



# RESIDENCES



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A  
never-before  
bespoke  
lifestyle  
experience

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## Experience unparalleled luxury with a global icon now enriching Eastern India.

◆ Residences sets new benchmarks in quality, aesthetics, and customer satisfaction by blending the global prestige and style of Fashion TV into luxury living. It offers exceptional experiences for those who value fashion and an opulent lifestyle, inviting you to a realm where fashion and home converge, beautifully inspiring and enhancing the lives of discerning individuals and businesses.



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## Opulent Living Redefined

- ◆ 8 Acre offering
- ◆ 4 Towers in Phase I Towers (G+13) with interconnected green bridges
- ◆ Featuring 3 & 4 BHK AC Homes
- ◆ F Designed Residences with ample green
- ◆ Interconnected Green Spaces\* at Roof Level with curated experiences
- ◆ Expansive Roof Top with designated Active & Passive Zones with exclusive experiences
- ◆ Iconic ◆ Club featuring first of its kind 2 tier swimming pool featuring signature experiences



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Experience  
many firsts with  
f Residences  
in Kolkata



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Fashion Forward Lifestyles

Interconnected Green Spaces

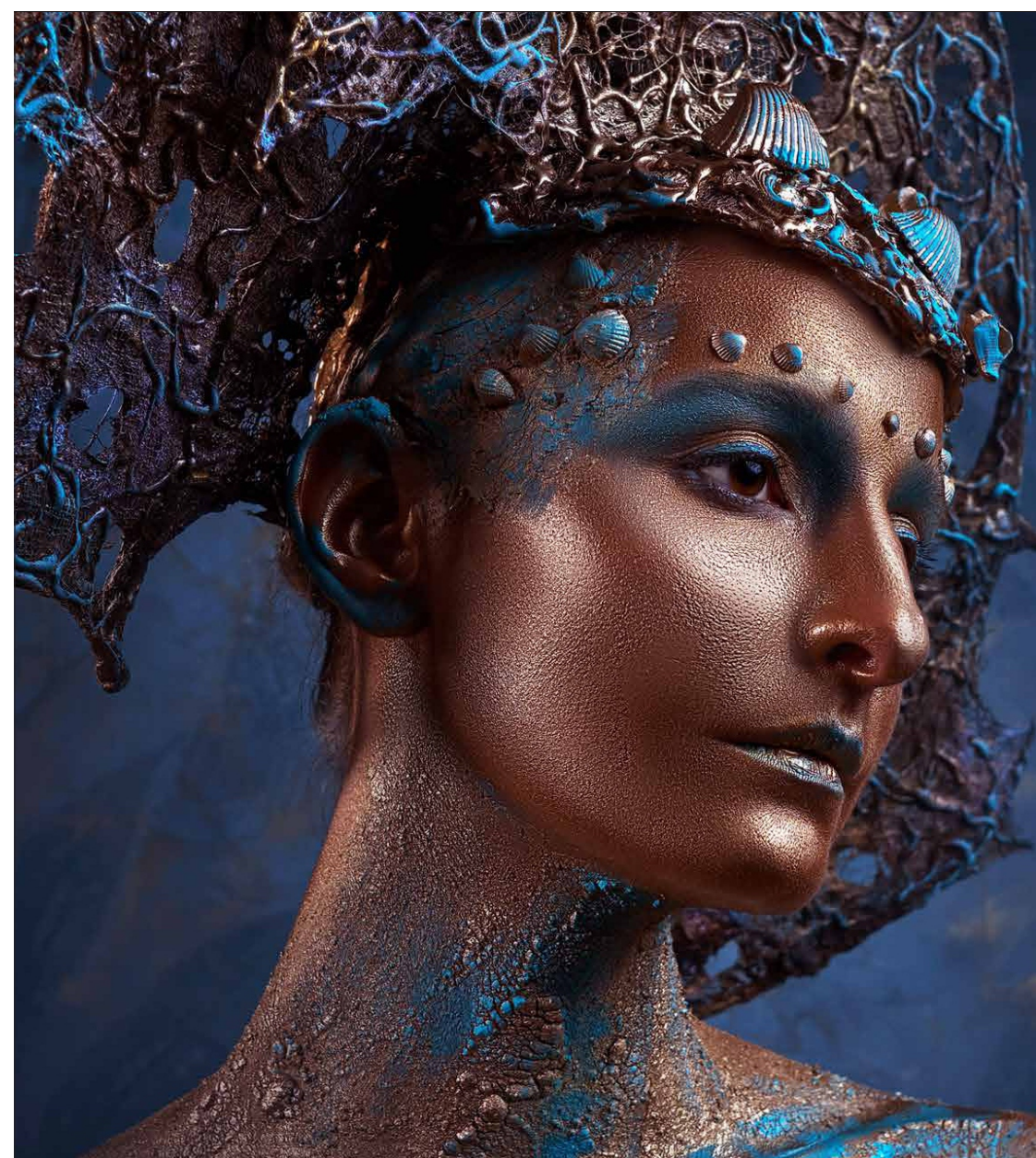
Expansive Rooftop Cloud Forest

Iconic  Club



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## Experience elevated living

- ◆ Floating Pavilion
- ◆ Greenery Garden
- ◆ Tree House
- ◆ Jogging Track & Bike Lane
- ◆ Multisport Court
- ◆ Yoga Lawn
- ◆ Amphitheatre
- ◆ Meandering Walkway
- ◆ Event Lawn
- ◆ Step garden
- ◆ Grotto Seating
- ◆ Fashion Event lawn
- ◆ Jacuzzi



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



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
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# Main

As you enter  Residences, a world of unparalleled luxury and sophistication unfolds before you. A bespoke lifestyle defines your taste.



