



ELLINGTON
PROPERTIES

MERÖER HOUSE

PROJECT BRIEF
NORTH TOWER



ENERGISED ENERGISED

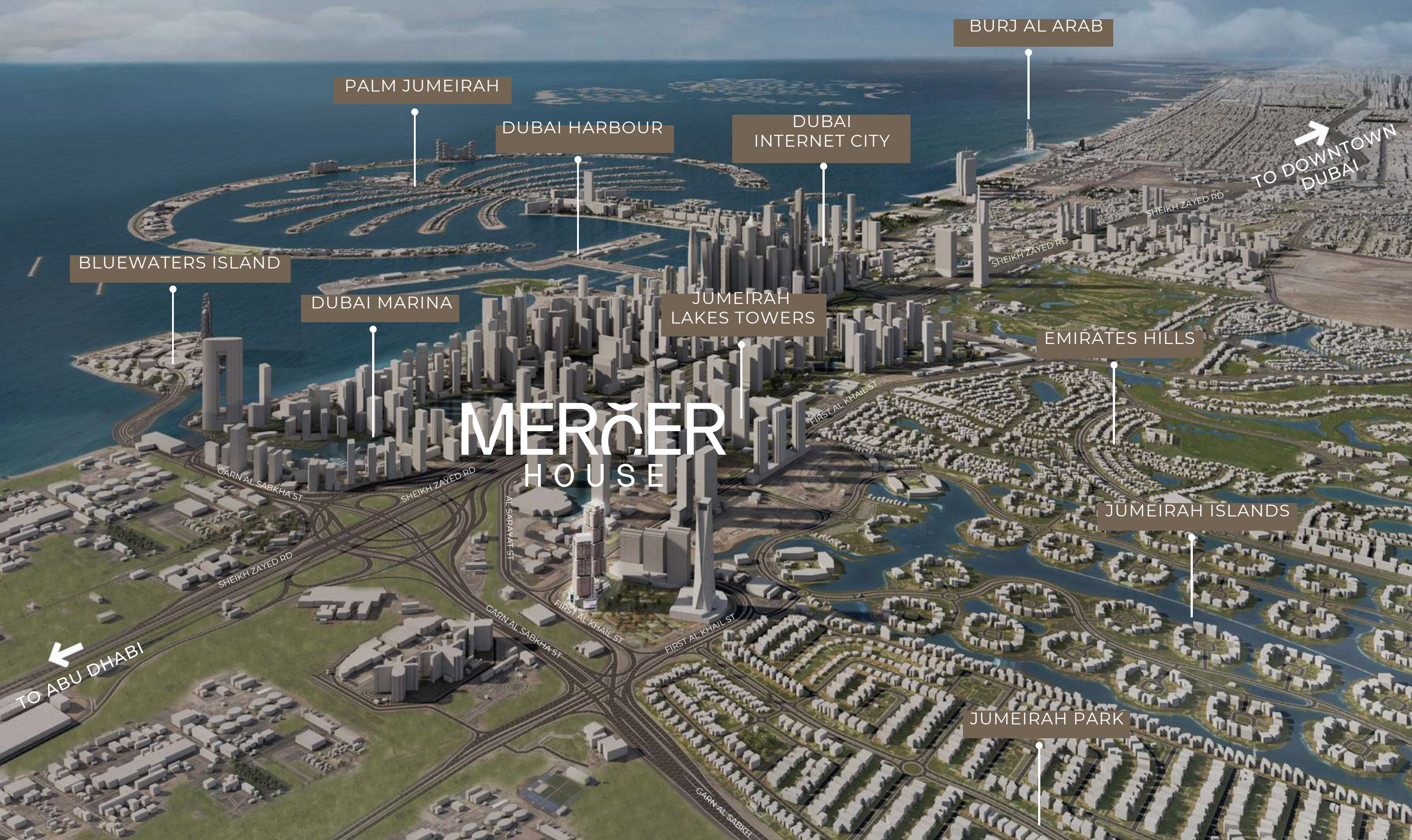
URBAN LIVING

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.

An aerial view of the Mercer House development in Dubai at dusk. Two prominent skyscrapers with balconies are the central focus, illuminated from within. The surrounding area includes a large glass-fronted building on the left, a modern plaza with a circular feature and colorful lighting in the foreground, and other high-rise buildings in the background. The sky is a mix of blue and orange from the setting sun.

