



Grand Nawab

KATALGONJ, PANCHLAISH

YOU HAVE CHOSEN TO BUY FROM OUR

CLASSIC

COLLECTION

ASK ABOUT OUR OTHER COLLECTIONS

LUXURY
COLLECTION

COMMERCIAL
COLLECTION

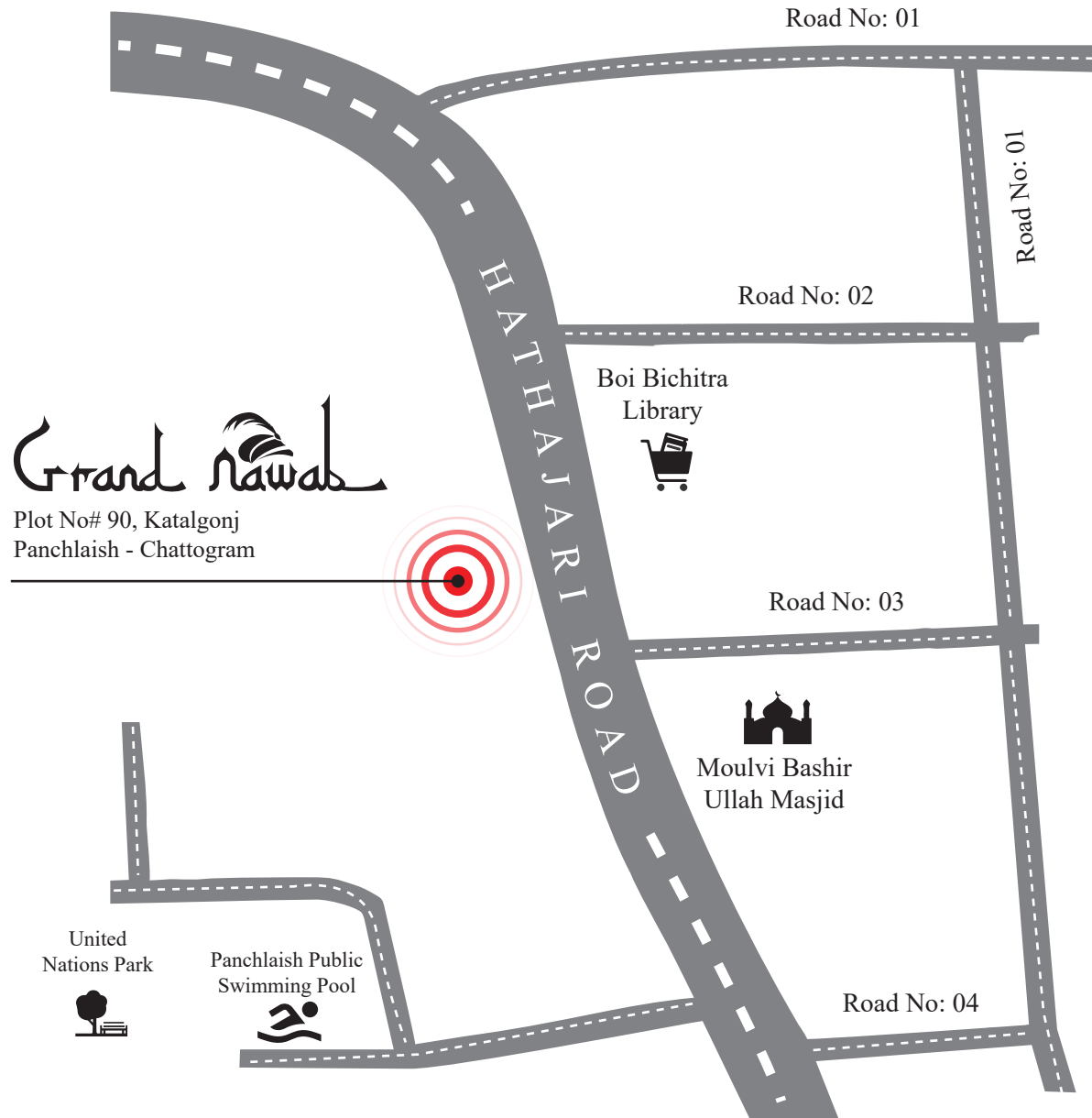




A GRAND WELCOME AWAITS YOU AT
GRAND NAWAB



LOCATION MAP



LIVE CAREFREE AT PANCHLAISH



- Chittagong Medical College
- People's Hospital Ltd.
- Surgiscope Hospital
- Chevron Clinical Laboratory (Pte) Ltd.
- Parkview Hospital Ltd.



- Little Jewels School
- Presidency International School
- Reader School And College
- Chittagong Medical College



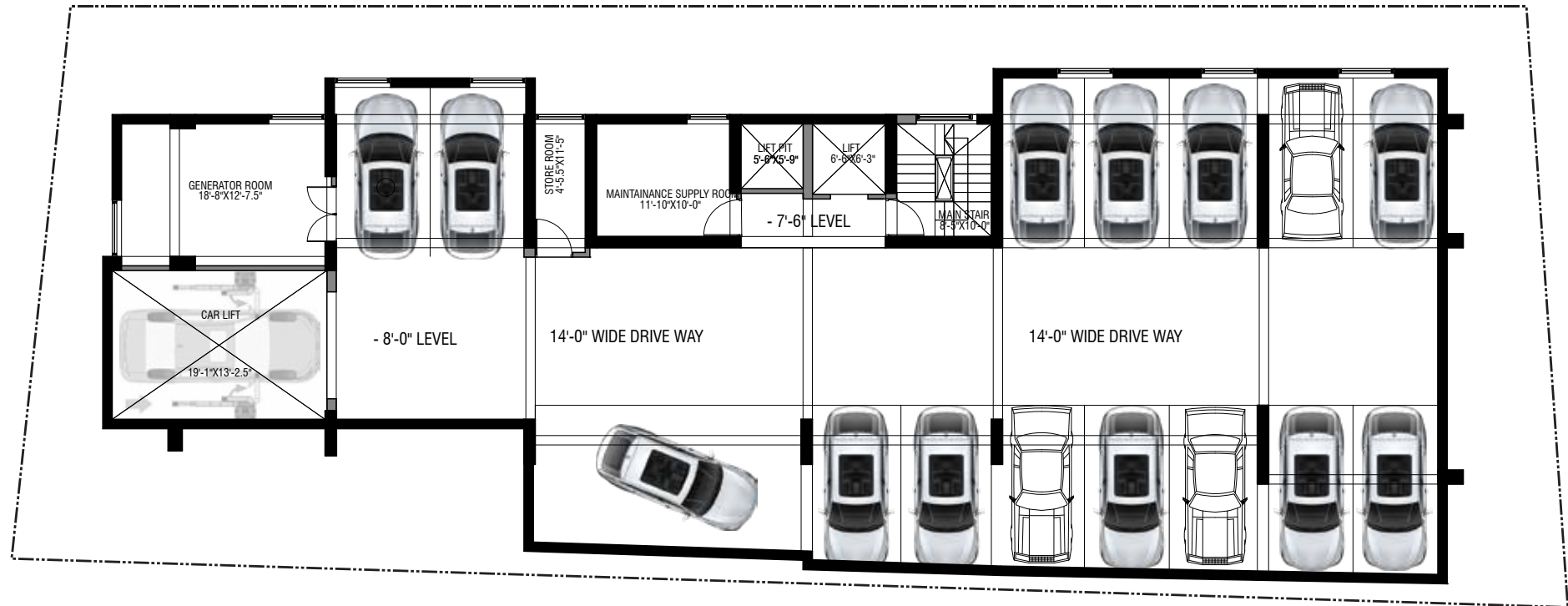
- Mimi Supermarket
- Chawkview Market
- Agora
- The Dining
- Perigri
- Deshi Dosh
- Afmi Plaza



