

Merlin
IMPERIA

WHERE
THE
BREEZE

BREATHES



where rarity finds
its home

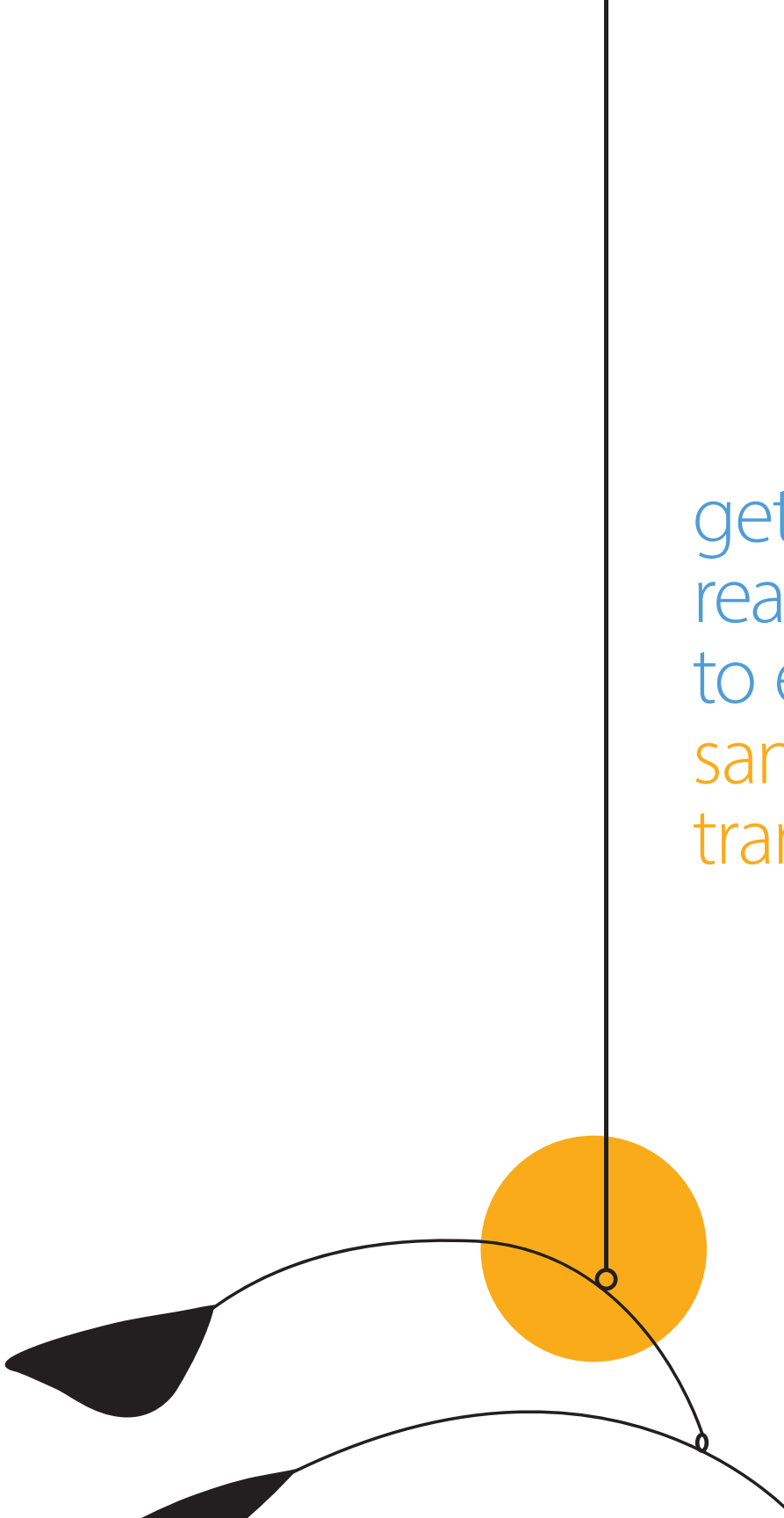
Built for those who already live a
cut above the rest.



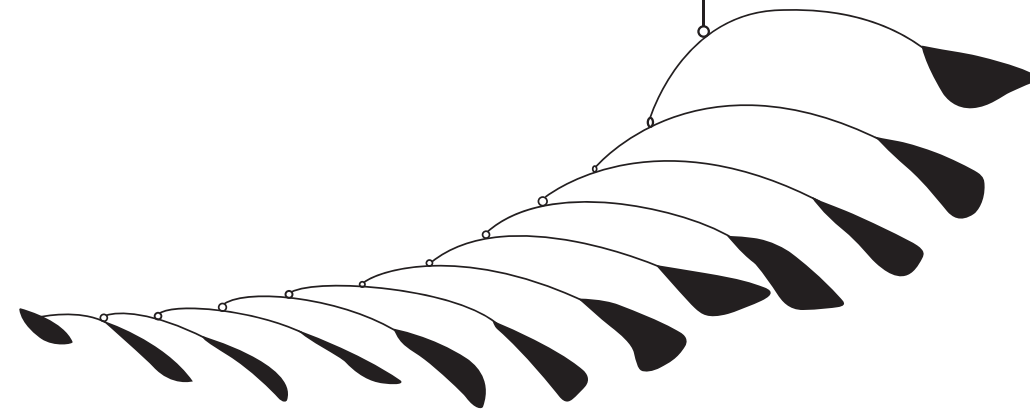
a breath of fresh living

At Merlin Imperia, life flows like the air — gentle, free, and fresh.
Nestled near the Ganga in Konnagar, this isn't just a residence;
it's an experience crafted for those the breeze chooses to touch.

“ Let the breeze cleanse your soul. ”

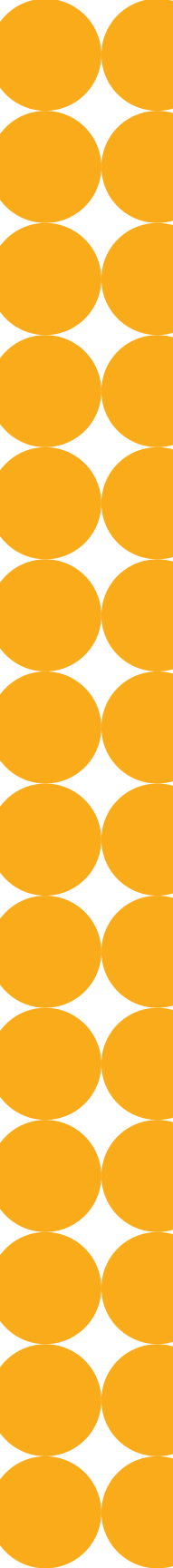


get
ready
to experience a
sanctuary of
tranquillity



Imagine waking up to the fresh morning air,
coming through wide windows, bringing with
it the promise of a day full of positivity.

