



THE  
Sunlight

BASHUNDHARA R/A



THE Sunlight

Plot # 174, Road # 6 ,  
Block # J, Bashundhara , Dhaka

# AT A GLANCE



Single Unit, South-facing Apartments



Built Over 05 Katha



1712 sft. Apartments



3-bedroom Apartments



Number of Floors G+9



RAJUK Approval no  
25.39.0000.106.33.1845.21

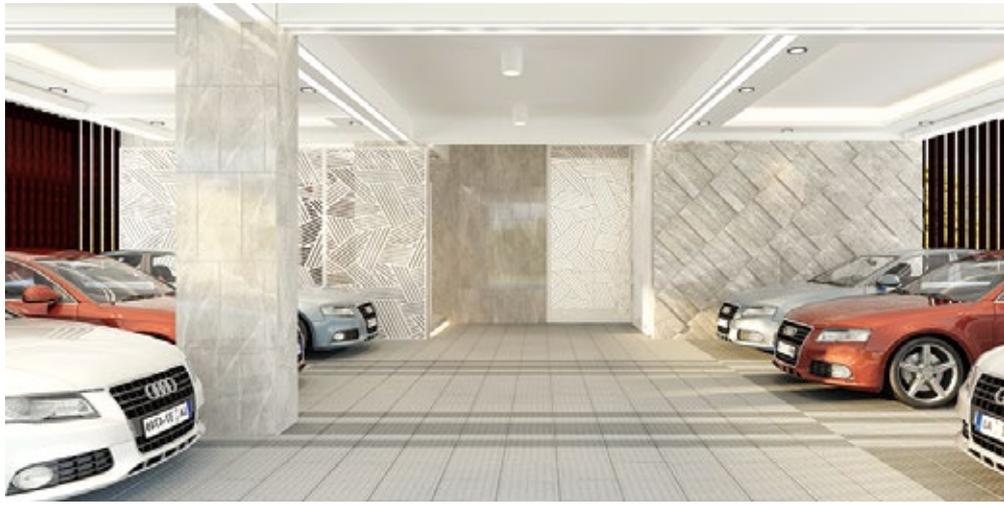




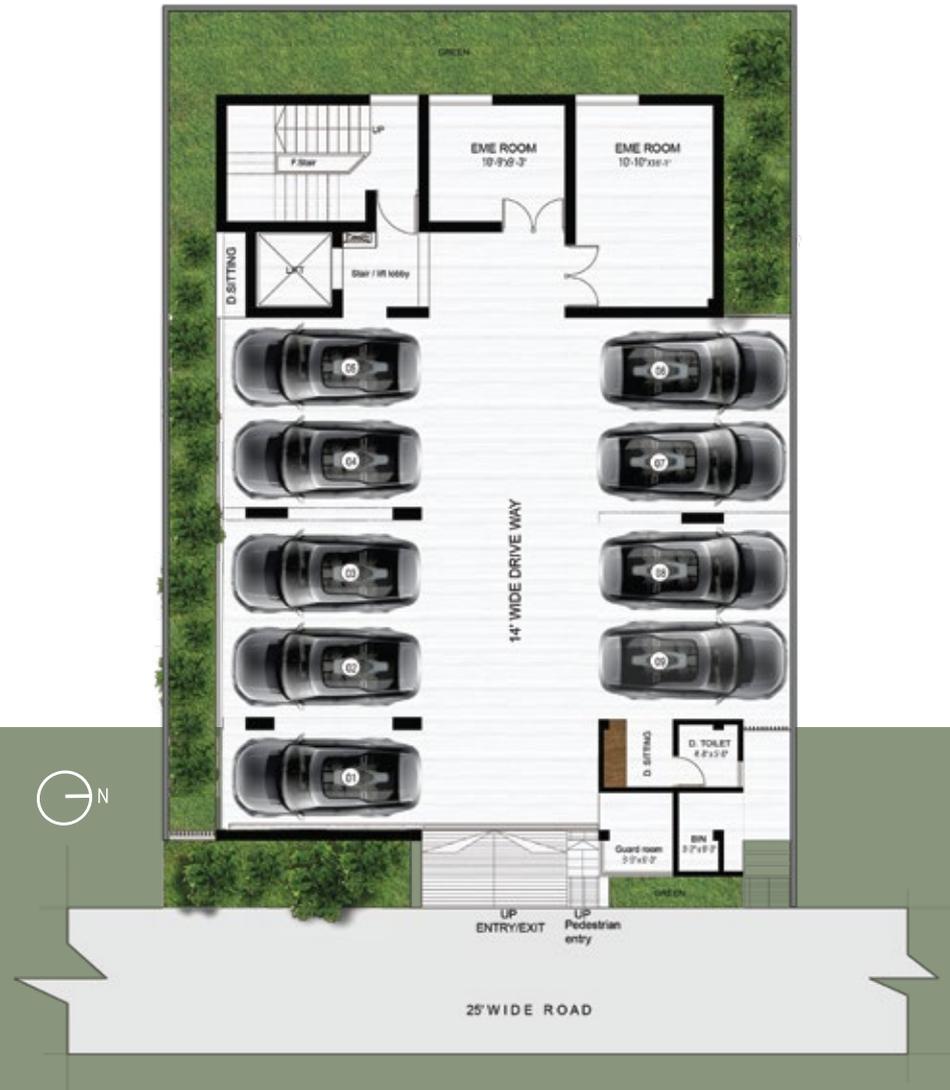
## ENTRANCE

The beautifully landscaped entrance greets you as soon as you enter the premises. The front elevation of the building has been perfected with the combination of cladding, groove, glass, and paint as per design. A concierge will be there for easy monitoring of the building round the clock.

# GROUND FLOOR



- Plants and greenery with neat planters.
- Guard room, drivers' waiting areas with toilet facilities.
- There will be 9 parking spaces on the ground floor.
- Intercom connection from concierge to all apartments.



5TH - 9TH  
FLOOR PLAN  
**1712 SFT**



# ROOFTOP FLOOR PLAN





**NOTHING IS MORE WELCOMING  
THAN A WELL-LIT HOME**



STATE - OF - THE - ART

# APARTMENT FEATURES

Floors:	24" x 24" mirror polished imported tiles in bedrooms, living room, dining cum family lounge area and all verandahs.  Kitchen verandah with non-slippery tiles matched to the floor scheme.
Main Door:	Solid Chittagong Teak 3'-9"x7' main entrance door with door chain, check viewer, apartment nameplate, door handle with Smart fingerprint access door lock with one look over camera with a 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:	Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.
Security & Safety:	Safety grills on windows and full height grills on kitchen verandahs.
Basin Provision:	Provision for basin at the dining area.
Painting:	Smooth finished plastic paint on all internal walls and 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 area. Staff calling bell switch in the Master bedroom. Remote control light and fan switch in the living room and dining cum family lounge area.
Lights:	Provision for wall brackets in all bedrooms, living room, dining cum family lounge area, and common area. Appropriate lighting in all bathrooms, kitchen and verandahs.
Cable Connections:	Concealed television line in all bedrooms and family lounge area.

## BATHROOM FEATURES

Door:	Laminated door shutter with Teak Chamble solid door frames.
