



3 & 4 BHK Luxury Residences

**A REALM UNDISCOVERED WHERE
A WORLD-CLASS LUXURY LIFESTYLE AWAITS YOU**

Soak yourself in an uber-luxury experience of global standards. Discover a destination unto itself, that never before has, and perhaps never will again, be seen in the very heart of Banar. A symbol of our times, a reflection of India's stature on the global stage, and the collective vision of the greatest talent we've curated, have all come together to create the window to a holistic experience of the best global luxury lifestyle ever seen by Pune.



**REVEL IN THE FREEDOM OF WELL-DESIGNED,
WORLD-CLASS LUXURY APARTMENTS**



**REJOICE IN THE EXUBERANCE OF WORLD-CLASS
ROOFTOP LUXURY AMENITIES WITH SPECTACULAR VIEWS**

The jewel in the crown of your world-class lifestyle is our most unique feature: a rooftop terrace connecting all 3 towers that is carefully crafted and embellished with never-before luxury amenities for a truly international experience.



WORLD-CLASS, BEAUTIFULLY DESIGNED LUXURY LIVING SPACES

3 & 4 BHK luxury residences

4 apartments per floor

3 highrise towers of 90+ m. height

3 basements + lower ground + ground + 2 podiums + 23 storey tower

State-of-the-art luxury amenities spread across 5 levels

Connected rooftop terrace with never-before luxury amenities

180-degree Rooftop Infinity Pool with deck (3-side Infinity Pool)

Grand double-height, air-conditioned entrance lobbies with waiting area for each tower

Large lobbies on each floor with feature wall

Full-height glass in every room for optimum ventilation & natural light

Premium specifications



SPECTACULAR
ROOFTOP
NIGHTLIFE





A WORLD-CLASS LUXURY LIFESTYLE WITH
GLOBAL ARCHITECTURAL STANDARDS



LOWER GROUND
FLOOR AMENITIES

1



GROUND FLOOR
COVERED AMENITIES

2



PODIUM 1
COVERED AMENITIES

3



Artistic impression

ENJOY 40+ WORLD-CLASS LUXURY AMENITIES
SPREAD ACROSS 5 LEVELS SPANNING:
RECREATION | SPORTS & FITNESS | LEISURE
SOCIAL | CONVENIENCE & SECURITY

