

ADDRESS THE SKY RIGHT AT HOME

Breathe afresh. Speak to the clouds. Live free.
Only at Merlin Skygaze.



Merlin
SKYGAZE



Artist's Impression | The external color 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.

Important Note: The current buildings, which are on offer comprise 24 & 25 floors and are in the process of being extended up to 28 floors. This information is being provided for awareness and consideration before a customer makes his decision to buy.

CHOOSE A LIFE, CUSTOM MADE FOR YOU



Artist's Impression | The external color 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. The height of the buildings may increase in future within the permissible limit.

DIVE INTO INFINITE HAPPINESS

Both the towers feature separate infinity-edge swimming pools where you can take a relaxing dip while enjoying the scenic view.

LIVE THE GRANDEUR, LIVE THE FUN! AT THE LUXE

- Work out those calories in the plush gym and enjoy your free time at the Indoor Games Area
- Get together with friends and loved ones over excellent food and conversations at the Event Lawn with Banquet Hall
- Celebrate every day as if life is a never-ending party!

Refine your lifestyle with THE LUXE, a posh club house outfitted with whatever your heart wants.





STAR GAZING DECK (Rooftop)

Life is all about spinning under a midnight sky as you get swept away with the beauty of the night sky in your private observatory.



OUTDOOR CHESS COURT (Rooftop)

The rooftop chess court also doubles up as a stylish rooftop deck design where you can relax with your family.



CRÈCHE (First Floor Tower 1)

Dedicated child care centre so that parents can go to work without worrying about their busy bees.



KIDS' PLAY ZONE (First Floor Tower 1)

Empower your child in making new friends, develop social skills and enjoy their break time in a secure environment.



GYMNASIUM (First Floor Tower 1)

Meeting your fitness goals will be a breeze with the air-conditioned gymnasium's top-notch facilities.



EVENT LAWN WITH BANQUET HALL (First Floor Tower 1)

Plan any and every event in your life at the multipurpose hall, well-equipped to accommodate a wide variety of events or activities.



CHILDREN'S PLAY AREA (Ground Floor)

A safe space close to home, where your child can freely run, jump, roll, twist and turn without any space constraint.



INDOOR GAMES ROOM (First Floor Tower 1)

Enjoy a perfect game night of table tennis or carom with friends and family with a fully-equipped indoor games room.

LEGENDS

GROUND LEVEL

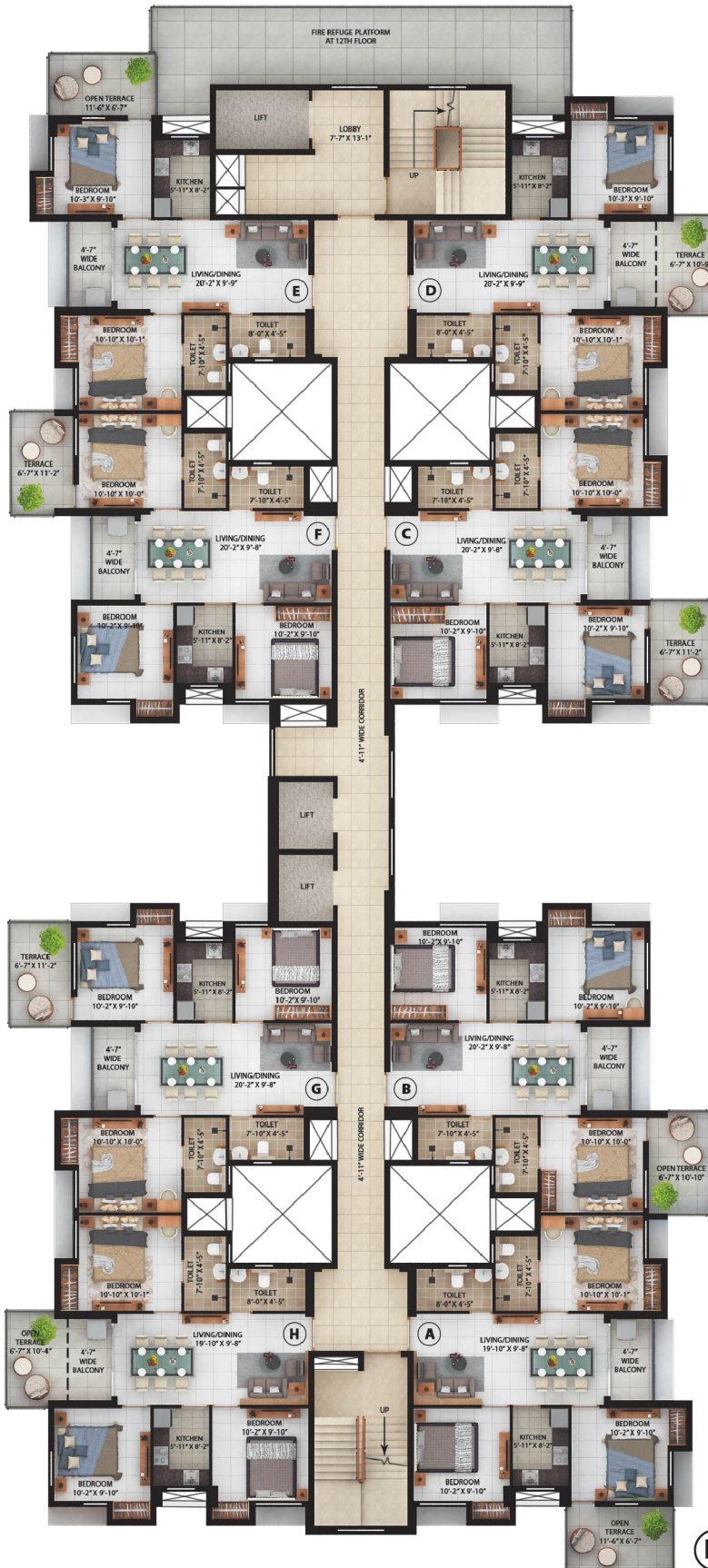
- 1 STEPPED SEATING WITH MOUNDS
- 2 MULTIPURPOSE COURT
- 3 MULTIPURPOSE LAWN
- 4 STEPPING STONE PATHWAY
- 5 JOGGING TRACK
- 6 MULTI-LEVEL CAR PARKING
- 7 OPEN CAR PARKING
- 8 FITNESS COURT
- 9 SENIOR CITIZEN PARK AND LEISURE LAWN
- 10 REFLEXOLOGY
- 11 WATER FEATURE WITH FLOATING CABANA
- 12 STEPPED PLANTER WITH WATER FEATURE
- 13 RETAIL / COMMERCIAL SHOPS
- 14 SEATING



