

THE
SKYLINE
DHANMONDI



THE BEST DESIGN IS
THE SIMPLEST ONE THAT WORKS
- Albert Einstein



THE
SKYLINE

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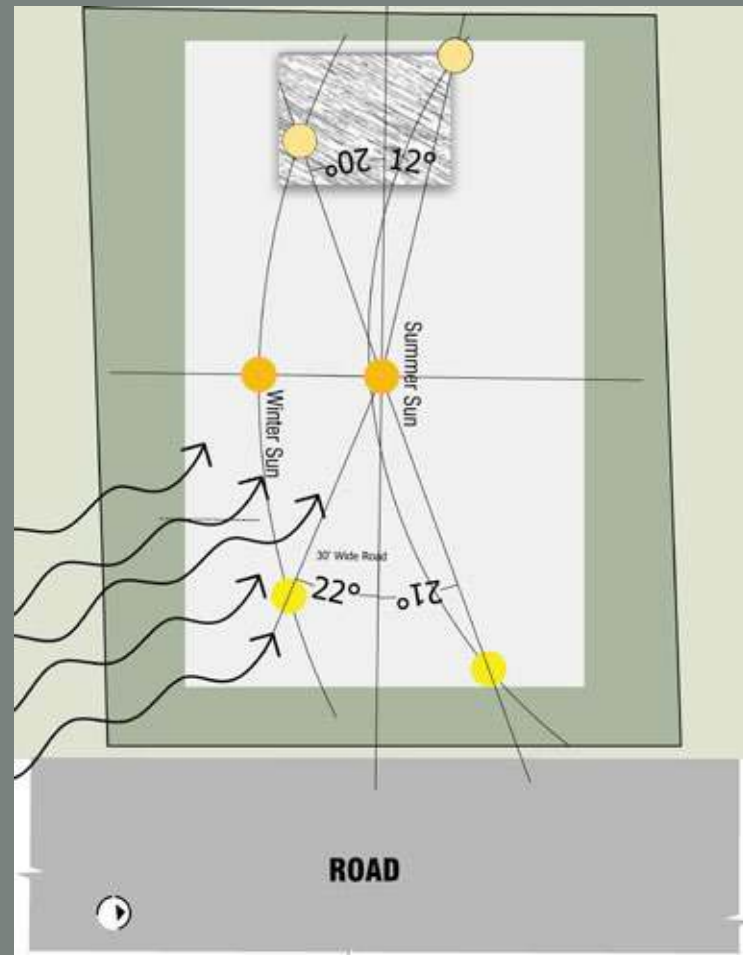
The Skyline Facts

PHILOSOPHY BEHIND THE SKYLINE

The vision of the architect of Skyline was to create a simplistic and linear high-rise that would illuminate the sky. Its modern outlook features box designs that give the illusion of spaces floating in the sky or tucked inside a line, appearing exactly like a string of dispersed stars. Each box represents a cluster of floors, whose function can be defined by you!

This design makes a perfect setting for those willing to take two or three floors of commercial space and customize accordingly to stand out from other businesses. The fair-face front elevation combined with a large aluminum curtain wall, easily making The Skyline a unique business destination.





SITE ANALYSIS

The Skyline has east-facing spaces. To ensure maximum wind flow from the southeast, some of the box-like shapes protrude outwards and some are inside. For proper use of sunlight, the protruding boxes also act as shading devices.



CONCEPTUAL DIAGRAM

The boxes, each representing a combination of floors, are meant to appear like a prominent series of stars protruding out and inside of a line connecting the sky. Such contemporary vibes set it apart from other traditional-looking buildings.



STYLE & CONVENIENCE GALORE

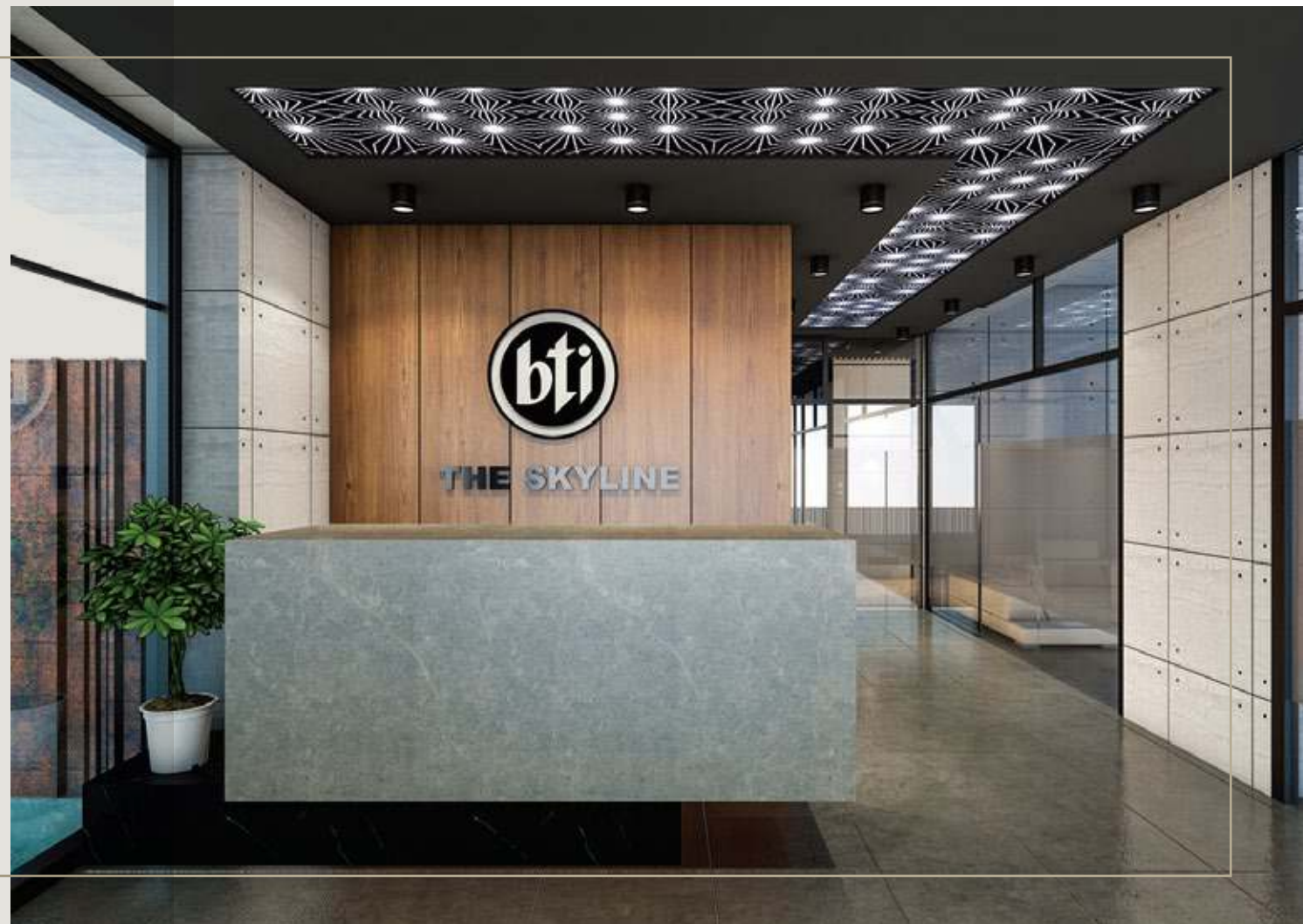
The Skyline is situated near the Sankar bus stop, with the prestigious Satmasjid Road to the east. Dhanmondi, Jhigatola, and Lalmatia are just a few minutes away. Since every kind of transport is available here, the connectivity required for commercial activities is readily available here.