As you step into your balcony, the gentle
ambience embraces you, carrying away the rush of
yesterday and setting the rhythm for today.

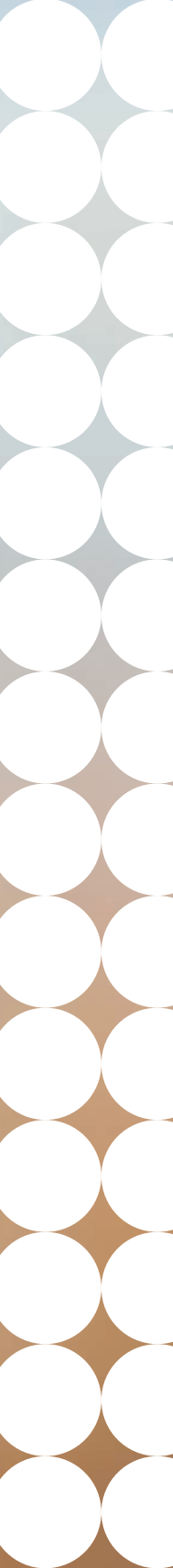


let the
breeze
lead you



Thoughtfully Crafted Spaces

Step into rooms designed to welcome sunlight and fresh air at every corner. Spacious and thoughtfully planned, these rooms let the breeze flow freely, creating a home that feels alive, calm, and refreshing.

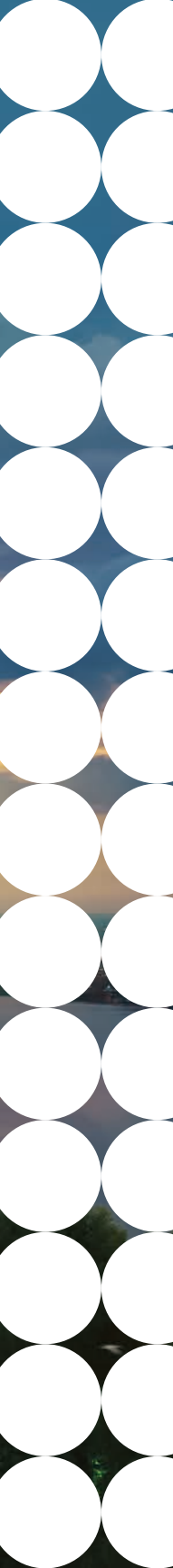


a retreat for
your senses

“breathe in, unwind, and let
the world slow down”



Artist's Impression: The exterior colour scheme and landscaping shown in this perspective view are tentative and may vary, subject to the guidance of the Project Architect.
Important Note: The current building comprises 12 floors and is in the process of being further extended.





unwind into
a lifestyle
that flows



step into
spaces that
breathe

Airy Balconies

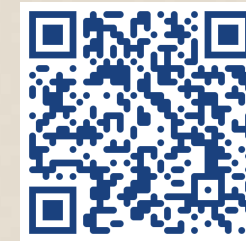
Designed to capture the river breeze & bring in a sense of endless calm.

Indoor-Outdoor Harmony

Open courtyards, walkways and soothing greens merge seamlessly with your life.

The view shown here is artistic impression which may vary as per final advise of project and interior architect.

a location
swept by
tranquillity



Scan for Map



Standing proudly on **Grand Trunk Road, in the heart of Konnagar, Merlin Imperia** blends seamless connectivity with a rare sense of calm.

With the Ganga flowing nearby, every breeze brings quiet renewal — creating a sanctuary that feels both close to the city and away from its noise.

Connectivity

	Autos & Buses	Doorstep
	Konnagar Ferry Ghat	1.1 km
	Konnagar Railway Station	2.5 km
	Howrah Station	13.4 km
	Sealdah Station	18 km
	Kolkata Airport	18.5 km

Religious & Cultural

	Dakshineswar Temple	6.4 km
	Belur Math	7.5 km

Schools & Education

	Mother Mary Public School Unit 2, Konnagar	1.9 km
	Rishra Narayana School	2.9 km
	Uttarpara Library	3.5 km
	Techno India Group Public School, Konnagar	5 km
	Mother Mary Public School Unit 1, Konnagar	5.9 km

Healthcare

	Ma Sarada Hospital, Konnagar	350 m
	Re-life Hospital, Hindmotor	850 m
	WeCare Hospital, Uttarpara	4.3 km

Retail & Entertainment

	Regent Star Mall, Hindmotor	1.2 km
	Destination Mall, Konnagar	2.9 km
	Forum Rangoli Mall, Belur	8.1 km

flowing.with convenience

A place where urban ease meets nature's quiet grace,
Merlin Imperia rises amidst everyday conveniences - schools,
healthcare, retail, and well-connected roadways.
Here, life flows smoothly, like the rhythm of a river.



a structure built to breathe

Designed to welcome openness, the architecture of Merlin Imperia lets the breeze move freely through every home. The soaring tower rises with elegance, offering light, air, and peace to every level.



Artist's Impression: The exterior colour scheme and landscaping shown in this perspective view are tentative and may vary, subject to the guidance of the Project Architect.

Important Note: The current building comprises 12 floors and is in the process of being further extended.

a unique list of
landscape
amenities

A multi-purpose lawn for moments of
leisure and celebration.

Gazebos and sculptures creating quiet
nooks where nature's rhythm sets the tone.

Artist's Impression: The exterior colour scheme and landscaping shown in this perspective view are tentative and may vary, subject to the guidance of the Project Architect.

where the
play begins



Artist's Impression: The exterior colour scheme and landscaping shown in this perspective view are tentative and may vary, subject to the guidance of the Project Architect.

grab
what you need.
live
what you love.

Ground, 1st & 2nd Floor

Dedicated retail zones, creating a seamless blend of lifestyle and convenience.

3rd to 12th Floor*

A mix of spacious 2BHK & 3BHK residences, each one crafted to bring nature indoors.

On the 3rd Floor

A clubhouse with an indoor games room - a space for recreation and connection.



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where water
flows
with
the breeze

Swimming Pool

At the heart of Merlin Imperia lies the podium — a tranquil expanse where the pool shimmers under open skies. Here, every dive meets the cool breath of the breeze, and every moment feels chosen by calm.

