

A man and a woman are shown in profile, smiling and looking out of a large window. The man is in the foreground, with his arm around the woman's shoulder. The woman is slightly behind him. They are both looking towards the right side of the frame, where a bright blue sky with wispy white clouds is visible. The window frame is white and partially visible on the left and right. A white lace curtain is visible on the far right edge.

THE PROMINENCE

NASIRABAD PROPERTIES LTD, SOUTH KHULSHI, CHITTAGONG

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Live in Style



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THE FULFILLMENT OF OUR DREAMS



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HOMEOWNERSHIP
A JOYFUL
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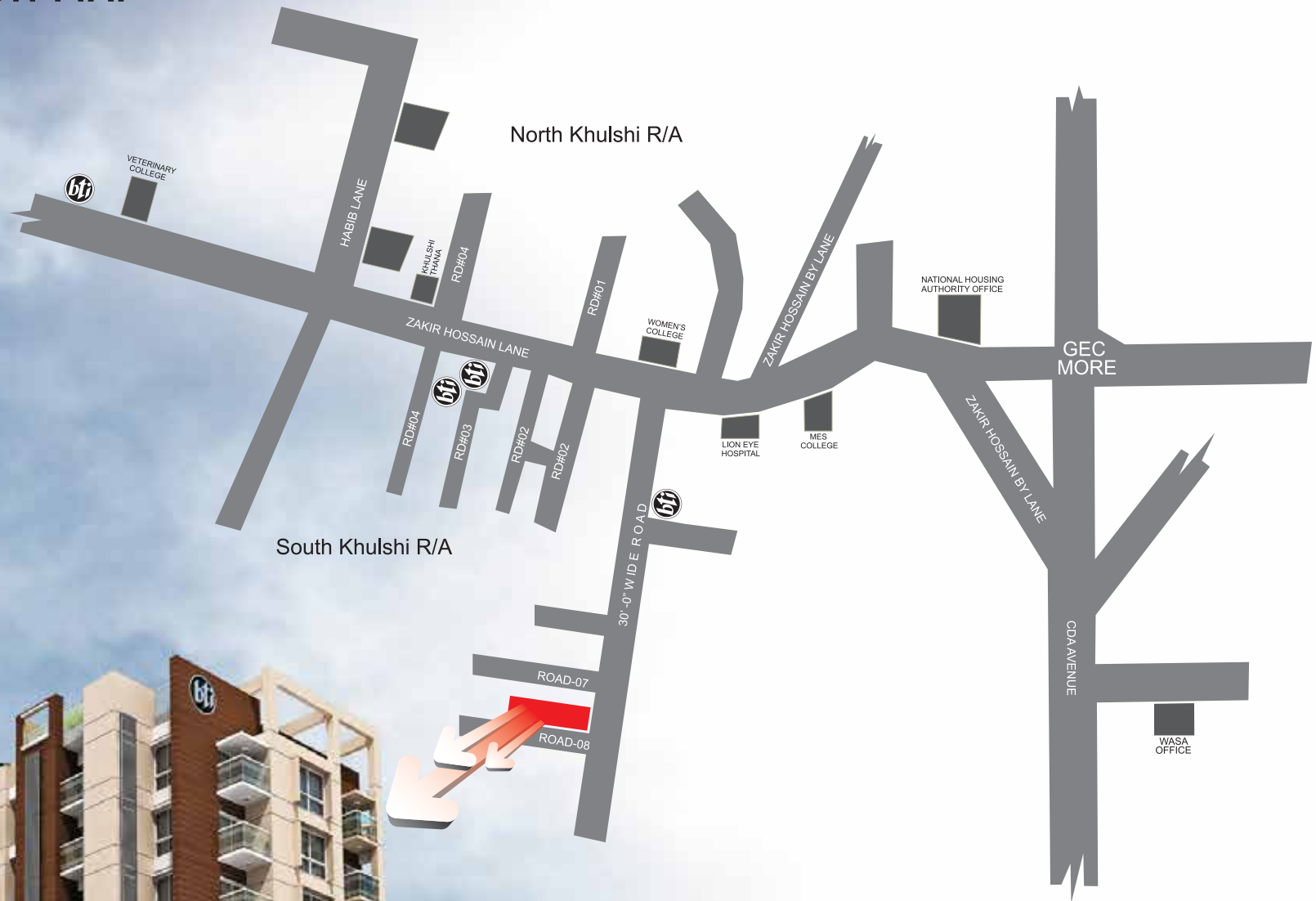
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COLLECTION
affordable luxury



LOCATION MAP



THE PROMINENCE

PLOT # 114, ROAD # 8, NASIRABAD PROPERTIES LTD. SOUTH KHULSHI, CHITTAGONG.

