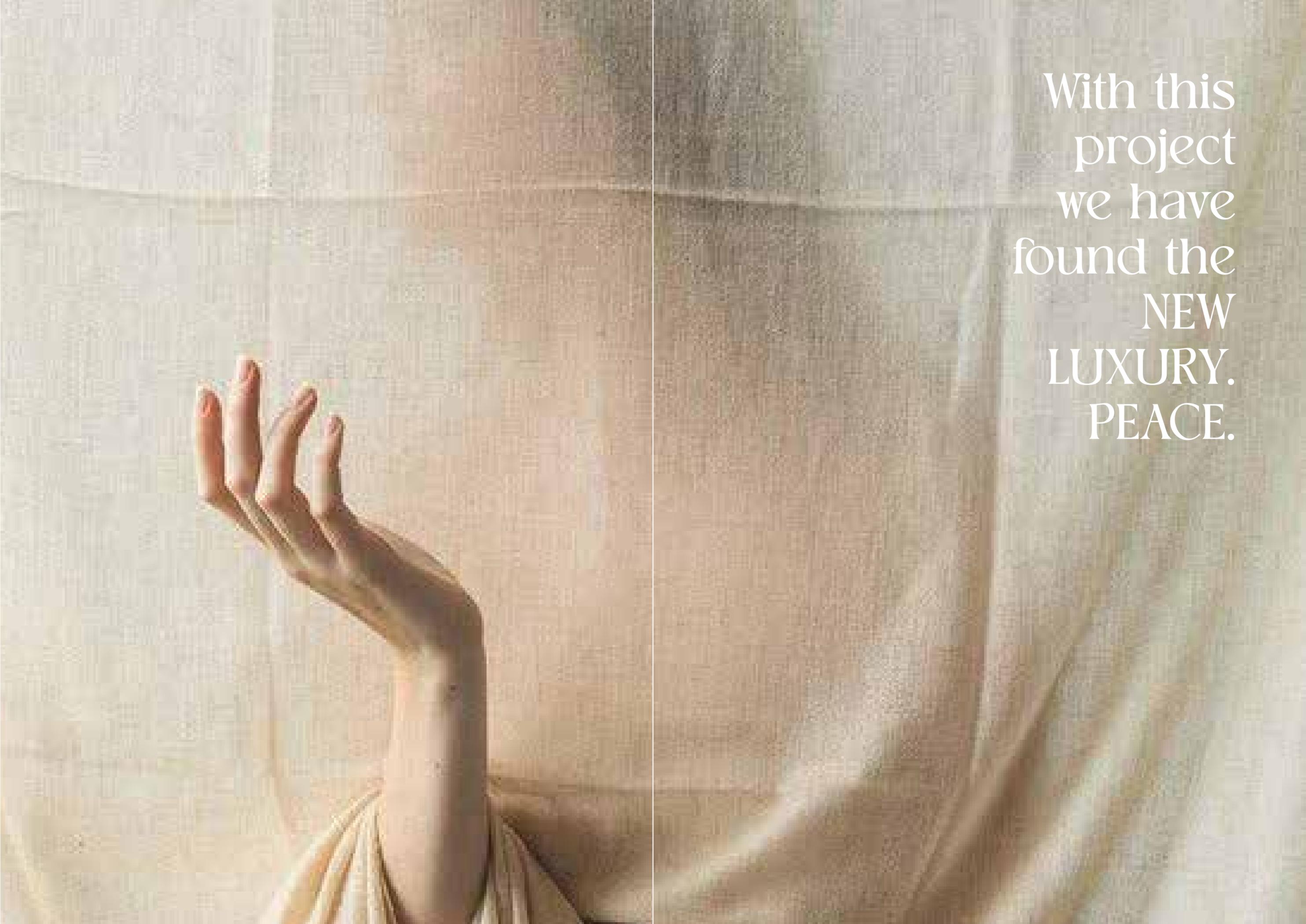


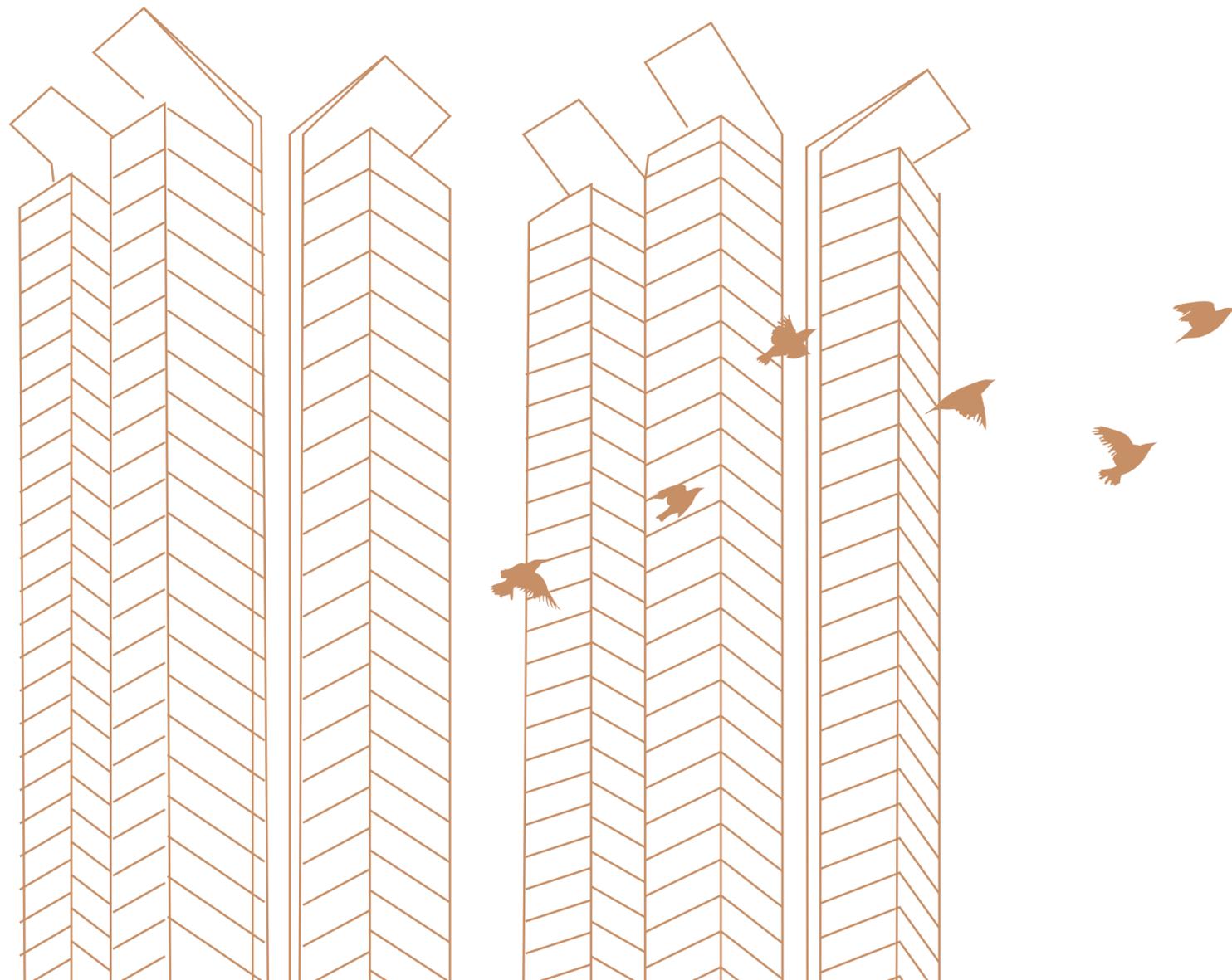
a journey  
of your  
own peace  
discovery





With this  
project  
we have  
found the  
NEW  
LUXURY.  
PEACE.

It is one such project that is born with a vision of mastering the ART of PEACE in its soul and at such a location that has won the proud moniker of **“one of the prospering locales of Kolkata.”** Two elegant towers, overlooking breathtaking views of the bustling cityscape and a peaceful waterbody are on the rise. Nestled within a beautifully intricate international landscape, these homes are perfect for those looking to break luxury archetypes and find their own distinctive sanctuary.





