



# serênia

Go ahead, break boundaries...



*Boundless is the  
soul-soothing breeze,*  
that will embrace you from all sides.



- The tallest address on BT Road
- 4 towers (G+28)
- The largest community living in the vicinity
- Spread across over 11 acres
- 18-acre natural lake





*Boundaries are a myth*

when you enjoy your time on the Serenia Skywalk.



Where tranquility meets  
*Unparalleled Magnificence*  
on BT Road

Serenia, the embodiment of tranquillity, sweeps through BT Road like a gentle breeze, soothing hearts and minds with serene presence. The ethereal beauty shines through the luminous towers, reflecting the serenity within.

# serenia





Rise above all the clichés of life. Befriend the sky.

*Embrace a lifestyle  
without boundaries.*

Here at Serenia, you will get enough space to unwind, be the self you always wanted to be and experience the luxuries of life, minus the cacophony of the mundane life.

Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



Live, love and immerse yourself in a *ceaseless life.*

• 2/3/4 BHK • 732 – 1634 sq. ft.



Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty



All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



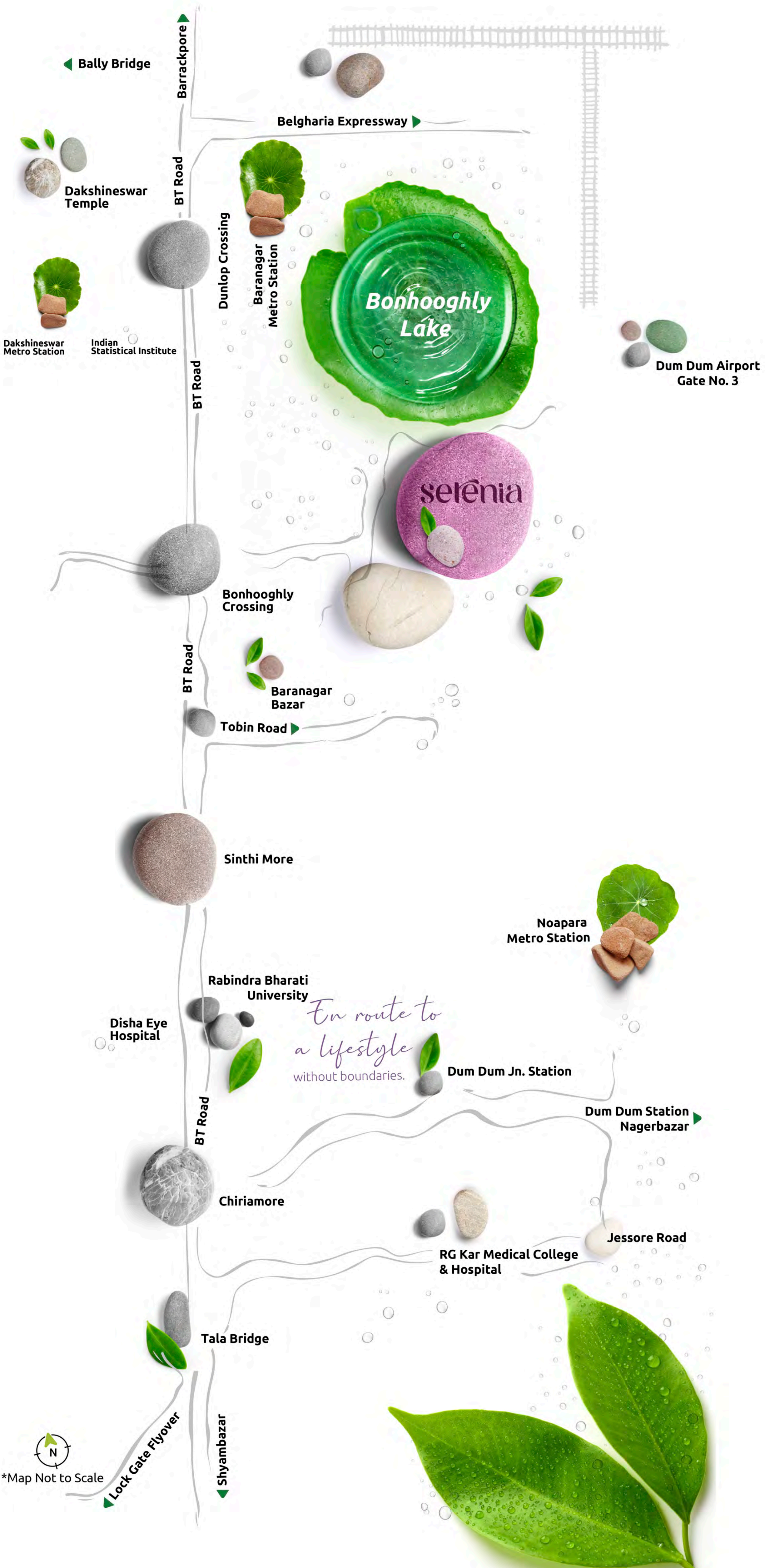
*Boundless are the possibilities,*

to live closer to nature and yet stay connected to city life.



