



Ambiance
Boro Moghbazar, Dhaka

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affordable luxury

A woman and a young girl are lying on a wooden floor, looking at a tablet together. The woman is wearing a light blue long-sleeved shirt and is pointing at the screen. The girl is wearing a white shirt and is leaning over the woman's shoulder. They are both smiling and appear to be enjoying the experience. The background is a blurred indoor setting with a green wall.

WE MAKE
HOMEOWNERSHIP
A JOYFUL
EXPERIENCE

Ambience

A CONTEMPORARY ABODE SET IN THE HUB OF CONNECTIVITY

bti Classic Collection brings to you Ambience, a south facing 9-storied residential building that enriches your life with the comforts of modern amenities such as rooftop greenery with sitting arrangement, modern fire protection system, imported fittings and much more along with a convenient location in the heart of the city at Boro Moghbazar. Come, experience an upbeat lifestyle in a thriving location.

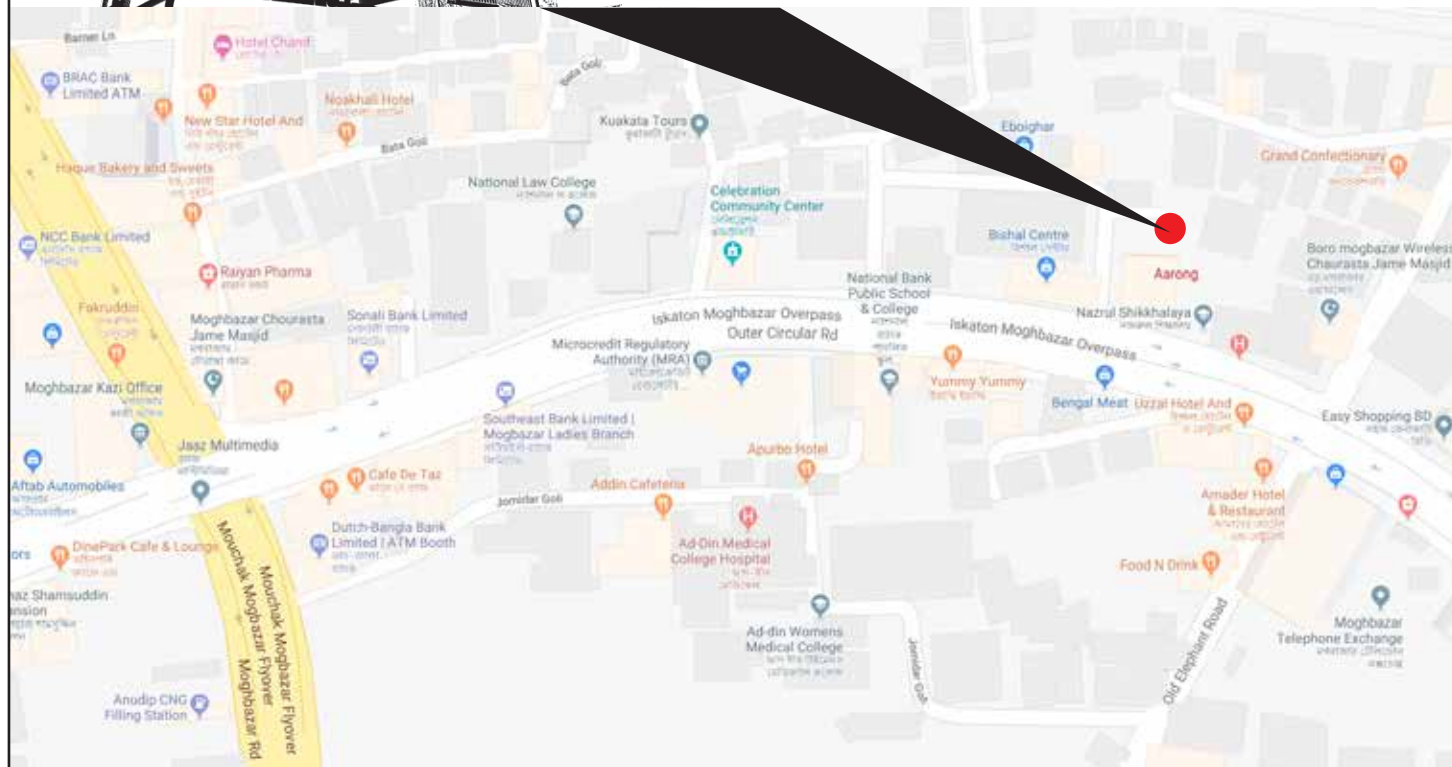
LOCATION MAP



Plot # 212
Outer Circular Road,
Boro Moghbazar, Dhaka

AT A GLANCE

- Land area: 10.0 Katha
- Building facing: South
- Number of floors: B+G+8
- Apartments per floor: 3
- Apartment size: 1477 - 1672 sft.
- Basement: 1
- Car Parking: 24





AMBIENCE

212

LOCATION HIGHLIGHTS

Moghbazar gives you easy access to well-established areas like Tejgaon, Eskaton, Ramna as well as Karwan Bazar and Panthapath – all of which have several renowned business centers. You can commute effortlessly through Hatir Jheel Link Road and the Mouchak-Moghbazar flyover also makes it easy to travel from the area to other parts of the city including Malibagh, Razarbagg and Shantinagar.

Located in a prime location of Moghbazar, Ambience makes your everyday life convenient as you have reputed schools, medical facilities and recreation centers just around the corner.

AMENITIES NEARBY

- Holy Family Crescent Medical College
 - Addin Women's Medical College
 - Ispahani Girls' School and College
 - Viqarunnisa Noon School
 - Stamford University
 - Baily Road Dhaka
- Aarong
 - Mouchak Market
 - Agora
 - Meena Bazar
 - YELLOW
 - Bata
 - KFC
 - BFC
 - The Shawarma House



BUILDING ENTRANCE

- The front elevation of the building will have a stylish combination of cladding, glass and paint.
- 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.





