

# MERÇER HOUSE

PROJECT BRIEF  
SOUTH TOWER

# ENERGISED ENERGISED

URBAN LIVING

At the gateway to Dubai's urban playground, Ellington's first Uptown District development complex features two residential towers standing on a podium dedicated to wellness, retail, sport, and hospitality.



An aerial view of the Mercer House development in Dubai at dusk. Two prominent skyscrapers with illuminated balconies stand in the center. The ground level is a bustling plaza with a large circular fountain, outdoor seating, and people. Other modern buildings are visible in the background under a twilight sky.

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 GOLF ESTATE

JUMEIRAH LAKES TOWERS

EMIRATES HILLS

MERCER HOUSE

JUMEIRAH ISLANDS

TO ABU DHABI

JUMEIRAH PARK

GARN AL SABKHA ST

SHEIKH ZAYED RD

AL-SARAYAT ST

FIRST AL KHAIL ST

SHEIKH ZAYED RD

GARN AL SABKHA ST

FIRST AL KHAIL ST

FIRST AL KHAIL ST

GARN AL SABKHA ST

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  
Montgomery 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

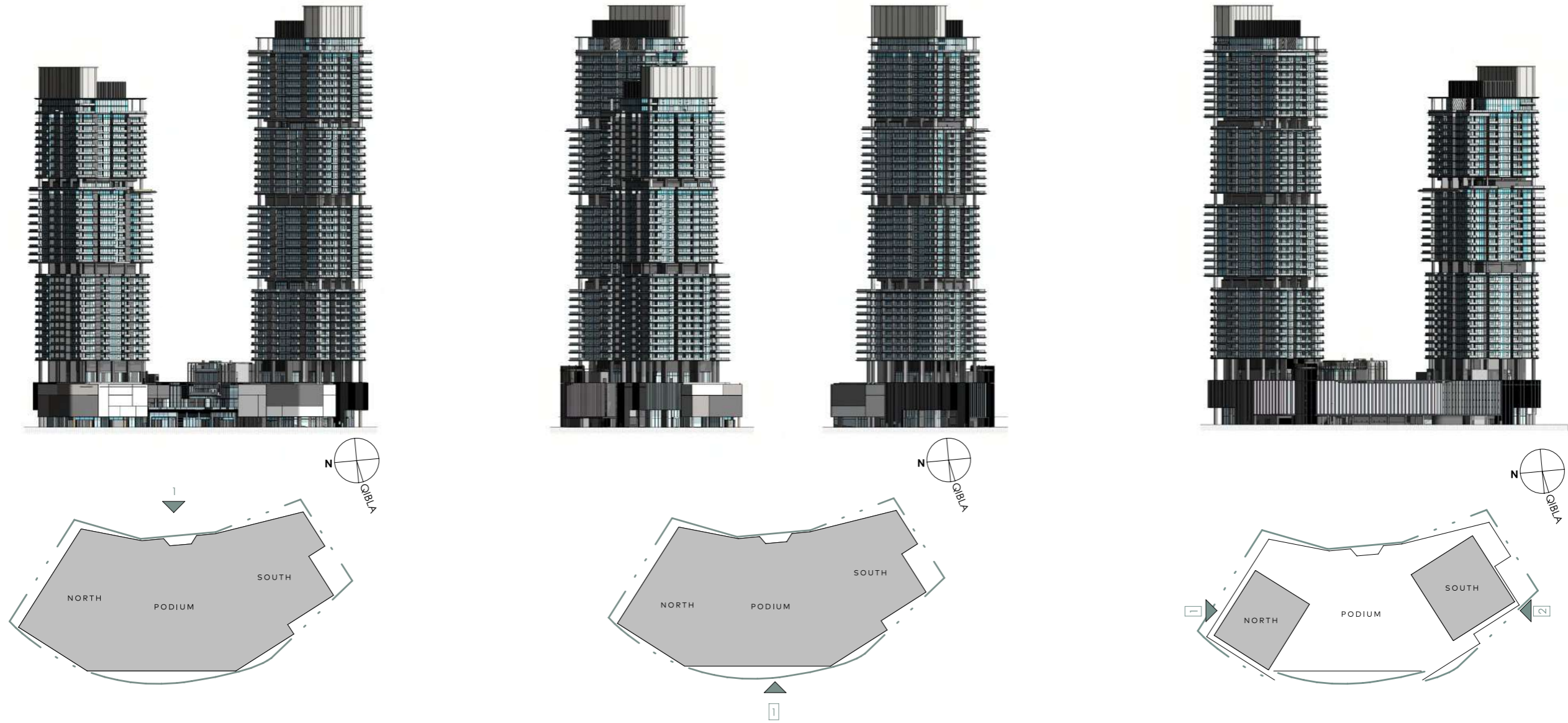
**12**  
MINUTES  
Ibn Battuta Mall

**22**  
MINUTES  
Dubai Mall & Burj Khalifa

**30**  
MINUTES  
Dubai International Airport

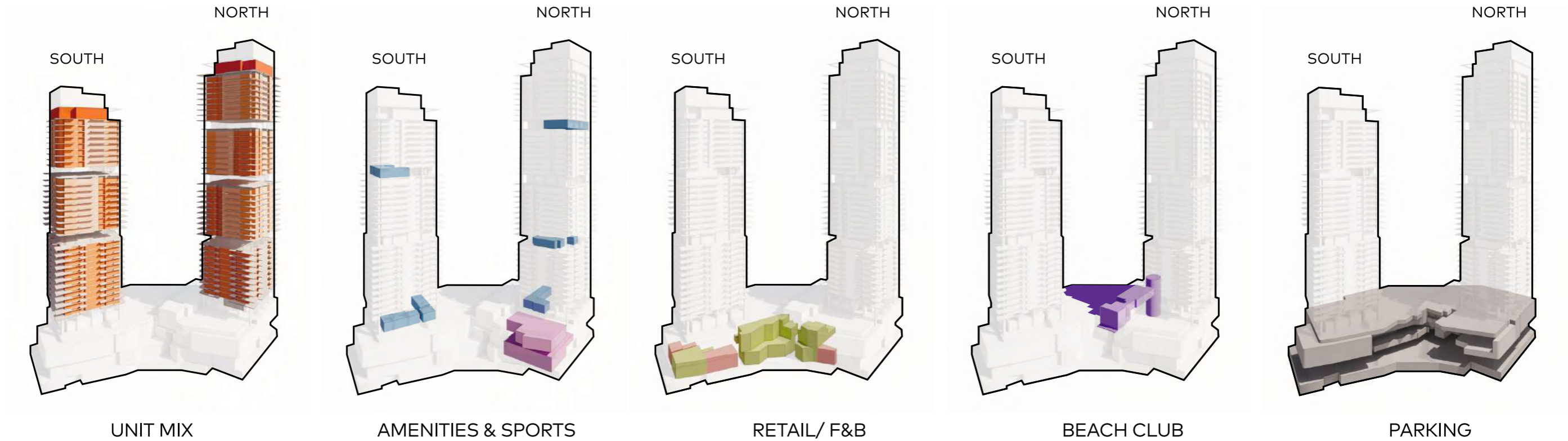


# CREATING A RHYTHM



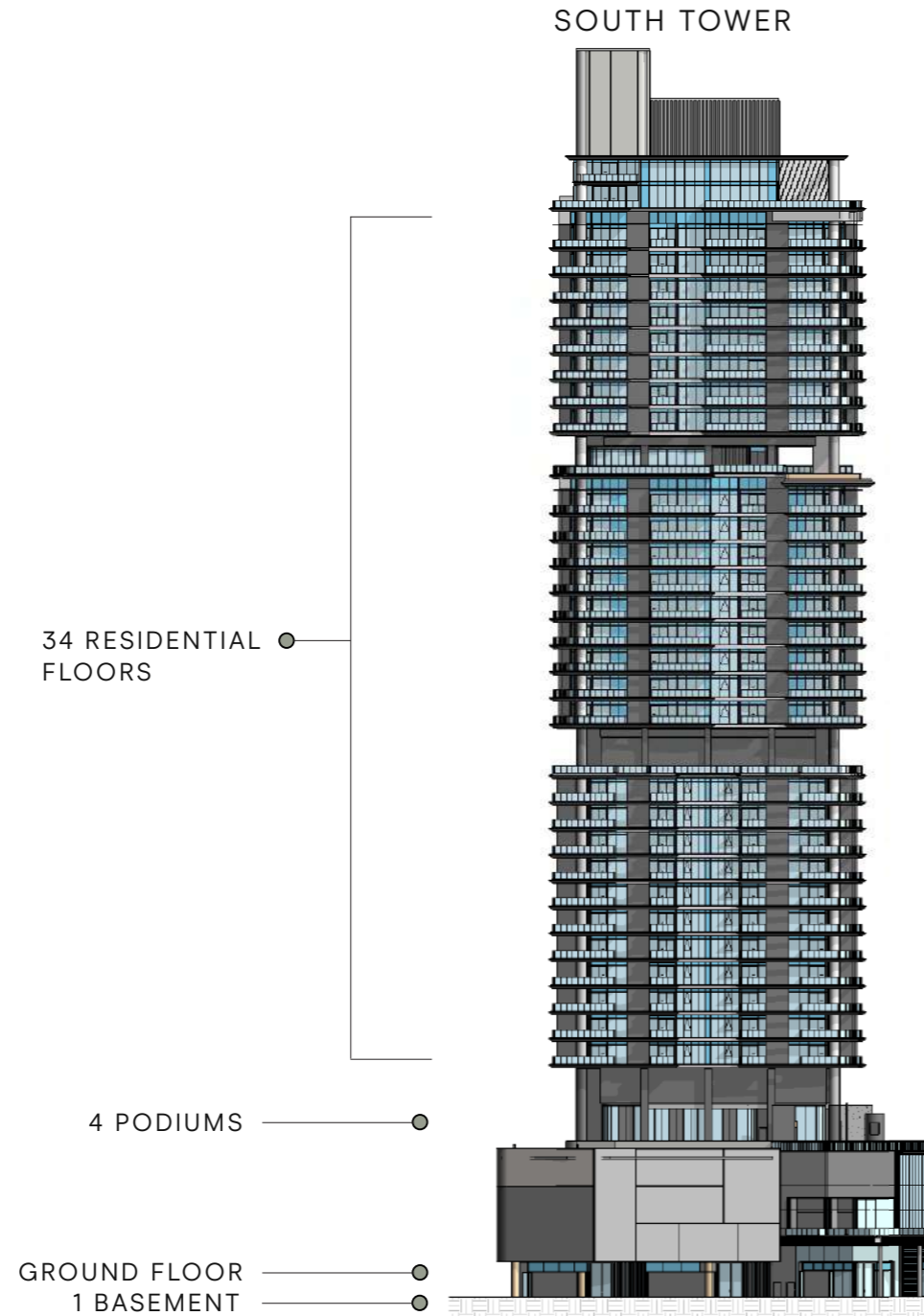
Public access points are carved into the form responding to the rhythm and language of the wider context, and forming a backdrop to the entertainment plaza. Arrival points further enhance the arrival experience and allow for key linkages to commercial offers at the ground floor and upper levels, as well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

