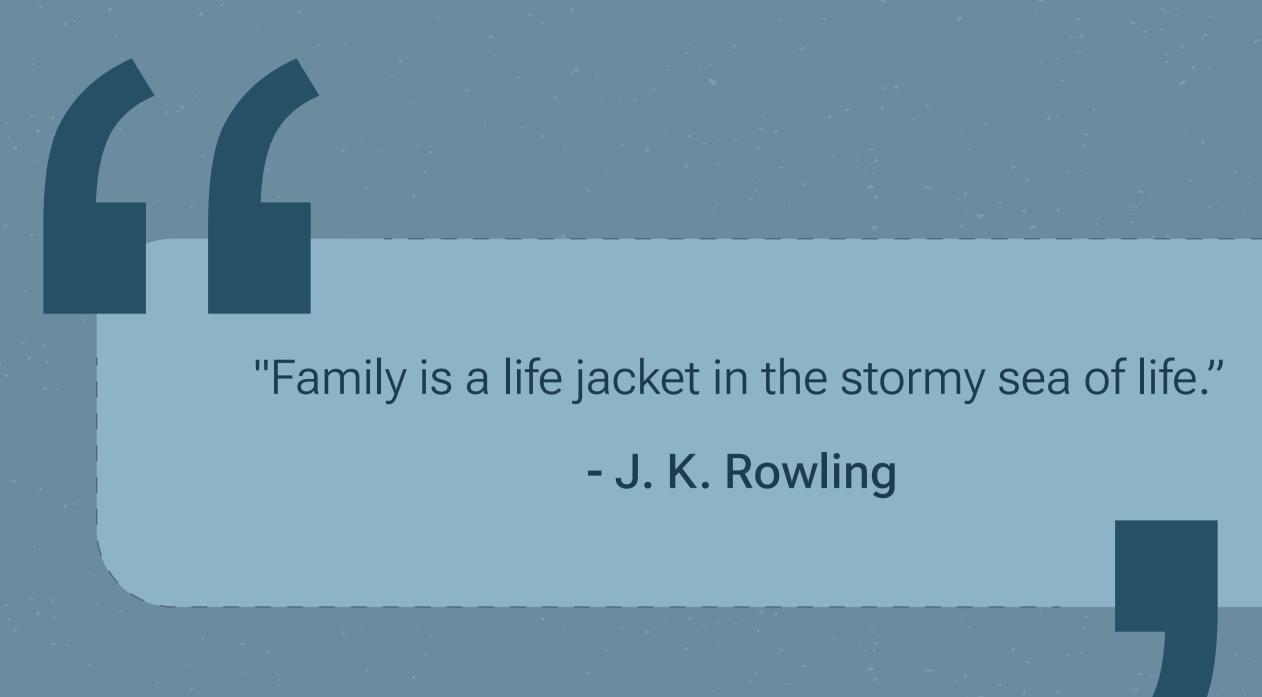


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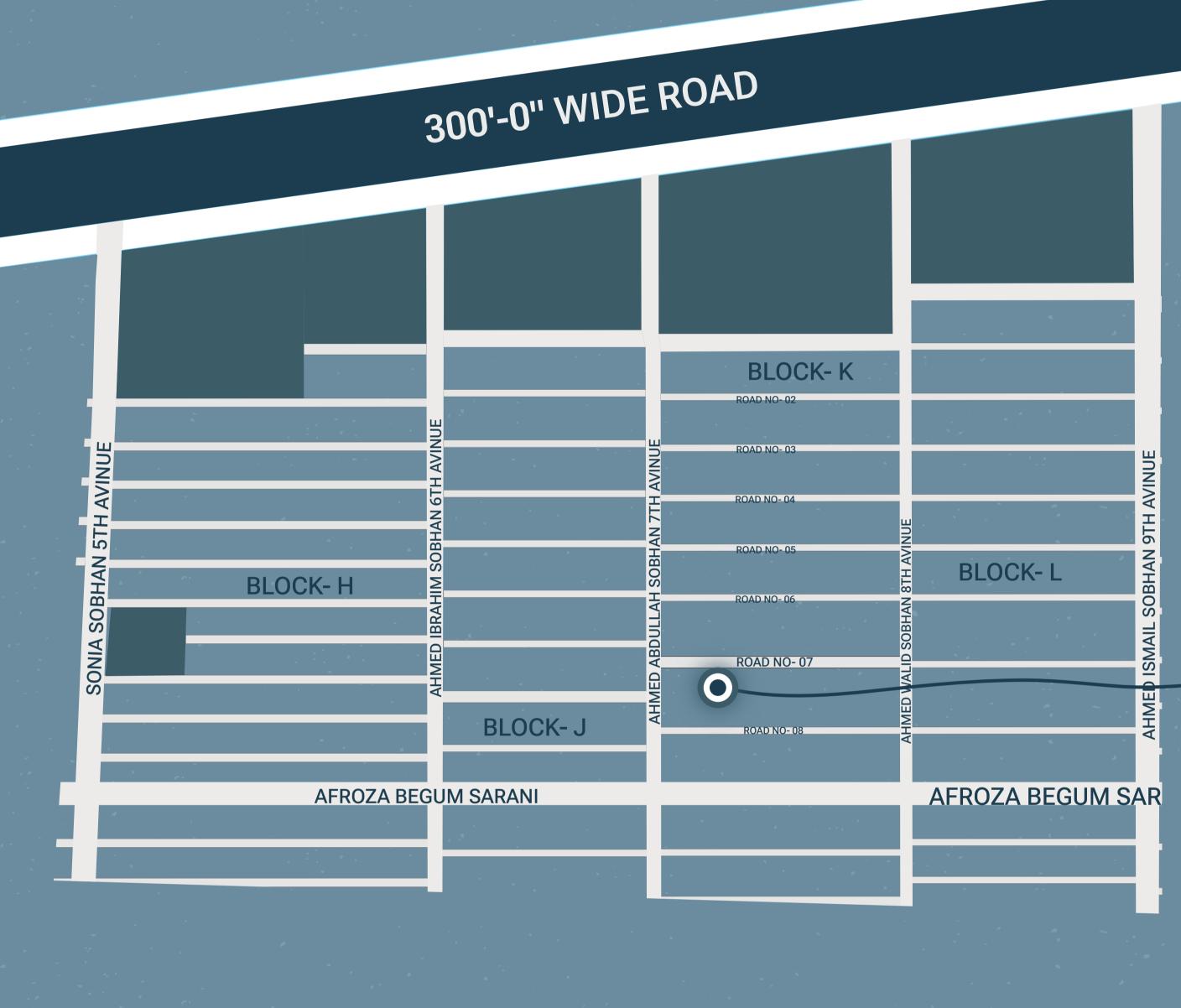
ATTRIBUTES OF ALLEGRA

- Built over 10 katha
- Number of floors G+9
- Apartment size: 1851 sft

Double-Unit Apartments

- 3 bedroom homes
- RAJUK approval no:
 - 25.39.0000.106.33.00577.24.0906







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NEARBY AMENITIES

EDUCATION Viqarunnisa Noon School I NSU I IUB

> HEALTH Evercare Hospital Dhaka

> > **DAILY NEEDS** Shwapno

Jamuna Future Park

RECREATIONAL ZONE

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ARCHITECT'S NOTE

widely spacing the 2 segments of the building to allow for greater flow of natural light & air for residents' comfort. The main garden placed in the north allows for a visual setback, enhancing the look of the corner placement of the plot. The 2 main segments have been further broken down into smaller units to minimize the carbon footprint. Luxury elements like more greenery have been incorporated into Allegra to ensure residents' get the most out of their bti home. -Arch. Abul Kalam Azad (Kafy)

In this north-facing plot, the key design philosophy was

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ALLEGRA 371

BUILDING ENTRANCE

- Regal double height entrance. • The front elevation of the building will have a stylish combination of groove, glass and paint (as per design).
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering all entrance points, all lift lobbies and periphery of the building as per developer's discretion.



GROUND FLOOR & PARKING

- Regal double height entrance studded with greenery to invite everyone inside.
- Proper drainage facility around the periphery of the building.
- Garbage bin center at easy access point.
- Caretaker's room, Driver's waiting area with toilet facilities.
- 24/7 intercom connection from concierge to all apartments.

