

Merlin

www.pune.merlinprojects.com



3 & 4 BHK Luxury Residences

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



A MEMBER OF
CREDAI
PUNE METRO
COMMITTED TO EXCELLENCE



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 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 ADDING TO SKYLINES

 **6**
BUSINESS
VERTICALS

 **150+**
PROJECTS
DELIVERED

 **20**
MN. SQ. FT.
DEVELOPED

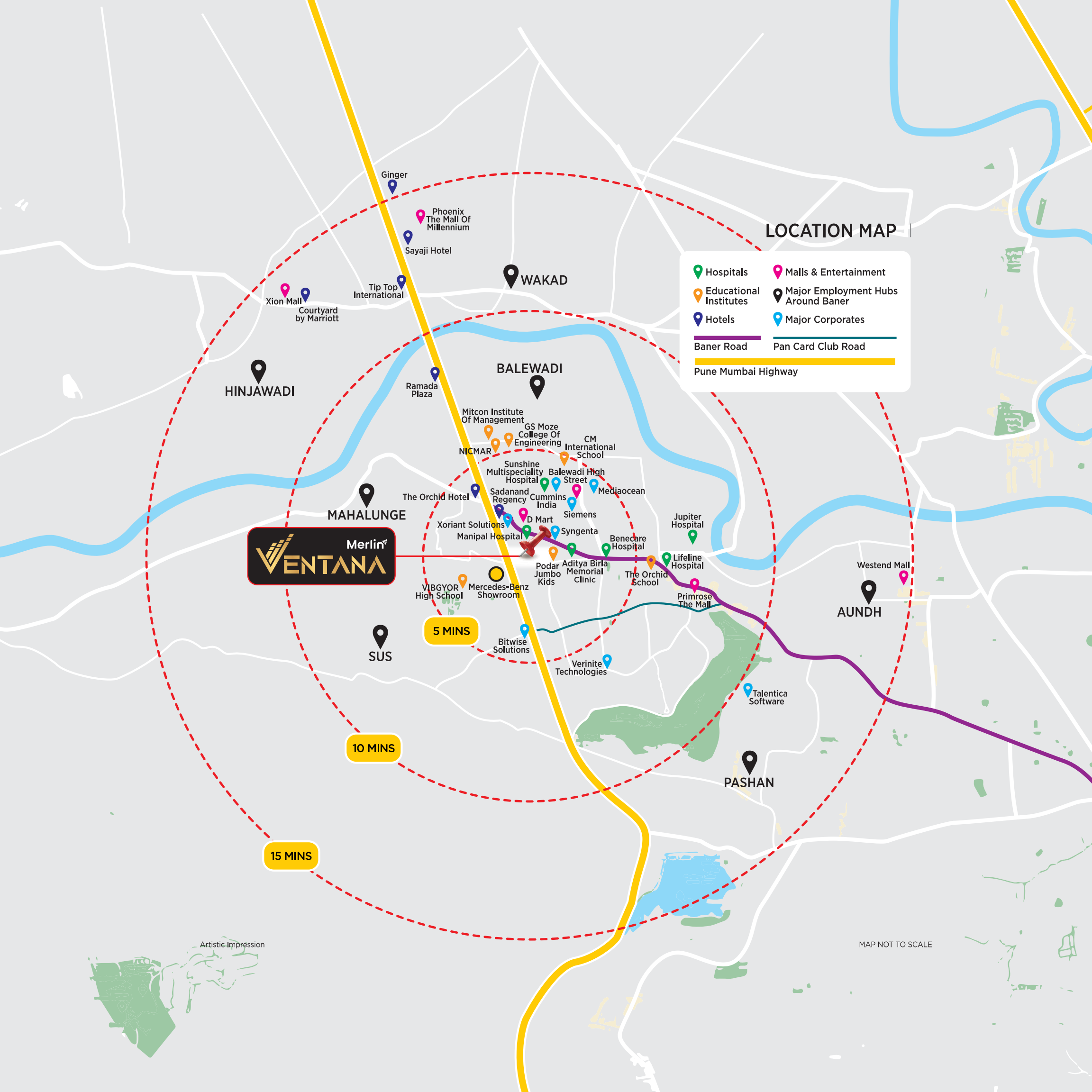
 **10**
MN. SQ. FT.
UNDER
CONSTRUCTION

 **500+**
ACRE LAND BANK
ACROSS INDIA

 **6+**
CITIES IN
OPERATION

A REALM UNDISCOVERED
WHERE WORLD-CLASS LUXURY LIFESTYLES AWAIT





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	02 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

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 pinnacle of your world-class lifestyle is our exceptional rooftop terrace, seamlessly connecting all three towers. This meticulously curated space is enhanced with exquisite luxury amenities, offering a genuinely international experience.



