



Channel Partner



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ADDRESS THE SKY RIGHT AT HOME

Breath afresh. Speak to the clouds. Live free.
Only at Merlin Sky Gaze.



SKYGAZE

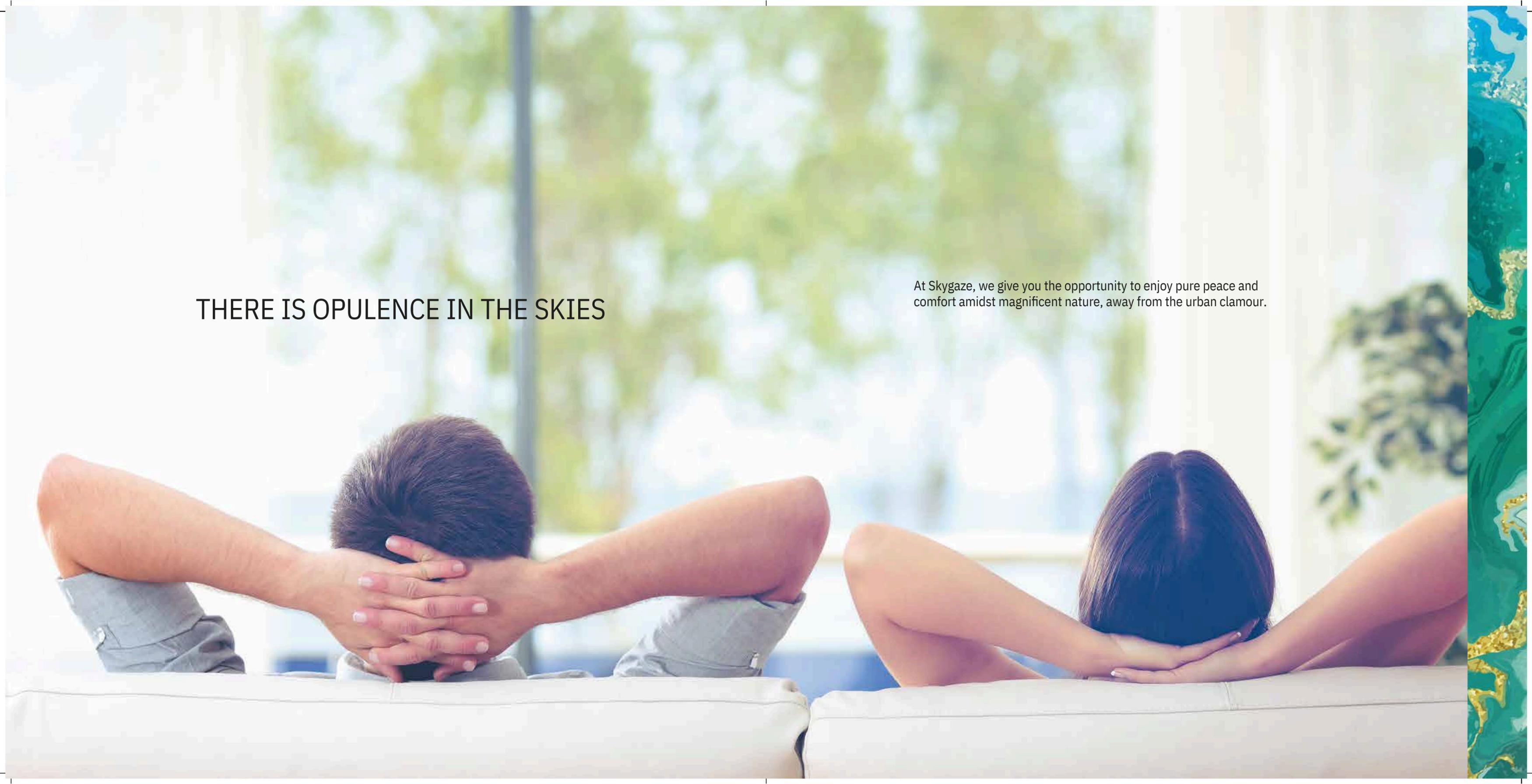


A SERENE LANDSCAPE IN SKYGAZE

Skygaze transforms your life into a beautiful paradise where the only limit is the sky! Step out of your room and you'll feel as if you've stepped into the sky, taking in the captivating vista that fills you with calm tranquillity.

THERE IS OPULENCE IN THE SKIES

At Skygaze, we give you the opportunity to enjoy pure peace and comfort amidst magnificent nature, away from the urban clamour.



A woman with long dark hair, wearing a white dress, is reclining in a large, black, wicker egg-shaped chair. She is smiling and has her eyes closed, with her arms raised and hands resting on the sides of the chair. The chair is situated on a wooden deck next to a swimming pool. In the background, there is a modern house with large windows and a tree. The overall scene is bright and sunny, suggesting a relaxed outdoor environment.

