



ELLINGTON  
PROPERTIES

# 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, featuring two prominent skyscrapers with illuminated balconies and a vibrant, landscaped plaza at the base. The sky is a mix of orange and blue, suggesting sunset or sunrise. The surrounding cityscape is visible in the background.

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

JUMEIRAH GOLF  
ESTATE

DUBAI MARINA

JUMEIRAH  
LAKES TOWERS

EMIRATES HILLS

MERÇER  
HOUSE

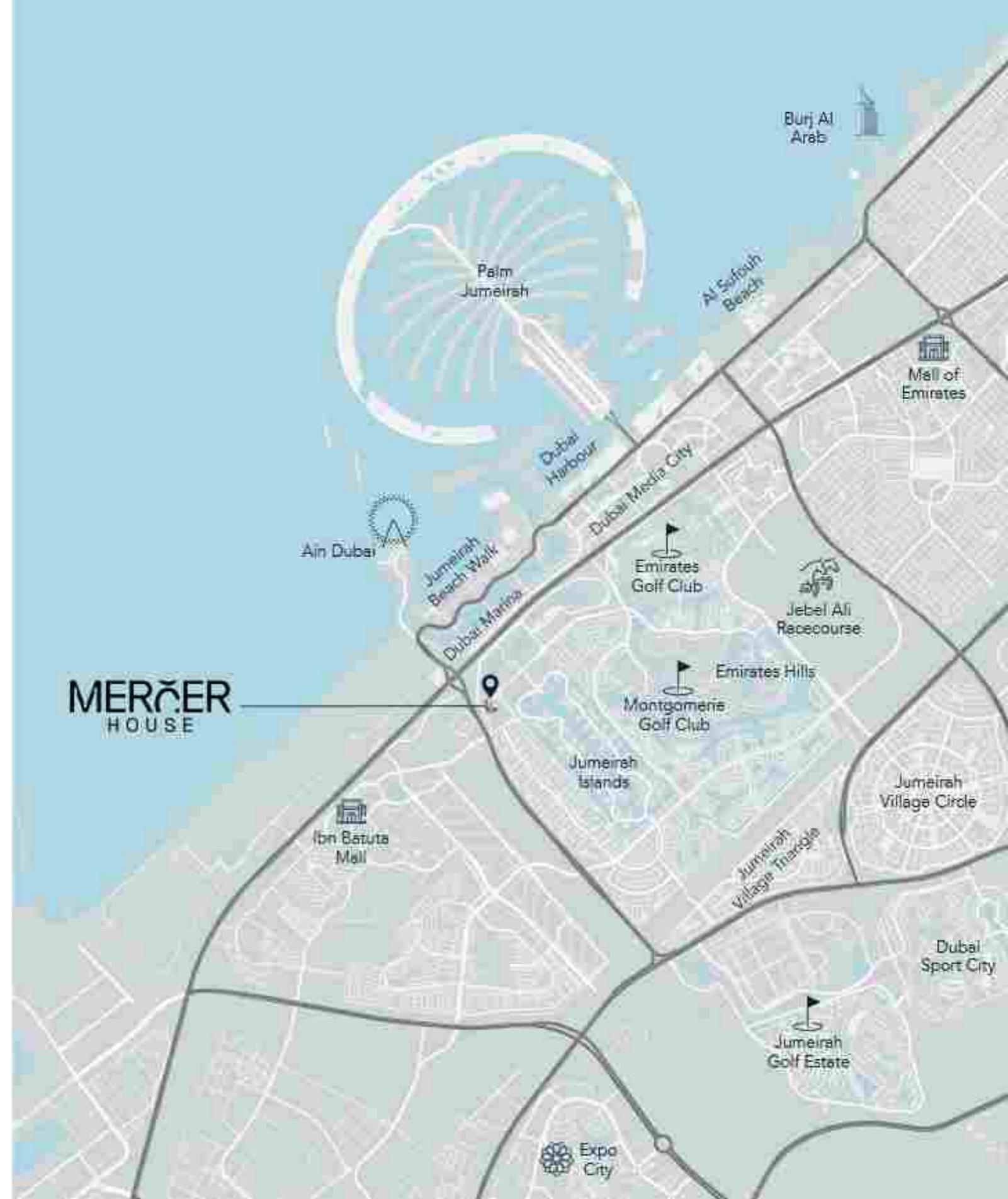
JUMEIRAH ISLANDS

TO ABU DHABI

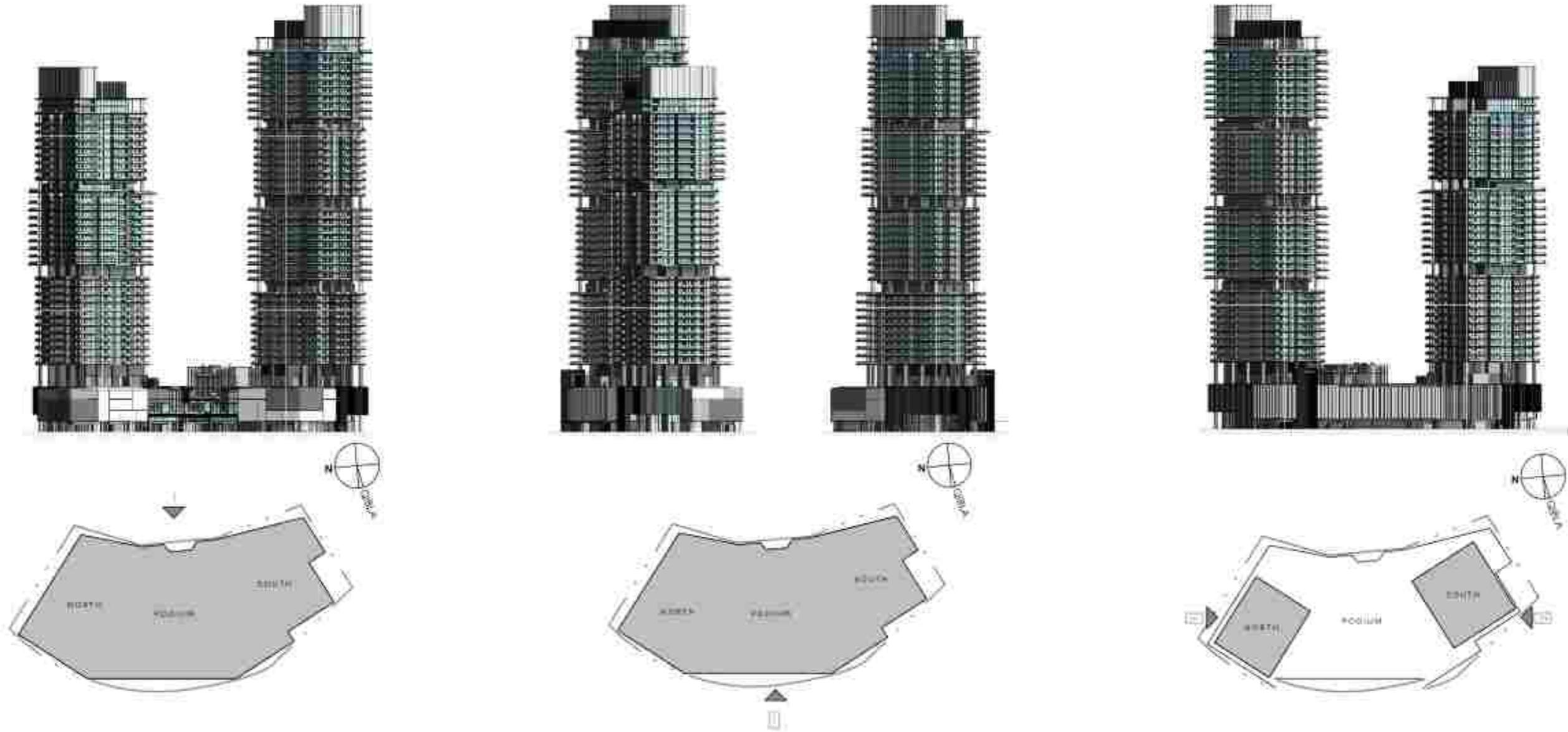
JUMEIRAH PARK

# DRIVING DISTANCES

01 MINUTES Uptown Plaza	05 MINUTES DMCC Metro Station	06 MINUTES Marina Mall
08 MINUTES Ain Dubai	08 MINUTES Montgomery Golf Club	10 MINUTES Emirates Golf Club
11 MINUTES Jumeirah Islands Clubhouse	15 MINUTES Mall of the Emirates	12 MINUTES Ibn Battuta Mall