BUILDING ENTRANCE

The building will have an architecturally designed entrance gate with a stylish combination of cladding, glass and paint in the front elevation. Greenery will enhance the stylish look. A concierge will be there for easy monitoring of the building round the clock. It will include artistically crafted logo for the project name, company logo, easily visible address on the front façade and separate provision for putting up 'to-let' board. Secured and well designed boundary wall will be there to match the building façade.

BASEMENT

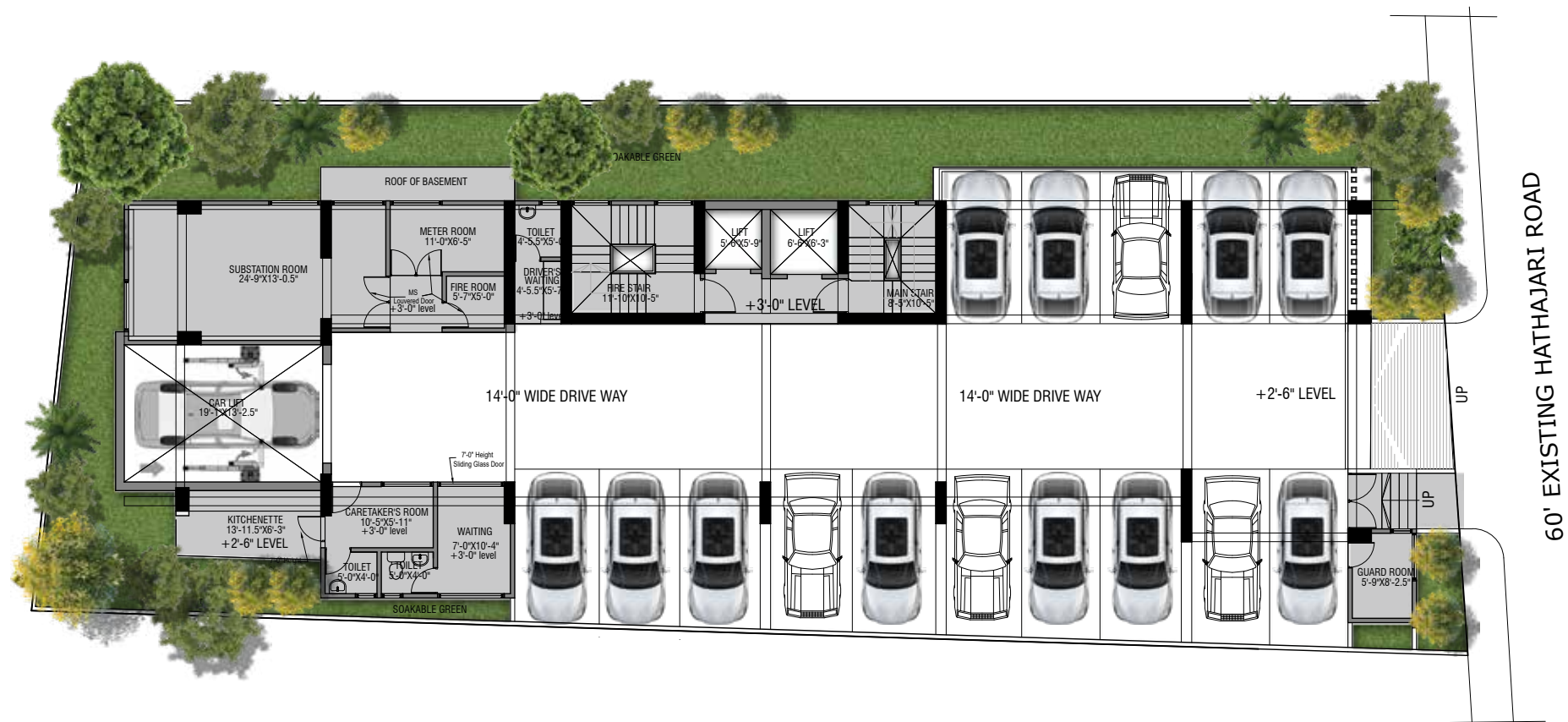


CAR PARKING

30 PARKING SPACES ON GROUND FLOOR & BASEMENT.

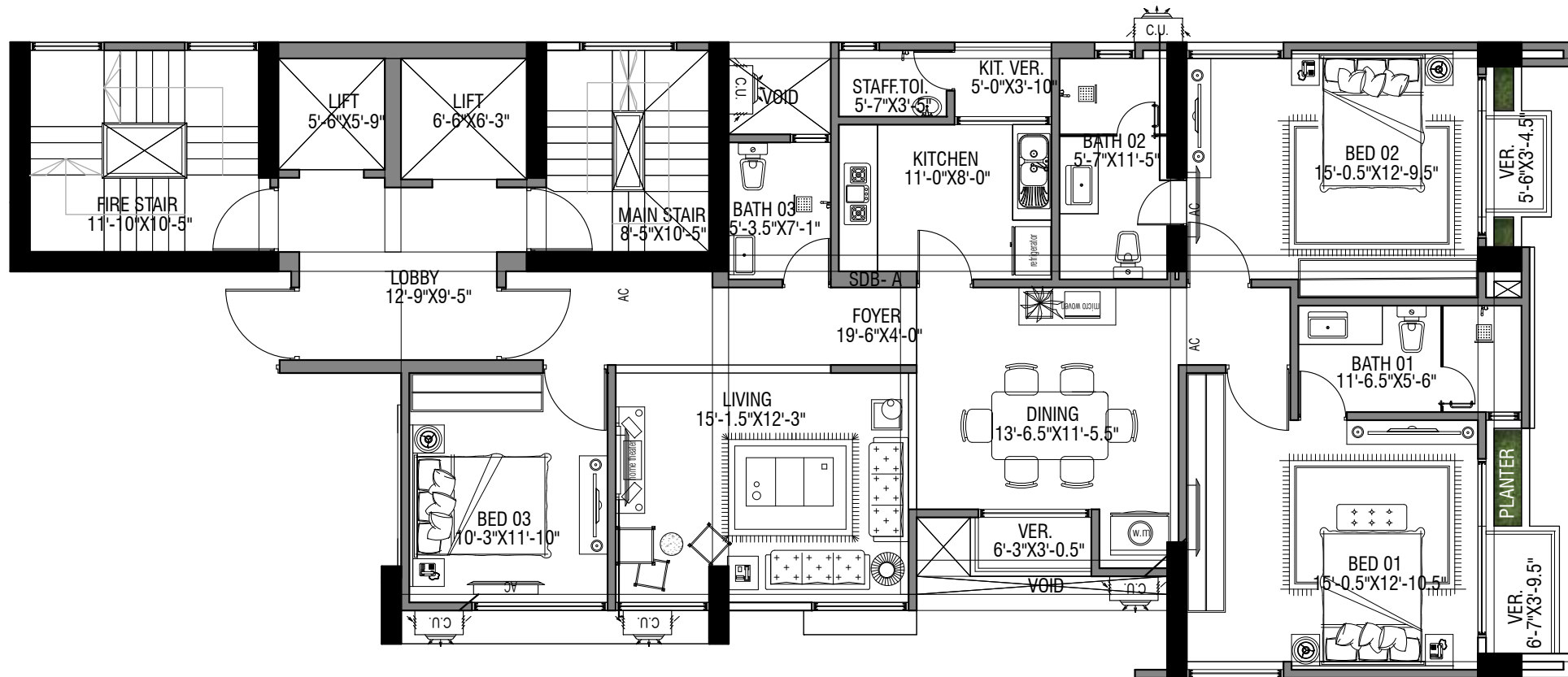
Parking spaces must be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location and will be according to the allotment. This area will be tiled or with cladding bricks in different combinations. All columns will be partly painted, tiled or dressed with bricks with column guards to prevent damage by cars.