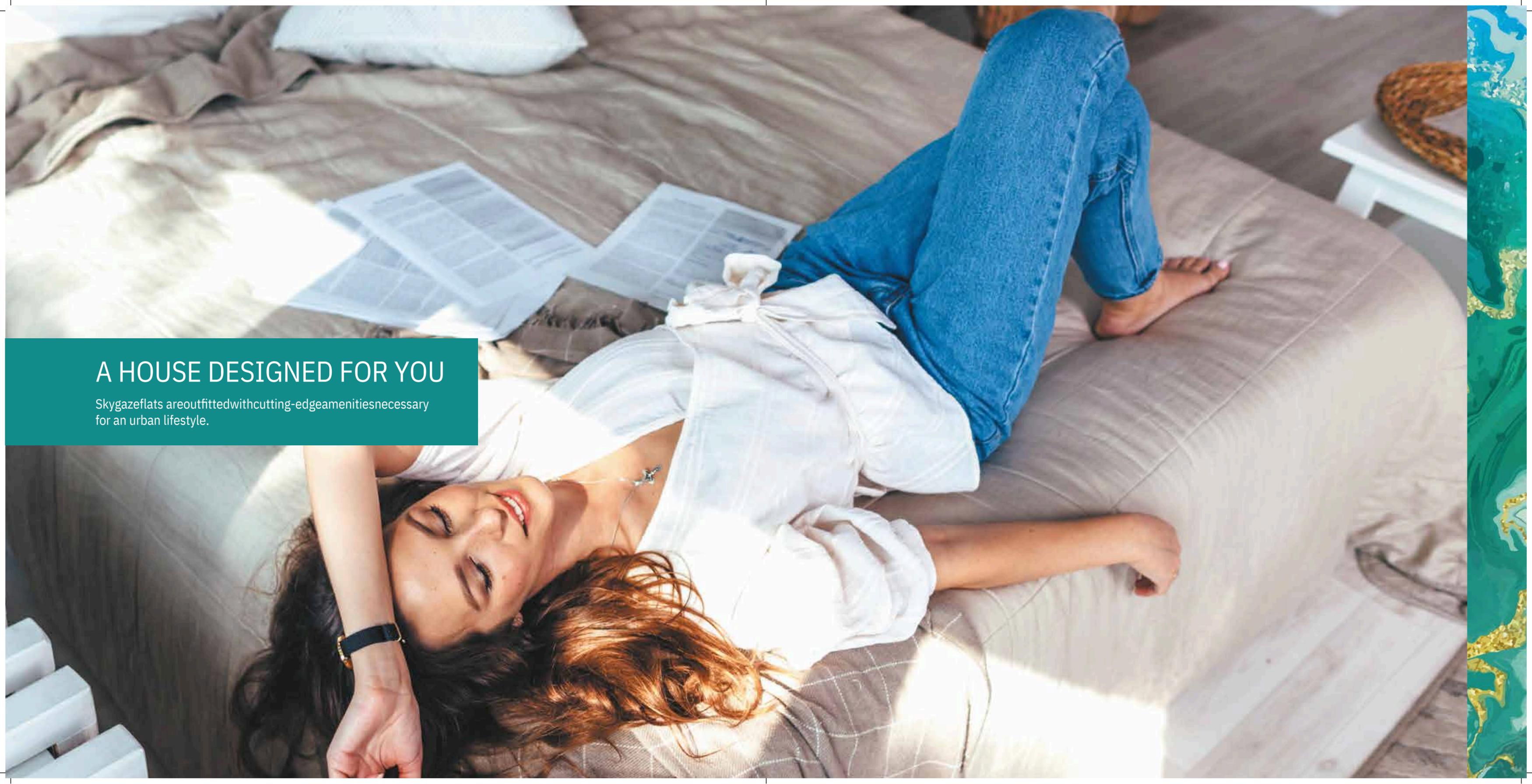
THE BLUEPRINT OF SERENE LIVING

Skygaze boasts of easy convenience and affordable luxury with a touch of serene elegance.



LIVING BEYOND THE CLOUDS,
COVERED IN GREENERY

Touted as the tallest towers in the vicinity, featuring B+G+25 and B+G+24, Skygaze gives the explicit sense of living on top of the world. Discover the convenience of modern living with a bouquet of amenities at your command.

A woman with long dark hair is lying on her back on a bed with a grey textured blanket. She is wearing a white long-sleeved shirt and blue jeans. She is smiling and looking towards the camera. A newspaper is open on the bed in front of her. The room is brightly lit with natural light. On the right side of the image, there is a vertical decorative strip with a teal and gold marbled pattern.

A HOUSE DESIGNED FOR YOU

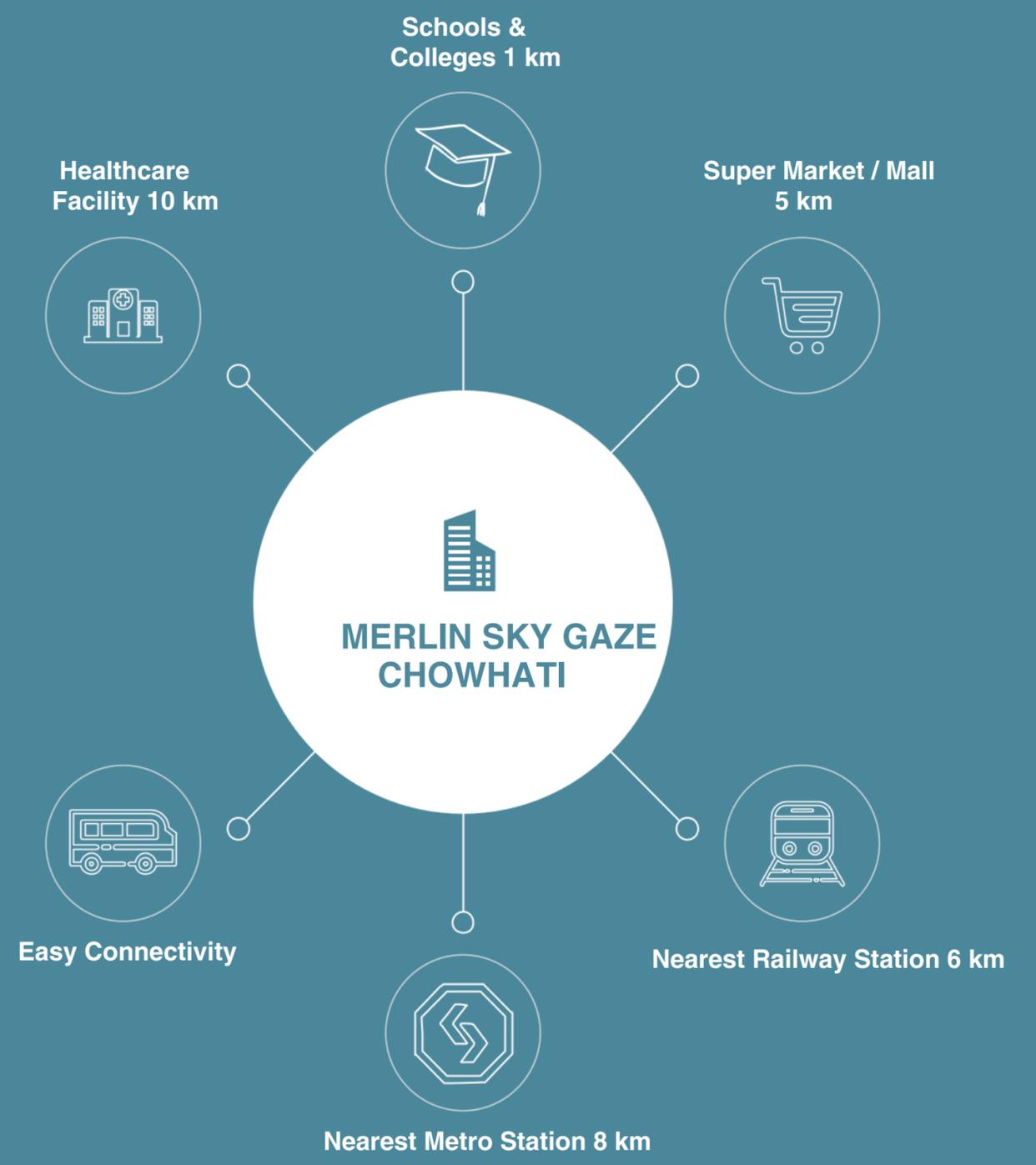
Skygaze flats are outfitted with cutting-edge amenities necessary for an urban lifestyle.



