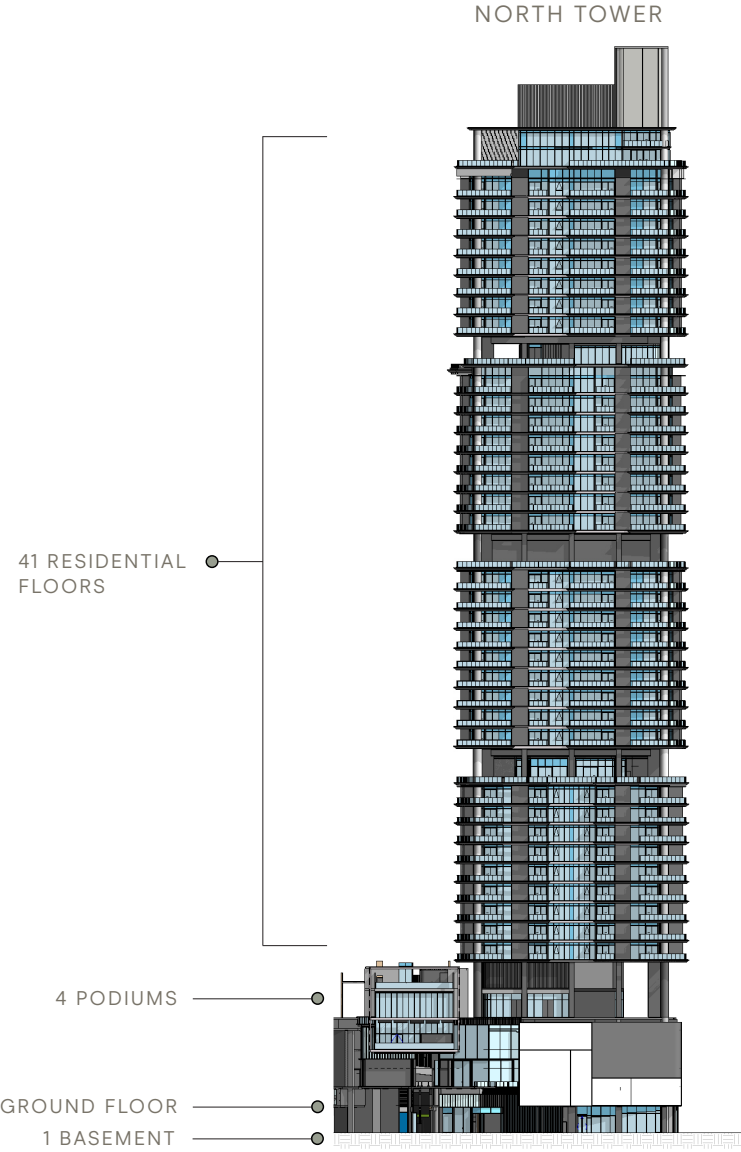


MERČER HOUSE



INVESTOR GUIDE

BUILDING CONFIGURATION



ELEVATORS

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

ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft

KEY VIEWS

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

PARKING

Studio, 1 and 2-bedroom: 1 car parking space
3 and 4-bedroom: 2 car parking spaces