## GIFTED WITH 'PEACE'

3.23 Acres

2 Towers

Stratified Landscaping

Ample Green Space

G + 28 Floor

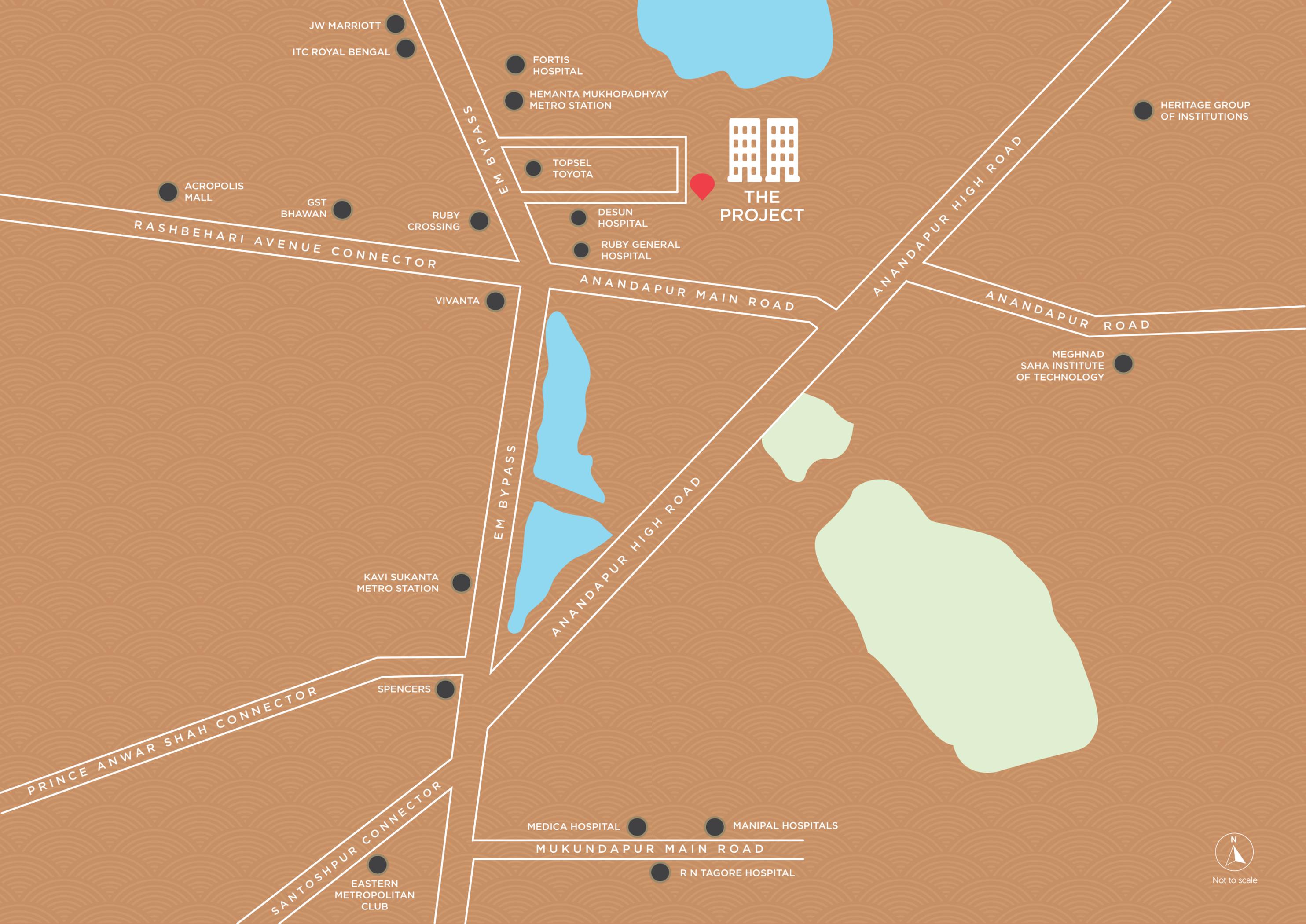
152 Apartments

3.5/4/4.5 BHK AC Homes



Feel the pulse of the city with the tranquility of water views.

Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



JW MARRIOTT  
ITC ROYAL BENGAL

FORTIS HOSPITAL  
HEMANTA MUKHOPADHYAY METRO STATION

HERITAGE GROUP OF INSTITUTIONS

ACROPOLIS MALL  
GST BHAWAN

TOPSEL TOYOTA

THE PROJECT

DESUN HOSPITAL  
RUBY GENERAL HOSPITAL

RUBY CROSSING

RASHBEHARI AVENUE CONNECTOR

VIVANTA

ANANDAPUR MAIN ROAD

ANANDAPUR HIGH ROAD

ANANDAPUR ROAD

MEGHNAD SAHA INSTITUTE OF TECHNOLOGY

EM BYPASS

ANANDAPUR HIGH ROAD

KAVI SUKANTA METRO STATION

PRINCE ANWAR SHAH CONNECTOR

SPENCERS

SANTOSHPUR CONNECTOR

EASTERN METROPOLITAN CLUB

MEDICA HOSPITAL  
MANIPAL HOSPITALS  
MUKUNDAPUR MAIN ROAD  
R N TAGORE HOSPITAL



Not to scale



● **Connectivity**

EM Bypass – 550 m  
Nearest Metro Station – 750 m

● **Hospitals and Healthcare**

Desun Hospital – 450 m  
Ruby Hospital – 700 m  
Fortis Hospital – 1.3 km  
Medica Superspecialty Hospital - 3.1 km  
Manipal Hospitals - 3.2 km  
RN Tagore Hospital - 3.5 km

● **Offices And Businesses**

Acropolis Office Space – 1.6 km  
Salt Lake Sector V – 9.5 km

● **Entertainment**

Vivanta – 850 m  
Acropolis Mall – 1.6 km  
Eastern Metropolitan Club – 3.2 km  
ITC Sonar Bangla – 4.1 km  
JW Marriott – 4.5 km  
Silver Spring – 4.6 km

● **Education**

Calcutta International School – 1.1 km  
Meghnad Saha Institute of Technology – 1.7 km  
Heritage Institute of Technology – 2.1 km  
Garden High School – 2.1 km  
Delhi Public School – 2.9 km  
Birla High school – 3.1 km

# Ground & Podium Floor Plan

## LEGENDS



### GROUND FLOOR

#### A. ARRIVAL GARDEN

- 01. ARRIVAL GATE ENTRANCE
- 02. PROJECT SIGNAGE
- 03. SPECIAL PAVING
- 04. ARRIVAL WATER CASCADING
- 05. YOGA LAWN
- 06. SOCIAL COCOON
- 07. STEPPED GARDEN

#### B. FRONTAGE DROP-OFF GARDEN

- 08. RESTING GARDEN
- 09. JOGGING & BICYCLE ROUTE
- 10. DROP-OFF TO LOBBY
- 11. FEATURE GARDEN
- 12. WELL-BEING GARDEN

#### C. URBAN FARM

- 13. FARM WORKSHOP
- 14. URBAN FARM
- 15. HERB GARDEN
- 16. RESTING FARM

#### D. SPORT FIELD

- 17. KIDS' PLAYGROUND
- 18. TENNIS COURT
- 19. HALF BASKETBALL
- 20. AMPHITHEATRE
- 21. RESTING SEATING

### PODIUM

- 22. LAP POOL
- 23. FEATURE CABANA
- 24. OUTDOOR SHOWER
- 25. POOL ENTRANCE WITH ARRIVAL GARDEN
- 26. POOL ACCESS
- 27. ICONIC WALL
- 28. WELLNESS POOL
- 29. WATERSPOUT WITH ARTWORK
- 30. KIDS' POOL
- 31. POOL SLIDER
- 32. POOL TERRACE WITH PARENT DECK
- 33. SUNKEN TERRACE
- 34. TREE HOUSE
- 35. OUTDOOR LIBRARY
- 36. CANOPY TERRACE
- 37. EDUCATIONAL PLAY LAWN
- 38. WATERSIDE COVERED WALKWAY
- 39. ELDERLY FRAGRANT GARDEN
- 40. GATHERING LAWN
- 41. CO-WORKING PAVILION
- 42. WATER FEATURE WITH GARDEN
- 43. PARENT COCOON
- 44. SUNKEN BBQ
- 45. ARTWORK SEATING GARDEN



