



[www.pune.merlinprojects.com](http://www.pune.merlinprojects.com)

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/](http://https://maharera.mahaonline.gov.in/)

For more information, please call **020 7112 0766**

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Corporate Office: Merlin Group, Office No. 502, East Court, Near Phoenix Market City, Viman Nagar, Pune - 411014

JV Partner



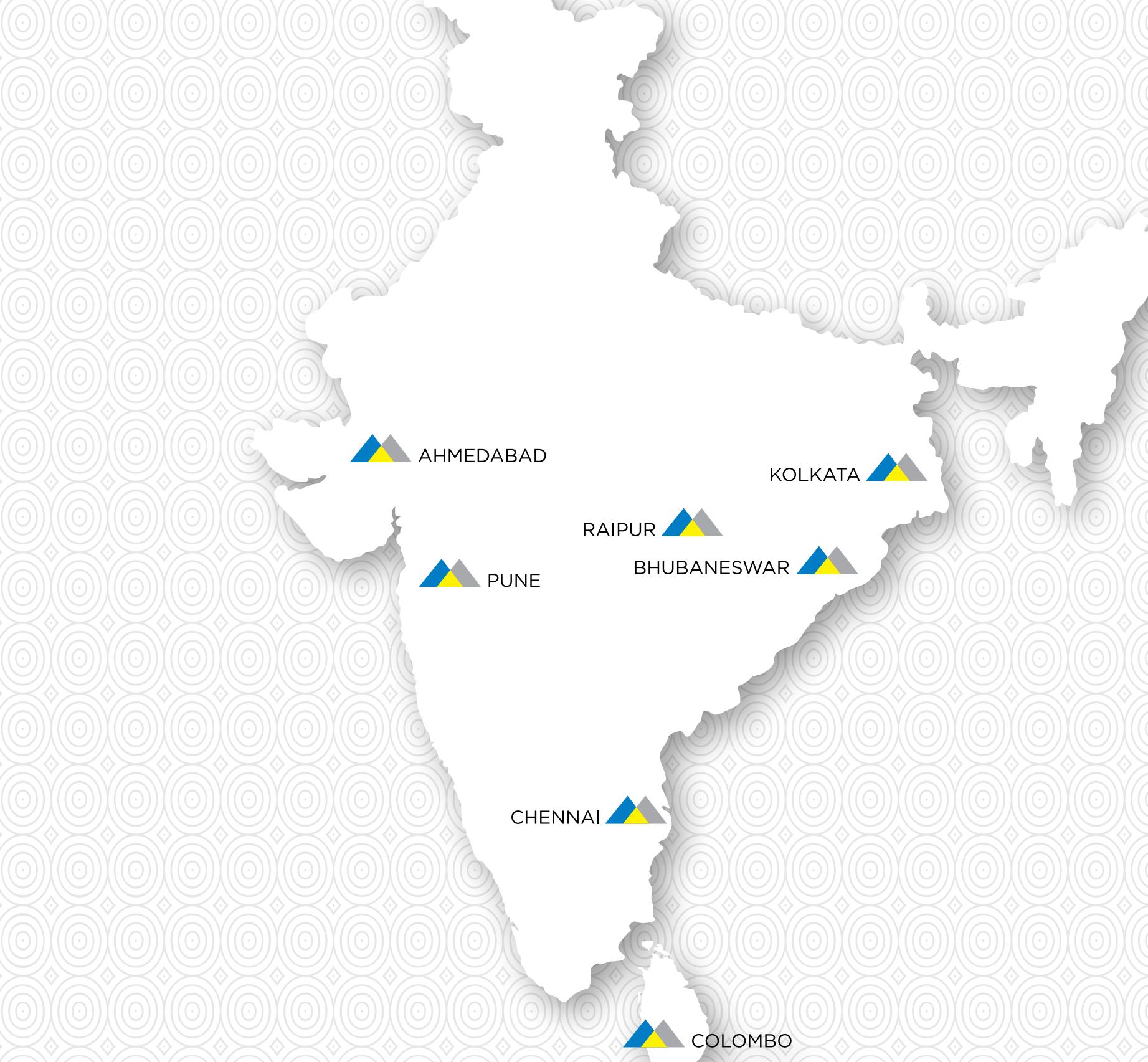
A MEMBER OF  
**CREDAI**  
PUNE METRO

PROJECT FINANCED BY  
**B FINSERV**  
BAJAJ HOUSING FINANCE LIMITED

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**3 & 4 BHK Luxury Residences**