PODIUM 2
COVERED AMENITIES

4



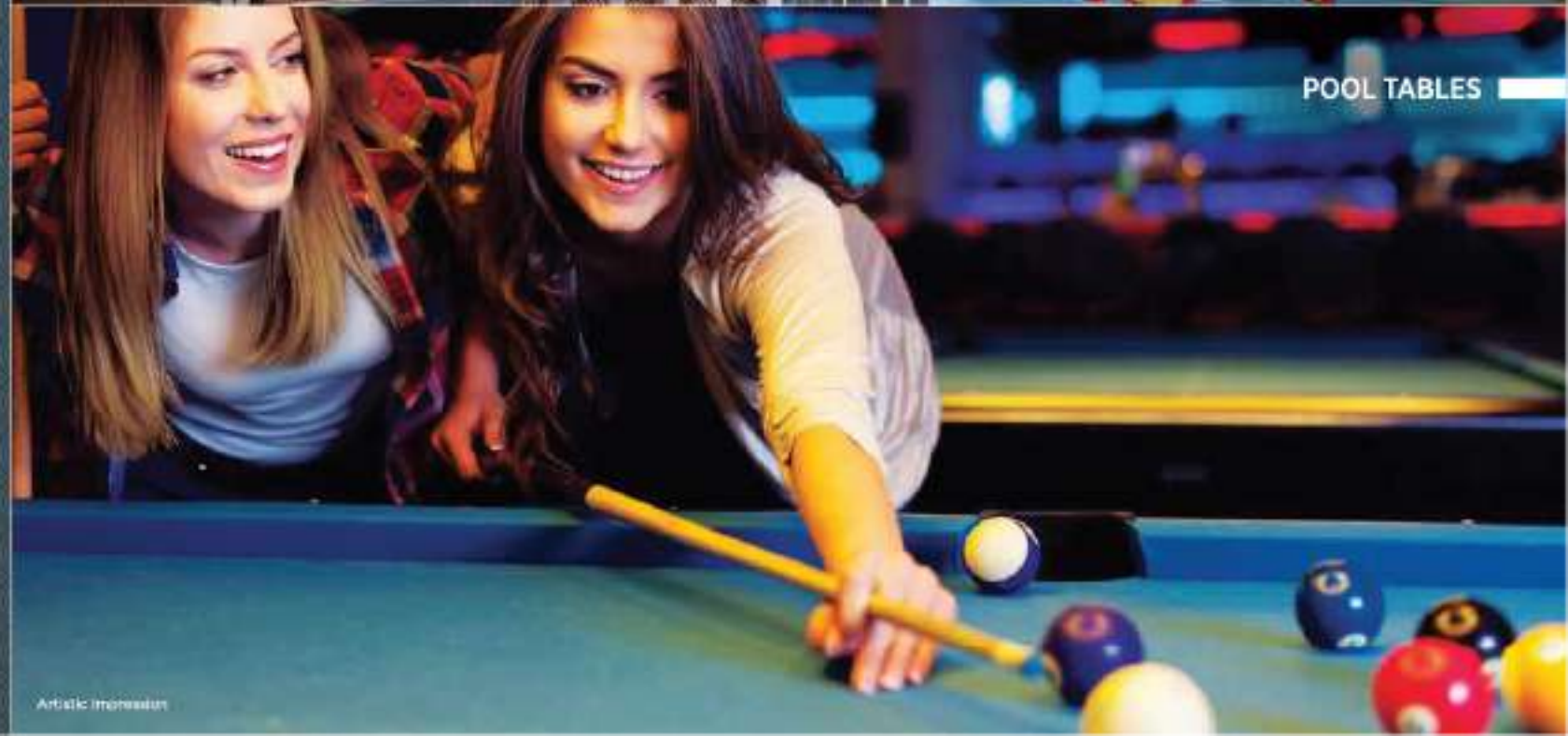
Artistic impression

ROOFTOP
AMENITIES

5

RECREATION

-  KIDS PLAY AREA
-  POOL TABLES
-  CARROM
-  CARD TABLE
-  AIR HOCKEY
-  FOOTBALL
-  CHESS / BOARD GAMES
-  ARCADE GAMES
-  PLAYSTATION ZONE





AIR HOCKEY

Artistic Impression



FOOSBALL

Artistic Impression



ARCADE GAMES

Artistic Impression



PLAYSTATION ZONE

Artistic Impression

SPORTS & FITNESS

CRICKET PRACTICE PITCH



BASKETBALL COURT

FULL HEIGHT INDOOR
BADMINTON COURT

SQUASH COURT



TABLE TENNIS



YOGA / AEROBICS DECK



GYMNASIUM



ROOFTOP JOGGING TRACK

CRICKET PRACTICE PITCH



BASKETBALL COURT



SQUASH COURT



GYMNASIUM



ROOFTOP JOGGING TRACK



LEISURE

-  180-DEGREE ROOFTOP INFINITY POOL WITH DECK
-  KIDS POOL
-  ROOFTOP SUNSET DECK WITH LOUNGERS
-  MINI THEATRE
-  STEAM ROOM
-  GUEST ROOMS
-  ACUPRESSURE WALKWAY
-  READING NOOK

180-DEGREE ROOFTOP INFINITY POOL WITH DECK



ROOFTOP SUNSET DECK WITH LOUNGERS



KIDS POOL



Artistic Impression

MINI THEATRE



Artistic Impression

ACUPRESSURE WALKWAY



Artistic Impression

GUEST ROOMS



Artistic Impression

SOCIAL

-  BANQUET HALL
-  PARTY DECK WITH BBQ STATION
-  ROOFTOP SOCIAL ZONE
-  CHIT-CHAT CORNERS
-  CAFETERIA
-  SENIOR CITIZEN'S ENCLAVE
-  PARTY LAWN
-  CO-WORKING SPACES
-  OUTDOOR WORK PODS



