

DUBAI TOWNHOUSES

2026 COMPARATIVE REPORT

Sobha Sanctuary | Tilal Binghatti | Greenz by Danube | Damac Islands | Ellington

A comparison based on the 'affordable' townhouse options that are actually available in primary sale in the market right now. Between the range of AED 3-7M.
Reportage is not part of the comparison as that needs a different analysis altogether.

FULL PRICE PER SQ.FT COMPARISON – BUA vs PLOT (Created by @dxbbydiv)

Community	Unit	Price AED	BUA	Plot	AED/BUA	AED/Plot	Key Points
Sobha Sanctuary	4BR Garden Villa	4.07M	2,467	1,870	1,650	2,177	Distance is an issue, this layout is quite flawed.
Sobha Sanctuary	4BR+Maid Corner	5.8M	3,430	2,839	1,691	2,043	Improved layout but not worth the price difference.
Sobha Sanctuary	5BR+Maid Lift	7.35M	4,141	3,207	1,775	2,292	Semi-detached, Ironically a higher psf for bigger size?
Tilal Binghatti	4BR+Maid G+2+ Roof Elevator	4.26M	2,774	1,657	1,536	2,571	No GF bedroom, L-kitchen, G+2 but plot is small. Good location, private lift
Tilal Binghatti	5BR Pool Corner	5.1M	2,824	2,012	1,806	2,535	5th bed cramped layout, private lift is good
Greenz Danube	3BR+Maid Furnished	3.8M	2,400	1,300	1,583	2,923	No GF bed, 1 ensuite only
Greenz Danube	4BR Elev Furnished	4.45M	2,750	1,300	1,618	3,423	Maid on 1st floor weird
Greenz Danube	4BR Premium G+2+R	4.75M	3,100	1,300	1,532	3,654	Closed kitchen, same flaw
Greenz Danube	5BR+Maid Semi-D	5.1M	3,663	1,800	1,392	2,833	No GF bedroom, sky gardens increases a lot of the bua.
Greenz Danube	5BR Twin Villa	7.3M	3,950	2,500	1,848	2,920	Private lift, double height ceiling, too overpriced though.
Damac Islands	4BR G+1	3.1M (promotional price)	2,185	1,550	1,419	2,000	No maid, shared bath, no powder
Damac Islands	5BR Games Room	3.47M (promotional price)	2,829	1,550	1,227	2,239	Same 4BR + roof
Damac Islands	5BR Corner	3.88M (promotional price)	3,158	2,363	1,229	1,642	Similar to other layout, but bigger garden

More analysis on the layout's page

ELLINGTON'S UPCOMING LAUNCH

Community	Unit	Price AED	BUA	Plot	AED/BUA	AED/Plot	Key Points
ELLINGTON*	2BR TH	3.23-3.42M*	1,900	1,520-1,615	1,700-1,800	2,000-2,250	Most livable sizes, bedrooms won't be cramped
ELLINGTON*	3BR TH	3.57-4.14M*	2,100-2,300	1,680-1,955	1,700-1,800	2,000-2,120	PSF is extremely competitive despite being the best developer out of all of them.
ELLINGTON*	4BR TH	4.59-4.86M*	2,700	2,160-2,295	1,700-1,800	2,000-2,250	Spacious vs all
ELLINGTON*	4BR Twin Villa	5.61-5.94M*	3,300	3,300	1,700-1,800	1,700-1,800	100% plot = BUA!
ELLINGTON*	4BR Standalone	6.29-7.2M*	3,700-4,000	3,700-4,000	1,700-1,800	1,700-1,800	Full standalone, best value
ELLINGTON*	5BR Villa	8.16-8.64M*	4,800	4,800	1,700-1,800	1,700-1,800	Flagship, massive plot

