



ELLINGTON
PROPERTIES

MERČER 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 tall, modern skyscrapers with glass facades and balconies are the central focus. The surrounding area includes other high-rise buildings, a large circular plaza with a fountain, and landscaped green spaces with trees and walkways. The sky is a mix of orange, pink, and blue, indicating the time is either sunset or sunrise.

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

MERÇER
HOUSE

JUMEIRAH ISLANDS

JUMEIRAH PARK

TO ABU DHABI

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
Montgomerie 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

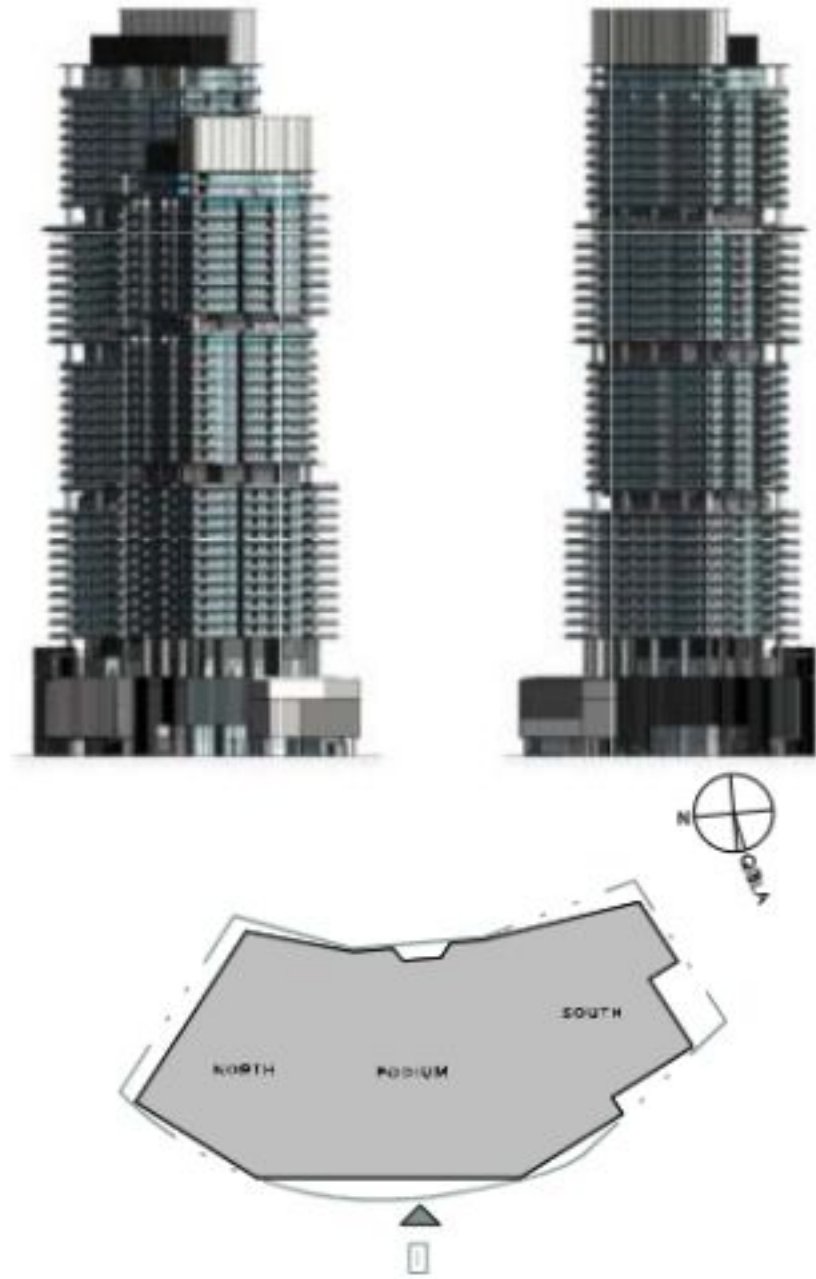
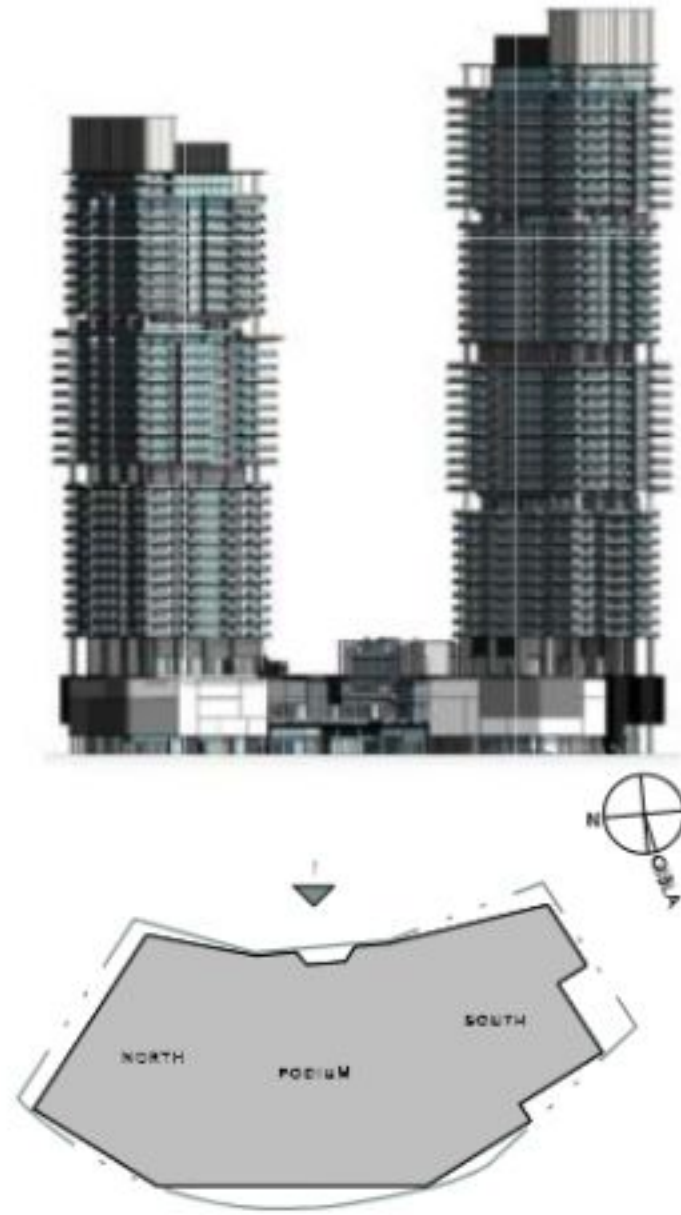
12
MINUTES
Ibn Battuta Mall