LOCATION WITH AN EDGE

- Sahid Khudiram Metro - 8 Km
- Kabi Nazrul Metro - 9 Km
- Lions Vidyamandir School - 1 Km
- BDM International School - 6 Km
- BD Memorial School - 8 Km
- Wood Square (Multiplex & Big Bazar) - 5 Km
- Peerless Hospital - 10 Km
- AMRI Hospital - 21 Km
- Medica Superspeciality Hospital - 21 Km

SKYGAZE





CHOOSE A LIFE, CUSTOM MADE FOR YOU

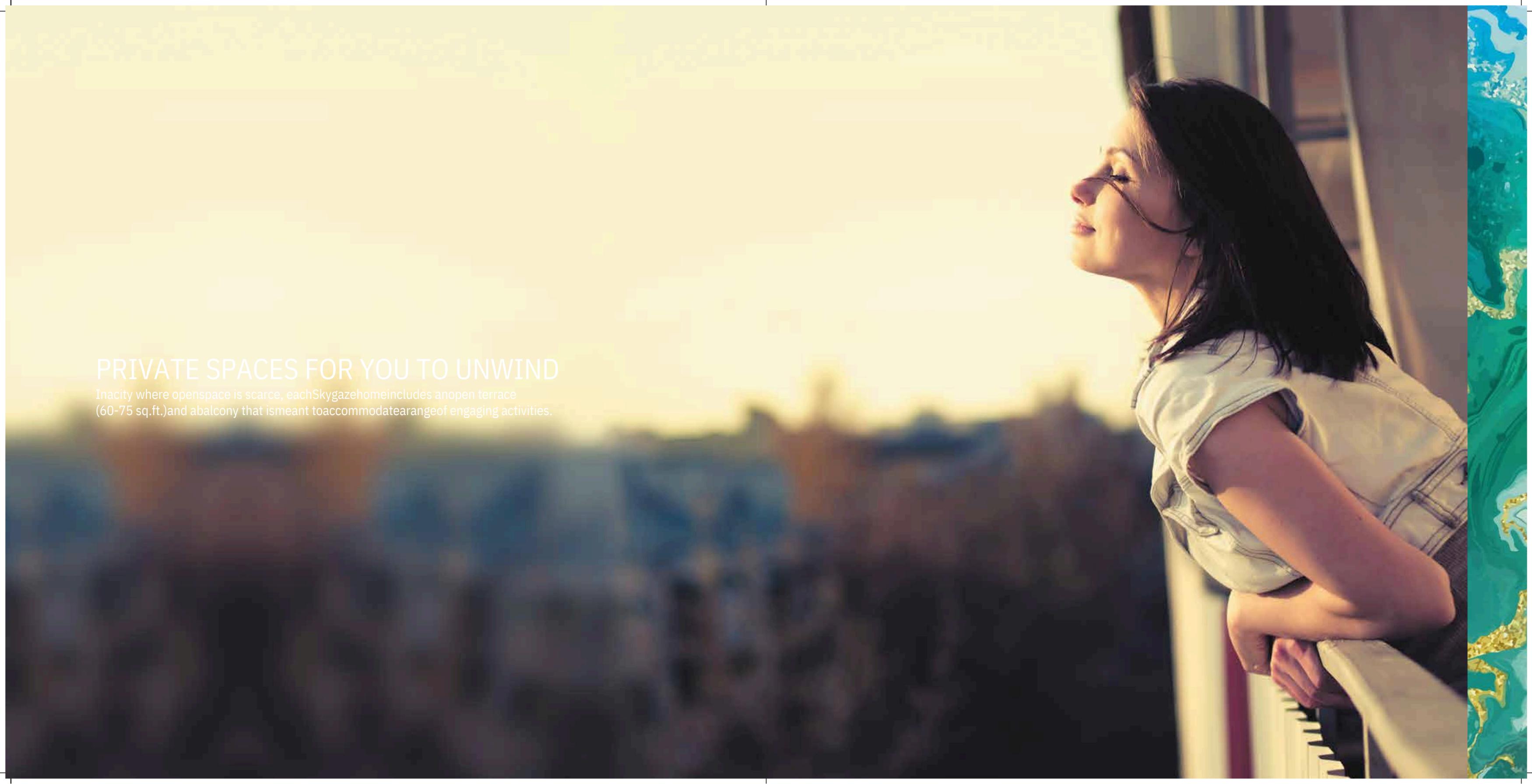
Project Highlights

- Major location for upcoming mass housing projects
- Spread across 151 cottah
- No. of towers: Two structures (B+G+24, B+G+25)
- No. of apartments: 386
- Stunning view of the green landscape from the tallest tower
- Excellent connectivity to Kamalgazi crossing and Southern Bypass
- Close vicinity to Chintamani Bird Sanctuary
- Near to Metro Station and Railway Station
- Luxury homes at affordable prices

