



Springdale

KHILKHET, DHAKA

you have chosen
to buy from

THE
Classic
COLLECTION
Live in Style

ask about our other collections

THE PLATINUM COLLECTION

The
PREMIUM
collection
Discover Ultimate Luxury

The
COMMERCIAL
collection
your business address

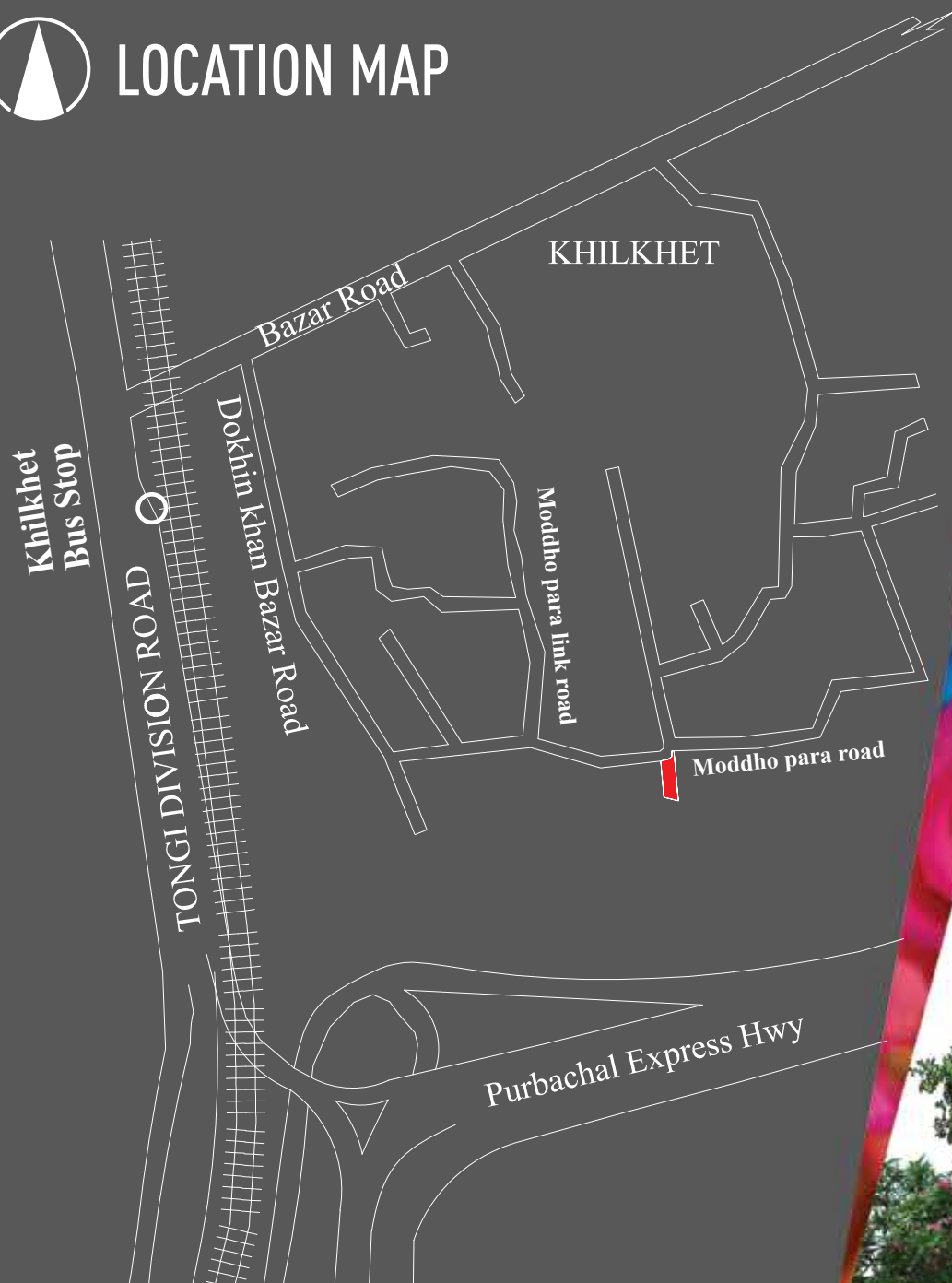
THE
STANDARD
COLLECTION
affordable luxury



WE MAKE
HOMEOWNERSHIP
A JOYFUL
EXPERIENCE



LOCATION MAP





BLOSSOM IN YOUR HEART AT SPRINGDALE

As like flowers laugh in spring, your soul will giggle at Springdale. Situated at Khilkhet, Springdale brings you something exciting; this is pretty affordable for you! Unobstructed view from Springdale is just waving you. What are you waiting for? It is high time you let yourself feel like whistling at the Springdale.



