

SALES OFFER PREPARED EXCLUSIVELY BY ALLEGIANCE REAL ESTATE



🕒 Completion - Q4 2025

Ellington House IV

Dubai Hills

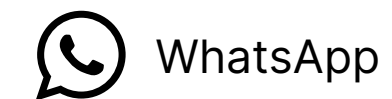


Rustam Kakharov

Dubai, United Arab Emirates

🔒 Verified Agent

Phone 971585869577
Email rustam@allegiance.ae
Website <https://www.aredxb.com/>
Instagram: [rus_kakharov](#)




Ellington House IV

 Furnishing - No

 Parking -

 Floors - G + P + 9floors

 Service charge -
16 AED/sqft

Project general facts

Ellington House IV is a modern residential building designed with a minimalist approach, drawing inspiration from classic design principles. Its exterior is characterized by a sleek and contemporary aesthetic that seamlessly blends into the natural surroundings. The design is marked by a cohesive quality that is reflected in its distinct character

Finishing and materials

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Kitchen and appliances

Great care and attention were taken in designing the kitchen at Ellington House IV. A wellcrafted and thoughtfully designed space that combines both style and function. Its openconcept design that merges with the living room and the signature countertop made of marble adds elegance and sophistication to the kitchen. While the wood

cabinets add warmth and depth to the design.

Furnishing

No

Location description and benefits

Dubai Hills Estate is a prestigious and vibrant master-planned community located in the heart of Dubai, United Arab Emirates. Developed by Emaar Properties in collaboration with Meraas Holding, it represents a harmonious blend of luxury living, natural beauty, and modern urban design. At the heart of Dubai Hills Estate is the stunning 18-hole championship golf course, designed to international standards. The golf course adds a touch of greenery and serenity to the landscape, attracting golf enthusiasts from around the world.

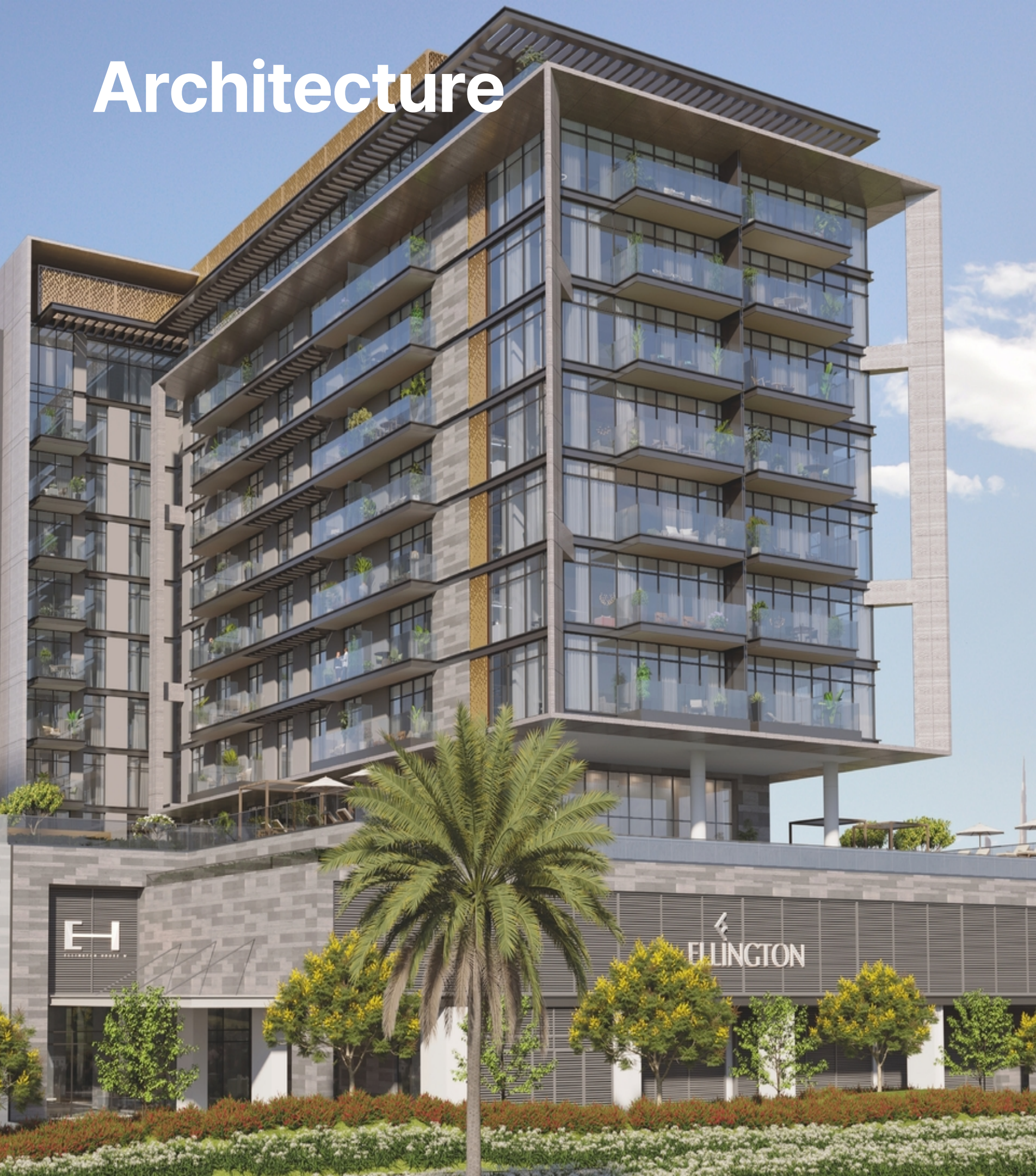
Dubai Hills Estate is not just a residential development; it's a comprehensive lifestyle destination. The Dubai Hills Mall, a world-class shopping and entertainment center, offers an array of retail, dining, and entertainment options. Residents and visitors can also enjoy the Central Park, a vast expanse of greenery and relaxation.

