

LIFE
JUST
GETS
BETTER
HERE





Kolkata | Ahmedabad | Chennai | Pune | Raipur | Bhubneshwar

Creating a new Horizon!

Merlin Group

With over 35 years of real estate experience and over 10 million plus sq. ft. construction experience across India, Merlin Group has successfully concluded over 100 projects. We are an acknowledged market leader with 99.99% brand recall value, and over 35% of year-on-year growth.

Merlin @ Ahmedabad

Ahmedabad – A city of the eminent & industrious; bustling with a robust energy has carved a niche of a place that boasts of fine living.

Merlin with its experience of 12 years in Ahmedabad, has paved its path to become an epitome of excellence by spanning across 1.5 million sq ft of development in totality with a number of prestigious residential & commercial projects.

Merlin @ Ahmedabad looks forward to creating designs that speak of unmatched quality.



Located in the posh location of Paldi and in the close vicinity of **Dharnidhar Derasar**; **Merlin Orion** shall stand tall as one of the premium 3BHK residential project in Ahmedabad with the features that are par excellence.

We create living spaces that inspire excellence in architecture & planning;
Merlin Orion is a perfect representation of the same.

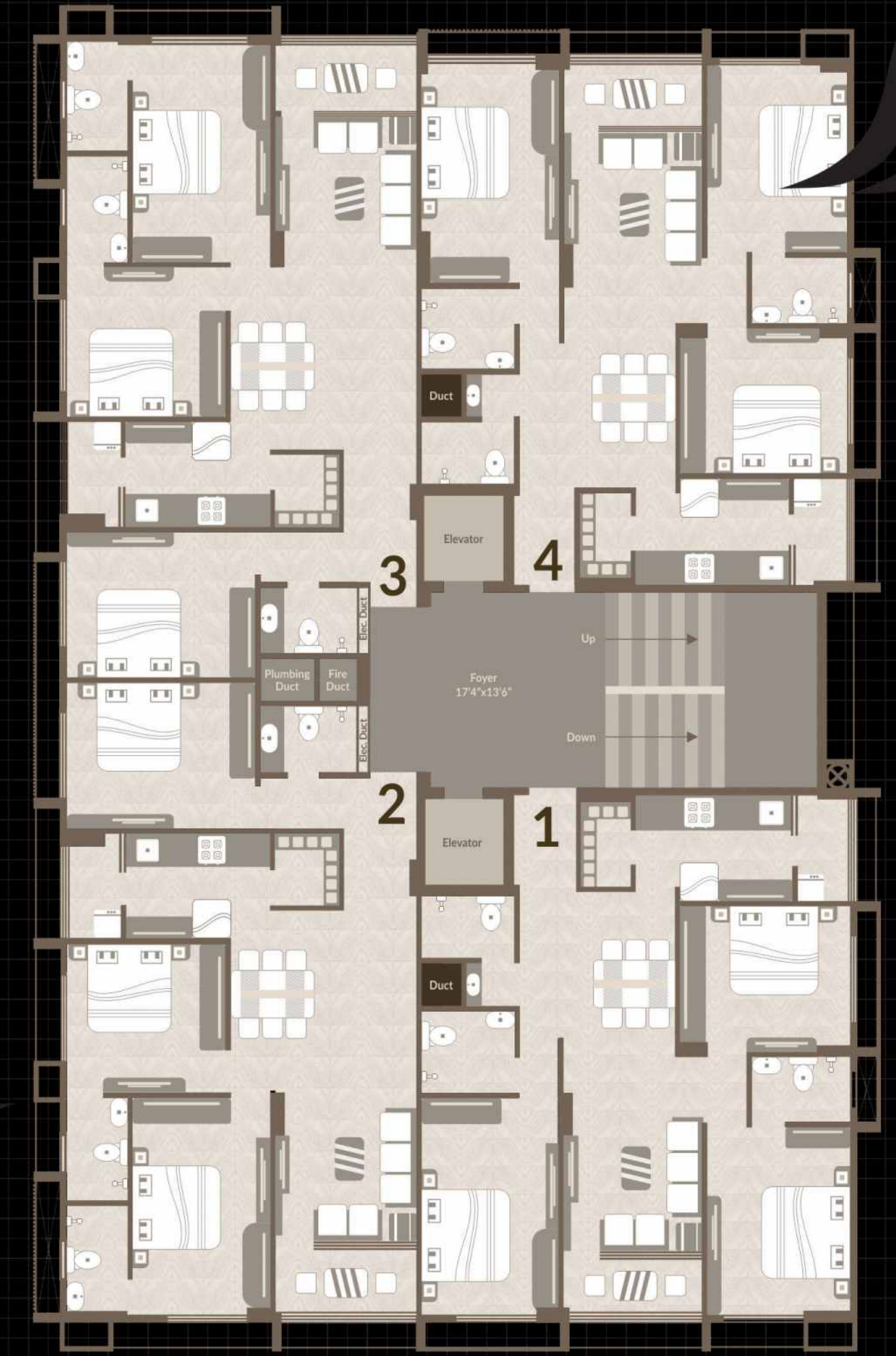




TYPICAL FLOOR PLAN

Beautiful | Spacious | Modern

A perfect blend of unparalleled comfort & opulent living
to lay a solid foundation to *Explore, Create & Cherish* memories.

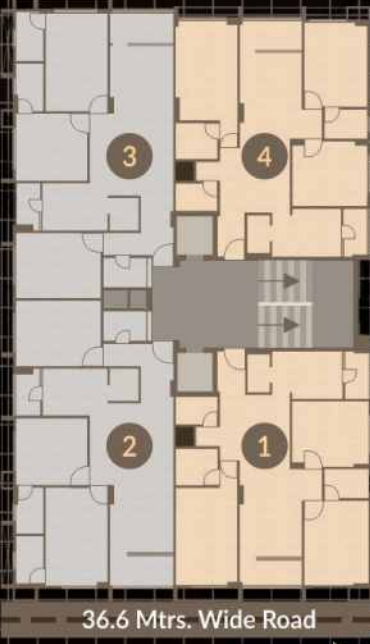


SECTION PLAN
1&4



UNIT PLAN
1&4

SPACIOUS
PLANNING FOR
AN EXTRAVAGANT
LIVING



		UNIT - 01	UNIT - 04			UNIT - 01	UNIT - 04
1.	Vestibule	4'6"X6'8"	4'6"X6'8"	8.	Bedroom-01	10'2"X15'0"	10'2"X15'3"
2.	Store Room	3'9"X5'10"	3'9"X5'10"	9.	Toilet	6'11"X5'8"	6'11"X5'7"
3.	Kitchen	11'6"X7'4"	11'3"X7'4"	10.	Bedroom-02	10'7"X12'11"	10'4"X12'11"
4.	Wash	4'0"X7'4"	4'0"X7'4"	11.	Toilet	7'3"X4'6"	7'0"X4'6"
5.	Dining Room	11'7"X10'0"	11'7"X10'0"	12.	Bedroom-03	12'6"X10'0"	12'3"X10'0"
6.	Living Room	10'2"X14'7"	10'2"X14'10"	13.	Common Toilet	6'11"X4'3"	6'11"X4'3"
7.	Balcony	10'2"X5'0"	10'2"X5'0"				

