

#### YOU HAVE CHOSEN TO BUY FROM



ASK ABOUT OUR OTHER COLLECTIONS



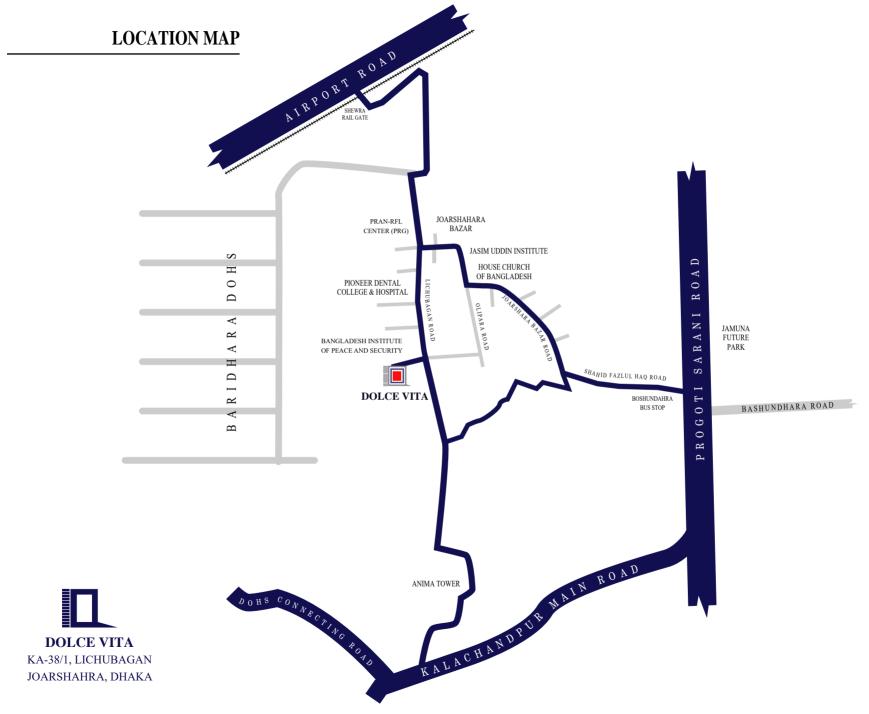








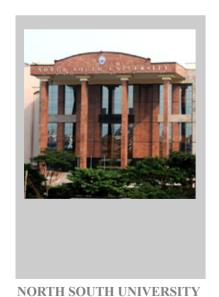




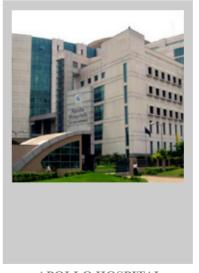
### **MODERN CONVENIENCES NEARBY:**

Bashundhara | Baridhara | Gulshan | Banani | Nikunja

ICCB Convention Center | 300ft Road | Jamuna Future Park Apollo Hospital | Hurdco International School NSU | IUB | AIUB









