



**TIME
LESS**

Ambling distance from iconic architecture like Victoria Memorial and lush green Maidan. British High Commission and US consulate is just a whisper away !

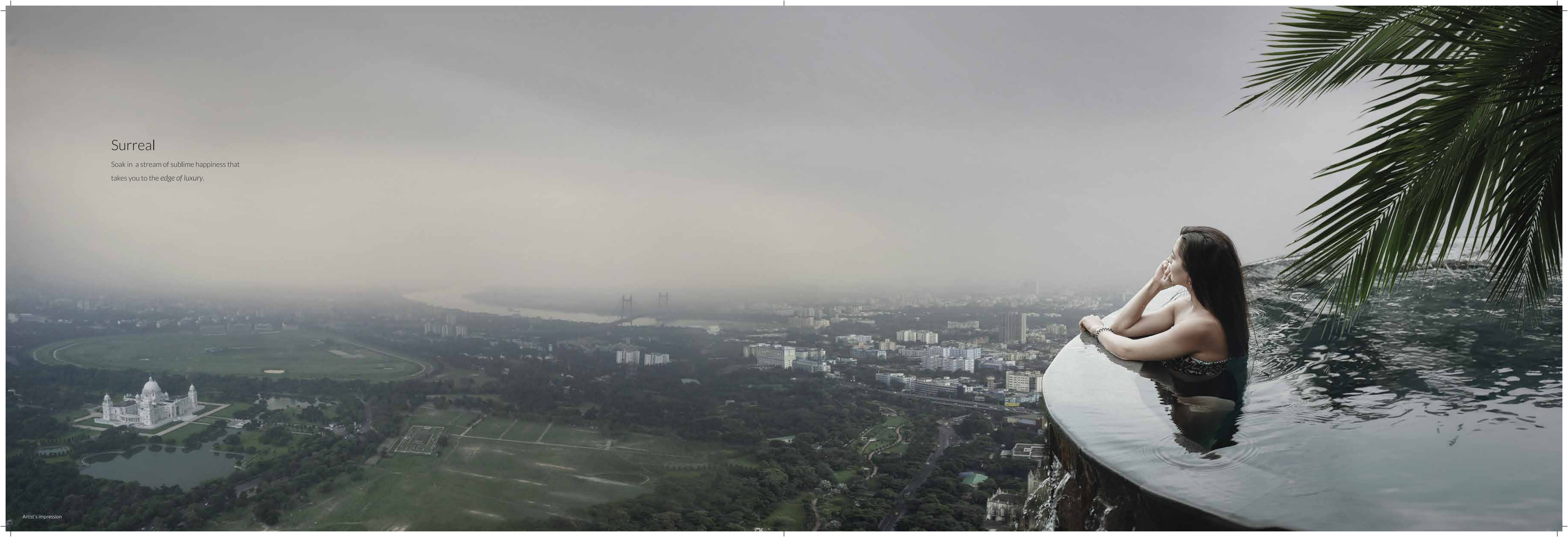


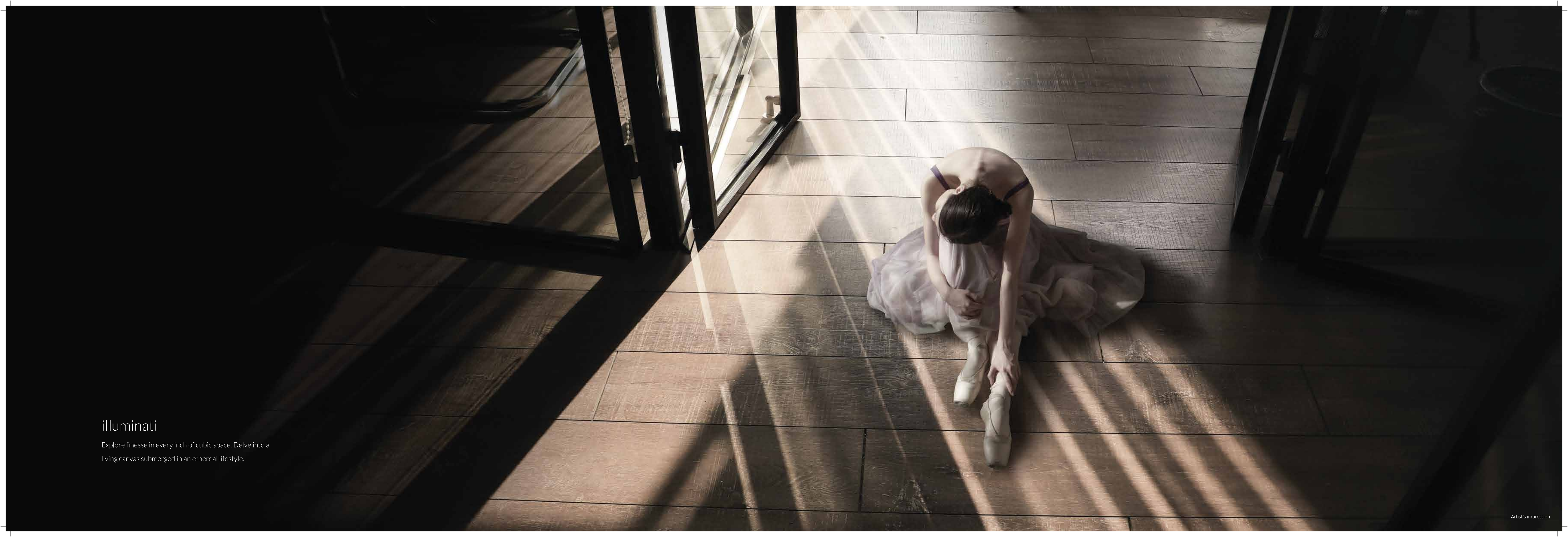
Celestial

As you listen to the whispers of the heavenly blues, the city of joy quietly flows beneath you.

Surreal

Soak in a stream of sublime happiness that takes you to the *edge of luxury*.