17 MINUTES Palm Jumeirah	18 MINUTES Burj Al Arab	22 MINUTES Dubai Mall & Burj Khalifa
25 MINUTES Dubai International Financial Centre	25 MINUTES Al Maktoum International Airport	30 MINUTES Dubai International Airport

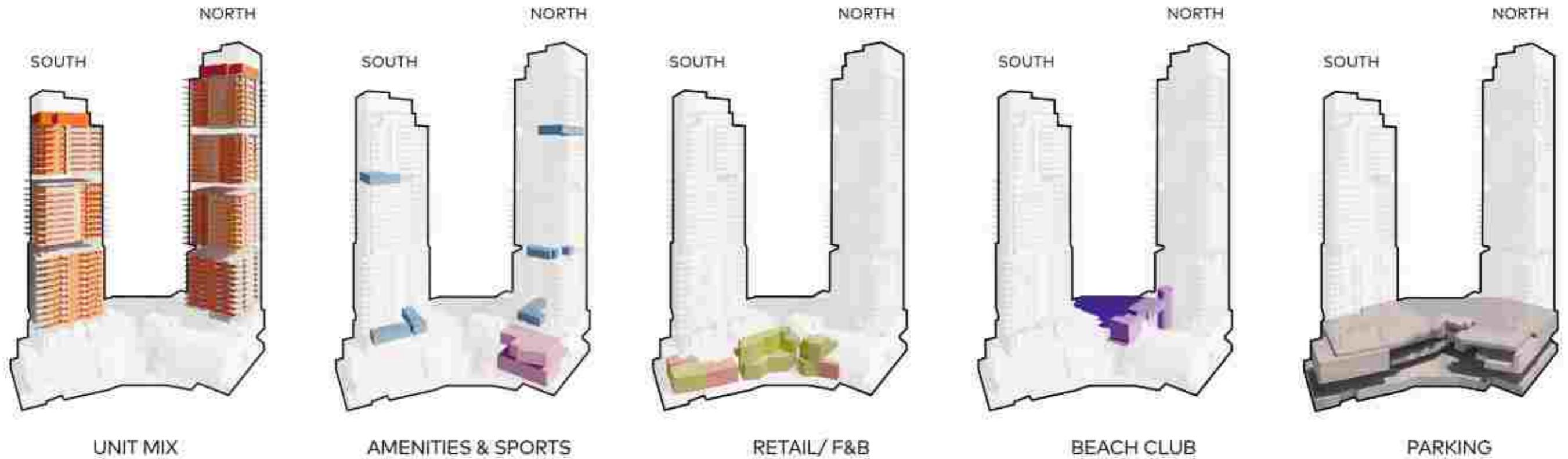


# CREATING A RHYTHM



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.

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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

### SOUTH TOWER

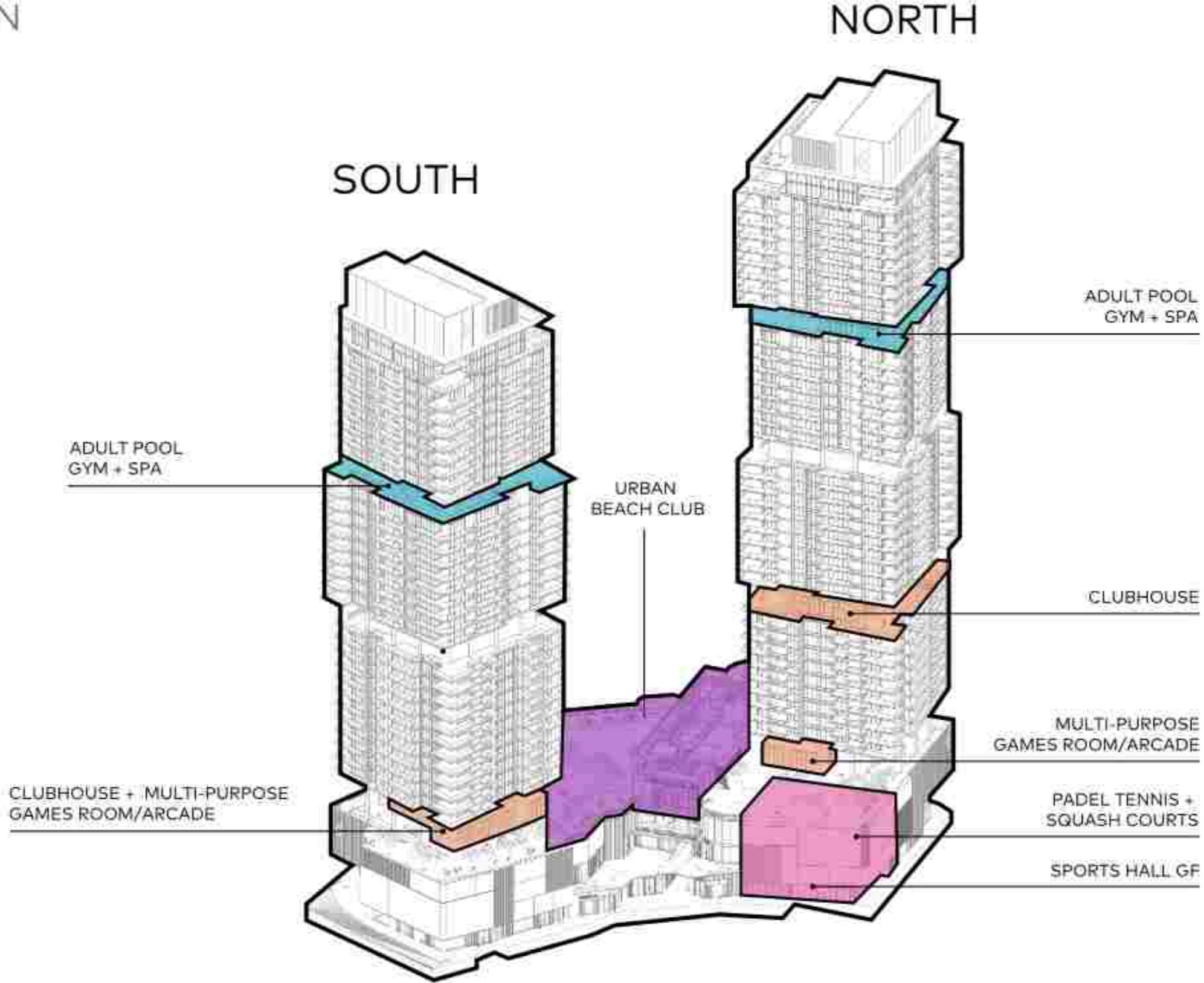
Studio	From 513 sq. ft to 590 sq. ft
1 Bedroom	From 931 sq. ft to 972 sq. ft
2 Bedrooms	From 1,375 sq. ft to 1,495 sq. ft
2 Bedrooms + Study	From 1,589 sq. ft to 1,680 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,597 sq. ft
4 Bedrooms Penthouse	From 9,455 sq. ft to 9,456 sq. ft