INDEX

- 2 BHK
- 3 BHK

Typical Floor Plan | Block 1 | Floor 3rd, 6th, 9th, 12th, 15th, 18th, 21st & 24th



Flat No.	E	F
Flat Type	2BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	688	780
RERA Carpet Area (Sq. Ft)	538	638
RERA C.B. Carpet Area (Sq. Ft)	17	8
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	75	72
Total Chargeable Area (Sq. Ft)	726	816

(Area as per RERA)

Flat No.	C	D
Flat Type	3BHK+2TOI	2BHK+2TOI
RERA BU Area (Sq. Ft)	791	688
RERA Carpet Area (Sq. Ft)	638	538
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	73	67
Total Chargeable Area (Sq. Ft)	828	722

(Area as per RERA)

Flat No.	G	H
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	792	802
RERA Carpet Area (Sq. Ft)	637	638
RERA C.B. Carpet Area (Sq. Ft)	17	24
RERA Balcony BU Area (Sq. Ft)	41	40
Open Terrace BU Area (Sq. Ft)	73	65
Total Chargeable Area (Sq. Ft)	829	835

(Area as per RERA)

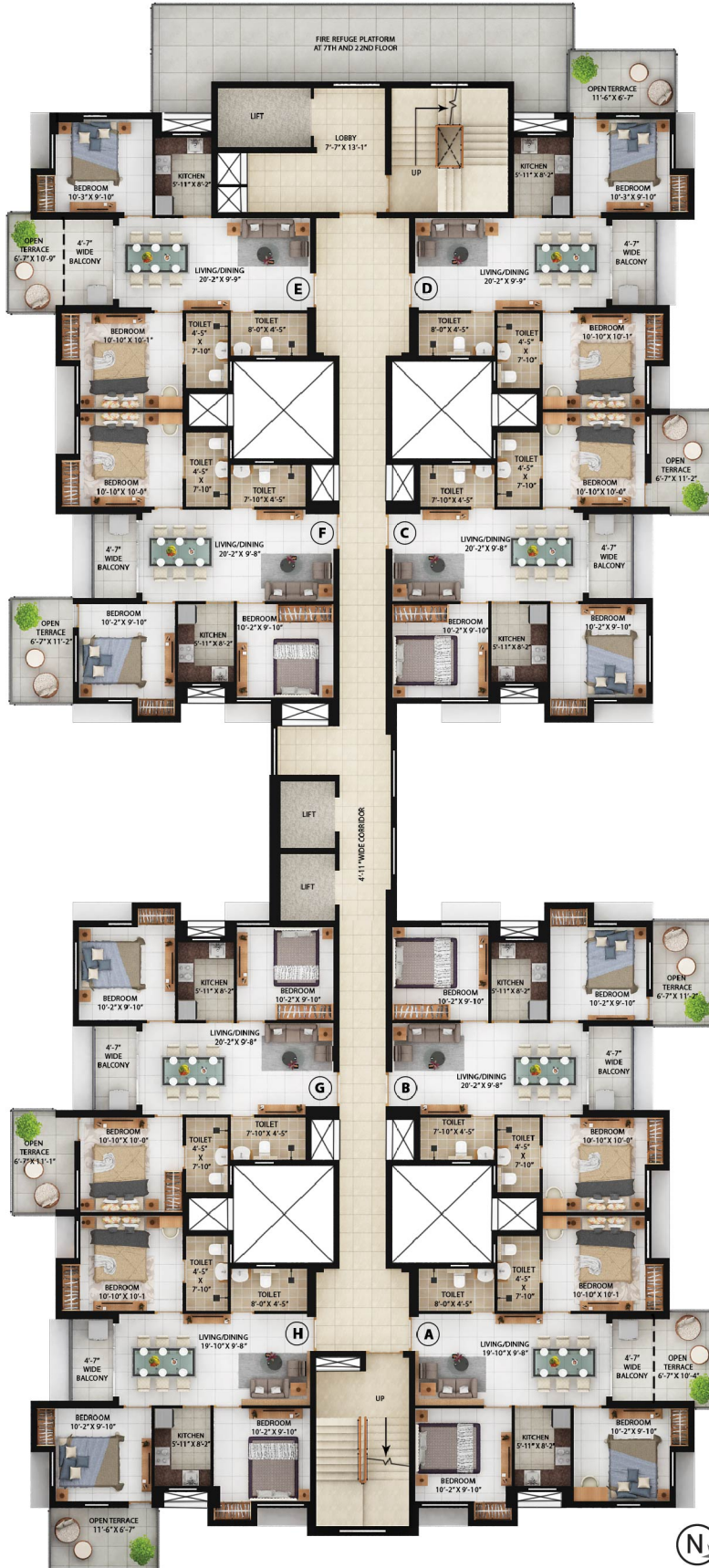
Flat No.	A	B
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	802	781
RERA Carpet Area (Sq. Ft)	638	636
RERA C.B. Carpet Area (Sq. Ft)	24	8
RERA Balcony BU Area (Sq. Ft)	40	41
Open Terrace BU Area (Sq. Ft)	75	72
Total Chargeable Area (Sq. Ft)	840	817

(Area 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 Built Up area and 50% of the open terrace BU area. | RERA carpet area excludes RERA cupboard carpet area. | All RERA carpet area considered excluding finishes.

