

EXPERIENCE LIFE



*AS YOU
WISH*



PRESENTING

merlin
elementa 2.0

NEXT TO DECATHLON, WAKAD.

WISFUL LIVING

2 & 3 BHK Homes and High Street Retail

- 3 Magnificent Towers Of 13 Floors Each
- High Street Retail At Your Doorstep
- Spread Across 2.75 Acres Of Land
- 30+ Unmatched Amenities Spread Across 3 Levels
- Seamless Connectivity Between All Towers Via Sky Walk
- Well-Ventilated And Brightly Lit Homes
- Thoughtful Design With Minimal Wastage
- Ample Parking Space
- 2 Way Connectivity With 24 Mtrs. & 18 Mtrs. Roads
- 200 Mtrs. From Mumbai-Pune Highway
- 20+ Educational Institutions In The Vicinity
- Aluform Shuttering Construction Technology



WELCOME TO A WORLD WHERE WISHFUL
DREAMS & REALITY MEET TO CREATE
A MESMERIZING EXPERIENCE



Rooftop Infinity Pool

Artist's Impression



Rooftop Sky Walk

Artist's Impression



Indoor Badminton Court

Artist's Impression



Guest Rooms

Artist's Impression



TOP-NOTCH 30+ AMENITIES SPREAD ACROSS 3 LEVELS AT YOUR SERVICE

A selection of choicest lifestyle features designed for 360 degree enhancement. Enjoy more than 30 amenities which offer a perfect mix of recreation, leisure, health & fitness, entertainment and unlimited fun for everyone.

At Merlin Elementa 2.0 you get access to state of the art amenities from badminton to billiards; from swimming pool to skywalk; from kids' zone to elderly zone and many more.



Health



Lifestyle



Sports



Convenience



Advance Features



The Sky Arena - Rooftop Amenities

Artist's Impression



Leisure Deck - Podium Level

Artist's Impression



Elements - The Recreation Zone (Level 1)

Artist's Impression



BEST-IN-CLASS HEALTH & FITNESS FACILITIES FOR YOUR WELLBEING

HEALTH FEATURES

- Jogging Track
- Health Zone
- Gymnasium
- Steam Room
- Yoga and Aerobics Zone



EXTRAVAGANT LIFESTYLE AMENITIES TO PAMPER YOU TO THE HILT

LIFESTYLE FEATURES

- | | | |
|--------------------------|---------------------|----------------------------|
| • Roof-Top Infinity Pool | • Chit Chat Corners | • Mini Theatre |
| • Amphitheatre | • Sky Walk | • Senior Citizens' Sit-out |
| • Splash Pool | • Kids' Play Area | • Gazebo |



A SPORTING INFRASTRUCTURE THAT'S TRULY A STRESS BUSTER

SPORTS FEATURES

- Cricket Net Pitch
- Multipurpose Court
- Indoor Badminton Court
- Squash Court



THE CHOICEST INDOOR GAMES FOR UNLIMITED ENTERTAINMENT

ELEMENTS - THE RECREATION ZONE

- | | | |
|-------------------|--------------|------------------|
| • Arcade Games | • Card Rooms | • Foosball Table |
| • Pool Tables | • Air Hockey | • Carrom |
| • Simulator Games | • Chess | • Table Tennis |



A HOST OF EXCLUSIVE CONVENIENCES AT YOUR SERVICE

EXCLUSIVE CONVENIENCES

- Banquet Hall with Pre-function Area
- Guest Rooms
- Creche
- Cafeteria
- Library
- Co-working Spaces
- Meeting Room With VC Facility



Artist's Impression



Artist's Impression



Artist's Impression



SMART FEATURES FOR UTMOST EASE & COMFORT

ADVANCE FEATURES:



DG Backup For All Apartments
(Except For 15 Amp Points)
and Common Area



Access Control In
All Main Lobbies



CCTV
Surveillance



Bike Charging
Stations



Property
Management Services



Wifi In
Common Areas



Car Charging
Stations



Building Control And
Operations App

SUSTAINABILITY FEATURES:



Solar Panels



Rain Water
Harvesting



Sewage
Treatment Plant



Water
Treatment Plant

EVERY CONVENIENCE
AT YOUR DOORSTEP

High Street Retail

Artist's Impression



EVERY DESTINATION WITHIN YOUR REACH

Being located in one of the fastest growing cities in the country has its own perks, including an expansive range of some of the most sought after destinations in close proximity. Wakad is a major contributor to the growth of Pimpri-Chinchwad and is a leading educational hub.