SECTION PLAN 2 & 3



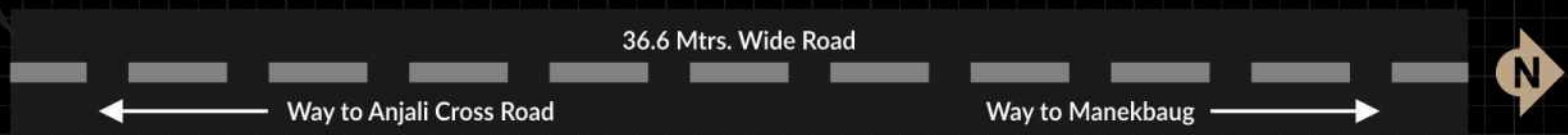
UNIT PLAN 2 & 3

WHERE
CONTEMPORARY DESIGNS
EXUDE AN EFFORTLESS
SENSE OF
SOPHISTICATION

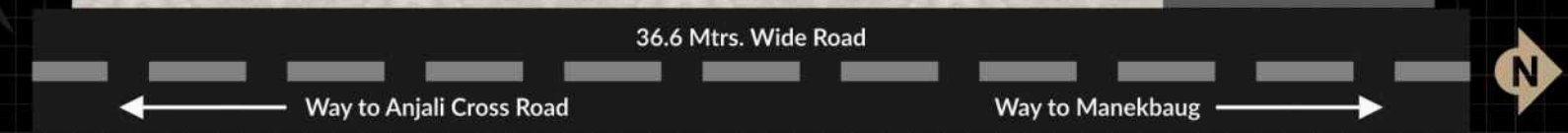
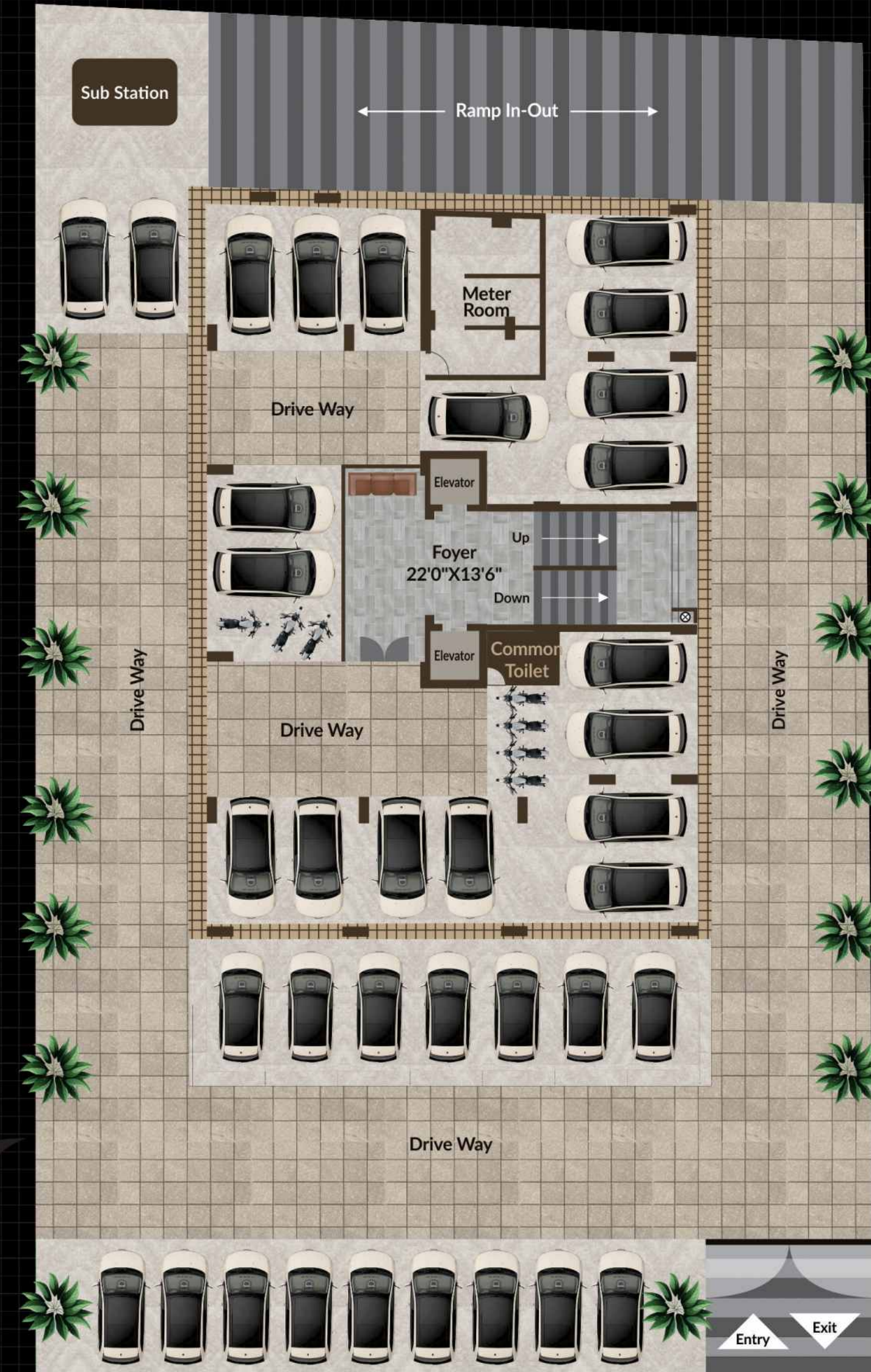