JAMUNA FUTURE PARK

APOLLO HOSPITAL

**ICCB CONVENTION CENTER** 



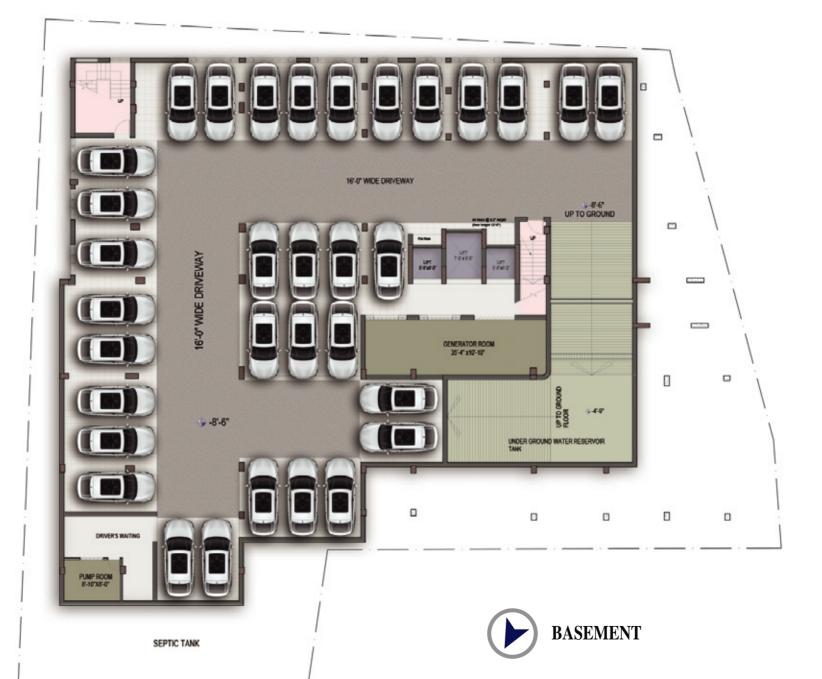
#### **BUILDING ENTRANCE**

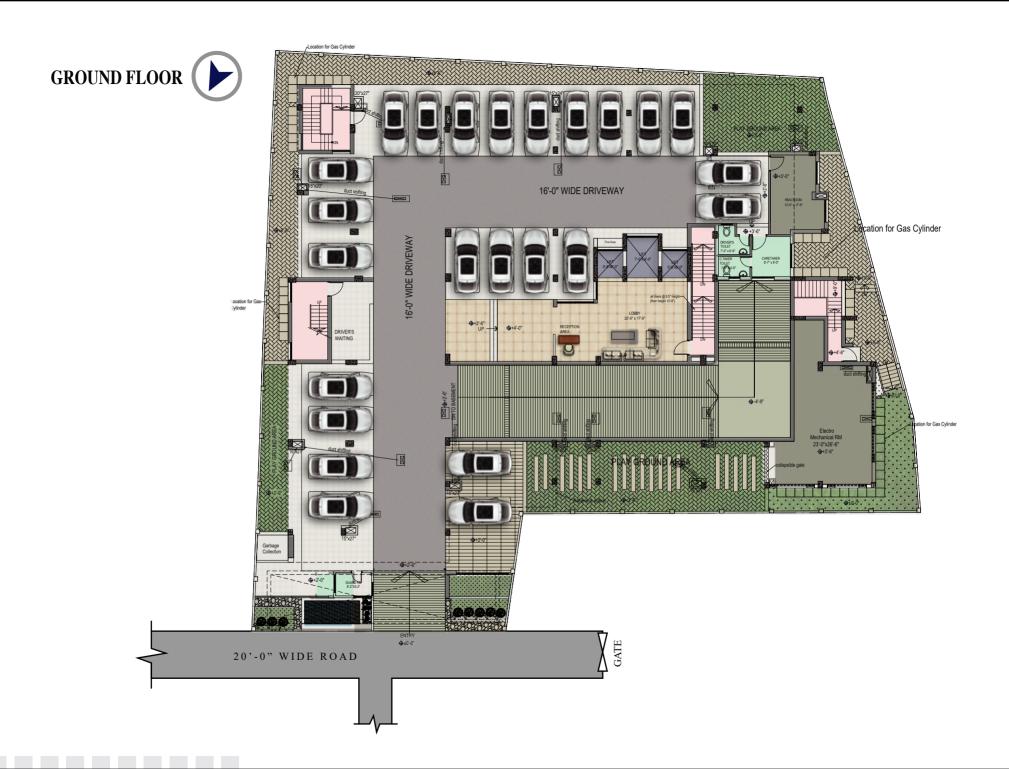
- The front elevation of the building will have a stylish combination of groove, cladding, glass, and paint (as per design).
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
- Artistically crafted logo used for the project name, company logo and easily visible address on the front façade.
- Separate provision for putting up the 'to-let' board.
- Secured and well-designed boundary wall to match the building façade.



