



ELLINGTON  
PROPERTIES

# MERRÖER HOUSE

PROJECT BRIEF  
NORTH TOWER



# ENERGISED ENERGISED

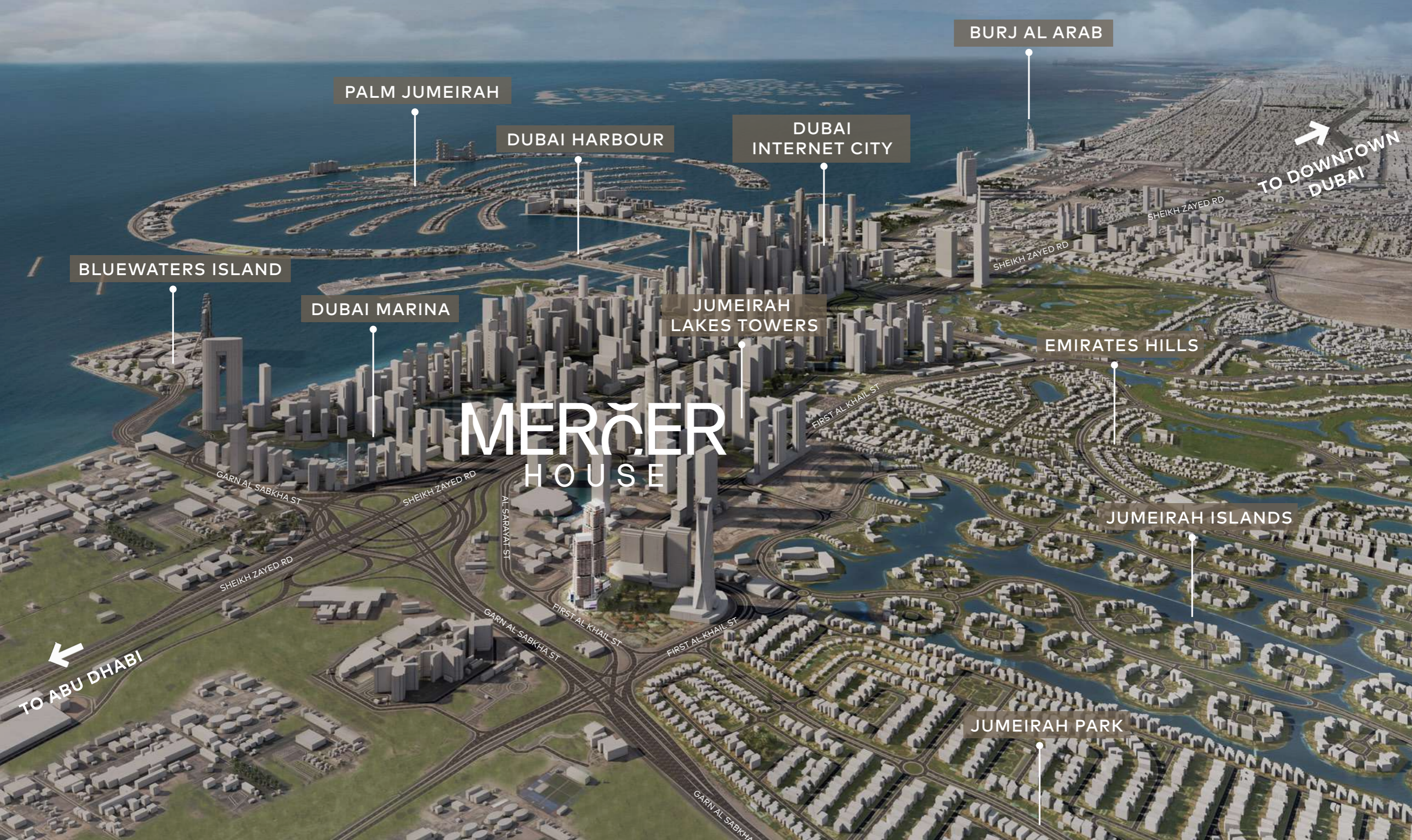
URBAN LIVING

In response to the overwhelming demand following the sell-out success of Mercer House South, we are delighted to unveil Mercer House North—the second phase of Ellington's pioneering Uptown District development. This new addition features 325 signature apartments offering breathtaking views of Ain Dubai, Uptown Dubai, and Jumeirah Islands.



WELCOME TO  
**MERCER**  
HOUSE

Mercer House is home to residents who will bring new energy to Uptown Dubai. It is a place of belonging for everyone, where the boundaries between shared and resident-only experiences begin to overlap. Lives are enhanced through creativity, design, wellness, and entertainment.



