

🕒 Completion - Q4 2025

# Ellington House IV

Dubai Hills



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Ellington





WhatsApp

Email





# 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

The design is marked by a cohesive quality that is reflected in its distinct character.

## 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.

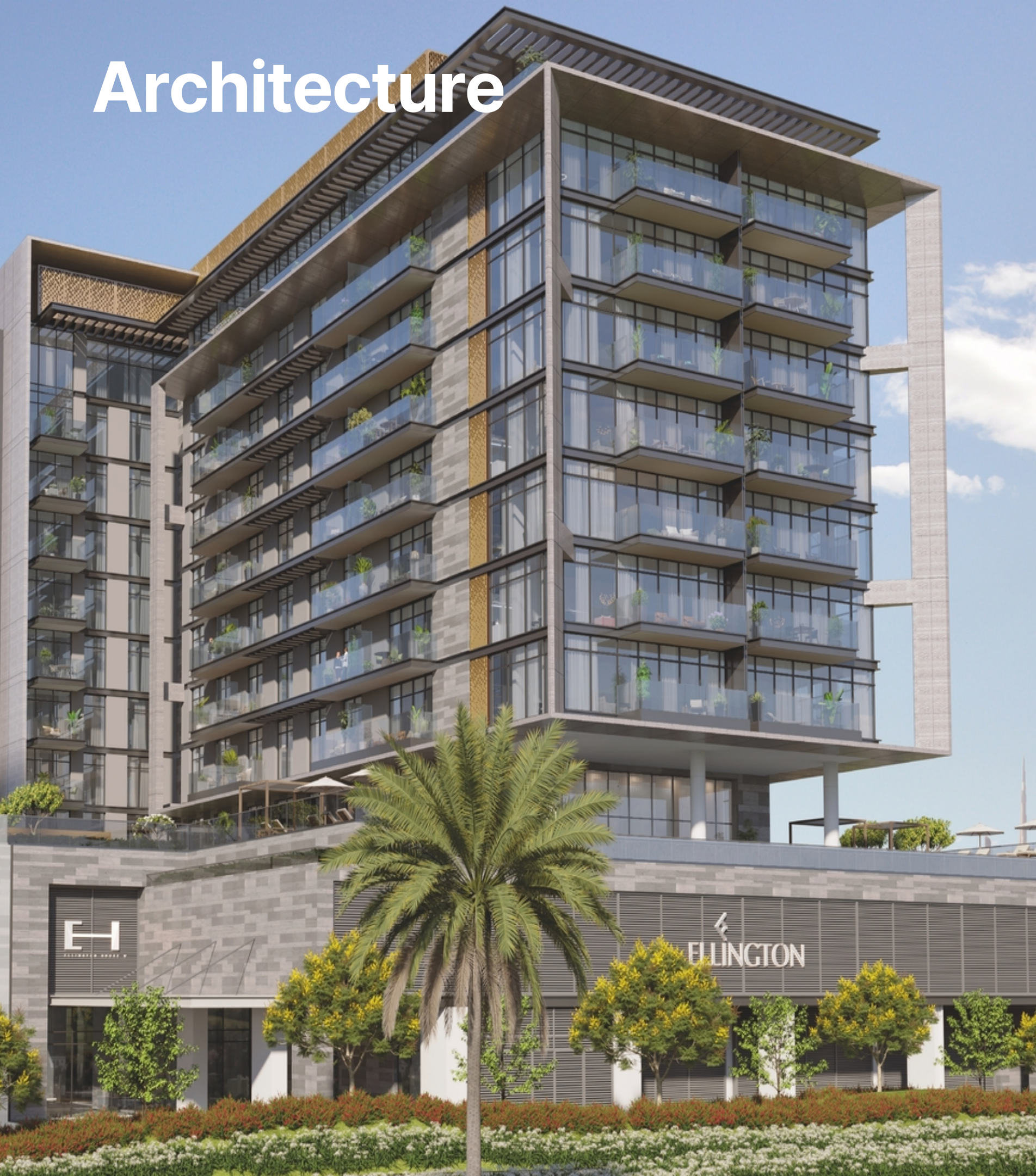
One of the remarkable features of Dubai Hills Estate is its emphasis on sustainability and eco-friendly design. The community incorporates modern infrastructure, smart technologies, and sustainable practices to create an environmentally responsible living environment.

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 FESTIVAL CITY  
دبي  
فستيفال  
سيتي