VERDICT

- **Sobha Sanctuary** : Price per sqft is **competitive compared to Tilal and Greenz**, **quality is higher than them**, however the **distance from the city** is also much more as well. While Sobha's quality is great, **the layouts have small internal areas**. I don't believe the prices are justified for the kind of layouts in this market where the supply of townhouses have increased a lot since 2020, and 20,000 total units including apartments is a little concerning to me. Maybe they will pull it off like Dubai Hills Estate or like Sobha Hartland, but it's a **bit of a gamble** in my opinion considering the developer's track record in terms of appreciation cannot be compared to Emaar's, and generally their **projects struggle in the resale market**. So people buying with the objective of flipping will definitely struggle. **The payment plan is good though**.
- **Tilal Binghatti** : Price per sqft is high, and layout has some flaws, but it's definitely unique to have an **elevator starting from the base option**. Also, the **location is good**. At least it's more value for money than Greenz, while having better quality and developer reputation. Still **not competitive enough to be the top pick**, unless for an **end user working in Business Bay/Downtown or Silicon Oasis**.
- **Danube** : **Doesn't make sense at all** unless you absolutely need their payment plan. They have given roof access, branded it as a sky garden, and increased their built up area. In reality, the **houses are tiny and feel cramped up**. The **plots are VERY small - attracting the wrong target audience for appreciation/rental returns**. And the **price per sqft on plots is the highest (huge gap)**. They provide fully furnished houses but the furniture isn't worth the premium, and in my experience, townhouses rent easier as unfurnished. **Payment plan is good**. But the developer always struggles in resale as the USP is payment plan, when you take that out, it's difficult to resell.
- **Damac Islands** : **The best price per sqft and starting price**, but the **poorest quality** in the whole list. However, their **communities are genuinely beautiful** and quality of life is good. **Layouts are wasteful**. They are known for giving huge gardens and balconies and **small rooms/living areas**, which they have done here as well. The **location is good** as well.
- **Ellington** : The **best developer reputation** out of the whole list, yet they've come up with competitive price per sqfts. Not only do they have the **best quality**, but they also generally make **very good layouts** and livable units. It's the perfect balance. However, right now we don't have their floor plans. But the sizes announced are the most generous, **their 2 beds bring shame to other's 4 beds**. The **location is also great**. Hands down, Ellington is the **winner in terms of total value**, developer reputation, quality, sizing, etc, but **not the "cheapest"**. Surprisingly, they are not the most expensive. Even when they were the most expensive in an area, they've **outperformed Sobha & Emaar in their own master communities** in terms of rentals and resale, despite being sold at higher prices than them.

FLOOR PLANS - Sobha Sanctuary



4 Bed - 4.07M

Plot - 1870 sqft

BUA - 2467 sqft

- Garden to living room ratio won't be very popular after handover.
- Kitchen seems decent
- Overall, a bit cramped up layout for the price
- Two of the bedrooms don't have en-suite bathrooms - for the price point, that's not great.
- 1 Bedroom on the ground floor is beneficial. And I do like that the powder room and GF bathroom are separate (Damac usually provides just 1 to use as both).

FLOOR PLANS - Sobha Sanctuary



GROUND FLOOR



FIRST FLOOR

4+Maid Corner - 5.8M

Plot - 2839 sqft

BUA - 3430 sqft

- Hall size still remains similar.
- Maid's room is added
- Powder room is in the middle of the house not against any wall - never seen such a thing, not sure how it will look in reality.
- Kitchen is semi closed which is better
- GF bedroom size is smaller
- Upstairs bedrooms are much better with en-suite bathrooms.
- Family living area is great.
- Overall layout is improved and is much better, but is it worth the additional 1.8M? Considering the ground floor size of the living room, bedroom, kitchen remaining similar.

FLOOR PLANS - Sobha Sanctuary



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

5+Maid+Lift - 7.35M

Plot - 3207 sqft

BUA - 4141 sqft

- Price per sqft usually decreases as the size goes up, not in this case.
- Private lift is a great feature.
- For the price point, hall is still very small and similar size to the previous layout.
- GF bedroom size is almost the same as the previous layout.
- Bedroom sizes are the SAME as the 4 bed corner, first floor is almost identical. Only slight changes.
- Second floor is the reason this layout is much more expensive, as the plot size difference isn't massive considering the price difference.

Verdict - The extra bed and the elevator are the main reasons for the upgrade from the 4 bed corner. Otherwise very similar.

