Rise above all the clichés of life. Befriend the sky.

Embrace a lifestyle without boundaries.

Here at Serenia, you will get enough space to unwind, be the self you always wanted to be and experience the luxuries of life, minus the cacophony of the mundane life.

Artist's impression | The external colour 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.

Live, love and immerse yourself in a *ceaseless life.*

• 2/3/4 BHK • 732 – 1634 sq. ft.

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.

Artist's impression | The external colour 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.

Boundless are the possibilities,

to live closer to nature and yet stay connected to city life.

- 4 km from Belgharia Expressway
- 5.7 km from the Shyambazar 5-point Crossing
- 1.2 km from the Indian Statistical Institute (ISI)
- 1.9 km from Noapara Metro Station
- 2 km from Baranagar Metro Station
- School, college and railway station within a 3 km radius

Bally Bridge

Barrackpore

Belgharia Expressway

Dakshineswar Temple

BT Road

Dunlop Crossing

Baranagar Metro Station

Bonhooghly Lake

Dakshineswar Metro Station

Indian Statistical Institute

Dum Dum Airport Gate No. 3

BT Road

Bonhooghly Crossing

Baranagar Bazar

Tobin Road

Sinthi More

Noapara Metro Station

Rabindra Bharati University

Disha Eye Hospital

En route to a lifestyle without boundaries.