Sanitary Ware:	Imported sanitary ware.
C.P Fittings & Accessories:	Made-in- Bangladesh.
Shower Area:	Customized shower a curtain rail as per design.
Tiles:	Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.
Countertops & Basins:	Marble countertop imported cabinet basin in the 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 's bathroom.
Staff Bathroom:	Local wall & floor tiles with local long pan & moving shower.

## KITCHEN FEATURES

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

*NOTE: 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.*

## LIFT, LOBBIES & STAIRCASES

- 1 (One) high quality 8-passanger 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, handpone, 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 staff's bed), one light point in 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.
- An overhead water tank above the rooftop with capacity to serve half-day requirements.
- One standby water pump for emergencies.

A rooftop terrace at night, featuring a large tree with pink flowers, a brick wall, and a city skyline in the background. The terrace is landscaped with a green lawn and a BBQ area. The scene is illuminated by warm lights, creating a cozy atmosphere.

# ROOFTOP FEATURES

- Aesthetically landscaped rooftop with a mesmerizing green lawn.
- BBQ area with portable BBQ tray.
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall up to 4' high around the periphery.
- Separated clothes drying area.



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by bti  
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## **YOUR SAFETY**

MATTERS TO US THE MOST

- We provide fire-protected doors, fire alarms, and 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.



LET YOUR HOME

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**ALL REAL ESTATE 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 40 years of serving customers.



## DHAKA OFFICE

bti Celebration Point

Plot: 3 & 5, Road: 113/A, Gulshan, Dhaka 1212

Email: [info@btibd.org](mailto:info@btibd.org)

## CHATTOGRAM OFFICE

bti Landmark

549/646, Zakir Hossain Road, Wireless More,  
West Khulshi, Chattogram.

Email: [info\\_ctg@btibd.org](mailto:info_ctg@btibd.org)

[btibd.com](http://btibd.com) | ☎ 16604

whatsapp: +880 1313 401 405



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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.