## 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, oces, 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  
REAL ESTATE  
EXPERTISE

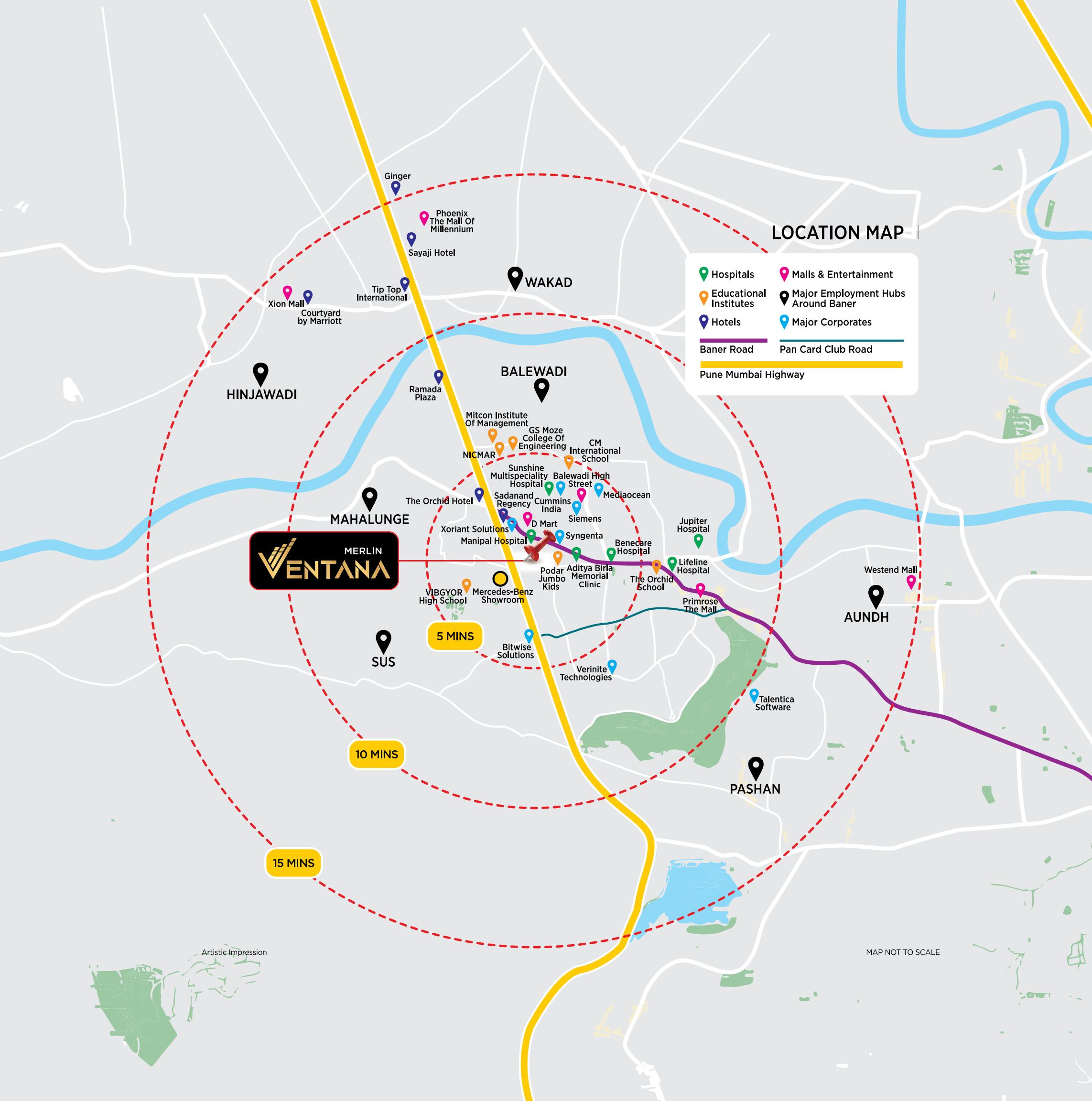
**20+**  
MILLION SQ. FT.  
UNDER  
CONSTRUCTION

