



**MERLIN GROUP**<sup>®</sup>  
Kolkata • Pune • Chennai • Ahmedabad • Bhubaneswar • Raipur

*presents*

**A WINDOW  
TO A WORLD-CLASS  
LUXURY LIFESTYLE**

ENTER A REALM  
UNDISCOVERED  
WHERE AN EPIC  
LUXURY LIFESTYLE OF  
GLOBAL STANDARDS  
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 Baner.

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 of global luxury lifestyle ever seen by Pune.



## WORLD-CLASS BEAUTIFULLY DESIGNED LUXURY LIVING SPACES

3 highrise towers of 90+ m. height

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

Community of 3 & 4 BHK luxury  
residences

4 apartments per floor

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

Connected rooftop terrace with  
never-before luxury amenities

180-degree view Rooftop Infinity Pool  
(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

*Pre-launching*



BANER

*Your Window to Luxury*

**3 & 4 BHK Luxury Residences**

## REVEL 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.





Artistic Impression

**1**  
LOWER GROUND  
FLOOR AMENITIES



Artistic Impression

**2**  
GROUND FLOOR  
COVERED AMENITIES



Artistic Impression

**3**  
PODIUM 1  
COVERED AMENITIES



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



Artistic Impression

**4**  
PODIUM 2  
COVERED AMENITIES



Artistic Impression

**5**  
ROOFTOP  
AMENITIES



Artistic Impression



Artistic Impression



Artistic Impression

RECREATION	SPORTS & FITNESS	LEISURE
KIDS PLAY AREA	CRICKET PRACTICE PITCH	ROOFTOP 180 DEGREE INFINITY VIEW SWIMMING POOL WITH DECKS
POOL TABLES	BASKETBALL COURT	KIDS POOL
CARROM	FULL HEIGHT INDOOR BADMINTON COURT	ROOFTOP SUNSET DECK WITH LOUNGERS
CARD TABLE	SQUASH COURT	MINI THEATRE
AIR HOCKEY	TABLE TENNIS	STEAM ROOM
FOOSBALL	YOGA / AEROBICS DECK	GUEST ROOMS
CHESS / BOARD GAMES	GYMNASIUM	ACUPRESSURE WALKWAY
ARCADE GAMES	ROOFTOP JOGGING TRACK	READING NOOK
PLAYSTATION ZONE		