“ Drift into tranquillity, where the waters ripple with the whispers of the breeze. ”

explore more on the podium

Cabanas & Seating Ledges

Unwind in shaded retreats where the evening breeze carries away the day's worries.

Gymnasium

Stay refreshed, stay active — an airy space designed to complement your well-being.

Community Hall

A gathering place where stories flow like breeze, connecting lives effortlessly.



where play never pauses

Indoor Games Area

Slip away from the daily grind and step into a space to recharge and unwind. Let the energy spark your own little escape.



breezy heights.
spacious
sights.

Artist's Impression: The exterior colour scheme and landscaping shown in this perspective view are tentative and may vary, subject to the guidance of the Project Architect.

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an elevated escape on the open terrace

Above the community hall, the open terrace
creates a new dimension of leisure and energy.

A multi-sports arena, where energy flows freely.

A seating deck with a gazebo — a place to watch the sunset.

A multi-level car park, ensuring seamless accessibility.

Master Plan



LEGENDS

GROUND FLOOR

- 01 SECURITY CHECK POINT
- 02 ENTRY / EXIT GATE
- 03 BOOM BARRIER
- 04 FEATURE WALL
- 05 STEPPED PLANTER
- 06 ADDA ZONE
- 07 MULTI-PURPOSE LAWN
- 08 SCULPTURE
- 09 GAZEBO
- 10 KIDS' PLAY LAWN
- 11 RESERVED PARKING FOR RETAIL

PODIUM LEVEL-1

- 12 SWIMMING POOL
- 13 LAWN
- 14 CABANA WITH OUTDOOR SEATING

PODIUM LEVEL-2

- 15 SEATING DECK WITH GAZEBO
- 16 MULTI-SPORTS ARENA

INDEX

- 3BHK
- 2BHK

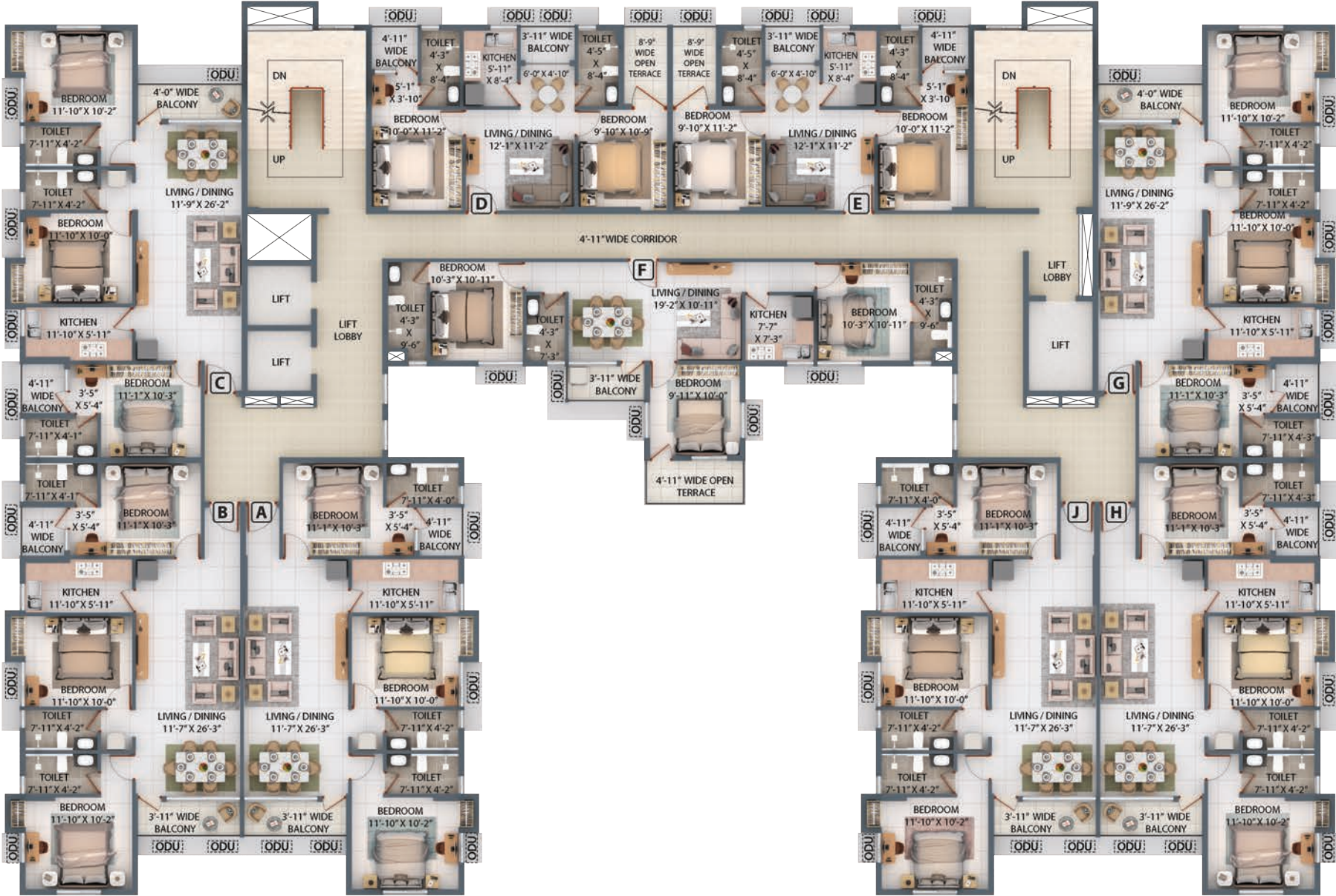
Merlin
IMPERIA

Disclaimer : This is not a legal offering. It only describes the intent & concept of the project and are tentative, the same may vary and will be done as per the advise of the Project Architect. All the details are subject to change, alteration & modification as per the developer's discretion.

Important Note: The current building comprises 12 floors and is in the process of being further extended.

