



## Features

- ❖ Central Park with Multipurpose Play court
- ❖ Jogging Track
- ❖ Tennis Court
- ❖ Golf Putting Green
- ❖ Outdoor Gym
- ❖ Floating Meditation Pavilion in Lotus Pond
- ❖ Cantilevered Gazebo Over looking Pond
- ❖ Kids Play
- ❖ Viewing Deck
- ❖ Reflexology Path
- ❖ Swimming Pool
- ❖ Party Area
- ❖ Sitting under Pergola
- ❖ Adda Zone
- ❖ Yoga & Meditation Garden
- ❖ Toddlers Play Area
- ❖ Skating Rink

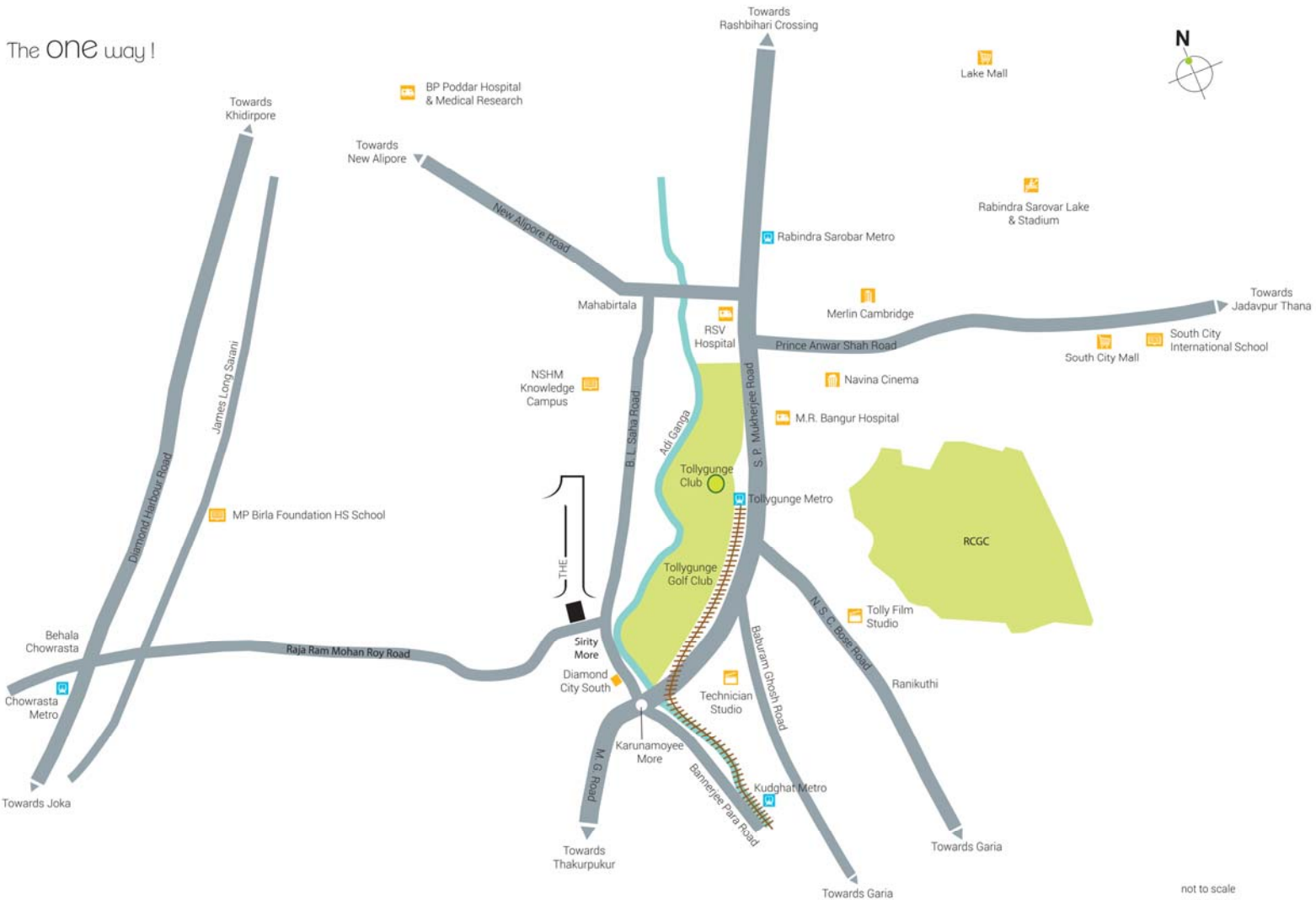
## Specifications

- ❖ **Grand Entrance Lobby:-** Modish entrance lobby with premium wall finishes, combination of Italian marble, granite, polished veneer & paint.
- ❖ **Elevation:-** An iconic building, meticulously designed with state-of-the-art specifications.
- ❖ **Air-Conditioning:-** Split Air-Conditioning in all rooms including the dining/living room (not in bathroom/Kitchen/Balcony)
- ❖ **Foundation & Structure:-**  
Reinforced cement with concrete on piles and sheer walls wherever necessary.  
Strict surveillance on quality.
- ❖ **Wall Finish:-** Gypsum plaster for extra smooth finish.
- ❖ **Doors:-**  
Polished flush main door.  
Painted flush door in bedrooms, bathrooms and kitchen.
- ❖ **Windows:-** Anodized aluminium windows with glass panes.
- ❖ **Hardware & Fittings:-** Branded locks and hardware fittings of reputed brand
- ❖ **Floors:-**  
Large size vitrified tiles in living, dining & bedrooms  
Kitchen floor with heavy duty matt finish ceramic tiles  
Anti-skid floor tiles in bathroom and designer tiles on walls upto 7 ft height
- ❖ **Elevators:-**  
High speed automatic lifts of reputed brand with well-decorated lift cars.  
One stretcher lift with capacity of 13 passengers  
Common Lighting:-  
Overhead illumination for compound & 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 electricity, telephone, internet etc. and other necessary gadgets inside the apartment and cable outside.  
Fire resistant wires with premium modular switches of reputed brand  
Quality earthing for all electro-mechanical gadgets  
Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioner.
- ❖ **24x7 Security & Fire Prevention:-**  
Security surveillance facility with CCTV  
Fire fighting arrangements as per recommendation of West Bengal Fire Service (as per Provisional NOC)  
Video door phone facility with intercom system