PALM JUMEIRAH

DUBAI HARBOUR

DUBAI  
INTERNET CITY

BURJ AL ARAB

TO DOWNTOWN  
DUBAI

BLUEWATERS ISLAND

DUBAI MARINA

JUMEIRAH  
LAKES TOWERS

EMIRATES HILLS

MERÇER  
HOUSE

JUMEIRAH ISLANDS

TO ABU DHABI

JUMEIRAH PARK

GARN AL SABKHA ST

SHEIKH ZAYED RD

AL SARAYATI ST

FIRST AL KHAIL ST

SHEIKH ZAYED RD

GARN AL SABKHA ST

FIRST AL KHAIL ST

FIRST AL KHAIL ST

GARN AL SABKHA

SHEIKH ZAYED RD

SHEIKH ZAYED RD

# DRIVING DISTANCES

**01**  
MINUTE  
Uptown Plaza

**08**  
MINUTES  
Ain Dubai

**11**  
MINUTES  
Jumeirah Islands  
Clubhouse

**17**  
MINUTES  
Palm Jumeirah

**25**  
MINUTES  
Dubai International  
Financial Centre

**05**  
MINUTES  
DMCC Metro Station

**08**  
MINUTES  
Montgomerie Golf Club

**15**  
MINUTES  
Mall of the Emirates

**18**  
MINUTES  
Burj Al Arab

**25**  
MINUTES  
Al Maktoum International  
Airport

**06**  
MINUTES  
Marina Mall

**10**  
MINUTES  
Emirates Golf Club

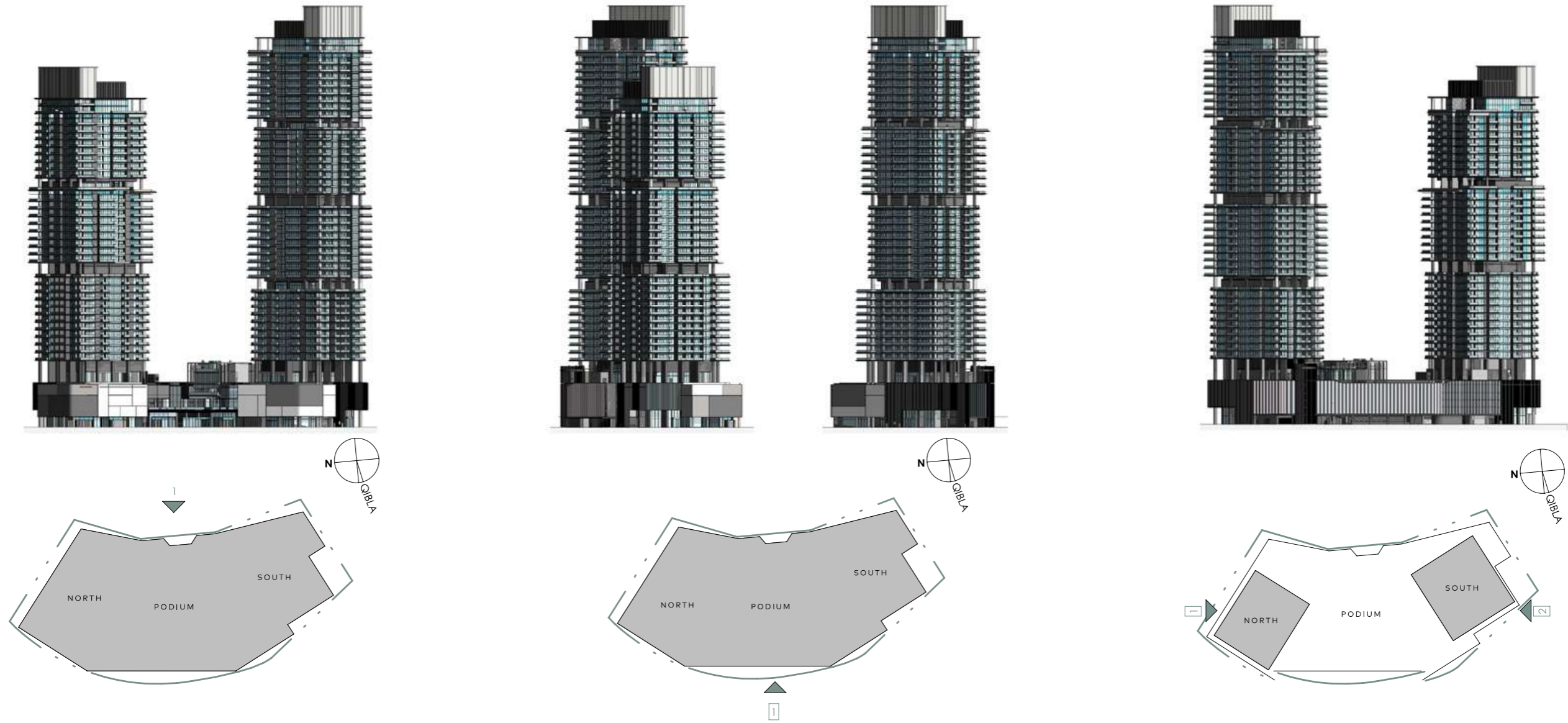
**12**  
MINUTES  
Ibn Battuta Mall

**22**  
MINUTES  
Dubai Mall & Burj Khalifa

**30**  
MINUTES  
Dubai International Airport

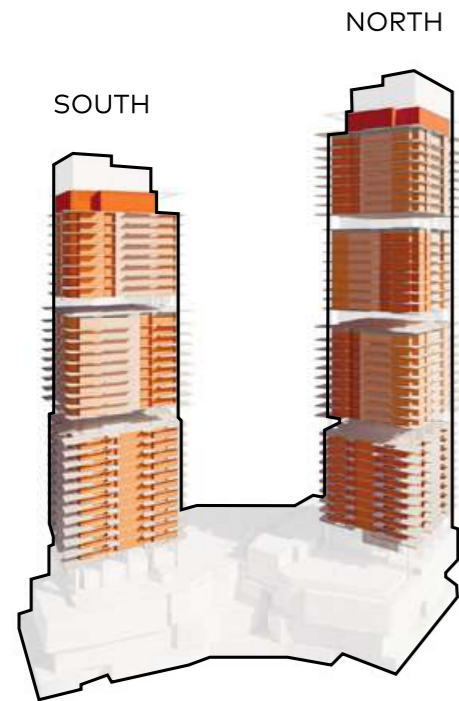


# CREATING A RHYTHM

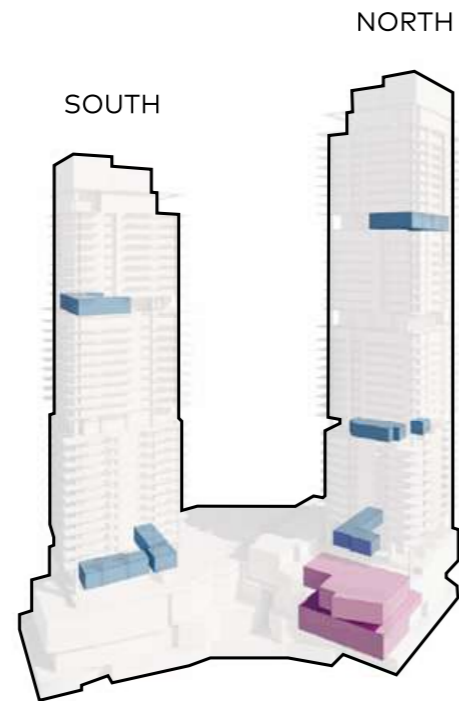


Public access points are carved into the form responding to the rhythm and language of the wider context, and forming a backdrop to the entertainment plaza. Arrival points further enhance the arrival experience and allow for key linkages to commercial offers at the ground floor and upper levels, as well as creating an activated experience for visitors and residents alike.

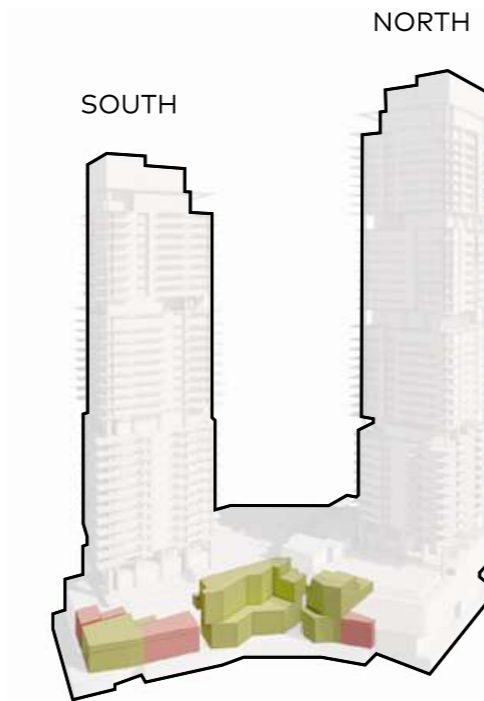
# DESIGN STRATEGY



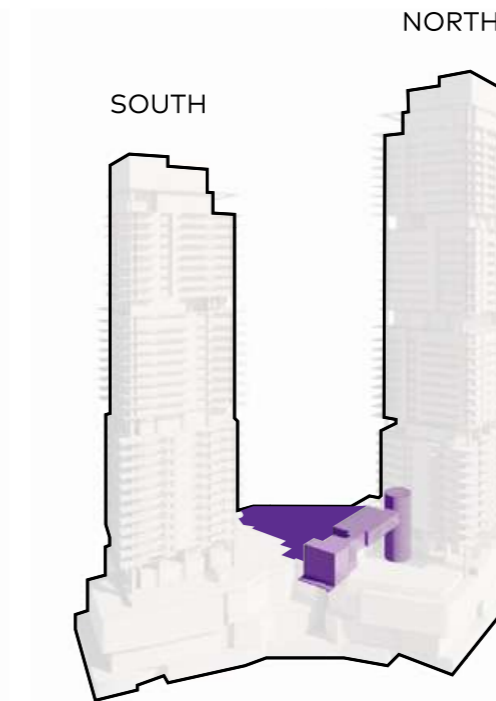
UNIT MIX



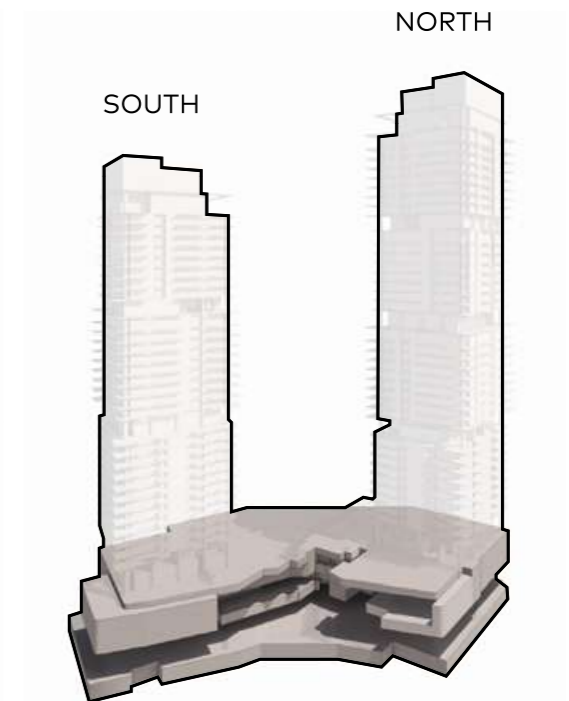
AMENITIES & SPORTS



RETAIL/ F&B



BEACH CLUB



PARKING

At the heart of the design concept is the idea of seamless integration – uniting modern urban living, immersive retail experiences, and exceptional dining offerings. The project is driven by the principle of enhancing the quality of life for both residents and visitors, providing a multi-dimensional environment that caters to their diverse needs.

# BUILDING CONFIGURATION



## ELEVATORS

19 passenger elevators

6 service elevators

1 escalator (podium level)

\*This applies to the entire residential development

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## ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft

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## ANTICIPATED COMPLETION DATE