LIVE PROMINENTLY

The Prominence is a modern building in a corner plot location of Nasirabad with south-east facing. Situated on an expansive 12 katha land and having 3 units per floor, this 9-storied building lets you live harmoniously in a community of your own. The extensive amenities available such as rooftop with greenery, a community hall, gym space, and much more make sure you get to spend a fulfilling and rewarding life with your loved ones.



The Prominence is situated in a corner plot location of Nasirabad, Chittagong, near GEC Circle, making commuting to other parts of the city comfortable and convenient. It gives easy access to Khulshi, Panchlaish, Dev Pahar, OR Nizam Road, Amirbag R/A, etc.

AROUND THE CORNER

EDUCATIONAL INSTITUTES

Nasirabad Government Women College
Shilpakala Accademy
Asian University for Women

HOSPITALS

Royal Hospital Ltd.
Chittagong Metropolitan Hospital

SHOPPING CENTERS AND RESTAURANTS

Central Plaza
Khulshi Mart
Meridian Hotel & Restaurant
Pizza Hut



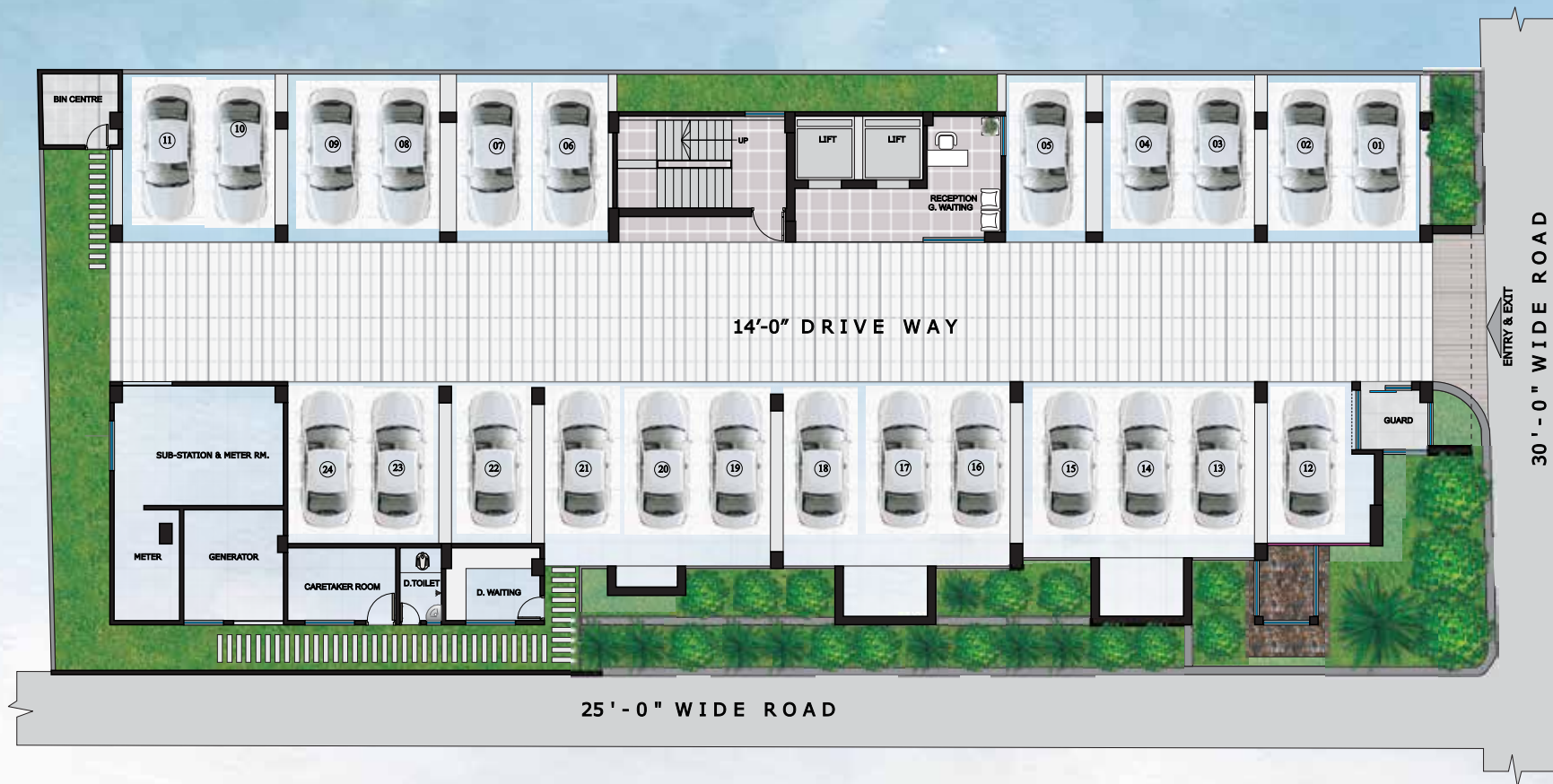
BIRD'S EYE VIEW





BUILDING ENTRANCE

- The front elevation of the building will have a stylish combination of glass, groove, and paint as per design.
- Surrounding 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.
- An artistically crafted logo used for the project name, company logo, and easily visible address on the front façade.
- A 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.
- A secured and well designed boundary wall to match the building façade.



GROUND FLOOR FEATURES

- A strategically placed security room at the entrance of the building will be provided for monitoring of gates round-the-clock with CCTV, maintenance of security log books, and intercom arrangement for all apartments. A security desk and arrangement for two people - be it a security guard or a caretaker - will be given here.
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- A high ceiling to allow ample light and ventilation.
- Proper drainage facilities 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.
- Caretaker's room with toilet.
- A smart reception lobby designed to suit the building's character will be made up of a selection of stylish and elegant materials.
- Decorative materials will be used on the ground floor reception lobby and lift walls as per design.