		UNIT - 02	UNIT - 03			UNIT - 02	UNIT - 03
1.	Vestibule	5'5"X9'1"	5'5"X9'1"	8.	Bedroom-01	10'2"X14'11"	10'2"X15'2"
2.	Store Room	4'8"X5'0"	4'8"X5'0"	9.	Toilet	4'6"X7'6"	4'6"X7'6"
3.	Kitchen	10'8"X7'3"	10'8"X7'3"	10.	Bedroom-02	11'8"X10'3"	11'8"X10'3"
4.	Wash	4'0"X7'3"	4'0"X7'3"	11.	Toilet	4'6"X7'1"	4'6"X7'5"
5.	Dining Room	13'8"X12'5"	13'8"X12'5"	12.	Bedroom-03	13'11"X10'0"	13'11"X10'0"
6.	Living Room	10'5"X10'10"	10'5"X10'10"	13.	Comm. Toilet	7'1"X4'7"	7'1"X4'7"
7.	Balcony	10'5"X5'0"	10'5"X5'0"				

BASEMENT PLAN



GROUND FLOOR PLAN





Specifications

Structure:	Earthquake resistant RCC Frame Structure with Elegant & Aesthetic Elevation.
Walls & Plaster:	External AAC Blocks walls with double coat plaster and Acrylic paint; Internal AAC Blocks partition walls with single coat smooth plaster & primer finish.
Flooring:	Vitrified Tiles flooring in all the Bedrooms, Drawing, Dining & Kitchen; Rustic tiles in Balcony; Kota stone flooring in Service area with tiles in dado up to parapet level
Doors & Windows:	Flush Doors with Decorative Laminates and fitted with wooden frames and SS Hardware; Aluminum sliding windows with granite / stone sill.
Kitchen:	Granite Platform top with SS Sink and Designer tiles on dado up to lintel level; RO point in kitchen; PNG piping in kitchen (If Available)
Toilets:	Designer tiles on floor and dado up to lintel level ; Sanitaryware of Hindware, Cera or equivalent; CP Fittings of Jaquar or equivalent; False Ceiling in all Toilets; Geyser point in all the Toilets
Electrification:	Modular switches with adequate points in entire flat; AC points in all the Bedrooms, Drawing & Dining; 3 phase concealed copper wiring.

Salient Features

- Terrace Garden
- Basement & Ground Floor Car Parking
- 2 Nos Fully Automatic Lift from Basement to Terrace
- Smart Card / Biometric access only in Foyers
- Garbage duct
- Hydro pneumatic pressure system
- CCTV Cameras with Recording in all common areas
- Intercom facility
- Special Water proofing treatment on all external walls and terrace
- Borewell
- Rain water Harvesting

Projects in Ahmedabad



Merlin Villa | Bodakdev



Merlin Ornate | Ambawadi



Merlin Sapphire | Gulbai Tekra



Merlin Arham | Paldi



Merlin Sparsh | Narol



Merlin Opal | Off C.G. Road



Merlin Pentagon | Paldi



*Garden Residency 1 | South Bopal



*Garden Residency 3 | South Bopal



*Garden Homes | South Bopal



*Garden Villa | Kadi



*Garden Residency 2 | South Bopal

*Partnership Projects

Developer



®

MERLIN GROUP
Quality Homes. By Quality People.

Architect



Structural Consultant



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RERA REGISTRATION NO.

Disclaimer:
1. The actual internal physical dimensions of the unit may vary little upon construction from the ones mentioned in the brochure.
2. This brochure is not to be treated as part of any legal document but is only for graphical representation purpose and easy understanding of the project.

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