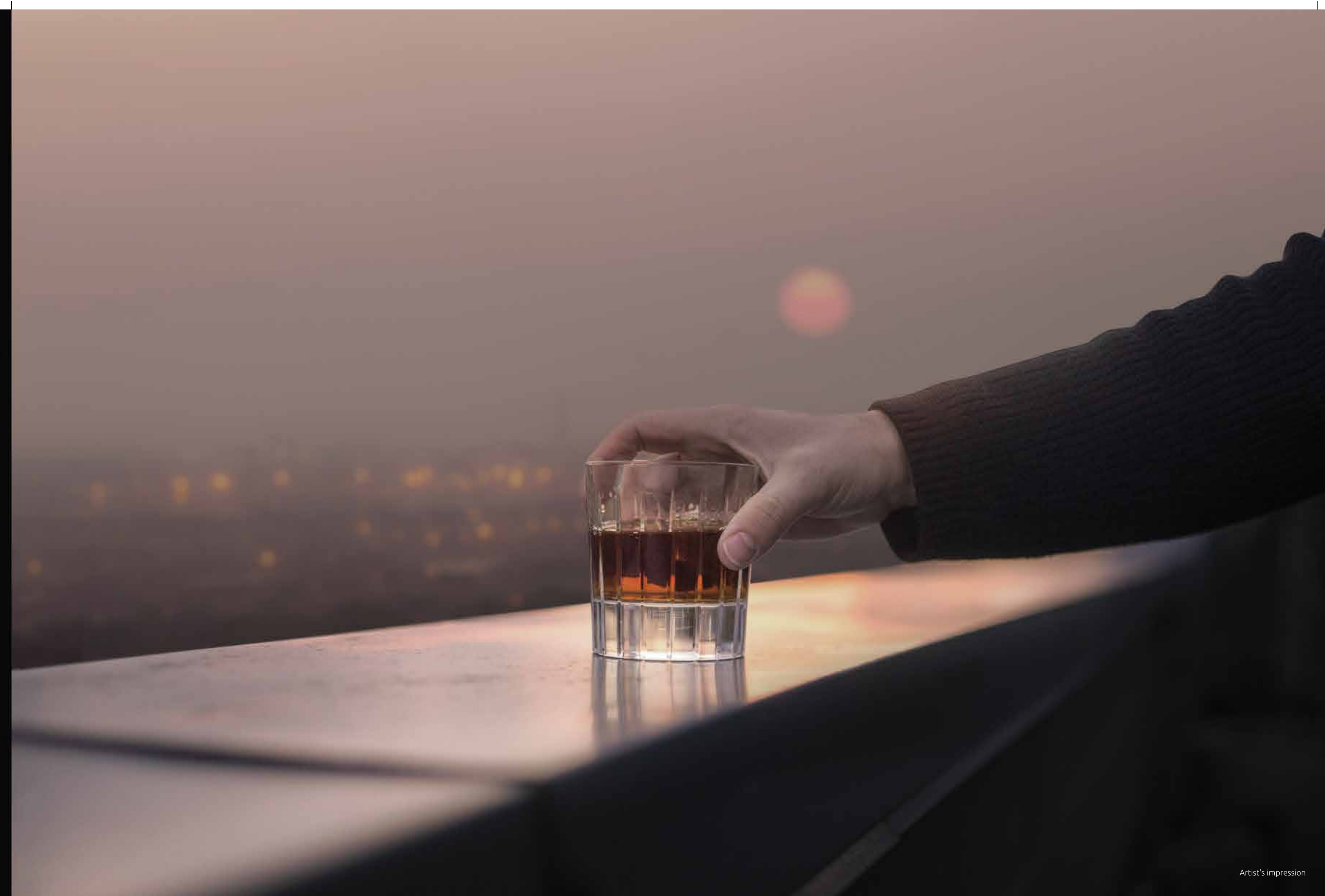


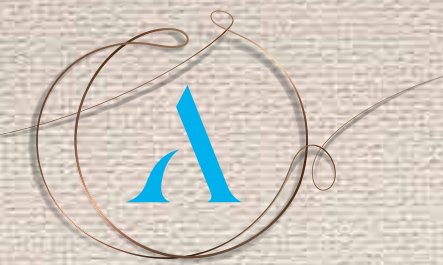
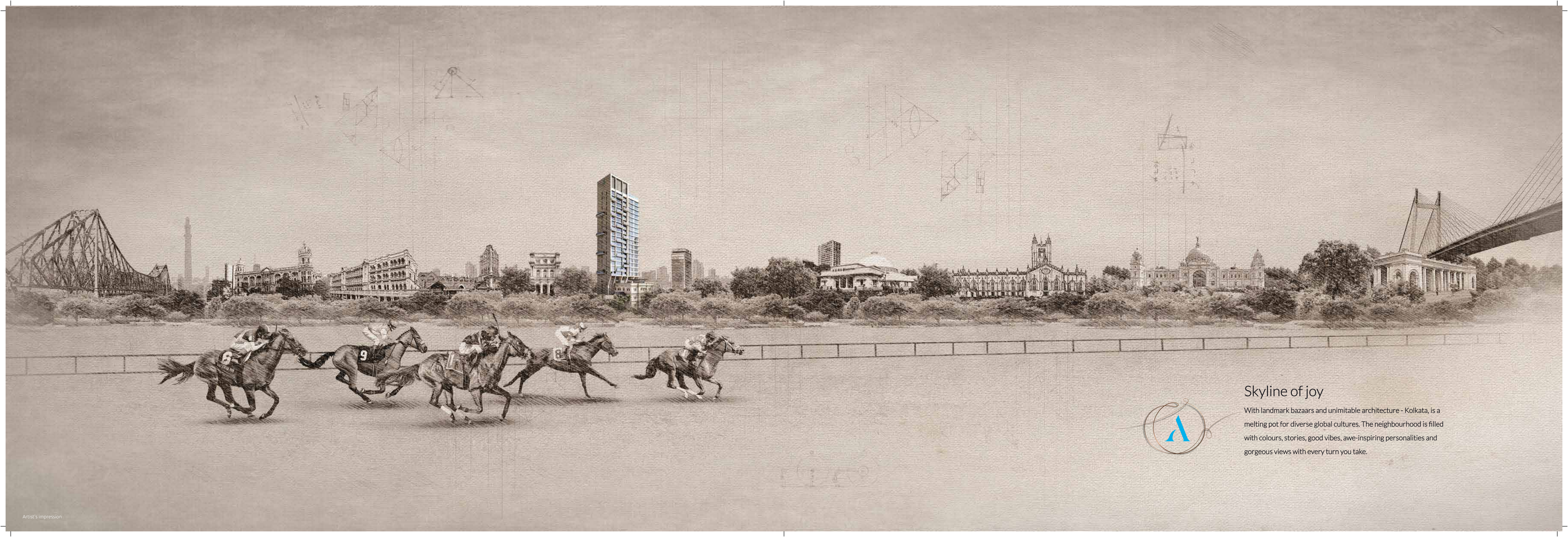
illuminati

Explore finesse in every inch of cubic space. Delve into a living canvas submerged in an ethereal lifestyle.

