


Merlin
next.
happiness is next

A woman with dark hair, wearing a white lace dress, is swinging on a rope against a vibrant sunset sky. She is smiling and looking upwards. The sun is low on the horizon, creating a warm, golden glow. The background shows a silhouette of a city skyline.

next to everything !



PRE-CERTIFIED GOLD RATED PROJECT

The **next** is here, the **next** is now !

Land area 63 cottah | More than 70% open area | Twin towers

B+G+11 | 132 Lifestyle apartments | Covered & open parking

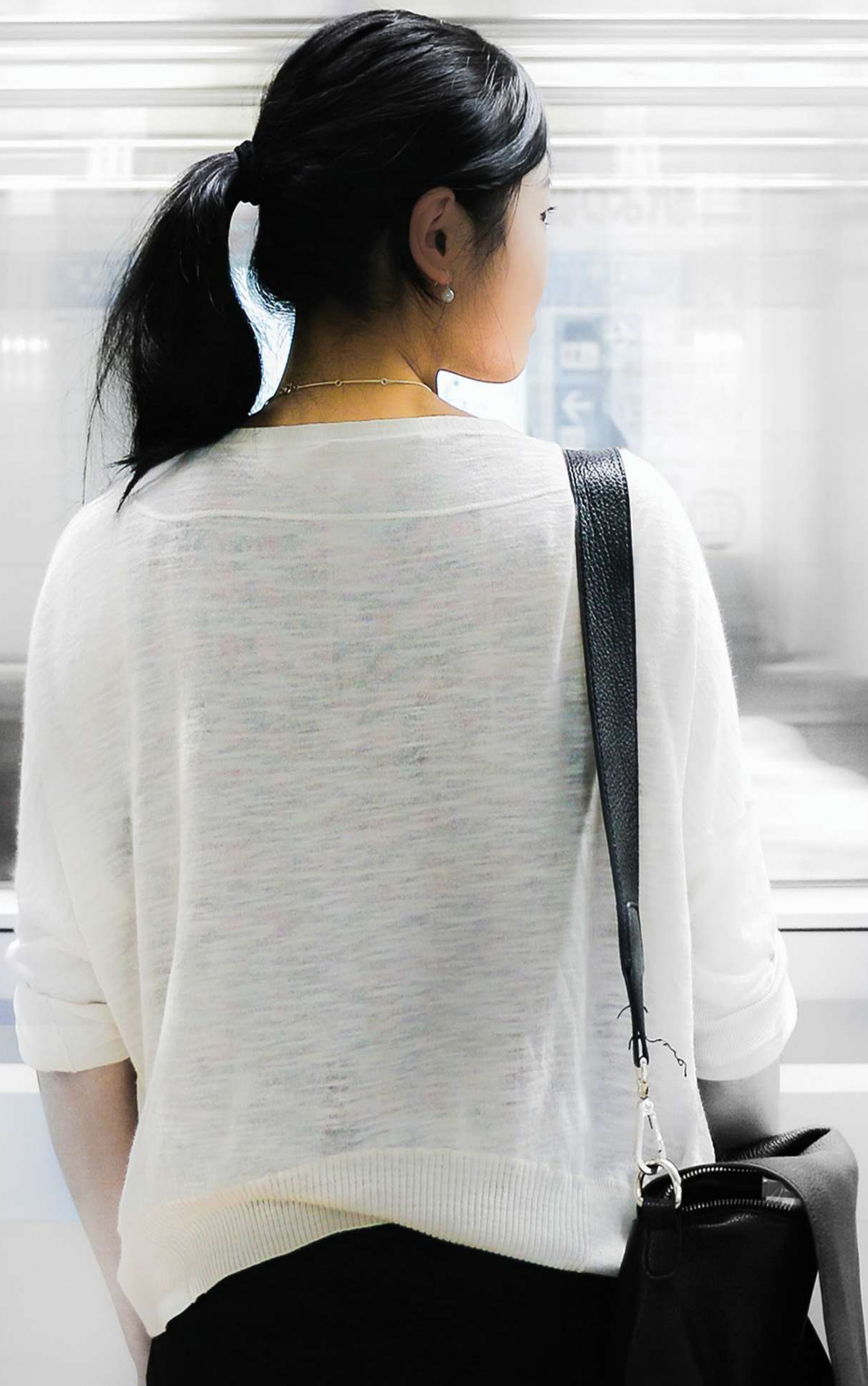
Next to a large natural waterbody



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.