Q3 2027

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## PARKING

Studio, 1 and 2-bedroom: 1 car parking space

3 and 4-bedroom: 2 car parking spaces

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## OWNERSHIP

Freehold

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## KEY VIEWS

Jumeirah Island, Dubai Marina skyline, Ain Dubai, Arabian Gulf





## SIZE RANGE PER UNIT TYPE

### NORTH TOWER

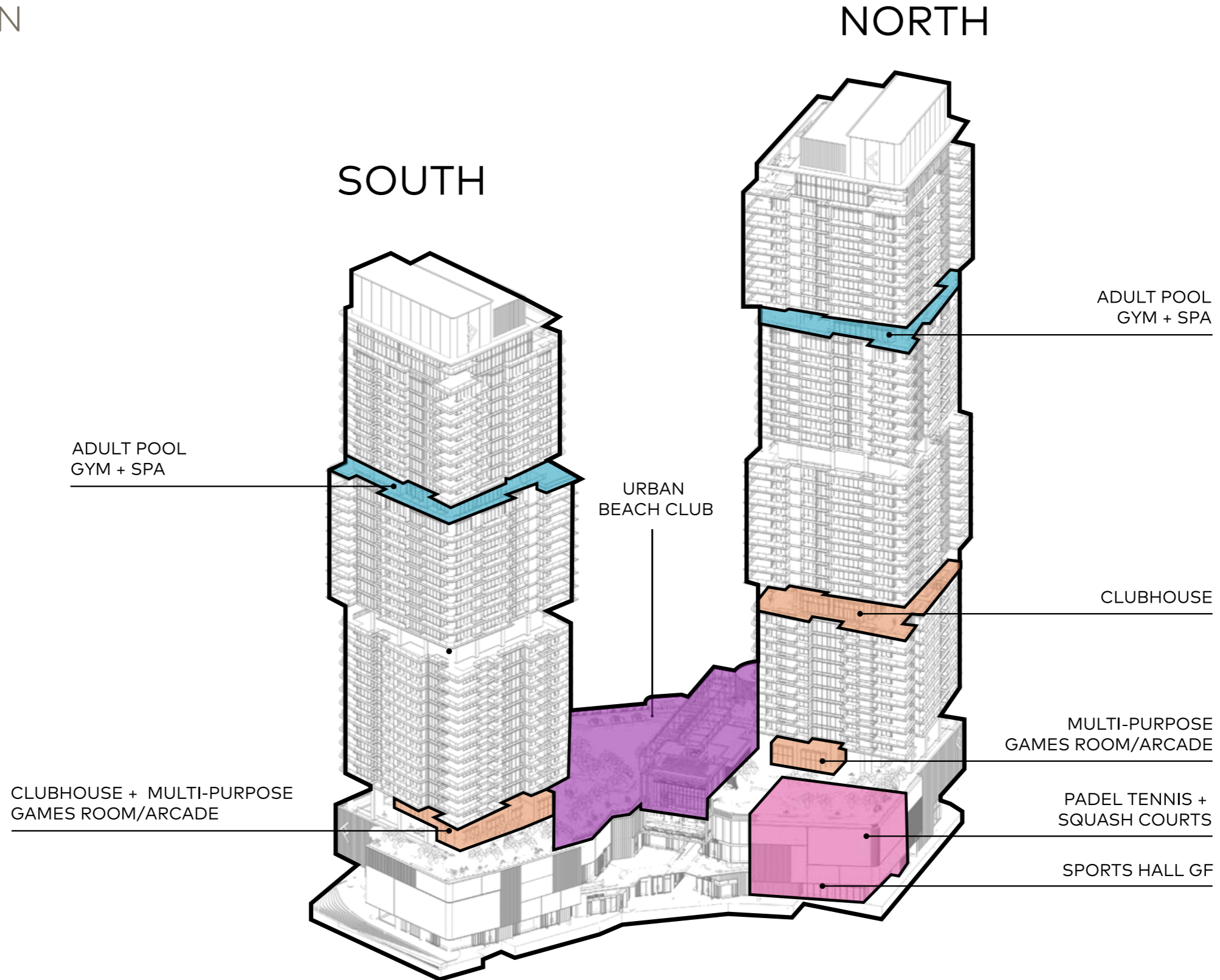
Studio	From 513 sq. ft to 590 sq. ft
1 Bedroom	From 931 sq. ft to 972 sq. ft
2 Bedrooms	From 1,375 sq. ft to 1,495 sq. ft
2 Bedrooms + Study	From 1,589 sq. ft to 1,680 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,597 sq. ft
4 Bedrooms Penthouse	From 9,477 sq. ft to 9,485 sq. ft

## NUMBER OF UNITS PER TYPE

### NORTH TOWER

Studio	45 units
1 Bedroom	108 units
2 Bedrooms	68 units
2 Bedrooms + Study	59 units
3 Bedrooms	43 units
4 Bedrooms Penthouse	2 units

# AMENITIES BREAKDOWN



# RETAIL AND F&B COMPLEX



# GROUND FLOOR AMENITIES



MERCEDES  
HOUSE

ARRIVAL  
AREA

3 drop-off areas

# MERCIER HOUSE

EVIDENTIAL  
EXPERIENTIAL  
ESCALATOR

Escalators from the Ground Floor to the Podium 2 retail area



LOBBY  
RECEPTION

More than just a welcome

## UNWIND IN ELEGANCE AT THE SERENITY LOUNGE

The Serenity Lounge is a cozy retreat promoting relaxation and comfort. A large bookcase takes center stage, stocked with a diverse collection of board games and books.



LOBBY  
LOUNGE





LIFT  
LIFT  
LOBBY

It is not just a transition; it's an ascent to elevated experiences



GROUND FLOOR  
RETAIL

Explore sophistication with a curated selection of premier brands and experiences



THE  
'EARTH'  
WITHOUT  
'ART'  
IS JUST  
'EH'

MULTI-COURT  
MULTI-SPORTS  
HALL

Offering various ball games from football, netball, basketball, tennis, volleyball, and badminton



THE  
'EARTH'  
WITHOUT  
'ART'  
IS JUST  
'EH'

TENNIS  
TENNIS  
HALL

9.2-meter clear ceiling height sports hall that accommodates a full-size tennis court

UPTOWN PLAZA



GROUND FLOOR AMENITIES PLAN

- |                    |                                |                                |                           |                           |                                      |
|--------------------|--------------------------------|--------------------------------|---------------------------|---------------------------|--------------------------------------|
| 1 VEHICLE ENTRANCE | 6 LOBBY WORKSTATION            | 11 F&B/RETAIL SERVICE LIFTS    | 16 VIP VALET PARKING      | 21 ACCESS TO UPTOWN PLAZA | <b>MULTI-SPORTS HALL SECTION</b><br> |
| 2 DROP-OFF AREA    | 7 RESIDENTS LIFTS LOBBY        | 12 F&B SERVICE YARD/DELIVERIES | 17 ENTRANCE WATER FEATURE | 22 SPORTS HALL LIFT       |                                      |
| 3 LOBBY ENTRANCE   | 8 RESIDENTS SERVICE LIFTS      | 13 URBAN BEACH CLUB LIFT       | 18 BASEMENT ENTRANCE/EXIT | 23 MALE CHANGE ROOM       |                                      |
| 4 LOBBY RECEPTION  | 9 RESIDENTS MOVE-IN TRUCK ZONE | 14 ESCALATORS                  | 19 PODIUM ENTRANCE/EXIT   | 24 FEMALE CHANGE ROOM     |                                      |
| 5 SERENITY LOUNGE  | 10 VISITORS F&B/RETAIL LIFT    | 15 WAITING AREA                | 20 BICYCLE PARKING        | 25 MULTI-SPORTS HALL      |                                      |

PODIUM 2 FLOOR  
AMENITIES



RESTAURANT  
RESTAURANT  
OUTDOOR TERRACE

Culinary delights with Uptown Dubai view



DETAIL  
DETAIL  
CENTER

Shop beyond boundaries and immerse in a journey of discovery



# UPTOWN PLAZA



- 1 RESTAURANT OUTDOOR TERRACE
- 2 ACCESS TO F&B/RETAIL
- 3 VISITOR F&B/RETAIL LIFTS
- 4 F&B/RETAIL SERVICE LIFTS
- 5 ESCALATORS
- 6 SPORTS HALL LIFT
- 7 RESIDENTS SERVICE LIFTS
- 8 RESIDENTS LIFTS LOBBY

PODIUM 3 AND 4 FLOOR  
AMENITIES



DAVID  
PADEL  
COURTS

Double-volume indoor padel tennis courts



UPTOWN PLAZA



PODIUM 3 FLOOR AMENITIES PLAN

- 1 PADEL COURTS
- 2 SQUASH COURTS
- 3 SPORTS HALL LIFT
- 4 RESIDENTS SERVICE LIFTS
- 5 RESIDENTS LIFTS LOBBY

# UPTOWN PLAZA



## PODIUM 4 FLOOR AMENITIES PLAN

- 1 VISITORS F&B/RETAIL LIFTS
- 2 F&B/RETAIL SERVICE LIFTS
- 3 RESIDENTS SERVICE LIFTS
- 4 RESIDENTS LIFTS LOBBY



**FIRST FLOOR**  
URBAN BEACH CLUB  
AMENITIES



BEACH  
POOL

45,000 sqft of fully landscaped man-made beach with natural sand





INTEGRATED  
INTEGRATED  
POOL BAR

Dive into a unique experience where you can sip, swim, and savor



BEACH  
BAR

Indulge in a one-of-a-kind experience, where you can sip cocktails, take a dip, and soak up the vibrant beach atmosphere



BEACH  
CLUBHOUSE

3-floor level beach clubhouse to provide a variety of dining options, with an upper floor club terrace



BEACH  
CLUBHOUSE  
RUNWAY

Elevate your dining adventure at our three-story beach clubhouse, with an upper-floor club terrace offering mesmerizing views



BEACH  
CLUB LIFT

Your journey from ground to beach sanctuary

**FIRST FLOOR**  
EXCLUSIVE RESIDENT  
AMENITIES



FAMILY  
FAMILY  
POOL

27M x 6M family pool with sun lounge and cabanas



INDOOR  
INDOOR  
KIDS PLAY

Submarine themed kids play area with an outdoor playground





GAME  
ROOM

Arcade zone with sing and dance revolution area

# UPTOWN PLAZA



## 1ST FLOOR AMENITIES PLAN

### URBAN BEACH CLUB

- 1 BEACH POOL
- 2 BUBBLE POOL
- 3 BEACH LOUNGERS AREA
- 4 SUN LOUNGERS AREA
- 5 BEACH CABANAS
- 6 POOL BAR
- 7 DJ BOOTH
- 8 ISLAND PODIUM
- 9 FIRE PIT
- 10 BEACH BAR

- 11 BEACH CLUB CHANGE ROOMS
- 12 BEACH CLUB LIFT
- 13 BEACH CLUB ARRIVAL AREA
- 14 CLUBHOUSE F&B
- 15 OUTDOOR DINING AREA

### EXCLUSIVE RESIDENT AMENITIES

- 16 FAMILY POOL
- 17 POOL DECK
- 18 MALE/FEMALE CHANGE ROOMS
- 19 RESIDENTS LIFTS LOBBY
- 20 RESIDENTS SERVICE LIFTS
- 21 OUTDOOR SEATING
- 22 OUTDOOR BARBEQUE AREA
- 23 OUTDOOR DINING
- 24 OUTDOOR GAMES AREA
- 25 OUTDOOR KIDS PLAY AREA
- 26 KIDS WET PLAY AREA
- 27 INDOOR KIDS PLAY AREA
- 28 SING & DANCE REVOLUTION AREA
- 29 ARCADE ZONE
- 30 RESIDENTS CLUBHOUSE (SOUTH TOWER)

