

**MONTAGE**

BASHUNDHARA R/A



# MONTAGE

Plot # 314, Road # 10  
Block # J, Bashundhara R/A



## At a Glance



Single unit apartments



Built Over 05 katha



2190 sft Apartments



4-Bedroom Apartments



Number of Floors G+7



RAJUK Approval no  
25.39.0000.106.33.099.22

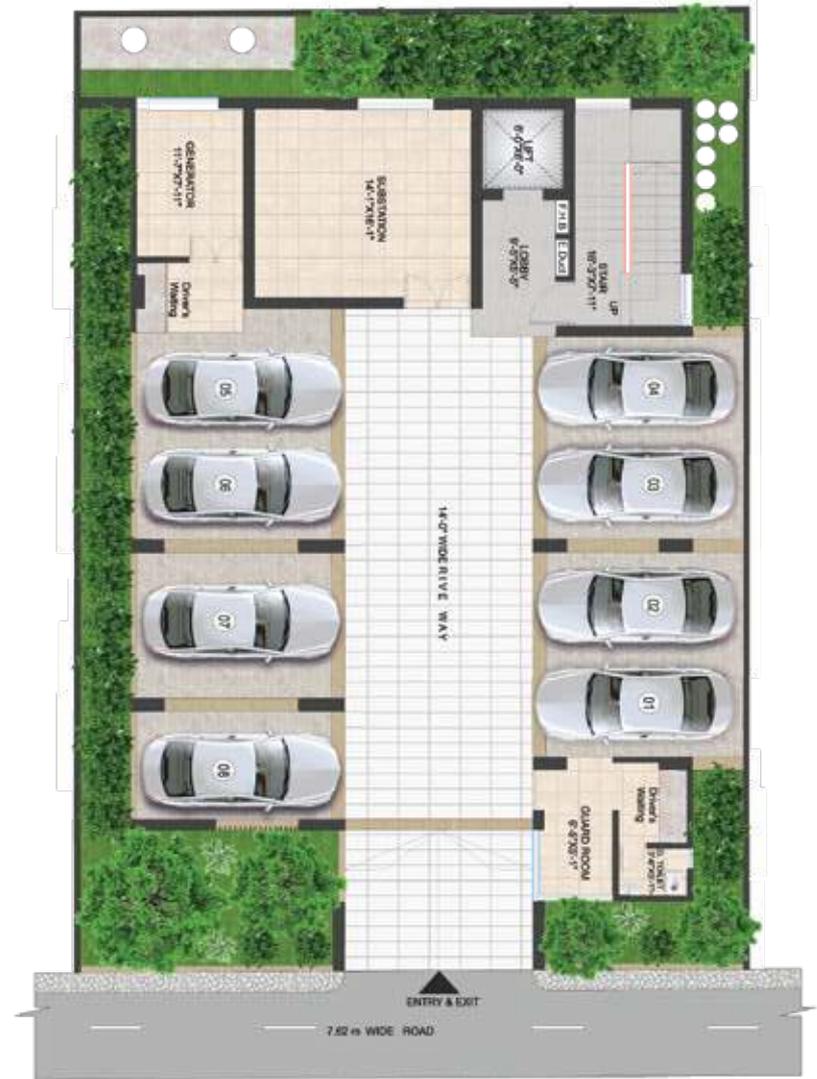


The front elevation of the building will have a stylish combination of cladding, groove, glass, and paint as per design. Besides, the lush greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock. CCTV monitoring system is available for 24/7 surveillance of the building with cameras covering the periphery of the building.



### Ground Floor Features

- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Guard room, two drivers' waiting areas with toilet facilities.
- There will be 8 parking spaces on the Ground floor.
- Intercom connection from concierge to all apartments.



