

YOU HAVE CHOSEN
TO BUY FROM

THE
Classic
COLLECTION
Live in Style

Alpenglow

Boro Moghbazar, Dhaka

WE MAKE HOME OWNERSHIP A JOYFUL EXPERIENCE

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affordable luxury

Alpenglow



SEARCHING FOR A PLACE TO CALL YOUR HOME?

bti Classic Collection brings to you Alpenglow, a home that enriches your life with the comforts of a modern apartment and the convenience of an ideal location in the heart of the capital city.

AN ARCHITECTURE RESONATING MODERNITY

The architecture itself is a contemporary structure that stands tall in the neighborhood and elevates the aesthetics of it with an elegantly designed façade.

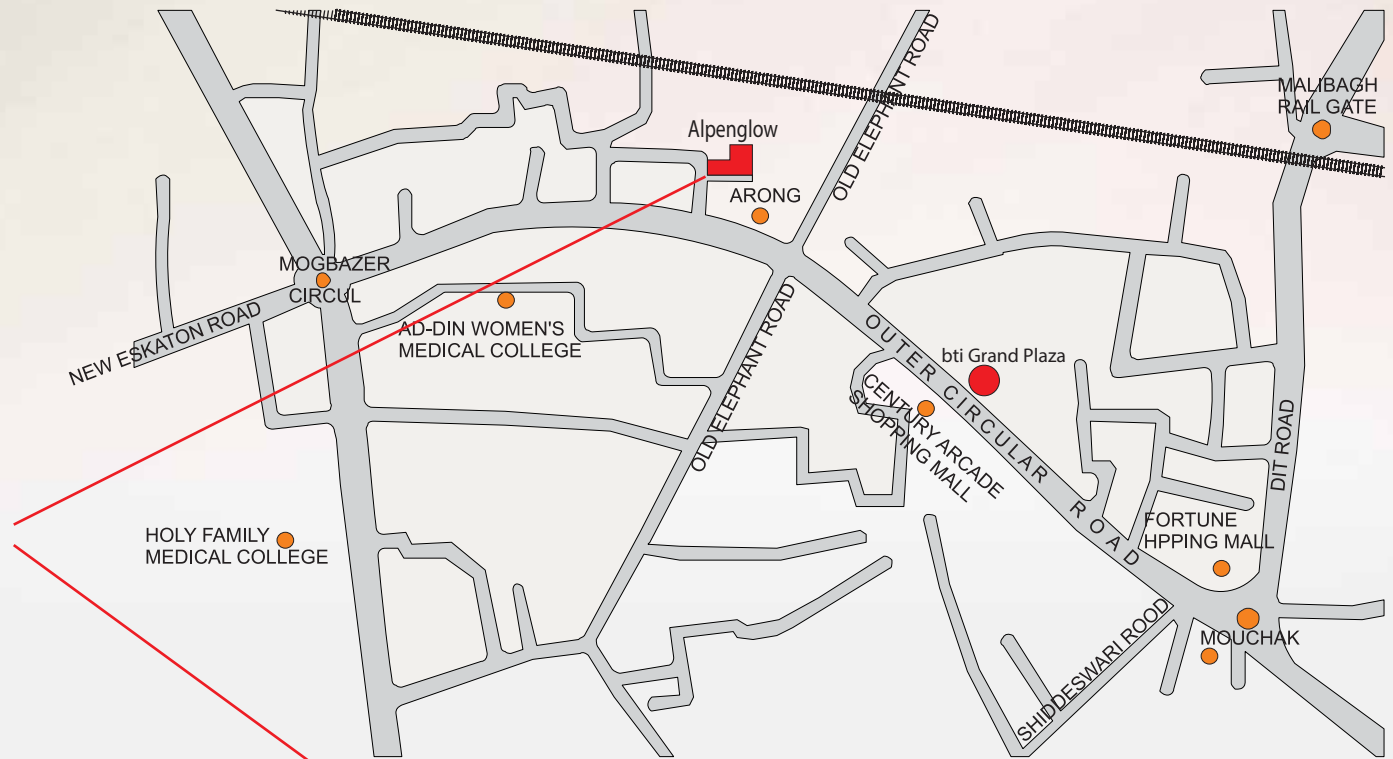




Alpenglow

PLOT # 213, BORO MOGHBAZAR, DHAKA

LOCATION MAP



Location Highlights

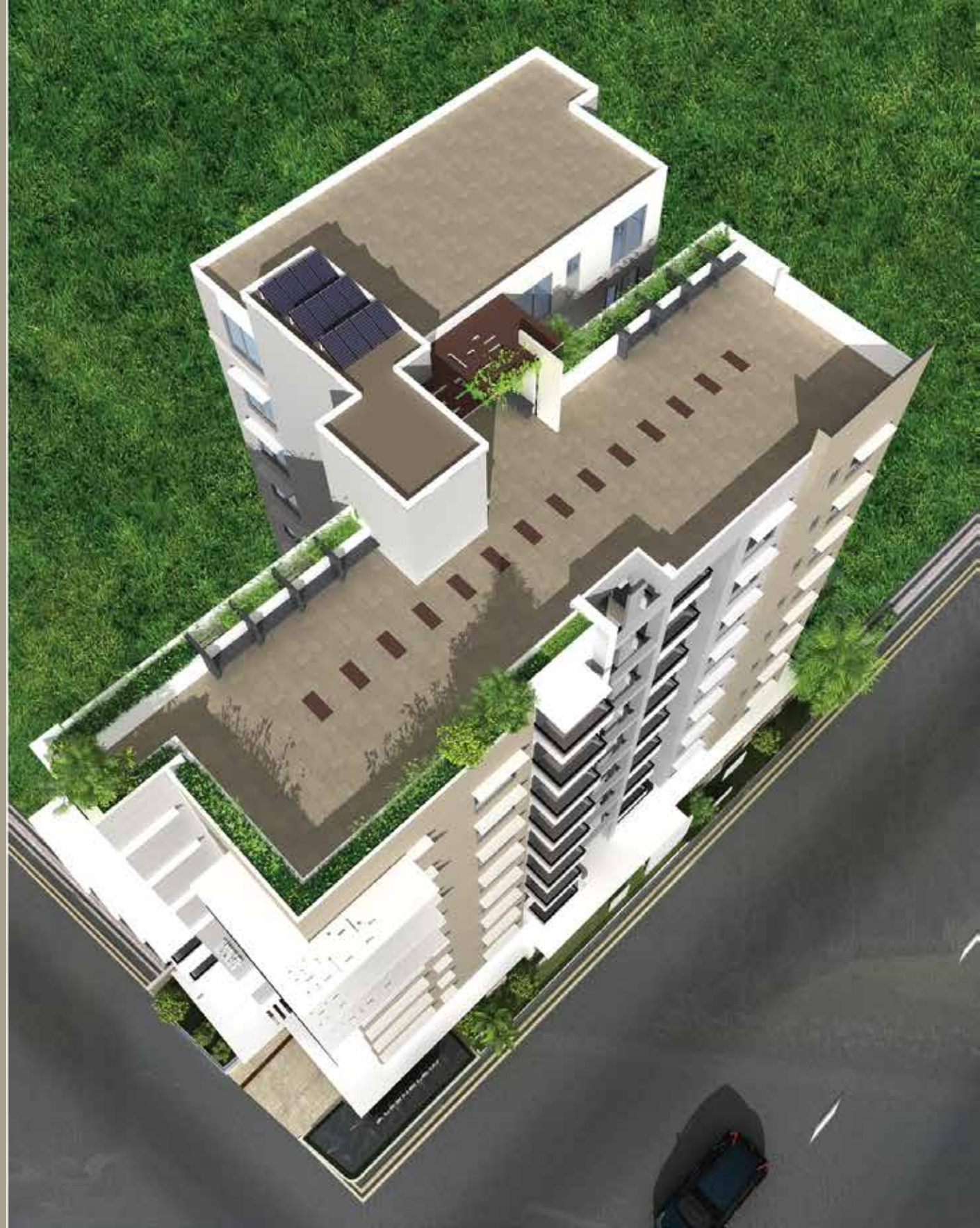
Situated in a prime location of Boro Moghbazar, Alpenglow makes your everyday life easy as you have reputed schools, medical facilities and shopping centers nearby.

Around the corner

Holy Family Red Crescent Medical College
Ad-Din Women's Medical College
Aarong
Century Arcade Shopping Mall
and much more...

CORNER PLOT LOCATION

Situated on a south-west corner plot, your apartment at Alpenglou is a home to covet as you can enjoy two road sides with open sky views.



EXTERIOR

- Exterior surface of the building enhanced with the use of cladding, paint and glass for a great look as per design.

BUILDING ENTRANCE

- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
- The building will have an architecturally designed entrance gate.
- Artistically crafted logo used for the project name, company logo and easily visible address on the front façade.
- Separate provision for putting up 'to-let' board.
- Common area lighting designed to highlight the lush landscape, vertical architectural features and elements of the building.
- Secured and well designed boundary wall to match the building façade.
- CCTV monitoring





COMMON UTILITIES

WATER

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half day requirement.
- Suction Pump to ensure uninterrupted water supply.
- One standby water pump for emergency.

FIRE PROTECTION SYSTEM

- Fire escape for emergency exit with fire protected door.
- Fire alarm and Fire extinguisher on every floor.

