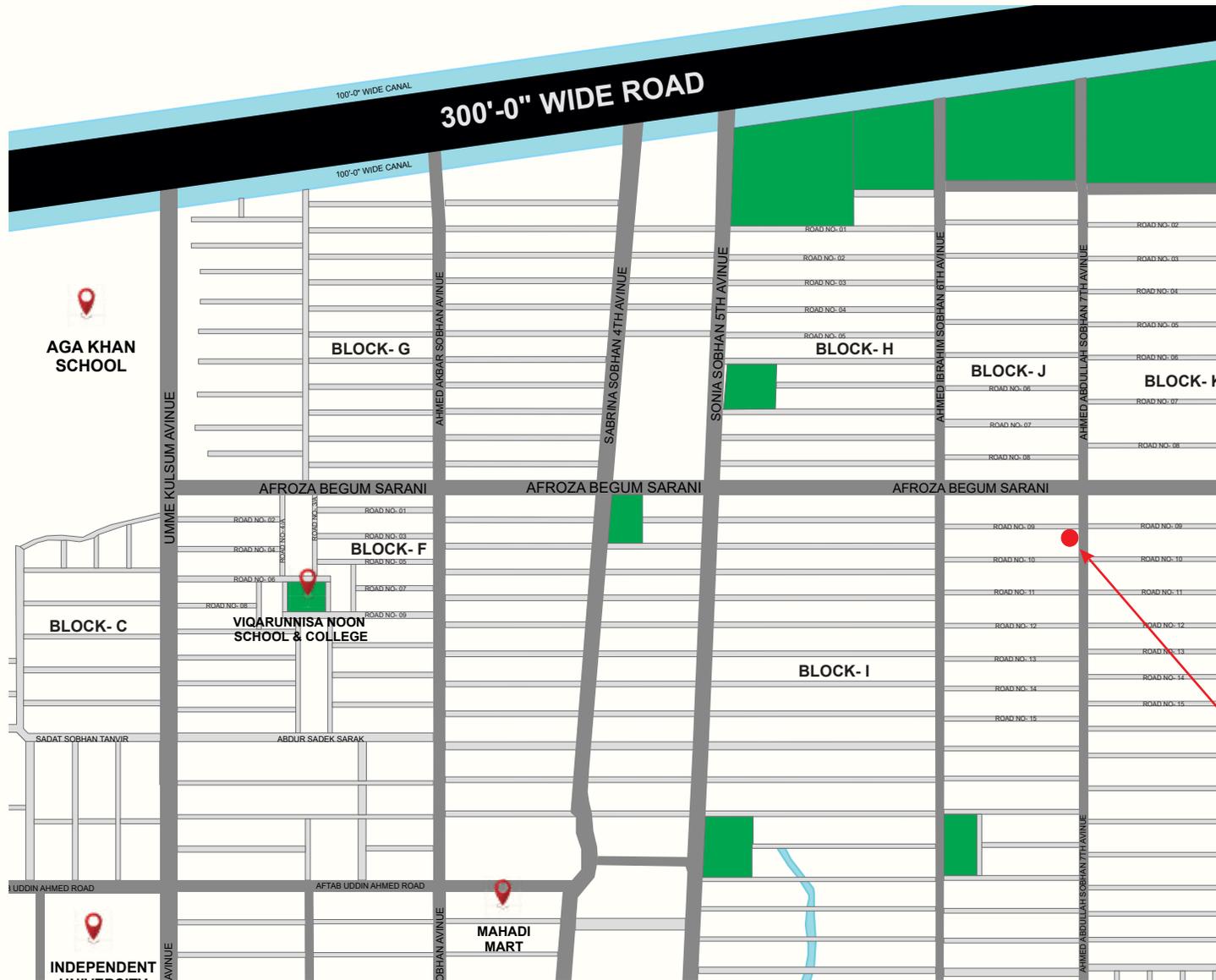




SOUTHERN BREEZE

BASHUNDHARA R/A

LOCATION MAP



SOUTHERN BREEZE

Plot # 298, Road # 09,
Block - J, Bashundhara R/A

Southern Breeze will provide you all the facilities of Bashundhara R/A. Shopping malls, academic institutions, grocery stores, hospitals, pharmacies, banks, and all other amenities are available here. Purbachal, Airport, Uttara, and Baridhara are just a few minutes away. Being a corner plot, you will experience fresh air and a serene view of your green neighborhood by default.



