



presents

A WINDOW
TO A WORLD-CLASS
LUXURY LIFESTYLE



Soak yourself in an uber-luxury experience of global standards. Discover a destination unto itself, that never before has, and perhaps never will again, be seen in the very heart of Baner.

A symbol of our times, a reflection of India's stature on the global stage, and the collective vision of the greatest talent we've curated, have all come together to create the window to a holistic experience of the best of global luxury lifestyle ever seen by Pune.



WORLD-CLASS BEAUTIFULLY DESIGNED LUXURY LIVING SPACES

3 highrise towers of 90+ m. height

3 basements + lower ground + ground +
2 podiums + 23 storey tower

Community of 3 & 4 BHK luxury
residences

4 apartments per floor

State-of-the-art luxury amenities spread
across 5 levels

Connected rooftop terrace with
never-before luxury amenities

180-degree view Rooftop Infinity Pool
(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

Pre-launching



MERLIN

BANER

Your Window to Luxury

3 & 4 BHK Luxury Residences

REVEL IN THE EXUBERANCE OF WORLD-CLASS ROOFTOP LUXURY AMENITIES WITH SPECTACULAR VIEWS

The jewel in the crown of your world-class lifestyle is our most unique feature: a rooftop terrace connecting all 3 towers that is carefully crafted and embellished with never-before luxury amenities for a truly international experience.





LOWER GROUND
FLOOR AMENITIES

1

Artistic Impression



GROUND FLOOR
COVERED AMENITIES

2

Artistic Impression



PODIUM 1
COVERED AMENITIES

3

Artistic Impression



ENJOY 40+ WORLD-CLASS LUXURY AMENITIES
SPREAD ACROSS 5 LEVELS SPANNING:
RECREATION | SPORTS & FITNESS | LEISURE
SOCIAL | CONVENIENCE & SECURITY



PODIUM 2
COVERED AMENITIES

4

Artistic Impression



5

ROOFTOP
AMENITIES

Artistic Impression



Artistic Impression












Artistic Impression











Artistic Impression

RECREATION

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

SPORTS & FITNESS

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

LEISURE

-  ROOFTOP 180 DEGREE INFINITY VIEW SWIMMING POOL WITH DECKS
-  KIDS POOL
-  ROOFTOP SUNSET DECK WITH LOUNGERS
-  MINI THEATRE
-  STEAM ROOM
-  GUEST ROOMS
-  ACUPRESSURE WALKWAY
-  READING NOOK



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression





Artistic Impression






Artistic Impression

SOCIAL

-  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

-  CONFERENCE ROOM WITH VC FACILITY
-  ELECTRIC CAR & 2-WHEELER CHARGING STATIONS
-  RFID-ENABLED AUTOMATIC ENTRY / EXIT
-  WI-FI IN COMMON AREAS
-  VIDEO DOOR PHONE
-  SMART TOUCH SWITCHES IN ALL ROOMS
-  SMART LOCK FOR MAIN DOOR
-  RAIN SHOWER IN MASTER BEDROOM
-  DG BACKUP FOR ENTIRE HOME (EXCEPT 15 AMP POINTS)
-  CCTV CAMERAS



