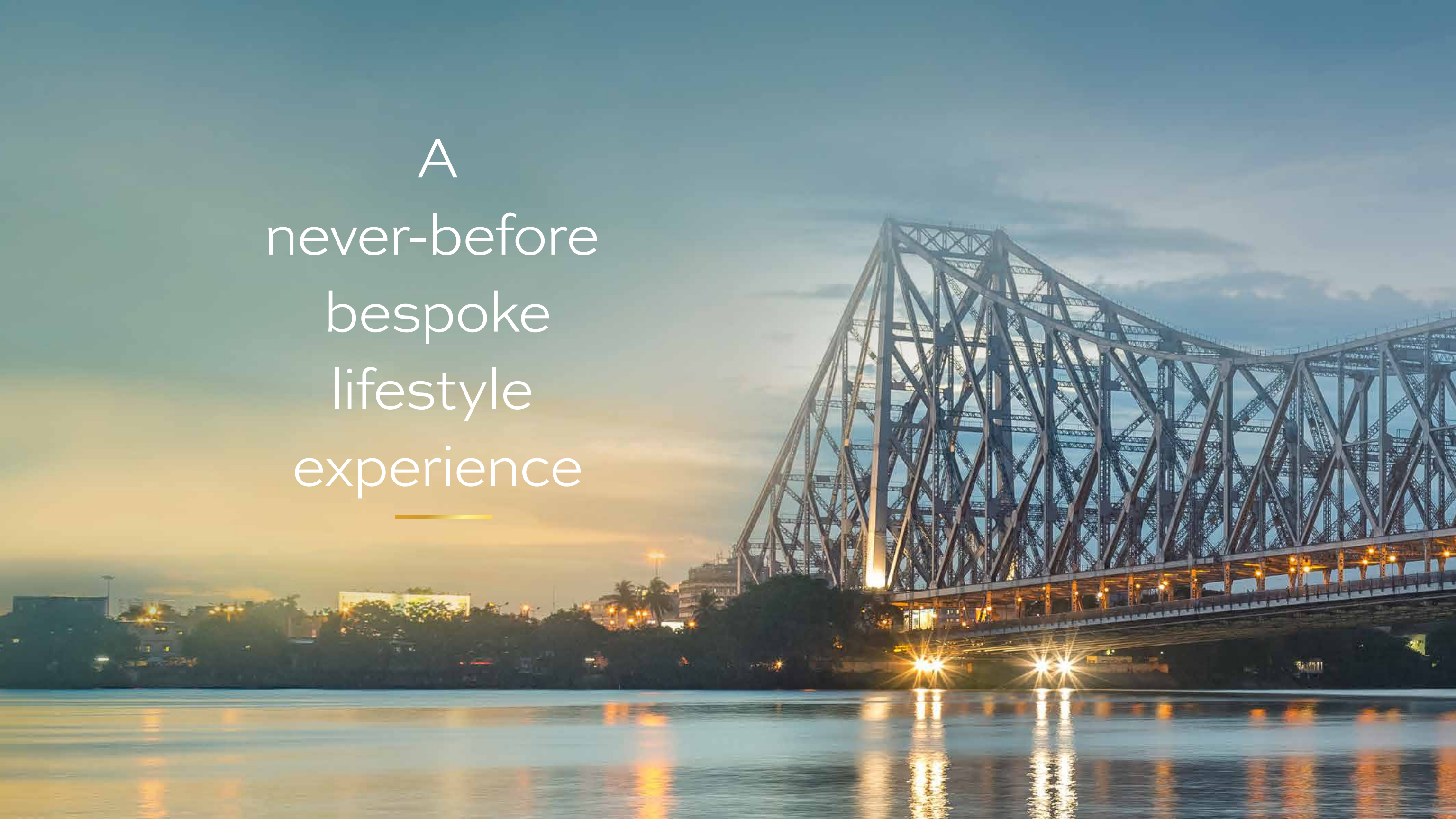




RESIDENCES

A
never-before
bespoke
lifestyle
experience



Experience unparalleled luxury with a global icon now enriching Eastern India.


◆ Residences sets new benchmarks in quality, aesthetics, and customer satisfaction by blending the global prestige and style of Fashion TV into luxury living. It offers exceptional experiences for those who value fashion and an opulent lifestyle, inviting you to a realm where fashion and home converge, beautifully inspiring and enhancing the lives of discerning individuals and businesses.



A woman in a blue dress is shown in profile, looking down. Her hands are clasped near her chest. The background is a soft gradient of yellow and orange.