OWNERSHIP

Freehold



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

MERÇER
HOUSE

JUMEIRAH ISLANDS

JUMEIRAH PARK

TO ABU DHABI

TO DOWNTOWN
DUBAI

SHEIKH ZAYED RD

GARN AL SABKHA ST

FIRST AL KHAİL ST

GARN AL SABKHA ST

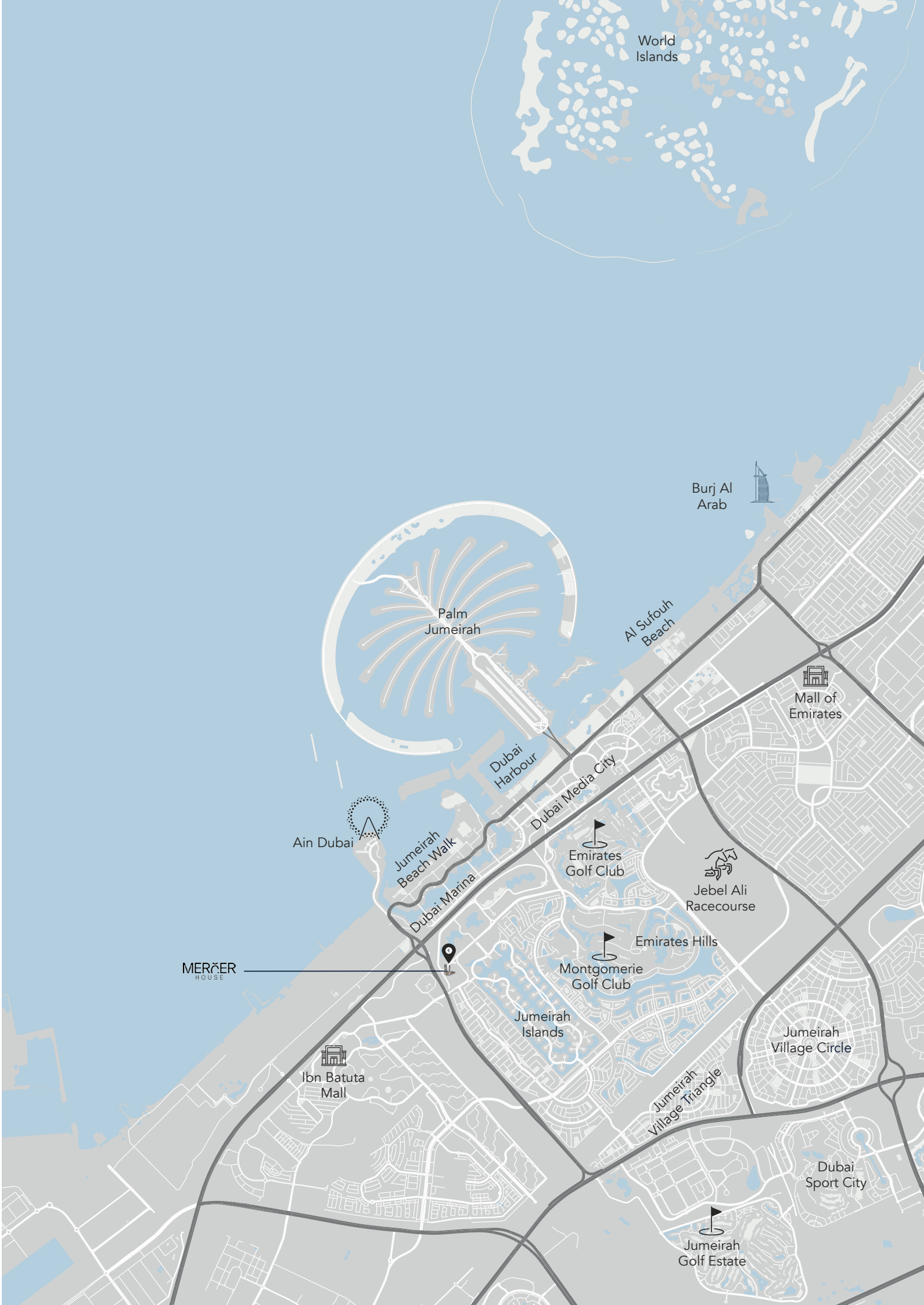
SHEIKH ZAYED RD

SHEIKH ZAYED RD

FIRST AL KHAİL 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 & 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>



BOOKING STEPS

- 01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- 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) to sign
- 04. Customer will send back the signed SPAs for execution to Ellington Properties
- 05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

NORTH TOWER

NUMBER OF UNITS

SIZE RANGE

Studio	45 units	From 513 sq. ft to 590 sq. ft.
1-bedroom	108 units	From 931 sq. ft to 972 sq. ft.
2-bedroom	68 units	From 1,375 sq. ft to 1,495 sq. ft.
2-bedroom + Study	59 units	From 1,589 sq. ft to 1,680 sq. ft.
3-bedroom	43 units	From 2,135 sq. ft to 2,597 sq. ft.
4-bedroom penthouse	2 units	From 9,477 sq. ft to 9,485 sq. ft.

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

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 |
| 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 |

