

Merlin
AQUAVILLE
nature villas



Vacation
starts here for life...

Embracing *nature*

Experience life in the lap of nature
on **D.H. Road**



“Home, the spot of earth supremely blest. A dearer, sweeter spot, than all the rest.”

Robert Montgomery



* Shot at Aqu

A life of
affluence
beckons you

Aquaville strikes the balance, where going back to roots is all that matters. Nestled in the lap of nature, waking up to the sunrise with a view is always worthwhile. Amidst a life where the clock ticks relentlessly and the deadlines never end. Unplug and Unwind in a peaceful Haven.

Snuggle in *effusive* verdure & flora

Stay mesmerized by the poetry of nature. Aquaville. A luxurious retreat, a wellness resort, a relaxing country home with unmatched sophistication.



40 minutes drive from

Kolkata downtown

A community of luxury country homes, beat unmatched sophistication on D.H. Road, Near Amtala

What's nearby !

- Calcutta Business School 4 km
- Swami Narayan Mandir 10 km
- IIM Calcutta 11 km
- Behala Chowrasta 16 km
- Taratala Flyover 19 km



Wellness infused Villas & Row houses



Total Area 150 Acres
Built-up Ratio between Concrete and Nature **8:92.**



* Shot at Aquaville

Swing into
Serenity
at home!



 Aqua Park Fountain	 Birds Aviary	 Fun-Golf Arena
 Island Deck	 Butterfly Garden	 Angling
 4 Lakes with 7 Gardens	 Pool with breathtaking Lakeview	 Meditation Deck
 Cabanas & Gazebos	 Floating Coffee Deck	 Badminton Court
 Flower Garden	 Ice Cream Parlour	 Basketball Court

this will be your day-to-day
companion



Aquaville isn't just a patch of green in urban chaos; it is a lush oasis naturally nestled in nature's embrace.

Defined by understated architectural luxury, the estate stands apart by design. To live here is to join an established community of over 250 families and renowned neighbors who value the same quiet sophistication.

At Aquaville, you don't just find a home; you find your collective.



* Shot at Aquaville

Get ready to put your skills
to the test on

Putt of course!

Get ready to put your skills to the test on our
g-hole fantastic mini golfing green





Thrilling

surprise are lurking beneath the surface out there

Fishing Deck | Fish Feeding | Canoe Fish on Dingi

Slow down to count
the trees
in your backyard



Jogging | Adventure Track | Nourishment Cafe
Open Gym | Waterside Decks

The best way to find
is to lose
yourself



Meditation Deck (with Outdoor Music) | Tulsi Garden | Yoga Deck
Bamboo Chimes | Jingle Court Artists

Outdoors that refresh and *energize*

Kids Play Zone | Cycling | Football, Cricket, Table
Tennis, Volleyball, Pickle Ball, Badminton
Game Center | Open Gym | Central Park





Indulge your senses

Swimming Pool | Changing Room & Showers
F&B Facilities and Personalised Service

A woman with dark hair tied back, wearing a blue long-sleeved top and light grey trousers, is sitting on a wooden swing. She is holding an open book titled 'THE SILENT PAGES'. The swing is suspended by metal chains from a large tree with green leaves. In the background, there is a calm lake reflecting the sky and trees, with a line of trees on the far shore under a clear blue sky.

Let
reflections
& read create your perfect moment

Lake Side Barbeque | Picnic Spot | Eco Tent

* Shot at Aquaville



Fresh *blooms* of happiness

Flowers Garden | Fragrance Court | Tree Swings
Butterfly Garden | Aroma Garden
Herbal Garden | Fruit Garden | Butterfly Park
Organic Backyard Farming | Vegetable Gardens
Mango Orchards





* Shot at Aquaville

Outdoor spaces
designed for *wellbeing*



* Shot at Aquaville



— Villas —

QUINTESSENTIAL HOMES

ON DH ROAD





* Shot at Aquaville

An exclusive sense of arrival



Aquaville draws on an illustrious luxury to create a thoroughly contemporary and utterly striking interior. Very private and exclusive. Limited edition homes with limitless luxury.

The private residences are accessorized with the finest fittings and finishes that have been imagined for the highest standards of living.

Aquaville is for the rare breed who know what they want in life and in their home. And they are unapologetic about their taste and indulgences. You are home, with Aquaville.