Dum Dum Jn. Station

Dum Dum Station Nagerbazar

BT Road

Chiriamore

Jessore Road

RG Kar Medical College & Hospital

Tala Bridge

Lock Gate Flyover

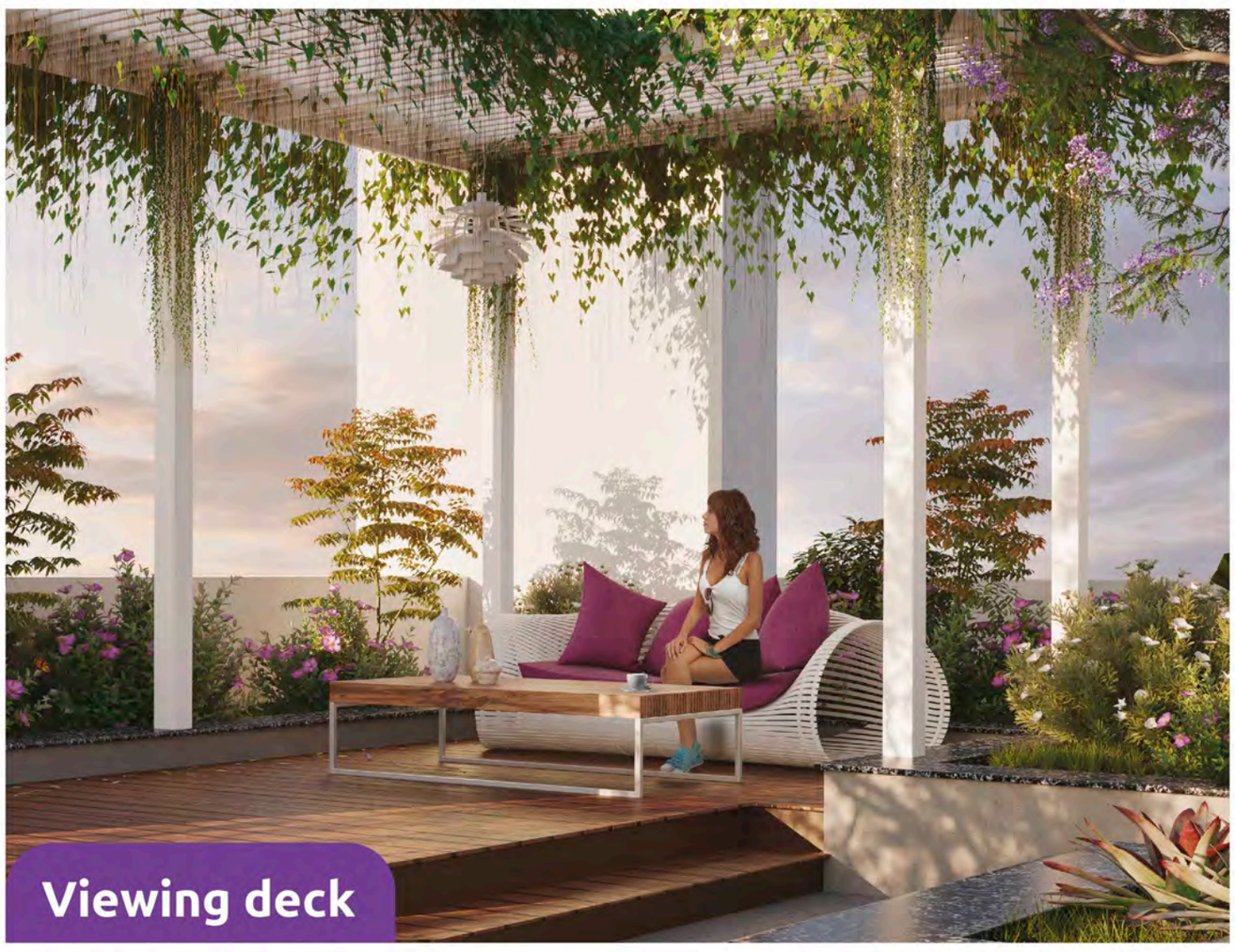
Shyambazar

N

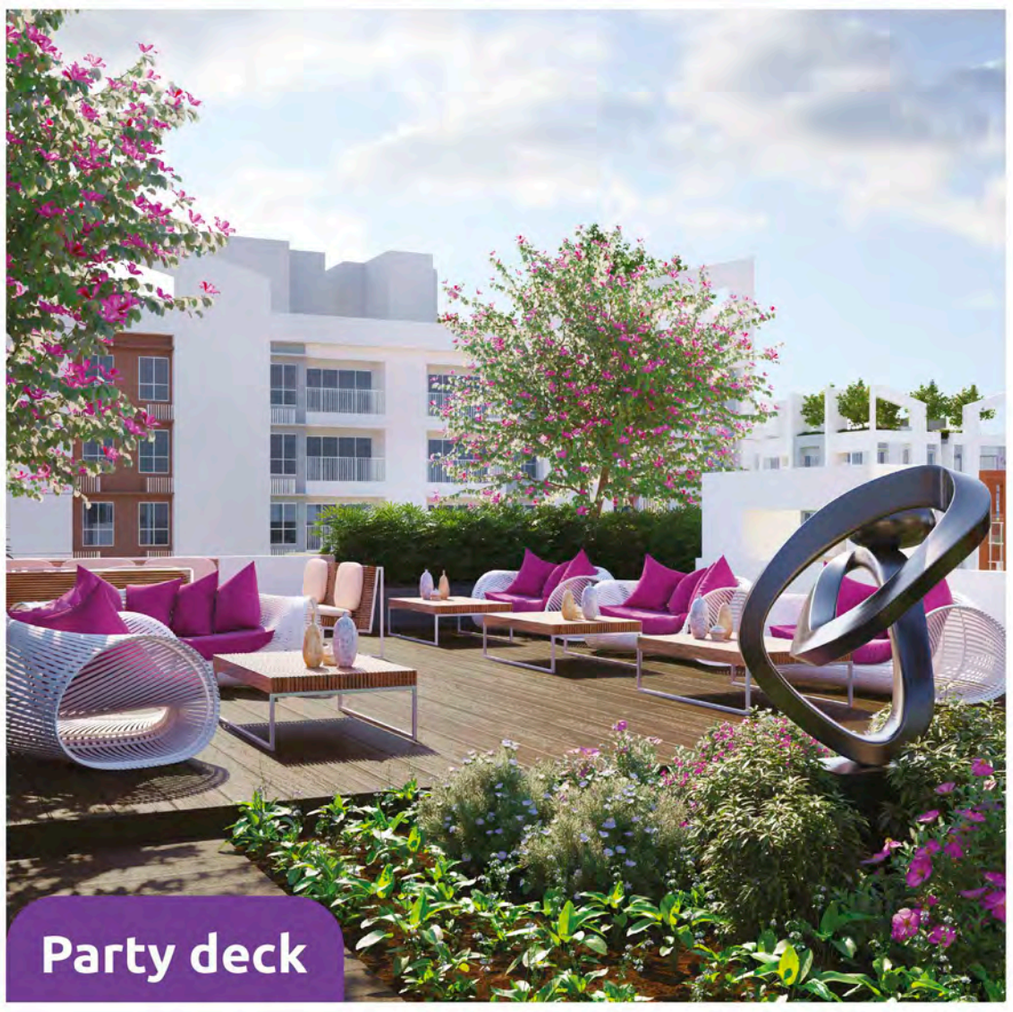
*Map Not to Scale

Find a fresh perspective on life,