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.

Typical Floor Plan | Block 1 | Floor 4th, 7th, 10th, 13th, 16th, 19th, 22nd & 25th



Flat No.	E	F
Flat Type	2BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	688	791
RERA Carpet Area (Sq. Ft)	538	638
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	66	73
Total Chargeable Area (Sq. Ft)	721	828

(Area as per RERA)

Flat No.	C	D
Flat Type	3BHK+2TOI	2BHK+2TOI
RERA BU Area (Sq. Ft)	780	688
RERA Carpet Area (Sq. Ft)	638	538
RERA C.B. Carpet Area (Sq. Ft)	8	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	72	75
Total Chargeable Area (Sq. Ft)	816	726

(Area as per RERA)

Flat No.	G	H
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	781	802
RERA Carpet Area (Sq. Ft)	637	638
RERA C.B. Carpet Area (Sq. Ft)	8	24
RERA Balcony BU Area (Sq. Ft)	41	40
Open Terrace BU Area (Sq. Ft)	71	75
Total Chargeable Area (Sq. Ft)	817	840

(Area as per RERA)

Flat No.	A	B
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	802	792
RERA Carpet Area (Sq. Ft)	638	636
RERA C.B. Carpet Area (Sq. Ft)	24	17
RERA Balcony BU Area (Sq. Ft)	40	41
Open Terrace BU Area (Sq. Ft)	63	73
Total Chargeable Area (Sq. Ft)	834	829

(Area 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 Built Up area and 50% of the open terrace BU area. | RERA carpet area excludes RERA cupboard carpet area. | All RERA carpet area considered excluding finishes.

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.