Artistic Impression



Artistic Impression



Artistic Impression





Artistic Impression












Artistic Impression













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

### CONVENIENCE & SECURITY

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



Artistic Impression



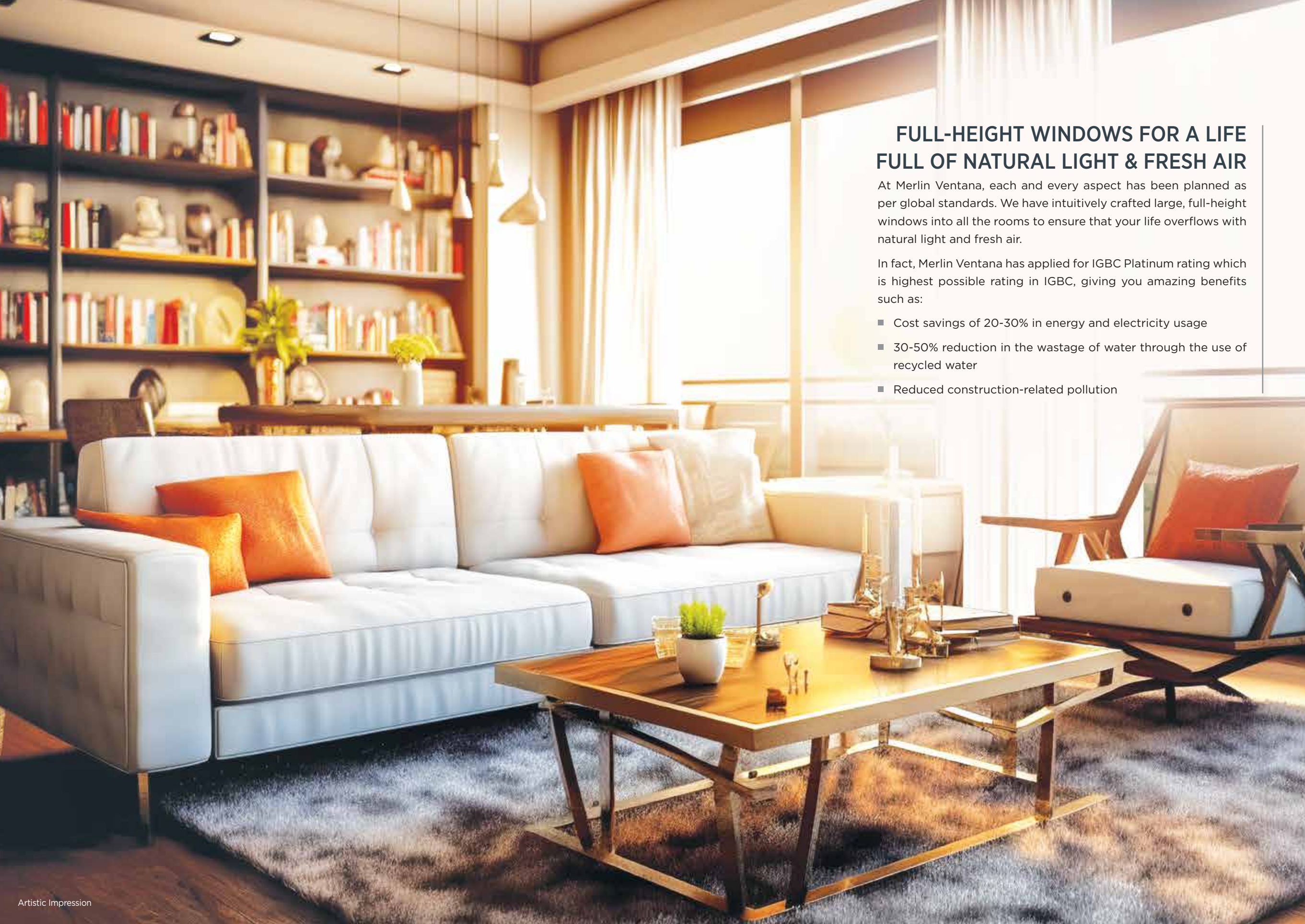
Artistic Impression



Artistic Impression

A WORLD-CLASS LUXURY LIFESTYLE COMES  
WITH WORLD-CLASS ARCHITECTURE





## 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.

In fact, Merlin Ventana has applied for IGBC Platinum rating which is highest possible rating in IGBC, 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



## LOCATION MAP

**Legend:**

- Hospitals
- Educational Institutes
- Hotels
- Baner Road
- Pune Mumbai Highway
- Malls & Entertainment
- Major Employment Hubs Around Baner
- Major Corporates
- Pan Card Club Road

## 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
Mitcon 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 | Mediaocean | Siemens | Xoriant Solutions  
 Talentica Software | Bitwise Solutions | Verinite Technologies  
 Syngenta and many more

Times given are tentative and may vary as per traffic conditions

# 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.

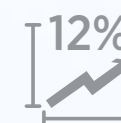


## UPCOMING INFRASTRUCTURE:

- The upcoming 23.3 km planned metro line from Hinjawadi 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##

(\*Source: <https://themetrorailguy.com/pune-metro-line-3-project-information-route-map-fares-tenders-updates/>)

(\*Source: <https://www.magicbricks.com/Property-Rates-Trends/ALL-RESIDENTIAL-rates-in-Pune>) (\*\*Source: [https://housing.com/price-trends/property-rates-for-buy-in-baner\\_pune-P3zgy19bgb2xjywqp](https://housing.com/price-trends/property-rates-for-buy-in-baner_pune-P3zgy19bgb2xjywqp))

