



Project conceptualized  
& supported by :



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Website : [merlinprojects.com/projects/Aquaville](http://merlinprojects.com/projects/Aquaville) | Call : 033 4015 4545 F : 033 4015 4500 <http://facebook.com/MERLINGROUP>

Architect : Sallient, Kolkata

**HIRA Registration Number :**

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

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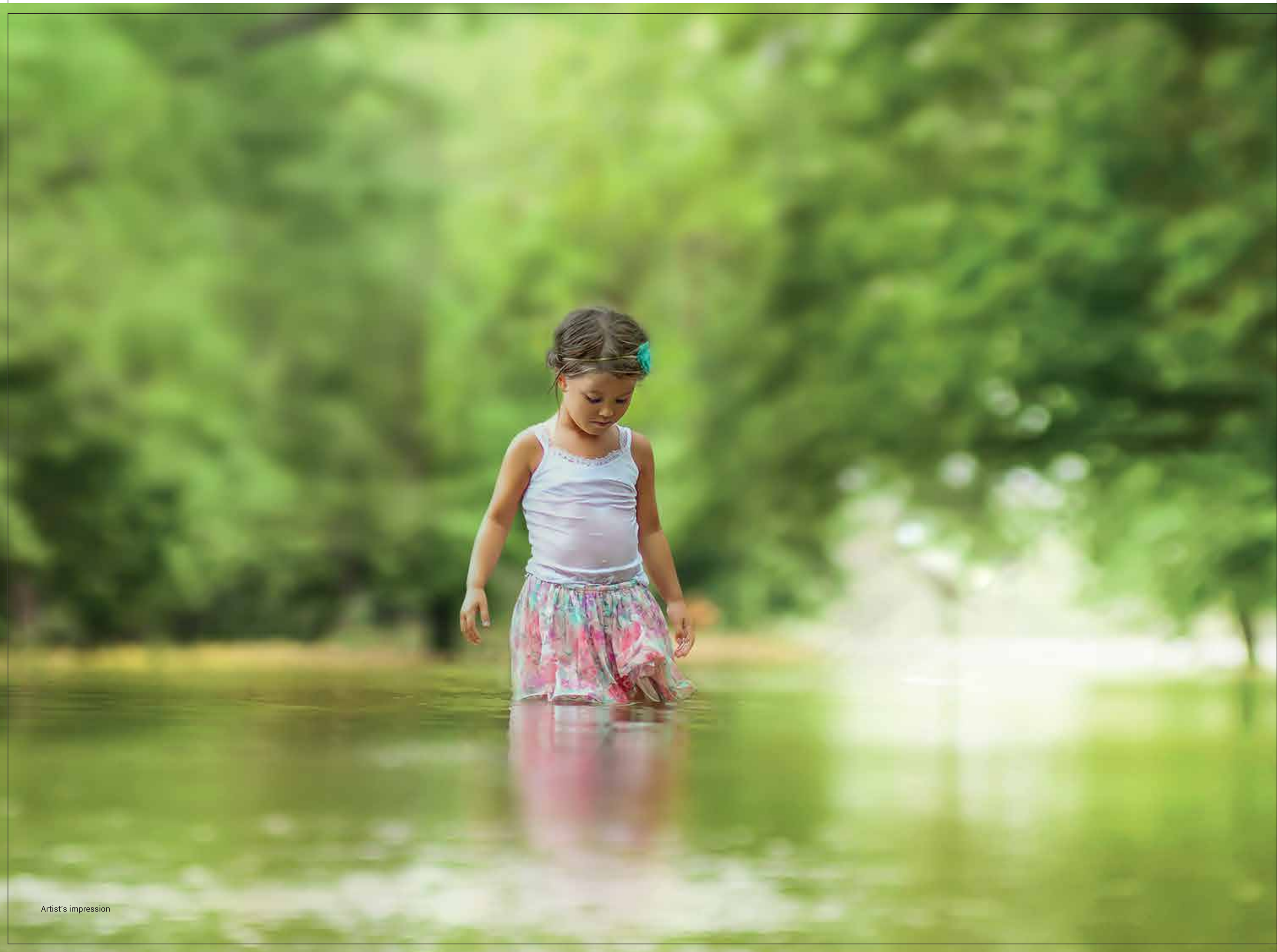