Sunshades

Magical yet timeless. Ephemeral and intangible. Felt but ever fleeting. An ode to the celebration of luxurious and flavourful lifestyle.





Skyline of joy

With landmark bazaars and unimitable architecture - Kolkata, is a melting pot for diverse global cultures. The neighbourhood is filled with colours, stories, good vibes, awe-inspiring personalities and gorgeous views with every turn you take.

mag num opus

With *4 side open*, get an incredible
and uninterrupted view of joy from a
home that soars upto *Level 21*.

Moonlight sonata in
an urban landscape

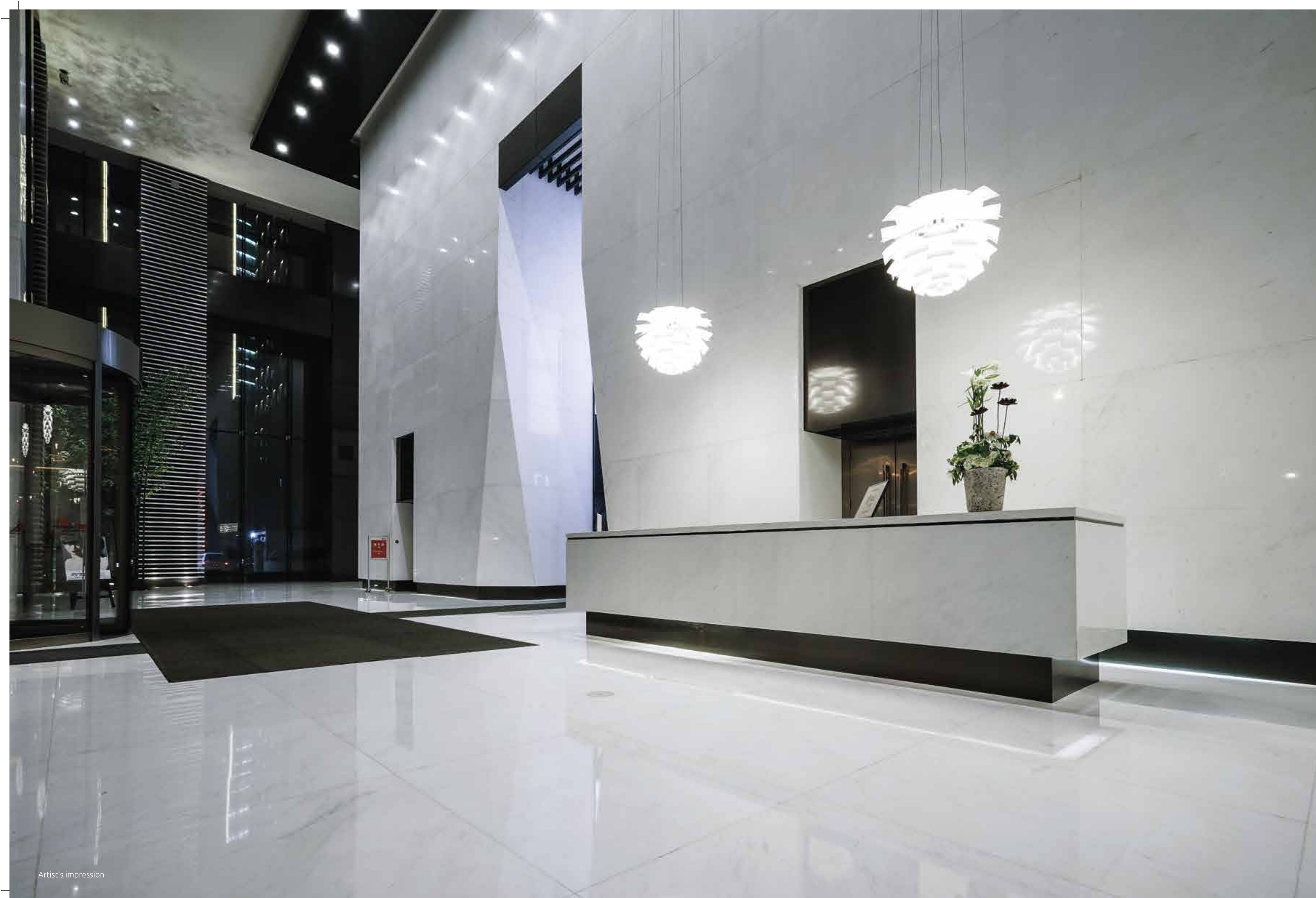
Azure. Sophisticated residences
in the epicenter of Kolkata's elite
cosmopolitan hub.



