

serenia

From the house of Merlin

#Feelboundless!

Tallest Address on BT Road Lakeside Living



Artist's Impressions | 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.

Phase 1 and Phase 2 have been developed by Siddha Group and Eden Realty

All facilities and amenities mentioned have usage access for all residents, irrespective of phase development in plans where Siddha amenities are visible or demarcated.

SIDDHA EDEN
LakeVillie

Live, love and immerse yourself in a
ceaseless life.



• 2/3/4 BHK • 732 – 1629 sq. ft.



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LAKE VIEW PARK ROAD

LEGENDS

GROUND FLOOR

- 01 VIEWING DECK
- 02 AMPHITHEATRE SEATS
- 03 PARTY LAWN
- 04 TOT LOT
- 05 KID'S PLAY AREA
- 06 SAND PIT
- 07 ENTRY PAVING PLAZA
- 08 FLOATING WIFI PODS
- 09 FITNESS STATION
- 10 COURTYARD GARDEN
- 11 SITTING ALCOVE
- 12 BBQ AREA
- 13 AROMA GARDEN
- 14 REFLEXOLOGY
- 15 SENIORS CORNER
- 16 OUTDOOR DINING
- 17 SWIMMING POOL
- 18 KID'S POOL
- 19 PUZZLE CAR PARKING*
 - a. 4 LAYERS CAR PARKING
 - b. 7 LAYERS CAR PARKING
 - c. 3 LAYERS CAR PARKING
- 20 MULTI LEVEL CAR PARKING

PODIUM

- 21 RELAXATION AREA
- 22 RESTING PAVILION
- 23 BADMINTON COURT
- 24 CRICKET PITCH
- 25 MULTIPURPOSE COURT
- 26 SWIMMING POOL(at 24th floor)

INDEX

- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T
- 4 BHK + 3T
- 4 BHK + 4T

* GROUND FLOOR HEIGHT IS 5 METERS

LAKE

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FLOOR PLAN

TOWER-1 : 4th - 25th Floor



TOWER-1 : 4th - 25th Floor

Unit info		Carpet Area (Sq. ft.)	Built Up Area (Sq. ft.)	Balcony Built Up Area (Sq. ft.)	Open Terrace Built Up Area (Sq. ft.)	Total Chargeable Built Up Area (Sq. ft.)
Flat No.	Flat Type					
Flat-A	3BHK+2T	708	865	41	0	865
Flat-B	3BHK+2T	708	865	41	0	865
Flat-C	3BHK+2T	708	865	41	0	865
Flat-D	3BHK+2T	708	865	41	0	865
Flat-E	3BHK+2T	708	865	41	0	865
Flat-F	3BHK+2T	708	865	41	0	865
Flat-G	3BHK+2T	708	865	41	0	865
Flat-H	2BHK+2T	596	732	41	0	732
Flat-J	2BHK+2T	596	732	41	0	732
Flat-K	2BHK+2T	596	732	41	0	732
Flat-L	2BHK+2T	596	732	41	0	732
Flat-M	3BHK+2T	708	865	41	0	865



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.

*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 BU area and 50% of the open terrace BU area.

FLOOR PLAN

TOWER-2: 1st & 2nd Floor | 3rd, 5th, 7th, 9th (Altr.)



TOWER-2: 1st & 2nd Floor

Unit info		Carpet Area (Sq. ft.)	Built Up Area (Sq. ft.)	Balcony Built Up Area (Sq. ft.)	Open Terrace Built Up Area (Sq. ft.)	Total Chargeable Built Up Area (Sq. ft.)
Flat No.	Flat Type					
Flat-D	3BHK+3T	812	971	40	64	1003
Flat-E	3BHK+3T	812	971	40	64	1003
Flat-F	3BHK+3T	812	971	40	64	1003

(Area as per RERA)

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Flat No.	Flat Type					
Flat-A	4BHK+3T	1224	1421	51	65	1454
Flat-B	3BHK+3T	928	1093	39	64	1125
Flat-C	4BHK+3T	1224	1421	51	65	1454
Flat-D	3BHK+3T	812	971	40	64	1003
Flat-E	3BHK+3T	812	971	40	64	1003
Flat-F	3BHK+3T	812	971	40	64	1003

(Area as per RERA)

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FLOOR PLAN

TOWER-2 : 4th, 6th, 8th, 10th (Altr.)



