



Lach and every member since bti's inception in 1984 has been trained to pursue excellence whilst achieving the single goal of 'Making home ownership a joyful experience' for our customers. Our large team of dedicated and highly skilled designers, architects, engineers, planners, creative minds, till date, all work single-mindedly with the same common goal.

To meet the growing demand of customers who crave stylish lifestyles, we have introduced 'The Luxury+' line of homes. These are distinctly different from the homes in 'The Classic Collection' and are based purely on the economic strata and aesthetic requirements of this day and age. However, the core mantra of 'Making home ownership a joyful experience' stays true for all our customers, no matter which collection they choose to live in.

We hope that you will also choose to trust bti when you invest in a beautiful and stylish home at *Rose cottage*, which is a part of 'The Premium Collection' in our Luxury+ line of homes.

bti is well known in the real estate sector in Bangladesh for setting high standards of customer service and we heavily invest in achieving international standards of work ethics and design development.

Our past and ongoing achievements:

- Founder member of Rehab (Real Estate Housing Association of Bangladesh)
- First real estate company in Bangladesh to be awarded with the internationally recognized ISO 9001-2015 certification for Quality Management system awarded by ANAB and UKAS for 'Service, Design and Construction of Buildings'.
- First real estate company in Bangladesh to introduce column-jacketing systems at the ground floor to build earthquake resistant buildings.
- Attained LEED Gold certification in design and construction of commercial building.
- Producing concrete hollow blocks to create a shift from environmentally harmful clay bricks used in construction in Bangladesh.
- Providing a full range of services connected with the real estate sector as a one-stop solution for our customers.

OVER THE YEARS, BTI HAS ADDED TO ITS PORTFOLIO A NUMBER OF BUSINESS SERVICES TO SUPPORT OUR CUSTOMERS IN EVERY ASPECT OF THE REAL ESTATE MARKET AND BEYOND.











ARCHITECT'S NOTE

To create a multi-storied residential building that is functional and aesthetically appealing on a small plot of land is always challenging. In the case of 'Rose Cottage', I feel that I have conquered the challenge by attaining a 'wow' factor while keeping functionality in full focus.

I am super excited to share with you the creativity and thought that has gone into designing this building. Please do go through the following pages describing the entrance area, the Mezzanine floor as well as rooftop other than the apartment design itself.

The smaller sized apartments have been designed keeping in mind the need of couples or empty nesters whilst the larger units focus on families with children. For your comfort, we have thoughtfully designed a flexi plan for the larger unit allowing you to choose to book a 3 or 4-bedroom unit.

As far as the visuals are concerned, we can help you replicate the look in your apartment, should you be interested. We have an excellent interior design team to help you customize your home to your taste.

I hope you will fall in love with this building and I wish you a pleasant stay in ROSE COTTAGE on behalf of bti

BANANI GRAVEYARD ROAD NO-27 BLOCK-A ROSE COTTAGE ROAD NO-25 Dhaka - Mymensingh Highway ROAD N ROAD NO-23 ROAD NO-23/A Kemal Ataturk Avenue Post office ROSE COTTAGE Plot 127, Road 4, Block A N Banani

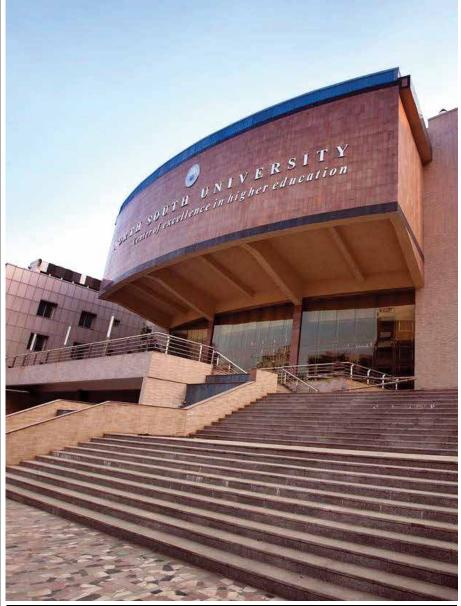
Enjoy the open-air expanse of government owned land and highway on the west side.



