YOUR FRONT DOOR

# TO THE CITY

DERBY

HEIGHTS *by* AMIS

A SPATIAL EDIT BY CASAMIA




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# Derby Heights Offers
# A Quieter Kind
# Of City Living

Mornings feel unrushed, neighbourhood streets are calm, and everything you need is right at your doorstep. Stroll through landscaped parklands, sip fresh coffee from artisanal cafés, drop the kids at top-rated schools, and reach Downtown Dubai in less than 20 minutes. It's city life, without the strain.

Open your front door to it all.





# City Living.
# Rewritten.

Dubai is changing. Beyond the skyscrapers and fast-paced lifestyle, the city is embracing a slower rhythm of life. Where mornings feel slower, spaces are more thoughtful, and neighbourhoods offer a sense of calm, without sacrificing excitement.

It's not about stepping away from the city, it's about living better within it.




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# Live The Legacy

Inspired by the vision of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, Meydan brings legacy and liveability together. Play a round at the world-class golf club, dress up for race day at the legendary Dubai World Cup, explore nearby restaurants and cafes or mingle with like-minded Meydan neighbours.



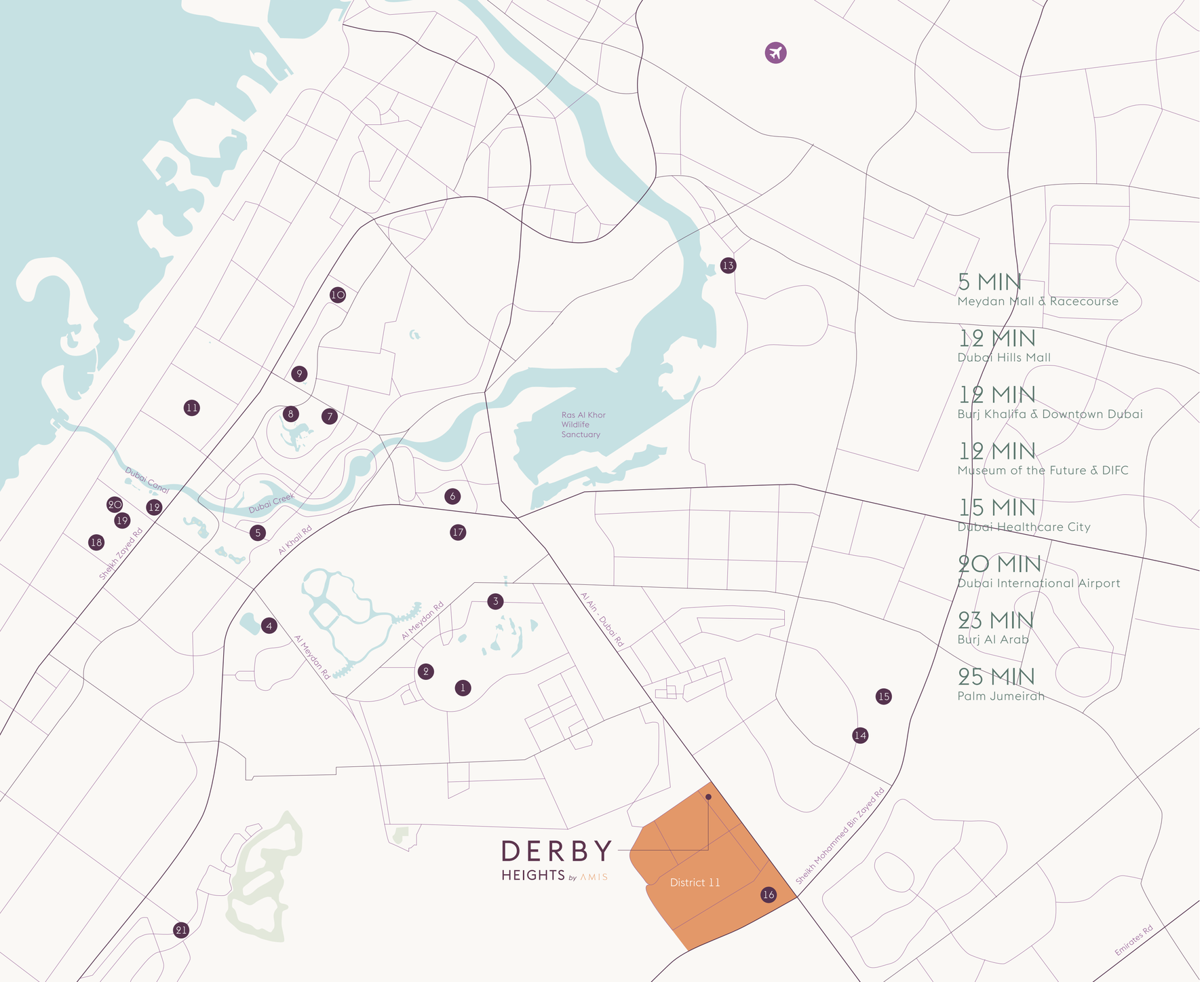
# Downtown

## At Your Doorstep

From your apartment, the heart of Downtown Dubai is just a short drive away. Spend the morning shopping at The Dubai Mall, catch a show at Dubai Opera, or meet friends for dinner on the Boulevard. Living near Downtown means you're always close to the action, without being caught in the middle of it.



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# Peaceful Living

# Perfect

## Location

**5 MIN**
Meydan Mall & Racecourse

**12 MIN**
Dubai Hills Mall

**12 MIN**
Burj Khalifa & Downtown Dubai

**12 MIN**
Museum of the Future & DIFC

**15 MIN**
Dubai Healthcare City

**20 MIN**
Dubai International Airport

**23 MIN**
Burj Al Arab

**25 MIN**
Palm Jumeirah