GROUND FLOOR

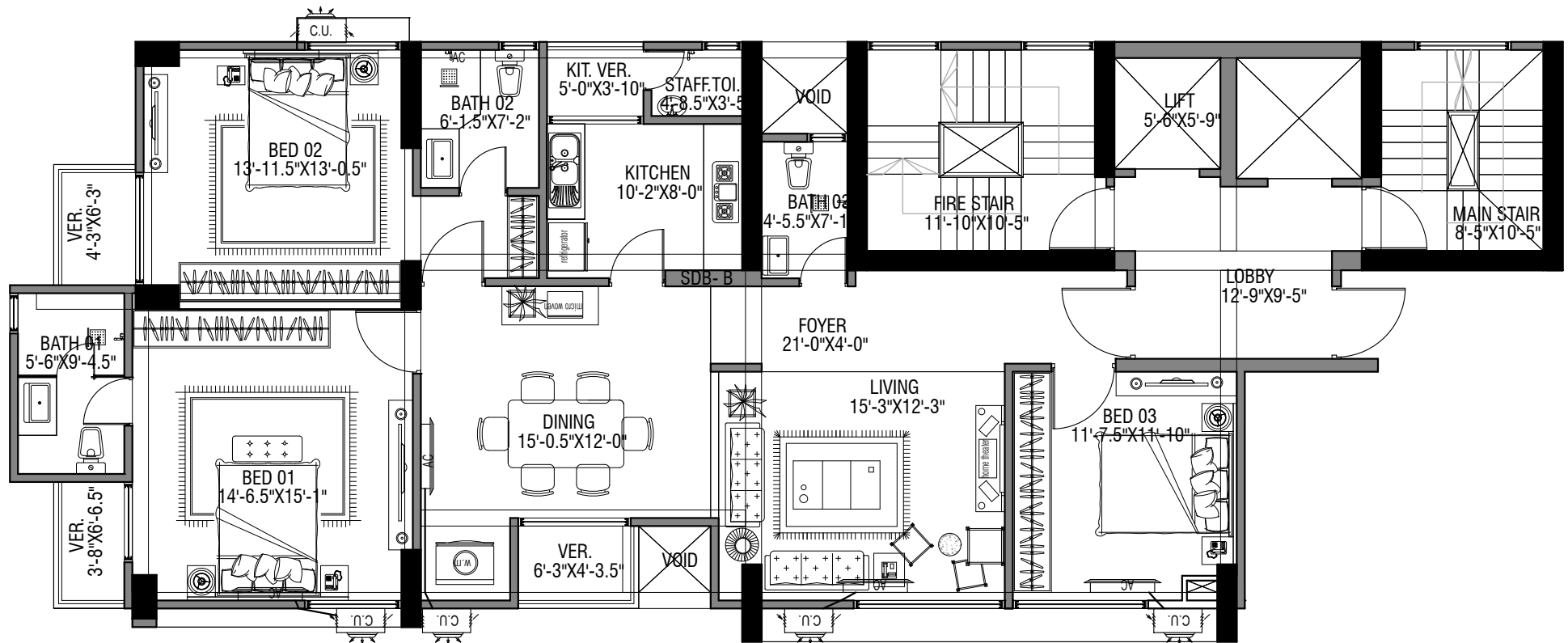


GROUND FLOOR FEATURE

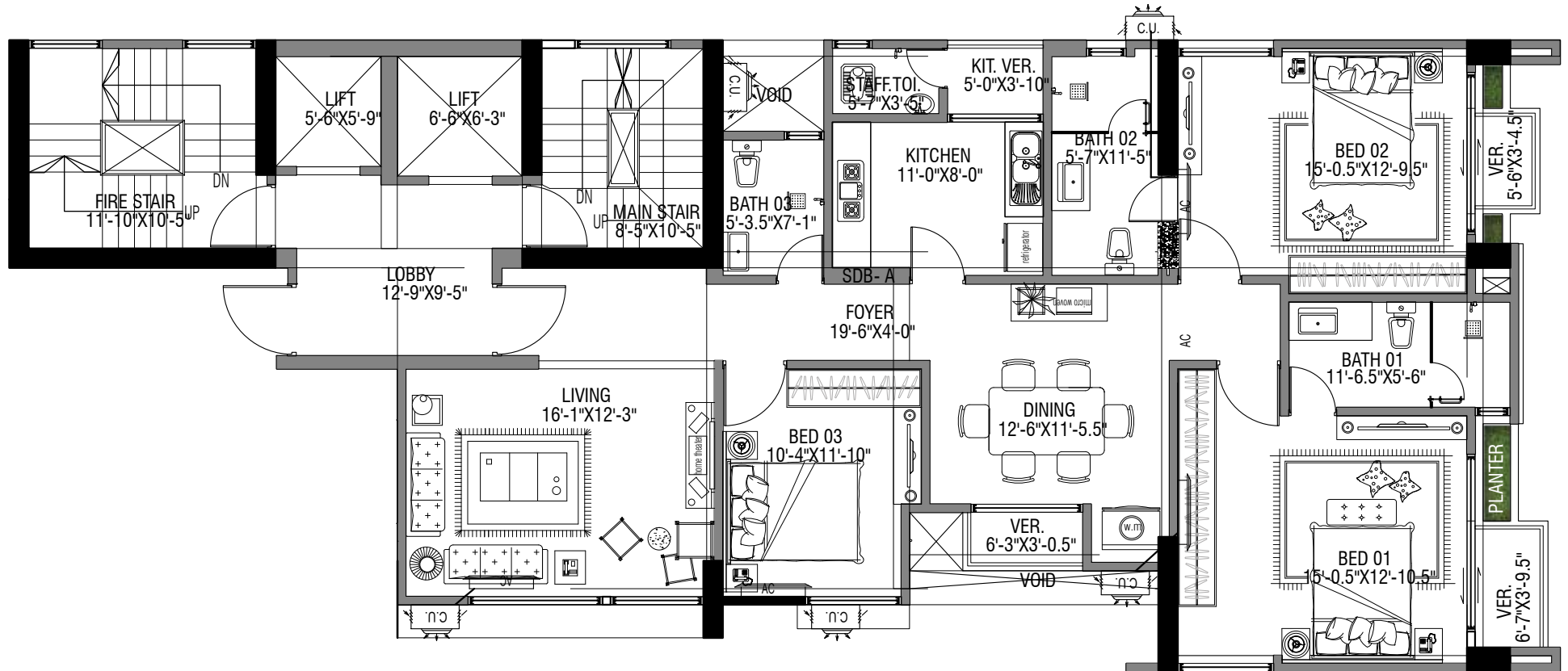
Ground floor is designed with adequate plants and greenery. You will enjoy here proper drainage facility around the periphery of the building, . Here drivers waiting area, caretaker room are with lavatory. Moreover, there will be intercom connection from concierge to all apartments. Energy saving lights will be used as much as it is possible.



