



## Amenities

- ❖ Infinity edge swimming pool
- ❖ AC community hall
- ❖ Health club
- ❖ AC Indoor games room
- ❖ Children's play area
- ❖ AC gym
- ❖ Water lily pond
- ❖ Separate service lift



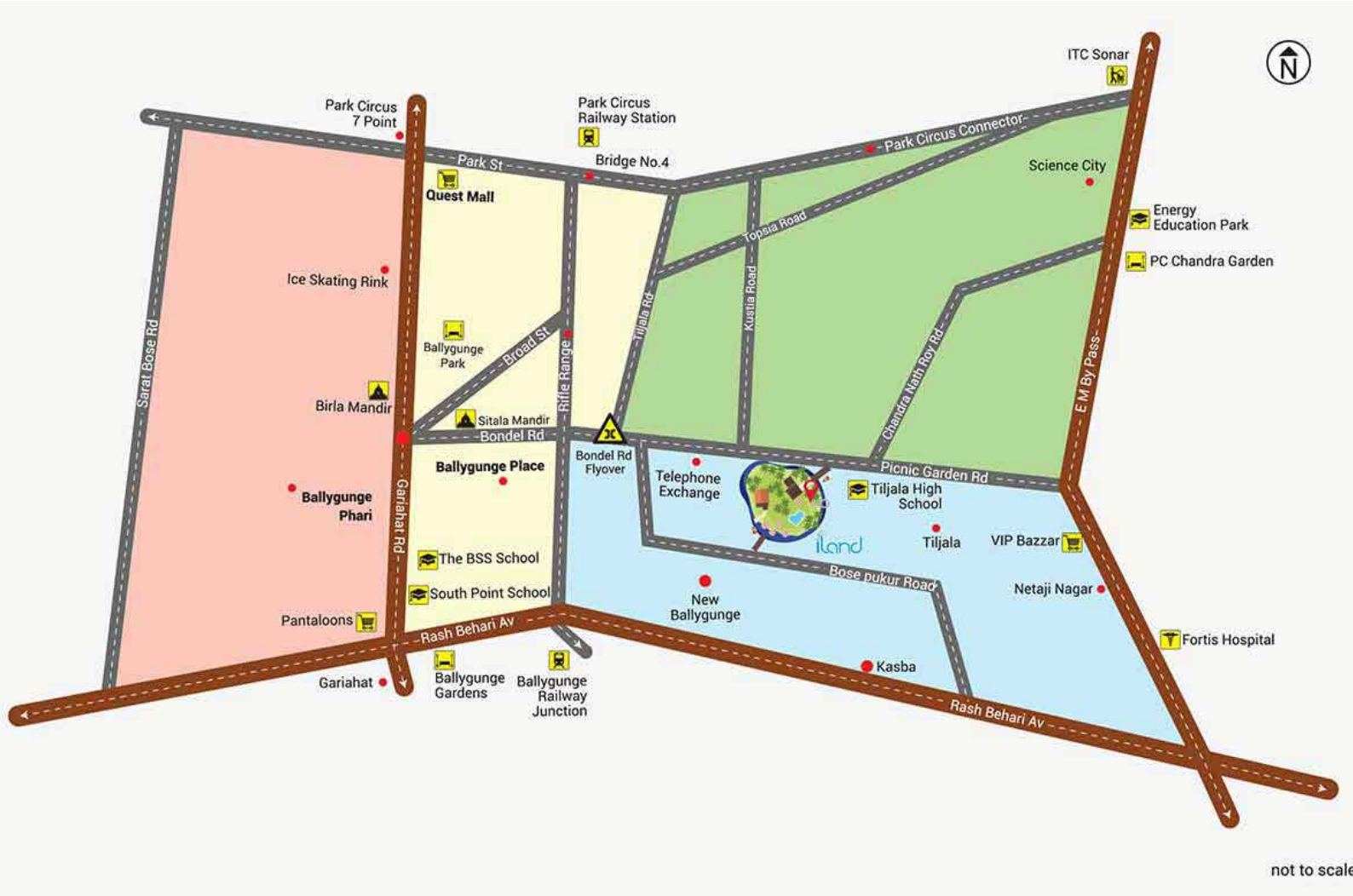
## Specifications

- ❖ **Grand Entrance Lobby:-** Well-decorated entrance lobby with premium texture paint finish in common areas such as staircases
- ❖ **Elevation:-** An iconic building, meticulously designed. Combination of anti-fungal and textured paint.
- ❖ **Air-conditioning:-** Split air-conditioning in all rooms including the dining/living room (not in bathroom).
- ❖ **Foundation & Structure:-**  
Reinforced cement with concrete on piles and sheer walls wherever necessary.  
Strict surveillance on quality.
- ❖ **Wall Finish:-** Putty finish smooth walls.
- ❖ **Doors:-**  
**Internal doors:** Both side painted door  
**Main door:** One side teak finish door
- ❖ **Windows:-**  
Color anodised or powder coated glazed aluminum windows\*  
Double glazed glass panels in bedrooms to minimize noise pollution.
- ❖ **Hardware & Fittings:-** Branded locks and hardware fittings of Yale, Godrej or equivalent make
- ❖ **Floors & Dado:-**  
Large 800x800 vitrified tiles in living and dining, and 600x600 vitrified tiles in all bedrooms Anti-skid ceramic tiles in kitchen floors.  
Anti-skid floor tiles in bathroom and designer tiles on walls upto 8 ft height.

- ❖ **Elevators:-** High speed automatic lifts of Kone/Schneider/equivalent make with well-decorated lift cars.
- ❖ **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 necessary gadgets. Fire resistant wires with premium modular switches of Crabtree/Havells or equivalent make. Concealed wiring of reputed brands for electricity, telephone, internet etc. inside the apartment.  