Just 12 kilometres from Downtown Dubai, Derby Heights is 5 minutes from the Meydan Racecourse, 23 minutes from the iconic Burj Al Arab, and 20 minutes from Dubai International Airport. Nestled in the heart of the city, it offers the perfect balance of convenience and tranquillity – a peaceful place to thrive.

1. Meydan Racecourse
2. The Meydan Hotel
3. Meydan Golf
4. Al Quoz Pond Park
5. Business Bay
6. Dubai Design District
7. Dubai Mall
8. Burj Khalifa
9. DIFC
10. Jumeirah Emirates Towers
11. Al Wasl
12. Safa Park
13. Dubai Festival City Mall
14. Repton School Dubai
15. Kings' School Nad Al Sheba
16. Kent College Dubai
17. Hartland International School Dubai
18. GEMS Jumeirah Primary School
19. Jumeirah English Speaking School
20. Medcare Hospital Al Safa
21. King's College Hospital, Dubai Hills



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1st Floor
101 To 104
111
105 To 110
105



# Minutes

## From What Matters

From Meydan, the city unfolds. With direct links to major highways, the Dubai Metro, and key destinations, you're just 20 minutes from your next flight at DXB Airport, 12 minutes from drinks with friends in DIFC, and 25 minutes away from a beach day at JBR or Palm Jumeirah. Wherever life takes you, it's all within reach.

# Form Meets Feeling

At Derby Heights, design lives in the details. From the rich timber tones and soft pendant lighting to the clean lines and quiet confidence, it's a space where every element feels considered.

A home that not only looks good, but feels right. Interiors feature **A Casamia Spatial Edit**, a thoughtful collaboration that brings added warmth and refinement to the everyday.



# Home

## With Room To Spare

Whether you choose the one or two-bedroom apartment at Derby Heights, the open-plan layout gives you space to breathe, to move, and to live your day your way. With floor-to-ceiling windows, light floods the room, casting a warm, welcoming glow across your living and dining space. It's easy, effortless, and exactly how home should feel.









