

The background of the image is a dense forest of evergreen trees, likely pines or firs, shrouded in a thick mist or fog. The trees are dark green and silhouetted against a lighter, hazy background. In the center of the image, there is a white rectangular frame. Inside this frame, the text "PINEhurst" is displayed. "PINE" is in a clean, black, sans-serif font, while "hurst" is in a gold-colored, elegant script font. A thin, gold-colored line starts from the top right, loops around the "h" in "hurst", and extends upwards and to the right.

PINEhurst

AT UTTARA

PINE *Aurist*

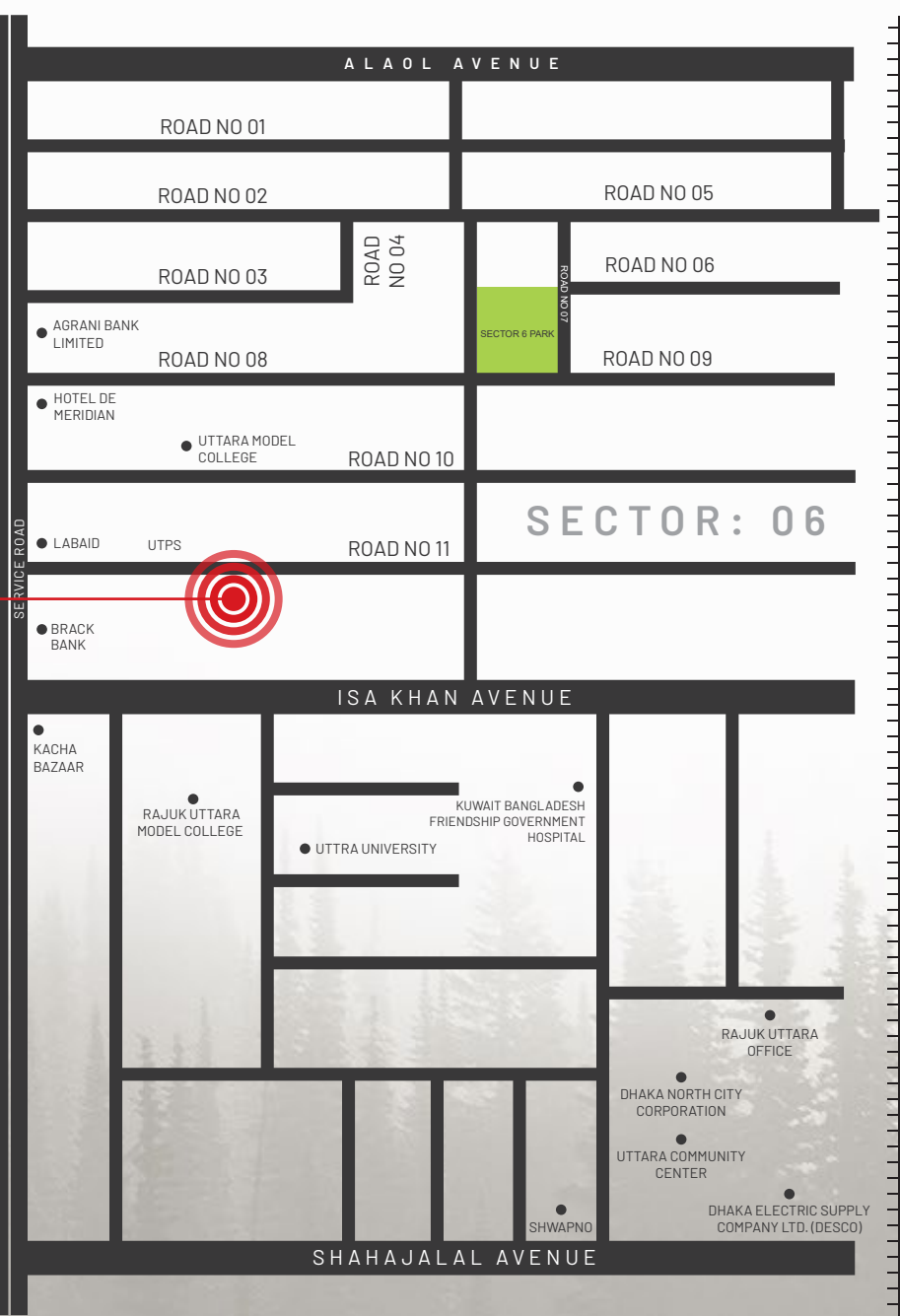
PLOT: 14, ROAD NO: 11, SECTOR: 06,
UTTARA RESIDENTIAL MODEL TOWN, DHAKA

LOCATION HIGHLIGHT

Uttara United College
Rajuk Uttara Model College
Hotel De Meridian
Impiana Hotel & Restaurant
Secret Cuisine Restaurant & Convention Center.
Dine-in Dhaba
Crush Momo
Sector 6 Park
Sector 6 Jame Mosque

SECTOR: 07

TO AIRPORT
↑
DHAKA - MYMENSING ROAD
↓
HOUSE BUILDING





AT A Glance



PLOT: 14, ROAD NO: 11, SECTOR: 06,
UTTARA RESIDENTIAL
MODEL TOWN, DHAKA



BUILT OVER
5.256 KATHA



2108 SFT
APARTMENTS



NUMBER OF
FLOORS: G+8



ONE 8 PASSENGERS
HIGH-QUALITY LIFT



3 BEDROOMS'
HOME



COMMUNITY HALL



RAJUK APPROVAL NO:
25.39.0000.090.34.348.21



- 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.

BUILDING *Entrance*

GROUND Floor plan

- 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.
- Drivers' waiting area with toilet.
- Security control room with CCTV camera coverage of the periphery, boundary wall & common area inside the building.
- Intercom connection from concierge to all apartments.
- Designated parking space for apartment holders.



5TH,6TH,7TH,8TH
Floor Plan
2108 SFT





ROOF*Top* FEATURES

- Designed landscaped rooftop.
- BBQ area with portable BBQ table.
- Community room with attached powder bath.
- 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 & all Verandahs.
	Kitchen verandah and Utility/staff room with non-slip local tiles matched to the floor scheme.
Main door:	Solid Burma Teak 3'-9"x 7' main entrance door with door chain, door knocker and 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 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 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 cum family lounge as per Electrical Design. Telephone & Internet connection point in dining cum family lounge area. Staff calling bell switch in the master bedroom. Remote control switch for light and fan in living room & dining cum family lounge area.
