



Head office : Merlin Projects Ltd, 22 Prince Anwar Shah Road, Kolkata - 700 033

Site office : Merlin Next, 328 HO Chi Minh Sarani, Kolkata, West Bengal : 700 061

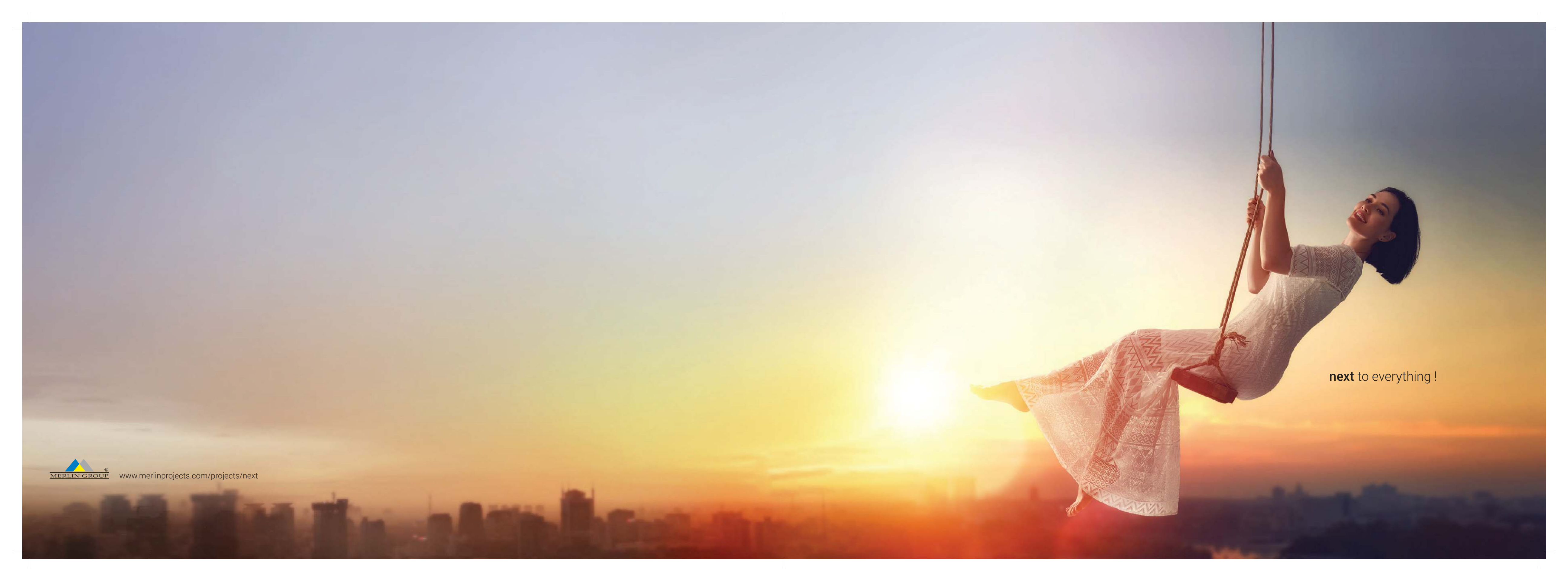
www.merlinprojects.com/projects/next | Call : 033 4015 4545 | F : 033 4015 4500 [http://facebook.com/MERLINGROUP](https://facebook.com/MERLINGROUP)

HIRA Registration Number : HIRA/P/KOL/2020/000987 | <https://hira.wb.gov.in/>

Disclaimer : This document is not a legal offering. It only describes the intent & concept of Merlin Next. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.

ncommunication@gmail.com





next to everything !



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.

Pampered by **sunlight** and **fresh air**,
and occasionally by moonlight sonata

Aesthetically laid out space efficient interiors, apartments at **next**
are designed to maximize light gain and air flow across seasons.