Apartment Types

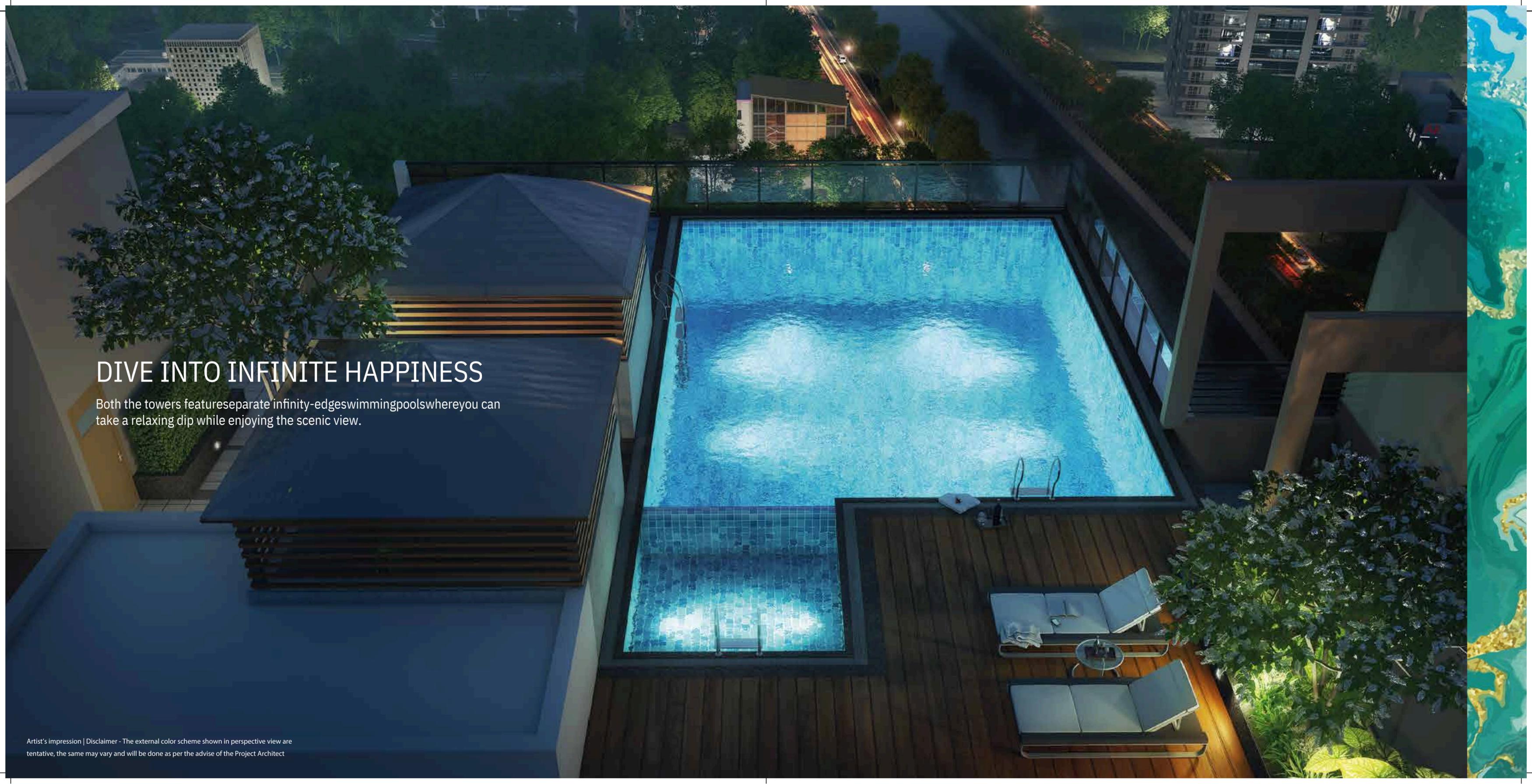
Apartment RERA BU Area

- 2 BHK Flats: 677-688 Sq. Ft. (Excluding Open Terrace)
- 3 BHK Flats: 780-802 Sq. Ft. (Excluding Open Terrace)



