

MERLIONN   
**ARCADE**  
FUN • FEAST • FROLIC

**Positioned For Growth**  
**Highway Footfall. Higher Growth**





## A New Landmark Rising on Chandigarh–Ambala Highway

Strategically located on the prime Chandigarh–Ambala Highway, directly opposite Haldiram's, this upcoming commercial arcade is set to become the next hotspot for highway food lovers and urban explorers.

For over 15 years, the Haldiram's stretch has been a celebrated food destination, drawing families, travelers and city crowds alike. Now, this legacy location is evolving into something even bigger.

**4** F&B

Eat.Sip.Repeat.  
Highway Retreat

**14** DSS

Takeaway & Dine-In

**15** SCO's

Retail & Restaurant



## About The Developer

Merlionn is a name built on experience, trust, and consistent delivery. Backed by over two decades of expertise in real estate development, the group has successfully delivered multiple commercial, residential, and hospitality projects. With more than 10 ongoing developments across diverse formats, Merlionn brings deep market understanding, strong execution capabilities, and a commitment to quality in every project. Merlionn Arcade reflects this legacy—strategically planned, professionally executed, and designed to create long-term value for investors and businesses alike





## PRIME HIGHWAY FRONTAGE

Strategically located on the high-traffic Chandigarh–Ambala Highway, these premium F&B spaces ensure maximum visibility, steady footfall, strong rental potential and long-term commercial appreciation.

## SKY DINING DESTINATION

An exclusive open-air rooftop zone for flagship restaurants, cafés, and breweries, offering skyline views, experiential dining, premium clientele and high-value investor returns.



## FUTURE FOOD HUB

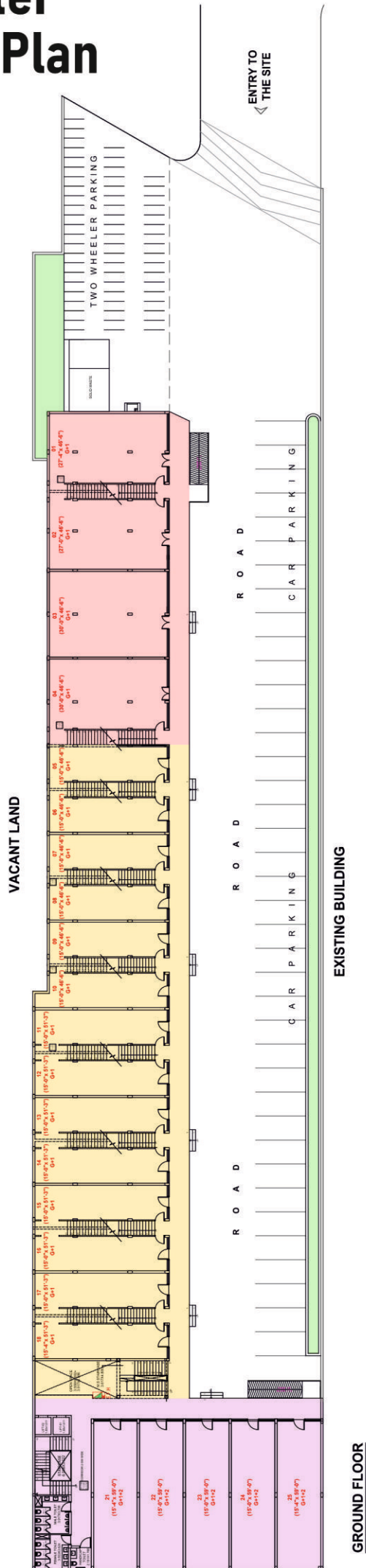
Opposite the iconic Haldiram's stretch, this upcoming F&B destination completes the highway's culinary circuit with curated dine-in and takeaway formats designed for consistent demand and growth.
















- Iconic Retail
- Prime Frontage
- Direct Highway Access



# Master Site Plan



## Site Features

-  2 Common Lifts
-  Common Rest Room
-  Landscaped Green Area
-  Spacious Ventilated Corridors
-  Fire Fighting System
-  Food and Beverages
-  Roof Top Brewery
-  Open Air Restaurant
-  Ample Parking Space
-  Ev Charging
-  Direct Access From Highway
-  24/7 CCTV Surveillance
-  Strategically Located On Chandigarh-Ambala Highway

## A Destination Not Just A Stop

Whether it's a weekend family outing, a brewery night with friends, rooftop celebrations, or a quick highway food break — this arcade will redefine the way people experience dining on Chandigarh–Ambala Highway



### Location Advantages

- Direct Highway Access
- Opposite Haldiram's
- Established Food Destination Hot Spot
- 24 Hours Traffic Flow



Site Address : Chandigarh - Ambala Highway, Opposite Haldiram, Derabassi  
Mobile : 97 0 97 90 0 90

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