





THANK YOU FOR CHOOSING
A HOME FROM OUR

The logo for Wellness Communities, featuring a green circular icon with a leaf-like shape inside, followed by the text "WELLNESS COMMUNITIES" in a serif font.

OFFERS THE BEST AMENITIES TO
AMPLIFY FITNESS, MENTAL HEALTH AND ENCOURAGE
A HAPPY LIFESTYLE WHILE BONDING WITHIN A COMMUNITY

A small logo consisting of a stylized leaf or fan shape above the word "Valencia".

Valencia

Location Heighlight

Akij Foundation School and College

South Breeze School

Shin Shin Japan Hospital

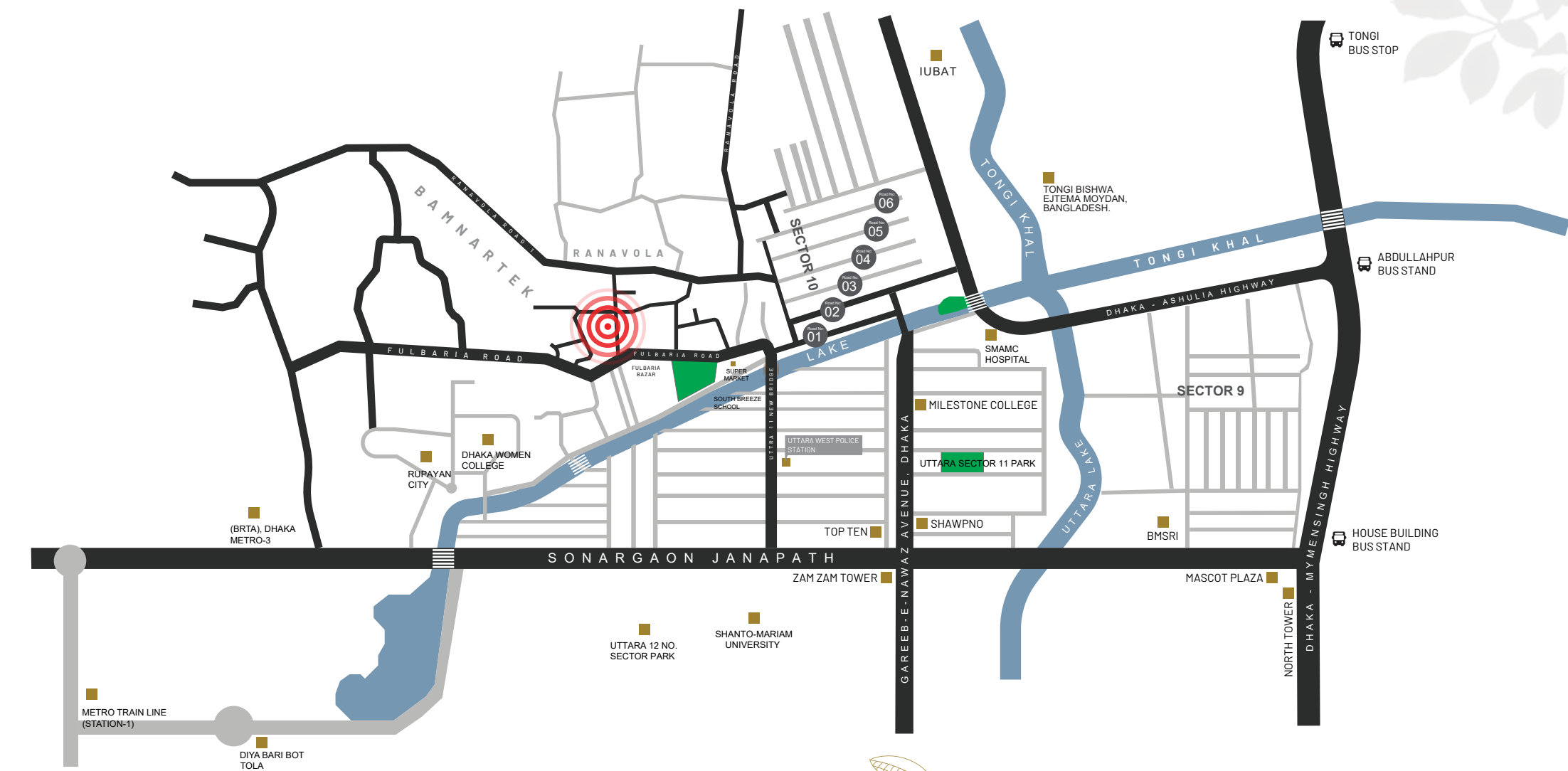
Dutch-Bangla Bank Limited | Fast Track ATM Booth

PizzaBurg Uttara Branch

Madchef Uttara

Khana's - Uttara Metro

Meena bazar Uttara




Valencia

RS-147, 196, 112 RANABHOLA

ADJACENT SECTOR -10

UTTARA, DHAKA.



G ROUND FLOOR

- Outdoor Badminton Court
- Equipped Children Play Area



- Meet & Greet
- Fully-equipped GYM
- Yoga Space
- Sauna Zone
- Prayer Hall

1ST FLOOR




9TH FLOOR

- Open Air Theater
- Kids Pool
- Swimming Pool

AT A GLANCE


RS-147, 196, 112 RANABHOLA
ADJACENT SECTOR -10
UTTARA, DHAKA.


Built over
38.93 katha


Number of
Towers: 2


1437 sft
Apartments


Facing: North & East


Two way road


4 Stretcher lifts


96 Parkings


3 Bedrooms' home


RAJUK Approval No:
25.39.0000.090.33.361.21



Children Play Area



Outdoor Play Area





Meet
&
Greet



Fully-equipped GYM



Sauna Zone



Yoga Space



Prayer Hall



Open Air theater



Walkway



BBQ Zone

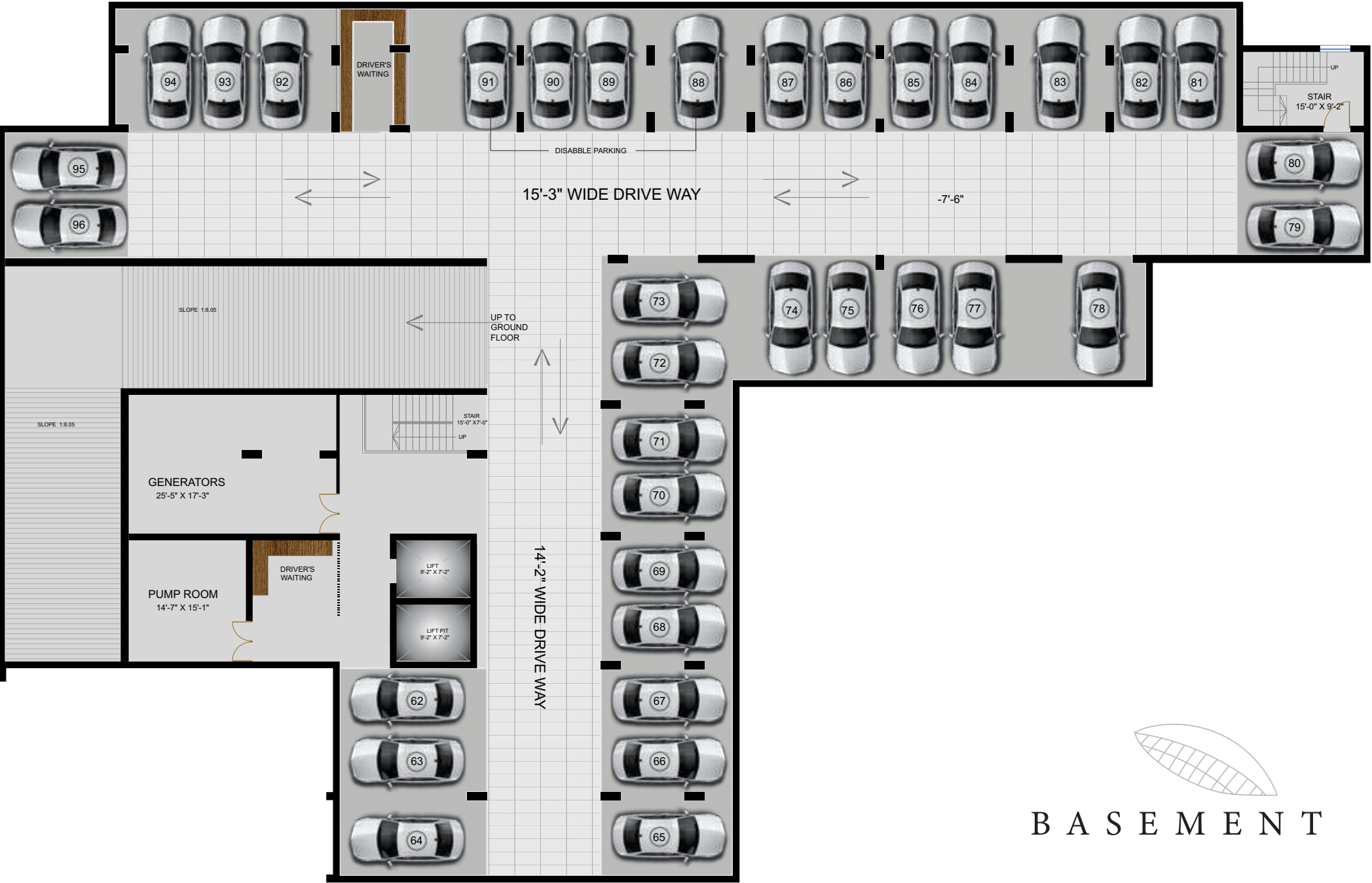


Swimming Pool



Kids' Pool

FLOOR PLANS





GROUND FLOOR

- Proper drainage facility around the periphery of the building for easy water drainage on the ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Security control room with CCTV camera coverage of the periphery, boundary wall & common area inside the building.
- Intercom connection from concierge to all apartments.
- Guest waiting area & caretaker's room.
- Outdoor badminton court & equipped children play area.