Not to scale

## INDEX

- 4.5 BHK
- 4 BHK
- 3.5 BHK



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Enter your realm of peace and  
feel the majesty of the **Main Entrance**



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

A soothing welcome awaits you at the **Arrival Drop Off**



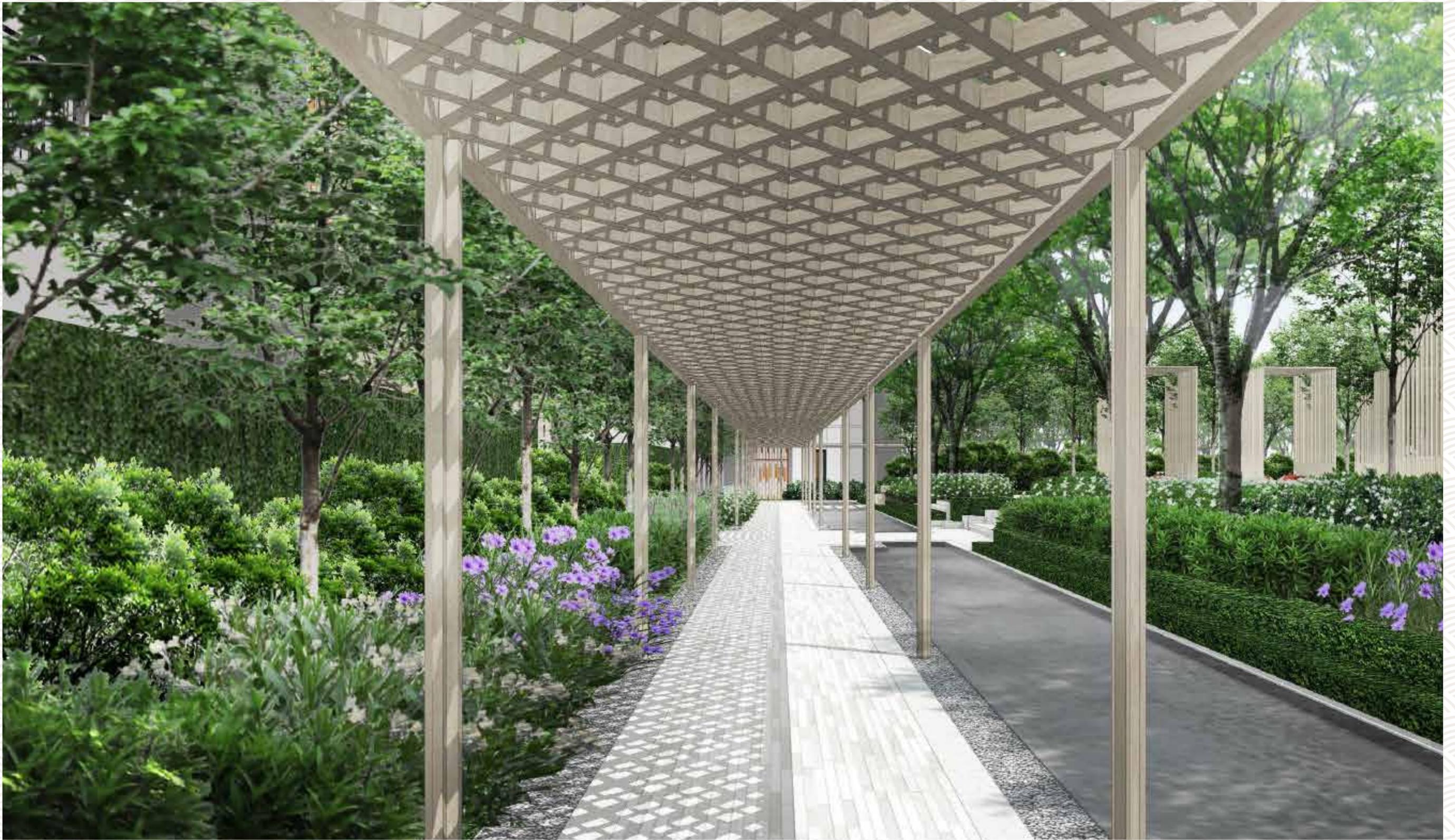
Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Echoes of joy levitate in the air and find their home  
at the **Basketball Court and Cricket Net**



