



BLUE RIBBON HOMES

BASHUNDHARA R/A

AT A GLANCE



Plot# 17/J, I, G & H,
Sonia Sobhan 5th Avenue,
Road# 09 & 11, Block# G,
Bashundhara, Dhaka



Built over
12 katha



Number of
floors: B+G+ 13



2608 sft
Per Floor



2 units
Apartment



Lift- 2 (two)
One Stretcher &
One Passenger



36 parking



4 bedrooms
per unit



Equipped gym space



Community Hall



Prayer hall



RAJUK Approval No:
25.39.0000.106.33.024.21

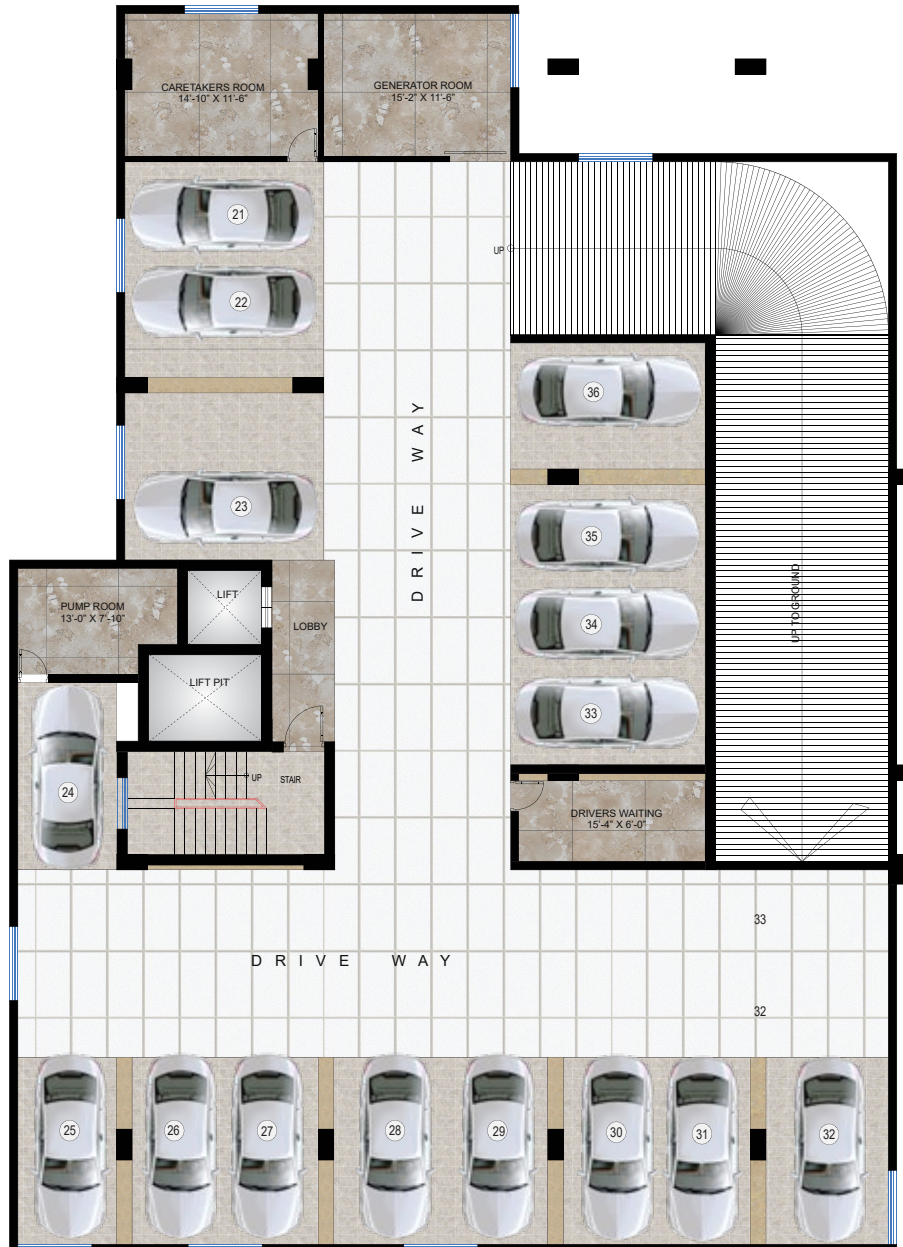
An architectural rendering of a modern, multi-story residential building. The building features a mix of grey concrete, orange brickwork, and white balconies. It is surrounded by lush greenery, including trees and a vertical garden wall. A red car is parked in the foreground, and a city skyline is visible in the background under a blue sky with birds flying.

BLUE RIBBON HOMES



LOCATION HIGHLIGHTS:

- Sunnydale School
- Aga Khan School
- Playpen School
- Viqarunnisa School
- Evercare Hospital
- Mehedi Mart
- Bazar Sharabela
- NSU
- IUB
- Jamuna Future Park



BASEMENT FLOOR PLAN

PARKING

36

parking spaces
on the Ground floor
& Basement.

Parking spaces will be
reserved for the
respective apartments.

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, guard room with toilet.
- Intercom connection from concierge to all apartments.
- Security control room with CCTV camera coverage in periphery, boundary wall & common area inside the building.





