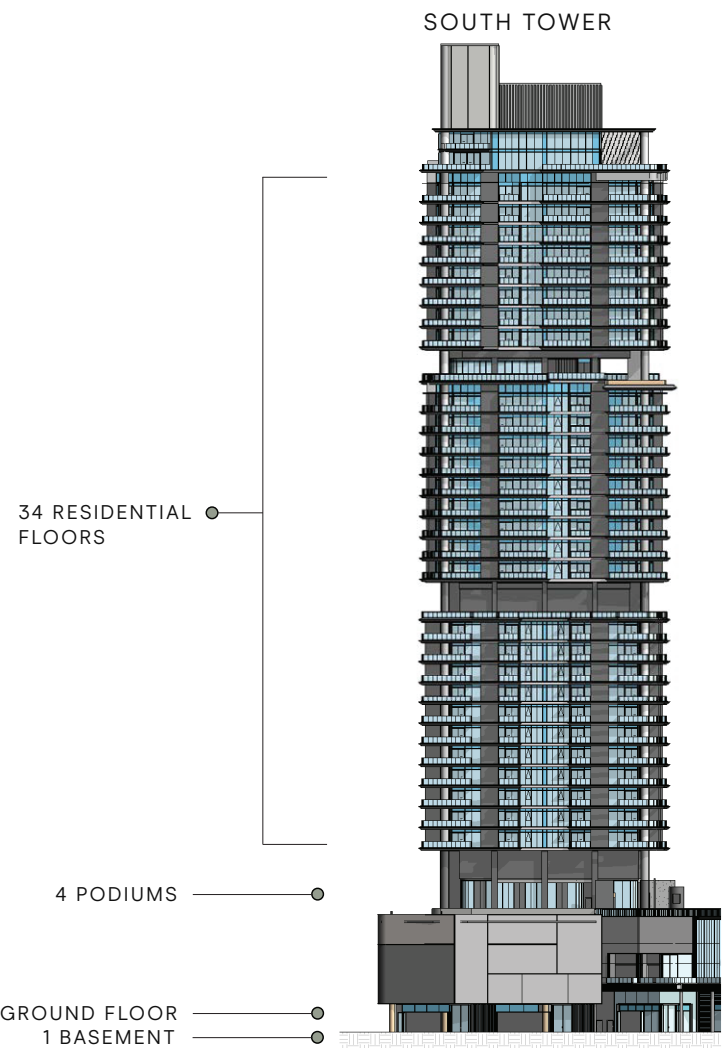


MERČER HOUSE



INVESTOR GUIDE

BUILDING CONFIGURATION



ELEVATORS

19 passenger elevators
6 service elevators
1 escalator (podium level)

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



AMENITIES WITHIN THE PROJECT



Hotel-style drop-off area



Lobby reception



Collaboration hub and co-working spaces with library



Serenity lounge area



Retail and F & B Shops



Urban beach club



Integrated pool bar



Beach bar



Residential family pool



Residential adult pool



Pool sun loungers and cabanas



Multi-sports hall



Indoor squash court



Indoor paddle court



Residential clubhouse



Arcade-themed games room



Karaoke entertainment area



Dancing revolution area



Indoor and outdoor kids play area



Fitness studio



Yoga studio



Scenic sauna



Ice room



Changing room with steam and shower



Interactive cycling area with pedal powered lighting ring



Barbeque deck



Games table zone



Open terraces with Uptown Plaza views



Pets play area and pet wash



EV charging station



Bicycle parking with wash area



Motorcycle parking



Escalator



Home automation sytem for apartments



Access control system for residents



Integrated drop-in kitchen sinks (Premium units only)