12<sup>TH</sup> & 31<sup>ST</sup> FLOOR  
AMENITIES



CLUBHOUSE  
PRIVATE DINING & MEETING AREA

Where culinary craftsmanship meets community



CLUBHOUSE  
KITCHEN & DINING



SKYLINE  
POOL

30M x 6M infinity-edge swimming pool overlooking the Uptown Dubai District



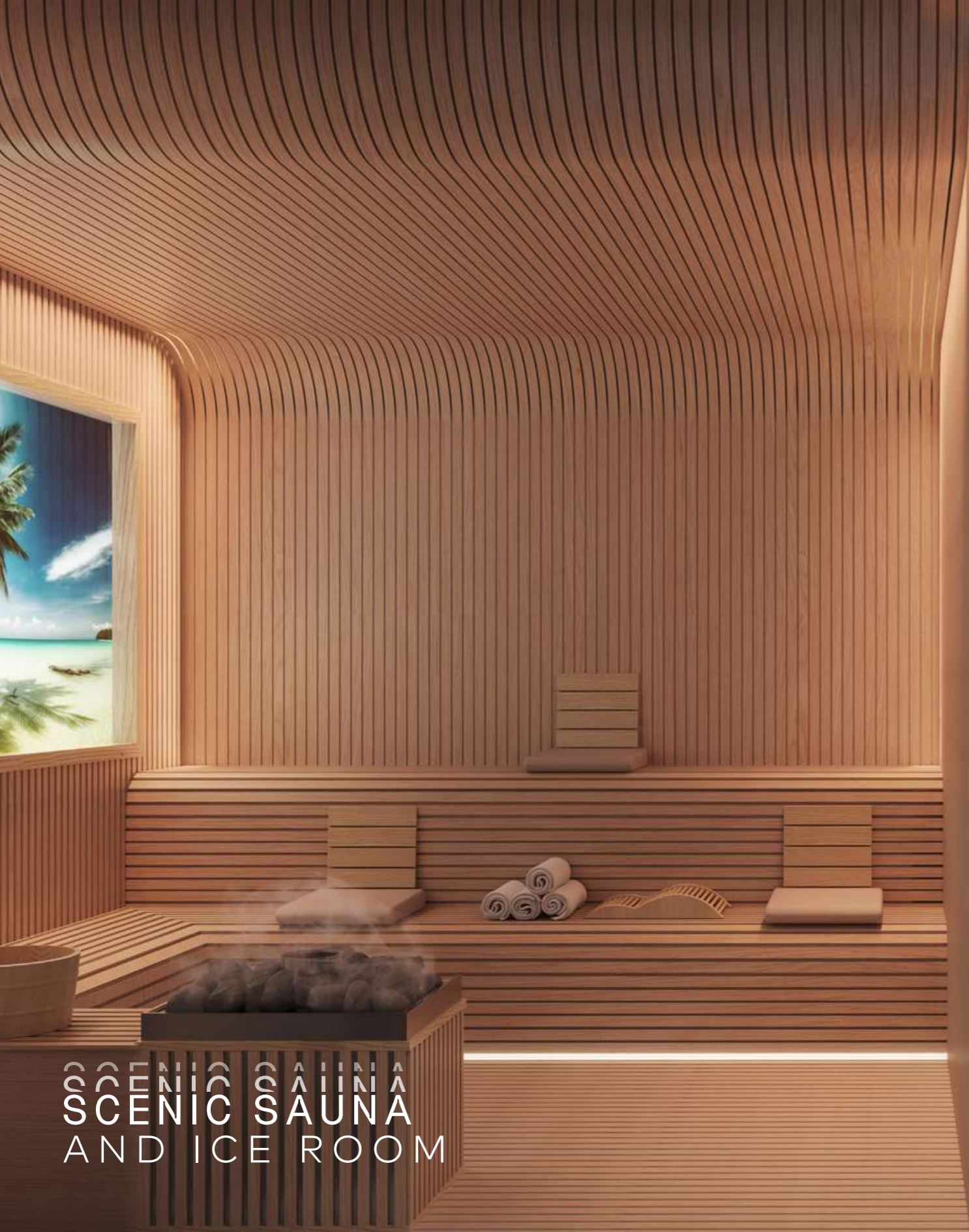
THE  
**TRACK**

• KEEP FIT •

No. 25.061193, 55.139566  
UNITED ARAB EMIRATES  
DUBAI

FITNESS  
FITNESS  
STUDIO

Featuring an interactive bike area with a pedal-powered lighting ring

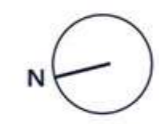
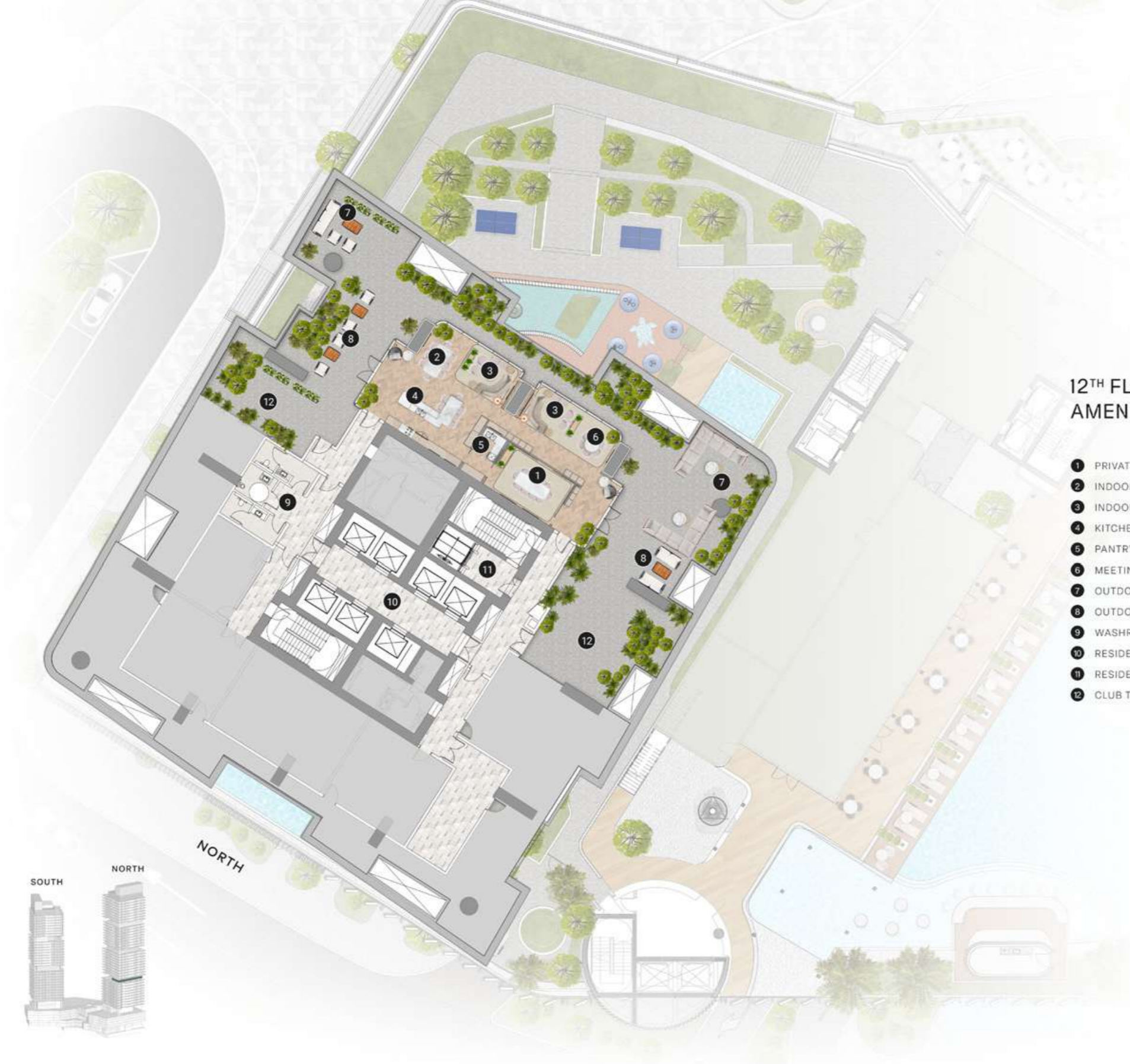


SCENIC SAUNA  
AND ICE ROOM



Scenic sauna with relaxing short clips of nature for meditation





### 12<sup>TH</sup> FLOOR AMENITIES PLAN

- ① PRIVATE DINING
- ② INDOOR DINING
- ③ INDOOR LOUNGE
- ④ KITCHEN
- ⑤ PANTRY
- ⑥ MEETING AREA
- ⑦ OUTDOOR LOUNGE
- ⑧ OUTDOOR DINING
- ⑨ WASHROOM
- ⑩ RESIDENTS LIFTS LOBBY
- ⑪ RESIDENTS SERVICE LIFT
- ⑫ CLUB TERRACE



NORTH



### 31<sup>ST</sup> FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE ADULT POOL
- 2 POOL LOUNGE AREA
- 3 CABANAS
- 4 SUN LOUNGERS AREA
- 5 OUTDOOR LOUNGE AREA
- 6 YOGA AREA
- 7 PEDAL-POWERED CYCLING AREA
- 8 CARDIO, WEIGHTS AND LIFT AREA
- 9 MALE CHANGE ROOM
- 10 SCENIC SAUNA
- 11 ICE ROOM
- 12 FEMALE CHANGE ROOM
- 13 SHOWER AREA
- 14 RESIDENTS LIFTS LOBBY
- 15 RESIDENTS SERVICE LIFT



NORTH

30M X 6M

A still life arrangement of various materials. In the center, a rectangular block of light-colored wood stands upright. To its left, a cylindrical object with a gold-colored metal mesh texture is visible. In the foreground, a dark, rectangular stone block is positioned. To the right, a white cylindrical object, possibly a candle, stands. In the bottom right, a shallow, metallic bowl contains several strands of pearls. Dried palm fronds are scattered in the foreground. The background features a piece of white fabric on the left and a piece of crinkled, metallic gold fabric on the right. The text "TYPICAL APARTMENTS" is overlaid in white, sans-serif font in the center of the image.