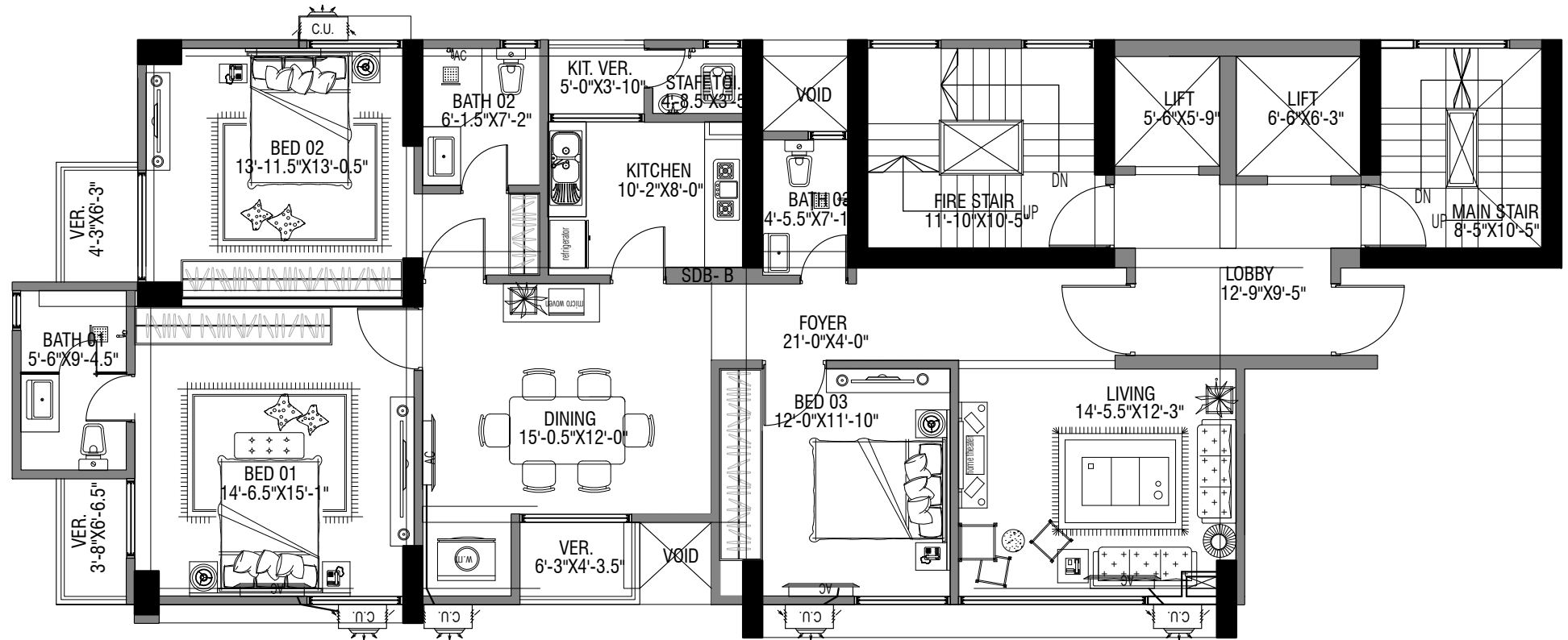

TYPE A • 1983 SFT
 3RD, 4TH, 7TH & 8TH FLOOR PLAN



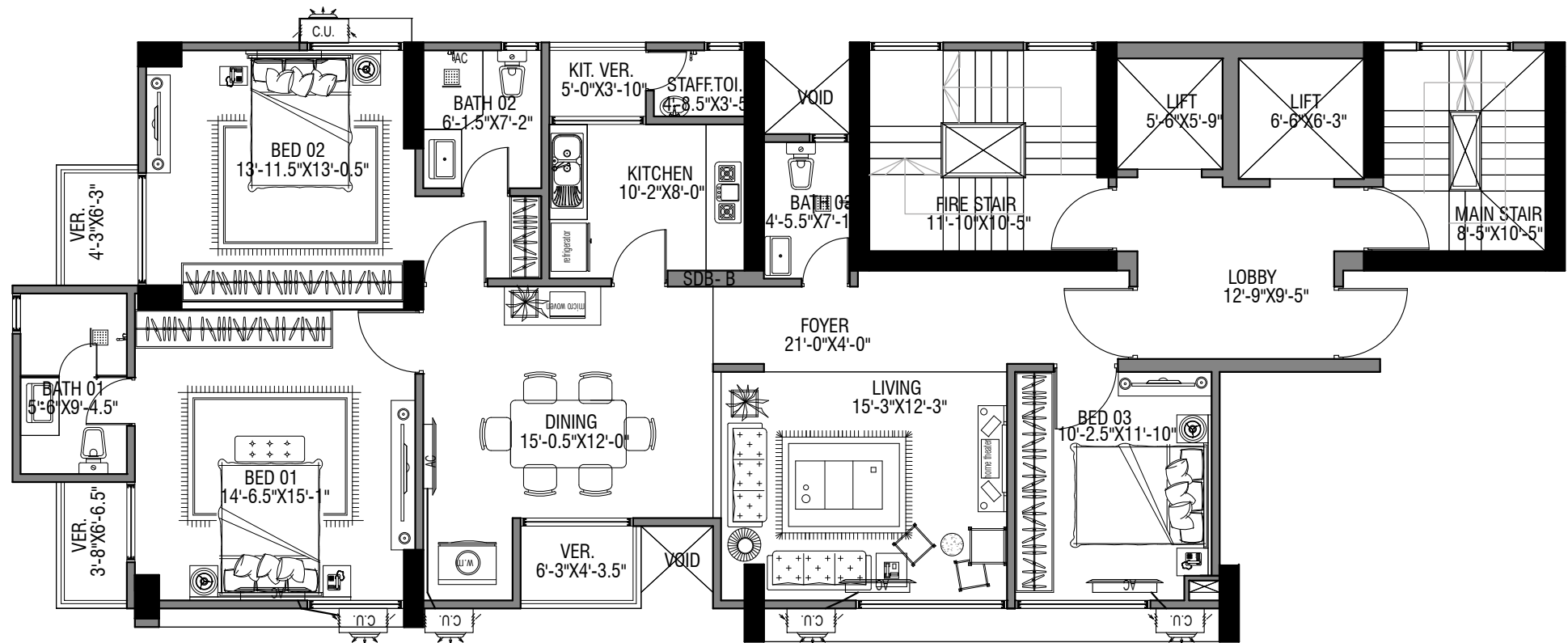
TYPE B • 1954 SFT 
 3RD, 4TH, 7TH & 8TH FLOOR PLAN



