

INDULGE IN THE LUXURY OF TIME



Luxury by your side
Time, on your side

In a city that never slows down, Merlin Ivy offers you something rare — the chance to pause.

Located in the heart of Beliaghata, just minutes from E.M. Bypass, Sealdah, and Salt Lake, Ivy places you right where Kolkata connects — without pulling you into the chaos. Here, your commute shrinks, your days breathe easier, and your minutes finally feel like your own.

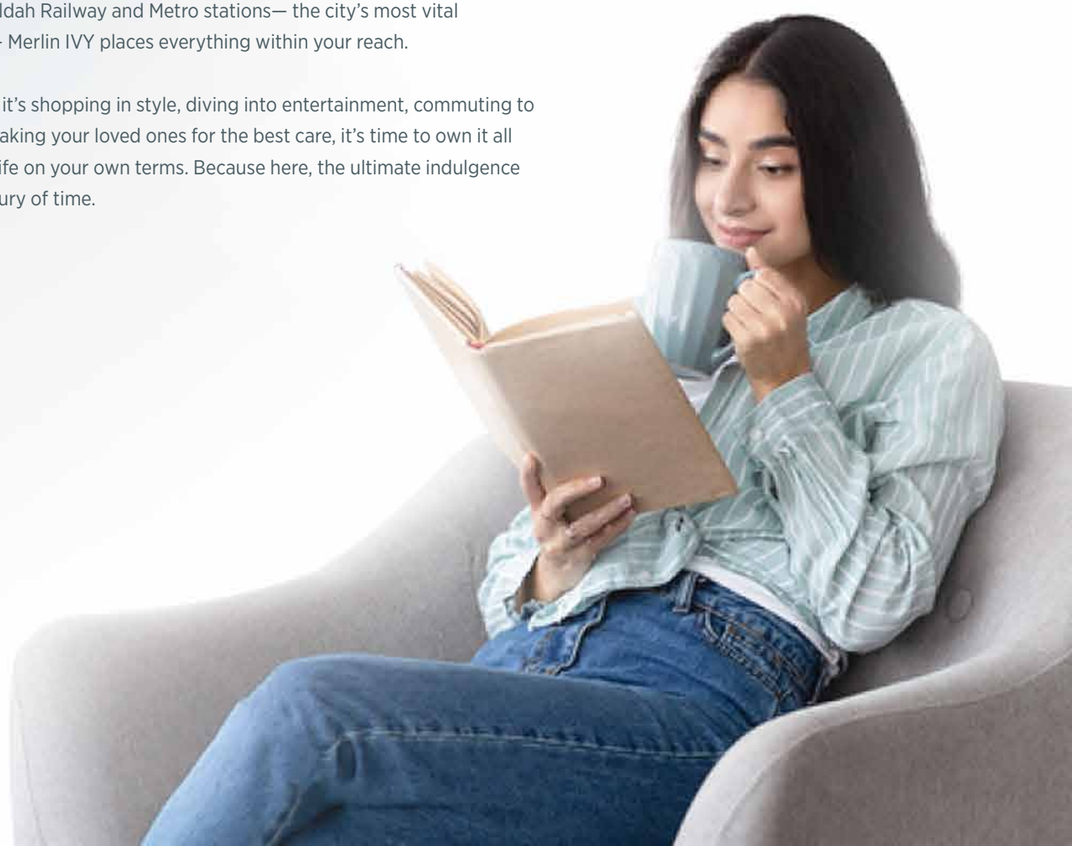
Crafted for those who value time as much as taste, Merlin Ivy blends intuitive design, smart planning, and seamless access into one elegant address. This isn't just about where you live — it's about how you live.



Living in one of Kolkata's prime locations means you can reach anywhere in zero time.

Situated in central Kolkata, with seamless access to the EM Bypass and both Sealdah Railway and Metro stations— the city's most vital arteries— Merlin IVY places everything within your reach.

Whether it's shopping in style, diving into entertainment, commuting to work or taking your loved ones for the best care, it's time to own it all and live life on your own terms. Because here, the ultimate indulgence is the luxury of time.



Your exclusive address



Live luxuriously
Live connected

Strategically located in the heart of Beliaghata, Merlin IVY seamlessly blends urban convenience with a tranquil residential ambience.

Here, everything you need is within easy reach, allowing you to connect with what truly matters.





