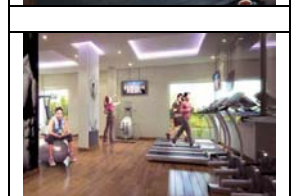




## Amenities

- ❖ Indoor games room
- ❖ Swimming pool with wooden deck
- ❖ AC Community/Function hall
- ❖ Well-equipped AC gymnasium
- ❖ Sitting area for senior citizens
- ❖ Outdoor games
- ❖ Children's play area
- ❖ Jogging track





## Specifications

- ❖ **Magnificent Elevation:-** Iconic towers, meticulously designed. Combination of anti-fungal and textured paint that ensures protection from erosion, weather effects and also reduces cost. Smoothness is guaranteed.
- ❖ **Foundation and Structure:-** Reinforced cement concrete on piles and sheer walls wherever necessary. Adequately designed for earthquake resistance.
- ❖ **24X7 security and fire prevention:-** Surveillance facility with CCTV and 24X7 round-clock security facility  
Fire prevention and protection system as per WBFC recommendations  
Required number of evacuation points and refuge platforms for resident's safety along with fire alarms
- ❖ **Common area illumination:-** Sufficient illumination through compound and street lighting inside the complex
- ❖ **Water treatment:-** Provision for hot/cold water lines in basins and showers  
Each apartment to have 24 hours treated water supply. Absolutely hygienic
- ❖ **Treatment and proofing:-** Anti-termite treatment during various stages of construction  
Thermal insulation treatment on the roof  
Waterproofing wherever required
- ❖ **Impressive entrance lobby:-** Well decorated foyer with star category finish in common areas and lobbies. Makes a grand entry always
- ❖ **Aesthetic elevators:-** High-speed automatic lifts of reputed brand with well decorated lift cars will provide ultra-smooth escalation with smooth landing. Stay jerkless
- ❖ **Electrical details:-** Split air-conditioning in drawing room and bedrooms



Fire-resistant wires with high-end switches – zero- hazard, on leakage, shock-proof and sleek.

Concealed wiring of reputed brands for electricity, telephone inside the apartment

Quality earthings for all electro-mechanical gadgets

PVC conduit pipe with copper wiring, MCBs/ELCBs, modular switches with sufficient power points for necessary gadgets

Optimized power back-up with instant change over between mains and DG set.

❖ **Sturdy doors:-**

Main doors made of flushed door of teak finish/designer.

**Internal doors:** Flushed doors

❖ **Airy windows:-** Aluminum heavy section windows to withstand the ferocity/of the sun, wind, corrosion and fire.

❖ **Smooth wall finish:-**

POP finish smooth walls

Quality workmanship: no more efflorescence, crevices and shabby walls

**External:** 10” thick brick wall, including plaster, paint/stone finish

**Internal:** 6” thick brick wall, including plaster, paint

❖ **Lasting floors and dado:-** Vitrified tiles, kitchen floors with heavy duty ceramic tiles. This combination will give you seamless joints, greater, finesse, permanent luster and an alluring attraction

❖ **Superior hardware & fittings:-**

All locks and hardware fittings of world class quality adding elegance to the apartment

