Project report: Derby Heights

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Derby Heights is listed as under construction in Majan, Dubai, Dubai, UAE, by A M I S. The handover date on record is October 2027. A permit number is published. Transparency score: 79 of 100, rank 372 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: A M I S
source: https://dubairealestateiq.com/project/derby-heights

Location: Majan, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/derby-heights

Stage: under construction
source: https://dubairealestateiq.com/project/derby-heights

Handover on record: October 2027
source: https://dubairealestateiq.com/project/derby-heights

Permit or licence number: DLD project registration 4131
source: https://dubairealestateiq.com/project/derby-heights

Price from: Registered sales from AED 1,200,000 to AED 2,200,000 (DLD, 9 May 2026 - 20 Jul 2026)
source: https://dubairealestateiq.com/project/derby-heights

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/derby-heights

Transparency checklist

Transparency score: 79 of 100. Rank 372 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: A M I S Signature Development L.L.C (DLD developer 2288)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DLD project registration 4131

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: October 2027

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/derby-heights/

23 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

Sources

https://dubairealestateiq.com/project/derby-heights

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/derby-heights/

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