22
MINUTES
Dubai Mall & Burj Khalifa

30
MINUTES
Dubai International Airport

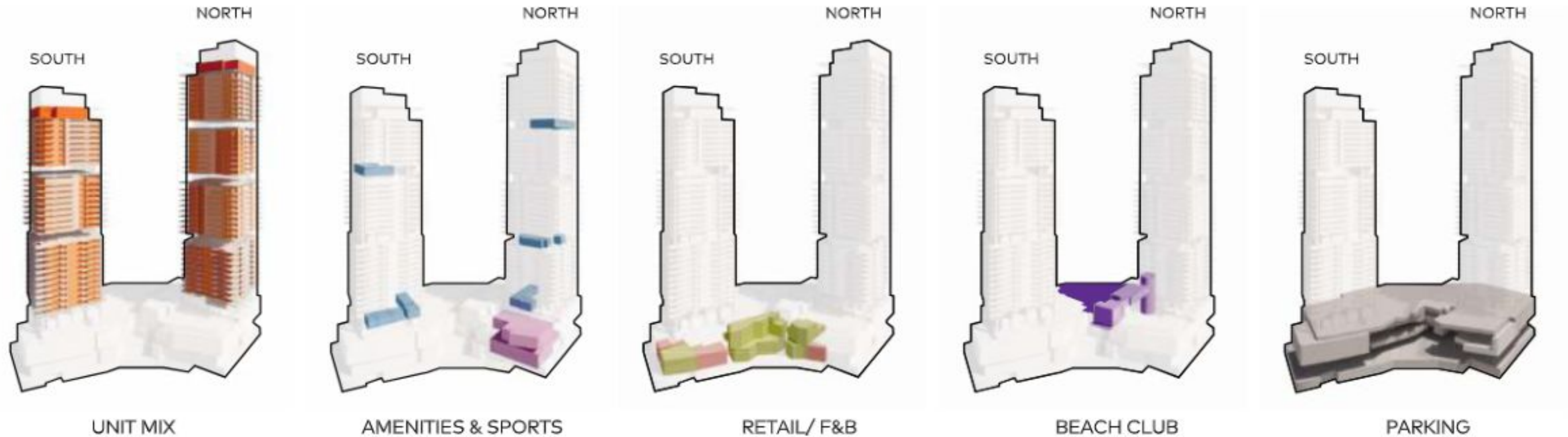


CREATING A RHYTHM



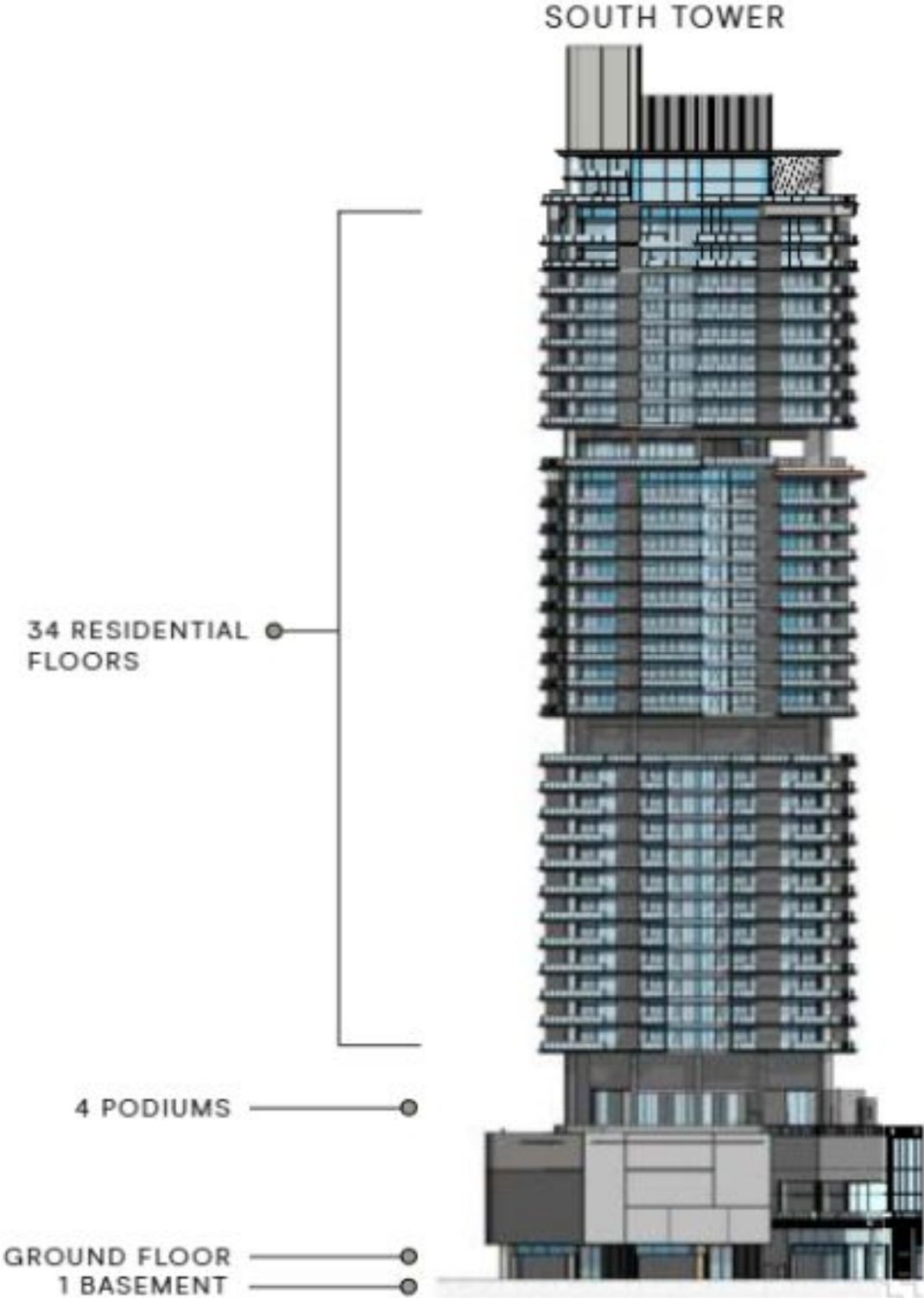
Public access points are carved into the form responding to the rhythm and language of the wider context, and forming a backdrop to the entertainment plaza. Arrival points further enhance the arrival experience and allow for key linkages to commercial offers at the ground floor and upper levels, as well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