# AQUAVILLE

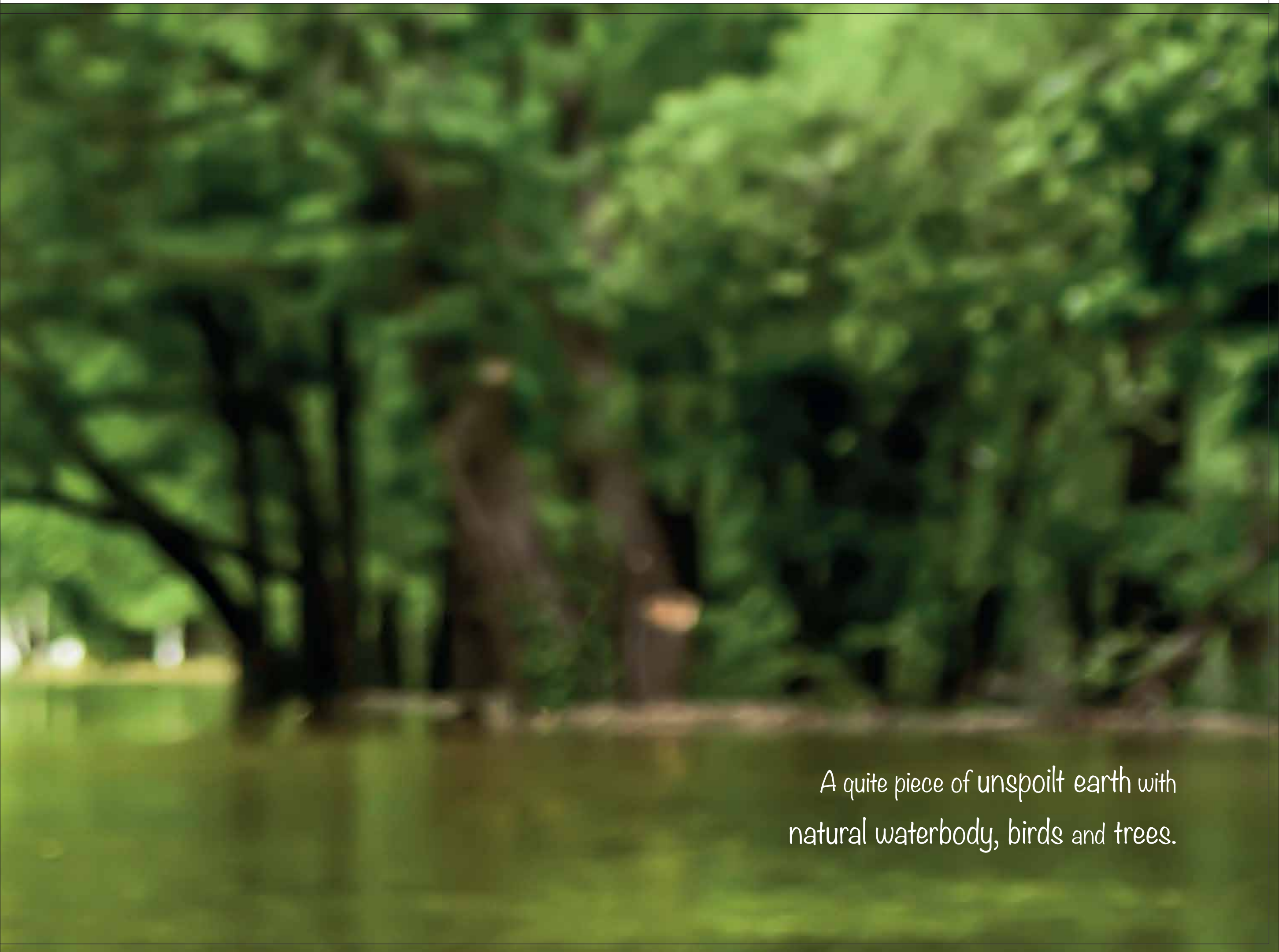
time to be less active