The **next** connect

The upcoming **Behala Chowrasta Metro** is just **6 minutes(2 km)** away.
A **20 minutes (7 Km)** drive will take you to **Tolly Metro**. Multiple modes
of public and private transport are available here.



Ground / Master Plan



LEGENDS

- ① DRIVEWAY
- ② CAR PARKING
- ③ MULTI- LEVEL CAR PARKING
- ④ OPEN CAR PARKING
- ⑤ LOBBY
- ⑥ LAWN
- ⑦ NATURAL POND
- ⑧ WATER FEATURE

Tower & flat layout position



INDEX

- 3 BHK FLATS
- 2 BHK FLATS

Rooftop Plan



- LEGENDS
- ① SITTING AREA
 - ② OPEN TERRACE
 - ③ CHILDREN'S PLAY AREA
 - ④ SWIMMING POOL
 - ⑤ KID'S POOL



Rooftop Kids Play Area

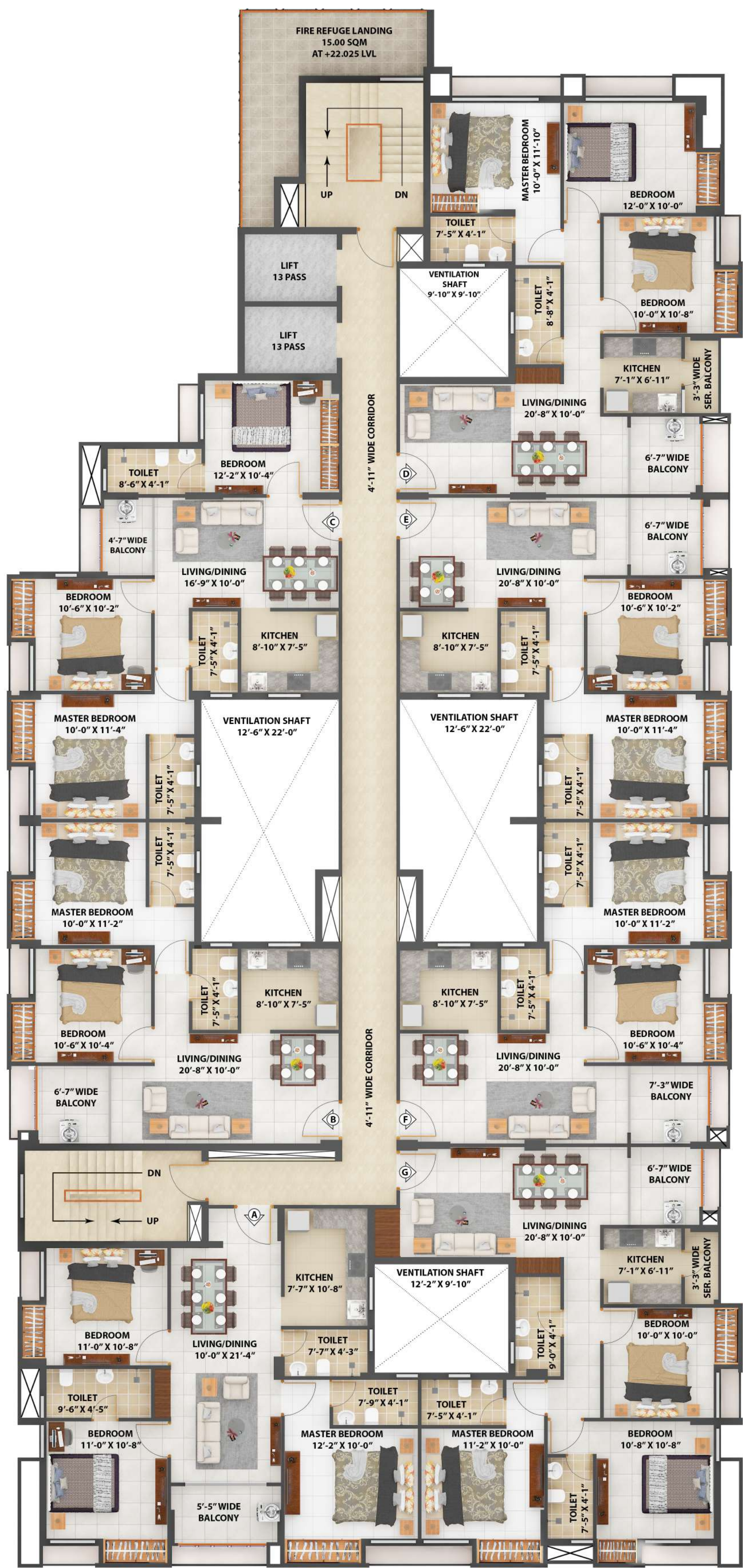


lifestyle **next**

Explore an open-air luxurious swimming pool at the rooftop, with complete privacy and far away from the urban sprawl.

Rooftop Swimming Pool

BLOCK - 1 | 2nd to 9th Floor



Unit Info		Bultup Area (Sq.ft.)	Carpet area excluding C. B. (sq.ft.)		Carpet Area of Cupboard(Sq.ft.)	Carpet Area of Cupboard after finishing (Sq.ft.)	Balcony BU Area (Sq.ft.)	Service Balcony BU Area (Sq.ft.)
Flat No.	Flat Type		Carpet Area as sanction (Sq.ft.)	Carpet Area after finishing (Sq.ft.)				
A	3BHK+3T	1001	835	829	39	38	52	
B	2BHK+2T	737	603	598	24	23	46	
C	3BHK+3T	873	741	734	24	23	32	
D	3BHK+2T	933	762	755	24	23	46	22
E	2BHK+2T	725	603	598	25	24	46	
F	2BHK+2T	729	603	598	25	24	51	
G	3BHK+3T	977	801	794	33	31	46	21

* Built up area includes carpet area of the unit, cupboard, balcony, service balcony area and the wall area covering the unit.

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.

