

SPECIFICATION

Merlin Regalia has superior level of craftsmanship and designs with extraordinary attention to detail. The fittings are all of renowned brands and ultra modern to suit your majestic living.

Grand Entrance Lobby

- Well-decorated entrance lobby with premium texture paint finish in common areas such as staircases



Elevation

- An iconic building, meticulously designed. Combination of anti-fungal and textured paint

Foundation & Structure

- Reinforced cement with concrete on piles and sheer walls wherever necessary
- Strict surveillance on quality and architecture will ensure the building is earthquake resistant; RCC framed constructions for added strength



Wall Finish

- Putty finish smooth walls
- External: 10" thick brick wall, including plaster and paint
- Internal: 6" thick brick wall, including plaster and paint

Doors

- Internal doors: Both side painted door
- Main door: One side teak finish door



Windows

- Colour anodised or powder coated glazed aluminium windows
- Double glazed glass panels in all bedrooms to minimise noise pollution

Hardware & Fittings

- Branded locks and hardware fittings of Yale, Godrej or equivalent make



Floors & Dado

- Large 800x800 vitrified tiles in living and dining, and 600x600 vitrified tiles in all bedrooms
- Anti-skid ceramic tiles in kitchen floors
- Anti-skid floor tiles in bathroom and designer tiles on walls upto 8 ft height



Elevators

- High speed automatic lifts of Kone/Schneider/ equivalent make with well-decorated lift cars

Common Lighting

- Overhead illumination for compound and street lighting inside the complex
- Use of LED lighting in major areas to minimise common area power consumption



Electrical Details

- PVC conduit pipe with copper wiring, MCBs/ELCBs with sufficient power points for necessary gadgets
- Fire resistant wires with premium modular switches of Crabtree/Havells or equivalent make
- Concealed wiring of reputed brands for electricity, telephone, internet etc. inside the apartment
- Quality earthing for all electro-mechanical gadgets



24x7 Security & Fire Prevention

- Power back-up up to 5 KVA sufficient to run all your electrical gadgets including Air-Conditioners*
- Security surveillance facility with CCTV and 24x7 security guards
- Fire fighting arrangement as per West Bengal Fire Service recommendation
- Smoke detectors with sprinkler system for fire prevention
- Required number of evacuation points and refuge platforms for residents' safety along with fire alarms
- Video door phone facility coupled with intercom system



Treatment

- Anti-termite treatment during various stages of construction
- Thermal insulation treatment for the roof



Water Treatment & Proofing

- Each apartment assures 24 hour treated water supply
- Superior quality waterproofing wherever necessary

Kitchen

- Granite counter top
- Dado of ceramic tiles above platform upto 2 feet height
- Stainless steel sink
- Hot and cold water provision
- Separate KMC water line for drinking water
- Ceramic wall tiles in utility balcony



Toilets

- Water efficient sanitary fixtures (Hindware Italian collection/Kohler or equivalent)
- Top-of-the-line international quality fittings of Jaguar or equivalent make
- Designer large sized wall tiles up to 8 feet height
- Anti-skid flooring
- Hot and cold water provision



Live amongst Green, Air & Water

- Ample open area and greenery all around
- Terraces in some apartments to give a blissful feeling
- Meticulously planned apartments, two/three sides open with cross-ventilation and adequate daylight



Air-conditioning

- Split air-conditioning in all rooms including the dining/living room