## 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



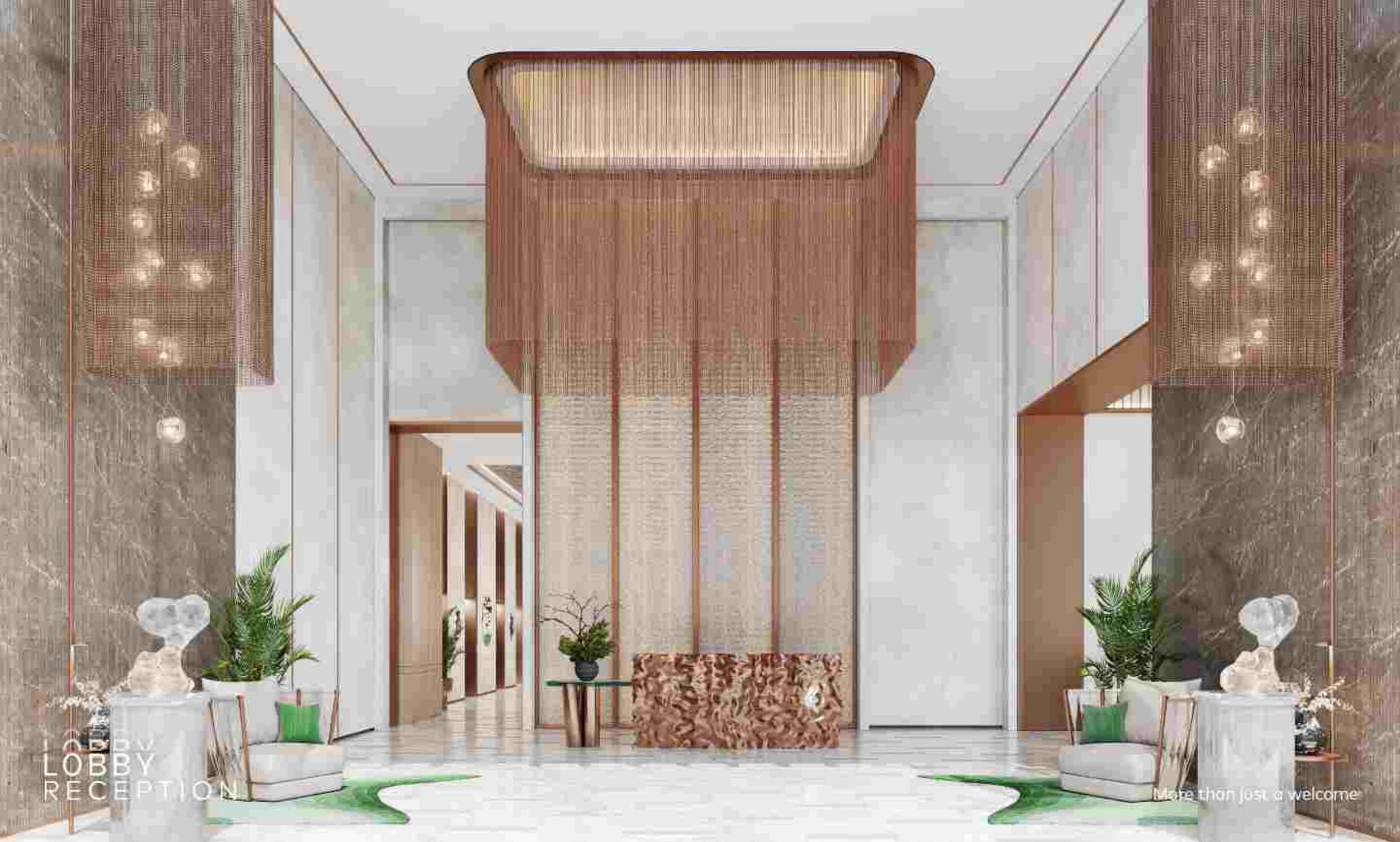
# GROUND FLOOR AMENITIES



MERCEDES  
HOUSE

ARRIVAL  
ARRIVAL  
AREA

3 drop-off areas and experiential escalators from the Ground Floor to the Podium 2 retail area

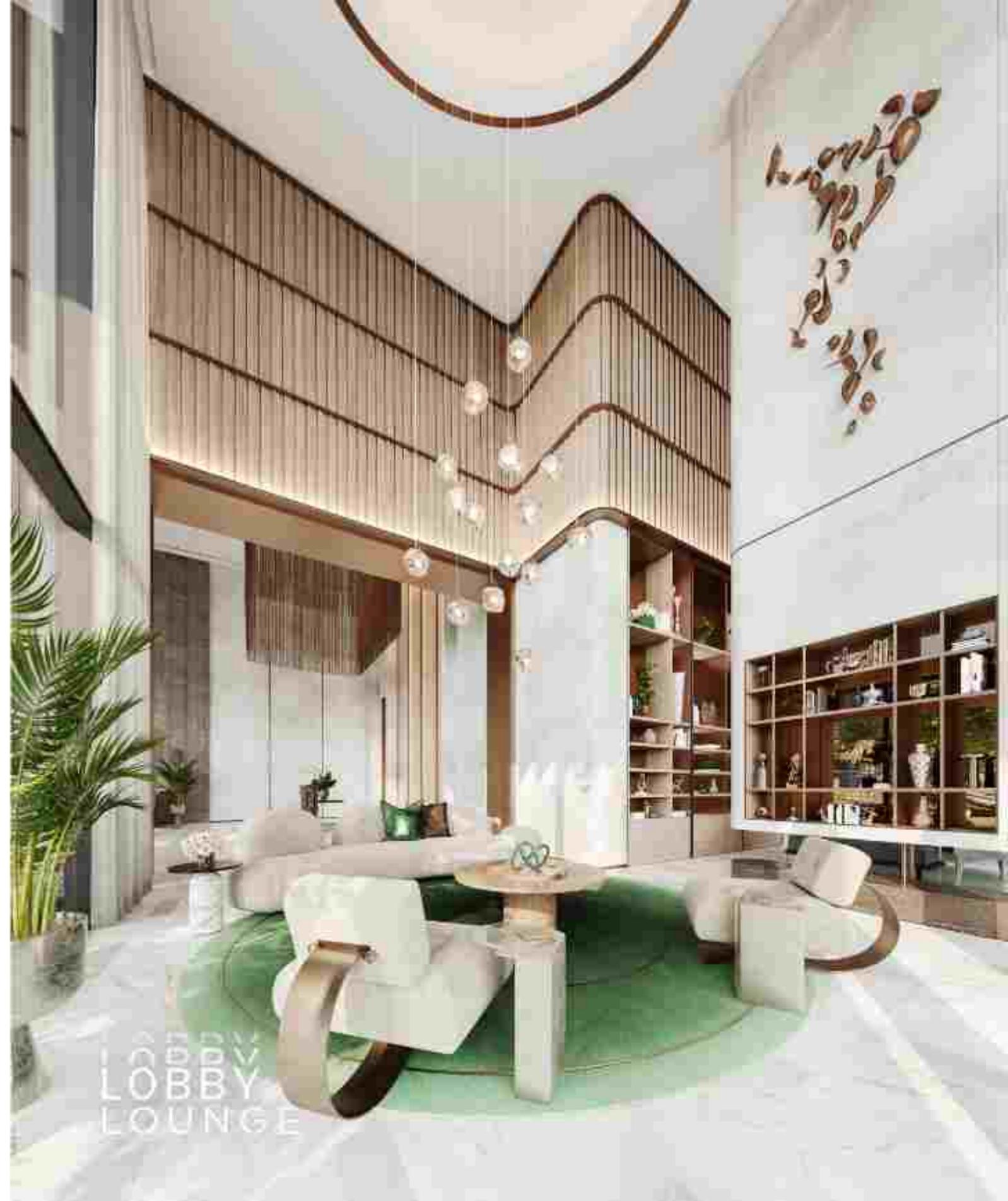


LOBBY  
LOBBY  
RECEPTION

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-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