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

CARN AL SABKHA ST

SHEIKH ZAYED RD

AL SARAYAT ST

FIRST AL KHAIL ST

SHEIKH ZAYED RD

CARN AL SABKHA ST

FIRST AL KHAIL ST

FIRST AL KHAIL ST

CARN AL SABKHA

DRIVING DISTANCES

01
MINUTE
Uptown Plaza

05
MINUTES
DMCC Metro Station

06
MINUTES
Marina Mall

08
MINUTES
Ain Dubai

08
MINUTES
Montgomerie 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

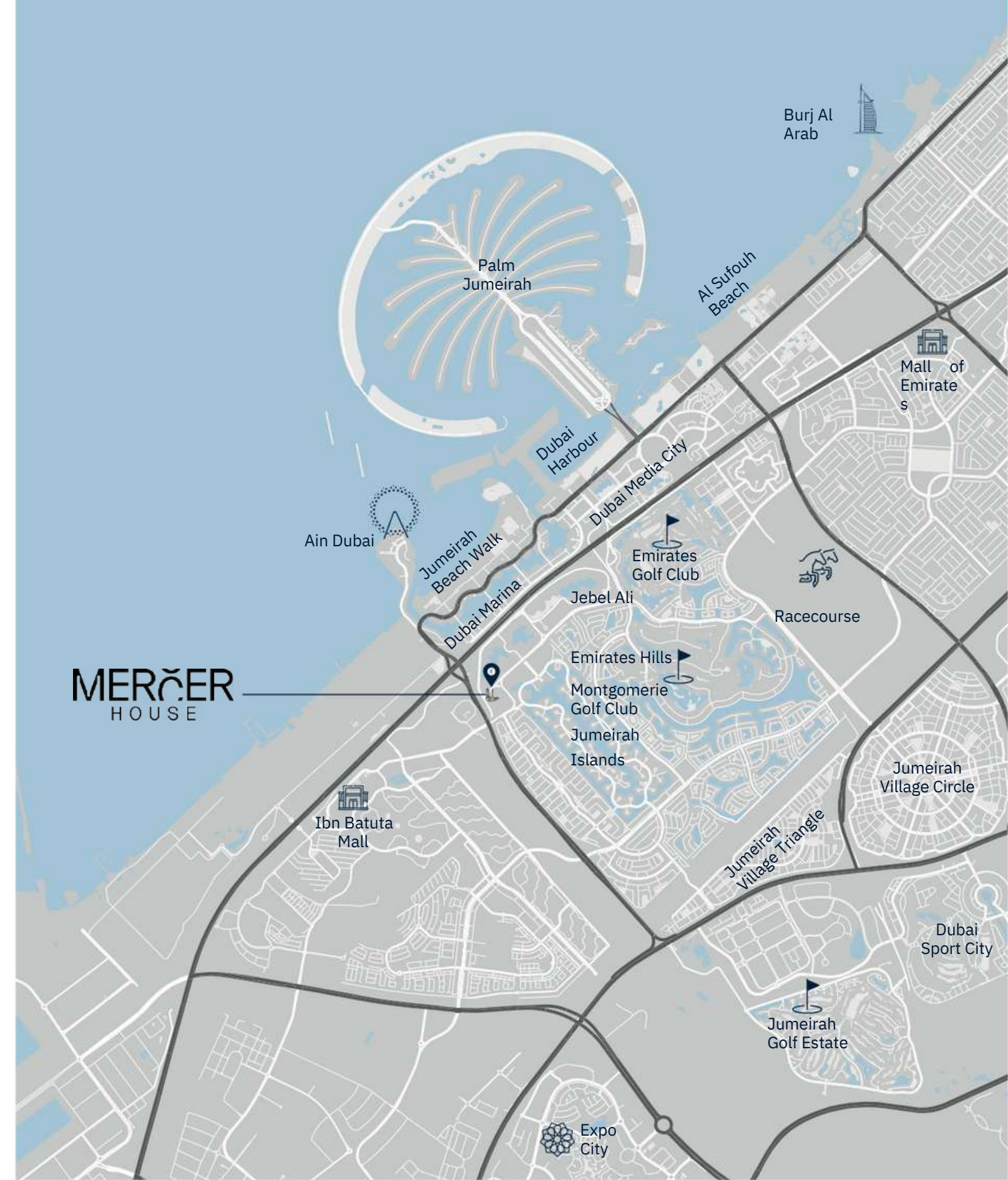
18
MINUTES
Burj Al Arab

22
MINUTES
Dubai Mall & Burj Khalifa

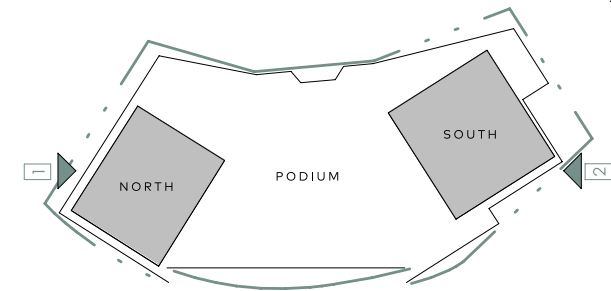
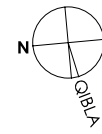
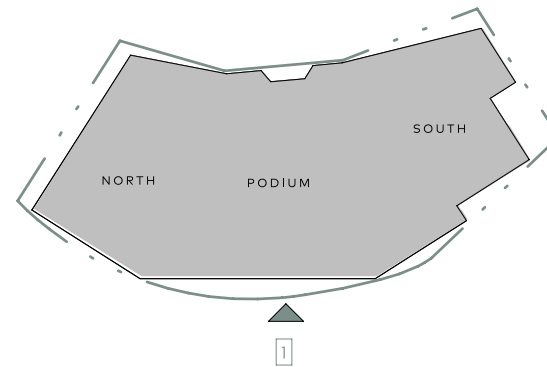
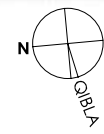
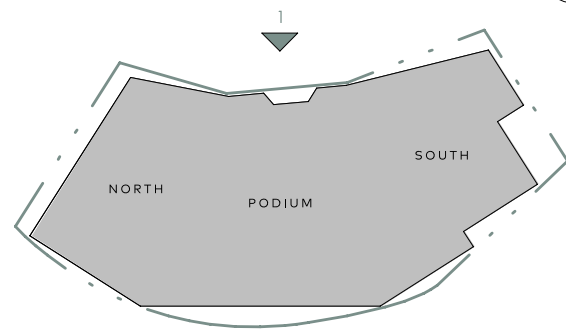
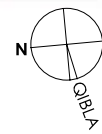
25
MINUTES
Dubai International
Financial Centre

25
MINUTES
Al Maktoum International
Airport

30
MINUTES
Dubai International Airport

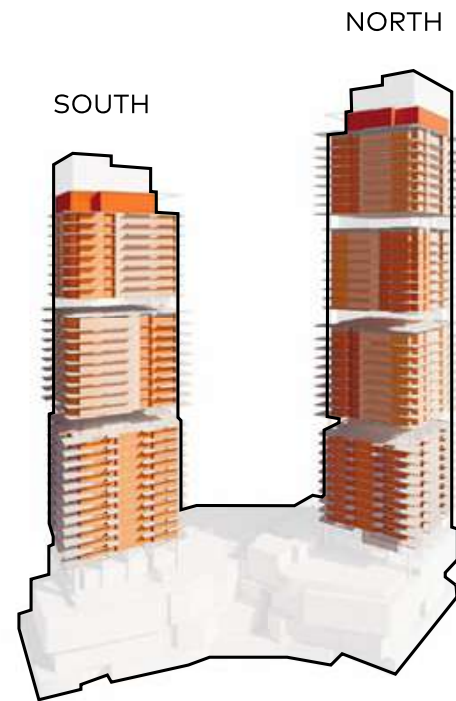


CREATING A RHYTHM

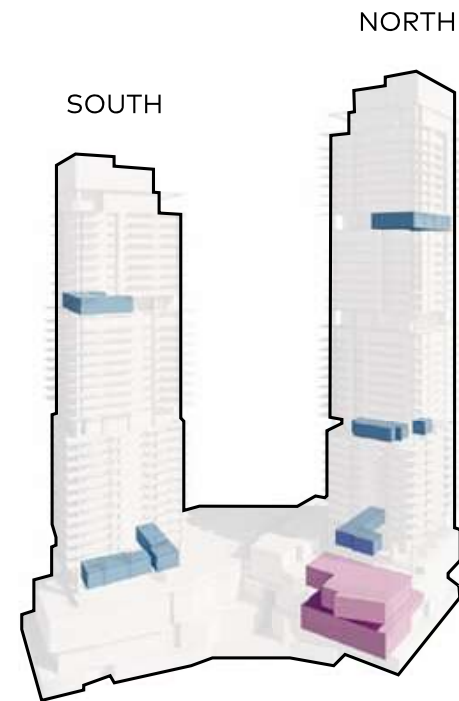


Public access points are carved into the form responding to the rhythm and language of the wider context, and forming a backdrop to the entertainment plaza. Arrival points further enhance the arrival experience and allow for key linkages to commercial offers at the ground floor and upper levels, as well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