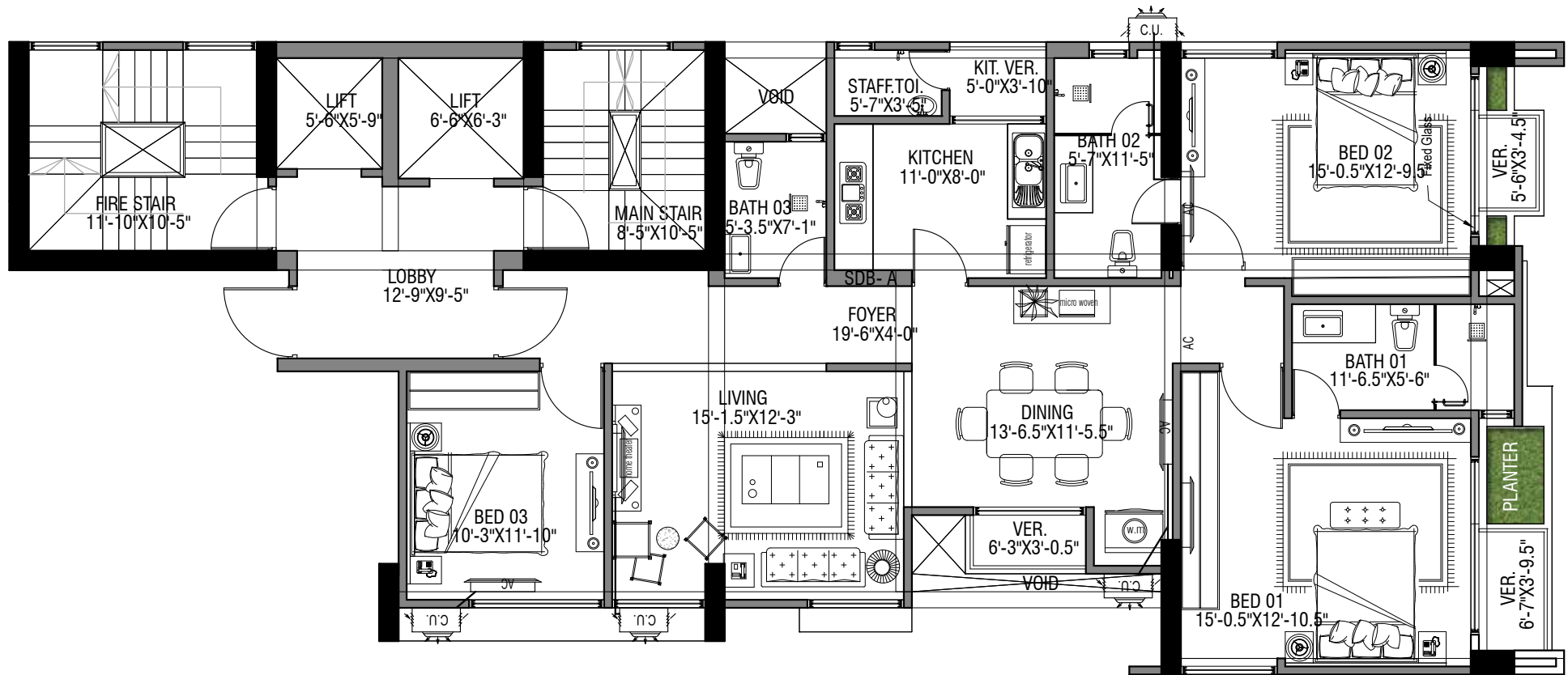

TYPE A • 1983 SFT
 3RD, 4TH, 7TH & 8TH FLOOR PLAN
 FLEXI OPTION



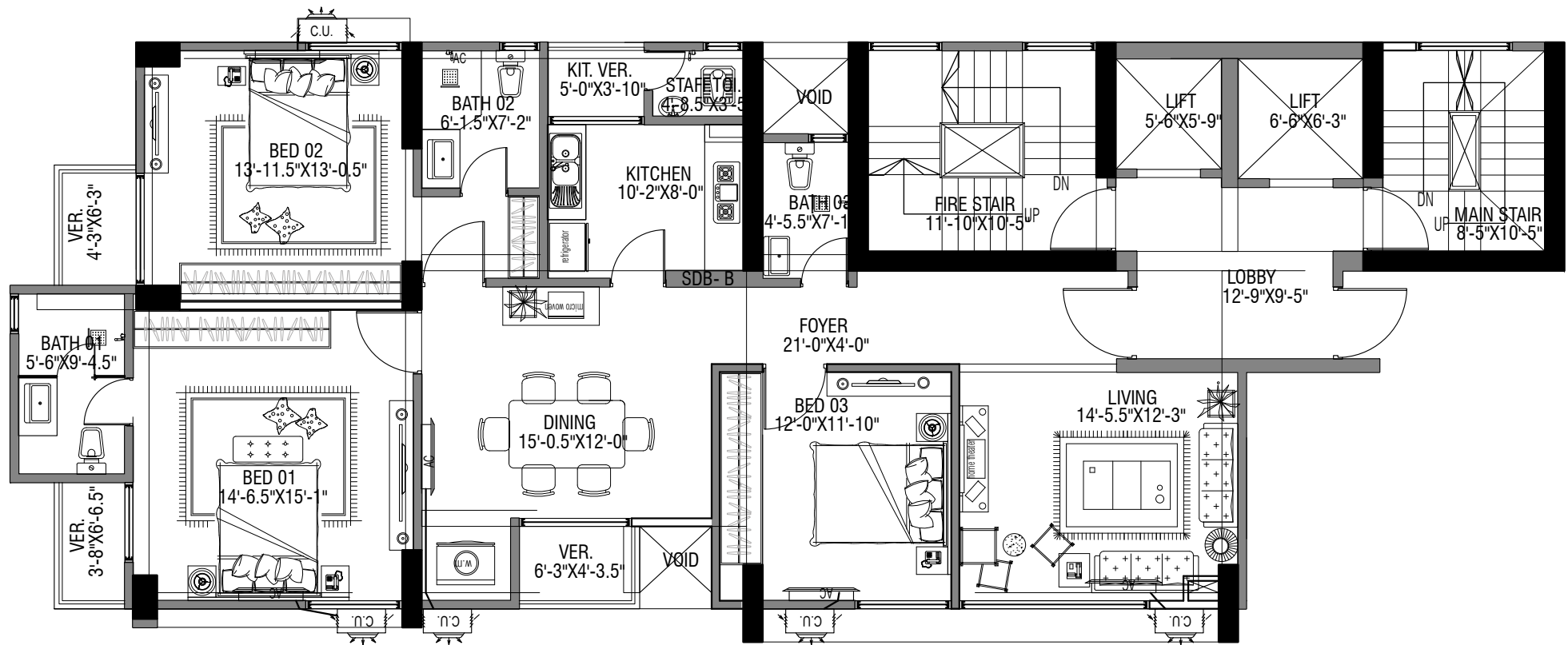
