

MERČER  
HOUSE

# MAJARA LUXURY REAL ESTATE LLC

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**Presenting Mercer House at Uptown Dubai**



MERÇER  
HOUSE

## HOME TO A NEW ICON

Set in a newly revitalized Uptown Dubai, Mercer House celebrates a refreshed energy whereby lives and lifestyles are enhanced through creativity, design, wellness, and entertainment.

At the heart of Uptown, the property represents a place of belonging for everyone, where the boundaries between shared and resident-exclusive experiences begin to overlap. Built in conjunction with its vibrant surroundings, Mercer House exemplifies a vision of active urban living, raising the benchmark for designer developments across Dubai in the process.



## **UPTOWN REVITALIZED**

Uptown Dubai is a beacon for new living and working. Framing the Dubai skyline, with two iconic towers, it is flanked by a series of premium commercial and residential buildings.

A place to see and be seen, Uptown Dubai is a district set to make a statement. A gateway to a new perspective from which to experience Dubai, set within a plaza that's thriving in attractions, venues, and installations. The spectrum of this unique location includes experiences through play, art, performance, and relaxation.



PALM JUMEIRAH

DUBAI HARBOUR

DUBAI INTERNET CITY

BURJ AL ARAB

BLUEWATERS ISLAND

DUBAI MARINA

JUMEIRAH LAKES TOWERS

EMIRATES HILLS

MERCER HOUSE

JUMEIRAH ISLANDS

JUMEIRAH PARK

TO ABU DHABI

TO DOWNTOWN DUBAI

# DRIVING

**01 MINUTE**

Uptown Plaza

**05 MINUTES**

DMCC Metro Station

**06 MINUTES**

Marina Mall

**08 MINUTES**

Montgomerie Golf Club

**10 MINUTES**

Emirates Golf Club

**11 MINUTES**

Jumeirah Islands Clubhouse

**12 MINUTES**

Ibn Battuta Mall

**15 MINUTES**

Mall of the Emirates

**17 MINUTES**

Palm Jumeirah

**18 MINUTES**

Burj Al Arab

**22 MINUTES**

Dubai Mall & Burj Khalifa

**25 MINUTES**

Dubai International Financial Centre

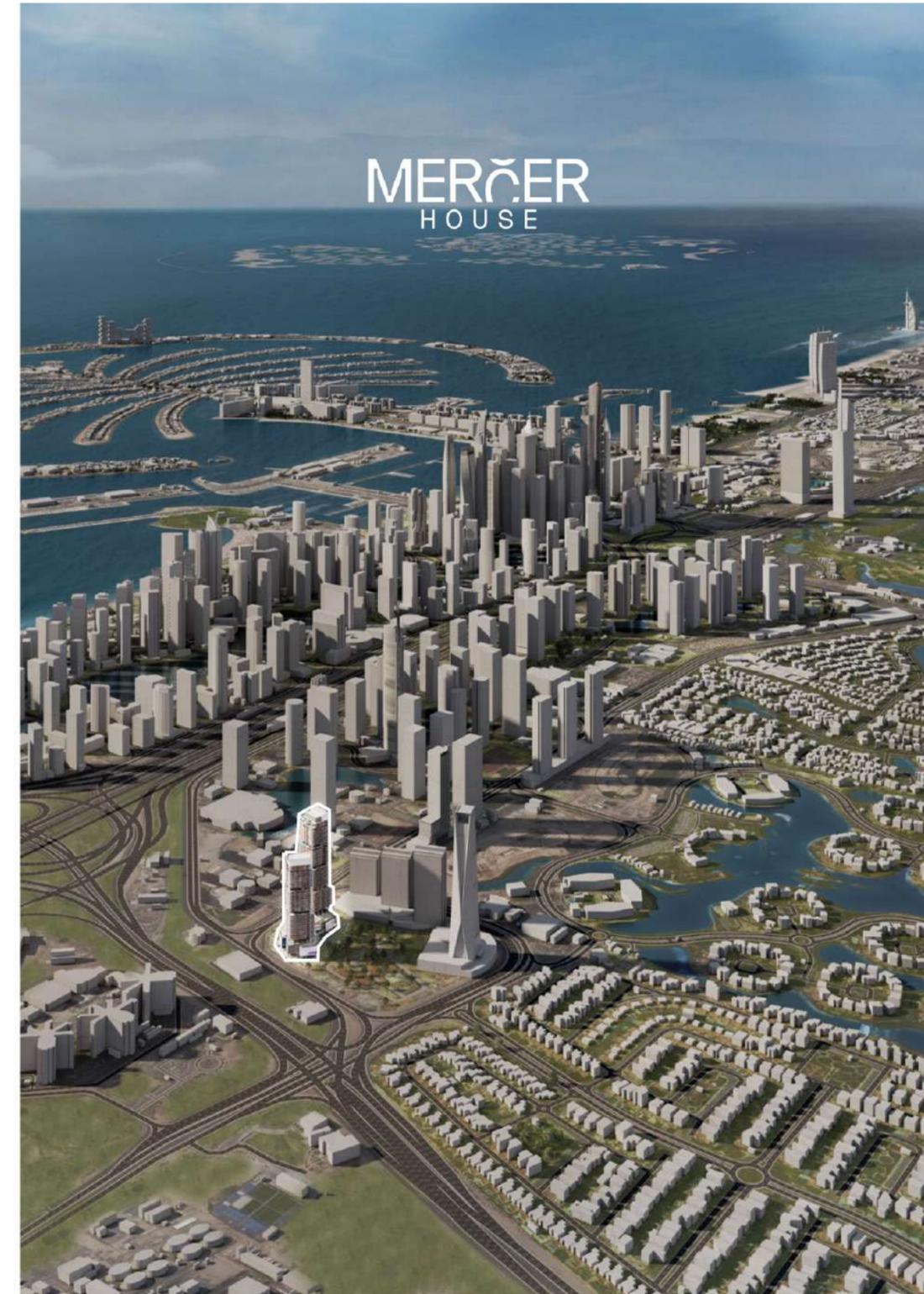
**25 MINUTES**

Al Maktoum International Airport

**30 MINUTES**

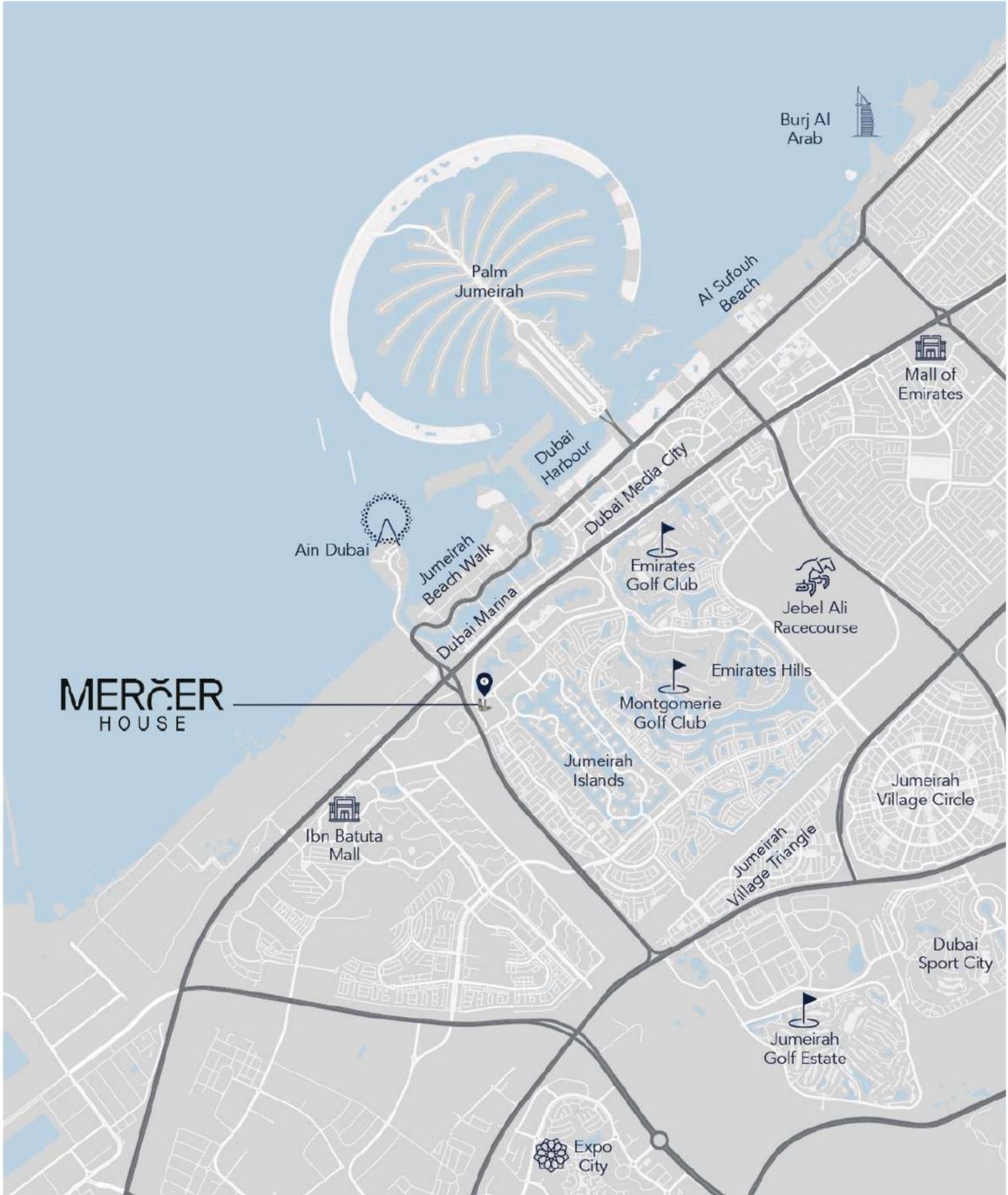
Dubai International Airport

# DISTANCES



# 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



Emanating the constant motion of its location, the design elements are inspired by nature, taking on the Mercer House invites you into a state of seamless flow. The facade undulating qualities of water.

Soft curved lines, organic shapes, and reflective surfaces take control of natural light, to illuminate rooms, soften corners and instil a sense of belonging. Angled mirrors create illusions of dreamlike spaces, while metallic accents recreate the effects of sunlight over pristine oceans.