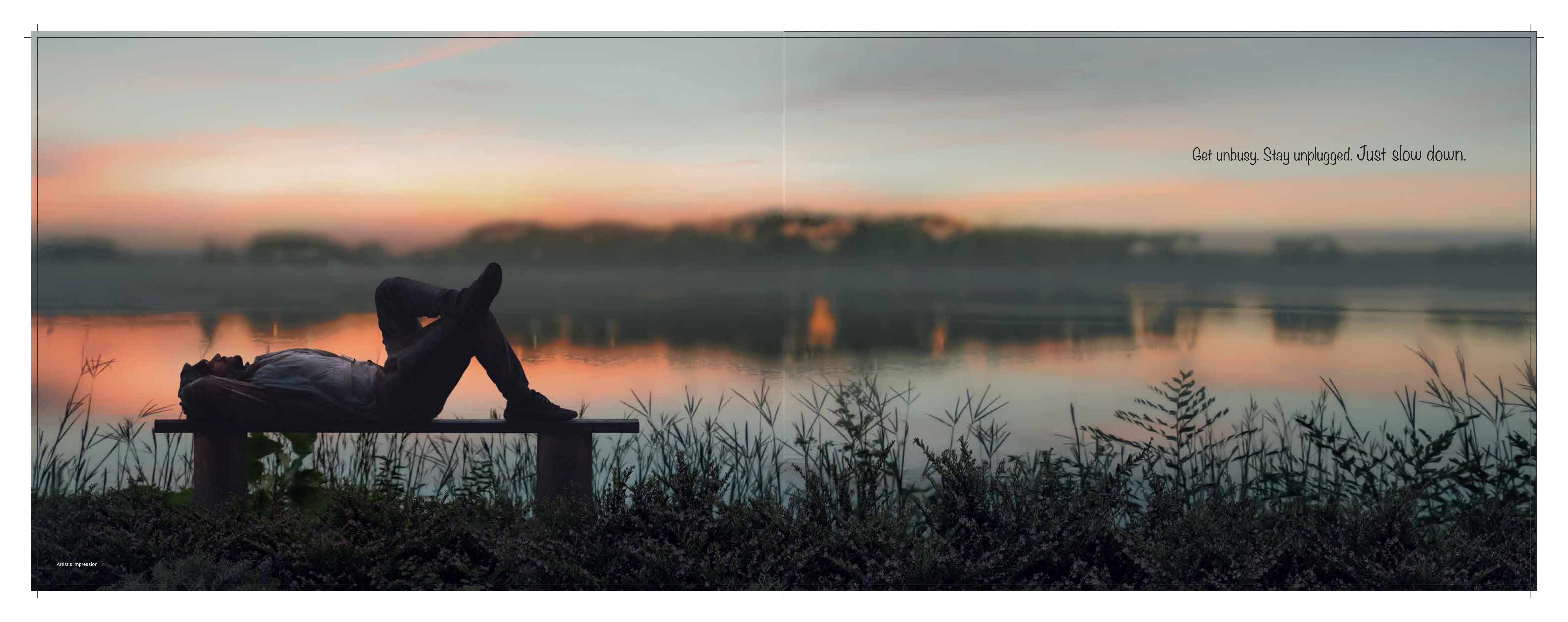
*Acres of peace on the bank of nature !*