SOUTHERN BREEZE

AT A GLANCE



Plot # 298, Road # 09,
Block - J, Boshundhara R/A



Built Over 5 Katha



Corner Plot Building



Number of Floors: G+8



Single Unit 3-bedroom Homes



Duplex Unit



Laundry



Equipped Kids' Play Zone in Rooftop

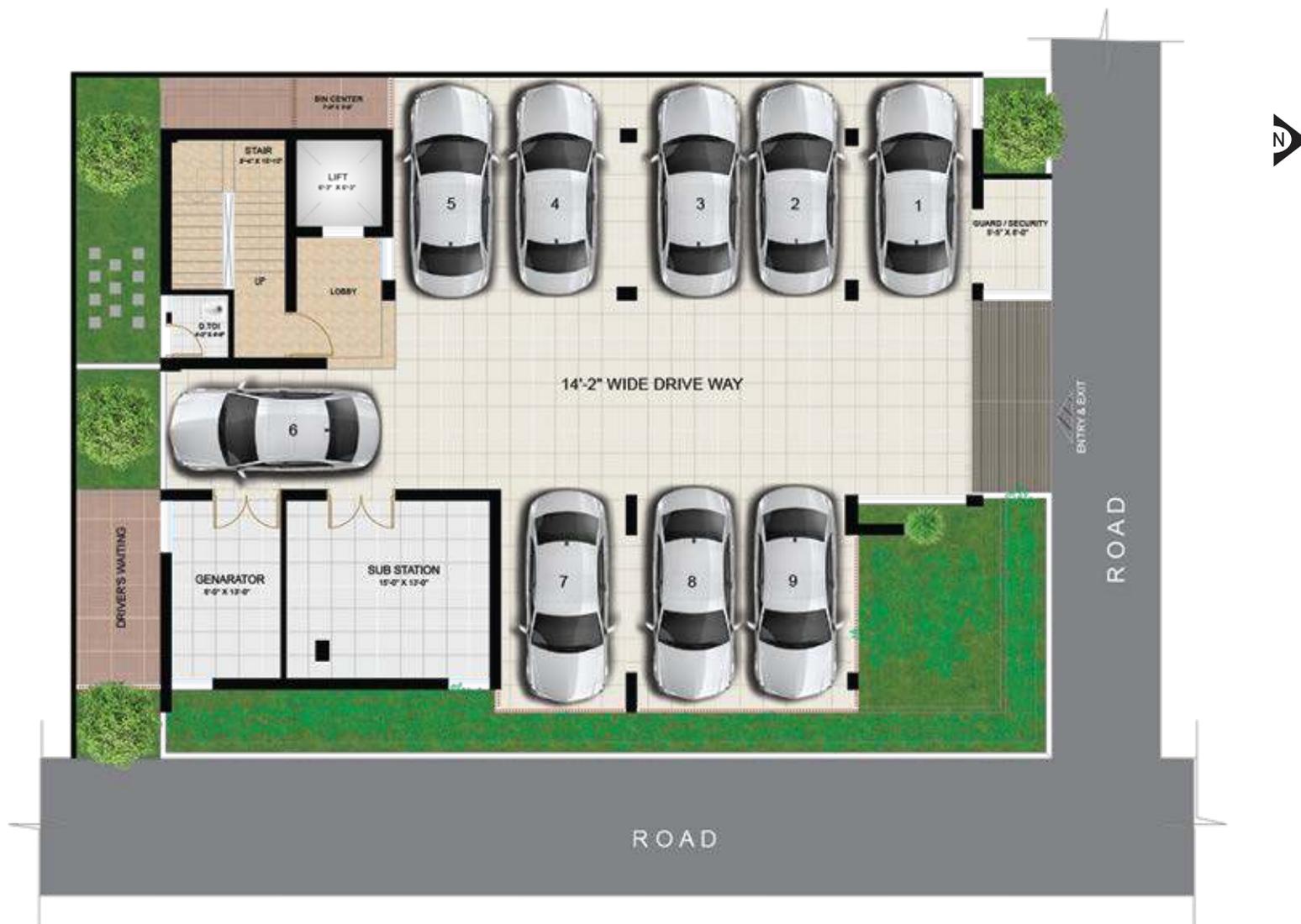


RAJUK Approval no:
25.39.0000.106.33.409.21



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 of the building round the clock..
- Secured and well designed boundary wall to match the building façade.
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.



