

After a long tiring day,
get back home to a getaway.



Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect

A detailed architectural rendering of a lush garden. In the foreground, a paved path with a hexagonal pattern curves through a bed of green plants and red flowers. A large, vibrant tree with pink blossoms stands on the left. In the middle ground, a circular viewing deck with a metal railing and a spiral staircase is supported by several pillars. The deck overlooks a green lawn. In the background, there are more trees, including palm trees, and a modern building with a distinctive conical structure. The sky is bright with scattered clouds and a few birds flying. On the right side, a modern multi-story building is partially visible, with a dark car parked nearby.

GET BACK HOME TO

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**Not just 'open green spaces',
over 8 acres of uncluttered nature.**

Grand Natural Pond. Viewing Deck. Waterfront Terrace. Lotus Pond. Fragrance Forest.
Wellbeing Garden. Butterfly Garden. Forest Pavilion. Sunken Lounge. Multipurpose Lawn.



360° OPEN LIVING.

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**Boundless choices of total leisure,
besides naturally-lit 3-side open* 3 & 4 BHK apartments.**

Jogging Track. Mountain Amphitheatre. Forest Pavilion. Yoga Lawn .
Co-working Space. Premium Banquet Hall. Party Lawn.

MERLIN
avana
A whole new expanse



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Introducing the newest
Residential Habitat in Tollygunge.

7 Towers. G+18, G+20 & B+G+20, 2/3/4 BHK Spacious Apartments. 625 - 1486 sq ft built-up area.

More than 11.5 acres of 360° Open Living.



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Overflowing with the luxuries of life,
designed to open up your senses.

Premium clubhouse. Infinity Swimming Pool. Pool Terrace & Lounger. Jacuzzi.
Gymnasium. Yoga & Aerobic Room. Indoor Game Room. Kids' Play Zone. Theatre.

FLOOR PLAN

ALYA: 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ALYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

| Flat Type | Flat Configuration | Flat BU Area (Sq.ft.) | Open Terrace Area (Sq.ft.) | SQ Area (Sq.ft.) | BU Area Chargeable (Sq.ft.) |
|-----------|--------------------|-----------------------|----------------------------|------------------|-----------------------------|
| A | 4BHK + 3TOI | 1354 | 54 | 104 | 1485 |
| B | 4BHK + 3TOI | 1341 | 54 | 103 | 1471 |
| C | 4BHK + 3TOI | 1344 | 54 | 90 | 1461 |
| D | 4BHK + 3TOI | 1341 | 54 | 90 | 1458 |
| E | 4BHK + 3TOI | 1359 | 54 | 91 | 1477 |

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area.

*The total chargeable area includes RERA BU area and 50% of the open terrace BU area.

*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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MASTERPLAN

Ground level plan with flat layout

LEGENDS

GROUND LEVEL

- 1 Wellbeing Garden
- 2 Forest Pavilion
- 3 Mountain Amphitheatre
- 4 Elderly Lawn
- 5 Fragrant Garden
- 6 Kids' Lawn
- 7 Circular Lawn
- 8 Observation Deck
- 9 Car Parking
- 10 Natural Pond
- 11 Waterfront Seat
- 12 Viewing Deck
- 13 Waterfront Terrace
- 14 Elderly Fitness Lawn
- 15 Multi-level Car Parking
- 16 Multipurpose Lawn
- 17 Urban Pavilion
- 18 Garden Walkway
- 19 Half Basketball Court
- 20 Lotus Pond
- 21 Sunken Lounge
- 22 Transition Plaza
- 23 Event Plaza
- 24 Green Buffer
- 25 Parent's Seat
- 26 Kids' Balancing Bike Track
- 27 Kids' Climbing Mount
- 28 Kids' Play Area
- 29 Herb Garden
- 30 Jogging Track
- 31 Pet Friendly Zone
- 32 Open Lawn
- 33 Butterfly Garden
- 34 Front Garden
- 35 Guardhouse
- 36 Pedestrian Walkway
- 37 Commercial Plaza
- 38 Gate and Guardhouse
- 39 Feature Roundabout

