





# THE OULEVARD

### AT A GLANCE



PLOT: 249, ROAD: 09, BLOCK: A



Built Over 5 Katha



Number of Floors: G+8



Single-unit, 3 Bedrooms



Kids' Indoor Games area



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#### **BUILDING ENTRANCE**

- The front elevation of the building will have a stylish combination of groove, glass and paint (as per design).
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
- Secured and well designed boundary wall to match the building façade.
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.

#### 25'WIDE ROAD





#### **GROUND FLOOR PLAN**

- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Drivers' waiting area.
- Caretaker's room.
- Intercom connection from concierge to all apartments.



- 5TH TO 8TH PLAN
- 1895 sft.









#### **ROOFTOP FEATURES**

- Kids' Indoor Games area
- Gorgeously landscaped rooftop
- BBQ area with portable BBQ tray
- Separate clothes drying area
- Lime terracing of adequate thickness for protection fromheat
- 4'-0" high Protective parapet wall/ railing around the periphery





#### **APARTMENT FEATURES**

**Floors**: 24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining cum

family lounge area & all Verandahs. Kitchen verandah and staff room with

non-slip local tiles matched to the floor scheme.

**Main Door**: Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, apartment

name plate, door handle with Smart Fingerprint Access door lock with a one-way

camera with 2 way voice support function.

**Internal Doors**: 7' high French polished veneer door shutters with Teak Chambule 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.

**Basin**: Provision for basin in dining area.

**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, dining cum family lounge area as per Electrical Design. Internet connection point in dining cum family

lounge area. Staff calling bell switch in master bedroom. Remote control light

and Fan switch in living and Dining cum Family lounge.

**Lights**: Provision for wall brackets in all bedrooms, living, dining cum family lounge area

and common area. Appropriate lighting in bathrooms, kitchen, staff bed &

verandahs

**Cable connections**: Concealed television line in all bedrooms & family lounge.

#### **BATHROOM FEATURES**

**Door**: Laminated door shutter with Teak Chambul solid door frames.

**Sanitary ware**: Imported sanitary ware.

**C.P fittings & Accessories**: C.P fittings & Accessories all Made-in-Bangladesh.

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

**Tiles**: Wall tiles (up to 7') and floor tiles Made-in-Bangladesh.

**Counter tops & basins**: Marble countertop & 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**: Local wall & floor tiles with long pan & moving shower.

#### KITCHEN FEATURES

**Platform**: Granite in kitchen countertop.

Wall & floor Tiles: Wall tiles (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 MRL 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.
- The lift will open from ground floor to rooftop.
- 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 have Plasma Air inside lift cabin.
- Sliding windows in stair landings to ensure adequate light and ventilation.

#### **GENERATOR**

- A diesel run emergency auto start/stop canopied generator, imported from Europe, to be used 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 maid'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 water worth two days' worth.
- An overhead water tank above the rooftop with capacity to serve half a day's requirement.
- One standby water pump for emergency.

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









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