





TIME LESS

Ambling distance from iconic architecture like Victoria Memorial and lush green Maidan. British High Commission and US consulate is just a whisper away !



Celestial

As you listen to the whispers of the heavenly blues,
the city of joy quietly flows beneath you.

Surreal

Soak in a stream of sublime happiness that takes you to the edge of luxury.



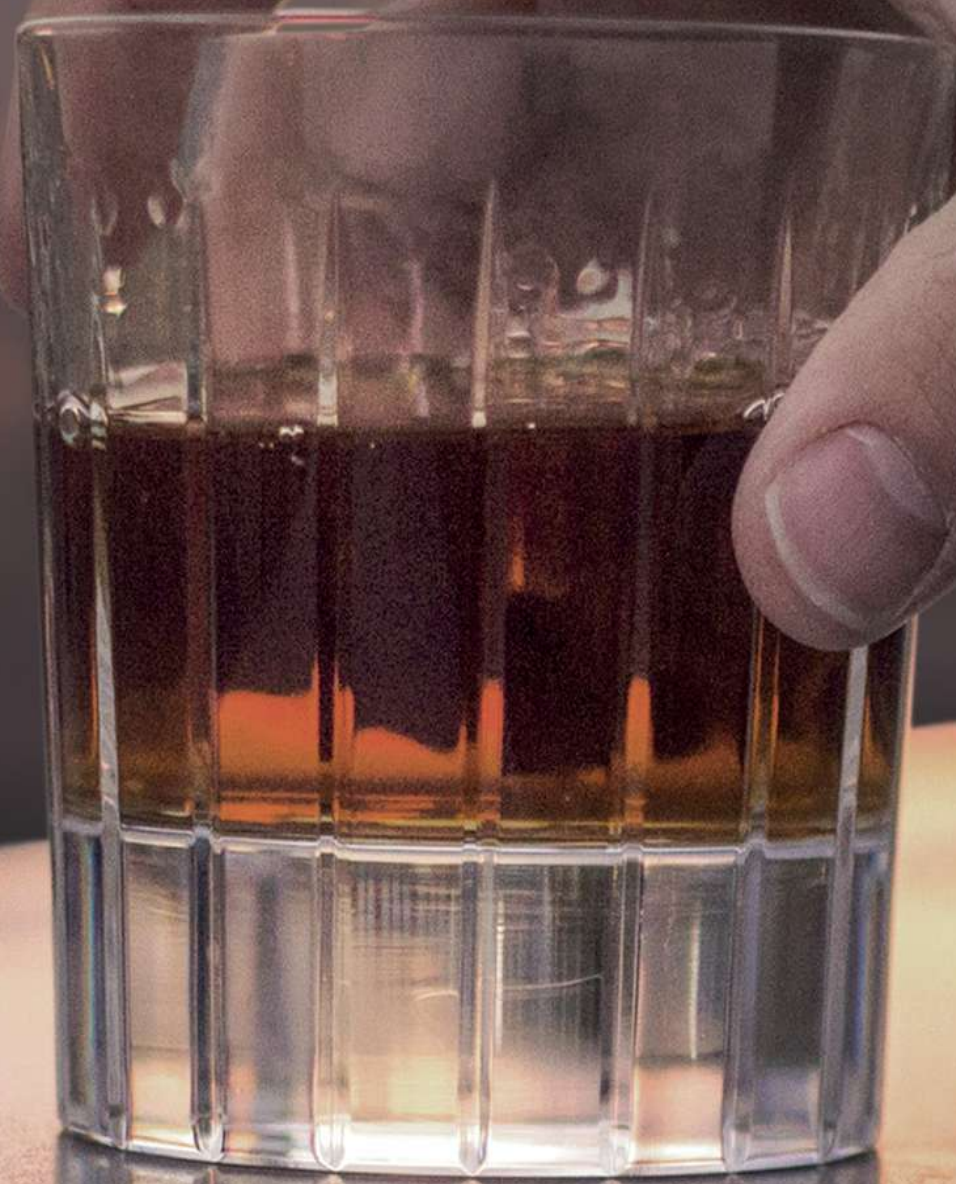


Illuminati

Explore finesse in every inch of cubic space.
Delve into a living canvas submerged in an ethereal lifestyle.