DESIGN STRATEGY



UNIT MIX



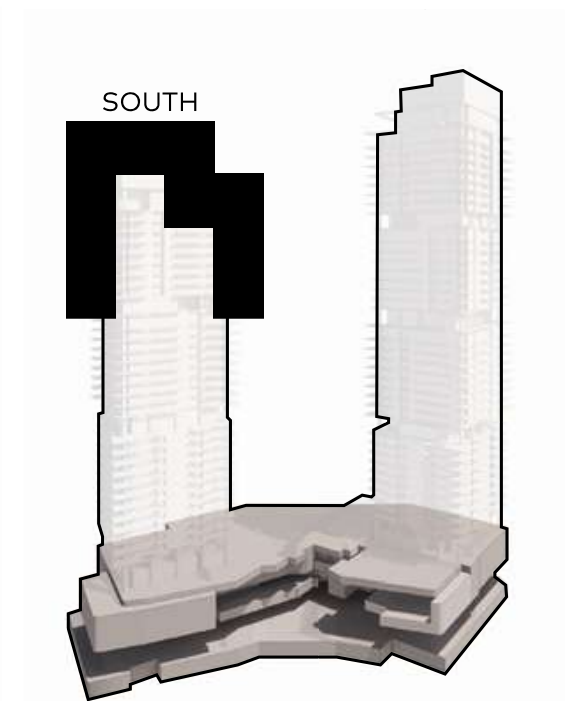
AMENITIES & SPORTS



RETAIL/ F&B



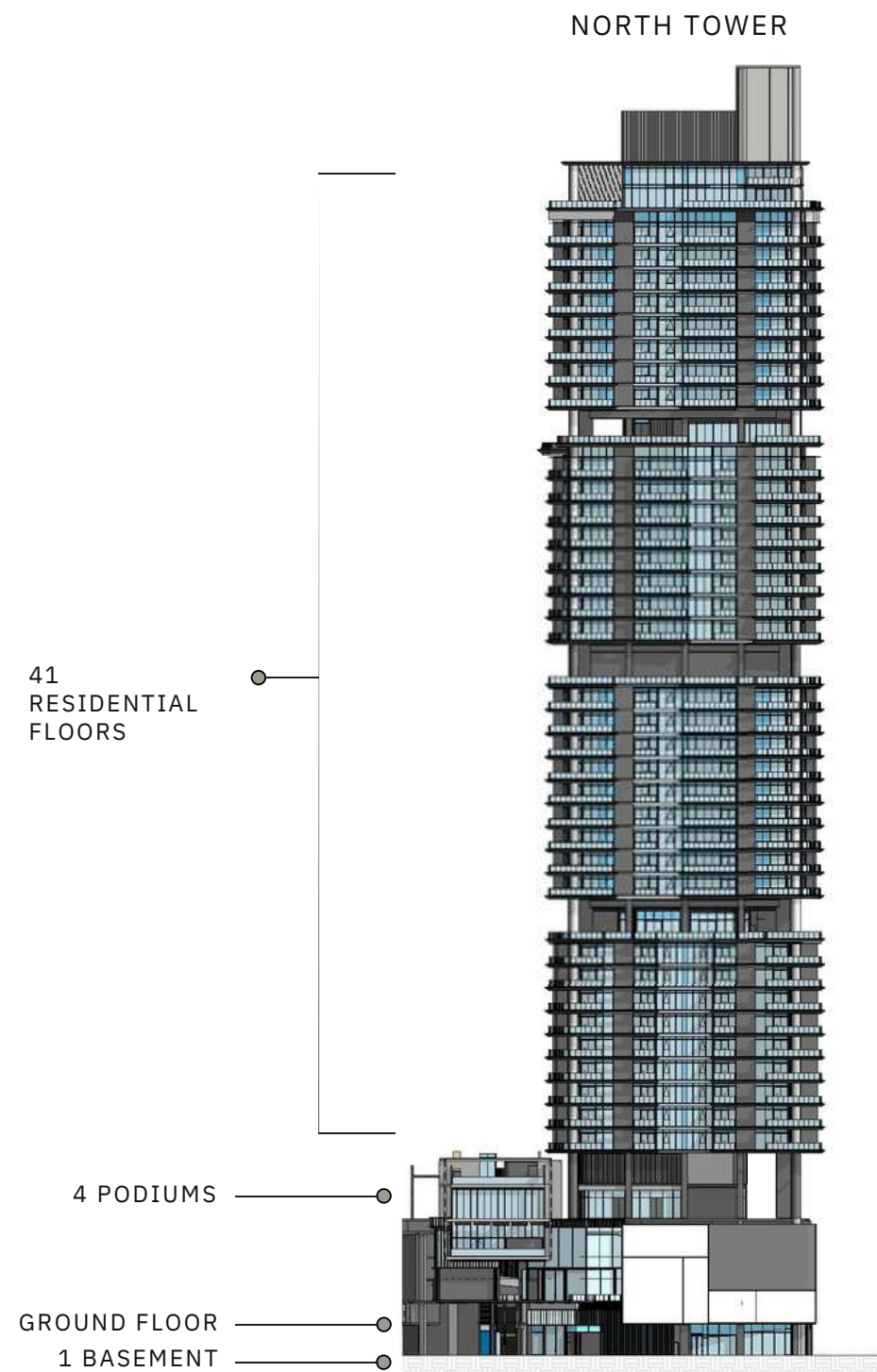
BEACH CLUB



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

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

NORTH TOWER

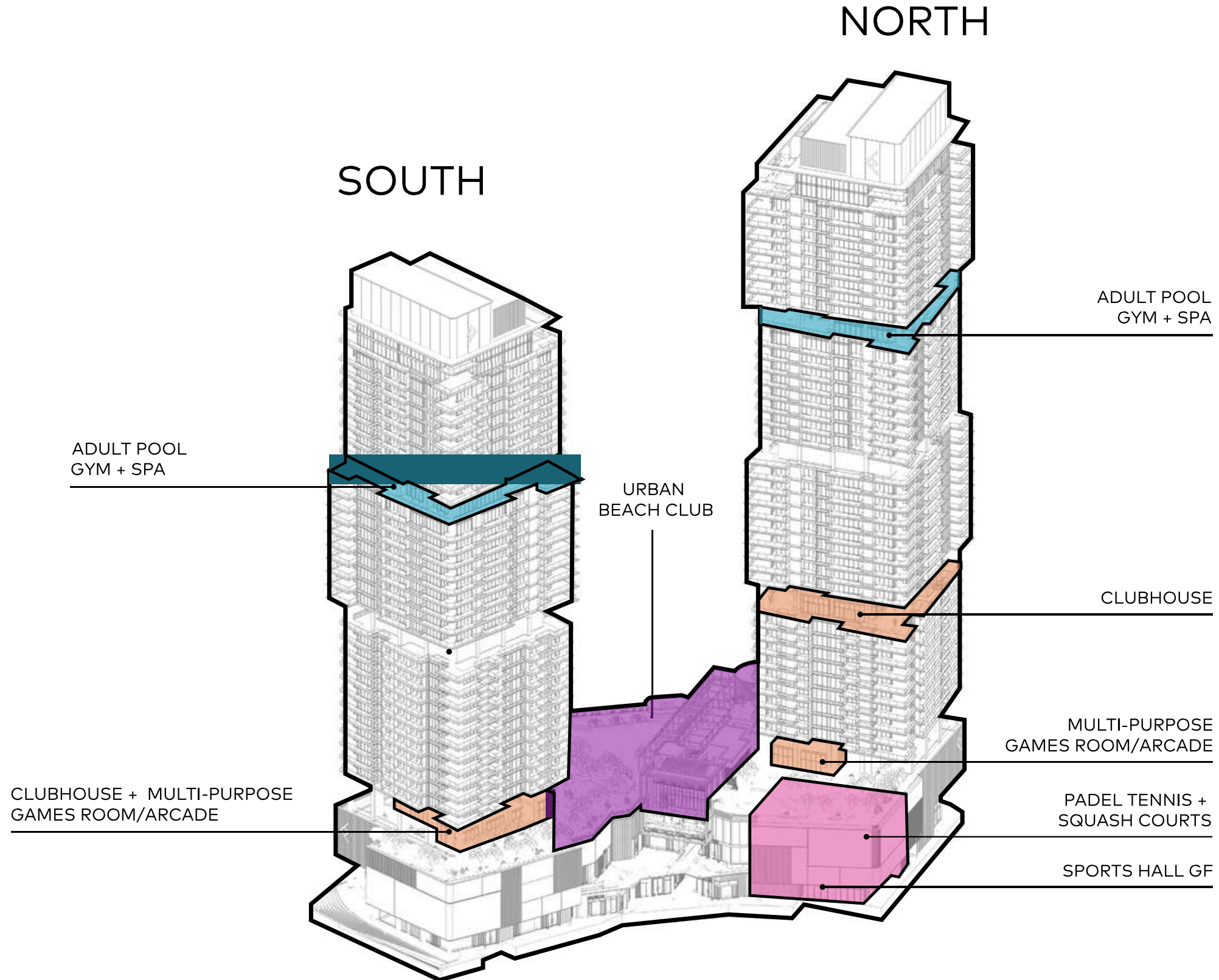
Studio	From 513 sq. ft to 590 sq. ft
1 Bedroom	From 931 sq. ft to 972 sq. ft
2 Bedrooms	From 1,375 sq. ft to 1,495 sq. ft
2 Bedrooms + Study	From 1,589 sq. ft to 1,680 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,597 sq. ft
4 Bedrooms Penthouse	From 9,477 sq. ft to 9,485 sq. ft

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

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-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

- | | | | | | |
|---|---|--|--|---|---|
| <ul style="list-style-type: none"> ① VEHICLE ENTRANCE ② DROP-OFF AREA ③ LOBBY ENTRANCE ④ LOBBY RECEPTION ⑤ SERENITY LOUNGE | <ul style="list-style-type: none"> ⑥ LOBBY WORKSTATION ⑦ RESIDENTS LIFTS LOBBY ⑧ RESIDENTS SERVICE LIFTS ⑨ RESIDENTS MOVE-IN TRUCK ZONE ⑩ VISITORS F&B/RETAIL LIFT | <ul style="list-style-type: none"> ⑪ F&B/RETAIL SERVICE LIFTS ⑫ F&B SERVICE YARD/DELIVERIES ⑬ URBAN BEACH CLUB LIFT ⑭ ESCALATORS ⑮ WAITING AREA | <ul style="list-style-type: none"> ⑯ VIP VALET PARKING ⑰ ENTRANCE WATER FEATURE ⑱ BASEMENT ENTRANCE/EXIT ⑲ PODIUM ENTRANCE/EXIT ⑳ BICYCLE PARKING | <ul style="list-style-type: none"> ㉑ ACCESS TO UPTOWN PLAZA ㉒ SPORTS HALL LIFT ㉓ MALE CHANGE ROOM ㉔ FEMALE CHANGE ROOM ㉕ MULTI-SPORTS HALL | <p>MULTI-SPORTS HALL SECTION</p> <ul style="list-style-type: none"> ■ FOOTBALL ■ NETBALL ■ BASKETBALL ■ TENNIS ■ VOLLEYBALL □ BADMINTON |
|---|---|--|--|---|---|



PODIUM 2 FLOOR
AMENITIES



RESTAURANT
RESTAURANT
OUTDOOR TERRACE

Culinary delights with Uptown Dubai view



DETAIL
CENTER

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



DOUBLE
PADDEL
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
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



DE
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
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
POOL

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



INDOOR
KIDS PLAY

Submarine themed kids play area with an outdoor playground



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)

