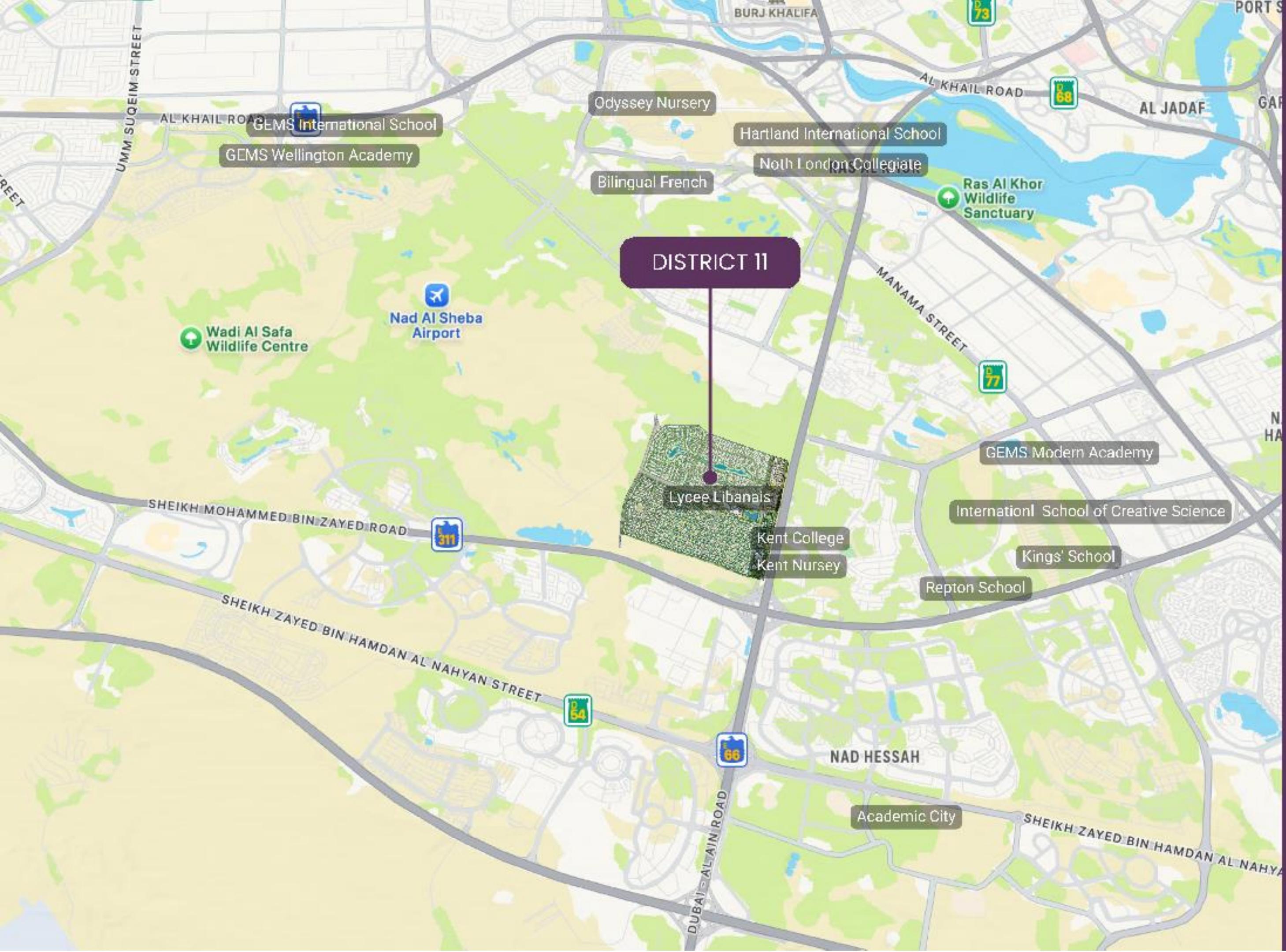
Live In D11. Work Anywhere



District 11

NEW EXPERIENCES EVERY
WEEKEND

District 11



School Belt















1 Bedroom Layout

Average Size: 650 ft²



KEY PLAN



FLOOR PLAN - 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

1 Bedroom Layout

Average Size: 800 ft²



KEY PLAN



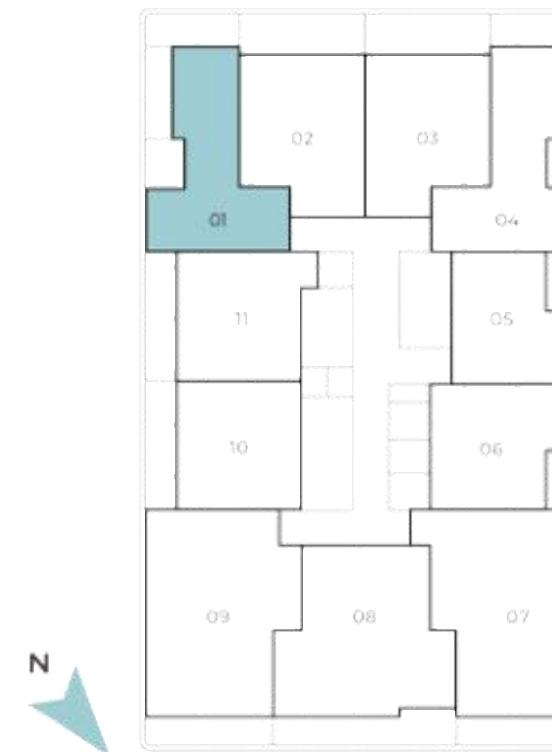
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1 Bedroom+Study Layout