Hospital

- Apollo Multispeciality Hospitals 2.7 km
- Manipal Hospital 2.1 km
- Fortis Hospital 8.2 km
- Desun Hospital 7.7 km

Entertainment

- Mani Square 2.7 km
- Swabhumi 1.9 km
- City Centre Salt Lake 4.4 km
- Quest Mall 8 km

Education

- Calcutta Boys' School 1.5 km
- Bharatiya Vidyabhavan 3.5 km
- Apeejay School 6.7 km
- Hariyana Vidyamandir 4.4 km

Hotel

- Hyatt Regency Kolkata 2.1 km
- ITC Royal Bengal 3.6 km
- JW Marriott Hotel Kolkata 3.4 km
- Vivanta 7.4 km

Connectivity to Business District & Other Important places

- Esplanade 5.7 km
- Park Street 7.3 km
- Airport 13.4 km
- Sealdah 3.6 km

Ground Level Site Plan



Legends

Ground Level

① Parking / Multi Level Parking

② Pond

③ Goomty

Rooftop Site Plan



Legends

Rooftop Amenities

① Pickle Ball Court
② Yoga Zone
③ Kids Play Activities
④ Swimming Pool Deck
⑤ Swimming Pool Deck
⑥ Swimming Pool Below
⑦ Solar Panel Area
⑧ Barbeque Counter
⑨ Party Zone
⑩ Pergola Seating
⑪ Recreation Zone

1st Floor Plan



Unit Info		Flat BU Area (Sq. ft)	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)
Flat No.	Flat Type			
A	3BHK+STD+3T	1539	1342	58
B	3BHK+3T	1298	1126	51



*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. *The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up Area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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.

2nd to 8th Floor Plan



Unit Info		Flat BU Area (Sq. ft)	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)
Flat No.	Flat Type			
A	3BHK+STD+3T	1539	1342	58
B	3BHK+3T	1298	1126	51
C	3BHK+3T	1295	1106	55

*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. *The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up Area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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9th to 12th Floor Plan



Unit Info		Flat BU Area (Sq. ft)	Carpet Area (Sq. ft)	Balcony Area (Sq. ft)
Flat No.	Flat Type			
A	3BHK+STD+3T	1539	1342	58
D	3BHK+3T	1351	1170	51
C	3BHK+3T	1295	1106	55

*RERA Built Up Area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace Built Up Area. *The total chargeable area includes RERA Built Up Area and 50% of the open terrace Built Up Area.
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

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Luxuriate in the leisure of time

Take your relaxation to new heights at the rooftop swimming pool. This tranquil oasis offers stunning panoramic views, including the vibrant stretch of E.M. Bypass, the heartbeat of Kolkata's connectivity.

With the city as your backdrop, immerse yourself in the beauty of the skyline and the pulse of the Bypass on the horizon. Whether it's a refreshing morning swim or a serene sunset dip, the rooftop pool at Merlin Ivy elevates your everyday in ways you've never imagined.



*Artist's Impression

Swimming Pool

Let memories happen

The banquet hall at Merlin Ivy offers an unparalleled setting for every occasion. Elegantly designed and exceptionally versatile, this spacious venue caters to both intimate gatherings and grand celebrations.

The banquet hall ensures that every event is executed to perfection and guarantees a memorable experience.





Community hall

*Artist's Impression

Live at the height
of convenience



The Merlin World without Boundaries



Elita Garden Vista | New Town, Kolkata



Altair | Colombo, Sri Lanka



Ventana | Pune



Acropolis Mall | Kolkata



South City Residence | Kolkata



Fifth Avenue | Sector-V, Salt Lake



The One | Tollygunge, Kolkata

Merlin

Since its inception in 1984, Merlin Group has grown to become a leading conglomerate in India's real estate industry. Over the span of three decades, it has earned recognition for an impressive array of prestigious residential and commercial complexes, office buildings, and townships. With a presence in Kolkata, Ahmedabad, Raipur, Pune, Chennai, and Colombo, the group's influence extends far and wide.

As times have evolved, so has Merlin Group's vision. Expanding beyond real estate, the company now ventures into contemporary shopping malls, resorts, industrial estates, clubs, and more. It has become the go-to destination, offering a diverse range of services and facilities all under one roof, catering to the diverse needs of its clientele.

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