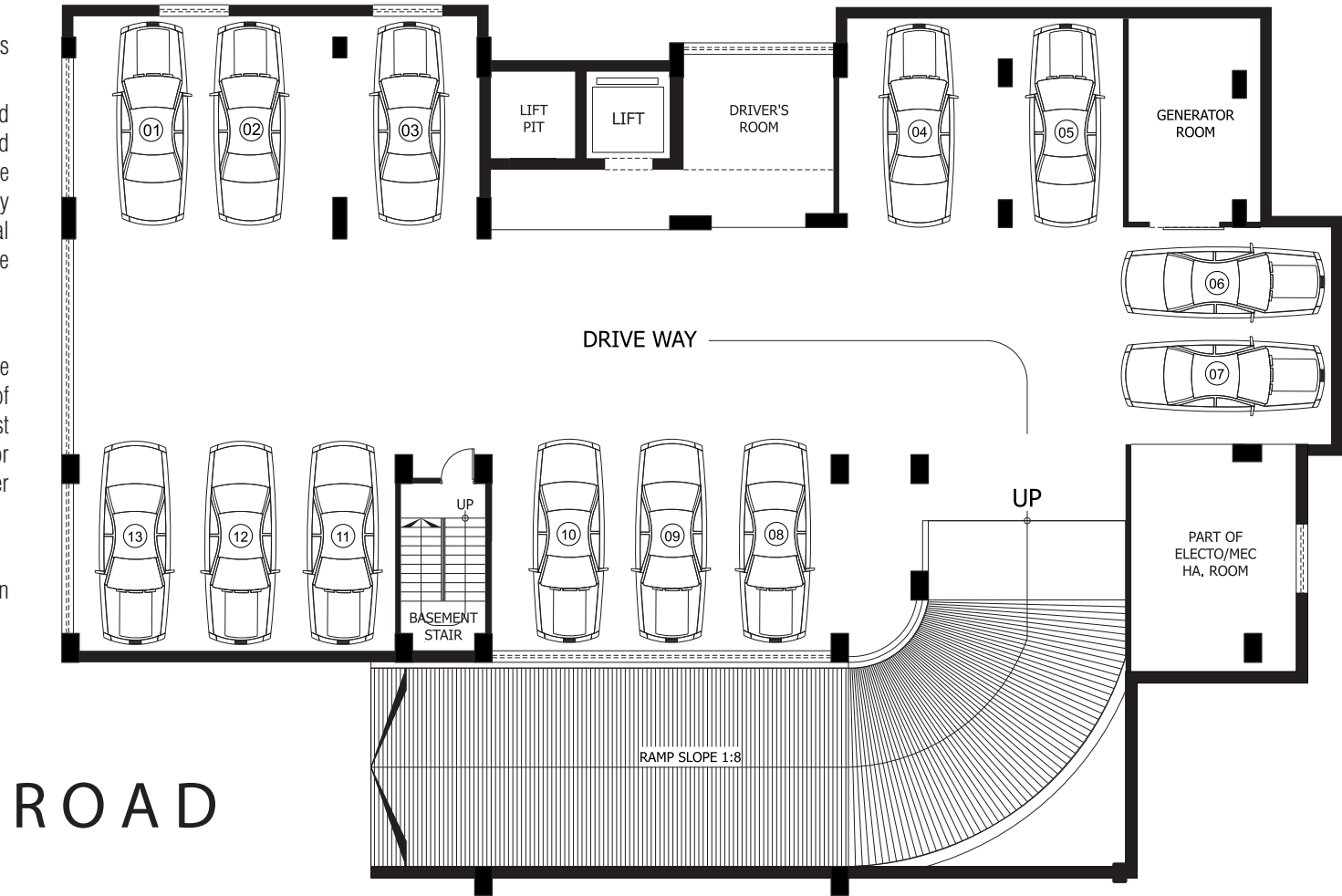
RECEPTION LOBBY

- A smart lobby area has been designed to suit the building's character and 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.

