

a journey
of your
own peace
discovery

Merlin

NIYASA

ABODES GIFTED WITH PEACE

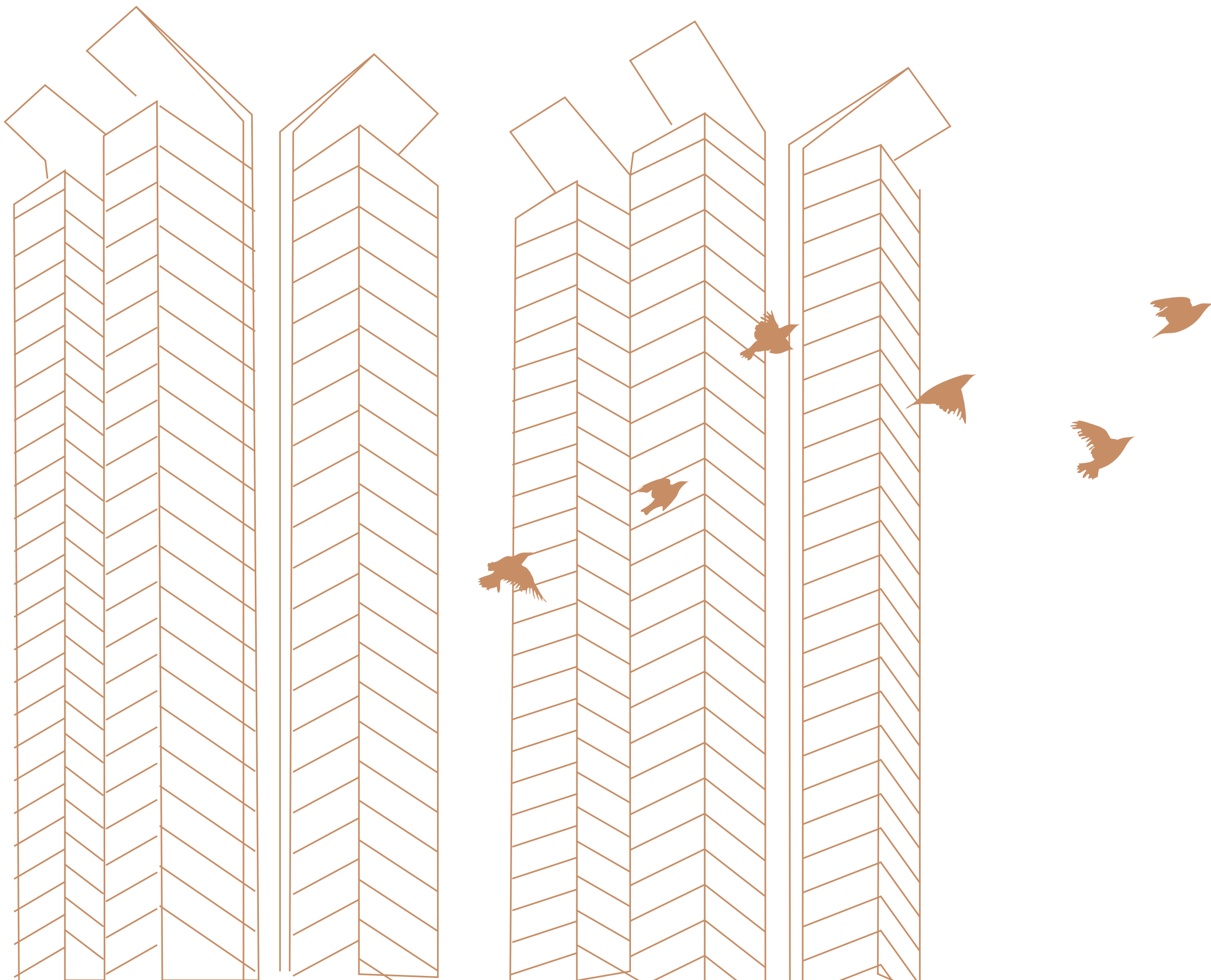
NEAR RUBY, EM BYPASS

With this
creation
we have
found the
NEW
LUXURY.
PEACE.