while delighting in the
ceaseless view of the city.

Aerial view of the skywalk



Viewing deck



Party deck

Water sports

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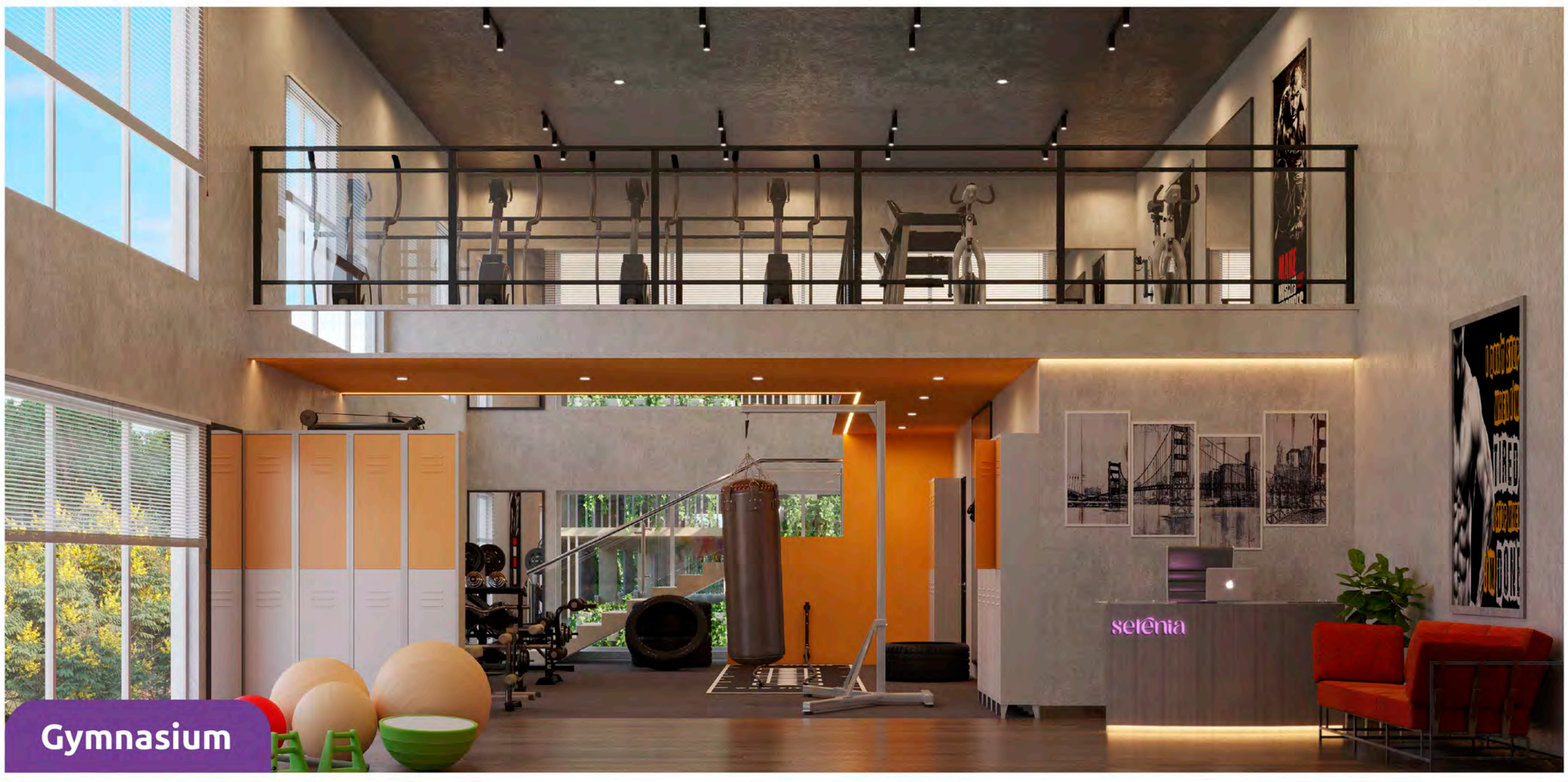
Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