GENERATOR

- A diesel run emergency auto start/stop canopied generator will be imported from Europe for use in case of power failure with:
 1. Engine-Perkins/Cummins or good quality as per developer's choice.
 2. Alternator- Stamford/ Mecc-Alte or good quality as per developer's choice.
- Generator will support the following:
 1. Lift, water pump and lighting in common space and stairs.
 2. One light and one fan point in every room (including maid's bed), one light point in kitchen and all bathrooms.
 3. One point for refrigerator and one point for television.

COMMON LOBBY AREAS

- A smart lobby area has been designed to suit the building's character will be made up of a selection of stylish and elegant materials.
- Focus will be on energy saving lights inside the building wherever possible.
- Intercom connection from concierge to all apartments.
- Register dock for visitor's check-in at the concierge.
- Decorative material will be used on the ground floor lobby area and lift walls (as per design).

LIFTS, LOBBIES & STAIRCASES

- 2 high quality 8 passengers lifts (from reputed international manufacturer as per developer's choice) to be installed with auto voltage regulator, inverter, capacity to serve residents on every floor, adequate lighting, full-height photocell sensor and emergency alarm, mirrors on the wall, hand phone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding window in stair landing to ensure light and ventilation.



PARK YOUR CARS IN THE BASEMENT OR THE GROUND FLOOR

BASEMENT

- Adequate car parking spaces in the Basement floor.
- Basement will be designed with proper light and ventilation from wide openings through suitably located voids, peripheral openings and through the use of heavy duty exhaust fan.
- Drivers' waiting room.
- Proper fans, water drainage system and arrangement of water suction to ensure fast and easy water drainage for prevention of rain water flooding
- Adequate lighting system.
- Basement floor to be tiled in driveway.
- There will be 25 parking spaces on ground floor and basement.
- All columns will be partly painted, tiled or dressed with bricks with column guards to prevent damage by cars.
- Wheel guard for each car parking.
- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location and will be according to the allotment.

GROUND FLOOR

- High ceiling to allow ample light and ventilation.
- Approach ramp will be covered with tiles (as per design).
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Drivers' waiting area along with lavatory.



Basement Floor Plan



Ground Floor Plan





A GREEN SURROUNDING

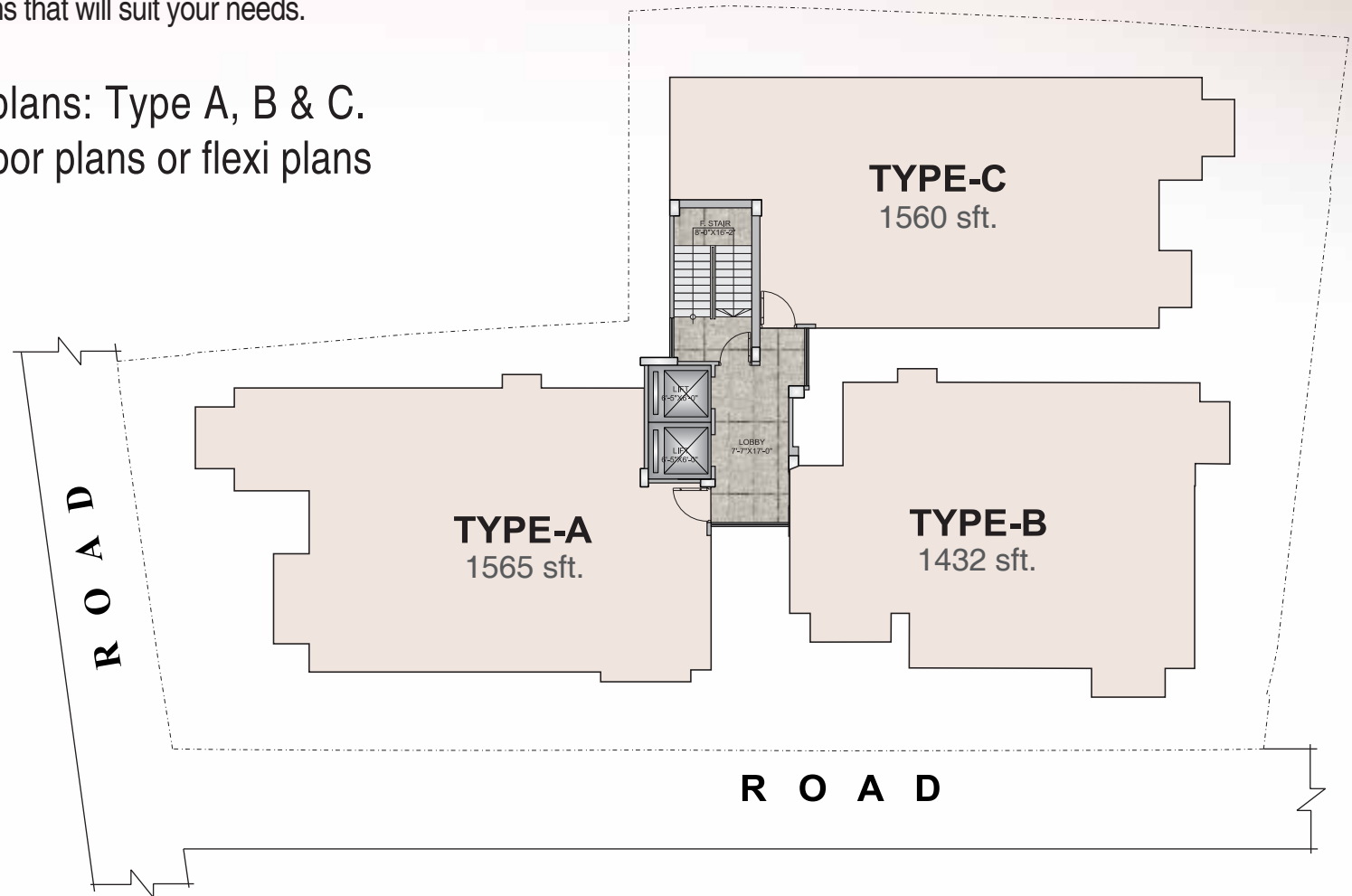
Take a breath of fresh air as at Alpenglow care has been taken to ensure ample greenery at the entrance and on the ground floor.