BASEMENT

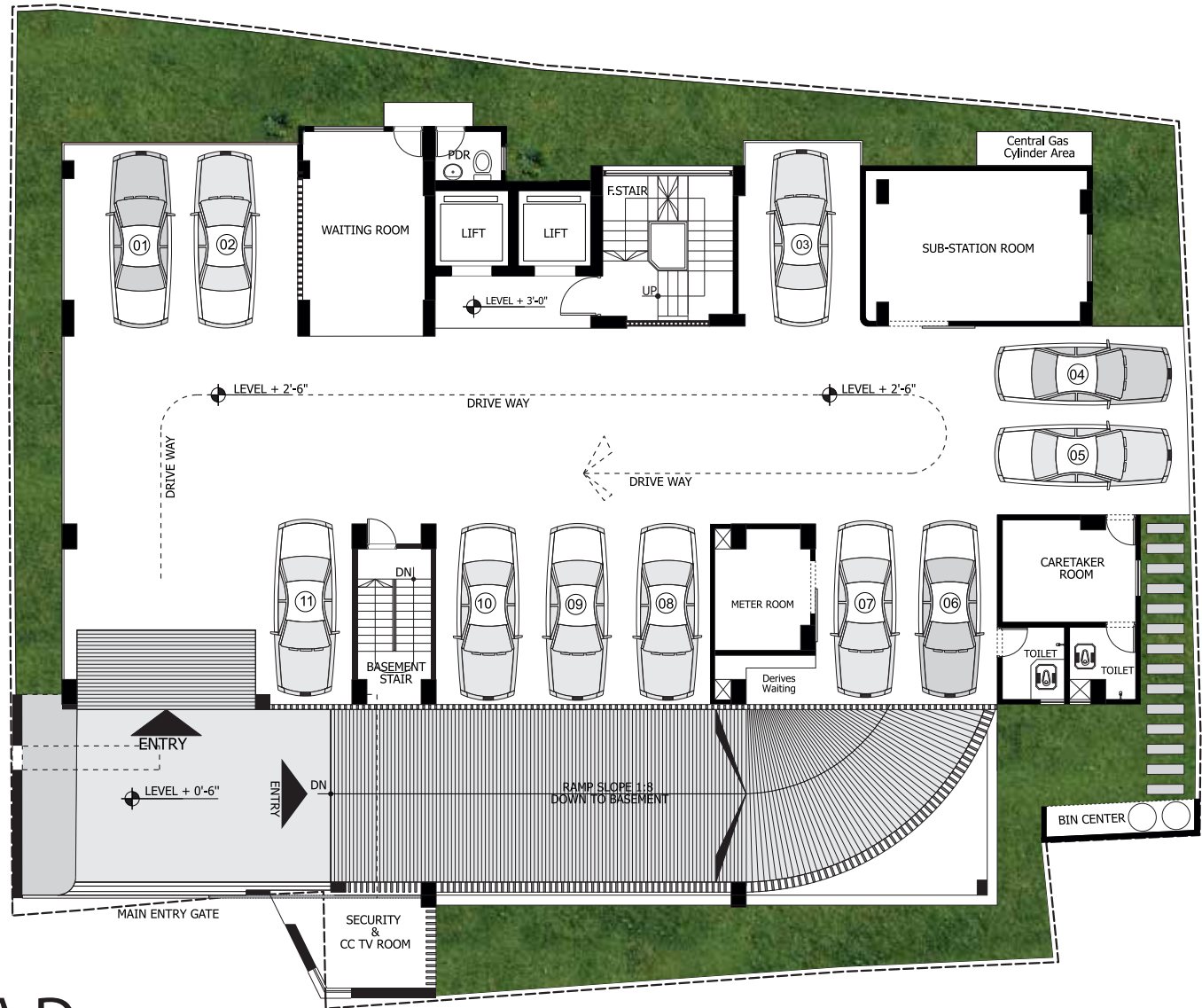
BASEMENT

- 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.



GROUND FLOOR

- 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.
- High ceiling to allow ample light and ventilation.
- Garbage bin with easy access for the residents and garbage collectors.
- Drivers' waiting area with toilet.
- Caretaker's room with toilet.
- CCTV monitoring.
- Guest waiting area with toilet.

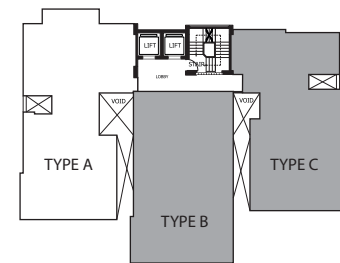
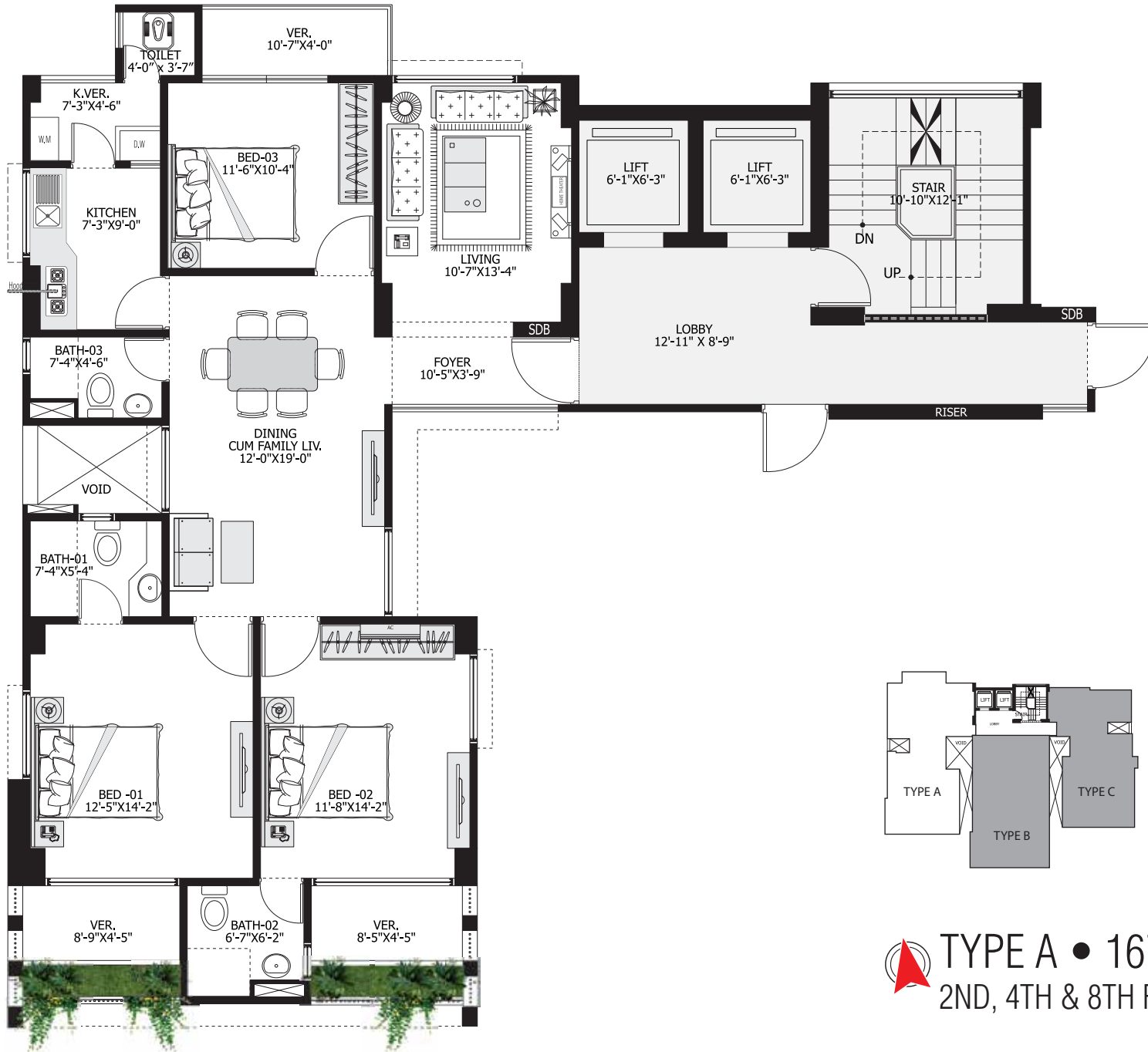


ROAD



PARKING

- 24 parking spaces on ground floor and basement.
- 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.
- Wheel guard for each car parking.