PARKING

- 96 parking spaces on the ground floor & basement.
- Parking spaces will be reserved and marked with respective apartment numbers.
- The ground floor will be tiled in the driveway and the parking. The basement floor will have CC casting only.
- Freestanding columns will be partly painted, dressed with bricks & column guards to prevent damage by cars.
- Wheel guard for each car parking.



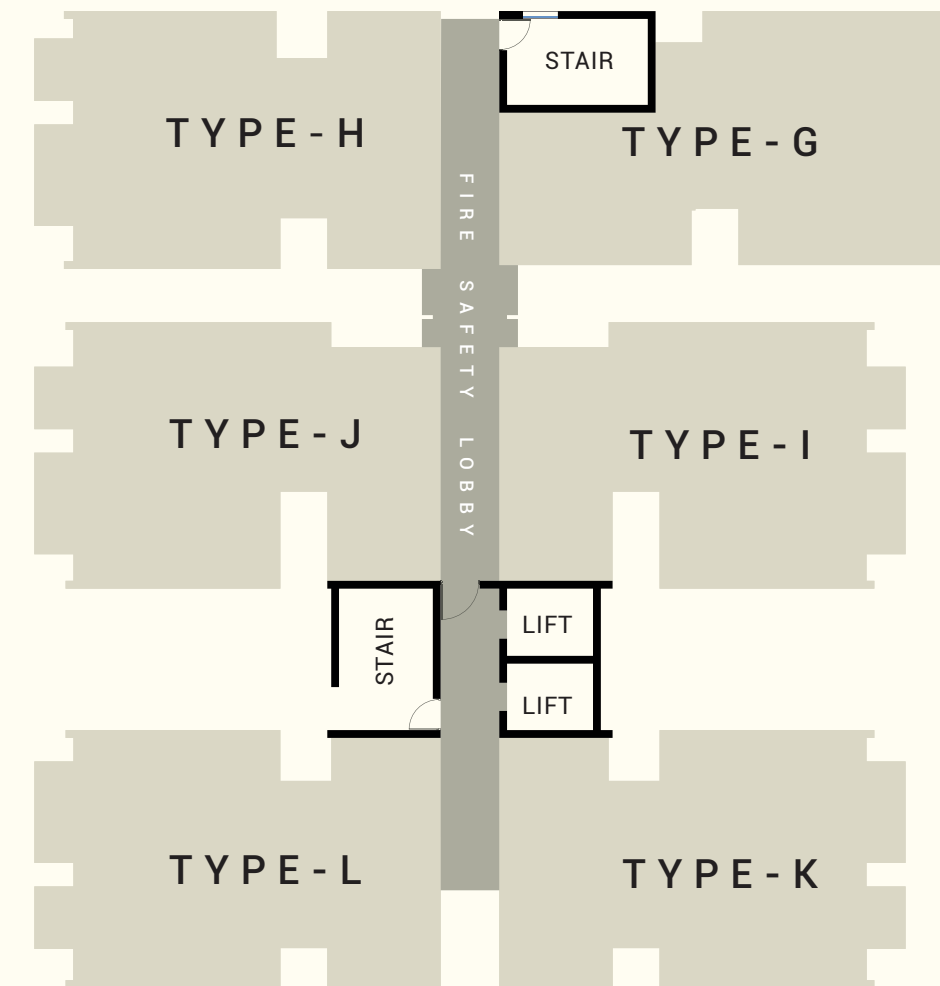
TOWER 01

TOWER 02

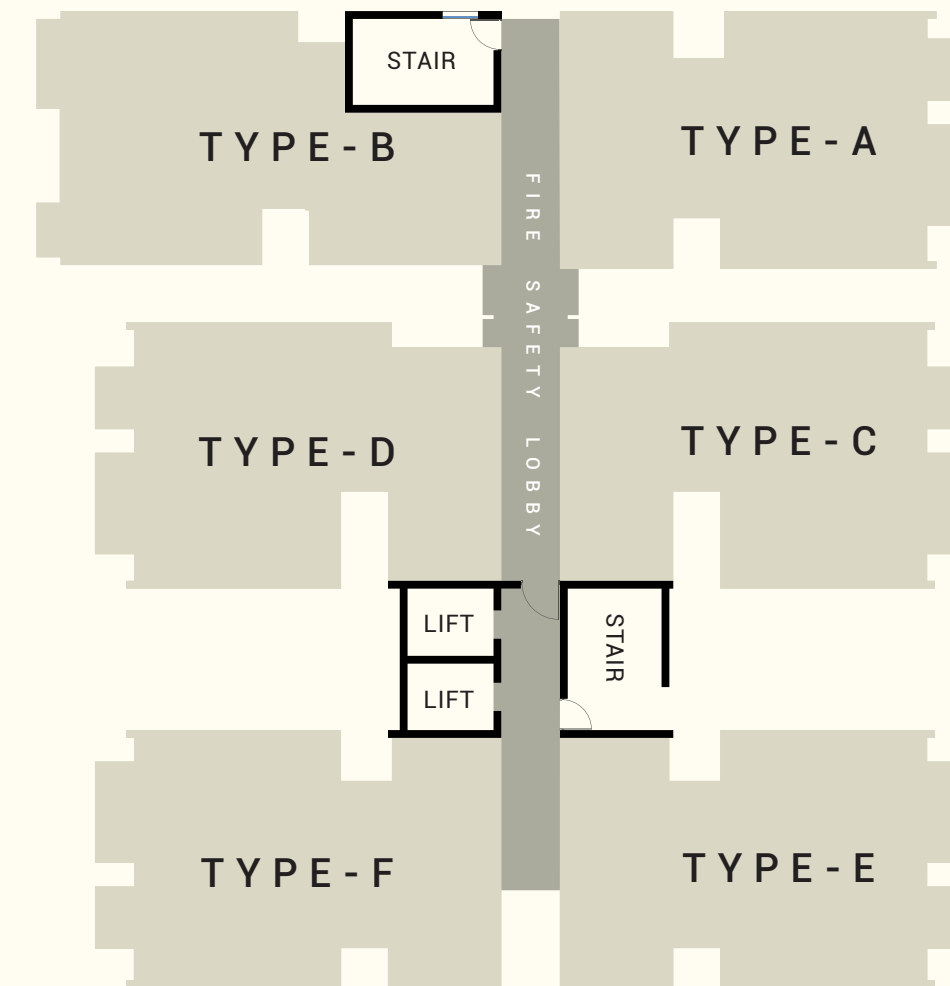
1ST FLOOR

Features:

- Meet & Greet lounge with kitchen, service area and separate bathroom zones for ladies & gents.
- Gym & yoga space with locker and change room.
- Prayer space with ablution and toilet.