You deserve every bit of a swanky abode and

limitless luxuries of life.

Artist's impression | The external colour 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.

Kid's play area

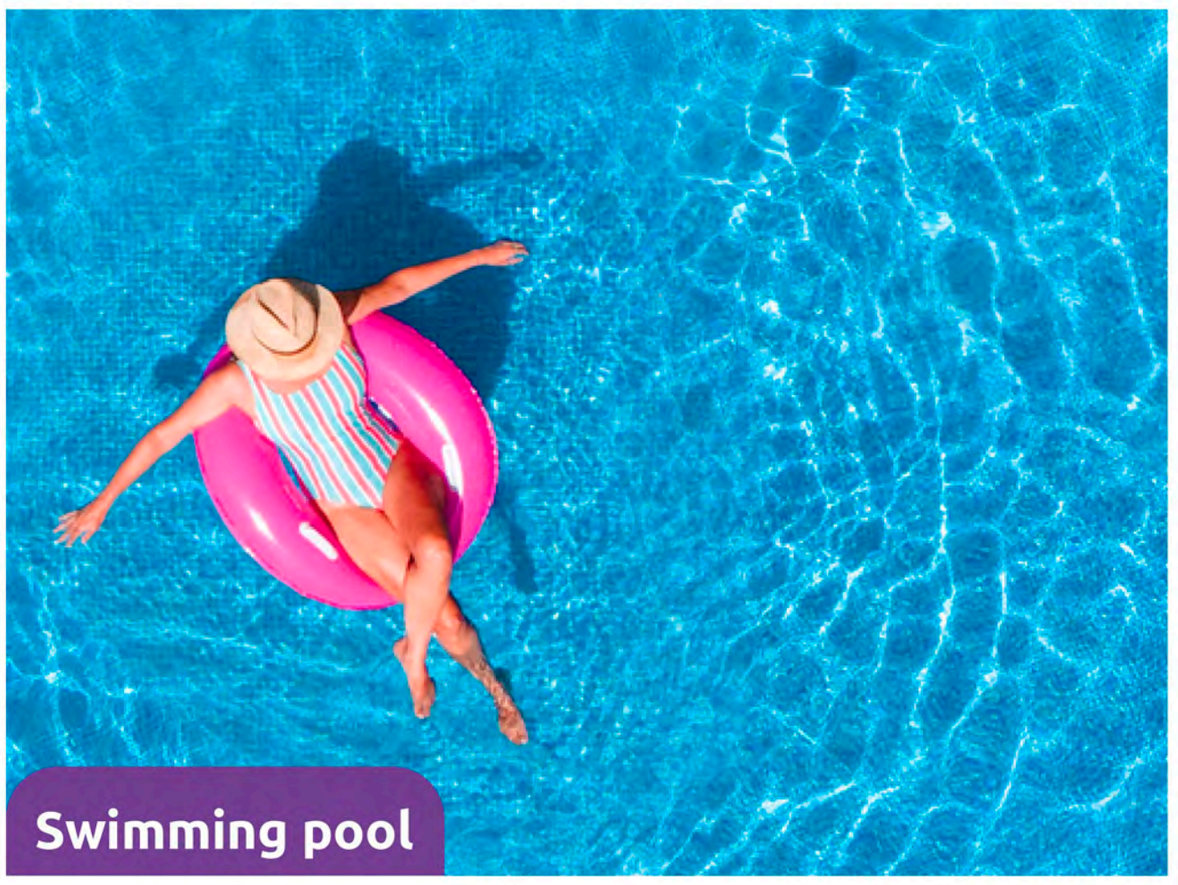


Gymnasium

Forget boundaries.