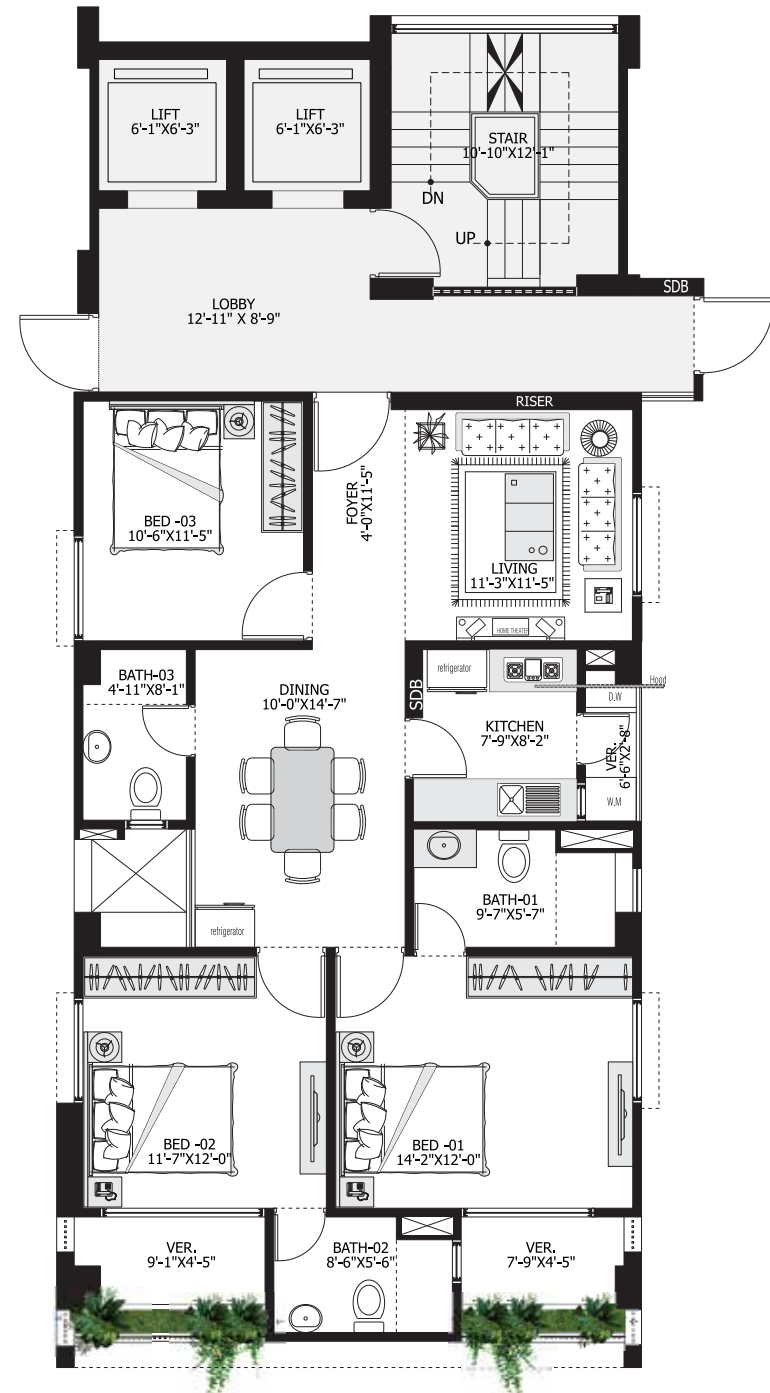
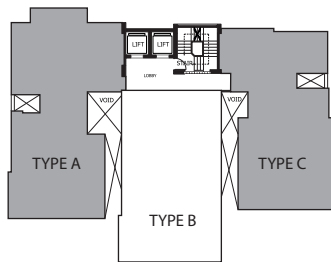


