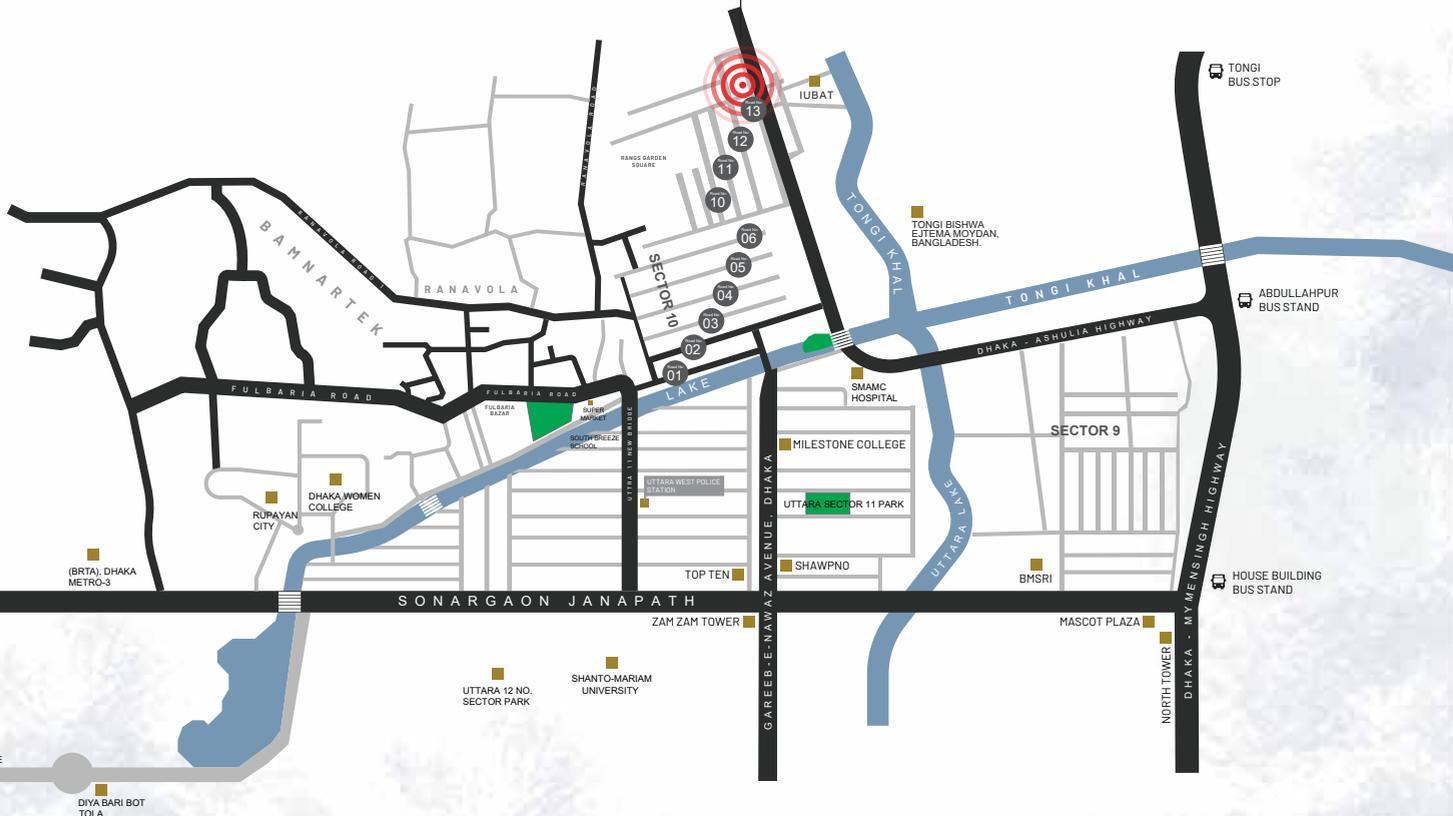




**DULCE DOMI**  
UTTARA, DHAKA



**DULCE DOMI**  
PLOT-103, RANA VOLA ROAD  
SECTOR-10, UTTARA, DHAKA



## LOCATION HIGHLIGHTS

Sunbeams School  
South Breeze School  
Akij Foundation School and College  
IUBT University  
Ahsania Mission Cancer and General Hospital  
Shaheed Monsur Ali Medical College & Hospital  
Shin Shin Japan Hospital  
Dutch-Bangla Bank Limited | Fast Track ATM Booth  
PizzaBurg Uttara Branch  
Madchef Uttara  
Khana's - Uttara Metro  
Meena bazar Uttara