* Shot at Aquaville

A safe *haven* of magnificence

The uniqueness of Aquaville shines through the exclusivity it offers. Lush green exteriors and lavish interiors, set the tone. Promising indulgence and luxurious coddling, the manicured landscaping and thoughtfully designed pathways make the entire place a safe haven especially for the elderly and children to enjoy their time outdoors. With its distinctive architecture, Aquaville gives you the best of both worlds: a lively residential community and a haven of absolute privacy.



* Shot at Aquaville

Effortless transitions between
social hours and
solitude

An architectural layout designed to balance your lifestyle. Expansive living spaces fluidly connect to your private bedroom suite, allowing a seamless shift from hosting guests to unwinding in complete solitude—with the flexibility to choose between a fully furnished residence or a blank canvas to design your own.



* Shot at Aquaville

From
high stakes to quiet
comfort

A fluid layout where your private entertainment lounge meets the warmth of the living room, designed for seamless transitions between lively games and relaxed conversations.



* Shot at Aquaville

‘Your private
sanctuary
right at the doorstep.

A curated, flower-lined entryway that opens into an expansive backyard garden, creating a seamless transition from the outside world into your own lush, green retreat.



* Shot at Aquaville

Where architecture
meets the
water's
edge

A rare vantage point where your private sundeck opens directly to a serene, natural waterbody. Experience the quiet luxury of a home framed by shimmering reflections, ensuring every sunset is yours alone to possess.



* Shot at Aquaville

* Shot at Aquaville



A refreshing perspective on *leisure*



An aerial view of the pristine swimming pool bordered by structured, green-lined pathways.
A masterfully planned layout designed to offer an immediate sense of calm and visual
harmony from the moment you look down.



* Shot at Aquaville

Discover your inner soul

‘Brahma ‘Kumaris ‘Rajyoga ‘Meditation Centre

Temple in the premises for Satsang, Aarti & Prayers





DOCTORS ON CALL



HOUSEKEEPING SERVICES ON CALL



ADD-ON SERVICES

CHEF ON CALL ! FOR MOUTH WATERING RECIEPES



24 x 7 SECURITY | CCTV & SECURITY SURVEILLANCE



LAUNDRY SERVICE ON CALL

IBIZA Resort & Spa by IHCL SeleQtions



Elevated by
IHCL SeleQtions
131 Keys



Merlin Group and **Indian Hotels Company Limited** come together to reimagine the iconic **IBIZA Resort & Spa** under the prestigious **IHCL SeleQtions** brand, bringing together leisure experiences, elevated hospitality, and the signature service excellence of the **Taj group**.

Specifications

Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with isolated footing
- RCC framed super structure with AAC Block/Fly ash brick as per design

Building Envelope

- Iconic Towers meticulously designed and externally painted with mix of anti fungal and
- Texture/acrylic emulsion paint to increase durability and prevent fungi.

Living /Dining Room

- | | |
|-----------------------|--|
| • Flooring | Vitrified Tiles |
| • Wall | Putty |
| • Ceiling | Putty |
| • Main door | Wooden Frame with laminated Flush Door. |
| • Hardware & Fittings | Branded locks and hardware fittings of reputed make |
| • Windows | Aluminium powder coated Windows with glass panes |
| • Electrical | Modular Switches of Havells/Anchor/ North-west or reputed make |
| • Air Condition | Split air-conditioner* |

Bedroom

- | | |
|-----------------------|--|
| • Flooring | Vitrified Tiles |
| • Wall | Putty |
| • Ceiling | Putty |
| • Doors | Wooden Frame with Commercial Flush Door. |
| • Hardware & Fittings | Branded locks and hardware fittings of reputed make |
| • Windows | Aluminium powder coated Windows with glass panes |
| • Electrical | Modular Switches of Havells/Anchor/ North-west or reputed make |
| • Air Condition | Split air-conditioner* in all bed rooms. |

Artist's impression | Disclaimer : The developer reserves the right to change the brands with equivalent type of quality. Further, the natural products like wood, marble, granite, stones etc. due to its inherent nature may have variation in colour and design and sometimes after installation small cracks develop on the surface for which the filling material is applied.

