



40 minutes drive from
Kolkata Downtown

Forest luxury awaits with country homes at Aquaville.
Unwind in unmatched elegance adjacent to Ibiza Resort.
Matured landscapes surround you, with towering trees
planted 25 years ago.

Shot at Aquaville

ABOUT AQUAVILLE

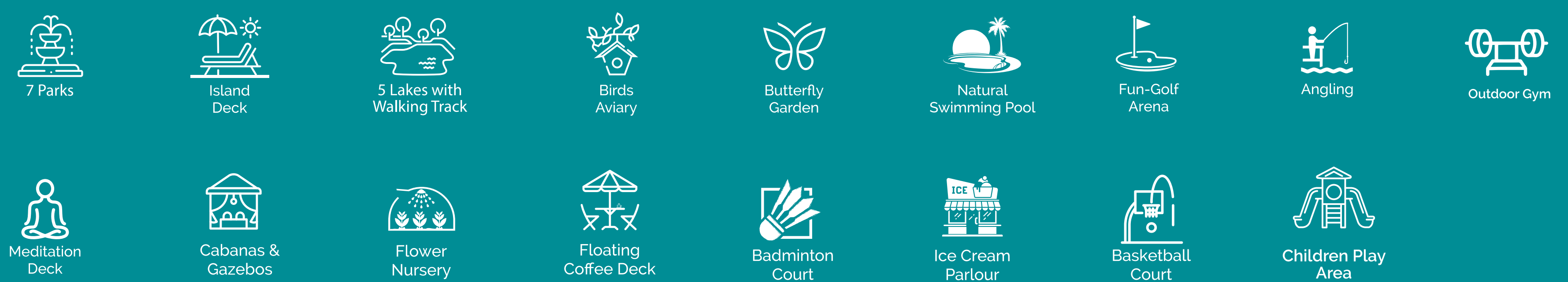


Pristine landscapes include 7 parks, and 5 serene lakes. Immerse yourself in birdsong and rustling leaves a symphony for your soul. But peace of mind goes beyond beauty.

Aquaville offers:

- Reliable utilities (water, electricity, power backup)
- Secure fencing of individual plot
- Well-maintained drainage
- Captivating outdoor lighting
- CCTV surveillance of the township
- 24/7 hassle free property management

Ready to use facilities





Location of Aquaville

Experience the perfect blend of nature and accessibility with:

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

Disclaimer: This map is not to scale and is indicative in nature
* Time source taken from Google Map

Homes in a garden ready today!

Immerse yourself in the tranquility of Aquaville's central garden. Breathe in the fresh, clean air (healthy AQI!) and admire how architectural beauty seamlessly blends with nature's calming embrace. Scattered throughout the garden are inviting seating areas, perfect for getting lost in a good book or simply soaking in the serenity. Aquaville offers the ideal escape to relax, rejuvenate, and reconnect with yourself.



TOTAL AREA
150
ACRES

BUILT UP AREA RATIO
8 : 92
BUILT UP GREENS

Shot at Aquaville



MAGNOLIA GARDEN

Shot at Aquaville



PHOENIX GARDEN

Shot at Aquaville

AQUA PARK

Shot at Aquaville

5

WATERBODIES

AVIARY GARDEN

Shot at Aquaville



Slow Down To Count The Trees In Your Backyard !

Meditation Deck (with outdoor music) | Tulsi Garden | Yoga deck | Jogging Track
Adventure Track | Forest Gym | Ghats and waterside decks

Shot at Aquaville

A man and a woman are sitting in a yellow pedal boat on a calm body of water. The woman, on the left, is wearing a floral dress and looking towards the man. The man, on the right, is wearing a dark blue long-sleeved shirt and is steering the boat. The background features a dense line of palm trees and other tropical vegetation under a clear blue sky. A wooden bridge with a lattice railing is visible in the distance on the left. The water reflects the surrounding greenery and the sky.