**GROUND FLOOR AMENITIES PLAN**

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

- 6 LOBBY W/POSTATION
- 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 LIFT
- 12 F&B SERVICE YARD DELIVERIES
- 13 URBAN BEACH CLUB LIFT
- 14 ESCALATORS
- 15 WAITING AREA

- 16 VEH 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
  - TENNIS
  - BASKETBALL
  - VOLLEYBALL
  - BADMINTON



PODIUM 2 FLOOR  
AMENITIES



RESTAURANT  
RESTAURANT  
OUTDOOR TERRACE

Culinary delights with Uptown Dubai view



DETAIL  
RETAIL  
CENTER

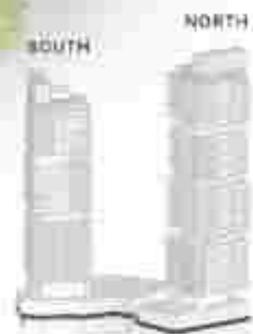
Shop beyond boundaries and immerse in a journey of discovery

# UPTOWN PLAZA



## PODIUM 2 FLOOR AMENITIES PLAN

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



# PODIUM 3 AND 4 FLOOR AMENITIES



PADEL  
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 VISITOR'S 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 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



BEACH  
CLUBHOUSE

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



BEACH  
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 lounger and cabanas



INDOOR  
KIDS PLAY

Submarine-themed kids play area with an outdoor playground.



GAME  
ROOM

Arcade zone with sing and dance revolution area

# UPTOWN PLAZA



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

### URBAN BEACH CLUB

- 1 BEACH POOL
- 2 BUBBLE POOL
- 3 BEACH LOUNGERS AREA
- 4 SLIM 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 PSP
- 16 OUTDOOR DINING AREA

### EXCLUSIVE RESIDENT AMENITIES

- 17 FAMILY POOL
- 18 POOL DECK
- 19 MALE/FEMALE CHANGE ROOMS
- 21 RESIDENTS UP 15 LOBBY
- 22 RESIDENTS SERVICE LIFTS

- 23 OUTDOOR SEATING
- 24 OUTDOOR BARBECUE AREA
- 25 OUTDOOR DINING
- 26 OUTDOOR GAMES AREA
- 27 OUTDOOR KIDS PLAY AREA

- 28 KIDS WET-PLAY AREA
- 29 INDOOR KIDS PLAY AREA
- 30 SING & DANCE REVOLUTION AREA
- 31 AIRBALL ZONE
- 32 RESIDENTS CLUBHOUSE (SOUTH TOWER)