Nice place to park your home !

Ever experienced Times Square in Kolkata ? Because when you live in the centre, everything is around you. Park street, Theatre road, Camac street, Chowringhee, New Market — to list a few. Nestled within a plethora of business, retail and cultural hotspots, this is where you will find the true spirit of joy !





Artist's impression

Elite chronicles

Grand entrance lobby with plush interiors
soaked in an elite essence.



Don't chase. get chosen !

Access control to lift lobbies, hi speed elevators with separate service lifts.



House of glass !

Expansive glass windows showcasing
Kolkata's green heart – *the Maidan*.



Strictly personal !

Exclusive luxe hub for a chosen few. A bold affair etched in a new dialect. An ultimate canvas for an ethereal lifestyle.



360 degree open

4 side open, sun kissed apartments
with fresh breeze and azure sky.
Azure. Naturally home.

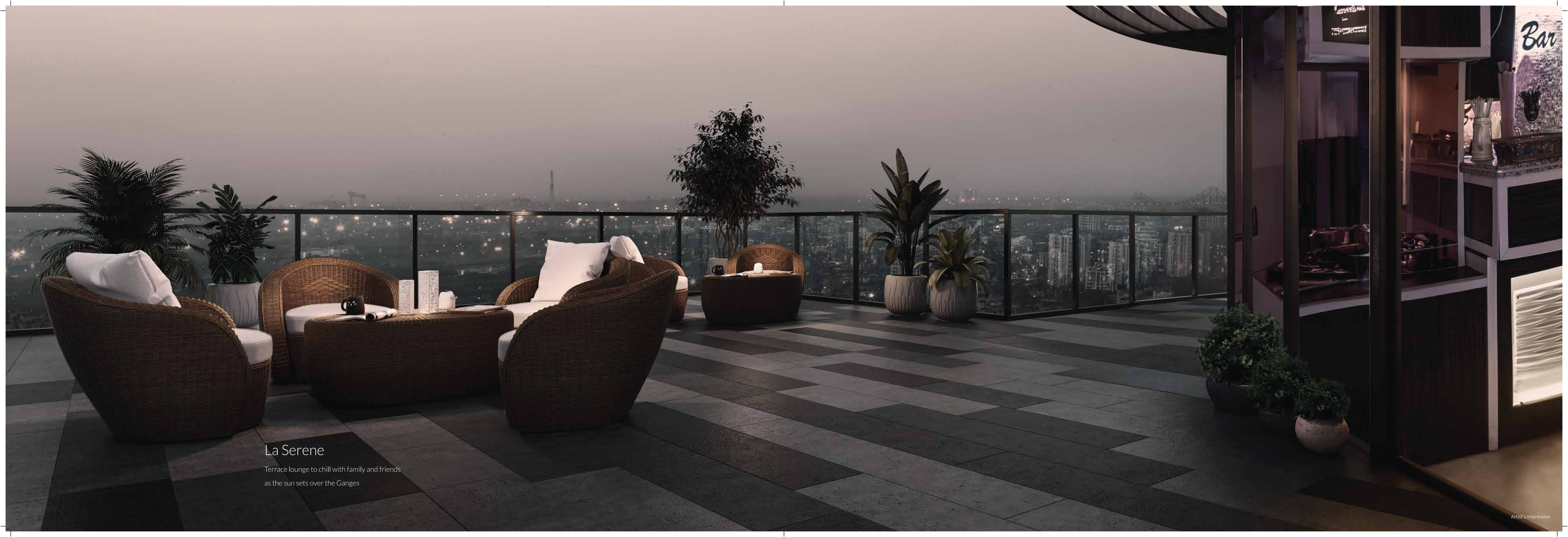
Luxclusive 17
17 niche residences





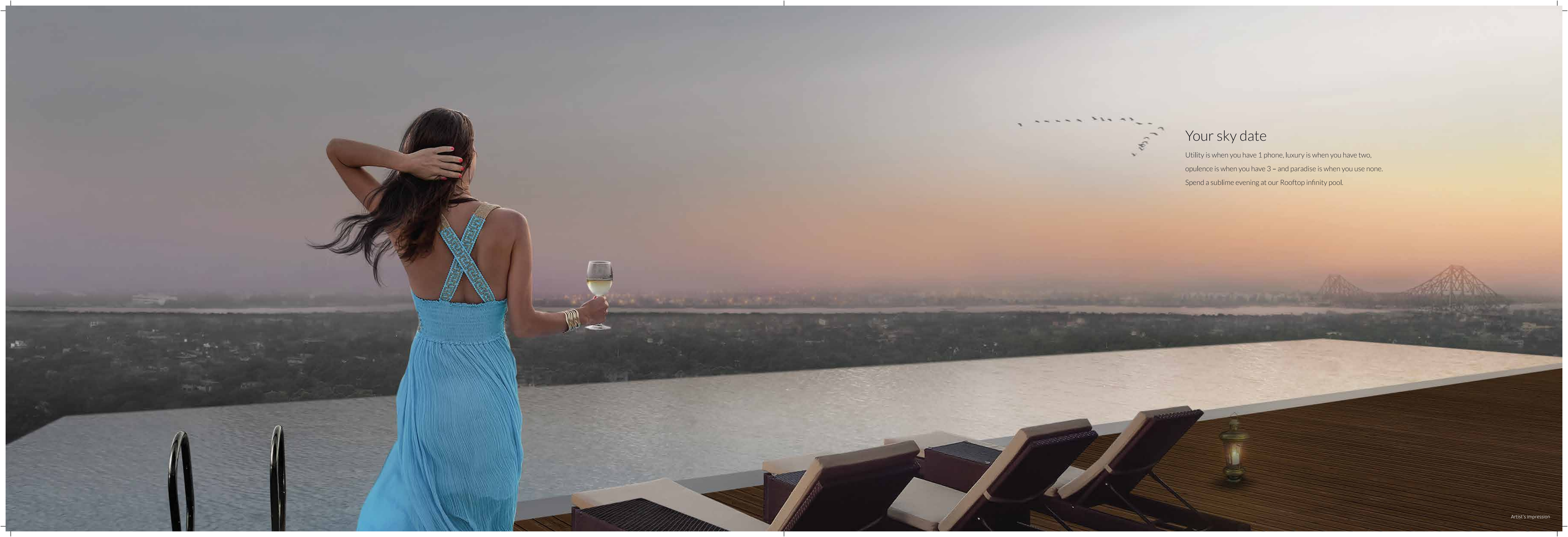
For you *only* !

Azure will be an epitome of opulence with **1 apartment on each floor**. Private and exclusive.



La Serene