#### **PARKING**

- There will be 57 parking spaces on Ground floor & Basement.
- Car parking spaces with pavement tiles in different combinations.
- Free standing columns on the Ground floor will be partly painted, tiled or dressed with bricks with column guards to prevent damage by cars.
- Wheel guard for each car parking.
- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location and will be according to the allotment.





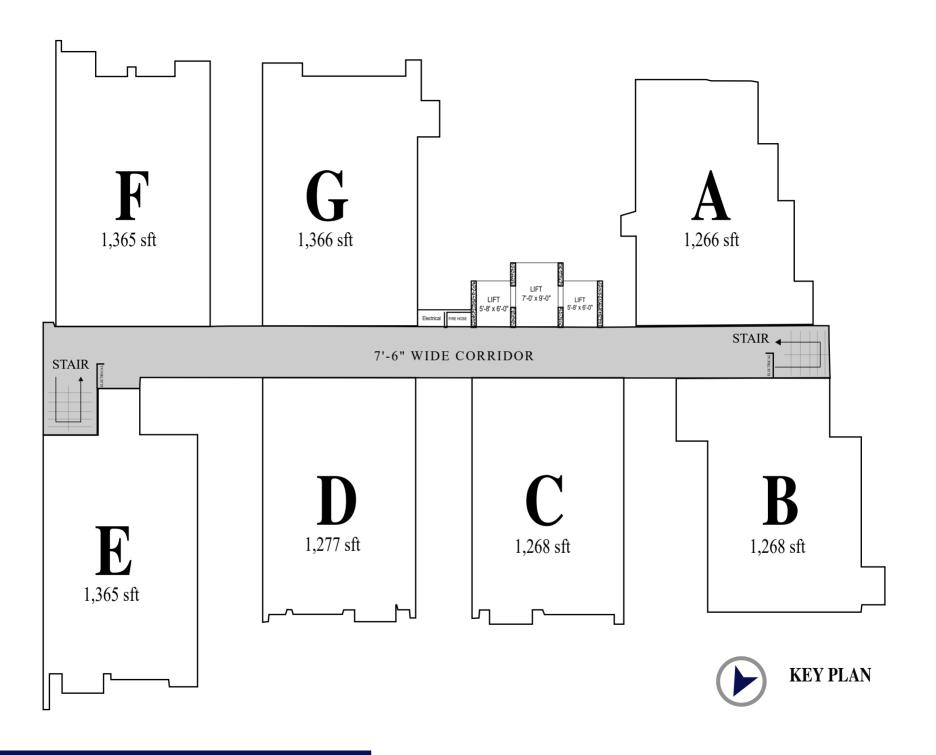






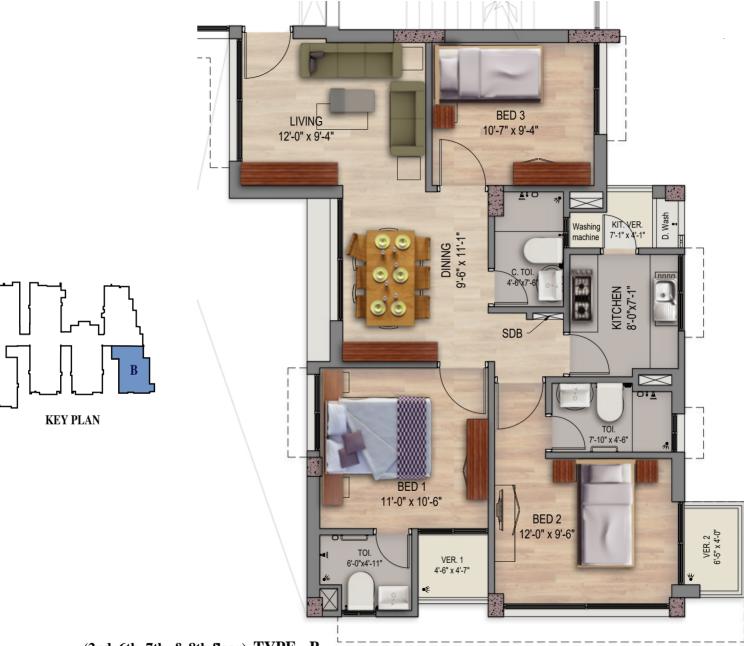
#### **GROUND FLOOR**

- The approach ramp will be covered with tiles (as per design).
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- 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.
- Reception lobby with guest waiting area.
- Drivers' waiting area.
- Intercom connection from concierge to all apartments.
- Caretaker room with toilet.
- Security control room with CCTV camera coverage in periphery, boundary wall & common area inside the building.
- Children play area.



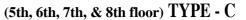
N. 53.03.