GROUND FLOOR PLAN



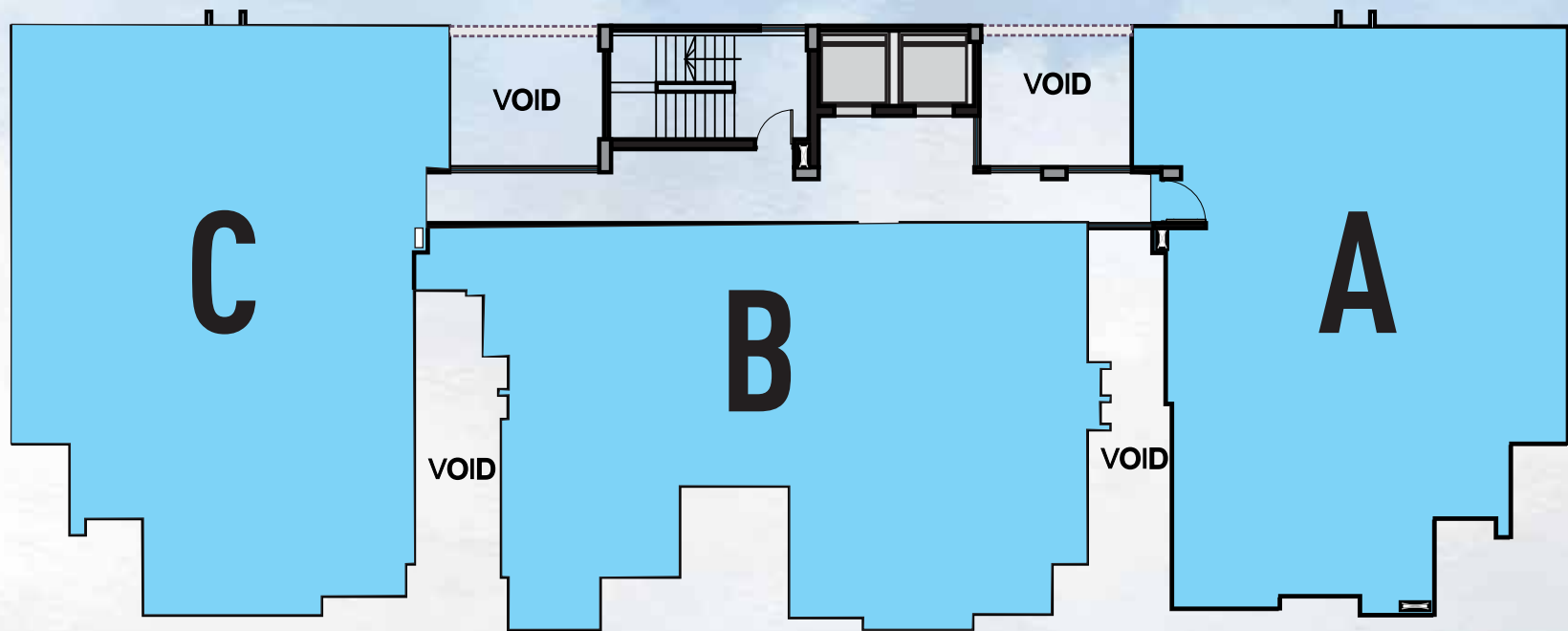
PARKING

- 24 parking spaces.
- 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.
- Car parking spaces with tiles or cladding bricks in different combinations.
- All columns will be partly painted, tiled or dressed with bricks with column guards to prevent damage by cars.



KEY PLAN

THE **PROMINENCE** OFFERS YOU
3 DIFFERENT FLOOR PLANS TO CHOOSE FROM - TYPE- A, B, AND C.
SELECT THE ONE THAT IS SUITABLE FOR YOU.