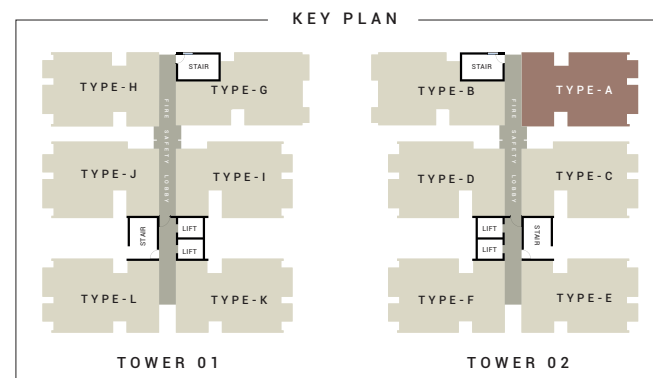
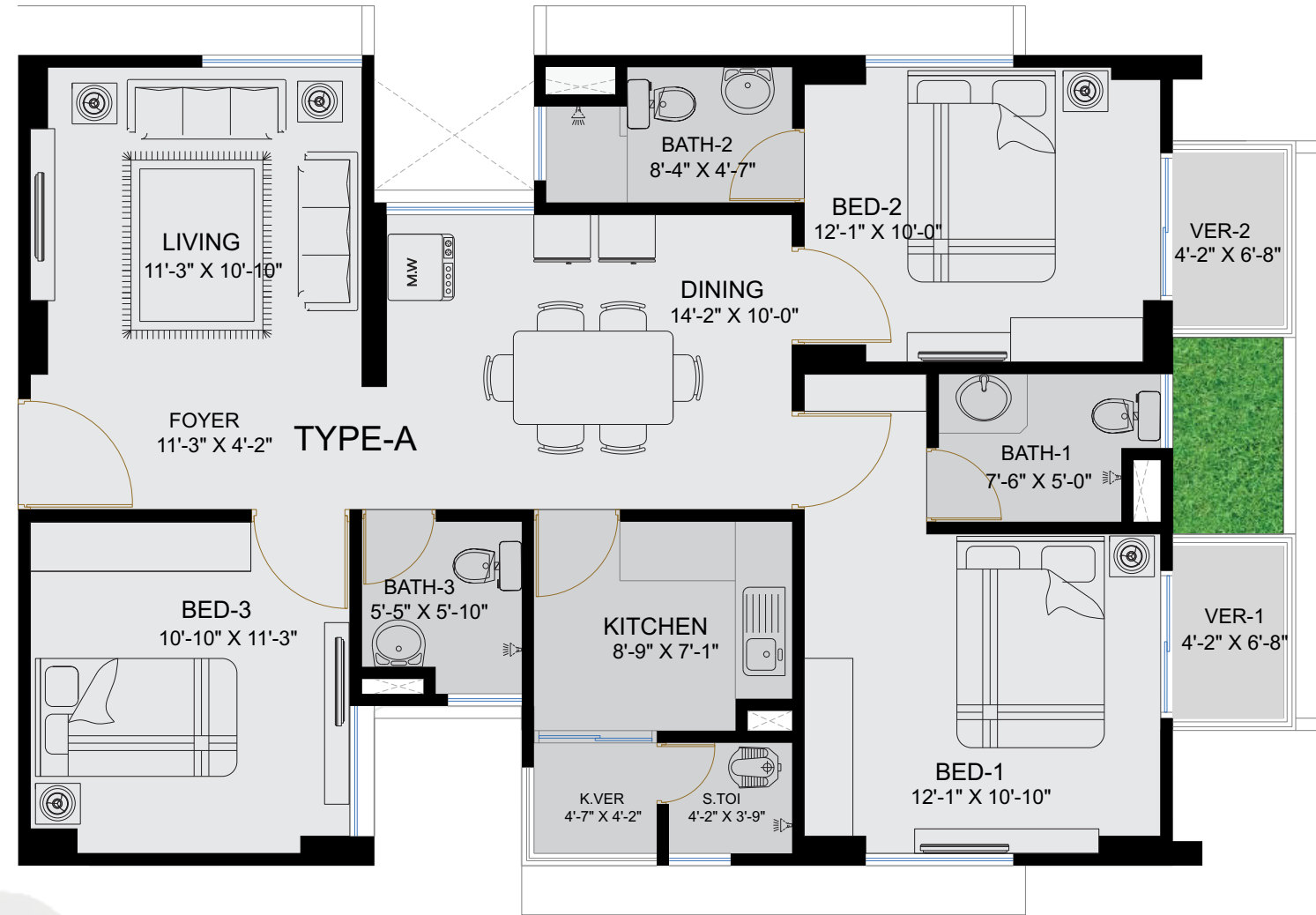


TOWER 01

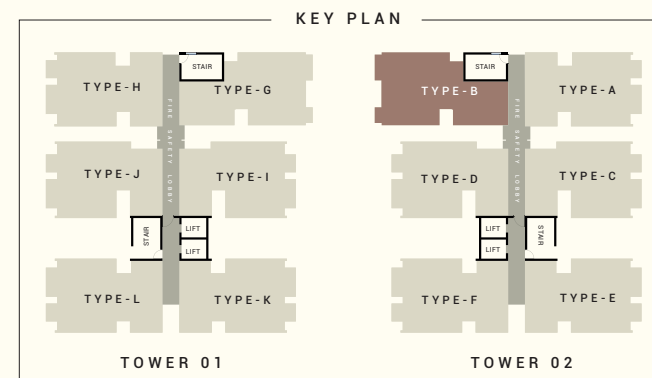
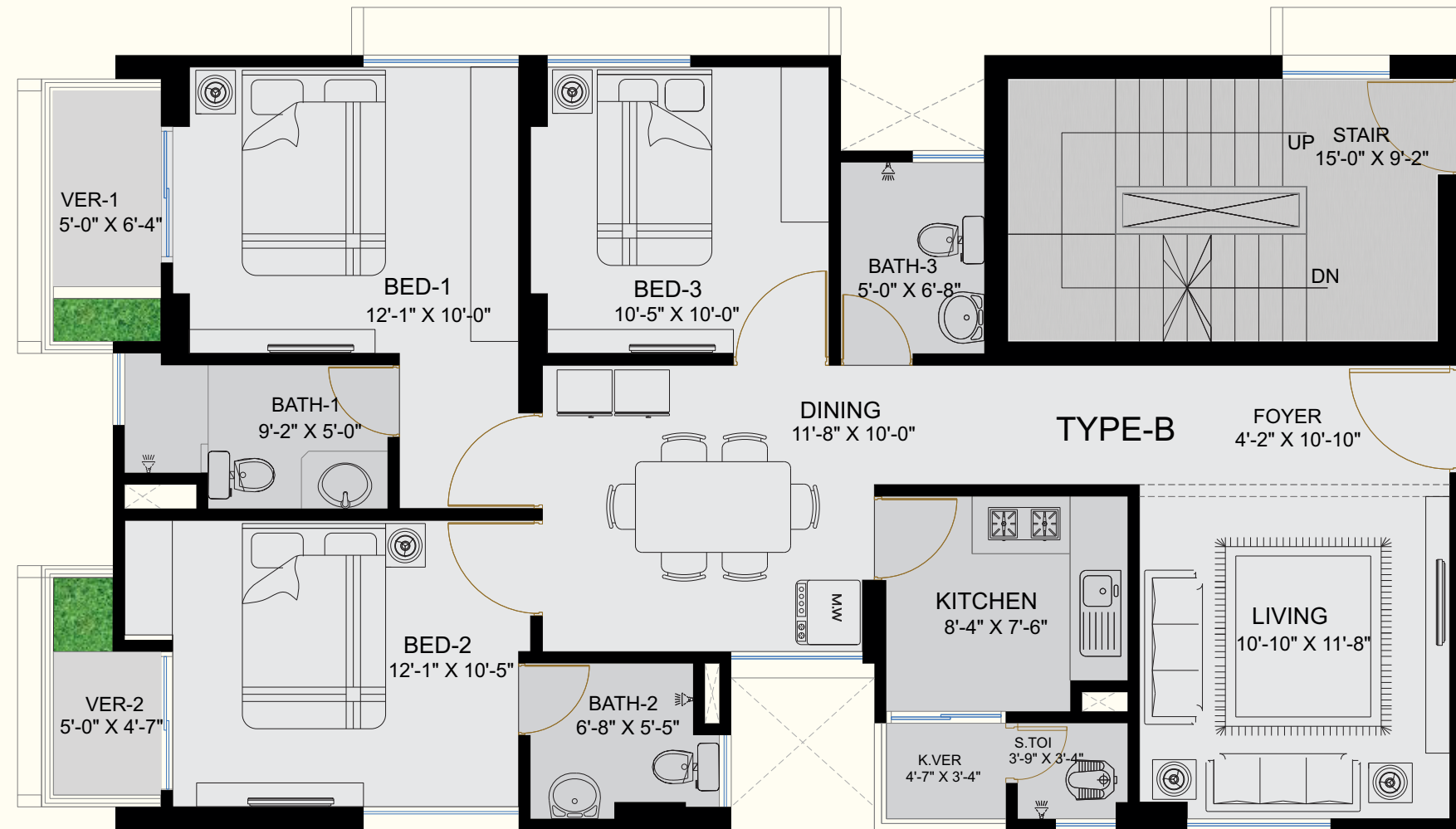