BLOCK - 1 | 10 & 11th Floor

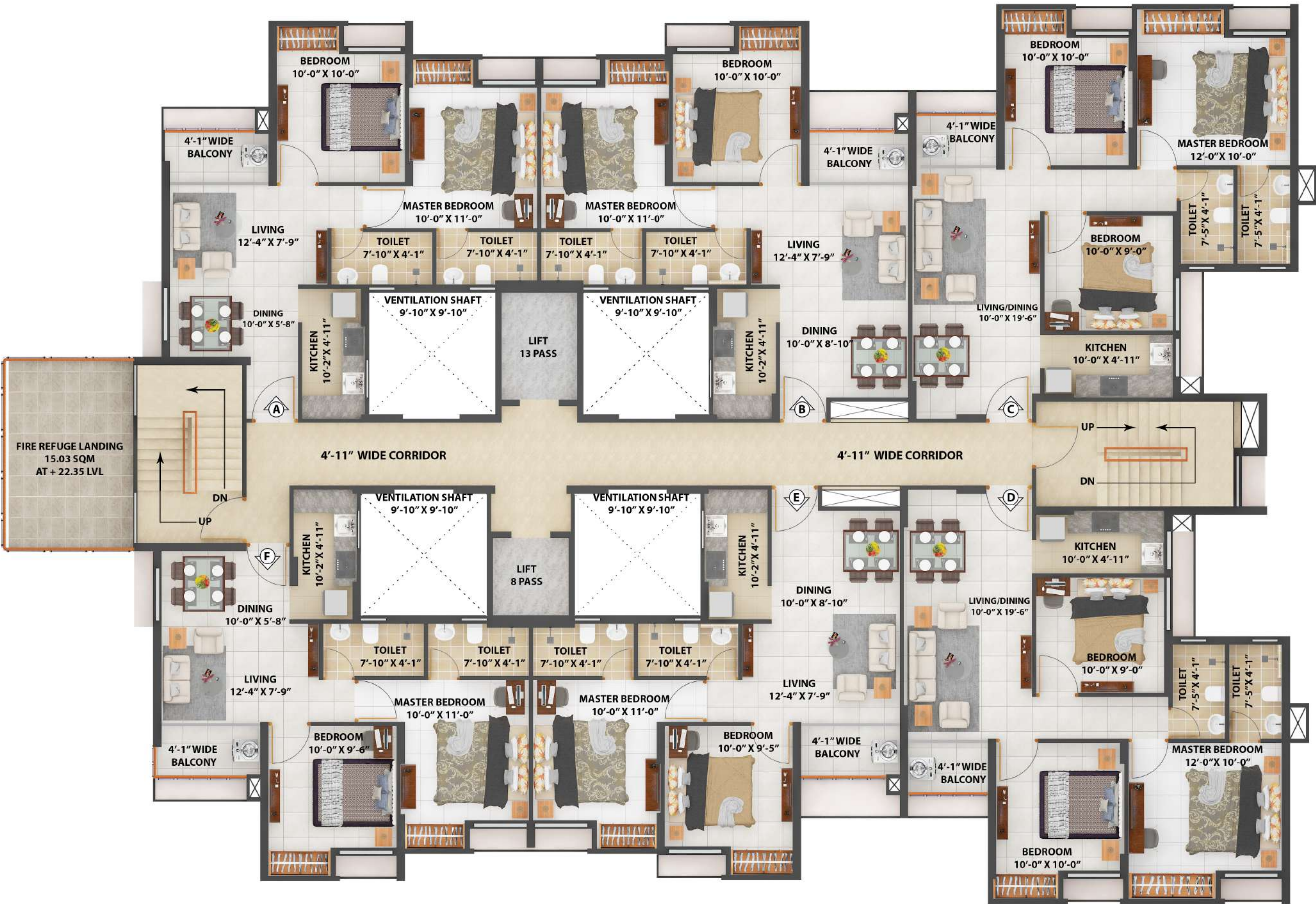


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*Built up area includes carpet area of the unit, cupboard, balcony, service balcony area and the wall area covering the unit.

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BLOCK - 2 | 1st to 11th Floor



Unit Info		Bultup Area (Sq.ft.)	Carpet area excluding C. B. (sq.ft.)		Carpet Area of Cupboard(Sq.ft.)	Carpet Area of Cupboard after finishing (Sq.ft.)	Balcony BU Area (Sq.ft.)
Flat No.	Flat Type		Carpet Area as sanction (Sq.ft.)	Carpet Area after finishing (Sq.ft.)			
A	2BHK+2T	650	536	530	21	20	33
B	2BHK+2T	657	554	548	21	20	32
C	3BHK+2T	791	677	672	26	25	26
D	3BHK+2T	792	678	673	26	25	26
E	2BHK+2T	651	548	543	21	20	32
F	2BHK+2T	624	511	505	21	20	33

*Built up area includes carpet area of the unit, cupboard, balcony, service balcony area and the wall area covering the unit.