MULTI-SPORTS HALL SECTION

- FOOTBALL
- NETBALL
- BASKETBALL
- TENNIS
- VOLLEYBALL
- BADMINTON

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 |

UPTOWN PLAZA



SOUTH

NORTH

SOUTH

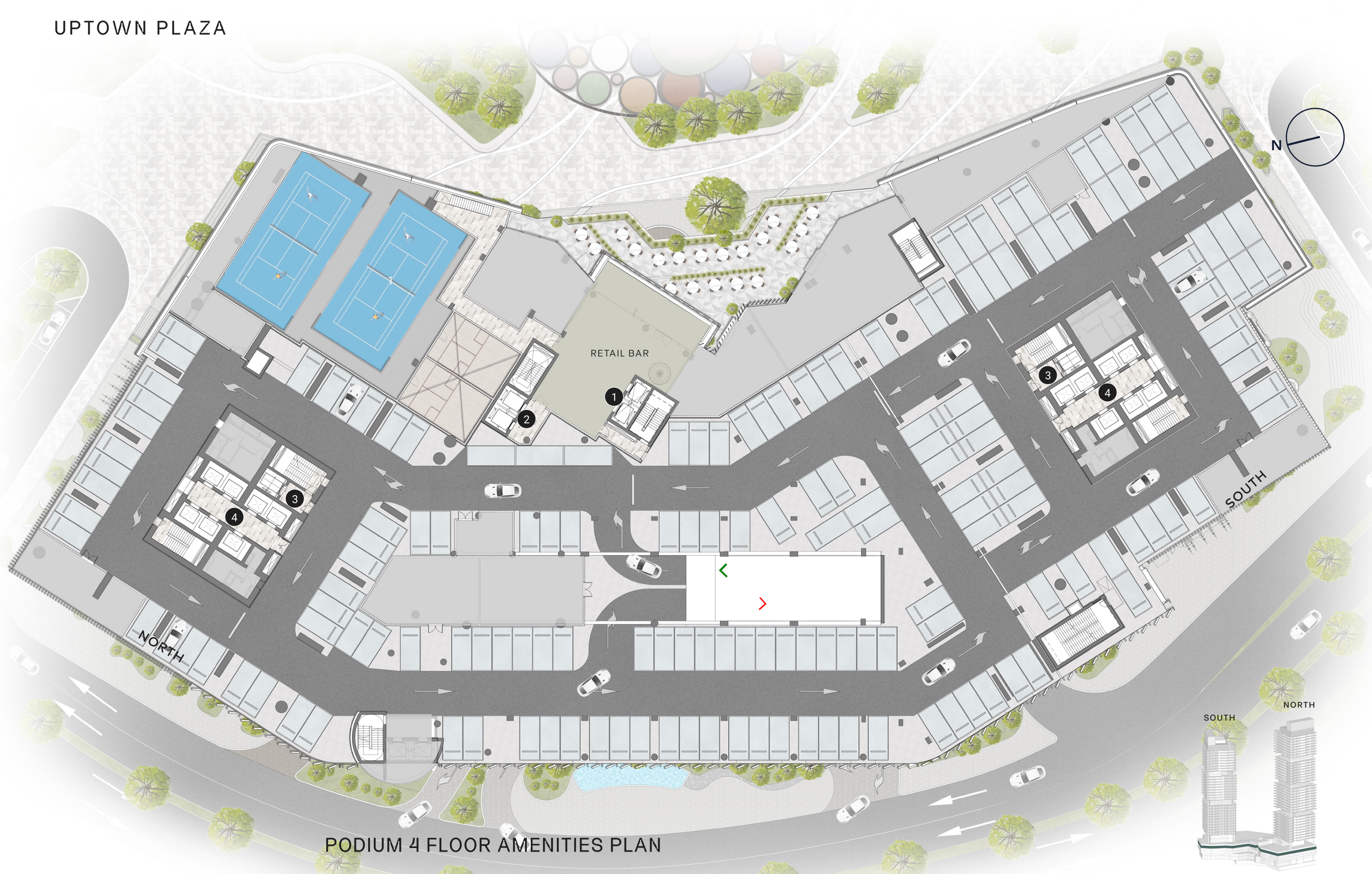
NORTH

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 | 3 RESIDENTS SERVICE LIFTS |
| 2 F&B/RETAIL SERVICE LIFTS | 4 RESIDENTS LIFTS LOBBY |

UPTOWN PLAZA

N

SOUTH

NORTH

SOUTH

NORTH

1ST FLOOR AMENITIES PLAN

URBAN BEACH CLUB

- | | | |
|-----------------------|-----------------|----------------------------|
| 1 BEACH POOL | 6 POOL BAR | 11 BEACH CLUB CHANGE ROOMS |
| 2 BUBBLE POOL | 7 DJ BOOTH | 12 BEACH CLUB LIFT |
| 3 BEACH LOUNGERS AREA | 8 ISLAND PODIUM | 13 BEACH CLUB ARRIVAL AREA |
| 4 SUN LOUNGERS AREA | 9 FIRE PIT | 14 CLUBHOUSE F&B |
| 5 BEACH CABANAS | 10 BEACH BAR | 15 OUTDOOR DINING AREA |