Emerge in activities to rejuvenate your soul.

Banquet hall



Swimming pool

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

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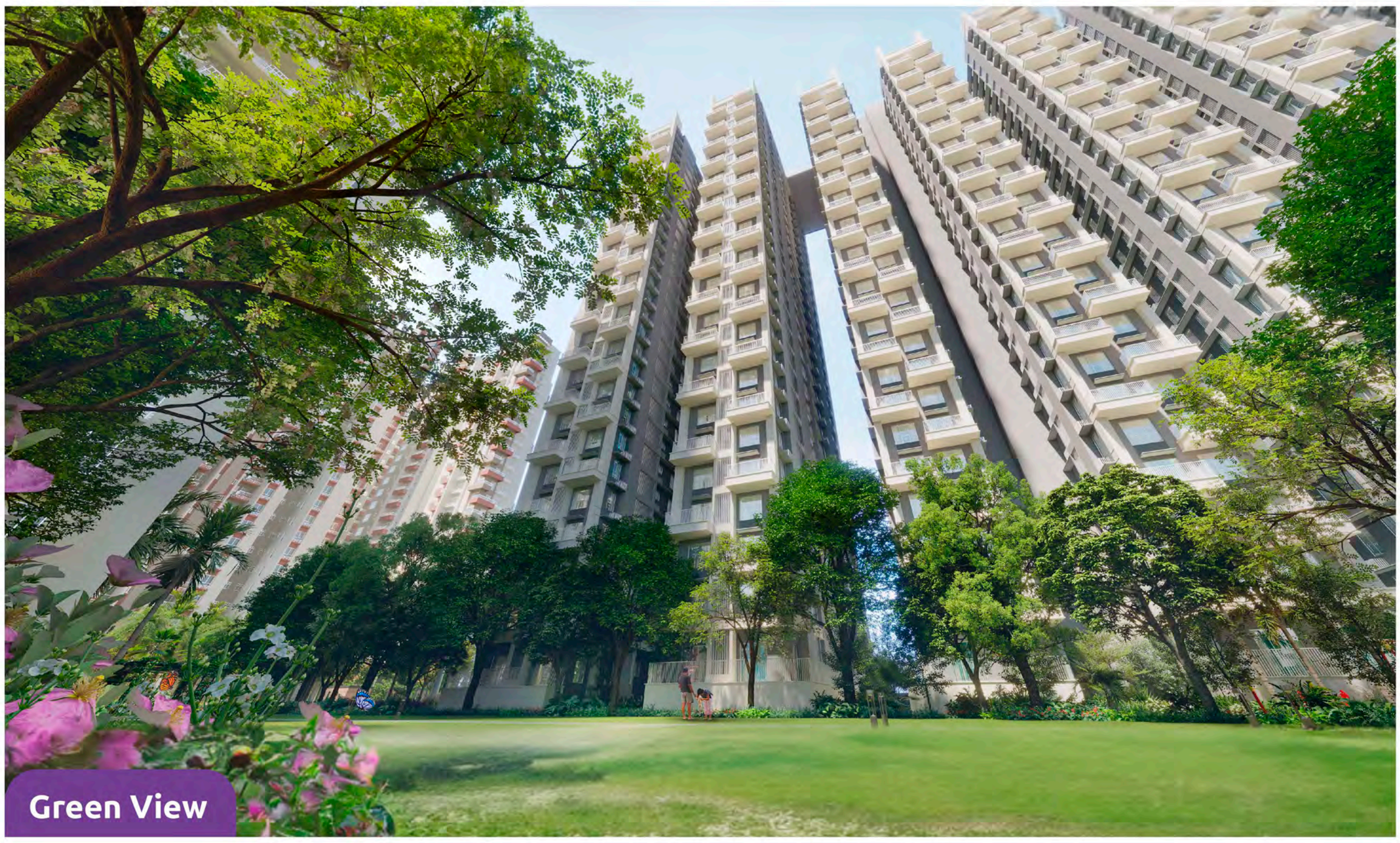
Disclaimer: The views shown here are artistic impression which may vary as per final advise of Project and Interior Architect



Green View

Experience the height of an open living environment, *minus the boundaries of life.*

Walking Trail

Let the greens take over the confines of life.