Opulent Living Redefined



- ◆ 8 Acre offering
- ◆ 4 Towers in Phase I Towers (G+13) with interconnected green bridges
- ◆ Featuring 3 & 4 BHK AC Homes
- ◆ F Designed Residences with ample green
- ◆ Interconnected Green Spaces* at Roof Level with curated experiences
- ◆ Expansive Roof Top with designated Active & Passive Zones with exclusive experiences
- ◆ Iconic  Club featuring first of its kind 2 tier swimming pool featuring signature experiences



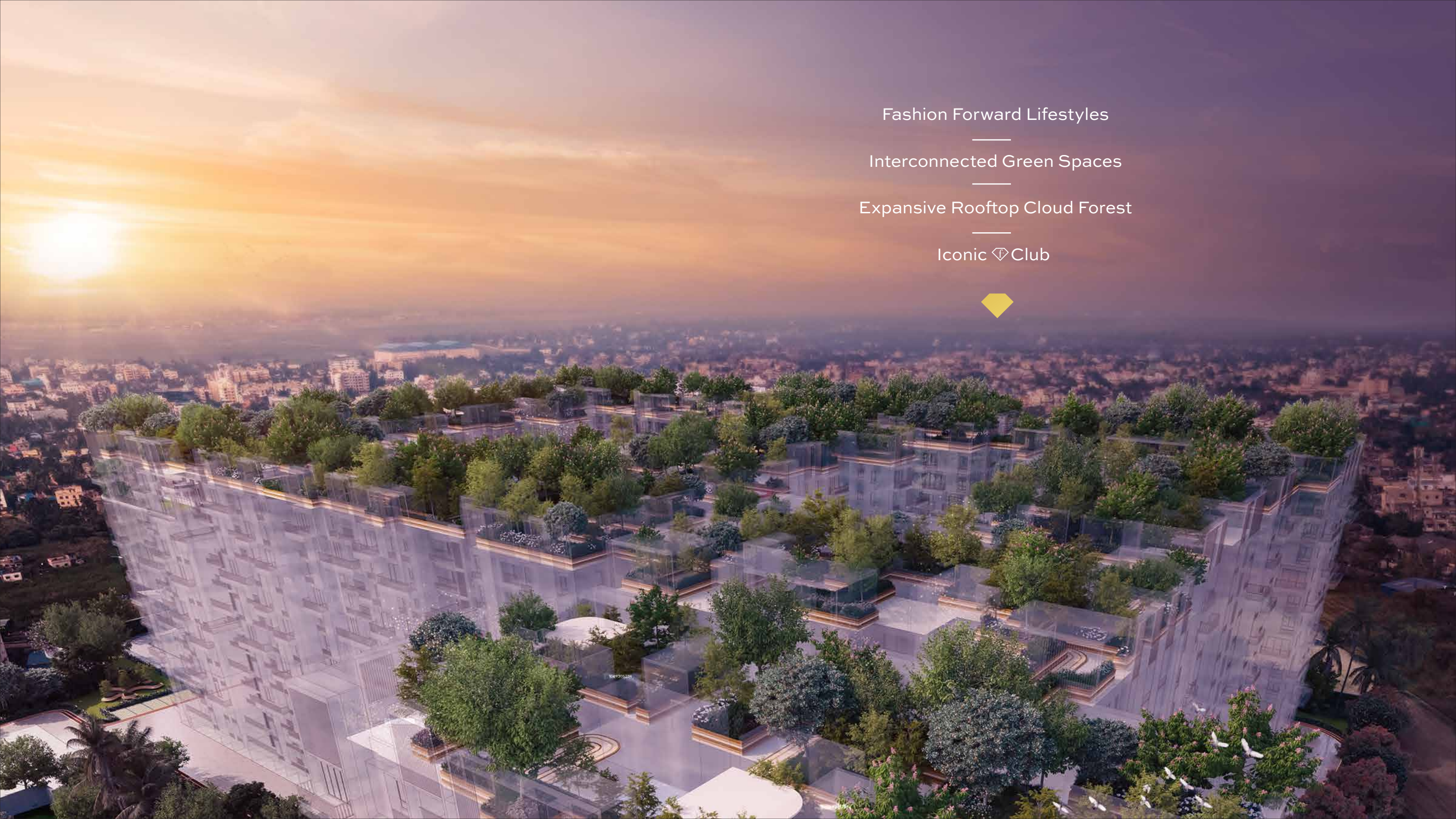
Experience
many firsts with
f Residences
in Kolkata

Fashion Forward Lifestyles

Interconnected Green Spaces

Expansive Rooftop Cloud Forest

Iconic  Club





Experience elevated living

- ◆ Floating Pavilion
- ◆ Greenery Garden
- ◆ Tree House
- ◆ Jogging Track & Bike Lane
- ◆ Multisport Court
- ◆ Yoga Lawn
- ◆ Amphitheatre
- ◆ Meandering Walkway
- ◆ Event Lawn
- ◆ Step garden
- ◆ Grotto Seating
- ◆ Fashion Event lawn
- ◆ Jacuzzi



Artist Impression | Disclaimer - 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.

the cloud forest




Artist Impression | Disclaimer - 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.