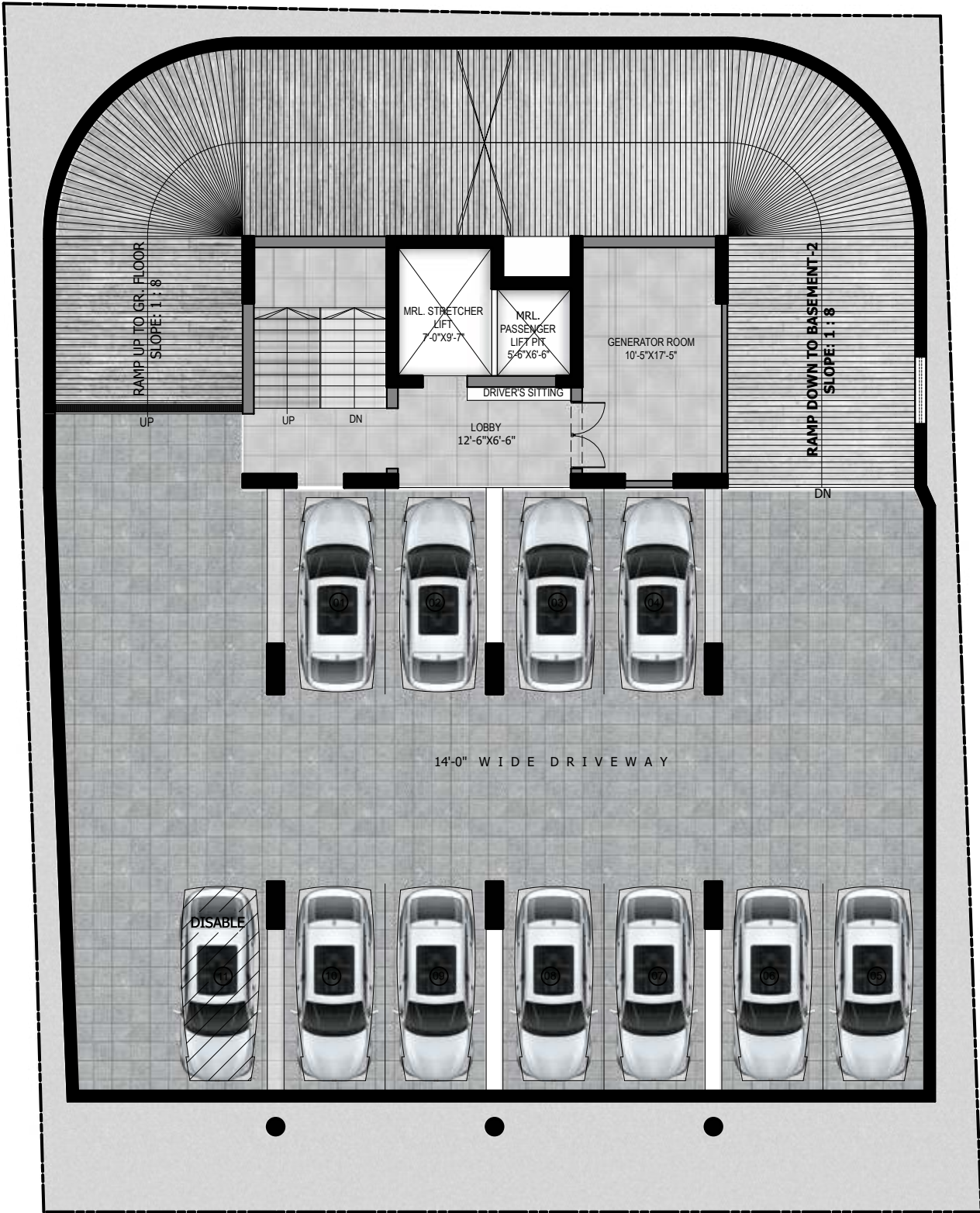
A PICTURESQUE ENTRANCE WITH
INTRICATE DETAILS



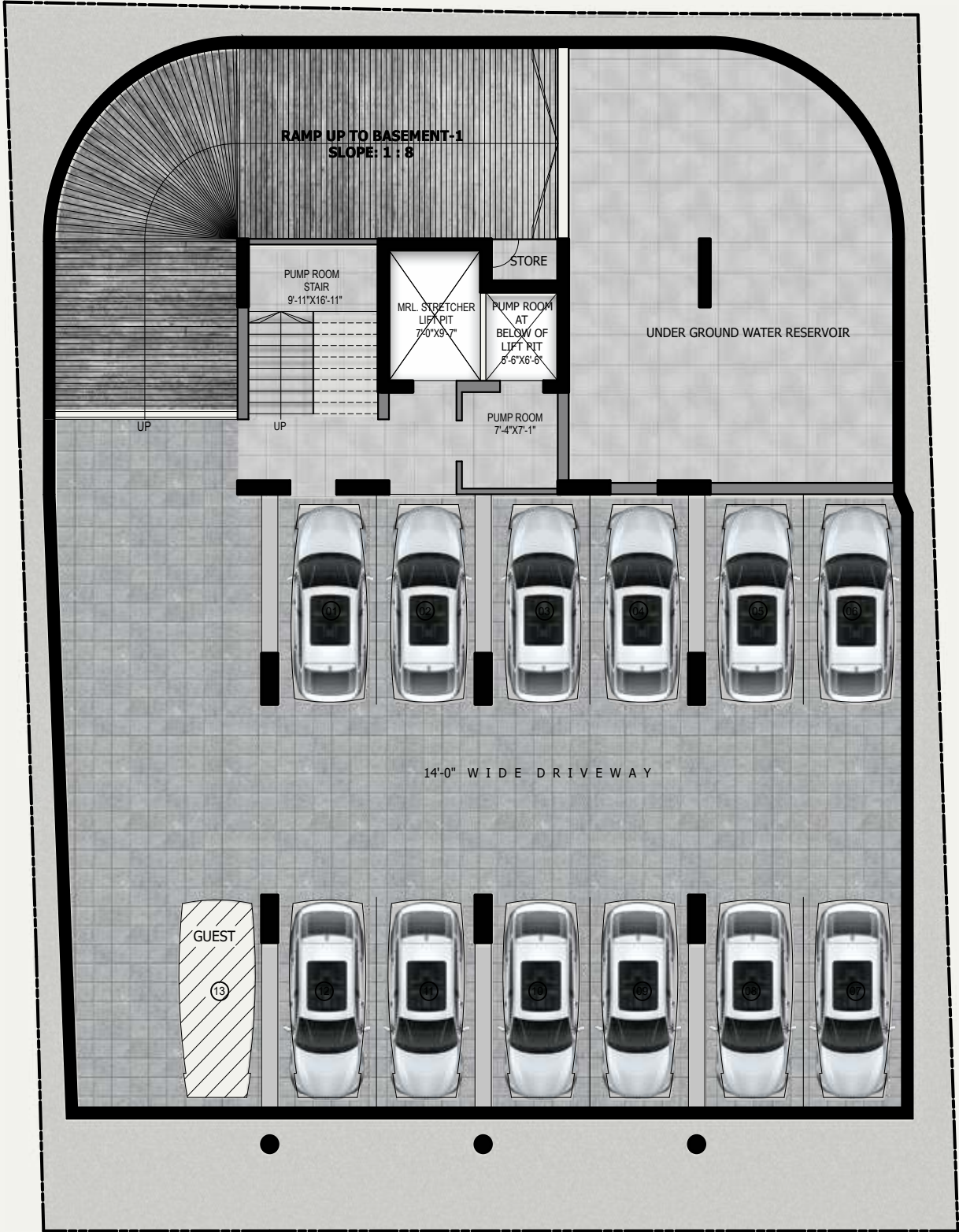
The splendid double height entrance is marked with touches of greenery among concrete and a serene reflecting pool. An elegant plaza with a reception lobby is also available to greet you. Use separate entry and exit ways with wide driveways for easier car movement. All parking spots are reserved for both basement floors.



BASEMENT 1



BASEMENT 2





UNIT B | 2023 SFT

1	UNIT (B)	24' 6" X 48' 8"	5	MAIN STAIR	10' X 16' 11"
2	KITCHENETTE	11' 5" X 6' 6"	6	FIRE STAIR	9'11" X 16' 11"
3	L.TOILET	3' 9" X 6' 11"	7	LIFT LOBBY	12' 6" X 6' 6"
4	G.TOILET	4' 2" X 6' 11"	8	MRL STRETCHER LIFT *	7' X 9' 7"
			9	MRL 8 PASSENGER LIFT *	5' 6" X 6' 6"

