

Introducing



Merlin Latest offering

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The **next** is here. The **next** is now.

Close to Behala Chowrasta Metro | Twin Towers | B+G+11
2-3 BHK AC Homes | 103 Lifestyle apartments | Covered & open parking

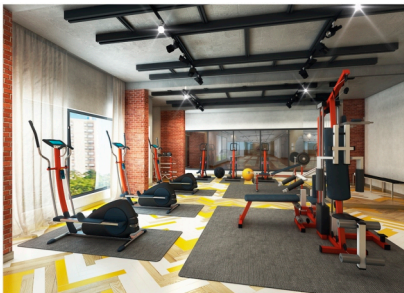


AMENITIES

- Indoor Games Room • AC Community Hall • Roof Top Swimming Pool • Central Lawn
- AC Gymnasium • AC Yoga / Meditation Zone • Lawn with Greenery



Lawn with greenery all around



AC Gymnasium



Roof Top Swimming Pool



AC Yoga / Meditation Zone

next | SPECIFICATIONS

Grand Entrance Lobby:

- Modern entrance lobby with premium wall finishes, combination of Italian marble, granite, polished veneer and paint.

Elevation:

- An iconic building, meticulously designed with state-of-the-art specifications.

Air-Conditioning:

- Split Air-Conditioning in all rooms including the dining/living room (not in Bathroom/ Kitchen/Balcony)

Foundation and Structure:

- Reinforced cement with concrete on piles and sheer walls wherever necessary
- Strict surveillance on quality

Wall finish:

- Gypsum plaster for smoother finish

Doors:

- Polished flush main door
- Painted flush door in bedrooms, bathrooms and kitchen

Windows:

- Anodized aluminium windows with glass panes

Hardware and Fittings:

- Branded locks and hardware fittings of reputed brand

Floors:

- Large size vitrified tiles in living, dining and bedrooms
- Kitchen floor with heavy duty matt finish ceramic
- Anti-skid floor tiles in bathroom and designer tiles on walls up to 7 ft. height

Elevators:

- High speed automatic lifts of reputed brand with well - decorated lift cars
- One stretcher lift

Common lighting:

- Overhead illumination for compound and street lighting inside the complex
- Use of LED lighting in major areas to minimize common area power consumption

Electrical details:

- PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for electricity, telephone, internet etc. and other necessary gadgets inside the apartment and cable outside.
- Fire resistant wires with premium modular switches of reputed brand
- Quality earthing for all electro-mechanical gadgets
- Power back-up up to 5KVA sufficient to run all your electrical gadgets including Air-Conditioner.

24x7 Security and Fire Prevention

- Security surveillance facility with CCTV
- Fire fighting arrangements as per recommendation of West Bengal
- Fire Service (as per Provisional NOC)
- Video door phone facility with Intercom system

Treatments:

- Anti-termite treatment during various stages of construction

Water Treatments:

- 24 hour treated water supply

Proofing:

- Superior quality waterproofing wherever necessary

Kitchen:

- Granite counter top
- Dado of ceramic tiles above platform up to 2 ft. height
- Stainless steel sink
- Hot and cold water provision

Toilet:

- Water efficient sanitary fixtures of reputed brand
- Top-of-the-line international quality fittings of reputed brand
- Designer large-sized wall tiles up to 7 ft. height
- Anti-skid flooring
- Hot and Cold water provision

Live amongst Greens, Air and Water:

- Ample open space and greenery all around
- Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight.



MASTER PLAN





BLOCK-1

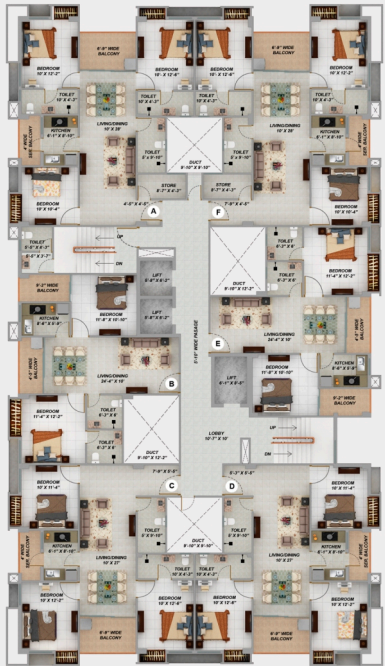
Typical Floor Plan: 3rd-10th



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	BALCONY AREA SQ.FT	SERVICE BALCONY AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+3TOI	1111	911	30	62	33
B	2BHK+2TOI	803	644	15	86	NA
C	3BHK+2TOI	1034	838	30	67	33
D	3BHK+2TOI	1022	823	29	67	33
E	2BHK+2TOI	803	644	15	86	NA
F	3BHK+3TOI	1124	926	30	62	33



BLOCK-1 2nd Floor Plan



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT (0)	CURIOADR AREA SQ.FT	BALCONY AREA SQ.FT	SER.BALCONY AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+3TO	1105	905	30	62	33
B	2BHK+2TO	803	644	15	86	NA
C	3BHK+2TO	1034	838	30	67	33
D	3BHK+2TO	1022	823	29	67	33
E	2BHK+2TO	803	644	15	86	NA
F	3BHK+3TO	1118	920	30	62	33



BLOCK-1 11th Floor Plan



UNIT INFO		TOTAL FLAT AREA SQ.FT	FLAT AREA SQ.FT	CUPBOARD AREA SQ.FT	BALCONY AREA SQ.FT	SER.BALCONY AREA SQ.FT
FLAT NO.	FLAT TYPE	BU	CARPET	CARPET	CARPET	CARPET
A	3BHK+3TOI	1111	911	30	62	33
B	2BHK+2TOI	803	644	15	86	NA
C	3BHK+2TOI	1034	838	30	67	33
D	3BHK+2TOI	1022	823	29	67	33
E	2BHK+2TOI	803	644	15	86	NA

LOCATION MAP



Site Address: 328, Ho Chi Minh Sarani, Kolkata - 700 061

CLOSE PROXIMITY

Behala Chowrasta - 2 km | Behala Tram Depot - 4 km | Taratala - 5.2 km | Behala Police Station - 4 km | CMRI Hospital - 8 km | B.P. Poddar Hospital - 6.5 km
Vidyasagar State General Hospital - 3.5 km | ESI Hospital, Joka - 6 km | Disha Eye Hospital - 2 km | M. P. Birla Foundation Higher Secondary School - 3 km
Calcutta Blind School - 2.8 km | Vivekananda College for Women - 3 km



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