

DUBAI LAND RESIDENCE COMPLEX

The Archive

By Imtiaz Developments | Dubai Land Residence Complex (DLRC), Dubailand, Dubai

Studio from
AED 666,000

Expected handover
Q3 2028

Studios to three bedrooms

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

The Archive in DLRC: fully furnished studios to three-bedroom homes from AED 666,000, two payment plans and expected Q3 2028 handover.

From AED
666,000

Expected handover
Q3 2028

Status
Launched

Launched | Dubai Land Residence Complex (DLRC), Dubailand, Dubai

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Open the project brochure

Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

The Archive at a glance

The Archive by Imtiaz Developments is a launched, fully furnished apartment project in Dubai Land Residence Complex (DLRC). Studios start at AED 666,000; the mix extends to one-, two- and three-bedroom homes. Expected handover is Q3 2028. Buyers can compare a 50/50 construction-and-completion schedule with a 60/40 option that pays the final 40% after handover over three years.

Homes designed around reading

Shelving and reading light are part of the residence concept, while the furnished interiors put living, cooking and sleeping spaces to practical use. In the one-bedroom renders, the kitchen and dining area are open to the living room. In the bedrooms, a shelf and nearby light make reading at the end of the day feel like a normal part of the plan, rather than a staged feature. Actual layouts and finishes vary by unit.

The library is supported by a quieter Reading Lounge and a Writer's Room. Above, the Reading Salon offers space for conversation, while the roof has pools for adults and children, a terrace garden, barbecue lounge and outdoor cinema. Ground-level gardens, floating cabanas, a shallow water feature, mini golf, and separate play and pet areas give residents alternatives to the library.

Project at a glance

Schools to consider from The Archive

Routes from the supplied project pin were checked on 20 September 2026 using Google Maps' evening “leave now” driving estimate, not school-run traffic. GEMS FirstPoint School in The Villa was about 4 minutes (2.0 km); it follows the UK curriculum from early childhood to Year 13 and was rated Very Good by KHDA in 2023–24. The Aquila School in DLRC was about 6 minutes (2.4 km); it offers UK and IB pathways from FS1 to Year 13 and was rated Good. The Indian International School in Dubai Silicon Oasis was about 10 minutes (6.1 km); it follows the Indian curriculum through Grade 12 and was rated Good. Farther away, Hartland International School in Sobha Hartland was about 17 minutes (17.8 km); it offers UK and IB pathways through Year 13 and was rated Very Good. Check the route at school hours, current admissions and the latest school record

before deciding. Remington Properties' **guide to KHDA-rated Dubai schools** provides a wider comparison.

Before you reserve

Ask Remington Properties for the current inventory, unit-specific price and floor plan, furnishing schedule, service-charge estimate, permit details and developer's written terms. No rental yield or capital return is promised here.

HOMES, SIZES & PRICES

Homes, sizes & prices

Studio | ≈ AED 1,850 per sq ft

1 bedroom | ≈ AED 1,632 per sq ft

2 bedrooms | ≈ AED 1,498 per sq ft

3 bedrooms | ≈ AED 1,446 per sq ft

Studio | From 360 sq ft | From AED 666,000 | ≈ AED 1,850 per sq ft

1 bedroom | From 600 sq ft | From AED 979,000 | ≈ AED 1,632 per sq ft

2 bedrooms | From 1,035 sq ft | From AED 1,550,000 | ≈ AED 1,498 per sq ft

3 bedrooms | From 1,314 sq ft | From AED 1,900,000 | ≈ AED 1,446 per sq ft

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
[Standard Payment Plan — 50/50]	Payment stage	
20%	Booking, plus 4% DLD fee and admin fee	On booking
5%	Second instalment	15 Nov 2026
5%	Third instalment	1 Apr 2027
5%	Fourth instalment	15 Aug 2027
5%	Fifth instalment	1 Nov 2027
5%	Sixth instalment	15 Feb 2028
5%	Seventh instalment	1 Jul 2028
50%	On completion	Q3 2028
[Post Handover Payment Plan — 60/40]	Payment stage	
20%	Booking, plus 4% DLD fee and admin fee	On booking

Expected handover

Q3 2028

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
5%	Second instalment	15 Nov 2026
10%	Third instalment	1 Apr 2027
5%	Fourth instalment	15 Aug 2027
10%	Fifth instalment	1 Nov 2027
5%	Sixth instalment	15 Feb 2028
5%	Seventh instalment	1 Jul 2028
40%	Quarterly after handover, stated as approximately 3.3% each	Over 3 years

Expected handover

Q3 2028

Payment dates and construction milestones remain subject to the developer’s current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Compare the two payment choices

Both schedules begin with 20% of the purchase price on booking, plus a separate 4% Dubai Land Department fee and an administration fee. The standard plan then takes six 5% instalments through July 2028 and 50% on completion in Q3 2028. The post-handover option takes another 40% during construction after booking, with the final 40% spread over three years after handover. The stated 3.3% quarterly figure is rounded; obtain the developer's exact dated 12-instalment schedule and total price for the same unit before reserving.