TYPE B • 1954 SFT 
3RD, 4TH, 7TH & 8TH FLOOR PLAN
FLEXI OPTION



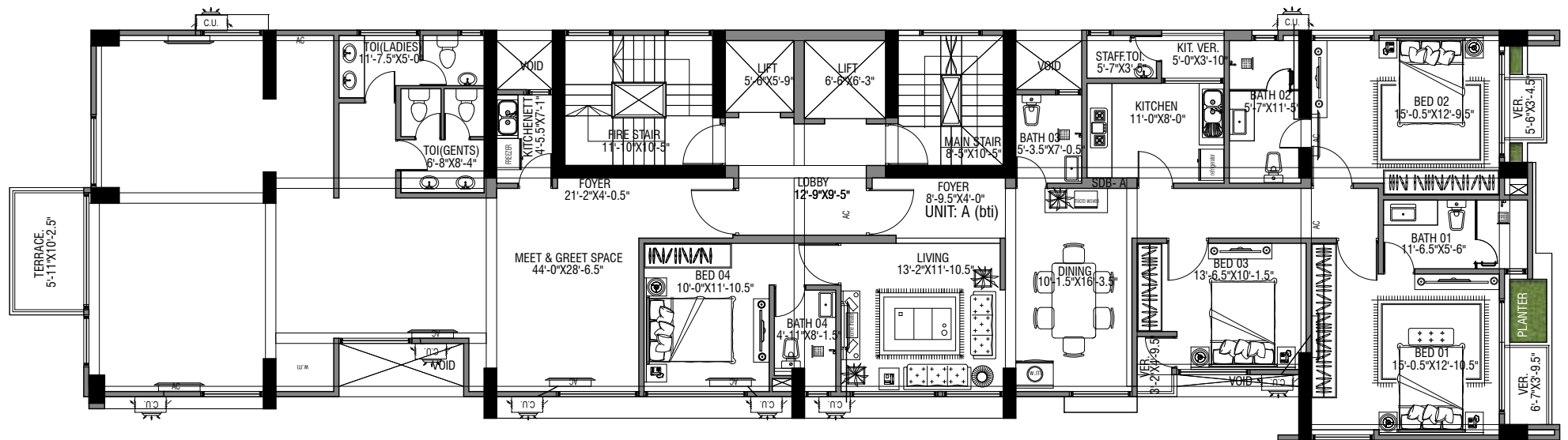
TYPE B • 1910 SFT
10TH & 12TH FLOOR PLAN