- 4 km from Belgharia Expressway
- 5.7 km from the Shyambazar 5-point Crossing
- 1.2 km from the Indian Statistical Institute (ISI)
- 1.9 km from Noapara Metro Station
- 2 km from Baranagar Metro Station
- School, college and railway station within a 3 km radius



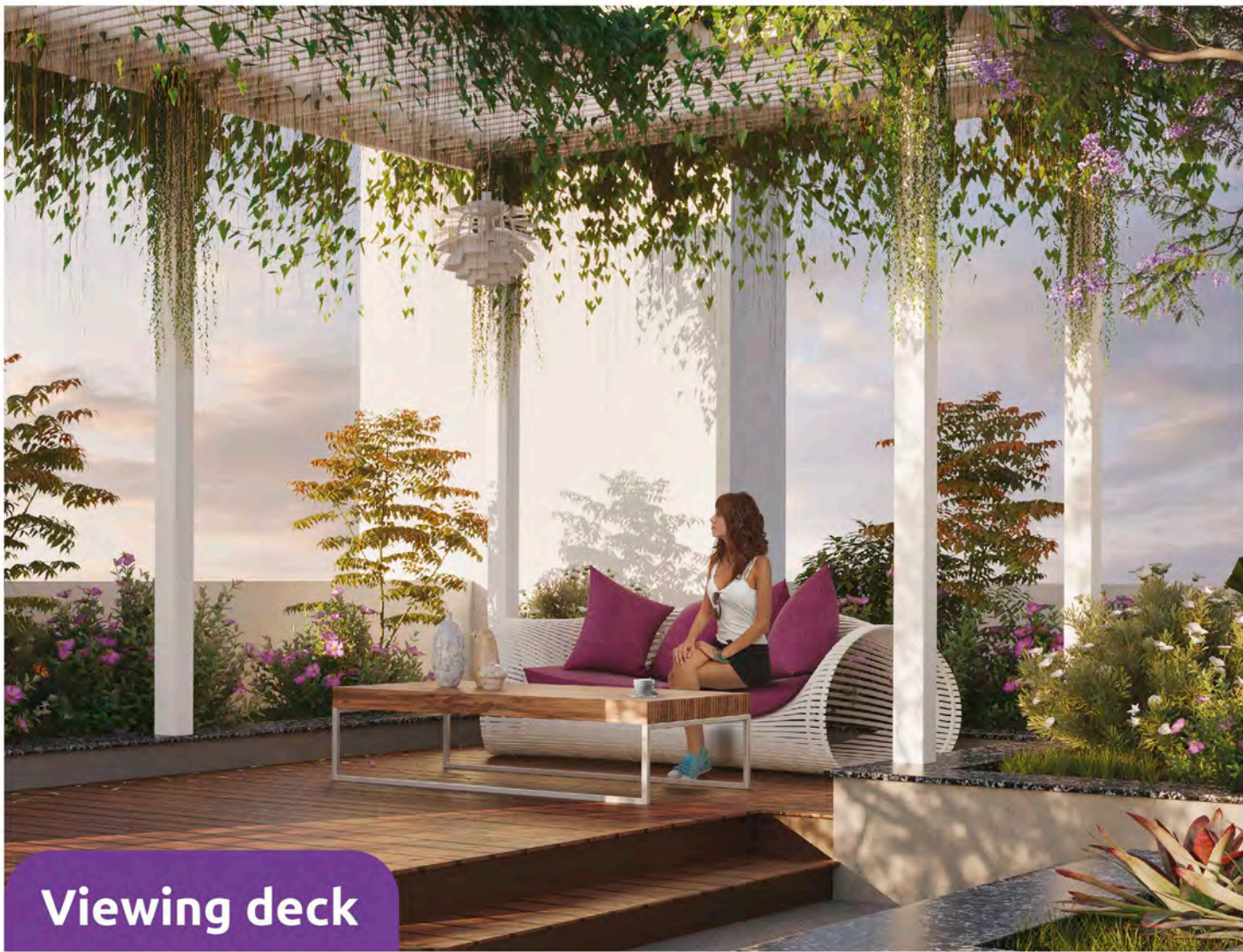




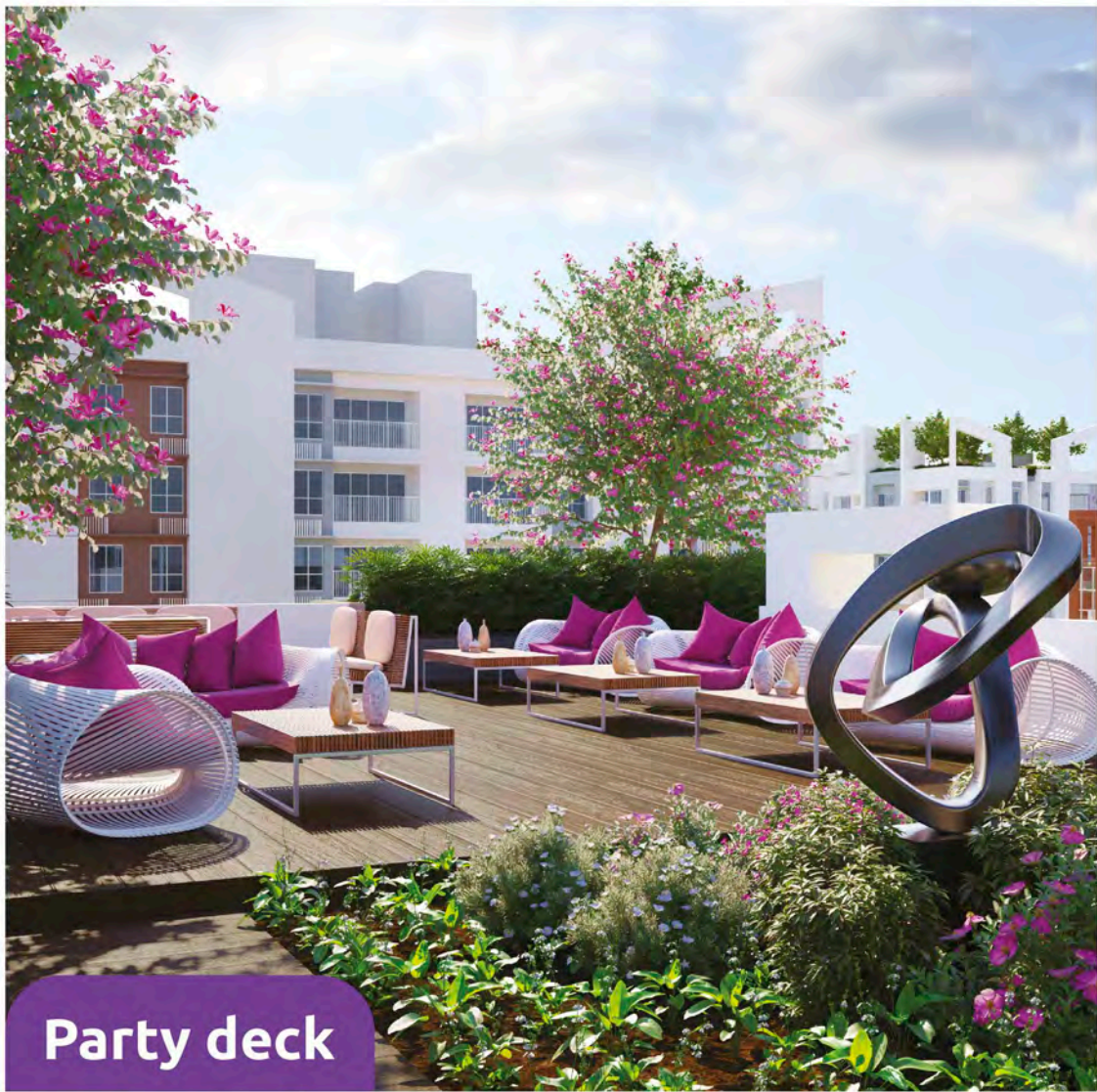


Find a fresh perspective on life,  
while delighting in the  
*ceaseless view of the city.*