Floor Plan

4th



Apt. No.	A	B	C	D	E
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	2BHK+2T	2BHK+2T
Built-up Area (Sq. Ft.)	1119	1113	1126	663	663
Carpet Area (Sq. Ft.)	943	943	936	547	547
CB* Area (Sq. Ft.)	12	12	14	0	0
Balcony (Sq. Ft.)	71	71	72	49	49
Total Area (Sq. Ft.)	1120	1113	1127	664	664

Apt. No.	F	G	H	J
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	3BHK+3T
Built-up Area (Sq. Ft.)	913	1126	1113	1119
Carpet Area (Sq. Ft.)	774	936	943	943
CB* Area (Sq. Ft.)	0	14	12	12
Balcony (Sq. Ft.)	35	72	71	71
Open Terrace (Sq. Ft.)	55	0	0	0
Total Area (Sq. Ft.)	941	1127	1113	1120

(Area as per RERA)

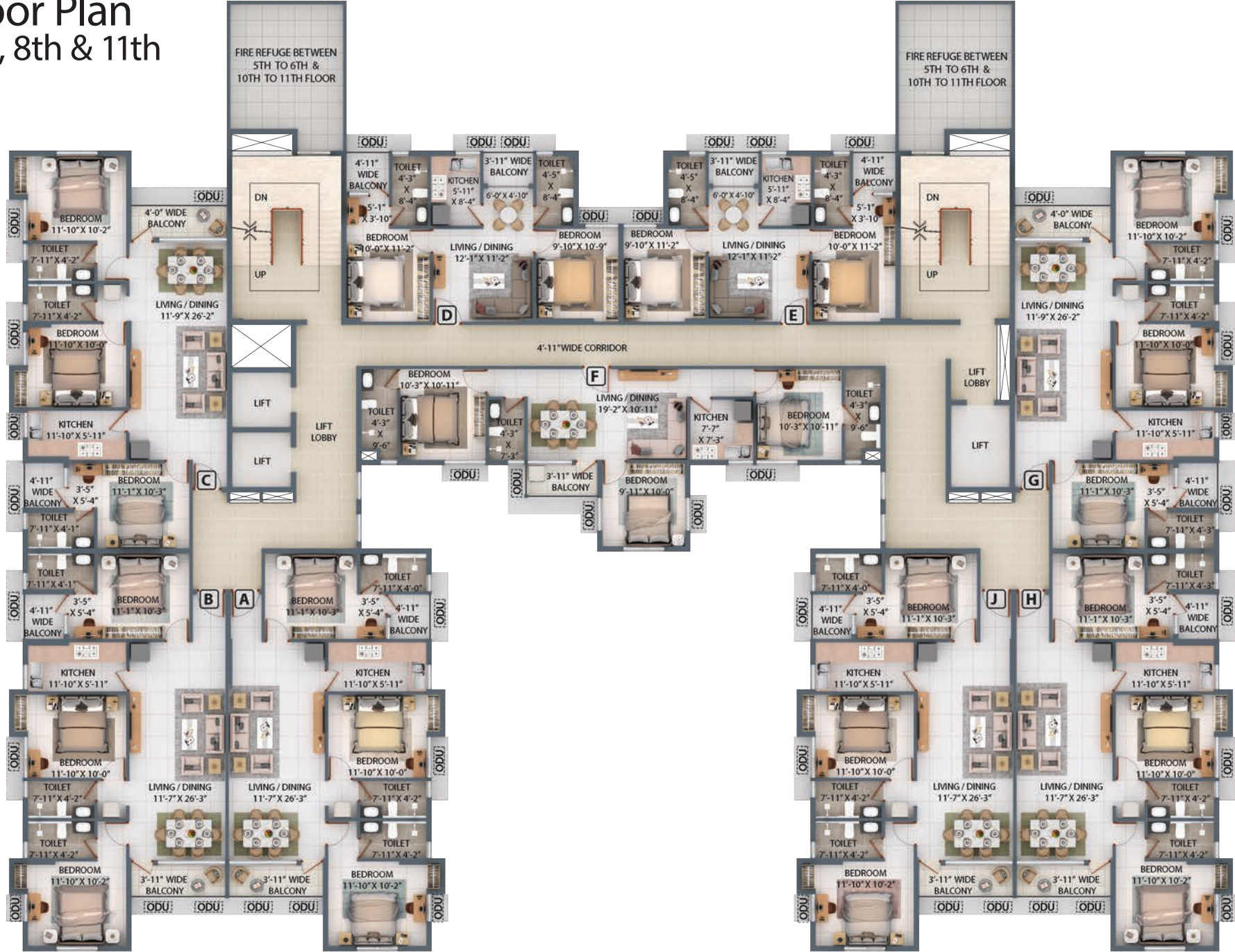
*RERA Built up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard *Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that 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.

Important Note: The current building comprises 12 floors and is in the process of being further extended.



Floor Plan
5th, 8th & 11th



Apt. No.	A	B	C	D	E
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	2BHK+2T	2BHK+2T
Built-up Area (Sq. Ft.)	1119	1113	1126	663	663
Carpet Area (Sq. Ft.)	943	943	936	547	547
CB* Area (Sq. Ft.)	12	12	14	0	0
Balcony (Sq. Ft.)	71	71	72	49	49
Total Area (Sq. Ft.)	1120	1113	1127	664	664

Apt. No.	F	G	H	J
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	3BHK+3T
Built-up Area (Sq. Ft.)	913	1126	1113	1119
Carpet Area (Sq. Ft.)	774	936	943	943
CB* Area (Sq. Ft.)	0	14	12	12
Balcony (Sq. Ft.)	35	72	71	71
Total Area (Sq. Ft.)	913	1127	1113	1120

(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. *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard *Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

