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THE PLATINUM COLLECTION







we make homeownership A JOYFUL EXPERIENCE







LIVE IN THE CONVENIENT LOCATION OF UTTARA

BUILDING ENTRANCE

• The building has an architecturally designed entrance gate.

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(b) QUANTUM

- The front elevation of the building has a stylish combination of groove, cladding, glass and paint as per design.
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round-the-clock.
- 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.

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 to the residents and garbage collectors.
- Drivers' waiting area.
- Intercom connection from concierge to all apartments.
- Register dock for visitor's check-in at the concierge. PARKING
- 10 parking spaces.
- Car parking spaces with pavement tiles in different combinations.
- All columns are 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.

LIFT, LOBBIES & STAIRCASES

- A high quality 8-passenger lift from reputed manufacturer 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.









KEY PLAN













ROOFTOP FEATURES

- Community hall with powder room and hand wash zone.
- BBQ area.
- Lime terracing of adequate thickness for protection from heat.
- Proper slope for efficient roof drainage.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- Rooftop area with greenery and sitting arrangement.



APARTMENT PURVIEW

- Each floor has 2 (two) units.
- Rooms are well ventilated with adequate lighting as best as possible.
- Special emphasis has been placed on the orientation and the location of the plot.
- Carefully arranged verandahs, doors and windows also contribute to the design.

BIRD'S EYE VIEW

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





COMMON TO ALL RESIDENTS

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 as per developer's choice.
- Concealed television line in all bedrooms and living room .
- Imported gang type electrical switches, plug points and other fittings as per developer's choice.
- Provision for wall brackets in all bedrooms, living room, dining room and common areas as per design.
- Tubelight sets in the kitchen, maid's room and bathrooms for adequate lighting.
- Provision for air-conditioners with power points in all bedrooms, living and dining area.
- Provision for telephone and internet connection points in dining area.
- Concealed ceiling fan provision in all bedrooms, living room, dining room and family lounge area.
- Maid's calling bell switch in master bedroom.

GENERATOR

- A diesel run emergency auto-start/stop canopied generator imported from Europe for use in case of power failure with:
 - 1. Engine-Perkins/Cummins or as per developer's choice.
- 2. Alternator- Stamford/ Mecc-Alte or 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 bedroom), one light point in kitchen and all bathrooms.
 - 3. 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 with capacity to serve half a day's requirement.
- Suction pump to ensure uninterrupted water supply.
- One standby water pump for emergency.

FIRE PROTECTION SYSTEM

• Fire extinguisher on every floor.



APARTMENT FEATURES AND AMENITIES

DOORS, WINDOWS & VERANDAHS

- Ctg. 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 used as doorframe throughout the building.
- French polished strong and durable veneer door shutters used for internal doors with Teak chamble door frame.
- Modern molding on internal door frames of teak chamble.
- Cylindrical lock on all internal doors.
- Sliding glass windows and doors as per design complete with mohair lining, rainwater barrier and fly proof net in all aluminium sections.
- Safety grills on all windows.
- Verandah railings as per design.
- Full height grill in kitchen verandahs.

FLOORS, WALLS & CEILINGS

- Smooth finish plastic paint on walls and ceilings in soft colors.
- 24" x 24" mirror polished imported tiles in foyer, bedrooms, dining room, living room and family lounge area.
- Ceilings are 10'-0" high.
- All walls are of machine-made solid bricks as per design.
- Grills colored with enamel paint.

BATHROOM FEATURES

- Local combiclosets in all bathrooms as per developer's choice.
- Local floor and wall tiles in all bathroom walls up to full height.
- Shower area with curtain rail in all bathrooms.
- Marble countertop local cabinet basin in master bathroom as per developer's choice.
- Other bathrooms with local pedestal basin as per developer's choice.
- Full width mirror over basin in all bathrooms.
- Laminated door shutter with wooden door frame.
- Local chrome plated fittings in all bathrooms as per developer's choice.
- Stainless Steel cockroach gratings in all bathrooms except maids' toilet.
- Push-shower with combined bib cocks in all bathrooms.
- Porcelain soap cases, towel rail, toilet paper holder in bathrooms - RAK or as per developer's choice.
- Concealed hot and cold water lines in all bathrooms excepts maid's bathroom.
- Tubelight sets and provision for energy saving light brackets.

MAIDS' BATHROOM

- Locally manufactured floor and wall tiles up to 7'-0" high and PVC false ceiling.
- Local long pan, moving shower.





KITCHEN FEATURES

- Local floor tiles as per developer's choice.
- Local wall tiles with up to 7'0" height 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.
- Provision for washing machine with water inlet, outlet and electric connection, if design permits.
- One high polish counter top single bowl sink with mixer.
- Tiled down wash area in the kitchen verandah.
- Exhaust fan suitably located.
- Tubelight sets and provision for energy saving light brackets.
- Concealed hot and cold water line.

STRUCTURAL & GENERAL ENGINEERING FEATURES

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- Building built to 65'-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.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. screened for quality including laboratory testing.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.



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General Disclaimer:

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