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Block 1 | Flat Type E | 2BHK + 2TLT

Legends

- ① Living/Dining 20'-8" X 10'-0"
- ② Kitchen 8'-10" X 7'-5"
- ③ Toilet 7'-5" X 4'-1"
- ④ Toilet 7'-5" X 4'-1"
- ⑤ Master Bedroom 10'-0" X 11'-4"
- ⑥ Bedroom 10'-6" X 10'-2"
- ⑦ 6'-7" Wide Balcony



Block 1 | Flat Type E | 2BHK + 2TLT

Unit Information		Builtup Area (sq.ft.)	Carpet Area Excluding C.B. (sq.ft.)		Carpet area of Cupboard (sq.ft.)	Carpet area of Cupboard after finishing (sq.ft.)	Balcony BU Area (sq.ft.)
Flat No.	Flat Type		Carpet area as per sanction (sq.ft.)	Carpet area after finishing (sq.ft.)			
FLAT - E	2BHK+2T	725	603	598	25	24	46

Disclaimer: The dimensions which are shown in the brochure as well as in the sanction plan approved by the authorities are bare architechtrual dimensions. Physical dimension post finishing will reduce due to finishes such as plaster, POP, flooring etc, resulting some reduction in carpet area.

Block 1 | Flat Type F | 2BHK + 2TLT

Legends

- ① Living/Dining 20'-8" X 10'-0"
- ② Kitchen 8'-10" X 7'-5"
- ③ Toilet 7'-5" X 4'-1"
- ④ Toilet 7'-5" X 4'-1"
- ⑤ Master Bedroom 10'-0" X 11'-2"
- ⑥ Bedroom 10'-6" X 10'-4"
- ⑦ 7'-3" Wide Balcony



Block 1 | Flat Type F | 2BHK + 2TLT

Unit Information		Builtup Area (sq.ft.)	Carpet Area Excluding C.B. (sq.ft.)		Carpet area of Cupboard (sq.ft.)	Carpet area of Cupboard after finishing (sq.ft.)	Balcony BU Area (sq.ft.)
Flat No.	Flat Type		Carpet area as per sanction (sq.ft.)	Carpet area after finishing (sq.ft.)			
FLAT - F	2BHK+2T	729	603	598	25	24	51

Disclaimer: The dimensions which are shown in the brochure as well as in the sanction plan approved by the authorities are bare architectrual dimensions. Physical dimension post finishing will reduce due to finishes such as plaster, POP, flooring etc, resulting some reduction in carpet area.

Block 2 | Flat Type F | 2BHK + 2TLT

Legends

- ① Dining 10'-0" X 8'-10"
- ② Living 12'-4" X 7'-9"
- ③ Kitchen 10'-2" X 4'-11"
- ④ Toilet 7'-10" X 4'-1"
- ⑤ Toilet 7'-10" X 4'-1"
- ⑥ Master Bedroom 10'-0" X 11'-0"
- ⑦ Bedroom 10'-0" X 9'-5"
- ⑧ 4'-1" Wide Balcony



Block 2 | Flat Type E | 2BHK + 2TLT

Unit Information		Builtup Area (sq.ft.)	Carpet Area Excluding C.B. (sq.ft.)		Carpet area of Cupboard (sq.ft.)	Carpet area of Cupboard after finishing (sq.ft.)	Balcony BU Area (sq.ft.)
Flat No.	Flat Type		Carpet area as per sanction (sq.ft.)	Carpet area after finishing (sq.ft.)			
FLAT - E	2BHK+2T	651	548	543	21	20	32

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Block 2 | Flat Type B | 2BHK + 2TLT

Legends

- ① Living 12'-4" X 7'-9"
- ② Dining 10'-0" X 8'-10"
- ③ Kitchen 10'-2" X 4'-11"
- ④ Toilet 7'-10" X 4'-1"
- ⑤ Toilet 7'-10" X 4'-1"
- ⑥ Master Bedroom 10'-0" X 11'-0"
- ⑦ Bedroom 10'-0" X 10'-0"
- ⑧ 4'-1" Wide Balcony