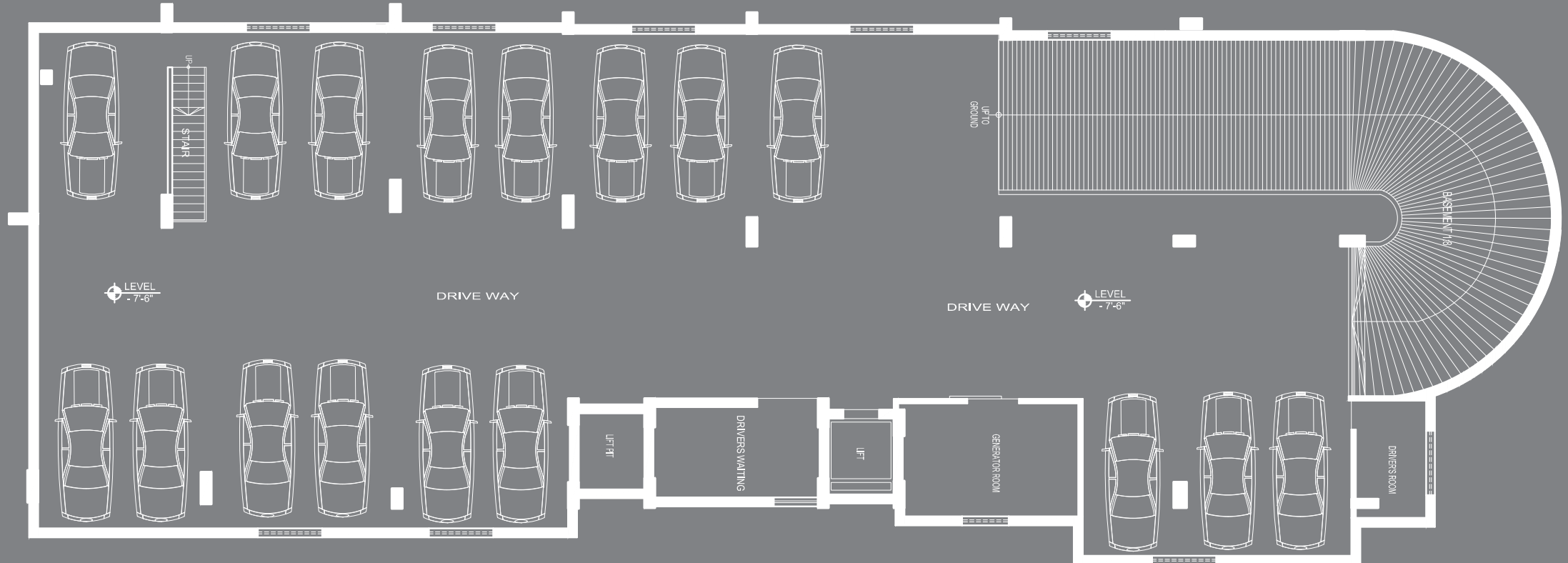


BUILDING ENTRANCE

- The front elevation of the building will have a stylish combination of groove, cladding, glass and paint.
- 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.
- Secured and well designed boundary wall to match the building façade.



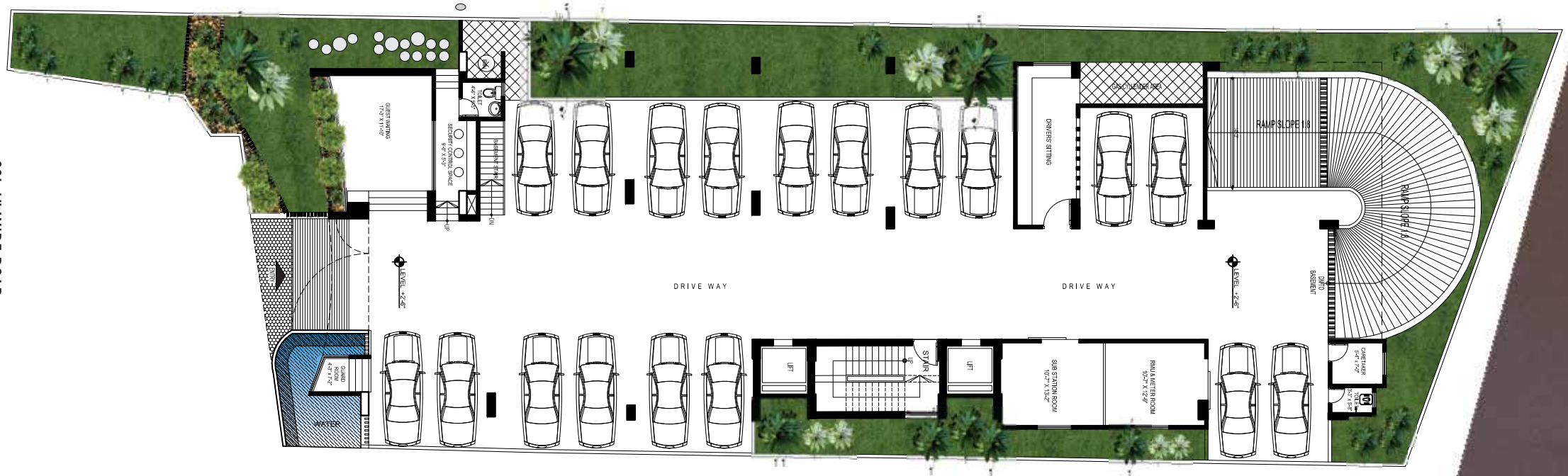
BASEMENT PLAN



PARKING

- There will be 35 parking spaces on Ground floor & Basement.
- Car parking spaces with pavement tiles in different combinations.
- 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.