- ❖ **Treatment:-** Anti-termite treatment during various stages of construction
- ❖ **Water Treatment:-** 24 hour treated water supply
- ❖ **Proofing:-** Superior quality waterproofing wherever necessary
- ❖ **Kitchen:-**  
Granite counter top  
Dado of ceramic tiles above platform upto 2 ft height  
Stainless steel sink  
Hot & cold water provision
- ❖ **Toilet:-**  
Water efficient sanitary fixtures of reputed brand  
Top-of-the-line international quality fittings of reputed brand  
Designer large-sized wall tiles upto 7 ft height  
Anti-skid flooring  
Hot & Cold water provision
- ❖ **Live amongst Greens, Air & Water:-**  
Ample open space and greenery all around  
Terraces in some apartments to give a blissful feeling  
Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight.

# Location

The ONE way!





# Type & Area

## Site Plan



**Tower- 1 & 3**  
**3th,6th,9th 12th & 15th Floor Plan**



Tower 1 & 3 - 3, 6, 9, 12 & 15th floor plan

Unit Info		Total Flat Area sq. Ft.	Flat Area sq. Ft.	Carpetboard Area sq. Ft.	Ser. Balcony Area sq. Ft.	Open Terrace Area sq. Ft.
Flat No.	Flat Type	Bld	Carpet	Carpet	Carpet	Carpet
A	2BHK + 2TOA	1020	821	33	26	94
B	2BHK + 2TOA	1020	821	33	25	94
C	2BHK + STUDY + 2TOA	962	698	24	25	70
D	2BHK + 2TOA	680	560	20	0	54
E	2BHK + 2TOA	684	560	20	0	63
F	2BHK + STUDY + 2TOA	852	698	24	25	70

\*Built up Area includes Carpet Area of the Unit, Carpetboard, 50% of the Terrace Area and the Wall Area covering the Unit.

Tower- 2  
3rd,6th,9th,12th & 15th Floor Plan

Tower 2 - 3, 6, 9, 12 & 15th floor plan



Flat No.	Flat Type	Total Flat Area sq. ft.	Flat Area sq. ft.	Carpeted Area sq. ft.	Carpeted Area sq. ft.	San. Bathroom Area sq. ft.	Open Terrace Area sq. ft.
A	2BHK + 2TIC	1020	821	33	26	24	54
B	2BHK + 2TIC	1020	821	33	26	24	54
C	2BHK + STUDY + 2TIC	862	698	24	25	25	70
D	2BHK + 2TIC	680	560	20	0	0	54
E	2BHK + 2TIC	694	560	20	0	0	83
F	2BHK + STUDY + 2TIC	835	708	0	25	25	69
G	2BHK + STUDY + 2TIC	835	708	0	25	25	69
H	2BHK + 2TIC	680	560	20	0	0	54
J	2BHK + 2TIC	694	560	20	0	0	83
K	2BHK + STUDY + 2TIC	862	698	24	25	25	70
L	2BHK + 2TIC	1020	821	33	26	24	54
M	2BHK + 2TIC	1020	821	33	26	24	54

\*Built-up Area includes Carpet Area of the Unit, Cupboard, 50% of the Terrace Area and the Wall Area covering the Unit



## Developer



Merlin Group



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