MIRDIF  
مردف

INTERNATIONAL CITY

WARSAN 3  
ورسان 3

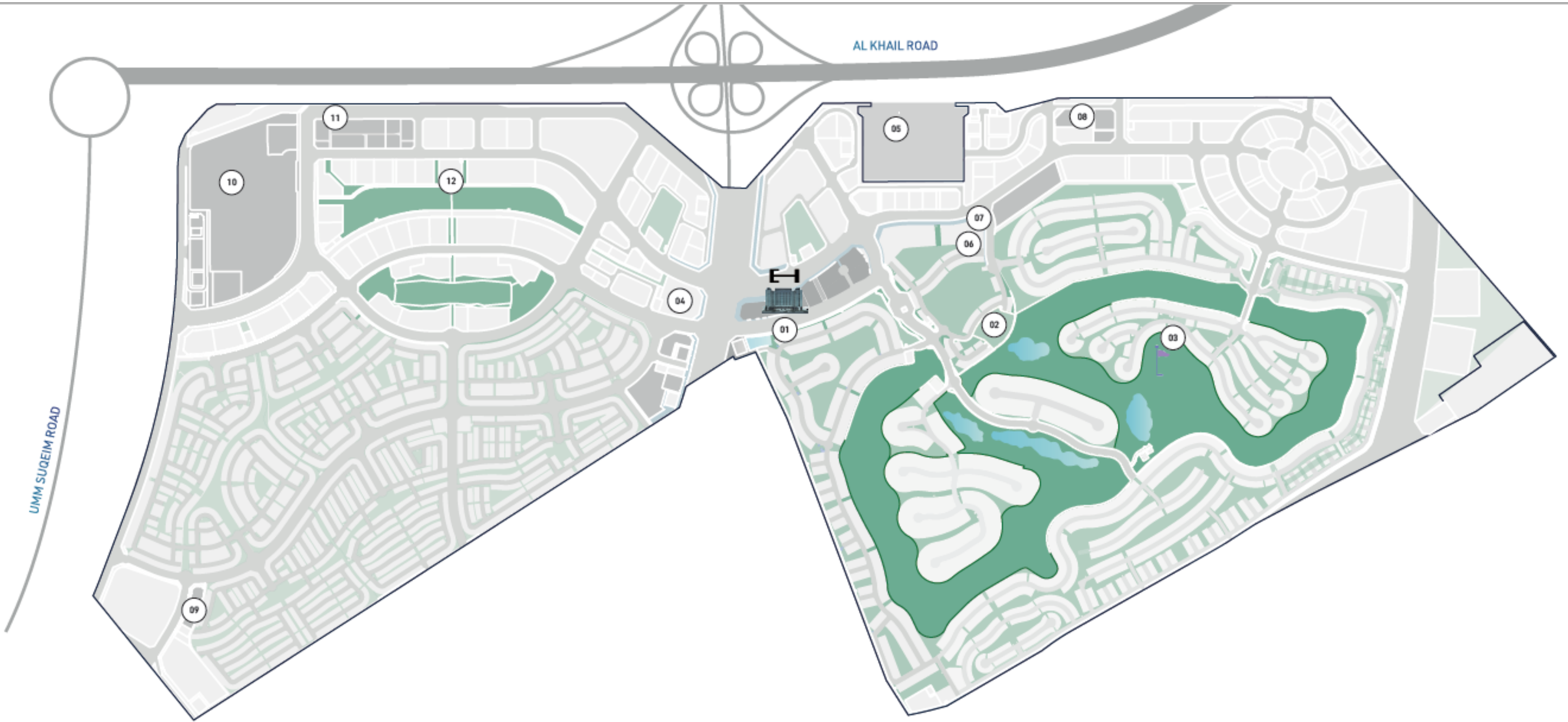
NAD AL SHEBA  
ند الشبا

DUBAI SILICON OASIS  
واحة دبي  
السيليكون

DUBAI OUTLET MALL

Open location in Google Maps

Map data ©2024



- |    |                           |    |                            |    |                 |    |                           |
|----|---------------------------|----|----------------------------|----|-----------------|----|---------------------------|
| 01 | <b>Ellington House IV</b> | 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

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Condition for the unit resale	44%
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# Typical units and prices



Apartments

Studio

FROM

No info

TO

No info



Apartments

1 bedroom

FROM

No info

TO

No info



Apartments

2 bedroom

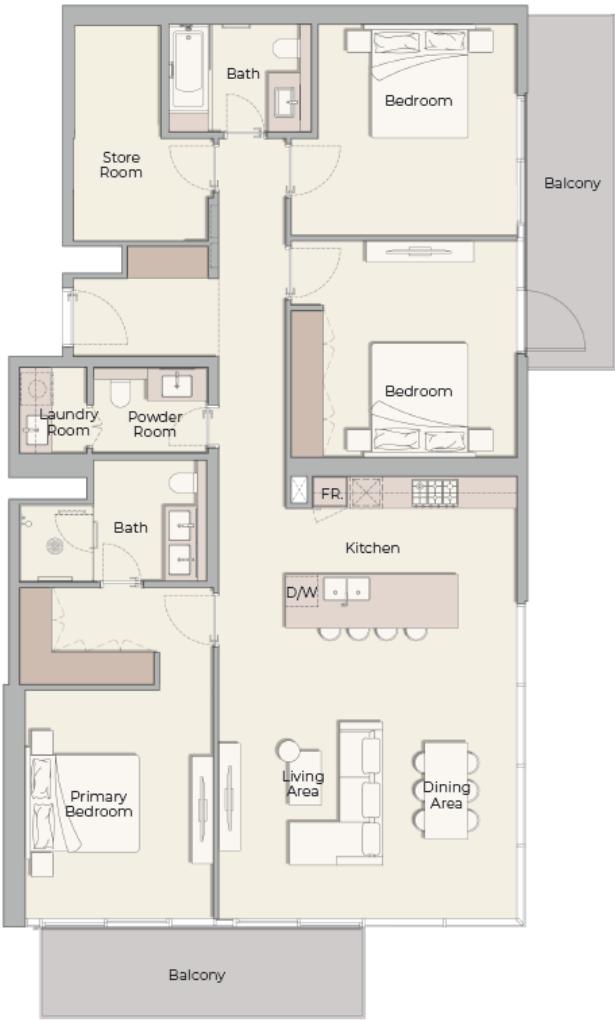
FROM

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

FROM

No info

TO

No info





**Do you have any  
questions? Contact  
me.**



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