The location is just 200 mts. away from the Mumbai-Pune Highway, and is close to:

- Hinjawadi
- Baner
- Balewadi
- Aundh
- Pradhikaran
- Pimpri - Chinchwad

IT Parks / Industrial Zones / Commercial Zones /
Educational Institutes / Entertainment Hubs /
Hotels & Restaurants

Commercial Zones:

- Hinjawadi IT Park - 12 mins
- Industrial Hubs near Akurdi - 21 mins
- Talawade IT Park - 25 mins

Connectivity:

- Mumbai-Pune Highway - 01 min
- Proposed Metro Station - 8 mins
- Pimpri Railway Station - 21 mins
- Pune Airport - 45 mins

Educational Institutions:

- Podar International - 01 min
- Sri Balaji Institute - 02 mins
- Blossom Public School - 04 mins
- JSPM Institutes - 06 mins
- Indira College - 08 mins
- Dr. DY Patil Institute - 10 mins
- Eurokids Pre-School - 11 mins

Medical Infrastructure:

- Pulse Multi-speciality - 07 mins
- Kusum Memorial - 07 mins
- Aditya Birla Hospital - 11 mins

Malls:

- Decathlon - 01 min
- Upcoming Phoenix Mall - 06 mins
- Elpro Mall - 13 mins
- City One Mall - 18 mins
- Central Mall - 19 mins

Hotels and Restaurants:

- Ginger - 03 mins
- Sayaji - 04 mins
- Sadanand Regency - 07 mins
- Taj Vivanta - 11 mins
- The Orchid Hotel Pune - 11 mins
- Balewadi High Street - 12 mins
- Courtyard by Marriott - 13 mins





CONTEMPORARY FEATURES AND FIXTURES TO MATCH YOUR STATUS

Structural:

- Earthquake resistant RCC frame structure in Aluform shuttering with elegant and aesthetic elevation.

Walls & Plaster:

- External face with texture finish & acrylic paint.
- Internal RCC walls with putty, primer & OBD paint finish.

Flooring:

- 800 X 800 Glossy Vitrified flooring for entire flat.
- 600 X 600 rustic tiles in balcony.

Kitchen:

- Granite platform with SS sink
- Vitrified tiles in dado up to lintel level
- RO Point
- Provision for Hob and chimney
- Washing Machine point in Dry Balcony

Doors and Windows:

- Main door 35 mm flush door with decorative veneer finish & wooden door frames.
- Internal bedroom doors: 32mm flush doors with decorative laminate, wooden door frames & SS finish mortise handles.
- Internal toilet doors: 32mm flush doors with decorative laminate, granite or stone door frames & SS finish mortise handles.
- Aluminum sliding windows with powder coating and 5 mm clear glass with granite jamb on all 4 sides.
- Safety grill upto an appropriate and safe height.
- SS & glass combination for balcony railing.

Toilets:

- Toilet Flooring: 600 X 600 anti-skid vitrified tiles.
- Toilet Dado: 600 X 600 matt finished vitrified tiles in dado upto lintel level.
- Sanitary ware of Jaquar or equivalent.
- CP fittings of Jaquar or equivalent
- 600 X 600 Gypsum false ceiling in all toilets (openable)
- Concealed flush valve flushing system.
- Geyser points in all toilets.
- Openable aluminium vent windows for access to service area.

Electrical:

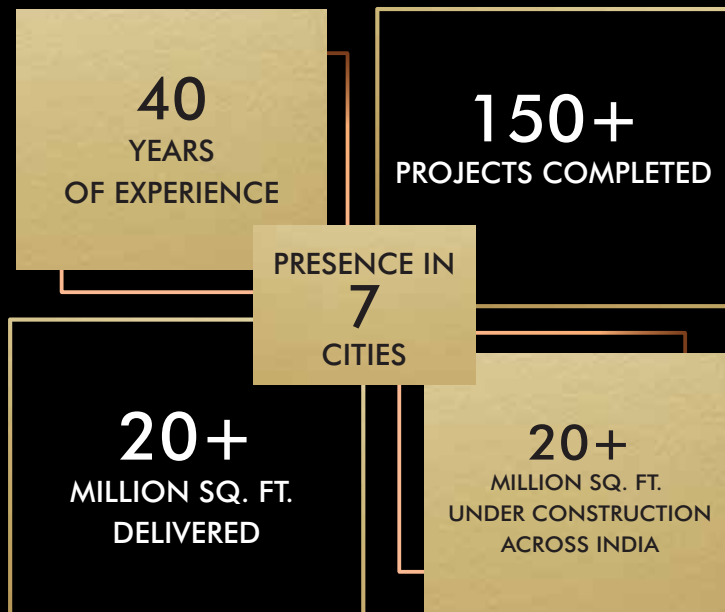
- Modular switches of Legrand or equivalent
- 3 phase concealed copper wiring of Polycab or equivalent
- AC & TV points in all bedrooms, living / dining.

Salient Features & Facilities:

- 3 to 4 high speed elevators (including stretcher lift) of 10 to 13 passenger capacity with SS cabin of Kone or equivalent in every block.
- Garbage chute in every block.
- Dedicated RCC service ledge for A/C ODUs for every flat.
- Solar panels
- Rain water harvesting
- Sewage treatment plant
- Water treatment plant
- Allotted car parking
- Administration office



OUR LEGACY



Residential | Commercial | Township | Hospitality & Leisure
Joint Venture | Industrial Estates | Advisory

Architect A & T Consultants	Structural Consultant G A Bhilare Pvt. Ltd.	MEP Consultant MEP Systems And Solutions Pvt Ltd.	Landscape Consultant Studio Roots	Legal Consultant Adv. Kiran Kothadiya
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Joint Venture Project by Merlin Bhingarwala Developers LLP in Association with Navale Brothers



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