## 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

 AHMEDABAD

KOLKATA 

RAIPUR 

 PUNE

BHUBANESWAR 

CHENNAI 

 COLOMBO

## 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.

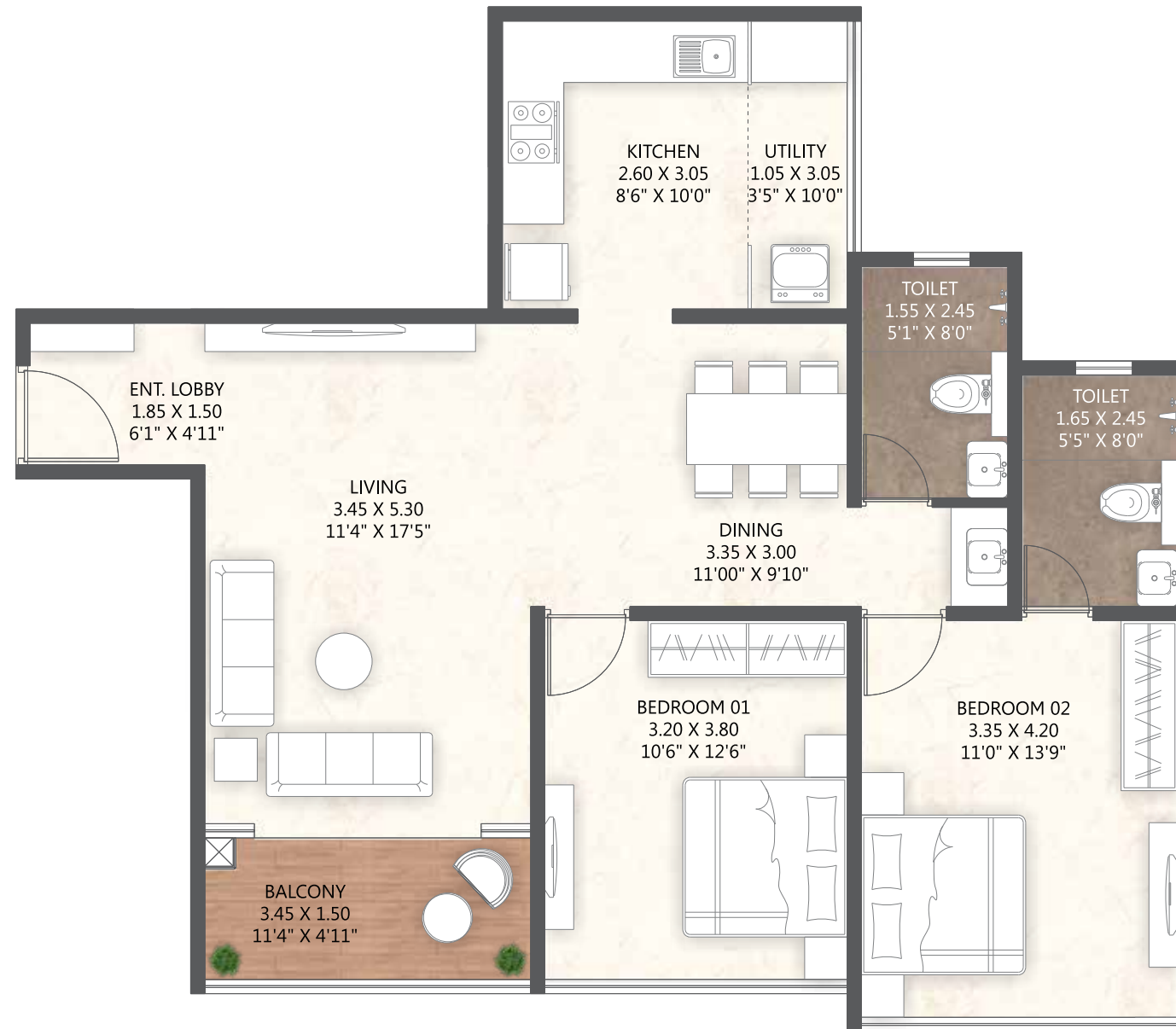
**40**  
YEARS OF  
REAL ESTATE  
EXPERTISE

**20+**  
MILLION SQ. FT.  
UNDER  
CONSTRUCTION

**150+**  
PROJECTS  
DELIVERED

**20+**  
MILLION SQ. FT.  
DELIVERED

## 2 BHK - A | TYPICAL UNIT PLAN



**Note:**

- \*\* Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area).
- All the areas other than carpet area are mentioned for Illustration purpose only.
- Sale of the apartment is on carpet area only.
- \*Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
- All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