TYPICAL  
APARTMENTS



ELLINGTON  
PROPERTIES

UNUSUAL  
TYPICAL  
LIVING & DINING



INDICAI  
TYPICAL  
KITCHEN



TYPICAL  
TYPICAL  
BEDROOM

TVDI CÀI  
TYPICAL  
BATHROOM





BALCONY  
VIEW



**PENTHOUSE**  
APARTMENTS



DENTHOUSE  
PENTHOUSE  
LIVING & DINING



PENTHOUSE  
PENTHOUSE  
KITCHEN



PENTHOUSE  
BEDROOM



DENTHOUSE  
PENTHOUSE  
BATHROOM



DENTHOUSE  
PENTHOUSE  
POOL



## 3 AND 4 BEDROOM UNITS KITCHEN FEATURES



Integrated drop-in kitchen sinks in  
Gunmetal Grey Stainless Steel



Integrated pop-up Downdraft Hood Slider  
with touch control and charcoal filter

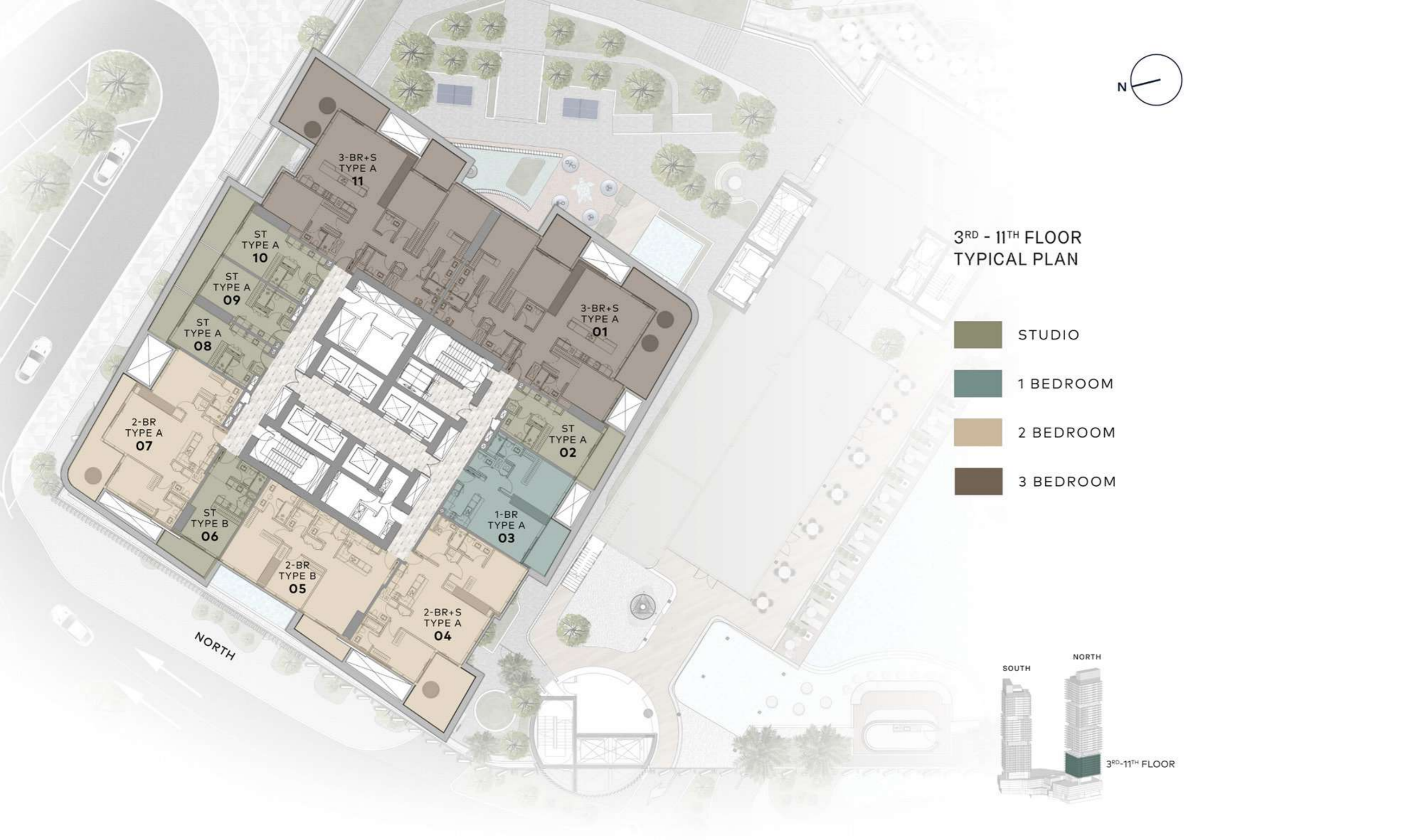


# FLOOR PLANS

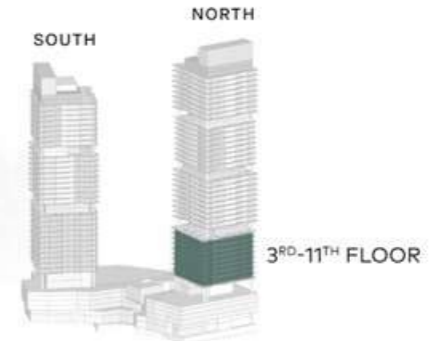


### 3<sup>RD</sup> - 11<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



NORTH



SOUTH

NORTH

3<sup>RD</sup>-11<sup>TH</sup> FLOOR



### 13<sup>TH</sup> - 21<sup>ST</sup> & 32<sup>ND</sup> - 39<sup>TH</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

2BR+S  
TYPE A  
**08**

2BR  
TYPE B  
**09**

1 BR  
TYPE A  
**07**

3-BR+S  
TYPE B  
**01**

2-BR  
TYPE A  
**06**

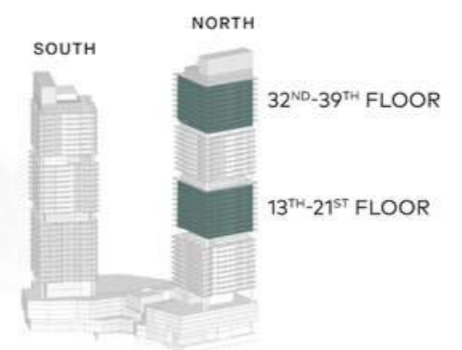
1 BR  
TYPE B  
**05**

1 BR  
TYPE A  
**02**

1-BR  
TYPE B  
**04**

2-BR+S  
TYPE A  
**03**

NORTH

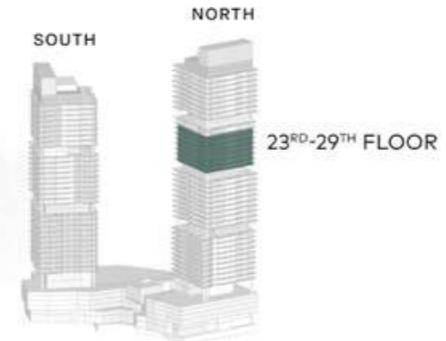




### 23<sup>RD</sup> - 29<sup>TH</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

NORTH



3-BR+S  
TYPE B  
09

2-BR  
TYPE B  
01

2BR+S  
TYPE A  
02

1 BR  
TYPE A  
08

2-BR  
TYPE A  
07

1-BR  
TYPE A  
03

1 BR  
TYPE B  
06

1-BR  
TYPE B  
05

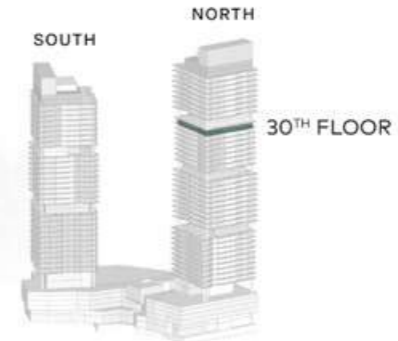
2-BR+S  
TYPE A  
04



### 30<sup>TH</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

NORTH





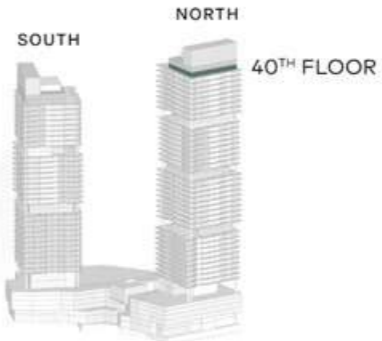
40<sup>TH</sup> FLOOR  
TYPICAL PLAN

 4 BEDROOM  
PENTHOUSE  
DUPLEX LOWER LEVEL

4 BR  
PENTHOUSE  
LOWER LEVEL  
**02**

4 BR  
PENTHOUSE  
LOWER LEVEL  
**01**

NORTH





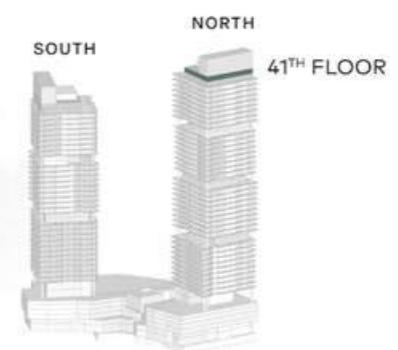
41<sup>ST</sup> FLOOR  
TYPICAL PLAN

 4 BEDROOM  
PENTHOUSE  
DUPLEX UPPER LEVEL

4 BR  
PENTHOUSE  
UPPER LEVEL  
**02**

4 BR  
PENTHOUSE  
UPPER LEVEL  
**01**

NORTH



# STUDIO

TYPE A

Internal Living Area : 408.06 Sq. Ft

Outdoor Living Area : 105.81 Sq. Ft

Total Living Area : 513.87 Sq. Ft

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## 3<sup>rd</sup> - 11<sup>th</sup> FLOOR