Aerial view of the skywalk



Viewing deck



Party deck



Water sports

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty 

All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



You deserve every bit of a swanky abode and

*limitless luxuries of life.*

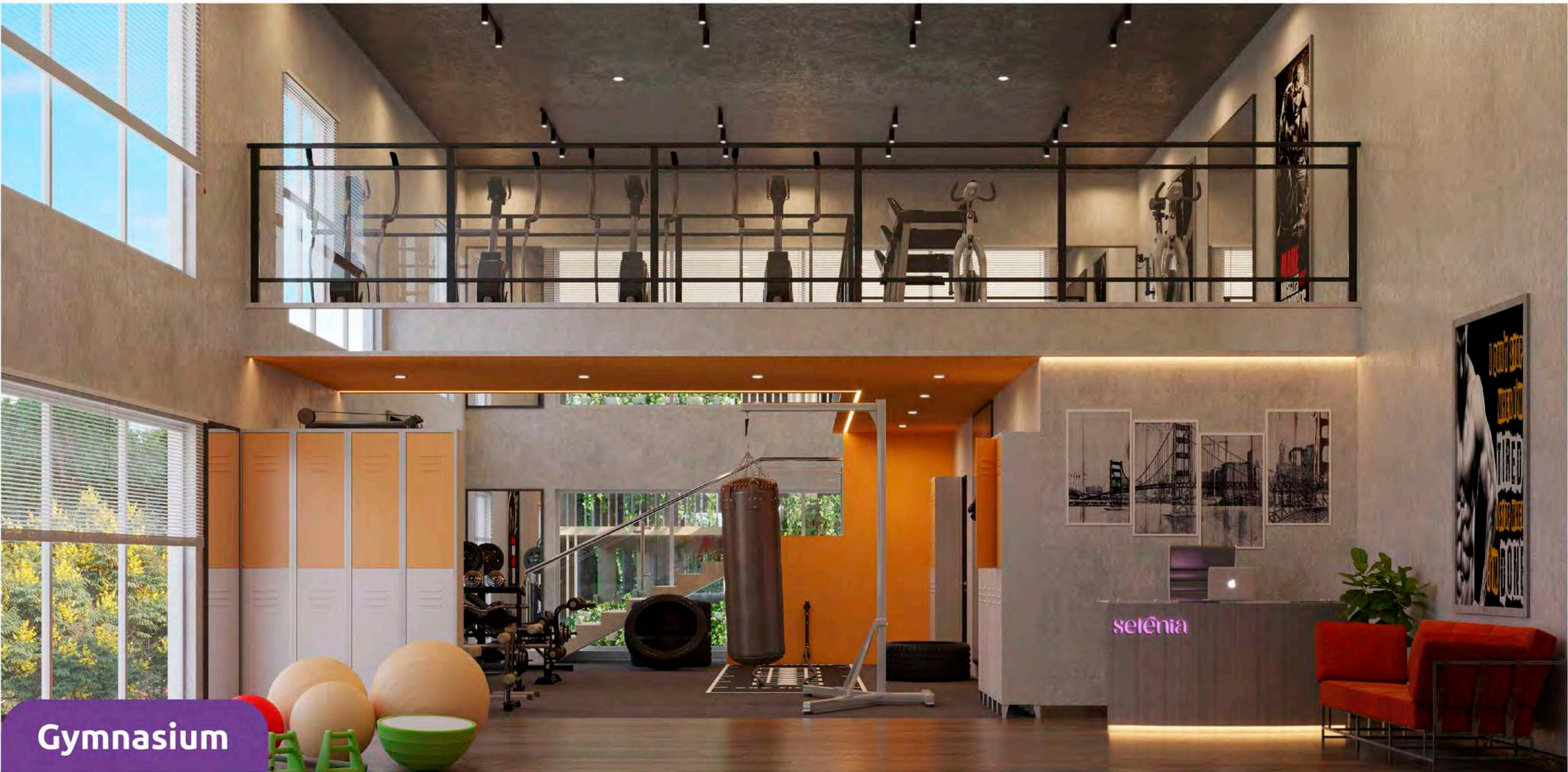


Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.





Kid's play area



Gymnasium

Forget boundaries.   
Emerge in activities to rejuvenate your soul.



Banquet hall



Swimming pool

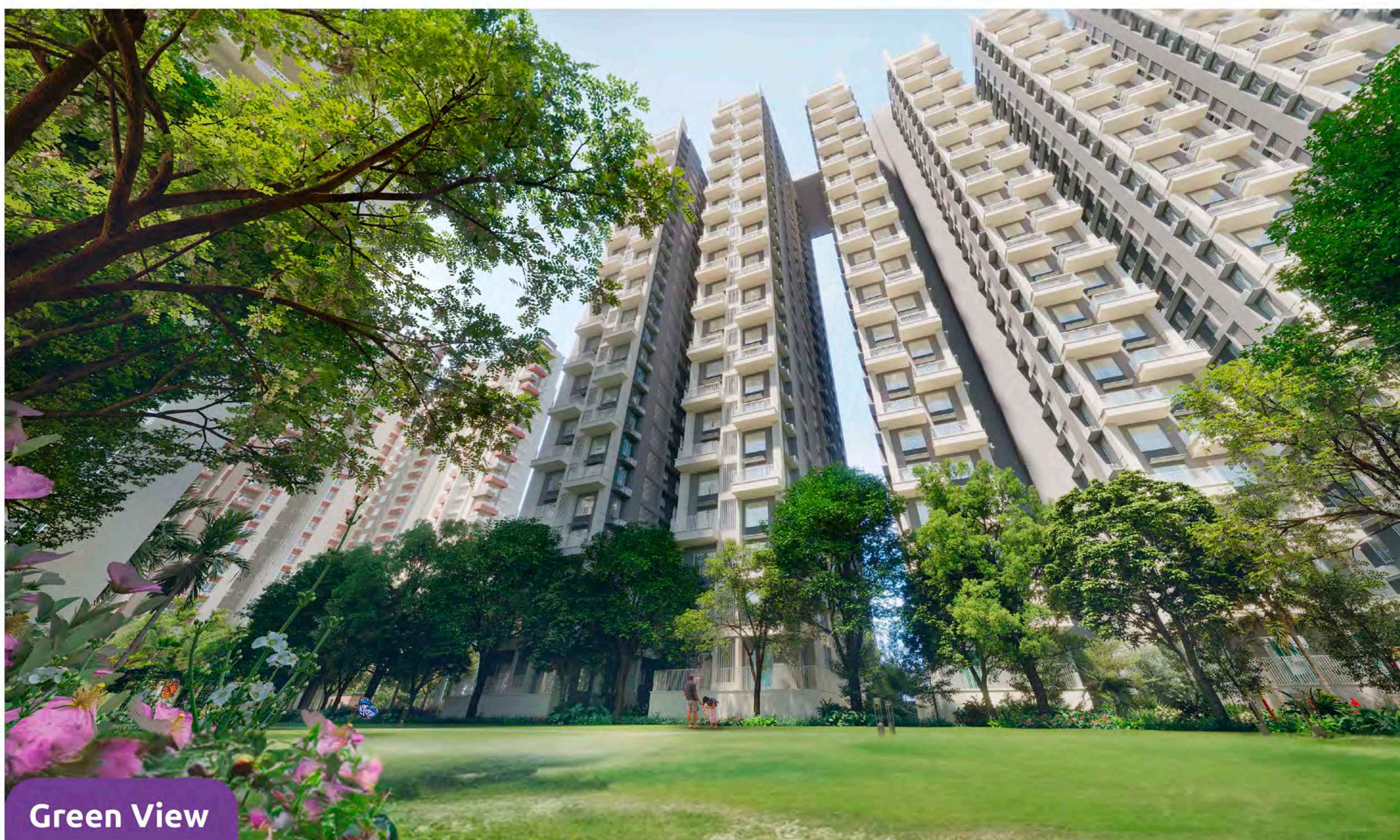
Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty



