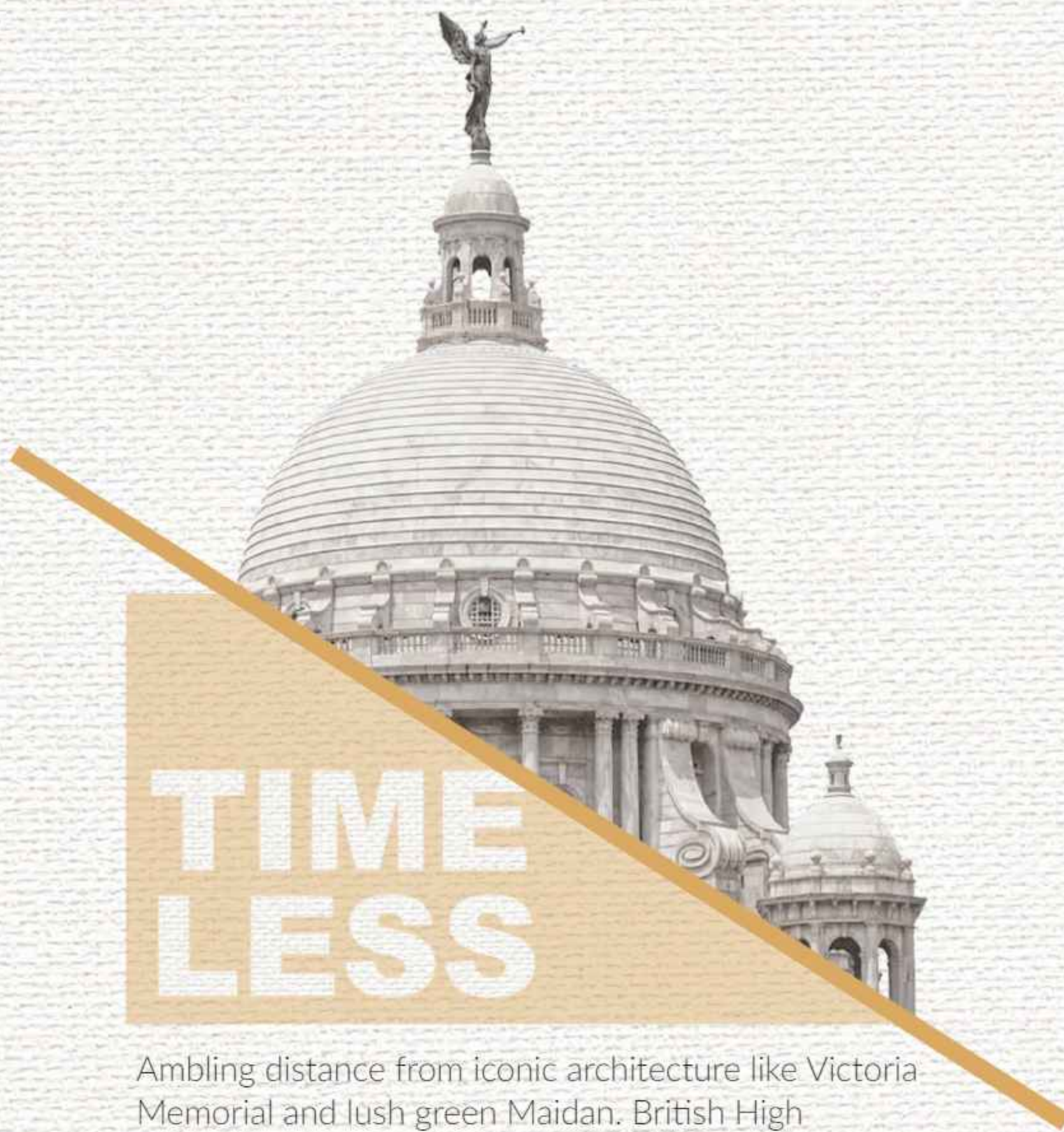




MERLIN
AZURE



Ambling distance from iconic architecture like Victoria Memorial and lush green Maidan. British High Commission and US consulate is just a whisper away !



