

*EXPERIENCE LIFE*



*AS YOU  
WISH*





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







A WORLD OVERFLOWING  
WITH ETERNAL BLISS OF  
TRANQUIL OPULENCE





OPEN THE DOOR TO BESPOKE LUXURY  
AND RELISH LIVING...





NEXT TO DECATHLON, WAKAD.  
WISHFUL 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





# *A DAWN IMMERSED IN PRISTINE PLEASURES*

ROOFTOP INFINITY POOL







# A DUSK SOAKED IN LEISURE GALORE

## ROOFTOP SKY WALK



Artist's Impression





# AN INVIGORATING DAY OF POWER PLAY

## INDOOR BADMINTON COURT







# A PEACEFUL NIGHT OF UNDISTURBED SLUMBER FOR YOUR GUESTS

GUEST ROOMS







# MOMENTOUS OCCASIONS CALL FOR A RESPLENDENT VENUE

BANQUET HALL



Artist's Impression





# EVERY CONVENIENCE AT YOUR DOORSTEP

HIGH STREET RETAIL







## 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 - 08 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 Institute - 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



Stock Image



Stock Image



Stock Image



Stock Image









A MARVELOUS EXPERIENCE  
TO CHERISH FOR A LIFETIME

Artist's Impression





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

*A SELECTION OF THE CHOICEST LIFESTYLE FEATURES  
DESIGNED FOR 360 DEGREE ENHANCEMENT.*

- Health
- Lifestyle
- Sports
- Conveniences
- Advance Features



Leisure Deck - Podium Level

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

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





# A SPORTING INFRASTRUCTURE THAT'S TRULY A STRESS BUSTER

## SPORTS FEATURES

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



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Stock Image



Artist's Impression





## THE CHOICEST INDOOR GAMES FOR UNLIMITED ENTERTAINMENT

### ELEMENTS - THE RECREATION ZONE

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

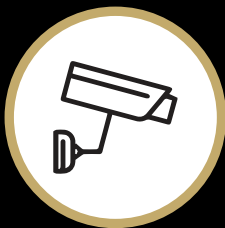
## ADVANCE FEATURES:



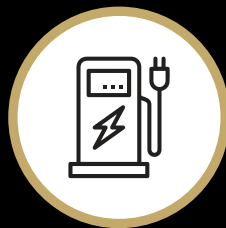
DG Backup For All Apartments  
(Except For 15 Amp Points)  
and Common Area.



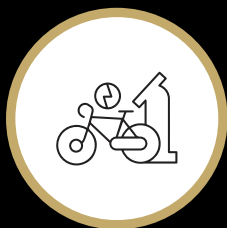
Access Control In  
All Main Lobbies



CCTV  
Surveillance



Car Charging  
Stations



Bike Charging  
Stations



Property  
Management Services

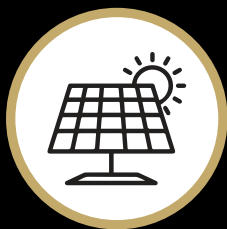


Wifi In  
Common Areas



Building Control And  
Operations App

## SUSTAINABILITY FEATURES:



Solar Panels



Rain Water Harvesting



Sewage Treatment Plant



Water Treatment Plant





## BEST-IN-CLASS AMENITIES FOR A GRAND LIFESTYLE

### MASTER LAYOUT PLAN

Everything about Merlin Elementa 2.0 is extra premium and scaled up. These spacious units with 2 and 3 bed configurations are designed so perfectly that every little corner can be utilized to beautify your home the way you always wanted to.

Inside your home, every little detail ensures a sense of cocooned comfort. Sunlight and fresh air enhance your sense of well being.

Your home becomes the perfect corner to unwind after a long and busy day.

### Legends

- |                           |                                     |
|---------------------------|-------------------------------------|
| 1. Entry Gate             | 11. Jogging Track                   |
| 2. Lawn                   | 12. Roof Top Infinity Pool          |
| 3. Cricket Net Pitch      | 13. Splash Pool                     |
| 4. Multipurpose Court     | 14. Chit Chat Corner                |
| 5. Amphitheatre           | 15. Roof Top Landscaping            |
| 6. Kids Play Area         | 16. Indoor Badminton<br>Court Below |
| 7. Floor Games            | 17. Squash Court Below              |
| 8. Senior Citizen Seating | 18. Drive Way                       |
| 9. Sky Bridge             | 19. Highstreet Retail               |
| 10. Health Zone           |                                     |





## 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.





Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression





## IT'S THE PERFECT DESTINATION FOR HIGHER ASPIRATIONS.

When it comes to investment, Pune West proves to be a leading choice for investors owing to its diverse spectrum of growth. Connectivity is its major component with close proximity to Mumbai Pune highway. The locale is one of the fastest growing sectors with high sales velocity and minimum inventory hangover.