JUST A SHORT DISTANCE AWAY

Banani Road 4 is great for anyone who enjoys being in the vicinity of the Gulshan area and wants easy access to the various ends of the city through the Dhaka-Mymensingh Highway. With Banani Road 11 being a stone's throw away and developing as the new hub of shopping outlets, popular cafes and restaurants, living in ROSE COTTAGE will indeed make life easy.











QUICK LOOK

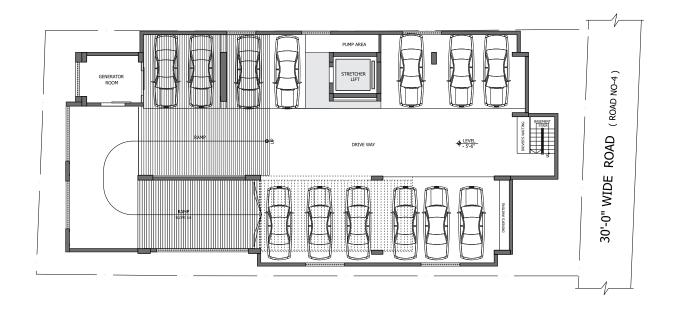
- A convenient and lively neighborhood
- Available unit sizes:1905 sft & 3811sft
- 14 Parking Spaces
- A fully decorated Meet and Greet Lounge with special emphasis on accessibility for children and the elderly.
- A Beautiful rooftop with a water body, seating arrangement and rose beds
- 1 Stretcher lift running from the basement to the rooftop.
- All lift lobbies and lift walls are simple yet stylish with imported tiles floor and wall tiles.



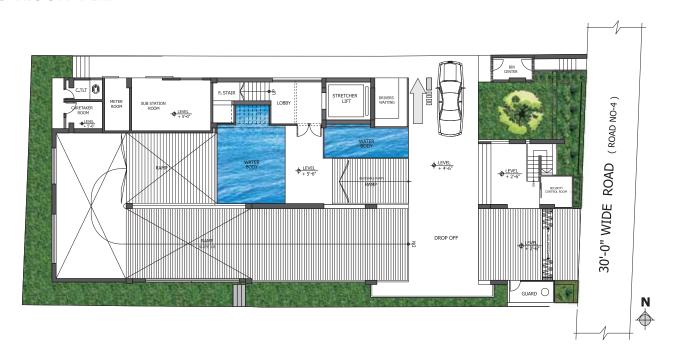


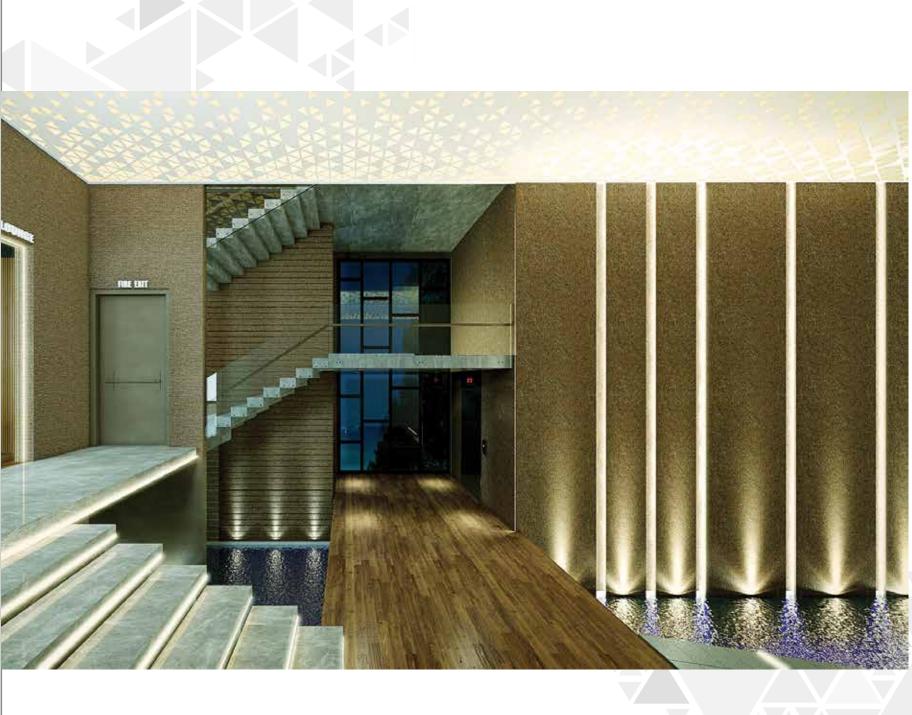
The 22ft high entry combined with an artistic look inspired by the graphics of rose petals creates a welcoming ambiance.