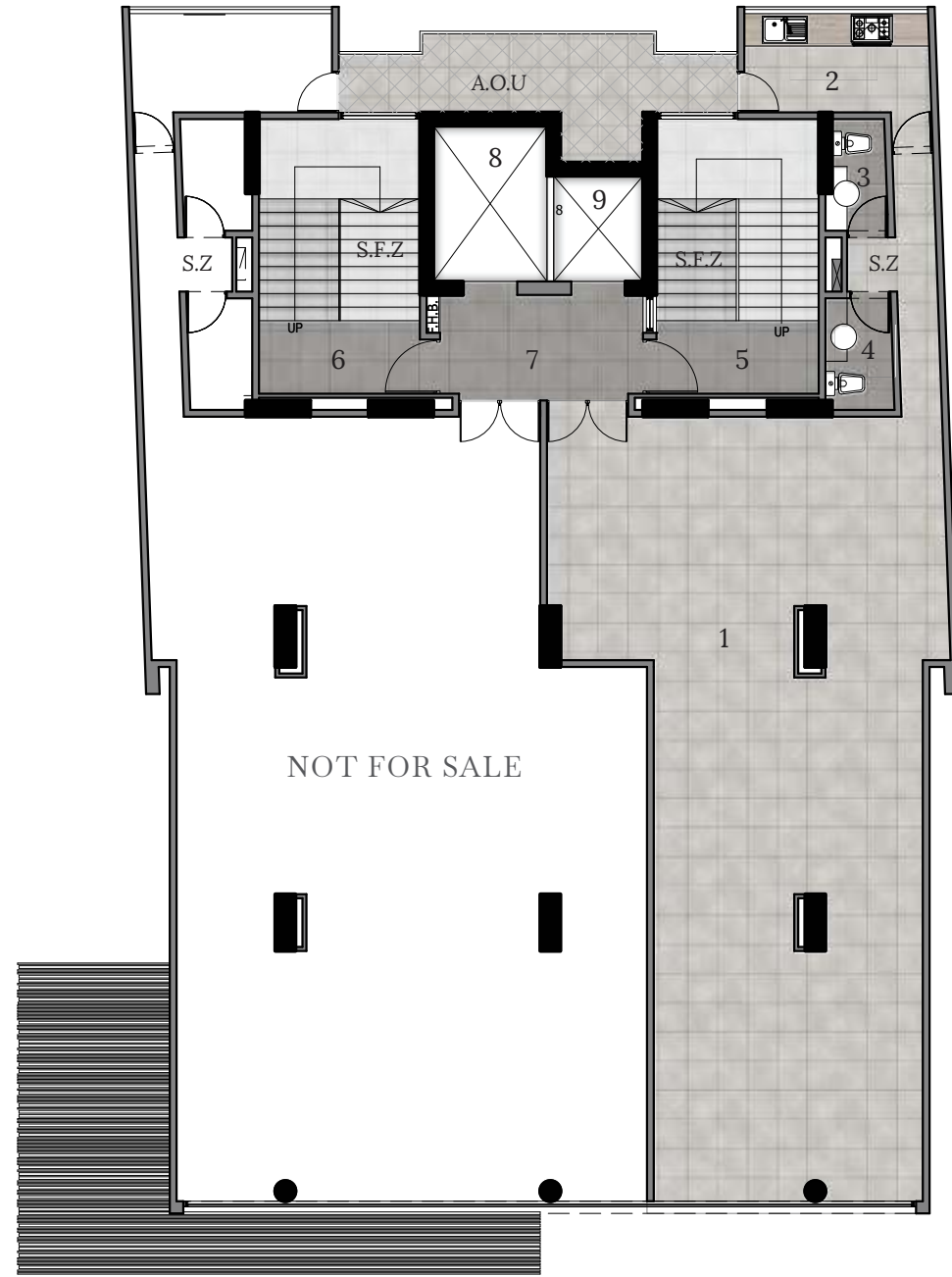
SZ: Service Zone; A.O.U: AC Outdoor Unit; S.F.Z: Smoke Free Zone

* The stretcher lift runs from basement to all commercial floors, while the passenger lift runs from ground floor to all commercial floors.

SPACES THAT INCORPORATE
MAXIMUM FUNCTIONALITY

The commercial spaces have been designed in such a way that no space is wasted. To ensure maximum space for undisturbed business operations, the kitchen and dining areas are located at the far west, separated from the rest of the east-facing space. Each commercial unit contains separate washrooms for men and women.





UNIT B | 1648 SFT

1	UNIT (B)	24' 6" X 48' 8"	5	MAIN STAIR	10' 0" X 16' 11"
2	KITCHENETTE	11' 5" X 6' 6"	6	FIRE STAIR	9' 11" X 16' 11"
3	L.TOILET	3' 9" X 6' 11"	7	LIFT LOBBY	12' 6" X 6' 6"
4	G.TOILET	4' 2" X 6' 11"	8	MRL STRETCHER LIFT	7' 0" X 9' 7"
			9	MRL 8 PASSENGER LIFT	5' 6" X 6' 6"