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



nex.t
happiness is next

LEGENDS

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





lifestyle **next**

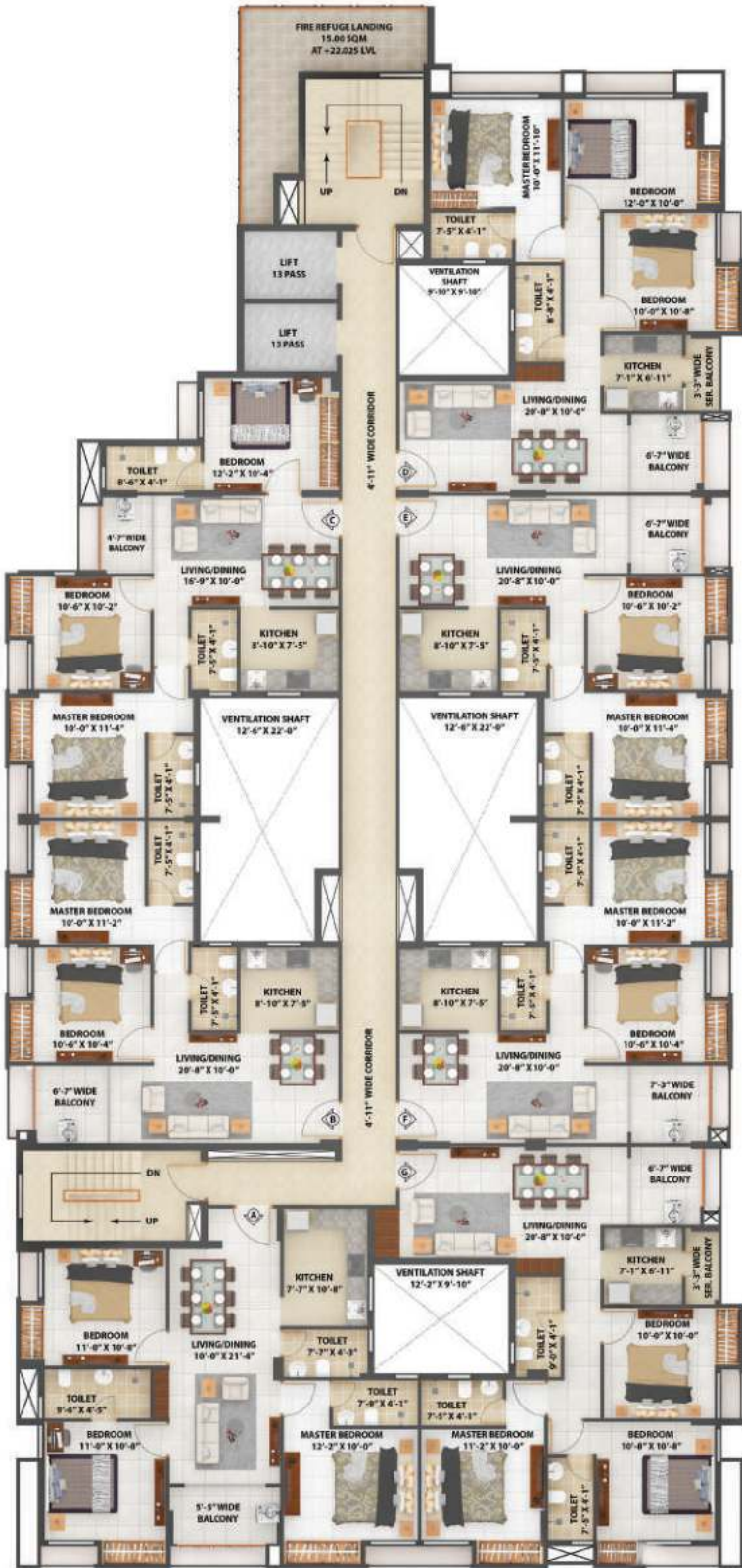
Explore an open-air luxurious swimming pool at the rooftop,
with complete privacy and far away from the urban sprawl.

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.