All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

Disclaimer: The views shown here are artistic impression which may vary as per final advise of Project and Interior Architect





Green View

Experience the height of an open living environment,  
*minus the boundaries of life.*



Walking Trail

*Let the greens take over*  
*the confines of life.*

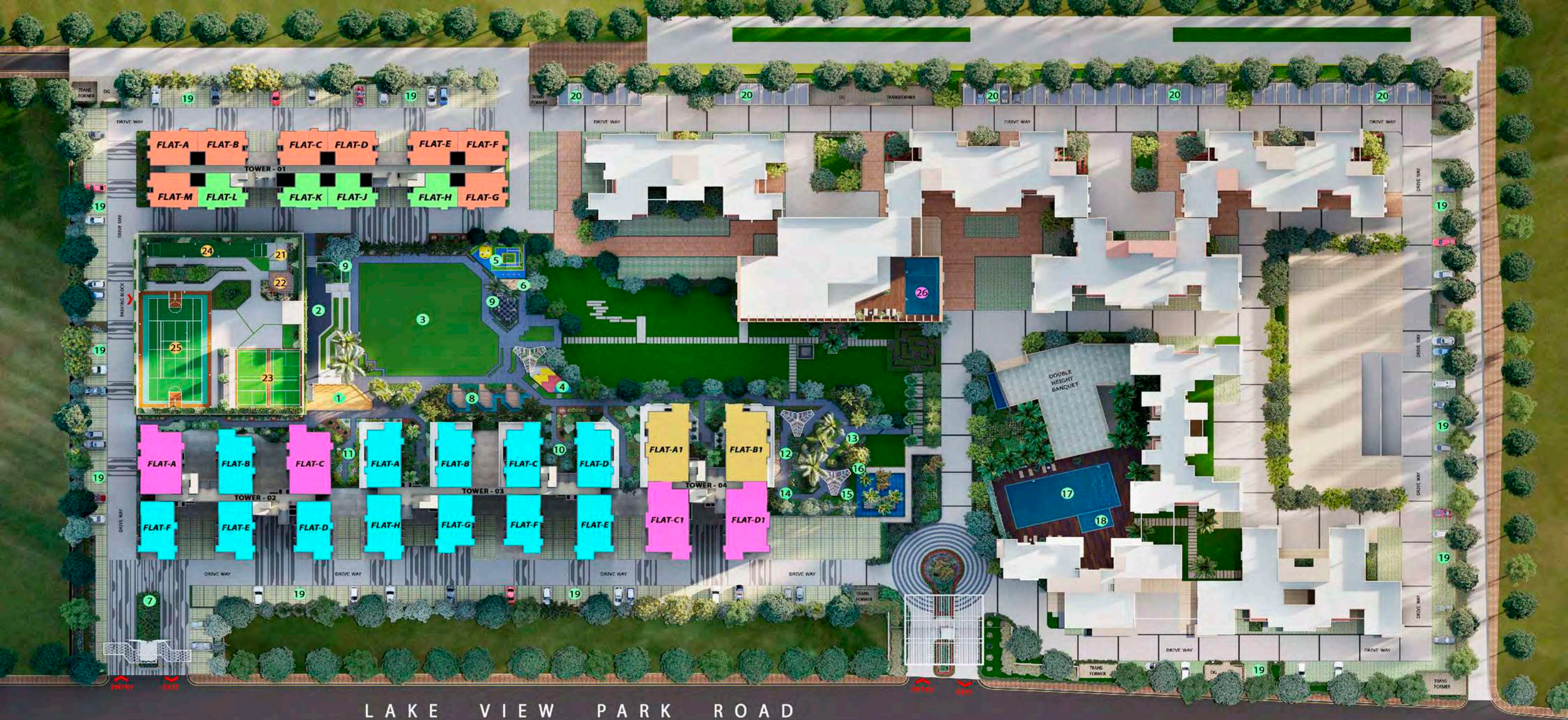
Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty 

All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Disclaimer: The views shown here are artistic impression which may vary as per final advise of project and interior architect.





LAKE VIEW PARK ROAD

## LEGENDS

### GROUND FLOOR

- 01 VIEWING DECK
- 02 AMPHITHEATRE SEATS
- 03 PARTY LAWN
- 04 TOT LOT
- 05 KID'S PLAY AREA
- 06 SAND PIT
- 07 ENTRY PAVING PLAZA
- 08 FLOATING WIFI PODS
- 09 FITNESS STATION
- 10 COURTYARD GARDEN
- 11 SITTING ALCOVE
- 12 BBQ AREA
- 13 AROMA GARDEN
- 14 REFLEXOLOGY
- 15 SENIORS CORNER
- 16 OUTDOOR DINING
- 17 SWIMMING POOL
- 18 KID'S POOL
- 19 PARKING AREA
- 20 MULTI LEVEL CAR PARKING

### PODIUM

- 21 RELAXATION AREA
  - 22 RESTING PAVILION
  - 23 BADMINTON COURT
  - 24 CRICKET PITCH
  - 25 MULTIPURPOSE COURT
- 24th FLOOR
- 26 SWIMMING POOL(at 24th floor)

## INDEX

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



BONHOOGHLY LAKE

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty  
All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.