Basement Plan



GROUND FLOOR PLAN

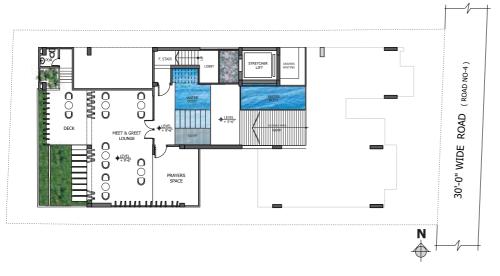




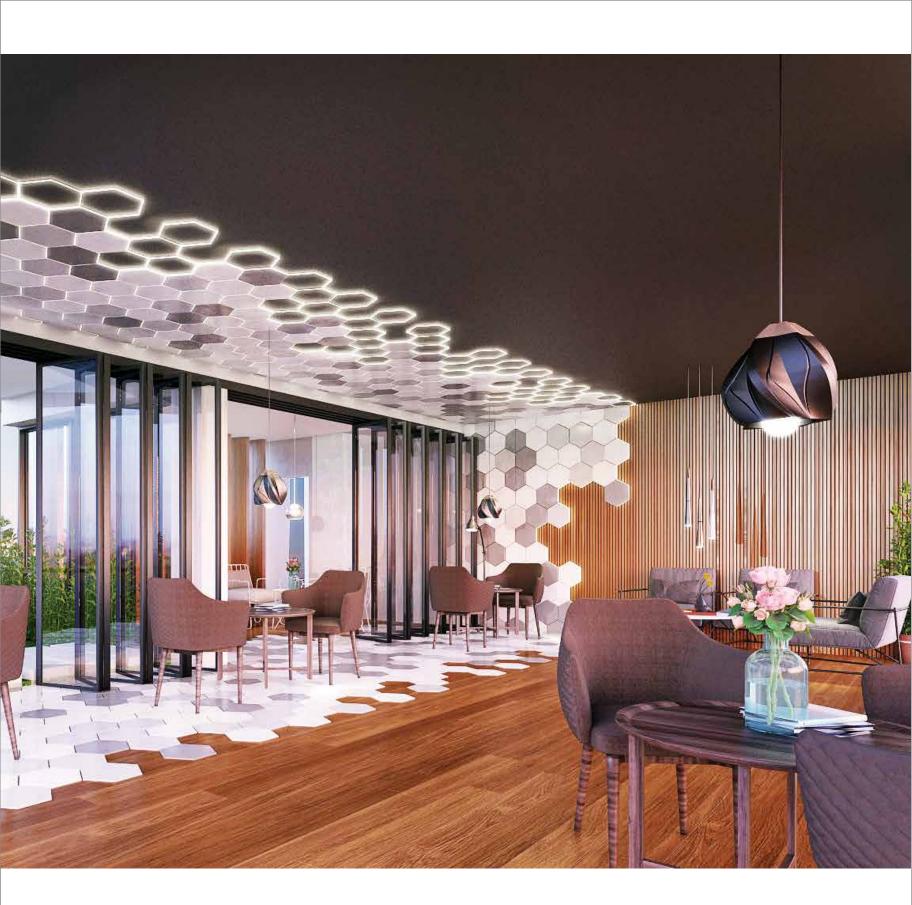
A DUAL ACCESS TO THE LOUNGE AND THE CAR DROP OFF AREA HAS BEEN ARRANGED FROM THE LIFT LOBBY AS WELL AS THROUGH THE STAIRCASE AND RAMP

THE MEET AND GREET LOUNGE

Enjoy the exquisitely designed Meet and Greet Lounge with the adjacent landscaped outdoor terrace.