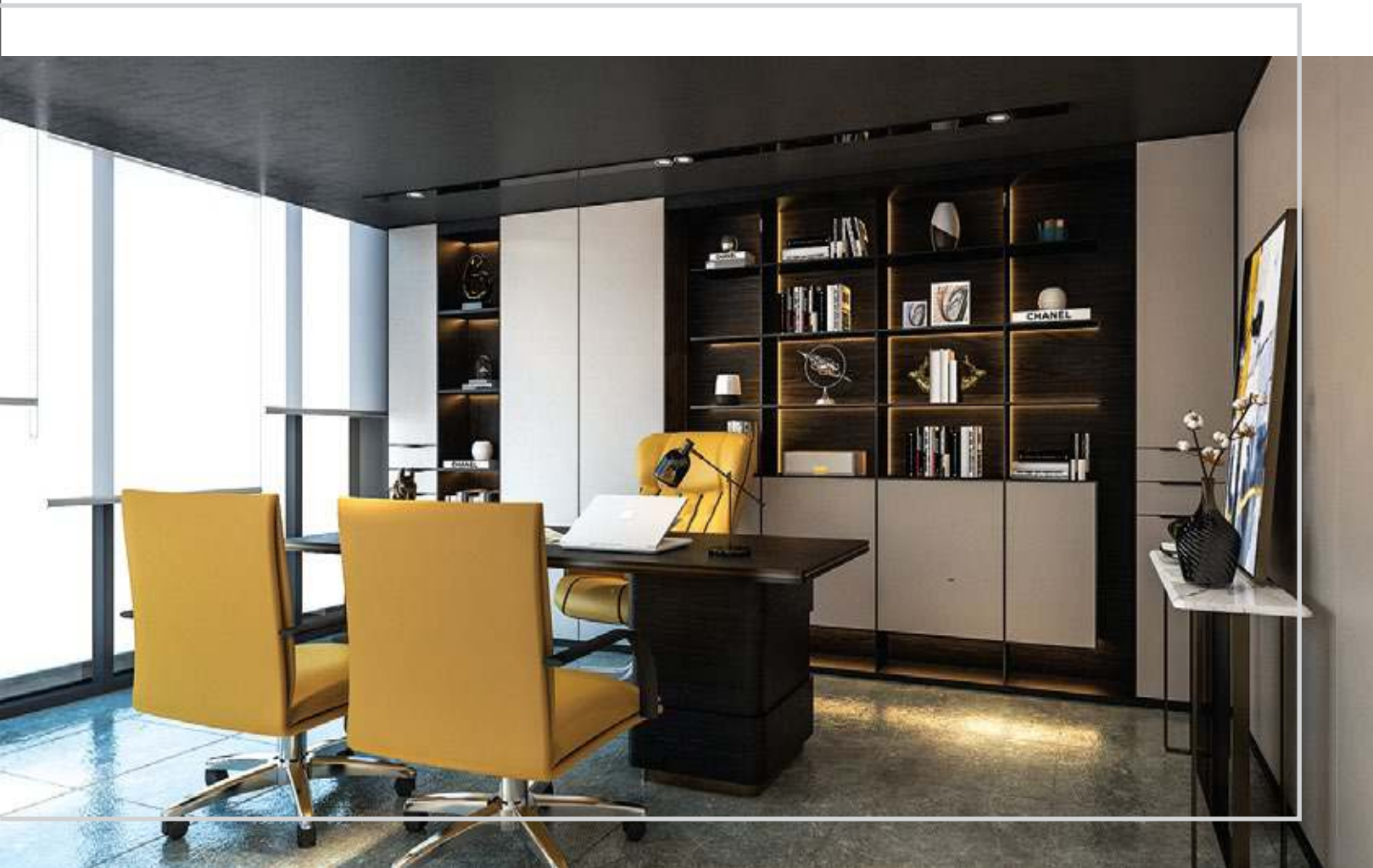
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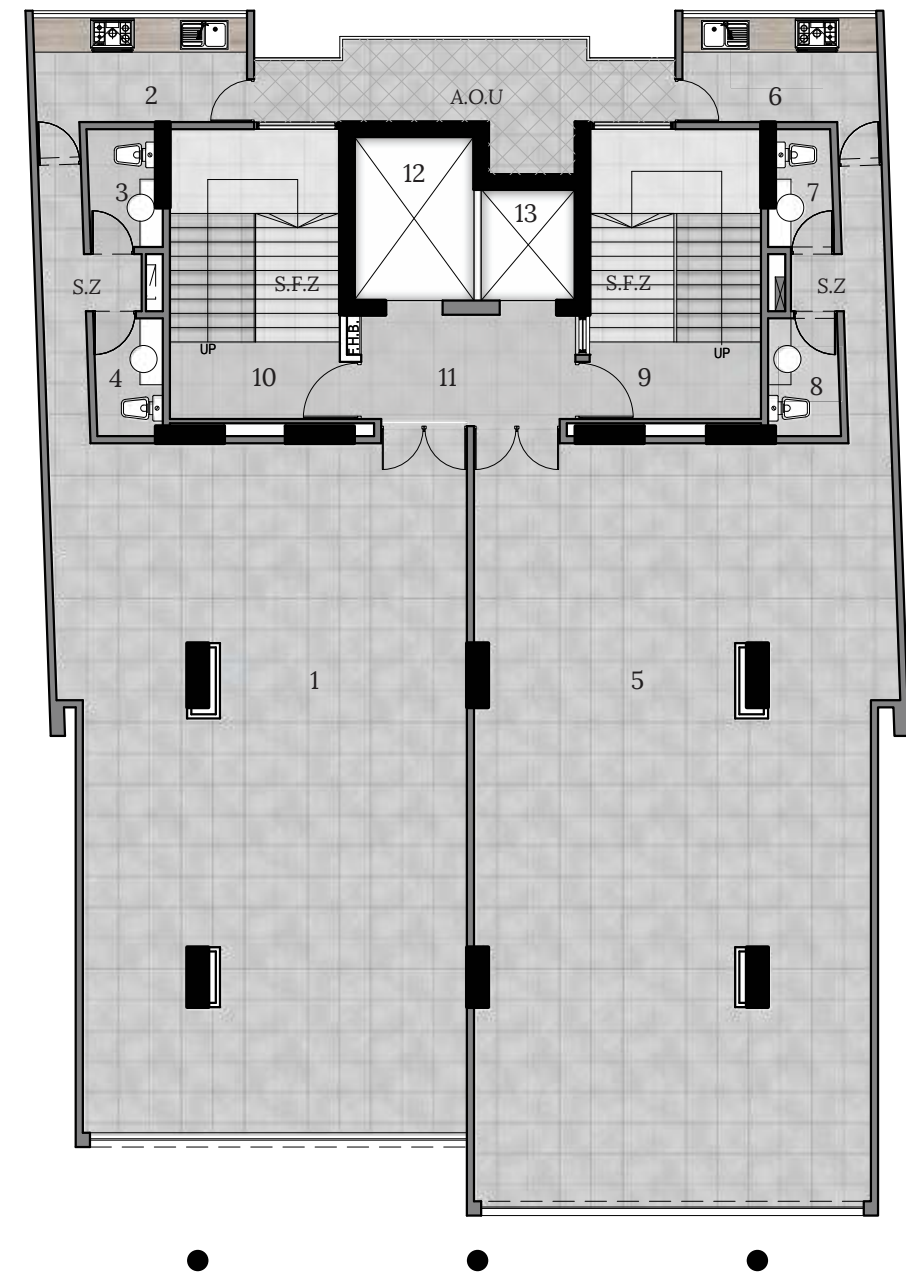
UNIT B | 1781 SFT