# DESIGN STRATEGY



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

---

## ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft

---

## ANTICIPATED COMPLETION DATE

Q3 2027

---

## PARKING

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

3 and 4-bedroom: 2 car parking spaces

---

## OWNERSHIP

Freehold

---

## KEY VIEWS

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





## SIZE RANGE PER UNIT TYPE

### SOUTH TOWER

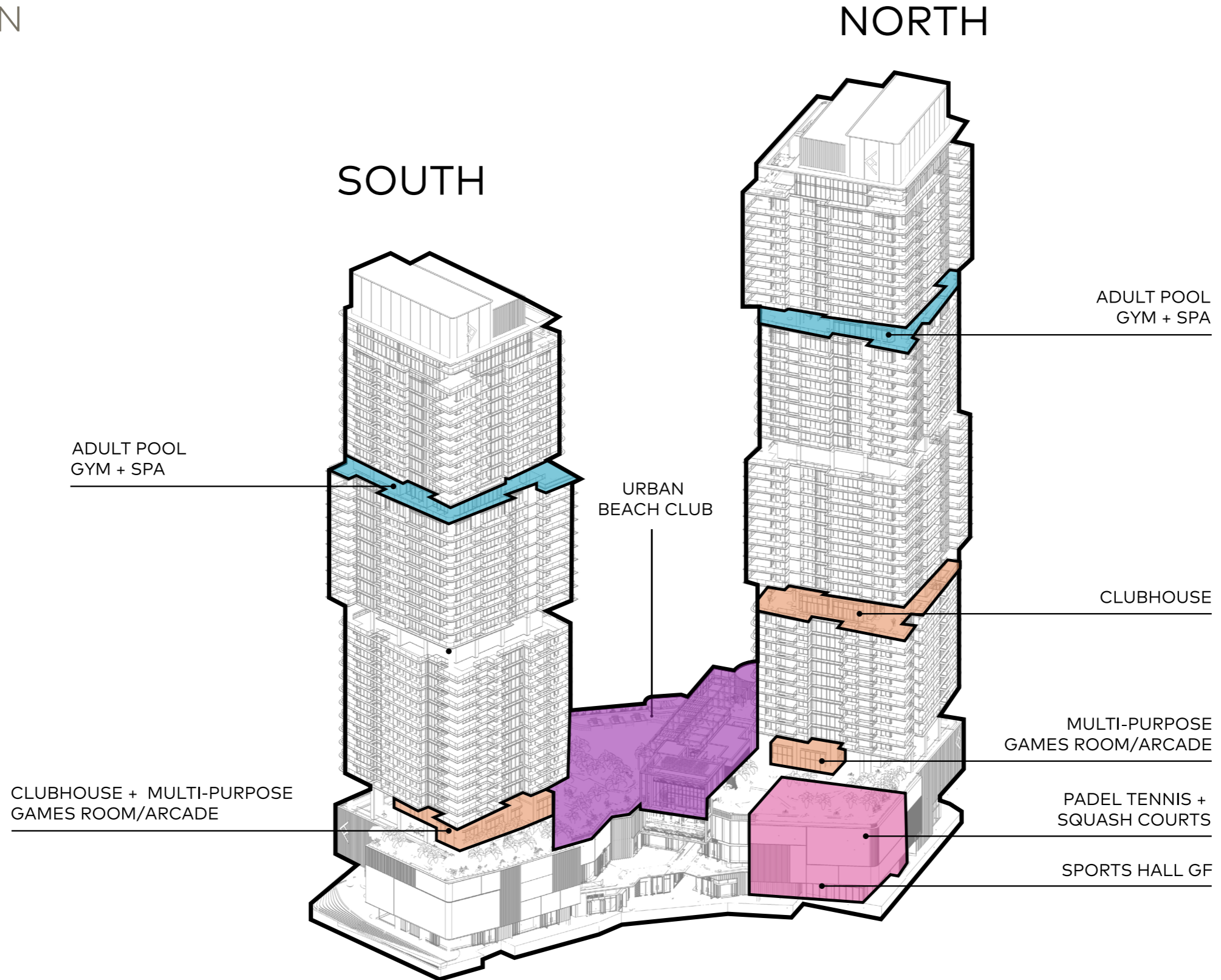
Studio	From 513 sq. ft to 590 sq. ft
1 Bedroom	From 931 sq. ft to 972 sq. ft
2 Bedrooms	From 1,375 sq. ft to 1,495 sq. ft
2 Bedrooms + Study	From 1,589 sq. ft to 1,680 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,597 sq. ft
4 Bedrooms Penthouse	From 9,455 sq. ft to 9,456 sq. ft

## NUMBER OF UNITS PER TYPE

### SOUTH TOWER

Studio	55 units
1 Bedroom	78 units
2 Bedrooms	56 units
2 Bedrooms + Study	45 units
3 Bedrooms	39 units
4 Bedrooms Penthouse	2 units

# AMENITIES BREAKDOWN



# RETAIL AND F&B COMPLEX



**GROUND FLOOR**  
AMENITIES



ARRIVAL  
ARRIVAL  
AREA

3 drop-off areas and experiential 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





ABOVE  
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
- 2 DROP-OFF AREA
- 3 LOBBY ENTRANCE
- 4 LOBBY RECEPTION
- 5 SERENITY LOUNGE

- 6 LOBBY WORKSTATION
- 7 RESIDENTS LIFTS LOBBY
- 8 RESIDENTS SERVICE LIFTS
- 9 RESIDENTS MOVE-IN TRUCK ZONE
- 10 VISITORS F&B/RETAIL LIFT

- 11 F&B/RETAIL SERVICE LIFTS
- 12 F&B SERVICE YARD/DELIVERIES
- 13 URBAN BEACH CLUB LIFT
- 14 ESCALATORS
- 15 WAITING AREA

- 16 VIP VALET PARKING
- 17 ENTRANCE WATER FEATURE
- 18 BASEMENT ENTRANCE/EXIT
- 19 PODIUM ENTRANCE/EXIT
- 20 BICYCLE PARKING

- 21 ACCESS TO UPTOWN PLAZA
- 22 SPORTS HALL LIFT
- 23 MALE CHANGE ROOM
- 24 FEMALE CHANGE ROOM
- 25 MULTI-SPORTS HALL

- MULTI-SPORTS HALL SECTION
- FOOTBALL
  - NETBALL
  - BASKETBALL
  - TENNIS
  - VOLLEYBALL
  - BADMINTON

PODIUM 2 FLOOR  
AMENITIES



RESTAURANT  
RESTAURANT  
OUTDOOR TERRACE

Culinary delights with Uptown Dubai view



DETAIL  
DETAIL  
CENTER

OPERATION F&B

WOMEN

WIFE CLUB

Shop beyond boundaries and immerse in a journey of discovery

# UPTOWN PLAZA



## PODIUM 2 FLOOR AMENITIES PLAN

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



PODIUM 3 AND 4 FLOOR  
AMENITIES



DR  
DR  
PADEL  
COURTS

Double-volume indoor padel tennis courts



# UPTOWN PLAZA



- 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  
BEACH  
POOL

45,000 sq.ft 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





Ukranian

BEACH  
CLUBHOUSE

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



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

### EXCLUSIVE RESIDENT AMENITIES

- 11 BEACH CLUB CHANGE ROOMS
- 12 BEACH CLUB LIFT
- 13 BEACH CLUB ARRIVAL AREA
- 14 CLUBHOUSE F&B
- 15 OUTDOOR DINING AREA
- 16 FAMILY POOL
- 17 POOL DECK
- 18 MALE/FEMALE CHANGE ROOMS
- 19 RESIDENTS LIFTS LOBBY
- 20 RESIDENTS SERVICE LIFTS

### RESIDENTS CLUBHOUSE (SOUTH TOWER)

- 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)

24<sup>TH</sup> FLOOR  
AMENITIES





CLUBHOUSE  
PRIVATE DINING & MEETING AREA

Where culinary craftsmanship meets community



CLUBHOUSE  
KITCHEN & DINING



SKYLINE  
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

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

- ① INFINITY-EDGE 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 LIFTS



SOUTH



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 of the stone block, a small, round, metallic bowl contains several pearls. A white, cylindrical candle is placed to the right of the bowl. In the background, a piece of white fabric is draped over a dark surface. The overall scene is lit from the left, creating strong highlights and deep shadows. 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



DENT HOUSE  
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> - 13<sup>TH</sup> FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