PALM JUMEIRAH

DUBAI HARBOUR

DUBAI
INTERNET CITY

BURJ AL ARAB

BLUEWATERS ISLAND

DUBAI MARINA

JUMEIRAH
LAKES TOWERS

EMIRATES HILLS

TO DOWNTOWN
DUBAI

MERÇER
HOUSE

JUMEIRAH ISLANDS

JUMEIRAH PARK

TO ABU DHABI

GARN AL SABKHA ST

SHEIKH ZAYED RD

AL SARAYAT ST

GARN AL SABKHA ST

FIRST AL KHAIL ST

FIRST AL KHAIL ST

GARN AL SABKHA ST

SHEIKH ZAYED RD

SHEIKH ZAYED RD

FIRST AL KHAIL ST

DRIVING
DISTANCES

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



LIVE AT THE
HEART OF DUBAI





UNITS AND SIZES



DOCUMENTS NEEDED TO BOOK A UNIT

01. Buyer's Passport Copy
02. Home address, email address, including the contact number (should be the same as the home address)
03. AED 50,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

SOUTH APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	55 units	From 513 sq. ft to 590 sq. ft.
1-bedroom	78 units	From 931 sq. ft to 972 sq. ft.
2-bedroom	56 units	From 1,375 sq. ft to 1,495 sq. ft.
2-bedroom + Study	45 units	From 1,589 sq. ft to 1,680 sq. ft.
3-bedroom	39 units	From 2,135 sq. ft to 2,597 sq. ft.
4-bedroom penthouse	2 units	From 9,455 sq. ft to 9,456 sq. ft.

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.

BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents
02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA)
04. Customer will send back the signed SPAs for execution to Ellington
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

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 FLOOR AMENITIES PLAN

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

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

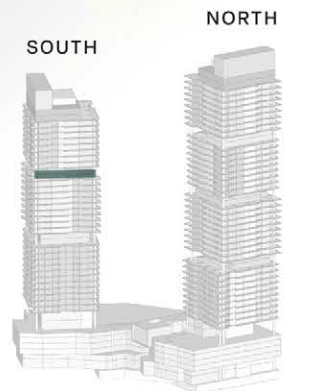
- 16 FAMILY POOL
- 17 POOL DECK
- 18 MALE/FEMALE CHANGE ROOMS
- 19 RESIDENTS LIFTS LOBBY
- 20 RESIDENTS SERVICE LIFTS

- 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)

24TH FLOOR AMENITIES PLAN

- ❶ INFINITY-EDGE POOL
- ❷ POOL LOUNGE AREA
- ❸ CABANAS
- ❹ SUN LOUNGERS AREA
- ❺ OUTDOOR LOUNGE AREA
- ❻ YOGA AREA
- ❼ PEDAL-POWERED CYCLING AREA
- ❽ CARDIO, WEIGHTS AND LIFT AREA
- ❾ MALE CHANGE ROOM
- ❿ SCENIC SAUNA
- ⓫ ICE ROOM
- ⓫ FEMALE CHANGE ROOM
- ⓫ SHOWER AREA
- ⓫ RESIDENTS LIFTS LOBBY
- ⓫ RESIDENTS SERVICE LIFTS