# STUDIO

TYPE B

Internal Living Area : 446.81 Sq. Ft

Outdoor Living Area : 110.44 Sq. Ft

Total Living Area : 557.25 Sq. Ft

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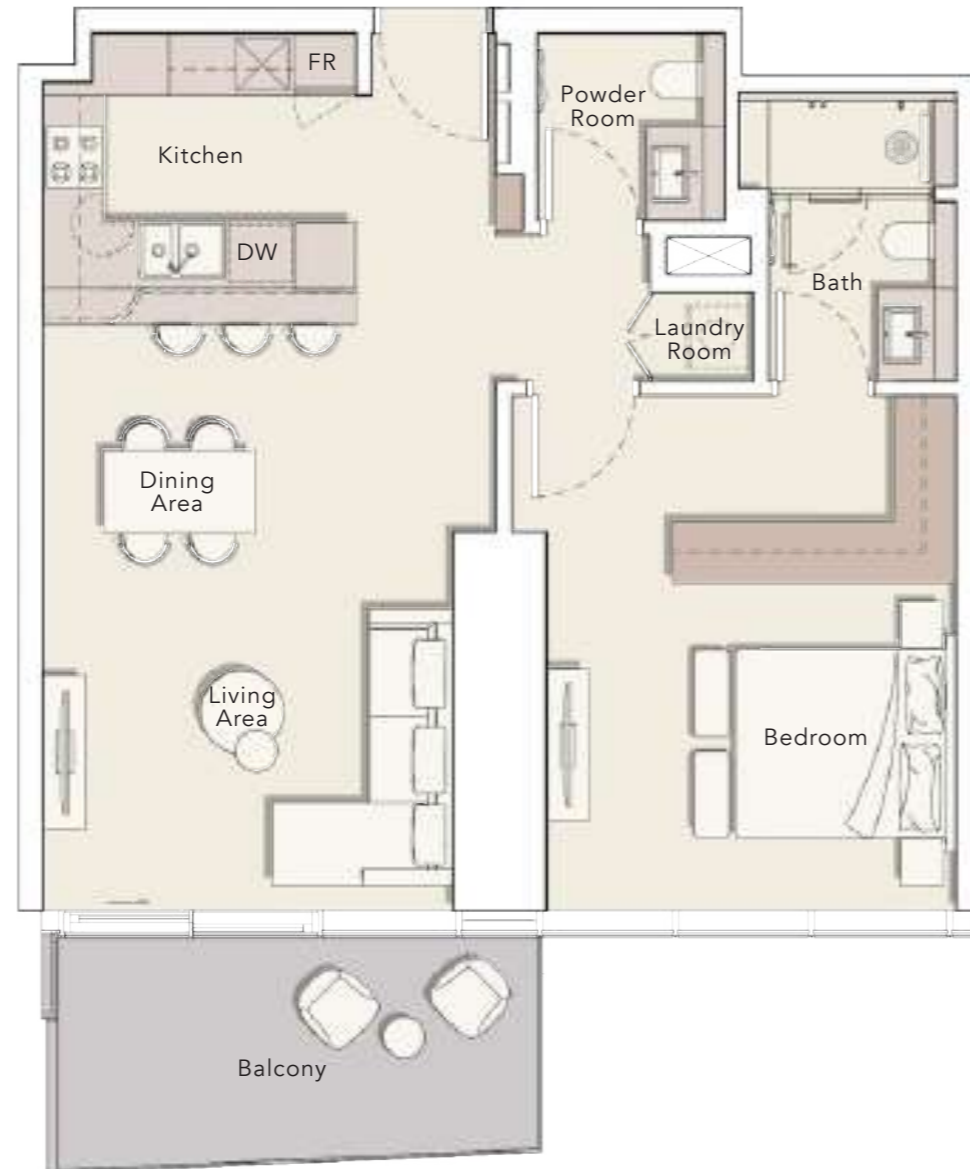