FLOOR PLANS - Tilal Binghatti



4+Maid - 4.26M

Plot - 1,657 sqft

BUA - 2,774 sqft

- The only 4 Bed at this price with a private elevator.
- Unfortunately, the plot is too small so the lift and stairs wrapped around it cuts from the living area.
- Kitchen layout is definitely not going to be likable after handover.
- Maid's room is there.
- No GF bedroom.
- All Bedrooms have en-suite bathrooms, and bedroom layouts are decent.
- Small plot, large BUA, house will be very narrow looking.
- The double height ceiling is very unique, but again eats the space of the bedrooms above. Specially when the plot is not too big.

FLOOR PLANS - Tilal Binghatti



5 Bed Pool - 5.1M

**Plot - 2,012 sqft
BUA - 2,824 sqft**

- The only layout out of all the comparisons with a pool provision.
- No GF bedroom, even in the 5 bed.
- Layout for GF hasn't improved with the price upgrade.

FLOOR PLANS - Greenz by Danube



3+Maid - 3.8M

Plot - 1,300 sqft

BUA - 2,400 sqft

-Plot size is extremely small, BUA seems high because they have given access to the roof, but the layout is NOT livable - Damac Hills 2 has the same layout which nobody likes and barely appreciates.

-Only one en-suite, other rooms have shared bathrooms.

-However, the houses come fully furnished.

FLOOR PLANS - Greenz by Danube



4+Elevator - 4.45M

**Plot - 1,300 sqft
BUA - 2,750 sqft**

-Plot size remains the same, but it's 650k higher for an extra room on the roof.
-One of the bedrooms is longer (more internal space) and balcony is gone. I personally prefer this.

FLOOR PLANS - Greenz by Danube



4 Bed Premium - 4.75M

Plot - 1,300 sqft
BUA - 2,750 sqft

- Plot size remains the same, but now it's G+2+R
- Very cramped for a 4.75M 4 bed.
- Living room is more spaced out now which is better.

FLOOR PLANS - Damac Islands



4 Bed Premium - 3.1M

Plot - 1,550 sqft
BUA - 2,185 sqft

- Small plot for a 4 bed
- No powder room
- Garden to living area ratio is 1:1 (won't be likable after handover)
- GF bedroom is good.
- 2 bedrooms with shared bathroom.
- Balcony to bedroom ratio.

FLOOR PLANS - Damac Islands



5 Bed Maid's Room - 3.47M

**Plot - 1,550 sqft
BUA - 2,829 sqft**

- Same plot, but with a roof.
- Maid's room on top is actually nice, not very common for Dubai townhouses.

FLOOR PLANS - Damac Islands



5 Bed Corner- 3.88M

**Plot - 2,363 sqft
BUA - 3,158 sqft**

- Width of the actual house is the same, only corner garden is extra.
- GF layout is better because more area is used in front of the garage.

EXECUTIVE SUMMARY – WHY ELLINGTON WINS

Based on Location, Size, Price per sq.ft, Density & Long-Term Appreciation

1. **Size + Quality = Target Audience:** Ellington offers GFA/BUA/PLOT much bigger than majority. Plot = 80-85% of BUA for TH, 100% for Villas. Competitors have tiny plots (1300-1650 sq.ft for 3-4BR). This makes your target audience the **top 1% already living in the area** (Ranches 1 & 2, Cherrywoods, Damac Hills, Town square) who are looking to upgrade into their dream home + New jobs created by the airport.
2. **PRICE PER SQ.FT (PLOT):** This is where Ellington crushes. Ellington TH plot cost ~2,050-2,120 AED vs Danube 2,833-3,653, Binghatti 2,534-2,570, Damac 2,000-2,238, Sobha 2,039-2,292(MUCH FURTHER AWAY). You pay less for more land.
3. **LOCATION:** Al Yalaisy – 5 mins to Town Square, Mira Oasis, Cherrywoods. Better connected than Sobha. It's already proven with multiple communities without the new amenities.
4. **DENSITY:** Ellington ~2,200 units in 18.5M sq.ft (not sure of the apartments but they won't be as much as Sobha) vs Sobha 20,000 units (18k apts + 2k villas in 37.5M sq.ft) – alarming density. DAMAC has similar alarming density. Even if you overlook density, the target audience changes for them with tiny apartments, bringing the reputation/class of the whole community down.
5. **LAYOUTS:** Ellington = design-led developer, good plot to BUA ratios. Competitors have either tiny plots, or cramped layouts. Multiple compromises elsewhere.
6. **INVESTMENT:** Ellington is in a growing corridor with an actual psf gap to fill. Generally, Ellington also has a track record of appreciating much more than the other developers mentioned. The direct comparable is naturally Sobha, but their recent communities have been struggling to appreciate even pre-war. Damac generally does appreciate, but much slower than others, specially considering the fact that their prices are the most affordable.