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# the cloud forest



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# Meandering Garden

Escape the hustle and bustle of city life in the serene meandering garden area at  Residences. Stroll through the lush greenery, enjoy the gentle breeze, and find solace in the tranquility of this idyllic space. Let the beauty of the natural world rejuvenate your senses and restore your inner peace.




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# Slope Free Play

At  Residences, the concept of play has been reimagined. The slope-free play area is a safe and inclusive haven for children of all ages. Let your little ones explore and discover in a worry-free environment, while you relax and enjoy the peace of mind that comes with knowing they're in a safe and nurturing space.



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# Location Map

| EDUCATION                                | HEALTHCARE                                 | SHOPPING                    | IT HUBS                             | AIRPORT                            |
|------------------------------------------|--------------------------------------------|-----------------------------|-------------------------------------|------------------------------------|
| Derozio College .....750 m               | Charnock Hospital ..... 3.7 km             | City Centre 2 ..... 2.8 km  | TCS ..... 7.3 km                    | International Airport ..... 5.8 km |
| DPS Newtown ..... 6.7 km                 | OHIO Hospital ..... 7.1 km                 | Axis Mall ..... 8 km        | NBCC Square ..... 12.2 km           |                                    |
| Narayana School ..... 6.6 km             | Belle Vue Hospital (Upcoming) ..... 7.2 km | Central Mall ..... 7.3 km   | WIPRO (Upcoming Campus) ..... 13 km |                                    |
| DPS Megacity ..... 7.9 km                | TATA Cancer Hospital ..... 7.4 km          | Downtown Mall ..... 10.5 km | TTC Infotech Newtown ..... 14.5 km  |                                    |
| St. Xavier's University ..... 9.4 km     |                                            |                             |                                     |                                    |
| Techno India University ..... 9.5 km     |                                            |                             |                                     |                                    |
| UEM ..... 9.7 km                         |                                            |                             |                                     |                                    |
| Army Institute of Management ... 10.4 km |                                            |                             |                                     |                                    |

\*Map Not to Scale | Distances as per Google map



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# Update



## INDEX

- 3BHK 3T
- 3BHK 2T
- 4BHK 3T

LAND FOR FUTURE DEVELOPMENT

## LEGENDS

### GROUND FLOOR

- ① Main Gate
- ② Greenery Garden
- ③ Service Access
- ④ Retail Entrance
- ⑤ Joging Track & Bike Lane
- ⑥ Multisport Court ( Tennis+Futsal)
- ⑦ Tree House
- ⑧ Floating Pavilion
- ⑨ Butterfly Garden
- ⑩ Yoga Lawn
- ⑪ Amphitheatre
- ⑫ Feature Deck
- ⑬ Board Walk
- ⑭ Pocket Seating
- ⑮ Meandering Walkway
- ⑯ Sunken Court
- ⑰ Event Lawn

### PODIUM

- ⑱ Feature Pavilion
- ⑲ Audience Walkway
- ⑳ Step Garden
- ㉑ VIP Seating
- ㉒ Water Feature
- ㉓ Grotto Seat
- ㉔ Fashion Event Lawn
- ㉕ Fashion TV Sculpture
- ㉖ Catwalk

### CLUB ROOF

- ㉗ Panoramic Jacuzzi
- ㉘ Lap Pool
- ㉙ Party Lawn
- ㉚ Party Pavilion
- ㉛ Social Dining
- ㉜ Stair to Sky Pool
- ㉝ Viewing Sky Pool
- ㉞ Slider
- ㉟ Leisure Pool
- ㊱ Resting Cabana
- ㊲ Pool Lounger



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# tower 6



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# tower 8



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# tower 9



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# tower 10



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| Unit Details   |           |                   | Price Range* in Cr. Approx             |                                        |                                         |
|----------------|-----------|-------------------|----------------------------------------|----------------------------------------|-----------------------------------------|
| Apartment Type | Unit Type | Area BU (Approx.) | Floor Category ( A)<br>2nd - 4th Floor | Floor Category ( B)<br>5th - 8th Floor | Floor Category ( C)<br>9th - 13th Floor |
| Flat-A         | 3BHK+2T   | 960-1020          | 0.92-0.96                              | 0.93-1.00                              | 0.95-1.05                               |
| Flat-B         | 3BHK+3T   | 1070-1270         | 1.04-1.26                              | 1.06-1.28                              | 1.08-1.30                               |
| Flat-C         | 4BHK+3T   | 1400-1570         | 1.39-1.56                              | 1.42-1.60                              | 1.45-1.62                               |

**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. In case 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.



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