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OFF PLAN

Mercer House

Location: Jumeirah Lake Towers, Dubai

Starting From: AED 1,230,000

Permit No: 2

Mercer House

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Ellington	**Apartments & Penthouses**	**Q3 2027**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Mercer House is a landmark luxury residential development by **Ellington Properties** in Uptown Dubai, bringing two striking towers, resort-style amenities and sophisticated contemporary residences to the northern edge of Jumeirah Lakes Towers. Offering studios through three-bedroom apartments alongside a limited collection of four-bedroom penthouses, the development is designed for buyers seeking premium urban living close to Dubai Marina, JLT and the city's major business districts.

The architecture of **Mercer House by Ellington Properties** is defined by its twin-tower composition. The North and South towers rise above a shared podium incorporating residential amenities, retail and hospitality spaces, creating an integrated lifestyle destination rather than a conventional standalone apartment development. Ellington's official documentation identifies 41 residential floors in the North Tower and 34 in the South Tower.

The residential collection provides considerable variety. Studios begin at approximately 513 sq. ft., while one-bedroom homes approach 972 sq. ft. Two-bedroom apartments are complemented by larger two-bedroom-plus-study configurations, and three-bedroom residences extend to approximately 2,597 sq. ft. At the top of the collection, exceptionally spacious four-bedroom penthouses reach approximately 9,485 sq. ft., creating an exclusive proposition for buyers seeking substantial living space and elevated views.

Interiors follow Ellington's design-led approach, emphasizing sophisticated materials, natural light and functional layouts. Expansive glazing helps frame views towards the Dubai Marina skyline, Jumeirah Islands,

Ain Dubai and the Arabian Gulf, while balconies extend the living spaces outdoors in applicable configurations.

The lifestyle offering is one of Mercer House's defining strengths. Residents will have access to an **urban beach club**, bringing a resort-inspired atmosphere directly into the development. A rooftop skyline pool provides another elevated leisure environment, while a fitness studio, scenic sauna and ice room create dedicated spaces for exercise, wellness and recovery.

Sports and entertainment facilities broaden the experience further. The development incorporates a multi-sports hall with padel and squash facilities, alongside arcade-inspired entertainment, social spaces and areas dedicated to music and dancing. Retail and F&B outlets integrated into the development add everyday convenience and help create a more active destination at podium level.

The **Uptown Dubai** location significantly strengthens the project's appeal. Positioned within the wider JLT and DMCC district, Mercer House places residents close to one of Dubai's most important commercial hubs while remaining minutes from the city's coastal lifestyle destinations.

Dubai Marina Mall is approximately six minutes away, DMCC Metro Station around five minutes, Ain Dubai approximately eight minutes and Palm Jumeirah around 17 minutes by car, subject to traffic. Mall of the Emirates and Emirates Golf Club are also within convenient reach.

For end-users, Mercer House combines spacious, design-focused residences with an unusually extensive amenity environment and strong access to business and leisure destinations. Professionals can benefit from proximity to DMCC, Dubai Internet City and Dubai Media City, while families have access to larger layouts, recreational facilities and established surrounding communities.

For investors searching for **apartments for sale in Uptown Dubai or JLT**, Mercer House offers a premium Ellington product within an established freehold district. Its range of apartment sizes can appeal to different tenant profiles, while the limited four-bedroom penthouses provide exposure to a more exclusive segment of the market.

Overall, **Mercer House Dubai** combines Ellington's design-led approach with resort-style amenities, generous residences and an exceptional Uptown Dubai location, creating a distinctive option for buyers seeking a premium **off-plan property in Dubai**.

Why Buy Mercer House Through A1 Properties?
With two towers, multiple layouts and substantial differences in floor level, orientation and outlook, careful unit selection is particularly important at Mercer House. A1 Properties can help buyers compare available and resale properties according to layout, size, floor, orientation, views, price per square foot and remaining payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and end-users navigating Dubai's premium property market. Investors can assess acquisition pricing, individual unit positioning, potential rental considerations and future resale opportunities, while end-users can focus on factors such as living space, privacy, balcony configuration, views and long-term

suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**50%**	**30%**
Down Payment	During Construction	On Handover

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