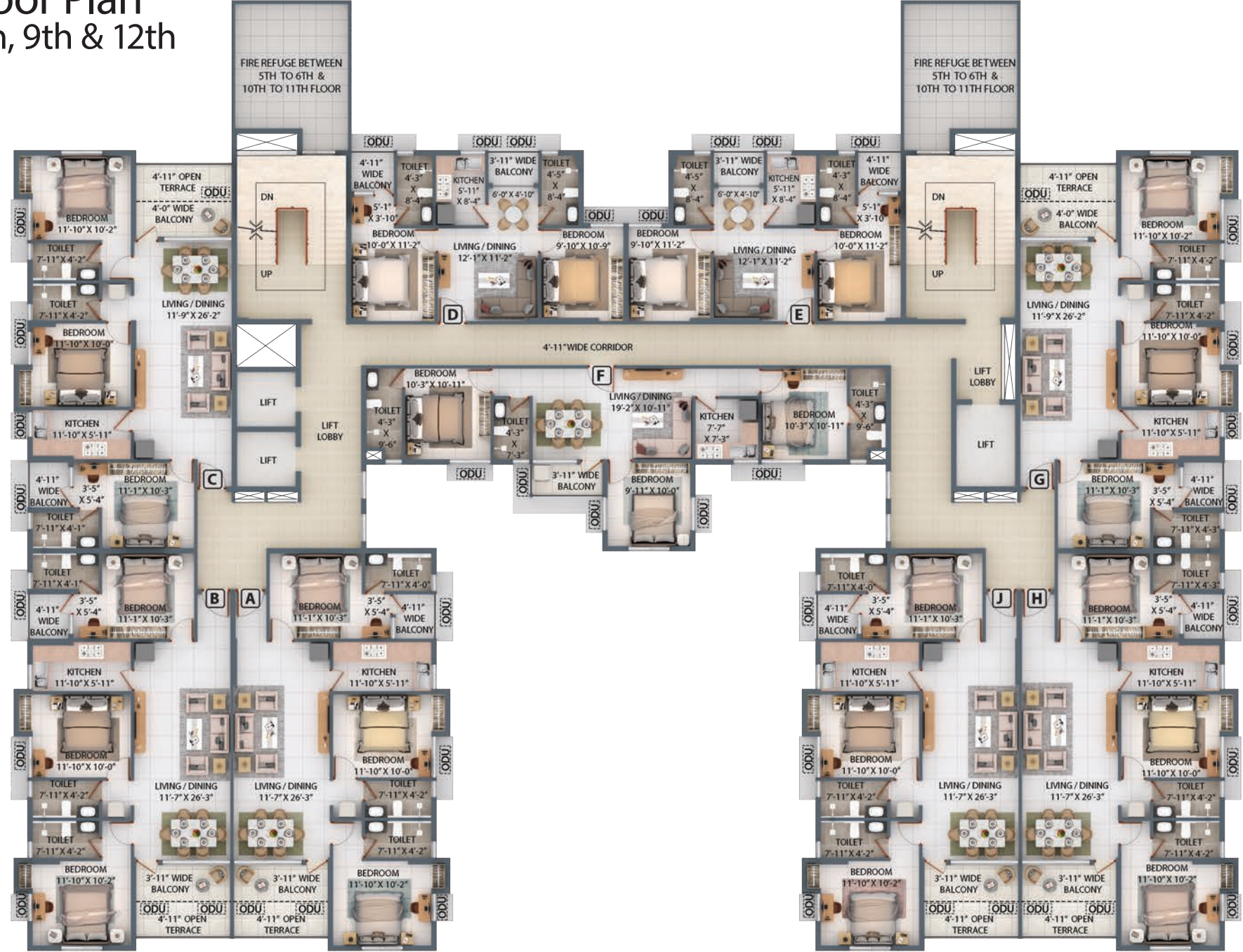
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Floor Plan

6th, 9th & 12th



Apt. No.	A	B	C	D	E
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	2BHK+2T	2BHK+2T
Built-up Area (Sq. Ft.)	1119	1113	1126	663	663
Carpet Area (Sq. Ft.)	943	943	936	547	547
CB* Area (Sq. Ft.)	12	12	14	0	0
Balcony (Sq. Ft.)	71	71	72	49	49
Open Terrace (Sq. Ft.)	56	56	57	0	0
Total Area (Sq. Ft.)	1148	1141	1155	664	664

Apt. No.	F	G	H	J
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	3BHK+3T
Built-up Area (Sq. Ft.)	913	1126	1113	1119
Carpet Area (Sq. Ft.)	774	936	943	943
CB* Area (Sq. Ft.)	0	14	12	12
Balcony (Sq. Ft.)	35	72	71	71
Open Terrace (Sq. Ft.)	0	57	56	56
Total Area (Sq. Ft.)	913	1155	1141	1148

(Area as per RERA)

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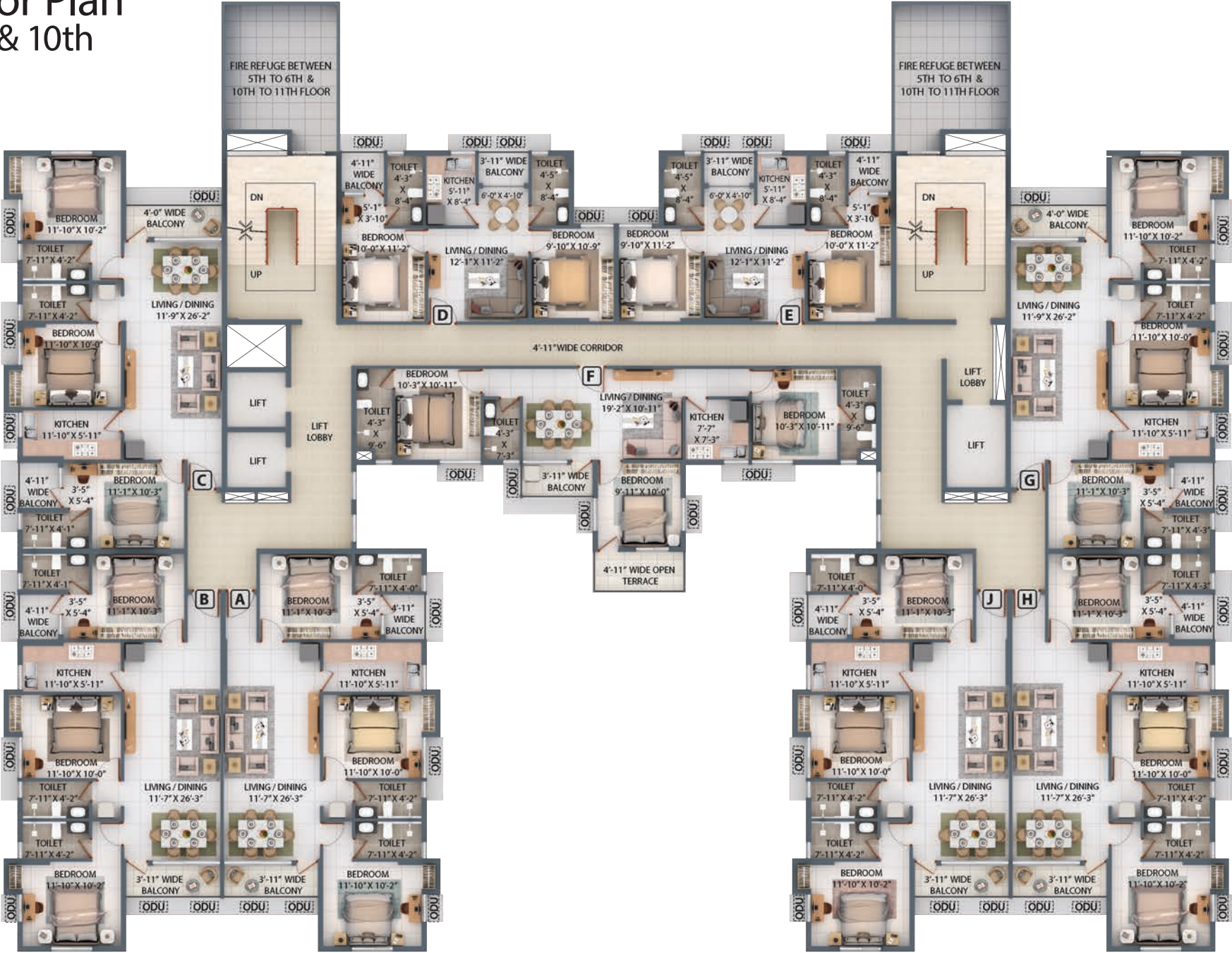
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Floor Plan