Celestial

As you listen to the whispers of the heavenly blues, the city of joy quietly flows beneath you.

Artist's impression

Surreal

Soak in a stream of sublime happiness that takes you to the *edge of luxury*.





illuminati

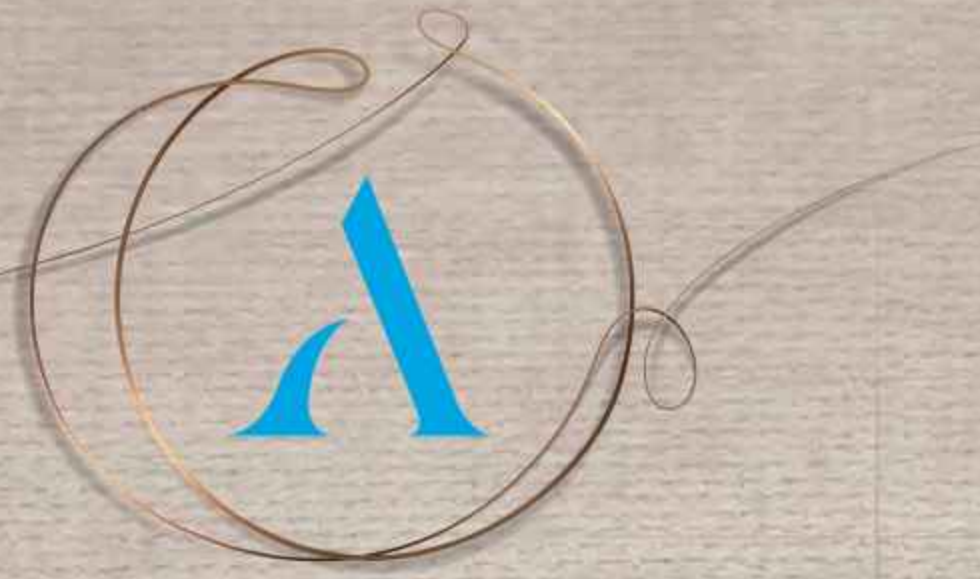
Explore finesse in every inch of cubic space.
Delve into a living canvas submerged in an
ethereal lifestyle.