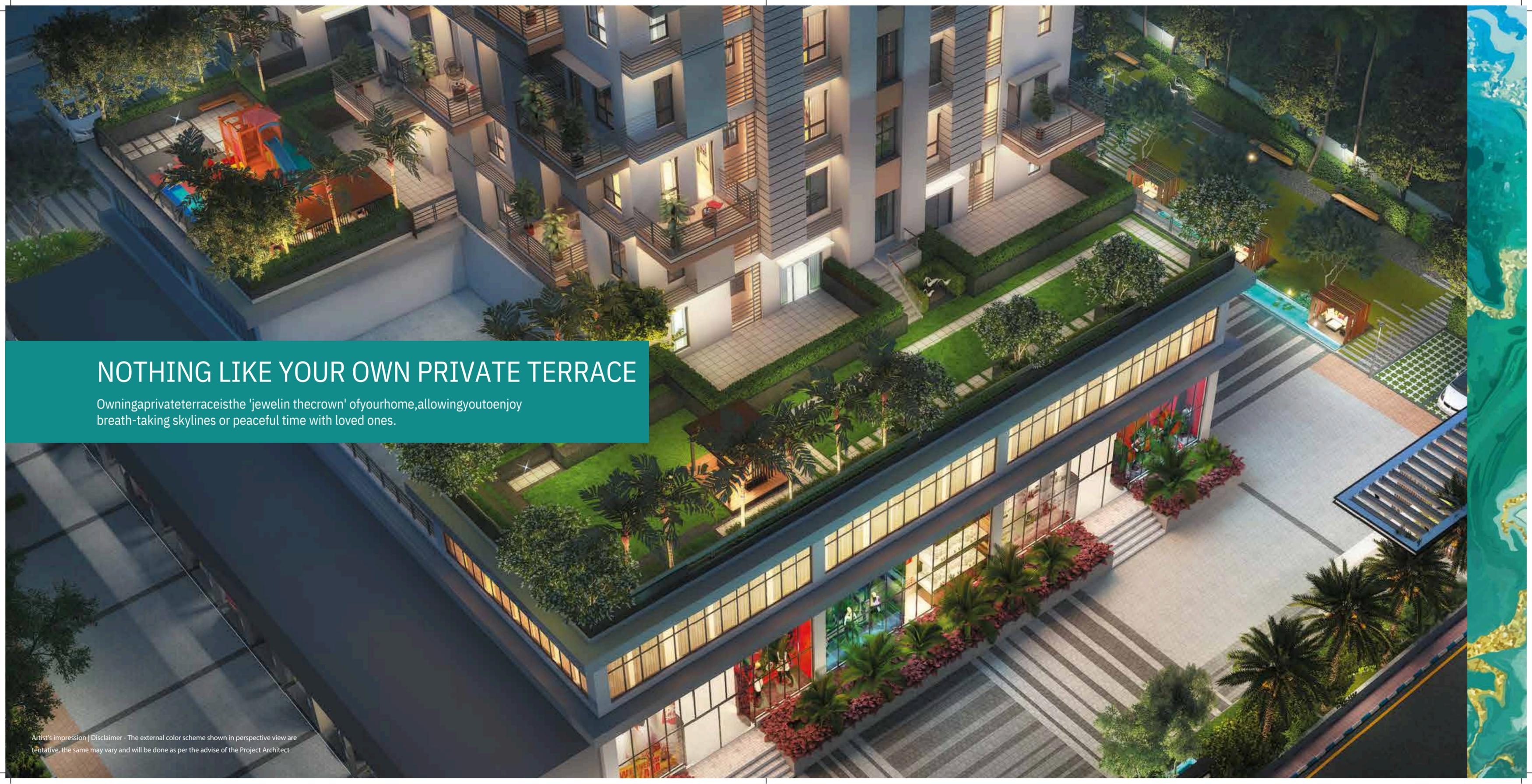
PRIVATE SPACES FOR YOU TO UNWIND

In a city where open space is scarce, each Skygaze home includes an open terrace (60-75 sq.ft.) and a balcony that is meant to accommodate a range of engaging activities.



DIVE INTO INFINITE HAPPINESS

Both the towers feature separate infinity-edge swimming pools where you can take a relaxing dip while enjoying the scenic view.



NOTHING LIKE YOUR OWN PRIVATE TERRACE

Owning a private terrace is the 'jewel in the crown' of your home, allowing you to enjoy breath-taking skylines or peaceful time with loved ones.



A LIFE BEYOND FOUR WALLS

Skygaze is all about open spaces. Explore life amidst ample nature in the secured periphery of your home. Enjoy the imperfections in the perfect blend of earth, water and sky.

LIVE THE GRANDEUR,
LIVE THE FUN!
AT
THE LUXE

- **Work out those calories in the plush gym and enjoy your free time at the Indoor games area**
- **Get together with friends and loved ones over excellent food and conversations at the Event Lawn with Banquet Hall**
- **Celebrate every day as if life, a never-ending party!**

Refine your lifestyle with the Luxe, a posh club house outfitted with whatever your heart wants.





**STAR GAZING DECK
(Rooftop)**

Life is all about spinning under a midnight sky as you get swept away with the beauty of the night sky in your private observatory.



**KID'S PLAY ZONE
(First Floor Tower 1)**

Empower your child in making new friends, develop social skills and enjoy their break time in a secure environment.



**OUTDOOR CHESS COURT
(Rooftop)**

The rooftop Chess Court also doubles up as a stylish rooftop deck design where you can relax with your family.



**GYMNASIUM
(First Floor Tower 1)**

Meeting your fitness goals will be a breeze with the air-conditioned Gymnasium's top-notch facilities.



**CRECHE
(First Floor Tower 1)**

Dedicated child care centre so that parents can go to work without worrying about their busy bees.



**EVENT LAWN WITH BANQUET HALL
(First Floor Tower 1)**

Plan any and every event in your life at the Multipurpose Hall, well-equipped to accommodate a wide variety of events or activities.



**CHILDRENS' PLAY AREA
(Ground Floor)**

A safe space close to home, where your child can freely run, jump, roll, twist and turn without any space constraint.



**INDOOR GAMES ROOM
(First Floor Tower 1)**

Enjoy a perfect game night of table tennis or carom with friends and family with a fully-equipped Indoor Games Room.



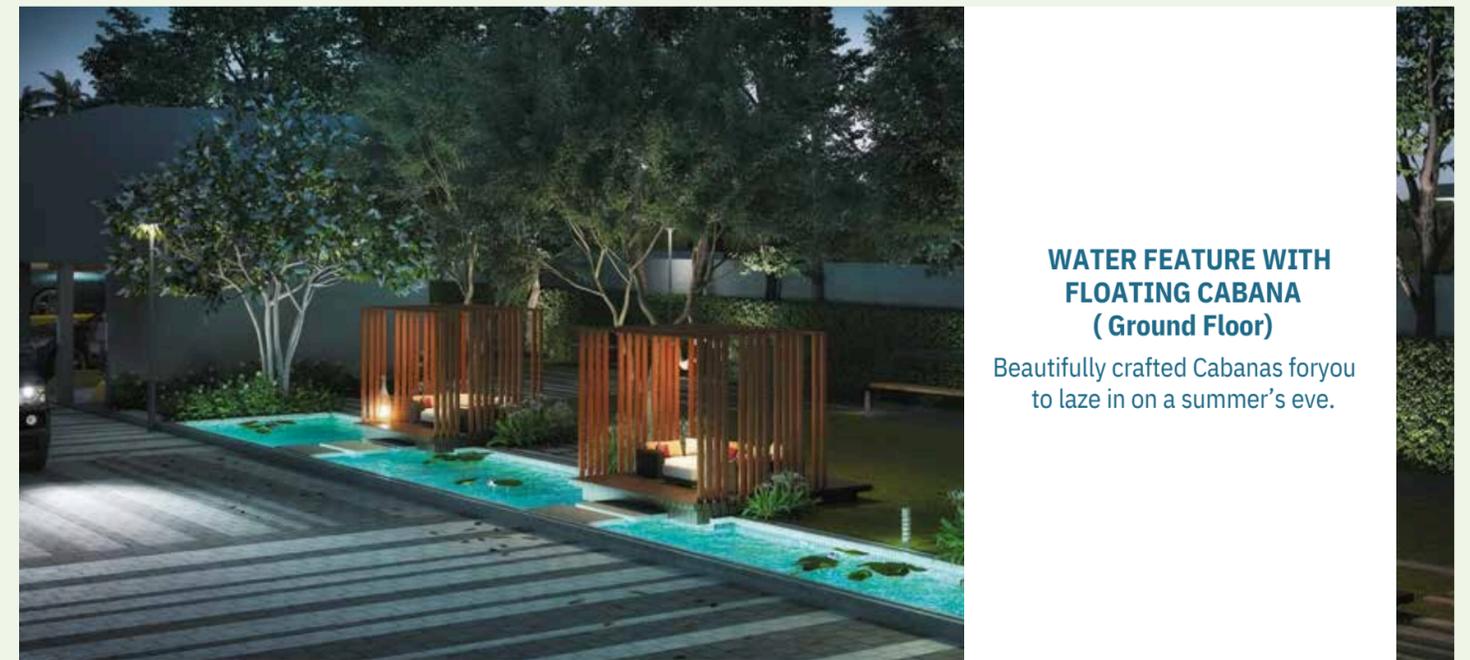
**SENIOR CITIZEN ZONE WITH
ACUPRESSURE PATHWAY
(Ground Floor)**

This Reflexology Pathway will stimulate reflex points on your feet and allow you to celebrate the art of healing.