1,266 sft





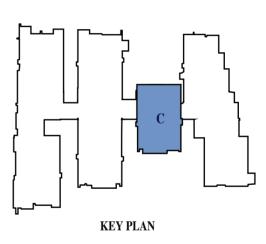
(2nd, 6th, 7th, & 8th floor) TYPE - B

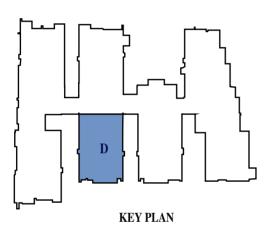




1,268 sft









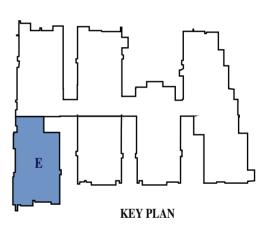


(1st, 4th, 5th, 6th, 7th, & 8th floor) TYPE - D



## (5th, 6th, 7th, & 8th floor) TYPE - E

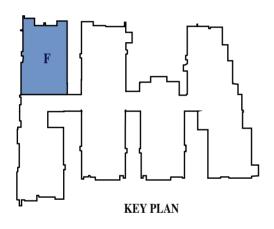
1,365 sft





## (5th, 6th, 7th, & 8th floor) TYPE - $\overline{F}$

1,365 sft



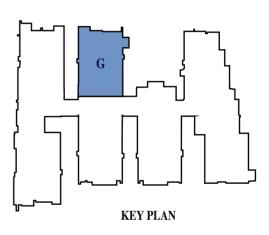






### (1st, 2nd, 4th, 6th, 7th, & 8th floor) TYPE - G

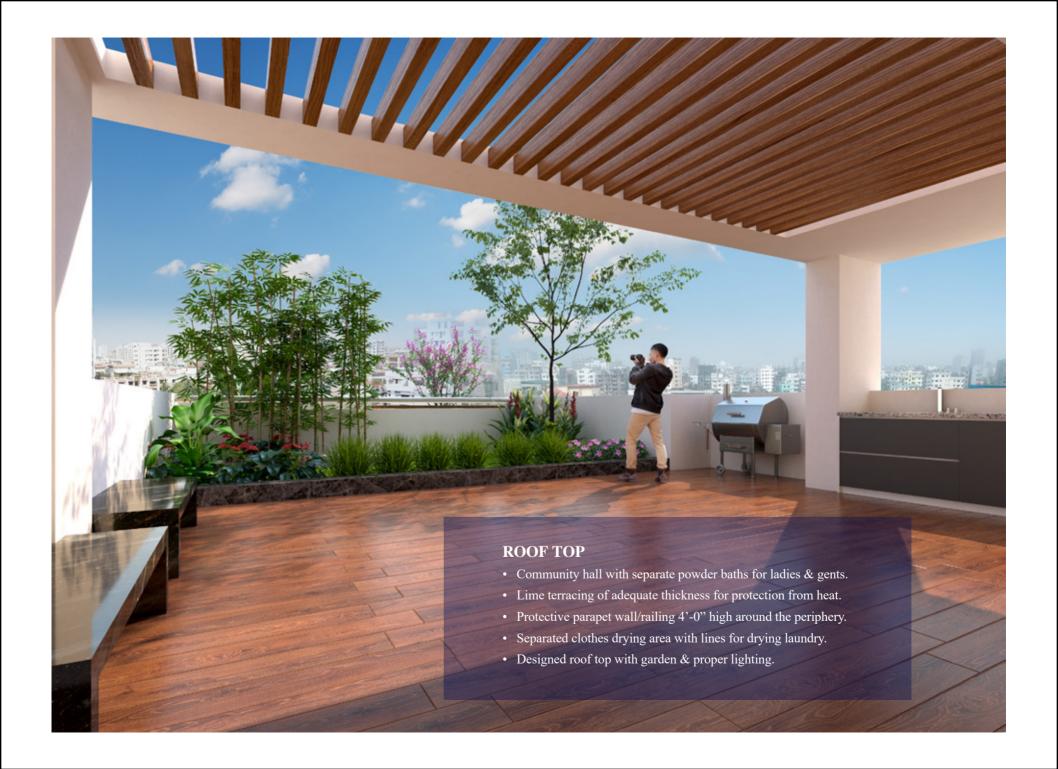
1,366 sft











## **COMMON TO ALL**

#### LIFT, LOBBIES & STAIRCASES

- 1 Stretcher and 2 high quality 8 passenger capacity 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, handphone, 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.
- Sliding window in stair landing to ensure light and ventilation.

#### **EXTERIOR**

Exterior surface of the building enhanced with the use of groove, cladding, glass and paint for a great look as per design.

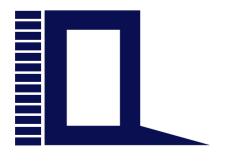
#### **GENERATOR**

- 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 the developer's choice.
  - 2. Alternator- Stamford/Mecc-Alte or good quality as per the developer's choice.
- Generator will support the following:
  - 1. Lift, water pump and lighting in common space and stairs.
  - One light and one fan point in every room, one light point in kitchen and all bathrooms.
  - 3. One point for refrigerator and one point for television.