3<sup>RD</sup> - 13<sup>TH</sup> FLOOR



NORTH

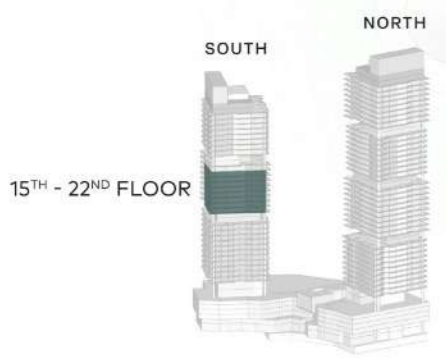
SOUTH



SOUTH

15<sup>TH</sup> - 22<sup>ND</sup> FLOOR  
TYPICAL PLAN

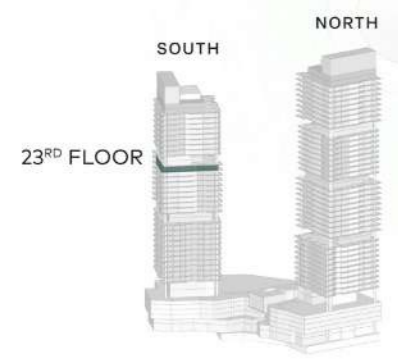
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



SOUTH

# 23<sup>RD</sup> FLOOR TYPICAL PLAN

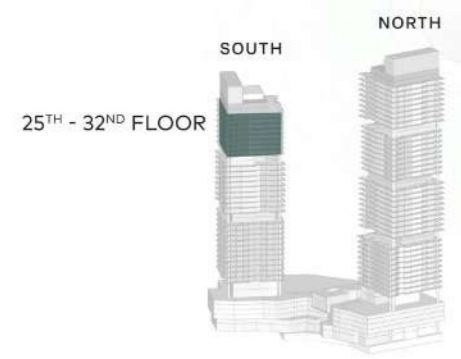
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





# 25<sup>TH</sup> - 32<sup>ND</sup> FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



SOUTH

2 BR+S  
TYPE A  
08

2-BR  
TYPE B  
09

3-BR+S  
TYPE B  
01

1 BR  
TYPE A  
02

1 BR  
TYPE A  
07

2 BR  
TYPE A  
03

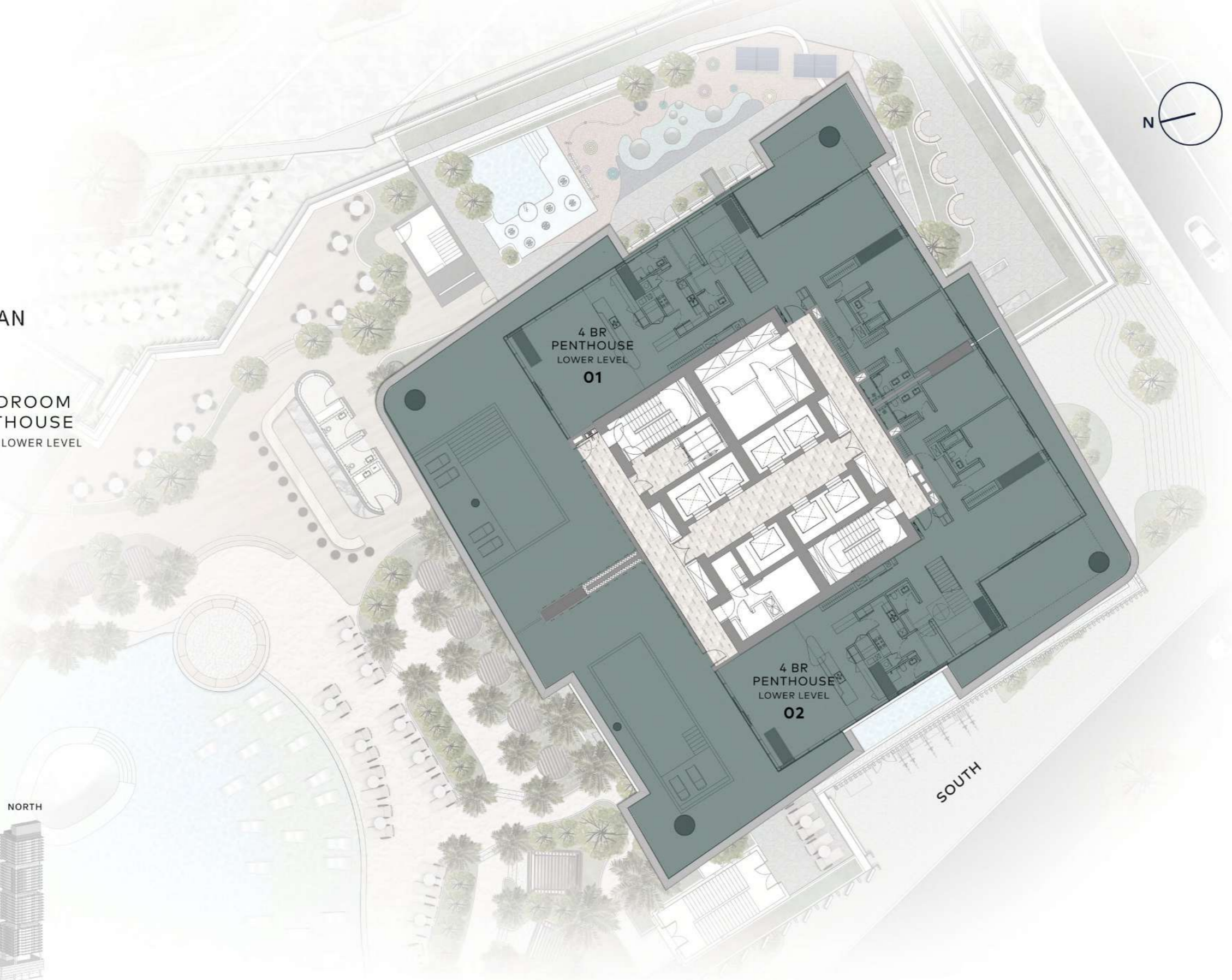
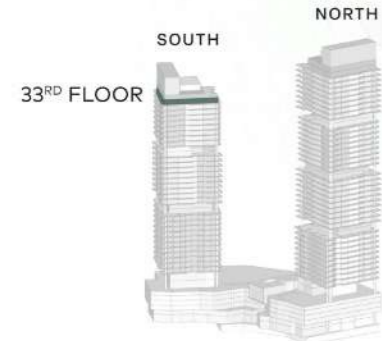
1 BR  
TYPE B  
04

2 BR+S  
TYPE A  
06

1 BR  
TYPE B  
05

33<sup>RD</sup> FLOOR  
TYPICAL PLAN

 4 BEDROOM  
PENTHOUSE  
DUPLEX LOWER LEVEL



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

 4 BEDROOM  
PENTHOUSE  
DUPLEX UPPER LEVEL

4 BR  
PENTHOUSE  
UPPER LEVEL  
**01**

4 BR  
PENTHOUSE  
UPPER LEVEL  
**02**



SOUTH



# STUDIO

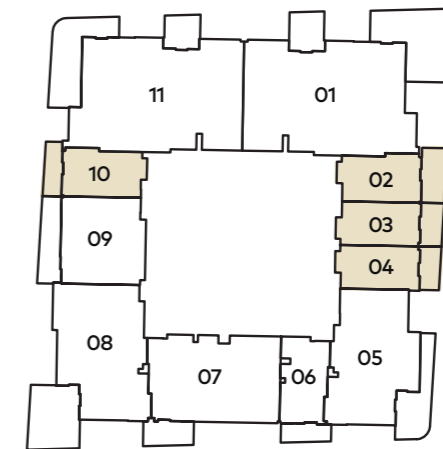
TYPE A

Internal Living Area : 408.06 Sq. Ft  
Outdoor Living Area : 105.81 Sq. Ft  
Total Living Area : 513.87 Sq. Ft