Artist's impression



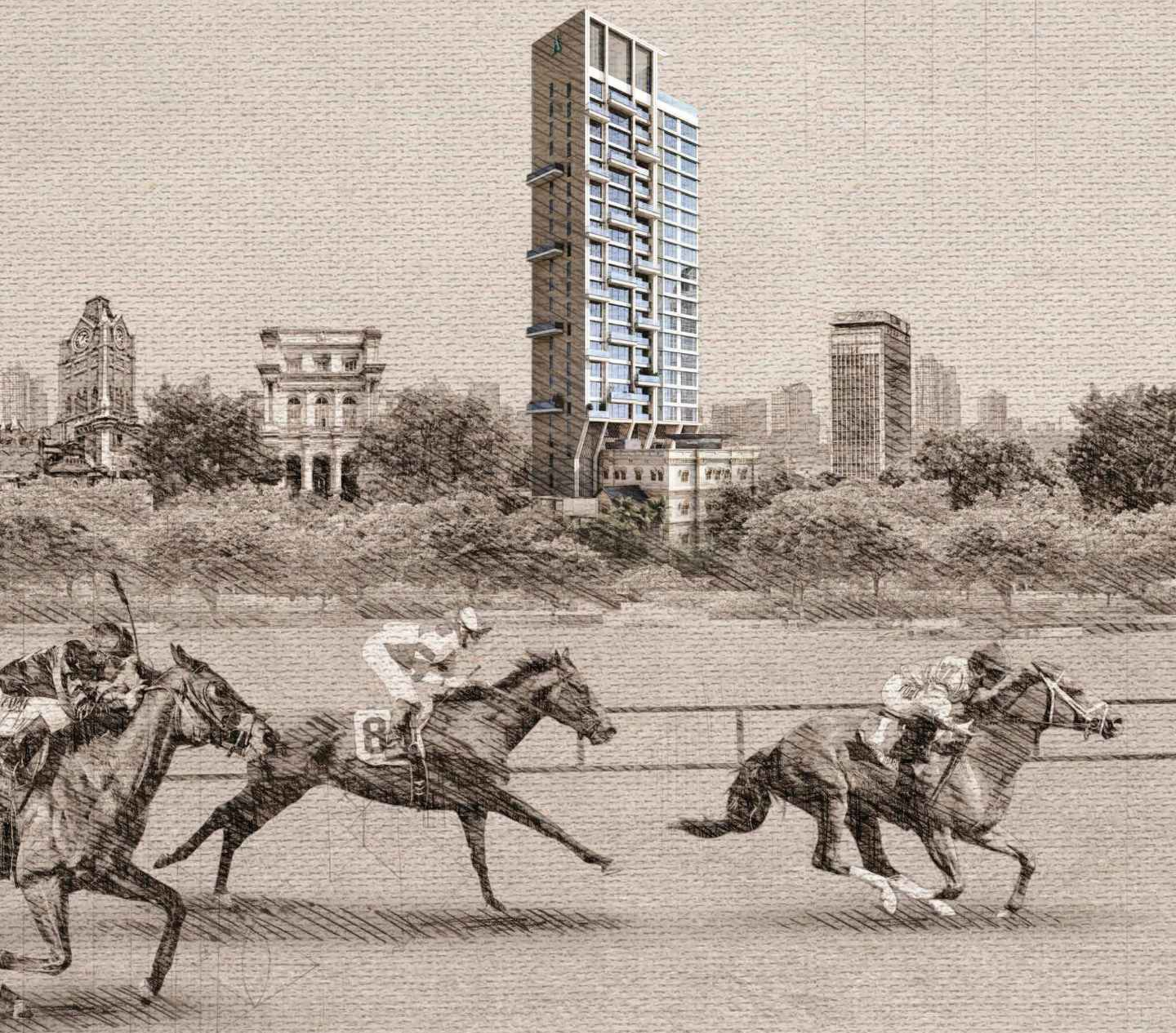
Sunshades

Magical yet timeless. Ephemeral and intangible. Felt but ever fleeting. An ode to the celebration of luxurious and flavourful lifestyle.



Skyline of joy

With landmark bazaars and unimitable architecture - Kolkata, is a melting pot for diverse global cultures. The neighbourhood is filled with colours, stories, good vibes, awe-inspiring personalities and gorgeous views with every turn you take.



mag num opus

With *4 side open*, get an incredible
and uninterrupted view of joy from a
home that soars upto *Level 21*.



Moonlight sonata in
an urban landscape

Azure. Sophisticated residences
in the epicenter of Kolkata's elite
cosmopolitan hub.



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.

Nice place to park your home !

Ever experienced Times Square in Kolkata ? Because when you live in the centre, everything is around you. Park street, Theatre road, Camac street, Chowringhee, New Market – to list a few. Nestled within a plethora of business, retail and cultural hotspots, this is where you will find the true spirit of joy !





Elite chronicles

Grand entrance lobby with plush interiors soaked in an elite essence.



Don't chase. get chosen !

Access control to lift lobbies, hi speed elevators
with separate service lifts.

House of glass !

Expansive glass windows showcasing Kolkata's green heart — *the Maidan*.



Strictly personal !

Exclusive luxe hub for a chosen few. A bold affair etched in a new dialect. An ultimate canvas for an ethereal lifestyle.



360 degree open

4 side open, sun kissed
apartments with fresh breeze
and azure sky. Azure.

Naturally home.