#### WATER

- Underground water reservoir with a lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with the capacity to serve the half-day requirement.
- Suction Pump to ensure uninterrupted water supply.
- One standby water pump for emergency.
- Deep tube well.



## **COMMON UTILITIES**



#### FIRE PROTECTION SYSTEM

- Fire escape for emergency exit with fire protected door.
- Fire Hydrant, Fire alarm, Fire extinguisher on every floor.







#### APARTMENT LAYOUT

- All walls will be 5" thick made from machine-made concrete hollow block/solid brick as per developer's choice.
- Rooms are well ventilated with adequate lighting as best as possible.
- Special emphasis has been placed on the orientation and the location of the plot.
- Carefully arranged verandahs, doors, and windows also contribute to the design.





## **APARTMENT FEATURES**

Floors: 24"x24" mirror polished tiles in foyer, living room, dining room/family lounge & all Verandahs.

Main Door: Solid Ctg. teak 3'-9"x 7' main entrance door.

Internal Doors: 7' high French polished teak chambul veneer door shutters with teak chambul 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.

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

beds & living room. Provision for wall brackets in all bedrooms, living room, dining room & common areas. Tube light sets in the kitchen and bathrooms. Telephone & internet connection point in the dining area. Maids calling bell switch in master

bedroom.

Cable connections: Concealed television line in all bedrooms & living room.