TYPE A • 1995 SFT 
11TH & 13TH FLOOR PLAN

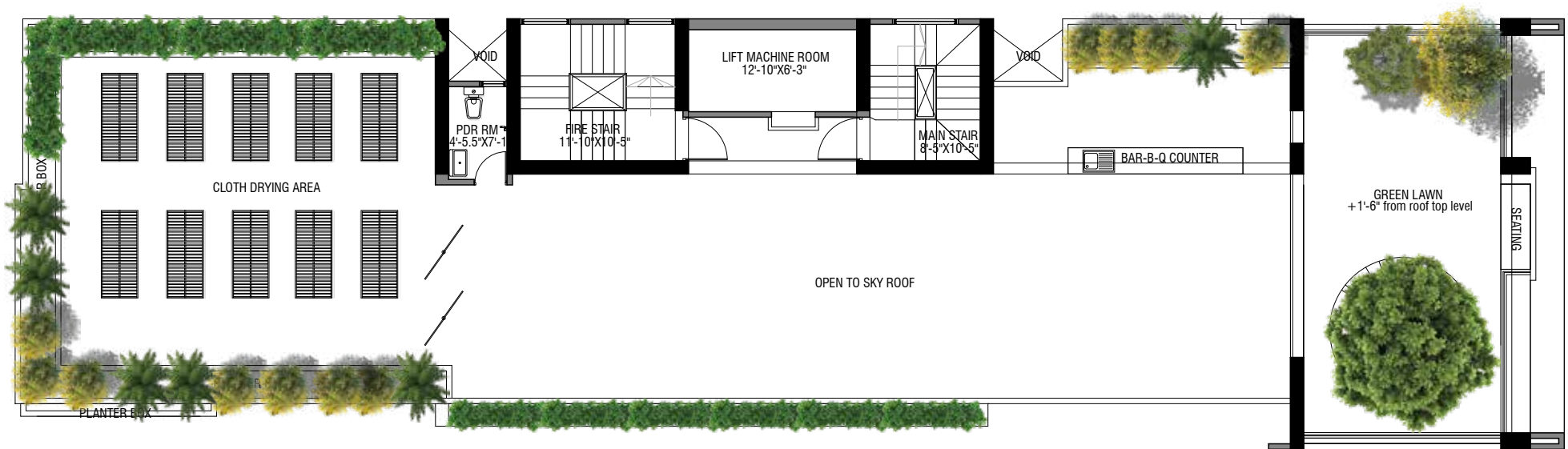


TYPE B • 1954 SFT
11TH & 13TH FLOOR PLAN



TYPE A • 2194 SFT
14TH FLOOR PLAN

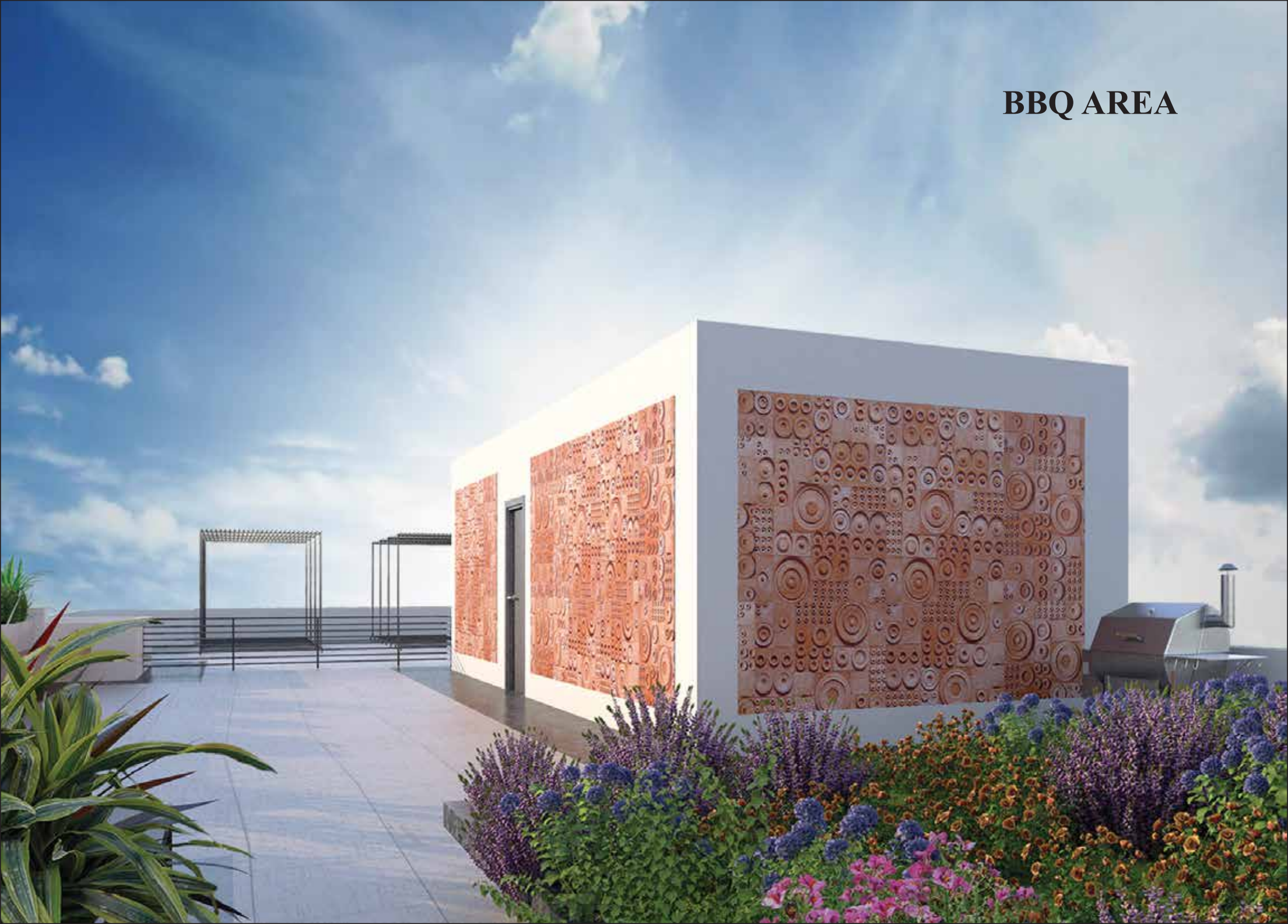




ROOFTOP FEATURES

A delightful arrangement will be on the rooftop like greenery, seating arrangement, lime terracing of adequate thickness which will ensure protection from heat, proper slope for efficient roof drainage, the 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.

BBQ AREA







COMMON TO ALL RESIDENTS

LIFT, LOBBIES & STAIRCASE

- 1-stretcher & 1 eight passenger lift (from reputed international manufacturer) to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor and emergency alarm, mirrors on the wall, hand phone.
- 1 car lift from basement to ground floor.
- 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 the use in case of power failure with:

- Engine-Perkins/Cummins or good quality.
- Alternator-Stamford/Mecc-Alte or good quality.

Generator will support the following:

- Lift, water pump and lighting in common space and stairs.
- One light and one fan point in every room (including staff bedroom), one light point in kitchen and all bathrooms.
- One point for refrigerator and one point for television.

WATER

There will be 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 and one standby water pump for emergency.

FIRE PROTECTION SYSTEM

Your safety is our priority. That is why in each building we ensure fire escape for emergency exit with fire protected door along with fire hydrant, fire alarm and fire extinguisher on every floor.