1	UNIT (B)	24' 6" X 36' 8"	5	MAIN STAIR	10' 0" X 16' 11"
2	KITCHENETTE	11' 5" X 6' 6"	6	FIRE STAIR	9' 11" X 16' 11"
3	L.TOILET	3' 9" X 6' 11"	7	LIFT LOBBY	12' 6" X 6' 6"
4	G.TOILET	4' 2" X 6' 11"	8	MRL STRETCHER LIFT	7' 0" X 9' 7"
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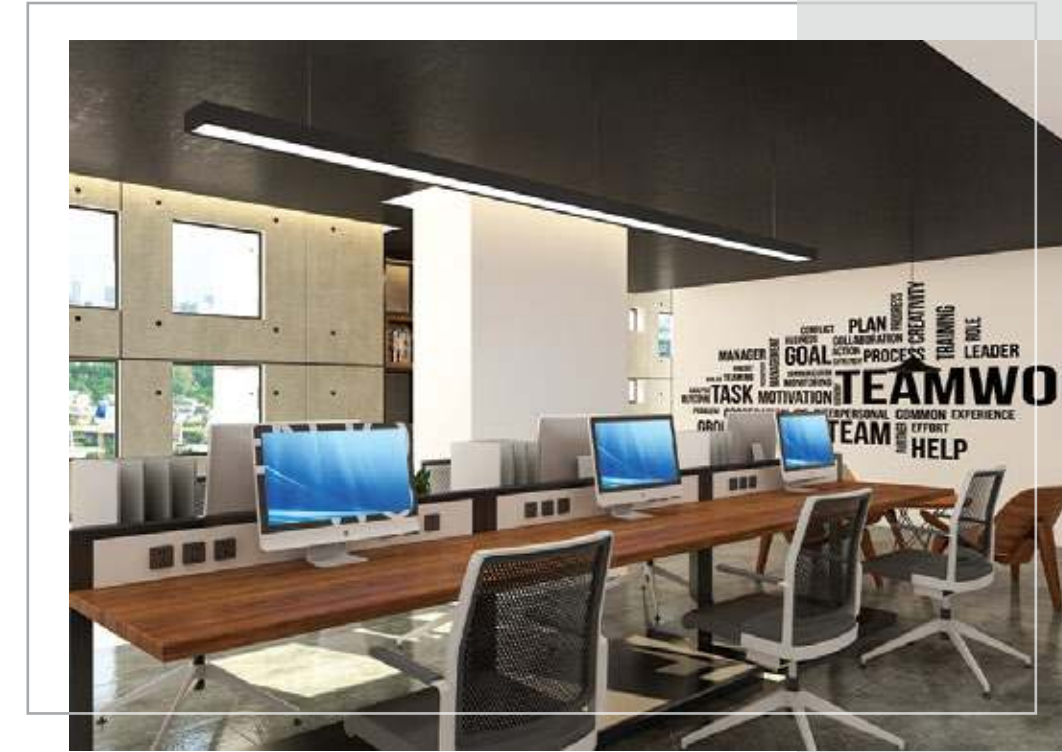
NEATLY DESIGNED
OFFICE CABINS ARE AVAILABLE FOR YOU
TO GET WORK DONE
AS EFFICIENTLY AS POSSIBLE



UNIT A | 1716 SFT ■ UNIT B | 1874 SFT

1	UNIT (A)	24' 3" X 40' 8"	9	MAIN STAIR	10' 0" X 16' 11"
2	KITCHENETTE	12' 5" X 6' 6"	10	FIRE STAIR	9' 11" X 16' 11"
3	G. TOILET	4' 2" X 6' 11"	11	LIFT LOBBY	12' 6" X 6' 6"
4	L. TOILET	3' 10" X 6' 11"	12	MRL STRETCHER LIFT	7' 0" X 9' 7"
5	UNIT (B)	24' 6" X 44' 8"	13	MRL 8 PASSENGER LIFT	5' 6" X 6' 6"
6	KITCHENETTE	11' 5" X 6' 6"			
7	L.TOILET	3' 9" X 6' 11"			
8	G.TOILET	4' 2" X 6' 11"			

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SET UP CONFERENCES
OR PRIVATE MEETINGS WITH EASE



UNIT A | 1571 SFT ■ UNIT B | 1893 SFT

1	UNIT (A)	24' 3" X 36' 8"	9	MAIN STAIR	10' 0" X 16' 11"
2	KITCHENETTE	12' 5" X 6' 6"	10	FIRE STAIR	9' 11" X 16' 11"
3	G. TOILET	4' 2" X 6' 11"	11	LIFT LOBBY	12' 6" X 6' 6"
4	L. TOILET	3' 10" X 6' 11"	12	MRL STRETCHER LIFT	7' 0" X 9' 7"
-----			13	MRL 8 PASSENGER LIFT	5' 6" X 6' 6"
5	UNIT (B)	24' 6" X 44' 8"			
6	KITCHENETTE	11' 5" X 6' 6"			
7	L.TOILET	3' 9" X 6' 11"			
8	G.TOILET	4' 2" X 6' 11"			

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UNIT A | 1731 SFT ■ UNIT B | 1741 SFT