* Shot at Aquaville

Balcony

- Flooring Tiles / wooden finish tiles.
- Wall Acrylic Emulsion Paint
- Ceiling Acrylic Emulsion Paint
- Door Aluminium powder coated Doors with glass panes
- Railing MS

Kitchen

- Flooring Anti-skid tiles.
- Wall Tiles up to 2 Feet height above the counter
- Ceiling Putty
- Door Wooden Frame with Commercial Flush Door.
- Hardware & Fittings Branded locks and hardware fittings of reputed make
- Window Aluminium powder coated window with glass panes and provision for exhaust fan
- Counter Granite Slab
- Plumbing Stainless Steel Sink with Hot & Cold Water Provision.
- Electrical Modular Switches of Havells/Anchor/North-west or reputed make

Toilets

- Flooring Anti-skid tiles.
- Wall Ceramic Tiles up to 7 feet height
- Ceiling Putty
- Door Wooden Frame with Commercial Flush Door.
- Hardware & Fittings Branded locks and hardware fittings of reputed make
- Window Aluminium powder coated window with glass panes and provision for exhaust fan
- Sanitary ware Kohler/ Roca/Grohe or Equivalent make
- CP Fittings Jaquar/ Kohler or Equivalent make

Caregivers Room

- Flooring Ceramic tile
- Wall Putty
- Ceiling Putty
- Door Commercial Flush Door

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* Shot at Aquaville

House Help Toilet

- Flooring Anti skid Ceramic tile
- Wall Ceramic Tiles up to 7 feet height
- Ceiling Putty
- Door Commercial Flush Door
- Window Aluminium powder coated window with glass panes and provision for exhaust fan

24x7 Security and Other Provisions

- Optimum power back-up to sufficiently to run all your electrical appliances including one Air-Conditioner.
- 100% Power Backup for Common Areas & Utilities
- Video door phone facility
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Ample green space with use of native plants in the landscape
- Recycled water for gardening
- Low VOC materials
- Use of LED lights in Common areas

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

*Air Condition in select villas only

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*** Shot at Aquaville**

Location of Aquaville

Experience the perfect blend of nature and accessibility with:

- 20 Minutes from IIM Kolkata
- 30 Minutes from Proposed Acropolis (South) Mall
- 45 Minutes from New Alipore
- 70 Minutes from Central Kolkata