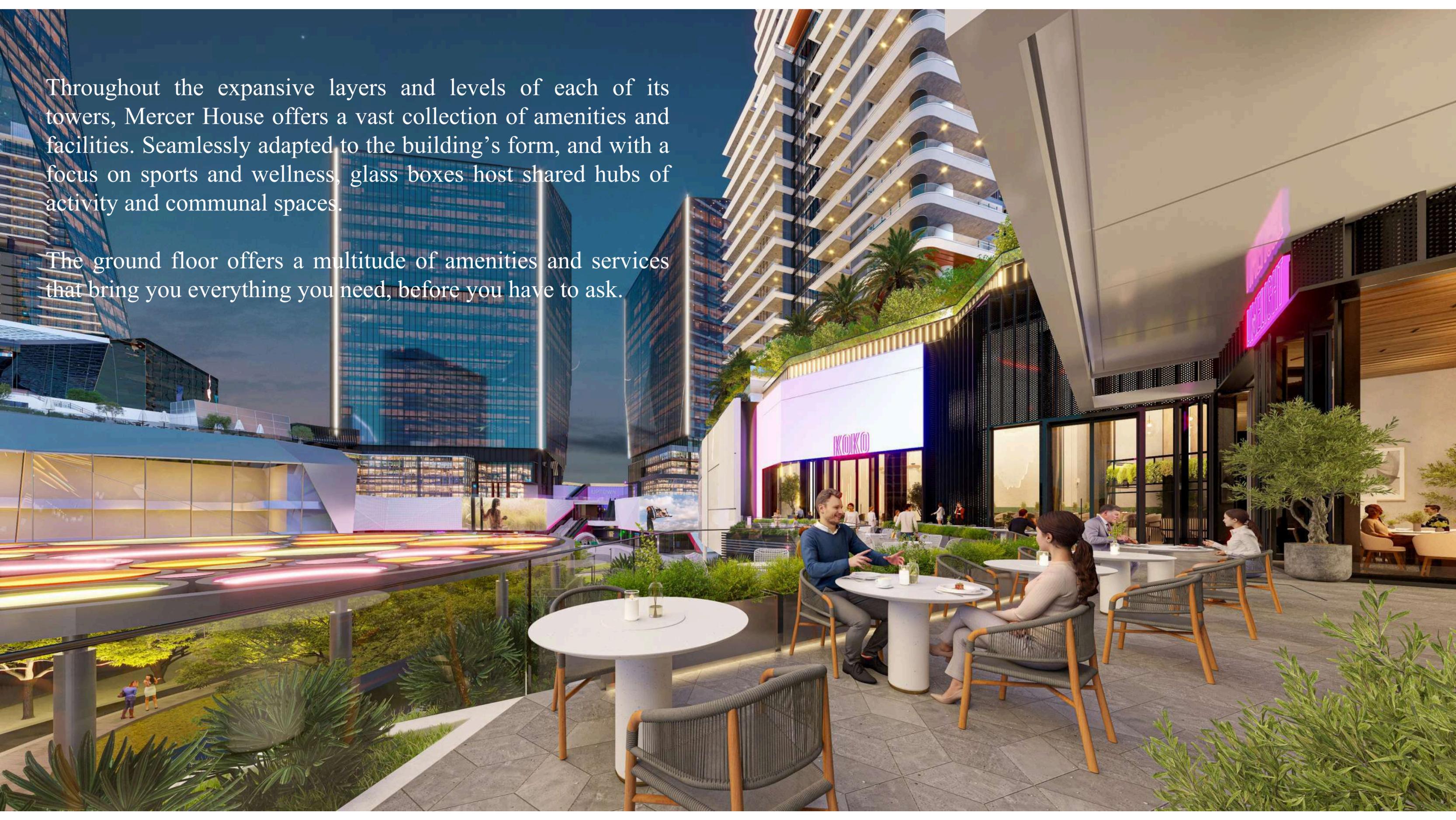


MERCEDES  
HOUSE

THE ARRIVAL AREA

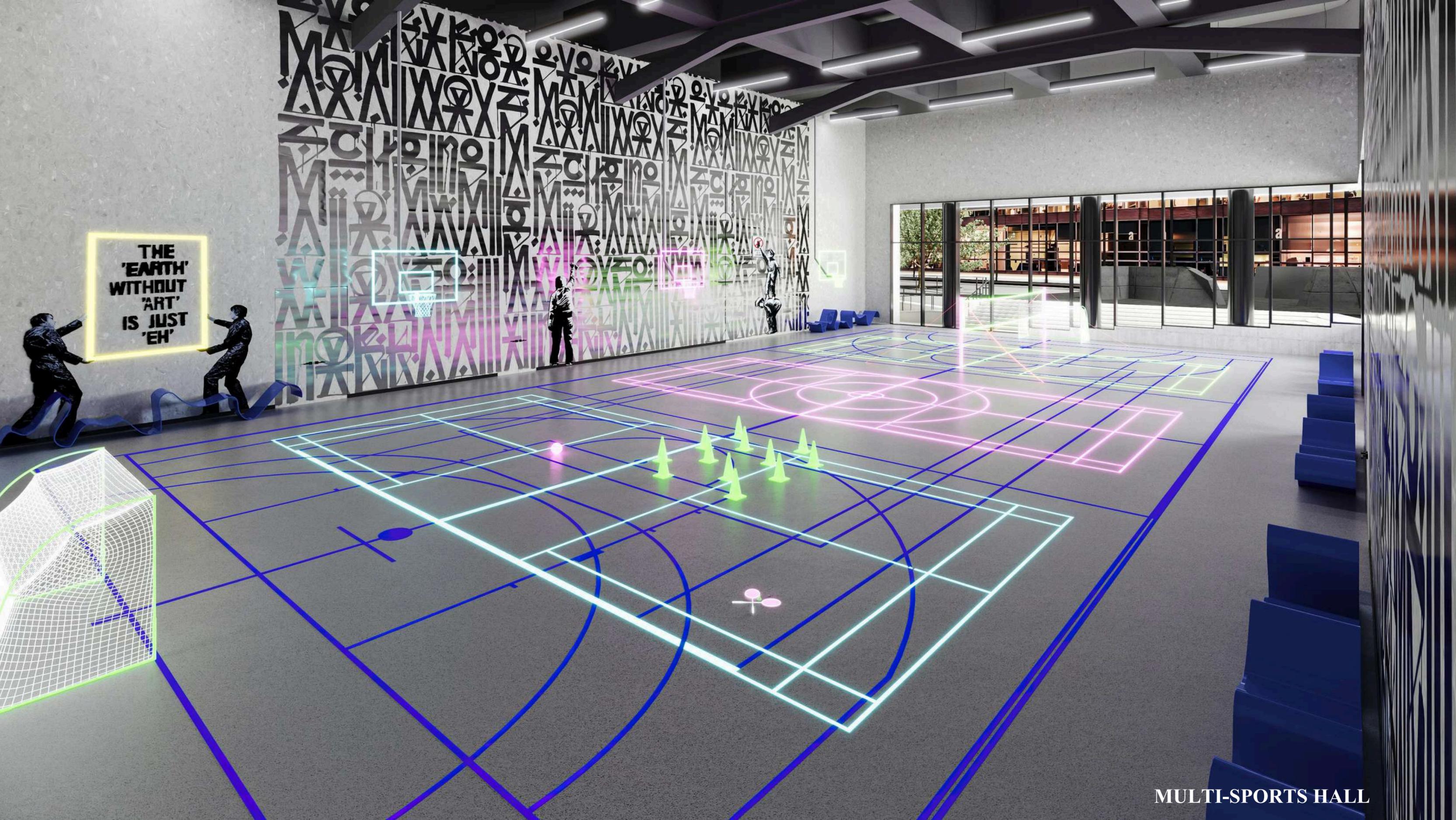
Throughout the expansive layers and levels of each of its towers, Mercer House offers a vast collection of amenities and facilities. Seamlessly adapted to the building's form, and with a focus on sports and wellness, glass boxes host shared hubs of activity and communal spaces.