EXCLUSIVE RESIDENT AMENITIES

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

45,000 SQ. FT

27M X 6.5M

27M X 6.5M

RETAIL

RETAIL

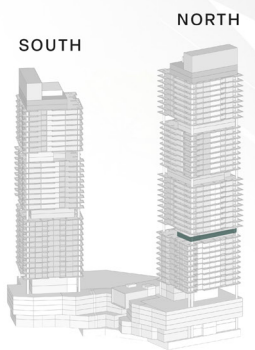
RETAIL

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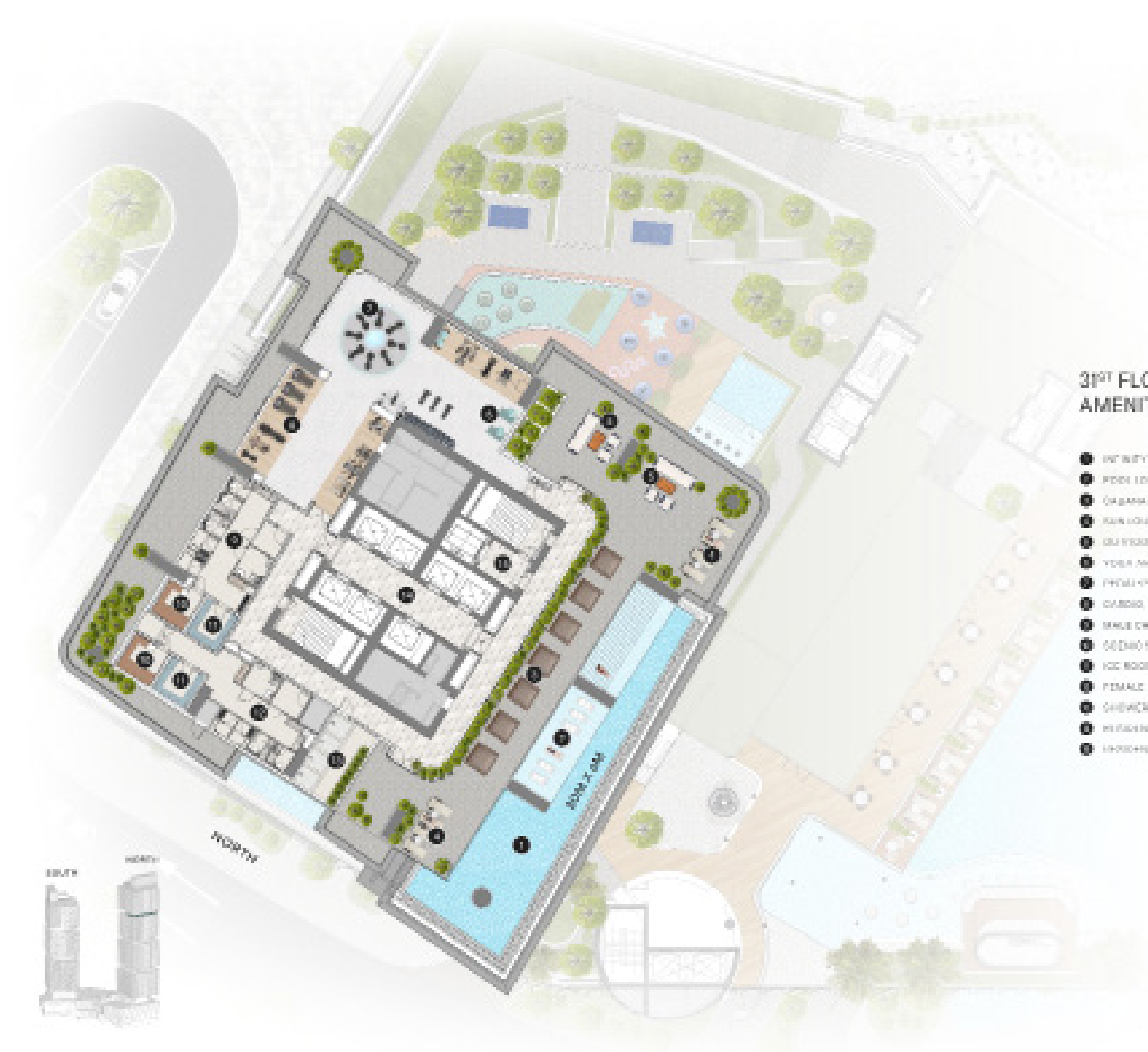


12TH FLOOR
AMENITIES PLAN

- 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



3RD FLOOR AMENITIES PLAN

- INFINITY EDGE ADULT POOL
- POOL LOUNGE AREA
- CABANA'S
- RAIN COURTYARD AREA
- GUEST ROOM / CHANGING ROOM
- YOGA AREA
- PRIVATE KITCHEN / BAR AREA
- GARDEN, WEIGHTS AND LIFT AREA
- MALE CHANGING ROOM
- GENDER SAUNA
- JACUZZI
- FEMALE CHANGING ROOM
- GARDEN AREA
- KITCHEN WITH ISLAND
- BAR/BEVERLY BAR





THE
TRACK
• KEEP FIT •

No. 25.061193, 55.139566
UNITED ARAB EMIRATES
DUBAI

FITNESS
STUDIO



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



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.