**MULTIPURPOSE LAWN
(Ground Floor)**

Choose your activity ranging from badminton to volleyball or do nothing at all but hang around with friends for a quick catch up session.



**WATER FEATURE WITH
FLOATING CABANA
(Ground Floor)**

Beautifully crafted Cabanas for you to laze in on a summer's eve.

SPECIFICATION

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 Putty Putty Wooden frame with laminated flush door. Branded locks and hardware fittings of Dorset or equivalent make. Aluminium powder coated Windows with glass panes Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Wall
Ceiling
Doors
Hardware & Fittings
Windows
Electrical

Bedroom:
Flooring Vitrified Tiles Putty Putty Wooden Frame with Commercial Flush Door with Primer Coat
Wall Branded locks and hardware fittings of Dorset or equivalent make. Aluminium powder coated
Ceiling Windows with glass panes Modular Switches of Havells/Great White/North-west or equivalent
Doors make with Copper Wiring
Hardware & Fittings
Windows Provision for Split AC Points in all Bedrooms & Living / Dining (Only Electrical Points)
Electrical

Air Condition

Open Terrace:
Flooring Matt finish Ceramic Tiles
Wall Exterior paint
Door Aluminium powder coated Door with glass panes
Railing M.S Railing

Balcony:
Flooring Vitrified Tiles Exterior paint Exterior paint
Wall Aluminium powder coated Door with glass
Ceiling panes M.S Railing
Door
Railing

Kitchen:

Flooring Vitrified Tiles
Wall Ceramic Tiles dado up to 2 Feet height above the counter. Putty finish on rest of the wall
Ceiling Putty
Door Wooden Frame with Commercial Flush Door
Hardware & Fittings Branded locks and hardware fittings of Dorset or equivalent make
Window Aluminium powder coated Windows with glass panes and provision for exhaust fan
Counter Granite Slab
Plumbing Stainless Steel Sink
Electrical Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring

Toilets:

Flooring Anti-skid Ceramic Tiles
Wall Ceramic Tiles up to lintel height
Ceiling Putty
Door Wooden Frame with Commercial Flush Door
Hardware & Fittings Branded locks and hardware fittings of Dorset or equivalent make
Window Aluminium powder coated Windows with glass panes and provision for exhaust fan
Sanitary ware Hindware/Kohler / Jaquar or Equivalent make
CP Fittings Jaquar/Hindware/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 Partial False Ceiling with Light fixtures

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; Limited Power back-up to run Lights ,Fans & Refrigerator only; Power Backup for Common Areas & Utilities; Intercom facility; 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;

Health & Safety:

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 24 hour treated water supply through Water Treatment Plant; Waterproofing wherever necessary Automatic changeover system for DGs; Sufficient project illumination through compound & street lighting inside the complex



Master Plan | Ground Level Plan with Flat Layout

LEGENDS

GROUND LEVEL

- 1 STEPPED SEATING WITH MOUNDS
- 2 MULTIPURPOSE COURT
- 3 MULTIPURPOSE LAWN
- 4 STEPPING STONE PATHWAY
- 5 JOGGING TRACK
- 6 MULTI-LEVEL CAR PARKING
- 7 OPEN CAR PARKING
- 8 FITNESS COURT
- 9 SENIOR CITIZEN PARK AND LEISURE LAWN
- 10 REFLEXOLOGY
- 11 WATER FEATURE WITH FLOATING CABANA
- 12 STEPPED PLANTER WITH WATER FEATURE
- 13 RETAIL / COMMERCIAL SHOPS
- 14 SEATING

INDEX

- 2 BHK
- 3 BHK





Master Plan | Ground, 2nd Floor & Terrace Level Plan

LEGENDS

GROUND LEVEL

- 1 STEPPED SEATING WITH MOUNDS
- 2 MULTIPURPOSE COURT
- 3 MULTIPURPOSE LAWN
- 4 STEPPING STONE PATHWAY
- 5 LOGGING TRACK
- 6 MULTI-LEVEL CAR PARKING
- 7 OPEN CAR PARKING
- 8 FITNESS COURT
- 9 SENIOR CITIZEN PARK AND LEISURE LAWN
- 10 REFLEXOLOGY
- 11 WATER FEATURE WITH FLOATING CABANA
- 12 STEPPED PLANTER WITH WATER FEATURE
- 13 RETAIL / COMMERCIAL SHOPS
- 14 SEATING

SECOND FLOOR LEVEL

- 15 OUTDOOR KID'S PLAY AREA
- 16 WOODEN DECK WITH PERGOLA
- 17 LANDSCAPE AREA
- 18 LAWN

TERRACE LEVEL

BLOCK - 1 & BLOCK 2

- 19 HERB GARDEN
- 20 ROOFTOP WALKWAY
- 21 JACUZZI
- 22 SWIMMING POOL
- 23 KID'S POOL
- 24 POOL DECK
- 25 RAISED YOGA LAWN
- 26 STARGAZING DECK
- 27 STEPPING STONE WALKWAY
- 28 YOGA PAVILLION
- 29 CHESS COURT



Master Plan | Terrace Level Plan

LEGENDS

TERRACE LEVEL

BLOCK - 1 & BLOCK 2

- 1 HERBGARDEN
- 2 ROOFTOP WALKWAY
- 3 JACUZZI
- 4 SWIMMING POOL
- 5 KID'S POOL
- 6 POOL DECK
- 7 RAISED YOGA LAWN
- 8 STARGAZING DECK
- 9 STEPPING STONE WALKWAY
- 10 YOGA PAVILLION
- 11 CHESS COURT