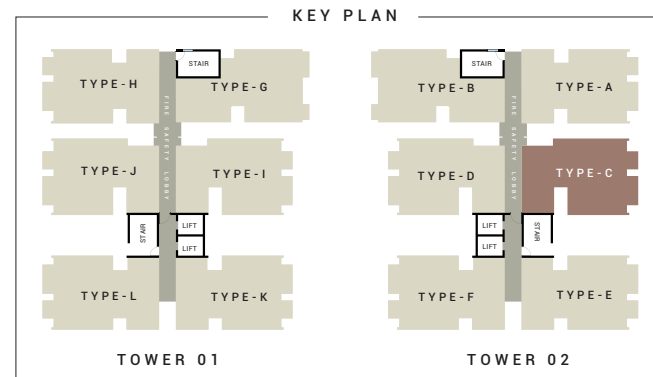
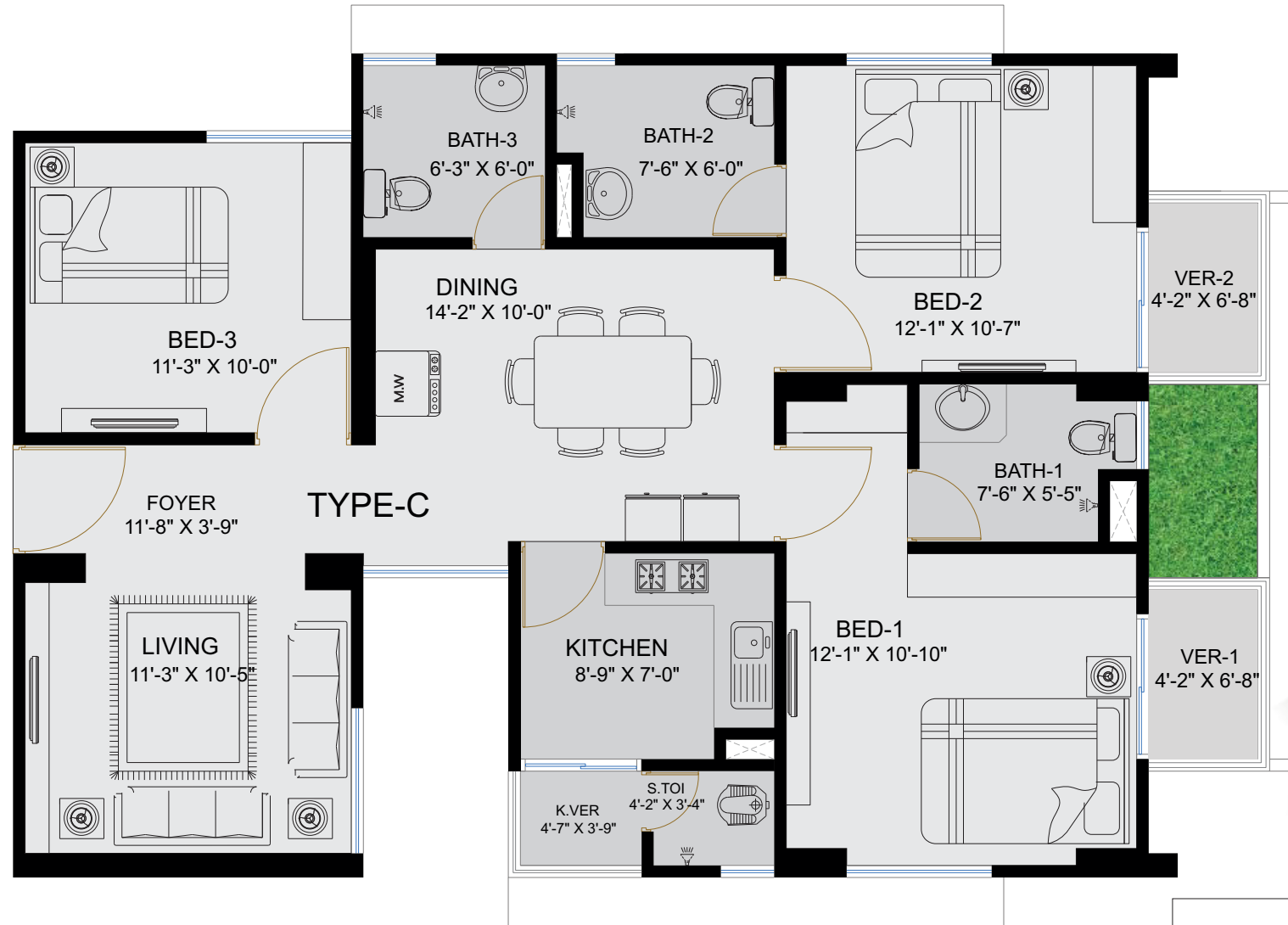
TOWER 02

1437 SFT
TOWER 2 (TYPE A)
1ST TO 9TH FLOOR PLAN

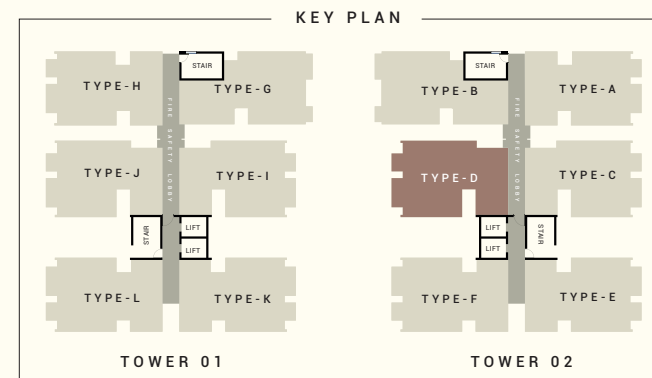
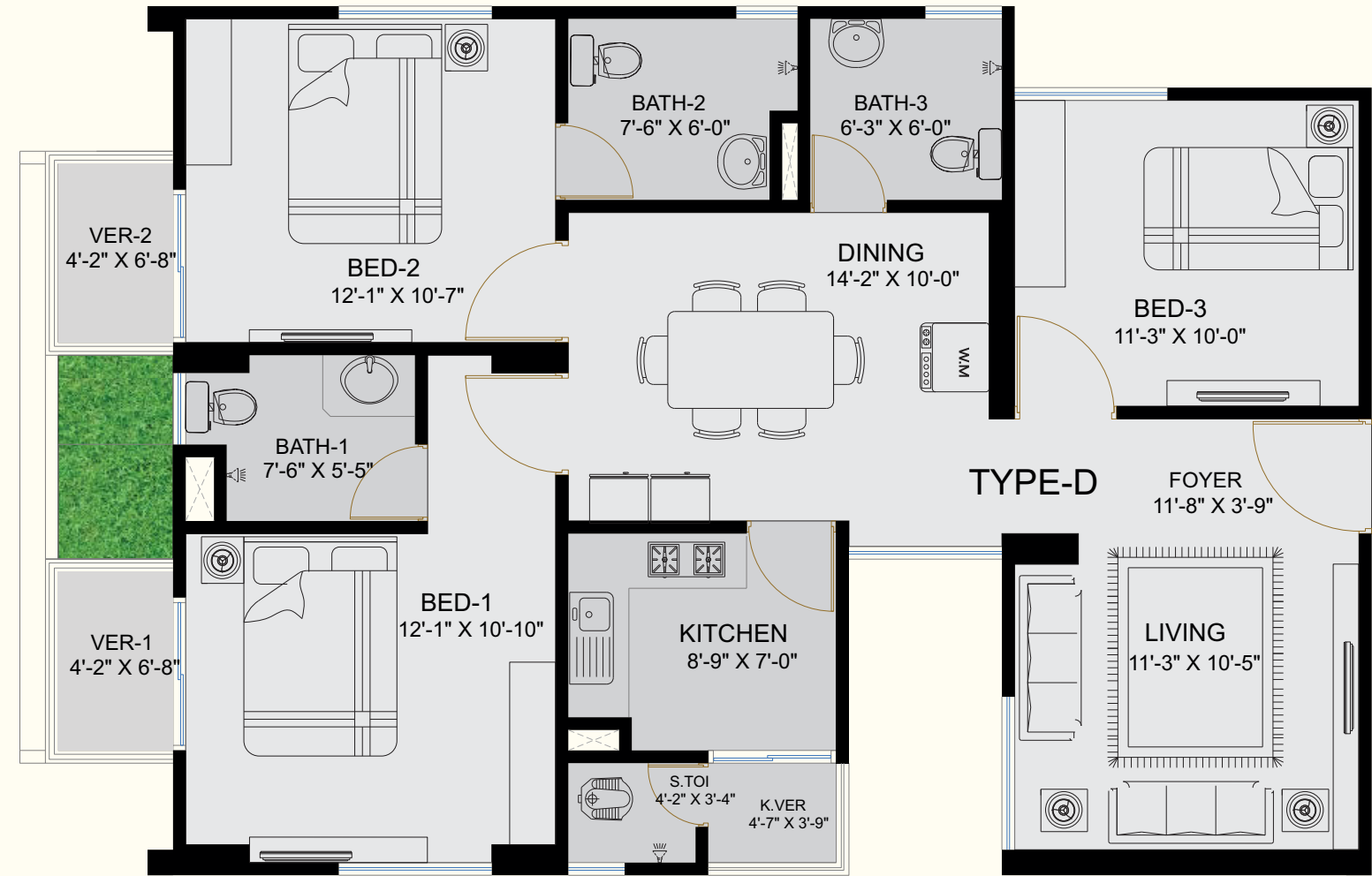