### Skywalk

- |                          |                    |                        |                   |
|--------------------------|--------------------|------------------------|-------------------|
| 01 CRICKET PITCH         | 09 SKY ART GARDEN  | 18 YOGA DECK           | 27 PUTTING GREEN  |
| 02 JOGGING TRACK         | 10 WATER SPORTS    | 19 ROOF GARDEN         | 28 SKY GARDEN     |
| 03 KID'S PLAY AREA       | 11 FITNESS GARDEN  | 20 MEDITATION DECK     | 29 WALKWAY CANOPY |
| 04 TABLE TENNIS ZONE     | 12 CHESS COURT     | 21 VIEWING TRELLIS     |                   |
| 05 YOGA & MEDITATION     | 13 SPORTS COURT    | 22 BB-Q DECK           |                   |
| 06 PARTY LAWN            | 14 VIEWING DECK    | 23 KID'S PLAY AREA     |                   |
| 07 PARTY DECK            | 15 WATER FEATURE   | 24 FITNESS STATION     |                   |
| 08 OBSERVATION DECK      | 16 RELAXATION DECK | 25 SITTING LOUNGE DECK |                   |
| - AMPHITHEATER - SKYPLEX | 17 SKY DINING AREA | 26 SITTING ALCOVE      |                   |

**serenia**  
Upscale living | Phase III

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty

All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

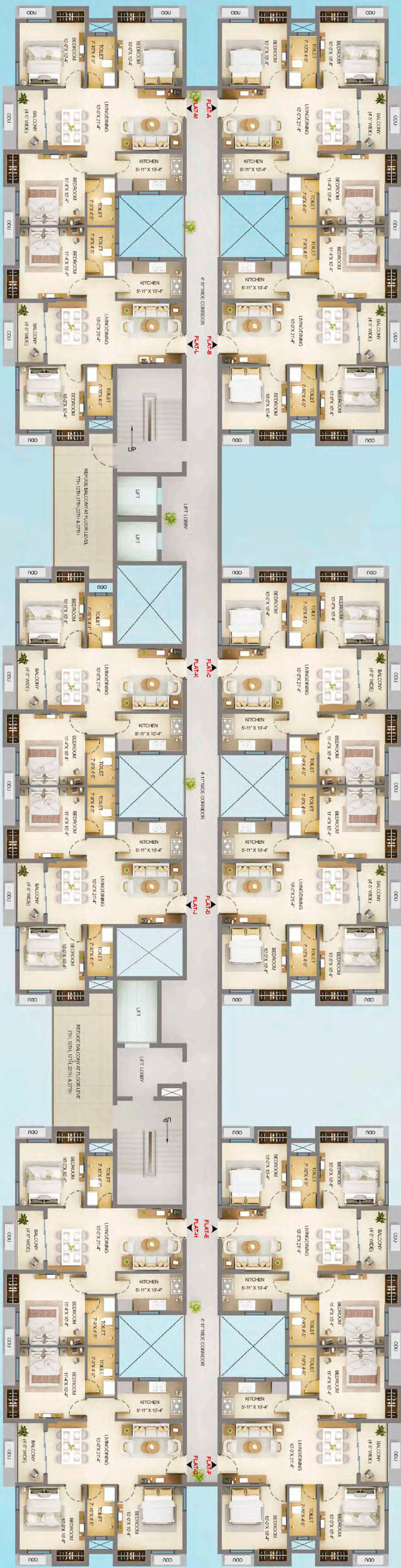


siddha group  
**LakeVille**



# FLOOR PLAN

## TOWER-1: 4th-25th Floor



TOWER-1: 4th - 25th Floor

Unit Info		Carpet Area (Sq. ft.)	C.B. Area (Sq. ft.)	Built-Up Area (Sq. ft.)	Balcony Built-Up Area (Sq. ft.)	Total Chargeable Built-Up Area (Sq. ft.)
Flat No.	Flat Type					
Flat-A	3BHK+2T	708	28	865	41	865
Flat-B	3BHK+2T	708	28	865	41	865
Flat-C	3BHK+2T	708	28	865	41	865
Flat-D	3BHK+2T	708	28	865	41	865
Flat-E	3BHK+2T	708	28	865	41	865
Flat-F	3BHK+2T	708	28	865	41	865
Flat-G	3BHK+2T	708	28	865	41	865
Flat-H	2BHK+2T	596	19	732	41	732
Flat-J	2BHK+2T	596	19	732	41	732
Flat-K	2BHK+2T	596	19	732	41	732
Flat-L	2BHK+2T	596	19	732	41	732
Flat-M	3BHK+2T	708	28	865	41	865

(Area statement as per RERA)



Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

\*RERA Built-up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

\*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.