FLOOR PLAN AND ISOMETRIC VIEW



FIRST FLOOR AMENITIES

- 1 INDOOR KID'S PLAY ZONE
- 2 GYMNASIUM
- 3 INDOOR GAMES ROOM
- 4 AEROBICS/ZUMBA/FITNESS ZONE
- 5 CRECHE
- 6 PRE-FUNCTION LOBBY
- 7 EVENT LAWN
- 8 COMMUNITY HALL





FLOOR PLAN | BLOCK-1: 3RD, 6TH, 9TH, 12TH, 15TH, 18TH, 21ST & 24TH FLOOR PLAN

Block 1 Typical floor plan (3rd, 6th, 9th, 12th, 15th, 18th, 21st & 24th)							
Unit Info	RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq.Ft)	RERA Balcony BU Area (Sq.Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq.Ft)	
A	3BHK+2TOI	802	638	24	40	75	840
B	3BHK+2TOI	781	636	8	41	72	817
C	3BHK+2TOI	791	638	17	41	73	828
D	2BHK+2TOI	688	538	17	41	67	722
E	2BHK+2TOI	688	538	17	41	75	726
F	3BHK+2TOI	780	638	8	41	72	816
G	3BHK+2TOI	792	637	17	41	73	829
H	3BHK+2TOI	802	638	24	40	65	835

*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 Built Up area and 50% of the open terrace BU area.
 RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.



FLOOR PLAN | BLOCK-1: 4TH, 7TH, 10TH, 13TH, 16TH, 19TH & 22ND FLOOR PLAN

Block 1 Typical floor plan (4rd, 7th, 10th, 13th, 16th, 19th & 22nd)							
Unit Info	RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)	
A	3BHK+2TOI	802	638	24	40	63	834
B	3BHK+2TOI	792	636	17	41	73	829
C	3BHK+2TOI	780	638	8	41	72	816
D	2BHK+2TOI	688	538	17	41	75	726
E	2BHK+2TOI	688	538	17	41	66	721
F	3BHK+2TOI	791	638	17	41	73	828
G	3BHK+2TOI	781	637	8	41	71	817
H	3BHK+2TOI	802	638	24	40	75	840

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



FLOOR PLAN | BLOCK-1: 5TH, 8TH, 11TH, 14TH, 17TH, 20TH & 23RD FLOOR PLAN

Block 1 Typical floor plan (5th, 8th, 11th, 14th, 17th, 20th & 23rd)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq.Ft)	RERA Balcony BU Area (Sq.Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq.Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	802	638	24	40	74	839
B	3BHK+2TOI	792	636	17	41	63	824
C	3BHK+2TOI	791	638	17	41	63	823
D	2BHK+2TOI	688	538	17	41	74	725
E	2BHK+2TOI	688	538	17	41	73	725
F	3BHK+2TOI	791	638	17	41	63	823
G	3BHK+2TOI	792	637	17	41	63	824
H	3BHK+2TOI	802	638	24	40	74	839

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Disclaimer : The dimension in the floor plans 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.

FLOOR PLAN | BLOCK-2: 2ND, 5TH, 8TH, 11TH, 14TH, 17TH, 20TH & 23RD FLOOR PLAN



Block 2 Typical floor plan (2nd, 5th, 8th, 11th, 14th, 17th, 20th & 23rd)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	802	638	24	40	74	839
B	3BHK+2TOI	792	636	17	41	63	824
C	3BHK+2TOI	791	638	17	41	0	791
D	2BHK+2TOI	688	538	17	41	0	688
E	2BHK+2TOI	688	538	17	41	0	688
F	3BHK+2TOI	791	638	17	41	0	791
G	3BHK+2TOI	792	637	17	41	63	824
H	3BHK+2TOI	802	638	24	40	74	839

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

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FLOOR PLAN | BLOCK-2: 3RD, 6TH, 9TH, 12TH, 15TH, 18TH & 21ST FLOOR PLAN



Block 2 Typical floor plan (3rd, 6th, 9th, 12th, 15th, 18th & 21st)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	802	638	24	40	75	840
B	3BHK+2TOI	781	636	8	41	72	817
C	3BHK+2TOI	791	638	17	41	0	791
D	2BHK+2TOI	688	538	17	41	0	688
E	2BHK+2TOI	688	538	17	41	75	726
F	3BHK+2TOI	791	638	17	41	0	791
G	3BHK+2TOI	792	637	17	41	73	829
H	3BHK+2TOI	802	638	24	40	65	835

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FLOOR PLAN | BLOCK-2: 4TH, 7TH, 10TH, 13TH, 16TH, 19TH & 22ND FLOOR PLAN



Block 2 Typical floor plan (4th, 7th, 10th, 13th, 16th, 19th & 22nd)							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
A	3BHK+2TOI	802	638	24	40	63	834
B	3BHK+2TOI	792	636	17	41	73	829
C	3BHK+2TOI	791	638	17	41	0	791
D	2BHK+2TOI	688	538	17	41	75	726
E	2BHK+2TOI	688	538	17	41	0	688
F	3BHK+2TOI	791	638	17	41	60	821
G	3BHK+2TOI	781	637	8	41	71	817
H	3BHK+2TOI	802	638	24	40	75	840

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ISOMETRIC VIEW | BLOCK-1 | 24TH Floor Plan | Flat Type C | 3BHK + 2TOI



Legends

- 1 Bedroom 9'10" x 10'2"
- 2 Living/Dining 9'8" x 20'2"
- 3 Toilet 4'5" x 7'10"
- 4 Toilet 7'10" x 4'5"
- 5 Bedroom 10' x 10'10"
- 6 Wide Balcony 4'7"
- 7 Open Terrace 11'2" x 6'7"
- 8 Bedroom 9'10" x 10'2"
- 9 Kitchen 8'2" x 5'11"

Block 1 24th floor plan Flat type C 3BHK+2TOI							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
C	3BHK+2TOI	791	638	17	41	73	828

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ISOMETRIC VIEW | BLOCK-1 | 24TH Floor Plan | Flat Type D | 2BHK + 2TOI