1437 SFT
TOWER 2 (TYPE B)
1ST TO 9TH FLOOR PLAN

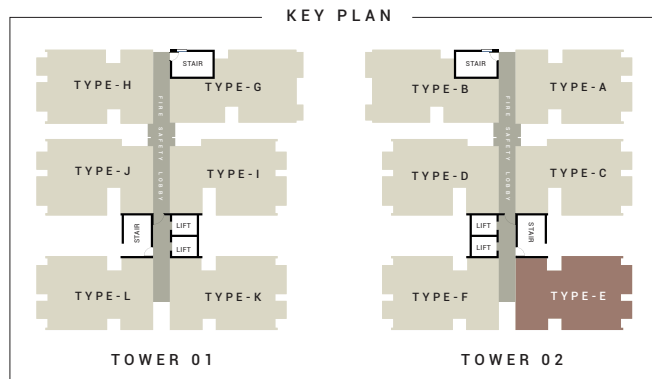
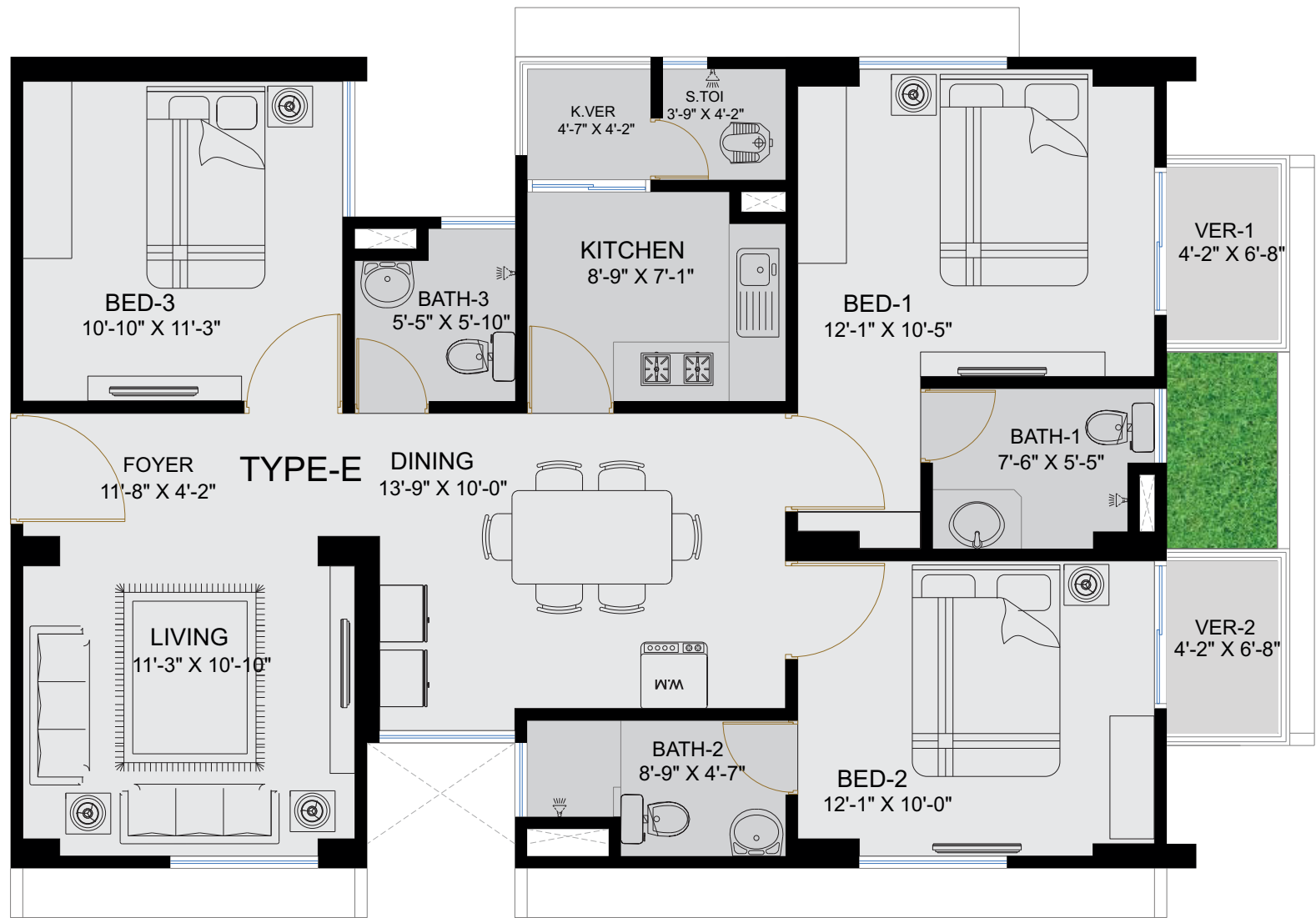




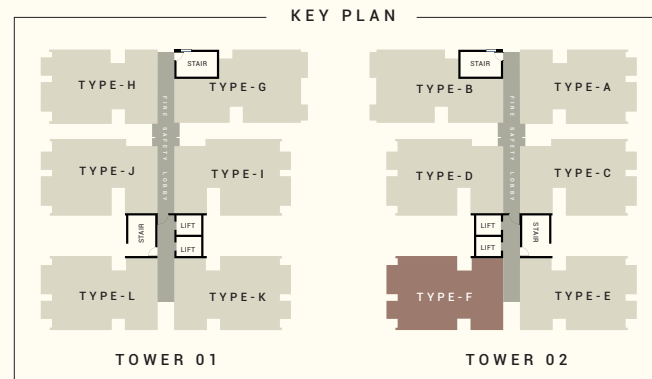
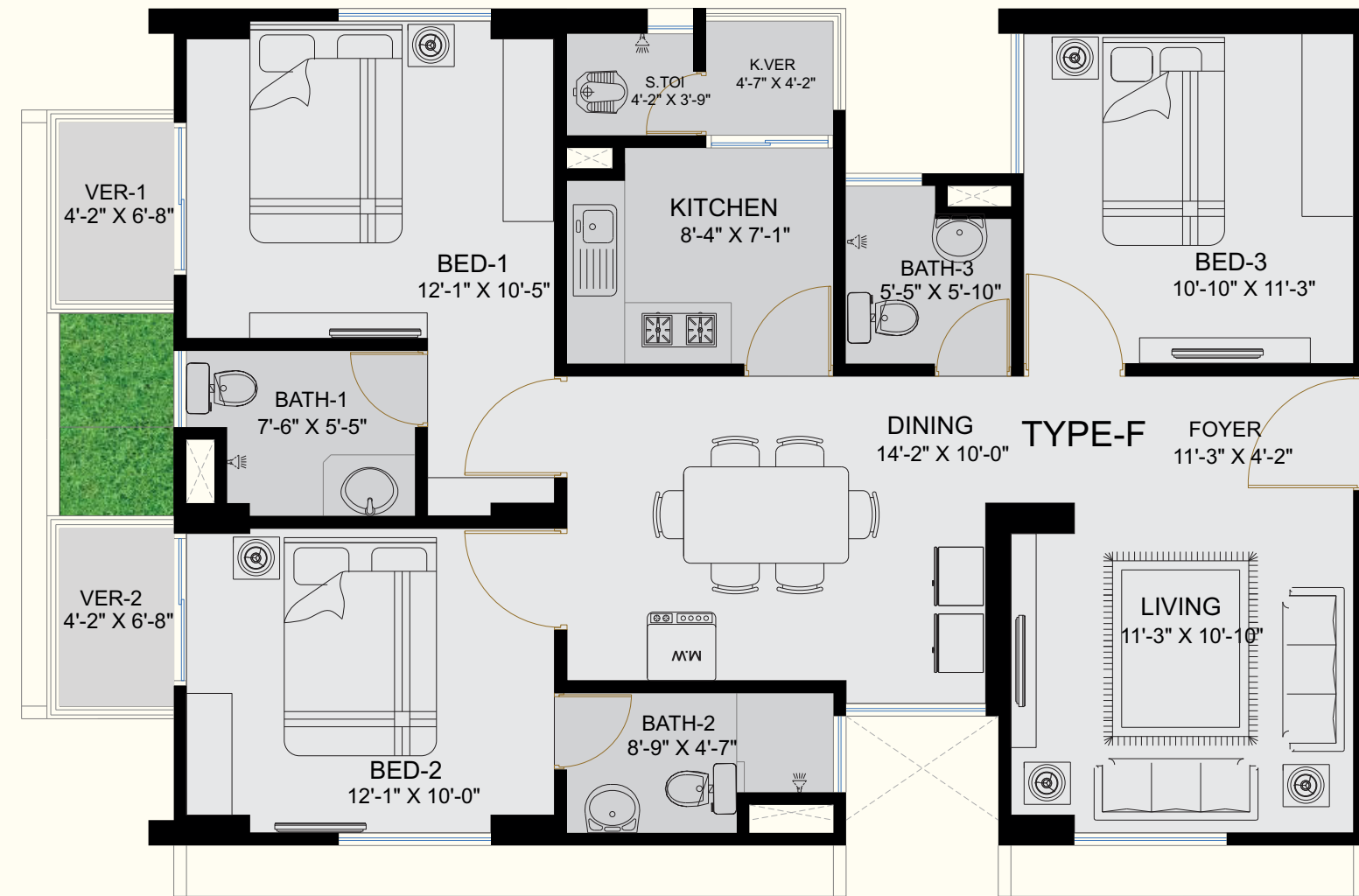
1437 SFT
TOWER 2 (TYPE C)
1ST TO 9TH FLOOR PLAN