GROUND FLOOR PLAN




**4TH - 7TH FLOOR PLAN | 2190 SFT**

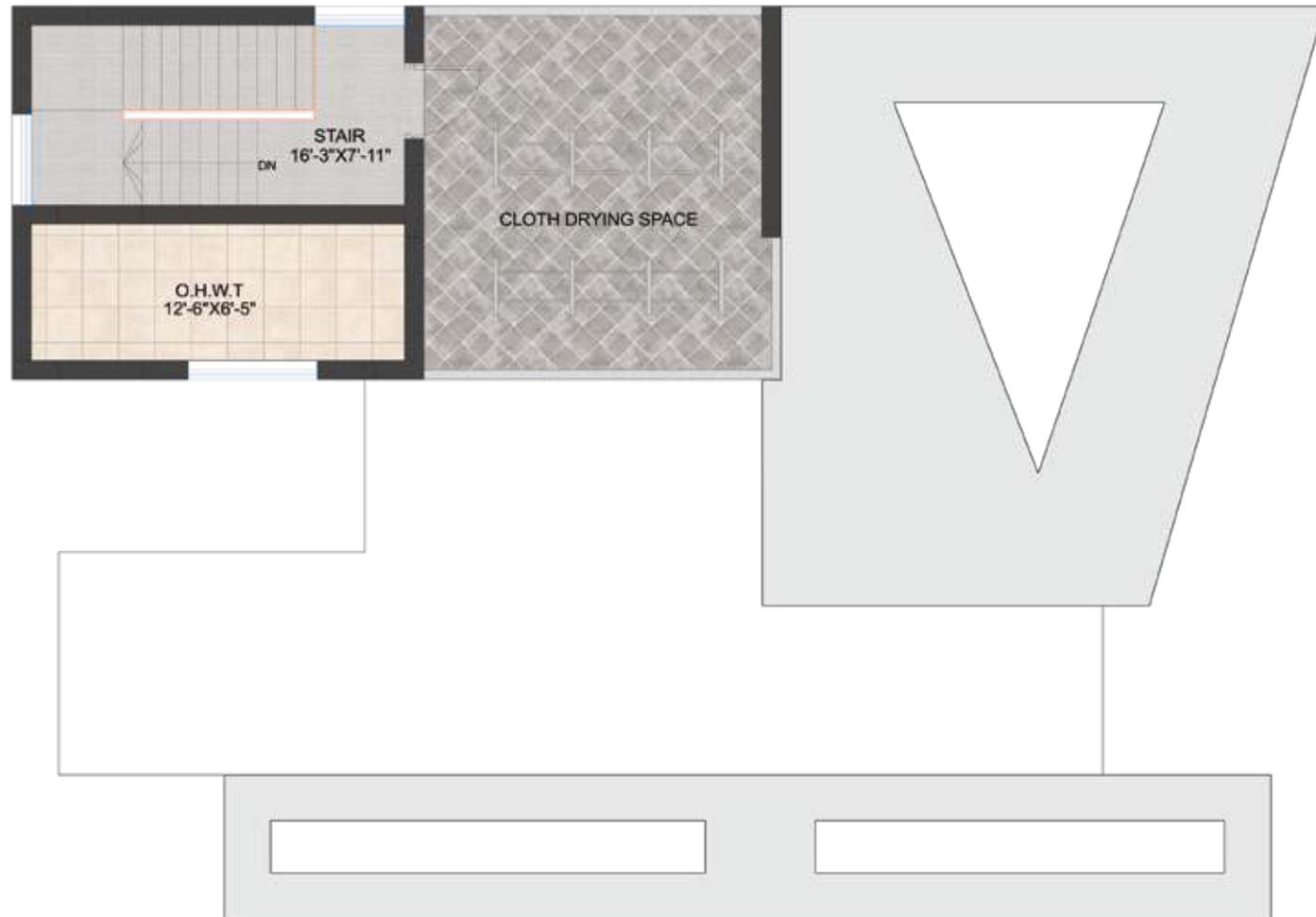



**N** 8TH FLOOR PLAN





bfi



### *Rooftop Features*

- Beautifully landscaped rooftop.
- Community hall with powder room.
- Lush green lawn and paved area.
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall 4'-0" high around the periphery.

## Finest Apartment Features for Your Utmost Comfort

Floors:	24" x 24" mirror polished imported tiles in foyer, bedrooms, living room, dining cum family lounge area & all verandahs.  Kitchen verandah and 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, check viewer, apartment nameplate, door handle with and 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. Cylindrical lock on all internal doors.
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 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 living area as per Electrical Design. Internet connection point in dining cum family living area. Staff calling bell switch in the Master bedroom. Remote control light and fan switch in the living room and Dining cum family living area.
Lights:	Provision for wall brackets in all bedrooms, dining cum family living area, and common area. Appropriate lighting in all bathrooms, kitchen and verandahs.
Cable connections:	Concealed television line in all bedrooms and family living area.

## Bathroom features

Door:	Wood Plastic Composite (WPC) door shutter with Teak Chamble solid door frames.
Sanitary ware:	Imported Sanitary ware.
C.P fittings:	C.P fittings & accessories are made-in-Bangladesh.
Shower area:	Customized shower area with curtain rail as per design.
Tiles:	Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.
Counter tops & basins:	Marble counter-top Imported 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 waterlines in all bathrooms including staff bathroom.
Staff Bathroom:	Wall & floor tiles with long pan & moving shower.

## Kitchen Features

Platform:	Granite in kitchen counter-top.
Wall & floor Tiles:	Wall (up to 7' height) 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 detector connected to prevent potential fire hazard through gas leakage.

## Lift, Lobbies & Staircases

- 1 (One) high quality 8-passangers 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, 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 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 requirement.
- One standby water pump for emergency & a deep tube well are available.

*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.*







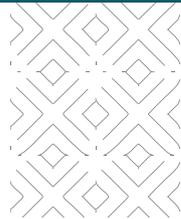
## *Your Safety is What Matters to Us The Most*

- We provide fire escape for emergency exit with fire protected door, fire hydrants, fire alarm & fire extinguisher 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.



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**STORY**  
by bti  
DESIGN & BUILD

Ask us about Square Feet Story  
to help you perfect the interiors as per your need



## 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 40 years of serving customers.



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