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GROUND FLOOR PLAN



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FLOOR PLAN



1ST FLOOR

- Community hall for mingling and occasions Green area for activities & relaxation

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2ND FLOOR PLAN (TYPE A) 1851 SFT



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3RD FLOOR PLAN (TYPE A) 1851 SFT



4TH, 8TH & 9TH FLOOR PLAN 1851 SFT

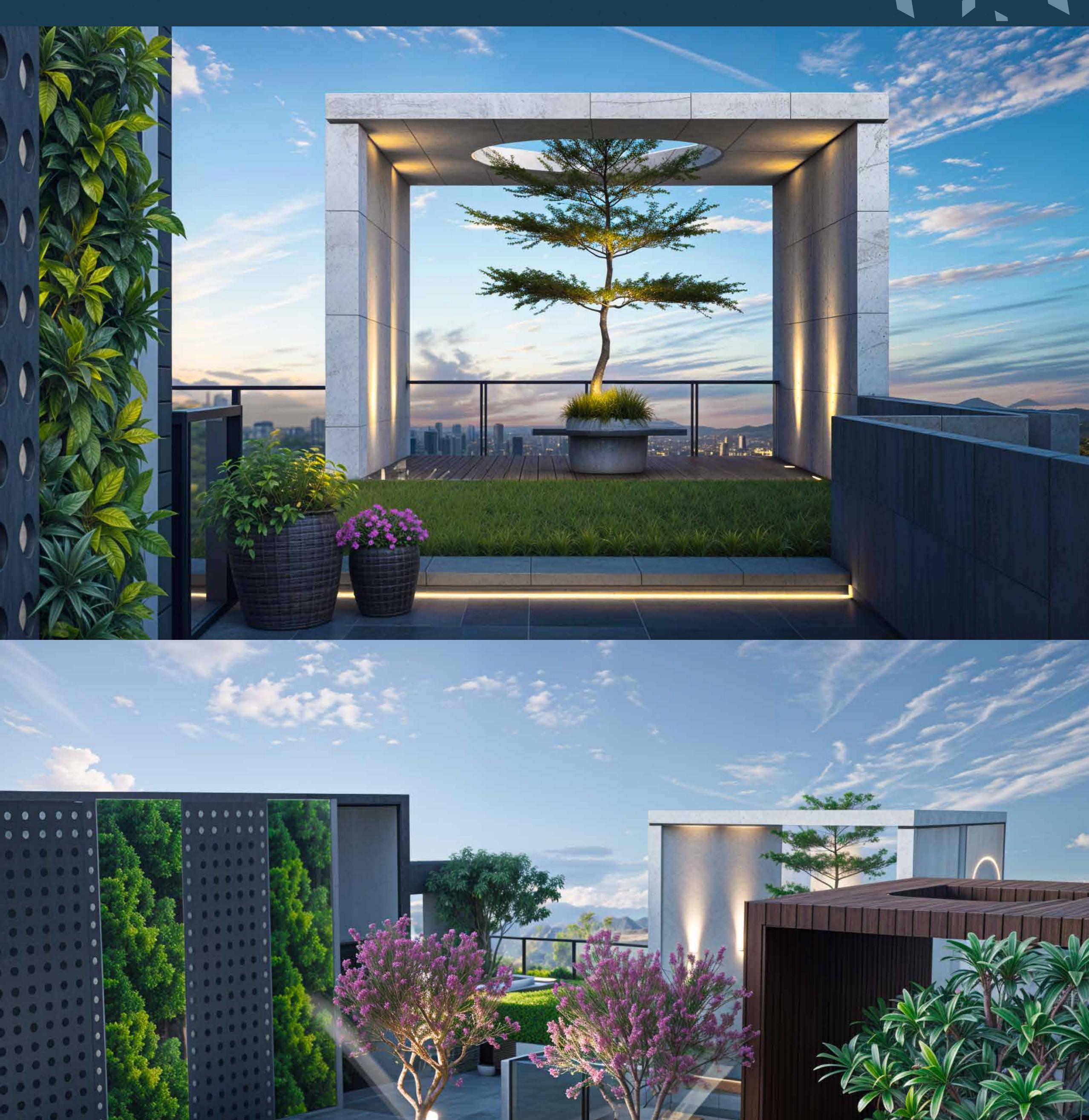






- Beautifully landscaped rooftop garden.