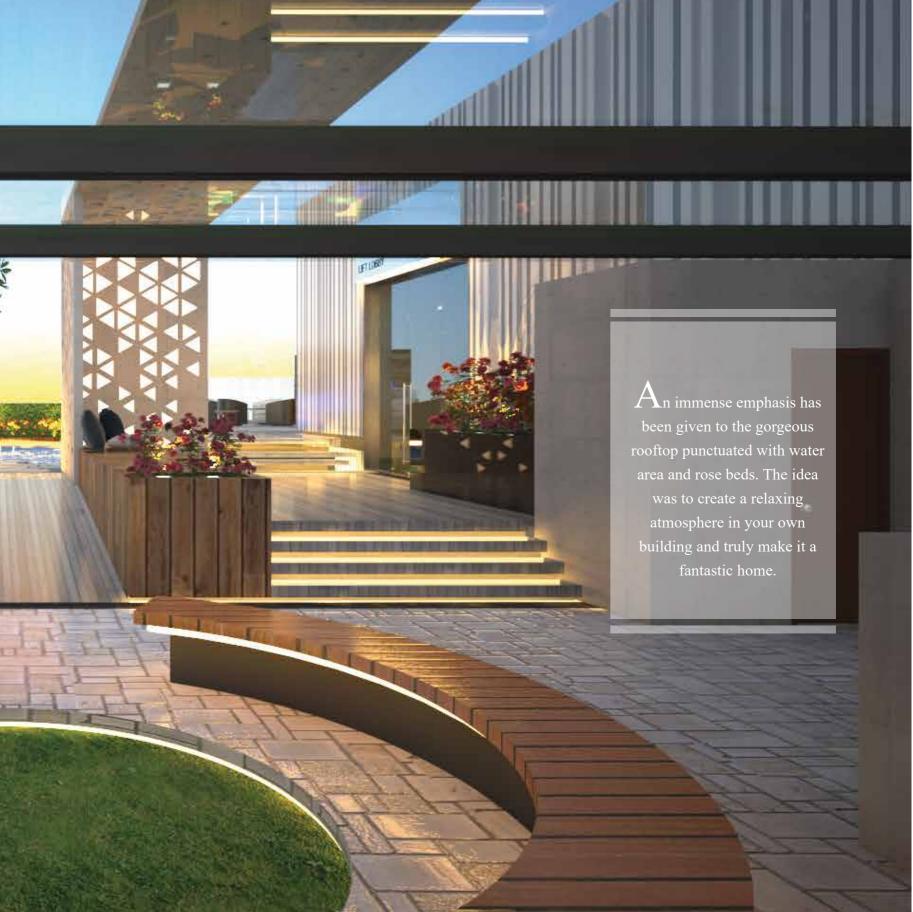








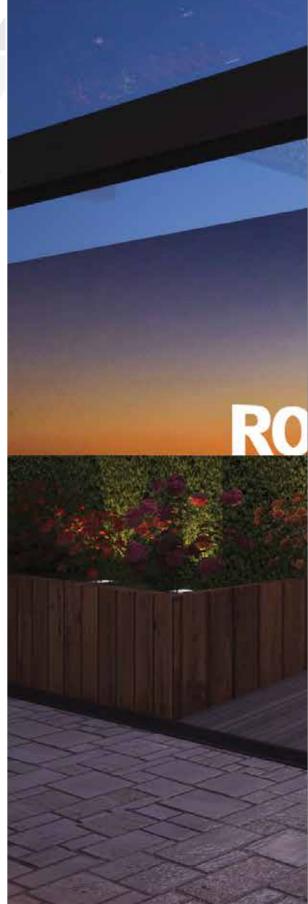




THE ROOFTOP RETREAT

The Rooftop Retreat has specially been designed by our Landscape Architect. Accessibility to it from the lift indeed makes life easy.

