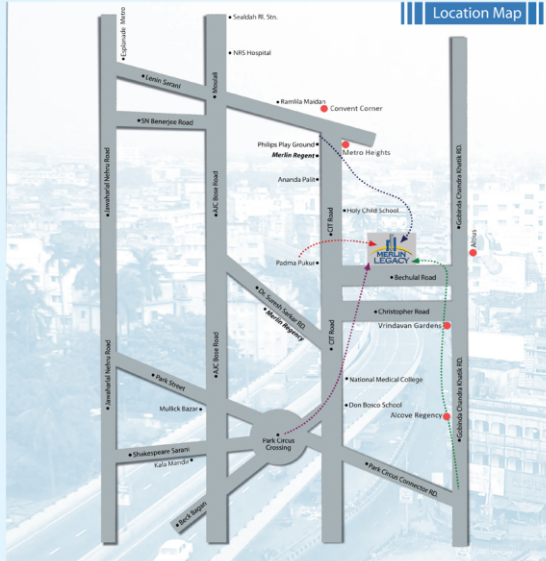




Distance

- **Padma Pukur - Merlin Legacy : 900Mts.**
- **Park Circus Connector - Merlin Legacy : 2Kms.**
- **Phillips More - Merlin Legacy : 1.4Kms.**

Merlin Legacy - A premium project located near new C.I.T Road and offers you the most convenient address in a prime neighbourhood.

- Close to National Medical college hospital and NRS Hospital
- 10 mins from Sealdah Railway station.
- 30 mins from Netaji Subhas Chandra Bose International Airport.
- 20 mins from Howrah Railway Station.
- Minutes away from Lady Brabourne College, Don Bosco school, Holy Child Convent, Loreto Sealdah and others

Developed by



Merlin Projects Limited
Merlin Oxford, 2nd floor, 22, Prince Anwar Shah Road,
Kolkata - 700 033
Ph: 033 - 4015 4545, Fax: 4015 4500
email: sales@merlinprojects.com
Website: www.merlinprojects.com

Marketed by



CALL : +91 33 44095555

legacy.kolkata@ap.cushwake.com



MERLIN LEGACY
the way forward

Make an Impression

Grand Entrance Lobby

- Well decorated foyer with star category finish in common areas and lobbies. **Make a spellbinding entry always**



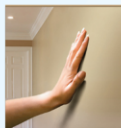
Elevation

- An iconic building, meticulously designed. Combination of anti-fungal and textile paint that ensures protection from erosion, weather effects and also reduces cost.

Smoothness guaranteed

Wall finish

- Plaster of paris finish smooth walls
- Quality Workmanship. No more efflorescence, cracks, crevices and shabby walls
- External-10" thick brick wall, including plaster, paint / stone finish
- Internal -6" thick brick wall, including plaster, paint



Doors

- Teak wood finished panel doors / designer doors to create a lasting first impression



Windows

- Aluminum operable windows. The frame requires little or no maintenance and has superior aesthetic value. It withstands the ferocity of the sun, Wind, corrosion and fire

Ornate your windows view

Hardware & Fittings

- All Locks and hardware fittings of world class quality adding elegance to the apartment

Floors & Dado

- 2' x 2' glazed vitrified tiles, kitchen floors with heavy duty matt finish ceramic tiles. This combination will give you seamless joints, greater finesse, permanent luster and alluring attraction - a result of uniform pigmentation.



Elevators

- High-speed automatic lifts of reputed brand with well-decorated lift cars will provide ultra-smooth escalation and 100% smooth landing. **Stay jerkless.**



Common Lighting

- Overhead illumination for compound and street lighting inside the complex

Electrical Details

- Fire resistance wires with high-end switches - crabtree / Havells or equivalent Zero hazard, no leakage, shock-proof and sleek
- Concealed wiring of reputed brands for electricity, telephone inside the apartment.
- Stainless steel finished lock of Godrej / equivalent make.
- Quality earthing for all electro-mechanical gadgets.
- PVC conduit pipe with copper wiring, MCBs / ELCBs, modular switches with sufficient power points for necessary gadgets. Shocked are you?



Stay Secure

Foundation and Structure

- Reinforced cement with concrete on piles and sheer walls wherever necessary
- Strict surveillance on quality and architecture will ensure the building to be earthquake resistance RCC framed constructions Strengthening bonds.