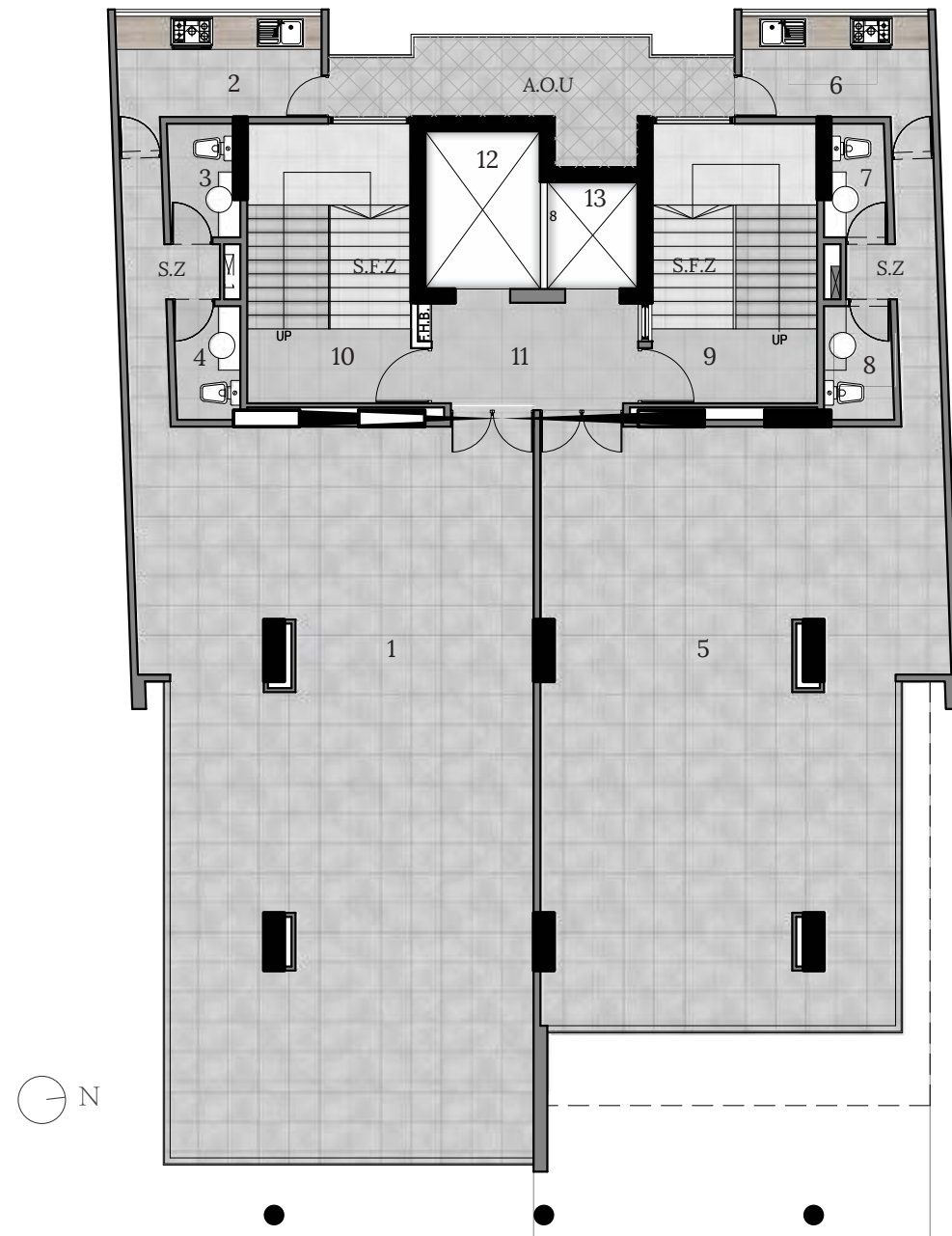
1	UNIT (A)	24' 3" X 40' 8"	9	MAIN STAIR	10' 0" X 16' 11"
2	KITCHENETTE	12' 5" X 6' 6"	10	FIRE STAIR	9' 11" X 16' 11"
3	G. TOILET	4' 2" X 6' 11"	11	LIFT LOBBY	12' 6" X 6' 6"
4	L. TOILET	3' 10" X 6' 11"	12	MRL STRETCHER LIFT	7' 0" X 9' 7"
-----			13	MRL 8 PASSENGER LIFT	5' 6" X 6' 6"
5	UNIT (B)	24' 6" X 40' 8"			
6	KITCHENETTE	11' 5" X 6' 6"			
7	L.TOILET	3' 9" X 6' 11"			
8	G.TOILET	4' 2" X 6' 11"			