24<sup>TH</sup> FLOOR  
AMENITIES



CLUBHOUSE  
PRIVATE DINING & MEETING AREA

Where culinary craftsmanship meets community

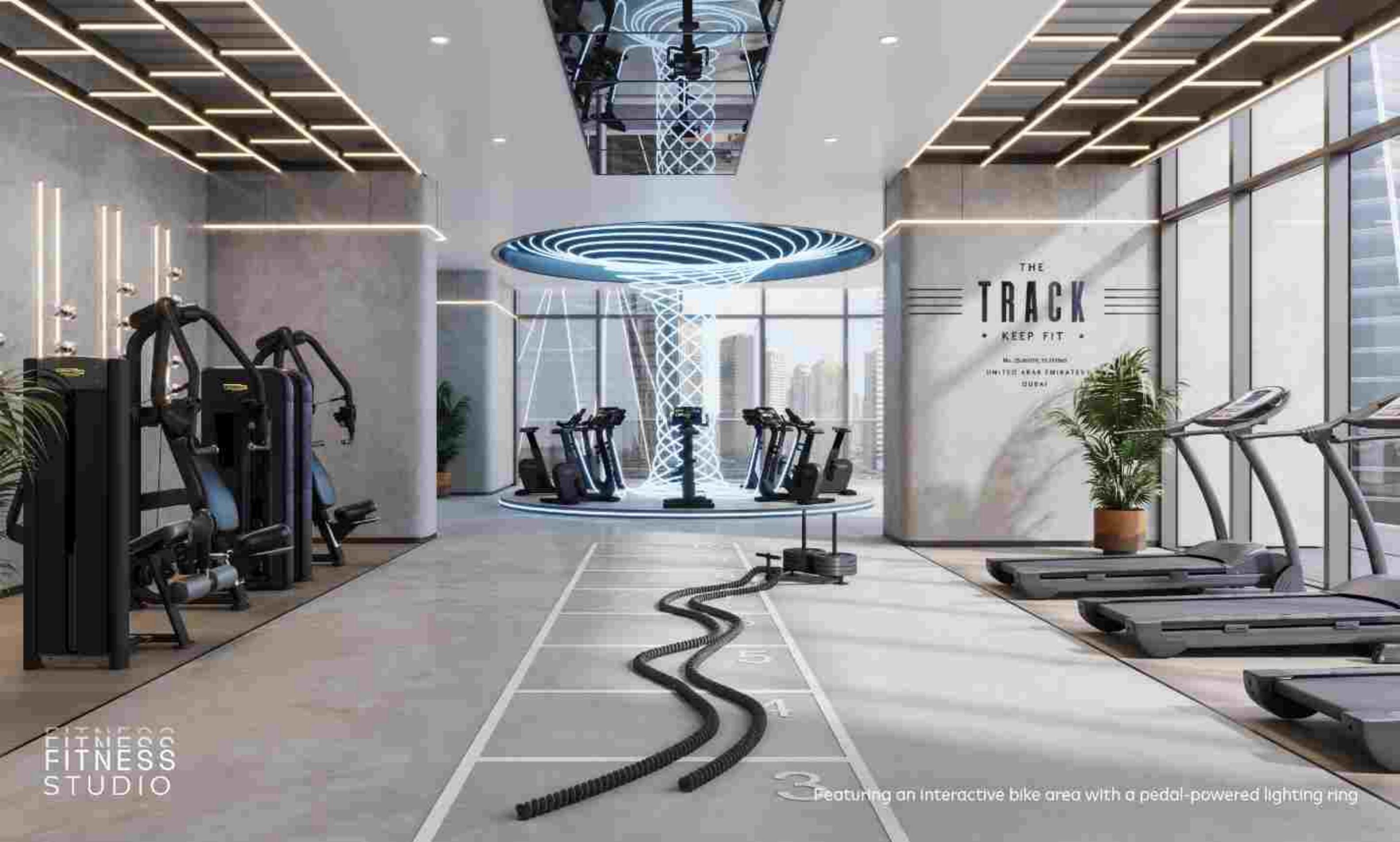


CLUBHOUSE  
KITCHEN & DINING



SKYLINE  
SKYLINE  
POOL

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



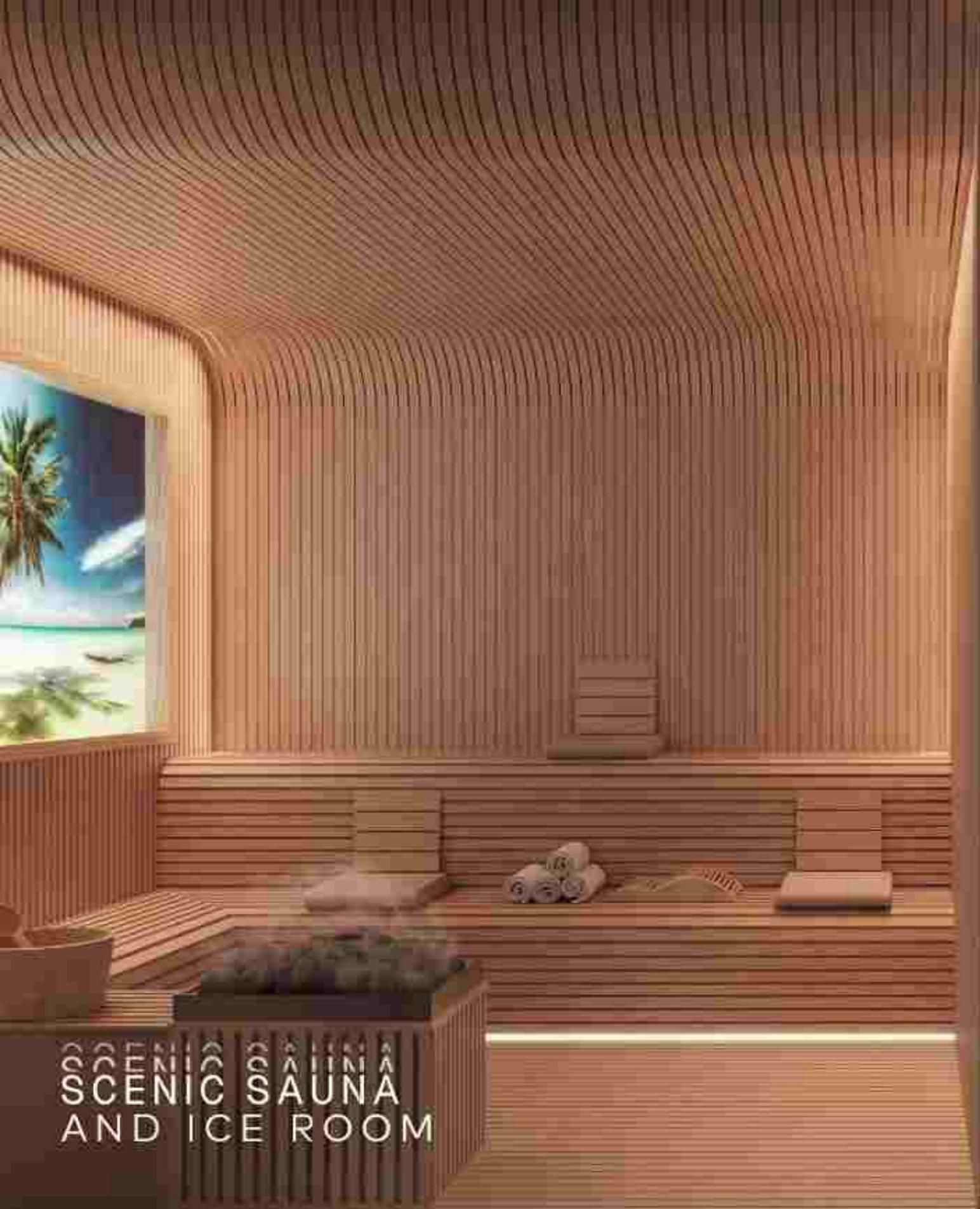
THE  
**TRACK**

• KEEP FIT •

NO. 100000000000  
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 CARDS, WEIGHTS AND LIFT AREA
- ⑨ MALE CHANGE ROOM
- ⑩ SCENIC BALCONY
- ⑪ ICE ROOM
- ⑫ FEMALE CHANGE ROOM
- ⑬ SHOWER AREA
- ⑭ RESIDENTS LIFTS LOBBY
- ⑮ RESIDENTS SERVICE LIFTS



A still life arrangement of various objects. In the center is a cylindrical wire mesh object. To its right is a light-colored wooden box with a rectangular cutout. In the foreground, there is a blue candle, a silver bowl containing jewelry, and a palm frond. The background is dark and textured.

TYPICAL  
APARTMENTS



ELLINGTON  
LIVING & DINING

TYPICAL  
LIVING & DINING



TYPICAL  
KITCHEN



TYPICAL  
TYPICAL  
BEDROOM

TYPICAL  
TYPICAL  
BATHROOM





BALCONY  
BALCONY  
VIEW

**PENTHOUSE**  
APARTMENTS



PENTHOUSE  
LIVING & DINING



PENTHOUSE  
PENTHOUSE  
KITCHEN



PENTHOUSE  
BEDROOM



PENTHOUSE  
PENTHOUSE  
BATHROOM



RENTAL HOUSE  
PENTHOUSE  
POOL



## 3 AND 4 BEDROOM UNITS KITCHEN FEATURES



Integrated drop-in kitchen sinks in  
Gunmetal Grey Stainless Steel

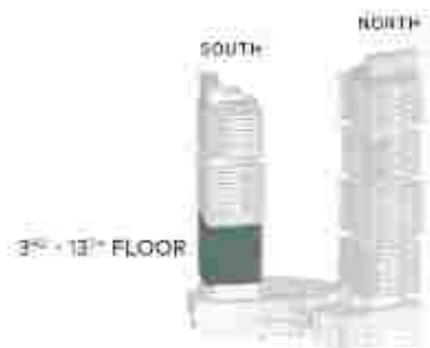


Integrated pop-up Downdraft Hood Slider  
with touch control and charcoal filter

# FLOOR PLANS

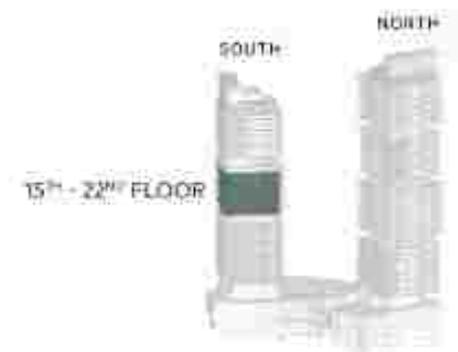
3<sup>RD</sup> - 13<sup>TH</sup> FLOOR  
TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