KEY PLAN

Find the perfect floor plan

Alpenglow comes with a range of floor plan options that will suit your needs.

Alpenglow offers 3 types of floor plans: Type A, B & C.
You can choose from our typical floor plans or flexi plans
for your convenience.



1st Floor Typical Plan

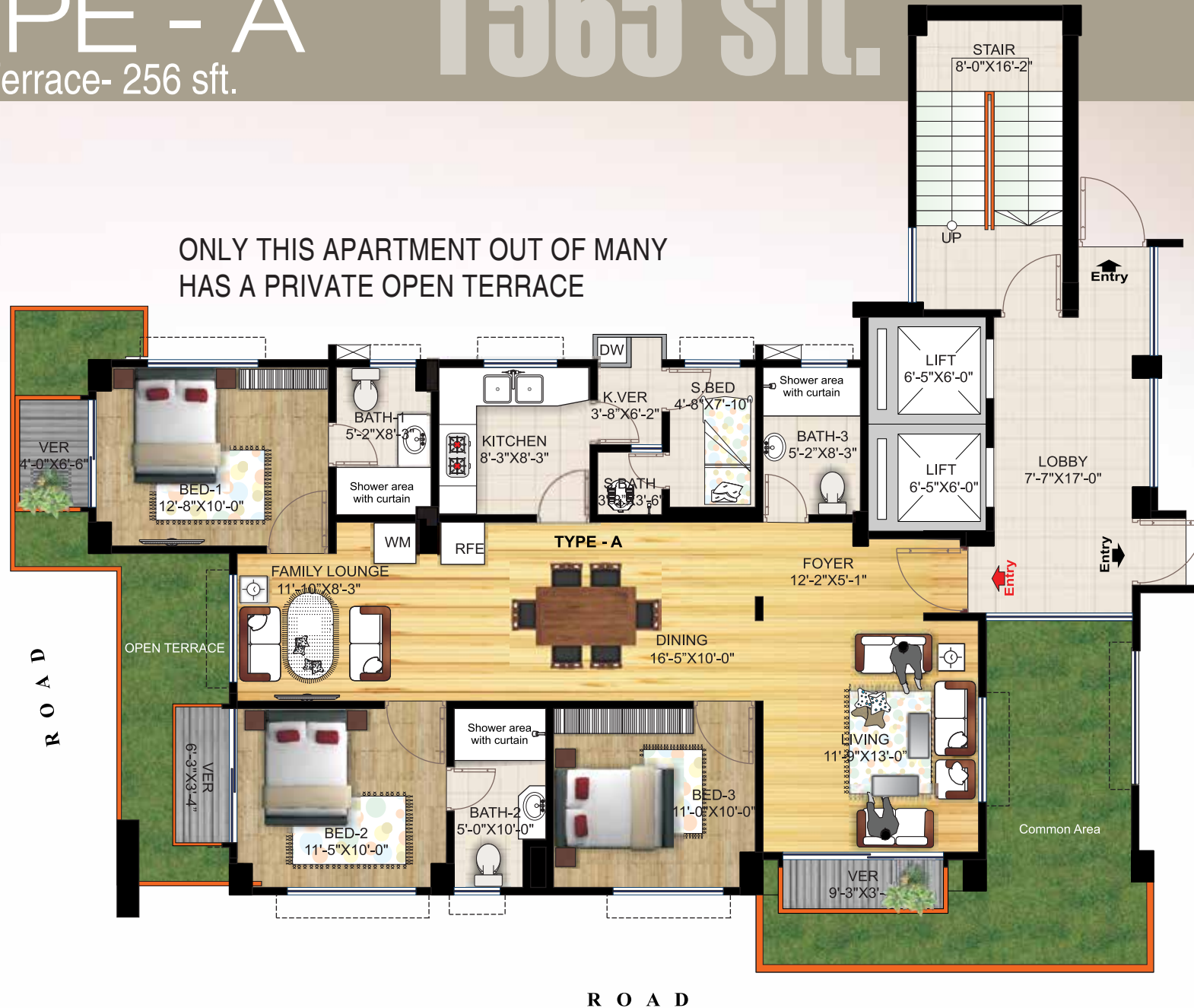
TYPE - A

Open Terrace- 256 sft.

1565 sft.



ONLY THIS APARTMENT OUT OF MANY