Thrilling Surprises Are Lurking Beneath The Surface Out There

Fishing deck | Fish feeding | Canoe fishing on Dingi | Angelling spots
Water roller | Zipliner boating | Kayking | Island deck

Shot at Ibiza

FACILITIES AT **IBIZA** *Resort & Spa*

Avail membership specially curated for bungalow owners.

- Cafeteria
- Multi-cuisine restaurant & Bar
Banquet hall
- Discotheque
- World class salon & spa treatments
- Well trained therapists
- Water roller
- Zipliner boating
- Kayking
- Island deck
- Kids' play zone
- Cycling
- Volleyball, Badminton
- Indoor games arena
- F&B facilities and personalised service
- AC Gym
- Luxurious guest rooms
- Banquet, Conference & Board rooms





Shot at Ibiza

TWIN VILLA

Indulge in spacious living at Aquaville's Twin Villas. Nestled amidst lush landscapes, these havens offer mirrored luxury, perfect for shared experiences and cherished privacy. Unwind in nature's embrace and experience top-of-the-line fixtures and meticulously crafted interiors. Ready roads ensure effortless access to your private paradise.

Shot at Aquaville

LAKE FRONT VILLA

Unwind on your private waterfront balcony as the sun paints the sky with vibrant hues. Step inside to discover exquisite interiors boasting top-of-the-line features. Captivating ambient lighting illuminates the meticulously maintained exteriors, creating an unforgettable atmosphere. Effortless access ensures a smooth arrival at your waterview paradise.

Shot at Aquaville

Welcome to Affordability in Paradise

Imagine a life surrounded by nature, with spacious living and a close-knit community. At Aquaville, now introducing an exciting new collection of bungalows, meticulously designed for your comfort and well-being.





A Haven of Low-Pollution Living

Escape the city and breathe easy at Aquaville.

Live in a healthy environment curated for you and your loved ones. Enjoy sparkling lakes, lush parks, and fresh air – all right outside your doorstep.



Specifications

Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC Strip/Pile foundation
- RCC framed super structure with AAC Block/Bricks as per design

Building Envelope

- Aesthetically designed villas 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 | Provision for 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 | Provision for Split air-conditioner* in all bed rooms. |

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, can be provided at extra cost.

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.

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 |

- Counter Granite Slab
- Plumbing

- 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 |

Toilets

- Sanitary ware Kohler/ Roca/Hindware or Equivalent make
- CP Fittings Jaquar/ Kohler or Equivalent make

Caregivers Room

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

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



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 that burns you 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 water body, clean soothing air, with a home in the lap of nature

I get recharged at my home in Aquaville.



Building Dreams for 40 Years

Merlin Group is Rooted in Growth, Branching Out with Community.

- **Root to Happiness:** Homes & Workspaces built for wellbeing across India.
- **Decades of Expertise:** 40 Years, 20 Million sq. ft. Delivered, 10 Million in Progress.
- **Diverse Portfolio:** Over 100 Residential, Commercial & Retail Projects.
- **Trusted by Families:** 50% Sales from Referrals – Neighbors become Believers.
- **National Footprint:** Growing across Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad & Raipur.

The Merlin World without Boundaries



Fifth Avenue | Sector V, Kolkata



South City Residence | Kolkata



The One | Tollygunge, Kolkata



The Summit | Sector V, Kolkata



Acropolis Mall | Kolkata



Altair | Colombo, Sri Lanka



Head Office: 22 Prince Anwar Shah Road, Kolkata - 700 033
Site Address: Aquaville, Diamond Harbour Road, Near Amtala, Kolkata, West Bengal 743503
Website: www.merlinaquaville.com

 twitter.com/GroupMerlin  facebook.com/MERLINGROUP  instagram.com/merlingroup  linkedin.com/company/merlin-group-of-companies

Call: 033 7126 2676
Architect: Salient, Kolkata
RERA REG. NO.: WBRERA/P/SOU/2024/001139 | rera.wb.gov.in

Disclaimer: This document is not a legal offering. It only describes the intent & concept of the 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.
*All pictures used are shot at Aquaville.



SCAN HERE TO KNOW MORE