12TH & 31ST 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

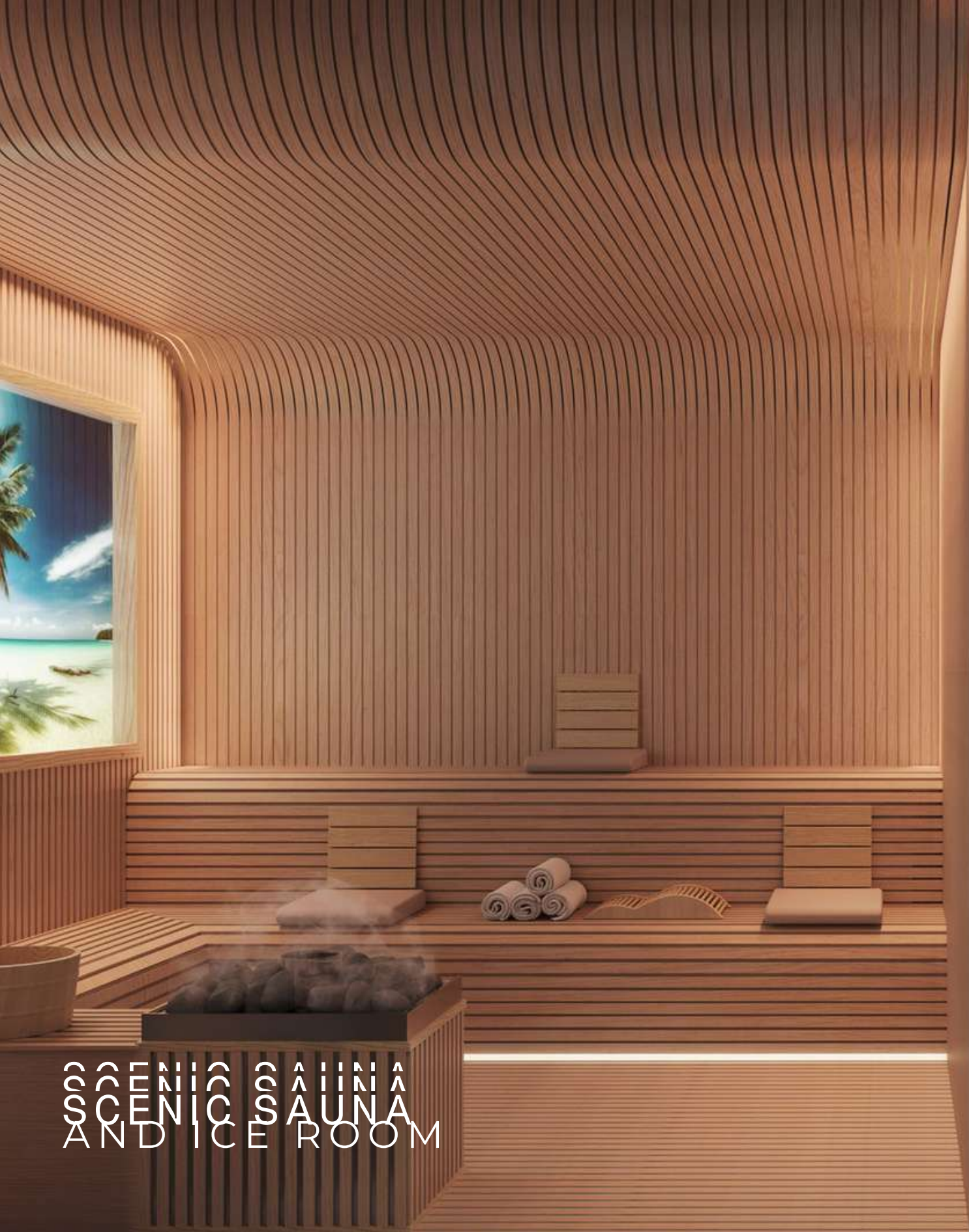


THE
TRACK
• KEEP FIT •

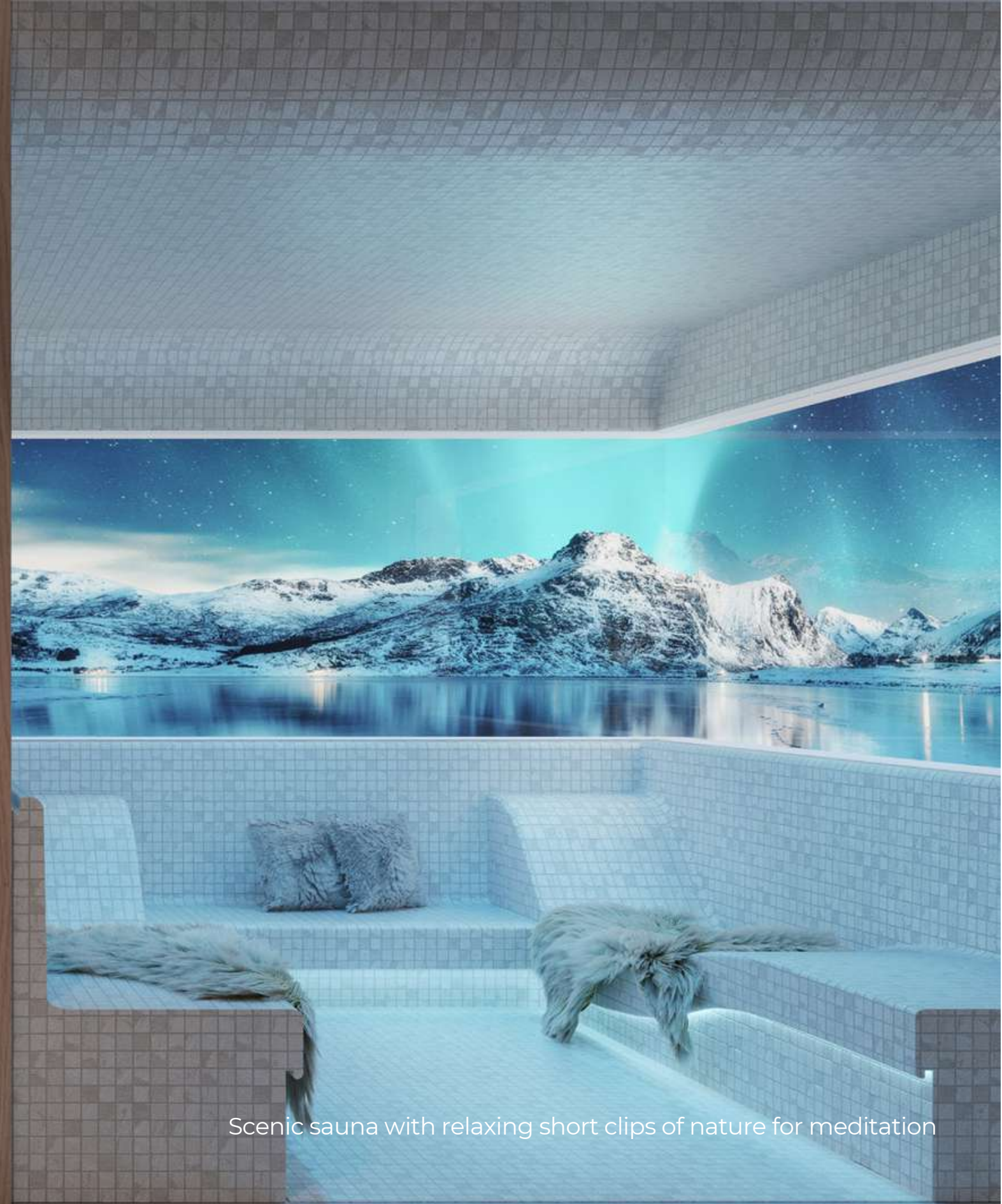
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UNITED ARAB EMIRATES
DUBAI

FITNESS
FITNESS
STUDIO

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



SCENIC SAUNA
AND ICE ROOM

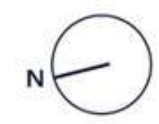


Scenic sauna with relaxing short clips of nature for meditation



12TH 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



31ST 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 decorative objects. In the center, a book with a black cover and gold spine is propped up against a light-colored wooden board. To the left, a hairbrush with a gold mesh head and a dark handle is visible. In the foreground, a small gold bowl contains several pearls, with a string of pearls draped over it. A white candle stands to the right of the bowl. The background features a dark, textured wall and a piece of white fabric. The text "TYPICAL APARTMENTS" is overlaid in the center of the image.