Stainless steel finished lock

❖ **Comfortable toilets:-**

Top-of-the-line quality fittings

Hot and cold water provision

Water efficient sanitary fixtures

Standard large size tiles up to 7’ height (Dado) to give grandeur to your toilet

Anti-skid flooring

❖ **Kitchen:-**

Granite counter top

Dado of ceramic tiles above platform up to 2’ height with stainless steel sink

Hot and cold water provision

## Location

### Location map



## Type & Area

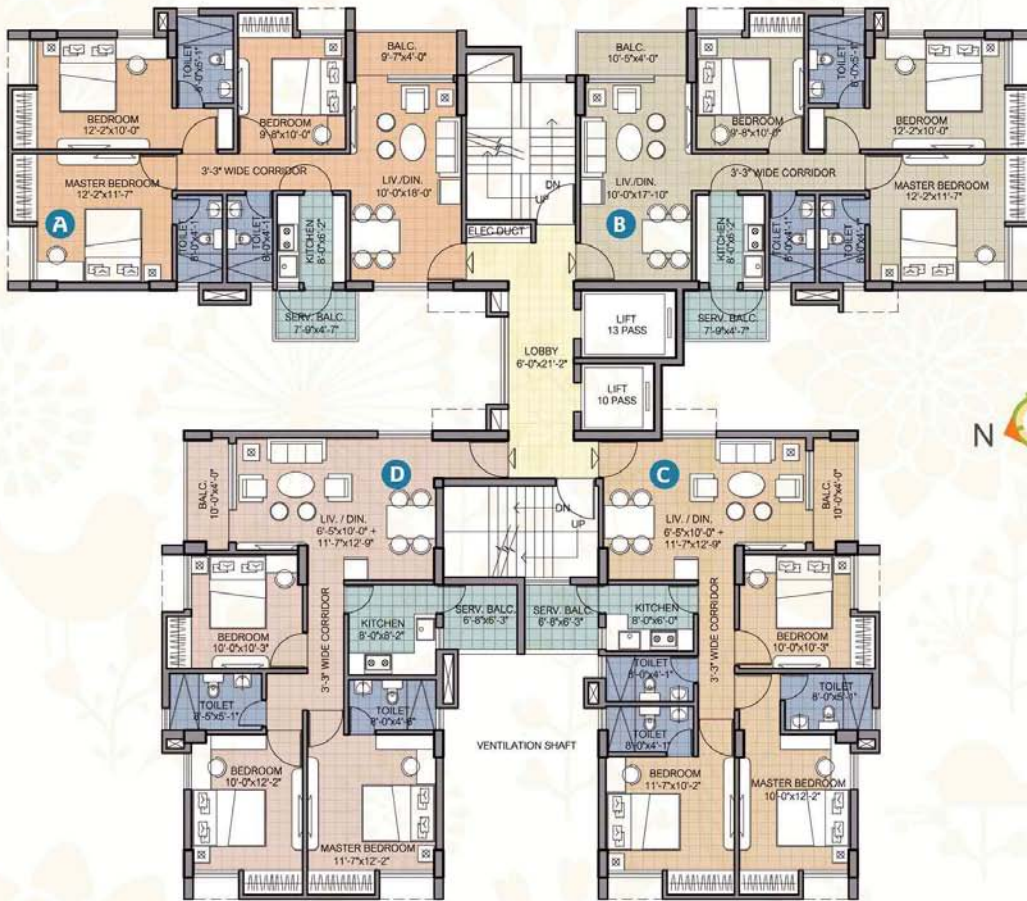
### Ground Floor Plan



Ground / Master Plan



Typical Floor Plan of Tower- 1 & 4



Typical Floor Plan of Towers I & 4



Area Statement

Flat No.	Type	BA (sq. ft)	SBA (sq. ft)
A	3 BHK + 3 TLT.	996	1,328
B	3 BHK + 3 TLT.	999	1,332
C	3 BHK + 3 TLT.	1,028	1,371
D	3 BHK + 2 TLT.	1,056	1,408

Typical Floor Plan of Tower- 2 & 3

Typical Floor Plan of  
Towers 2 & 3

Area Statement

Flat No.	Type	BA (sq. ft.)	SBA (sq. ft.)
A	3 BHK + 2 TLT.	906	1,208
B	3 BHK + 2 TLT.	999	1,332
C	3 BHK + 2 TLT.	999	1,332
D	3 BHK + 2 TLT.	906	1,208
E	3 BHK + 3 TLT.	1,032	1,376
F	3 BHK + 3 TLT.	1,032	1,376





## Developer



Merlin Group



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