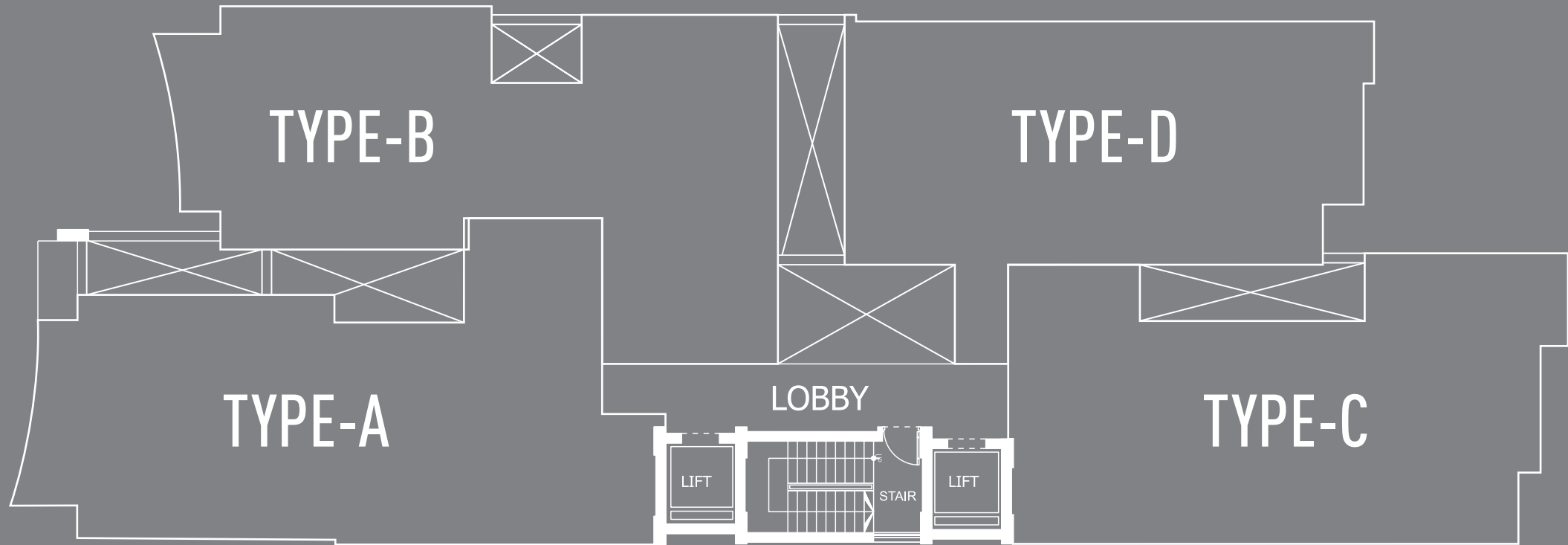
22'-6" WIDE ROAD



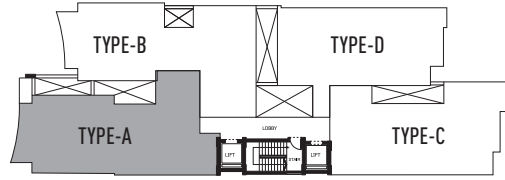
- Approach ramp will be covered with tiles.
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Guest waiting area.
- Drivers' waiting area.
- Intercom connection from concierge to all apartments.
- CCTV monitoring from Security control space to all lift lobbies.