7th & 10th



Apt. No.	A	B	C	D	E
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	2BHK+2T	2BHK+2T
Built-up Area (Sq. Ft.)	1119	1113	1126	663	663
Carpet Area (Sq. Ft.)	943	943	936	547	547
CB* Area (Sq. Ft.)	12	12	14	0	0
Balcony (Sq. Ft.)	71	71	72	49	49
Total Area (Sq. Ft.)	1120	1113	1127	664	664

Apt. No.	F	G	H	J
Apt. Type	3BHK+3T	3BHK+3T	3BHK+3T	3BHK+3T
Built-up Area (Sq. Ft.)	913	1126	1113	1119
Carpet Area (Sq. Ft.)	774	936	943	943
CB* Area (Sq. Ft.)	0	14	12	12
Balcony (Sq. Ft.)	35	72	71	71
Open Terrace (Sq. Ft.)	55	0	0	0
Total Area (Sq. Ft.)	941	1127	1113	1120

(Area as per RERA)

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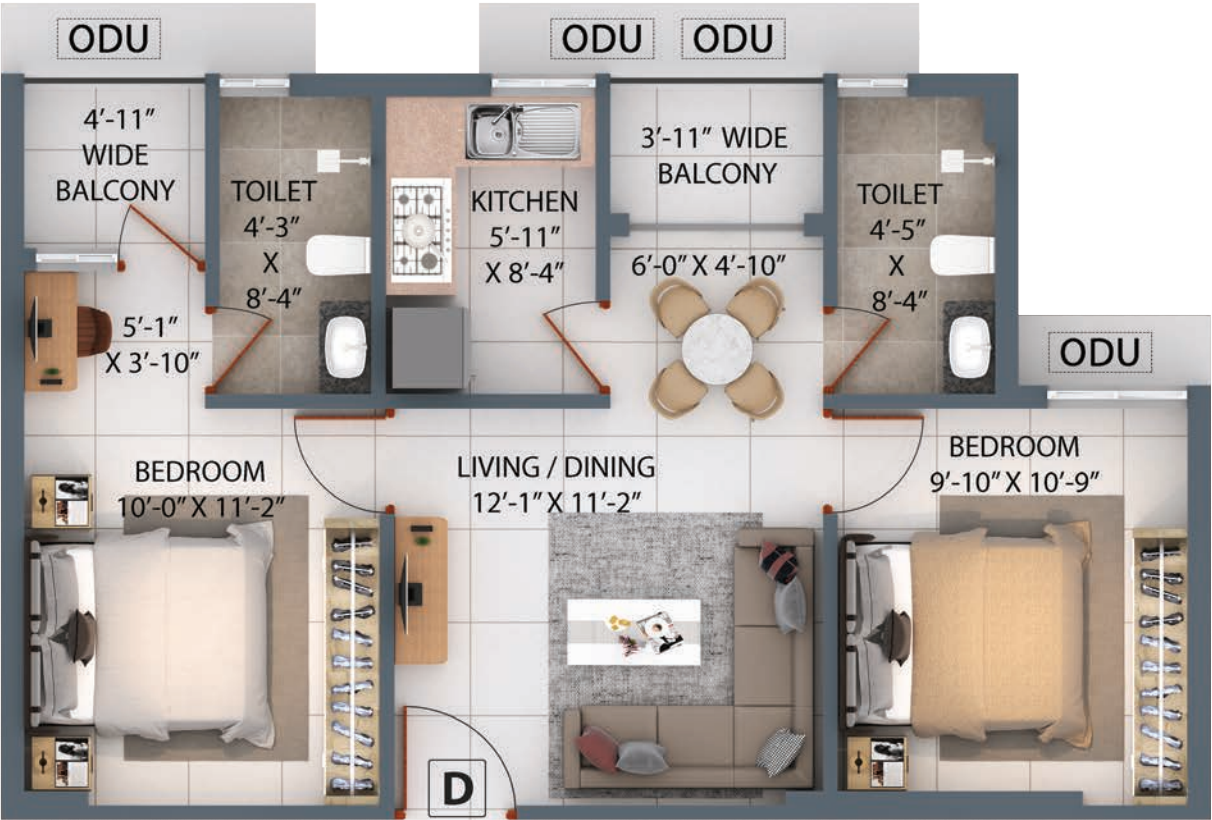
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Unit Plan

TYPE D 2BHK + 2T



Apt. No.	Apt. Type	Built-up Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	CB* Area (Sq. Ft.)	Balcony (Sq. Ft.)	Total Area (Sq. Ft.)
D	2BHK+2T	663	547	0	49	664

(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.
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*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Isometric Floor Plan

TYPE D 2BHK + 2T



Apt. No.	Apt. Type	Built-up Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	CB* Area (Sq. Ft.)	Balcony (Sq. Ft.)	Total Area (Sq. Ft.)
D	2BHK+2T	663	547	0	49	664