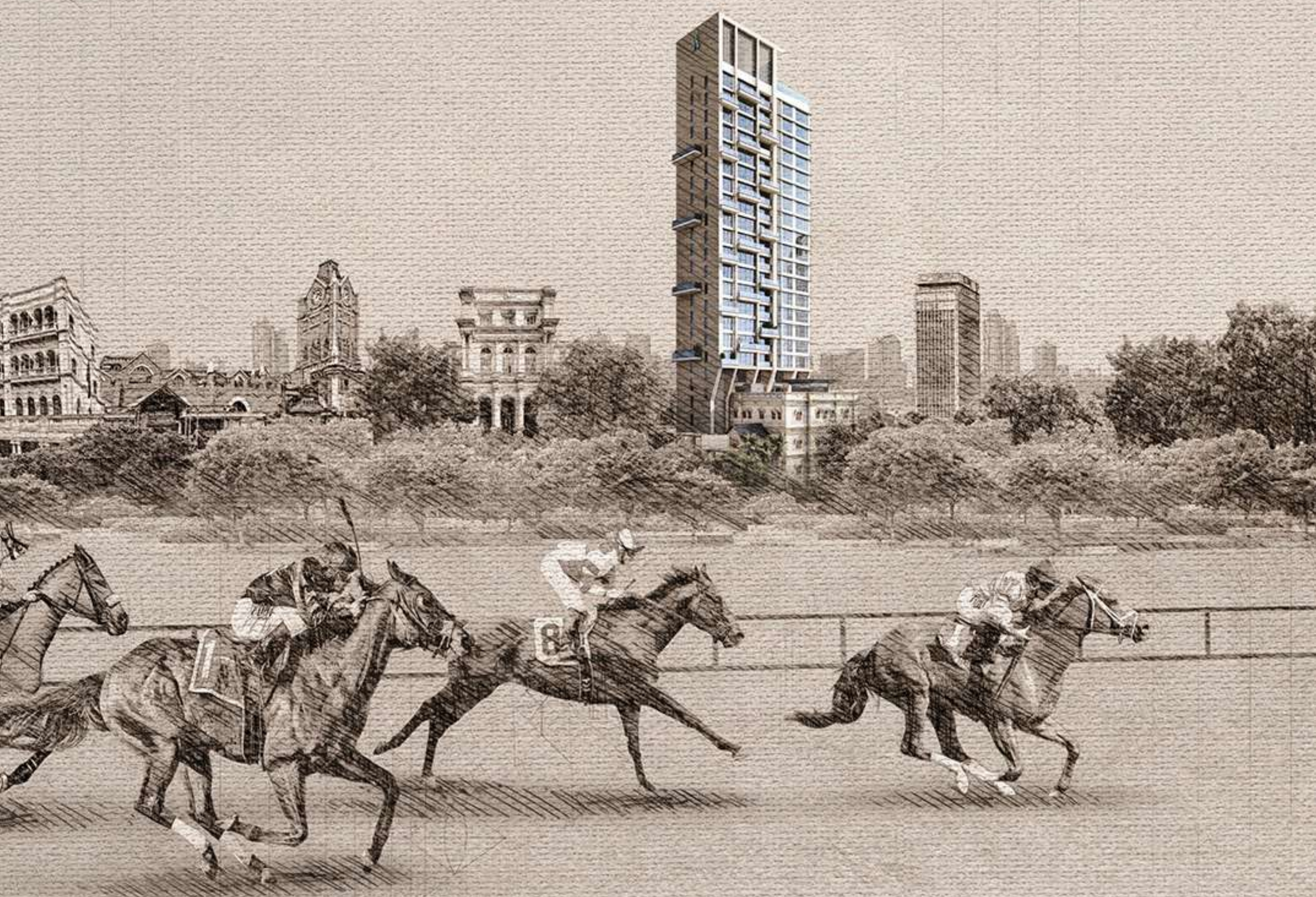
Sunshades

Magical yet timeless. Ephemeral and intangible.
Felt but ever fleeting. An ode to the celebration
of luxurious and flavourful lifestyle.