It is one such creation 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.**





GIFTED WITH 'PEACE'

3.23 Acres

G + 28 Floor*

2 Towers

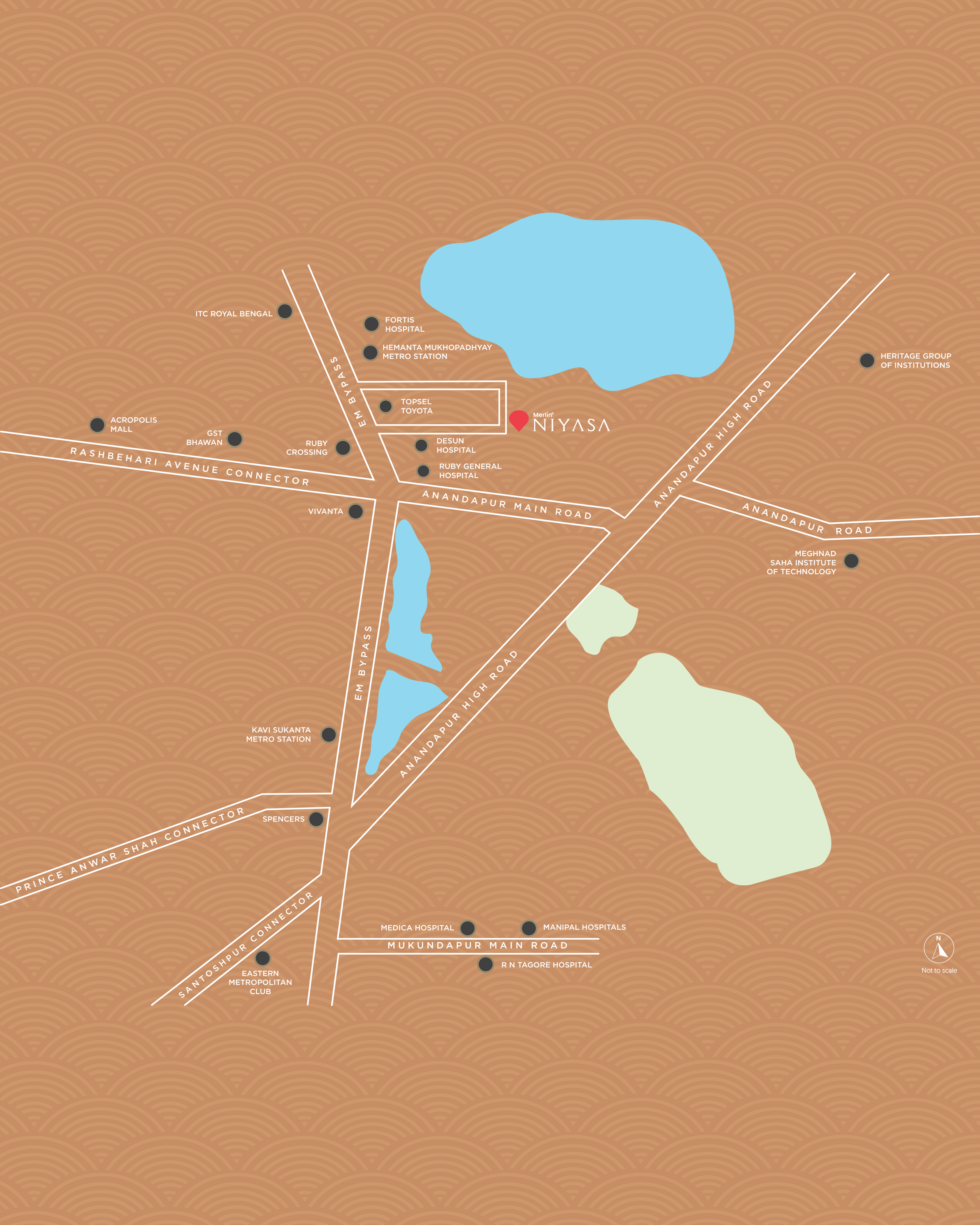
152 Apartments*

Stratified Landscaping

3.5/4/4.5 BHK AC Homes

Ample Green Space

***Important Note:** Provision of additional 5 floor extension over and above the existing plan with an estimated residential units upto 200.