Artist Impression | Disclaimer - 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.

Meandering Garden


Escape the hustle and bustle of city life in the serene meandering garden area at  Residences. Stroll through the lush greenery, enjoy the gentle breeze, and find solace in the tranquillity of this idyllic space. Let the beauty of the natural world rejuvenate your senses and restore your inner peace.





Artist Impression | Disclaimer - 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.

Main


As you enter  Residences, a world of unparalleled luxury and sophistication unfolds before you. A bespoke lifestyle defines your taste.





Artist Impression | Disclaimer - 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.

Slope Free Play

At  Residences, the concept of play has been reimagined. The slope-free play area is a safe and inclusive haven for children of all ages. Let your little ones explore and discover in a worry-free environment, while you relax and enjoy the peace of mind that comes with knowing they're in a safe and nurturing space.





RESIDENCES

Location Map

EDUCATION	
Derozio College	750 m
DPS Newtown	6.7 km
Narayana School	6.6 km
DPS Megacity	7.9 km
St. Xavier's University	9.4 km
Techno India University	9.5 km
UEM	9.7 km
Army Institute of Management	10.4 km

HEALTHCARE	
Charnock Hospital	3.7 km
OHIO Hospital	7.1 km
Belle Vue Hospital (Upcoming)	7.2 km
TATA Cancer Hospital	7.4 km

SHOPPING	
City Centre 2	2.8 km
Axis Mall	8 km
Central Mall	7.3 km
Downtown Mall	10.5 km

IT HUBS	
TCS	7.3 km
NBCC Square	12.2 km
WIPRO (Upcoming Campus)	13 km
ITC Infotech Newtown	14.5 km

AIRPORT	
International Airport	5.8 km

Update

INDEX

- 3BHK 3T
- 3BHK 2T
- 4BHK 3T



RESIDENCES

LEGENDS

GROUND FLOOR

- 1 Main Gate
- 2 Greenery Garden
- 3 Service Access
- 4 Retail Entrance
- 5 Joging Track & Bike Lane
- 6 Multisport Court (Tennis+Futsal)
- 7 Tree House
- 8 Floating Pavilion
- 9 Butterfly Garden
- 10 Yoga Lawn
- 11 Amphitheatre
- 12 Feature Deck
- 13 Board Walk
- 14 Pocket Seating
- 15 Meandering Walkway
- 16 Sunken Court
- 17 Event Lawn

PODIUM

- 18 Feature Pavilion
- 19 Audience Walkway
- 20 Step Garden
- 21 VIP Seating
- 22 Water Feature
- 23 Grotto Seat
- 24 Fashion Event Lawn
- 25 Fashion TV Sculpture
- 26 Catwalk

CLUB ROOF

- 27 Panoramic Jacuzzi
- 28 Lap Pool
- 29 Party Lawn
- 30 Party Pavilion
- 31 Social Dining
- 32 Stair to Sky Pool
- 33 Viewing Sky Pool
- 34 Slider
- 35 Leisure Pool
- 36 Resting Cabana
- 37 Pool Lounger



tower 6



tower 8



tower 9



tower 10



Applicable for EOI from 22-11-2024

Unit Details			Price Range* in Cr. Approx		
Apartment Type	Unit Type	Area BU (Approx.)	Floor Category (A) 2nd - 4th Floor	Floor Category (B) 5th - 8th Floor	Floor Category (C) 9th - 13th Floor
Flat-A	3BHK+2T	960-1020	0.96-1.02	0.97-1.04	1.00-1.09
Flat-B	3BHK+3T	1070-1270	1.10-1.30	1.10-1.31	1.10-1.32
Flat-C	4BHK+3T	1400-1570	1.42-1.60	1.45-1.64	1.49-1.65

Terms & Conditions to be added with the EOI:

- The Present EOI is nontransferable, and shall be applicable only for the Present Project.
- The EOI shall become definitive only after the completion of the process of Final Allotment.
- Complete details of the Applicant along with address proof and Pan Card copy along with the booking token amount should be immediately provided
- Price Range only consist of Apartment Cost.
- Car Parking, GST, Legal Charges, Maintenance, Sinking Fund & Registration & Stamp Duty will be applicable.
- Actual cost of the apartment will be disclosed at the time of application only
- Upon receiving the intimation of Launch applicant needs to come within 3 days and select the specific apartment based on current availability.
- Post 3 days the token will not be valid and 100% refund will be done.
- The agreement of the Booked Unit to be executed & registered within 15 working days from the date of Allotment.
- Refund of the Token Amount against Cancellation will be within 30 working days. Incase EOI is cancelled after attending the Allotment event, the refund will be done within 30 working days, (the refund will be without any interest thereon).
- Applicant need to send cancellation request on customer@merlinprojects.com
- In case of non-allotment of the unit, the claim shall be limited only to the extent of the token amount paid in relation to this application form only.