---



## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR



# STUDIO

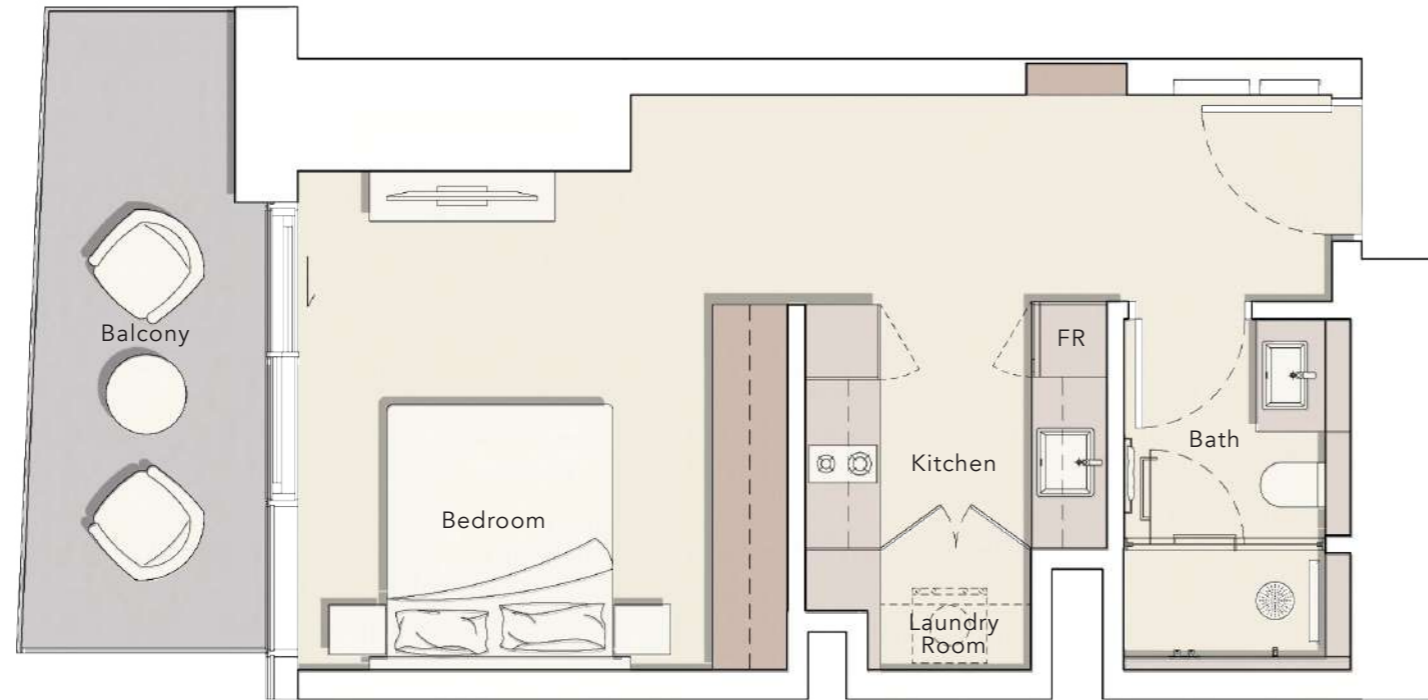
TYPE B

Internal Living Area : 446.81 Sq. Ft

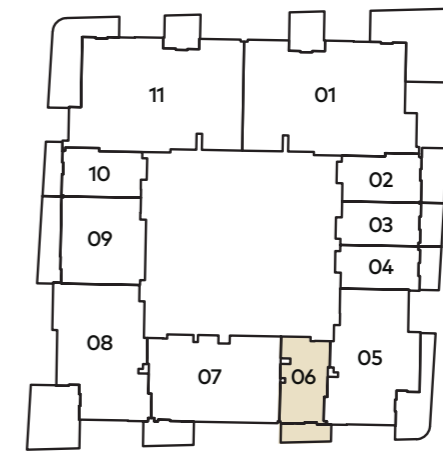
Outdoor Living Area : 110.44 Sq. Ft

Total Living Area : 557.25 Sq. Ft

---

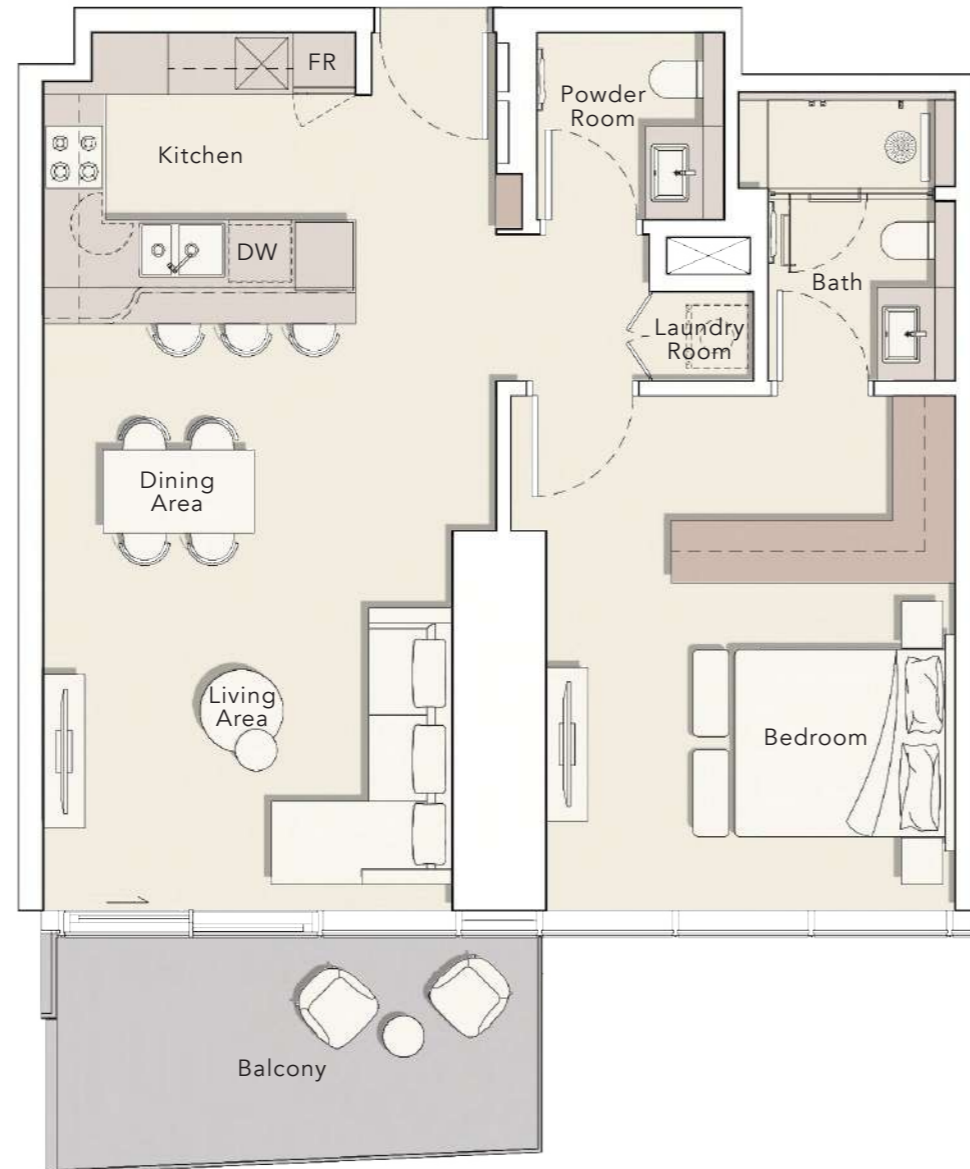


## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR



# 1 BEDROOM

TYPE A

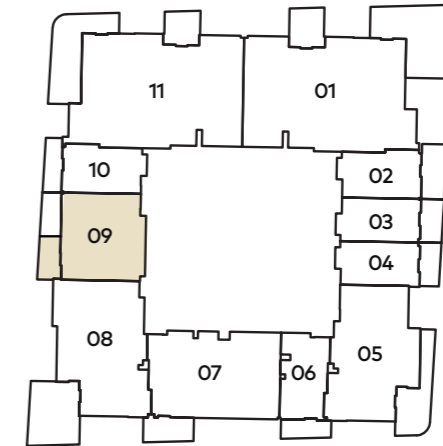


Internal Living Area : 824.41 Sq. Ft

Outdoor Living Area : 115.28 Sq. Ft

Total Living Area : 939.69 Sq. Ft

## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR



## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR

309

## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR

1503

## 23<sup>th</sup> FLOOR

2303

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

2502

2507



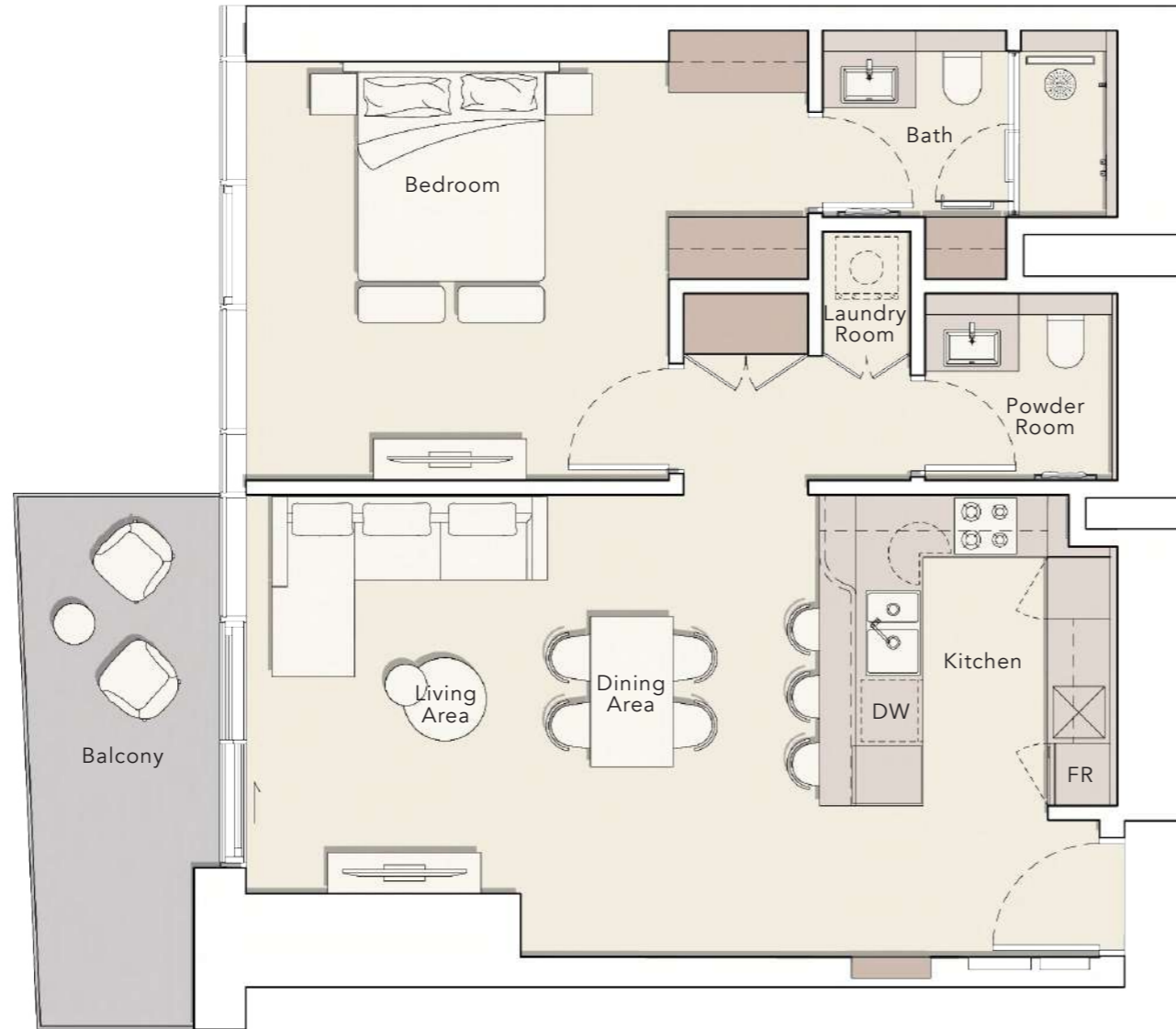