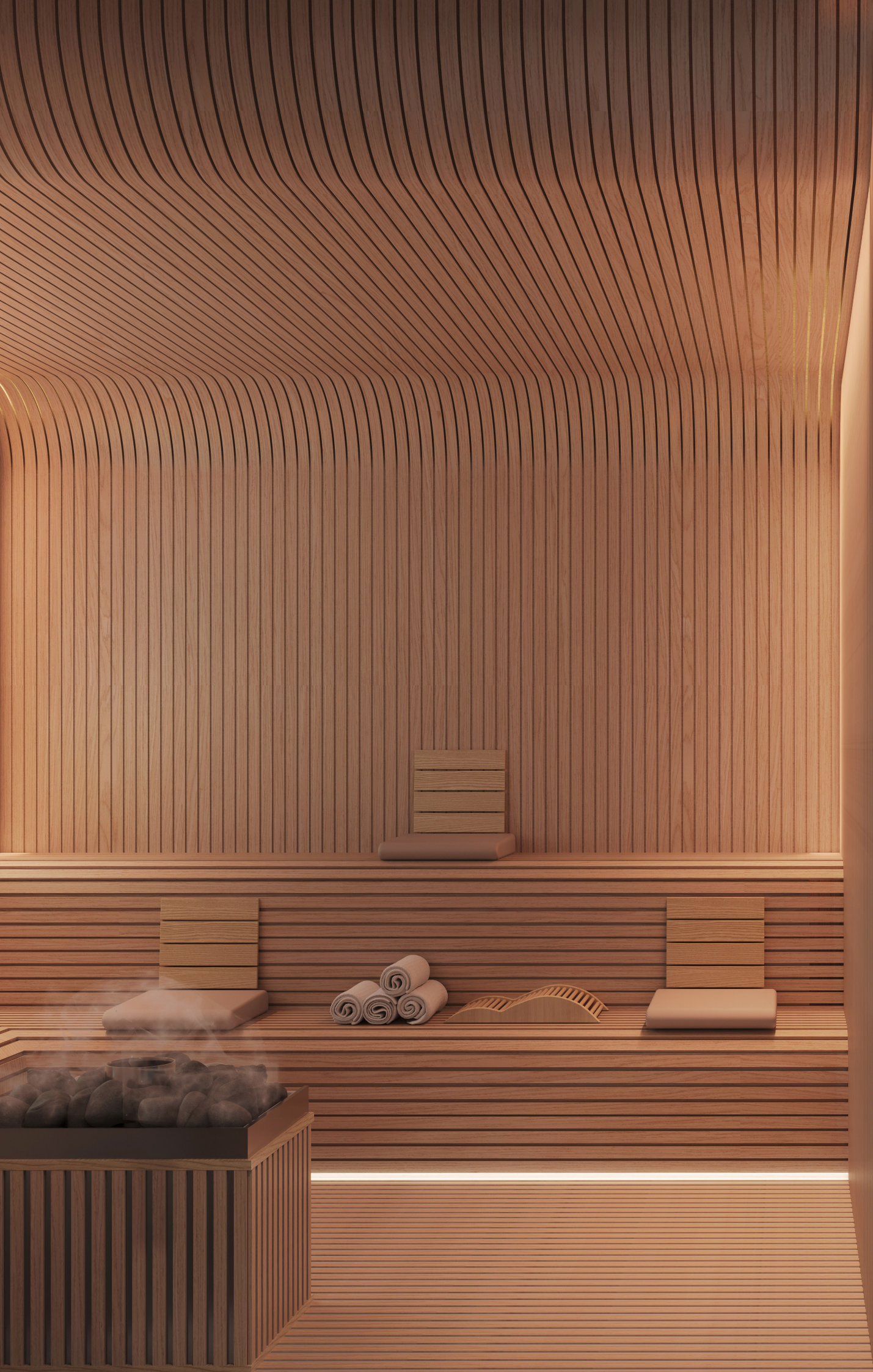
GAMES ROOM

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 Data

 ELLINGTON

