



Øakland

SECTOR 6, UTTARA



AT A GLANCE



**Sector 06
Uttara, Dhaka**



**Built over
4.012 katha**



**Number of
floors: G+7**



**867 & 1767 sft
apartments**



**South facing
Apartment**



**1 high quality
8 passenger lift**



**2 & 3 Bedrooms'
home**



**RAJUK Approval no:
25.39.0000.090.34.392.20**

DAY VIEW





DHAKA - MYMENSING HIGH WAY

I S H A K H A A V E N U E

SECTOR 6
VEGETABLE MARKET
BDR
MARKET

KUWAIT BANGLADESH
FRIENDSHIP HOSPITAL

UTTARA
UNIVERSITY

R O A D 1 5

R O A D 1 4

R O A D 1 3 / A

L P S S C H O O L

UTTARA
COMMUNITY CENTER

RAJUK
UTTARA OFFICE

D P S S T S
S C H O O L , D H A K A

D H A K A E L E C T R I C
S U P P L Y C O M P A N Y

S H A W A P N O

S H A H J A L A L A V E N U E

A Z A M P U R
R A I L W A Y M A R K E T



 **Oakland**

Plot no#15, Road # 14, Sector # 06
Uttara Model Town , Dhaka





BUILDING ENTRANCE

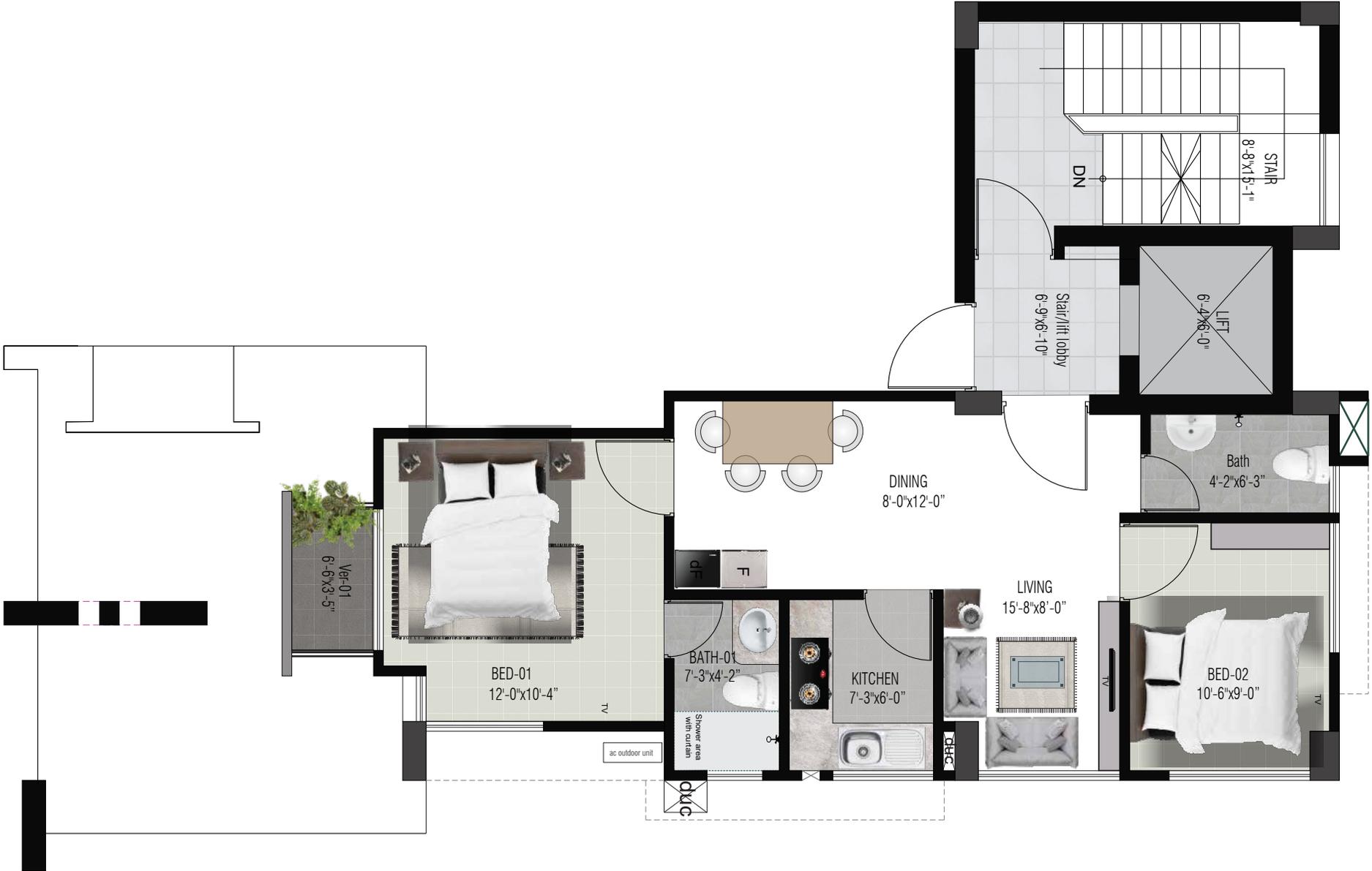
- The front elevation of the building will have a stylish combination of cladding, groove, glass and paint (as per design).
- Security control room with CC TV camera coverage in periphery, boundary wall & common area inside the building.
- Secured and well designed boundary wall to match the building 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 with toilet.
- Parking spaces will be reserved for the respective apartments.
- Intercom connection from concierge to all apartments.
- Garbage bin with easy access for the residents and garbage collectors.

