

a journey
of your
own peace
discovery



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GIFTED WITH 'PEACE'



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With this
project
we have
found the
NEW
LUXURY
PEACE



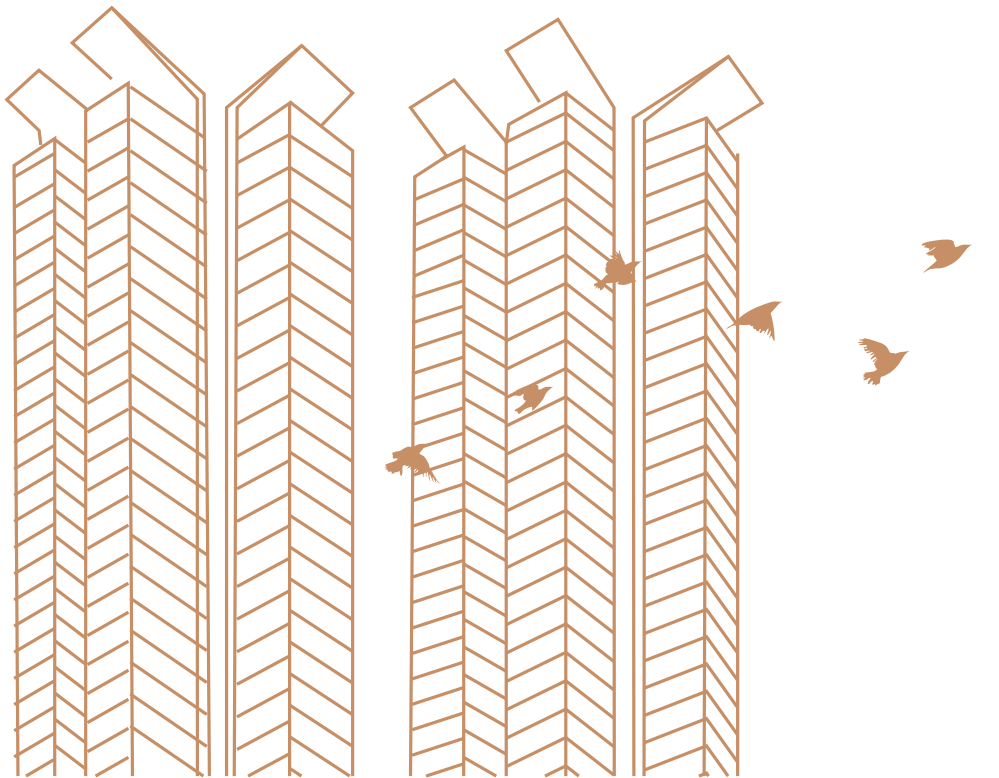
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It is one such project that is born with a vision of mastering the ART of PEACE in its soul and at such a location that has won the proud moniker of “one of the prospering locales of Kolkata”