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Unit info		Carpet Area (Sq. ft.)	Built Up Area (Sq. ft.)	Balcony Built Up Area (Sq. ft.)	Open Terrace Built Up Area (Sq. ft.)	Total Chargeable Built Up Area (Sq. ft.)
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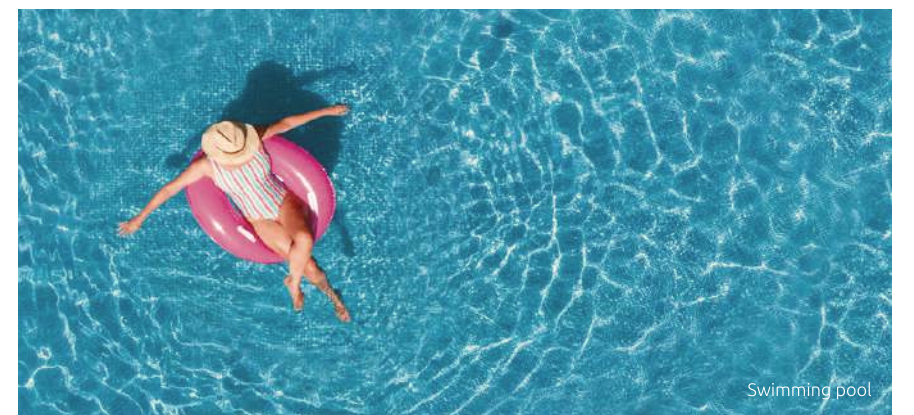
Kid's Play Area



Gymnasium




Banquet hall



Swimming pool

Forget boundaries. 
 Emerge in activities to rejuvenate your soul.

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Serenia

Specifications

Numerous measures
to make you feel at home.

Foundation & Structure

- Structure designed following the IS code
- Foundation with RCC piles & pile caps/Raft
- External Wall RCC
- Internal wall RCC or RCC & AAC block combined as per the design

Building Envelope

- Aesthetically designed and externally painted with mix of texture/acrylic emulsion paint

Living /Dining Room

Flooring	Vitrified Tiles.
Wall	Putty/P.O.P.
Ceiling	Putty/P.O.P.
Main Door	Frame with laminated flush door
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Crabtree with Copper Wiring
Air Condition	Split Air-Conditioning Daikin, Hitachi or equivalent) in all Bed rooms

Kitchen

Flooring	Ceramic Tiles
Wall	Ceramic Tiles up to 2 Feet height above the counter
Ceiling	Putty/P.O.P.
Door	Frame with Commercial Flush Door with primer coat
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Window	Aluminium powder coated window with glass panes and provision for exhaust fan
Counter	Granite Slab
Plumbing	Stainless Steel Sink
Electrical	Modular Switches of Havells/Crabtree with Copper Wiring

Ground Floor Lobby

Flooring	Combination of Large size vitrified Tiles & Stone as per design
Wall	Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
Ceiling	False Ceiling with Light fixtures
Typical Floor Lobby	
Flooring	Vitrified Tiles
Wall	Paint
Ceiling	Putty and Paint
Lifts	Otis/Schindler/Kone or equivalent make One stretcher Lift in each Tower to support medical emergencies

Toilets

Flooring	Anti-skid Ceramic Tiles
Wall	Ceramic Tiles up to 7 feet height
Ceiling	Putty/P.O.P.
Door	Frame with Commercial Flush Door with primer coat
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Window	Aluminium powder coated window with glass panes and provision for exhaust fan
Sanitary ware	Kohler/Hindware or equivalent make
CP Fittings	Jaquar/Kohler or equivalent make

Green Initiatives

- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- 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

Balcony

Flooring	Ceramic Tiles
Wall	Exterior grade Paint
Ceiling	Exterior grade Paint
Door	Aluminium powder coated Doors with glass panes
Railing	Painted MS Railing

Open Terrace

Flooring	Ceramic Tiles
Wall	Exterior grade Paint
Door	Aluminium powder coated Door with glass panes
Railing	Painted MS Railing

24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services of the residents
- Optimum power back-up to sufficiently run essential electrical appliances
- Optimum Power Backup for Common Areas & Utilities
- Intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor 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

Bedroom

Flooring	Vitrified Tiles.
Wall	Putty/P.O.P.
Ceiling	Putty/P.O.P.
Doors	Frame with Commercial Flush Door
Hardware & Fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset or equivalent make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Crabtree with Copper Wiring
Air Condition	Split Air-Conditioning Daikin, Hitachi or equivalent in all Bed rooms

PREFERED MARKETING PARTNER



CONTACT US



BY PHONE

+91 9674244066



ADDRESS

MD PROPERTIES PVT. LTD.
Ambuja Eco Suite
New Town, Near City Centre II,
5th Floor, Room no: 505
Kolkata: 700157, (WB)




BY MAIL

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Find a fresh perspective on life, while delighting in the

ceaseless view of the city.

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From the house of Merlin

- 1.5 km from national highway
- 5 km from the Shyambazar 5-point Crossing
- School, college and railway station within a 3 km radius
- 1.4 km from the Indian Statistical Institute (ISI)
- Minutes away from 2 metro stations – Noapara and Baranagar



*En route to a lifestyle
without boundaries.*



H.O. Address: Merlin Real Estate LLP, 22 Prince Anwar Shah Road, Kolkata - 700 033

Site Address: Lake View Park Road Bonhooghly Govt. Colony, Baranagar, Kolkata - 700108

www.merlinserenia.com | **Call:** 033 6809 1128



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