 BBO cross with portable BBO troy.
- BBQ area with portable BBQ tray.
- 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.
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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

• 1 (One) Stretcher lift & 1 Passenger lift (both from reputed international manufacturer as per developer's

- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor
- Sliding windows in stair landings to ensure sufficient light and ventilation

Floors: 24"x24" Mirror-polished imported tiles in foyer, beds, living, dining, family lounge area & all

verandahs. Utility & kitchen verandah with non-slip made-in-Bangladesh tiles matched to the floor

STATE-OF-THE-ART APARTMENTS

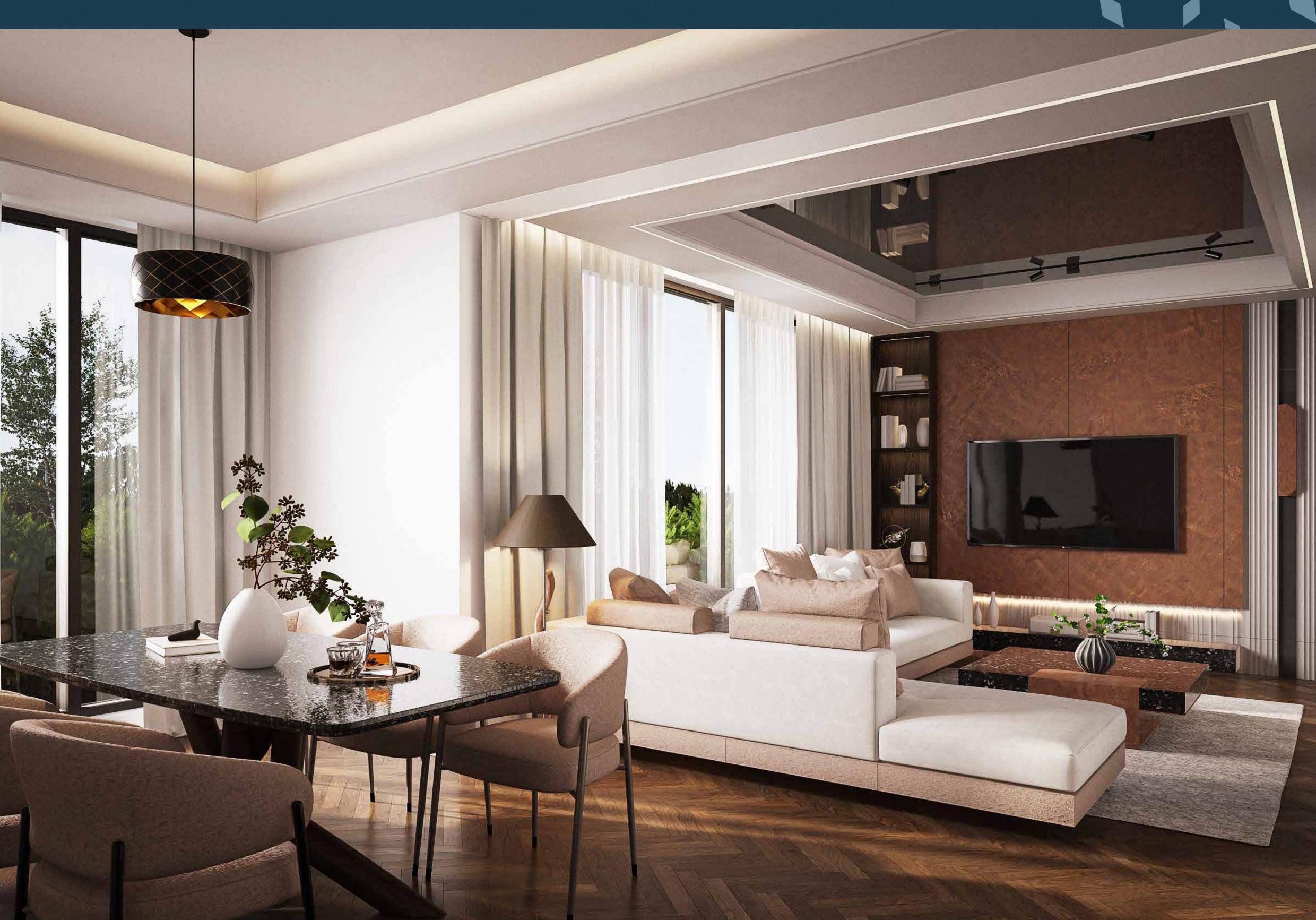
- Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, apartment name plate, door handle with smart fingerprint access door lock & one look-over camera with 2-way voice
- Internal Doors: 7' high French polished Veneer door shutters with Teak Chamble door frame for all internal doors except bathrooms. Cylindrical lock on all internal doors.