(Area as per RERA)

(Area as per RERA)

(Area as per RERA)

(Area 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.

Typical Floor Plan | Block 2 | Floor 2nd, 5th, 8th, 11th, 14th, 17th, 20th, 23rd

Flat No.	C	D
Flat Type	3BHK+2TOI	2BHK+2TOI
RERA BU Area (Sq. Ft)	791	688
RERA Carpet Area (Sq. Ft)	638	538
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	0	0
Total Chargeable Area (Sq. Ft)	791	688

(Area as per RERA)



Flat No.	E	F
Flat Type	2BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	688	791
RERA Carpet Area (Sq. Ft)	538	638
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	0	0
Total Chargeable Area (Sq. Ft)	688	791

(Area as per RERA)

Flat No.	A	B
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	802	792
RERA Carpet Area (Sq. Ft)	638	636
RERA C.B. Carpet Area (Sq. Ft)	24	17
RERA Balcony BU Area (Sq. Ft)	40	41
Open Terrace BU Area (Sq. Ft)	74	63
Total Chargeable Area (Sq. Ft)	839	824

(Area as per RERA)



Flat No.	G	H
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	792	802
RERA Carpet Area (Sq. Ft)	637	638
RERA C.B. Carpet Area (Sq. Ft)	17	24
RERA Balcony BU Area (Sq. Ft)	41	40
Open Terrace BU Area (Sq. Ft)	63	74
Total Chargeable Area (Sq. Ft)	824	839

(Area 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 Built Up area and 50% of the open terrace BU area. | RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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.

Typical Floor Plan | Block 2 | Floor 3rd, 6th, 9th, 12th, 15th, 18th, 21st & 24th

Flat No.	C	D
Flat Type	3BHK+2TOI	2BHK+2TOI
RERA BU Area (Sq. Ft)	791	688
RERA Carpet Area (Sq. Ft)	638	538
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	0	0
Total Chargeable Area (Sq. Ft)	791	688

(Area as per RERA)

Flat No.	A	B
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	802	781
RERA Carpet Area (Sq. Ft)	638	636
RERA C.B. Carpet Area (Sq. Ft)	24	8
RERA Balcony BU Area (Sq. Ft)	40	41
Open Terrace BU Area (Sq. Ft)	75	72
Total Chargeable Area (Sq. Ft)	840	817

(Area as per RERA)



Flat No.	E	F
Flat Type	2BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	688	791
RERA Carpet Area (Sq. Ft)	538	638
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	75	0
Total Chargeable Area (Sq. Ft)	726	791

(Area as per RERA)

Flat No.	G	H
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	792	802
RERA Carpet Area (Sq. Ft)	637	638
RERA C.B. Carpet Area (Sq. Ft)	17	24
RERA Balcony BU Area (Sq. Ft)	41	40
Open Terrace BU Area (Sq. Ft)	73	65
Total Chargeable Area (Sq. Ft)	829	835

(Area 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 Built Up area and 50% of the open terrace BU area. | RERA carpet area excludes RERA cupboard carpet area. | All RERA carpet area considered excluding finishes.

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.

Typical Floor Plan | Block 2 | Floor 4th, 7th, 10th, 13th, 16th, 19th & 22nd

Flat No.	C	D
Flat Type	3BHK+2TOI	2BHK+2TOI
RERA BU Area (Sq. Ft)	791	688
RERA Carpet Area (Sq. Ft)	638	538
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	0	75
Total Chargeable Area (Sq. Ft)	791	726

(Area as per RERA)

Flat No.	A	B
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	802	792
RERA Carpet Area (Sq. Ft)	638	636
RERA C.B. Carpet Area (Sq. Ft)	24	17
RERA Balcony BU Area (Sq. Ft)	40	41
Open Terrace BU Area (Sq. Ft)	63	73
Total Chargeable Area (Sq. Ft)	834	829

(Area as per RERA)



Flat No.	E	F
Flat Type	2BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	688	791
RERA Carpet Area (Sq. Ft)	538	638
RERA C.B. Carpet Area (Sq. Ft)	17	17
RERA Balcony BU Area (Sq. Ft)	41	41
Open Terrace BU Area (Sq. Ft)	0	60
Total Chargeable Area (Sq. Ft)	688	821

(Area as per RERA)

Flat No.	G	H
Flat Type	3BHK+2TOI	3BHK+2TOI
RERA BU Area (Sq. Ft)	781	802
RERA Carpet Area (Sq. Ft)	637	638
RERA C.B. Carpet Area (Sq. Ft)	8	24
RERA Balcony BU Area (Sq. Ft)	41	40
Open Terrace BU Area (Sq. Ft)	71	75
Total Chargeable Area (Sq. Ft)	817	840

(Area 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 Built Up area and 50% of the open terrace BU area. RERA carpet area excludes RERA cupboard carpet area. | All RERA carpet area considered excluding finishes.