Artistic Impression



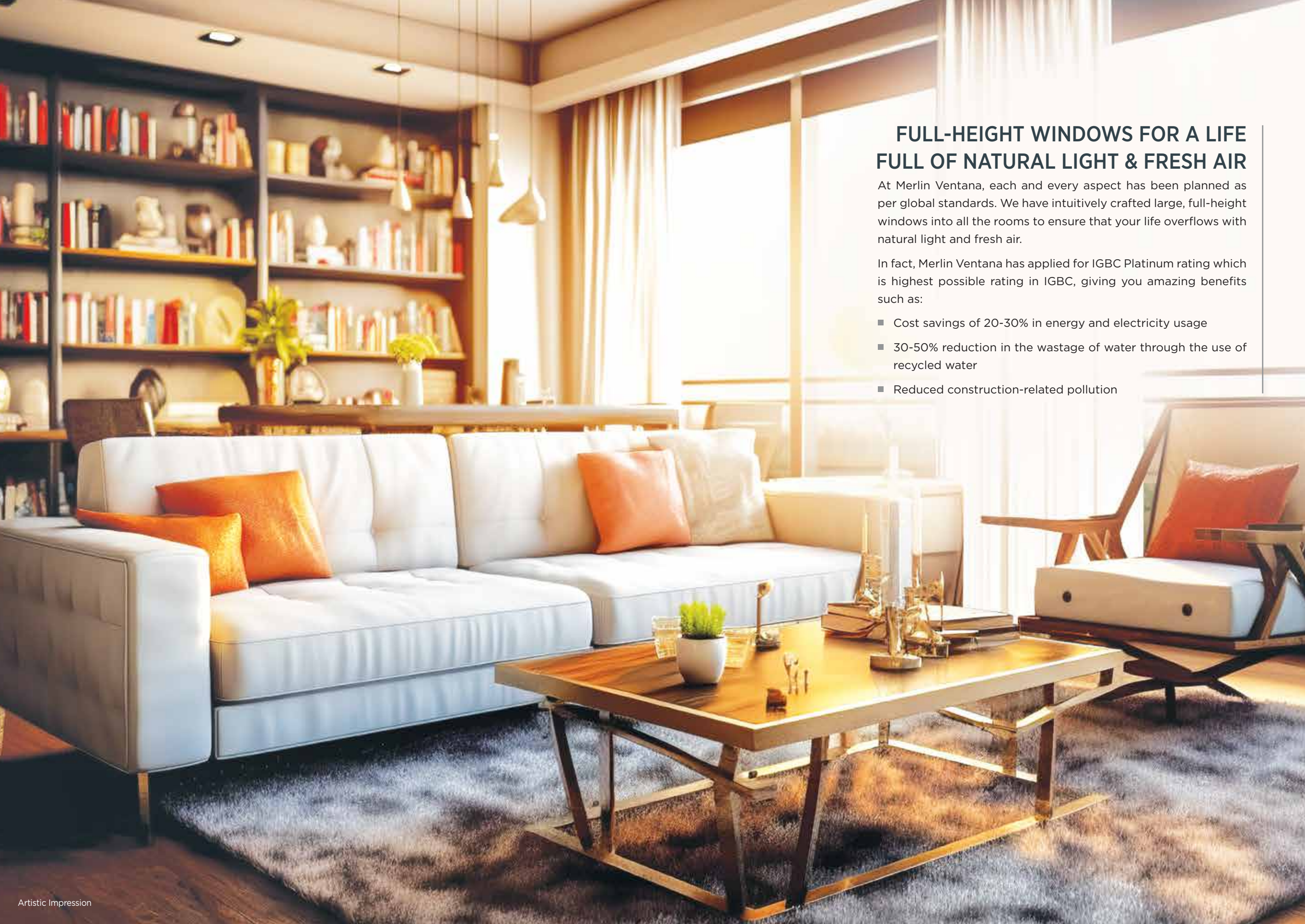
Artistic Impression



Artistic Impression



A WORLD-CLASS LUXURY LIFESTYLE COMES
WITH WORLD-CLASS ARCHITECTURE



FULL-HEIGHT WINDOWS FOR A LIFE FULL OF NATURAL LIGHT & FRESH AIR

At Merlin Ventana, each and every aspect has been planned as per global standards. We have intuitively crafted large, full-height windows into all the rooms to ensure that your life overflows with natural light and fresh air.

In fact, Merlin Ventana has applied for IGBC Platinum rating which is highest possible rating in IGBC, giving you amazing benefits such as:

- Cost savings of 20-30% in energy and electricity usage
- 30-50% reduction in the wastage of water through the use of recycled water
- Reduced construction-related pollution



LOCATION MAP

- Hospitals
- Educational Institutes
- Hotels
- Baner Road
- Pune Mumbai Highway
- Malls & Entertainment
- Major Employment Hubs Around Baner
- Major Corporates
- Pan Card Club Road

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	03 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

Times given are tentative and may vary as per traffic conditions

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#



Rental value in Baner is up by 15% in one year##

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 Countertop 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

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.

