

iland

Enjoy Kolkata's
first ever island life!
Just 1.4 km from Ballygunge Phari



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Specification

Grand Entrance Lobby

- Well –decorated entrance lobby with premium texture paint finish in common areas such as staircases

Elevation

- An iconic building, meticulously designed. Combination of anti-fungal and textured paint.

Air-conditioning

- Split AC in all rooms including the dining/living room. (not in bathroom)

Foundation & Structure

- Reinforce cement with concrete on piles and sheer walls wherever necessary.
- Strict surveillance on quality.

Wall finish

- Putty finish smooth walls

Doors

- Internal doors - Both side painted door
- Main door: One side teak finish door

Windows

- Color Anodized or powder coated glazed aluminum windows
- Double glazed glass panels in all bedrooms to minimize noise pollution.

Hardware & Fittings

- Branded locks and hardware fittings of Yale, Godrej or equivalent make.

Floors & Dado

- Large 800x800 vitrified tiles in living & dining & 600x600 vitrified tiles in all bedrooms
- Anti -skid ceramic tiles in Kitchen floors
- Anti-skid floor tiles in bathroom and designer tiles on wall upto 8 ft height.

Elevators

- High speed automatic lifts of Kone/Schneider/ equivalent make with well-decorated lift cars.

Common lighting

- Overhead illumination for compound and street lighting inside the complex

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- Use of LED lighting in major area to minimize common area power consumption

Electrical Details

- PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for necessary **gadgets**.
- Fire resistance wires with premium modular switches of Crabtree/ Havells or equivalent.
- Concealed wiring of reputed brands for electricity, telephone, internet etc inside the apartment.
- Quality earthing for all electro-mechanical gadgets

24x7 security & fire prevention

- Power back-up upto 5KVA sufficeint to run all your electrical gadets including AC
- Security surveillance facility with CCTV and 24x7 round the clock security facility.
- Firefighting arrangement as per West Bengal Fire service recommendation
- Smoke detectors with sprinkler system for fire prevention
- Required number of Evacuation point & refuge platforms for resident s safety along with fire alarms
- Video door phone facility coupled with intercom system.

Treatment

- Anti-termite treatment during various stages of construction
- Thermal insulation treatment for the roof

Water treatment & proofing

- Each apartment assures 24 hours treated water supply.
- Superior quality waterproofing wherever necessary.

Kitchen

- Granite counter top
- Dado of ceramic tiles above platform upto 2 feet height
- Stainless steel sink
- Hot & cold water provision
- Separate KMC water line for drinking water
- Ceramic wall tiles in utility balcony

Toilets

- Water efficient sanitary fixtures (Hindware Italian collection/ Kohler or equivalent)
- Top-of-the-line international quality fittings of jaguar or equivalent make
- Designer large size wall tiles upto 8 feet height. Anti-skid flooring.
- Hot and cold water provision.

Live amongst Green, Air & Water

- Ample open area & greenery all around
- Terraces in some apartments to a give a blissful feeling
- Meticulously planned apartment, two/three sides open cross ventilation and adequate daylight