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

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Artist's impression | The external colour 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.

Disclaimer: The views shown here are artistic impression which may vary as per final advise of project and interior architect.

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 PARKING AREA
20 MULTI LEVEL CAR PARKING

PODIUM

21 RELAXATION AREA
22 RESTING PAVILION
23 BADMINTON COURT
24 CRICKET PITCH
25 MULTIPURPOSE COURT

24th FLOOR

26 SWIMMING POOL(at 24th floor)

INDEX

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

N

BONHOOGHLY LAKE

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.

serenia

Upscale living | Phase III

Skywalk

01 CRICKET PITCH
02 JOGGING TRACK
03 KID'S PLAY AREA
04 TABLE TENINIS ZONE
05 YOGA & MEDITATION
06 PARTY LAWN
07 PARTY DECK
08 OBSERVATION DECK
- AMPHITHEATER - SKYPLEX
09 SKY ART GARDEN
10 WATER SPORTS
11 FITNESS GARDEN
12 CHESS COURT
13 SPORTS COURT
14 VIEWING DECK
15 WATER FEATURE
16 RELAXATION DECK
17 SKY DINING AREA
18 YOGA DECK
19 ROOF GARDEN
20 MEDITATION DECK
21 VIEWING TRELLIS
22 BB-Q DECK
23 KID'S PLAY AREA
24 FITNESS STATION
25 SITTING LOUNGE DECK
26 SITTING ALCOVE
27 PUTTING GREEN
28 SKY GARDEN
29 WALKWAY CANOPY

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.

FLOOR PLAN

TOWER-1: 4th–25th Floor

TOWER-1: 4th - 25th Floor

Unit Info		Carpet Area	C.B. Area	Built-Up Area	Balcony Built-Up Area	Total Chargeable Built-Up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	3BHK+2T	708	28	865	41	865
Flat-B	3BHK+2T	708	28	865	41	865
Flat-C	3BHK+2T	708	28	865	41	865
Flat-D	3BHK+2T	708	28	865	41	865
Flat-E	3BHK+2T	708	28	865	41	865
Flat-F	3BHK+2T	708	28	865	41	865
Flat-G	3BHK+2T	708	28	865	41	865
Flat-H	2BHK+2T	596	19	732	41	732
Flat-J	2BHK+2T	596	19	732	41	732
Flat-K	2BHK+2T	596	19	732	41	732
Flat-L	2BHK+2T	596	19	732	41	732
Flat-M	3BHK+2T	708	28	865	41	865

(Area statement as per RERA)

N

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, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th

TOWER-2: 1st Floor

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

TOWER-2: 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454
Flat-B	3BHK+3T	928	27	1093	39	64	1125
Flat-C	4BHK+3T	1224	38	1421	51	65	1454
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

*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. | 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.

FLOOR PLAN

TOWER-2: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th

TOWER-2: 2nd Floor

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

TOWER-2: 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Open Terrace Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454
Flat-B	3BHK+3T	928	27	1093	39	64	1125
Flat-C	4BHK+3T	1224	38	1421	51	65	1454
Flat-D	3BHK+3T	812	27	971	40	64	1003
Flat-E	3BHK+3T	812	27	971	40	64	1003
Flat-F	3BHK+3T	812	27	971	40	64	1003

(Area statement as per RERA)

*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. | 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.

UNIT PLAN

TOWER-1

2BHK+2T

TOWER-1

2BHK+2T

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-H	2BHK+2T	596	19	732	41	732

(Area statement as per RERA)

*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. | 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.

ISOMETRIC FLOOR PLAN

TOWER 1 | 2BHK+2T

FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
732	596	19	41

1 LIVING/DINING 10’-0” X 21’-4”
2 KITCHEN 5’-11” X 10’-4”
3 TOILET 7’-9” X 4’-5”
4 BEDROOM 11’-4” X 10’-4”
5 TOILET 7’-10” X 4’-5”
6 BEDROOM 10’-0” X 10’-4”
7 BALCONY 4’-5” Wide

*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. | 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.