The dates shown in the tables are indicative milestones supplied for the launch. Ask for the current reservation form and written payment schedule, including the amount of the administration fee and any plan-specific price difference.

Compare the unit-specific total price under both payment options, including fees and the exact post-handover instalments. Review service charges, furnishing specifications and written handover terms. No return is guaranteed.

LIFESTYLE & AMENITIES

A place for everyday living.



- Two-storey library
- Writer's Room
- Reading Salon
- Children's play area
- Floating cabanas
- Sunken seating
- Rooftop BBQ and lounge
- Adult rooftop pool
- Rooftop terrace garden
- Reading Lounge
- Gym
- Relaxation lounges
- Pet area
- Shallow water feature lounge
- Mini golf
- Outdoor cinema
- Children's rooftop pool
- Changing rooms

Illustrative project amenities. Final specifications are subject to the developer's sales documents.

LOCATION & COMMUNITY

Connected to Dubai Land Residence Complex.

Dubai Land Residence Complex, Dubai

Dubai Land Residence Complex is a mixed-use district in Dubailand, with residential and commercial space, parks, mosques, restaurants and everyday services. It extends along Dubai–Al Ain Road (E66) and Emirates Road (E611), giving residents road links towards Academic City and other parts of Dubai. Check the exact access and facilities serving the chosen building. The Archive is in Dubai Land

Open the project location

View the location

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

DLRC location and estimated drive times

The Archive is in Dubai Land Residence Complex. The times below are the developer's estimates; they are not live navigation results or a promise of journey time. Traffic, route and destination entrance can change a trip substantially.

Residence Complex. The drive-time table below reproduces the developer’s estimates from the supplied project pin; actual travel times vary by route and traffic.

PROJECT GALLERY

See the project in detail.



Residential building at dusk. Architectural visualisation of by Imtiaz Developments.



Daylight view of and its landscaped approach. Architectural visualisation of by Imtiaz Developments.



Illuminated above the surrounding roads at night. Architectural visualisation of by Imtiaz Developments.



Terraced facade and balconies of . Architectural visualisation of by Imtiaz Developments.



Rooftop pool pavilion and city views at . Architectural visualisation of by Imtiaz Developments.

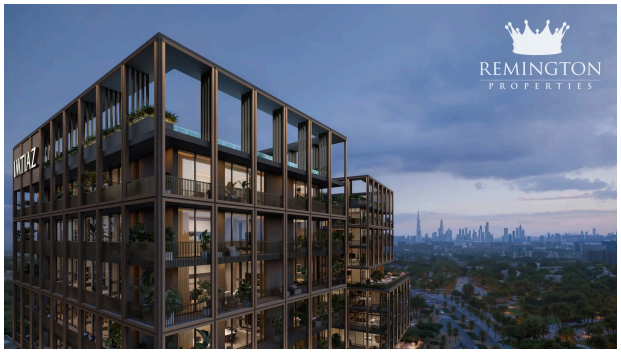


Main entrance and facade signage at . Architectural visualisation of by Imtiaz Developments.

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Upper residential floors of against the Dubai skyline. Architectural visualisation of by Imtiaz Developments.



Landscaped courtyard with water features beside the building. Architectural visualisation of by Imtiaz Developments.



Shaded cabanas and shallow water features in the courtyard. Architectural visualisation of by Imtiaz Developments.



Rooftop swimming pool with loungers and a wide city view. Architectural visualisation of by Imtiaz Developments.



Outdoor firepit lounge set within the landscaped terrace. Architectural visualisation of by Imtiaz Developments.



Garden lounge seating beneath a shaded pergola. Architectural visualisation of by Imtiaz Developments.

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Fitness studio with equipment facing the skyline. Architectural visualisation of by Imtiaz Developments.



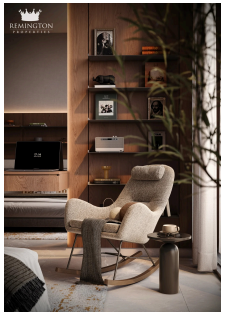
Fitness studio with timber shelving and exercise area. Architectural visualisation of by Imtiaz Developments.