Terrace lounge to chill with family and friends
as the sun sets over the Ganges



Your sky date

Utility is when you have 1 phone, luxury is when you have two,
opulence is when you have 3 – and paradise is when you use none.
Spend a sublime evening at our Rooftop infinity pool.



Harrington's
the clubhouse



Enormous
clubhouse for 17
exclusive families



❖ Poolside Barbeque

Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



❖ Terrace Lawn

Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



❖ Lounge Deck

Artist's impression



❖ Intimate Banquet

Artist's impression



❖ Fully loaded Gym

Artist's impression



GROUND LEVEL

- 1 Entrance Water Feature
- 2 Stepped Garden
- 3 Guard House
- 4 Commercial Drop Off
- 5 Multi-level Car Parking
- 6 Corner Garden
- 7 Rolling Mound
- 8 Peripheral Garden
- 9 Residential Drop Off

ROOFTOP LEVEL

- 17 Infinity Swimming Pool
- 18 Green Wall
- 19 Pool Deck
- 20 Hot tub
- 21 Seat with Canopy
- 22 Sky Lounge
- 23 Bar Counter
- 24 Barbeque Counter

3RD FLOOR TERRACE LEVEL

- 10 Community Lawn
- 11 Lounge Deck
- 12 Casual Sitting Ledge
- 13 Bar Counter
- 14 Sitting Deck
- 15 Paved Walkway
- 16 Open Kitchenette

