

Merlin

ISLE

Your private isle in the heart of the city



Your own slice of paradise

A lifestyle destination filled with the footprints of nature.
1.4 km from Ballygunge Phari. And less than 3 km from Gariahat

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

Master Plan

Apartment Layout

INDEX

- 3BHK + 3T
- 2BHK + 2T

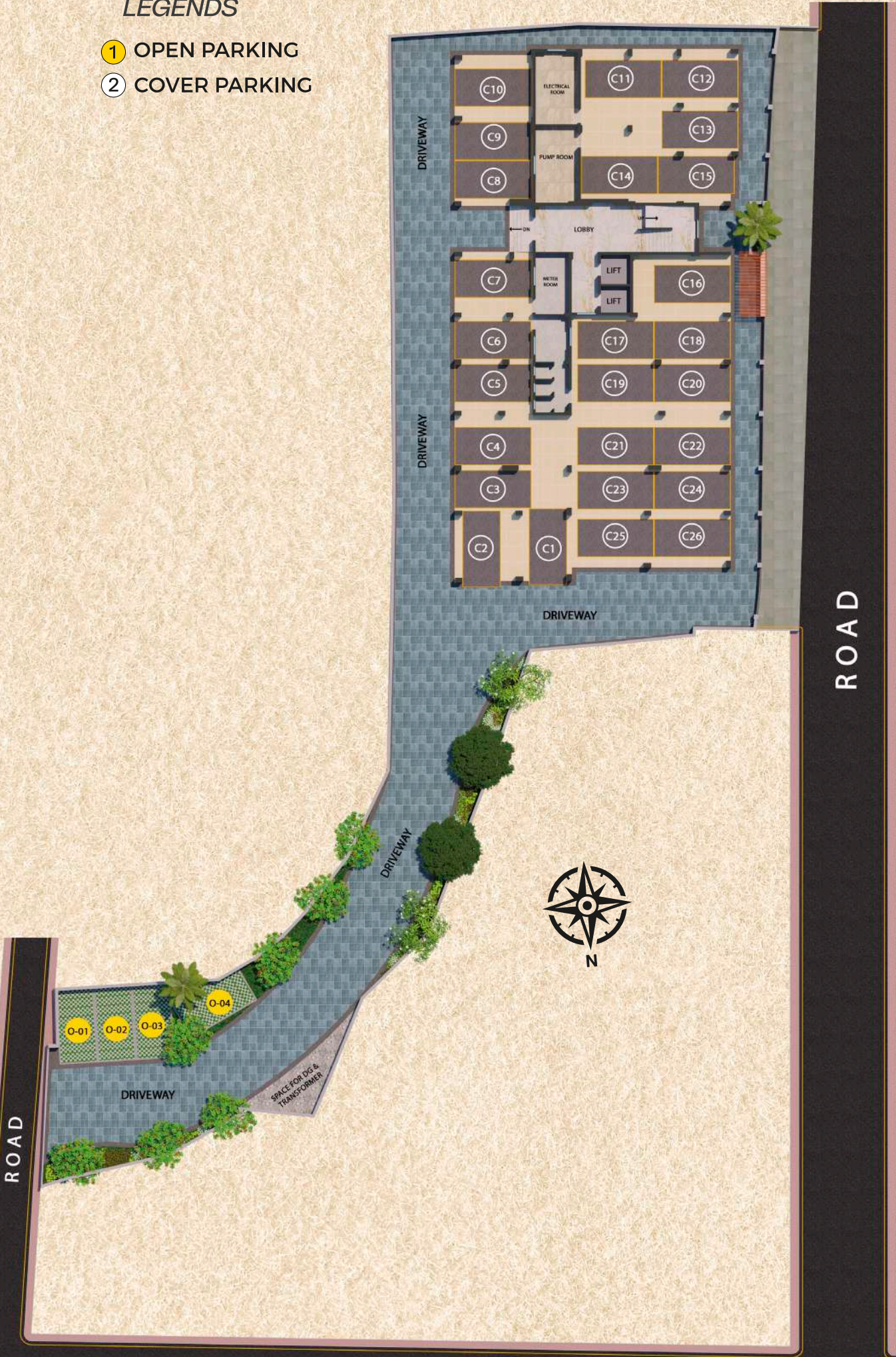


Master Plan

Parking Layout

LEGENDS

- 1 OPEN PARKING
- 2 COVER PARKING



1st Floor Plan



1st Floor Plan

(Area statement as per RERA)

| Flat No. | Flat Type | Carpet Area (Sq.ft) | C.B Area (Sq.ft) | Balcony Bult-up Area (Sq.ft) | Built-up Area (Sq.ft) |
|----------|-----------|---------------------|------------------|------------------------------|-----------------------|
| B | 3BHK | 888 | 23 | 110 | 1115 |
| C | 3BHK | 918 | 16 | 104 | 1136 |
| D | 3BHK | 890 | 23 | 48 | 1051 |
| E | 3BHK | 903 | 21 | 96 | 1124 |
| F | 2BHK | 711 | 07 | 91 | 896 |