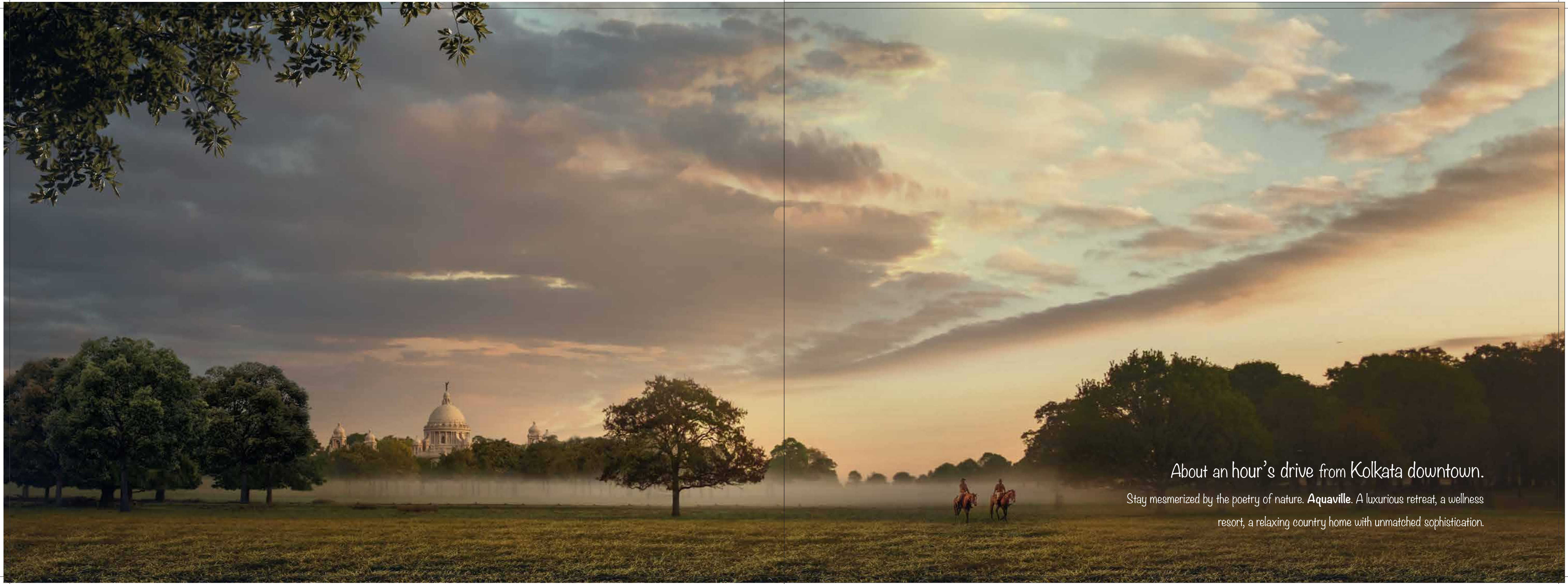
Artist's impression



*A quite piece of unspoilt earth with  
natural waterbody, birds and trees.*

A person is lying on their back on a wooden bench, silhouetted against a sunset sky. The person's legs are bent and raised in the air. The bench is situated on a grassy bank overlooking a calm body of water. The sky is a mix of soft pinks, oranges, and blues, with the colors reflected in the water. In the foreground, there are dark, silhouetted plants and grasses. The overall mood is peaceful and serene.

*Get unbusy. Stay unplugged. Just slow down.*



About an hour's drive from Kolkata downtown.

Stay mesmerized by the poetry of nature. **Aquaville.** A luxurious retreat, a wellness resort, a relaxing country home with unmatched sophistication.



*Gateway to a divine lifestyle!*

*A private driveway with an enchanting fountain garden welcomes you at the entrance of **Aquaville**. The sense of arrival is unmistakable.*



Wellness infused Villas & Row houses

**AQUAVILLE**  
time to be less active

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.