TYPICAL
APARTMENTS



ELLINGTON
PROPERTIES

UNUSUAL
TYPICAL
LIVING & DINING



LOBBY RECEPTION

TVDI CÂI
TYPICAL
KITCHEN



LOBBY RECEPTION

TYPICAL
BEDROOM

LOBBY RECEPTION

TỔNG CỤC
TYPICAL
BATHROOM





BALCONY
VIEW

PENTHOUSE
APARTMENTS



DENT HOUSE THE
PENTHOUSE
LIVING & DINING



LOBBY RECEPTION

DENT HOUSE
PENTHOUSE
KITCHEN



LOBBY RECEPTION

DENTHOUSE
PENTHOUSE
BEDROOM



LOBBY RECEPTION

DENTHOUSE
PENTHOUSE
BATHROOM



LOBBY RECEPTION

DENTHOUSE
PENTHOUSE
POOL



3 AND 4 BEDROOM UNITS
KITCHEN FEATURES

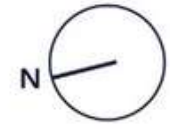


Integrated drop-in kitchen sinks in
Gunmetal Grey Stainless Steel



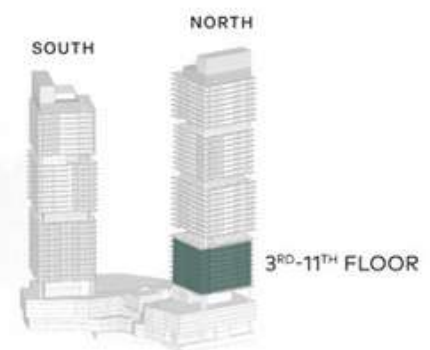
Integrated pop-up Downdraft Hood Slider
with touch control and charcoal filter

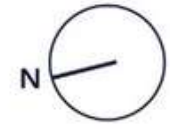
FLOOR PLANS



3RD - 11TH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





13TH - 21ST & 32ND - 39TH
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

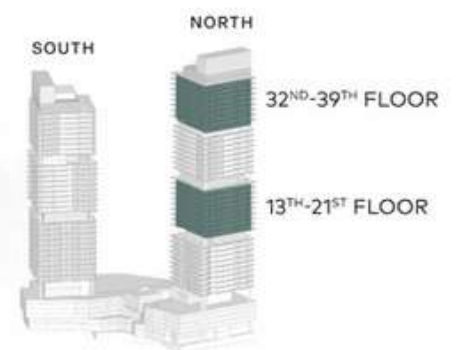
1 BR
TYPE B
05

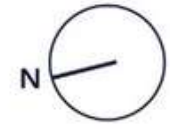
1 BR
TYPE A
02

1-BR
TYPE B
04

2-BR+S
TYPE A
03

NORTH

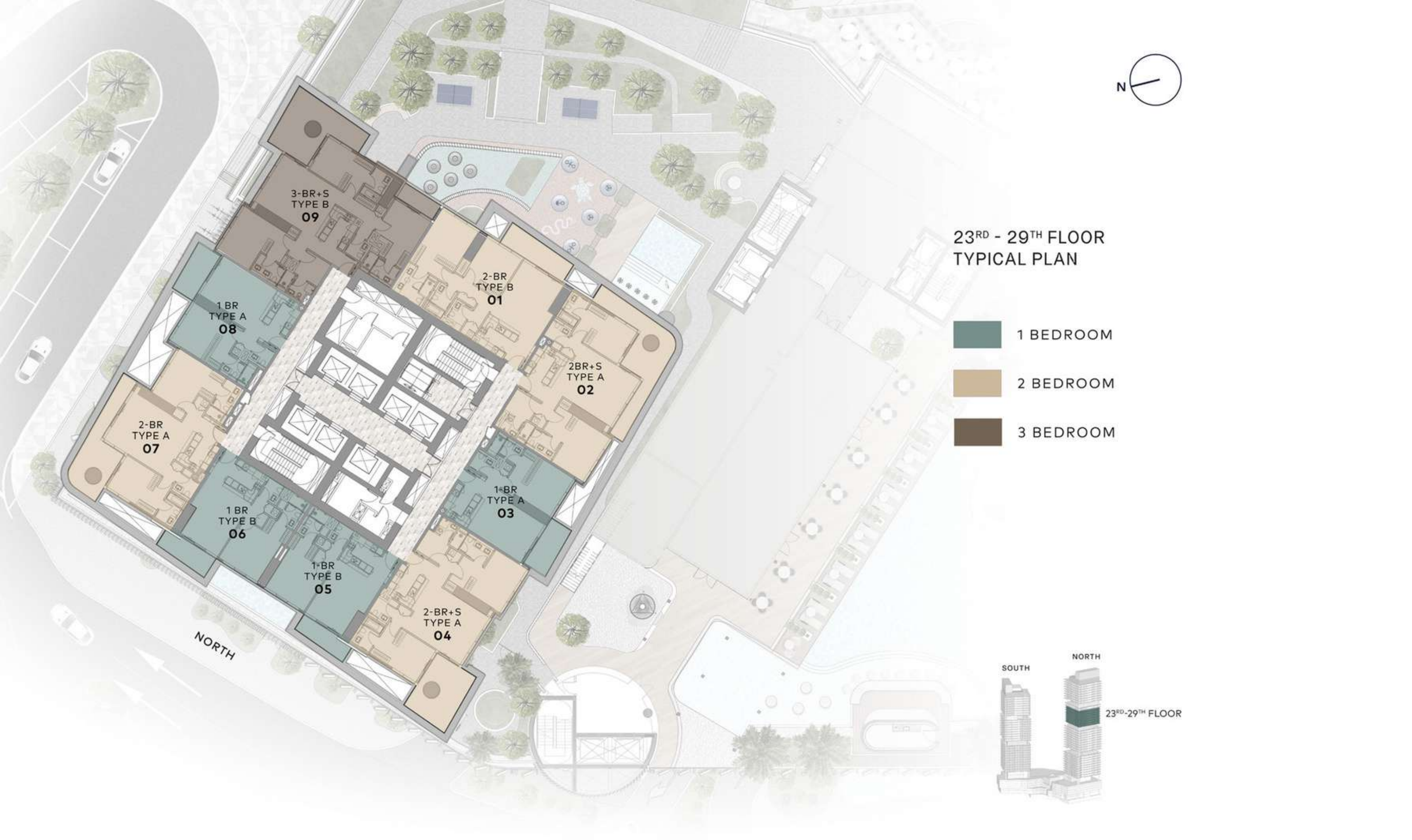
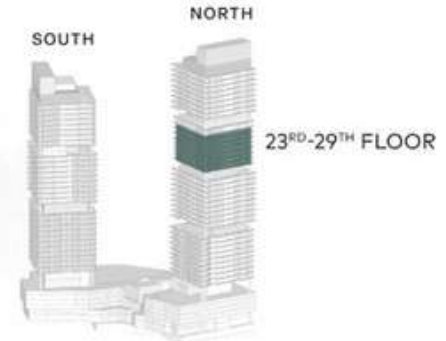