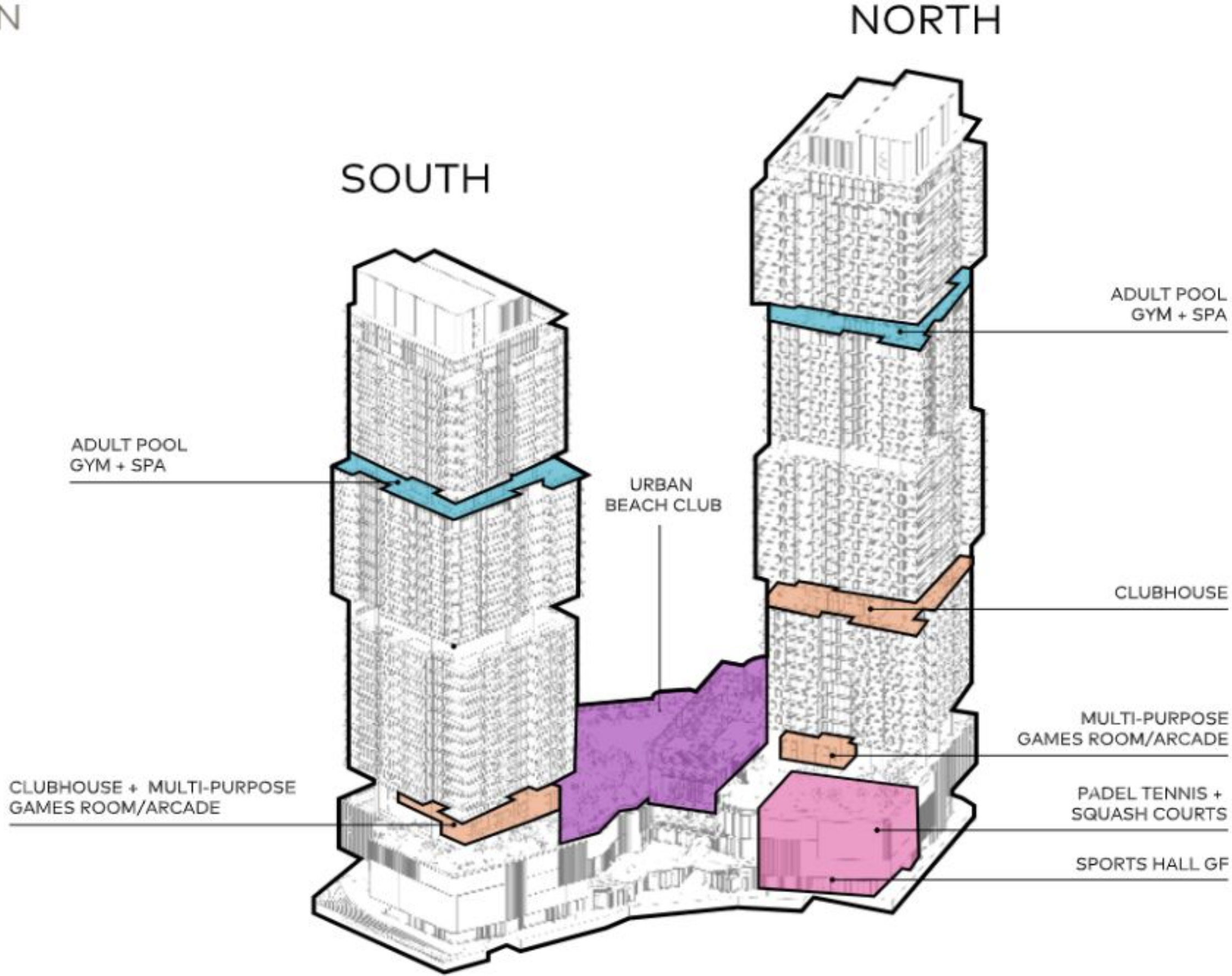
Studio	From 513 sq. ft to 590 sq. ft
1 Bedroom	From 931 sq. ft to 972 sq. ft
2 Bedrooms	From 1,375 sq. ft to 1,495 sq. ft
2 Bedrooms + Study	From 1,589 sq. ft to 1,680 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,597 sq. ft
4 Bedrooms Penthouse	From 9,455 sq. ft to 9,456 sq. ft

