

A majestic experience...



Regal grandiose

Merlin Regalia – the finest expression of contemporary living. Experience life in a home space that offers a fusion of royal tradition with panache, noble design and exclusive amenities.

The two grand towers - G+12* and G+4, accentuate an elegant international appeal. Embrace a life of sheer magnificence amidst premium lifestyle amenities, serene peripheral landscape and an exclusive rooftop swimming pool. Ideally located in the heart of bustling central Kolkata.

MERLIN REGALIA



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Grand advantage

Residing in the very heart of the city comes with its own set of privileges. Located in an upscale neighbourhood at Convent Lane, **Merlin Regalia** is just a stone's throw away from Park Street, one of the major commercial and entertainment hubs of the city.

It offers convenient access to some of the most sought-after facilities in the city. Shopping mall, multi-cuisine restaurants, nightlife experience, schools, healthcare facilities and entertainment zones – all are at close proximity.

Easy to reach

- 5 minutes from Don Bosco School/M.B. Birla Girls School Lady Brabourne College and others
- 7 minutes from Sealdah Railway Station
- 10 minutes from Park Street
- 12 minutes from Quest mall-1st Luxury Mall of Kolkata
- 15 minutes from Hyatt Regency
- 15 minutes from Bellevue Nursing Home
- 20 minutes from Howrah Station
- 30 minutes from Rajarhat Newtown/IT Hub/NSCBI Airport

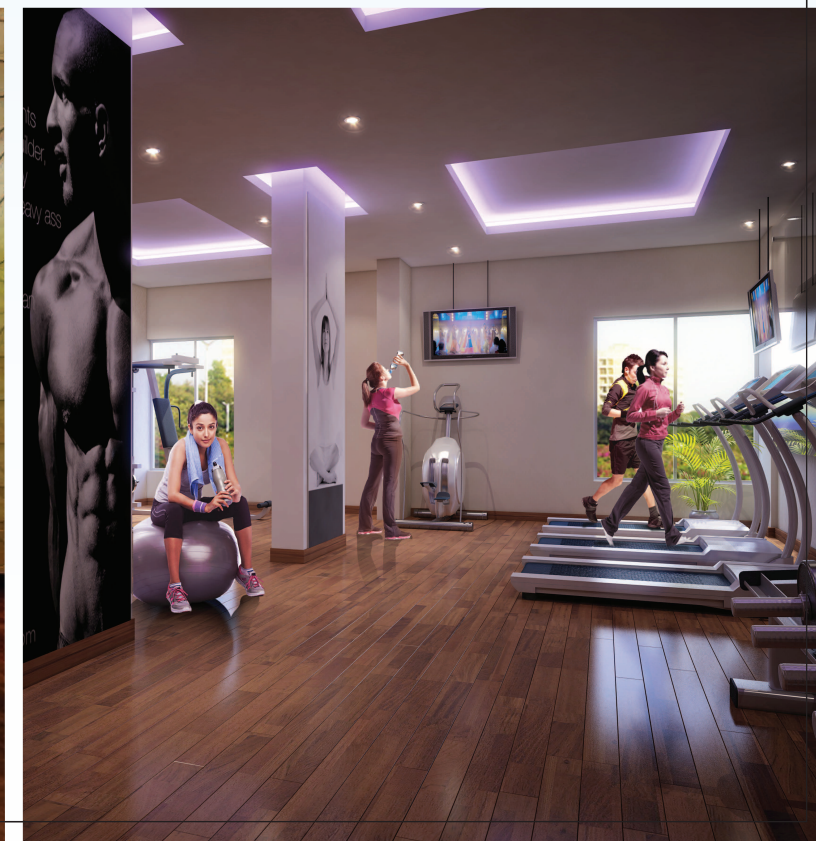




Imperial lifestyle

Life at this majestic abode offers a host of luxurious amenities. Unwind yourself as you chill by the Rooftop Swimming Pool or you may also enjoy an evening with friends by the rooftop gazebos/sit out. Those who enjoy regular workouts, the air-conditioned and well-equipped Gym is ideal for their fitness regime.

Merlin Regalia offers a refined and complete living for all! The Indoor Games Room offers ample recreational activities for all age groups. For special occasions like birthdays and anniversaries, the air-conditioned community hall is an excellent venue for grand celebrations.





Royal touch

A splendid living experience awaits you at **Merlin Regalia**. From the finish of the walls to the exclusivity of the fittings and fixtures, everything exudes the grandness that you deserve and desire.

The brands of all the accessories that adorn each apartment have been carefully chosen to ensure that they match your discerning taste. State-of-the-art craftsmanship and optimum use of space ensure that your world is as expansive as possible. Own this piece of regalia and make it the kingdom of your dreams.