# 1 BEDROOM

TYPE B

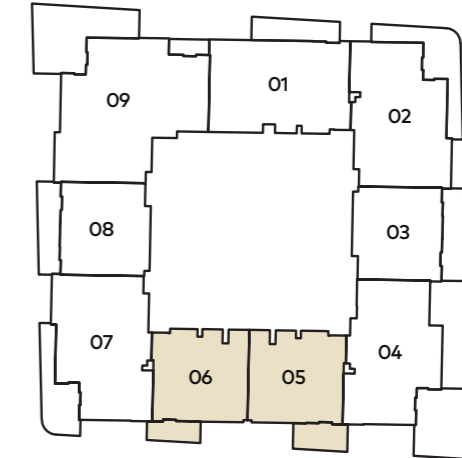
Internal Living Area : 862.08 Sq. Ft

Outdoor Living Area : 109.36 Sq. Ft

Total Living Area : 971.44 Sq. Ft



## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR



## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR

1505  
1506

## 23<sup>th</sup> FLOOR

2305  
2306

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

2504  
2505



# 2 BEDROOM

TYPE A

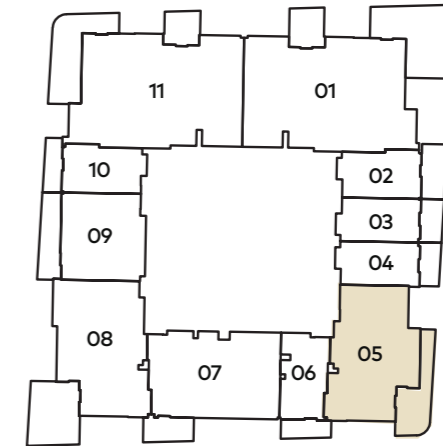
Internal Living Area : 1221.27 Sq. Ft

Outdoor Living Area : 273.94 Sq. Ft

Total Living Area : 1495.21 Sq. Ft



## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR



## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR

305

## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR

1504

## 23<sup>th</sup> FLOOR

2304

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

