# Sparkle

AT BASHUNDHARA R/A

# AT A GLANCE

BLOCK: K
BASHUNDHARA R/A

NUMBER OF
FLOORS: G+9

BUILT OVER
10 KATHA

1 PASSENGER LIFT &
1 STRETCHER LIFT

RAJUK APPROVAL NO:
25.39.0000.106.33.276.21

2042 SFT
APARTMENTS

3 BEDROOMS'
HOME

# Sparkle

Brought to you by the 'Classic Collection' from the House of bti, Sparkle is an address that redefines tasteful living. Situated at the K Block of Bashundhara Residential Area, Sparkle is stylish, functional and perfect for those seeking a modern home with Smart Features. Built by a brilliant team of architects, engineers and others from bti, residents of Sparkle will have a coveted lifestyle while the serenity of Bashundhara surrounds them day and night.

Sparkle

Block K, Bashundhara R/A

CONVENIENCES

# NEARBY

## EDUCATIONAL INSTITUTIONS

Playpen School

International School Dhaka (ISD)

HURDCO International School

North South University

Independent University

American International University

## SHOPPING MALLS

Jamuna Future Park

Rupayan Shopping Square

## GROCERY

Mehedi Mart

Bazar Sharabela

Shwapno

## HOSPITALS

Evercare Hospital Dhaka

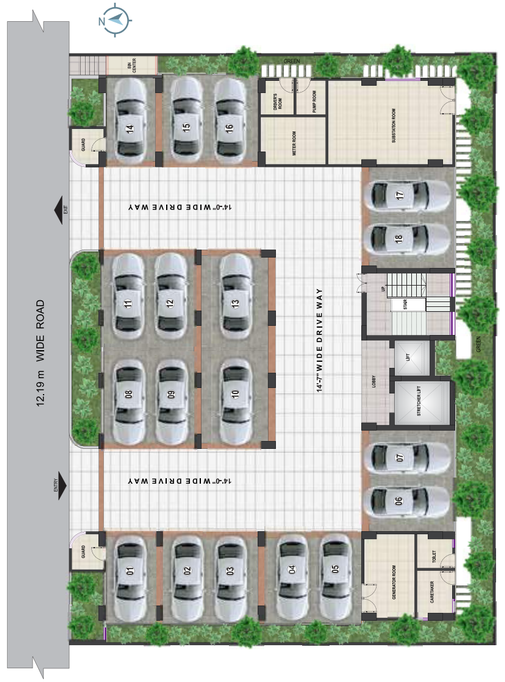
Baridhara General Hospital Ltd.

United Hospital Limited

**BANGABANDHU INTERNATIONAL CONFERENCE CENTER**

## BUILDING ENTRANCE

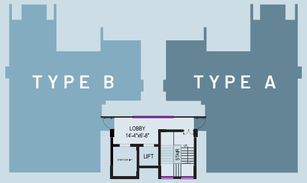
The front elevation of the building will have a stylish combination of cladding, groove, glass and paint (as per design).
Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
Secured and well designed boundary wall to match the building façade.
CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.




## GROUND FLOOR

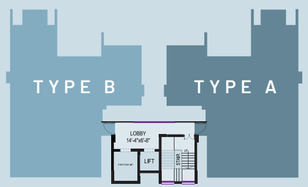
The ground floor has an approach ramp that will be tiled. There is greenery on possible spots. The drainage facility runs the building's periphery and there is an easy access garbage collection system. The apartments are connected by intercom to the concierge and there is a separate Drivers' Waiting area. The 18 parking spaces are all designed with different pavement tiles, have wheel guards and are separated by columns to avoid collision. All parking spots will be marked and reserved.

## 1ST FLOOR PLAN
# COMMUNITY FLOOR




## 2ND FLOOR
## TYPE A
2042 SFT

N 2ND FLOOR
TYPE B
2042 SFT




N 3RD - 9TH FLOOR
TYPE A
2042 SFT

## 3RD - 9TH FLOOR
## TYPE A
2042 SFT

## ROOFTOP

Sparkle has a beautifully landscaped rooftop complete with a cleverly designed walking track, benches and a BBQ area with portable BBQ tray. It is done with lime terracing of adequate thickness for heat protection, has 4'-0" high protective parapet wall/ railing around the periphery and a separate clothes drying area with lines for drying laundry.