PARTY LAWN



Artistic Impression

BANQUET HALL



Artistic Impression

SENIOR CITIZEN'S ENCLAVE



Artistic Impression

PARTY DECK WITH BBQ STATION



Artistic Impression

OUTDOOR WORK PODS



Artistic Impression

CONVENIENCE & SECURITY

-  SMART LOCK FOR MAIN DOOR
-  SMART TOUCH SWITCHES IN ALL ROOMS
-  VIDEO DOOR PHONE
-  RAIN SHOWER IN MASTER BEDROOM
-  ELECTRIC CAR & 2-WHEELER CHARGING STATIONS
-  ACCESS-CONTROLLED LOBBY
-  CONFERENCE ROOM WITH VC FACILITY
-  WI-FI IN COMMON AREAS
-  DG BACKUP FOR ENTIRE HOME (EXCEPT 15 AMP POINTS)
-  CCTV CAMERAS

SMART LOCK FOR
MAIN DOOR



RAIN SHOWER IN
MASTER BEDROOM



VIDEO DOOR PHONE



SMART TOUCH SWITCHES IN ALL ROOMS



**CONFERENCE ROOM
WITH VC FACILITY**



**ACCESS-CONTROLLED
LOBBY**



**DG BACKUP FOR ENTIRE HOME
(EXCEPT 15 AMP POINTS)**



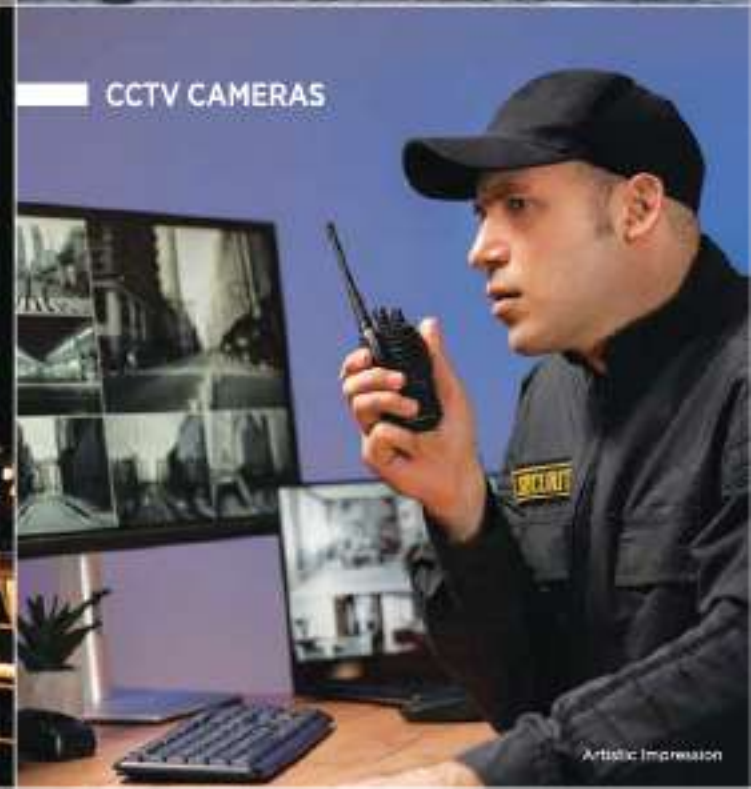
**ELECTRIC CAR & 2-WHEELER
CHARGING STATIONS**



**WI-FI IN
COMMON AREAS**



CCTV CAMERAS





FULL-HEIGHT WINDOWS FOR A LIFE FULL OF NATURAL LIGHT & FRESH AIR

At Merlin Ventana, each and every aspect has been planned as per global standards. We have intuitively crafted large, full-height windows into all the rooms to ensure that your life overflows with natural light and fresh air.