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.

SPECIFICATION

Structure:	Structure designed following the IS code; external wall RCC; internal wall RCC or RCC & AAC block combined as per the design
Building Envelope:	Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint
Living/Dining Room	
Flooring:	Vitrified tiles
Wall:	Putty
Ceiling:	Putty
Doors:	Wooden frame with laminated flush door
Hardware & Fittings:	Branded locks and hardware fittings of Dorset or equivalent make
Windows:	Aluminium powder coated windows with glass panes
Electrical:	Modular switches of Havells/Great White/North-west or equivalent make with copper wiring
Bedroom:	
Flooring:	Vitrified Tiles
Wall:	Putty
Ceiling:	Putty
Doors:	Wooden frame with commercial flush door with primer coat
Hardware & Fittings:	Branded locks and hardware fittings of Dorset or equivalent make
Windows:	Aluminium powder coated windows with glass panes
Electrical:	Modular switches of Havells/Great White/North-west or equivalent make with copper wiring
Air Condition:	Provision for split AC points in all bedrooms & living/dining (only electrical points)
Open Terrace	
Flooring:	Matt finish ceramic tiles
Wall:	Exterior paint
Ceiling:	Putty
Doors:	Aluminium powder coated door with glass panes
Railing:	M.S railing
Balcony	
Flooring:	Vitrified tiles
Wall:	Exterior paint
Ceiling:	Exterior paint
Doors:	Aluminium powder coated door with glass panes
Railing:	M.S railing
Ground Floor Lobby	
Flooring:	Combination of large size vitrified tiles & granite as per design
Wall:	Combination of premium ceramic tiles, paint & wall panelling as per design
Ceiling :	Partial false ceiling with light fixtures

Kitchen	
Flooring:	Vitrified tiles
Wall:	Ceramic tiles dado up to 2 feet height above the counter. Putty finish on rest of the wall
Ceiling:	Putty
Door:	Wooden frame with commercial flush door
Hardware & Fittings:	Branded locks and hardware fittings of Dorset or equivalent make
Window:	Aluminium powder coated windows with glass panes and provision for exhaust fan
Counter:	Granite slab
Plumbing:	Stainless steel sink
Electrical:	Modular switches of Havells/Great White/North-west or equivalent make with copper wiring
Toilets	
Flooring:	Anti-skid ceramic tiles
Wall:	Ceramic tiles up to lintel height
Ceiling:	Putty
Door:	Wooden frame with commercial flush door
Hardware & Fittings:	Branded locks and hardware fittings of Dorset or equivalent make
Window:	Aluminium powder coated windows with glass panes and provision for exhaust fan
Sanitary ware:	Hindware/Kohler/Jaquar or equivalent make
CP Fittings:	Jaquar/Hindware/Kohler or equivalent make
Typical Floor Lobby	
Flooring:	Vitrified tiles
Wall:	Combination of tiles & paint
Ceiling:	Putty
Lifts:	Otis/Schindler/Kone or equivalent make

24x7 security and fire prevention

Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services; limited power back up to run lights, fans & refrigerator only; power backup for common areas & utilities; intercom facility; 24X7 round the clock security; surveillance facility with CCTV on ground floor common areas

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; waterproofing wherever necessary; automatic changeover system for DGs; sufficient project illumination through compound & street lighting inside the complex

LOCATION WITH AN EDGE

With easy access to schools, offices, parks, five-star hotels, hospitals, and retail malls, your life here can be summarised in two words: convenient and swift.



Merlin SKYGAZE

Merlin



x.com/groupmerlin



facebook.com/MERLINGROUP



instagram.com/groupmerlin



linkedin.com/company/merlin-projects-limited

Head office: 2nd Floor, Merlin Oxford, 22, Prince Anwar Shah Road, Kolkata - 700 033

Site office: Merlin Skygaze Holding No -111, On Extension of EM Bypass, Ward No 24, Post Office: Chowhati, South 24 Parganas, Kolkata - 700 148

Website: www.merlinprojects.com/projects/skygaze

Call: 033 6809 1178

RERA No.: WBRERA/P/SOU/2023/000417 | rera.wb.gov.in



Scan for more details

Disclaimer: This document is not a legal offering. It only describes the intent & concept of Skygaze. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.