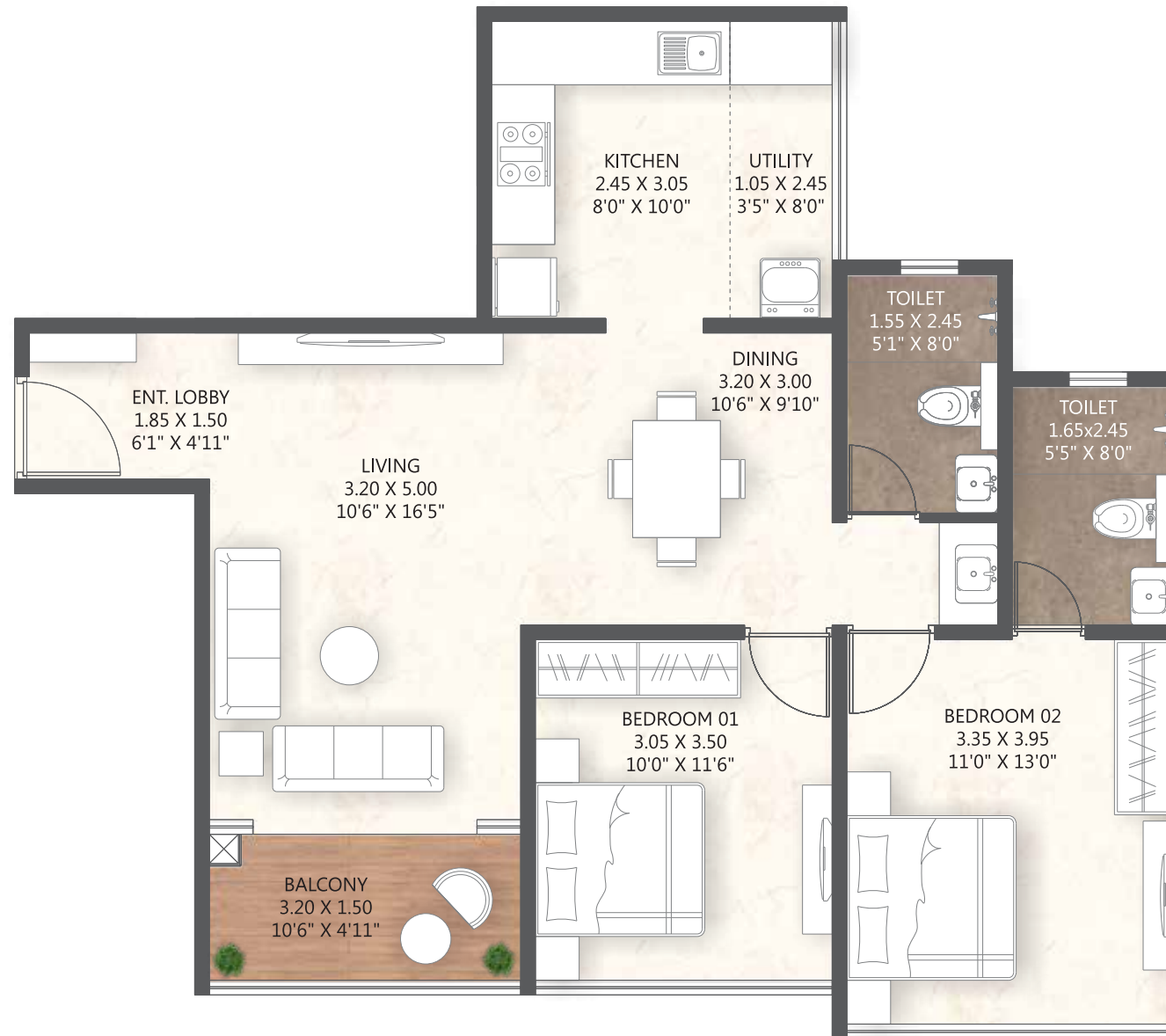
CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
78.53	845.30	3.20	34.44	5.08	54.68	86.81	934.42

The dimensions in the floor plans are shown as estimated. The dimensions which are shown in this brochure / Floor Plan 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.

Disclaimer: The designs, images, specifications and other details are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only. We reserve the right to modify / amend / alter any of the aforesaid in the best interest of the development and as per RERA regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This printed material, images, contents therein are for representative purpose only. Any party desirous / interested in the project needs to enter into an Agreement to Sale. \*T&C apply.



## 2 BHK - B | TYPICAL UNIT PLAN



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- \*Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
- All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
72.87	784.37	3.20	34.44	4.71	50.70	80.78	869.52

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# 3 BHK SMART | TYPICAL UNIT PLAN



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CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
86.10	926.78	3.20	34.44	4.71	50.70	94.01	1011.92

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# 3 BHK COMFORT - B | TYPICAL UNIT PLAN