Merlin Ventana is an IGBS Platinum Rated Project (Pre-certification Awaited), giving you amazing benefits such as:

- Cost savings of 20-30% in energy and electricity usage
- 30-50% reduction in the wastage of water through the use of recycled water
- Reduced construction-related pollution

GRAND, DOUBLE-HEIGHT LOBBIES
WITH WAITING LOUNGERS
WELCOME YOU TO A
WORLD-CLASS LUXURY LIFESTYLE



ENJOY MORE QUALITY TIME WITH FAMILY
WITH WORLD-CLASS CONNECTIVITY





KEY DISTANCES

Hospitals:	
Manipal Hospital	03 mins
Benecare Mother & Child Super Specialty Hospital	03 mins
Sunshine Multispecialty Hospital	05 mins
Jupiter Hospital	07 mins
Lifeline Hospital	07 mins
Aditya Birla Memorial Hospital	16 mins

Educational Institutes:	
Podar Jumbo Kids	02 mins
VIBGYOR High School	03 mins
National Institute Of Construction Management And Research (NICMAR)	03 mins
Milcon Institute Of Management	03 mins
GS Moze College Of Engineering	03 mins
The Orchid School	06 mins
CM International School	06 mins

Hotels:	
Sadanand Regency	01 mins
The Orchid Hotel	02 mins
Ramada Plaza	04 mins
Tip Top International	07 mins
Sayaji Hotel	08 mins
Ginger	09 mins
Courtyard By Marriott	10 mins

Malls & Entertainment:	
D Mart	02 mins
Balewadi High Street	05 mins
Primrose The Mall	07 mins
Phoenix - The Mall Of Millennium: Wakad	09 mins
Xion Mall	11 mins
Westend Mall	15 mins

Major Employment Hubs Around Baner:	
Balewadi	06 mins
Pashan	11 mins
Wakad	11 mins
Hinjawadi	12 mins
Aundh	12 mins

Major Corporates:	
Cummins India Medlaoccean Siemens Xoriant Solutions	
Talentica Software Bitwise Solutions Verinix Technologies	
Syngenta and many more	

Times given are tentative and may vary as per traffic conditions

THE MASTER PLAN OF WORLD-CLASS LUXURY LIFESTYLE



- | | |
|--|--------------------------------|
| 1 Basketball Court | 10 Sunset Deck |
| 2 Practice Cricket Pitch | 11 Reading Nook |
| 3 Kids Play Area | 12 Outdoor Yoga / Aerobic Area |
| 4 180-Degree Rooftop Infinity Pool With Deck | 13 Acupressure Walkway |
| 5 Deck With Loungers | 14 Senior Citizens Area |
| 6 Kids Pool | 15 Party Lawn |
| 7 Party Deck With BBQ Area | 16 Entry / Exit |
| 8 Outdoor Work Pods | 17 Exclusive 12 Metres Road |
| 9 Social Zone | 18 6 Metres Internal Driveway |

WORLD-CLASS SPECIFICATIONS FOR A LUXURIOUS LIFE



STRUCTURE

- Earthquake-Resistant RCC Frame Structure



WALLS & PLASTER

- External Face With Texture / Sand Faced Double Coat Finish & Acrylic Paint
- Internal Walls With Putty, Primer & OBD Paint Finish



FLOORING

- 800 X 1600 Glossy Vitrified Flooring For Entire Flat
- 200 X 1200 Wooden Finish Vitrified Tiles In Balcony



KITCHEN

- Granite Platform With SS Sink
- Vitrified Tiles In Dado Up To Lintel Level
- RO Point
- Provision For Hob And Chimney
- Washing Machine Point In Dry Balcony



DOORS & WINDOWS

- Smart Digital Main Door Lock
- Main Door 35 mm Flush Door With Decorative Veneer Finish & Wooden Door Frames
- Internal Bedroom Doors: 32 mm Flush Doors With Decorative Laminate, Wooden Door Frames & SS Finish Mortise Handles
- Internal Toilet Doors: 32 mm Flush Doors With Decorative Laminate, Granite Or Stone Door Frames & SS Finish Mortise Handles
- Full-Height Aluminium Powder Coated Windows With Fix Glass Panels & Sliding Doors With Toughened Glass
- SS & Toughened Glass Combination For Balcony Railing