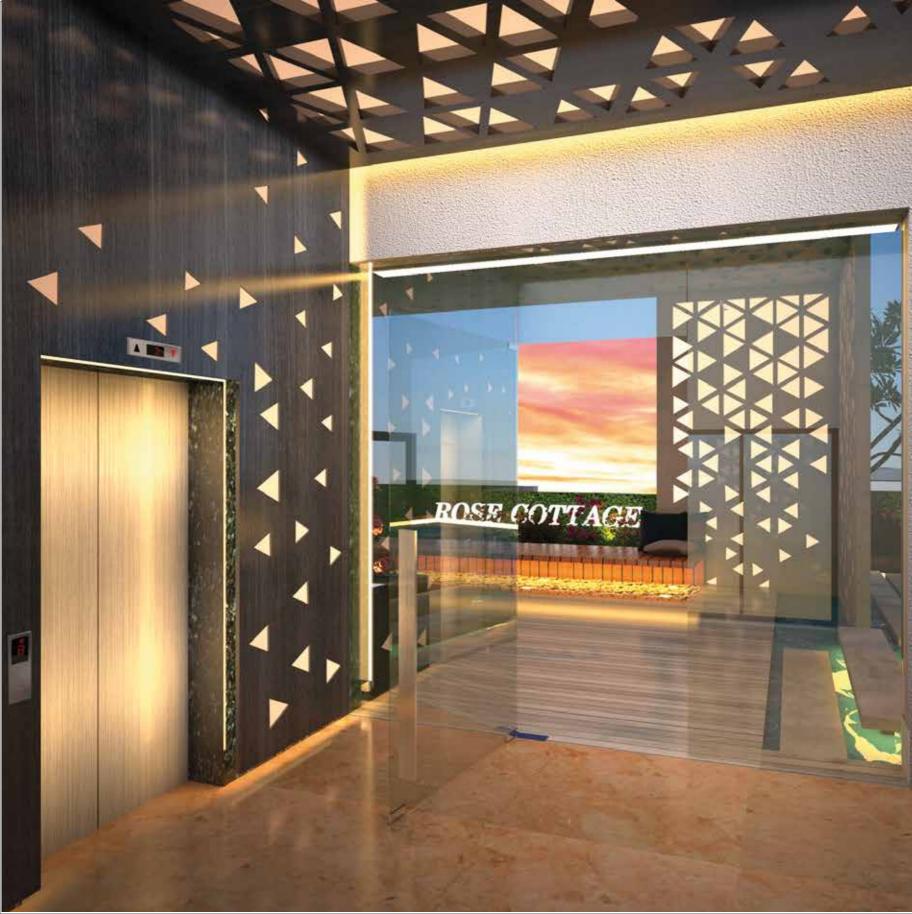






THE WEST SIDE ELEVATION







1906 SFT - TYPE B

This is the perfect plan for a small family or just anyone who prefers a compact living space. The sound pollution and heat in this unit would be minimal as the west facing rooms have double glazed windows.

You enter a living cum dining hall that works as a hub to the 3 bedrooms and the kitchen. With 2 bedrooms facing the south, one can enjoy the flow of the south breeze into the bedrooms directly.

With 3 well-proportioned bedrooms and 3 bathrooms, a separate staff washroom and a good-sized kitchen, the design also includes small details like where to place your washing machine and dryer.

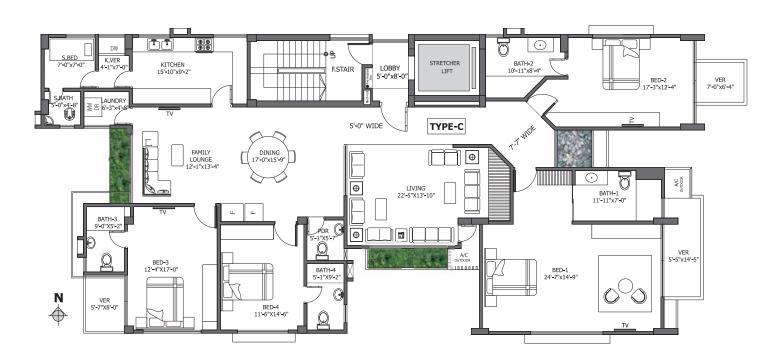
Floor Plan are such that should you wish to customize it, you can do so without much trouble at all.