CLUBHOUSE
PRIVATE DINING



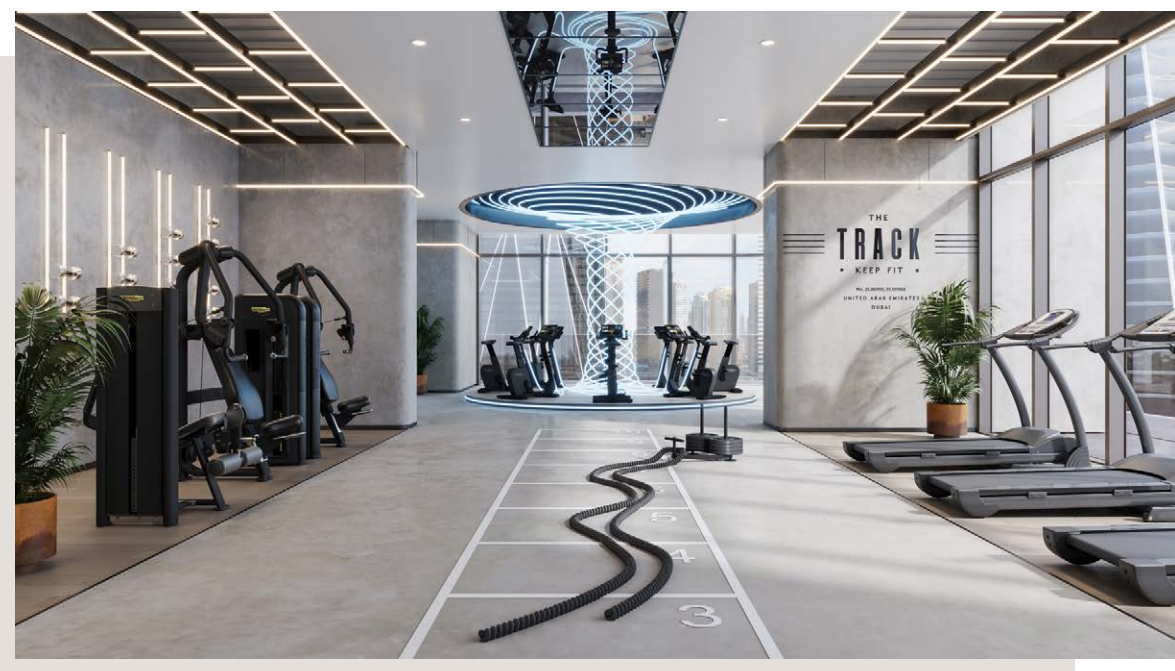
LOBBY LOUNGE

As you step through the entrance, the eye-catching sight of meticulously crafted ice sculptures welcomes you, showcasing the incredible artistry of skilled craftsmen. The natural marble flooring, adorned with geometric patterns, adds a touch of sophistication to the lobby. Moving into the serenity lounge, residents find themselves in a cozy retreat characterized by a neutral color palette with touches of green, promoting relaxation and comfort. A large bookcase takes center stage in the serenity lounge, stocked with a diverse collection of board games and books. A custom work and multi-purpose meeting table is also provided in the lounge and serves as a versatile focal point. It caters to various needs, accommodating quick work sessions, impromptu meetings, or simply providing a quiet space for reading a book.



MULTI-SPORTS HALL

The multi-sports hall, located on the podium level, serves as a versatile and dynamic space for athletes and sports enthusiasts. This expansive and well-equipped facility is designed to cater to a variety of activities, offering multiple courts and playing areas. The resilient floors are marked for basketball, volleyball, and badminton, and the walls are equipped with netting for indoor soccer. This sports hall functions as a community hub, bringing together individuals of all ages and skill levels to engage in healthy competition and foster the joy of sportsmanship. Additionally, the residence includes a separate indoor squash court and paddle hall, providing residents with opportunities for excellent cardiovascular workouts that enhance both endurance and coordination.