ITC ROYAL BENGAL

FORTIS
HOSPITAL

HEMANTA MUKHOPADHYAY
METRO STATION

TOPSEL
TOYOTA

Merlin
NIYASA

DESUN
HOSPITAL

RUBY GENERAL
HOSPITAL

HERITAGE GROUP
OF INSTITUTIONS

ACROPOLIS
MALL

GST
BHAWAN

RUBY
CROSSING

VIVANTA

ANANDAPUR MAIN ROAD

ANANDAPUR HIGH ROAD

ANANDAPUR ROAD

MEGHNAD
SAHA INSTITUTE
OF TECHNOLOGY

KAVI SUKANTA
METRO STATION

SPENCERS

EASTERN
METROPOLITAN
CLUB

MEDICA HOSPITAL

MANIPAL HOSPITALS

MUKUNDAPUR MAIN ROAD

R N TAGORE HOSPITAL



Not to scale



Connectivity

EM Bypass – 550 m

Nearest Metro Station – 750 m



Entertainment

Vivanta – 850 m

Acropolis Mall – 1.6 km

Eastern Metropolitan Club – 3.2 km

ITC – 4.1 km

JW Marriott – 4.5 km

Silver Spring – 4.6 km



Hospitals and Healthcare

Desun Hospital – 450 m

Ruby Hospital – 750 m

Fortis Hospital – 1.3 km

Medica Superspecialty Hospital - 3.1 km

Manipal Hospitals - 3.2 km

RN Tagore Hospital - 3.5 km



Education

Calcutta International School – 1.1 km

Meghnad Saha Institute of Technology – 1.7 km

Heritage Institute of Technology – 2.1 km

Garden High School – 2.1 km

Delhi Public School – 2.9 km

Birla High school – 3.1 km



Offices And Businesses

Acropolis Office Space – 1.6 km

Salt Lake Sector V – 9.5 km

Ground & Podium

Floor Plan



LEGENDS

GROUND FLOOR

A. ARRIVAL GARDEN

- 1. ARRIVAL GATE ENTRANCE
- 2. PROJECT SIGNAGE
- 3. SPECIAL PAVING
- 4. ARRIVAL WATER CASCADING
- 5. YOGA LAWN
- 6. SOCIAL COCOON
- 7. STEPPED GARDEN

B. FRONTAGE DROP-OFF GARDEN

- 8. RESTING GARDEN
- 9. 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

- 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

INDEX

- 4.5 BHK
- 4 BHK
- 3.5 BHK



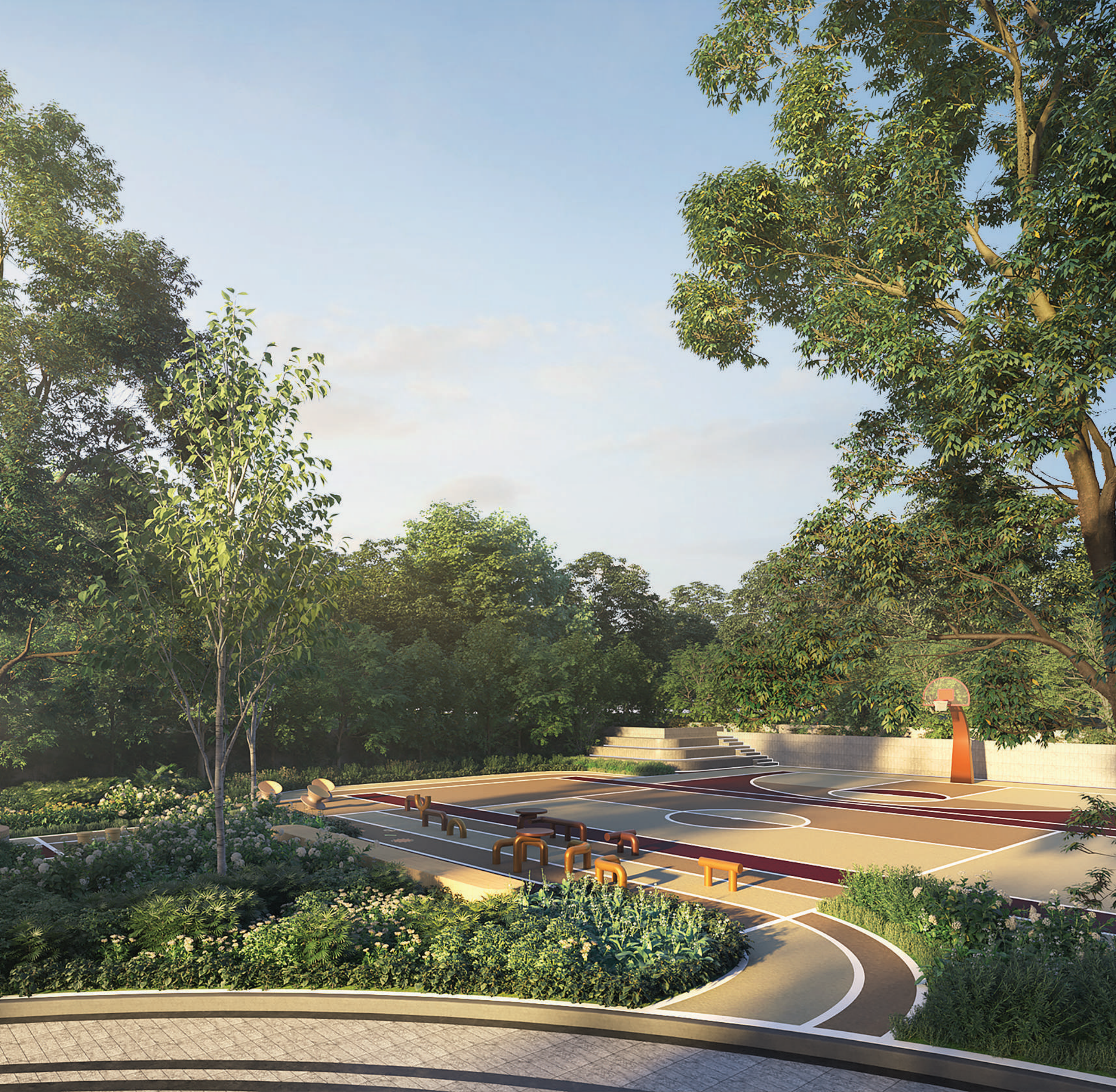
Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