KEY PLAN

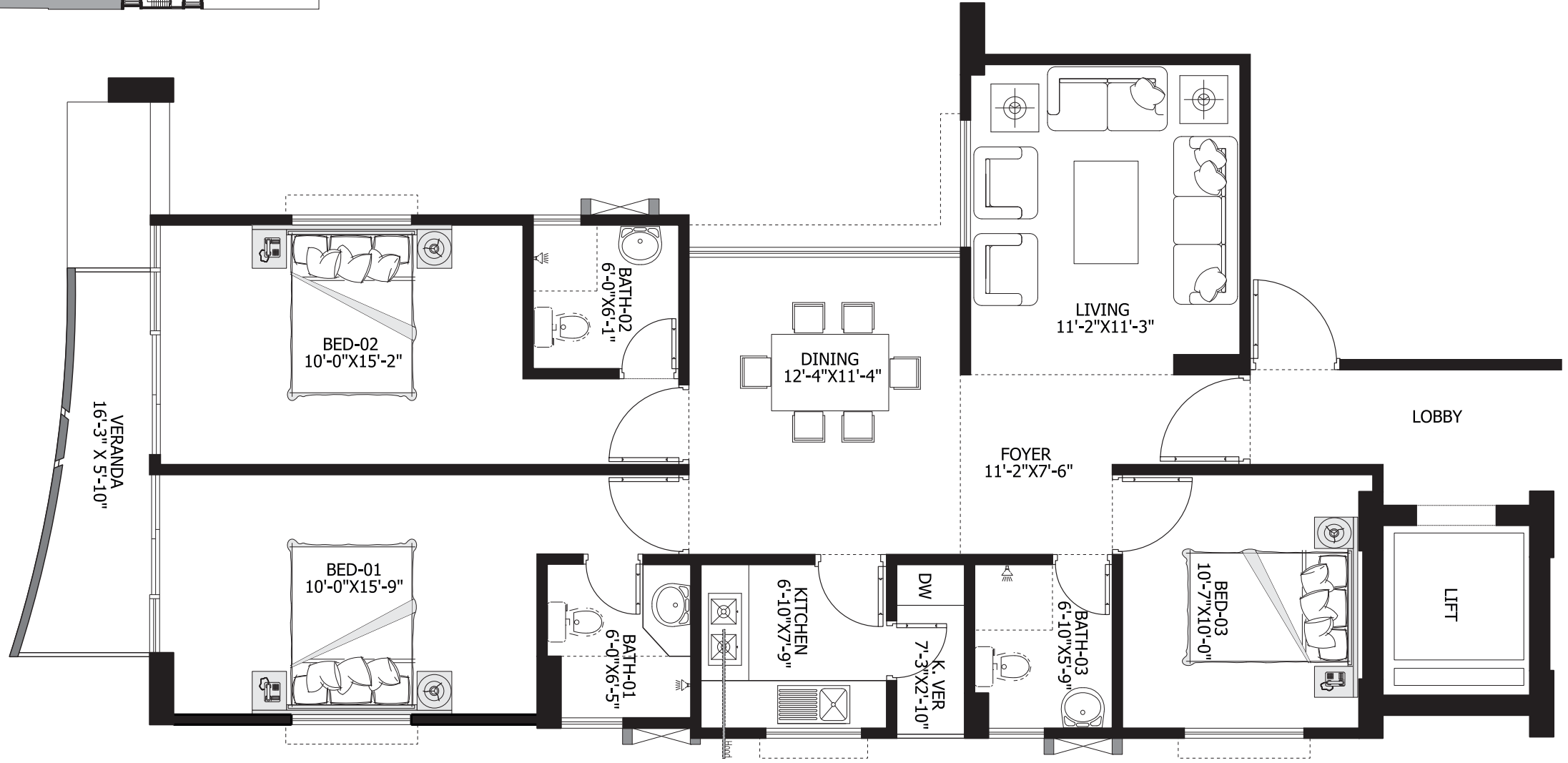


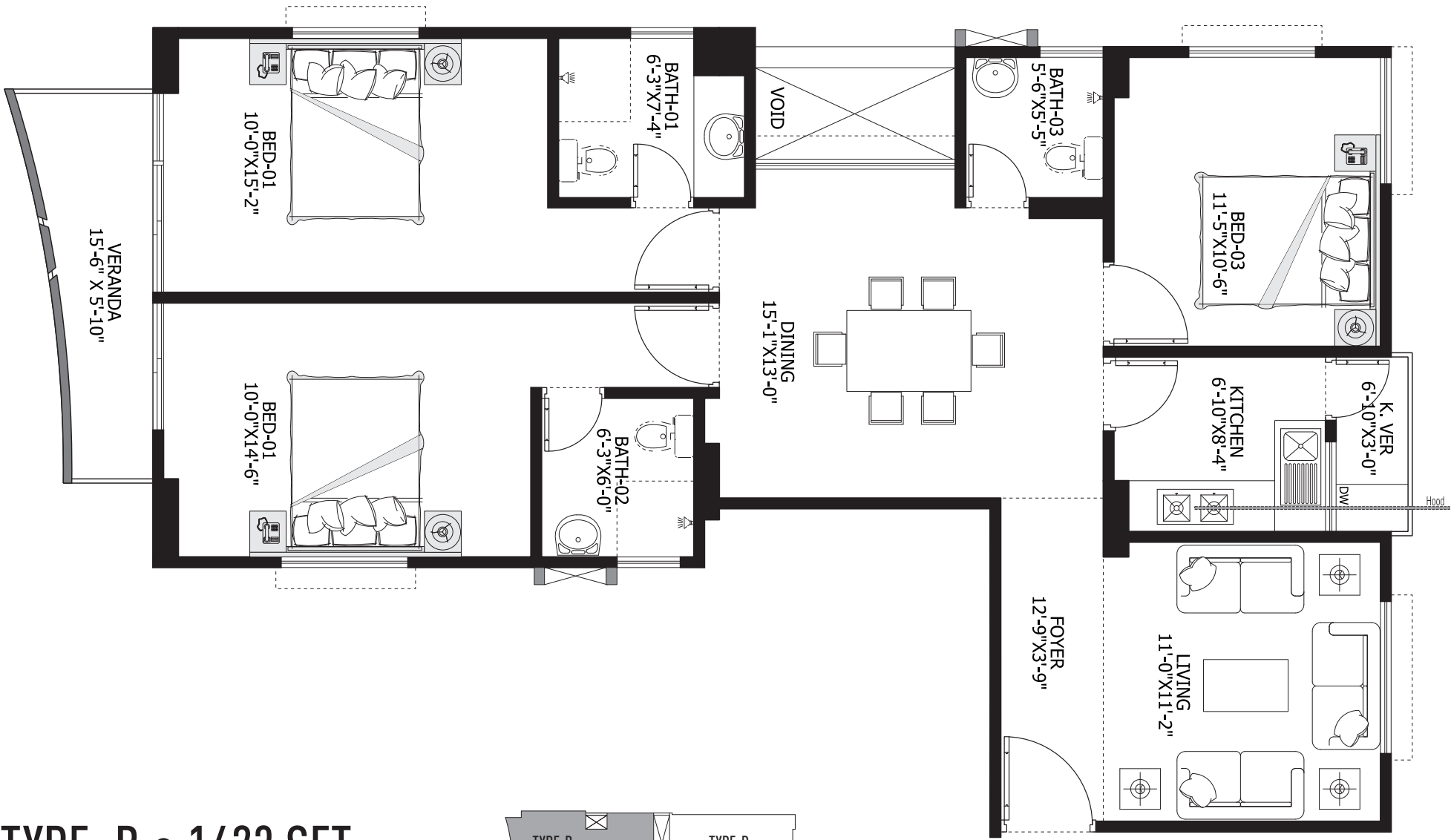
North facing Springdale offers you each floor with four units. Each unit is of 1237sft to 1423sqft having long veranda. Here you get the option to choose any of flats that face north, south, east or west. South or west facing flat offers you unobstructed view of openness.