CLUB ROOF LEVEL

- 40 Swimming Pool
- 41 Kids' Swimming Pool
- 42 Cabana
- 43 Barbeque Zone
- 44 Open Lawn

INDEX

- 4 BHK + 3 TOI
- 3 BHK + 3 TOI
- 3 BHK + 2 TOI
- 2BHK + 2 TOI



FLOOR PLAN ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANYA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

| Flat Type | Flat Configuration | Flat BU Area (Sq.ft.) | Open Terrace Area (Sq.ft.) | BU Area Chargeable (Sq.ft.) |
|-----------|--------------------|-----------------------|----------------------------|-----------------------------|
| A | 3BHK + 2TOI | 894 | 49 | 919 |
| B | 3BHK + 2TOI | 911 | 49 | 936 |
| C | 3BHK + 2TOI | 894 | 49 | 919 |
| D | 3BHK + 2TOI | 894 | 49 | 919 |
| E | 3BHK + 2TOI | 910 | 49 | 935 |

| Flat Type | Flat Configuration | Flat BU Area (Sq.ft.) | Open Terrace Area (Sq.ft.) | BU Area Chargeable (Sq.ft.) |
|-----------|--------------------|-----------------------|----------------------------|-----------------------------|
| R | 3BHK + 2TOI | 993 | 49 | 1018 |
| S | 3BHK + 2TOI | 883 | 49 | 908 |
| T | 3BHK + 2TOI | 883 | 49 | 908 |
| U | 3BHK + 2TOI | 909 | 53 | 936 |
| V | 3BHK + 2TOI | 894 | 49 | 919 |

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*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

FLOOR PLAN

ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor



ANAHITA : 2nd, 5th, 8th, 11th, 14th, 17th, 20th Floor

| Flat Type | Flat Configuration | Flat BU Area (Sq.ft.) | Open Terrace Area (Sq.ft.) | BU Area Chargeable (Sq.ft.) |
|-----------|--------------------|-----------------------|----------------------------|-----------------------------|
| F | 3BHK + 3TOI | 1025 | 50 | 1050 |
| G | 3BHK + 3TOI | 1018 | 50 | 1043 |
| H | 3BHK + 3TOI | 1020 | 48 | 1044 |
| J | 3BHK + 3TOI | 1022 | 50 | 1047 |
| K | 3BHK + 3TOI | 1020 | 50 | 1045 |

| Flat Type | Flat Configuration | Flat BU Area (Sq.ft.) | Open Terrace Area (Sq.ft.) | BU Area Chargeable (Sq.ft.) |
|-----------|--------------------|-----------------------|----------------------------|-----------------------------|
| L | 3BHK + 3TOI | 1038 | 45 | 1061 |
| M | 3BHK + 3TOI | 1026 | 51 | 1052 |
| N | 3BHK + 3TOI | 1026 | 51 | 1052 |
| P | 3BHK + 3TOI | 1024 | 50 | 1049 |
| Q | 3BHK + 3TOI | 1030 | 51 | 1056 |

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FLOOR PLAN AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor



AVYA : 3rd, 6th, 9th, 12th, 15th, 18th Floor

| Flat Type | Flat Configuration | Flat BU Area (Sq.ft.) | Open Terrace Area (Sq.ft.) | BU Area Chargeable (Sq.ft.) |
|-----------|--------------------|-----------------------|----------------------------|-----------------------------|
| A | 2BHK + 2TOI | 635 | 48 | 659 |
| B | 2BHK + 2TOI | 639 | 0 | 639 |
| C | 2BHK + 2TOI | 635 | 44 | 657 |
| D | 2BHK + 2TOI | 639 | 0 | 639 |

| Flat Type | Flat Configuration | Flat BU Area (Sq.ft.) | Open Terrace Area (Sq.ft.) | BU Area Chargeable (Sq.ft.) |
|-----------|--------------------|-----------------------|----------------------------|-----------------------------|
| E | 2BHK + 2TOI | 635 | 47 | 659 |
| F | 2BHK + 2TOI | 627 | 0 | 627 |
| G | 2BHK + 2TOI | 635 | 0 | 635 |
| H | 2BHK + 2TOI | 627 | 45 | 650 |

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SPECIFICATIONS

Foundation & Structure

- ✍ Structure designed following the IS code.
- ✍ External Wall RCC
- ✍ Internal wall RCC or RCC & AAC block combined as per the design.