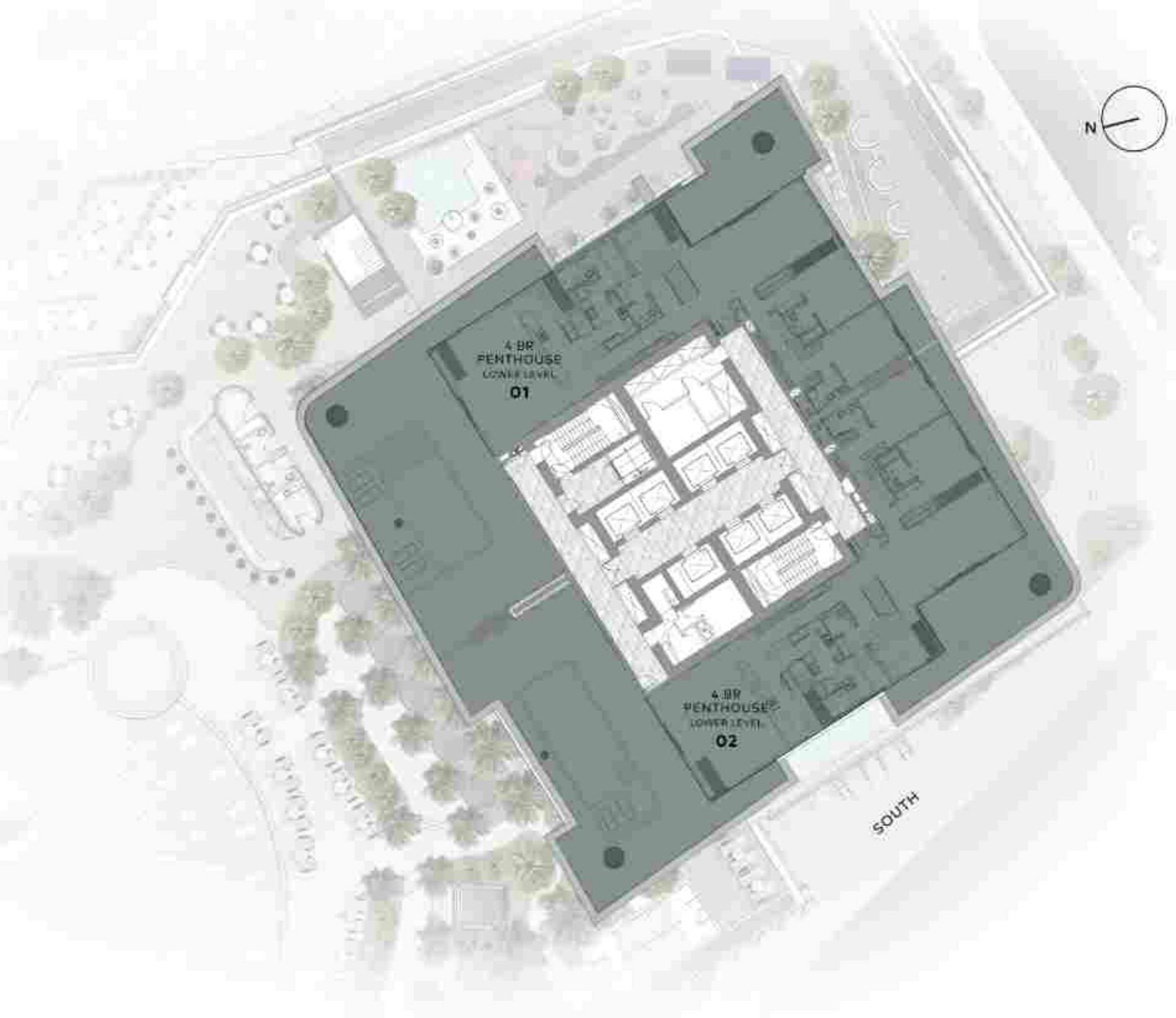
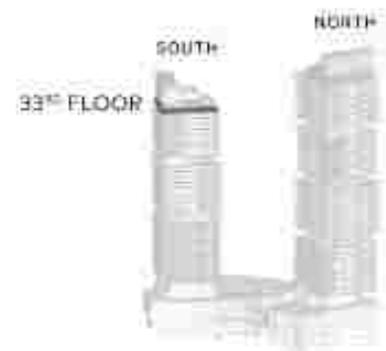
25<sup>TH</sup> - 32<sup>ND</sup> FLOOR  
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



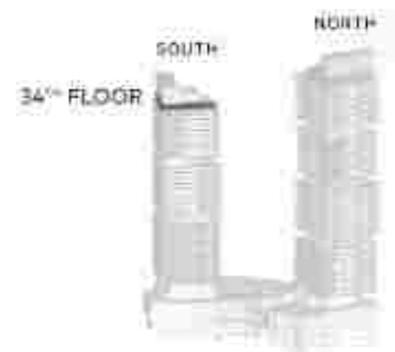
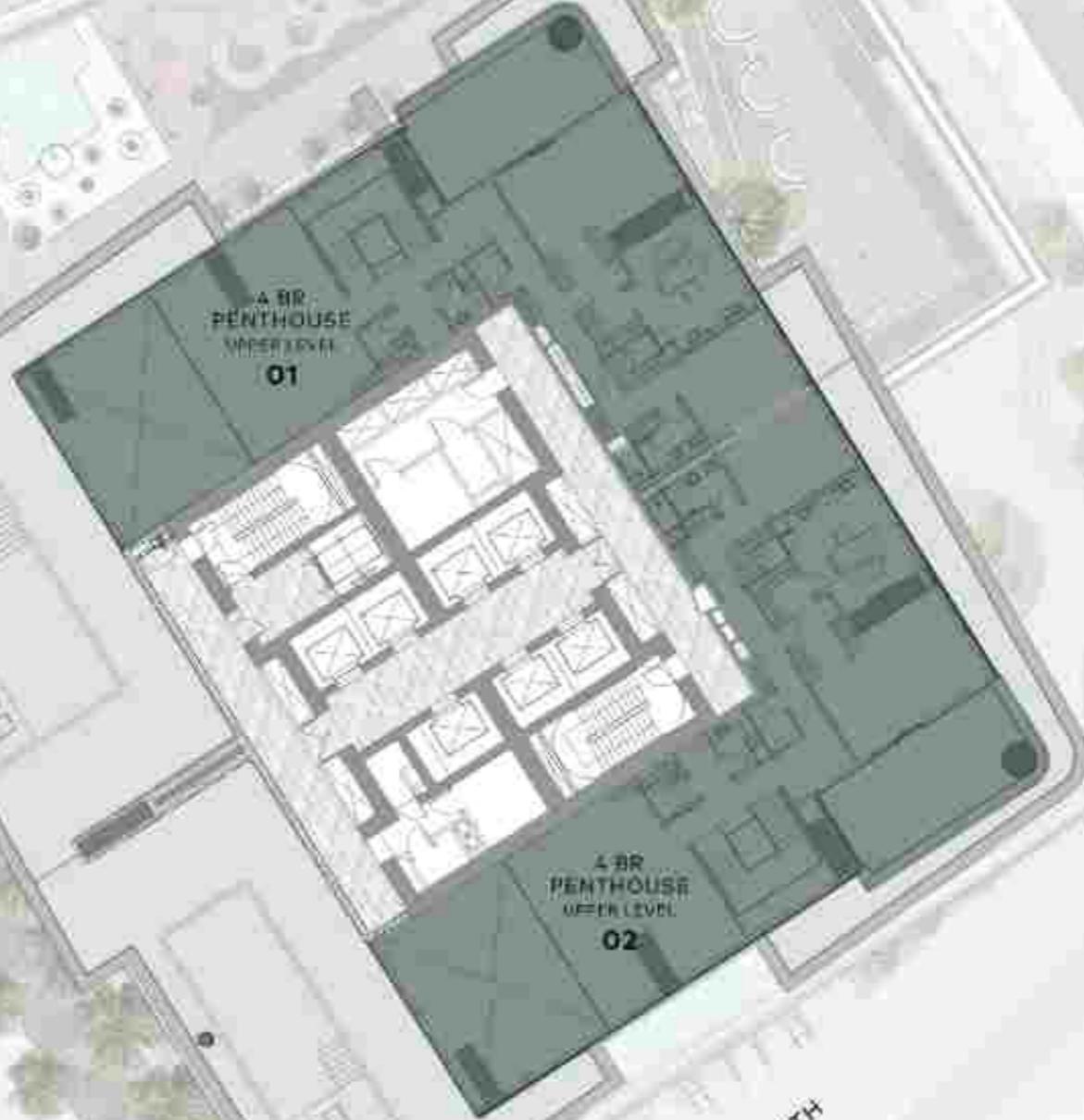
33<sup>RD</sup> FLOOR  
TYPICAL PLAN

