



BIRCHWOOD

— BASHUNDHARA R/A —



Location Highlights

Educational Institutions

- Viqarunnisa Noon School
- NSU • IUB

Hospitals

- Evercare Hospital
- Bashundhara Eye Hospital & Research Institute

Grocery

- Apon Family Mart • Shwapno Supershop

Shopping Malls

- Jamuna Future Park



BIRCHWOOD

Plot # 462, Road # 5 Block # D,
Bashundhara R/A



BIRCHWOOD
— BASHUNDHARA R/A —

Peaceful Living
Redefined





At a Glance



Plot # 462,
Road # 5, Block # D,
Bashundhara R/A



Built over
5 Katha of Land



2642 sft Single-unit
Apartments



4 Bedroom Homes



Number of Floors:
G+Mezzanine+6



Kids Indoor Play Area



RAJUK Approval No.
25.39.0000.106.33.00188.24



Building Entrance

- Double height entrance.
 - The front elevation of the building will have a stylish combination of cladding, glass and paint (as per design).
 - Greenery enhances the stylish entrance gate, inviting everybody inside.
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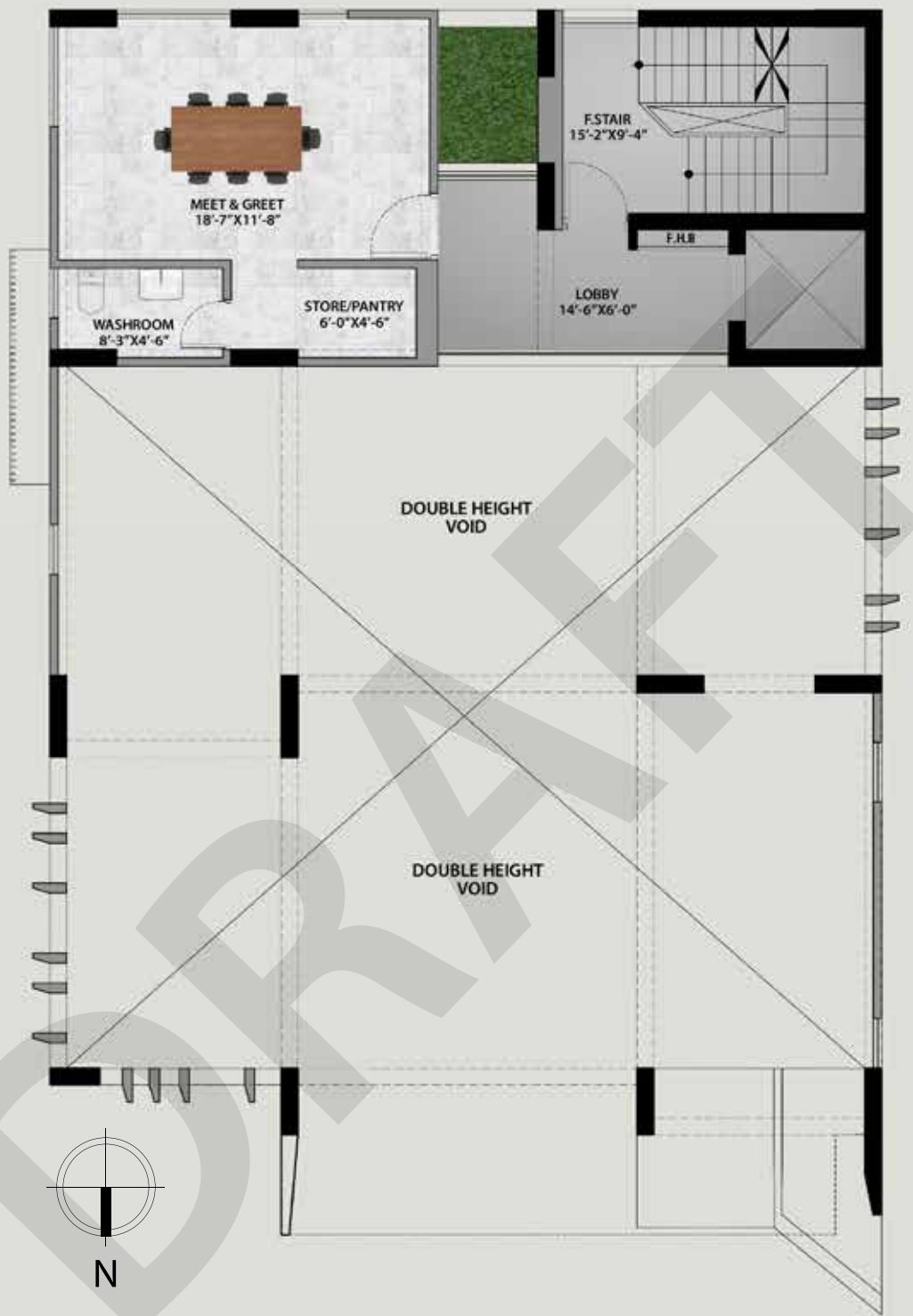
Parking