HAS A PRIVATE OPEN TERRACE



4th, 5th & 6th Floor Typical Plan
TYPE - A

1565 sft.

CAREFULLY ARRANGED VERANDAHS, DOORS
AND WINDOWS ALSO CONTRIBUTE TO THE DESIGN.



R O A D



Flexi Floor Plan TYPE - A 1565 sft.



R O A D



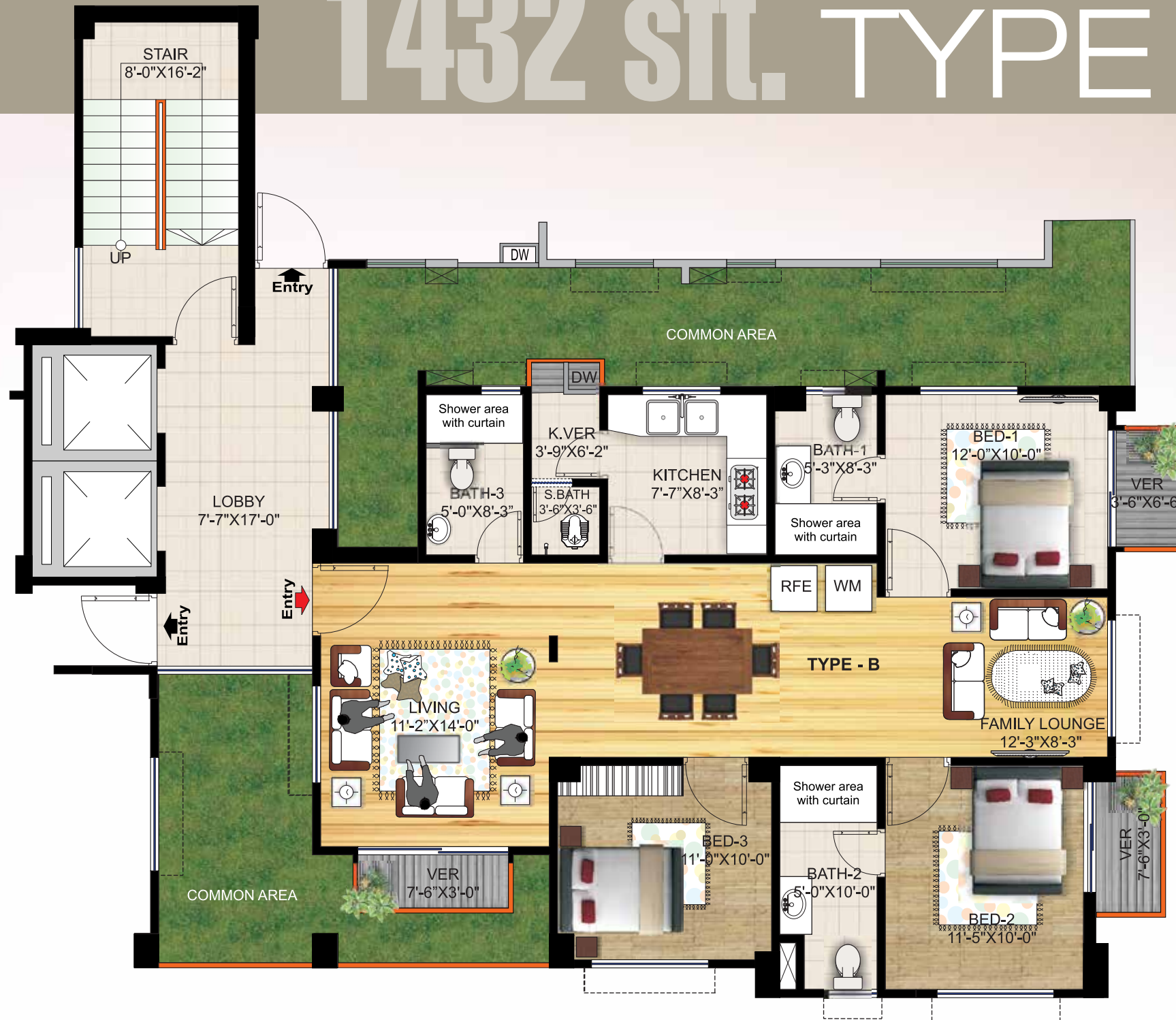
Lighting in a bedroom makes
all the difference for your comfort

Use our experts
at bti interior solutions to get
beautiful bed rooms

1432 sft.