Average Size: 810 ft²



KEY PLAN



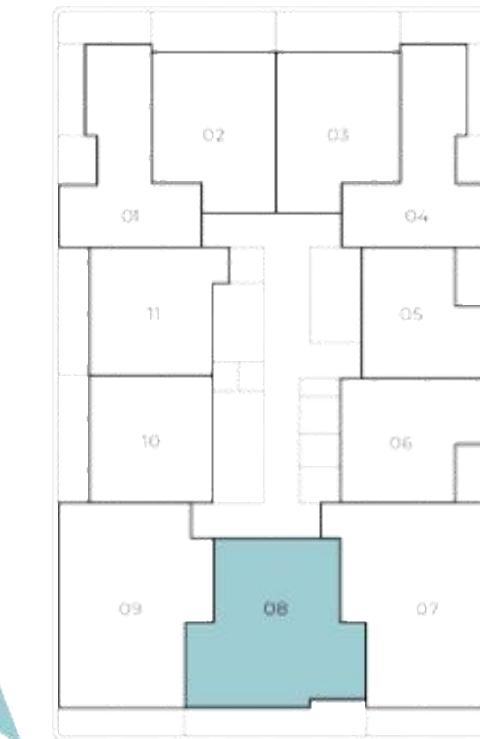
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2 Bedroom Layout

Average Size: 1100 ft²



KEY PLAN



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2 Bedroom Layout

Average Size: 1200 ft²

KEY PLAN



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Price

Bedroom	Average Size	Starting Price
1 Bedroom	750 ft ²	฿ 1,200,000
1 Bedroom + Study	850 ft ²	฿ 1,500,000
2 Bedroom	1,200 ft ²	฿ 2,100,000

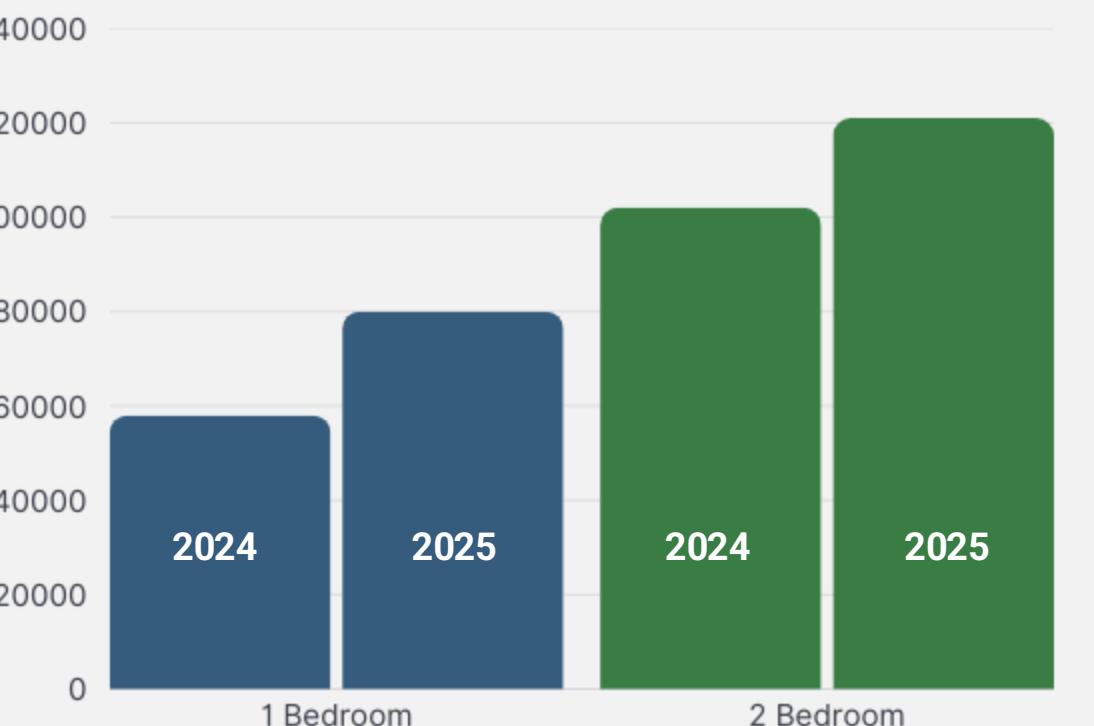
Payment Plan

Milestone	Payment%	Date
Booking	10%	Booking Date
2nd Instalment	10%	December-25
3rd Instalment	5%	March-26
4th Instalment	5%	June-26
20% Construction	5%	September-26
30% Construction	5%	December-26
40% Construction	5%	March-27
50% Construction	5%	June-27
Handover	50%	November-27

