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INDULGE IN THE LUXURY OF TIME



Luxury by your side Time on your side

In a city that never slows down, Merlin Ivy offers you something rare—the chance to pause.

Located in the heart of Beliaghata, just minutes from EM Bypass, Sealdah and Salt Lake, Ivy places you right where Kolkata connects—without pulling you into the chaos. Here, your commute shrinks, your days breathe easier and your minutes finally feel like your own.

Crafted for those who value time, Merlin Ivy blends intuitive design, smart planning and seamless access into one elegant address. This isn't just about where you live—it's about how you live.



At Merlin Ivy, luxury isn't a statement—it's a subtle art. It's the quiet confidence of a home that knows exactly what you need and offers it before you ask.

Each residence is intuitively designed—balancing openness and light with a layout that flows like your day should. Thoughtful space planning create homes that are as effortless as they are refined.





Your exclusive address

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.



Here
time graciously
extends its
hand



Live luxuriously Live connected

Strategically located in the heart of Beliaghata, Merlin IVY seamlessly blends urban convenience with a tranquil residential ambience.

Here, everything you need is within easy reach, allowing you to connect with what truly matters.



Hospital

- Apollo Multispeciality Hospitals 2.6 km
- Manipal Hospital 1.6 km
- Fortis Hospital 6.8 km
- Desun Hospital 7.3 km
- Ruby General Hospital 7.4 km



Entertainment

- Mani Square 2.7 km
- Swabhumi 1.9 km
- City Centre Salt Lake 4.4 km
- Quest Mall 8 km



Education

- Bharatiya Vidyabhavan 3.5 km
- Apeejay School 5.8 km
- Hariyana Vidyamandir 3.9 km



Hotel

- Hyatt Regency 2.1 km
- ITC Royal Bengal 3.6 km
- JW Marriott 3.4 km



Connectivity to Business District & Other Important Places

- Esplanade 5.7 km
- Park Street 6.7 km
- Airport 12.5 km
- Sealdah 3.9 km
- Saltlake Sector V 5 km



Dive into the leisure of time

Take your relaxation to new heights at the rooftop swimming pool. This tranquil oasis offers stunning panoramic views, including the vibrant stretch of EM Bypass, the heartbeat of Kolkata's connectivity.

With the city as your backdrop, immerse yourself in the beauty of the skyline and the pulse of the Bypass on the horizon. Whether it's a refreshing morning swim or a serene sunset dip, the rooftop pool at Merlin Ivy elevates your everyday in ways you've never imagined.

Rooftop Swimming Pool

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

Let memories happen

Turn the special moments of your life into cherished memories in the warm embrace of your closest ones. The seamlessly designed community hall offers an elegant yet inviting to mark birthdays, anniversaries or simply togetherness.

With stylish interiors and a serene ambience, it's the perfect setting to bring loved ones together and share stories. Here, every gathering feels personal and every occasion is meant to be unforgettable.



Community Hall



Live at the height
of convenience

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.





Rooftop Pickleball Court

Artist's impression

Play with flair

Step up your game at Merlin Ivy with the exclusive rooftop pickleball zone. Whether you're a seasoned pro or a casual player, this vibrant space lets you enjoy the sport with stunning views of the city skyline and the energetic stretch of EM Bypass.

Designed for both fun and fitness, the pickleball zone offers the perfect spot for friendly matches, socialising with neighbours or unwinding after a busy day. With top-notch surfaces and a dynamic atmosphere, every rally feels like a win.



Breathe in balance

Rejuvenate your body and soul at Merlin Ivy's tranquil rooftop yoga zone. Surrounded by panoramic city views and the calming energy of the open skies, this peaceful space invites you to reconnect and flow freely. Perfect for sunrise stretches or evening meditation, this serene retreat blends mindfulness with open-air inspiration helping you escape the everyday hustle.



Rooftop Yoga Zone





Rooftop Barbeque Counter

Fire up the flavours

Turn up the heat at the barbeque counter of Merlin Ivy, the ultimate spot for grilling, gathering and good times. With the city skyline as your backdrop and the aroma of sizzling delicacies in the air, every meal becomes a celebration. Whether it's a weekend cookout, a festive evening or a spontaneous get-together, the barbeque counter brings neighbours together over great food and vibrant conversation. Equipped for ease and ambience, it's where every moment turns into a joyful memory.



Your corner of calmness

Take a breather at the pergola seating— your serene escape amid the buzz. Crafted for comfort, it's an inviting spot for quiet conversations or evening wind-downs. This shaded retreat offers seating that feels both warm and welcoming, whether you're curling up with a book or simply soaking in the view. Because, it's not just a place to sit. It's a place to stay awhile.