Typical Floor Plan



Typical Floor Plan

(Area statement as per RERA)

| Flat No. | Flat Type | Carpet Area (Sq.ft) | C.B Area (Sq.ft) | Balcony Bulit-up Area (Sq.ft) | Built-up Area (Sq.ft) |
|----------|-----------|---------------------|------------------|-------------------------------|-----------------------|
| A | 3BHK | 794 | 21 | 47 | 953 |
| B | 3BHK | 888 | 23 | 110 | 1115 |
| C | 3BHK | 918 | 16 | 104 | 1136 |
| D | 3BHK | 890 | 23 | 48 | 1051 |
| E | 3BHK | 903 | 21 | 96 | 1124 |
| F | 2BHK | 711 | 07 | 91 | 896 |

Foundation & Structure:

- Structure designed following the IS code.
- RCC Structure.

Building Envelope:

- Iconic buildings meticulously designed and externally painted with texture/acrylic emulsion paint.

Living /Dining Room:

| | |
|---------------------|---|
| Flooring | Vitrified Tiles |
| Wall | Putty |
| Ceiling | Putty |
| Main door | Frame with laminated flush door |
| Hardware & Fittings | Branded locks and hardware fittings of Yale, Häfele, Dorset or equivalent make. |
| Windows | Aluminium powder coated windows with glass panes |
| Electrical | Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring |
| Air Conditioner | Split Air-Conditioning in living dining room |

Bedroom:

| | |
|---------------------|--|
| Flooring | Vitrified Tiles |
| Wall | Putty |
| Ceiling | Putty |
| Doors | Frame with Commercial Flush Door |
| Hardware & Fittings | Branded locks and hardware fittings of Yale, Häfele, Dorset or equivalent make |
| Windows | Aluminium powder coated windows with glass panes |
| Electrical | Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring |
| Air Conditioner | Split Air-Conditioning in bedrooms |

Balcony:

| | |
|----------|---|
| Flooring | Anti-skid Ceramic Tiles |
| Wall | Exterior grade paint |
| Ceiling | Exterior grade paint |
| Door | Aluminium powder coated Door with glass panes |
| Railing | Painted M.S Railing |

Kitchen:

| | |
|---------------------|--|
| Flooring | Matt Finish Ceramic Tiles |
| Wall | Ceramic Tiles dado up to 2 Feet height above the counter |
| Ceiling | Putty |
| Door | Frame with Commercial Flush Door |
| Hardware & Fittings | Branded locks and hardware fittings of Yale, Häfele, Dorset or equivalent make |
| Windows | Aluminium powder coated window with glass panes and provision for exhaust fan |
| Counter | Granite |
| Plumbing | Stainless Steel Sink |
| Electrical | Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring |

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 of Yale, Häfele, Dorset or equivalent make |
| Window | Aluminium powder coated Window with glass panes and provision for exhaust fan |
| Sanitary ware | Kohler/Jaquar or equivalent make |
| CP Fittings | Kohler/Jaquar 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 |

Typical Floor Lobby:

| | |
|----------|---|
| Flooring | Vitrified Tiles |
| Wall | Combination of Tiles & Paint |
| Ceiling | Putty and paint |
| Lifts | Otis/ Schindler/ Kone or equivalent makes |

Health & Safety

- 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

24x7 Security

- Optimum power back-up to sufficiently run essential electrical appliances
- Optimum power backup for common areas, utilities prioritize critical functions (lighting, elevators, security). Individual apartments will also get backup for lights and fans.
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas





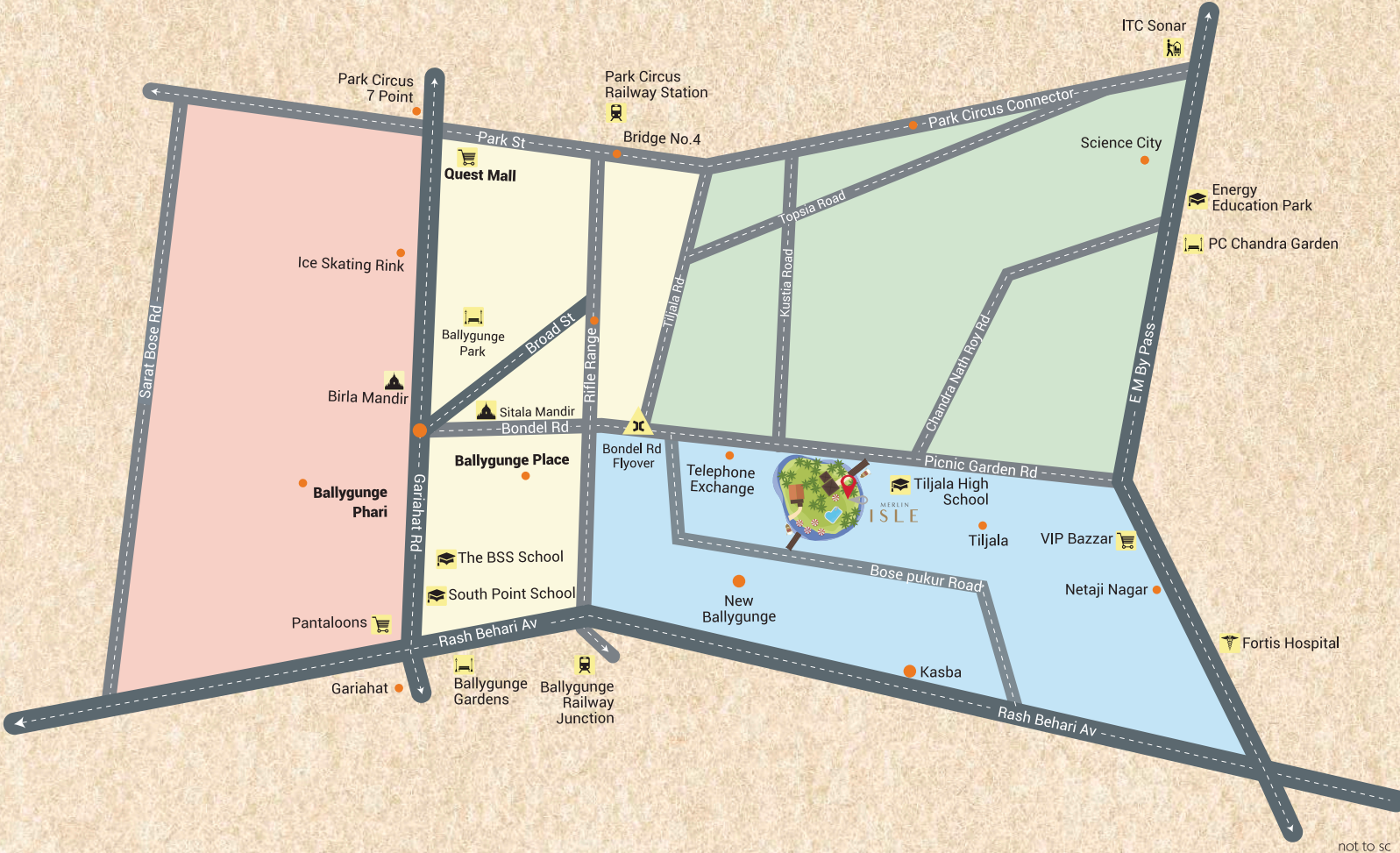
Rediscovering life beyond the city's roar

Explore the simplicity of island living,
where time slows down. Just as you step out the city rages.



G+4 | 23 well ventilated apartments
Land area of 21.78 cottah

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Important Landmarks

- Ballygunge Phari (Dhaba) - 1.4 km | Ballygunge Market - 1.5 Km
- Birla Mandir - 1.8 km | VIP Bazar - 1.9 km | Pantaloons near Gariahat Flyover - 2.2 km
- Modern High for Girls - 2.3 km | Gariahat Market - 2.8 km
- Ballygunge Siksha Sadan - 2.9 km | Quest Mall - 3 km
- Calcutta International School - 3.1 km | Ruby Hospital - 4 km
- Science City - 4.2 km | The Heritage School - 5 km



Building Dreams for 40 Years

Merlin Group is Rooted in Growth, Branching Out with Community.

- **Root to Happiness:** Homes & Workspaces built for wellbeing across India.
- **Decades of Expertise:** 40 Years, 20 Million sq. ft. Delivered, 10 Million in Progress.
- **Diverse Portfolio:** Over 100 Residential, Commercial & Retail Projects.
- **Trusted by Families:** 50% Sales from Referrals – Neighbors become Believers.
- **National Footprint:** Growing across Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad & Raipur.

The Merlin World without Boundaries



The Summit | Sector V, Kolkata



Acropolis Mall | Kolkata



Altair | Colombo, Sri Lanka



Fifth Avenue
Sector V, Kolkata



South City Residence
Kolkata



The One
Tollygunge, Kolkata



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