UNIT PLAN

TOWER-1

3BHK+2T

TOWER-1

3BHK+2T

Unit Info		Carpet Area	C.B. Area	Built-up Area	Balcony Built-up Area	Total Chargeable Built-up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	3BHK+2T	708	28	865	41	865

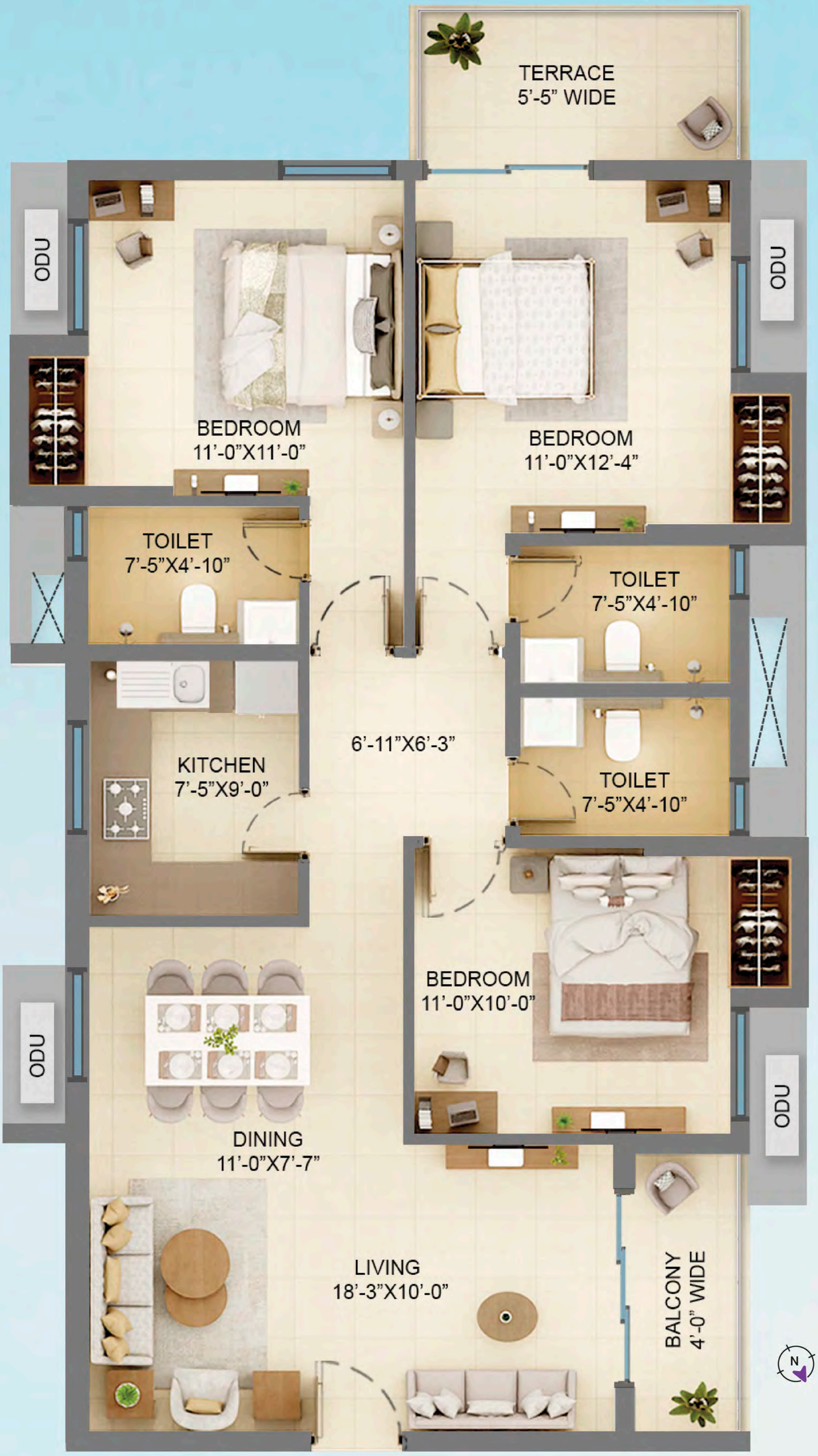
(Area statement as per RERA)

*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. | 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.