**20+**  
MILLION SQ. FT.  
DELIVERED

**150+**  
PROJECTS  
DELIVERED

A REALM UNDISCOVERED  
WHERE WORLD-CLASS LUXURY LIFESTYLES AWAITS





## 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	03 mins
Management And Research (NICMAR)	
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 | Mediacean | 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 highrise towers of 90+ m. height
- 3 basements + lower ground + ground + 2 podiums + 23 storey 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





1. Basketball Court      4. 180-Degree 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 Meters Road
3. Kids Play Area      6. Kids Pool      9. Social Zone      12. Outdoor Yoga / Aerobic Area      15. Party Lawn      18. 6 Meters Internal Driveway

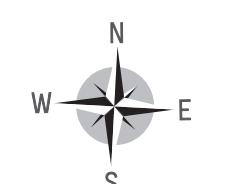
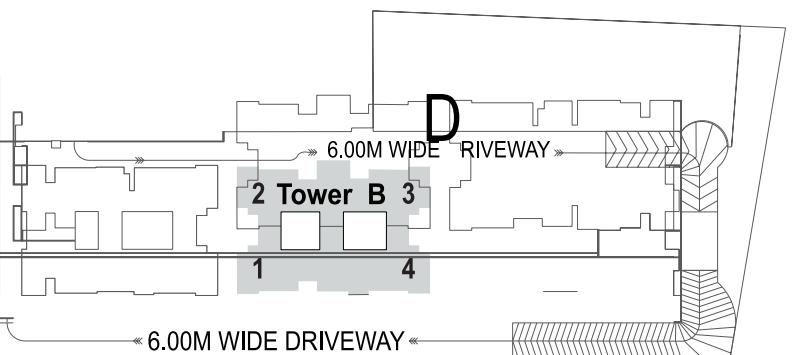
Artistic Impression

# TOWER - B

**TYPICAL FLOOR PLAN 2<sup>ND</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>,  
9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 16<sup>TH</sup>, 17<sup>TH</sup>, 19<sup>TH</sup>,  
20<sup>TH</sup>, 21<sup>ST</sup> & 22<sup>ND</sup>**



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, 02, 03, 04	3 BHK	91.10	980.60	3.20	34.44	4.71	50.70	99.01	1065.74



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.

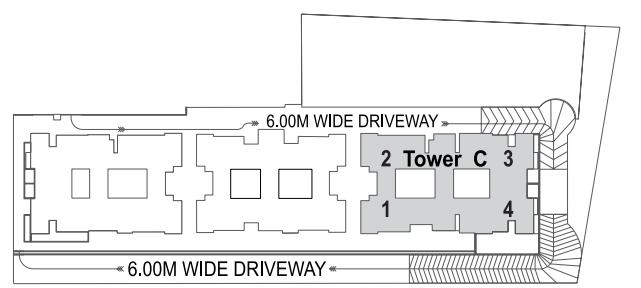
Note:  
 1. \*\*Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area).  
 2. All the areas other than carpet area are mentioned for illustration purpose only.  
 3. Sale of the apartment is on carpet area only.  
 4. \*Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.  
 5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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# TOWER - C

## TYPICAL FLOOR PLAN 2<sup>ND</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 12<sup>TH</sup> & 14<sup>TH</sup>

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	97.15	1045.72	3.20	34.44	5.08	54.68	105.43	1134.85
02	3 BHK COMFORT B	99.28	1068.65	3.20	34.44	5.08	54.68	107.56	1157.78
03, 04	4 BHK	125.99	1356.16	3.20	34.44	6.12	65.88	135.31	1456.48



- Note:
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  - Sale of the apartment is on carpet area only.
  - \*Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
  - All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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## ISOMETRIC VIEWS

3 BHK



**3 BHK**



**4 BHK**



## 2 BHK - A | TYPICAL UNIT PLAN



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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.
78.53	845.30	3.20	34.44	5.08	54.68	86.81	934.42

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## 2 BHK - C | TYPICAL UNIT PLAN



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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.
73.62	792.45	3.20	34.44	4.71	50.70	81.53	877.59

## 3 BHK | TYPICAL UNIT PLAN



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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.
91.10	980.60	3.20	34.44	4.71	50.70	99.01	1065.74

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## 3 BHK COMFORT - B | TYPICAL UNIT PLAN