- Car parking spaces will make use of pavement tiles in different combinations (1 car parking space per apartment).
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Ground Floor Plan

- Approach ramp will be covered with tiles (as per design).
- Garbage bins will be placed at easy access points for the residents and garbage collectors' convenience.



1st Floor (Mezzanine) Plan

- "Meet & Greet" space with washroom and storage/pantry space.



Rooftop Plan

- 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.
- Beautifully landscaped rooftop garden.



2nd, 3rd and 4th Floor Plan

2642 sft



Lift, Lobbies & Staircases

- 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, handphone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors.
 - Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
 - Sliding windows in the stair landings to ensure light and ventilation.
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Apartment Features

Floors:

- 24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining & family lounge area & all verandahs.
- Kitchen verandah with non-slip local tiles matched to the floor scheme.
- Concrete flooring for AC outdoor unit spaces.

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 and 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 floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.
Security & Safety:	Safety grills on windows and full-height grills on kitchen verandahs. Fabricated sliding safety grill in verandahs as per design.
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, dining & family lounge areas as per electrical design. Internet connection point in dining/family lounge area. Staff calling bell switch in master bedroom. Remote control light and fan switch in living, dining & family lounge area.
Lights:	Provision for wall brackets in all bedrooms, dining & family lounge and common areas. Appropriate lighting in all bathrooms, kitchen & verandahs.
Cable Connections:	Concealed television line in all bedrooms & family lounge.



Bathroom Features

- Door:** Wood Plastic Composite (WPC) door shutter with teak chamble solid door frames.
- Sanitary ware:** Imported sanitary ware.
- C.P. fittings & accessories:** Imported 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.
- Waterline:** Concealed hot & cold waterlines in all bathrooms including staff bathroom.
- Staff Bathroom:** Local wall & floor tiles with local long pan & moving shower.
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Kitchen Features

- Platform:** Granite slab 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.
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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 bedroom), one light point in the kitchen, and all bathrooms.
 3. One point for the refrigerator and one point for television.
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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.