Skyline of joy

With landmark bazaars and unimitable architecture - Kolkata, is a melting pot for diverse global cultures. The neighbourhood is filled with colours, stories, good vibes, awe-inspiring personalities and gorgeous views with every turn you take.



mag num opus

With *4 side open*, get an incredible
and uninterrupted view of
joy from a home that soars upto *Level 21*.



**PRE-CERTIFIED
GOLD RATED
PROJECT**

Moonlight sonata in an urban landscape

Azure. Sophisticated 17 niche residences
in the epicenter of Kolkata's elite
cosmopolitan hub.

Nice place to park your home !

Ever experienced Times Square in Kolkata ? Because when you live in the centre, everything is around you. Park street, Theatre road, Camac street, Chowringhee, New Market — to list a few.

Nestled within a plethora of business, retail and cultural hotspots, this is where you will find the true spirit of joy !





Elite chronicles

Grand entrance lobby with plush interiors soaked in an elite essence.



Don't chase. get chosen !

Access control to lift lobbies, hi speed elevators
with separate service lifts.



House of glass !

- Expansive glass windows showcasing Kolkata's green heart — *the Maidan*.

Strictly personal !

Exclusive luxe hub for a chosen few. A bold affair etched in a new dialect. An ultimate canvas for an ethereal lifestyle.



360 degree open

4 side open, sun kissed apartments
with fresh breeze and azure sky.

Azure. Naturally home.





La Serene

Terrace lounge to chill with family
and friends as the sun sets over the Ganges

Your sky date

Utility is when you have 1 phone, luxury is when you have two, opulence is when you have 3 – and paradise is when you use none. Spend a sublime evening at our Rooftop infinity pool.