LEGENDS

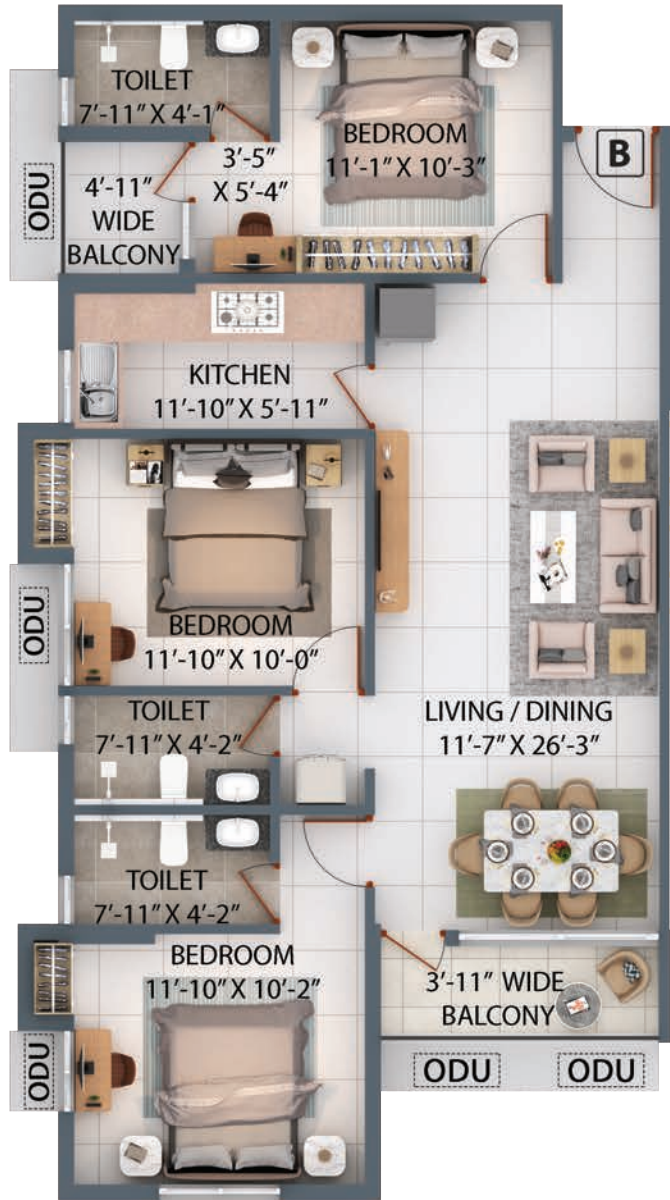
- 1 BEDROOM 9'-10" X 10'-9"
- 2 LIVING 12'-1" X 11'-2"
- 3 DINING 6'-0" X 4'-10"
- 4 BEDROOM 10'-0" X 11'-2"
- 5 WIDE BALCONY 4'-11"
- 6 TOILET 4'-3" X 8'-4"
- 7 KITCHEN 5'-11" X 8'-4"
- 8 WIDE BALCONY 3'-11"
- 9 TOILET 4'-5" X 8'-4"

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish *CB = Cupboard | *Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

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Unit Plan

TYPE B 3BHK + 3T



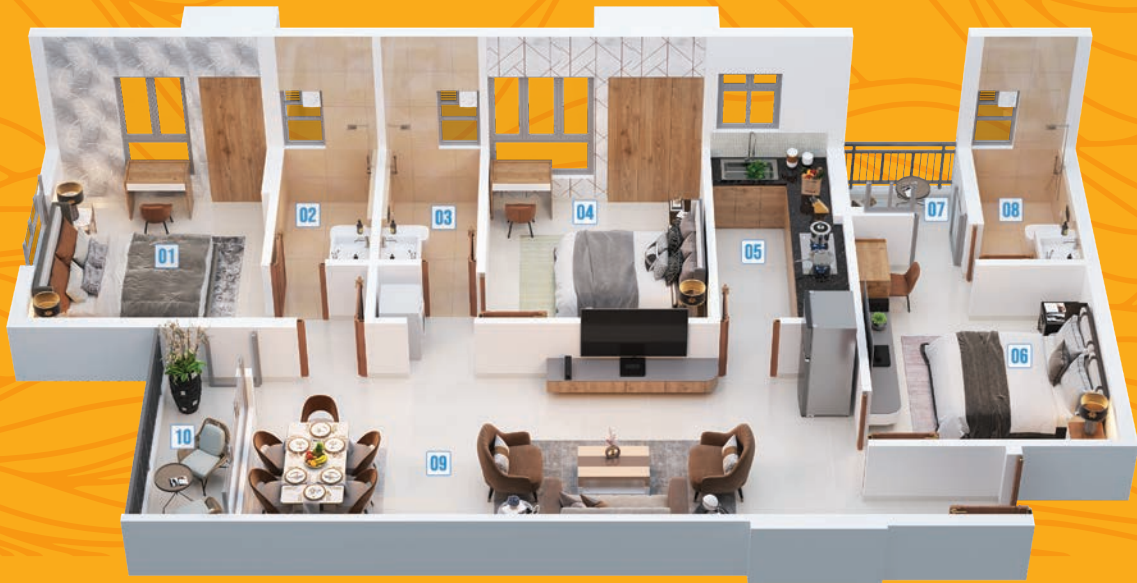
Apt. No.	B
Apt. Type	3BHK+3T
Built-up Area (Sq. Ft.)	1113
Carpet Area (Sq. Ft.)	943
CB* Area (Sq. Ft.)	12
Balcony (Sq. Ft.)	71
Total Area (Sq. Ft.)	1113

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.
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*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.
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Isometric Floor Plan

TYPE B 3BHK + 3T



Apt. No.	Apt. Type	Built-up Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	CB* Area (Sq. Ft.)	Balcony (Sq. Ft.)	Total Area (Sq. Ft.)
B	3BHK+3T	1113	943	12	71	1113