One of the remarkable features of Dubai Hills Estate is its emphasis on sustainability and eco-friendly design. The community incorporates modern infrastructure, smart technologies, and sustainable practices to create an environmentally responsible living environment.

The development is strategically located with easy access to key areas of Dubai, including Downtown Dubai, Dubai Marina, and Dubai International Airport. It offers a range of educational institutions, healthcare facilities, and recreational amenities, ensuring that residents have everything they need right at their doorstep.

Dubai Hills Estate is a testament to Dubai's commitment to providing residents with an exceptional living experience. Whether you're seeking luxury, natural beauty, or modern conveniences, Dubai Hills Estate has it all, making it a sought-after destination for those looking for the perfect blend of urban and natural living.

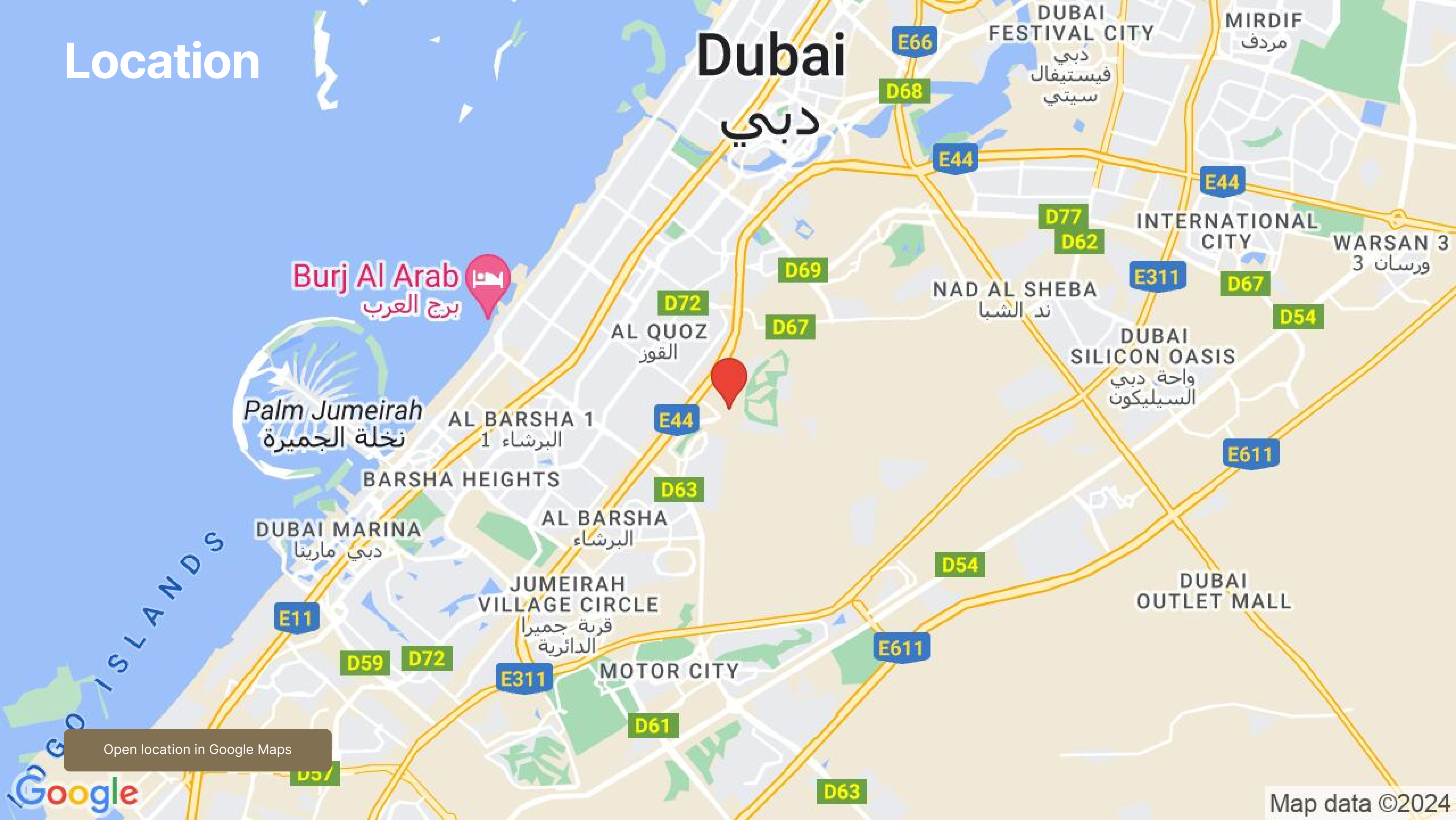
Architecture