## 3<sup>rd</sup> - 11<sup>th</sup> FLOOR



# 1 BEDROOM

TYPE A



Internal Living Area : 824.41 Sq. Ft

Outdoor Living Area : 115.28 Sq. Ft

Total Living Area : 939.69 Sq. Ft

## 3<sup>rd</sup> - 11<sup>th</sup> FLOOR



### 3<sup>rd</sup> - 11<sup>th</sup> FLOOR

303

### 13<sup>th</sup> - 21<sup>st</sup> FLOOR

1302  
1307

### 23<sup>rd</sup> - 29<sup>th</sup> FLOOR

2303  
2308

### 30<sup>th</sup> FLOOR

3008

### 32<sup>nd</sup> - 39<sup>th</sup> FLOOR

3202  
3207



# 1 BEDROOM

TYPE B

Internal Living Area : 862.08 Sq. Ft

Outdoor Living Area : 109.36 Sq. Ft

Total Living Area : 971.44 Sq. Ft



## 13<sup>th</sup> - 21<sup>th</sup> FLOOR



### 13<sup>th</sup> - 21<sup>st</sup> FLOOR

1304  
1305

### 23<sup>rd</sup> - 29<sup>th</sup> FLOOR

2305  
2306

### 30<sup>th</sup> FLOOR

3005  
3006

### 32<sup>nd</sup> - 39<sup>th</sup> FLOOR

3204  
3205



# 2 BEDROOM

TYPE A

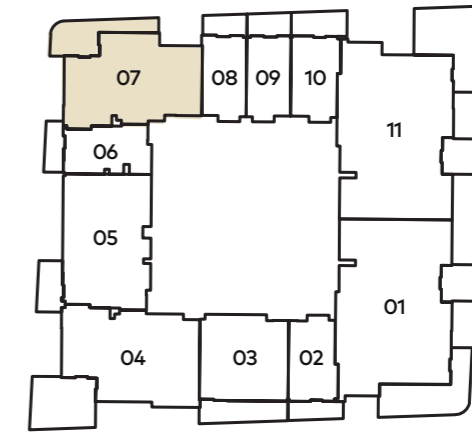
Internal Living Area : 1221.27 Sq. Ft

Outdoor Living Area : 273.94 Sq. Ft

Total Living Area : 1495.21 Sq. Ft



## 3<sup>rd</sup> - 11<sup>th</sup> FLOOR



### 3<sup>rd</sup> - 11<sup>th</sup> FLOOR

307

### 13<sup>th</sup> - 21<sup>st</sup> FLOOR

1306

### 23<sup>rd</sup> - 29<sup>th</sup> FLOOR

2307

### 30<sup>th</sup> FLOOR

3007

### 32<sup>nd</sup> - 39<sup>th</sup> FLOOR

3206



# 2 BEDROOM

TYPE B

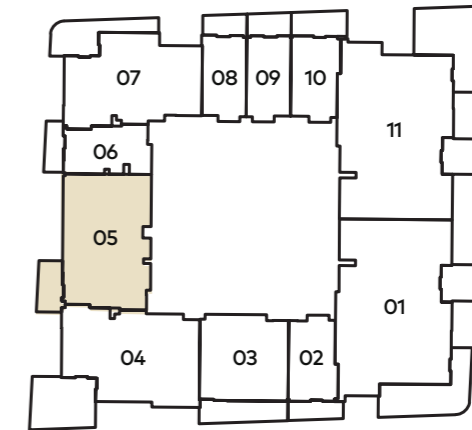
Internal Living Area : 1278.11 Sq. Ft

Outdoor Living Area : 97.09 Sq. Ft

Total Living Area : 1375.20 Sq. Ft



## 3<sup>rd</sup> - 11<sup>th</sup> FLOOR



### 3<sup>rd</sup> - 11<sup>th</sup> FLOOR

305

### 13<sup>th</sup> - 21<sup>st</sup> FLOOR

1309

### 23<sup>rd</sup> - 29<sup>th</sup> FLOOR

2301

### 30<sup>th</sup> FLOOR

3001

### 32<sup>nd</sup> - 39<sup>th</sup> FLOOR

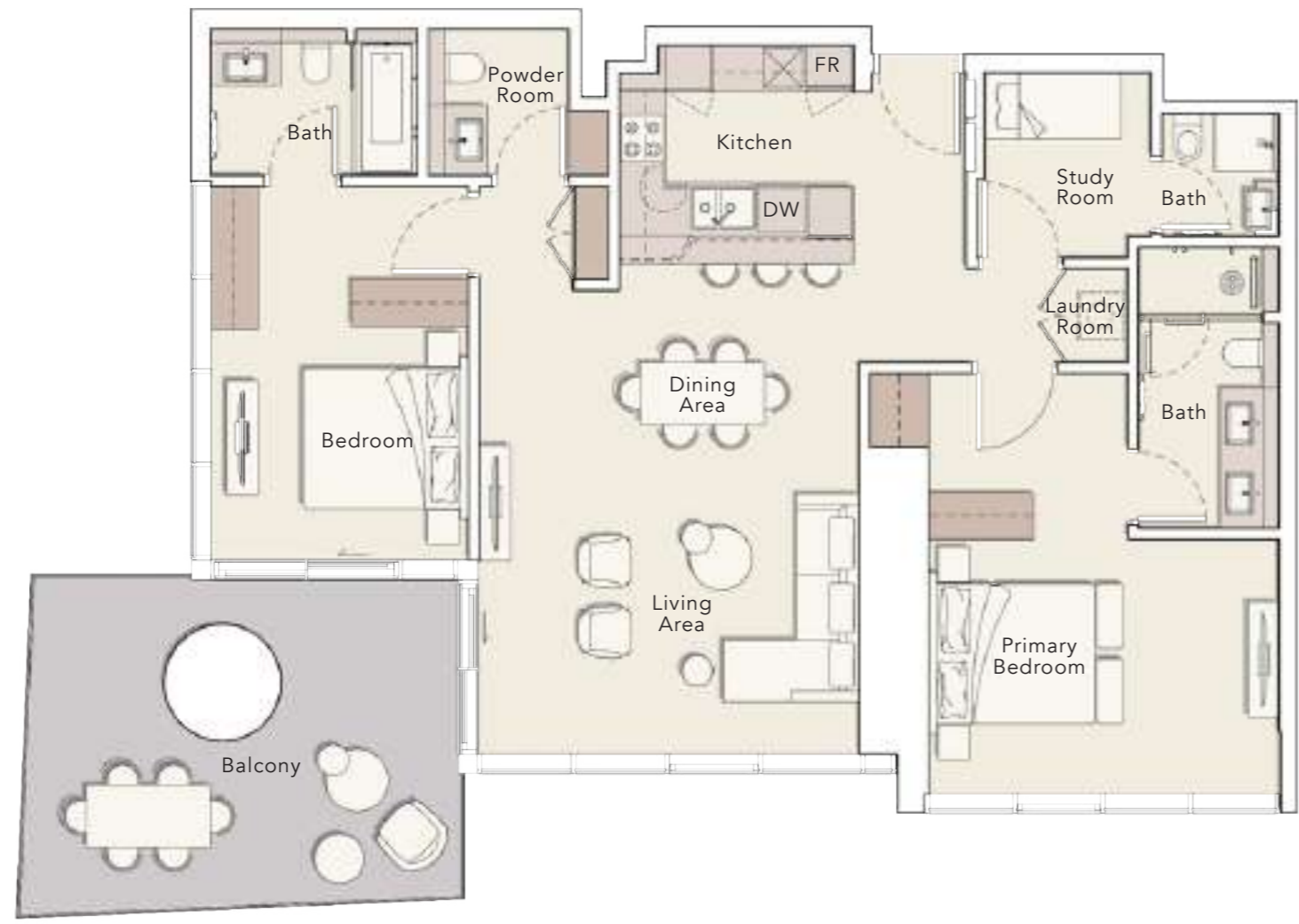
3209



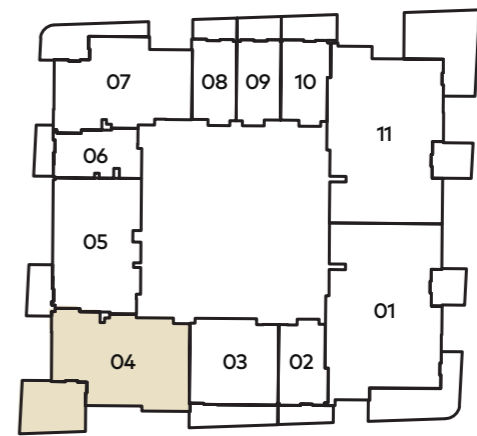
# 2 BEDROOM + S

TYPE A

Internal Living Area : 1329.45 Sq. Ft  
 Outdoor Living Area : 260.49 Sq. Ft  
 Total Living Area : 1589.94 Sq. Ft



## 3<sup>rd</sup> - 11<sup>th</sup> FLOOR



### 3<sup>rd</sup> - 11<sup>th</sup> FLOOR

304

### 13<sup>th</sup> - 21<sup>st</sup> FLOOR

1303  
1308

### 23<sup>rd</sup> - 29<sup>th</sup> FLOOR

2302  
2304

### 30<sup>th</sup> FLOOR

3002  
3004

### 32<sup>nd</sup> - 39<sup>th</sup> FLOOR

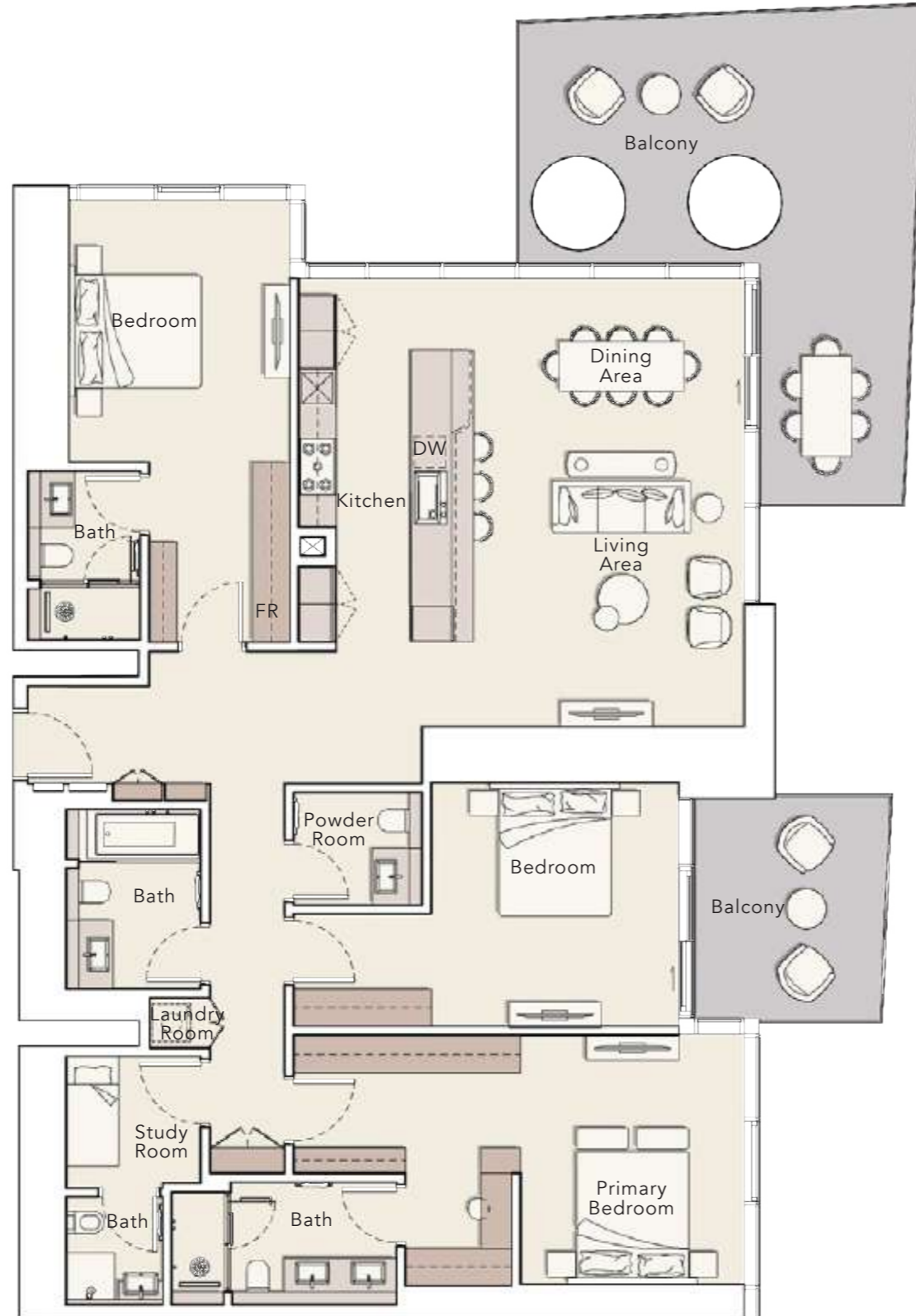
3203  
3208



# 3 BEDROOM + S

TYPE A

Internal Living Area : 2070.22 Sq. Ft  
 Outdoor Living Area : 506.98 Sq. Ft  
 Total Living Area : 2577.20 Sq. Ft



## 3<sup>rd</sup> - 11<sup>th</sup> FLOOR



# 3 BEDROOM + S

TYPE B

Internal Living Area : 1740.74 Sq. Ft  
 Outdoor Living Area : 394.39 Sq. Ft  
 Total Living Area : 2135.13 Sq. Ft



