



IKEBANA

SECTOR 09, UTTARA

N LOCATION MAP



IKEBANA

Plot # 40, Road # 7 & 7/C,
Sector # 09, Uttara, Dhaka



AT A GLANCE



Built over 4.99 katha



Corner plot



1936 sft 3-bedroom homes



1 parking spot per apartment



Community sapce



RAJUK Approval no:
25.39.0000.090.34.391.20





BUILDING ENTRANCE

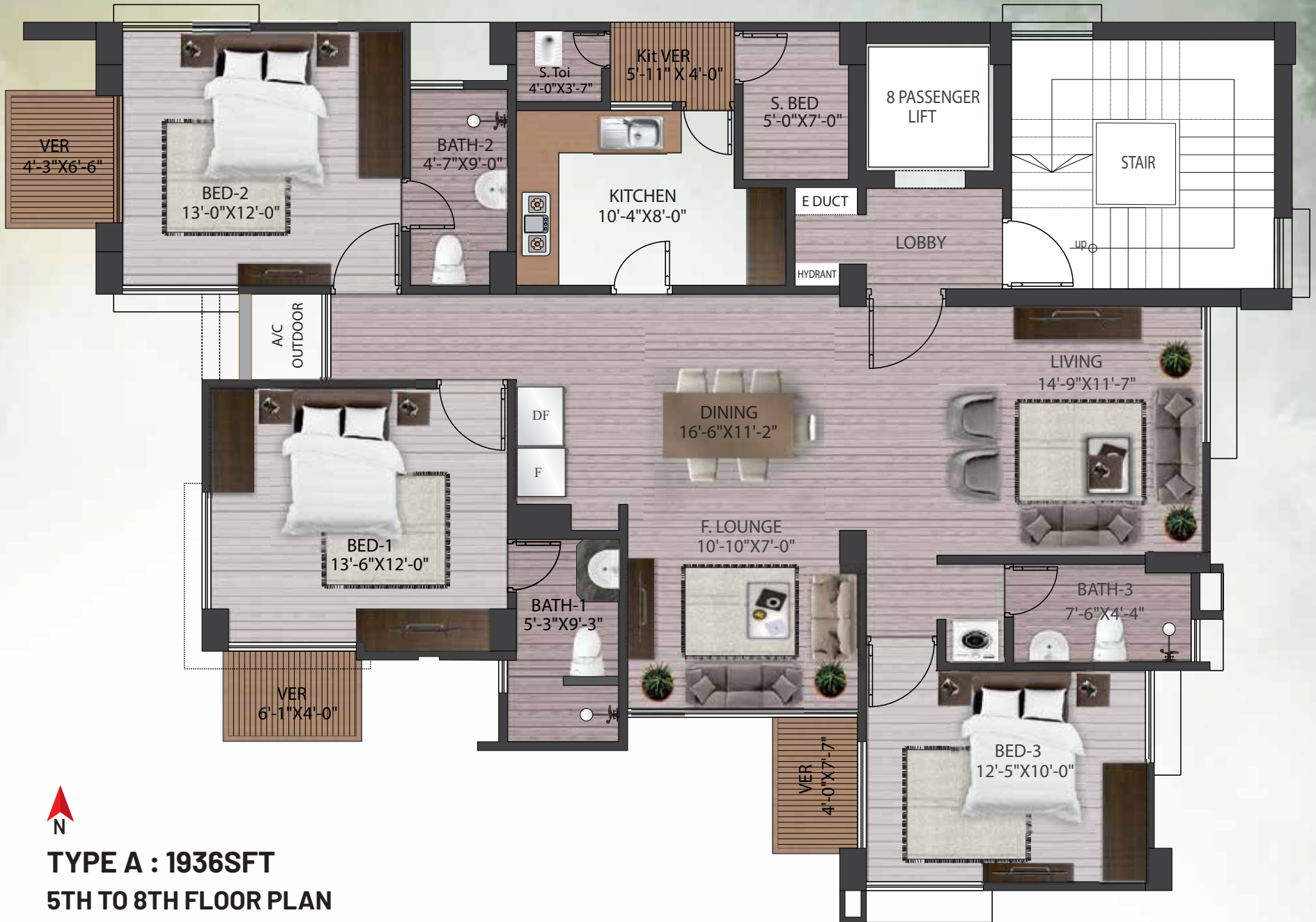
- The front elevation of the building will have a stylish combination of cladding, groove, glass and paint (as per design).
- Security control room with CC TV camera coverage in periphery, boundary wall & common area inside the building.
- Secured and well designed boundary wall to match the building façade.





GROUND FLOOR

- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Common area lighting designed to highlight the lush landscape, vertical architectural features and elements of the building.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Drivers' waiting area.
- Caretaker room.
- Parking spaces will be reserved for the respective apartments.
- Intercom connection from concierge to all apartments.



TYPE A : 1936SFT
5TH TO 8TH FLOOR PLAN



ROOFTOP

- Designed landscaped rooftop.
- Community room with attached powder room.
- BBQ area with portable BBQ table.
- 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.



APARTMENT FEATURES

Floors:	24"x 24" imported mirror polish tiles in bedrooms, living area, dining cum family lounge & all verandahs. Kitchen verandah and Utility/staff room with non-slip tiles matched to the floor scheme.
Main Door:	Solid Burma teak 3'-9"x 7' main entrance door with door chain, check viewer, apartment name plate & smart handle door lock with fingerprint access.
Internal Doors:	7' high French polished teak chamble veneer door shutters with teak chamble door frame for all internal doors except bathrooms.
Sliding doors & windows:	Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.
Basin Provision:	Provision for basin at dining area.
Security and Safety:	Safety grills on windows & full height grill on kitchen verandahs.
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 bedrooms, living area & dining area as per Electrical Design. Internet connection point in dining cum family lounge area. Staff calling bell switch in master bedroom. Remote control switch for light and fan in living area & dining area.
Lights:	Provision for wall brackets in all bedrooms, living area, 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 area.

BATHROOM FEATURES

Door:	Wood Plastic Composite (WPC) door shutter with teak chamble solid door frames.
Sanitary ware & C.P fittings:	Imported Sanitary ware & Cotto C.P fittings.
Accessories:	Made-in-Bangladesh.
Shower area:	Customized shower area with curtain rail in all bathrooms.
Tiles:	Imported wall & floor tiles.
Counter tops & basins:	Marble countertop with imported cabinet basin in master & 2nd bathrooms, other bathrooms will have imported pedestal basin as per developers choice . Mirrors in all bathrooms.
Waterline:	Concealed hot & cold waterlines in all bathrooms including staff bath.
Staff Bathroom:	Local wall & floor tiles with local sanitary ware & C.P fittings.

KITCHEN FEATURES

Platform:	Granite in kitchen countertop.
Wall & floor Tiles:	Imported wall tiles (up to 7' height) and imported floor tiles.
Waterline:	Concealed hot & cold waterline.
Sink:	Double bowl sink.
Gas Connection & Detector:	LPG connection for oven/stove with gas leakage detector to prevent fire hazard.

LIFT, LOBBIES & STAIRCASES

- 1-8 Passengers high quality lift. The lift will be 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
- Lift 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.

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 staff bed), 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 day requirement.
- One standby water pump for emergency.

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 escape for emergency exit with fire protected door and fire 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.





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



NIGHTVIEW





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.



DHAKA OFFICE

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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