



SPLENDOR MANSION

60 FEET ROAD, MIRPUR



YOU HAVE CHOSEN
TO BUY FROM

CLASSIC
COLLECTION

ASK ABOUT OUR
OTHER COLLECTIONS _____

LUXURY
COLLECTION

COMMERCIAL
COLLECTION

 **WELLNESS**
COMMUNITIES



EXPERIENCE THE BEST IN THE AREA!

Splendor Mansion, without doubt, is a gem in the area. It will be a highly sought after residence, and will stand out amongst the crowd of concrete cages. Besides the modern, stylish homes, the in-house amenities definitely add up to the exclusivity of the building. The rare experience of community lifestyle in the area can only be felt by the residents of Splendor Mansion.

AT A GLANCE

Address: House# 59/1&2, 60 Feet Road, Mirpur, Dhaka 1216.

Accessible through a 60 ft wide road

Built over 26.11 katha

Number of floors: B+G+14

76 Parking Spots on Ground Floor & Basement

A Community Hall, Gym Space & Kids' Play Area

2 Stretcher & 2 high quality 8 passenger lifts

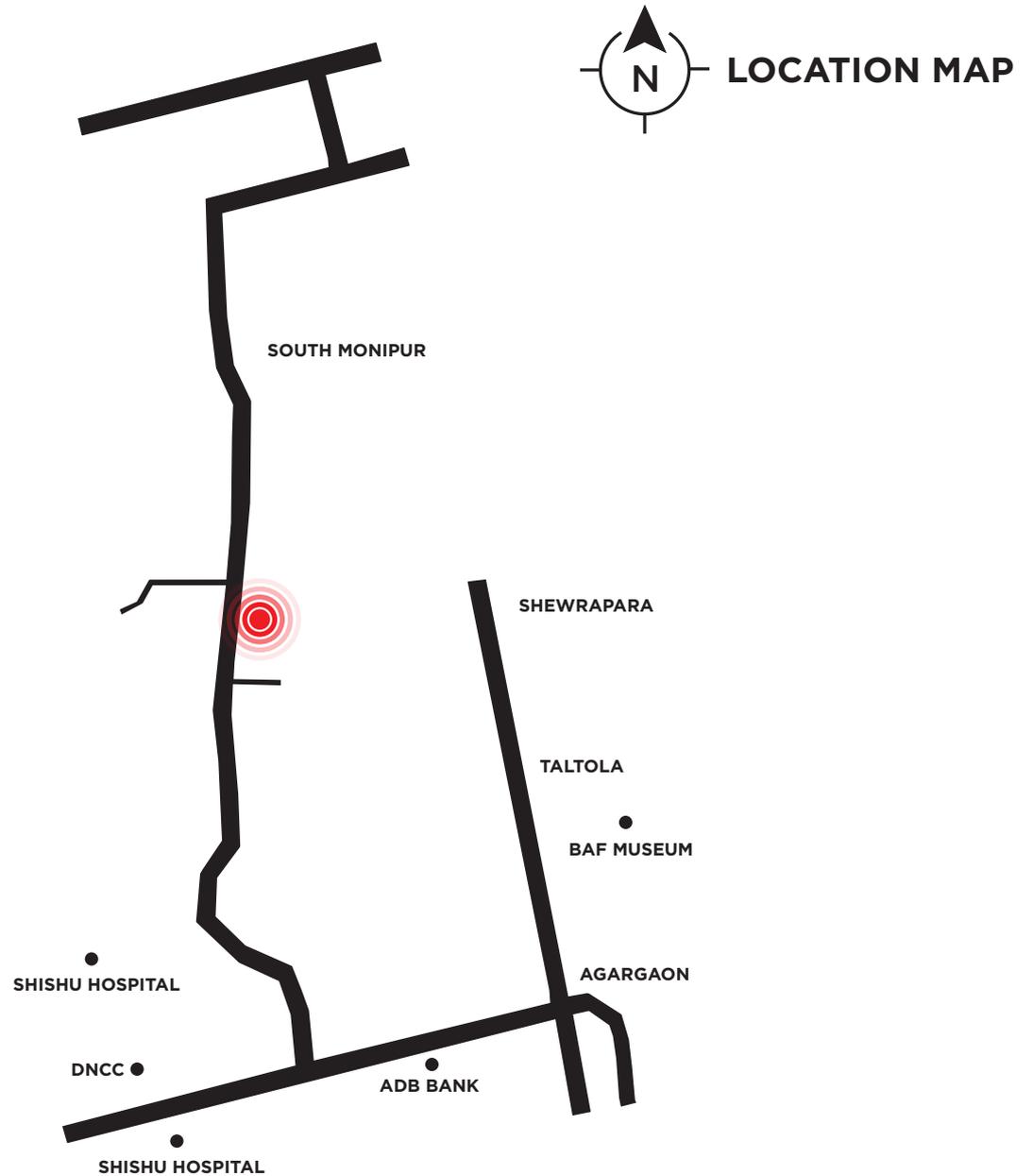
Three units per floor

1713, 1745 & 1945 sft. 3 bedroom apartments



YOUR TRUE HAPPY PLACE!

Located in the wildly popular 60 ft road, Splendor Mansion is the home that you may have been waiting for, if you are a true Mirpur fan. Need easy access to Agargaon, Kazipara, Kalyanpur, and Shyamoli? The 60 ft road will help you commute easily. As a bonus, you also get exposure to a large number of restaurants, banks, offices, schools, ATM booths, mosques