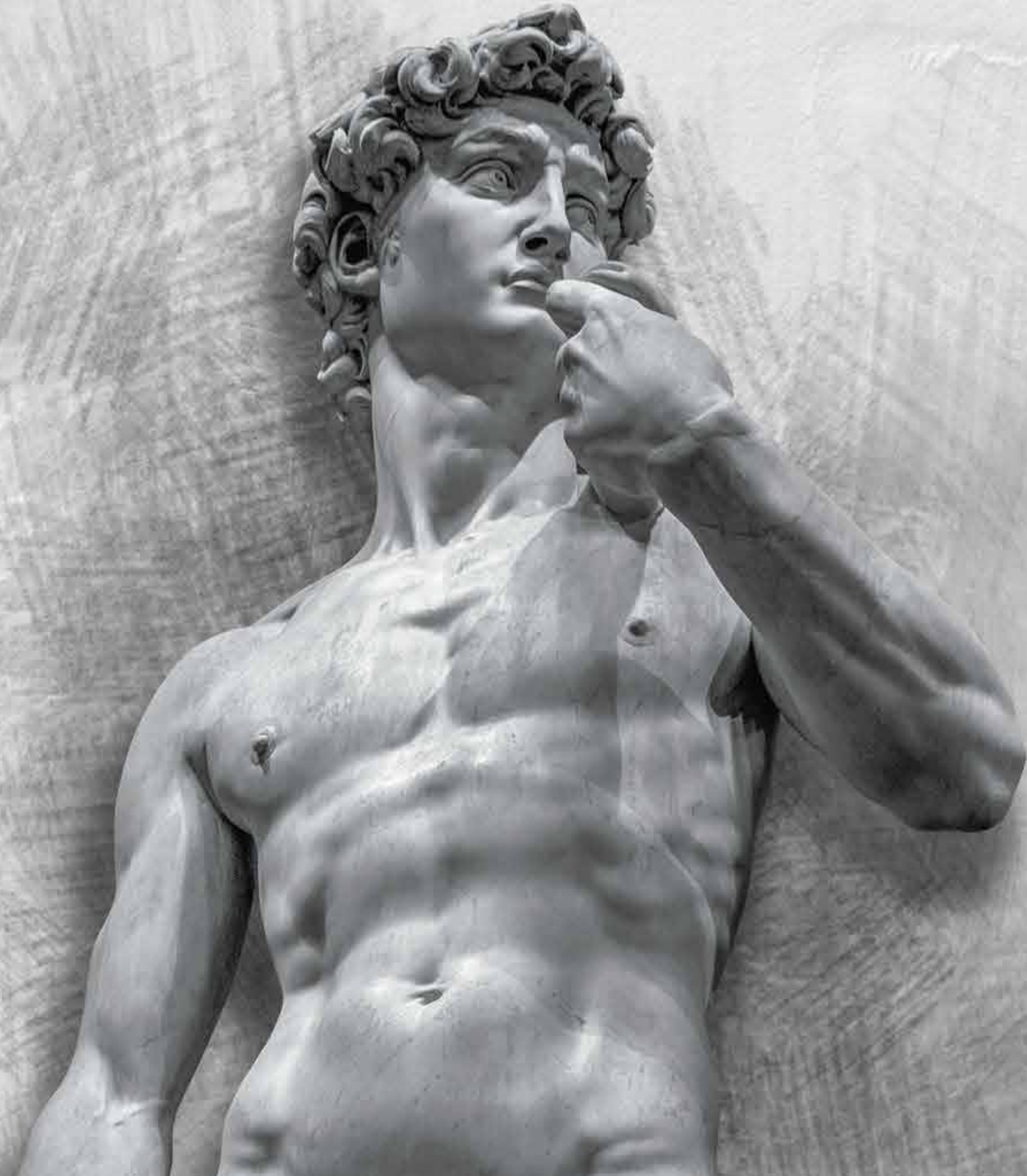


TYPICAL FLOOR PLAN



| FLOOR | UNIT INFO | FLAT BUA (WITHOUT O.T.) | FLAT CARPET AREA | BALCONY AREA | ALTERNATE TRIPLE HEIGHT TERRACE | FLAT BUA WITH 50% TERRACE |
|--|-----------|-------------------------|------------------|--------------|---------------------------------|---------------------------|
| | FLAT TYPE | (SQ.FT)* | (SQ.FT)* | (SQ.FT)* | (SQ.FT)* | (SQ.FT)* |
| 5 th - 21 st Floor | 4B+5T | 3223 | 2845 | 101 | 84 - 97 | 3265 - 3272 |

*The dimension in the floor 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.