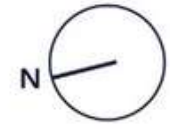


23RD - 29TH FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

NORTH

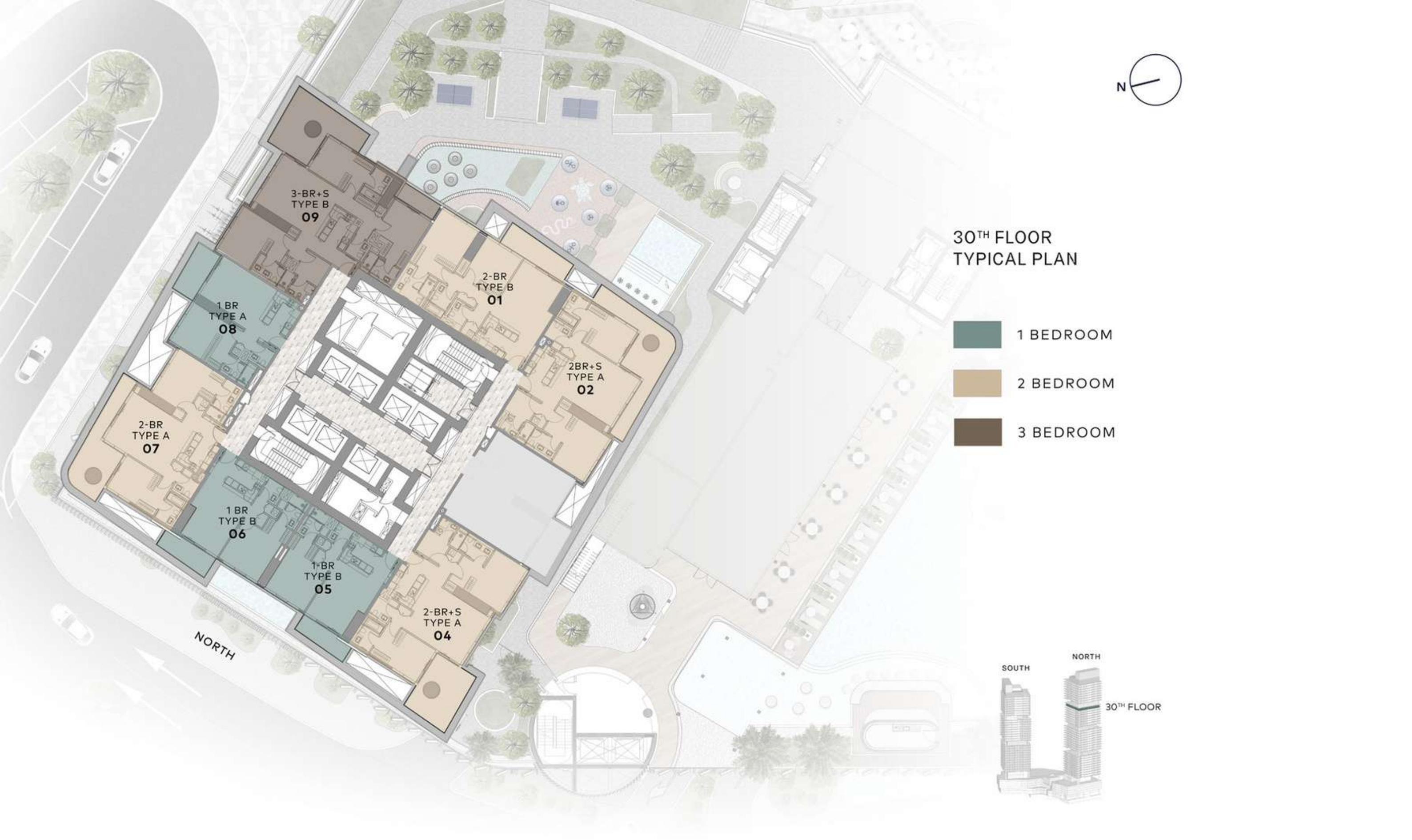
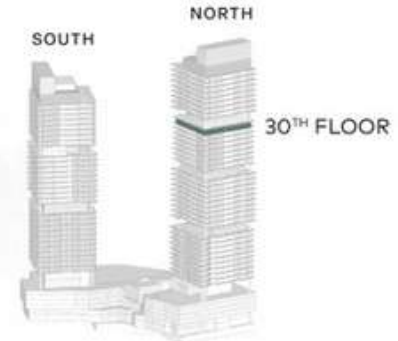