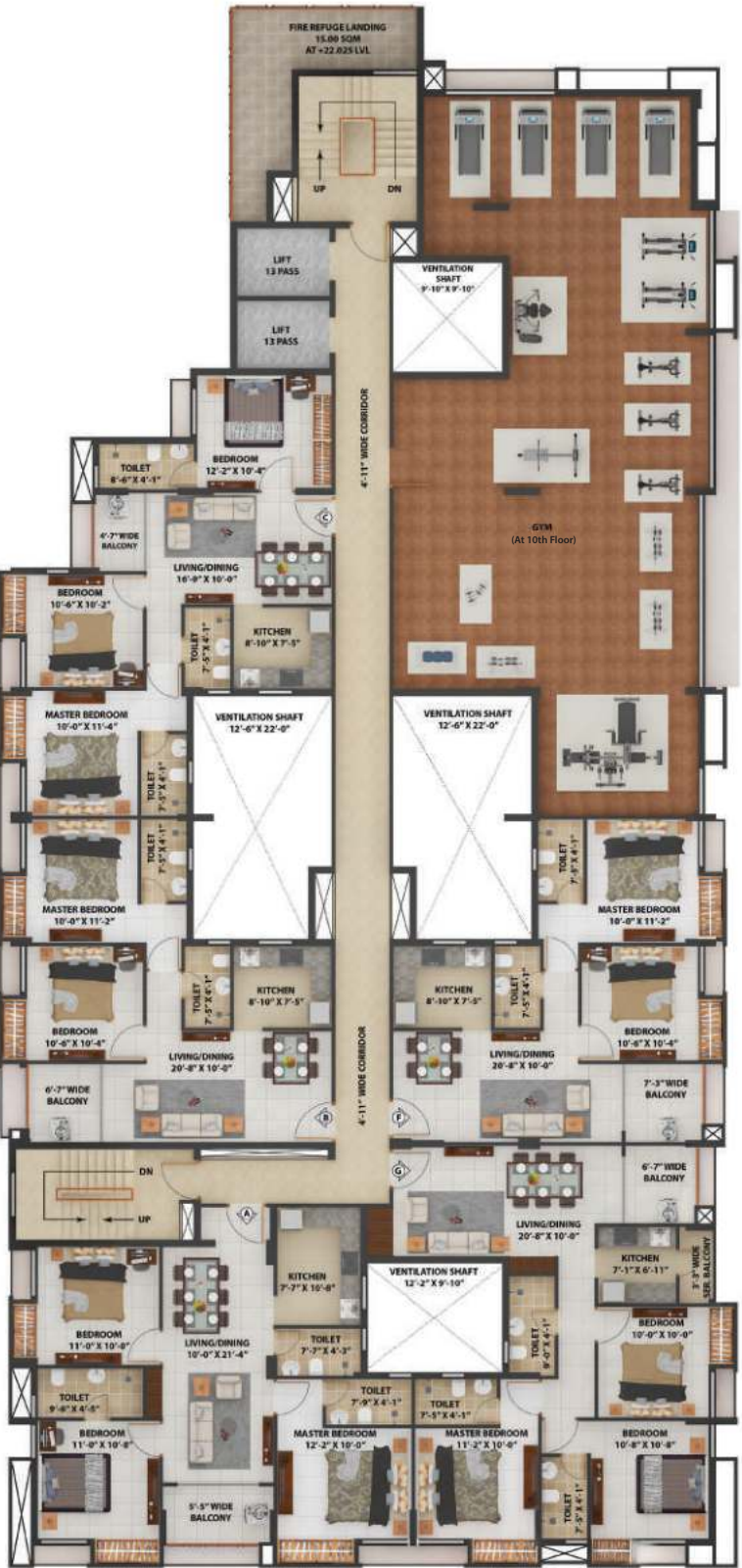


BLOCK - 1 | 10th & 11th Floor

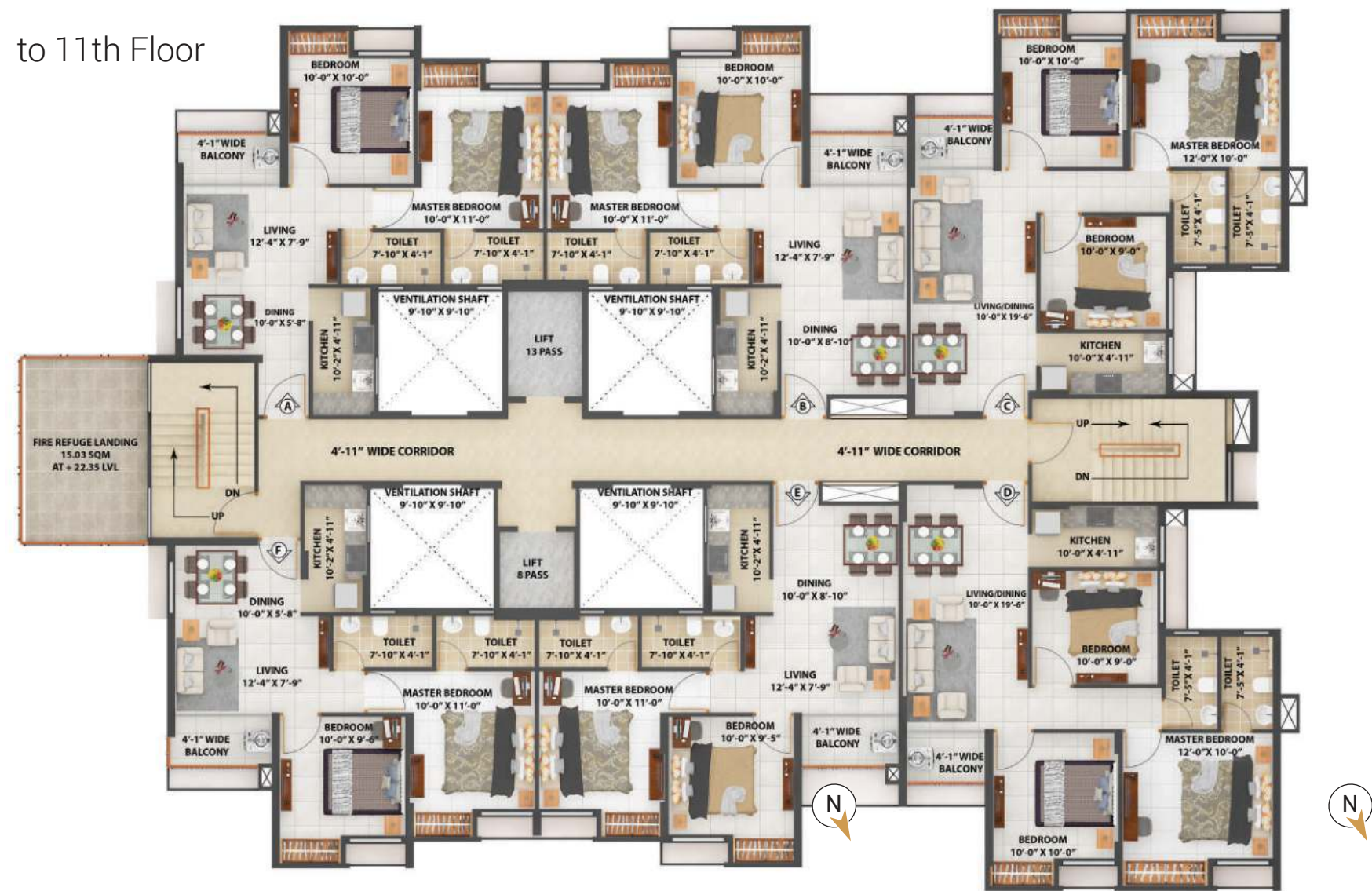
Unit Info		Bultup Area (Sq.ft.)	Carpet area excluding C. B. (sq.ft.)		Carpet Area of Cupboard(Sq.ft.)	Carpet Area of Cupboard after finishing (Sq.ft.)	Balcony BU Area (Sq.ft.)	Service Balcony BU Area (Sq.ft.)
Flat No.	Flat Type		Carpet Area as sanction (Sq.ft.)	Carpet Area after finishing (Sq.ft.)				
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	
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 - 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.

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.