 4 BEDROOM  
PENTHOUSE  
DUPLEX (LOWER LEVEL)



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

 4 BEDROOM  
PENTHOUSE  
DUPLEX UPPER LEVEL



# STUDIO

TYPE A

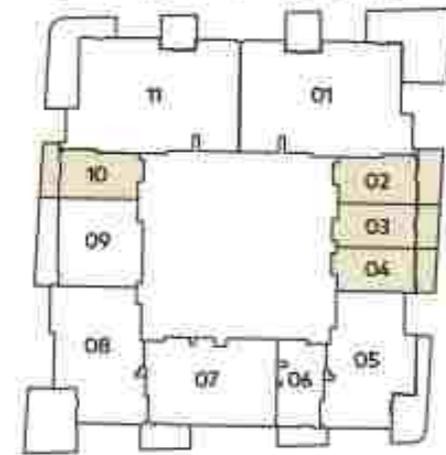
Internal Living Area : 408.06 Sq. Ft

Outdoor Living Area : 105.81 Sq. Ft

Total Living Area : 513.87 Sq. Ft



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



# STUDIO

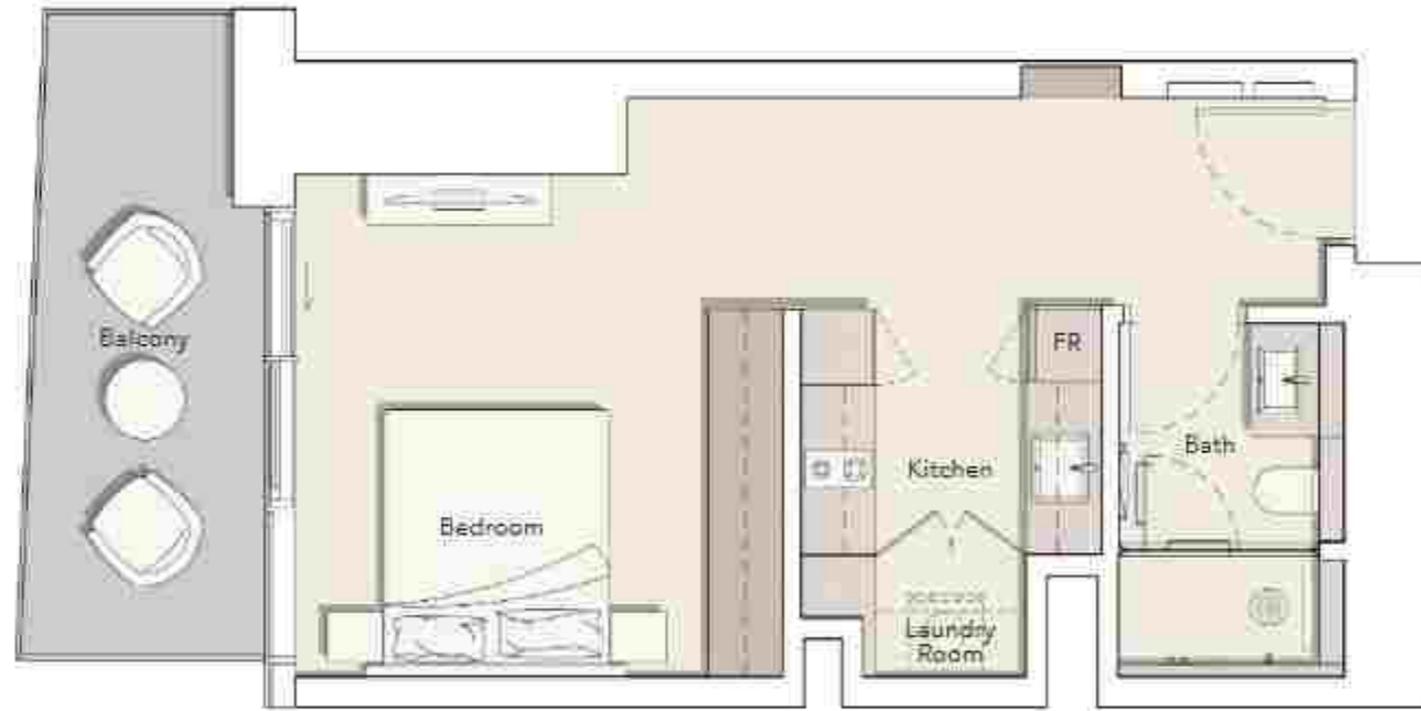
TYPE B

Internal Living Area : 446.81 Sq. Ft

Outdoor Living Area : 110.44 Sq. Ft

Total Living Area : 557.25 Sq. Ft

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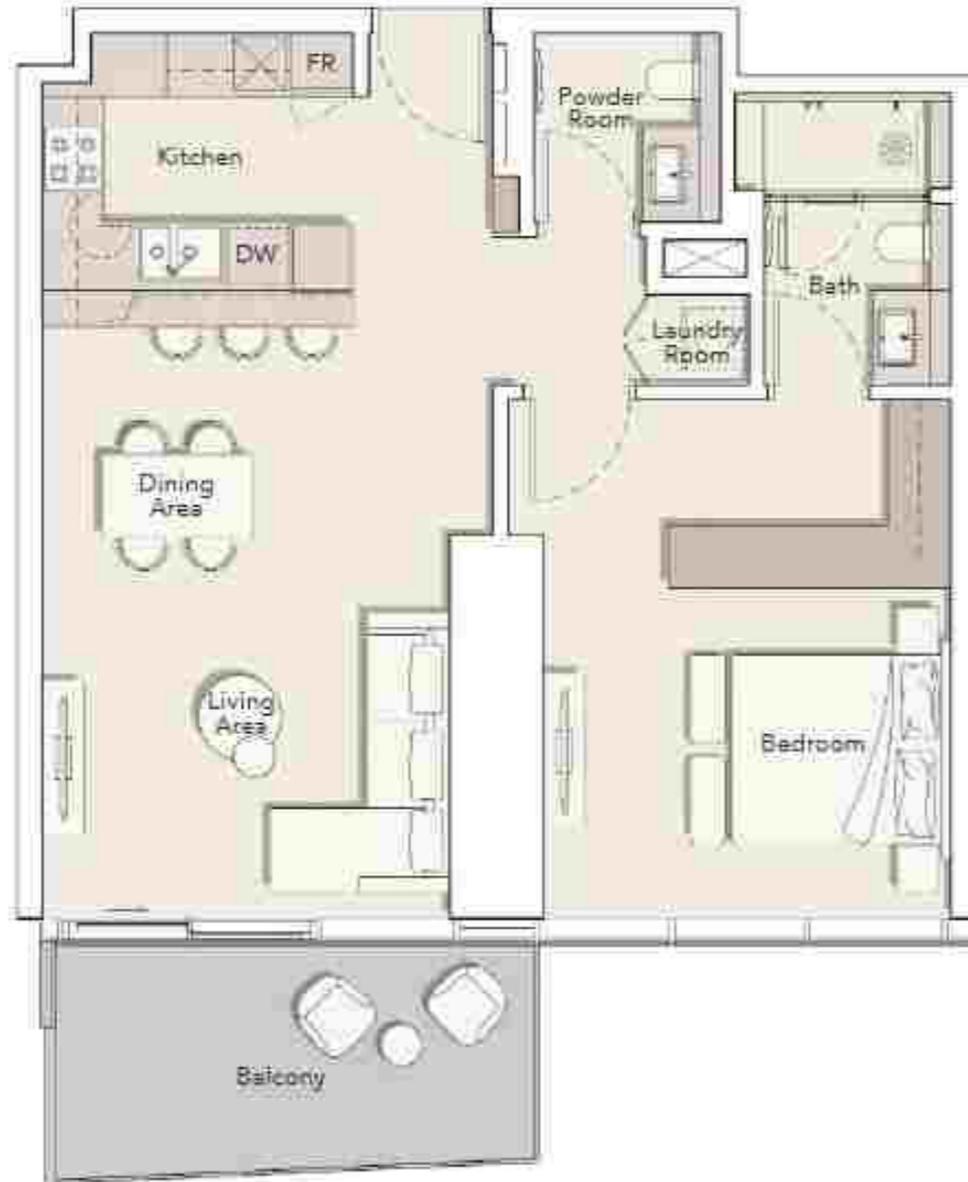
## 3<sup>rd</sup> - 13<sup>th</sup> FLOOR