FITNESS STUDIO

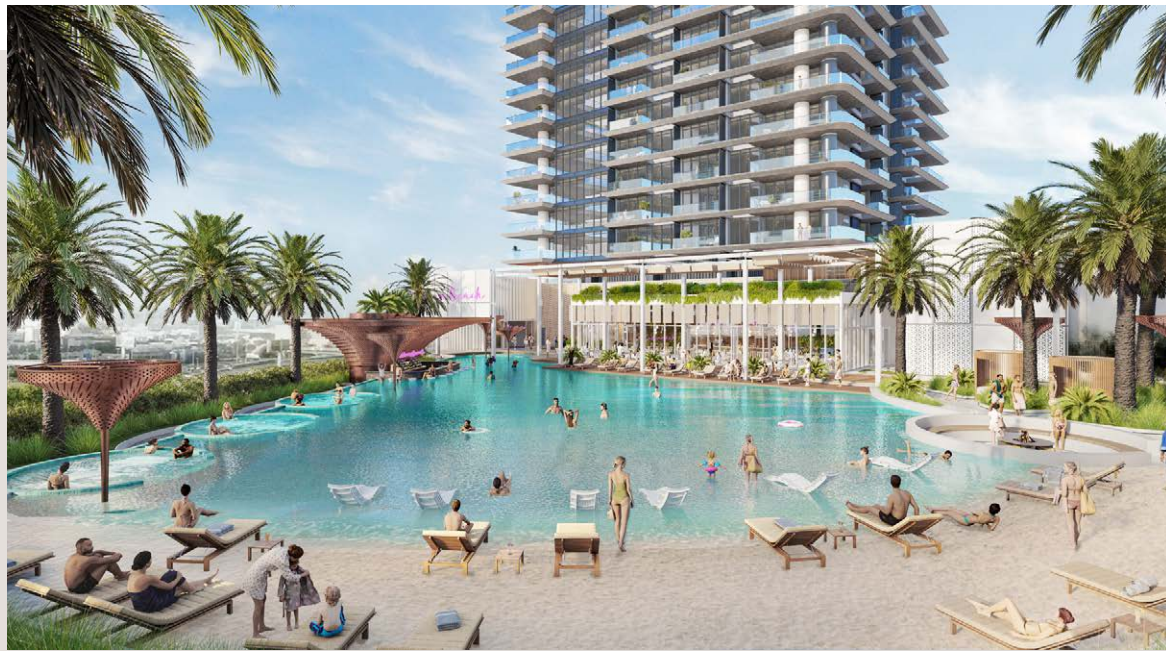
The Fitness Studio, offering a spacious environment and cardio equipment with panoramic views of the pool and city skyline, caters to a diverse fitness journey. The gym introduces an interactive cycling area featuring a pedal-powered lighting ring that overlooks the skyline, presenting an innovative and environmentally conscious approach to fitness. Upon entering, one is immediately captivated by the impressive sight of a large suspended lighting ring, creating a unique concept that blends physical activity with sustainable energy generation. This not only encourages a healthy and active lifestyle but also provides an enjoyable and immersive experience. Additionally, the facility includes a yoga studio with aerospace designed to enhance balance and tranquility.