THOUGHTFULLY DESIGNED, WORLD-CLASS SPACES FOR EXQUISITE LUXURY LIVING

- 3 & 4 BHK luxury residences
- 4 apartments per floor
- 3 high-rise towers of 90+ m. height
- 3 basements + lower ground + ground + 2 podiums + 23 storeyed 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





**LOWER GROUND FLOOR
OPEN AMENITIES**

1

Artistic Impression



**LOWER GROUND FLOOR
COVERED AMENITIES**

2

Conceptual Image



**PODIUM 1
COVERED AMENITIES**

3

Artistic Impression



**PODIUM 2
COVERED AMENITIES**

4

Artistic Impression



**ROOFTOP
AMENITIES**

5

Artistic Impression

A CURATED SELECTION OF
40+ WORLD-CLASS
LUXURY AMENITIES SPREAD
ACROSS 5 LEVELS

RECREATION
SPORTS & FITNESS
LEISURE
SOCIAL
CONVENIENCE & SECURITY



**WORLD-CLASS RECREATION
THAT’S SECOND TO NONE**

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



KIDS' PLAY AREA

Artistic Impression

Artistic Impression

BEST-IN-CLASS SPORTS & FITNESS FACILITIES

-  CRICKET PRACTICE PITCH
-  BASKETBALL COURT
-  FULL HEIGHT INDOOR BADMINTON COURT
-  SQUASH COURT
-  TABLE TENNIS
-  YOGA / AEROBICS DECK
-  GYMNASIUM
-  ROOFTOP JOGGING TRACK





FULL HEIGHT INDOOR BADMINTON COURT



EXPERIENCE WORLD-CLASS 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

OPEN THE DOORS TO A SOCIAL WORLD

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



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



FULL-HEIGHT WINDOWS FOR A WORLD-CLASS LIFE BATHED IN LIGHT

At **Merlin Ventana**, every detail has been meticulously designed to meet global standards. We have thoughtfully incorporated expansive, full-height windows in all rooms, ensuring your living spaces are filled with abundant natural light and fresh air.

Merlin Ventana is proud to be an IGBC Gold Rated Project (pre-certification pending) offering remarkable advantages, including:

- Savings on energy and electricity cost
- Reduction in water wastage through the use of recycled water
- Minimized construction-related pollution

Experience a harmonious blend of sustainability and sophistication at **Merlin Ventana**

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





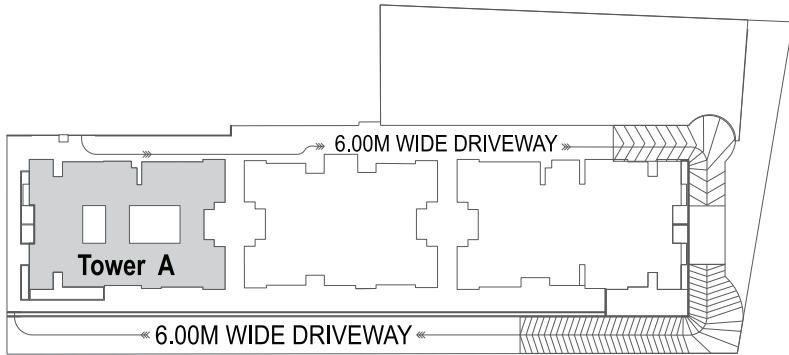
Artistic Impression

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



TYPICAL FLOOR PLAN: 2ND, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH, 17TH, 19TH, 20TH, 21ST, 22ND & 23RD

UNIT SERIES	CONFIGURATION	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.
01	3 BHK COMFORT-A	101.06	1087.81	3.28	35.31	5.16	55.54	109.50	1178.66
02	3 BHK COMFORT-A	101.17	1088.99	3.28	35.31	5.21	56.08	109.66	1180.38
03	3 BHK COMFORT B	99.65	1072.63	3.36	36.17	5.25	56.51	108.26	1165.31
04	3 BHK COMFORT-C	97.66	1051.21	3.36	36.17	5.17	55.65	106.19	1143.03