A passion for elegance

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

Foundation & Structure

- Reinforced cement with concrete on piles and sheer walls wherever necessary
- Strict surveillance on quality and architecture will ensure the building is earthquake resistant; RCC framed constructions for added strength

Wall Finish

- Putty finish smooth walls
- External: 10" thick brick wall, including plaster and paint
- Internal: 6" thick brick wall, including plaster and paint

Doors

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

Windows

- Colour anodised or powder coated glazed aluminium windows
- Double glazed glass panels in all bedrooms to minimise noise pollution

Hardware & Fittings

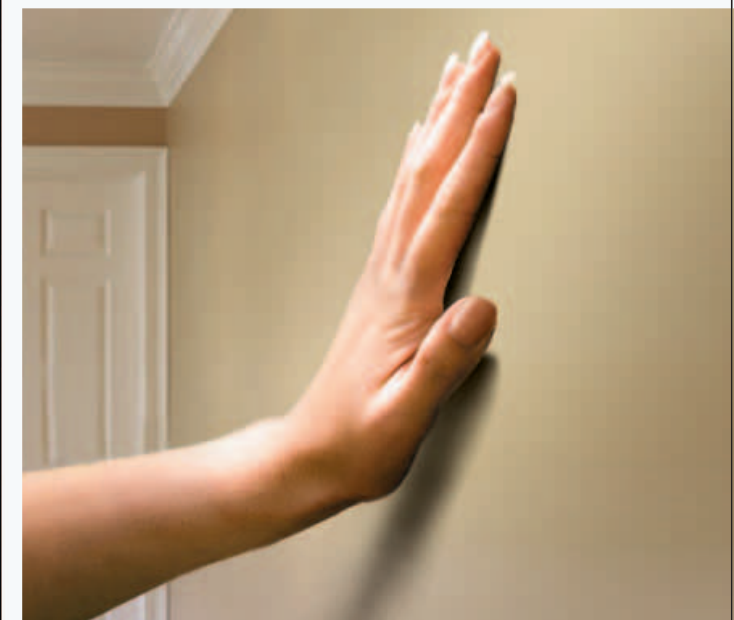
- Branded locks and hardware fittings of Yale, Godrej or equivalent make

Floors & Dado

- Large 800x800 vitrified tiles in living and dining, and 600x600 vitrified tiles in all bedrooms
- Anti-skid ceramic tiles in kitchen floors
- Anti-skid floor tiles in bathroom and designer tiles on walls upto 8 ft height

Elevators

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



An eye for detail

Common Lighting

- 👑 Overhead illumination for compound and street lighting inside the complex
- 👑 Use of LED lighting in major areas to minimise common area power consumption

Electrical Details

- 👑 PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for necessary gadgets
- 👑 Fire resistant wires with premium modular switches of Crabtree/Havells or equivalent make
- 👑 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 up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioners*
- 👑 Security surveillance facility with CCTV and 24x7 security guards
- 👑 Fire fighting arrangement as per West Bengal Fire Service recommendation
- 👑 Smoke detectors with sprinkler system for fire prevention
- 👑 Required number of evacuation points and refuge platforms for residents' 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 hour 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 and 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 sized wall tiles up to 8 feet height
- 👑 Anti-skid flooring
- 👑 Hot and cold water provision

Live amongst Green, Air & Water

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

Air-conditioning

- 👑 Split air-conditioning in all rooms including the dining/living room



Flat type - A2 (with terrace)

3-BHK 3-TLTS

Flat S.B.U. Area - 1886 SFT.

Terrace Area - 43 SFT.

Block - 1





MERLIN. GLOBAL EXPERIENCE. LOCAL UNDERSTANDING.



We manage, envision and develop Real Estate Projects on a pan India basis. We are a multi-sector Real Estate Company with focus on residential, commercial complexes, mixed-use developments, townships, retail, country homes, leisure and hospitality to name a few.

We offer a bouquet of services to our patrons from land identification to design, construction, marketing and after-sales. Join hands and grow with us.

Merlin Group is a recognized and admired brand which has moved from strength to strength over the past three decades. The Group stands firm on commitments, not only to upkeep its tradition but to strive to improve its offering and service in providing “A Home for Every Indian”. Its accomplishments consist of over 50 residential and commercial complexes and 150 independent bungalows.

Over 10 million sq. ft. of construction experience

Over 500 acres of land bank across India

Over 100 projects completed

Over 50% sales from referrals (existing customers)

Almost 99.99% brand recall value

Over 30% year-on-year growth

Over 65% sales from referrals

Over 25% CAGR



Disclaimer: This is a conceptual presentation and is not a legal document. The developers reserve the right to change or alter the layout plan, drawings, elevation, facilities and any of the mentioned specifications without prior notice. All measurements are indicative and subject to final scrutiny on completion.