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



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.

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



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.

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



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.

Experience subtle peace in every detail
of the Podium Facade



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.

Bask in the peaceful grandeur of the Podium View



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.

Envelop your senses with calmness at
The Sitting Area beside Yoga Track



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.

Tranquility spreads at the top with
the serene blue of the **Swimming Pool** in sight



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.

Gentle laughter floats through the air,
finding serenity in the Podium Gathering Lawn



South-facing
apartments to welcome
peaceful southern winds



Soothing
waterbody view

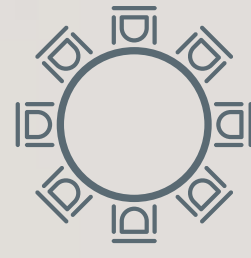


Vastu
compliant

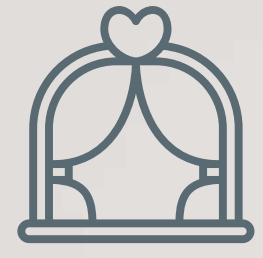


3-sides-open
rooms welcome peaceful living
from every direction available

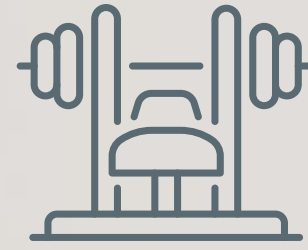
indoor amenities



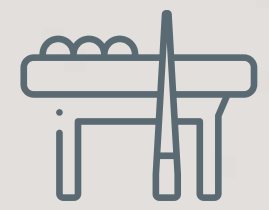
Banquet Hall



Multi-purpose Hall



Gymnasium



Indoor Games Room



floor & unit plans

Architecture
that takes space from planned
to thoughtfully-planned

Total area of 3.23 acres with
above 70% open space

152 Residences

3.5/4/4.5 BHK
AC Homes



Floor Plan: Tower 1 & 2
5TH, 8TH, 11TH, 14TH, 17TH, 20TH, 23RD, 26TH



Not to scale

Unit Info		Flat BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Triple Height Terrace (Sq. Ft)	Utility Area (Sq. Ft)	Total Area (Sq. Ft)
Flat No.	Flat Type						
A	4BHK+4T	2102	1763	90	59	74	2132
B	3.5BHK+3T	1967	1599	148	72	48	2003
C	4.5BHK+4T	2418	2037	126	70	70	2453

*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. *The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up Area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Floor Plan: Tower 1 & 2
6TH, 9TH, 12TH, 15TH, 18TH, 21ST, 24TH, 27TH



Not to scale

Unit Info		Flat BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Triple Height Terrace (Sq. Ft)	Utility Area (Sq. Ft)	Total Area (Sq. Ft)
Flat No.	Flat Type						
A	4BHK+4T	2102	1763	90	57	74	2130
B	3.5BHK+3T	1967	1599	148	57	48	1996
C	4.5BHK+4T	2418	2037	126	58	70	2447