and other facilities. Splendor Mansion is one of a kind, as it is the one of the gated community on 60 ft road. A secured area with all nearby amenities, get ready for a vibrant and amazing lifestyle here at Splendor Mansion.



SPLENDOR MANSION
HOUSE NO# 59/1&2, 60 FEET ROAD,
MIRPUR, DHAKA-1200



CONVENIENCES NEARBY

- Educational Institutes:** Monipur High School & College
Mirpur Girls' Ideal College
Sher-e-Bangla Agricultural University
- Hospital:** National Institute of Neuro Sciences & Hospital,
National Institute of Traumatology &
Orthopaedic Rehabilitation
National Institute of Cardiovascular Diseases
Trauma Center
- Banks:** Islami Bank Ltd.
Sonali Bank Ltd.
Southeast Bank Ltd.
The World Bank
- Restaurants:** Nanna Biryani
Chillers
Yellow's Kitchen
Premium Sweets
Madchef Mirpur
Pizza Hut
Dominos
- Recreational spots:** National Institute of Science & Technology
Bangladesh Air Force Museum
DNCC Wonderland
Sky Park



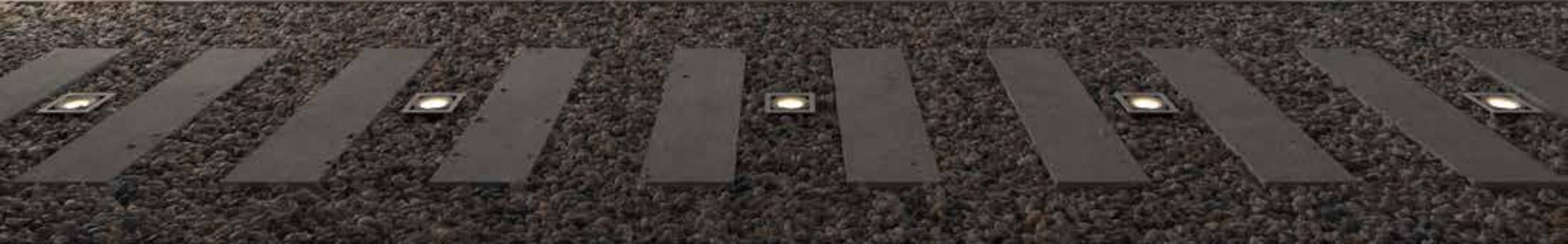
FEEL SECURED AS SOON AS YOU ENTER THE PREMISE

The exterior is as stylish as the homes. The beautiful combination of bricks, glass, groove and paint is complemented by the neatly planted greenery. With the boundary wall, 24/7 surveillance by CCTV and constant monitoring by the concierge- everything reflects the secured and safe life in Splendor Mansion, from the moment you step in! This is what a gated community is all about.