Quality earthing for all electro-mechanical gadgets.
- ❖ **24x7 Security & Fire Prevention:-**  
Power back-up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioners\*.  
Security surveillance facility with CCTV and 24x7 security guards.  
Fire fighting arrangement as per West Bengal Fire Service recommendation.  
Smoke detectors with sprinkler system for fire prevention.  
Required number of evacuation points and refuge platforms for resident's safety along with fire alarms.  
Video door phone facility coupled with intercom system.
- ❖ **Treatment:-**  
Anti-termite treatment during various stage of construction.  
Thermal insulation treatment for the roof.

- ❖ **Water Treatment & Proofing:-**  
Each apartment assures 24 hour treated water supply.  
Superior quality waterproofing wherever necessary.
  
- ❖ **Kitchen:-**  
Granite counter top.  
Dado of ceramic tiles above platform upto 2 feet height  
Stainless steel sink  
Hot and cold water provision  
Separate KMC water line for drinking water  
Ceramic wall tiles in utility balcony
  
- ❖ **Toilets:-**  
Water efficient sanitary fixtures (Hindware Italian collection/Kohler or equivalent)  
Top-of-the-line international quality fittings of Jaguar or equivalent make  
Designer large sized wall tiles up to 8 feet height  
Anti-skid flooring  
Hot and cold water provision.
  
- ❖ **Live amongst Green, Air & Water:-**  
Ample open area and greenery all around  
Terrace in some apartments to give a blissful feeling  
Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight.