2503





# 2 BEDROOM

TYPE B

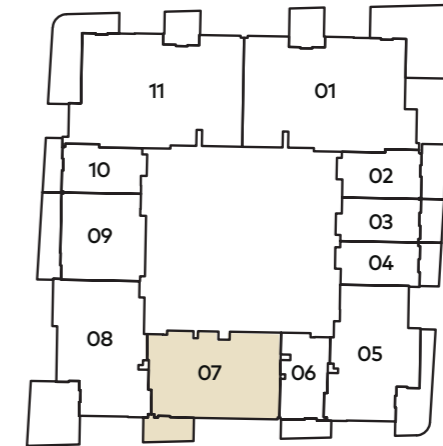
Internal Living Area : 1278.11 Sq. Ft

Outdoor Living Area : 97.09 Sq. Ft

Total Living Area : 1375.20 Sq. Ft



## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR



## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR

307

## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR

1501

## 23<sup>th</sup> FLOOR

2301

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

2509



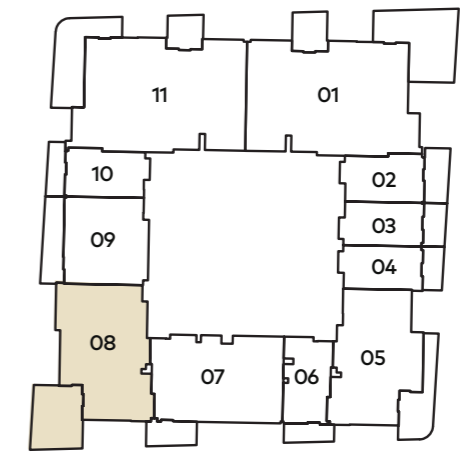
# 2 BEDROOM + S

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



## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR

308

## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR

1502  
1507

## 23<sup>th</sup> FLOOR

2302  
2307

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

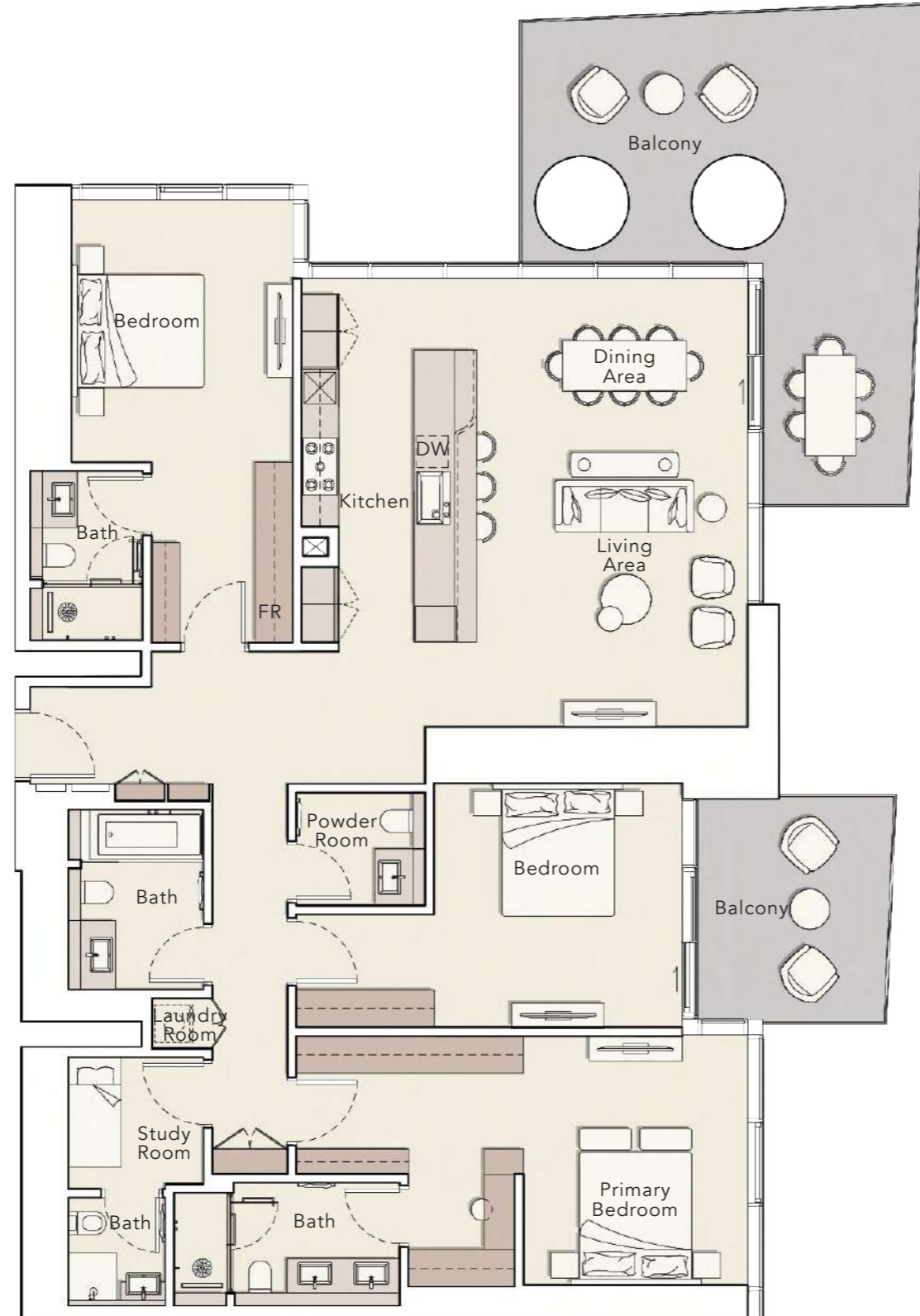
2506  
2508