1st Floor Typical Plan

TYPE - B



R O A D



1432 sft.

4th, 5th & 6th Floor Typical Plan

TYPE - B



1432 sft. Flexi Floor Plan TYPE - B



Design your entertainment space
to suit your needs- go for an open
plan or privacy.



Use our experts
at bti interior solutions to get
beautiful living rooms

1st Floor Typical Plan

TYPE - C

1560 sft.



4th, 5th & 6th Floor Typical Plan
TYPE - C

1560 sft.



1560 sft.

Flexi Floor Plan TYPE - C





Your dining space
can be picture perfect.

Use our experts
at bti interior solutions to get
beautiful dining rooms

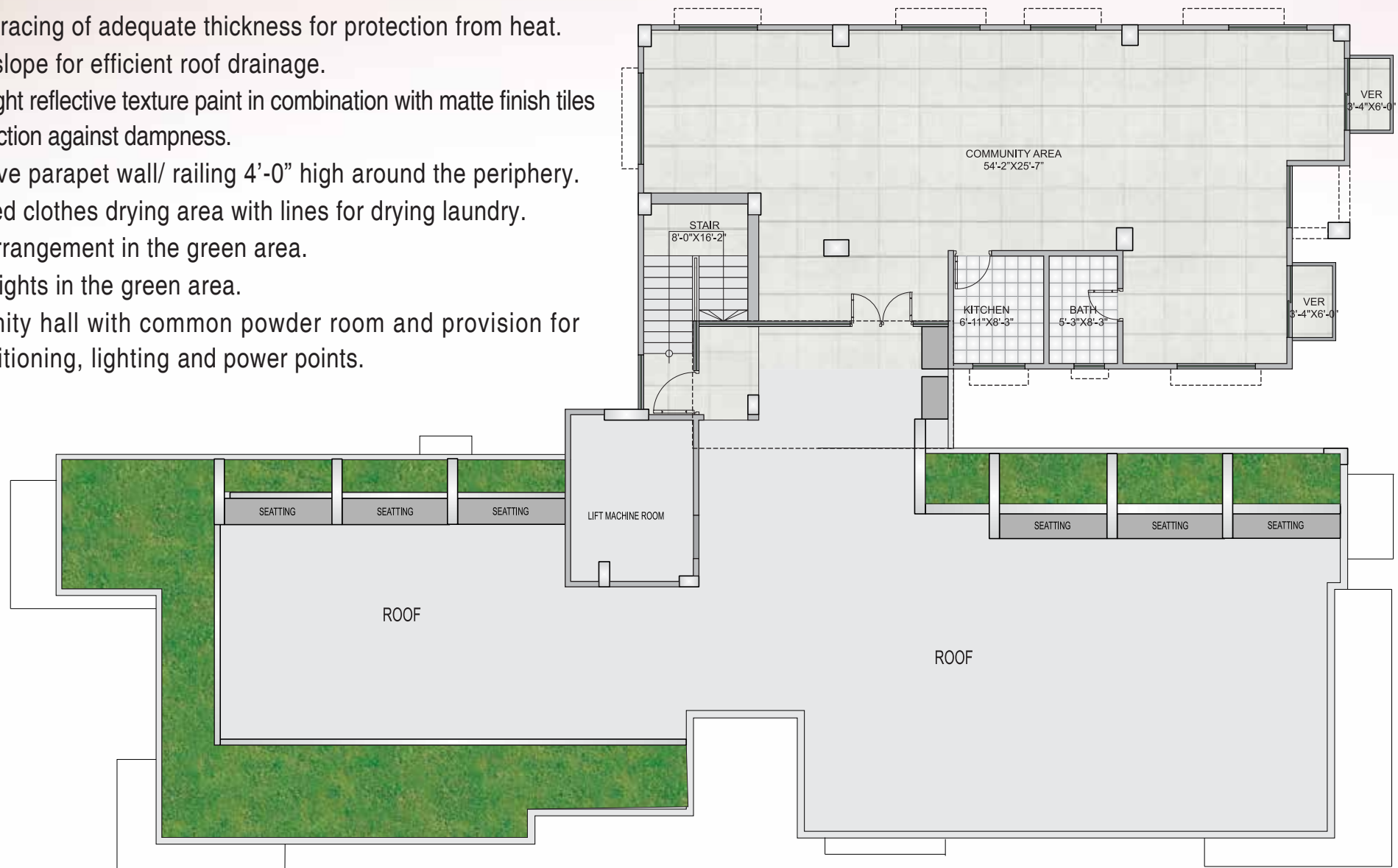
A modern rooftop terrace with a pergola, plants, and a glass wall. The terrace is paved with large, light-colored tiles. A large, dark, rectangular planter box is filled with lush green plants. A black metal railing with glass panels runs along the edge of the terrace. The sky is a deep blue with some light clouds. The overall atmosphere is serene and modern.