Block 2 | Flat Type B | 2BHK + 2TLT

Unit Information		Builtup Area (sq.ft.)	Carpet Area Excluding C.B. (sq.ft.)		Carpet area of Cupboard (sq.ft.)	Carpet area of Cupboard after finishing (sq.ft.)	Balcony BU Area (sq.ft.)
Flat No.	Flat Type		Carpet area as per sanction (sq.ft.)	Carpet area after finishing (sq.ft.)			
FLAT - B	2BHK+2T	657	554	548	21	20	32

Disclaimer: The dimensions which are shown in the brochure as well as in the sanction plan approved by the authorities are bare architectural dimensions. Physical dimension post finishing will reduce due to finishes such as plaster, POP, flooring etc, resulting some reduction in carpet area.

Your next lifestyle station !



AC Community Hall



AC Gymnasium



AC Yoga / Meditation Zone



Indoor Games Room

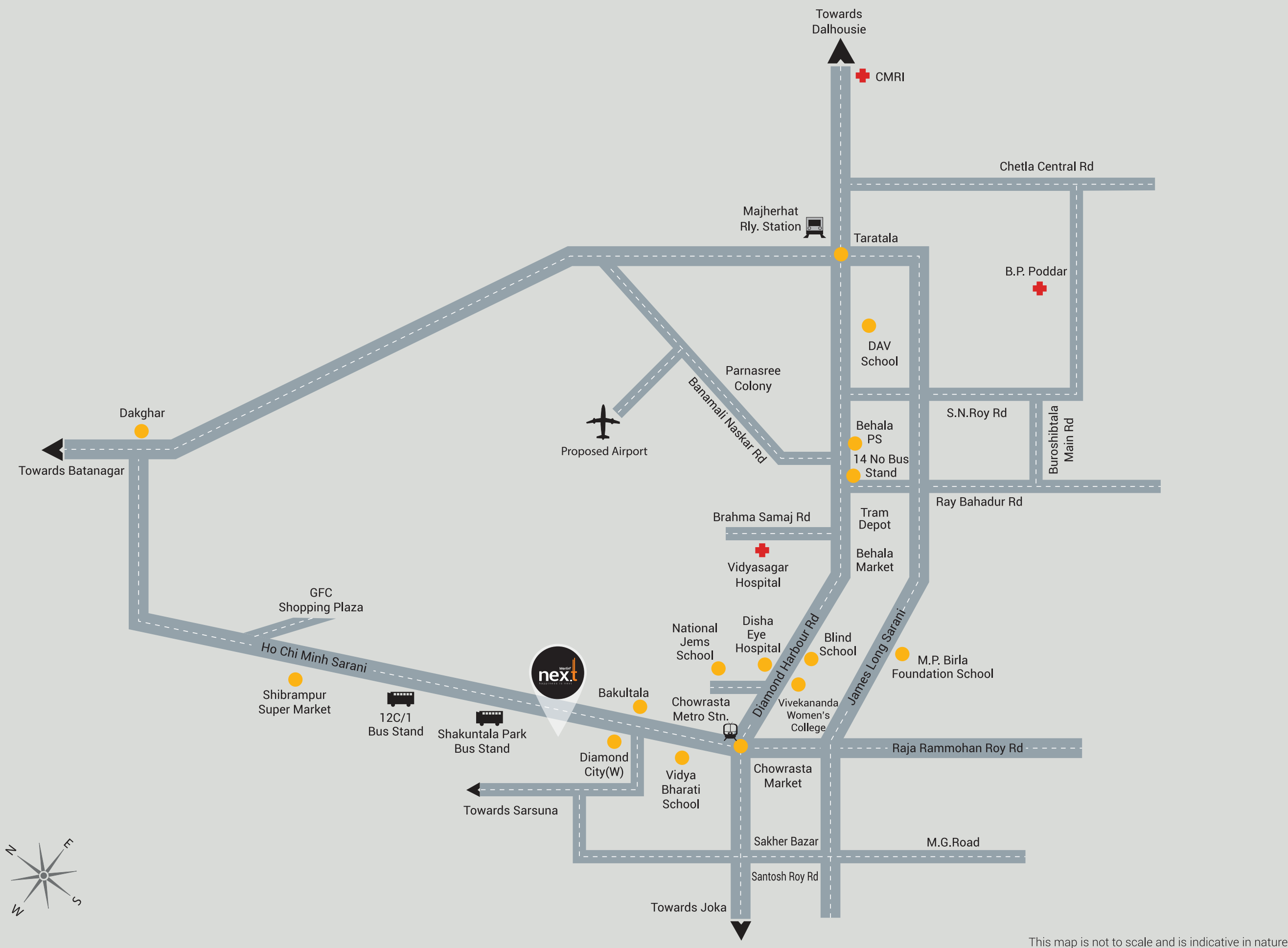
Specification



Foundation :	Reinforced cement concrete on piles & pile caps.
Structure :	Reinforced cement concrete frame structure and walls of energy efficient AAC blocks / Fly Ash Bricks as per design.
Treatment :	Anti-termite treatment
Proofing :	Waterproofing in toilets, kitchen ,balcony and roof
Entrance Lobby :	Floor combination of vitrified tiles & granite as per design, wall combination of premium ceramic tiles, paint & wall paneling as per design with false ceiling with Light fixtures.
Typical floor Lobby :	Flooring vitrified tiles, wall combination of tiles and paint.
Elevation :	Iconic towers meticulously designed, combination of anti-fungal & textured/acrylic emulsion paint to increase durability and prevent fungi.
Wall Finish :	Interior : Plaster, putty finishes smooth walls. Exterior : Plaster and combination of antifungal & textured/acrylic emulsion paint.
Ceiling :	Plaster & Putty Finish.
Flooring & Dado :	Vitrified tiles in Living, Dining area and Bedrooms, Heavy duty ceramic tiles/vitrified tiles in kitchen floor Matt finish ceramic tiles/vitrified tiles in balcony floor Anti-skid ceramic floor tiles and ceramic tiles on walls upto 7' height (Dado) in bathroom.