#### KITCHEN FEATURES

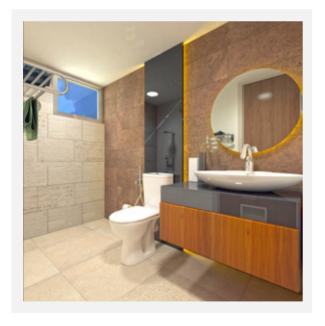
Platform: Granite in kitchen countertop.

Wall & Floor Tiles: Local wall tiles up to 7' height and local floor tiles.

Waterline: Concealed Hot & Cold waterline.

Sink: Single bowl sink.

Gas Connection: LPG connection for oven/stove.



#### **BATHROOM FEATURES**

Door: Laminated door shutter with teak chambul solid door frames.

Sanitary ware & C.P fittings: Local Sanitary ware & C.P fittings.

Accessories: Local accessories.

Shower area: Customized shower area with curtain rail as per design.

Tiles: Local wall & floor tiles.

Countertops & basins: Marble countertop local cabinet basin in Master bathroom, other

bathrooms will have local pedestal basin as per the developer's

choice. Mirrors in all bathrooms.

Waterline: Concealed hot & cold waterlines in the master & 2nd bathrooms

Staff Bathroom: Local wall & floor tiles with Local long pan & moving shower.



#### **OPTIONAL FEATURES**

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.

USE OUR EXPERTS TO GET BEAUTIFUL DECORATION.





## STRUCTURAL & GENERAL ENGINEERING FEATURES

- Earthquake resistant feature to ensure safety against earthquakes.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- Machine-made concrete Hollow 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.



#### MAKING HOMEOWNERSHIP A JOYFUL EXPERIENCE

### That's what bti has always been about.

Each and every member since bti's inception in 1984 has been trained to pursue excellence whilst achieving the single goal of 'Making homeownership a joyful experience' for our customers. Our large team of dedicated and highly skilled designers, architects, engineers, planners, creative minds to date, all work single-mindedly with the same goal in mind.

We are well known in the real estate sector for setting high standards of customer service and heavily invest in achieving international standards of work ethics and design development.

#### **OUR ONGOING ACHIEVEMENTS:**

- Founder member of Rehab (Real Estate Housing Association of Bangladesh)
- First real estate company in Bangladesh to be awarded with the internationally recognized ISO 9001-2015 certification for Quality Management system awarded by ANAB and UKAS for 'Service, Design, and Construction of Buildings'.
- First real estate company in Bangladesh to introduce column-jacketing systems at the ground floor to build earthquake-resistant buildings.
- Designed and constructed LEED Gold certified building.
- Producing concrete hollow blocks to create a shift from environmentally harmful clay bricks used in construction in Bangladesh.

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REHAB MEMBERSHIP 001

#### 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.

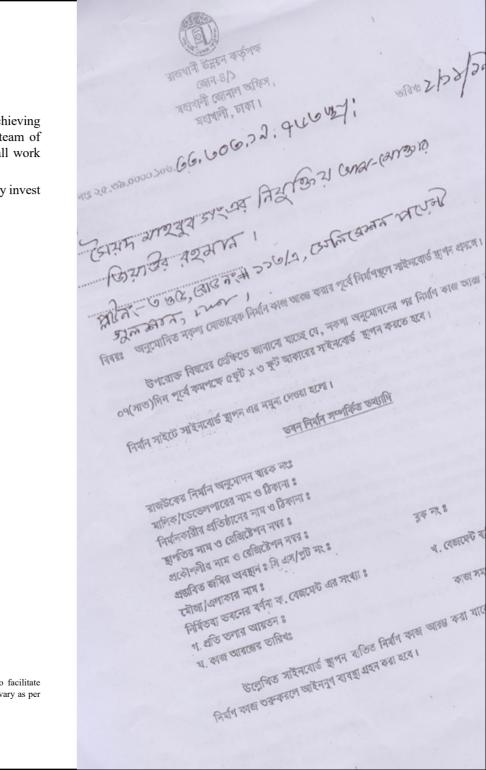
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bti Landmark



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