FLOOR PLAN

TOWER-2: 1st, 2nd, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th



TOWER-2: 1st Floor

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

TOWER-2: 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454
Flat-B	3BHK+3T	928	27	1093	39	64	1125
Flat-C	4BHK+3T	1224	38	1421	51	65	1454
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



FLOOR PLAN

TOWER-2: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th



TOWER-2: 2nd Floor

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

TOWER-2: 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454
Flat-B	3BHK+3T	928	27	1093	39	64	1125
Flat-C	4BHK+3T	1224	38	1421	51	65	1454
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



UNIT PLAN

TOWER-1

2BHK+2T



TOWER-1

2BHK+2T

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type					
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-H	2BHK+2T	596	19	732	41	732

(Area statement as per RERA)

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



ISOMETRIC FLOOR PLAN

TOWER 1 | 2BHK+2T



FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
732	596	19	41

- 1

LIVING/DINING 10'-0" X 21'-4"
- 2

KITCHEN 5'-11" X 10'-4"
- 3

TOILET 7'-9" X 4'-5"
- 4

BEDROOM 11'-4" X 10'-4"
- 5

TOILET 7'-10" X 4'-5"
- 6

BEDROOM 10'-0" X 10'-4"
- 7

BALCONY 4'-5" Wide

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



UNIT PLAN

TOWER-1

3BHK+2T



TOWER-1

3BHK+2T

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type					
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	3BHK+2T	708	28	865	41	865

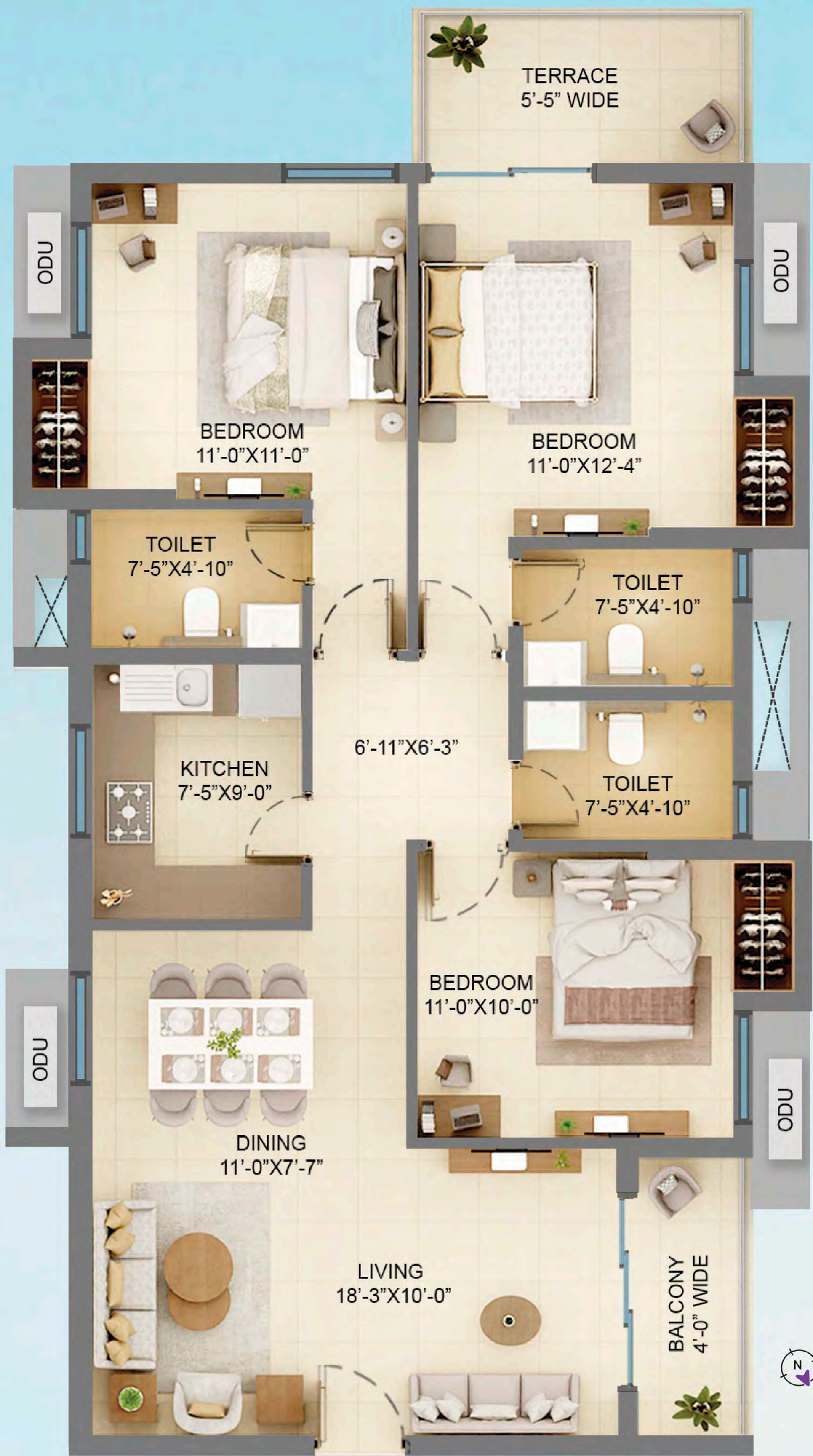
(Area statement as per RERA)



UNIT PLAN

TOWER-2

3BHK+3T



TOWER-2

3BHK+3T

Unit Info		Carpet Area	C.B. Area	Built-Up Area	Balcony Built-Up Area	Open Terrace Built-Up Area	Total Chargeable Built-Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-B	3BHK+3T	928	27	1093	39	64	1125