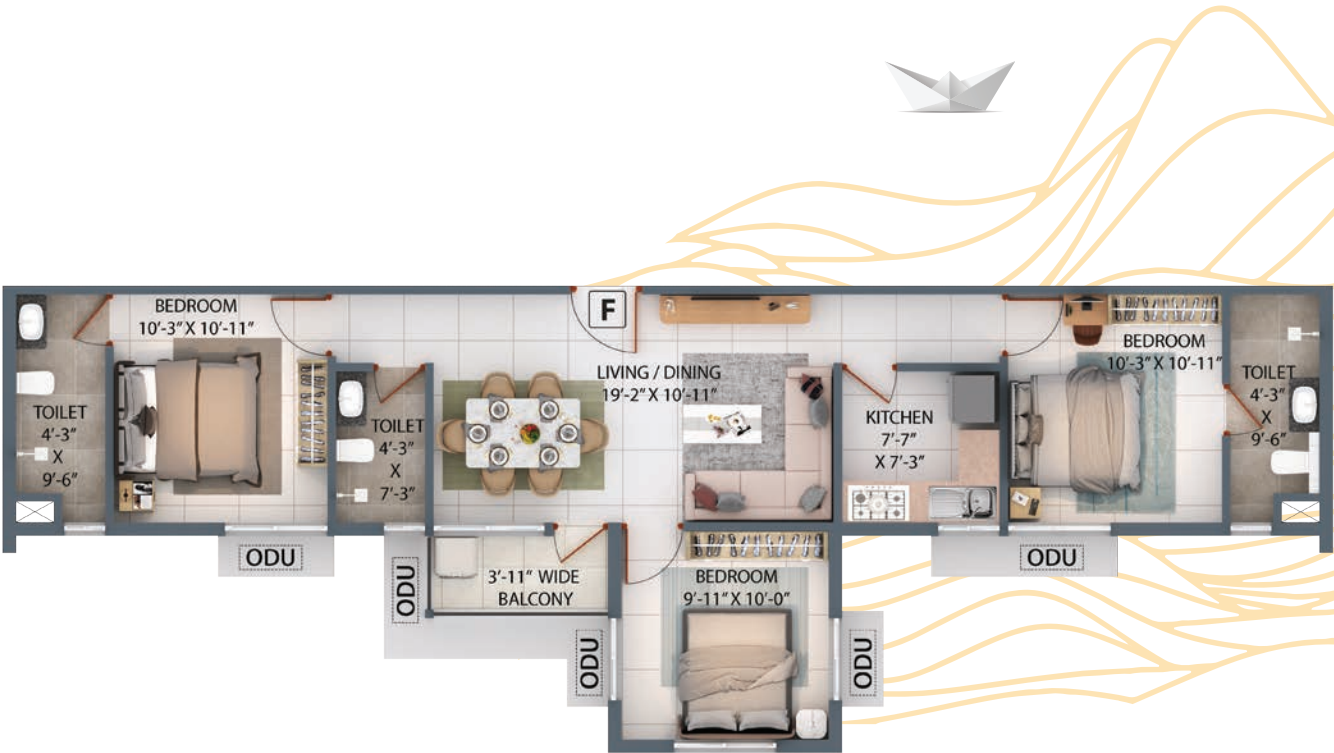
LEGENDS

- 1 BEDROOM 10'-2" X 11'-10"
- 2 TOILET 4'-2" X 7'-11"
- 3 TOILET 4'-2" X 7'-11"
- 4 BEDROOM 10'-0" X 11'-10"
- 5 KITCHEN 5'-11" X 11'-10"
- 6 BEDROOM 10'-3" X 11'-1"
- 7 WIDE BALCONY 4'-11"
- 8 TOILET 4'-1" X 7'-11"
- 9 LIVING & DINING 26'-3" X 11'-7"
- 10 WIDE BALCONY 3'-11"

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area. | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish. *CB = Cupboard | *Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.
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Unit Plan

TYPE F 3BHK + 3T



Apt. No.	Apt. Type	Built-up Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	CB* Area (Sq. Ft.)	Balcony (Sq. Ft.)	Total Area (Sq. Ft.)
F	3BHK+3T	913	774	0	35	913

(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.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish. | *CB = Cupboard.
*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.
Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions that 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

TYPE F 3BHK + 3T



Apt. No.	Apt. Type	Built-up Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	CB* Area (Sq. Ft.)	Balcony (Sq. Ft.)	Total Area (Sq. Ft.)
F	3BHK+3T	913	774	0	35	913

LEGENDS

- 1 BEDROOM 10'-3" X 10'-11"
- 2 TOILET 4'-3" X 9'-6"
- 3 TOILET 4'-3" X 7'-3"
- 4 LIVING & DINING 19'-2" X 10'-11"
- 5 WIDE BALCONY 3'-11"
- 6 BEDROOM 9'-11" X 10'
- 7 KITCHEN 7'-7" X 7'-3"
- 8 BEDROOM 10'-3" X 10'-11"
- 9 TOILET 4'-3" X 9'-6"

trendy features. flowy designs.



The view shown here is artistic impression which may vary as per final advise of project and interior architect.

Foundation & Structure

Structure designed for the optimum wind and seismic considerations as stipulated by the IS code, for better safety

Foundation with RCC piles & pile caps

RCC framed super structure with AAC block/fly ash brick as per design

Building Envelope

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 Yale, Dorset or equivalent make
Windows	Aluminium powder coated windows with glass panes
Electrical	Modular switches of Havells/Anchor/North-west or reputed make with copper wiring
Air Condition	Split AC

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 with copper wiring
Air Condition	Split AC

Balcony

Flooring	Matt finish ceramic tiles
Wall	Paint finish
Ceiling	Paint finish
Door	Aluminium powder coated doors with glass panes
Railing	MS railing

Kitchen

Flooring	Matt finish ceramic tiles
Wall	Ceramic tiles up to 2 feet height above the counter
Ceiling	Putty
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
Electrical	Modular switches of Havells/Anchor/North-west or reputed make with copper wiring

Toilets

Flooring	Anti-skid ceramic 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 Yale, Dorset or equivalent make
Window	Aluminium powder coated window with glass panes and provision for exhaust fan
Sanitary Ware	Jaquar/Kohler or equivalent make
CP Fittings	Jaquar/Kohler or equivalent make

Ground Floor Lobby

Flooring	Combination of large size vitrified tiles as per design
Wall	Combination of premium ceramic tiles, paint & wall paneling as per design
Ceiling	False ceiling with light fixtures as per design

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
Optimum power back-up for sufficiently running of electrical appliances
100% power backup for common areas & utilities
Intercom system
24x7 round the clock security
Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

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

Health & Safety

24-hour treated water supply through water treatment plant
Anti-termite treatment during various stages of construction
Waterproofing wherever necessary
Quality earthing for entire project
Automatic changeover system for DGs
Sufficient project illumination through compound & street lighting inside the complex



where the
breeze .
carries.
a promise

Merlin Imperia is not merely built; it's shaped by vision.
Every space is crafted to flow in harmony
with nature — a balance between stillness and strength,
motion and meaning.

Come home to Merlin Imperia.
Come home to where the breeze chooses you.

Merlin
IMPERIA

a few from merlin's many nationwide

Since its inception in 1984, Merlin Group has grown to become a leading conglomerate in India's real estate industry. Over the span of last four decades, it has earned recognition for an impressive array of prestigious residential and commercial complexes, office buildings, and townships.

As times have evolved, so has Merlin Group's vision. Expanding beyond real estate, the company now ventures into contemporary shopping malls, resorts, industrial estates, clubs, and more. It has become the go-to destination, offering a diverse range of services and facilities all under one roof, catering to the diverse needs of its clientele.

Merlin has projects in Kolkata, Chennai, Pune, Bhubaneswar, Raipur and Ahmedabad.

Merlin



▲ Merlin Ventana, Pune



▲ Reflection, Chennai

few kolkata landmarks



▲ World Trade Center Salt Lake



▲ Merlin Niyasa



▲ F Residences Merlin



▲ Merlin Avana



▲ Acropolis Mall



▲ Serenia



▲ Merlin 5th Avenue



▲ Merlin Rise



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



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