Sliding Doors & Windows: Sliding glass, windows and doors used as per plan, complete with mohair

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- lining, rainwater barrier, and fly-proof netting.
 Security & Safety: Safety grilles on windows & full height grilles on kitchen verandahs. Fabricated
- sliding safety grille in verandahs as per design.
 Basin: The dining area will have provision for one basin.
 Web Version
- Painting: Smooth finished plastic paint on all internal walls & ceilings.

support function.



Lights: Provision for wall brackets in all bedrooms, living cum dining room and common area.
 Appropriate lighting in all bathrooms, kitchen & verandahs.
 Cable connections: Concealed television line in all bedrooms & living room.

• Electrical: Imported gang-type electrical switches, plug points, and other fittings. Provision for air

conditioners with power points in all bedrooms, living cum dining area as per electrical design. Internet

connection point in dining area. Staff calling-bell switch in master bedroom. Remote control light and

- BATHROOMS
- Door: Wood Plastic Composite (WPC) door shutter with Teak Chamble solid door frames.
 Sanitaryware: Imported sanitaryware.

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

• C.P fittings & Accessories: Made-in-Bangladesh C.P fittings & accessories.

Tiles: Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.
Countertops & Basins: Marble countertop, imported cabinet basin in master bathroom and other bathrooms will have imported pedestal basin as per developer's choice. Mirrors in all bathrooms.

fan switch in living cum dining areas.

• Staff Bathroom: Made-in-Bangladesh wall & floor tiles with long pan & moving shower.

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• Water line: Concealed hot & cold water lines in all bathrooms, including staff bathroom.

KITCHENS

• Sink: Single bowl sink.

• **Platform:** Granite slab in kitchen countertop.

• Water line: Concealed hot & cold water lines.

potential fire hazards through gas leakage.

• Wall & Floor Tiles: Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.

• Gas Connection & Detector: LPG connection for oven/stove with gas detector connected to prevent

OPTIONAL All optional work or additional fittings and fixtures (according to the customer's choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes can be ordered separately. Interior design consultation with Square Feet Story (SFS) is also available through bti. GENERATOR A diesel-run emergency auto start/stop canopied generator, imported from Europe, to be used in case of power failure with:

2. Alternator-Stamford/Mecc-Alte or good quality as per developer's choice.

The generator will support the following:

1. Engine-Perkins/Cummins or good quality as per developer's choice.

- The generator will support the following:

 1. Lift, water pump, and lighting in common space and stairs.
- One light and one fan point in every room (including the staff bed), one light point in the kitchen, and all bathrooms.
 One point for the refrigerator and one point for television.

WATER

Underground water reservoir with lifting pump to store two days' consumption capacity.
An overhead water tank above the rooftop with the capacity to serve half a day's requirement.
One standby water pump for emergencies.z

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STRUCTURAL & GENERAL ENGINEERING FEATURES

- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- Machine-made concrete Hollow blocks/ RCC Panels (damp treated & salinity proof) as per developer's choice to be used.
- All structural materials including steel, cement, bricks, Sylhet sand, and other aggregates will be screened for quality, including laboratory testing.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.



PEACE OF MIND

- Proper fire protection provided by ensuring fire safety measures like; fire hydrant,
 fire alarm & extinguisher and fire escape for emergency exit with fire protected door on all floors.
- Earthquake-resistant design assures structural integrity.
- 24/7 CCTV surveillance and intercom service for security.
- The usage of hollow blocks / Reinforced Concrete Panels in the construction enables the reduction of sound and heat, and makes the structure lightweight.
- The best after-sales service in the real estate sector.