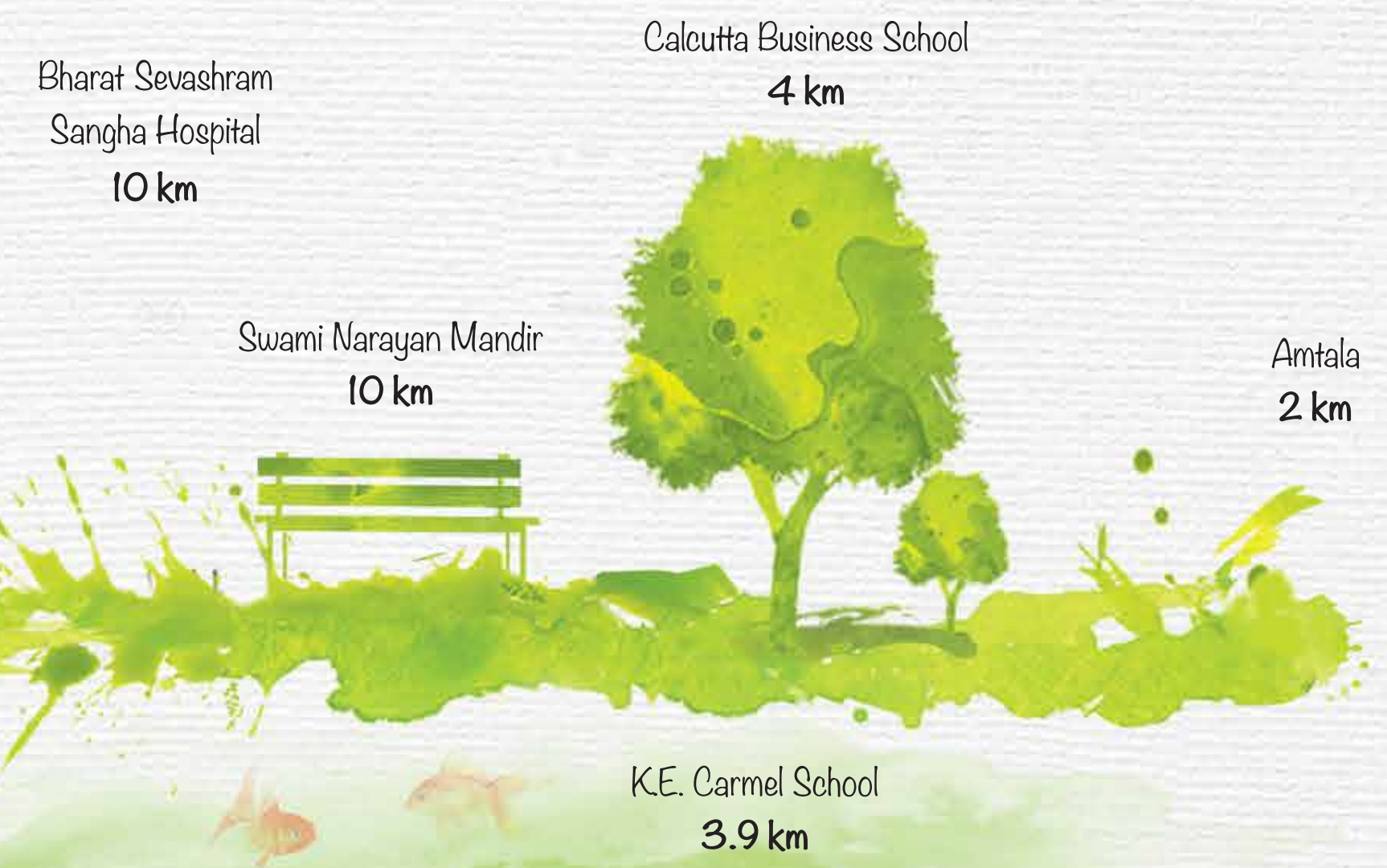


Victoria Memorial  
24 km

Taratala Flyover  
19 km

Behala Chowrasta  
16 km

Joka IIM  
11 km



Bharat Sevashram  
Sangha Hospital  
10 km

Swami Narayan Mandir  
10 km

Calcutta Business School  
4 km

Amtala  
2 km

K.E. Carmel School  
3.9 km

What's nearby !

\*Distances as per Google Maps



When was the last time you did  
something for the first time ?






Artist's impression



## Spell of natural hydrotherapy!

At **Aquaville**, the water at the natural pond is treated exclusively for bathing purpose. Just give yourself the permission to slow down and escape to a different planet.





Artist's impression

Embark on a golf tour!

A 9 hole fun golf putting zone to sharpen your skills.