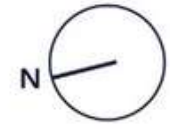


30TH FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

NORTH





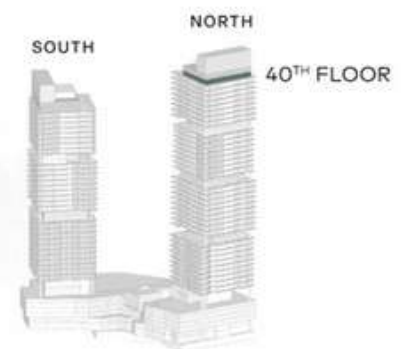
40TH FLOOR
TYPICAL PLAN

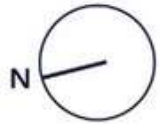
 4 BEDROOM
PENTHOUSE
DUPLEX LOWER LEVEL

4 BR
PENTHOUSE
LOWER LEVEL
02

4 BR
PENTHOUSE
LOWER LEVEL
01

NORTH





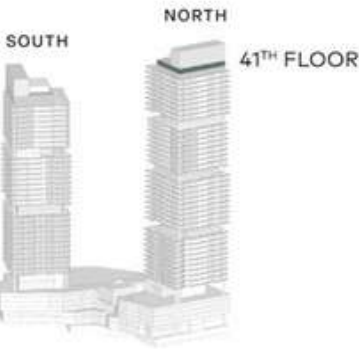
41ST FLOOR
TYPICAL PLAN

 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.**

Outdoor Living Area : **Ft 105.81**

Total Living Area : **Sq. Ft**

513.87 Sq.

Ft



3rd - 11th FLOOR



STUDIO

TYPE B

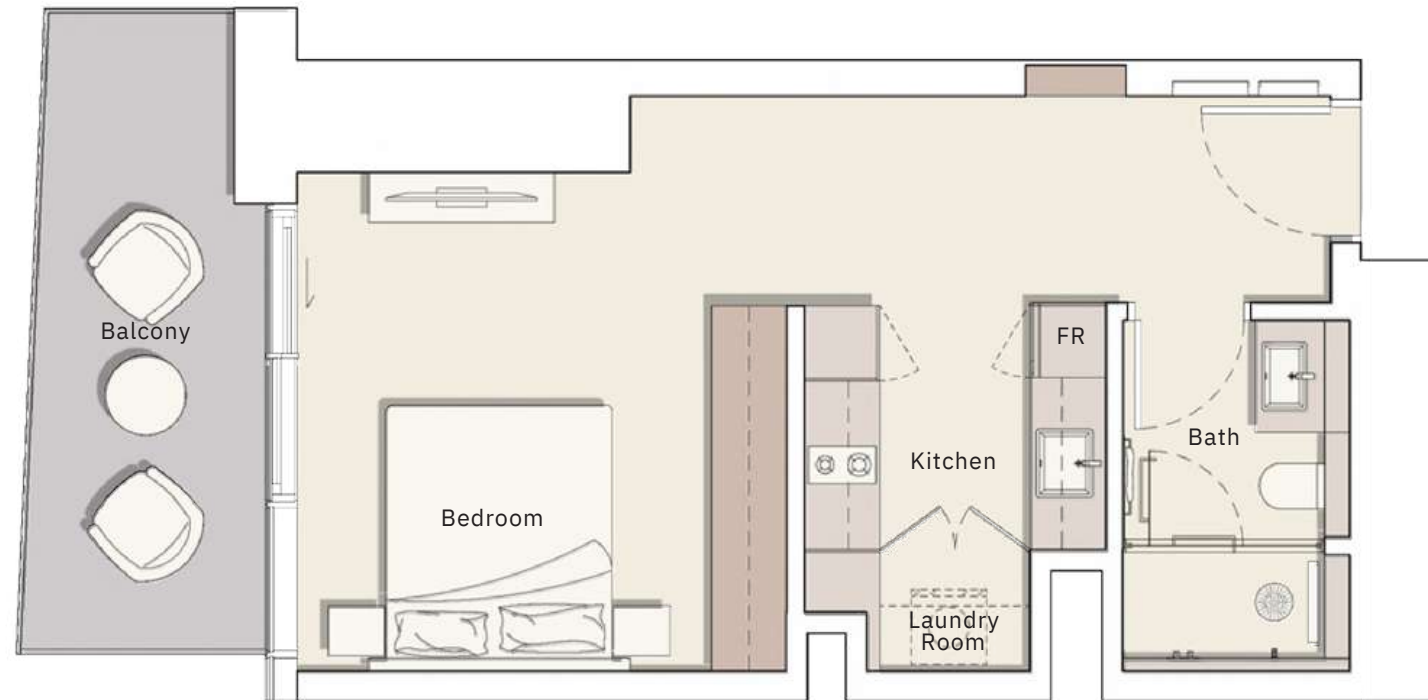
Internal Living Area : **446.81 Sq.**

Outdoor Living Area : **Ft 110.44**

Total Living Area : **Sq. Ft**

557.25 Sq.

Ft

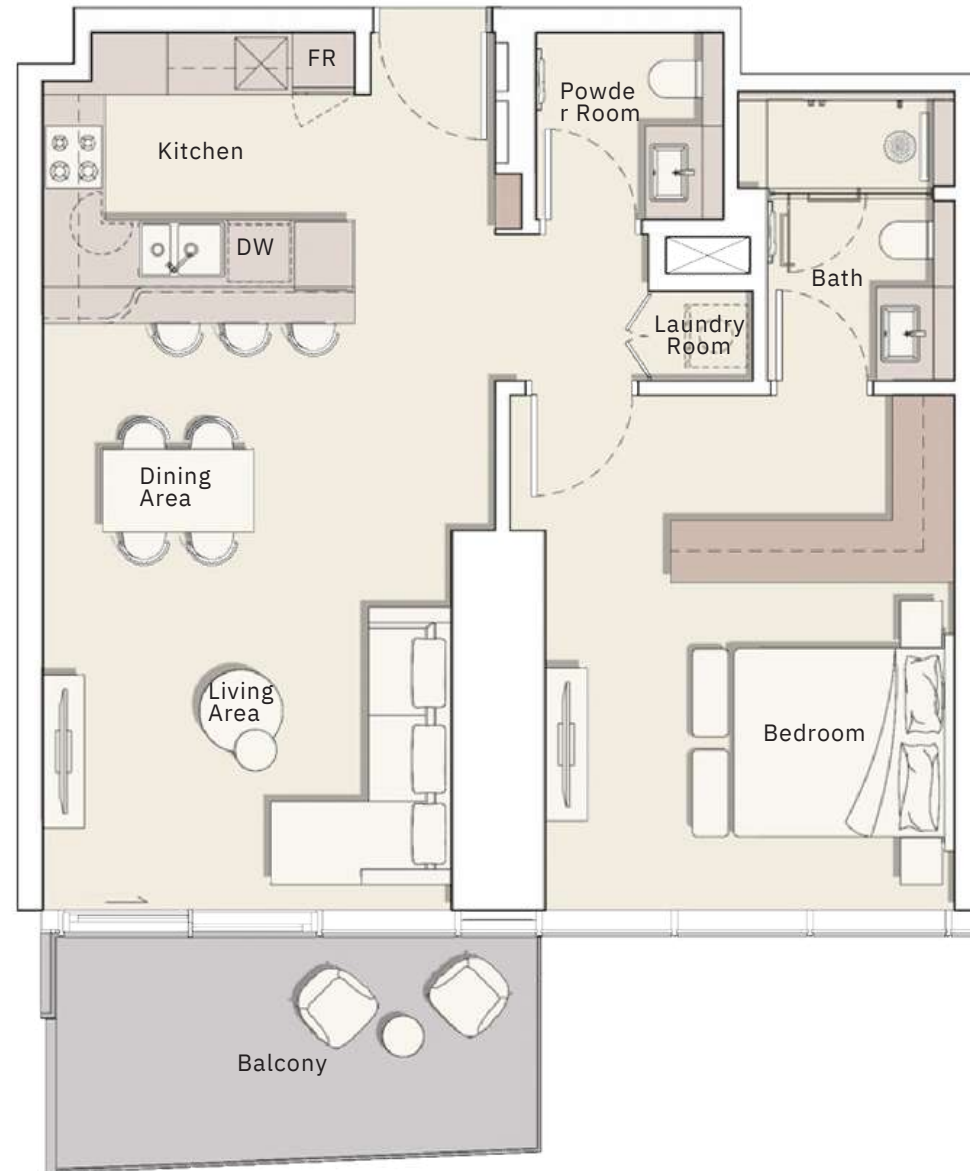


3rd - 11th FLOOR



1 BEDROOM

TYPE A



Internal Living Area : **824.41 Sq.**
 Outdoor Living Area : **Ft 115.28**
 Total Living Area : **Sq. Ft 939.69 Sq.**

Ft

3rd - 11th FLOOR



3rd - 11th FLOOR

303

13th - 21st FLOOR

1302
1307

23rd - 29th FLOOR

2303
2308

30th FLOOR

3008

32nd - 39th FLOOR

320
2
320
7



1 BEDROOM

TYPE B

Internal Living Area : **862.08 Sq.**

Outdoor Living Area : **Ft 109.36**

Total Living Area : **Sq. Ft**

971.44 Sq.

Ft

13th - 21th FLOOR



13th - 21st FLOOR

1304
1305

23rd - 29th FLOOR

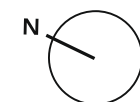
2305
2306

30th FLOOR

3005
3006

32nd - 39th FLOOR

320
4
320
5



2 BEDROOM

TYPE A

Internal Living Area : **1221.27 Sq.**

Outdoor Living Area : **Ft 273.94**

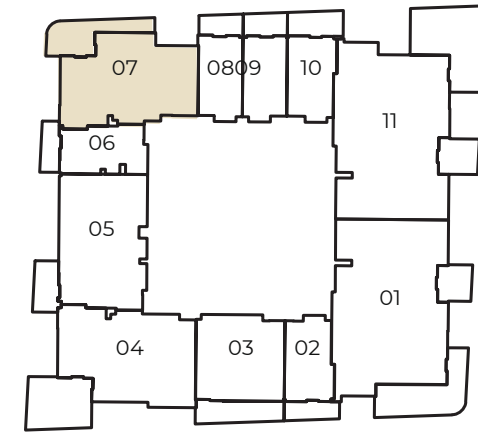
Total Living Area : **Sq. Ft**

1495.21 Sq.



Ft

3rd - 11th FLOOR



3rd - 11th FLOOR

307

13th - 21st FLOOR

1306

23rd - 29th FLOOR

2307

30th FLOOR

3007

32nd - 39th FLOOR

3206



2 BEDROOM

TYPE B

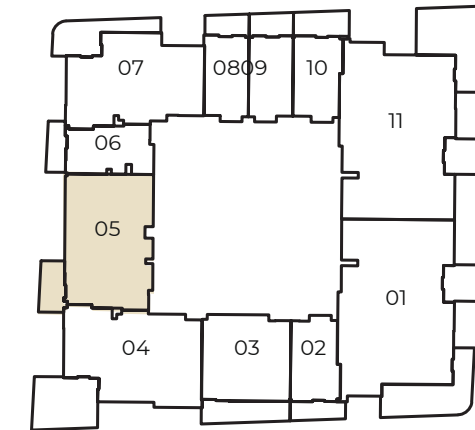
Internal Living Area : **1278.11 Sq. Ft**