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SQUARE FEET STORY

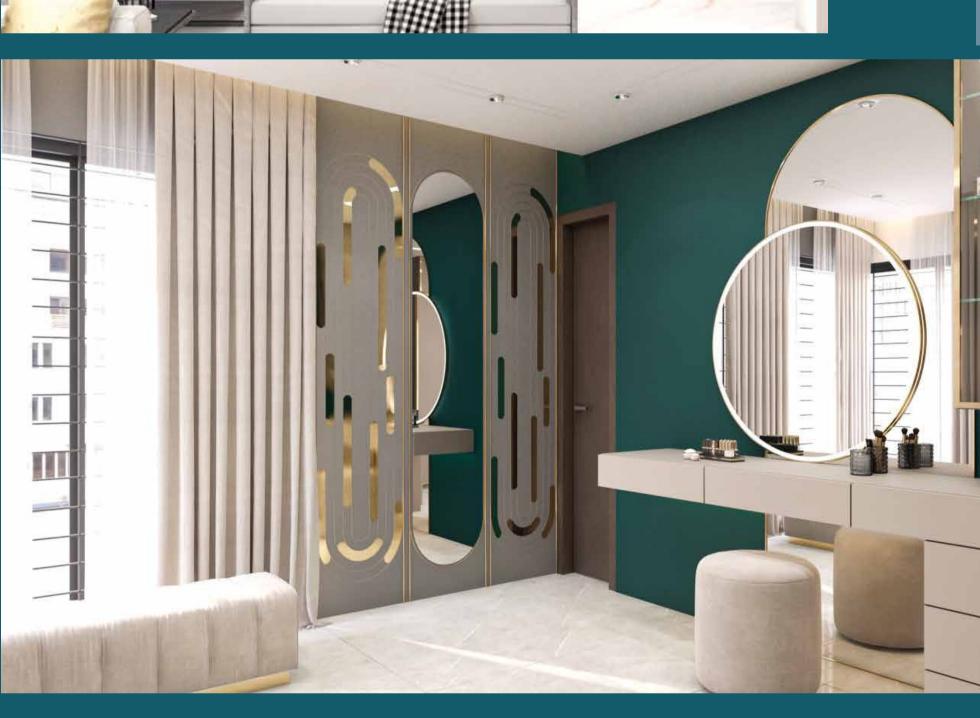
has been created to provide you with.

· Interior design & implementation* · Architectural design & construction · 3D Visualization · Consultancy









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Brokerage Buy, sell or rent your properties with our expertise.

Square Feet Story (SFS) Design your space with us through architectural design, construction, and interior design. Property Security & Management (PSM)

Get your property secured and managed along with the best-quality maintenance service. bti Building Products

Make your home sustainable with our eco-friendly building materials. The Business Center (TBC) Now fully furnished shared office or co-working spaces are just one call away!

Landscapers With our professional landscaping services, bring the greenery to your space.

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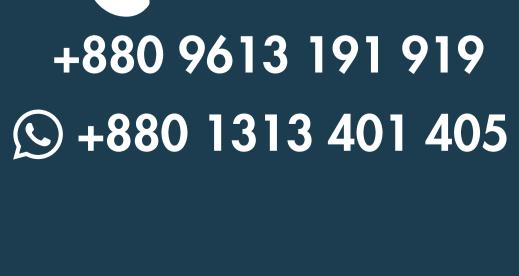
bti Landmark 549/646, Zakir Hossain Road, Wireless More, West Khulshi, Chattogram Email. info_ctg@btibd.org

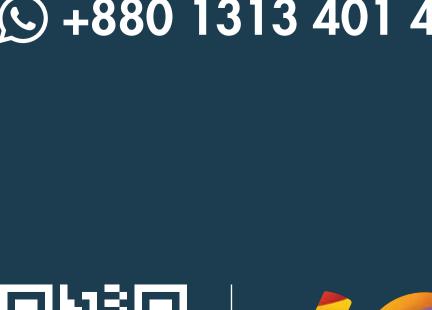
CHATTOGRAM OFFICE



in pursuit of excellence...









Features and amenities may vary as per availability based on market prices/design requirements/price fluctuation.