Artist's impression

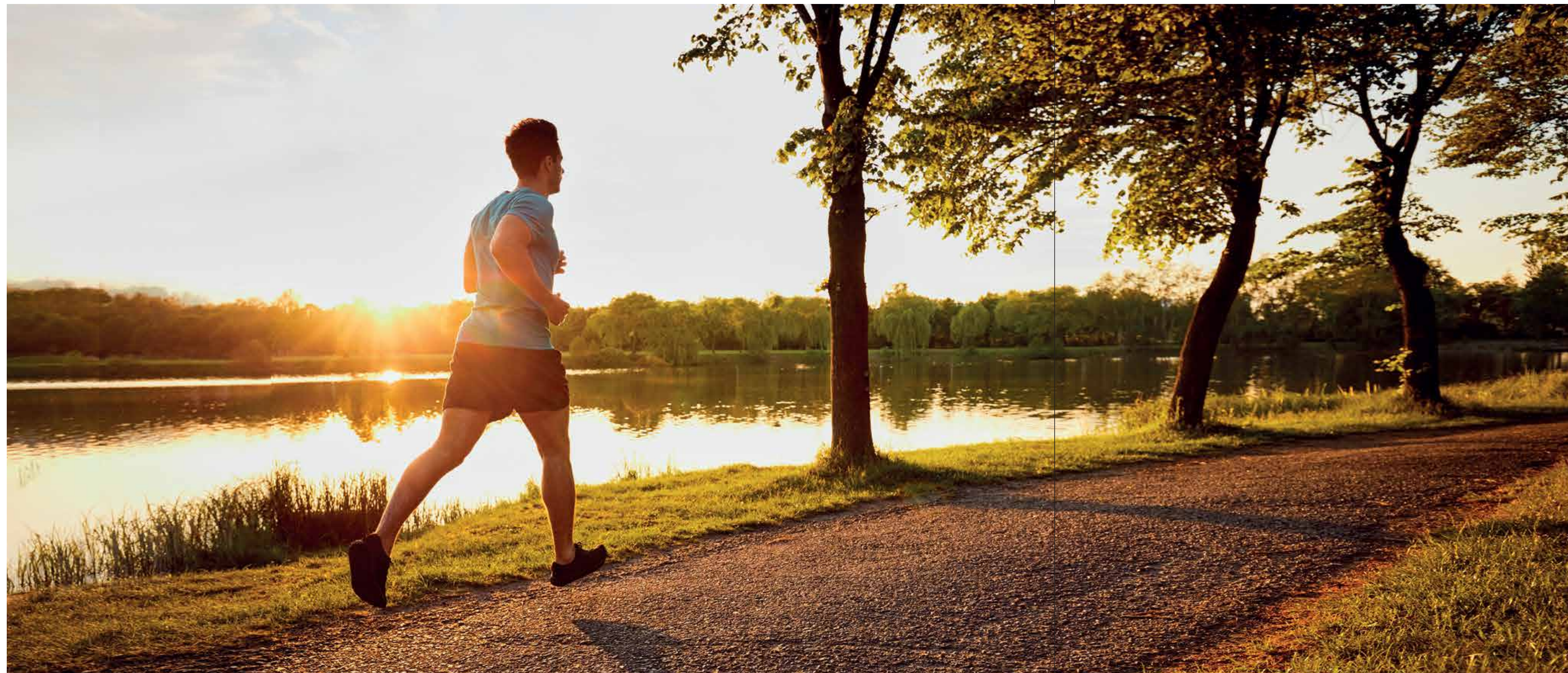
Slow down and watch the  
butterflies in pink !  
Flower garden | Fragrance court | Tree swings



Artist's impression

For fast healing, try slowing down!

Meditation Deck (with outdoor music) | Tulsi Garden  
Yoga shala | Vandevisthala | Bamboo chimes | Jingle court



Artist's impression

Slow down to count  
the trees in your backyard!

Jogging / Adventure Track | Nourishment Café  
Forest Gym | Ghats and waterside decks



Artist's impression

Slow down to discover  
life beyond iTunes!

Wake up to birds call | Nesting trees  
Bird feeding | Aviary ( Bodripakhi ~ Love birds )



Artist's impression

Love fishing on fry days!

Fishing deck | Fish feeding | Canoe fishing on Dingi





Artist's impression

The alchemy of happiness!

Lake side Barbecue / Picnic Spot | Eco tent

Machaan perching / camping



Artist's impression

Explore a life divine !

Nearby temple for satsang, aarati & prayers.