LANDSCAPED OUTDOOR TERRACE



ADEQUATE PARKING FACILITIES

Both the ground floor and basement floor are lined with parking lots, 76 in total! With ample driveway space, your parking will be as hassle-free as possible.



BASEMENT PLAN PARKING

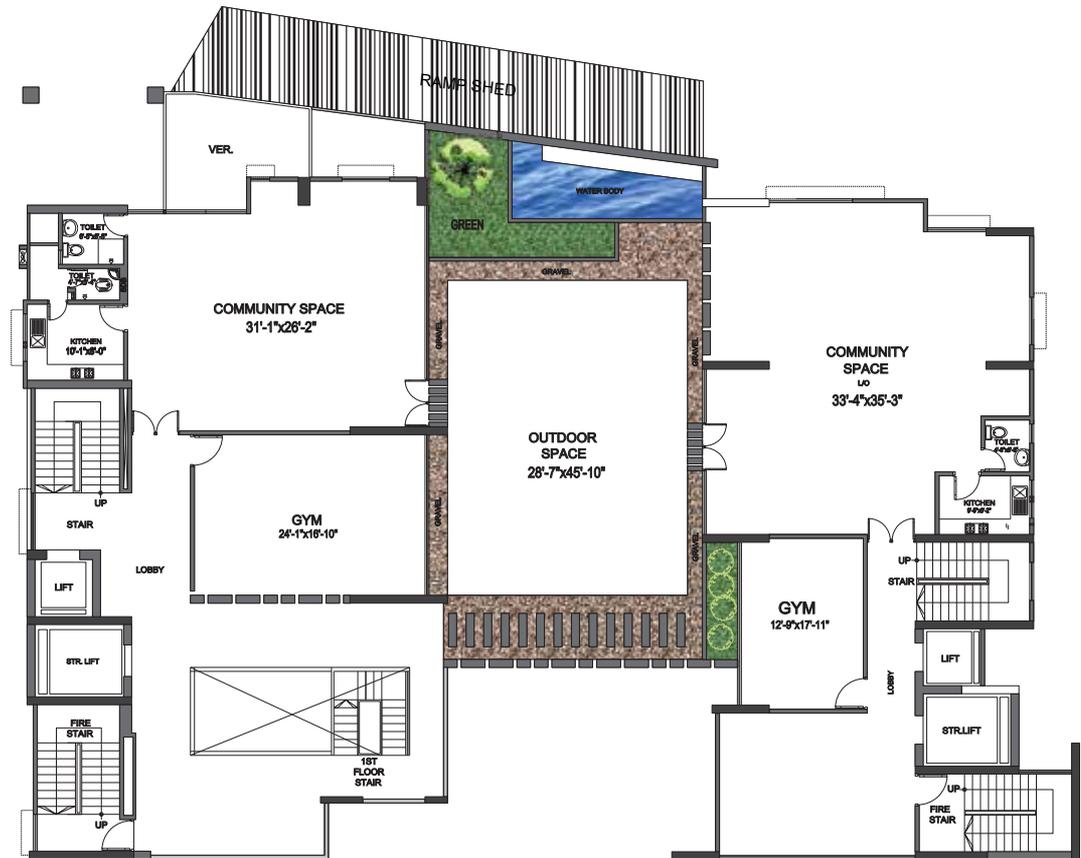


GROUND FLOOR PLAN





1ST FLOOR PLAN



ENJOY COMMUNITY LIFESTYLE FEATURES

Adorned with mezzanine, the ground floor hosts the children's play area while it remains connected to the first floor amenities as well. Since the ground floor expands to the first floor gym space, community hall and the outdoor space, it is the perfect recreational hotspot. You can host people in utmost comfort at the community hall which comes with an attached kitchen and a powder room.