Harrington's
the clubhouse

Enormous clubhouse for 17 exclusive families



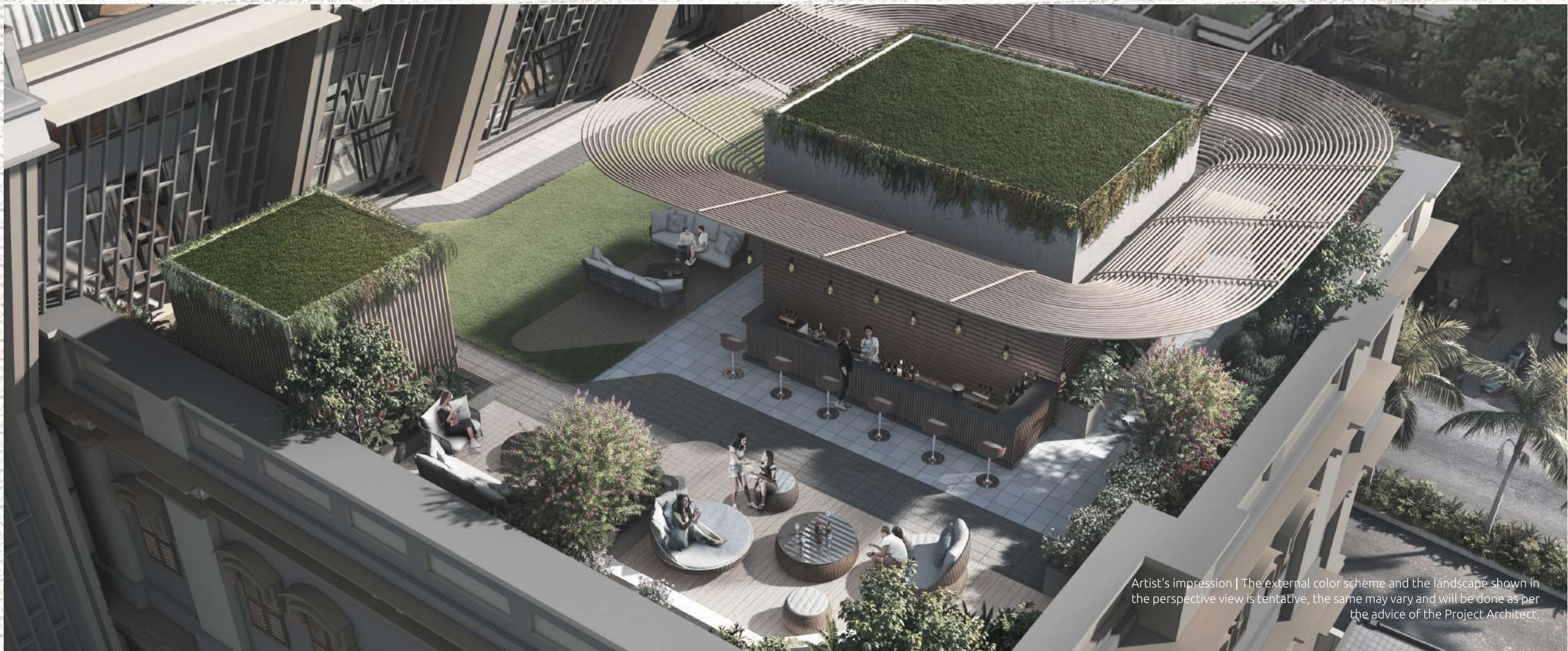
❖ Lounge Deck



❖ Intimate Banquet



❖ Fully loaded Gym



❖ Terrace Lawn



❖ Poolside Barbeque



GROUND LEVEL

- 1 Entrance Water Feature
- 2 Stepped Garden
- 3 Guard House
- 4 Commercial Drop Off
- 5 Multi-level Car Parking
- 6 Corner Garden
- 7 Rolling Mound
- 8 Peripheral Garden
- 9 Residential Drop Off