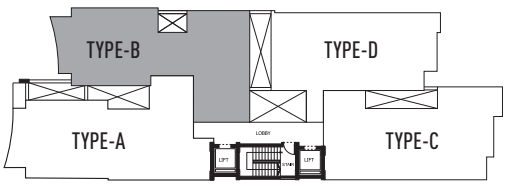
TYPE: A • 1423 SFT

1ST TO 8TH FLOOR PLAN

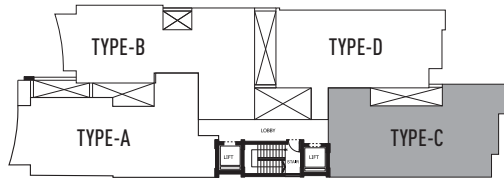
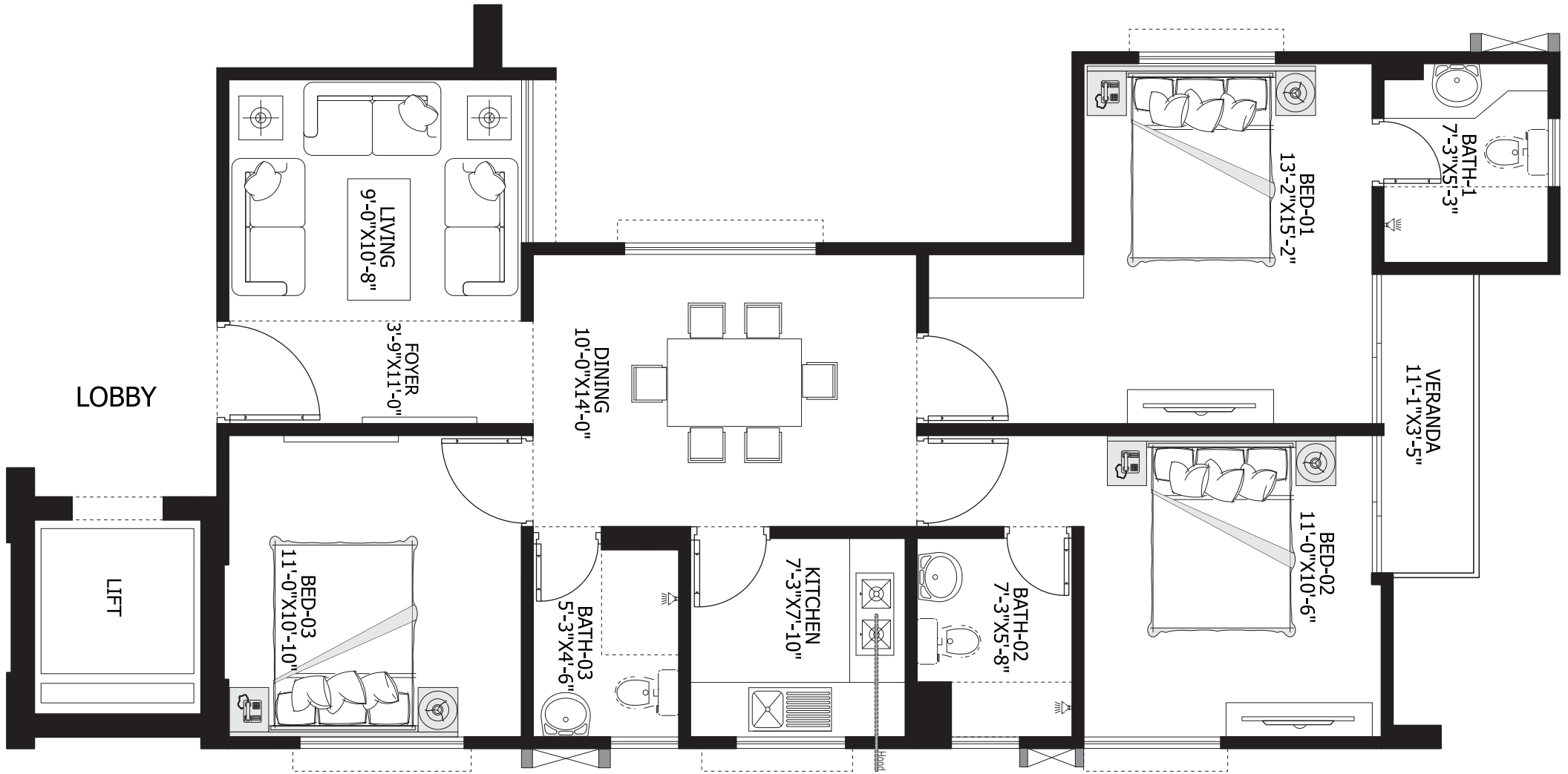