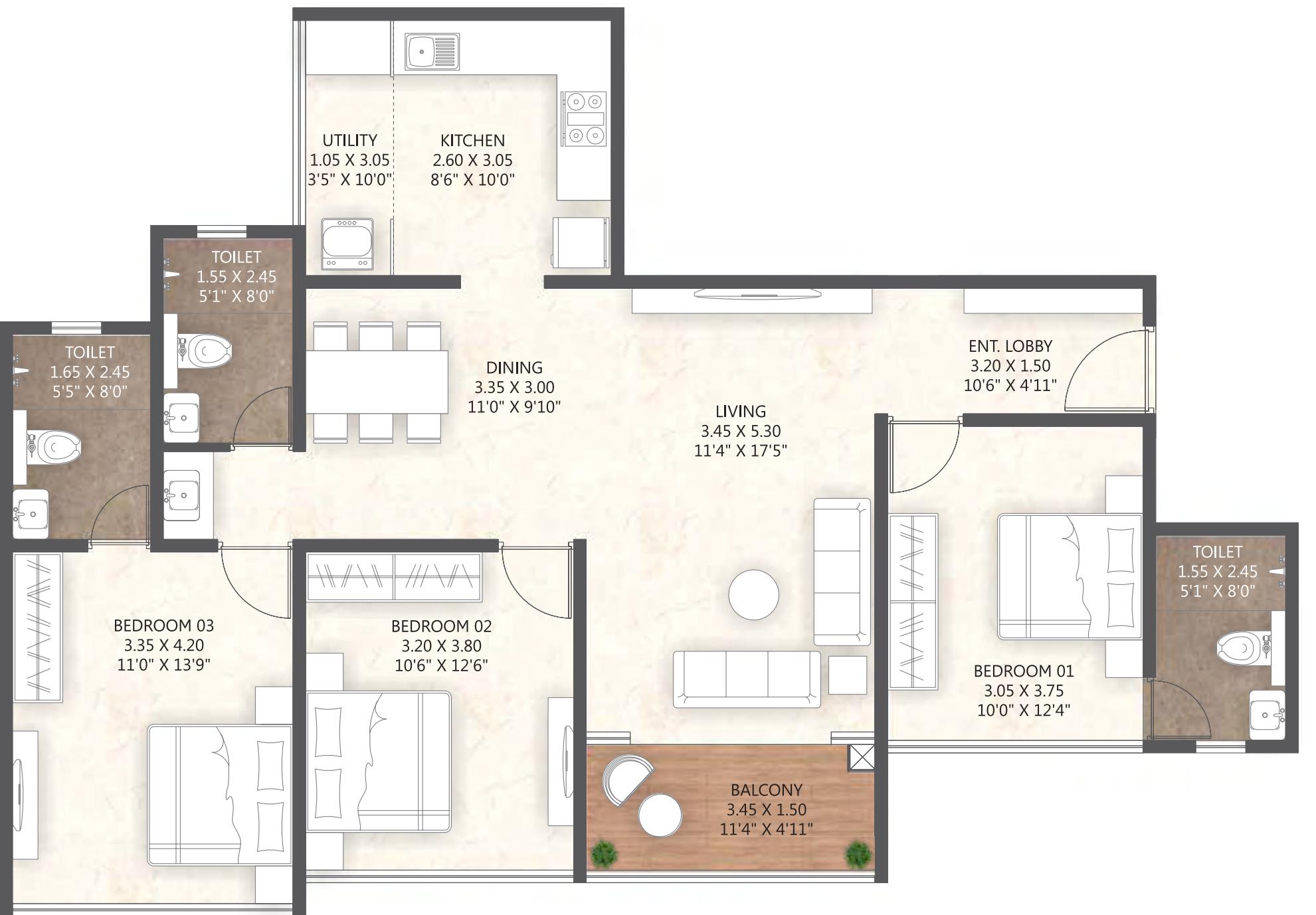


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CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
99.28	1068.65	3.20	34.44	5.08	54.68	107.56	1157.78

## 3 BHK COMFORT - C | TYPICAL UNIT PLAN



Note:  
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 5. 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.
97.15	1045.72	3.20	34.44	5.08	54.68	105.43	1134.85

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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 5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

## 4 BHK | TYPICAL UNIT PLAN



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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.
125.99	1356.16	3.20	34.44	6.12	65.88	135.31	1456.48

