

The background of the advertisement is a close-up, artistic shot of a golden, granular substance, possibly sand or fine gravel, with a rich, warm yellow-gold hue. On the right side, a translucent, white, ethereal smoke or mist swirls upwards, creating a sense of movement and mystery. The overall composition is vertical and evokes a feeling of being in a magical, secluded space.

MERLIN ISLE

Your private isle in the heart of the city



2 BHK
AC RESIDENCES
₹78 Lakh
Onwards*

3 BHK
AC RESIDENCES
₹83 Lakh
Onwards*

Your own slice of paradise

A lifestyle destination filled with the footprints of nature.
1.4 km from Ballygunge Phari. And less than 3 km from Gariahat

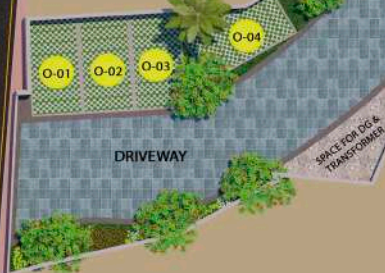


Hidden in the **ISLE** in plain sight
Just Off the Main Road, Near Ballygunge and EM Bypass

LEGENDS

- ① OPEN PARKING
- ② COVER PARKING
- ③ ENTRY / EXIT

ROAD



PICNIC GARDEN ROAD

PICNIC GARDEN ROAD



1st Floor

(Area statement as per RERA)

Flat No.	Flat Type	Carpet Area (Sq. ft.)	C.B. Area (Sq. ft.)	Built-up Area (Sq. ft.)	Balcony Built-up Area (Sq. ft.)
B	3BHK	888	23	1115	110
C	3BHK	918	16	1136	104
D	3BHK	890	23	1051	48
E	3BHK	903	21	1124	96
F	2BHK	711	07	896	91



2nd, 3rd & 4th Floor

(Area statement as per RERA)

Flat No.	Flat Type	Carpet Area (Sq. ft.)	C.B. Area (Sq. ft.)	Built-up Area (Sq. ft.)	Balcony Built-up Area (Sq. ft.)
A	3BHK	794	21	953	47
B	3BHK	888	23	1115	110
C	3BHK	918	16	1136	104
D	3BHK	890	23	1051	48
E	3BHK	903	21	1124	96
F	2BHK	711	07	896	91

Foundation & Structure

- Structure designed following the IS code.
- External Wall RCC
- Internal wall RCC & AAC block combined as per the design.

Building Envelope

- Iconic buildings meticulously designed and externally painted with texture/acrylic emulsion paint.

Living /Dining Room

Flooring	Italian Marble
Wall	Putty
Ceiling	Putty
Main door	Frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
Windows	Aluminium powder coated windows with glass panes
Electrical	Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring
Air Condition	Split Air-Conditioning in living/dining room

Bedroom

Flooring	Italian Marble
Wall	Putty
Ceiling	Putty
Doors	Frame with Commercial Flush Door
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring
Air Condition	Split Air-Conditioning in Bedroom

Kitchen

Flooring	Ceramic tiles
Wall	Ceramic tiles up to 2 Feet height above the counter
Ceiling	Putty/P.O.P.
Door	Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
Window	Aluminium powder coated window with glass panes and provision for exhaust fan
Counter	Granite slab
Plumbing	Stainless Steel Sink
Electrical	Modular switches of Havells/Crabtree with copper wiring

Toilets

Flooring	Anti-skid ceramic tiles
Wall	Ceramic tiles up to 7 feet height
Ceiling	Putty
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
Window	Aluminium powder coated window with glass panes and provision for exhaust fan
Sanitary ware	Kohler/Hindware or equivalent make
CP Fittings	Jaquar/Kohler or equivalent make

Balcony

Flooring	Ceramic tiles
Wall	Exterior grade paint
Ceiling	Exterior grade paint
Door	Aluminium powder coated doors with glass panes
Railing	Painted MS railing

Ground Floor Lobby

Floor	Combination of large size vitrified Tiles & Granite as per design
Wall	Combination of premium ceramic tiles, paint & wall panelling as per design

Ceiling

False Ceiling with Light fixtures

Typical Floor Lobby

Flooring	Vitrified Tiles
Wall	Paint
Ceiling	Putty and paint
Lifts	Otis/Schindler/Kone or equivalent make

Health & Safety

- Anti-termite treatment during various stages of construction
- Superior quality waterproofing wherever necessary
- Quality earthing for entire project
- Automatic changeover system for DGs
- Sufficient project illumination through compound & street lighting inside the complex

24x7 Security

- Optimum power back-up to sufficiently run essential electrical appliances
- Optimum power backup for Common areas & utilities
- Intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas





Rediscovering life beyond the city's roar

Explore the simplicity of an island living,
where time slows down. Just as you step out the city rages.



Your own slice of paradise

MERLIN
ISLE

MERLIN ISLE



Important Landmarks

Ballygunge Phari (Dhaba) - 1.4 km | Ballygunge Market - 1.5 Km

Birla Mandir - 1.8 km | VIP Bazar - 1.9 km | Pantaloons near Gariahat Flyover - 2.2 km

Modern High for Girls - 2.3 km | Gariahat Market - 2.8 km

Ballygunge Siksha Sadan - 2.9 km | Quest Mall - 3 km

Calcutta International School - 3.1 km | Ruby Hospital - 4 km

Science City - 4.2 km | The Heritage School - 5 km

About the Developer



- At Merlin, life does not move like a ladder. Rather, we grow like a tree. And as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it. Celebrating 40 years of legacy.
- Our aim is to create a happy home and a healthy workspace for every citizen of this country.
- Stepping on to 40 years of real estate experience, nationwide.
- Over 20 million sq. ft. of construction completed and further 20 million sq. ft. work in progress.
- Over 100 Real Estate projects completed consisting of Residential, Commercial Townhomes and Retail.
- Over 50% sales from referrals (existing customers).
- Presently, Merlin has projects in Kolkata, Chennai, Pune and Bhubaneshwar.

The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake



The One | Tollygunje, Kolkata



Acropolis Mall | Kolkata



South City Residence | Kolkata



Elita Garden Vista | New Town, Kolkata



Altair | Colombo, Sri Lanka

MERLIN ISLE



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