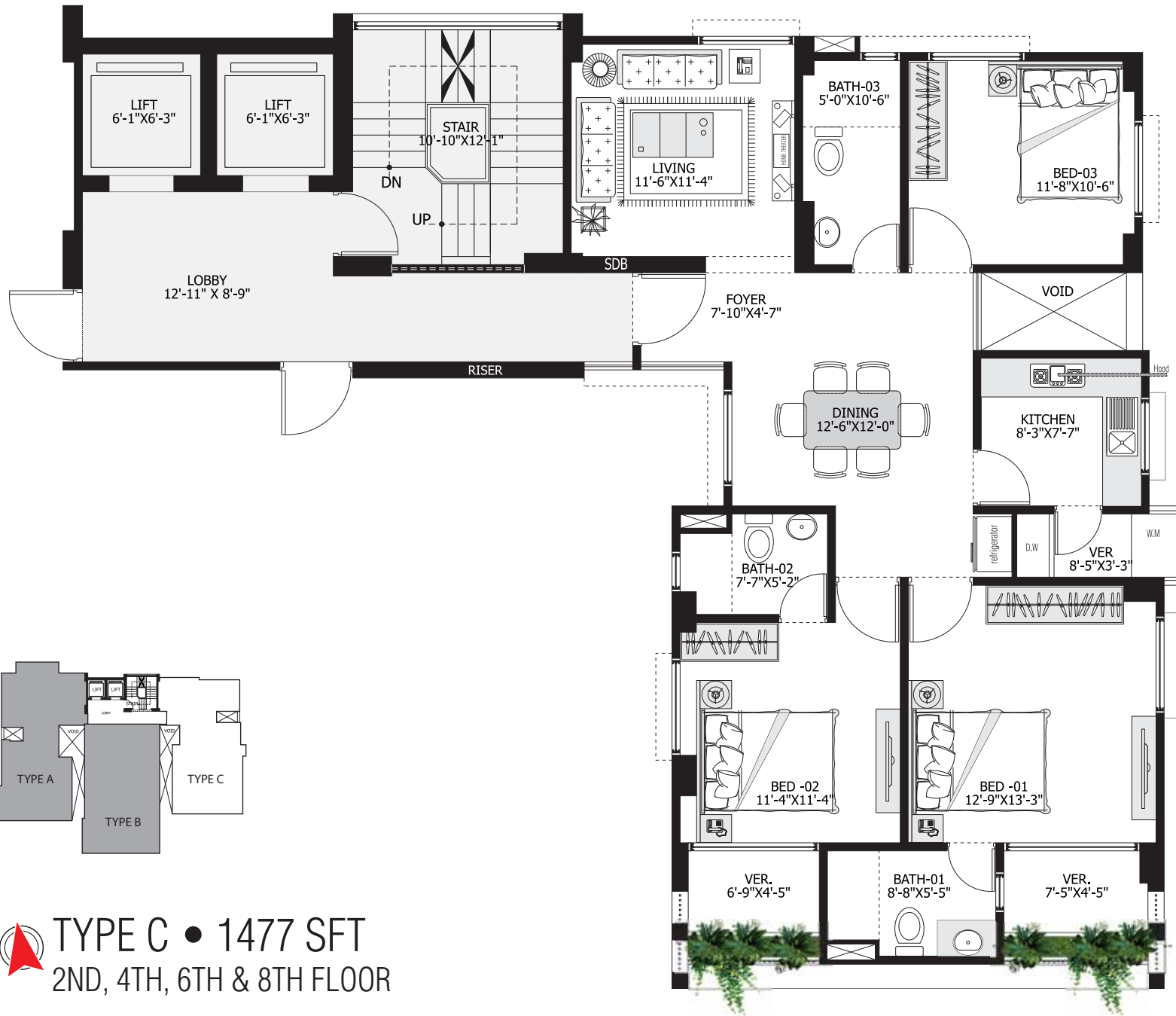

TYPE A • 1672 SFT
 2ND, 4TH & 8TH FLOOR



TYPE B • 1477 SFT

2ND, 4TH, 6TH & 8TH FLOOR

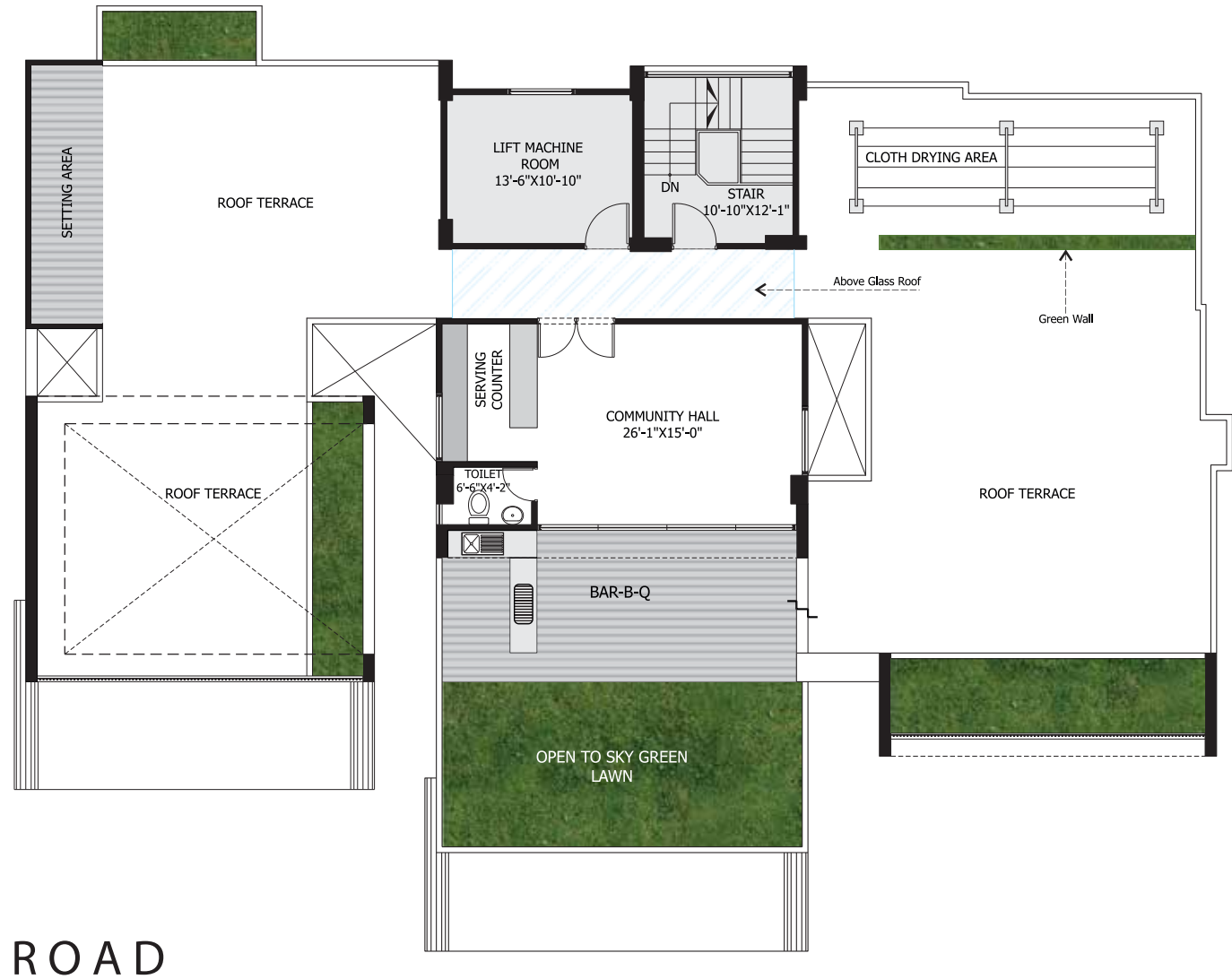




TYPE C • 1477 SFT
 2ND, 4TH, 6TH & 8TH FLOOR

ROOFTOP FEATURES

- Rooftop with greenery and sitting arrangement.
- BBQ area.
- Community hall with common powder room and provision for air conditioning, lighting and power points.
- Separated clothes drying area with lines for drying laundry.
- 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.
- Paving blocks/tiles/rocks used in the rooftop greenery area as per design.