Luxclusive 17

17 niche residences





For you only !
Azure will be an epitome
of opulence with **1**
apartment on each floor.
Private and exclusive.

La Serene

Terrace lounge to chill with family and friends as the sun sets over the Ganges



Your sky date

Utility is when you have 1 phone, luxury is when you have two, opulence is when you have 3 – and paradise is when you use none. Spend a sublime evening at our Rooftop infinity pool.



Harrington's

the clubhouse



Enormous
clubhouse for 17
exclusive families



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.



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.

❖ Terrace Lawn



Artist's impression

❖ Lounge Deck



Artist's impression

❖ Intimate Banquet



Artist's impression

❖ Fully loaded Gym



GROUND LEVEL

- 1 Entrance Water Feature
- 2 Stepped Garden
- 3 Guard House
- 4 Commercial Drop Off
- 5 Multi-level Car Parking
- 6 Corner Garden
- 7 Rolling Mound
- 8 Peripheral Garden
- 9 Residential Drop Off

3RD FLOOR TERRACE LEVEL

- 10 Community Lawn
- 11 Lounge Deck
- 12 Casual Sitting Ledge
- 13 Bar Counter
- 14 Sitting Deck
- 15 Paved Walkway
- 16 Open Kitchenette

ROOFTOP LEVEL

- 17 Infinity Swimming Pool
- 18 Green Wall
- 19 Pool Deck
- 20 Hot tub
- 21 Seat with Canopy
- 22 Sky Lounge
- 23 Bar Counter
- 24 Barbeque Counter

TYPICAL FLOOR PLAN



FLOOR	UNIT INFO	FLAT BUA (WITHOUT O.T.)	FLAT CARPET AREA	BALCONY AREA	ALTERNATE TRIPPLE HEIGHT TERRACE	FLAT BUA WITH 50% TERRACE
	FLAT TYPE	(SQ.FT)*	(SQ.FT)*	(SQ.FT)*	(SQ.FT)*	(SQ.FT)*
5 th - 21 st Floor	4B+5T	3223	2845	101	84 - 97	3265 - 3272