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
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
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'

ADDITIONAL
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

PODIUM 2 FLOOR AMENITIES



DETAILED
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 | 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



PADEL
COURTS

Double-volume indoor padel tennis courts





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 |

FIRST FLOOR
URBAN BEACH CLUB
AMENITIES



BEACH
POOL

45,000 sq.ft of fully landscaped man-made beach with natural sand



INTEGRATED
POOL BAR

Dive into a unique experience where you can sip, swim, and savor



DE
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 lounger and cabanas



INDOOR
KIDS PLAY

Submarine themed kids play area with an outdoor playground



CAME
GAME
ROOM

Arcade zone with sing and dance revolution area

1ST FLOOR AMENITIES PLAN



- 6 POOL BAR
- 7 DJ BOOTH
- 8 ISLAND PODIUM
- 9 FIRE PIT
- 10 BEACH BAR

- 6 BEACH CLUB CHANGE ROOMS
- 7 BEACH CLUB LIFT
- 11 BEACH CLUB ARRIVAL AREA
- 14 CLUBHOUSE F&B
- 6 OUTDOOR DINING AREA

EXCLUSIVE RESIDENT AMENITIES

- 10 FAMILY POOL
- 12 POOL DECK
- 18 MALE/FEMALE CHANGE ROOMS
- 20 RESIDENTS LIFTS LOBBY
- 22 RESIDENTS SERVICE LIFTS

- 70 OUTDOOR SEATING
- 72 OUTDOOR BARBEQUE AREA
- 73 OUTDOOR DINING
- 74 OUTDOOR GAMES AREA
- 75 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



