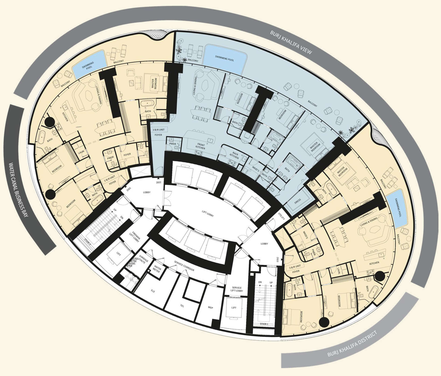
The Grand Mercedes Suite

3 Bedroom Unit



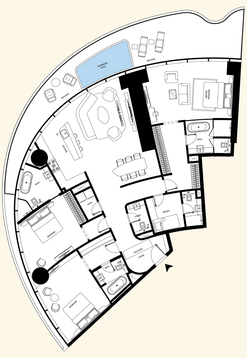
VIEW ANALYSIS
- BURJ KHALIFA - BURJ KHALIFA DISTRICT
- BURJ KHALIFA DISTRICT
- WATER CANAL - BUSINESS BAY

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement.2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

The Grand Mercedes Suite

3 Bedroom Unit | Type 1



AREA	SQ.M	SQ.FT
Suite Area	201 m²	2166 ft²
Balcony Area	51 m²	544 ft²
Total Unit Area	252 m²	2710 ft²

FLAT DESIGN COMPONENTS	
Living & Dining	28 m²
Master Bedroom	18 m²
Bedroom 1	15 m²
Bedroom 2	14 m²
Foyer	16 m²
Dress	11 m²
Master	8 m²
Bath 1	8 m²
Bath 2	7 m²
Ward	6 m²
Bath	5 m²
Guests	5 m²
Bath	3 m²
PWDR	3 m²
Laundry	3 m²
Lobby	2 m²



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The Grand Mercedes Suite

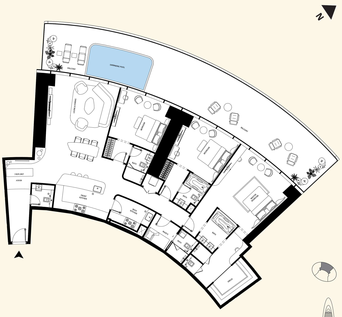
3 Bedroom Unit | Type 1
Isometric View



1 LIVING-LOUNGE
2 KITCHEN
3 BEDROOM
4 BATHROOM SUITE
5 LAUNDRY
6 BEDROOM
7 BATHROOM SUITE
8 FOYER
9 WC
10 HELPER BEDROOM
11 MASTER BEDROOM
12 MASTER BATHROOM
13 SWIMMING POOL
14 BALCONY

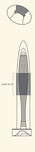
The Grand Mercedes Suite

3 Bedroom Unit | Type 2



AREA	SQ.M	SQ.FT
Suite Area	232 m²	2324 ft²
Balcony Area	90 m²	966 ft²
Total Unit Area	305 m²	3265 ft²

FLAT DESIGN COMPONENTS	
Living & Dining	49 m²
Master Bedroom	20 m²
Bedroom 1	17 m²
Bedroom 2	16 m²
Foyer	11 m²
Dress	10 m²
Kitchen	10 m²
Bath	8 m²
Dress	7 m²
Lobby	7 m²
Back Kitchen	6 m²
Ward	6 m²
Bath	4 m²
Dress	4 m²
Ward	4 m²
Bath	3 m²
Guests	3 m²
PWDR	3 m²
Laundry	2 m²



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The Grand Mercedes Suite

3 Bedroom Unit | Type 2
Isometric View



1 LIVING-LOUNGE
2 BEDROOM
3 BATHROOM SUITE
4 BEDROOM
5 BATHROOM SUITE
6 MASTER BEDROOM
7 MASTER BATHROOM
8 WALK-IN CLOSET
9 HELPER BEDROOM
10 FRONT KITCHEN
11 BACK KITCHEN
12 FOYER
13 SWIMMING POOL
14 BALCONY