Outdoor Living Area : **97.09 Sq. Ft**

Total Living Area : **1375.20 Sq. Ft**



3rd - 11th FLOOR



3rd - 11th FLOOR

305

13th - 21st FLOOR

1309

23rd - 29th FLOOR

2301

30th FLOOR

3001

32nd - 39th FLOOR

3209



2 BEDROOM + S

TYPE A

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



3rd - 11th FLOOR



3rd - 11th FLOOR

304

13th - 21st FLOOR

1303
1308

23rd - 29th FLOOR

230
2
230
4

30th FLOOR

3002
300
4

32nd - 39th FLOOR

3203
320
8



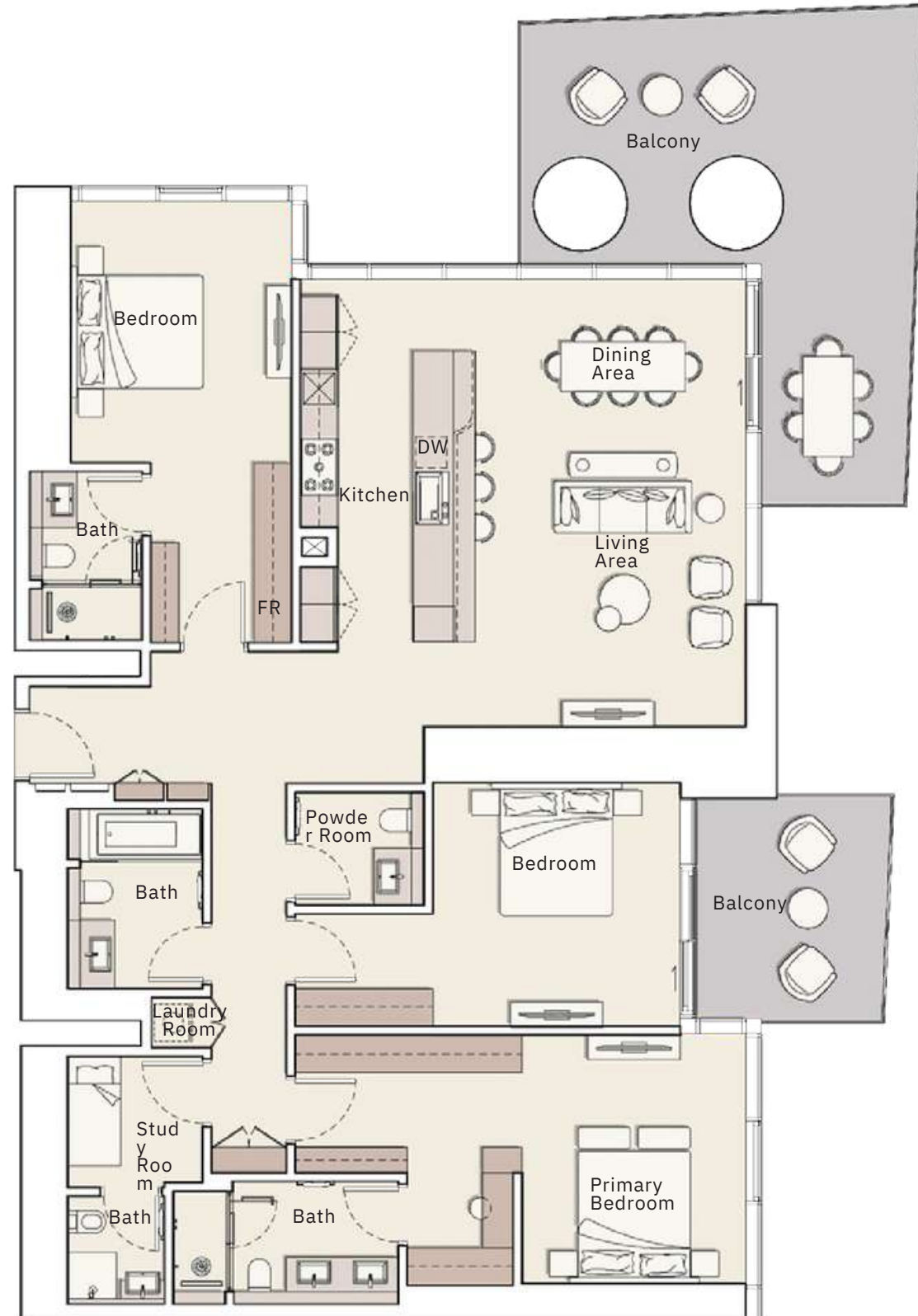
3 BEDROOM + S

TYPE A

Internal Living Area : **2070.22 Sq. Ft**

Outdoor Living Area : **506.98 Sq. Ft**

Total Living Area : **2577.20 Sq. Ft**



3rd - 11th FLOOR



3 BEDROOM + S

TYPE B

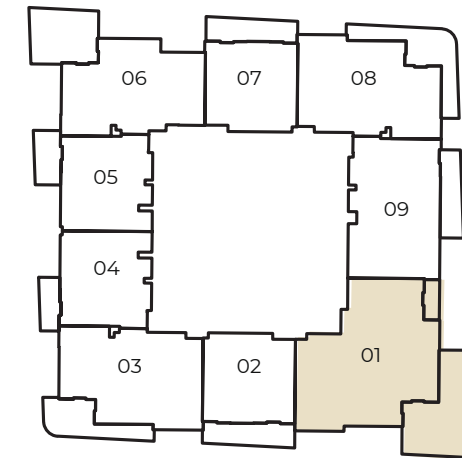
Internal Living Area : **1740.74 Sq.**

Outdoor Living Area : **Ft 394.39 Sq.**

Total Living Area : **Ft 2135.13 Sq. Ft**



13th - 21th FLOOR



13th - 21st FLOOR

1301

23rd - 29th FLOOR

2309

30th FLOOR

3009

32nd - 39th FLOOR

3201

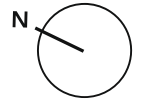
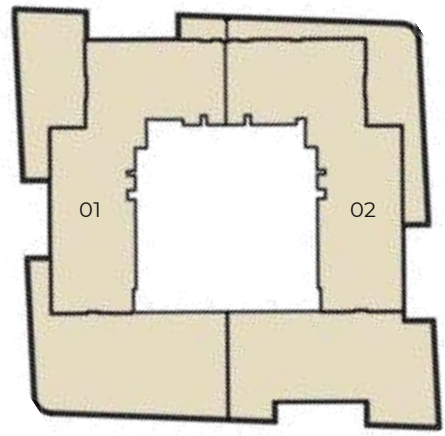


PENTHOUSE

DUPLEX LOWER LEVEL



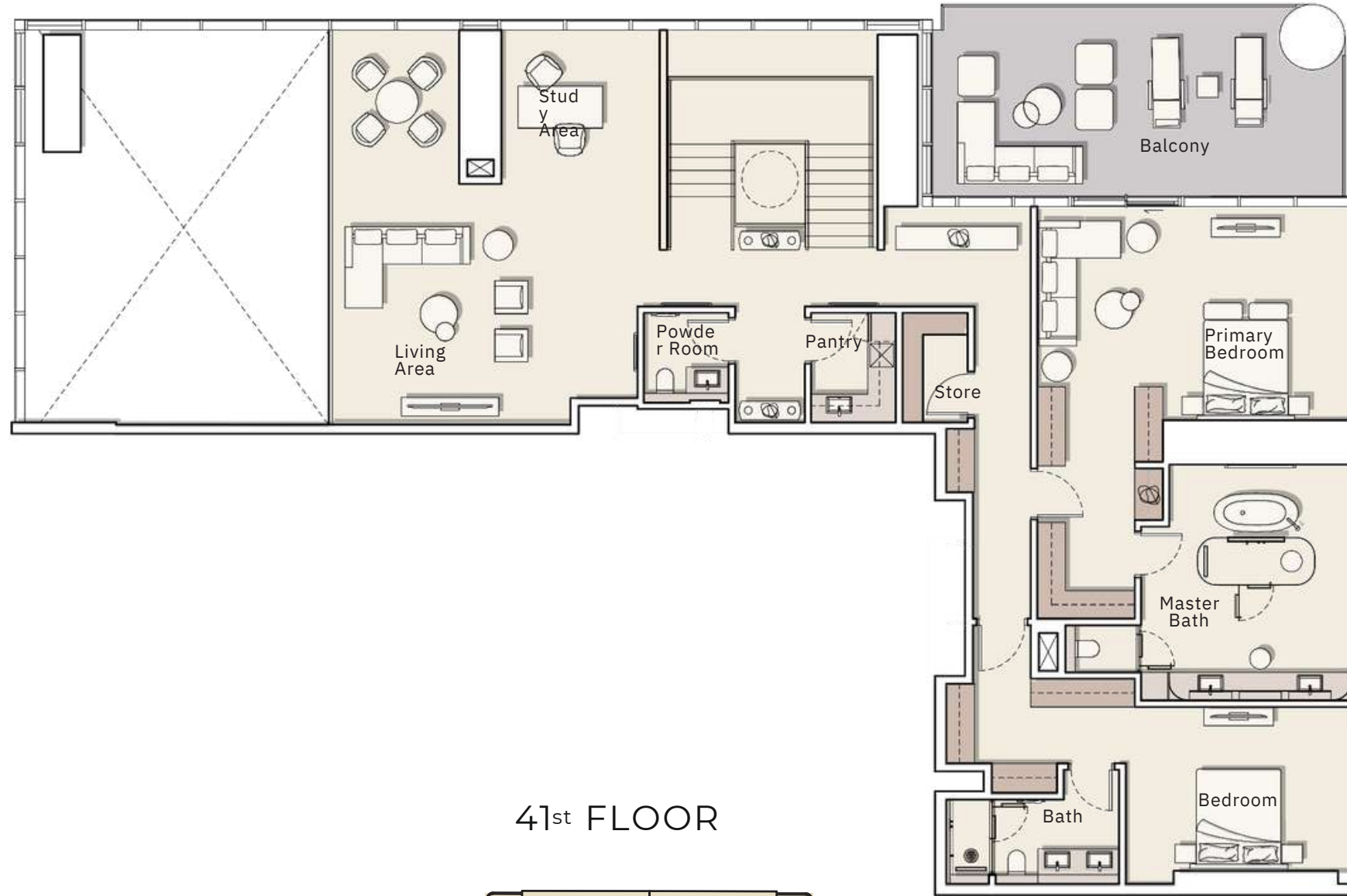
40th FLOOR



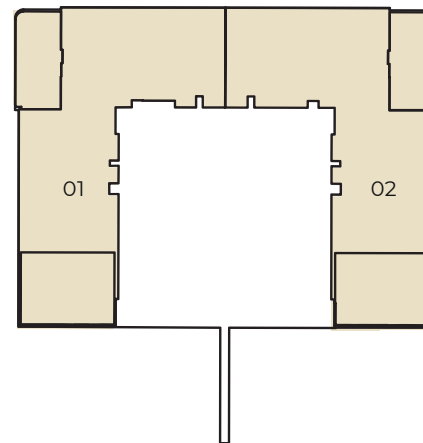
Internal Living Area :	5856.43	Sq.
Outdoor Living Area :	Ft 3620.66	
Total Living Area :	Sq. Ft	
	9477.08	Sq.

PENTHOUSE

DUPLEX UPPER LEVEL



4th FLOOR



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

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



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+971 54 289 7686 sales@totallyhomerealestate.com

support@totallyhomerealestate.com admin@totallyhomerealestate.com

Office 103, Building 6 Bay Square Tower, Business Bay PO Box 418317, Dubai