ALIBUR
CLUBHOUSE
PRIVATE DINING & MEETING AREA

Where culinary craftsmanship meets community

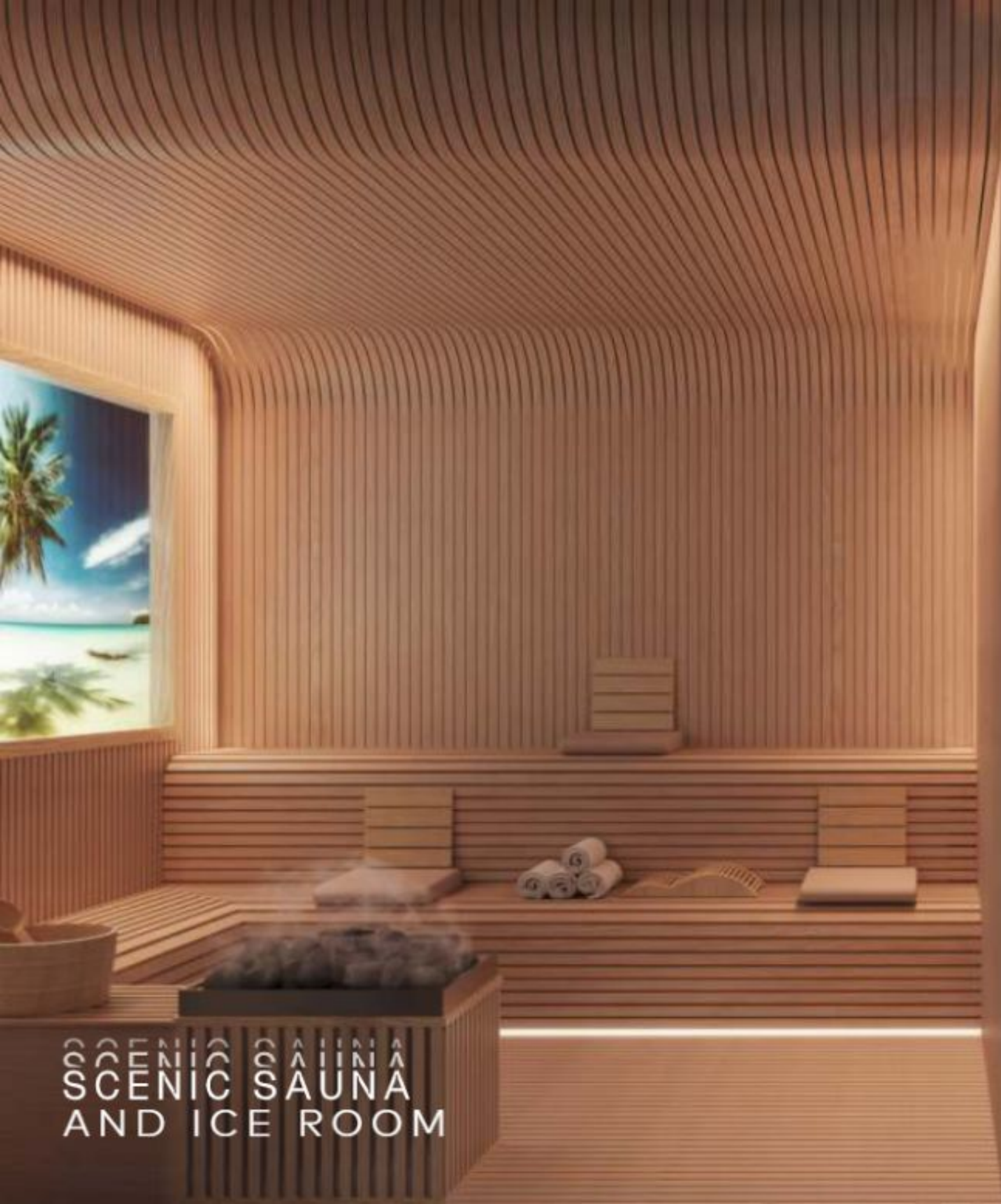


CLUBHOUSE
KITCHEN & DINING



SKYLINE
POOL

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



SCENIC SAUNA
AND ICE ROOM



Scenic sauna with relaxing short clips of nature for meditation

24TH 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 CARPIO, 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