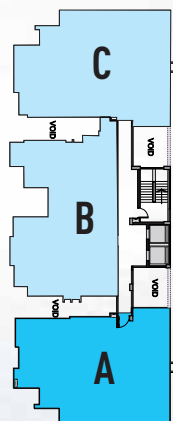


TYPE: A • 1902 SFT

1ST, 3RD, 5TH, & 7TH FLOOR PLAN



KEY PLAN

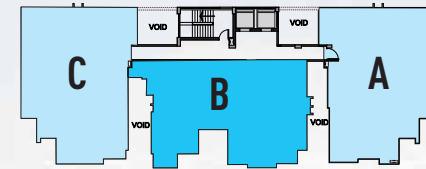




TYPE: B • 1902 SFT

1ST, 3RD, 5TH, & 7TH FLOOR PLAN

KEY PLAN



R O A D

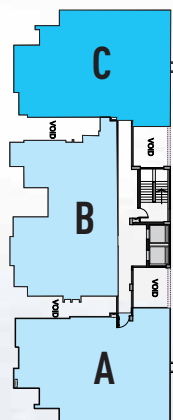


TYPE: C • 1902 SFT

1ST, 3RD, 5TH, & 7TH FLOOR PLAN



KEY PLAN





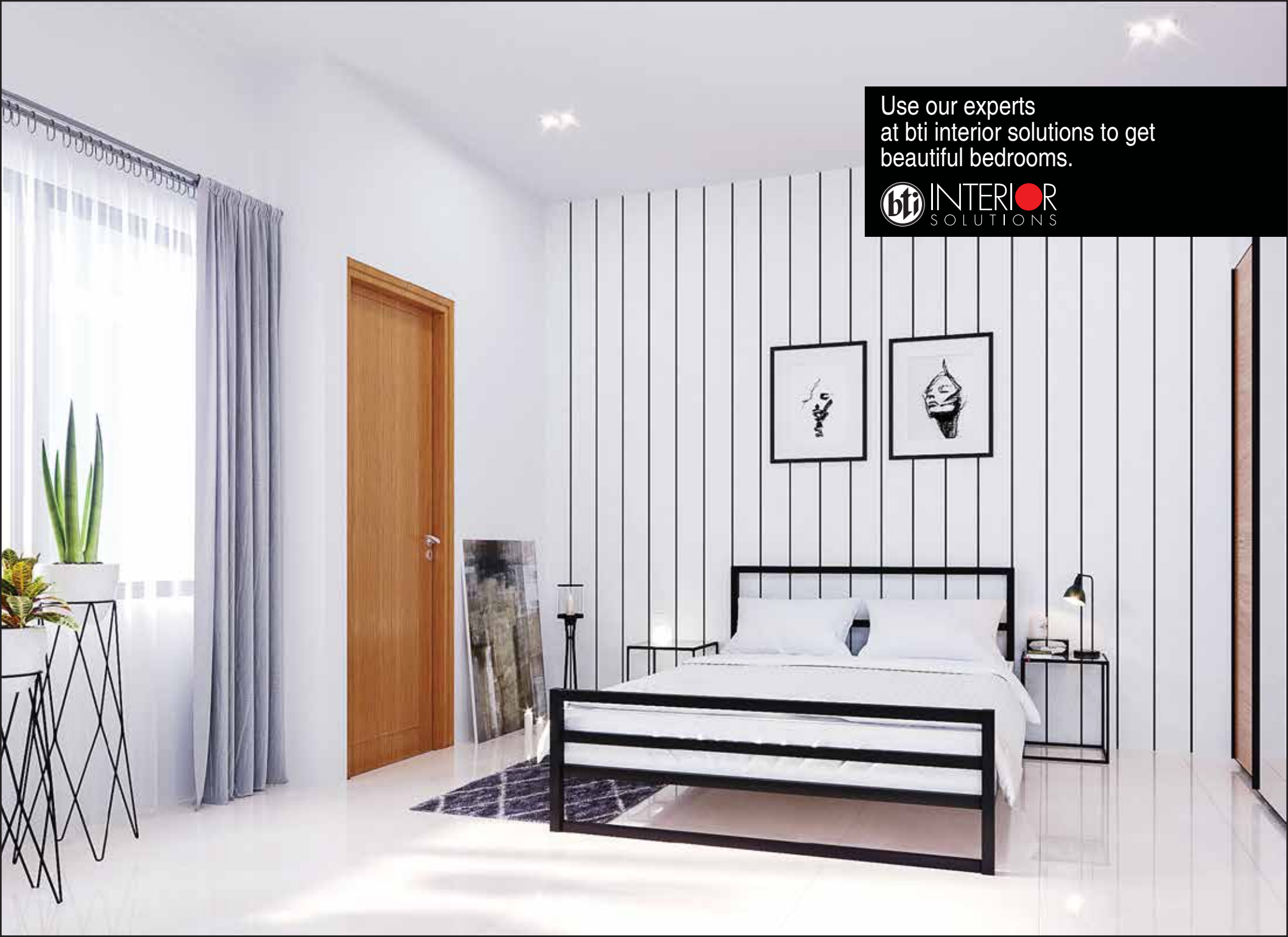
ROOFTOP FEATURES

- Rooftop with greenery and sitting arrangement as per design.
- Community hall.
- Gym space.
- Prayer space.
- 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 damp.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.