N
TYPE- A :867 SFT
1ST FLOOR PLAN

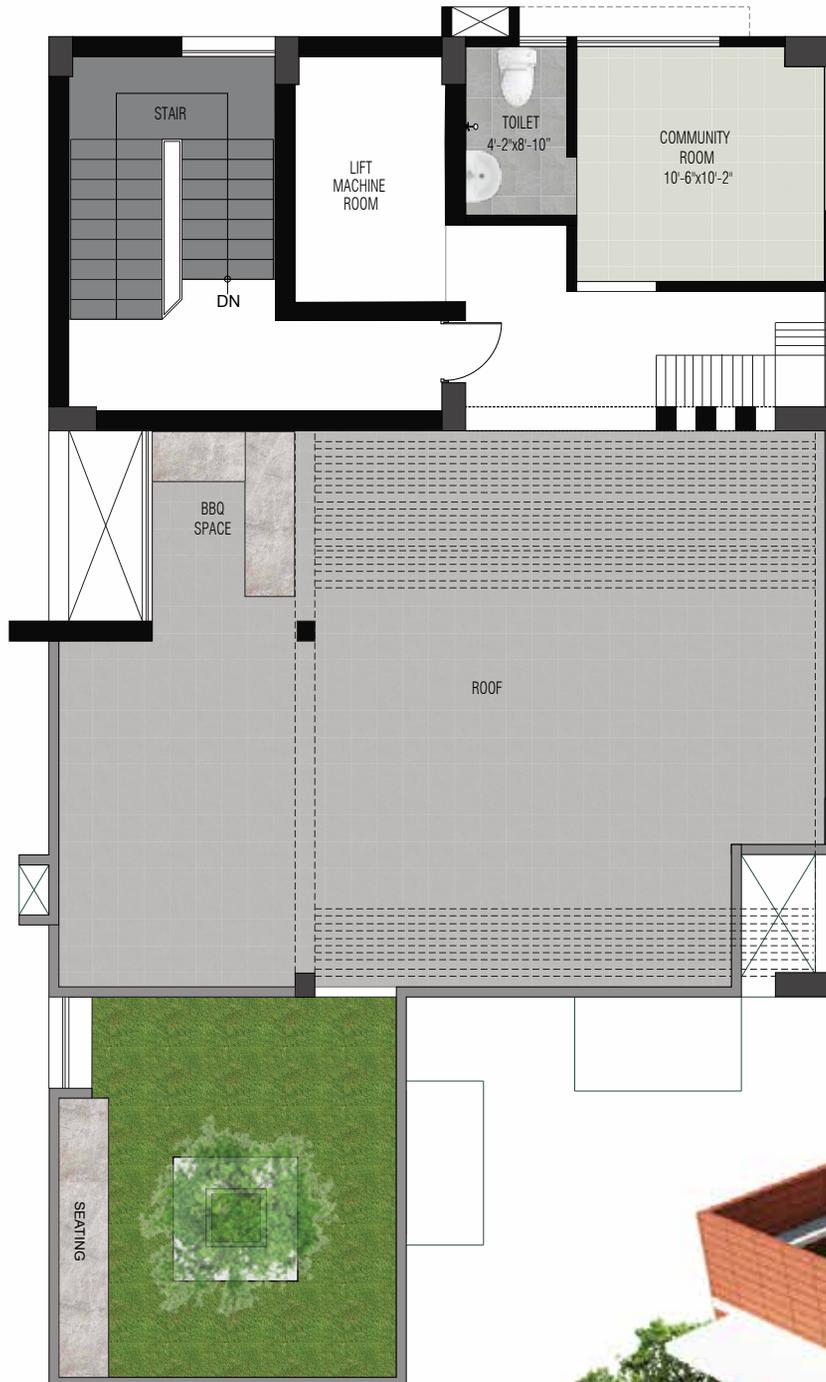






TYPE-B : 1767 SFT

5TH - 7TH FLOOR PLAN



- Beautifully 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"x24" imported mirror polish tiles in bedrooms, foyer, living, dining cum family lounge and all verandahs.
Main doors:	Solid Burma Teak 3'-9"x 7' main entrance door with door chain, check viewer, door knocker, 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.
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 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 & dining area as per Electrical Design. Telephone & Internet connection point in family lounge/dining area. Staff calling bell switch in master bedroom. Remote control switch for light and fan in living & dining area.
Light:	Provision for wall brackets in all bedrooms, living, dining cum family lounge and common area. Appropriate lighting in bathrooms, kitchen, staff bed & verandahs.
Cable connections:	Concealed television line in all bedrooms and family lounge.