## 13<sup>th</sup> - 21<sup>th</sup> FLOOR



## 13<sup>th</sup> - 21<sup>st</sup> FLOOR

1301

## 23<sup>rd</sup> - 29<sup>th</sup> FLOOR

2309

## 30<sup>th</sup> FLOOR

3009

## 32<sup>nd</sup> - 39<sup>th</sup> FLOOR

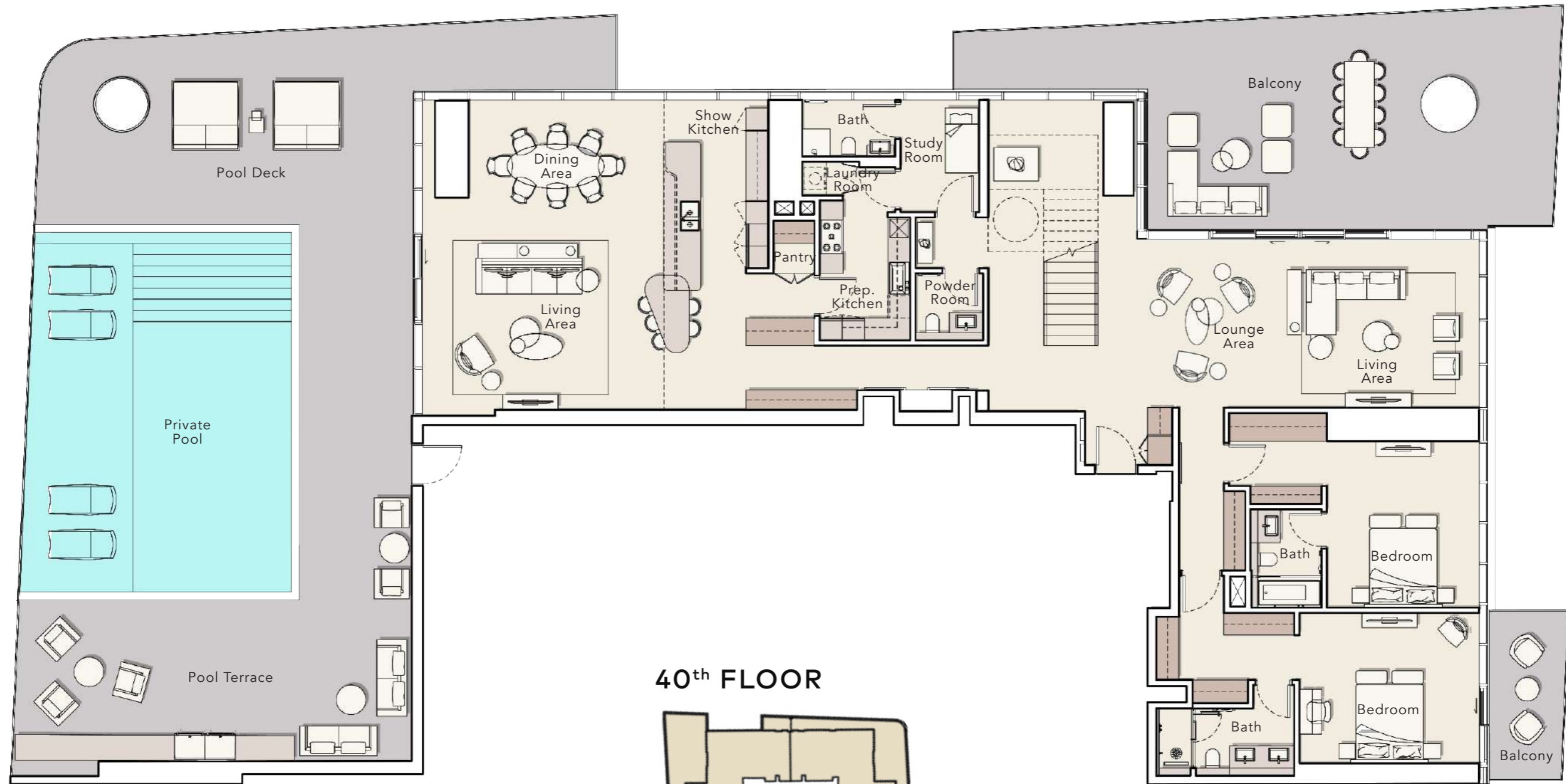
3201



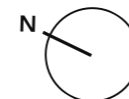
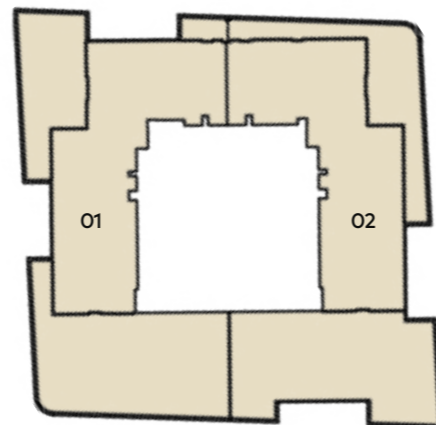


# PENTHOUSE

## DUPLEX LOWER LEVEL



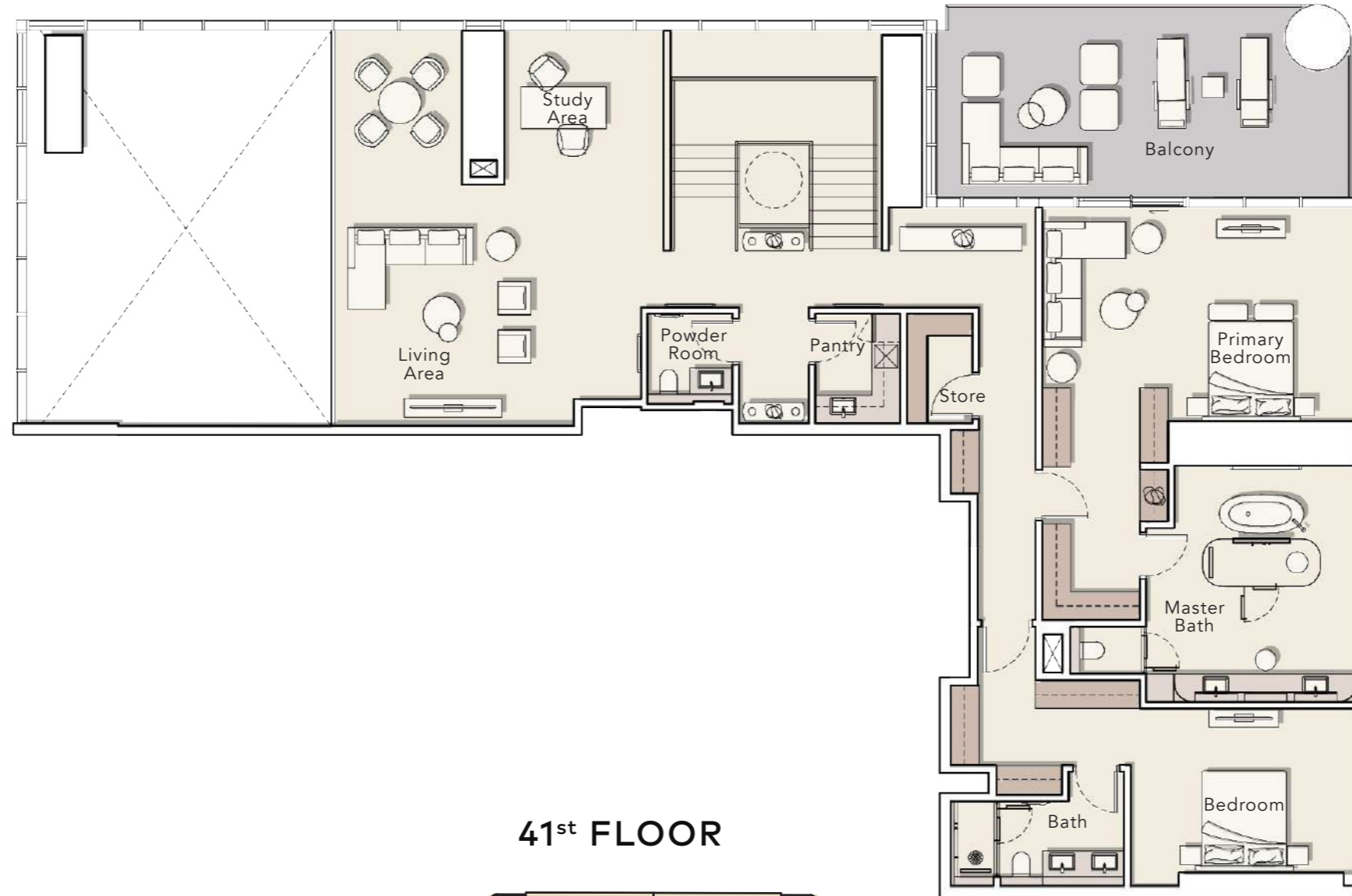
### 40<sup>th</sup> FLOOR



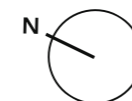
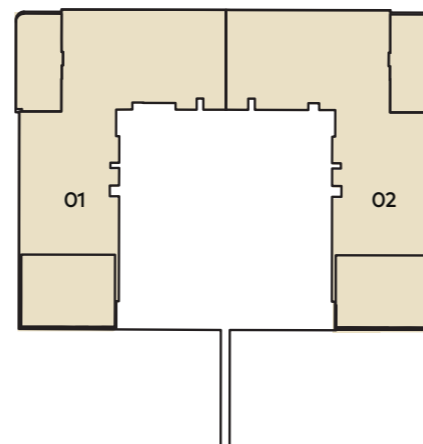
Internal Living Area : **5856.43 Sq. Ft**  
 Outdoor Living Area : **3620.66 Sq. Ft**  
 Total Living Area : **9477.08 Sq. Ft**

# PENTHOUSE

DUPLEX UPPER LEVEL

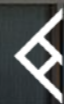


41<sup>st</sup> FLOOR



Internal Living Area : **5856.43 Sq. Ft**  
Outdoor Living Area : **3620.66 Sq. Ft**  
Total Living Area : **9477.08 Sq. Ft**





# ELLINGTON

PROPERTIES

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