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



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323 Acres

2 Towers

Stratified Landscaping

Ample Green Space

G + 28 Floor

152 Apartments

3.5/4/4.5 BHK AC Homes



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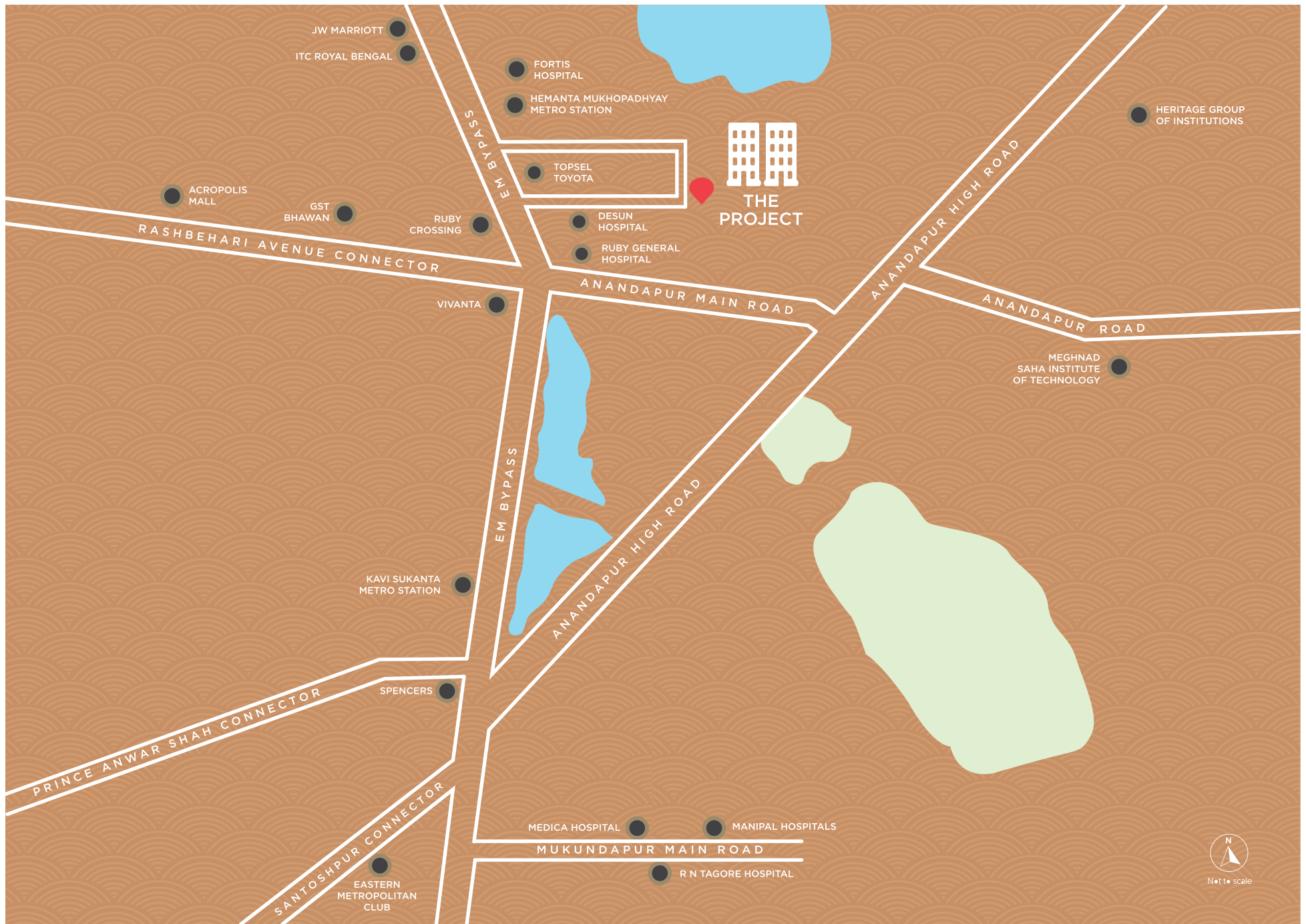
Feel the pulse of the city with the
tranquility of water views

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.



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● **Connectivity**

EM Bypass – 550 m
Nearest Metro Station – 750 m

● **Hospitals and Healthcare**

Desun Hospital – 450 m
Ruby Hospital – 700 m
Fortis Hospital – 13 km
Medica Superspecialty Hospital - 31 km
Manipal Hospitals - 32 km
RN Tagore Hospital - 35 km

● **Offices And Businesses**

Acropolis Office Space – 16 km
Salt Lake Sector V – 95 km

● **Entertainment**

Vivanta – 850 m
Acropolis Mall – 16 km
Eastern Metropolitan Club – 32 km
ITC Sonar Bangla – 41 km
JW Marriott – 45 km
Silver Spring – 46 km

● **Education**

Calcutta International School – 11 km
Meghnad Saha Institute of Technology – 17 km
Heritage Institute of Technology – 21 km
Garden High School – 21 km
Delhi Public School – 29 km
Birla High school – 31 km



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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



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



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



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Echoes of joy levitate in the air and find their home
at the [Basketball Court](#) and [Cricket Net](#)



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



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



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



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Experience subtle peace in every detail
of the Podium Facade



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Bask in the peaceful grandeur of the Podium View



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Float Between peace and luxury at the
Poolside by the Cabana



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A Commanding View
of the Showstopper