Toilet :	Sanitary fixtures of reputed make.
Door :	Main door: Wooden frame with laminated flush door. Internal doors: Wooden frame with Commercial Flush Doors Balcony door: Aluminium powder coated door with glass panes. Locks and hardware fittings of reputed make MS Fabricated railing at Balcony
Window :	Aluminium powder coated windows of good quality with glass panes, provision for installation of exhaust fan at kitchen & toilets.
Kitchen :	Granite countertop. Dado of ceramic tiles above platform upto 2 feet height with stainless steel sink.
Water Supply :	24 - hour treated water supply.
Electrical :	PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for necessary gadgets and AC. Fire resistant wires with good quality modular switches, Concealed wiring of reputed brands for electricity, telephone, internet etc. inside the apartment, quality earthing for all electro-mechanical gadgets.
Air Condition :	Split air-conditioner in all bed rooms.
Elevator :	Automatic lifts of reputed brand with well decorated lift cars (2 lifts for each block)



Your **next** Location



This map is not to scale and is indicative in nature



Important Landmarks

CMRI Hospital : **9 Km** | BP Poddar Hospital : **6.6 Km** | Vidyasagar Hospital : **4 Km** | JOKA
ESIC Medical College & Hospital : **5.6 Km** | Disha Eye Hospital : **2.7 Km**
M. P. Birla Foundation Higher Secondary School : **4.2 Km** | Blind School : **2.7 Km** |
Vivekananda Women's College : **2.4 Km** | Behala PS : **4.3 Km** | Behala Tram Depot : **3.7 Km**
Behala Chowrasta Metro(Upcoming) : **2.3 Km** | Taratalla Crossing : **5.5 Km** | Airport : **31.5 Km** | South City Mall : **9 Km**



Head Office:

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