ROOFTOP ESCAPADE ON 9TH FLOOR

To escape the hustle and bustle of daily life Alpenglow has the perfect sanctuary for you on its rooftop retreat where you can spend quality time by yourself or host parties for celebrating special occasions.

ROOFTOP FEATURES

- Lime terracing of adequate thickness for protection from heat.
- Proper slope for efficient roof drainage.
- Use of light reflective texture paint in combination with matte finish tiles for protection against dampness.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- Sitting arrangement in the green area.
- Garden lights in the green area.
- Community hall with common powder room and provision for air conditioning, lighting and power points.



APARTMENT

FEATURES & AMENITIES



FLOORS, WALLS & CEILINGS

- Smooth finish plastic paint on walls and ceilings in soft colors.
- 24" x 24" mirror polished tiles in foyer, bedrooms, dining room, living room and family living area.
- Ceilings will be 10'-0" high.
- Provision for ceiling fans in all rooms.
- All internal walls will be of machine made concrete hollow blocks or first class bricks as per developer's choice.
- Grills will be colored with enamel paint.

DOORS, WINDOWS & VERANDAHS

- Teak decorative 3'9" wide main entrance door with door chain, check viewer, door knocker, apartment name plate, door handle with Mortise lock.
- Termite protected, pretreated wood will be used as doorframe throughout the building.
- French polished strong and durable veneer door shutters used for internal doors.
- Modern molding on internal door frames of teak chamble.
- Formica pasted flush door shutters and wooden door frames used for bathrooms.
- Cylindrical locks on all internal doors.
- Sliding glass windows and doors (as per design) complete with mohair lining, rainwater barrier and fly proof netting in all aluminium section.
- Flat bar safety grills on all windows.
- Verandah railings (as per design).

Use our experts
at bti interior solutions to get
beautiful rooms



Use our experts
at bti interior solutions to get a
beautiful kitchen

KITCHEN FEATURES

- Imported floor tiles (good quality, as per developer's choice).
- Imported wall tiles with border & decor up to 7'0" height (imported, good quality, as per developer's choice).
- Strong and durable veneer flush door shutters with wooden frame.
- Concrete platform at 2' 8" height from floor level with granite top.
- Double burner gas outlet over concrete platform to support burners.
- LPG provision in kitchen verandah.
- Provision for washing machine with water inlet, outlet and electric connection (as per design).
- One high polish counter top double bowl sink with mixer.
- Tiled down wash area in the kitchen verandah.
- Exhaust fan suitably located.
- Provision for kitchen hood.
- Provision for energy saving light brackets.



- ## MAID'S BATHROOM

- Locally manufactured floor and wall tiles up to 7'-0" high and PVC false ceiling.
- Long pan, moving shower and mirror(good quality as per developer's choice).