1437 SFT
TOWER 2 (TYPE D)
1ST TO 9TH FLOOR PLAN

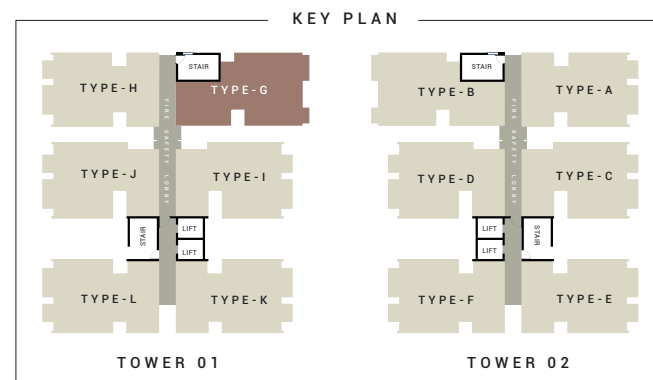
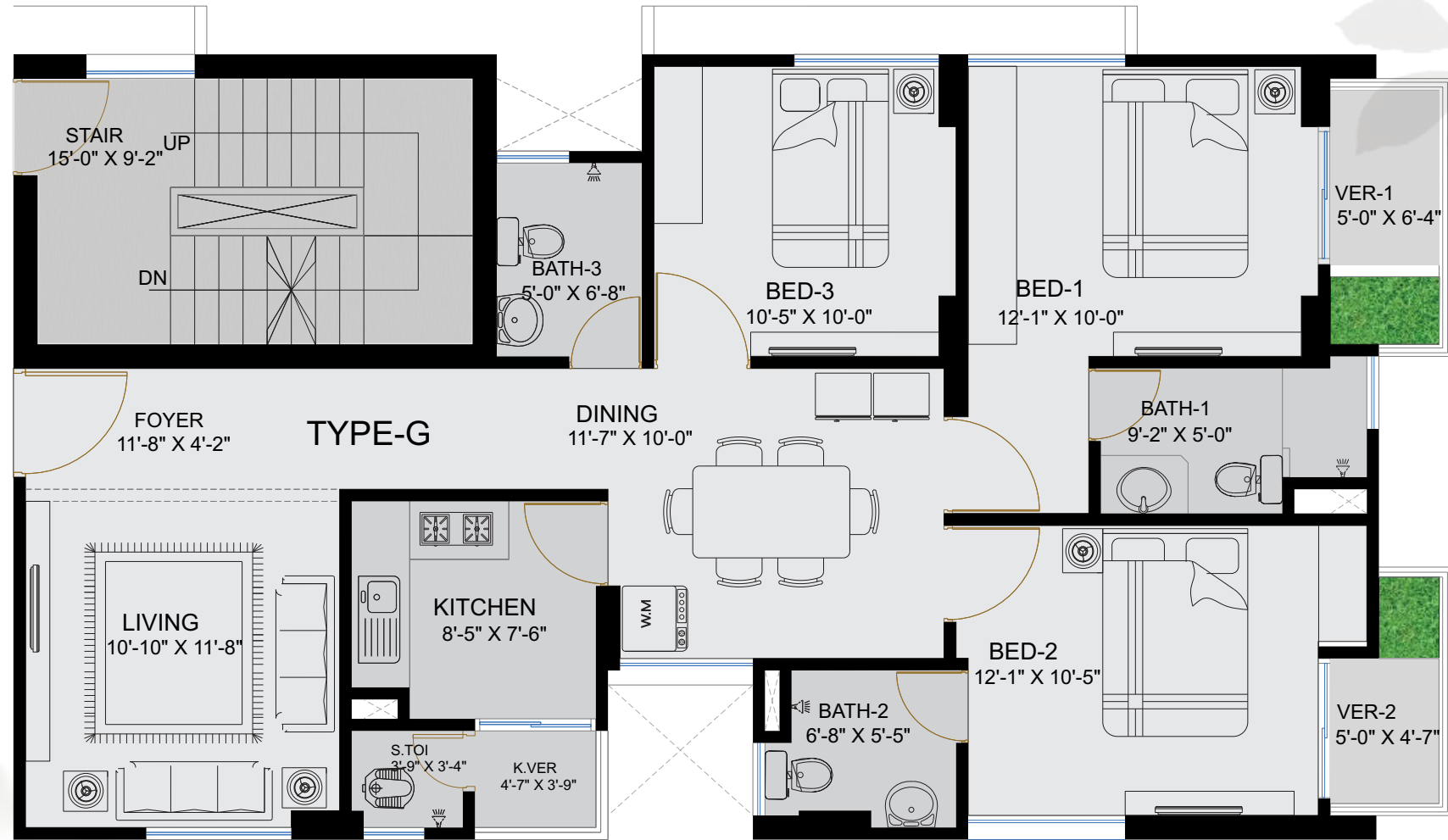


1437 SFT
TOWER 2 (TYPE E)
1ST TO 9TH FLOOR PLAN

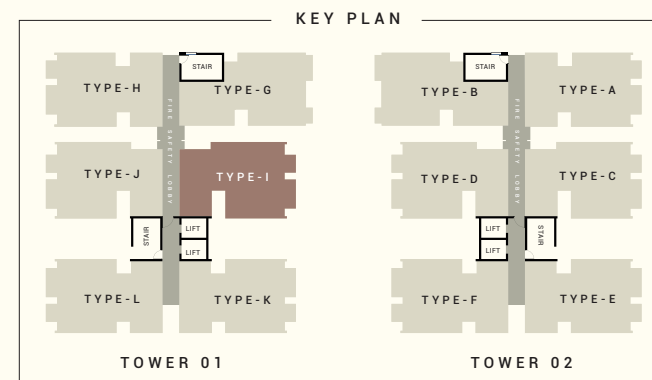
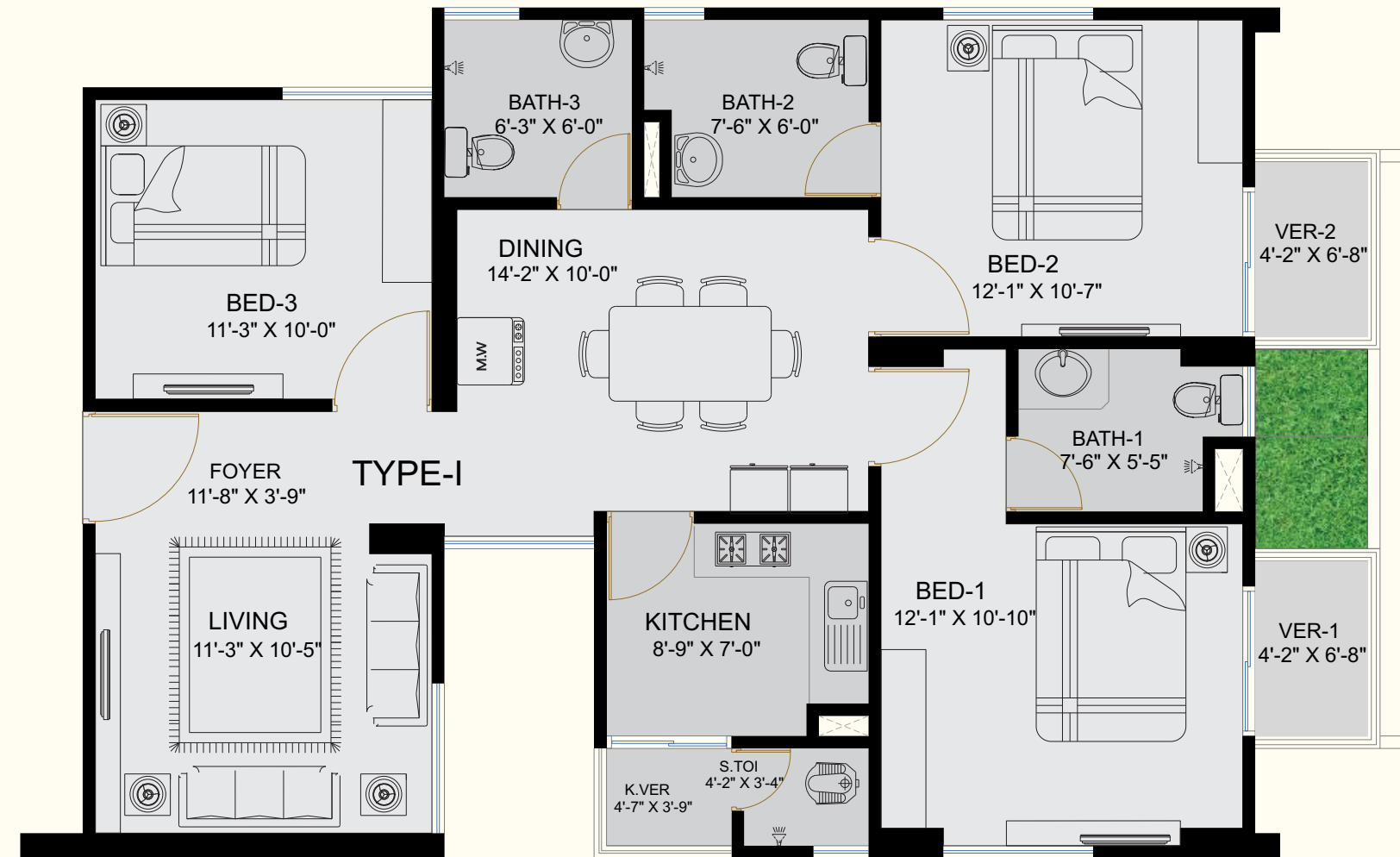