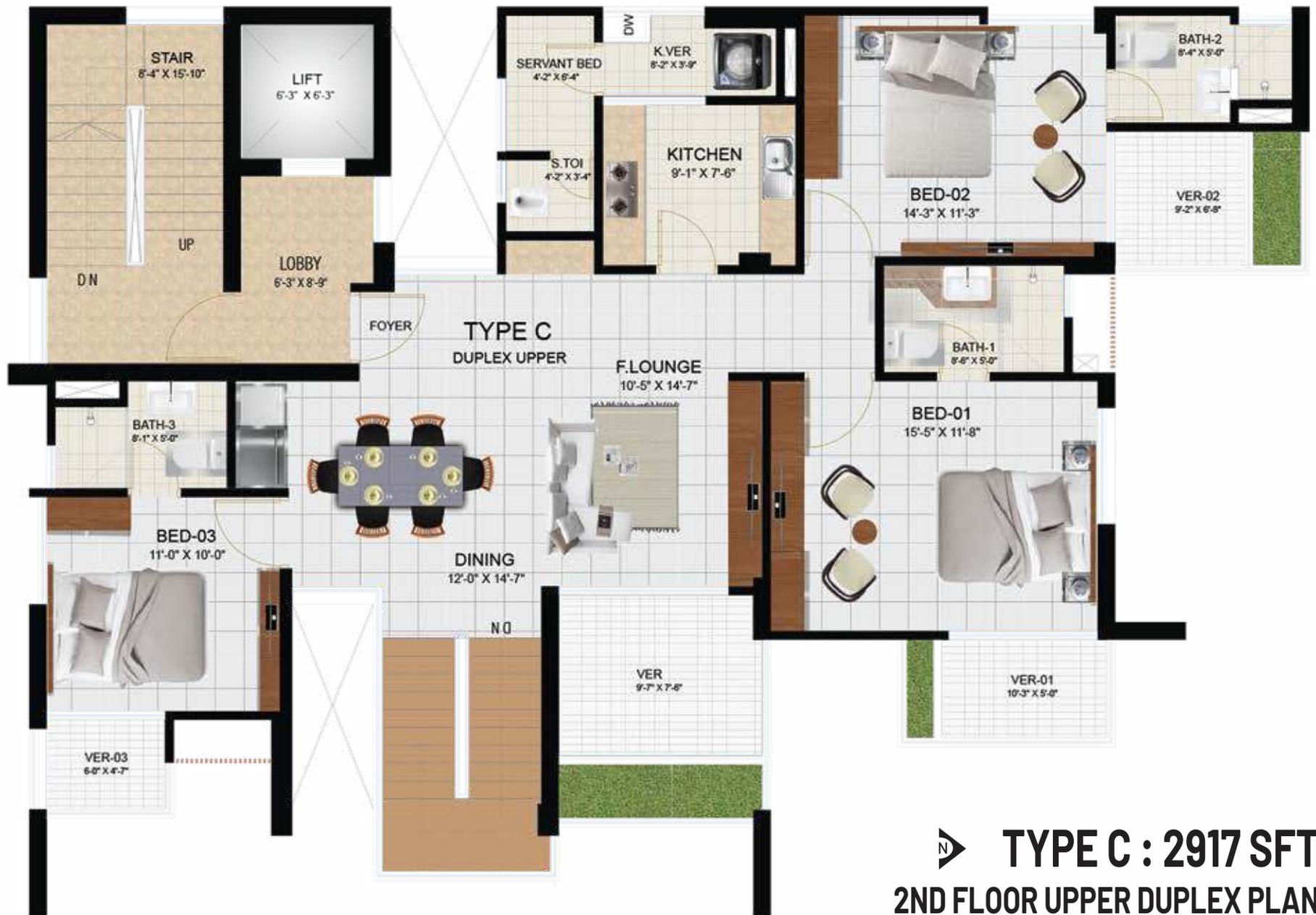
GROUND FLOOR

- 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
- Guard room.
- Parking spaces will be reserved for the respective apartments.
- Intercom connection from concierge to all apartments.



The duplex portion of the building incorporates the first and second floor. Each floor has been uniquely designed according to both functionality and aesthetics. The lower floor has a formal dining and living room along with a kitchenette, fitness corner, study room, and a green outdoor terrace, a bedroom, perfect for entertaining guests. The upper floor contains the rest of the bedrooms and family lounge with a larger kitchen. This floor is meant for the residents, especially well-suited for senior citizens so that they can enjoy some seclusion from activities downstairs.