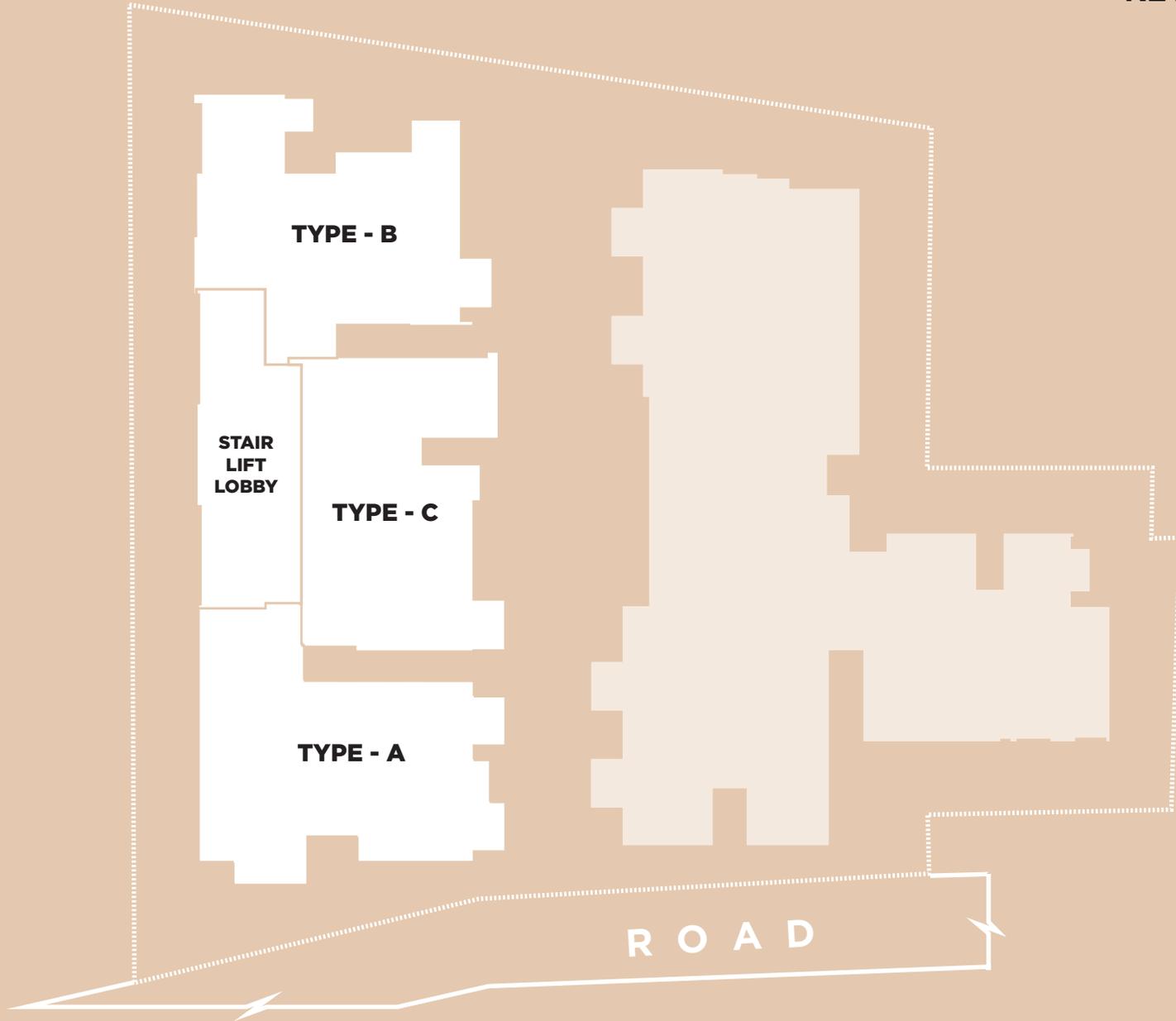
**WOW YOUR GUESTS WITH OUR SPACIOUS COMMUNITY SPACE
DESIGNED TO COVER ALL KINDS OF EVENTS**





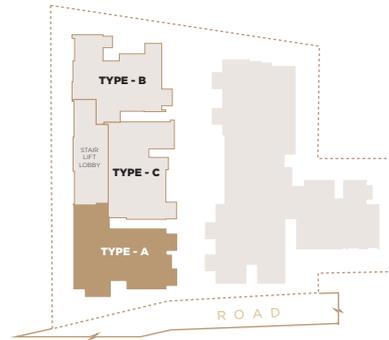
GET A FIT, LEAN AND HEALTHY BODY!