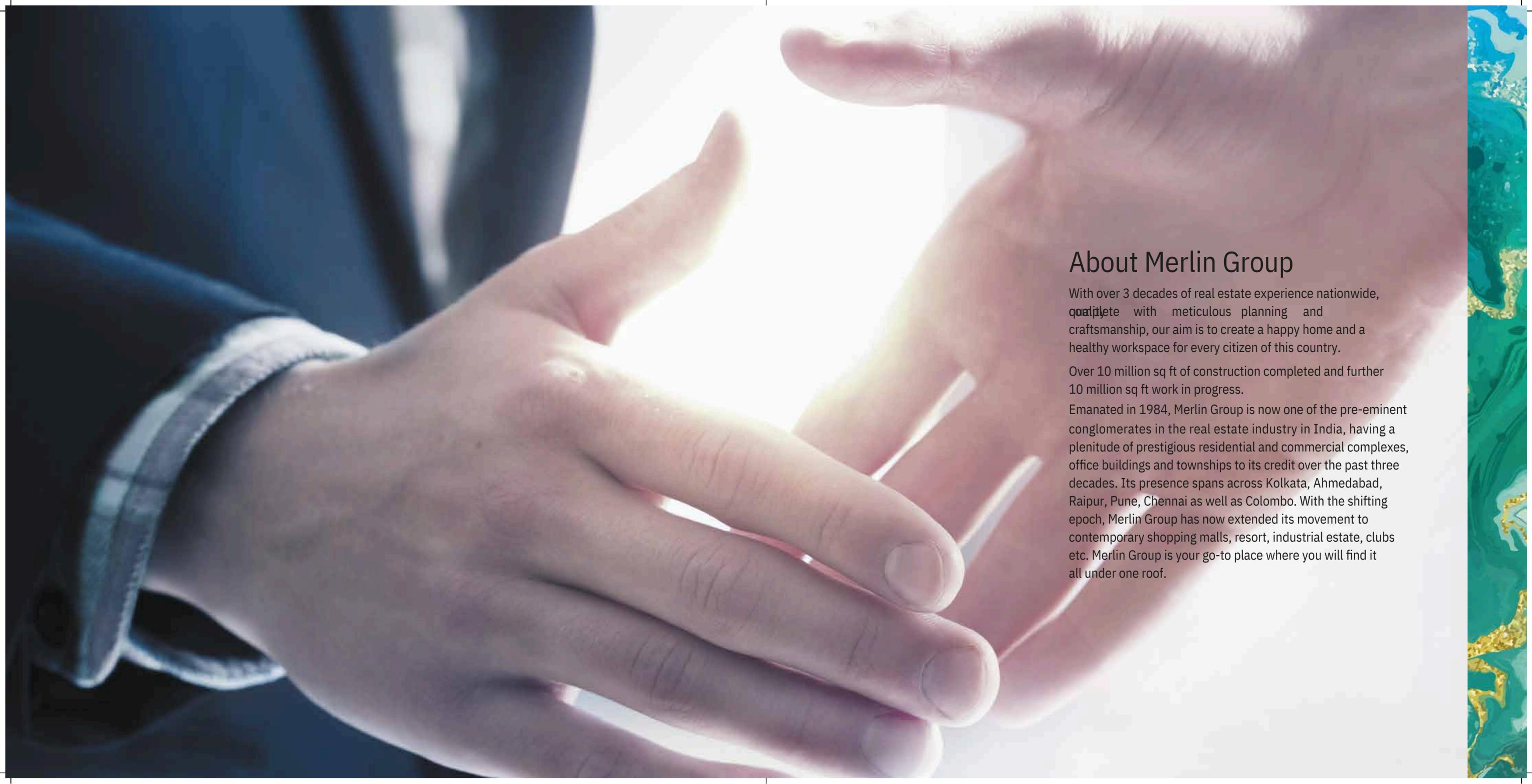
Legends

- 1 Living/Dining 9'9" x 20'2"
- 2 Kitchen 8'2" x 5'11"
- 3 Bedroom 9'10" x 10'3"
- 4 Wide Balcony 4'7"
- 5 Open Terrace 10'9" x 6'7"
- 6 Bedroom 10'1" x 10'10"
- 7 Toilet 7'10" x 4'5"
- 8 Toilet 4'5" x 8'0"

Block 1 24th floor plan Flat type D 2BHK+2TOI							
Unit Info		RERA BU Area (Sq. Ft)	RERA Carpet Area (Sq. Ft)	RERA C.B. Carpet Area (Sq. Ft)	RERA Balcony BU Area (Sq. Ft)	Open Terrace BU Area (Sq. Ft)	Total Chargeable Area (Sq. Ft)
Flat No.	Flat Type						
D	2BHK+2TOI	688	538	17	41	67	722

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About Merlin Group

With over 3 decades of real estate experience nationwide, ~~quality~~ complete with meticulous planning and craftsmanship, our aim is to create a happy home and a healthy workspace for every citizen of this country.

Over 10 million sq ft of construction completed and further 10 million sq ft work in progress.

Emanated in 1984, Merlin Group is now one of the pre-eminent conglomerates in the real estate industry in India, having a plenitude of prestigious residential and commercial complexes, office buildings and townships to its credit over the past three decades. Its presence spans across Kolkata, Ahmedabad, Raipur, Pune, Chennai as well as Colombo. With the shifting epoch, Merlin Group has now extended its movement to contemporary shopping malls, resort, industrial estate, clubs etc. Merlin Group is your go-to place where you will find it all under one roof.

Completed Projects

Merlin – A Past Perfect

From sky-scraping towers to uber-luxury villas and penthouses, every Merlin home bears testimony to unmatched excellence. Over 2.5 million sq ft of construction work is in progress in Kolkata, and around 5 million in Chennai, Ahmedabad, Raipur, Pune and Bhubaneswar. Exemplary craftsmanship makes our superstructures prominent landmarks and objects of awe.



Merlin Island



Merlin 5th Avenue



Elita Garden Vista



Acropolis Mall



South City Residence



Reflection - Chennai



Altair Colombo - Srilanka

Other developments of Merlin include

Merlin Niket, Merlin Kunj, Merlin Surabhi, Merlin Gems, Laurel Garden, Merlin Lotus, Merlin Orchid, Merlin Lily, Merlin Heights, Merlin Point, Merlin Villa, Merlin Jyoti, Merlin Tirtha, Merlin Legend, Merlin Varun Apartment, Merlin Renaissance, Merlin Ornate, Merlin Ekta and Merlin Trinoyoni.

Merlin's Landmarks Beyond West Bengal