UNIT PLAN

TOWER-2

3BHK+3T



TOWER-2

3BHK+3T

Unit Info		Carpet Area	C.B. Area	Built-Up Area	Balcony Built-Up Area	Open Terrace Built-Up Area	Total Chargeable Built- Up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-B	3BHK+3T	928	27	1093	39	64	1125

(Area statement as per RERA)

*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. | 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.

ISOMETRIC FLOOR PLAN

TOWER 2 | 3BHK+3T

FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
971	812	27	40	64

1	LIVING / DINING 18'-3" X 10'-0"	5	TOILET 7'-9" X 4'-5"	9	BEDROOM 11'-0" X 10'-9"
2	BALCONY (4'-0" WIDE)	6	TOILET 7'-4" X 4'-4"	10	BEDROOM 11'-0" X 12'-3"
3	BEDROOM 11'-0" X 10'-8"	7	TOILET 7'-4" X 4'-4"	11	TERRACE 5'-5" WIDE
4	KITCHEN 7'-4" X 7'-1"	8	WIDE PASSAGE 3'-4"		

*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. | 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.

UNIT PLAN

TOWER-2

4BHK+3T

TOWER-2

4BHK+3T

Unit info		Carpet Area	C.B. Area	Built Up Area	Balcony Built Up Area	Open Terrace Built Up Area	Total Chargeable Built Up Area
Flat No.	Flat Type	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
Flat-A	4BHK+3T	1224	38	1421	51	65	1454

(Area statement as per RERA)

*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. | 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.

ISOMETRIC FLOOR PLAN
TOWER 2 | 4BHK+3T

FLAT BUA INCLUDING CB	RERA CARPET AREA	RERA C.B CARPET AREA	RERA BALCONY	OPEN TERRACE AREA GARDEN AT GROUND
(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)	(Sq. ft.)
1421	1224	38	51	65

1	LIVING/DINING 23’-3” X 13’-0”	5	BEDROOM 11’-3” X 10’-0”	9	BEDROOM 11’-1” X 13’-0”
2	BALCONY (4’-0” WIDE)	6	TOILET 11’-1” X 4’-10”	10	TOILET 4’-5” X 8’-3”
3	BEDROOM 11’-3” X 10’-0”	7	TOILET 7’-6” X 4’-10”	11	BEDROOM 11’-1” X 13’-0”
4	KITCHEN 11’-1” X 9’-10”	8	WIDE PASSAGE 4’-3”	12	TERRACE 5’-5” WIDE

*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. | 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.

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 living/dining rooms

Balcony

Flooring	Ceramic tiles
Wall	Exterior grade paint
Ceiling	Exterior grade paint
Door	Aluminium powder coated doors with glass panes
Railing	Painted MS railing

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 each tower to support medical emergencies

The developer reserves the right to change the brands with equivalent type of quality.

Numerous measures to make you feel at home.

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 in all bedrooms

Open Terrace

Flooring	Ceramic tiles
Wall	Exterior grade paint
Door	Aluminium powder coated door with glass panes
Railing	Painted MS railing

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

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

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

The developer reserves the right to change the brands with equivalent type of quality.

Project associates

Principal Architect	Espace
Facade Architect	Spectrum Design Group
Lighting Consultant	Principal Focus Lighting Design
Structural Consultant	P M Consultant
PHE Consultant	Unique Engineering Consultancy Pvt. Ltd
Electrical Consultant	INDCON
Fire Consultant	SD Firetech Consultant
Environmental Consultant	Siddheswari Environmental Consultants
Green Building Consultant	Kamal Cogent Energy Pvt. Ltd.
Landscape Consultant	Site Concepts Pvt. Ltd.
Geotechnical Consultant	JP Geo Consultants

About the Developer

MERLIN GROUP®

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.
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