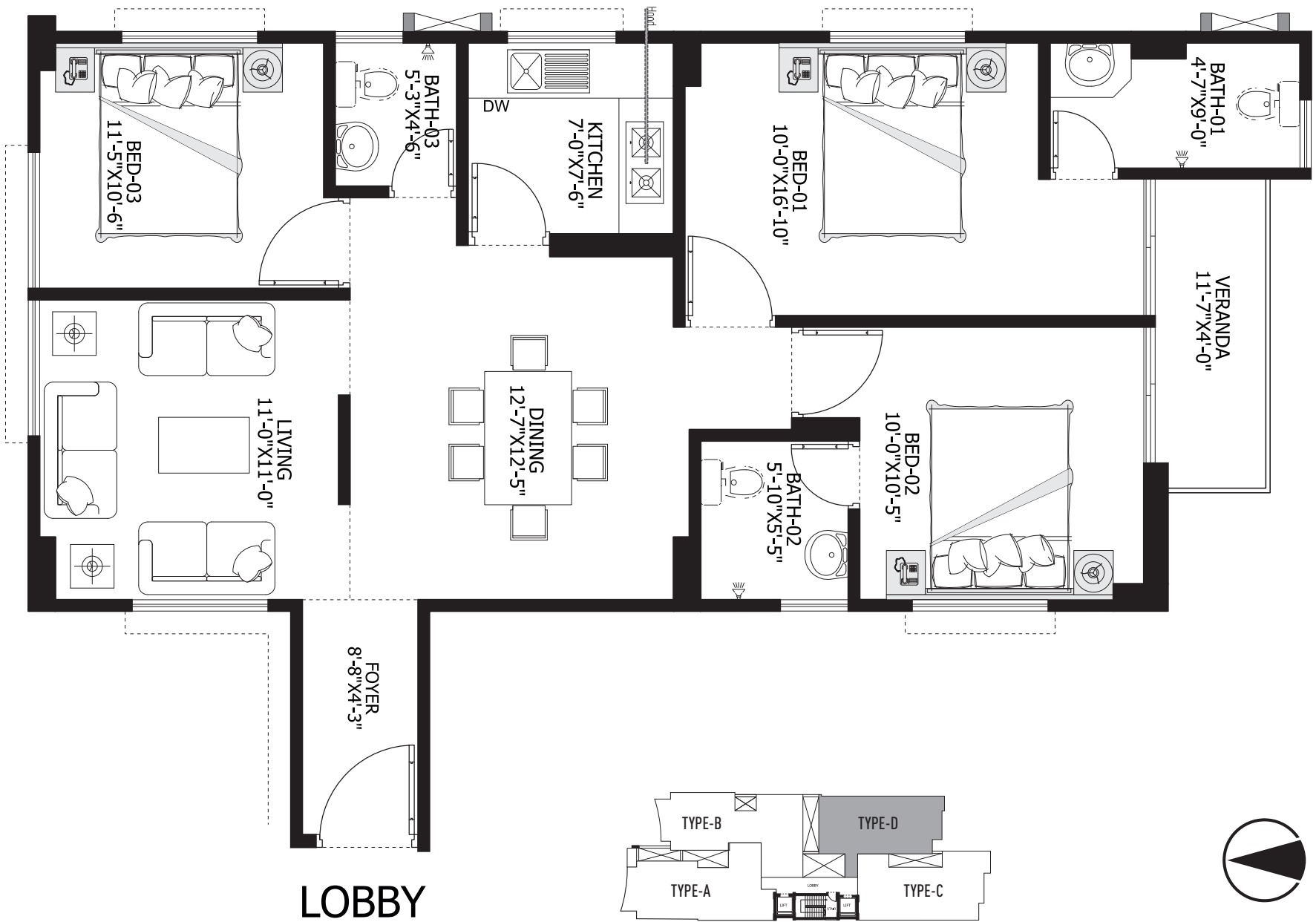
LOBBY



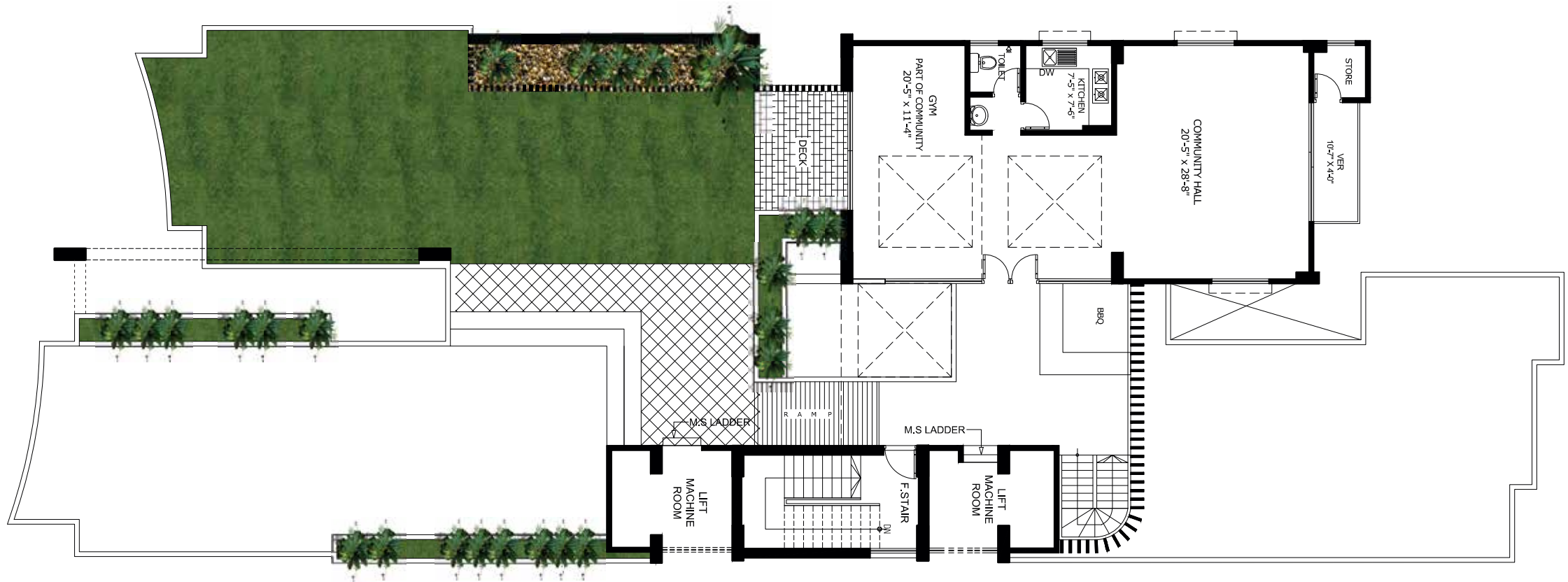
 **TYPE: B • 1423 SFT**
7TH, 8TH FLOOR PLAN



TYPE: C • 1237 SFT
1ST TO 8TH FLOOR PLAN



TYPE: D • 1237 SFT
7TH, 8TH FLOOR PLAN



ROOFTOP FEATURES

- Community Hall with powder baths & Kitchen .
- GYM space .
- Lime terracing of adequate thickness for protection from heat.
- Use of light reflective texture paint in combination matte finish tiles for protection against dampness.
- Protective parapet wall/railing 4' -0" high around the periphery.
- Separate clothes drying area with lines.
- Greenery area.

Rooftop amenities include shaded smart BBQ area, green lawn, and a very stylish community hall.

An aerial night-time photograph of a modern, multi-level building. The building features a large rooftop lawn area illuminated by several small, warm-toned spotlights that create a starry effect. The building's architecture is characterized by clean lines and a mix of materials, including light-colored stone or concrete panels and large glass windows. Some windows are lit from within, casting a warm glow. The building is surrounded by dark, dense foliage, which makes the illuminated structure stand out. The overall atmosphere is sophisticated and contemporary.

ADEQUATE LIGHTINGS SPARKLE LIKE
STARS IN THE LAWN AREA AND
UNLEASH THE DARKNESS AT NIGHT.