# OVERVIEW

Sector-10, Uttara, Dhaka | South-East Corner Facing Apartment



Built Over 5 Katha



Number of Floors: G+9



Single Unit, 4 Bedrooms  
2155 sft



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## BUILDING ENTRANCE

The stylish front elevation incorporates a neat combination of groove, glass, and paint, with greenery to complete the look. A concierge and CCTV cameras for easy, 24/7 monitoring of the building and its periphery are available. A secured and well-designed boundary wall matches the building façade.





## GROUND FLOOR PLAN



## GROUND FLOOR

- 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.
- Guard room & driver's waiting area with toilet facilities.
- Intercom connection from concierge to all apartments.



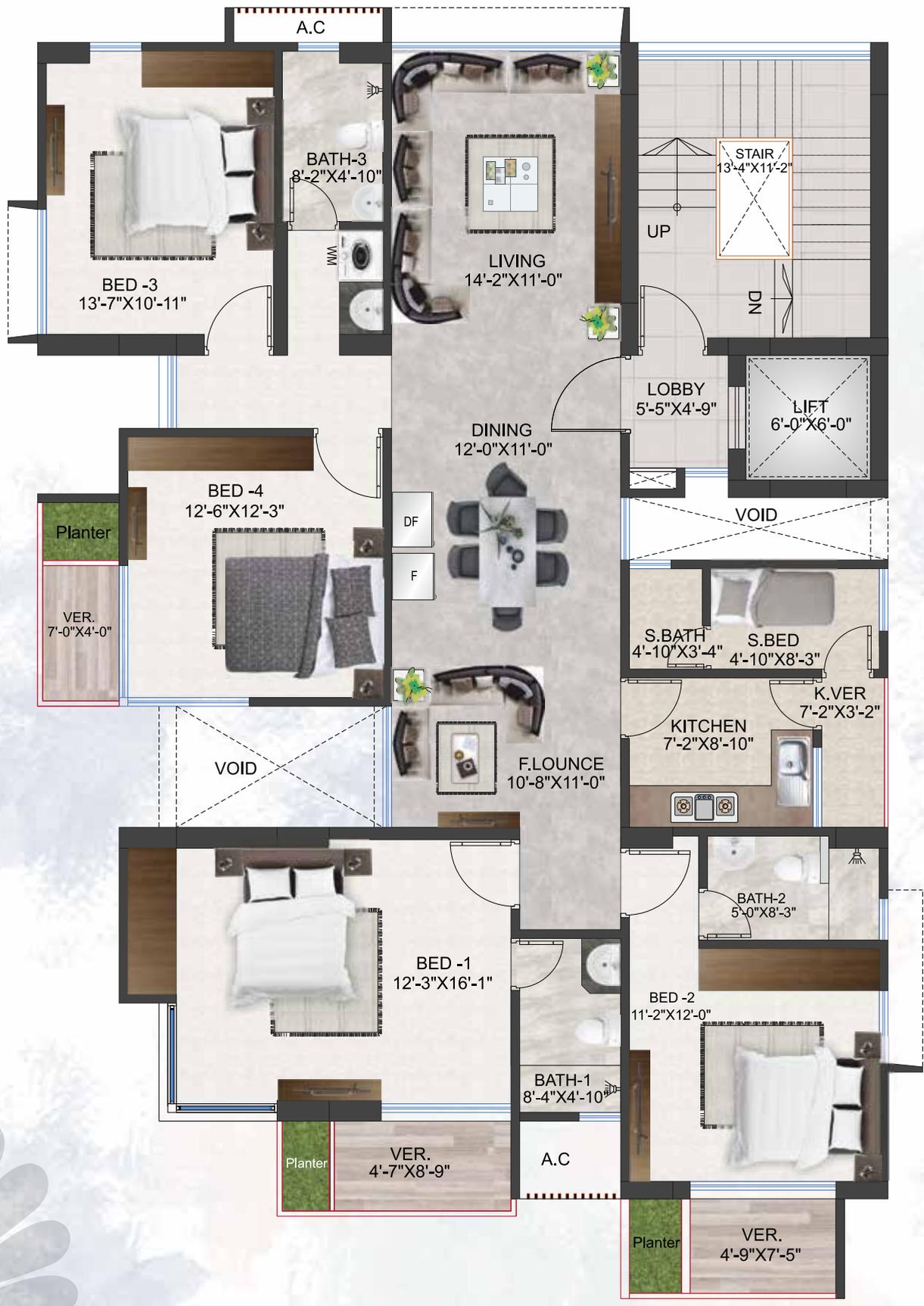
## PARKING

- Car parking spaces with pavement tiles in different combinations.
- Free standing columns 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.



2155 sft

6TH TO 9TH FLOOR PLAN



# DULCE DOMI

NIGHT VIEW





# ROOFTOP FLOOR PLAN





**GET MESMERIZED BY  
THE NEATLY LANDSCAPED  
ROOFTOP**



## **ROOFTOP FEATURES**

- 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.
- BBQ area with portable BBQ tray.

## APARTMENT FEATURES

<b>Floors:</b>	24"x24" mirror polished made-in-Bangladesh tiles in foyer, bedrooms, living room, dining cum family lounge area & all verandahs. Kitchen verandah and staff bedroom with non-slippery made-in-Bangladesh tiles matched to the floor scheme.
<b>Main Door:</b>	Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, check viewer, apartment name plate, door handle with Smart fingerprint access door lock, one look-over camera, and 2-way voice support function.
<b>Internal Doors:</b>	7' high French polished veneer door shutters with Teak chamble door frame for all internal doors except bathrooms. Cylindrical lock on all internal doors.
<b>Sliding Doors &amp; Windows:</b>	Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.
<b>Basin Provision:</b>	Provision for basin at the dining area.
<b>Security and Safety:</b>	safety grills on windows & full height grill on kitchen verandahs.
<b>Painting:</b>	Smooth finished plastic paint on all internal walls & ceilings.