SALIENT FEATURES & FACILITIES

- 3 High-Speed Elevators (Including Stretcher Lift) With SS Cabin Of Kone Or Equivalent In Every Block
- Garbage Chute In Every Block
- Dedicated RCC Service Ledge For AC ODUs For Every Flat
- Solar Panels
- Rainwater Harvesting
- Sewage Treatment Plant
- Water Treatment Plant
- Allotted Car Parking
- Administration Office



TOILETS

- Toilet Flooring: 600 X 600 Anti-Skid Vitrified Tiles
- Toilet Dado: 1200 X 600 Matt Finished Vitrified Tiles In Dado Up To Lintel Level
- Sanitary Ware Of Jaquar, Kohler, Or Equivalent, With Countertop Basins In All Toilets & Dining
- CP Fittings Of Jaquar, Grohe, Or Equivalent
- Half Glass Partition In Shower Area
- Rain Shower In Master Toilet
- 600 X 600 Gypsum False Ceiling In All Toilets (Openable)
- Concealed Flush Tank & Plate For Flushing System
- Geyser Points In All Toilets
- Openable Aluminium Vent Windows For Access To Service Area



ELECTRICAL

- Touch Panels In Living, Dining & All Bedrooms, Along With Modular Switches
- Video Door Phone With Camera
- Modular Switches, MCB Of L&T, Legrand Or Equivalent
- 3-Phase Concealed Copper Wiring Of Polycab Or Equivalent
- AC & TV Points In All Bedrooms, Living / Dining

WORLD-CLASS LUXURY REAL ESTATE MAKES FOR A WORLD-CLASS INVESTMENT

One of the prime locales and India's first smart city, Baner is one of western Pune's fastest-appreciating, high Return On Investment, future-ready real estate investments.

UPCOMING INFRASTRUCTURE:

- The upcoming 23.3 km planned metro line from Hinjewadi to Civil Court will have a station at Baner*
- Upcoming flyovers between Sus and Pashan-Sus link road (around 10 min from Baner) is in the pipeline to streamline traffic
- Proposed 128 km Ring Road around Pune will connect Baner through Pashan-Baner link road

WHY YOU SHOULD INVEST IN BANER:

- Baner being one of the prime locations in western Pune, the infrastructure is already well developed
- Upcoming metro line and metro stations in the vicinity will only add to the connectivity and boost the price
- Baner has always seen a high rental demand due to IT / ITES proximity, commercial hubs & educational institutes in the vicinity, etc.



Baner has registered an exponential growth of 12% in 1 year*



Rental value in Baner is up by 15% in one year**





A WORLD-CLASS LUXURY LIFESTYLE CAN ONLY BE CRAFTED BY AN INTERNATIONAL DEVELOPER

Established in 1984, Merlin Group is one of the most trusted developers in the Indian real estate industry, with multiple landmark projects including premium housing, essential housing, country homes and bungalows, specialty malls, offices, I.T. parks, hotels, new generation clubs, resorts, serviced apartments, stadiums, and townships to its credit over the past four decades. Its presence spans across Kolkata, Pune, Chennai, Ahmedabad, Raipur, Bhubaneswar as well as Colombo, Sri Lanka. With superior technology along with quality craftsmanship, Merlin Group is your go-to developer for all the luxuries of a world-class life under one roof.

40

YEARS OF
REAL ESTATE
EXPERTISE

20+

MILLION SQ. FT.
UNDER
CONSTRUCTION

150+

PROJECTS
DELIVERED

20+

MILLION SQ. FT.
DELIVERED

Architect:
ANA Consortium Pvt. Ltd.

Structural Consultant:
G.A. Bhilare Consultants Pvt. Ltd.

MEP Consultant:
Unicorn MEP

Landscape Consultant:
AO Design Company

Legal Consultant:
Adv. Kiran Kothadiya

A Project By: Merlin Bhingarwala Developers LLP



MERLIN VENTANA
MAHA RERA No.: P52100053687
<https://maharera.mahonline.gov.in/>

JV Partner



A MEMBER OF
CREDAI
PUNE METRO
Association of Real Estate Developers



Corporate Office:

Site Address:

Website:

Call:

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QR CODE
PENDING

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