 AHMEDABAD

KOLKATA 

RAIPUR 

 PUNE

BHUBANESWAR 

CHENNAI 

 COLOMBO

40

YEARS OF
REAL ESTATE
EXPERTISE

20+

MILLION SQ. FT.
UNDER
CONSTRUCTION

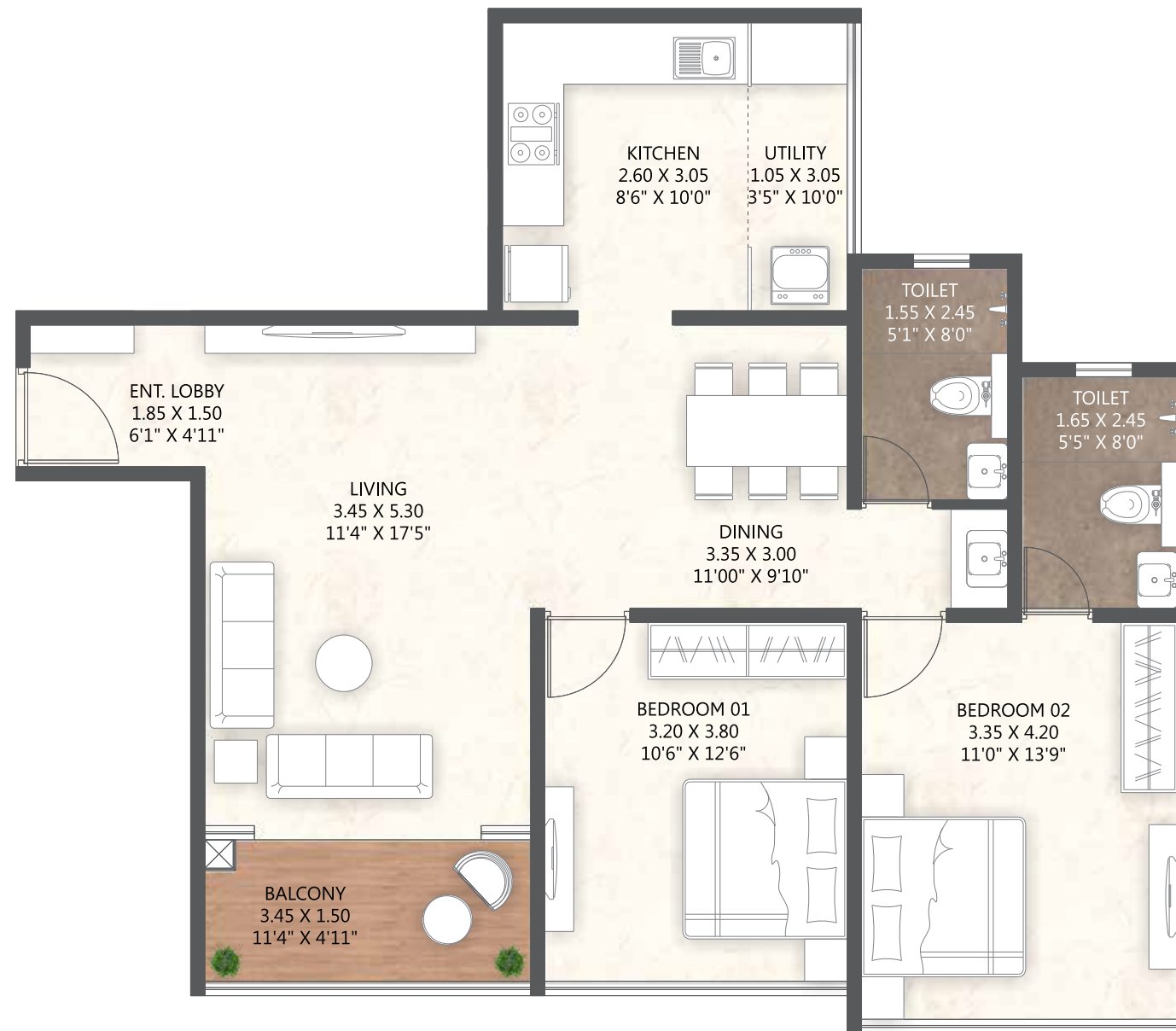
150+

PROJECTS
DELIVERED

20+

MILLION SQ. FT.
DELIVERED

2 BHK - A | TYPICAL UNIT PLAN



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 Usable 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.
78.53	845.30	3.20	34.44	5.08	54.68	86.81	934.42

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.