Interior



Location



Dubai
دبي

Burj Al Arab
برج العرب

Palm Jumeirah
نخلة الجميرة

AL BARSHA 1
البرشاء 1

BARSHA HEIGHTS

DUBAI MARINA
دبي مارينا

AL BARSHA
البرشاء

JUMEIRAH VILLAGE CIRCLE
قرية جميرا
الدائرية

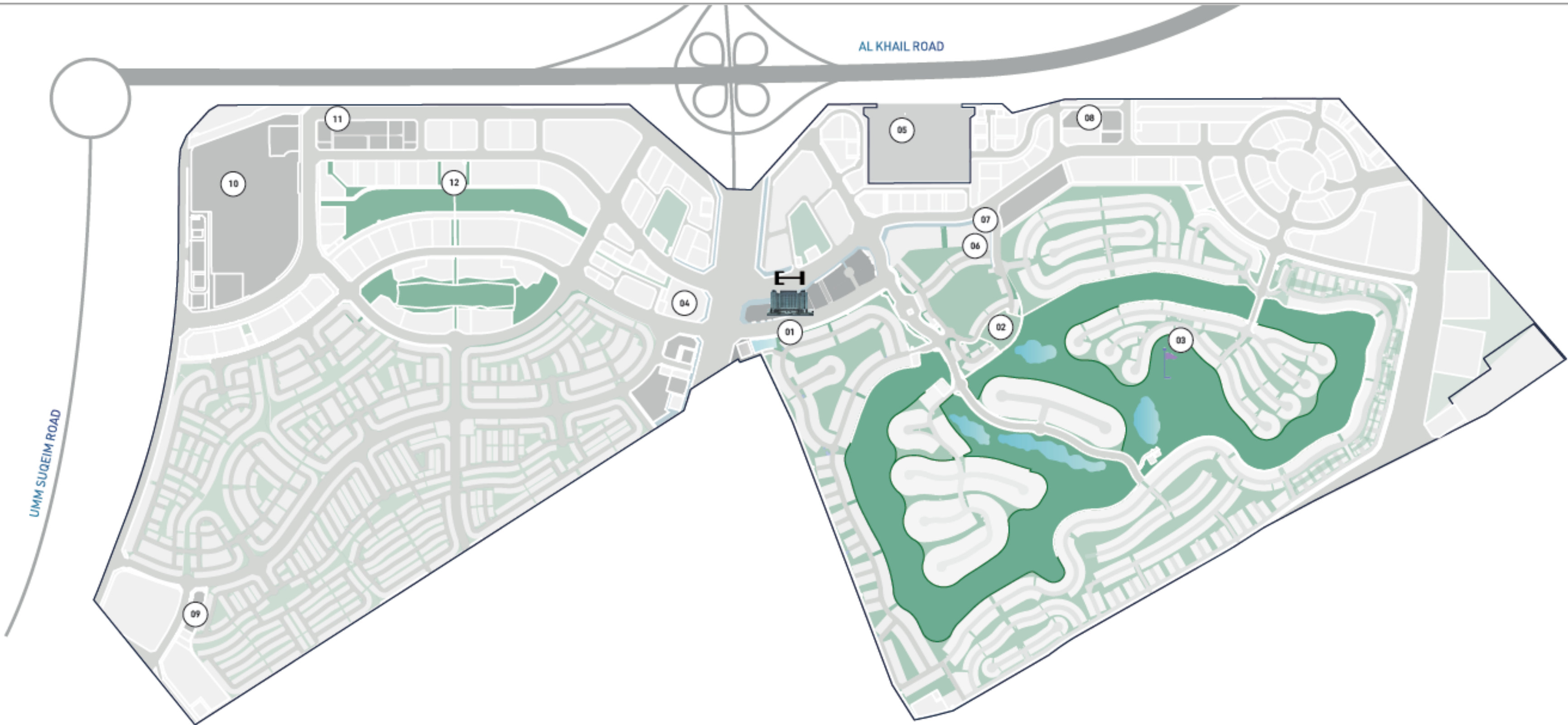
MOTOR CITY

DUBAI OUTLET MALL

Open location in Google Maps



Map data ©2024



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|----|---------------------------|----|----------------------------|----|-----------------|----|---------------------------|
| 01 | Ellington House IV | 04 | King's College Hospital | 07 | Geant Express | 10 | Dubai Hills Mall |
| 02 | Dubai Hills Golf Club | 05 | Gems International Schools | 08 | Service Station | 11 | Dubai Hills Business Park |
| 03 | Dubai Hills Golf Course | 06 | Retail & Nursery | 09 | Petrol Station | 12 | Dubai Hills Park |

Facilities



Swimming pool

Visualisation from developer



Club lounge & Games area

Visualisation from developer



Fitness studio

Visualisation from developer



Kids play area

Visualisation from developer



Communal workspaces

Visualisation from developer

Payment plan



Payment plan

20% payment

On booking

50% payment

During construction

30% payment

Upon Handover

Condition for the unit resale

44%

Typical units and prices



Apartments

Studio

FROM
No info

TO
No info



Apartments

1 bedroom

FROM
No info

TO
No info



Apartments

2 bedroom

FROM
No info

TO
No info

Typical units and prices



Apartments **3 bedroom**

FROM **No info** TO **No info**



Penthouse **3 bedroom**

FROM **No info** TO **No info**



Duplex **4 bedroom**

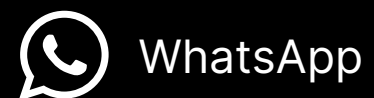
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Do you have any questions? Contact me.



Rustam Kakharov

Phone 971585869577
Email rustam@allegiance.ae
Instagram rus_kakharov



Allegiance
REAL ESTATE

Contacts

+97142412020
info@allegiance.ae

Address

Suite 2804, CONTROL TOWER, Motor City, Dubai, UAE