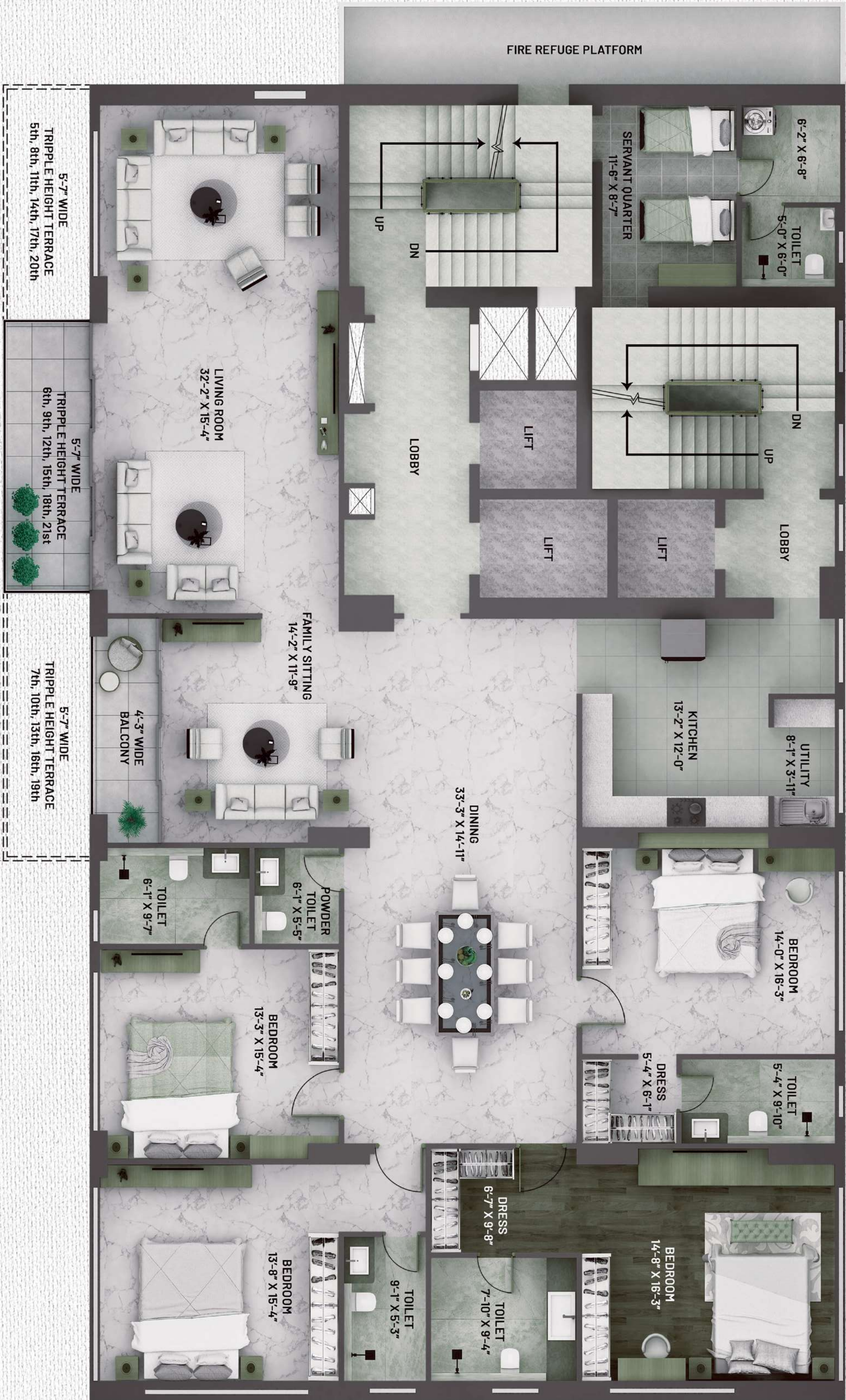
ROOFTOP LEVEL

- 17 Infinity Swimming Pool
- 18 Green Wall
- 19 Pool Deck
- 20 Hot tub
- 21 Seat with Canopy
- 22 Sky Lounge
- 23 Bar Counter
- 24 Barbeque Counter

3RD FLOOR TERRACE LEVEL

- 10 Community Lawn
- 11 Lounge Deck
- 12 Casual Sitting Ledge
- 13 Bar Counter
- 14 Sitting Deck
- 15 Paved Walkway
- 16 Open Kitchenette

TYPICAL FLOOR PLAN



FLOOR	UNIT INFO		FLAT BUA (WITHOUT O.T.)	FLAT CARPET AREA	BALCONY AREA	ALTERNATE TRIPPLE HEIGHT TERRACE	FLAT BUA WITH 50% TERRACE
	FLAT TYPE						
5 th - 21 st Floor	4B+5T		(SQ.FT)* 3223	(SQ.FT)* 2845	(SQ.FT)* 101	(SQ.FT)* 84 - 97	(SQ.FT)* 3265 - 3272

The dimension in the floor 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.

The midas touch

Sculpted in time by Merlin Group with the trusted legacy of more than 40 years in creating timeless masterpieces !

TEAM AZURE | Melting pot of brilliance, from Mumbai to Dubai

Principal Architect ESPACE, Kolkata	Structure SPA Consultants Kolkata	MEP Consultant SN Joshi & Associates Pune	Landscape Consultant Layers Design Studio Kolkata	Facade Spectrum Design Group, Mumbai	Lighting Consultant Principal Focus, Dubai	Interior NN Architects, Mumbai
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awe inspiring

LOCATION



LATITUDE 22.54
LONGITUDE 88.35



2/1
Ho chi minh
sarani



About the Developer

Merlin

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



Acropolis Mall | Kolkata



Elita Garden Vista | New Town, Kolkata



The One | Tollygunge, Kolkata



Altair | Colombo, Sri Lanka



South City Residence | Kolkata



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