## Location





**Block- 2**  
**9th, 12th, 15th, 18th, 21st Floor**



**Block 2**  
**9th, 12th, 15th, 18th, 21st Floor**

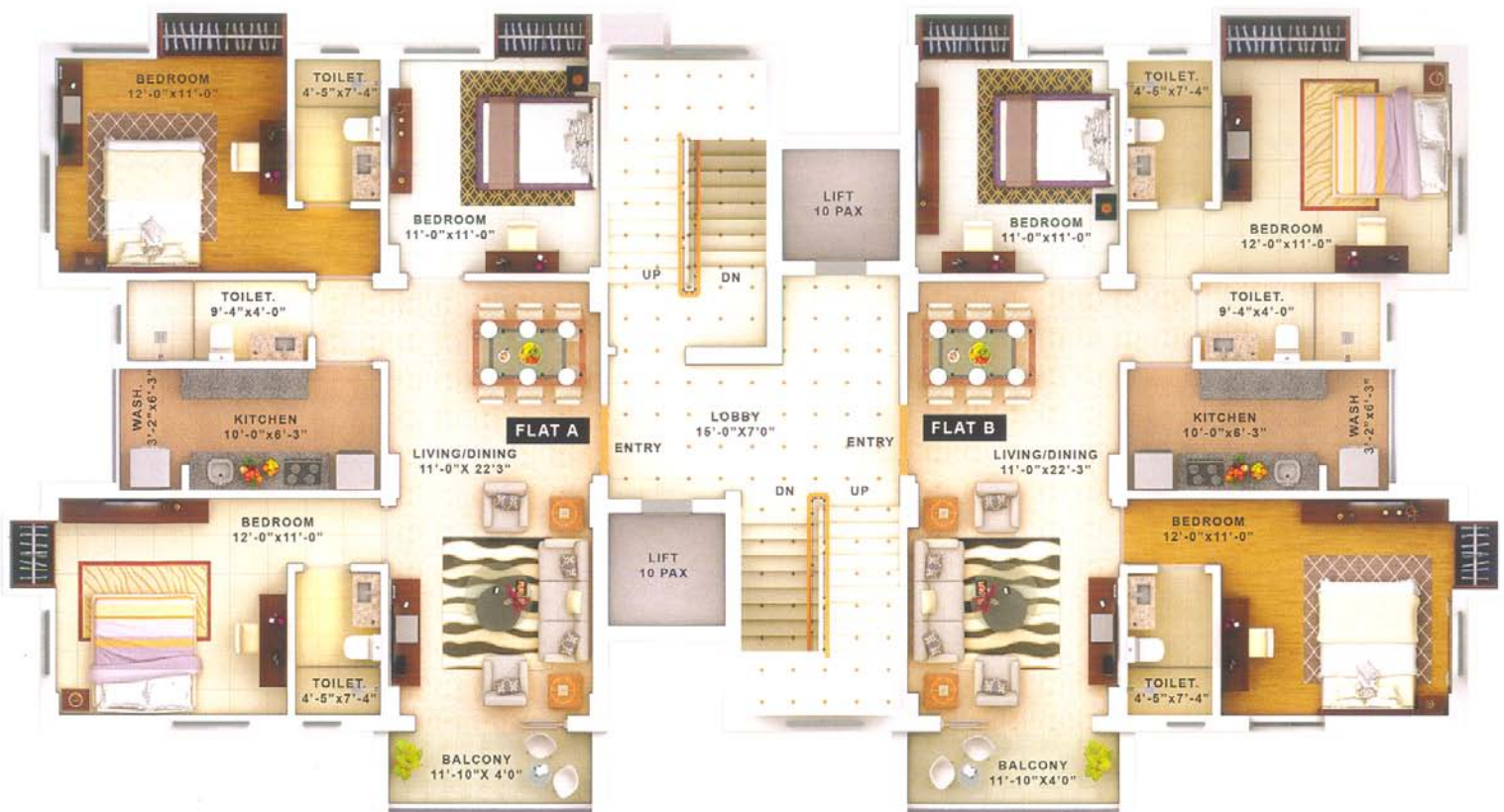
Unit Info		Flat Area Sq. Ft. (X)	Terrace Area (Y)		Total Area (X+Y)
Flat No.	Flat Type	BU	BU	Chargeable	Chargeable
A	4-BHK + 3T+ Terrace	1582	48	24	1606
B	3-BHK + 3T+ Terrace	1369	48	24	1393
C	3-BHK + 3T+ Terrace	1369	48	24	1393
D	3-BHK + 3T+ Terrace	1369	48	24	1393



**Block- 1 (G+12)**  
**Typical Floor Plan (2nd-12th Floor)**

Block 1 | (G+12)  
Typical Floor Plan | 2nd - 12th Floor

Unit Info		Flat Area Sq. Ft. (X)		Terrace Area (Y)		Total Area (X+Y)	
Flat No.	Flat Type	BU	BU	Chargeable	Chargeable	Chargeable	Chargeable
A	3-BHK + 3T	1085				1085	
B	3-BHK + 3T	1085				1085	



**Block- 2 (G+24)**  
**1st Floor Plan**



Block 2 | (G+24)  
First Floor Plan

Unit Info		Flat Area Sq. Ft. (X)		Terrace Area (Y)		Total Area (X+Y)
Flat No.	Flat Type	BU	BU	Chargeable	Chargeable	
A1	4-BHK + 3T	1714				1714



## Developer



Merlin Group



12-A, Lord Sinha Road, Shyamkunj Appt.

Flat # 403, Kolkata 700071 WB

+91 81004 44477



[sales@rabcoestates.com](mailto:sales@rabcoestates.com)