2 BHK - C | TYPICAL UNIT PLAN



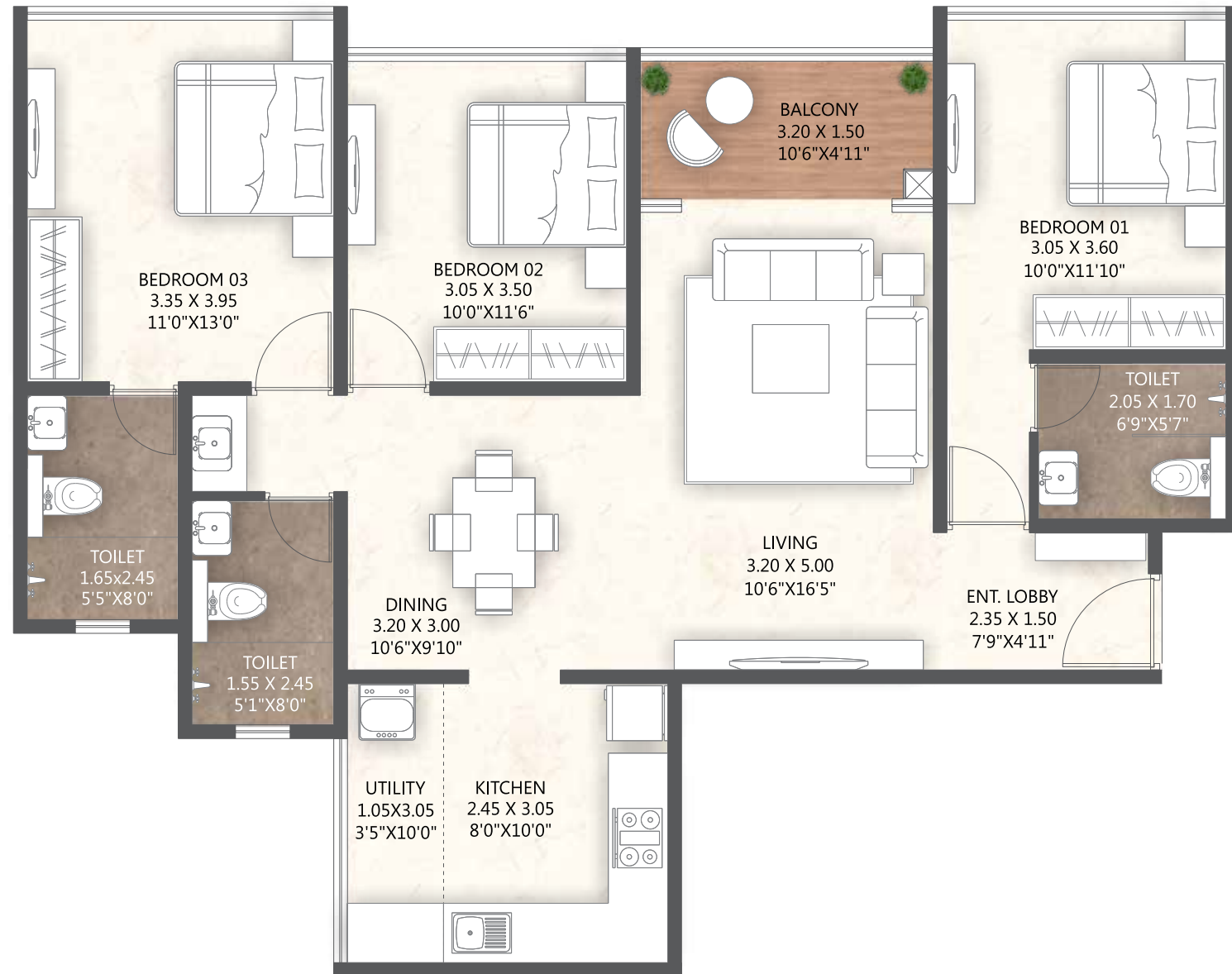
- Note:
- ** Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area).
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CARPET AREA		UTILITY AREA		BALCONY AREA		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
73.62	792.45	3.20	34.44	4.71	50.70	81.53	877.59

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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