*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. *The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up Area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Floor Plan: Tower 1 & 2

7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH



Not to scale

Unit Info		Flat BU Area (Sq. Ft)	Carpet Area (Sq. Ft)	Balcony Area (Sq. Ft)	Triple Height Terrace (Sq. Ft)	Utility Area (Sq. Ft)	Total Area (Sq. Ft)
Flat No.	Flat Type						
A	4BHK+4T	2102	1763	90	59	74	2132
B	3.5BHK+3T	1967	1599	148	70	48	2002
C	4.5BHK+4T	2418	2037	126	79	70	2458

*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. *The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up Area.
 *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Flat Type A, 4 BHK
Unit Plan



Not to scale

Flat Type A, 4 BHK

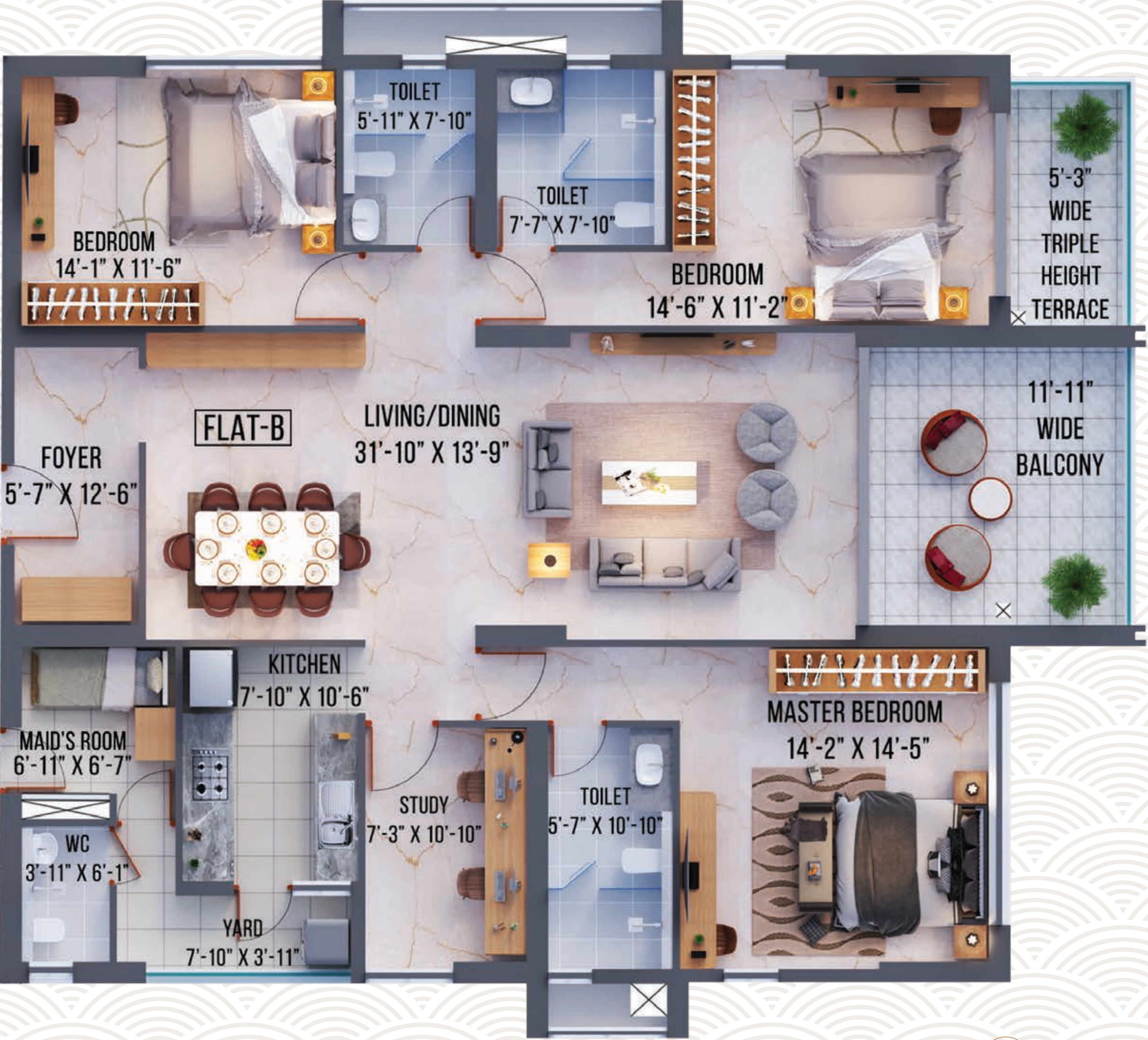
Isometric



LEGENDS

01	Foyer	5'-11" X 7'-10"	11	Toilet	7'-5" X 7'-7"
02	Master Bedroom 04	16'-5" X 12'-2"	12	Bedroom 03	12'-10" X 11'-10"
03	WIC	5'-7" X 5'-7"	13	Toilet	8'-10" X 5'-7"
04	Toilet	9'-10" X 5'-7"	14	Powder	4'-7" X 5'-7"
05	Wide Balcony	7'-5"	15	Bedroom 02	13'-9" X 10'-8"
06	Living	13'-5" X 12'-10"	16	Kitchen	13'-9" X 7'-10"
07	Dining	12'-6" X 16'-7"	17	Maid's Room	9'-6" X 6'-5"
08	Triple Height Terrace	5'-4"	18	WC	6'-7" X 3'-3"
09	Bedroom 04	14'-5" X 11'-10"	19	Yard	5'-11" X 10'-4"
10	Toilet	7'-9" X 7'-7"			

Flat Type B, 3.5 BHK
Unit Plan



Not to scale

Flat Type B, 3.5 BHK

Isometric



LEGENDS

01	Foyer	5'-7" X 12'-6"	09	Triple Height Terrace	5'-4"
02	Living & Dining	31'-10" X 13'-9"	10	Toilet	5'-7" X 10'-10"
03	Bedroom 03	14'-1" X 11'-6"	11	Study	7'-3" X 10'-10"
04	Toilet	5'-11" X 7'-10"	12	Kitchen	7'-10" X 10'-6"
05	Toilet	7'-7" X 7'-10"	13	Yard	7'-10" X 3'-11"
06	Bedroom 02	14'-6" X 11'-2"	14	WC	3'-11" X 6'-1"