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 and accessories are 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 bathroom, 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 (long pan & corner basin) & 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 lifts 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.

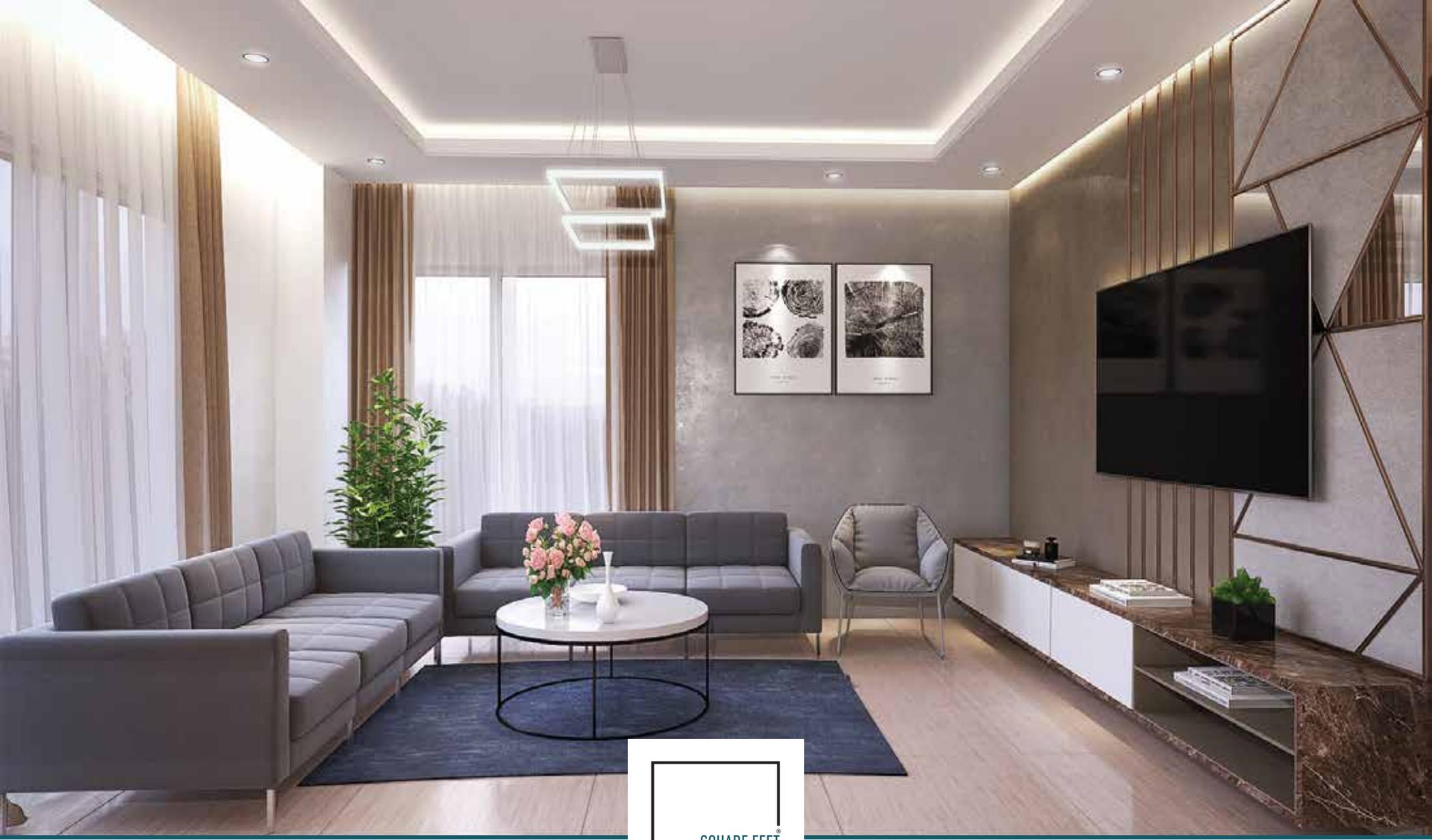
GENERATOR

- 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.



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.

Ask us about Square Feet Story to help you perfect the interiors as per your needs





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

- We provide fire escape for emergency exit with fire protected door, 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.



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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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