A RELAXATION AND
RECREATION RETREAT
ON THE ROOFTOP

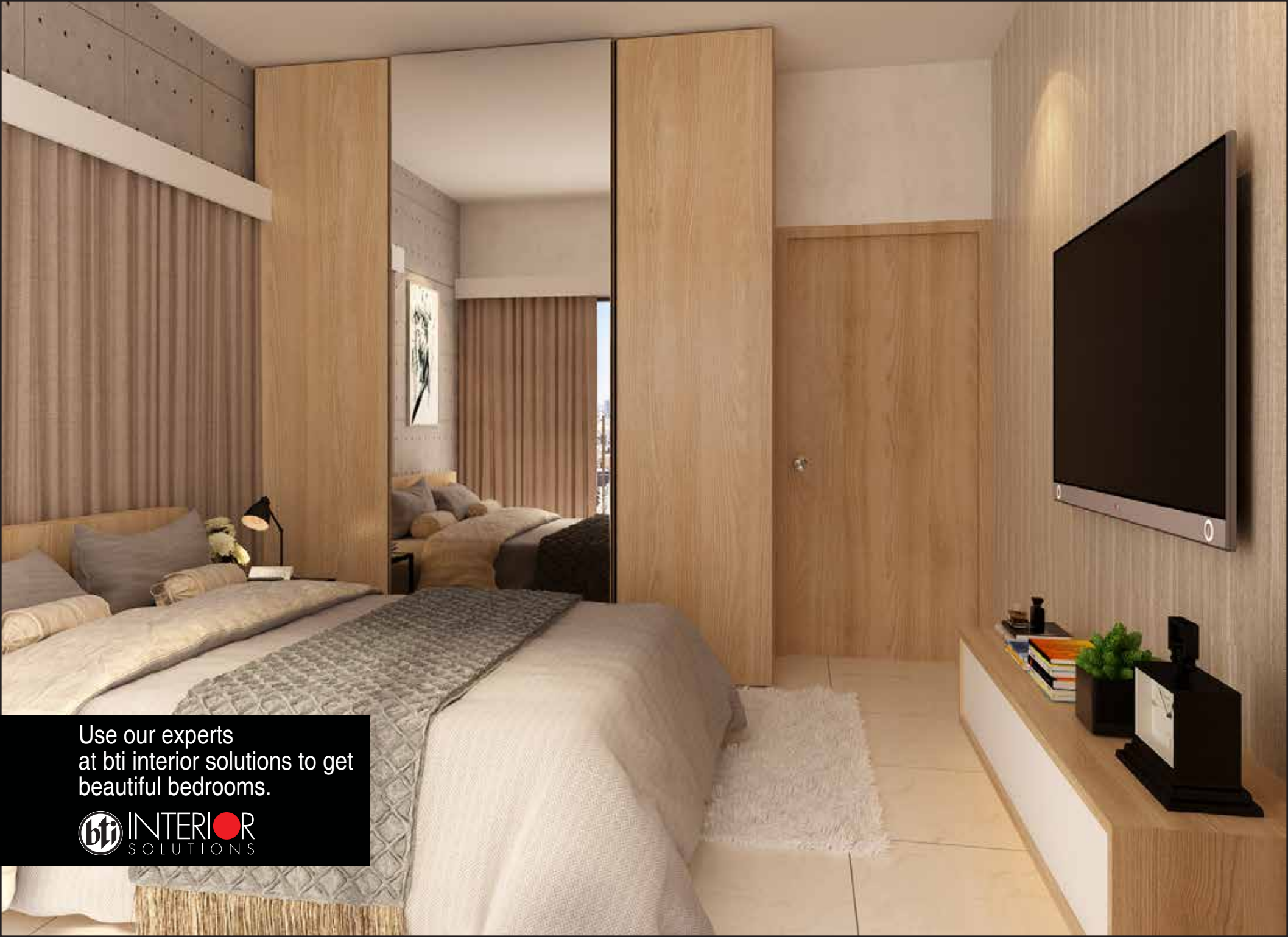




BIRD'S EYE VIEW

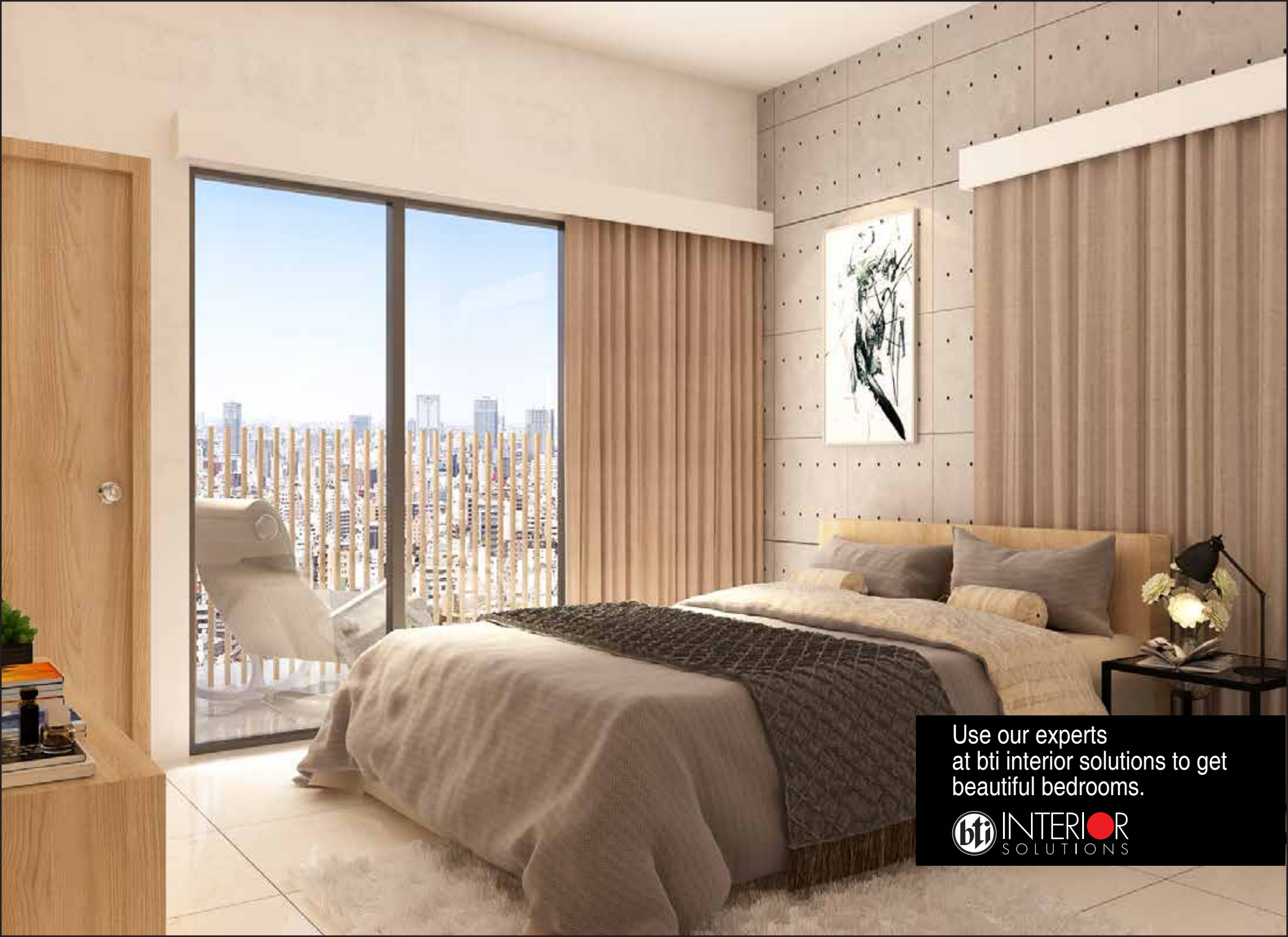
APARTMENT PURVIEW

- 3 units on each floor.
- Special emphasis has been placed on the orientation and the location of the plot as it is a south facing building.