ELLINGTON – NEW TOWNHOUSE & VILLA LAUNCH – FULL DETAILS (WINNER)

Al Yalays Corridor • 18.5M Sq.Ft • 2200 Units

Launching Oct-Nov in growing Al Yalays corridor, minutes from Mira Oasis & Town Square.

 2200 units • 18.5M sq.ft Community

 Avg Location:

<https://maps.app.goo.gl/wbxFJqxPCcXVm2C7>

- Prime access to Al Qudra & Emirates Road
- Next to DAMAC Islands & Cherrywoods
- 5 mins to Town Square
- 10 mins to Mudon & Ranches 2
- 20 mins to Global Village

BIG PLOT SIZES

 Handover: 2030-2031

 1,700-1,800 AED / sq.ft

 70/30 Payment Plan (POSSIBLY can get 50/50)



@dxbydiv

MASTER COMMUNITY HIGHLIGHTS

Greenery Focused • 40% Open Spaces • Everything Inside

Lifestyle & Wellness

- Sports amenities
- 40% Open Spaces
- Greenery focused
- Jogging & Cycling Tracks
- Parks & Play Areas

Community Living

- Schools & Clinics
- Coffee Shops & Supermarkets
- Salons & Retail
- Mosques & Community Center

Bigger Sizes

- GFA, BUA, PLOT bigger than majority - as mentioned the plot sizes are almost as big as the BUA, which is VERY rare in Dubai.
- Ellington is genuinely at the top, and they also focus heavily on planning their layouts and maximizing the space unlike some other developers who won't pay attention to the usable space.

Community Stats

- 18.5M Sq.Ft Master Community
- ~2,200 Units Roughly
- Low Density - Boutique Feel, More Exclusivity and Less Price Wars on Exit
- Al Yalays Corridor Growth Story

Why Ellington?

- Premium developer
- High rental demand
- Strong capital appreciation
- Modern architecture

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NEARBY COMMUNITIES COMPARISON – READY vs OFFPLAN (Created by @uae.nick)

Comparisons to Nearby:

- DAMAC Islands 1 & 2 (offplan)
- Townsquare by Nshama
- Meraas Cherrywoods
- Mira Oasis by Emaar
- DAMAC Hills 1
- Arabian Ranches 2

Closest Quality Comparable: Meraas Cherrywoods (not exactly but still)

Supply Comparable: Meraas Cherrywoods, Mira Oasis by Emaar

Closest Amenities comparable: None – This comparison is half the picture.

Key Insights:

- Highest price psf transaction in surrounding ready communities gives value of upgraded higher end quality demand – up to AED 2,953/sqft(BUA not plot) in immediate vicinity (Arabian Ranches 2, 2026 record). This is demand we're eyeing with Ellington once completes.
- DAMAC Islands 1 & 2 have thousands of small homes designed for affordability sensitive audience – similar to Townsquare.
- DAMAC Hills 1 mix of higher end clusters with affordable ones – too large scale to compare.
- Age of surrounding communities tells different story: expectation of amenities was low back when sold and completed.
- At bare minimum, you make appreciation of AED 500-1,000 psf with Ellington due to margin between upgraded properties around in vicinity & entry price. Without counting inflation or infrastructural growth, new roads etc.
- Ellington doesn't repeat layouts or concepts unlike DAMAC (Islands 1 & 2). Number of units low, sizes big, attracting self-employed category that can get higher mortgages than salaried dual households on average.

Ellington Upcoming Launch — Comparable Communities by Unit Type

Comparables are grouped by bedroom count. Ellington is highlighted; only source-supported sizes/PSFs are shown.

