

A woman's profile is shown in silhouette, looking upwards. The background is a soft-focus bokeh of warm, golden-yellow and orange lights, creating a dreamy, ethereal atmosphere. The lighting is warm and golden, suggesting a sunset or indoor warm lighting.

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 nd Instalment	10%	10 Dec 25
3 rd Instalment	5%	01 Mar 26
4 th 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

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

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