



# ALLEGRA

BASHUNDHARA R/A



"Family is a life jacket in the stormy sea of life."

- J. K. Rowling





## ARCHITECT'S NOTE

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

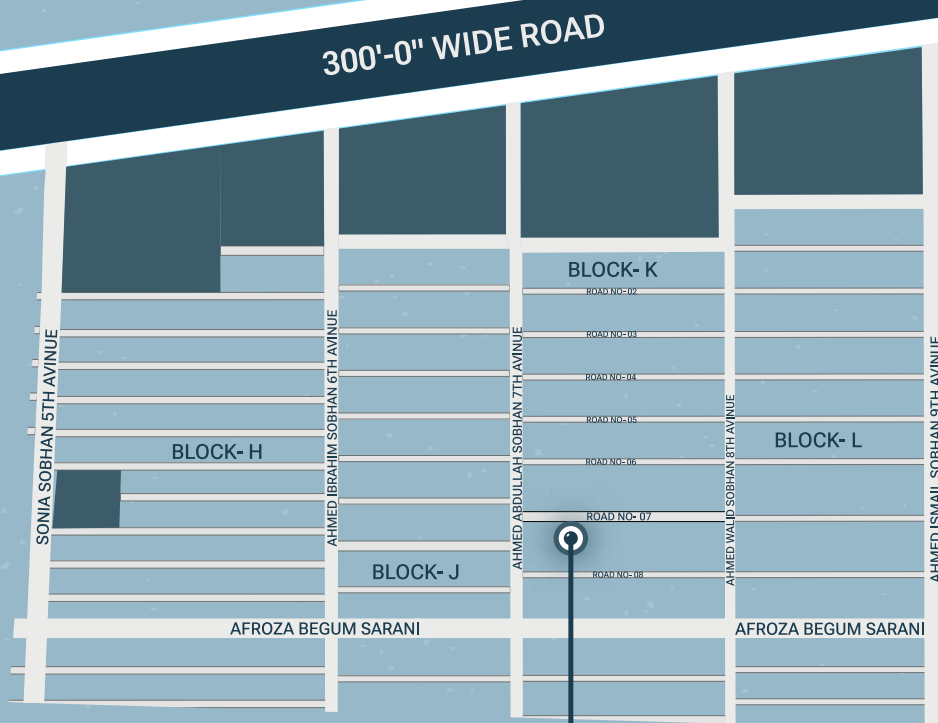
—— Arch. Abul Kalam Azad (Kafy)

## ATTRIBUTES

- 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



## LOCATION MAP



ALLEGRA

Plot No. 371, Road 7,  
Block K, Bashundhara R/A

## NEARBY AMENITIES

### EDUCATION

Viqarunnisa Noon School | NSU | IUB

### HEALTH

Evercare Hospital Dhaka

### DAILY NEEDS

Shwapno

### RECREATIONAL ZONE

Jamuna Future Park





## BUILDING **ENTRANCE**

- Stylish 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

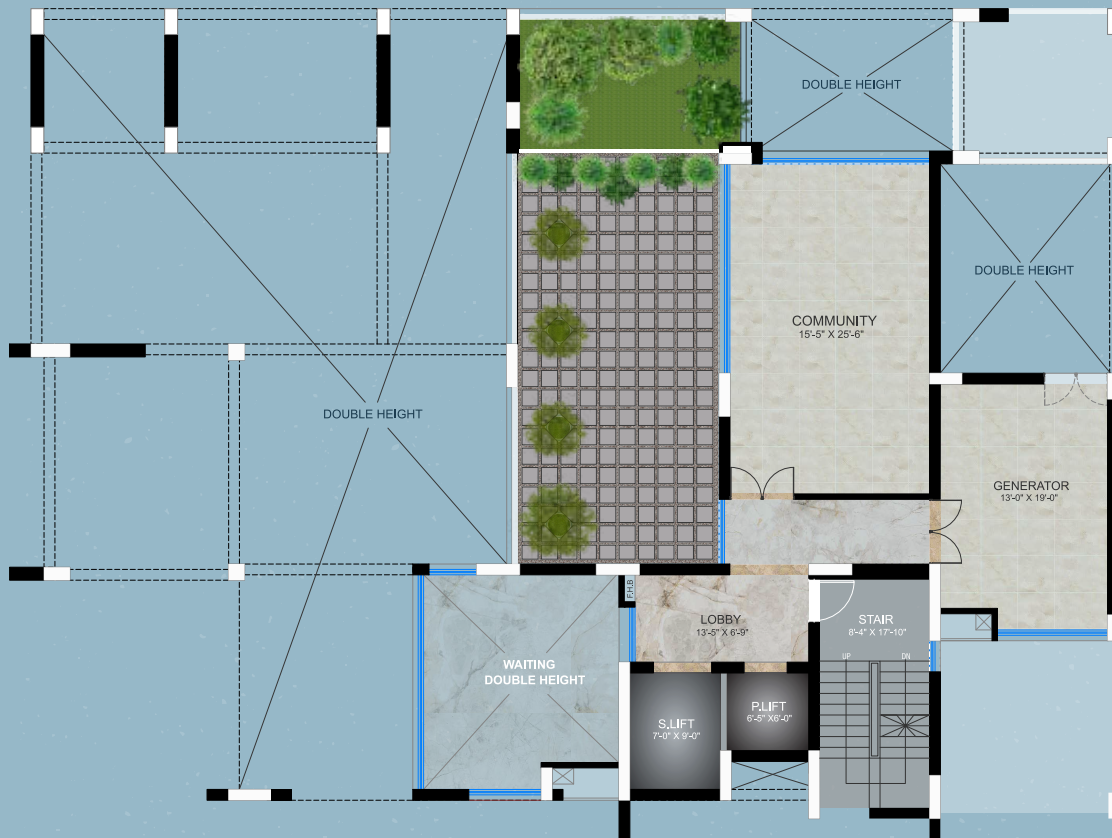
- Regal double height entrance studded with greenery to invite everyone inside.
- Proper drainage facility around the periphery of the building.
- Garbage bin center at easy access point.
- Caretaker's room, Driver's waiting area with toilet facilities.
- 24/7 intercom connection from concierge to all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