APARTMENT FEATURES

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.
- French polished strong and durable veneer door shutters used for internal doors except bathrooms.
- Modern molding on internal doorframes of teak chambul.
- Laminated flush door shutters and wooden door frames used for bathrooms.
- Cylindrical lock on all internal door.
- Sliding glass windows and doors complete with mohair lining, rainwater barrier and fly proof netting in all aluminium sections.
- Safety grills on all windows.
- Tempered glass verandah railing.

FLOORS, WALLS & CEILINGS

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



KITCHEN FEATURES

- Local floor tiles.
- Local wall tiles 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.
- LPG provision.
- Provision for washing machine with water inlet, outlet and electric connection.
- One high polish counter top Single bowl sink with mixer.
- Provision for kitchen hood.

BATHROOM FEATURES

- Local Combi-closets in all bathrooms.
- 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.
- Other bathrooms will have local pedestal basin.
- Mirror over basin in all Bathrooms.
- Laminated flush door shutters with wooden frame.
- Local chrome plated fittings in all bathrooms - Sattar or as per developer's choice.
- Stainless steel cockroach gratings in all bathrooms except staff 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 the Master and 2nd bathroom.
- Tube light sets.

STAFF BATHROOM

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





ELECTRICAL FEATURES

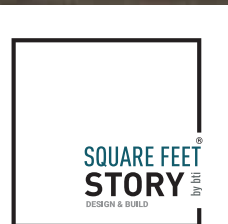
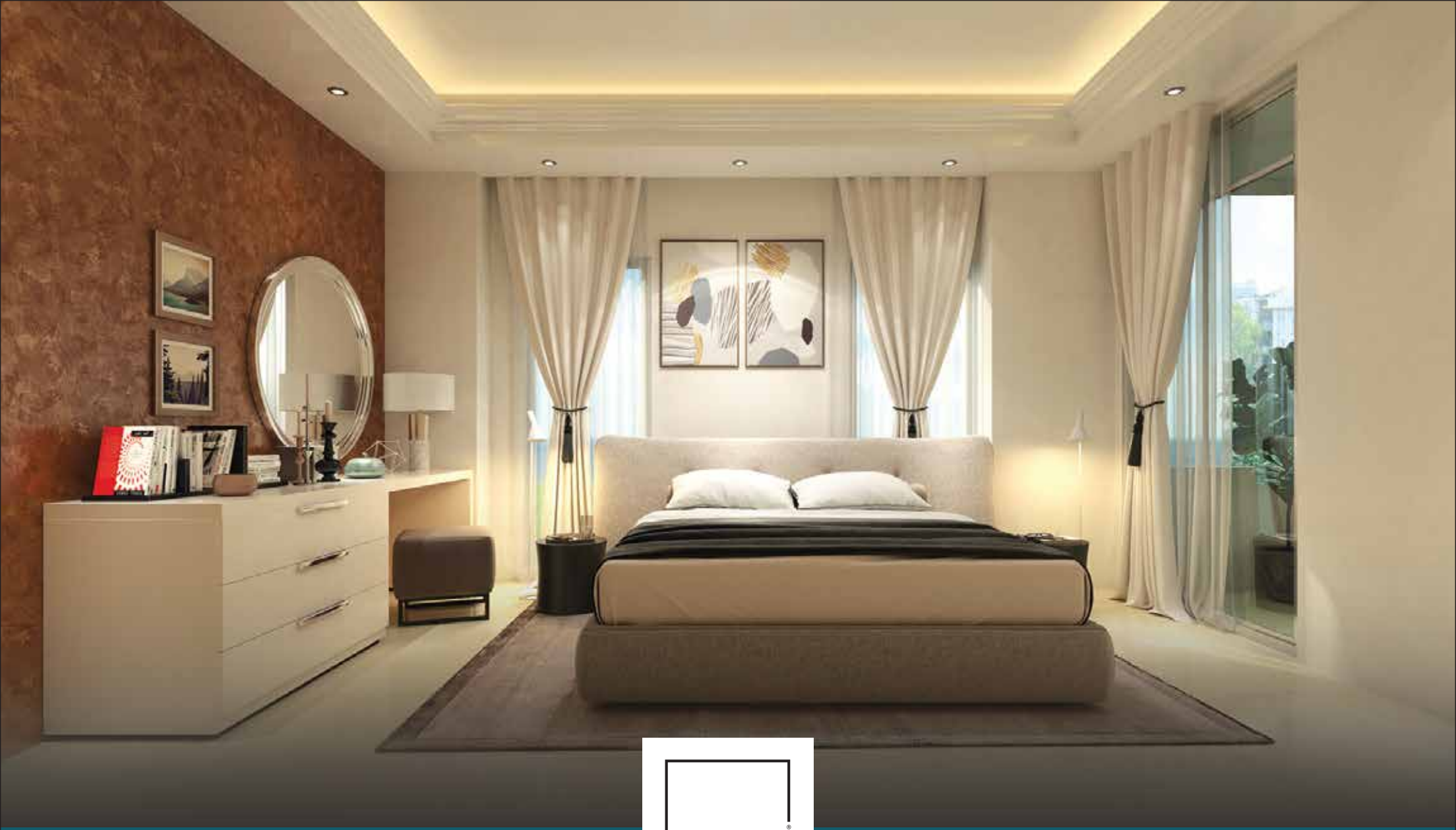
- Electric distribution box with main circuit breaker - Siemens/ABB or as per developer's choice.
- Concealed television line in all Bedrooms and living area.
- Telephone & Internet connection point in Family lounge/dining area.
- Imported gang type electrical switches, plug points and other fittings - Futina or as per developer's choice.
- Provision for wall brackets in all bedrooms, living , dining & common areas.
- Tube light sets in the kitchen, staff room and bath rooms for adequate lighting.
- Provision for air conditioners with power points in all bedrooms, living & dining room.
- Concealed ceiling fan provision in all bedrooms, living & dining area.
- Staff calling bell switch in master bedroom.

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Building built to 155'-6" high with 10'-6" high ground floor car parking space and 10'-0" floor to floor height of each apartment in accordance with FAR and CDA regulations.
- 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.
- Systematic testing in quality control laboratories of concrete and other completed work samples at every stage.

OPTIONAL FEATURE

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.



Ask us about Square Feet Story to help you perfect the architectural and interior designs, construction, landscaping and to get innovative solutions, 3D animation and logistic services as per your needs.

btí has added to its portfolio a number of business services in many aspects of the real estate market and beyond. These business services have been created not only to serve the btí customers but also serve those who believe in our reputation as a company well-known for its business ethics and expertise that has been carefully built up through 4 decades of serving customers.

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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.



...SINCE 1984