The ground floor offers a multitude of amenities and services that bring you everything you need, before you have to ask.

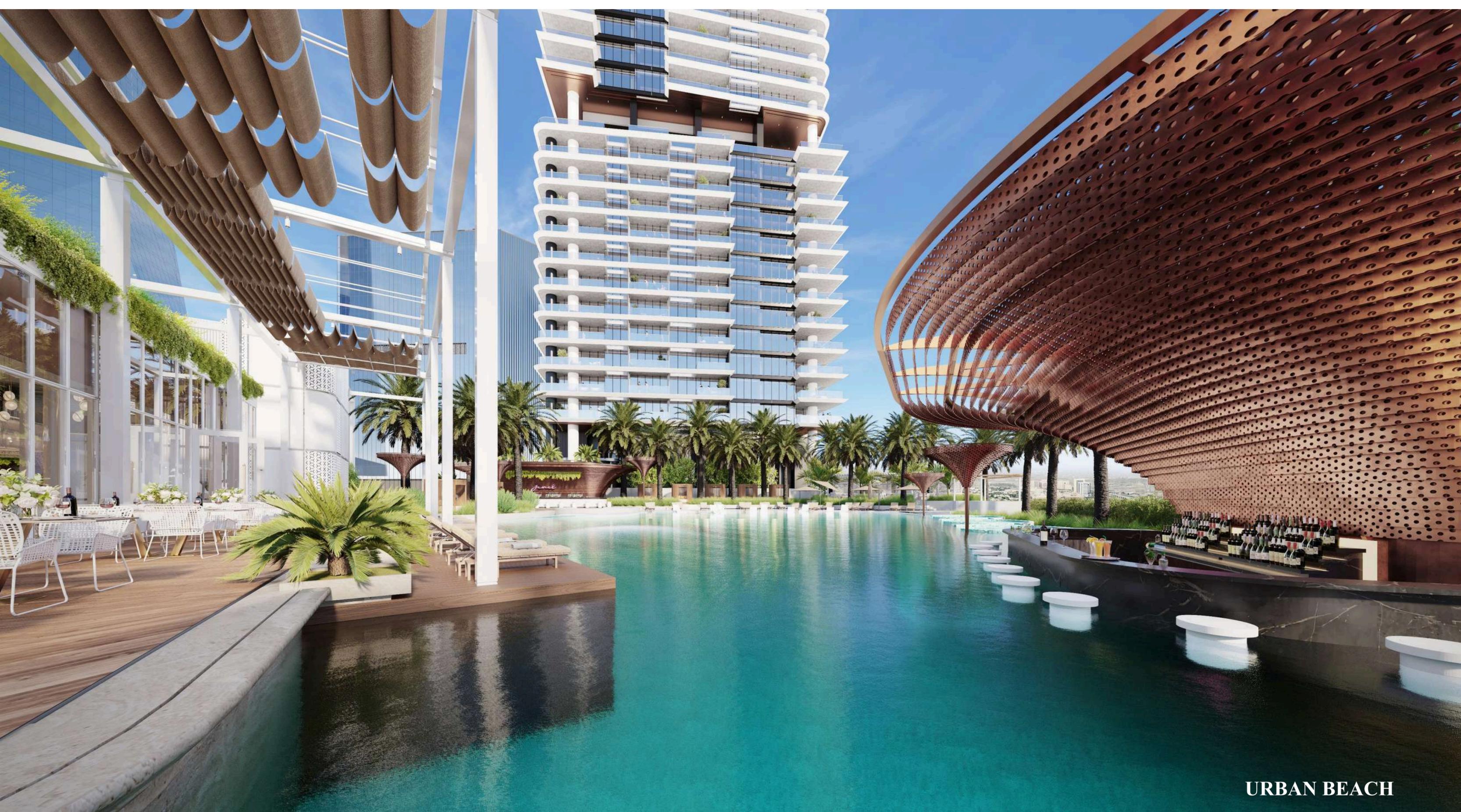




RETAIL



THE  
'EARTH'  
WITHOUT  
'ART'  
IS JUST  
'EH'



URBAN BEACH



KIDS PLAY AREA



GAMES ROOM



THE  
**TRACK**  
• KEEP FIT •

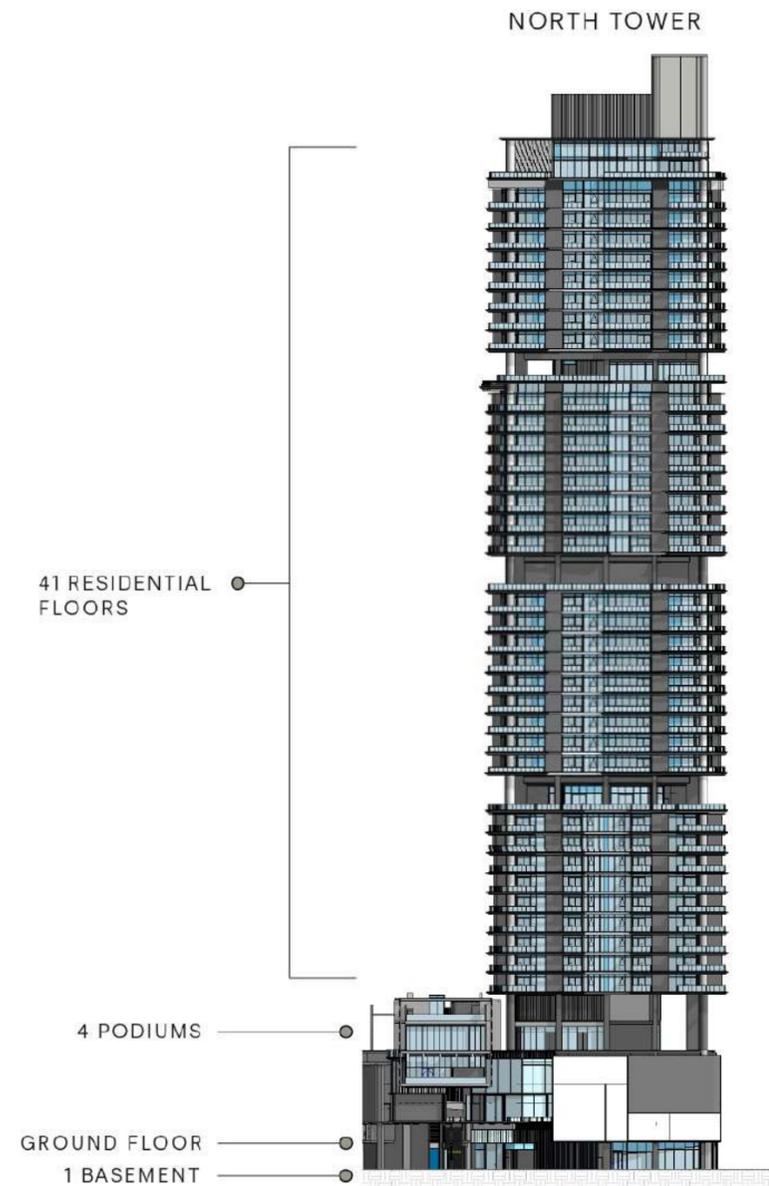
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UNITED ARAB EMIRATES  
DUBAI



SAUNA & ICE ROOM



# 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



BEACH CLUBHOUSE



OUTDOOR CLUBHOUSE



OUTDOOR TERRACE



FAMILY POOL



SKYLINE POOL







BEDROOM





BALCONY VIEW



ELLINGTON

PENTHOUSE LIVING &  
DINING



PENTHOUSE  
KITCHEN



PENTHOUSE  
BEDROOM



PENTHOUSE  
BATHROOM



PENTHOUSE  
POOL

# 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



## Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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