3811 SFT - TYPE C

his unit is the perfect option for families with members with privacy needs. Through the foyer, with the living room being centrally accessible, the apartment cleverly has been designed to fork out into two sides. One side contains 2 bedrooms, dining and family lounge whilst the other side has 2 bedrooms with utmost privacy.

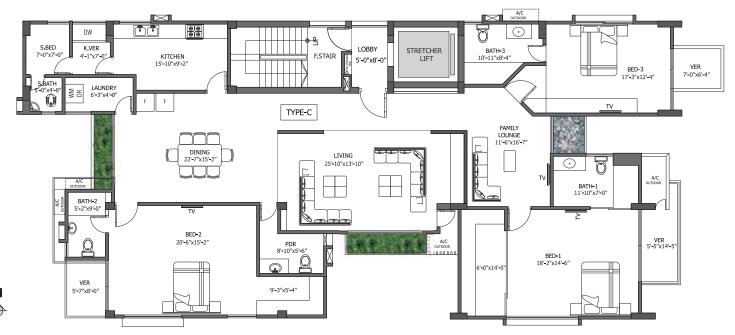
With 4 bedrooms, 4 bathrooms, one PDR, a laundry room, living room, dining room, family lounge, kitchen, verandahs, staff bed and bath....there really isn't much more that one can ask for!



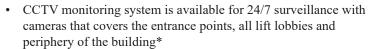
FLEXI PLAN, TYPE-C

You have the option of choosing this alternative plan.

Designed for your convenience, this flexi option of 3-bedrooms is for those who prefer larger space. We have cleverly designed this to suit those who like living in utmost comfort, who enjoy using walk-in closets, and large entertaining spaces.







- The fire staircase comes with a fire protected door and alarms on every floor. Each floor is also provided with fire extinguishers and fire hydrant.
- Earthquake resistant features ensure safety against earthquakes.