The midas touch

Sculpted in time by Merlin Group with the trusted legacy of more than 40 years in creating timeless masterpieces !

TEAM AZURE | Melting pot of brilliance, from Mumbai to Dubai

Principal Architect
SPACE, Kolkata

Structure
SPA Consultants
Kolkata

MEP Consultant
SN Joshi & Associates
Pune

Landscape Consultant
Layers Design Studio
Kolkata

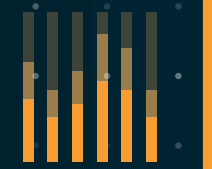
Facade
Spectrum Design
Group, Mumbai

Lighting Consultant
Principal Focus, Dubai

Interior
NN Architects, Mumbai

+ + + +
+ + + +
+ + + +

2/1
Ho chi minh
sarani



GANGES

Vidyasagar Setu

Prinsep Ghat

Fort William

Race Course

Victoria Memorial

St Paul's Cathedral

Birla Planetarium

TATA Centre

British Embassy

US Consulate

Shakespeare sarani

Park circus 7 Point

Maafyover

Maidan

Flurys

Loreto

St. Xaviers College

Assembly of God Church School

Asiatic Society

Indian Museum

New Market

Oberoi Grand

Esplanade

Shahid Minar

LIC Building

Towards Howrah

Towards Dalhousie



North

LATITUDE 22.54
LONGITUDE 88.35

awe inspiring

LOCATION



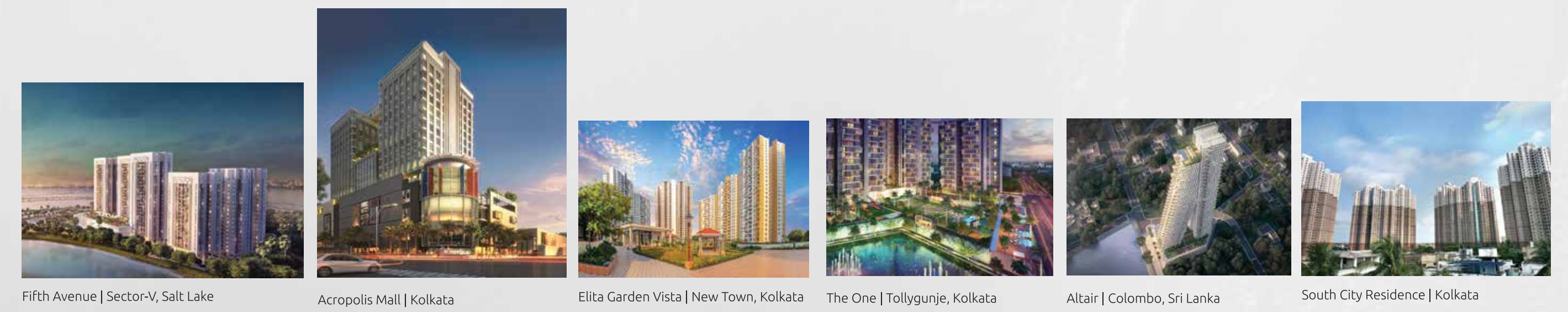
About the Developer



At Merlin, life does not move like a ladder. Rather, we grow like a tree. And as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it. Celebrating 40 years of legacy.

- Our aim is to create a happy home and a healthy workspace for every citizen of this country.
- Stepping on to 40 years of real estate experience, Nationwide.
- Over 20 million sq ft of construction completed and further 10 million sq ft work in progress.
- Over 100 Real Estate projects completed consisting of Residential, Commercial, Townhomes and Retail.
- Over 50% sales from referrals (Existing customers)
- Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad and Raipur.

The Merlin World without Boundaries



Fifth Avenue | Sector-V, Salt Lake

Acropolis Mall | Kolkata

Elita Garden Vista | New Town, Kolkata

The One | Tollygunje, Kolkata

Altair | Colombo, Sri Lanka

South City Residence | Kolkata