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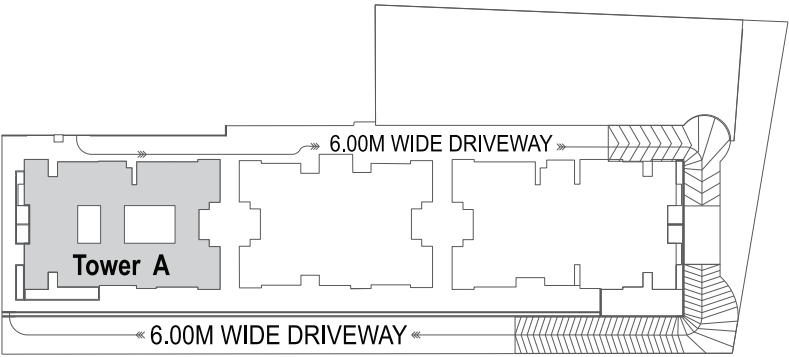
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REFUGE FLOOR PLAN:
3RD, 8TH, 13TH & 18TH



UNIT SERIES	CONFIGURATION	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.
01	3 BHK COMFORT-A	101.06	1087.81	3.28	35.31	5.16	55.54	109.50	1178.66
02	3 BHK COMFORT-A	101.17	1088.99	3.28	35.31	5.21	56.08	109.66	1180.38
03	3 BHK COMFORT B	99.65	1072.63	3.36	36.17	5.25	56.51	108.26	1165.31
04	2 BHK - A	80.60	867.58	3.36	36.17	5.17	55.65	89.13	959.40



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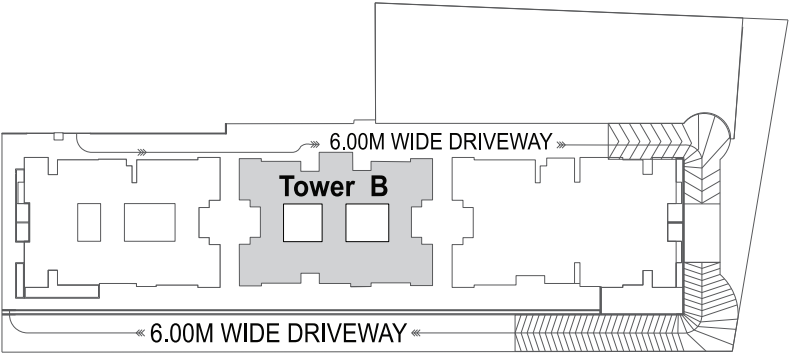
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TOWER B

TYPICAL FLOOR PLAN: 2ND, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH, 17TH, 19TH, 20TH, 21ST, 22ND & 23RD

UNIT SERIES	CONFIGURATION	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.
01	3 BHK	92.10	991.36	3.36	36.17	4.67	50.27	100.13	1077.80
02	3 BHK	92.21	992.55	3.36	36.17	4.67	50.27	100.24	1078.98
03	3 BHK	91.69	986.95	3.28	35.31	4.67	50.27	99.64	1072.52
04	3 BHK	92.52	995.89	3.28	35.31	4.74	51.02	100.54	1082.21



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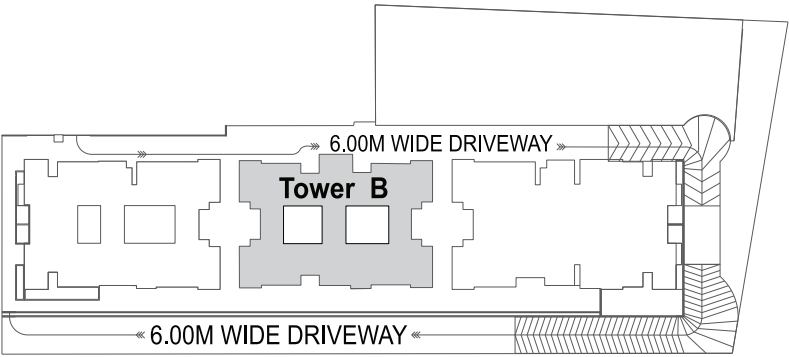


TOWER B

REFUGE FLOOR PLAN:
3RD, 8TH, 13TH & 18TH



UNIT SERIES	CONFIGURATION	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.
01	2 BHK - C	73.74	793.74	3.36	36.17	4.67	50.27	81.77	880.17
02	3 BHK	92.21	992.55	3.36	36.17	4.67	50.27	100.24	1078.98
03	3 BHK	91.69	986.95	3.28	35.31	4.67	50.27	99.64	1072.52
04	3 BHK	92.52	995.89	3.28	35.31	4.74	51.02	100.54	1082.21