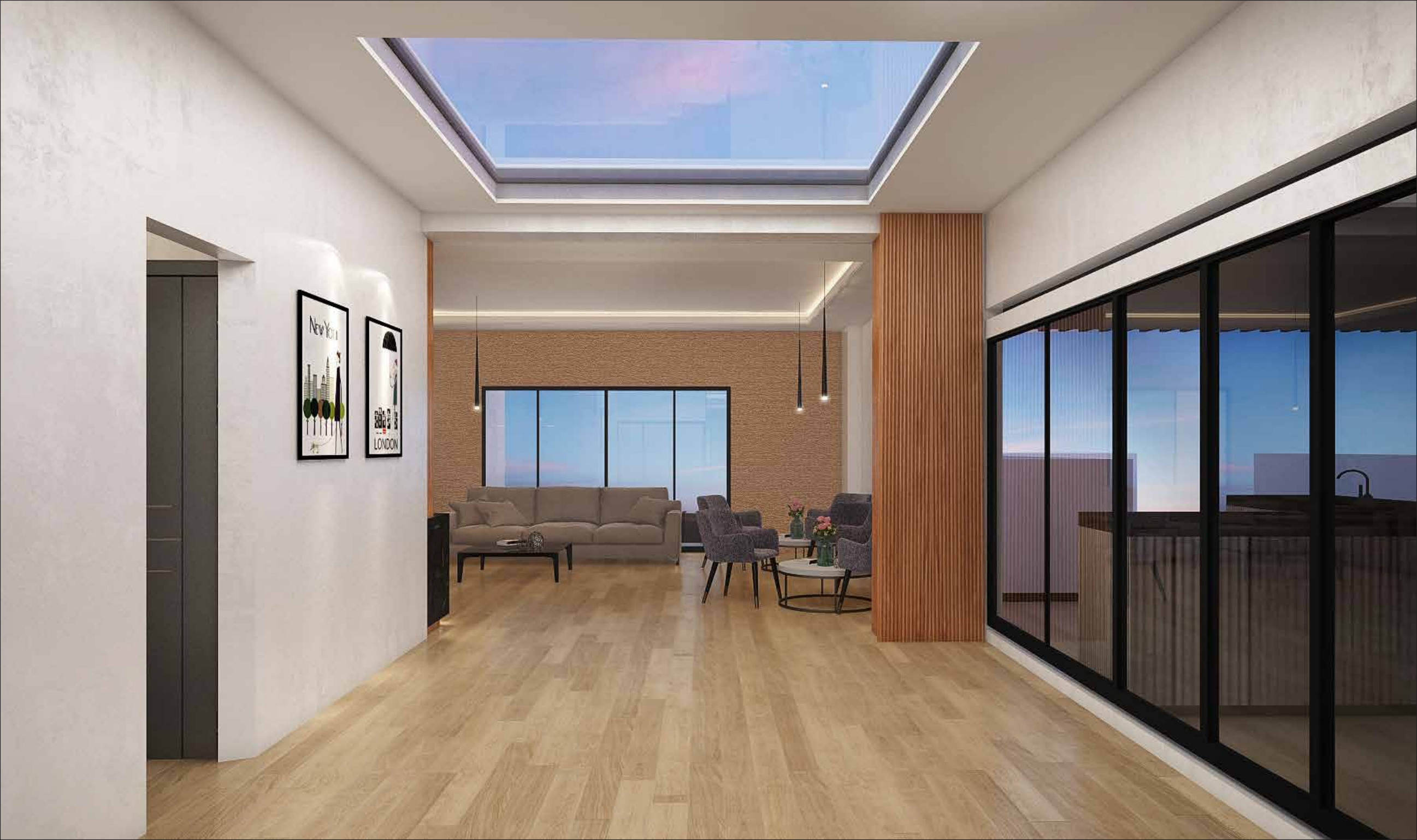
ENCHANTING SHADED BBQ AREA



ENJOY THE ENTHRALLING VIEW AT NIGHT









HEALTHY LIFESTYLE
WELCOMES YOU AT SPRINGDALE

USE OUR EXPERTS AT **bti** INTERIOR SOLUTIONS TO GET BEAUTIFUL BEDROOMS





COMMON TO ALL RESIDENTS



LIFT, LOBBIES & STAIRCASES

- 2 high quality 8 passenger capacity lifts to be installed with auto voltage regulator, inverter, 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.





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.
 2. Alternator- Stamford/Mecc-Alte or good quality.
- 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.

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 Hydrant, Fire alarm, Fire extinguisher.



APARTMENT PURVIEW

- Each floor will have Four 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.
- Most apartments have a foyer space for privacy.





APARTMENT FEATURES AND AMENITIES

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 will be 10'-0" high.
- All walls will be of machine made Concrete Block/solid bricks.
- Grills will be colored with enamel paint.



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.
- French polished strong and durable veneer door shutters used for internal doors with Teak Chambul door frame.
- Modern molding on internal door frames of Teak Chambul.
- Cylindrical lock on all internal doors.
- Sliding glass windows and doors complete with mohair lining, rainwater barrier and fly proof net in all aluminium sections.
- Safety grills on all windows.
- Verandah railings.
- Full height grill in Kitchen Verandahs.