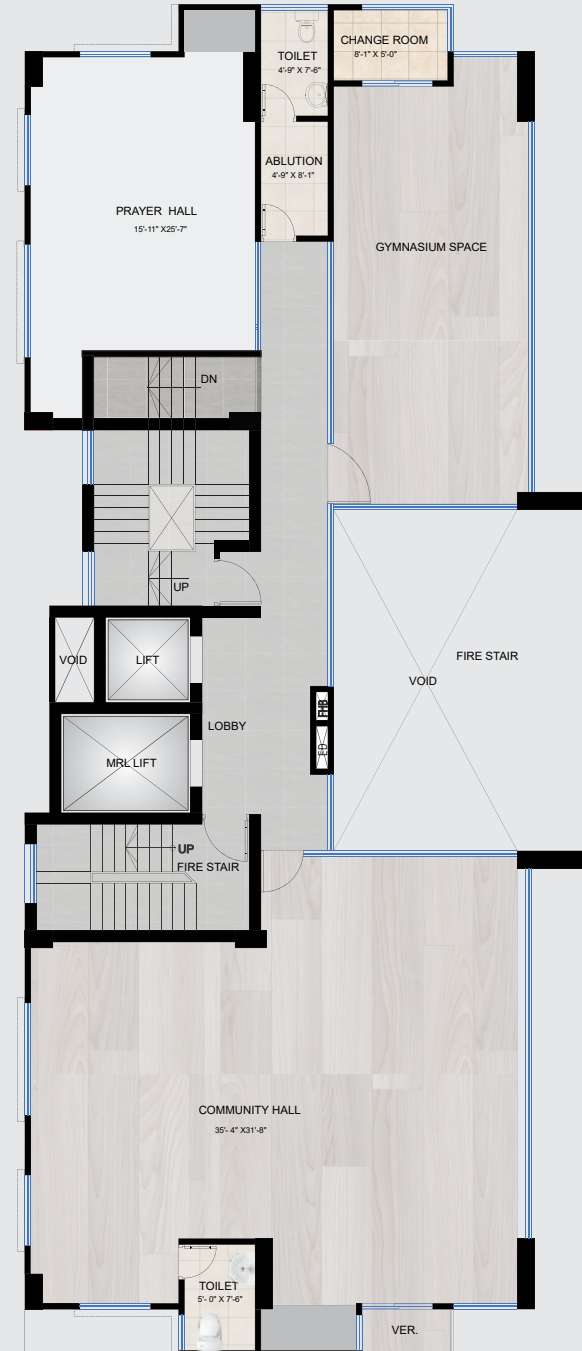
BUILDING ENTRANCE

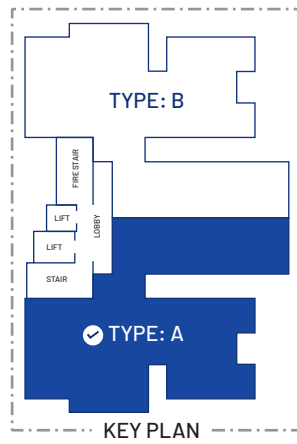
- Double Height entrance.
- The front elevation of the building will have a stylish combination of cladding, groove, glass and paint (as per design).
- Secured and well designed boundary wall to match the building façade.



1ST-FLOOR FEATURES

- Equipped gym space.
- Prayer hall with a toilet and ablution.
- Community Hall.



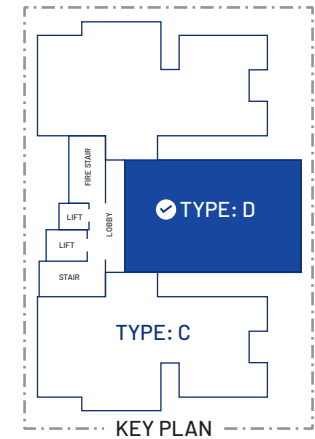


2ND TO 7TH FLOOR
TYPE: A * 2608 SFT





10TH TO 13TH FLOOR
TYPE: C * 1739 SFT



10TH TO 13TH FLOOR
TYPE: D * 1739 SFT



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FOR YOUR DREAM LIVING SPACE,
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SQUARE FEET
STORY
DESIGN & BUILD

ROOFTOP FEATURES

- Kids play area.
- BBQ area with portable BBQ table.
- Office room with a toilet and wash area.
- Lime terracing with adequate thickness for heat protection.
- 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, foyer, living, dining, family lounge & all verandahs. 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, door knocker and smart handle door lock with fingerprint access and one look over the 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 grill 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 beds, living, dining, family lounge area as per electrical design. Internet connection point in family lounge, dining area. Staff calling bell switch in the master bedroom. Remote control light and fan switch in the living, dining and family lounge.
Lights:	Provision for wall brackets in all bedrooms, dining room, living room, family lounge area and common area. Appropriate lighting in bathrooms, kitchen, staff bed & verandahs.
Cable connections:	Concealed television line in all bedrooms, family lounge, living.

BATHROOM FEATURES:

Door:	Laminated door shutter with teak chamble solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P fittings & accessories:	Imported (Cotto) C.P fittings & accessories Made-in-Bangladesh.
Shower area:	Customized shower area with curtain rail as per design.
Tiles:	Imported wall tiles up to 7' and floor tiles Made-in-Bangladesh.
Counter tops & basins:	Marble countertop Imported cabinet basin in master & 2nd bathrooms, other bathrooms 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, long pan & moving shower all Made-in-Bangladesh.

KITCHEN FEATURES:

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



LIFT, LOBBIES & STAIRCASES:

- 1 Stretcher & 1 Passenger high-quality lift. The lifts will be from a reputed international manufacturer as per the developer's choice to be installed with an 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.

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 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.



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