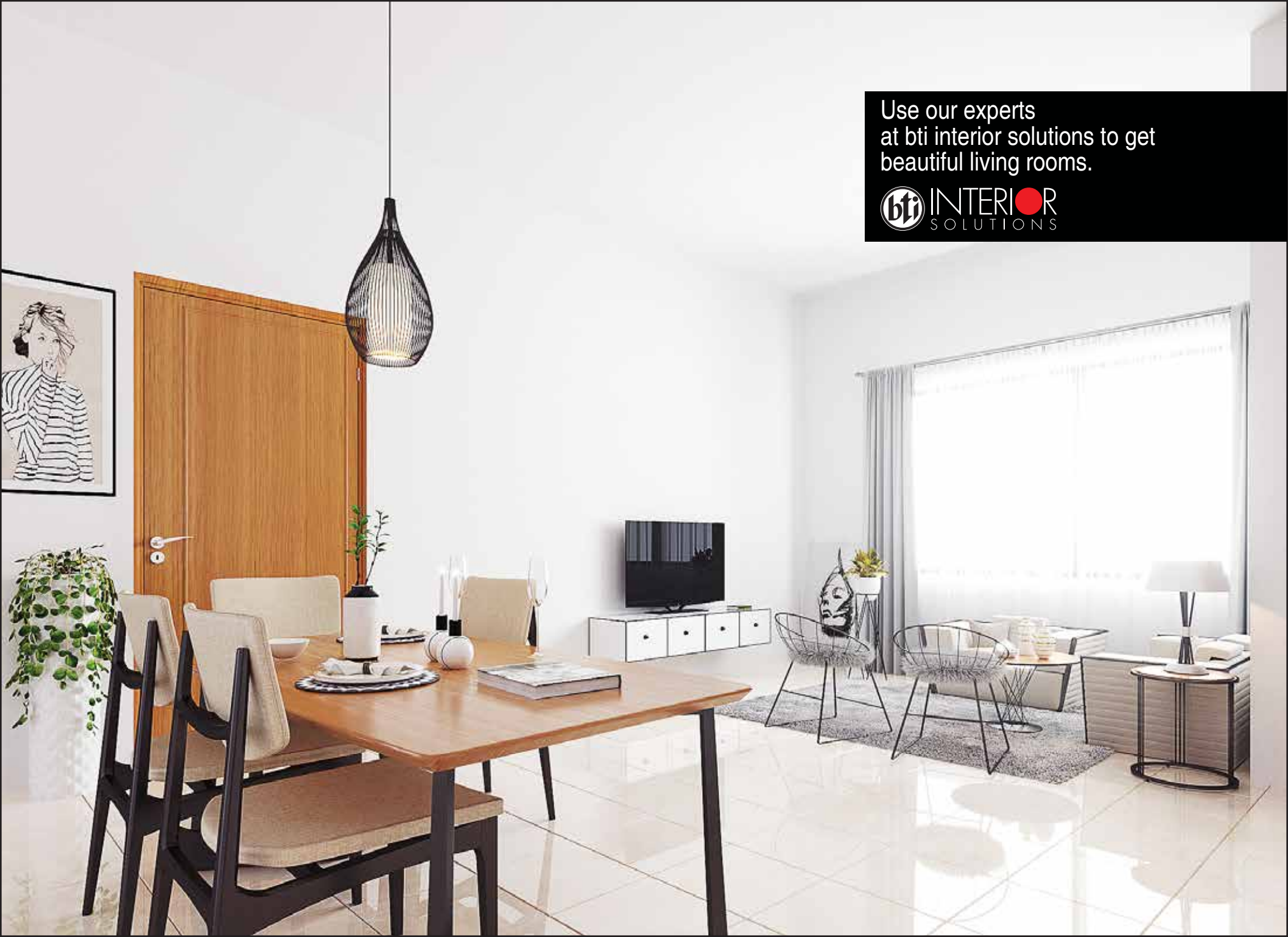


ROOFTOP

Use our experts
at bti interior solutions to get
beautiful bedrooms.



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



NIGHT VIEW





COMMON TO ALL RESIDENTS

LIFTS, LOBBIES & STAIRCASES

- 2 high quality 8-passenger 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
- 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 windows in stair landing to ensure light and ventilation.



WATER

- An 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's requirement.
- Suction pump to ensure uninterrupted water supply.
- One standby water pump for emergency.

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.
- The 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 bedroom), one light point in kitchen and all bathrooms.
 3. One point for refrigerator and one point for television.

FIRE PROTECTION SYSTEM

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

APARTMENT PURVIEW

- 3 units on each floor.
- Carefully arranged verandahs and windows contribute to the design.
- Special emphasis has been placed on the orientation and the location of the plot as it is a corner plot with south-east facing apartments.
- Most apartments have a foyer space for privacy.





Use our interior design experts

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 for a nominal charge.



CALL US: 01755 66 40 00

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Building built to 98'-6" height with ground floor car park height 12'-0" and floor to floor height of each apartment 10'-0" in accordance with FAR and CDA regulations.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 260 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.
- All walls will be of machine-made solid bricks and damp treated salinity proof, as per developer's 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.
- All reinforced cement concrete floor slabs.
- 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 resistant feature on the ground floor.

CDA APPROVAL



নিম্নলিখত প্রকল্পের
নিম্নলিখত প্রকল্পের
নিম্নলিখত প্রকল্পের

Occupancy Type: A-2 (Residential)
Building No.: 5638
Plot No.: 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