KEY PLAN





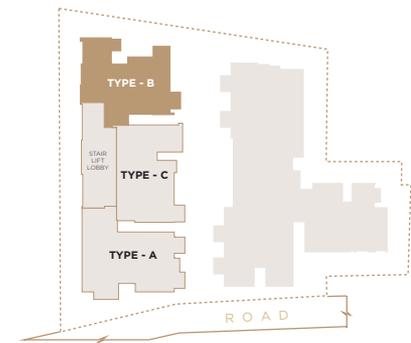
2nd TO 14th FLOOR TYPE - A (1945 sft)



KEY PLAN



**2nd TO 14th FLOOR
TYPE - B (1745 sft)**



KEY PLAN



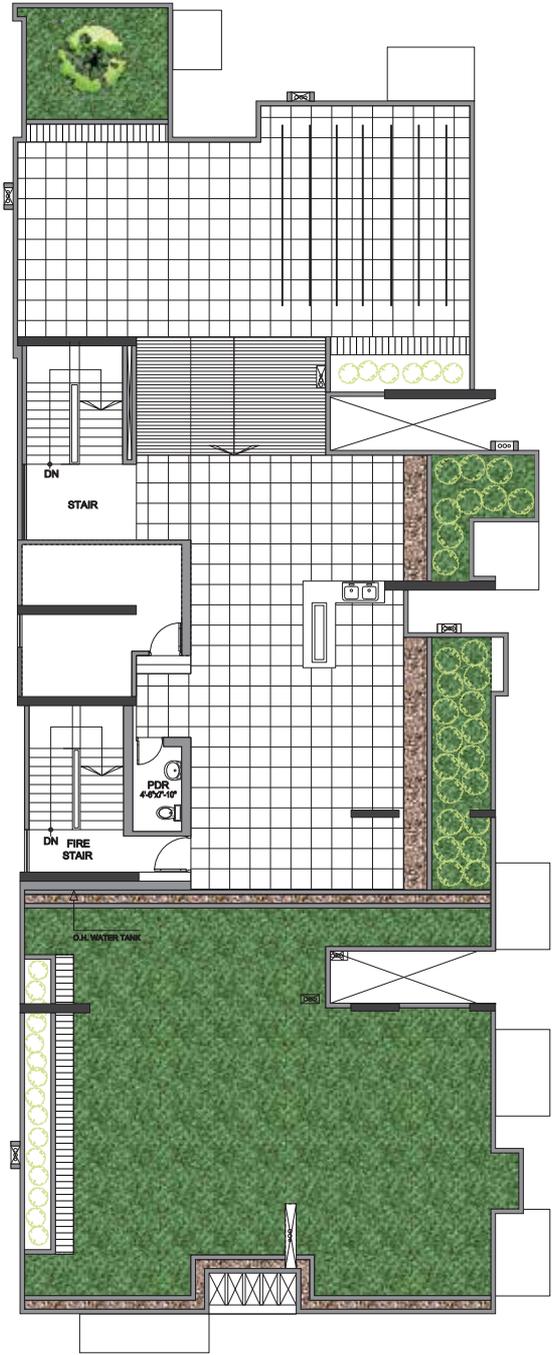
TYPE - C (1713 sqft) 2nd TO 14th FLOOR



KEY PLAN



ROOFTOP



KEY PLAN



**THE DELIGHTFUL ROOFTOP
THAT WILL TAKE YOUR BREATH AWAY...**



SOCIALIZE AND CELEBRATE LIFE AT THE ROOFTOP

Are you a BBQ enthusiast? You can get the whole community to tag along with you and get in the hobby of grilling! The rooftop provides ample space for a well-lit party or an event so that you can socialize easily. The Bar-B-Q zone has a powder room, so enjoy a lovely meal comfortably with your friends and family under the blue sky!

STATE-OF-THE-ART APARTMENT FEATURES



Floors

- 24"x24" mirror polished made-in-Bangladesh tiles in foyer, bedrooms, living room, dining room & all verandahs.
- Non-slippery tiles in kitchen verandah and staff room.

Doors and Windows

- Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, check viewer, door knocker, apartment name plate, fingerprint access door lock with one look over camera with 2 way voice support function.
- 7' high French polished teak chamble veneer door shutters with teak chamble door frame for all internal doors except bathrooms.
- Sliding glass windows and doors, complete with mohair lining, rainwater barrier, and fly-proof netting.
- Laminated bathroom door shutter with teak chamble solid door frames
- Safety grills on windows & full height grill on kitchen verandahs.