TYPICAL
APARTMENTS



TYPICAL
TYPICAL
LIVING & DINING



TVDICAL
TYPICAL
KITCHEN



TYPICAL
TYPICAL
BEDROOM

TVDIGAI
TYPICAL
BATHROOM





BALCONY
VIEW

PENTHOUSE
APARTMENTS



PENTHOUSE
LIVING & DINING



PENTHOUSE
PENTHOUSE
KITCHEN



PENTHOUSE
BEDROOM



THE
PENTHOUSE
BATHROOM



RENTAL HOUSE
PENTHOUSE
POOL



3 AND 4 BEDROOM UNITS KITCHEN FEATURES



Integrated drop-in kitchen sinks in
Gunmetal Grey Stainless Steel

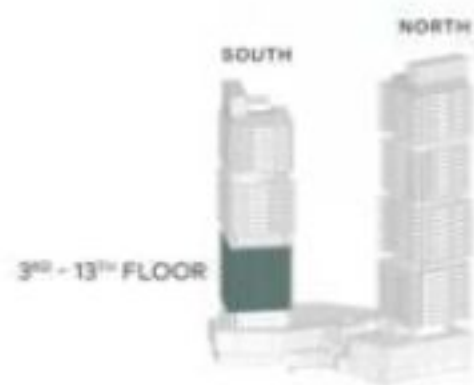


Integrated pop-up Downdraft Hood Slider
with touch control and charcoal filter

FLOOR PLANS

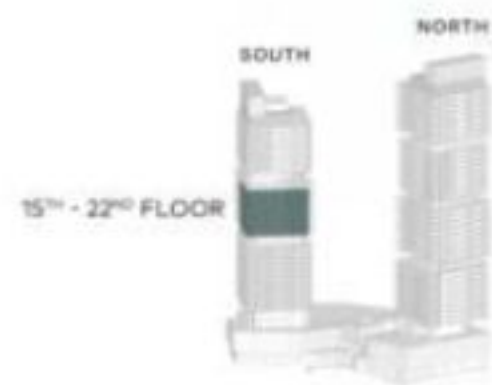
3RD - 13TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