Artist's impression

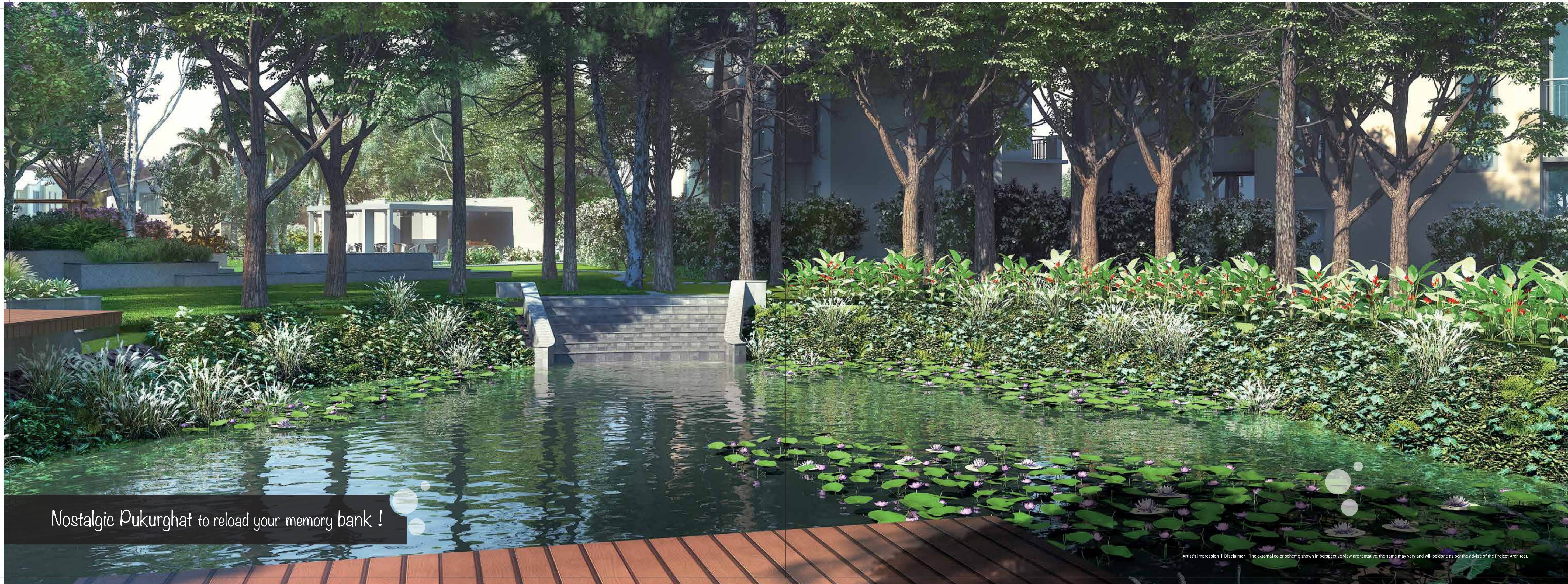
Housekeeping services on call



Artist's impression

*Call a chef!*

*Order delectable, mouth watering multi-cuisine  
palate for family, party and friends.*



Nostalgic Pukurghat to reload your memory bank !

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.



Outdoor Meditation deck

Artistic 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.



Flower garden with fountains

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.



Enjoy the facilities at

IBIZA  
THE FERN  
*Resort & Spa*







Artist's impression

IBIZA  
THE FERN  
*Resort & Spa*

From kite flying to kayaking  
It's time to gift your children the childhood they deserve