➤ TYPE C : 2917 SFT
1ST FLOOR LOWER DUPLEX PLAN



➤ TYPE C : 2917 SFT
2ND FLOOR UPPER DUPLEX PLAN



➤ **TYPE A : 1943 SFT**
3RD, 5TH, 6TH FLOOR PLAN

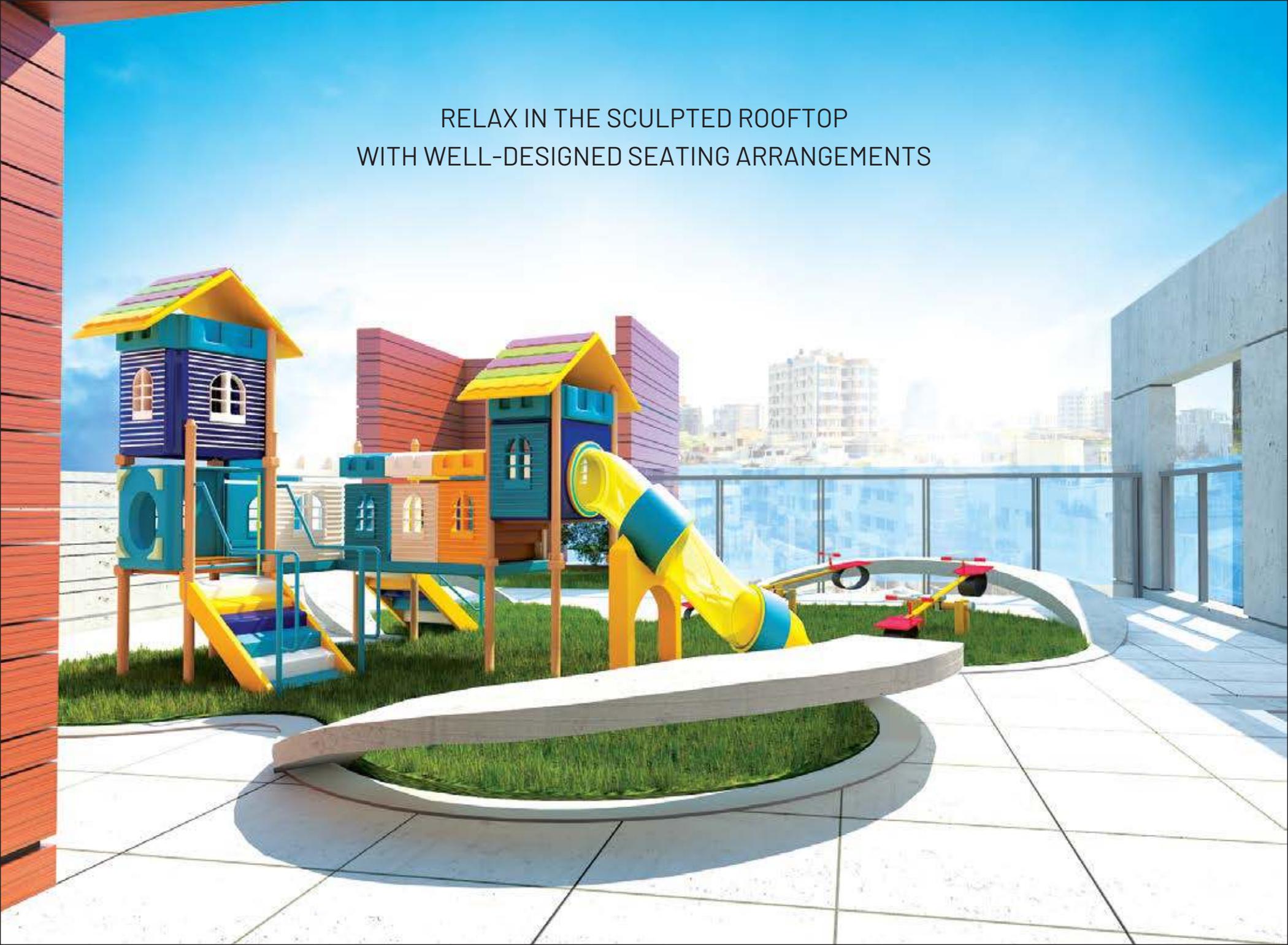


ROOFTOP FEATURES

- Landscaped rooftop.
- Equipped Kids' Play Zone as per design.
- BBQ area with portable BBQ tray.
- Laundry room with service area and powder room.
- Multipurpose Community Hall.
- 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.



RELAX IN THE SCULPTED ROOFTOP
WITH WELL-DESIGNED SEATING ARRANGEMENTS



WATCH YOUR CHILDREN EXPLORE THEIR CREATIVITY



APARTMENT FEATURES

Floors:	24"x24" mirror polished imported tiles in foyer, bedrooms, living room, dining cum family lounge area & all verandahs. Kitchen verandah and utility/staff room with non-slippery tiles matched to the floor scheme.
Main Door:	Solid Chittagong Teak 3'-9"x7' main entrance door with door chain, apartment name plate, door handle with smart fingerprint access door lock, one look over camera and 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.
Sliding doors & windows:	Wider 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 room, dining cum family lounge area as per Electrical Design. Internet connection point in dining cum family lounge/dining area. Staff calling bell switch in the Master bedroom. Remote control light and fan switch in living room & dining cum family lounge.
Lights:	Provision for wall brackets in all bedrooms, living room, dining cum family lounge area and common area. Appropriate lighting in bathrooms, kitchen, staff bedroom & verandahs.
Cable connections:	Concealed television line in all bedrooms & family lounge.

BATHROOM FEATURES