15TH - 22ND FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



23RD FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



NORTH

SOUTH



SOUTH

3-BR+5
TYPE A
09

2 BR
TYPE B
01

2-BR+5
TYPE A
02

1 BR
TYPE A
03

2 BR
TYPE A
04

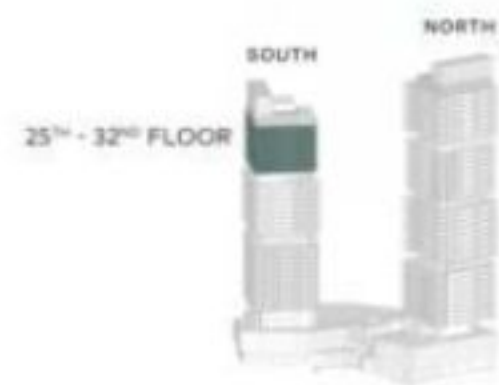
1 BR
TYPE B
05

1 BR
TYPE B
06

2 BR+5
TYPE A
07

25TH - 32ND FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



NORTH

SOUTH

25TH - 32ND FLOOR



SOUTH

POOL
GARDEN
PARKING



33RD FLOOR
TYPICAL PLAN

4 BEDROOM
PENTHOUSE
DUPLEX LOWER LEVEL



NORTH

SOUTH

33RD FLOOR



SOUTH

4 BR
PENTHOUSE
LOWER LEVEL
01

4 BR
PENTHOUSE
LOWER LEVEL
02

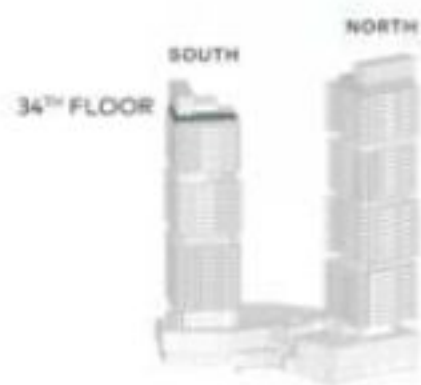
34TH FLOOR
TYPICAL PLAN

 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



3rd - 13th 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



3rd - 13th 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

3rd - 13th FLOOR



3rd - 13th FLOOR

309

15th - 22nd FLOOR

1503

23th FLOOR

2303

25th - 32nd FLOOR

2502

2507



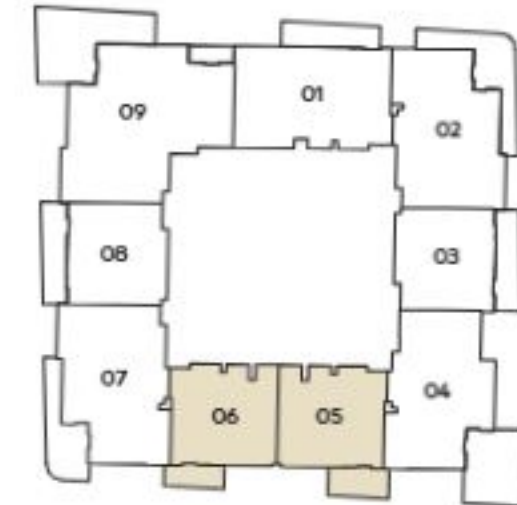
1 BEDROOM

TYPE B

Internal Living Area : 862.08 Sq. Ft
Outdoor Living Area : 109.36 Sq. Ft
Total Living Area : 971.44 Sq. Ft



15th - 22nd FLOOR



15th - 22nd FLOOR

1505
1506

23th FLOOR

2305
2306

25th - 32nd 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



3rd - 13th FLOOR



3rd - 13th FLOOR

305

15th - 22nd FLOOR

1504

23th FLOOR

2304

25th - 32nd 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

3rd - 13th FLOOR



3rd - 13th FLOOR
307

15th - 22nd FLOOR
1501

23th FLOOR
2301

25th - 32nd 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



3rd - 13th FLOOR



3rd - 13th FLOOR
 308

15th - 22nd FLOOR
 1502
 1507

23th FLOOR
 2302
 2307

25th - 32nd 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

3rd - 13th FLOOR



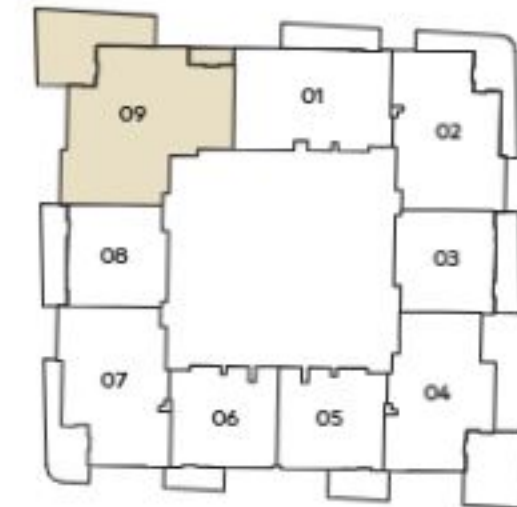
3 BEDROOM + S

TYPE B

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



15th - 22nd FLOOR



15th - 22nd FLOOR
1509

23th FLOOR
2309

25th - 32nd FLOOR
2501



PENTHOUSE

DUPLEX LOWER LEVEL



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**

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



CONTACT US

 +971 4 248 3400 |  +971 55 162 3236

Email Us

info@tanamiproperties.ae

For More Info...

www.tanamiproperties.com/Projects/Ellington-Mercer-House



ADDRESS

Office 3405, Marina Plaza,
Al Marsa Street, Dubai Marina, UAE