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LEVEL

12



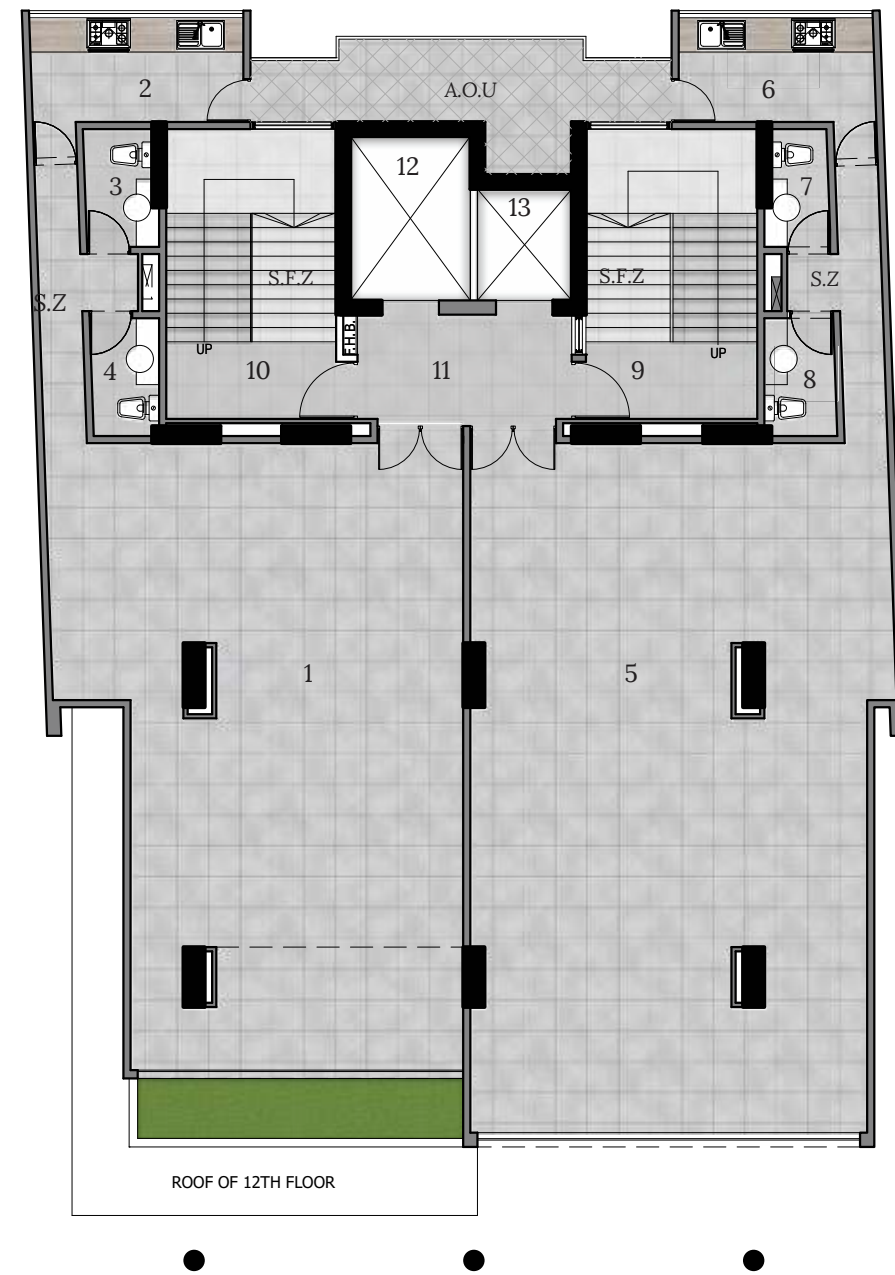
UNIT A | 1849 SFT ■ UNIT B | 1558 SFT

1	UNIT (A)	24' 3" X 44' 6"	9	MAIN STAIR	10' 0" X 16' 11"
2	KITCHENETTE	12' 5" X 6' 6"	10	FIRE STAIR	9' 11" X 16' 11"
3	G. TOILET	4' 2" X 6' 11"	11	LIFT LOBBY	12' 6" X 6' 6"
4	L. TOILET	3' 10" X 6' 11"	12	MRL STRETCHER LIFT	7' 0" X 9' 7"
5	UNIT (B)	24' 6" X 36' 6"	13	MRL 8 PASSENGER LIFT	5' 6" X 6' 6"
6	KITCHENETTE	11' 5" X 6' 6"			
7	L.TOILET	3' 9" X 6' 11"			
8	G.TOILET	4' 2" X 6' 11"			

SZ: Service Zone;
A.O.U: AC Outdoor Unit; S.F.Z: Smoke Free Zone

LEVEL

14



UNIT A | 1633 SFT ■ UNIT B | 1753 SFT

1	UNIT (A)	24' 3" X 36' 8"	9	MAIN STAIR	10' 0" X 16' 11"
	NATURAL GRASS CARPET	19' 6" X 4' 0"	10	FIRE STAIR	9' 11" X 16' 11"
2	KITCHENETTE	12' 5" X 6' 6"	11	LIFT LOBBY	12' 6" X 6' 6"
3	G. TOILET	4' 2" X 6' 11"	12	MRL STRETCHER LIFT	7' 0" X 9' 7"
4	L. TOILET	3' 10" X 6' 11"	13	MRL 8 PASSENGER LIFT	5' 6" X 6' 6"
5	UNIT (B)	24' 6" X 40' 8"			
6	KITCHENETTE	11' 5" X 6' 6"			
7	L.TOILET	3' 9" X 6' 11"			
8	G.TOILET	4' 2" X 6' 11"			

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FOR A FEW MINUTES OF
REFRESHMENT & RELAXATION,
A NICE COFFEE SHOP AWAITS
JUST FOR YOU & YOUR COLLEAGUES

ROOF FLOOR PLAN





FEEL REFRESHINGLY CLOSER TO THE SKY

The neatly landscaped rooftop has a green lawn with seating arrangements where you can enjoy some moments of relaxation after a busy day of work, or have lunch with your colleagues. Enjoy a stunning rooftop view from the spacious multipurpose hall that has its own kitchenette.



GENERATOR BACKUP

In case of emergencies, the available generator will provide power supply to:

- 50% light load in lobbies, basement corridors, toilets, stairs, car parking spots, peripheral outdoor lights etc., and internal light load.
- 100% of the lift load
- Water supply pump
- Intercom and firefighting equipment



FIRE SAFETY MEASURES

We at bti take great care in ensuring fire safety for our customers. All floors of The Skyline have fire hydrants, while the basement floors have water sprinklers for emergencies. Kitchenettes in all commercial floors are equipped with gas leakage detectors connected via WiFi to prevent fire hazards.



THE SKYLINE FACTS

Land area: 09 katha (approx.)

Building Height: G+13

Units Per Floor: 2

Customizable Unit Size: Yes*

25 Parking Slots

1 Stretcher Lift and 1 8-Passenger Lift

Double Height Reception Lobby

Rooftop Lawn with Multipurpose Hall

Fire Safety Measures

SQUARE FEET STORY

has been created to provide
the following services:

ARCHITECTURE

INTERIOR DESIGN*

CONSTRUCTION

LANDSCAPING

3D VISUALISATION

*ask us about the interior designs of spaces in
The Skyline



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OUR EXTENDED PORTFOLIOS





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in pursuit of excellence...