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Gentle laughter floats through the air,  
finding serenity in the Kids' Club Garden



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Let the **covered walkway** guide you through a peaceful corridor, where every step echoes with harmony



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Discover the perfect balance of serenity  
and energy at the **Sports Field**



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Experience subtle peace in every detail  
of the Podium Facade



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Bask in the peaceful grandeur of the Podium View



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Float Between peace and luxury at the  
Poolside by the Cabana

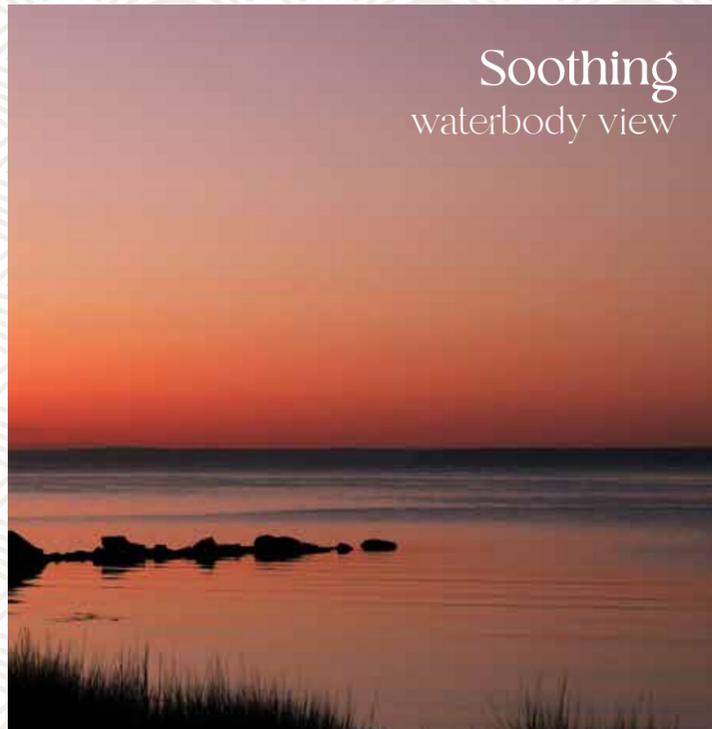


Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

A Commanding View  
of the Showstopper



South-facing  
are the apartments  
to welcome  
peaceful southern winds



Soothing  
waterbody view



Vastu  
compliant



3-sides-open  
rooms welcome peaceful living  
from every direction available

Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

floor plans

Architecture  
that takes space from planned  
to thoughtfully -planned





unit plans

Architecture  
that takes space from planned  
to thoughtfully -planned

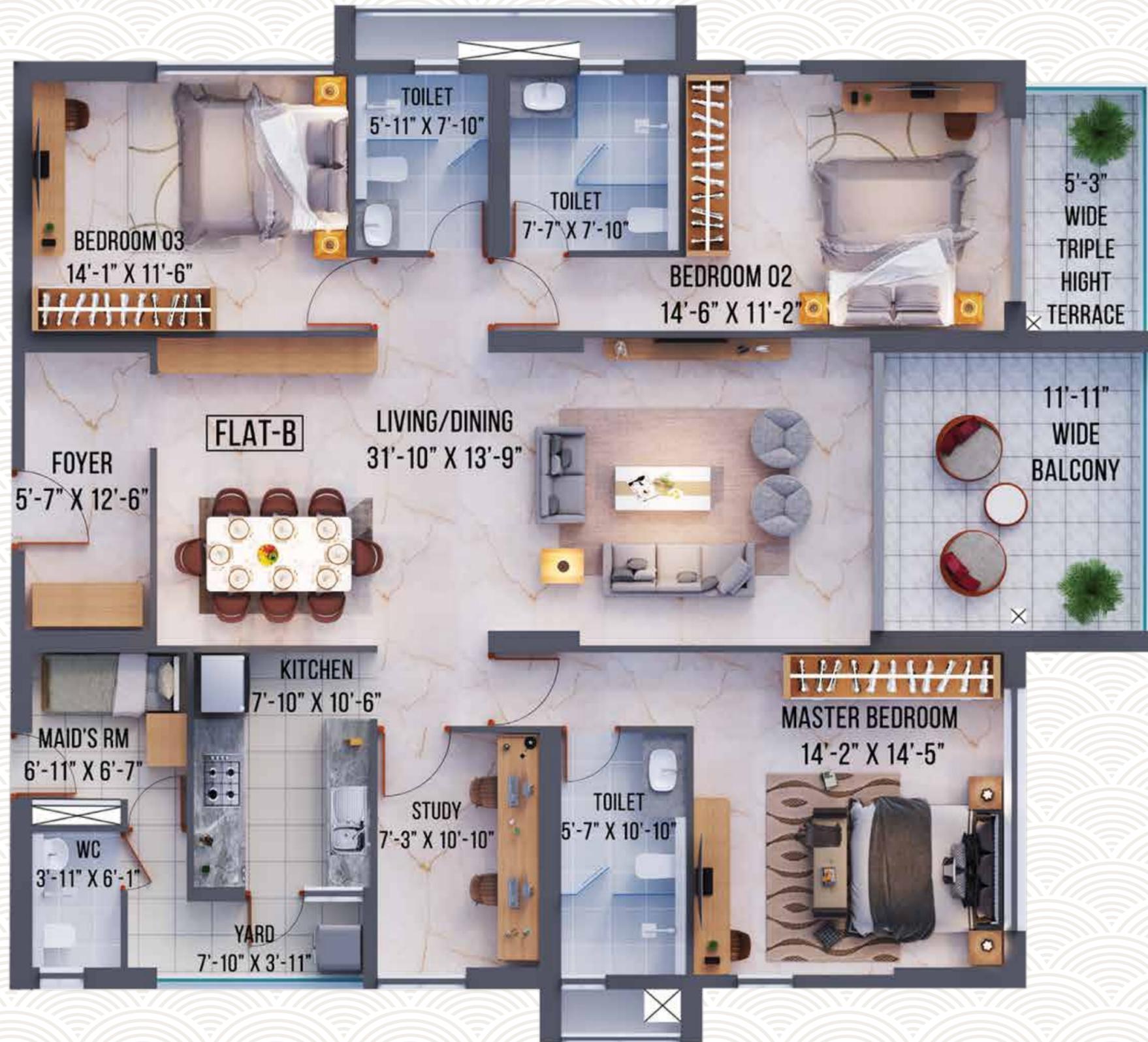


# Flat Type A



Not to scale

# Flat Type B



Not to scale

# Flat Type C



Not to scale

Unit Details			Price Range* in Cr. Approx		
Apartment Type	Unit Type	Area BU (Approx.)	Floor Category (A) 2nd - 10th Floor	Floor Category (B) 11th - 20th Floor	Floor Category (C) 21st - 27th Floor