YOUR SAFETY IS IMPORTANT TO US



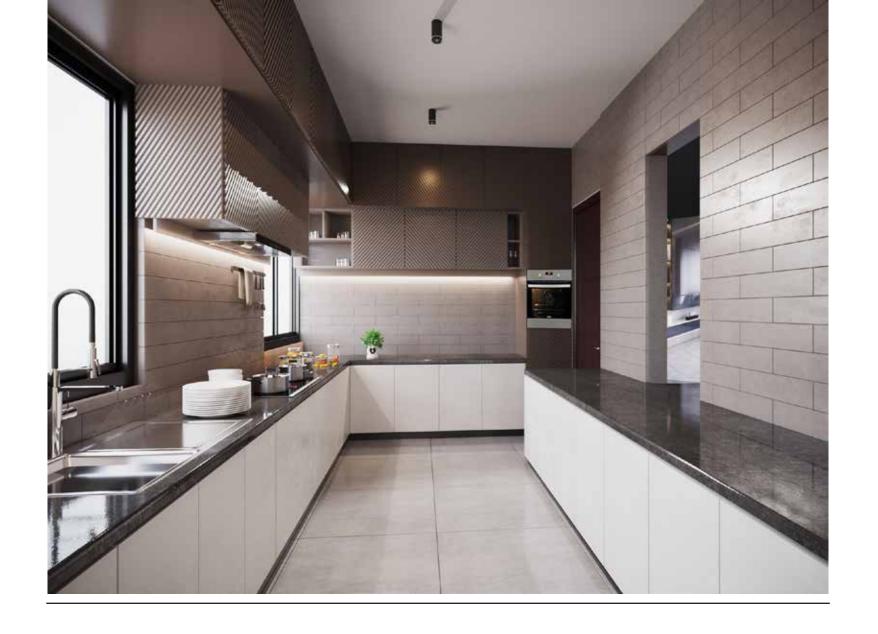


A LIGHT-FILLED FAMILY LOUNGE CUSTOMIZED FOR YOU AND YOUR FAMILY TO RELAX IN





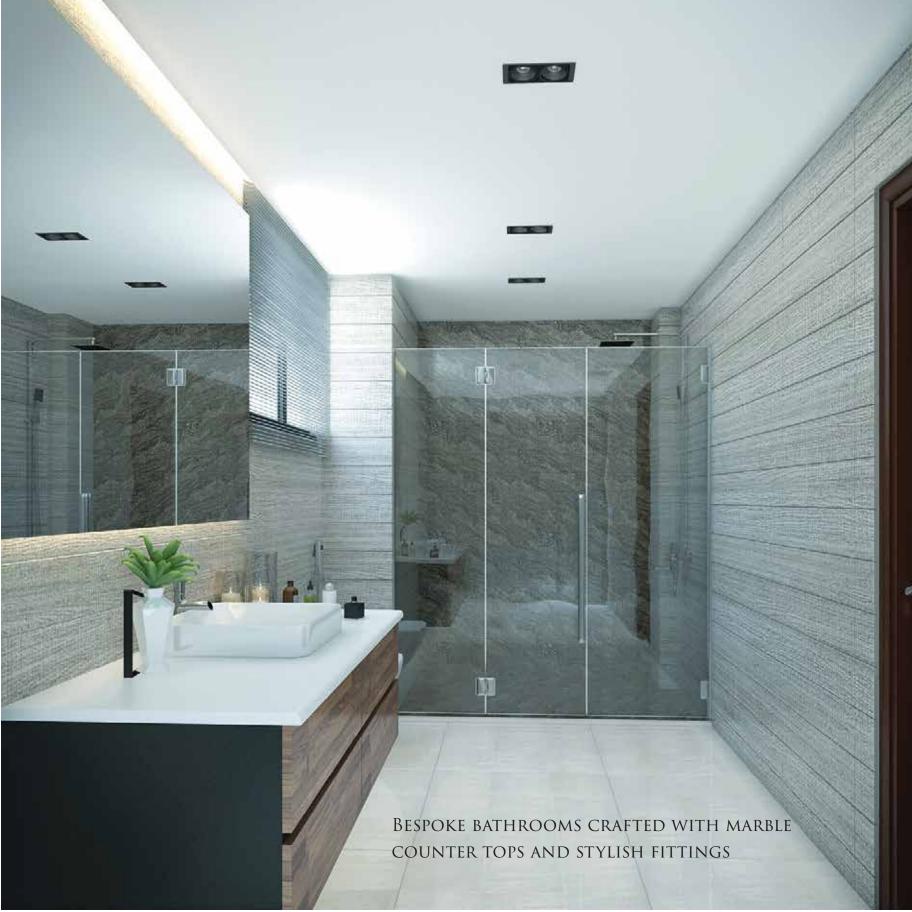


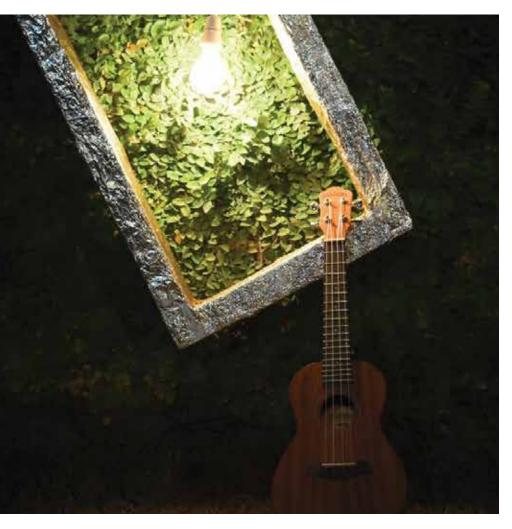


SMALL KITCHEN WITH A BIG IMPACT CAN BE DESIGNED WELL AND ORGANIZED IMPECCABLY.

ASK OUR EXPERTS ABOUT HOW TO CREATE THIS LOOK







MAKE LIFE EASY

- Purified water system in the apartment with a separate safe filtered drinking water line connected to the kitchen.

 No need to boil water anymore!
- An auto-start canopied generator supports certain points inside your apartment and in common lobbies as follows:

INSIDE THE APARTMENT:

- 1. One light and fan point in all rooms except verandahs.
- 2. One AC & One TV connection as per your preference.
- 3. One Refrigerator

IN COMMON AREAS:

- 1. Lift
- 2. Water Pump
- 3. Fire-fighting equipment
- 4. Lights

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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.

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