07	Wide Balcony	11'-11"	15	Maid's Room	6'-11" X 6'-7"
08	Master Bedroom	14'-2" X 14'-5"			

Flat Type C, 4.5 BHK Unit Plan



Not to scale

Flat Type C, 4.5 BHK
Isometric



LEGENDS

01	Foyer	6'-11" X 7'-3"	10	Master Bedroom	16'-5"X 15'-5"
02	Bedroom 04	14'-9"X 10'-10"	11	Triple Height Terrace	5'-4"
03	Toilet	8'-10" X 4"-11"	12	Wide Balcony	7'-5"
04	Powder	5'-7" X 4'-11"	13	Living & Dining	24'-11"X 17'-9"
05	Bedroom 03	14'-9"X 10'-10"	14	Study	6'-11" X 8'-6"
06	Toilet	8'-10" X 5'-11"	15	Kitchen	13'-9" X 8'-6"
07	Bedroom 02	14'-9"X 15'-5"	16	Yard	7'-10" X 6'-11"
08	Toilet	4'-11"X 9'-10"	17	WC	6'-3"X 3'-3"
09	Toilet	6'-3" X 9'-10"	18	Maid's Room	6'-11"X 7'-3"

specifications

Foundation & Structure

- ▣ Structure designed following the IS code
- ▣ External Wall RCC
- ▣ Internal wall RCC or RCC & AAC block combined as per the design

Building Envelope

- ▣ Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint

Living /Dining Room

- ▣ Flooring: Imported Marble
- ▣ Wall: Putty
- ▣ Ceiling: Putty
- ▣ Main door: Frame with one side veneer flush door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated Windows with toughen glass panes
- ▣ Electrical: Modular Switches with Copper Wiring
- ▣ Air Condition: VRV Air-Conditioning in living/dining rooms

Bedroom

- ▣ Flooring: Imported Marble
- ▣ Wall: Putty
- ▣ Ceiling: Putty
- ▣ Main door: Frame with one side veneer flush door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated Windows with toughen glass panes
- ▣ Electrical: Modular Switches with Copper Wiring
- ▣ Air Condition: VRV Air-Conditioning in Bedroom

Balcony

- ▣ Flooring: Antiskid Ceramic Tiles
- ▣ Wall: Exterior grade Paint
- ▣ Ceiling: Exterior grade Paint
- ▣ Door: Aluminium powder coated sliding Doors with toughen glass panes
- ▣ Railing: Glass Railing