Flat-A	4BHK+4T	2130	3.50	3.60	3.70
Flat-B	3.5BHK+3T	1996	3.25	3.32	3.40
Flat-C	4.5BHK+4T	2453	4.01	4.11	4.22

**Terms & Conditions to be added with the EOI:**

- The Present EOI is nontransferable, and shall be applicable only for the Present Project.
- The EOI shall become definitive only after the completion of the process of Final Allotment.
- Complete details of the Applicant along with address proof and Pan Card copy along with the booking token amount should be immediately provided
- Price Range only consist of Apartment Cost.
- Car Parking, GST, Legal Charges, Maintenance, Sinking Fund & Registration & Stamp Duty will be applicable.
- Actual cost of the apartment will be disclosed at the time of application only
- Upon receiving the intimation of Launch applicant needs to come within 3 days and select the specific apartment based on current availability.
- Post 3 days the token will not be valid and 100% refund will be done.
- The agreement of the Booked Unit to be executed & registered within 15 working days from the date of Allotment.
- Refund of the Token Amount against Cancellation will be within 30 working days. Incase EOI is cancelled after attending the Allotment event, the refund will be done within 30 working days, (the refund will be without any interest thereon).
- Applicant need to send cancellation request on [customercare@merlinprojects.com](mailto:customercare@merlinprojects.com)
- In case of non-allotment of the unit, the claim shall be limited only to the extent of the token amount paid in relation to this application form only.

peace  
resides  
in the air you  
call home,  
it resides  
within you,  
wherever  
you are.