# 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



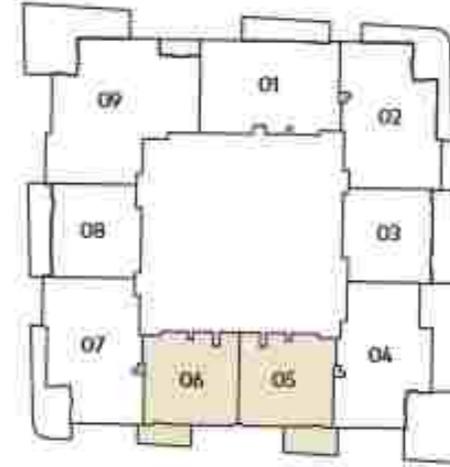
# 1 BEDROOM

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

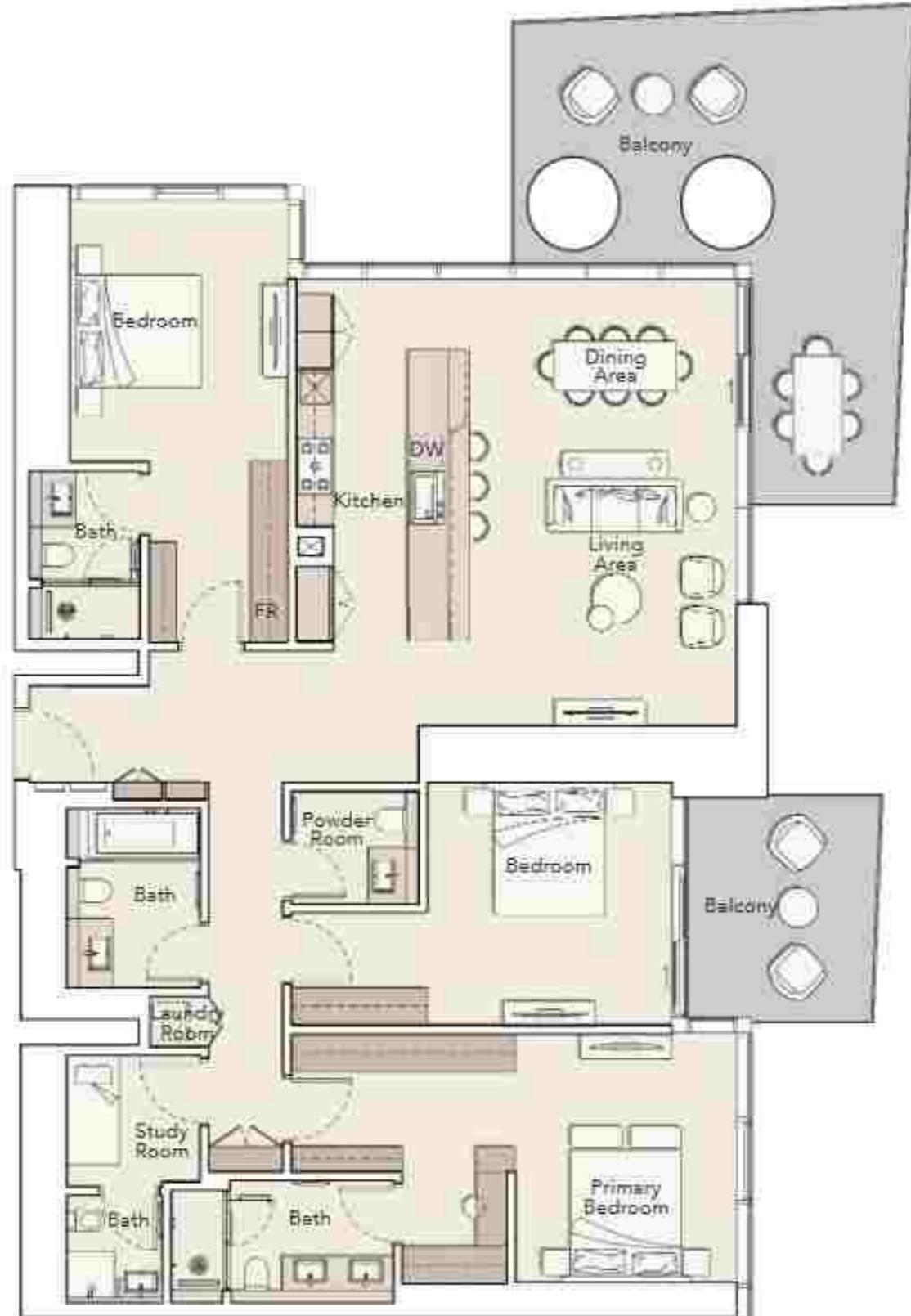
25<sup>th</sup> - 32<sup>nd</sup> FLOOR  
 2506  
 2508



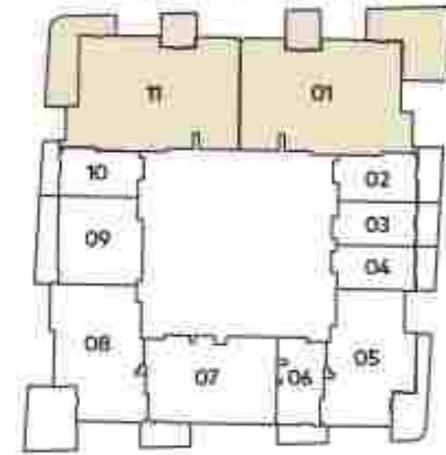
# 3 BEDROOM + S

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

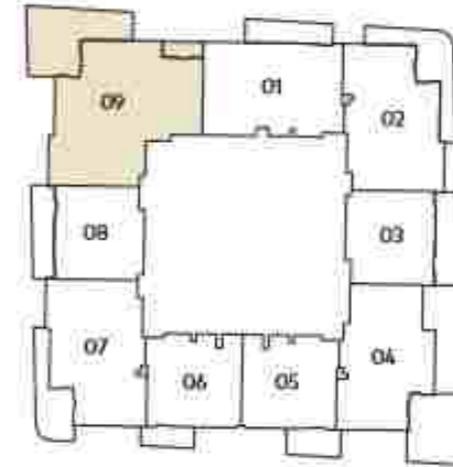
Internal Living Area : 1740.74 Sq. Ft

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

# PENTHOUSE

DUPLEX UPPER LEVEL



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





800 8288

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ELLINGTONPROPERTIES.AE

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