# Retreat From It All

Start your morning right, as you look out across your balcony to the city skyline just beyond. Panoramic, floor-to-ceiling windows draw the daylight in, casting a warm glow over soft, earthy tones and natural wood finishes. Everything you need is tucked away behind flush-fitted wardrobes, keeping the space calm and clean. Whether you're getting ready for the day or winding down from it, this is your private escape.


PORCUPINE




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# The Heart
## Of Your Home

Whether you're enjoying a freshly brewed espresso in the morning or a slow Sunday night dinner with the family, this kitchen is designed for connection and conversation. Open-plan and intuitively laid out, it features sleek stone countertops, ambient lighting, and seamless built-in appliances that make cooking and entertaining easy and stress-free.





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# Turn Routines Into Rituals



With integrated lighting, brushed metal fixtures, and soft-toned tiles beneath your feet, your bathroom offers an instant sense of tranquillity. The glass-walled shower adds a touch of modern simplicity, while built-in cabinetry keeps personal items neatly out of sight. Here, morning refreshes and evening resets feel intentional, grounding, and unhurried.



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# Laid Back

## Sun Drenched And All Yours

Up on the rooftop, it all slows down. The skyline opens up, the infinity pool glistens, and the sun-soaked deck invites you to relax. Stretch out on a lounger, splash with the kids in the shallows, or settle into a cabana with your favourite podcast or a good book. Whether it's a quiet morning alone or a laid-back afternoon with the family, this is your space to switch off and soak it all up.




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# Live Well

## Every Day

Between busy schedules and everyday demands, staying on top of your health has never been more challenging. At Derby Heights, wellness isn't an afterthought; it's built into your day. Start your morning in the fully equipped gym or take ten quiet minutes to reset in a space designed for stillness. From movement to mindfulness, everything you need to feel your best is right where you live.


32KG
24KG

# Nestle Into Nature

In a city that rarely slows down, Meydan is where you can take a step back. Head out for a walk through nearby parks in District 11 and Nad Al Sheba, jog along shaded tracks, or let the kids run free in the playgrounds while you take a moment for yourself. It's open, green, and just outside your door.



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# The Calmer

## Side Of The City

They say don’t just buy the house, buy the neighbourhood. And at Derby Heights, that’s exactly what you’re doing. You’re stepping into a community where life feels more connected, more convenient, and a little more effortless.

With top schools, leafy parklands, neighbourhood cafés, handy supermarkets, buzzing malls, and even a world-class racecourse, right around the corner. It’s not just about where you live, but how you live.



# The AMIS Story

AMIS is now a leading force in Dubai's luxury real estate scene, redefining urban living with projects that are both inspiring and sophisticated. Each development continues to push standards of what is possible, from upscale towers to vibrant mixed-use communities. Driven by globally recognised experts, the AMIS team orchestrate excellence in design and build quality with smart home technology to create unforgettable living experiences and stand-out investability.



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WOODLAND RESIDENCES




WOODLAND TERRACES




WOODLAND CREST

# Milestone

## Projects

AMIS Development is reimagining luxury living in Dubai through curated communities that combine exceptional craftsmanship, architectural excellence, and lifestyle-focused design.

Each development is shaped by a deep understanding of how people want to live in the city.

Our expanding portfolio in District II and Meydan includes three signature projects: Woodland Residences, Woodland Terraces, and Woodland Crest.

Woodland Residences is an exclusive villa enclave featuring interiors by Automobili Lamborghini, merging bold sophistication with everyday comfort.

Woodland Terraces offers modern apartments featuring clean lines and natural finishes, evoking a sense of refined calm.

Woodland Crest offers boutique-style residences and elevated rooftop amenities, including an infinity pool and state-of-the-art fitness studio.

Together, these projects reflect AMIS Development's commitment to excellent design, long-term investor value, and elevated living.




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