

Ellington New Launch vs Nearby Communities

30 Sep 2026 | Source: Property Monitor (DLD transfers & Ejari) and Ellington launch pricing

1. Ellington Launch Pricing

Unit type	BUA (sq.ft)	AED/sq.ft	Est. price (AED)
2BR Townhouse	~1,900	1,800	~3.42M
3BR Townhouse	2,100–2,300	1,800	3.78M–4.14M
4BR Townhouse	~2,700	1,800	~4.86M
4BR Twin Villa	~3,300	2,000	~6.60M
4BR Standalone Villa	3,700–4,000	2,000	7.40M–8.00M
5BR Villa	~4,800	2,000	~9.60M

2. 3BR Townhouse

Community	Avg BUA (sq.ft)	Avg sale price	Avg AED/sq.ft	Avg annual rent
Ellington (launch)	2,100–2,300	3.78M–4.14M	1,800	–
Aura (Tilal Al Ghaf)	2,171	4.04M	1,861	223K
Elan (Tilal Al Ghaf)	2,142	3.53M	1,649	188K
Grand Polo	2,176	3.70M	1,702	–
Maple (Dubai Hills)	2,258	4.73M	2,095	216K

3. 4BR Townhouse

Community	Avg BUA (sq.ft)	Avg sale price	Avg AED/sq.ft	Avg annual rent
Ellington (launch)	~2,700	4.86M	1,800	–
Aura (Tilal Al Ghaf)	2,464	5.08M	2,061	272K
Elan (Tilal Al Ghaf)	2,378	4.26M	1,791	212K
Grand Polo	2,467	4.79M	1,943	–
Maple (Dubai Hills)	2,457	5.38M	2,191	261K

4. 4BR Villa

Community	Avg BUA (sq.ft)	Avg sale price	Avg AED/sq.ft	Avg annual rent
Ellington Twin Villa (launch)	~3,300	6.60M	2,000	–
Ellington Standalone (launch)	3,700–4,000	7.40M–8.00M	2,000	–
Aura (Tilal Al Ghaf)	3,406	6.70M	1,968	344K
Grand Polo	3,839	7.40M	1,928	–
Sidra (Dubai Hills)	3,480	10.21M	2,927	433K

5. 5BR Villa

Community	Avg BUA (sq.ft)	Avg sale price	Avg AED/sq.ft	Avg annual rent
Ellington (launch)	~4,800	9.60M	2,000	–
Aura (Tilal Al Ghaf)	3,401	5.50M*	1,617	343K
Grand Polo	5,153	7.60M*	1,475	–
Sidra (Dubai Hills)	4,022	15.24M	3,773	647K

Notes

Ellington rows highlighted. Sales = DLD transfers (Apr–Sep 2026); rents = Ejari contracts (Sep 2026), multi-year leases converted to annual. "–" = no rental data (Grand Polo report had none). * Based on a single sale, indicative only. Excluded outliers: one Aura 3BR at 2.3M and one Grand Polo 8,634 sq.ft mansion at 19.9M. No 2BR townhouses exist in the comparison communities.