BIRD'S EYE VIEW

# APARTMENT FEATURES :

| | |
|---|---|
| **Floors:** | 24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining cum family lounge & all verandahs.<br>Kitchen verandah and utility/staff room with non-slip tiles matched to the floor scheme. |
| **Main door:** | Solid chittagong teak 3'-9"x 7' main entrance door with door chain, apartment name plate, door handle with and smart fingerprint access door lock with one look-over camera with 2 way voice support function. |
| **Internal doors:** | 7' high french polished veneer door shutters with teak chamble door frame for all internal doors except bathrooms. |
| **Basin Provision:** | Provision for basin at dining area. |
| **Sliding doors & windows:** | Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting. |
| **Security and safety:** | Safety grills on windows & full-height grills on kitchen verandahs. |
| **Painting:** | Smooth finish plastic paint on all internal walls & ceilings. |
| **Electrical:** | Imported gang-type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all bedrooms, living & dining cum family lounge area as per the electrical design. Internet connection point in dining cum family lounge area. Staff calling bell switch in master bedroom. Remote control light and fan switch in living, dining cum family lounge. |
| **Lights:** | Provision for wall brackets in all bedrooms, living, dining cum family lounge area and common area. Appropriate lighting in bathrooms, kitchen, staff bed & verandahs |
| **Cable connections:** | concealed television line in all bedrooms & family lounge. |

## BATHROOM FEATURES:

| | |
|---|---|
| **Door:** | Laminated door shutter with teak chamble solid door frames. |
| **Sanitary ware:** | Imported Sanitary ware. |
| **C.P fittings & accessories:** | C.P fittings & accessories made-in-Bangladesh. |
| **Shower area:** | Customized shower area with curtain rail as per design. |
| **Tiles:** | wall and floor tiles made-in-Bangladesh. |
| **Counter tops & basins:** | Marble countertop and imported cabinet basin in master bathroom.<br>Other bathrooms will have an imported pedestal basin as per developer's choice. Mirrors in all bathrooms. |
| **Waterline:** | Concealed hot & cold water lines in all bathrooms including maids bath. |
| **Staff bathroom:** | Local wall & floor tiles with local long pan & moving shower. |

## KITCHEN FEATURES:

| | |
|---|---|
| **Platform:** | Granite kitchen countertop. |
| **Wall & floor tiles:** | Wall tiles (up to 7') height and floor tiles made-in-bangladesh. |
| **Waterline:** | Concealed hot & cold waterline. |
| **Sink:** | single bowl sink. |
| **Gas connection & detector:** | LPG connection for oven/stove with gas detector connected to prevent potential fire hazard through gas leakage. |

## LIFT, LOBBIES & STAIRCASES:

- 1(One) high quality Stretcher & 1(one) - 8 passenger capacity lift (from reputed international manufacturer as per developer's choice) 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 on 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.
- Lifts have Plasma Air inside the lift cabins.
- Sliding windows on stair-landings to ensure light and ventilation.

## GENERATOR:

A diesel run emergency auto start/stop canopied generator will be imported from Europe to be used 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 the maid's bedroom), one light point in the kitchen and all bathrooms.
3. One point for the refrigerator and one point for television.

## WATER:

- Underground water reservoir with lifting pump to store two days' worth consumption capacity.
- An overhead water tank above the rooftop with the capacity to serve half a day's worth requirements.
- One standby water pump for emergencies.

*NOTE: 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.*

## WHEN YOU BUY A BTI APARTMENT, YOU GET TO ENJOY PEACE OF MIND

- We provide fire protected door and hydrants, fire alarm & fire extinguisher to mitigate any chance of fire damage.
- An earthquake-resistant design is applied under the supervision of a team of experienced and qualified civil engineers to ensure the highest quality of workmanship and safety .
- The structural strength of our building materials is checked in quality controlled labs at every stage of construction.
- Our unparalleled customer service focuses on fulfilling all commitments on time, to ensure our customers are more than just happy with us.

SQUARE FEET STORY

**DESIGN & BUILD**

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.

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AS THIS. TO KNOW MORE, CONTACT US AT

FOR YOUR DREAM LIVING SPACE,
AS SPLENDID AS THIS, CONTACT US AT

## LET BTI WORK WITH YOU REGARDING

ALL REAL ESTATE PROPERTY RELATED SERVICES

bti 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 bti 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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