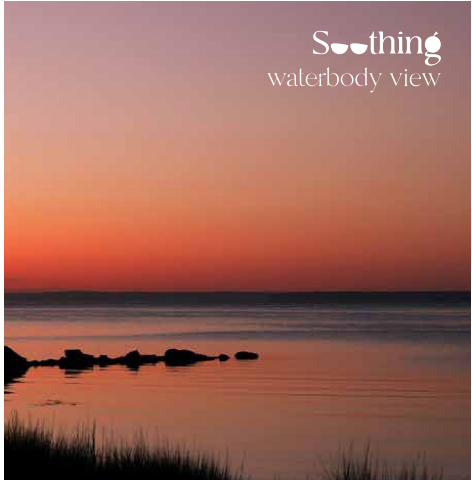


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South-facing
are the apartments
to welcome
peaceful southern winds



Soothing
waterbody view



Vastu
compliant



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

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floor plans

Architecture
that takes space from planned
to thoughtfully -planned



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Not to scale

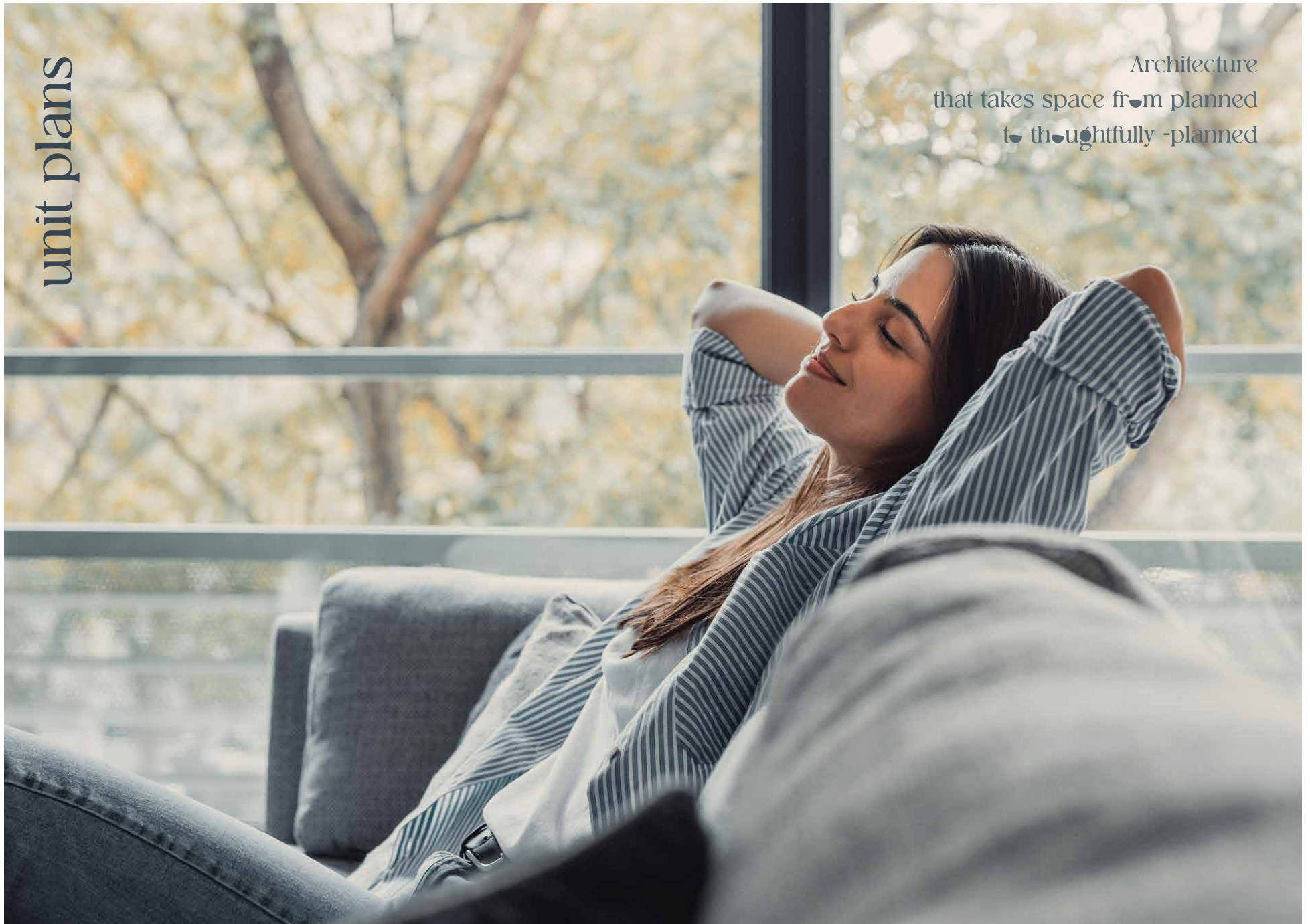


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unit plans