Disclaimer: This map is not to scale and is indicative in nature



KOLKATA



PUNE



RAIPUR



BHUBANESWAR



AHMEDABAD



CHENNAI



COLOMBO

Merlin

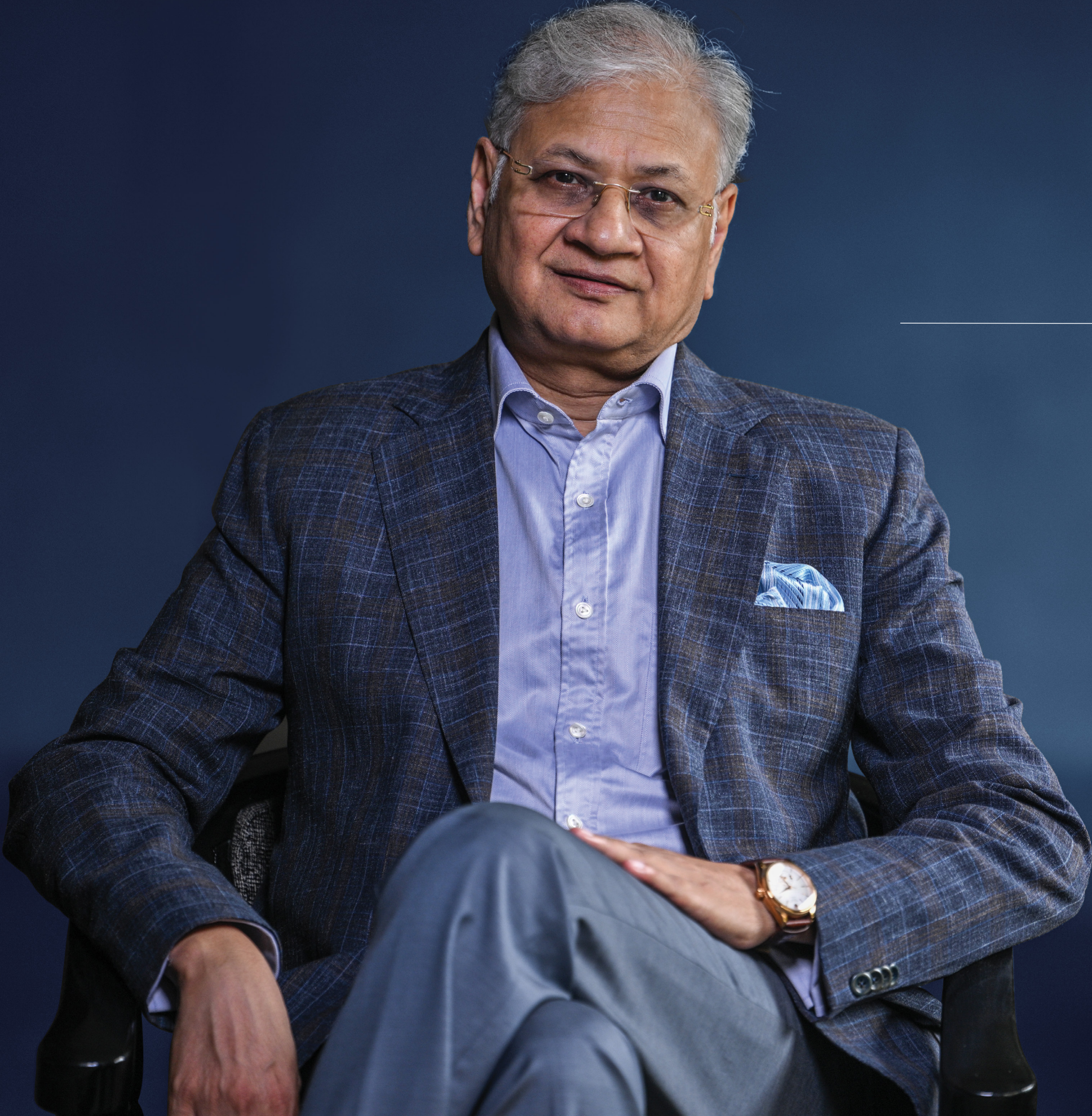
Merlin is where bold design meets purposeful living. With a legacy of crafting city-defining landmarks, we don't just develop real estate—we shape lifestyles. Driven by vision, style, and a whole lot of More to Life.

- ✦ Our aim is to create a happy home and a healthy workspace for every citizen of this country.
- ✦ Celebrated 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, retail, functional clubs and resort.
- ✦ Over 50% sales from referrals (existing customers)
- ✦ Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneshwar, Raipur and Ahmedabad

150+ PROJECTS DELIVERED | 4 DECADES OF EXPERIENCE | 6 BUSINESS VERTICALS



more to life.

A portrait of Mr. Sushil Mohta, an older man with grey hair and glasses, wearing a blue checkered blazer over a light blue shirt. He is sitting in a chair, looking towards the camera with a slight smile. The background is a dark blue gradient.

MR. SUSHIL MOHTA

Chairman and Founder of Merlin Group, is a visionary leader with over four decades of expertise. Since establishing the Group in 1984 under the mentorship of his father, the **Late Shiv Kishan Mohta**, he has strategically scaled the organization into a preeminent force in the real estate industry. Beyond his corporate success, Mr. Mohta has played a pivotal role in shaping sustainable development and policy frameworks as a founding member and President of CREDAI West Bengal and Chairman of the IGBC Kolkata Chapter.

CHAIRMAN'S MESSAGE

“

Life is too short to wake up with regrets. I believe everything happens for a reason. Nobody said life is easy, you go on and burn yourself out. Nature is the best healer, you need to slow down, take yourself back to nature, the chirping of birds, nature's orchestra, trees all around, clean waterbody, clean soothing air, with a home in the lap of nature. I get recharged at my home at Aquaville.

”



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RERA No.: HIRA/P/SOU/2021/001209 (Aquaville Phase I) | WBRERA/P/SOU/2024/001139 (Aquaville Aviary) | WBRERA/P/SOU/2024/002139 (Aquaville La-Vita) | rera.wb.gov.in

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Disclaimer: This document is not a legal offering. It only describes the intent & concept of Aquaville. 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.