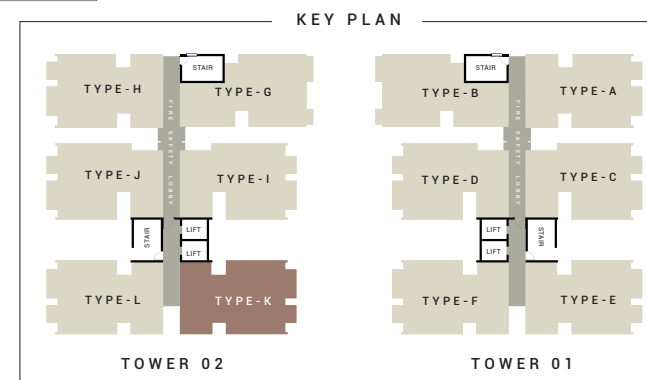
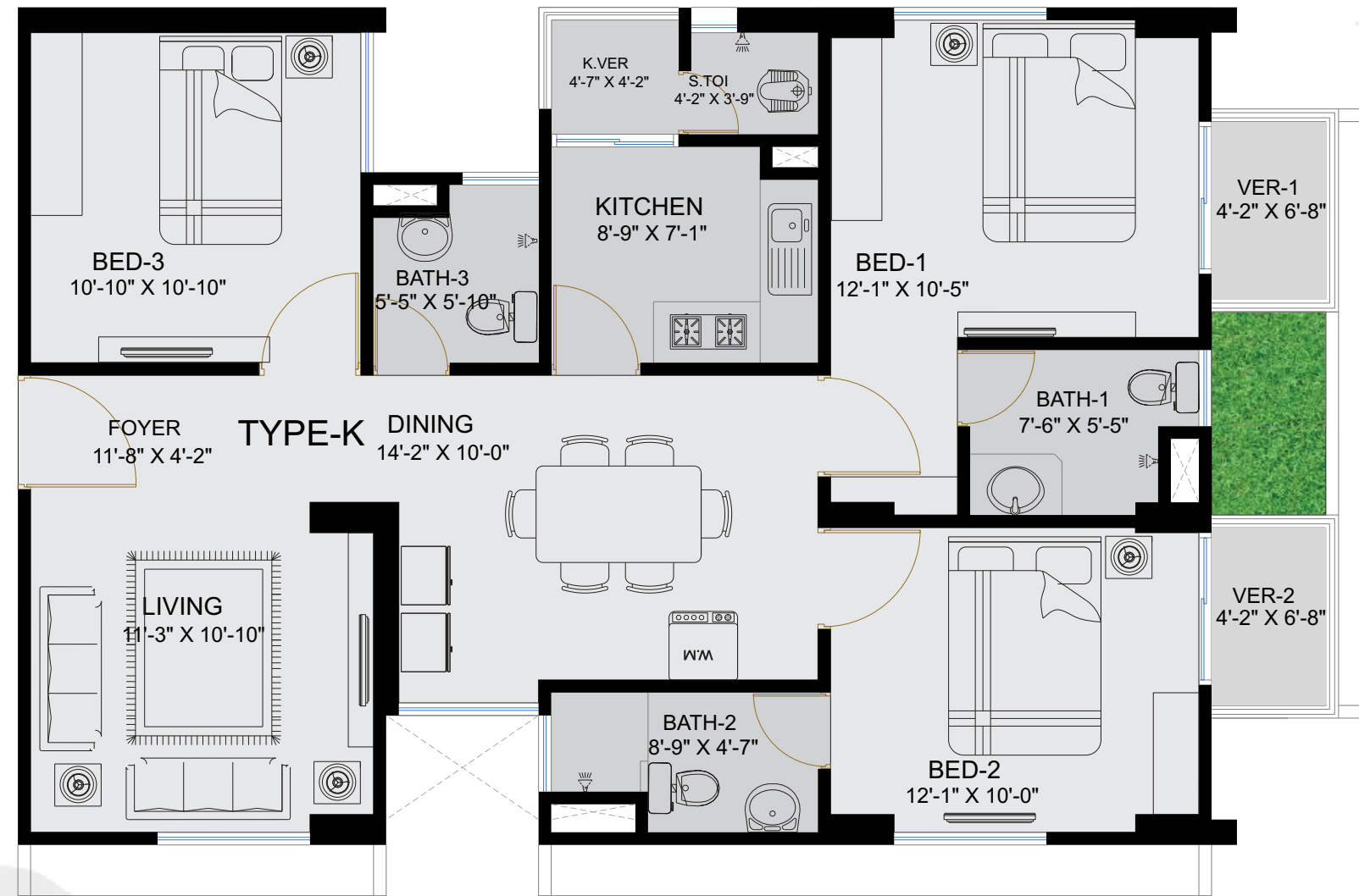
1437 SFT
TOWER 2 (TYPE F)
1ST TO 9TH FLOOR PLAN

1437 SFT
TOWER 1 (TYPE G)
2ND TO 8TH FLOOR PLAN

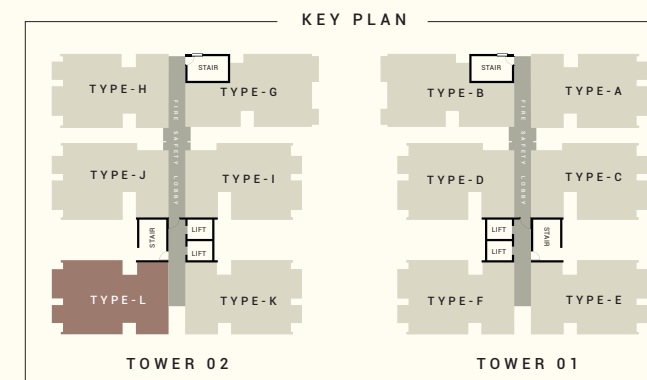
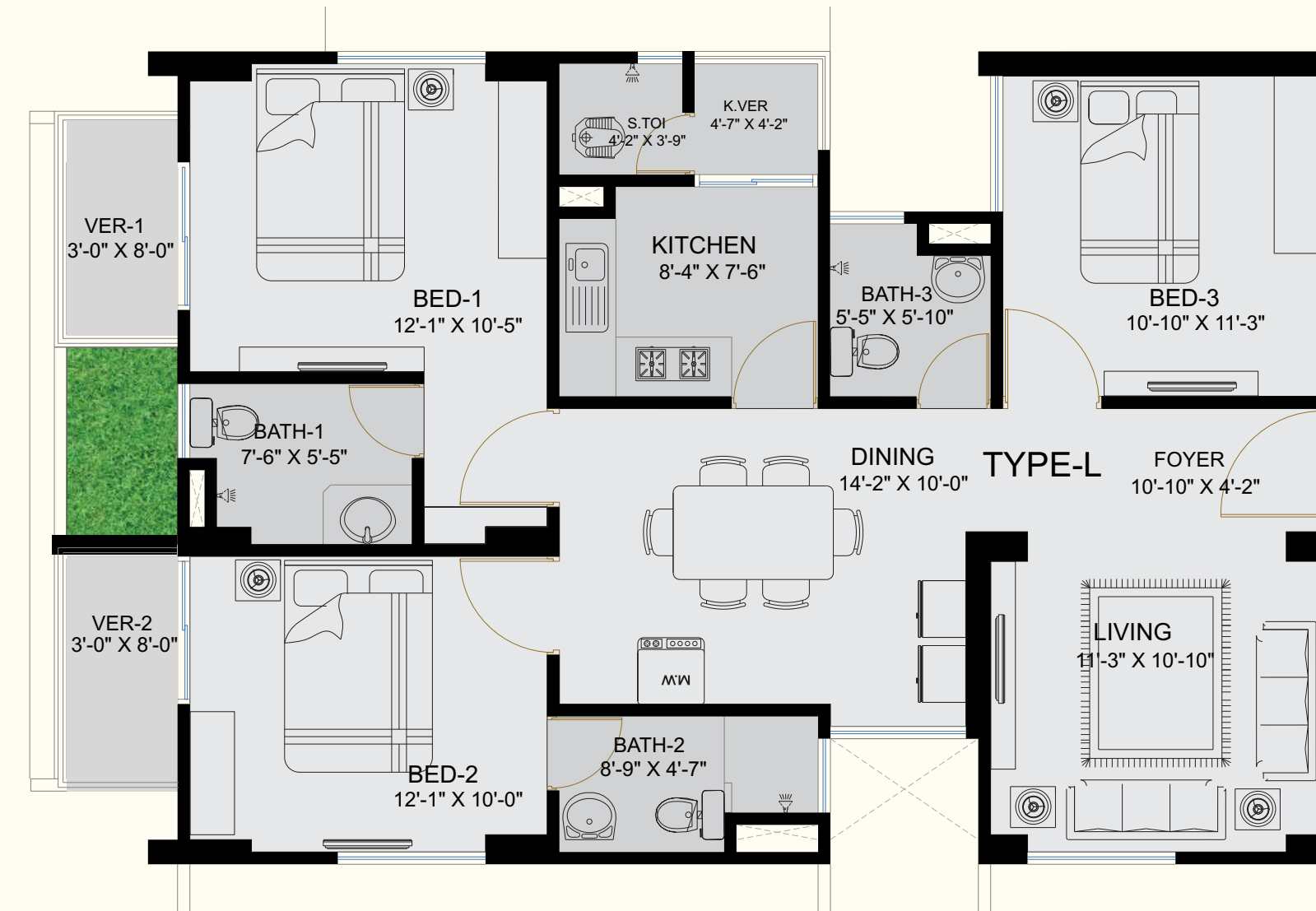