Building Envelope

- ✍ Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint.

Living /Dining Room

- ✍ Flooring: Vitrified Tiles
- ✍ Wall: Putty
- ✍ Ceiling: Putty
- ✍ Main Door : Frame with laminated flush door.
- ✍ Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
- ✍ Windows: Aluminium powder coated Windows with glass panes.
- ✍ Electrical: Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring
- ✍ Air Condition: Split Air-Conditioning in living/dining rooms

Bedroom

- ✍ Flooring: Vitrified Tiles
- ✍ Wall: Putty
- ✍ Ceiling: Putty
- ✍ Doors: Frame with Commercial Flush Door.
- ✍ Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
- ✍ Windows: Aluminium powder coated Windows with glass panes.
- ✍ Electrical: Modular Switches of Havells/Crabtree or equivalent make with Copper Wiring
- ✍ Air Condition: Split Air-Conditioning in all Bed rooms

Balcony

- ✍ Flooring: Antiskid Ceramic Tiles
- ✍ Wall: Exterior grade Paint
- ✍ Ceiling: Exterior grade Paint
- ✍ Doors: Aluminium powder coated Doors with glass panes
- ✍ Painted MS Railing: Painted MS Railing

Kitchen

- ✍ Flooring: Matt Finish Ceramic Tiles
- ✍ Wall: Ceramic Tiles up to 2 Feet height above the counter
- ✍ Ceiling: Putty
- ✍ Doors: Frame with Commercial Flush Door.
- ✍ Hardware & Fittings: Branded locks and hardware fittings of Yale, Hafle, Dorset or equivalent make.
- ✍ Windows: 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/Crabtree or equivalent 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, Hafle, Dorset or equivalent 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

Ground Floor Lobby

- ✍ Flooring: Combination of Large size vitrified Tiles & Granite as per design
- ✍ Wall: Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
- ✍ Ceiling: False Ceiling with Light fixtures

Typical Floor Lobby

- ✍ Flooring: Vitrified Tiles
- ✍ Wall: Combination of Tiles & Paint
- ✍ Ceiling: Putty and Paint

Lifts

- ✍ Otis/ Schindler/ Kone or Equivalent make.
- ✍ One stretcher Lift each Tower to support medical emergencies of the residents.

24x7 Security and Fire prevention

- ✍ Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- ✍ Optimum power back-up to sufficiently to run essential electrical appliances
- ✍ 100% Power Backup for Common Areas & Utilities
- ✍ Video door phone facility with intercom system
- ✍ 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
- ✍ 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
- ✍ Use of Renewable energy

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
-



Not to Scale



- METRO STATIONS**
Mahanayak Uttam Kumar (Tollygunge): 3 Km
Kavi Nazrul (Garia Bazar): 7 Km
Behala Chowrasta (Proposed): 2 Km
- MALLS**
South City Mall: 6 Km
Lake Mall: 6 Km
- HOSPITALS**
RSV Hospital: 4 Km
BP Poddar Hospital: 5 Km
- CLUBS**
RCGC: 4 Km
Tolly Club: 4 Km
- EDUCATIONAL INSTITUTIONS**
NSHM College: 3 Km
M P Birla Foundation School: 3 Km
GD Birla School: 5 Km
South City International School: 6 Km
Vivekananda Mission School Joka: 6 Km
IIM - Calcutta: 6 Km
DPS Joka School: 13 Km



Site Office:
AVANA, 260 Motilal Gupta Road, Kolkata – 700008

Corporate Office: 22 Prince Anwar Shah Road,
Merlin OXFORD, 2nd Floor, Kolkata - 700033

Call:
033 7126 2785

Rera No.



*T&C Apply

Disclaimer: This Document is not a legal offering. It only describes the intent & concept of AVANA. All the areas / dimensions / layouts / elevations / pictures etc are only indicative and are not as per scale. Visuals used are demonstrative Artist's Impressions. The external color scheme shown in the perspective view is tentative, the same may vary and will be done as per the advice of the project architect. All the details are subject to change, alteration and modification as per the developer's discretion.