- Rooms are well ventilated with adequate lighting.
- Carefully arranged verandahs, doors and windows also contribute to the design.
- Most apartments have a foyer space for privacy.



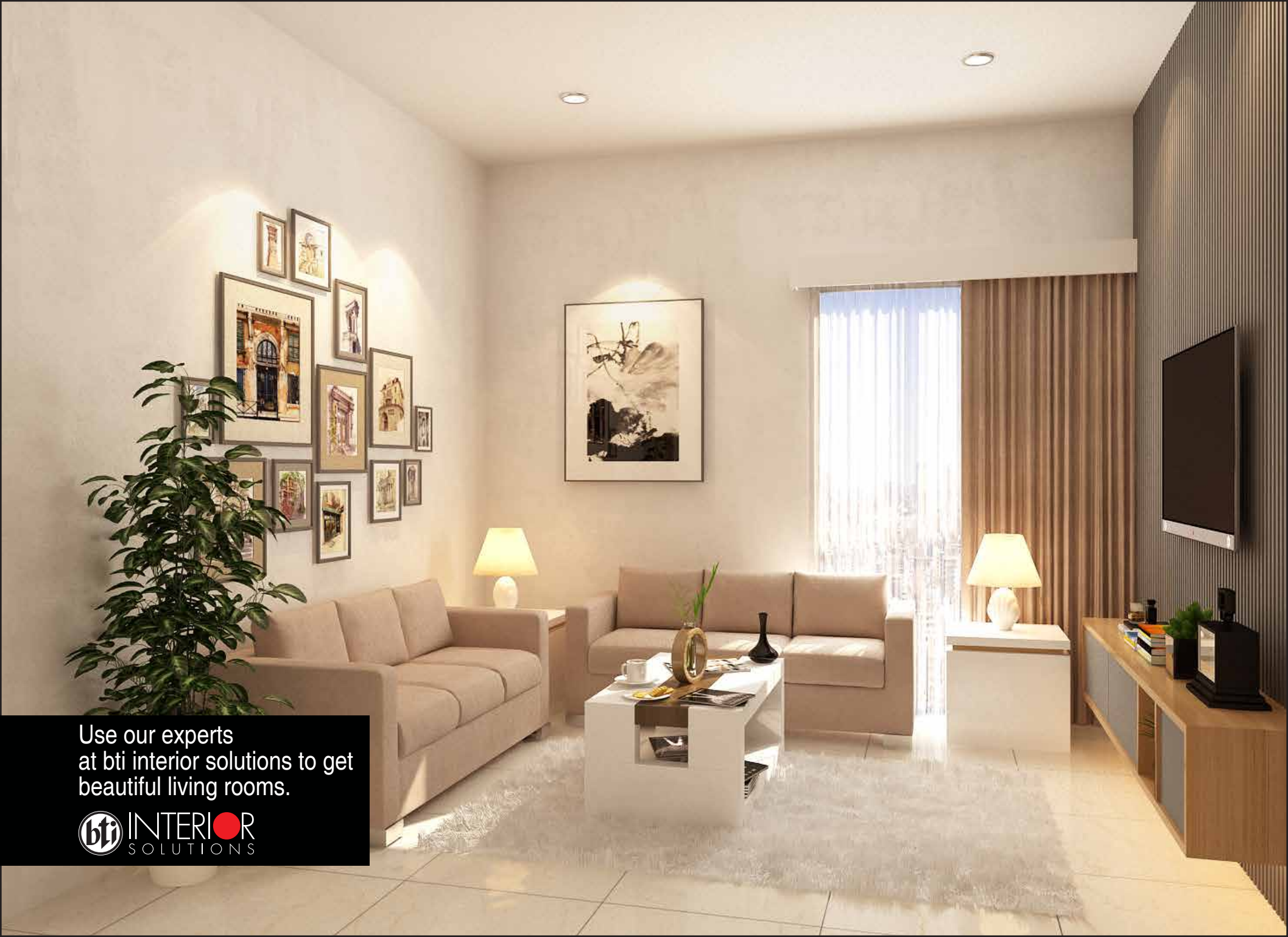
Use our experts
at bti interior solutions to get
beautiful bedrooms.