Rooftop Pergola Seating



Ground Level Site Plan



Legends

Ground Level

- ① Parking/Multi Level Parking
- ② Pond
- ③ Security Room

Rooftop Site Plan



1st Floor Plan



Unit Info		Flat BU Area (Sq. ft)	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)
Flat No.	Flat Type			
A	3BHK+STD+3T	1539	1342	58
B	3BHK+3T	1298	1126	51

*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.

2nd to 8th
Floor Plan



Unit Info		Flat BU Area (Sq. ft)	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)
Flat No.	Flat Type			
A	3BHK+STD+3T	1539	1342	58
B	3BHK+3T	1298	1126	51
C	3BHK+3T	1295	1106	55

*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.

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9th to 12th
Floor Plan



Unit Info		Flat BU Area (Sq. ft)	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)
Flat No.	Flat Type			
A	3BHK+STD+3T	1539	1342	58
D	3BHK+3T	1351	1170	51
C	3BHK+3T	1295	1106	55

*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.

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Specifications

Foundation & Structure

- Structure designed for the optimum wind & seismic considerations as stipulated by the IS code, for better safety
- Foundation with RCC piles & pile caps
- RCC super structure with AAC block wall

Building Envelope

- A modern and fashionable tower meticulously designed and externally painted with mix of antifungal and texture/acrylic emulsion paint to increase durability and prevent fungi

Living Dining Room

- Living/dining flooring: Vitrified tiles
- Wall: Plaster with putty or gypsum plaster
- Ceiling: Plaster with putty or gypsum plaster
- Main door: Designer flush door with video door phone & digital lock
- Hardware & fittings: Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej or equivalent make
- Windows: Aluminium powder coated windows with glass panes
- Electrical: Modular switches of Crabtree/Havells or equivalent make with copper wiring

Bedroom

- Master bedroom flooring: Vitrified tiles
- Other bedroom flooring: Vitrified tiles
- Wall: Plaster with putty or gypsum Plaster
- Ceiling: Plaster with putty or gypsum Plaster
- Doors: Wooden frame with both side commercial flush door
- Hardware & fittings: Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej or equivalent make
- Windows: Aluminium powder coated windows with glass panes
- Electrical: Modular switches of crabtree/Havells or equivalent make with copper Wiring

Balcony

- Flooring: Matt finish ceramic/ vitrified tiles
- Wall: Acrylic emulsion paint
- Door: Aluminium powder coated doors with glass panes
- Railing: SS/Aluminium with glass

Kitchen

- Flooring: Heavy duty matt finish ceramic tiles

- Wall: Dado of ceramic tiles upto 2 Feet height above the counter
- Ceiling: Putty
- Door: Wooden frame with both side commercial flush door
- Hardware & Fittings: Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej or equivalent make
- Window: Aluminium powder coated windows with glass panes and provision for exhaust fan
- Counter: Granite counter top
- Plumbing: Stainless steel sink with hot & cold water provision
- Electrical: Modular switches of Crabtree/Havells or equivalent make with copper wiring

Toilet

- Flooring: Anti-skid ceramic tiles
- Wall: Ceramic wall tiles upto 7 feet height
- Ceiling: Putty
- Door: Wooden frame with both side commercial flush door
- Hardware & Fittings: Branded locks and hardware fittings of Yale, Haffle, Dorset, Godrej or equivalent make
- Window: Aluminium powder coated windows with glass panes and provision for exhaust fan

- Sanitary ware: Grohe / American standard / Jaquar / Kohler or equivalent make
- CP Fittings: Grohe / American standard / Jaquar / Kohler or equivalent make
- Shower Area: Glass partition

Air Conditioning

- Split air-conditioning in all bedrooms and living/dining area

Ground Floor Lobby

- Flooring: Vitrified tiles
- Wall: Combination of premium Italian marble, granite, polished veneer & paint as per consultant design
- Ceiling: False ceiling with light fixtures

Typical Floor Lobby

- Flooring: Large size vitrified tiles
- Wall: Combination of tiles & paint
- Ceiling: Putty

Lifts

- Otis / Kone / Schindler/ Mitsubishi or equivalent make

24x7 Security and Fire Prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Required number of evacuation points & refuge platforms for residents' safety along with fire alarms
- Sufficient power back-up to run your electrical appliances
- Video door phone facility with intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas
- Optimum power back-up for common area & utilities with automatic changeover system for DGs

Green Initiatives

- Water efficient fixtures
- Landscaping with use of native plants
- Low VOC materials
- Use of LED lights in common areas

Health & Safety

- 24 hour treated water supply through water treatment plant
- Superior quality waterproofing wherever necessary
- Quality earthing for all electro – mechanical gadgets
- Sufficient project illumination through compound & street lighting inside the complex

The Merlin World without Boundaries



Elita Garden Vista | New Town, Kolkata



Altair | Colombo, Sri Lanka



Ventana | Pune



Acropolis Mall | Kolkata



Verve | Tollygunge, Kolkata



Fifth Avenue | Sector-V, Salt Lake



The One | Tollygunge, Kolkata



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.