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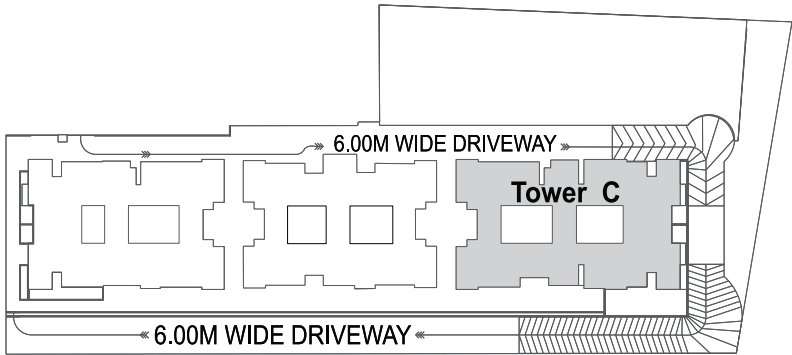
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TOWER C

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UNIT SERIES	CONFIGURATION	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.
01	3 BHK COMFORT- C	97.64	1051.00	3.28	35.31	5.21	56.08	106.13	1142.38
02	3 BHK COMFORT B	99.74	1073.60	3.28	35.31	5.21	56.08	108.23	1164.99
03	4 BHK	127.49	1372.30	3.33	35.84	6.35	68.35	137.17	1476.50
04	4 BHK	128.00	1377.79	3.36	36.17	6.28	67.60	137.64	1481.56



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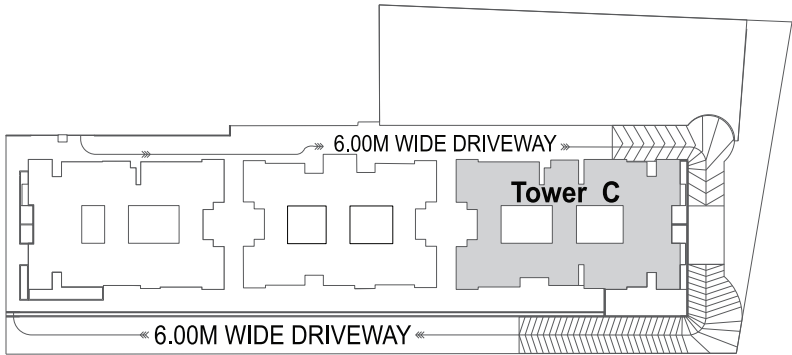
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TOWER C

REFUGE FLOOR PLAN:
3RD, 8TH, 13TH & 18TH

UNIT SERIES	CONFIGURATION	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.
01	2 BHK - A	80.57	867.26	3.28	35.31	5.21	56.08	89.06	958.64
02	3 BHK COMFORT B	99.74	1073.60	3.28	35.31	5.21	56.08	108.23	1164.99
03	4 BHK	127.49	1372.30	3.33	35.84	6.35	68.35	137.17	1476.50
04	4 BHK	128.00	1377.79	3.36	36.17	6.28	67.60	137.64	1481.56



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3 BHK COMFORT - A



3 BHK COMFORT - B



3 BHK COMFORT - C



4 BHK



UNIT PLANS

2 BHK - A



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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.
80.60	867.58	3.36	36.17	5.17	55.65	89.13	959.40

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2 BHK - C



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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.
73.74	793.74	3.36	36.17	4.67	50.27	81.77	880.17

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3 BHK COMFORT - A



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SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101.17	1088.99	3.28	35.31	5.21	56.08	109.66	1180.38

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3 BHK COMFORT - B



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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.
99.65	1072.63	3.36	36.17	5.25	56.51	108.26	1165.31

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.

3 BHK COMFORT - C



- 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 Carpet 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.
97.66	1051.21	3.36	36.17	5.17	55.65	106.19	1143.03

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3 BHK



4 BHK



Note:

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- *Total Carpet 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.
92.52	995.89	3.28	35.31	4.74	51.02	100.54	1082.21

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- 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.
128.00	1377.79	3.36	36.17	6.28	67.60	137.64	1481.56

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.

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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

800mm X 1600mm Glossy Vitrified
Flooring for Entire Flat

200mm X 1200mm Wooden Finish Vitri-
fied 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 35mm Flush Door with
Decorative Veneer Finish & Wooden
Door Frames

Internal Bedroom Doors: 32mm 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: 600mm X 600mm Anti-Skid Vitrified Tiles

Toilet Dado: 1200mm X 600mm Matt Finished Vitrified Tiles in Dado Up To Lintel Level

Sanitary Ware of Jaquar, Kohler, or Equivalent, with Counter top Basins in all Toilets & Dining

CP Fittings of Jaquar, Grohe, or Equivalent

Half Glass Partition in Shower Area

Rain Shower in Master Toilet

600mm X 600mm 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 (ROI), future-ready real estate investments.

UPCOMING INFRASTRUCTURE:

The upcoming 23.3km 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.



(*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-P3zgy19gbg2xiywgq)