GROUND FLOOR
RETAIL



INTEGRATED
POOL BAR



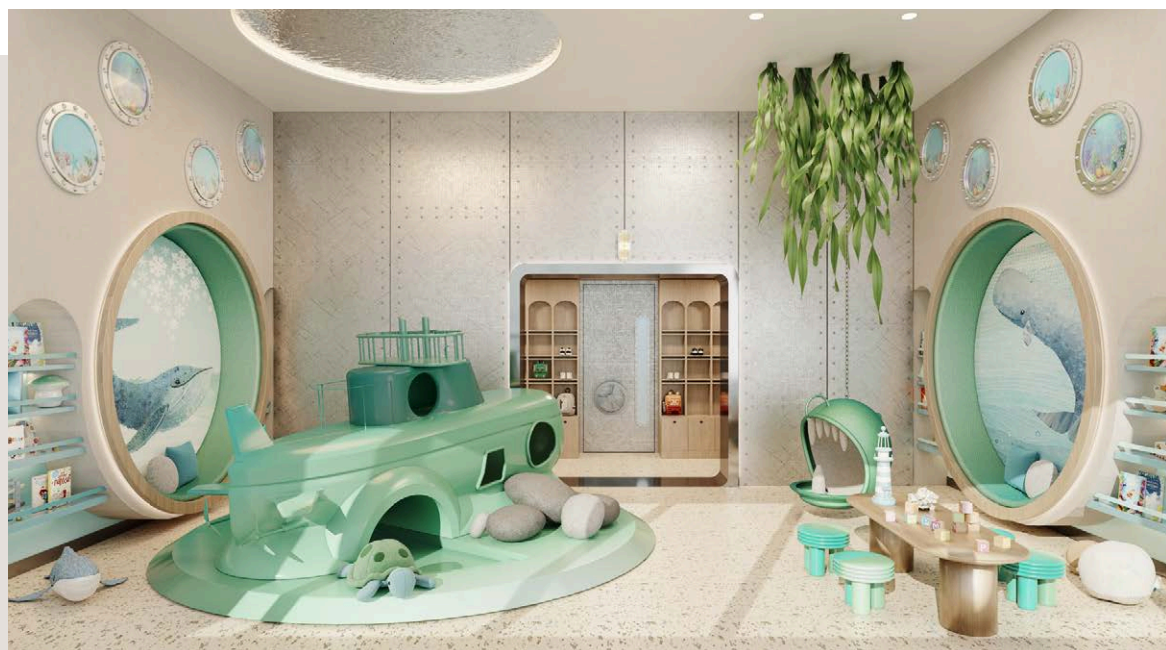
BEACH CLUB POOL

The beach club at Mercer House stands as a captivating destination open not only to residents but to the public, offering a haven of leisure and fun. The fully landscaped artificial beach, adorned with natural sand, provides a picturesque escape reminiscent of coastal retreats. Resort-style sun loungers and cabanas create an inviting atmosphere for sunbathing and relaxation. Modern beach and pool bars ensure refreshments are at arm's reach, adding a touch of freshness to the beachside experience. The timber deck, heavy-duty barbecue cookout, and seating zone cater to social gatherings, fostering a sense of community in this idyllic setting. The sunken island platform adds a unique feature, providing a focal point for socializing or enjoying the panoramic views. The outdoor jacuzzi and bubbler contribute to the overall indulgence, completing the beach club's offering as a delightful escape for both residents and the wider public.



GAMES ROOM

The arcade-themed games room in the residence is a haven of entertainment, seamlessly blending the nostalgic charm of retro arcade machines with modern gaming technology. Equipped with a TV featuring PlayStation and video games, the vibrant atmosphere of the space invites residents to immerse themselves in a world of gaming excitement. Adjacent to the lively games room is the karaoke room, an electrifying space designed to unleash the inner performer in everyone who enters. The room boasts a state-of-the-art sound system and colorful lights with a vast selection of songs. The cozy karaoke room also offers comfortable seating arrangements for friends and family to join in on the harmonious fun. To further elevate the entertainment experience, a dedicated dancing space is provided and features an LED floor, merging technology and artistic expression to create a mesmerizing audio-visual spectacle.



INDOOR KIDS PLAY

A captivating Submarine-themed kids' play area, where every detail is a testament to thoughtful design. Scaled furniture invites little adventurers into a world of vibrant colors, engaging textures, and whimsical marine life murals. The interactive play area boasts sustainable games and educational toys that are strategically placed to encourage both fun and learning. The kids' bathroom, equipped with kid-friendly toilets, a nursing room, and a baby change station, offers convenience and comfort for families. Every detail is crafted with the belief that childhood should be a magical journey, and the Submarine play area is dedicated to making that journey extraordinary.



SCENIC SAUNA
& ICE ROOM



APARTMENTS

The overall design of the apartments embodies the Ellington spirit, combining international quality, practicality, and ample storage with a touch of elegance. The kitchens are meticulously crafted with floor-to-ceiling windows that usher in natural light, creating a warm and inviting space for both cooking and entertaining. The neutral color palette and bold metallic accents add sophistication, while clever storage solutions, spacious cabinets, and drawers maintain an organized and clutter-free environment. The grand island seamlessly connects the kitchen to the living space, fostering an open and collaborative atmosphere for socializing. Integrated appliances contribute to a refined ambiance. The living rooms flooded with daylight, serve as versatile open spaces for both lavish gatherings and relaxed moments. The bedrooms offer a welcome retreat with textured porcelain tile floors, expansive windows, and generous walk-in closets. The bathrooms boast warm and intricate finishes, with hand and rain shower heads, integrated sink countertops, and well-lit medicine cabinets for a delightful and convenient experience.



PAYMENT PLAN

20%

At the time of booking

10%

60 days after the
reservation date

10%

120 days after the
reservation date

5%

240 days after the
reservation date

5%

360 days after the
reservation date

5%

On completion of 30%
construction of the project

5%

On completion of 40%
construction of the project

5%

On completion of 50%
construction of the project

5%

On completion of 60%
construction of the project

30%

On completion



WHY INVEST WITH ELLINGTON PROPERTIES



Award-winning
boutique developer



Hotel and private club inspired
amenities



Prime locations across
the Emirates

ROI

High return on investment*

30%

Premium on average
rental returns*



High tenant retention

96%

Occupancy rate on
delivered projects*



High capital appreciation
upon handover



Quicker return of capital
compared to market average*



Multiple payment options
available including
cryptocurrency



Transparent and reliable
customer care



Sustainability compliance
with Dubai Green Building
Regulations

*ReidIn Market

ELLINGTON

