

Thank you for considering ELN Properties Development LLC for your new home.

We know that choosing the perfect home is a significant and personal journey. As Dubai's leading boutique developer, Ellington has meticulously designed and crafted over 6,000 homes across the Emirates, each tailored to meet the unique tastes and preferences of discerning individuals like yourself.

At Ellington, we don't just build homes; we curate lifestyles. Our commitment to quality, elegance, and sophistication is reflected in every residence we develop, ensuring that your new home is a true masterpiece of comfort and style.

*Disclaimer
The illustrations in this offer document are for illustrative purposes only. The information contained herein is valid upon receipt by the recipient. Availability of units is subject to change without prior notice. Only the sales and purchase agreement is legally binding. Ellington reserves the right to make modifications to prices, specifications, and availability without obligation or prior notification. Prospective buyers are advised to verify all details independently before making any purchasing decisions.





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**PROPERTY DETAILS**

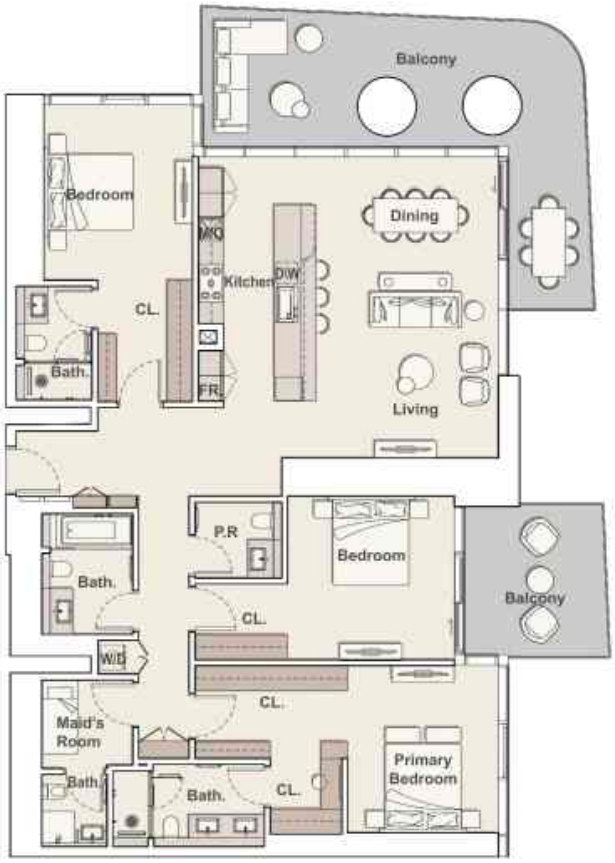
| | |
|---|---|
| **Project** | MERCER HOUSE |
| **Building** | Mercer House - South Tower |
| **City** | Dubai |
| **Community** | Al Thanyah Fifth |
| **Country** | United Arab Emirates |

**UNIT INFORMATION**

| | |
|---|---|
| **Bedroom Type** | 3 Bedroom |
| **Type** | Residential |
| **Views** | |
| **Parking** | 2 |
| **Completion Date** | July 30, 2028 |

## Schedule 2

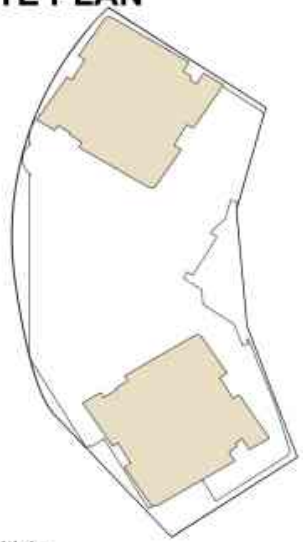
## UNIT S-1011




## FLOOR PLAN



## SITE PLAN






**Purchaser's Initials:** _____

**Seller's Initials:** _____

All drawings and dimensions are approximate. Drawings not to scale are subject to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are representation only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations

# UNIT DETAILS

| Unit No | Bedrooms | Internal Area Sq.Ft. | External Area Sq.Ft. | Total Area Sq.Ft. | Selling Price |
|---|---|---|---|---|---|
| S-1011 | 3 | 2056.23 | 533.35 | 2589.58 | 7,569,828.00 |

| | | |
|---|---|---|
| **DOWN PAYMENT** | 20.00% | 1,513,965.60 |
| **Admin Charges** | 100% | 3,150.00 |
| **OQOOD** | | 302,834.00 |

# PAYMENT PLAN

| Description | Percentage | Installment Amount (AED) |
|---|---|---|
| On | 20.00% | 1,513,965.600 |
| After 60 Days | 10.00% | 756,982.800 |
| After 120 Days | 10.00% | 756,982.800 |
| After 240 Days | 5.00% | 378,491.400 |
| After 360 Days | 5.00% | 378,491.400 |
| On completion of thirty percent (30%) construction of the Project | 5.00% | 378,491.400 |
| On completion of forty percent (40%) construction of the Project | 5.00% | 378,491.400 |
| On completion of fifty percent (50%) construction of the Project | 5.00% | 378,491.400 |
| On completion of sixty percent (60%) construction of the Project | 5.00% | 378,491.400 |
| On Completion | 30.00% | 2,270,948.400 |