Your **next** lifestyle station !



AC Community Hall



AC Gymnasium



AC Yoga / Meditation Zone



Indoor Games Room

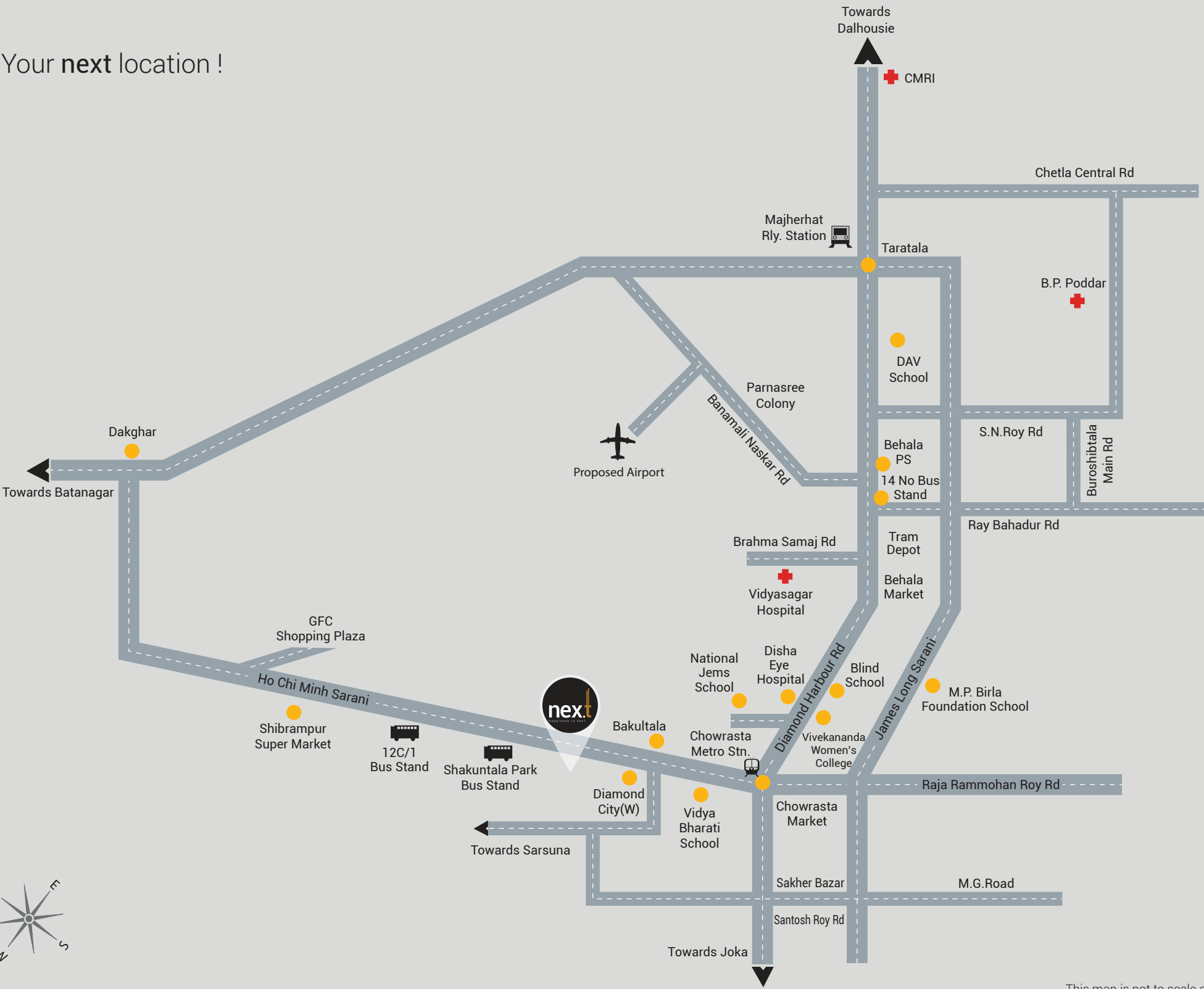


Specification

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