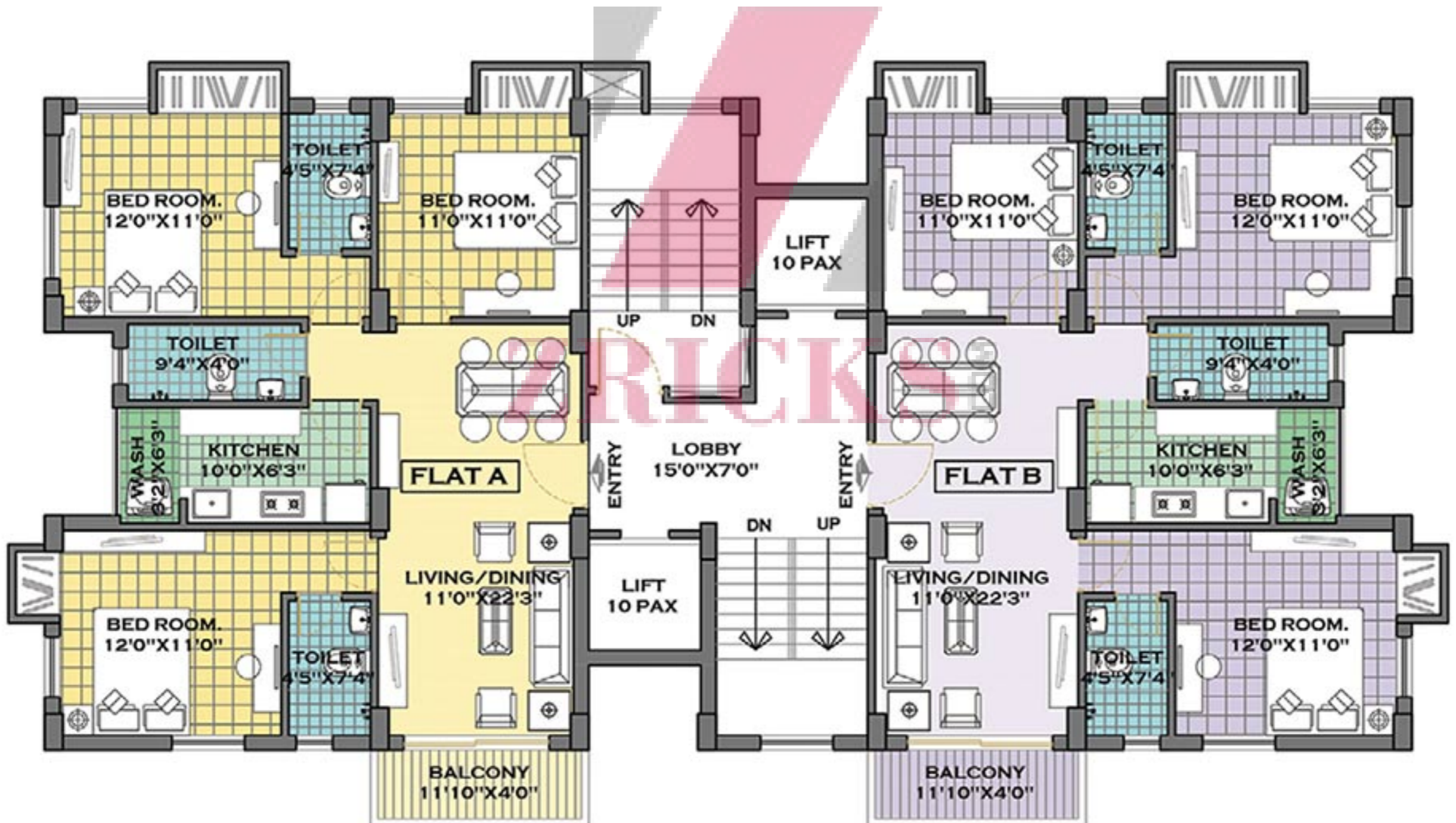


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Block 1 | (G+12)

Typical Floor Plan | 2nd - 12th Floor

Unit Info		Flat Area Sq. Ft. (X)
Flat No.	Flat Type	BU
(2-12) A	3BKH+3TOI	1077
(2-12) B	3BKH+3TOI	1077



Block 2 | (G+24)

First Floor Plan

Unit Info		Flat Area Sq. Ft. (X)		Terrace Area (Y)		Total Area (X+Y)	
Flat No.	Flat Type	BU	BU	Chargeable	Chargeable		
IA	4BKH+3TOI	1708	00	00	1708		
IB	3BKH+3TOI	1508	202	101	1609		



Block 2

9th, 12th, 15th, 18th, 21st Floor

Unit Info		Flat Area Sq. Ft. (X)		Terrace Area (Y)		Total Area (X+Y)	
Flat No.	Flat Type	BU	BU	Chargeable	Chargeable		
9A, 12A, 15A, 18A, & 21A	4BKH+3TOI	1579	50	25	1604		
9B, 12B, 15B, 18B, & 21B	3BKH+3TOI	1376	50	25	1401		
9C, 12C, 15C, 18C, & 21C	3BKH+3TOI	1379	50	25	1404		
9D, 12D, 15D, 18D, & 21D	3BKH+3TOI	1376	50	25	1401		





PICNIC GARDEN ROAD

NATURAL POND

BLOCK-1

BLOCK-2

FLAT A

FLAT B

FLAT C

FLAT D

LOBBY

FLAT B

FLAT A

1

2

3

4

5

6





A charming island life is waiting for you.

Awe inspiring elevation | AC 3 & 4 BHK* apartments | B+G+24 & G+12 storied | Maximum flats with open terrace | Surrounded by Natural waterbody on all sides | Club facilities | Adequate basement parking



Rooftop Swimming Pool



Rooftop Garden



AC Gym



AC Community Hall

Location map



Ballygunge Phari (Dhuba) - 1.4 km | Sifa Mandir - 1.8 km | Guest Mall - 3 km | Pantaloons near Gariahat Flyover - 2.2 km | Science City - 4.2 km
Ruby Hospital - 4 km | Calcutta International School / Heritage School / Modern High School / Ballygunge Shiksha Sadan - 2 to 5 km

not to scale

About the developer : The Merlin group has a versatile portfolio of premium and essential housing, country homes and bungalows, speciality malls and office towers, IT buildings, hotels, clubs and resorts.



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Disclaimer: This Bro is purely conceptual and not a legal offering. The developers reserve the right to change the specifications, designs, facilities and dimensions without any notice or obligation.

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