District 11 Rental

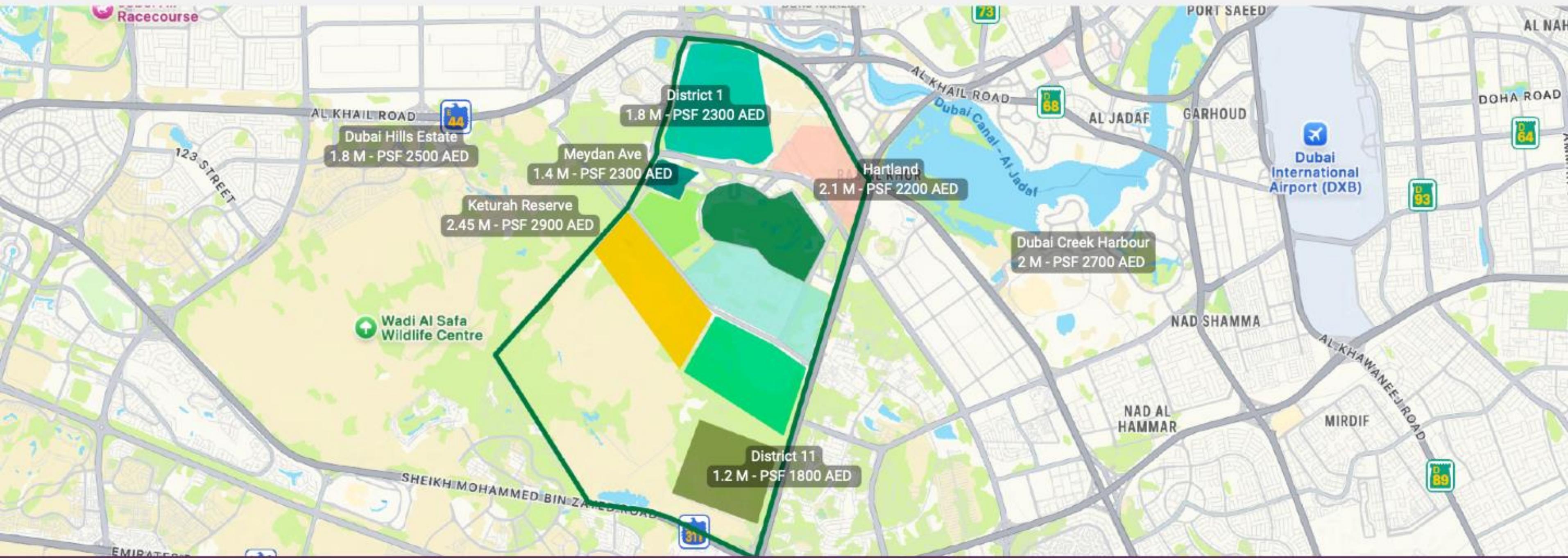
Rental growth last year 35%

District 11 currently has just one completed building, with 58 units handed over in 2021. That stock was absorbed quickly, and what we see since then are only 6 to 15 new rental contracts per year. At first glance that looks small, but what it really tells us is this: most of the stock is locked with end-users, leaving very little liquidity for tenants.



* Source: Property monitor - Based on Grenland Residence New Rentals

Price Per Sqft



Data show the entry price for 1BR based on average last sold transacted data (2025-YTD)

1-Bedroom Expected ROI

UNIT TYPE	1 BED
UNIT PRICE	AED 1,250,000
EXPECTED RENTAL PRICE	AED 95,000
ROI %	7.6%

1-Bedroom Expected ROI

UNIT TYPE	1 BED
UNIT PRICE	AED 1,250,000
PAYMENT PLAN	50% 50%
BEST TIME TO SELL	Close to handover
EXPECTED SELLING PRICE	AED 1,500,000
EXPECTED PROFIT	AED 250,000
PAID AMOUNT	AED 625,000
ROE %	40%
SELLING WITHIN	2 Years
YEARLY ROE %	20%

Launch Process

EOI OPENS TODAY



Booking Process

BOOKING STARTS 27TH OCTOBER



COMMISION

5%

COMMISION RELEASE PROCESS



AMIS SALES TEAM



Karim Marei

Head of Sales

Arabic - English



Andrees Cioc

Sales Manager

Romanian - Spanish
French - English



Leila Selmane

Sales Manager

French - English



Alia Hassan

Sales Manager

Farsi - Arabic - Urdu -
Turkish - English