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LOWER GROUND FLOOR AMENITIES **1**

Artistic Impression



LOWER GROUND FLOOR AMENITIES **2**

Conceptual Image



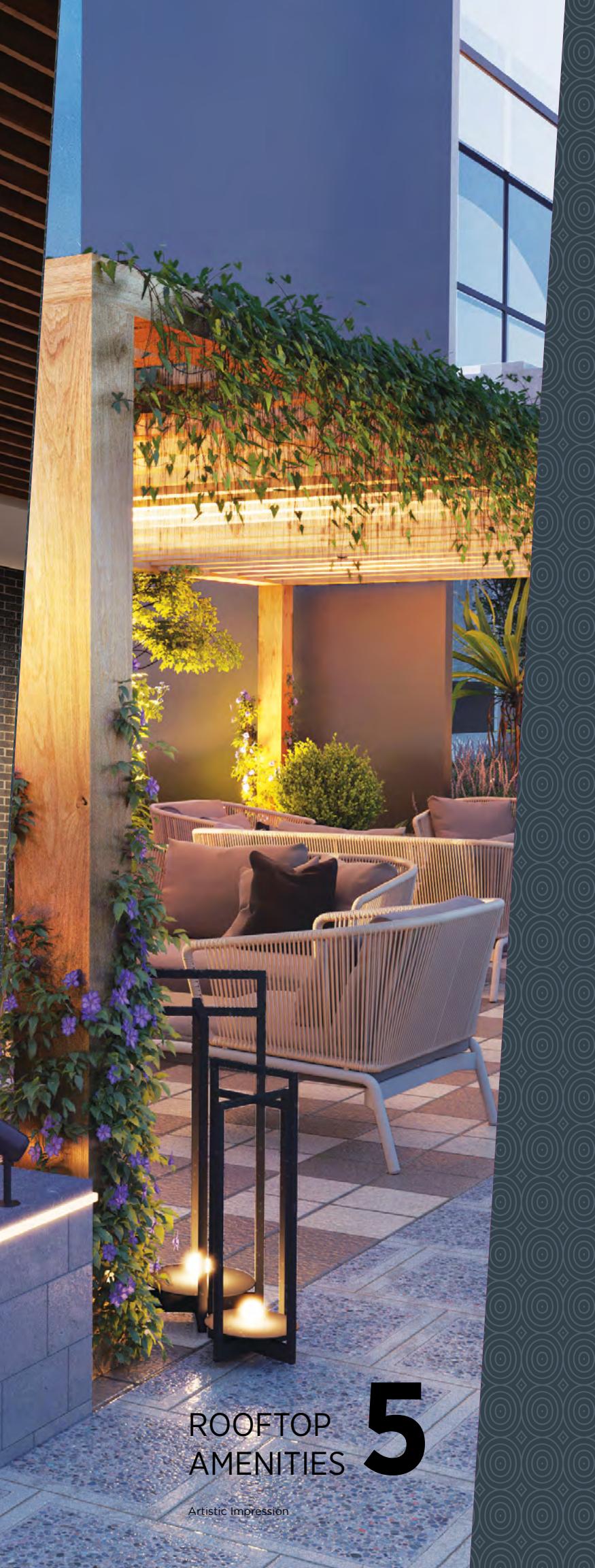
PODIUM 1 COVERED AMENITIES **3**

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 CITIZEN'S 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 BATHERD 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 IGBS Platinum Rated Project (pre-certification pending), offering remarkable advantages, including:

- 20-30% savings on energy and electricity costs
- 30-50% reduction in water waste 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



# 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

- 800 X 1600 Glossy Vitrified Flooring For Entire Flat
- 200 X 1200 Wooden Finish Vitrified 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 35 mm Flush Door With Decorative Veneer Finish & Wooden Door Frames
- Internal Bedroom Doors: 32 mm 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: 600 X 600 Anti-Skid Vitrified Tiles
- Toilet Dado: 1200 X 600 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
- 600 X 600 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, future-ready real estate investments.



### UPCOMING INFRASTRUCTURE:

- The upcoming 23.3 km 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.



Baner has registered an exponential growth of 12% in 1 year<sup>#</sup>



Rental value in Baner is up by 15% in one year<sup>#</sup>



Artistic Impression