**Note:**

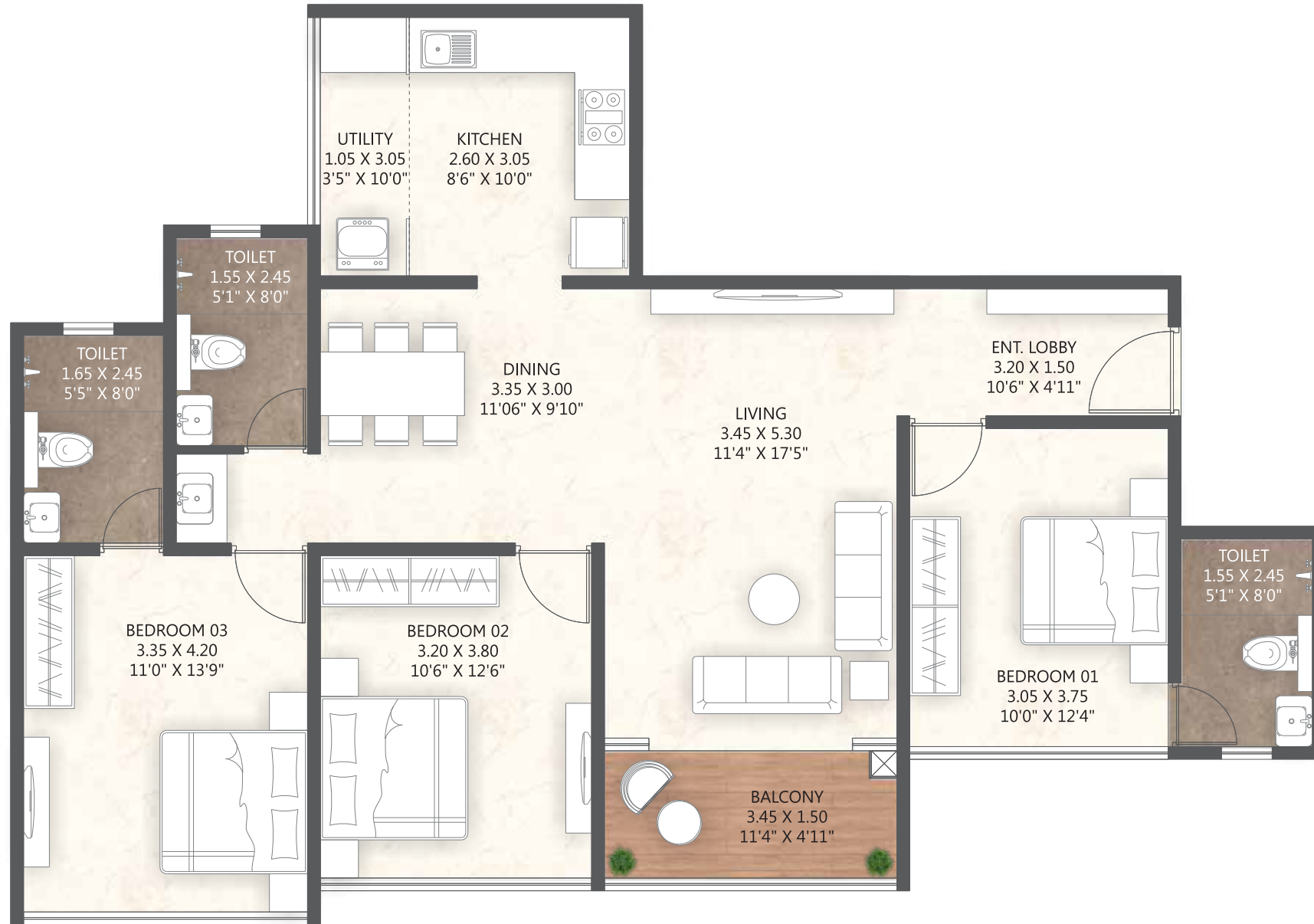
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CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
99.28	1068.65	3.20	34.44	5.08	54.68	107.56	1157.78

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# 3 BHK COMFORT - C | TYPICAL UNIT PLAN



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- \*Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
- All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
97.15	1045.72	3.20	34.44	5.08	54.68	105.43	1134.85

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# 4 BHK | TYPICAL UNIT PLAN



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- \*Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
- All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
125.99	1356.16	3.20	34.44	6.12	65.88	135.31	1456.48

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[www.pune.merlinprojects.com](http://www.pune.merlinprojects.com)

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.mahaonline.gov.in/>

For more information, please call **020 7112 0766**

Site Office: Merlin Ventana, Sales Lounge, Mumbai-Pune Highway, Opp. Mercedes-Benz Showroom, Baner, Pune - 411045  
Corporate Office: Merlin Group, Office No. 502, East Court, Near Phoenix Market City, Viman Nagar, Pune - 411014

JV Partner