Artist's impression

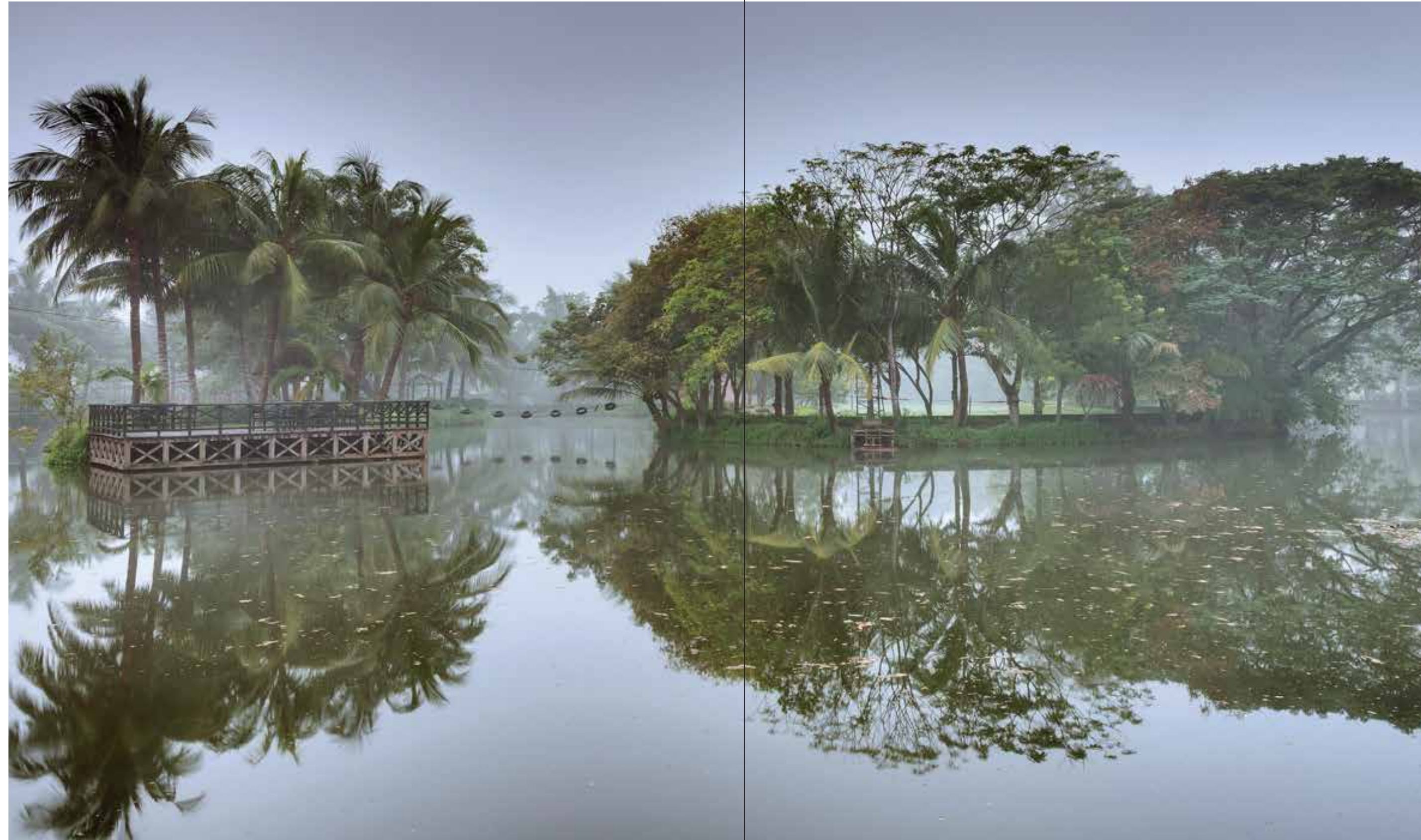
IBIZA  
THE FERN  
Resort & Spa



Spa and wellness centre

World class spa treatments | Well trained therapists





## Facilities at Merlin Ibiza

Water roller | Zipliner boating  
Kayking | Rock climbing | Island deck



## Facilities at Merlin Ibiza

Kids play zone | Cycling | Football, cricket,  
Tennis, volleyball, badminton | Indoor games room



### Facilities at Merlin Ibiza

Swimming pool | Changing room and showers  
F&B facilities and personalised service | AC Gym



### Facilities at Merlin Ibiza

Cafeteria | Multi-cuisine restaurant & Bar

Banquet hall | Discotheque



## Specifications

### Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with isolated footing
- RCC framed super structure with AAC Block/Fly ash brick as per design

### Building Envelope

- Iconic Towers meticulously designed and externally painted with mix of anti fungal and texture/acrylic emulsion paint to increase durability and prevent fungi.

### Living /Dining Room

- Flooring Vitrified Tiles
- Wall Putty
- Ceiling Putty
- Main door Wooden Frame with laminated Flush Door.
- Hardware & Fittings Branded locks and hardware fittings of reputed make
- Windows Aluminium powder coated Windows with glass panes
- Electrical Modular Switches of Havells/Anchor/North-west or reputed make
- Air Condition Split air-conditioner

### Bedroom

- Flooring Vitrified Tiles
- Wall Putty
- Ceiling Putty
- Doors Wooden Frame with Commercial Flush Door.
- Hardware & Fittings Branded locks and hardware fittings of reputed make
- Windows Aluminium powder coated Windows with glass panes
- Electrical Modular Switches of Havells/Anchor/North-west or reputed make
- Air Condition Split air-conditioner in all bed rooms.

### Balcony

- Flooring Tiles / wooden finish tiles.
- Wall Acrylic Emulsion Paint
- Ceiling Acrylic Emulsion Paint
- Door Aluminium powder coated Doors with glass panes
- Railing MS

### Kitchen

- Flooring Anti-skid tiles.
- Wall Tiles up to 2 Feet height above the counter
- Ceiling Putty
- Door Wooden Frame with Commercial Flush Door.
- Hardware & Fittings Branded locks and hardware fittings of reputed make
- Window 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/Anchor/North-west or reputed make

### Toilets

- Flooring Anti-skid 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 reputed 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

### Servant's Room

- Flooring Ceramic tile
- Wall Putty
- Ceiling Putty
- Door Wooden Frame with Commercial Flush Door.

### Servant's Toilet

- Flooring Anti skid Ceramic tile
- Wall Ceramic Tiles up to 7 feet height
- Ceiling Putty
- Door Wooden Frame with Commercial Flush Door.
- Window Aluminium powder coated window with glass panes and provision for exhaust fan

### 24x7 Security and Other Provisions

- Optimum power back-up to sufficiently to run all your electrical appliances including one Air-Conditioner.
- 100% Power Backup for Common Areas & Utilities
- Video door phone 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
- 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

### 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

Your pincode for a lifelong vacation !



Disclaimer: This map is not to scale and is indicative in nature