EXTERIOR

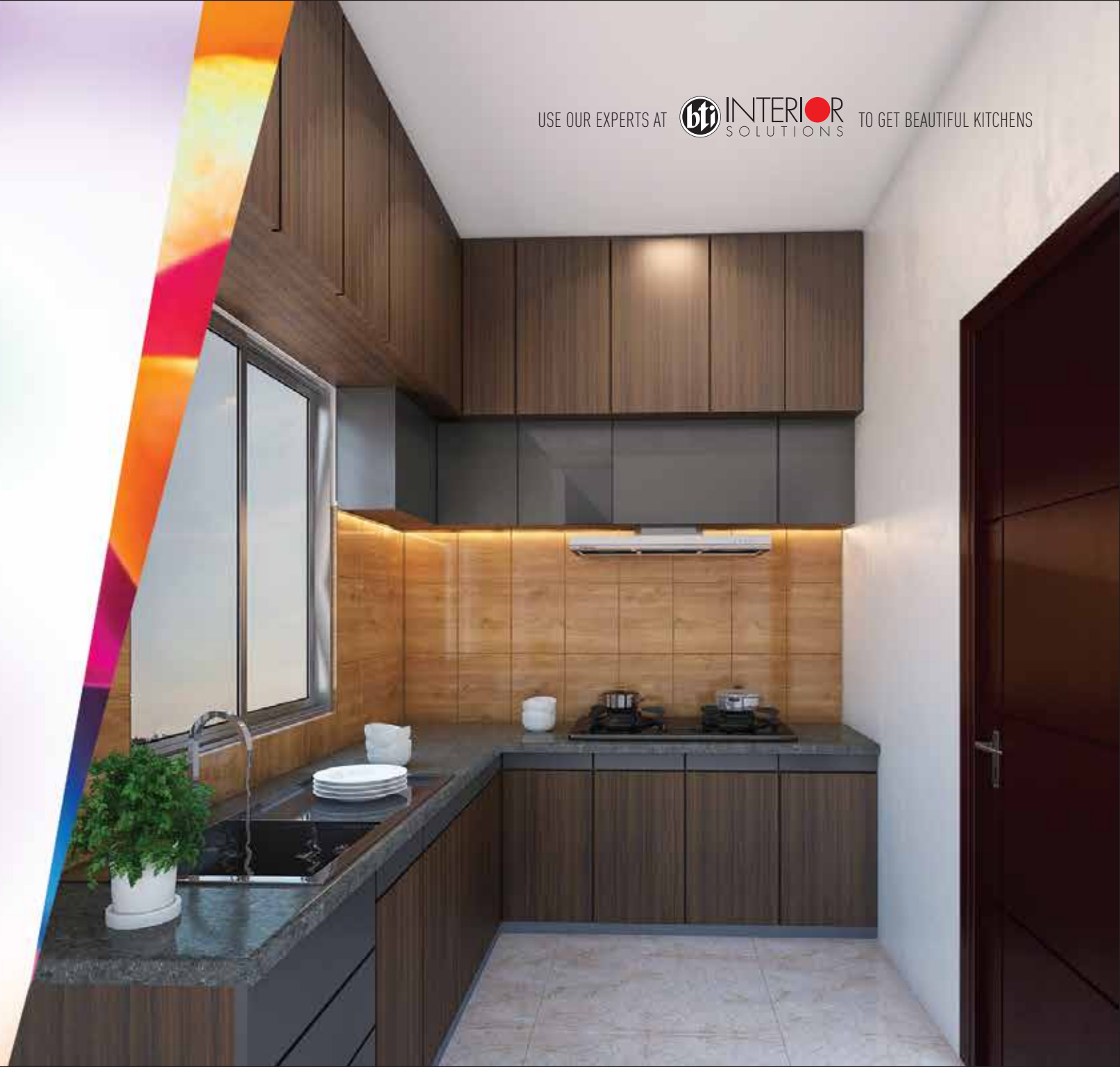
- Exterior surface of the building enhanced with the use of groove, cladding, glass and paint for a great look.

BATHROOM FEATURES

- Local combiclosets in all bathrooms.
- Local floor and wall tiles in all bathroom up to full height.
- Shower area with curtain rail in all bathrooms.
- Marble countertop local cabinet basin in master bathroom.
- Other bathrooms will have local pedestal basin.
- Full width mirror over basin in all bathrooms.
- Laminated door shutter with wooden door frame.
- Good quality local chrome plated fittings in all bathrooms.
- Stainless Steel cockroach gratings in all bathrooms.
- Push-shower with combined bib cocks in all bathrooms.
- Porcelain soap cases, towel rail, toilet paper holder in bathrooms.
- Concealed hot and cold water lines in the master and 2nd bathroom.
- Tube light sets .

KITCHEN FEATURES

- Local floor tiles.
- Local wall tiles with up to 7'0" height.
- 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.
- Tube light sets and provision for energy saving light brackets.
- Concealed hot and cold water line



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 at an extra cost.



CALL US: 01755 66 40 00

ELECTRICAL FEATURES

- Independent digital electric meter for main electric supply (Hosaf or Hayda or equivalent) for each apartment.
- Concealed television line in all bedrooms & living room.
- Imported gang type electrical switches, plug points and other fittings.
- Provision for wall brackets in all bedrooms, living room, dining room & common areas.
- Tubelight sets in the kitchen, and bath rooms for adequate lighting.
- Provision for air conditioners with power points in all bedrooms, living & dining area.
- Provision for Internet & telephone connection point in family lounge/dining area.
- Concealed ceiling fan provision in all bedrooms, living room & dining room.
- Staff calling bell switch in master bedroom.

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Building built to 109'-0" height with ground floor car park height 12'-6" and floor to floor height of each apartment 10'-0" in accordance with FAR and RAJUK regulations.
- Earthquake resistant feature to ensure safety against earthquake.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- Machine made Concrete Block or Solid bricks and damp treated salinity proof to be used.
- 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.





DHAKA OFFICE:
bti CELEBRATION POINT
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

SALES HOTLINE:
16604, 096 1319 1919



REHAB MEMBERSHIP 001
ISO 9001:2015 CERTIFIED



building
technology
& ideas ltd.

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.

btibd.com |  **16604**



building
technology
& ideas ltd.