<b>Electrical:</b>	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 as per Electrical Design. Internet connection point in dining cum family lounge available. Staff calling bell switch in the master bedroom. Remote control light and fan switch in living room and dining cum family lounge area.
<b>Lights:</b>	Provision for wall brackets in all bedrooms, dining cum family lounge, and common area. Appropriate lighting in all bathrooms, kitchen & verandahs.
<b>Cable Connections:</b>	Concealed television line in all bedrooms & family lounge.

## BATHROOM FEATURES

<b>Door:</b>	Laminated door shutter with teak chamble solid door frames.
<b>Sanitary Ware &amp; C.P Fittings:</b>	Made-in-Bangladesh.
<b>Accessories:</b>	Made-in-Bangladesh.
<b>Shower Area:</b>	Customized shower area with curtain rail as per design.
<b>Tiles:</b>	Wall tiles up to 7' height and floor tiles made-in-Bangladesh.
<b>Countertops &amp; Basins:</b>	Marble countertop cabinet basin in master bathroom and other bathrooms will have pedestal basin as per developer's choice. Mirrors in all bathrooms.
<b>Waterline:</b>	Concealed hot & cold water lines in all bathrooms including staff bathroom.
<b>Staff Bathroom:</b>	Wall & floor tiles with long pan & moving shower all made-in-Bangladesh.

## KITCHEN FEATURES

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

## LIFT, LOBBIES & STAIRCASES

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- 1 (One) high quality 8-passenger 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

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- 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, one light point in the kitchen and all bathrooms.
  3. One point for the refrigerator and one point for television.

## WATER

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- 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 requirements.
- One standby water pump for emergencies.

**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.

## WHEN YOU BUY A BTI APARTMENT, YOU GET TO ENJOY PEACE OF MIND

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- We provide fire-protected doors, 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

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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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