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Use our experts
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NIGHT VIEW



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COMMON TO ALL RESIDENTS

LIFTS, LOBBIES & STAIRCASES

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



APARTMENT FEATURES AND 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 walls will be of machine made solid bricks/concrete hollow blocks.
- 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, and 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.
- Laminated 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 sections.
- Safety grills on all windows.
- Verandah railings as per design.

KITCHEN FEATURES

- Imported floor tiles as per developer's choice.
- Imported wall tiles with border and decor 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.
- Centralized LPG provision from ground floor.
- Provision for washing machine with water inlet, outlet and electric connection.
- 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.



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



BATHROOM FEATURES

- Imported combiclosets in all bathrooms, except maid's bathroom as per developer's choice.
- Imported floor and wall tiles in all bathroom walls up to full height, except maid's bathroom.
- Shower area with curtain rail in all bathrooms.
- Imported marble countertop basin in master bathroom.
- Other bathrooms will have imported pedestal basin as per developer's choice.
- Mirror over the basin area in all bathrooms.
- Laminated flush door shutters with wooden frame.
- Imported good quality chrome plated fittings in all bathrooms except the maids' toilet.
- 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 other as per developer's choice.
- Concealed hot and cold water lines in the all bathrooms, except maid's bathroom.
- 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.



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beautiful bathrooms.



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.

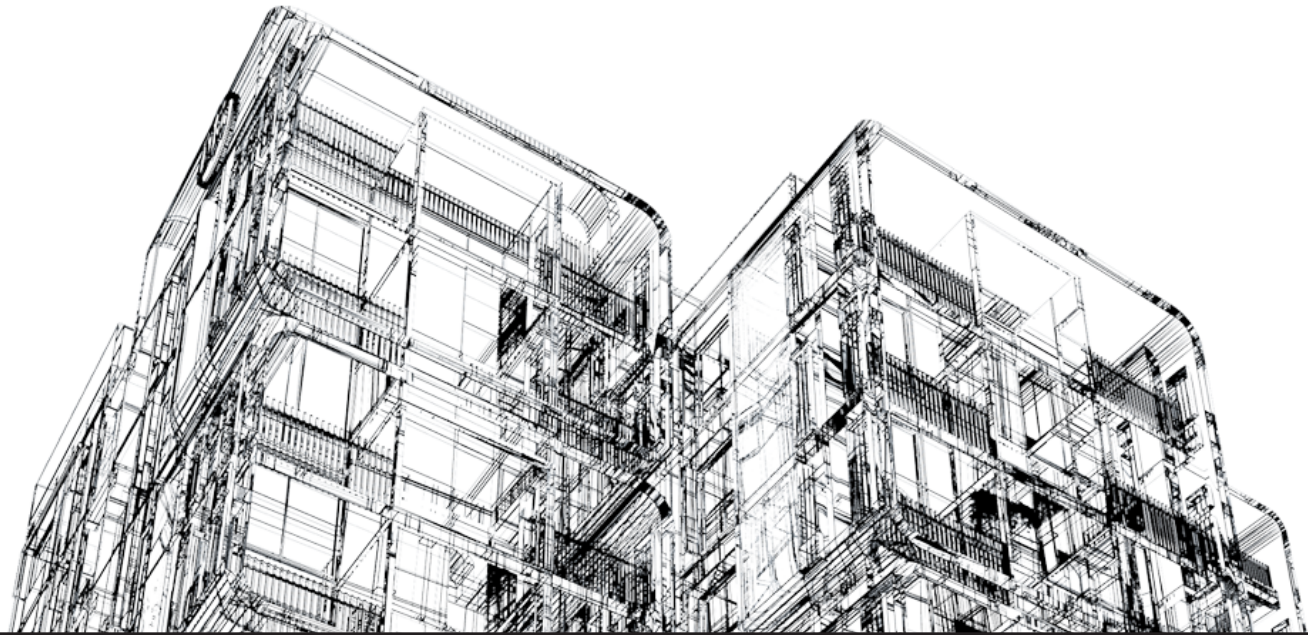
ELECTRICAL FEATURES

- 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 other as per developer's choice.
- All electric wirings will be concealed.
- Concealed television line in all bedrooms and living area.
- Imported gang type electrical switches, plug points and other fittings as per developer's choice.
- Provision for wall brackets in all bedrooms, dining area, family lounge, living room, and 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 dining room.
- 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 and family living area.
- Maid's calling bell switch in the master bedroom.



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 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.
- All bricks to be used will be machine-made solid bricks or concrete hollow blocks and damp treated salinity proof.
- 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. of highest standard and 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 and 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.



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in pursuit of excellence...

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.