24x7 security & fire prevention

- Optimized power back-up with instant change over between mains and DG sets with a provision of 1KVA supply per apartment to run your basic lighting and common areas lighting & pumps
- Surveillance facility with CCTV and 24 X 7 round the clock security facility
- Smoke detector with sprinkler system for fire prevention
- Fire fighting arrangement as per West Bengal Fire service recommendation
- Required number of Evacuation Point & refuge platforms for residents' safety along with fire alarms



Treatment

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

Water treatment & Proofing

- Water efficient sanitary fixtures
- Provision for hot / cold water lines in basins & showers
- Each apartment assures 24 hours 100% pure water supply. **Absolutely hygienic**
- Waterproofing wherever required. **Water relief.**



Eat Healthy

Kitchen

- Granite counter top
- Dado of ceramic tiles above platform up to 2 feet height
- Stainless steel sink
- Hot and cold water provision
- Separate KMC water line for drinking water
- Utility balcony - Ceramic tiles



Hygienic Environment

Toilets

- Top-of-the-line international quality fittings of jaquer or equivalent make
- Standard Large size tiles up to 7 feet height (Dado) to give grandeur to your toilet
- Hot and cold water provision
- Anti-skid flooring. Add style to your living



Health Quotient

- Children's play corner
- Air - conditioned well - equipped Gymnasium
- Indoor Games Room, Billiards, Pool,
- Card Room, Table Tennis, Carrom
- Spacious air-conditioned Community hall



Lavish Lifestyle

Live amongst Green, Air & Water

- 70% open area and greenery all around
- Provision for Separate facility for utility/ domestic help room
- Sky terraces to give a blissful feeling
- Natural water body with greenery all around



Air & Light Circulation

- Meticulously Planned apartments, two / three sides open, with cross-ventilation and adequate daylight.

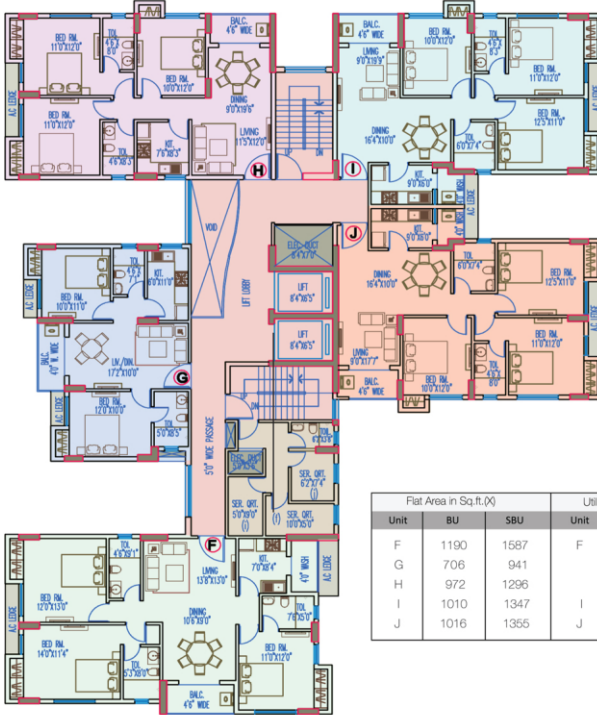
Live in space

Air conditioning

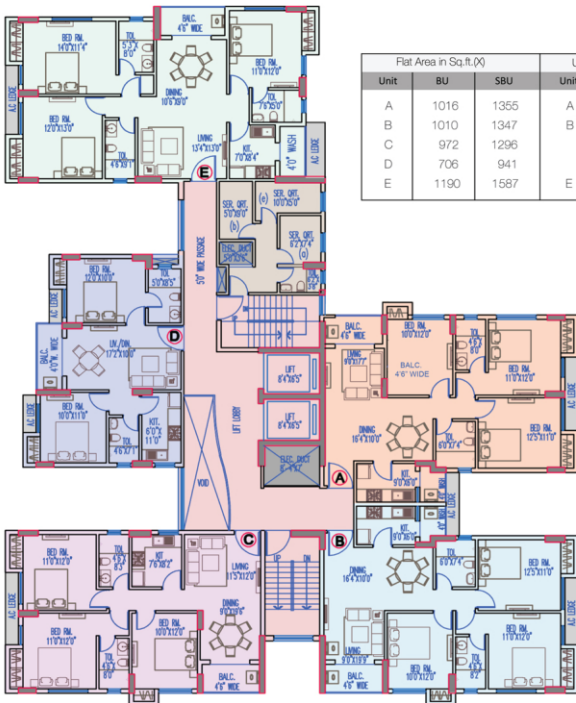
- Split air-conditioning in all rooms including the drawing / living room. It's Luxury redefined

Typical Floor Plan (Block 2)

(3rd, 4th, 5th, 6th, 8th & 9th Floor)



Flat Area in Sq.ft.(X)			Utility Area in Sq.ft.(Y)			Total Area (X+Y)
Unit	BU	SBU	Unit	BU	SBU	SBU
F	1190	1587	F	96	126	1713
G	706	941				941
H	972	1296				1296
I	1010	1347	I	81	108	1455
J	1016	1355	J	91	121	1476



Flat Area in Sq.ft.(X)			Utility Area in Sq.ft.(Y)			Total Area (X+Y)
Unit	BU	SBU	Unit	BU	SBU	SBU
A	1016	1355	A	91	121	1476
B	1010	1347	B	81	108	1455
C	972	1296				1296
D	706	941				941
E	1190	1587	E	96	126	1713

Typical Floor Plans (Block 1)

(3rd, 4th, 5th, 6th, 8th & 9th Floor)



Be a part of Merlin Legacy.

experience highrise living

12 Storied 2 Towers



Master Plan/ Ground Floor Plan