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:	Wood Plastic Composite (WPC) door shutter with teak chamble solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P fittings & accessories:	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 imported cabinet basin in Master & 2nd bathrooms, other bathrooms will have imported pedestal basin as per developer's choice. Mirrors in all bathrooms.
Waterline:	Concealed Hot & Cold waterlines in all bathrooms including staff bath.
Staff bathroom:	Wall, floor tiles, sanitary ware & C.P fittings made in Bangladesh.

KITCHEN FEATURES:

Platform:	Granite in the kitchen countertop.
Wall & floor tiles:	Imported wall tiles (up to 7") and 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 all fire hazards.

LIFT, LOBBIES & STAIRCASES:

- 1-8 Passengers high-quality lift. The lifts will be from a 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 installed with Plasma air conditioner.
- 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:

- An emergency auto start/stop canopied generator imported from Europe as per the developer's choice.
- Support lift, water pump and lighting in common space and stairs. Single light and fan point in every room (including staff bed), single light point in the kitchen and all bathrooms. A point for refrigerator and a 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 requirements.
- An emergency water pump & suction pump.

NOTE:Additional fittings and fixtures (according to customers' choice) will be done at an additional cost. Kitchen cabinets and built-in wardrobes can be ordered separately at an additional cost. Interior design consultation is also available for a cost.

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- Machine made concrete 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.

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

- We provide fire-protected doors, fire hydrants, fire alarms & fire extinguishers to mitigate any chance of fire damage.
- An earthquake-resistant design by 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.





YOUR BEDROOM CAN BE AS SUAVE
AS THIS. TO KNOW MORE, CONTACT US AT

SQUARE FEET
STORY
DESIGN & BUILD



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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