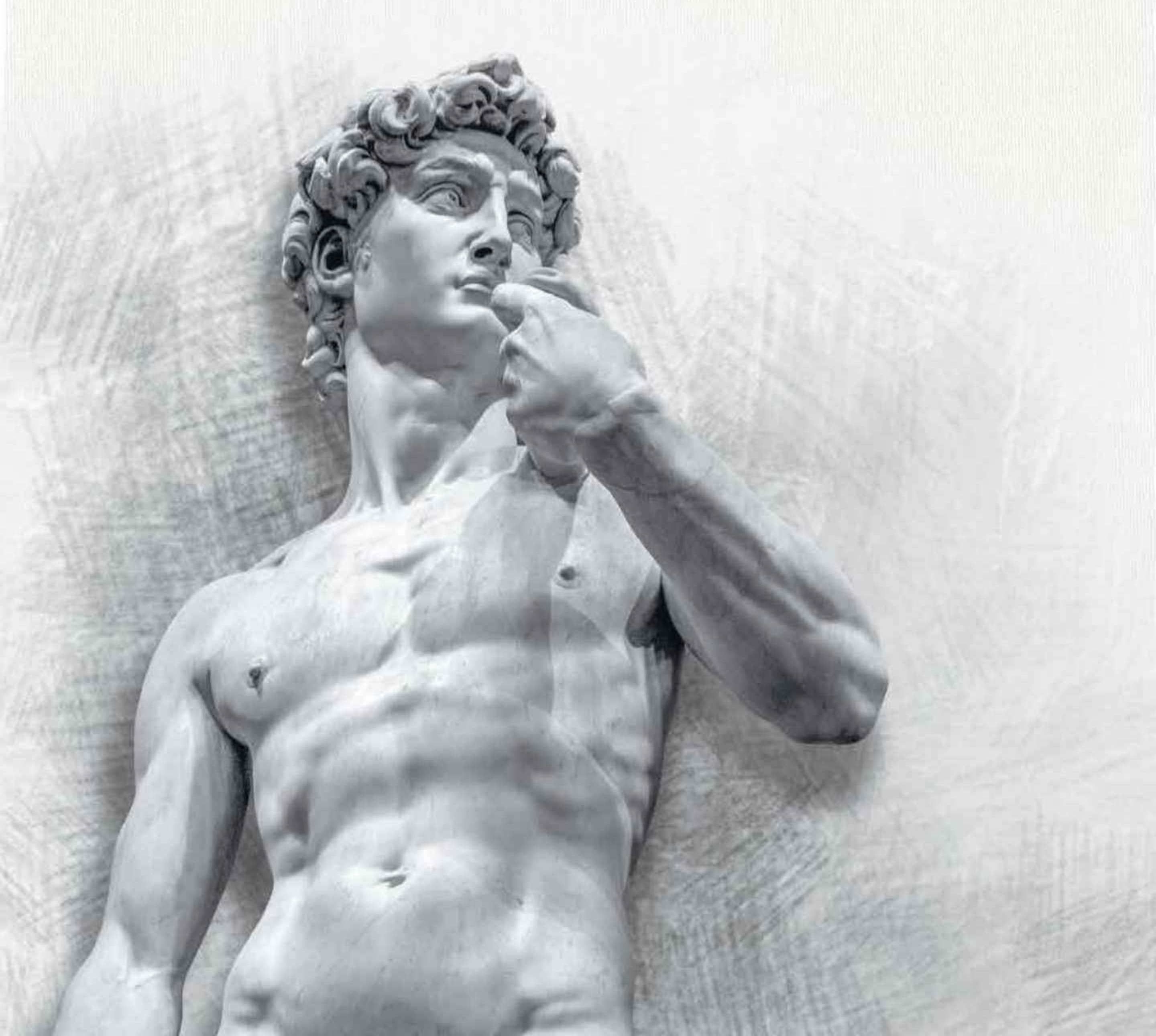
*The dimension in the floor are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

The midas touch

Sculpted in time by Merlin Group with the trusted legacy of more than 40 years in creating timeless masterpieces !

TEAM AZURE | Melting pot of brilliance, from Mumbai to Dubai

Principal Architect ESPACE, Kolkata	Structure SPA Consultants Kolkata	MEP Consultant SN Joshi & Associates Pune	Landscape Consultant Layers Design Studio Kolkata	Facade Spectrum Design Group, Mumbai
Lighting Consultant Principal Focus, Dubai	Interior NN Architects, Mumbai			





About the Developer



At Merlin, life does not move like a ladder. Rather, we grow like a tree. And as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it. Celebrating 40 years of legacy.

- Our aim is to create a happy home and a healthy workspace for every citizen of this country.
- Stepping on to 40 years of real estate experience, Nationwide.
- Over 20 million sq ft of construction completed and further 10 million sq ft work in progress.
- Over 100 Real Estate projects completed consisting of Residential, Commercial, Townhomes and Retail.
- Over 50% sales from referrals (Existing customers)
- Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad and Raipur.