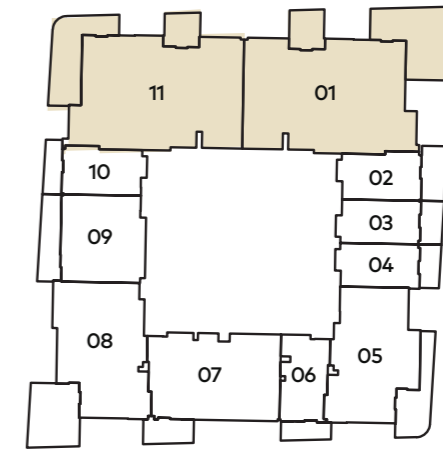
# 3 BEDROOM + S

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



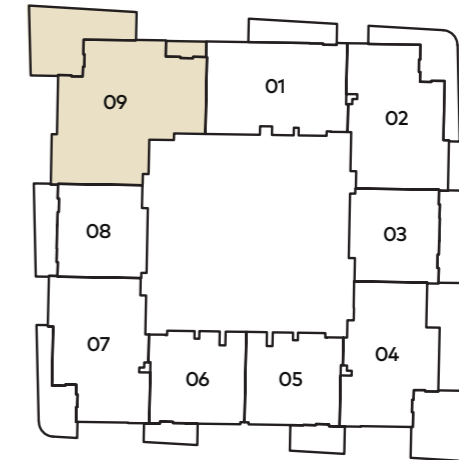
# 3 BEDROOM + S

TYPE B

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



## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR



## 15<sup>th</sup> - 22<sup>nd</sup> FLOOR

1509

## 23<sup>th</sup> FLOOR

2309

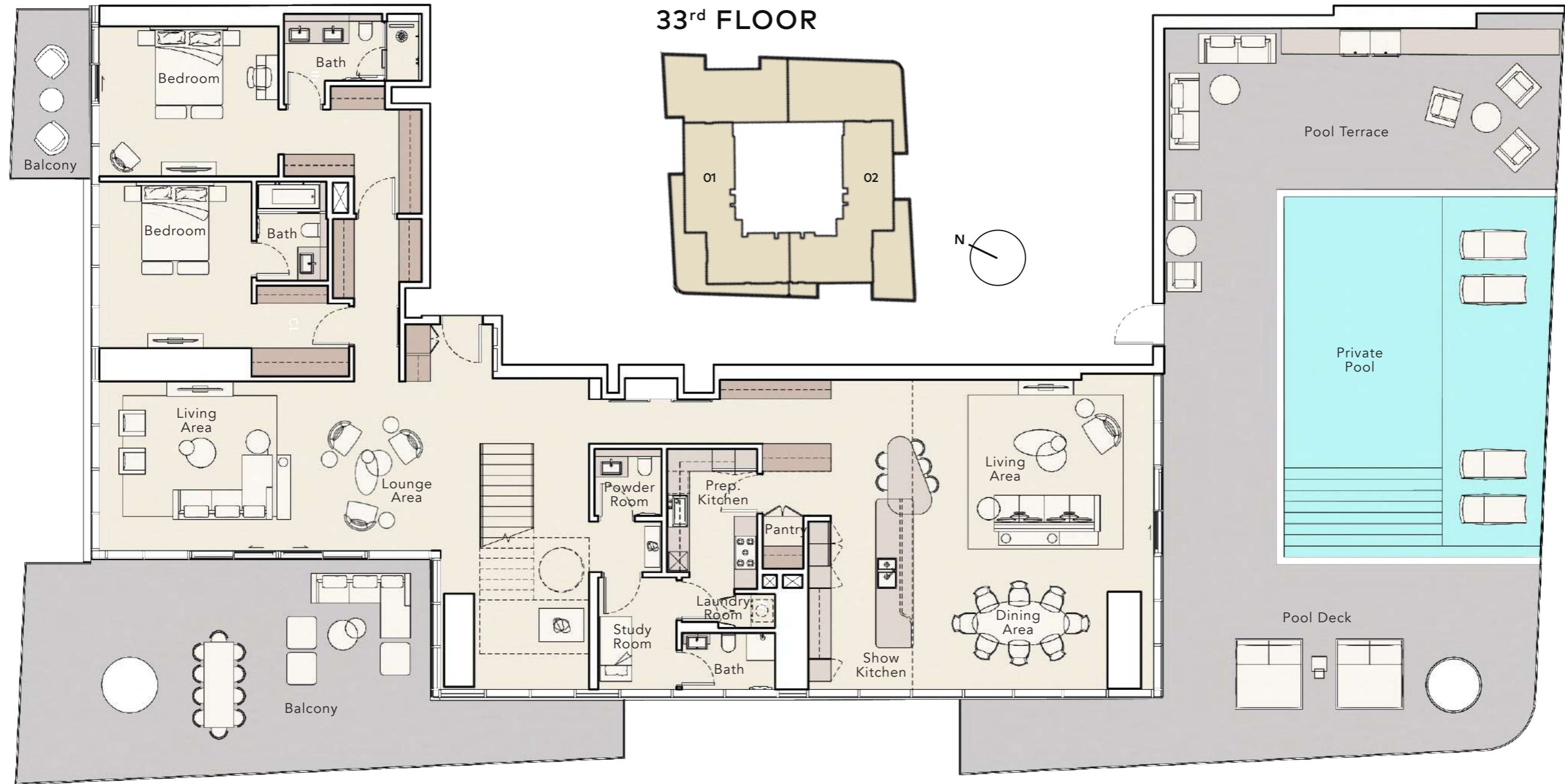
## 25<sup>th</sup> - 32<sup>nd</sup> FLOOR

2501



# PENTHOUSE

## DUPLEX LOWER LEVEL



Internal Living Area	:	<b>5903.68 Sq. Ft</b>
Outdoor Living Area	:	<b>3552.20 Sq. Ft</b>
Total Living Area	:	<b>9455.88 Sq. Ft</b>

# PENTHOUSE

DUPLEX UPPER LEVEL



---

Internal Living Area : **5903.68 Sq. Ft**  
Outdoor Living Area : **3552.20 Sq. Ft**  
Total Living Area : **9455.88 Sq. Ft**





800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.