Painting

- Smooth finished plastic paint on all internal walls & ceilings.

Electrical

- Imported gang type electrical switches, plug points, and other fittings.
- Provision for air conditioners with power points in all rooms.
- Telephone & Internet connection point in dining cum family lounge.
- Maids calling bell switches in the master bedroom.
- Remote control light and fan switch in living room, dining and family lounge
- Concealed television line in all bedrooms & family lounge/Living room.

Lights

- Provision for wall brackets in all rooms; appropriate lighting in bathrooms, kitchen, staff bed & verandahs

Bathroom features

- Wall & floor tiles, sanitary ware, C.P fittings & accessories are all made-in-Bangladesh.
- Marble countertop local cabinet basin in Master bathroom, other bathrooms will have local pedestal basin as per developers choice
- Mirrors in all bathrooms available.
- Concealed hot & cold water lines in all bathrooms except the staff bathroom, which has local wall, floor tiles, long pan, and moving shower.

Kitchen features

- Granite countertop with single bowl sink
- 7' high wall tiles and floor tiles made-in-Bangladesh.
- Concealed hot and cold waterline
- LPG connection for oven/stove with gas detector to avoid fire hazard.

BUILDING FEATURES FOR ALL RESIDENTS

Rooftop

- Lime terracing of adequate thickness for protection from heat
- Protective parapet wall/ railing 4'-0" high around the periphery
- Separated clothes drying area

Parking

- Column guards to prevent damage by cars.
- Parking spaces will be reserved and marked with respective apartment numbers and will be according to the allotment.

Generator

- A diesel run emergency auto start/stop canopied generator imported from Europe for use in case of power failure.
- Generator will support lift, water pump and lighting in common space and stairs, one light and one fan point in every room (including staff bed), one light point in kitchen and all bathrooms, one point for refrigerator and one point for television.

Water

- Underground water reservoir with lifting pump to store two days' consumption capacity, an overhead water tank above the rooftop.
- Deep tube well available.



NOTE: All optional work or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval of bti.





SMART HOME FEATURES SUCH AS SMART MAIN DOOR LOCK, REMOTE CONTROLLED SWITCH, GAS DETECTOR ARE AVAILABLE.



**WHEN YOU BUY
A bti APARTMENT,
YOU GET TO ENJOY
PEACE OF MIND**

- We provide fire hydrants to mitigate any chance of fire damage even though it's not required by law.
- An earthquake-resistant design is applied under the supervision of a team of experienced and qualified civil engineers to ensure the highest quality of workmanship and safety .
- The structural strength of our building materials is checked in quality controlled labs at every stage of construction.

Ask us about Square Feet Story to help you perfect the architectural and interior designs, construction, landscaping and to get innovative solutions, 3D animation and logistic services as per your needs.





For your dream bed rooms,
as splendid as this, contact us at





For your dream living space,
as splendid as this, contact us at





For your dream dining space,
as splendid as this, contact us at



**MAKING HOME OWNERSHIP
A JOYFUL EXPERIENCE FOR YOU
THAT'S WHAT BTI HAS ALWAYS BEEN ABOUT**

bti is well known in the real estate sector in Bangladesh for setting high standards of customer service and we heavily invest in maintaining international standards of work ethics and design development.



DHAKA OFFICE:

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Plot: 3 & 5, Road: 113/A,
Gulshan, Dhaka 1212
Email: info@btibd.org**

CHATTOGRAM OFFICE:

**bti Landmark
549/646, Zakir Hossain Road
Wireless More, West Khulshi, Chattogram.
Email: info_ctg@btibd.org**



**REHAB MEMBERSHIP 001
ISO 9001:2015 CERTIFIED**

General Disclaimer:

Information contained in this brochure is subject to change. The measurements are approximate. Illustrations provided are only to facilitate presentation. Apartments are sold unfurnished. Furniture and fixtures are not part of the offer or contract. Features and amenities may vary as per availability based on market prices/design requirement/price fluctuation.



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