The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



Acropolis Mall | Kolkata



Elita Garden Vista | New Town, Kolkata



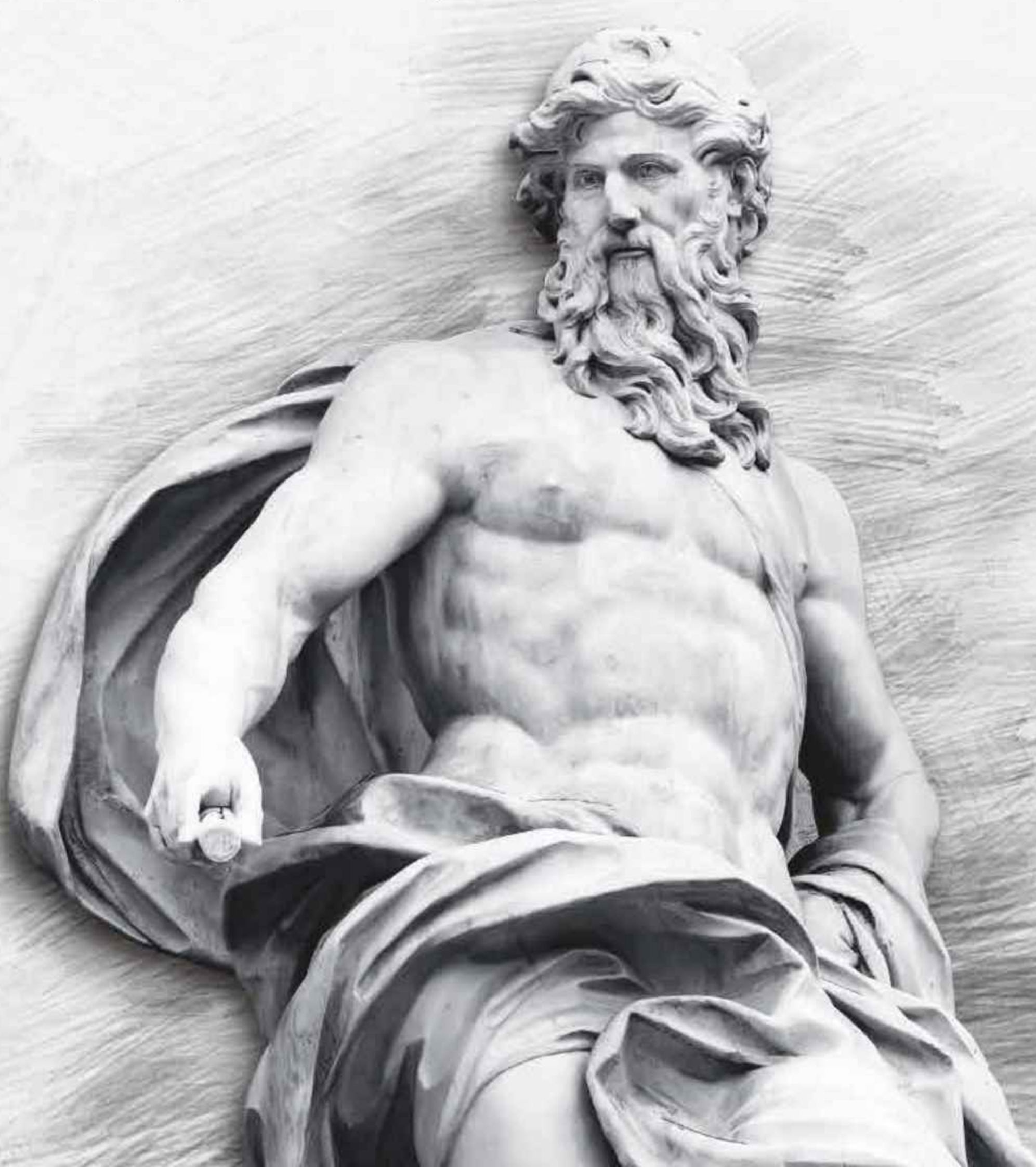
The One | Tollygunje, Kolkata



Altair | Colombo, Sri Lanka



South City Residence | Kolkata





Head office : Merlin Projects Ltd, 22 Prince Anwar Shah Road, Kolkata - 700 033
Site address : 2/1 Ho Chi Minh Sarani, Kolkata – 700071, West Bengal
www.merlinazure.com | Call : 033 6809 1144  <http://facebook.com/MERLINGROUP>
RERA NO.: WBRERA/P/KOL/2023/000835 | rera.wb.gov.in

Disclaimer: This document is not a legal offering. It only describes the intent & concept of the Azure.
All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.