# GROUND FLOOR PLAN



# 1<sup>ST</sup> FLOOR PLAN



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



## 2<sup>ND</sup> FLOOR PLAN (TYPE A)

1851 SFT



The diagram illustrates a building layout with two main sections: a large grey section labeled 'TYPE-A' and a white section labeled 'TYPE-B'. A blue square labeled 'VOID' is located between them. A detailed inset shows a common area with a 'LOBBY', 'STAIRS', and two 'LIFT' shafts. A circular feature is also present in the inset.



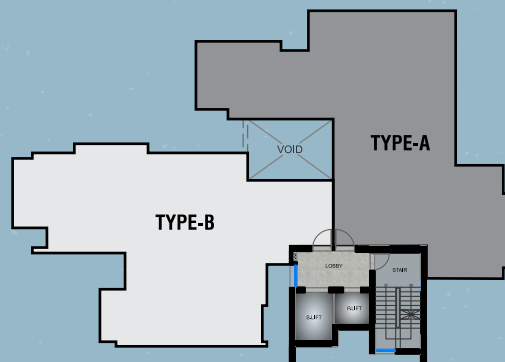
# 4<sup>TH</sup>, 8<sup>TH</sup> & 9<sup>TH</sup> FLOOR PLAN (TYPE A)

1851 SFT



# 4<sup>TH</sup>, 8<sup>TH</sup> & 9<sup>TH</sup> FLOOR PLAN (TYPE B)

1851 SFT





## ROOFTOP PLAN



- Beautifully landscaped rooftop garden.
- 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.



INDULGE IN  
**SOOTHING SUNSETS...**



A *Dream*  
COME TO **LIFE**



A modern interior space featuring a curved, light-colored sofa on a wooden floor. A large window with horizontal blinds looks out onto a green landscape. The ceiling is made of dark wood slats with recessed lighting. A decorative wall with orange leaf patterns is on the left, and a circular rug is in the center.

**GOOD THINGS COME  
TO THOSE WHO WAIT**



## LIFTS, LOBBIES & STAIRCASES

- 1 (One) Stretcher lift & 1 Passenger lift (both 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
- Sliding windows in stair landings to ensure sufficient 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.

The generator will support the following:

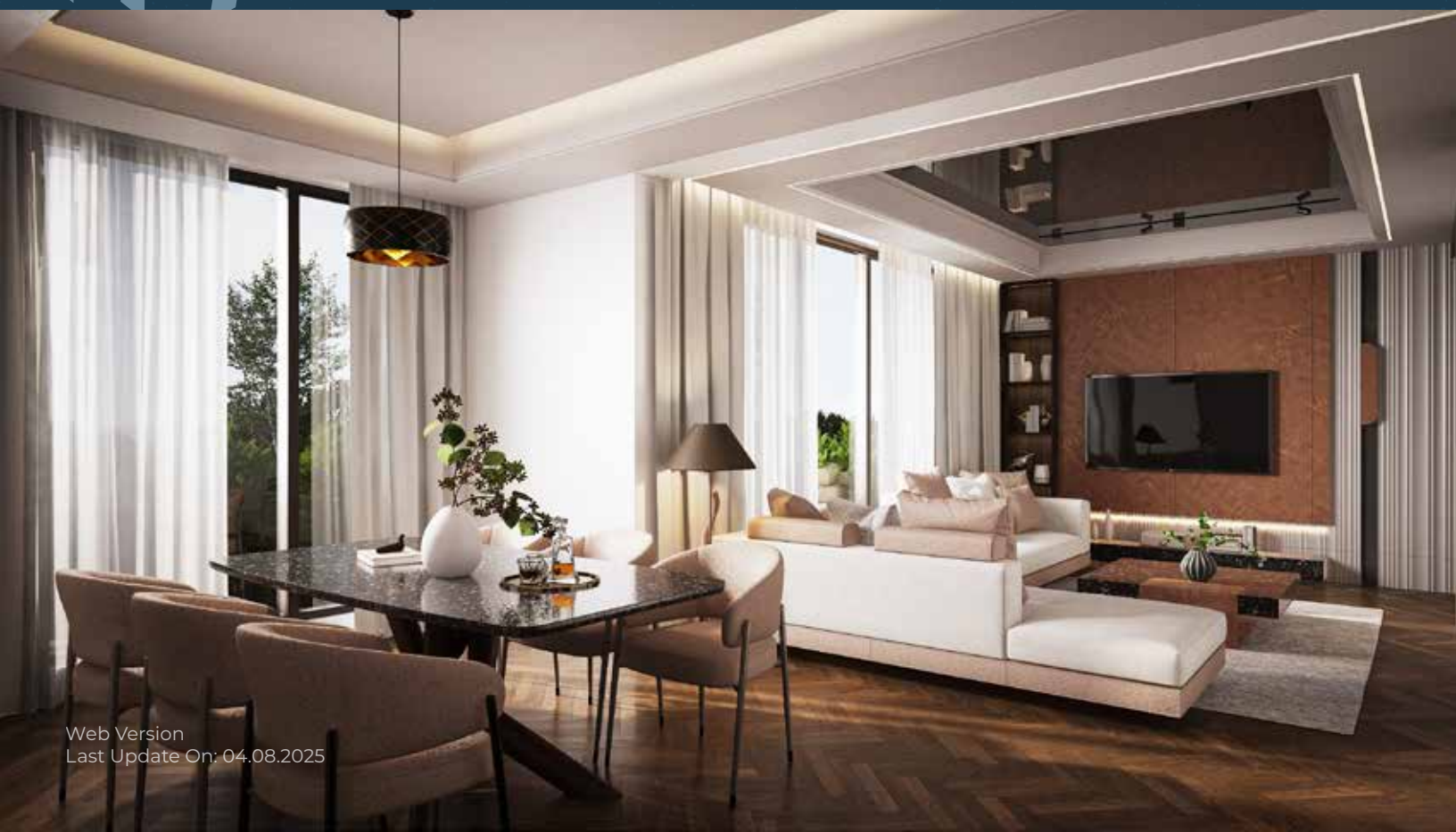
1. Lift, water pump, and lighting in common space and stairs.
2. One light and one fan point in every room (including the staff bed), one light point in the kitchen, and all bathrooms.
3. One point for the refrigerator and one point for television.

## 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.

## STATE-OF-THE-ART APARTMENTS

- **Floors:** 24"x24" Mirror-polished imported tiles in beds, living, dining, family lounge area & all verandahs. Utility & kitchen verandah with non-slip made-in-Bangladesh 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 & one look-over camera with 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 plan, complete with mohair 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.
- **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 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 fan switch in living cum dining areas.
- **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.



## BATHROOMS

- **Door:** Wood Plastic Composite (WPC) door shutter with Teak Chamble solid door frames.
- **Sanitaryware:** Imported sanitaryware.
- **C.P fittings & Accessories:** Made-in-Bangladesh C.P fittings & accessories.
- **Shower Area:** Customized shower area with 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 master bathroom and other bathrooms will have imported pedestal basin as per developer's choice. Mirrors in all bathrooms.
- **Water line:** Concealed hot & cold water lines in all bathrooms, including staff bathroom.
- **Staff Bathroom:** Made-in-Bangladesh wall & floor tiles with long pan & moving shower.

## KITCHEN

- **Platform:** Granite slab in kitchen countertop.
- **Wall & Floor Tiles:** Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.
- **Water line:** Concealed hot & cold water lines.
- **Sink:** Single bowl sink.
- **Gas Connection & Detector:** LPG connection for oven/stove with gas detector connected to prevent potential fire hazards through gas leakage.

## OPTIONAL

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.







## 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.

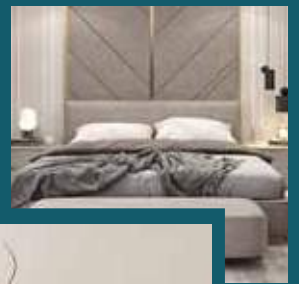




# SQUARE FEET STORY

has been created to provide you with:

- *Interior design & implementation\**
- *Architectural design & construction*
- *3D Visualization*
- *Consultancy*



\*Ask us about the interior design & implementation of rooms in Allegra.

Reach us at 16604! or +8809613191919

Web Version  
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# LET BTI WORK WITH YOU REGARDING ALL REAL ESTATE-RELATED SERVICES

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Design your space with us through architectural design, construction, and interior design.

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## bti Building Products

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## BTI CELEBRATION POINT

Plot 3&5, Road 113/A, Gulshan 2, Dhaka 1212  
Email: [info@btibd.org](mailto:info@btibd.org)

## CHATTOGRAM OFFICE

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549/646, Zakir Hossain Road, Wireless More, West Khulshi, Chattogram  
Email: [info\\_ctg@btibd.org](mailto:info_ctg@btibd.org)



### 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 or fixtures are not part of the offer or contract. Features and amenities may vary as per availability based on market prices/design requirements/price fluctuation.



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