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beautiful bathrooms

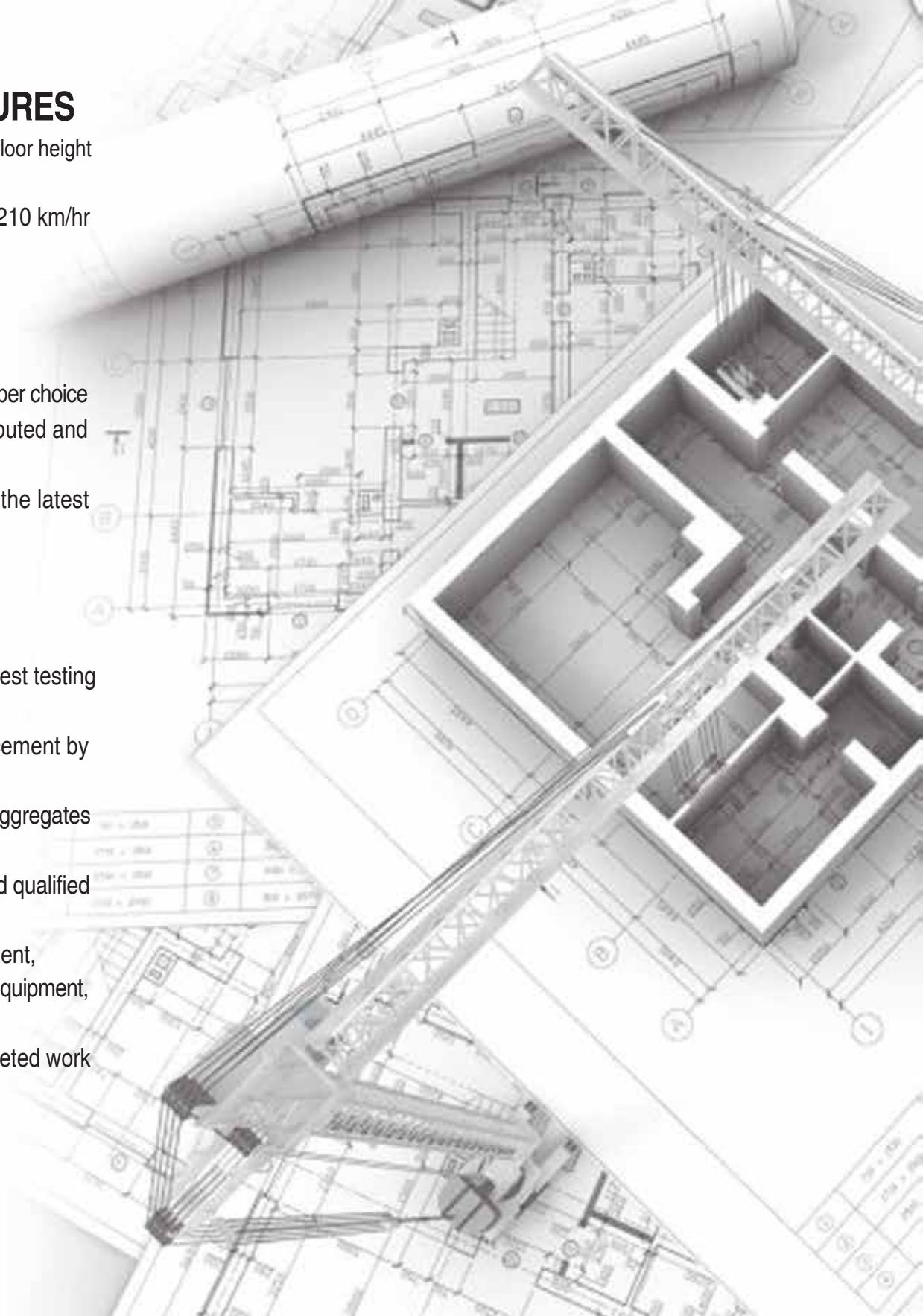
ELECTRICAL FEATURES

- Independent digital electric meter for main electric supply (Hosaf or Hayda or equivalent) for each apartment.
- Electric distribution box with main circuit breaker (Siemens/ABB or good quality as per developer's choice).
- All electric wirings will be concealed.
- Concealed television line in all bedrooms, living and family living area.
- Imported gang type electrical switches, plug points and other fittings (good quality as per developer's choice).
- Provision for wall brackets in all bedrooms, dining area, family lounge, living room & common areas as per design.
- Tubelight sets in the kitchen, maid's room and bath rooms for adequate lighting.
- Provision for air conditioners with power points in all bedrooms, living room and family living.
- Provision for broad band intercom connection in all bedrooms and living room.
- Telephone connection point in master bedroom and living room.
- All power outlets with earthed connections.
- Concealed ceiling fan provision in all bedrooms, living room, dining room & family living area.
- Maids' calling bell switch in the master bedroom.



STRUCTURAL & GENERAL ENGINEERING FEATURES

- Building built to 98'-0" height with ground floor car park height 11'-6" and floor to floor height of each apartment 10'-0" in accordance with FAR and RAJUK regulations.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- High strength deformed (HSD) steel reinforcement.
- Adequate concrete design strength based on USD.
- Stone as aggregate to be used in column and footing only.
- Concrete hollow block or 1st class machine made bricks to be used as per developer choice
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- Structural analysis for design carried out by "EXACT" method that utilizes the latest computer software.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete frames.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by latest testing equipment and laboratory techniques.
- Comprehensive section-by-section checking and testing of all steel reinforcement by professional design and supervising engineers.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. screened for quality including laboratory testing.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Modern construction site equipment employed includes steel cutting equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, leveling equipment, steel shutter & steel scaffoldings etc.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.
- Earthquake resistance feature will be provided on ground floor



OPTIONAL FEATURES



All optional work or additional fittings and fixtures according to customers' choice may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost from bti interior solutions

bti INTERIOR
SOLUTIONS

[illegible]



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YOUR HOME
ON TIME**

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with certification in **Service, Design and Construction**

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