1437 SFT
TOWER 1 (TYPE I)
2ND TO 8TH FLOOR PLAN

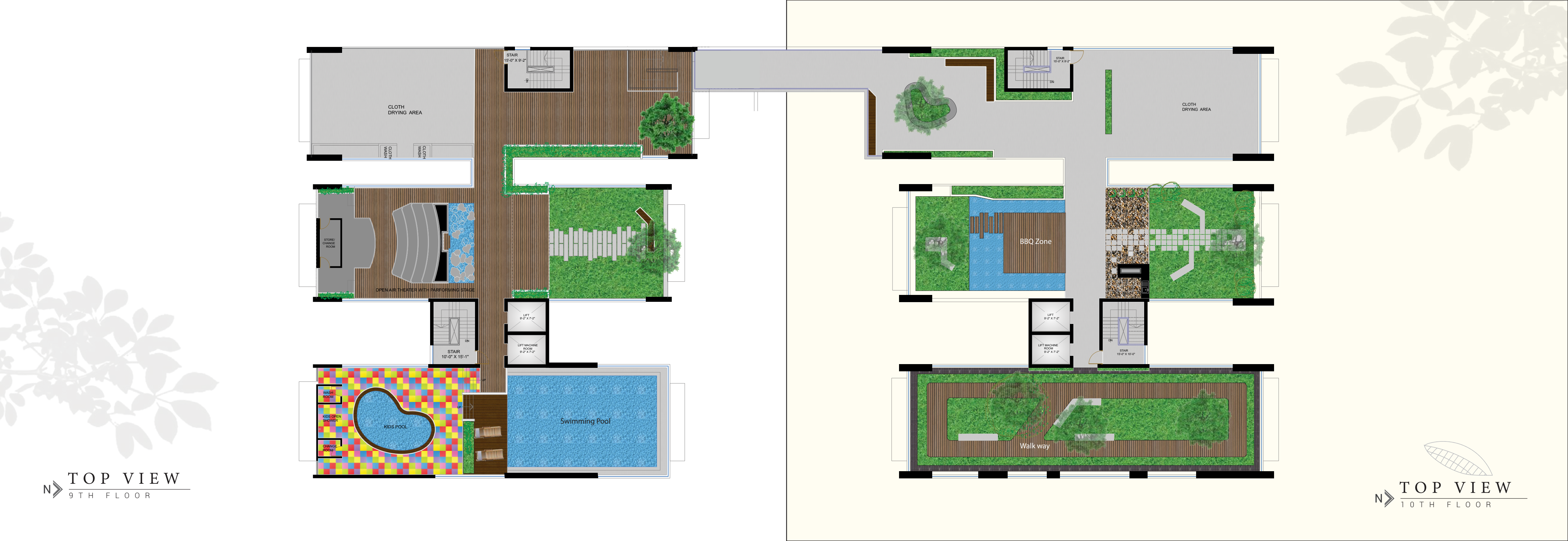




1437 SFT
TOWER 1 (TYPE K)
2ND TO 8TH FLOOR PLAN



1437 SFT
TOWER 1 (TYPE L)
2ND TO 8TH FLOOR PLAN



N **TOP VIEW**
9TH FLOOR



N **TOP VIEW**
10TH FLOOR

ROOFTOP FEATURES

- Designed landscaped rooftop.
- BBQ area with portable BBQ table.
- Adult & kids pool.
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.





When You Buy a bti apartment

- We provide fire escape, 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.





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 24/7 and common area lighting designed to highlight vertical architectural features and elements.
- Secured and well-designed boundary wall to match the building façade.



APARTMENT FEATURES :

Floors:	24"x24" mirror polished made-in-Bangladesh tiles in foyer, living room, dining room & all Verandahs. Kitchen verandah with non-slip tiles matched to the floor scheme.
Main door:	Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, check viewer, 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 teak chamble veneer door shutters with Teak Chamble door frame for all internal doors except bathrooms.
Basin Provision:	Provision for basin at the 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 grill in the kitchen varanda as per Design.
Painting:	Smooth finished 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 Beds, living room and dining area as per Electrical Design. Internet connection point in Living/dining area. Maids calling bell switch in master bedroom. Remote control light and Fan switch in living room & dining Room.
Lights:	Provision for wall brackets in all bedrooms, living room and dining room and common area. Appropriate lighting in bathrooms, kitchen & verandahs.
Cable connections:	Concealed television line in All Beds & Living area.

BATHROOM FEATURES:

Door:	WPC door shutter with Teak chamble solid door frames.
Sanitary ware:	Made-in-Bangladesh.
C.P fittings:	Made-in-Bangladesh.
Accessories:	Made-in-Bangladesh.
Shower area:	Customized shower area with curtain rail as per design.
Tiles:	Wall tiles up to 7' height and floor tiles Made-in-Bangladesh.
Counter tops & basins:	Marble countertop local cabinet basin in master bathroom, other bathrooms will have local pedestal basin as per developer's choice. Mirrors in all bathrooms.
Waterline:	Concealed Hot & Cold waterlines in all baths including staff's bath.
Staff bathroom:	Local wall & floor tiles with Local long pan & moving shower.

KITCHEN FEATURES:

Platform:	Concrete platform at 2'-8" height from floor level with granite work top.
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 all fire hazards.

LIFT, LOBBIES & STAIRCASES:

- 4 Stretcher 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 at the ground floor and hairline finish on other floors. Tiled staircase for easy maintenance and a clean look.
- Lifts to have Plasma Air inside lift cabin.
- 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.
- 1 lift will go rooftop in each tower.

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 all bedrooms and dining room , one light point in kitchen and all bathrooms.

- 3. One point for refrigerator and one point for television.

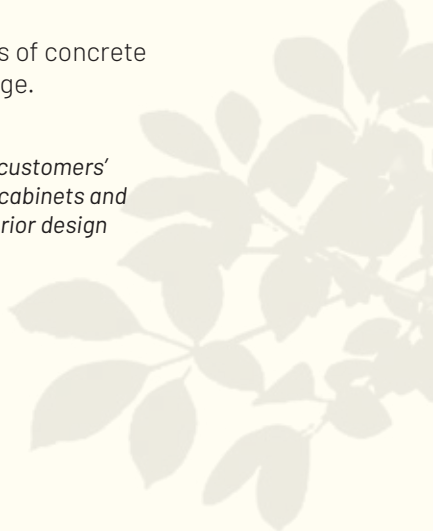
WATER:

- Underground water reservoir with lifting pump to store 2 days consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half-day requirements.
- Provision with power point for water purifier in kitchen.
- An emergency water pump
- Deep tube well.

STRUCTURAL & GENERAL ENGINEERING FEATURES

- 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 Hollow block or Solid bricks and damp treated salinity proof as per developer's choice 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.

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.





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.



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





WANT TO HAVE A
DELIGHTFUL KITCHEN LIKE THIS?
FOR MORE INQUIRIES, CONTACT US AT



WANT TO HAVE A
DELIGHTFUL TOILET LIKE THIS?
FOR MORE INQUIRIES, 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.





btibd.com | ☎ 16604
or whatsapp +880 1313 401 405

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

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.