2 BED

Community	Unit Type	Plot (sqft)	BUA (sqft)	Price PSF	Illustrative Price	Age
Ellington	2 Bed	1,900	1,900	1,700 - 1,800	3.23M	Launching

3 BED

Community	Unit Type	Plot (sqft)	BUA (sqft)	Price PSF	Illustrative Price	Age
Ellington	3 Bed	2,300	2,300	1,700- 1,800	3.91M	Launching
Townsquare by Nshama	3 Bed	2,000	1,876	1,400-1,700	—	9 years
Meraas Cherrywoods	3 Bed	1,938	2,235	1,500 - 1650	—	3 years
Mira Oasis by Emaar	3 Bed	2,100	2,249	1,350 - 1700	—	9 years

4 BED

Community	Unit Type	Plot (sqft)	BUA (sqft)	Price PSF	Illustrative Price	Age
Ellington	4 Bed TH	2,700	2,700	1,700 - 1,800	4.59M	Launching
Ellington	4 Bed Twin Villa	3,300	3,300	1,700 - 1,800	5.61M	Launching
Ellington	4 Bed Standalone Villa	3,850	3,850	1,700 - 1,800	6.55M	Launching
Townsquare by Nshama	4 Bed	2,200-2,500	2,700	1,400-1,700	—	9 years
Meraas Cherrywoods	4 Bed	2,600	2,713	1,400-1,550	—	3 years
Mira Oasis by Emaar	4 Bed	—	—	1,430 - 1700	—	9 years
DAMAC Islands 1 & 2	4 Bed	1,550	2,294	1,390	—	Offplan

5 BED

Community	Unit Type	Plot (sqft)	BUA (sqft)	Price PSF	Illustrative Price	Age
Ellington	5 Bed Villa	4,800	4,800	1,700 - 1,800	8.16M	Launching
Mira Oasis by Emaar	5 Bed	2,292	2,520	1,430 - 1700	—	9 years
DAMAC Islands 1 & 2	5 Bed	2,400	3,164	1,310	—	offplan

This comparison is **half the picture. Insights below:**

- The highest price psf transaction in surrounding ready communities give us the value of upgraded higher end quality demand in the area. These go up to **AED 2,953/sqft** in the immediate vicinity. This is the demand we're eyeing with this development by Ellington once it completes.
- DAMAC Islands 1 & 2 have thousands of small homes designed for an affordability sensitive audience - similar to Townsquare.
- DAMAC Hills 1 has a mix of higher end clusters with affordable ones. It's too large scale to really compare.
- The age of surrounding communities tell us a different story: The expectation of amenities was low back when these communities were sold and completed.

At a bare minimum, you make an appreciation of AED 700 - AED 1,000 with Ellington due to the margin between upgraded properties around in the vicinity & entry price. Without counting for inflation or infrastructural growth, new roads etc. Ellington doesn't repeat its layouts or concepts unlike DAMAC (case in point Islands 1 & 2). Number of units are low, sizes are big, attracting the self employed category that can get higher mortgages than salaried income dual households on average.

Cherrywoods:



Community age: 3 years

2 beds median price psf: none

3 beds median price psf: 1500 AED/sqft

4 beds median price psf: 1400-1550 AED/sqft

Sizes:

3 beds

Plot - 1938 sqft

BUA - 2235 sqft

4 beds

Plot - 2600 sqft

BUA - 2713 sqft

Community amenities/facilities: Barebones

Mira Oasis by Emaar:



Community age: 8 years

2 beds median price psf: none
3 beds median price psf: 1350 AED/sqft
4 beds median price psf: 1430 AED/sqft

Sizes:

3 beds
Plot: 2100 sqft
BUA: 2249 sqft

5 beds
Plot: 2292 sqft
BUA: 2520 sqft

Community Amenities/Facilities: Barebones

DAMAC Hills 1



Age: 10+ years

Too many sizes, too many layouts, too large scale to compare

Arabian Ranches 2:



Age: 5-10 years old

Multiple different sizes from small to medium sizes

Highest price psf recorded sale in 2026 - **2953 AED/sqft**

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This is an unofficial, confidential preview. Prices, sizes and payment plan are estimates and are subject to change upon official launch.

 <https://maps.app.goo.gl/wbxfFJqxPCcXVm2C7>



Sept End -Nov Launch • 2030-31 Handover • 70/30 or 50/50

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