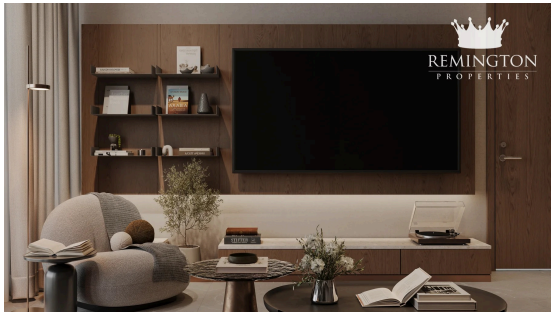
Bathroom of a one-bedroom residence with marble-look finishes. Architectural visualisation of by Imtiaz Developments.



Furnished one-bedroom residence with bedside reading shelves. Architectural visualisation of by Imtiaz Developments.



Bedroom reading chair beside the window and built-in shelving. Architectural visualisation of by Imtiaz Developments.



Furnished one-bedroom living room with media wall and reading shelves. Architectural visualisation of by Imtiaz Developments.

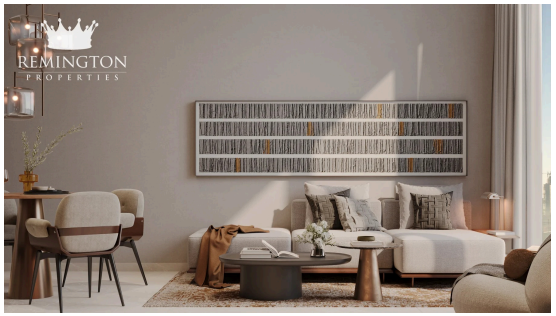
Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Open-plan living and dining room in a one-bedroom residence. Architectural visualisation of by Imtiaz Developments.



Living room seating and framed art in a furnished residence. Architectural visualisation of by Imtiaz Developments.



Fitted kitchen with integrated appliances and display shelves. Architectural visualisation of by Imtiaz Developments.



Kitchen and dining area with built-in coffee station. Architectural visualisation of by Imtiaz Developments.



Clubhouse lounge with fireplace and floor-to-ceiling glazing. Architectural visualisation of by Imtiaz Developments.



Clubhouse kitchen and bar seating with a warm timber ceiling. Architectural visualisation of by Imtiaz Developments.

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



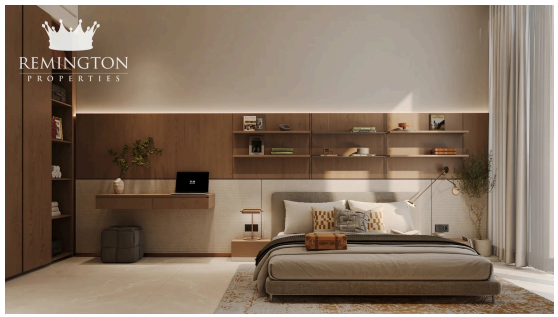
Clubhouse dining and gathering space. Architectural visualisation of by Imtiaz Developments.



Clubhouse reading area beside the windows. Architectural visualisation of by Imtiaz Developments.



Studio residence with a reading nook beside the bed. Architectural visualisation of by Imtiaz Developments.



Studio residence with bed, desk and full-height window. Architectural visualisation of by Imtiaz Developments.



Double-height library and planted lobby at . Architectural visualisation of by Imtiaz Developments.

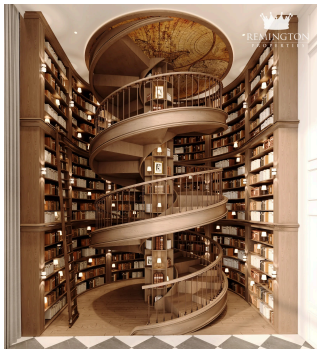


Spiral staircase rising through the library shelves. Architectural visualisation of by Imtiaz Developments.

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Tall curved bookshelves in the residents library. Architectural visualisation of by Imtiaz Developments.



Garden reading lounge with upholstered chairs. Architectural visualisation of by Imtiaz Developments.



Residents reading room with long tables and garden views. Architectural visualisation of by Imtiaz Developments.



Lobby lounge with patterned floor and planted courtyard. Architectural visualisation of by Imtiaz Developments.



Quiet reading corner with an armchair and wall of framed art. Architectural visualisation of by Imtiaz Developments.