Architecture
that takes space from planned
to thoughtfully -planned



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Flat Type A



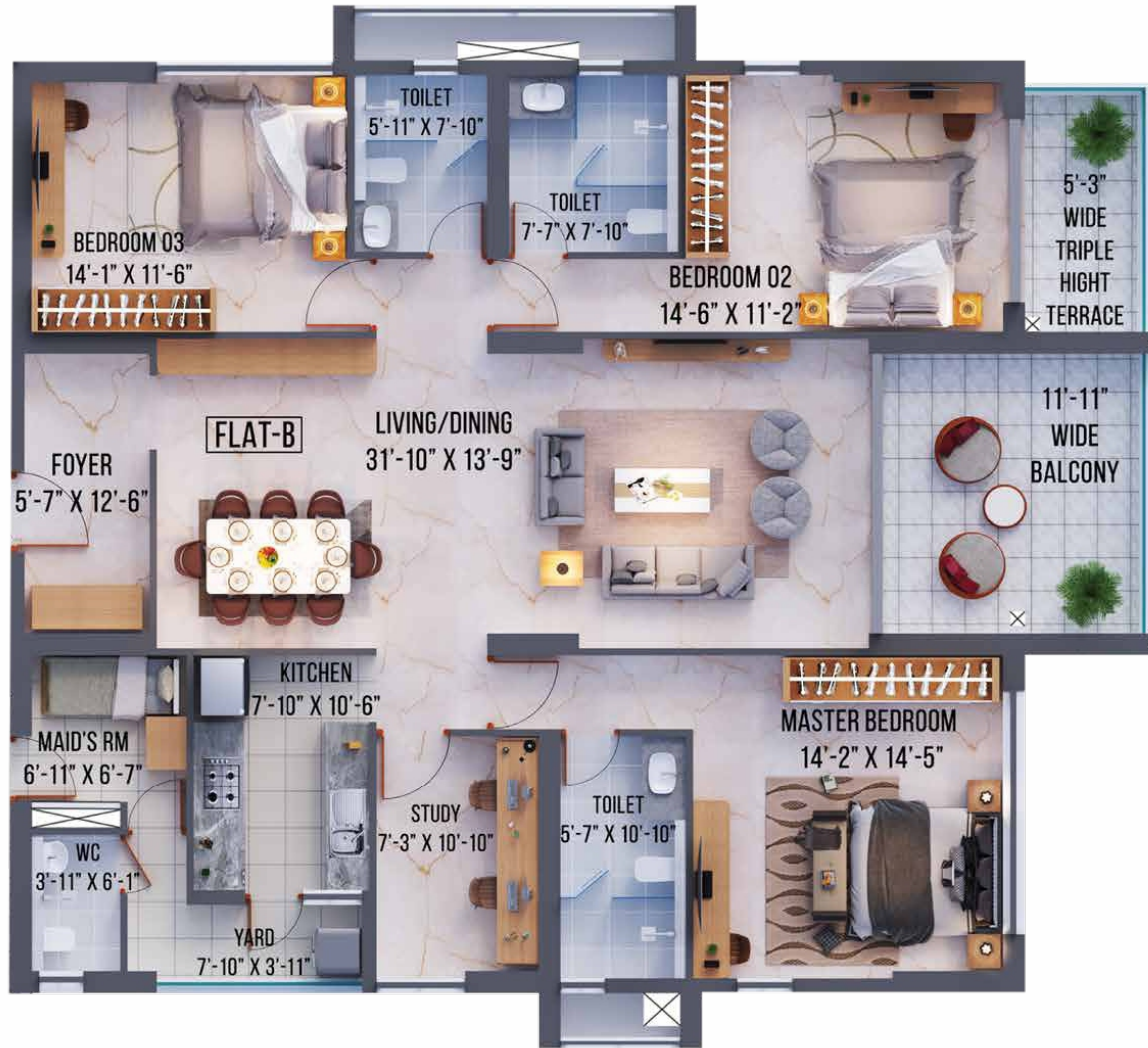
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Flat Type B



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Flat Type C



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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. 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
- 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



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