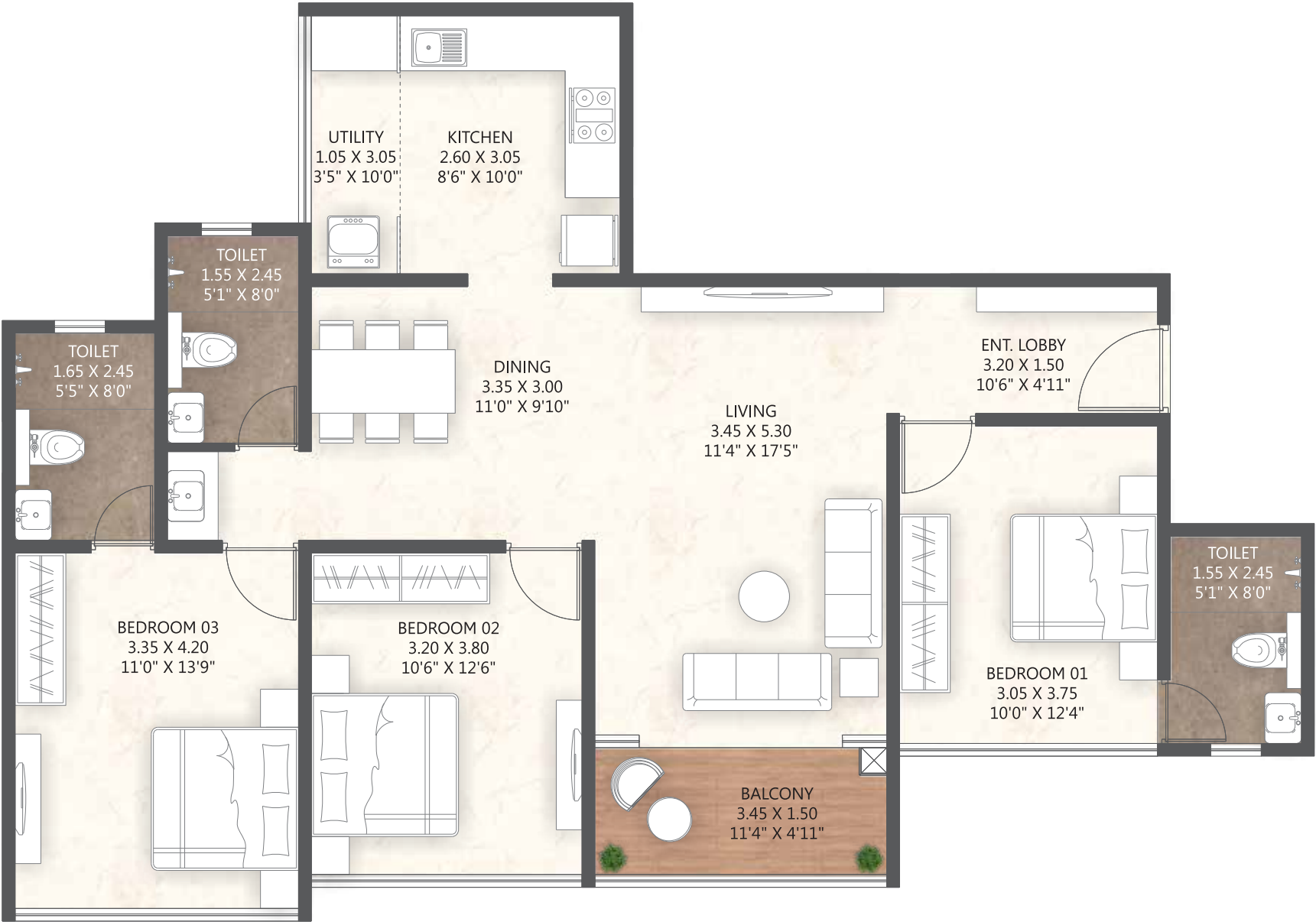
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 - All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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.
99.28	1068.65	3.20	34.44	5.08	54.68	107.56	1157.78

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3 BHK COMFORT - C | 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.
97.15	1045.72	3.20	34.44	5.08	54.68	105.43	1134.85

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4 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.
125.99	1356.16	3.20	34.44	6.12	65.88	135.31	1456.48

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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



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:

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

TOWER - C | TYPICAL FLOOR PLAN 2ND, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH & 14TH



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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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/>

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JV Partner