- Close To Proposed Metro Station
- High Street Retail At Door Step
- 20+ Educational Institutes In The Vicinity
- High Rental Demand
- Proposed Phoenix Mall In The Vicinity
- Proposed Commercial Hub In The Vicinity
- One Of Pune's Fastest Growing Locale, With High Sales Velocity



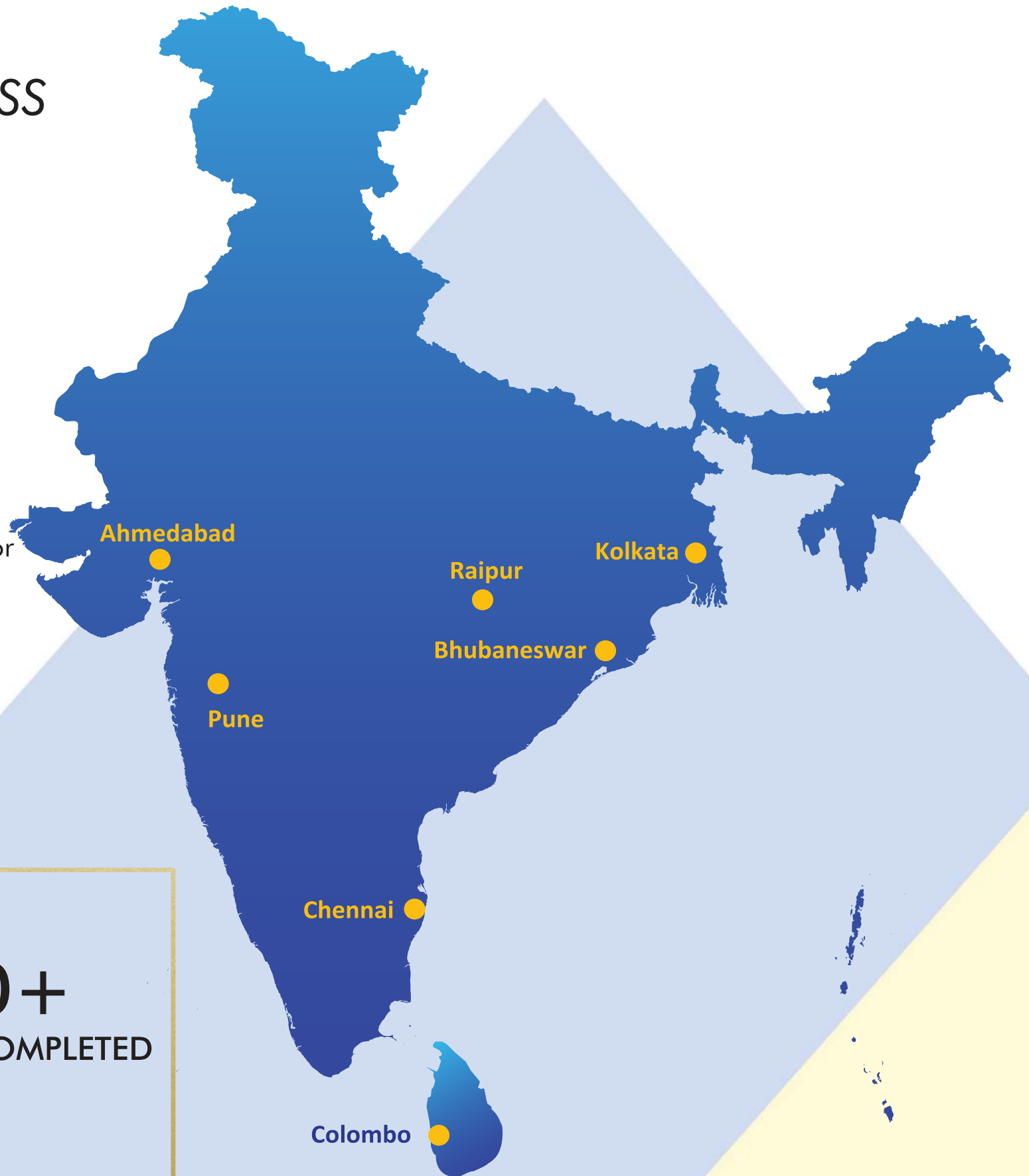




DELIVERING DREAMS ACROSS  
7 CITIES AND COUNTING.

# Merlin

Merlin Group, is one of India's leading multi-sector real estate organisation with a Pan India presence across 6 cities and an overseas presence in Colombo. The Group has had a consistent track record of trust, quality, performance and timely project completion.



**40**  
YEARS  
OF EXPERIENCE

**150+**  
PROJECTS COMPLETED

PRESENCE IN  
**7**  
CITIES

**20+**  
MILLION SQ. FT.  
DELIVERED

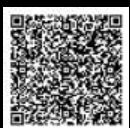
**20+**  
MILLION SQ. FT.  
UNDER CONSTRUCTION  
ACROSS INDIA





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



The project is registered under MahaRERA No. P52100050199 and is available on the website - <https://maharera.mahaonline.gov.in> under registered projects.







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