Illustrative project images. Open an image to view it in full.

ABOUT THE DEVELOPER

The team behind the project.

Imtiaz Developments

Established in 2014

Imtiaz Developments traces its construction roots to 1993. Its Dubai portfolio spans homes, waterfront addresses and mixed-use projects, including The Archive in DLRC and RAW District II in Downtown Jebel Ali. Architecture, interiors and construction are among its in-house capabilities. This collection covers projects published by Remington Properties, not Imtiaz's full portfolio.

Selected projects

- Pearl House
- Beach Walk
- Cove Edition

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Where is The Archive by Imtiaz located?

The Archive is in Dubai Land Residence Complex (DLRC), Dubailand. Use the linked map pin and confirm access to the selected building entrance.

What homes and starting prices does The Archive offer?

Indicative launch figures are studios from AED 666,000 and 360 sq ft; one-bedrooms from AED 979,000 and 600 sq ft; two-bedrooms from AED 1,550,000 and 1,035 sq ft; and three-bedrooms from AED 1,900,000 and 1,314 sq ft. Ask for dated unit availability.

What is the indicative price per square foot at The Archive?

Dividing each advertised starting price by its minimum advertised area gives about AED 1,850 for studios, AED 1,632 for one-bedrooms, AED 1,498 for two-bedrooms and AED 1,446 for three-bedrooms per sq ft. Those two inputs may describe different units, so these are comparison ratios, not actual unit quotes.

Are The Archive apartments furnished?

Yes. The apartments are offered fully furnished; confirm the furniture, appliance and finish schedule for the exact unit in the sales documents.

When is The Archive expected to hand over?

Q3 2028 is the stated target. The signed sale and purchase agreement governs the delivery timetable and handover conditions.

How do The Archive's 50/50 and 60/40 payment plans differ?

The standard plan takes 50% during construction and 50% on completion. The post-handover plan takes 60% during construction and the final 40% over three years after handover. Compare the total price and dated schedule for the same unit.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What is due when booking a home at The Archive?

Both supplied schedules start with 20% of the purchase price on booking. A separate 4% Dubai Land Department fee and an administration fee are also stated; confirm the administration amount in writing.

Which shared facilities are planned at The Archive?

The listed facilities include a two-storey library, reading and writing rooms, a gym, rooftop adult and children's pools, a terrace garden, barbecue lounge, outdoor cinema, mini golf, and separate children's and pet areas. Confirm the final amenity schedule with the developer.

Which schools can families consider from The Archive?

From the supplied pin, a Google Maps evening route check on 20 September 2026 showed about 4 minutes to GEMS FirstPoint School, 6 minutes to The Aquila School and 10 minutes to The Indian International School in Dubai Silicon Oasis. Hartland International School in Sobha Hartland was farther away at about 17 minutes. School-run traffic may take longer; check admissions and the route at the actual travel time.

What should a buyer verify before reserving at The Archive?

Request the exact apartment number, saleable area, current total price under each plan, signed instalment dates, furniture schedule, service charges, permit details and handover terms before paying a reservation amount.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

DLRC LOCATION AND ESTIMATED DRIVE TIMES

DLRC location and estimated drive times

Destination	Estimated drive time	What it is
Dubai Academic City	5 min	University district
Dubai Outlet Mall	5 min	Outlet shopping centre
Dubai Silicon Mall	5 min	Shopping and dining
IMG Worlds of Adventure	10 min	Indoor theme park
Global Village	10 min	Seasonal cultural and entertainment destination

DLRC LOCATION AND ESTIMATED DRIVE TIMES

DLRC location and estimated drive times

Mohammed Bin Rashid Library	15 min	Public library and cultural centre
The Dubai Mall	20 min	Downtown Dubai shopping and leisure
Culture Village	20 min	Arts and waterfront district
Dubai Creek Harbour	20 min	Waterfront district
Dubai Design District (d3)	20 min	Design and creative business district
Dubai International Airport (DXB)	20 min	International airport

THE BUILDING

The building

Its defining shared space is a two-storey library lobby with a spiral staircase and a collection intended for reading. The building configuration is B + G + 3P + 13 + R: basement, ground level, three podium floors, 13 upper floors and roof. Confirm the selected apartment's specifications, furniture schedule and final area in the sale documents.

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



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Prices, availability, areas, furnishing, amenities and handover timing may change. Drive times are developer estimates; renderings are illustrative. DLD and administration fees are additional. Confirm the selected unit, full price and signed payment terms with the developer.