(Area statement as per RERA)

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



ISOMETRIC FLOOR PLAN

TOWER 2 | 3BHK+3T



FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
971	812	27	40	64

- 1

LIVING / DINING 18'-3" X 10'-0"
- 2

BALCONY (4'-0" WIDE)
- 3

BEDROOM 11'-0" X 10'-8"
- 4

KITCHEN 7'-4" X 7'-1"
- 5

TOILET 7'-9" X 4'-5"
- 6

TOILET 7'-4" X 4'-4"
- 7

TOILET 7'-4" X 4'-4"
- 8

WIDE PASSAGE 3'-4"
- 9

BEDROOM 11'-0" X 10'-9"
- 10

BEDROOM 11'-0" X 12'-3"
- 11

TERRACE 5'-5" WIDE

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



UNIT PLAN  
TOWER-2  
4BHK+3T



TOWER-2  
4BHK+3T

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type						
		(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454

(Area statement as per RERA)

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | \*The total chargeable area includes RERA BU area and 50% of the open terrace BU area. | Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



ISOMETRIC FLOOR PLAN  
TOWER 2 | 4BHK+3T



FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
1421	1224	38	51	65

- 1

LIVING/DINING 23'-3" X 13'-0"
- 2

BALCONY (4'-0" WIDE)
- 3

BEDROOM 11'-3" X 10'-0"
- 4

KITCHEN 11'-1" X 9'-10"
- 5

BEDROOM 11'-3" X 10'-0"
- 6

TOILET 11'-1" X 4'-10"
- 7

TOILET 7'-6" X 4'-10"
- 8

WIDE PASSAGE 4'-3"
- 9

BEDROOM 11'-1" X 13'-0"
- 10

TOILET 4'-5" X 8'-3"
- 11

BEDROOM 11'-1" X 13'-0"
- 12

TERRACE 5'-5" WIDE



# serenia

## Specifications

Numerous measures  
to make you feel at home.

### Foundation & Structure

- Structure designed following the IS code.
- Foundation with RCC piles & pile caps/raft
- External wall RCC
- Internal wall RCC or RCC & AAC block combined as per the design.

### Building Envelope

- Aesthetically designed and externally painted with mix of texture/acrylic emulsion paint

### Living /Dining Room

Flooring	Vitrified tiles
Wall	Putty/P.O.P.
Ceiling	Putty/P.O.P.
Main door	Frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Windows	Aluminium powder coated windows with glass panes
Electrical	Modular switches of Havells/Crabtree with copper wiring
Air Condition	Split air-conditioning (Daikin, Hitachi or equivalent) in living/dining rooms

### 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 with primer coat
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, 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

### Ground Floor Lobby

Flooring	Combination of large size vitrified tiles & stone 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 one stretcher lift each tower to support medical emergencies

### Balcony

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



# Numerous measures to make you feel at home.

## Bedroom

Flooring	Vitrified tiles
Wall	Putty/P.O.P.
Ceiling	Putty/P.O.P.
Doors	Frame with commercial flush door
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Windows	Aluminium powder coated windows with glass panes
Electrical	Modular switches of Havells/Crabtree with copper wiring
Air Condition	Split air-conditioning in all bedrooms

## Open Terrace

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

## Toilets

Flooring	Anti-skid ceramic tiles
Wall	Ceramic tiles up to 7 feet height
Ceiling	Putty/P.O.P
Door	Frame with commercial flush door with primer coat
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, 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

## Green Initiatives

- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Ample green space with use of native plants in the landscape
- Recycled water for gardening
- Dual flushing system
- Low VOC materials
- Use of LED lights in common areas
- Use of renewable energy

## Health & Safety

- 24 hour treated water supply through water treatment plant
- 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 and Fire Prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services of the residents.
- 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



Project associates

Principal Architect	Espace
Facade Architect	Spectrum Design Group
Lighting Consultant	Principal Focus Lighting Design
Structural Consultant	P M Consultant
PHE Consultant	Unique Engineering Consultancy Pvt. Ltd
Electrical Consultant	INDCON
Fire Consultant	SD Firetech Consultant
Environmental Consultant	Siddheswari Environmental Consultants
Green Building Consultant	Kamal Cogent Energy Pvt. Ltd.
Landscape Consultant	Site Concepts Pvt. Ltd.
Geotechnical Consultant	JP Geo Consultants





# 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 10 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, Bhubaneshwar, Ahmedabad and Raipur.

# 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



Head office: Merlin Real Estate LLP, 22 Prince Anwar Shah Road, Kolkata - 700 033  
Project Address: Lake View Park Road, Bonhooghly Govt. Colony, Baranagar, Kolkata - 700108  
RERA No.: WBRERA/P/NOR/2023/000227 | [www.rera.wb.gov.in](http://www.rera.wb.gov.in)  
[www.merlinserenia.com](http://www.merlinserenia.com) | Call: 033 6809 1128



Disclaimer: This Document is not a legal offering. It only describes the intent & concept of SERENIA. All the areas/dimensions/layouts/ elevations/pictures/landscape/building height etc. are only indicative and are not as per scale. Visuals used are demonstrative Artist's Impressions. The external colour scheme shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Archi- tect. All the details are subject to change, alteration and modification as per the developer's discretion.