Door:	Laminated door shutter with Teak Chamble solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P fittings:	C.P fittings & Accessories made-in-Bangladesh.
Shower area:	Customized shower area with curtain rail as per design.
Tiles:	Wall & floor tiles are made-in-Bangladesh.
Counter tops & basins:	Marble countertop local cabinet basin in Master bathroom, other bathrooms will have imported pedestal basin as per developer's choice. Mirrors in all bathrooms.
Waterline:	Concealed hot & cold water lines in all bathrooms including staff bathroom.
Staff Bathroom:	Wall & floor tiles with long pan & moving shower all made-in-Bangladesh

KITCHEN FEATURES

Platform:	Granite in kitchen countertop.
Wall & floor Tiles:	Wall tiles (up to 7') height and floor tiles made-in-Bangladesh.
Waterline:	Concealed hot & cold water line.
Sink:	Single bowl sink.
Gas Connection & Detector:	LPG connection for oven/stove with gas detector connected to prevent potential fire hazard through gas leakage.



LIFT, LOBBIES & STAIRCASES

- 1(One) high quality 8-passangers 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.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Lifts to have Plasma Air inside lift cabin.
- 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 the staff bedroom), one light point in the 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.

- 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.



BUYING AN APARTMENT MADE STRESS-FREE!

- We provide 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.





Give your Community Room
an Artistic Feel



For your dream bedroom or 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.



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.