Open Terrace

- ▣ Flooring: Antiskid Ceramic Tiles
- ▣ Wall: Exterior grade Paint
- ▣ Door: Aluminium powder coated sliding Door with toughen glass panes
- ▣ Railing: Glass Railing

Kitchen

- ▣ Flooring: Matt Finish Ceramic Tiles
- ▣ Wall: Ceramic Tiles up to 2 Feet height above the counter
- ▣ Ceiling: Putty
- ▣ Door: Frame with Commercial Flush Door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated window with toughen glass panes and provision for exhaust fan
- ▣ Counter: Granite Slab
- ▣ Plumbing: Stainless Steel Sink with Hot & Cold Water Provision
- ▣ Electrical: Modular Switches with Copper Wiring

Typical Floor Lobby

- ▣ Flooring: Vitrified Tiles
- ▣ Wall: Combination of Tiles & Paint
- ▣ Ceiling: Putty and Paint

Toilets

- ▣ Flooring: Anti-skid Ceramic Tiles
- ▣ Wall: Ceramic Tiles up to 7 feet height
- ▣ Ceiling: Putty
- ▣ Door: Wooden Frame with Commercial Flush Door
- ▣ Hardware & Fittings: Branded locks and hardware fittings
- ▣ Windows: Aluminium powder coated window with toughen glass panes and provision for exhaust fan
- ▣ Sanitary ware: Kohler/ Roca/Grohe or Equivalent make
- ▣ CP Fittings: Jaquar/ Kohler or Equivalent make

Ground Floor Lobby

- ▣ Flooring: Combination of Large size vitrified Tiles & Granite as per design
- ▣ Wall: Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
- ▣ Ceiling: False Ceiling with Light fixtures

24x7 security and Fire prevention

- ▣ Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- ▣ Optimum power back-up to sufficiently to run essential electrical appliances
- ▣ 100% Power Backup for Common Areas & Utilities
- ▣ Video door phone facility with intercom system
- ▣ 24X7 round the clock security
- ▣ Security surveillance facility with CCTV on ground floor common areas

Lifts

- ▣ Otis/ Schindler/ Kone or Equivalent make

Green Initiatives

- ▣ Organic waste management
- ▣ Water efficient fixtures
- ▣ Rainwater harvesting
- ▣ Sewage treatment plant
- ▣ Ample green space with use of native plants in the landscape
- ▣ Recycled water for gardening
- ▣ Dual Flushing system
- ▣ Low VOC materials
- ▣ Use of LED lights in Common areas
- ▣ Use of Renewable energy

Health & Safety

- ▣ 24 hour treated water supply through Water Treatment Plant
- ▣ Anti-termite treatment during various stages of construction
- ▣ Superior quality waterproofing wherever necessary
- ▣ Quality earthing for entire project
- ▣ Automatic changeover system for DGs
- ▣ Sufficient project illumination through compound & street lighting inside the complex

team

Subir
Kumar Basu
Principal Architect

MN Consultant
Pvt. Ltd.
Structural Consultant

S.N Joshi
Consultant Pvt. Ltd.
MEP Consultant

Landscape Tectonix
Limited
Landscape Consultant

Siddheswari
Environmental
Consultants Pvt. Ltd.
Environmental Consultant

Kamal
Cogent Energy
IGBC Consultant

Principal
Focus
Lighting Consultant

CE Testing
Geotechnical Consultant

The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



Acropolis Mall | Kolkata



Elita Garden Vista | New Town, Kolkata



The One | Tollygunge, Kolkata



South City Residence | Kolkata



Altair | Colombo, Sri Lanka



Since its inception in 1984, Merlin Group has grown to become a leading conglomerate in India's real estate industry. Over the span of three decades, it has earned recognition for an impressive array of prestigious residential and commercial complexes, office buildings, and townships. With a presence in Kolkata, Ahmedabad, Raipur, Pune, Chennai, and Colombo, the group's influence extends far and wide.

As times have evolved, so has Merlin Group's vision. Expanding beyond real estate, the company now ventures into contemporary shopping malls, resorts, industrial estates, clubs, and more. It has become the go-to destination, offering a diverse range of services and facilities all under one roof, catering to the diverse needs of its clientele.



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.

peace resides in the air you call home,
it resides within you, wherever you are.