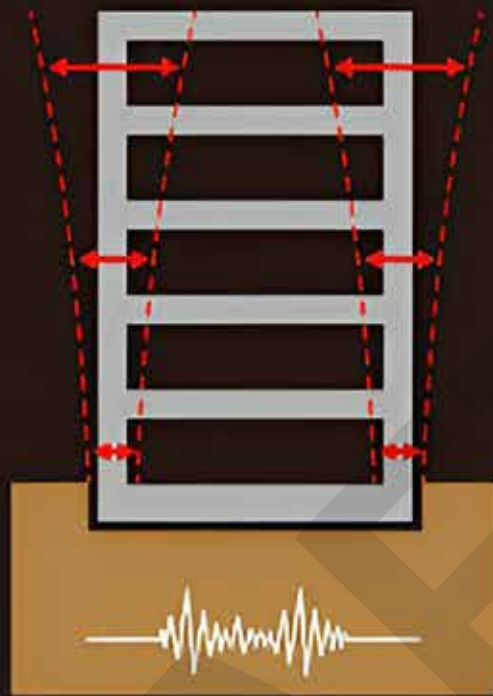




Optional Features

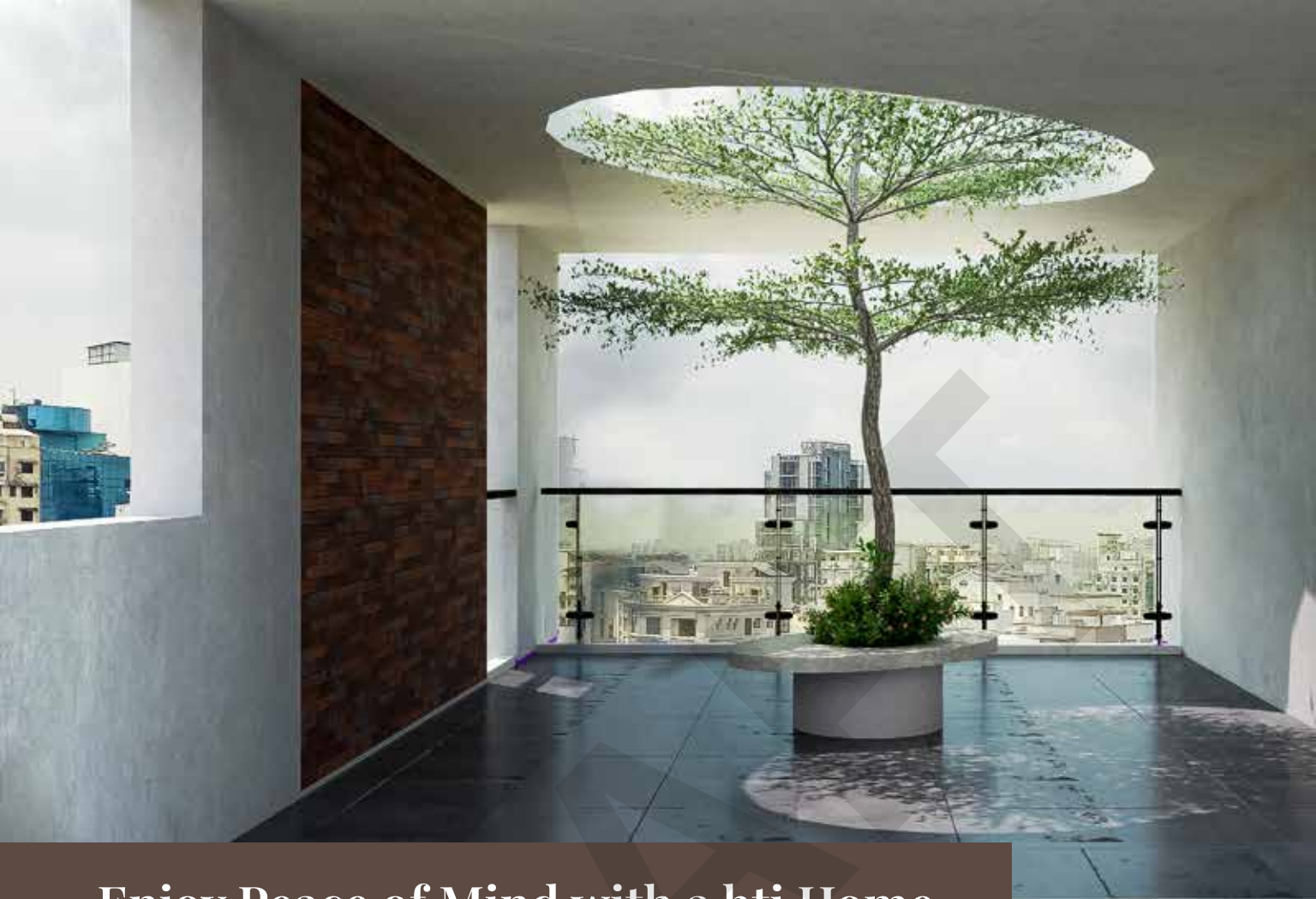
All optional work or additional fittings and fixtures (according to the customer's choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes can be ordered separately. Interior design consultation with **Square Feet Story (SFS)** is also available through bti.

Seismic Resistance



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/Reinforced concrete panel (damp-treated & salinity proof) as per developer's choice to be used.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. screened for quality, including laboratory testing.
- Systematic testing in quality control laboratories of concrete and other completed work samples at every stage.



Enjoy Peace of Mind with a bti Home

- Proper fire protection (fire hydrant, fire alarm & extinguisher) provided by ensuring fire safety measures (fire escape for emergency exit with fire-protected door) on all floors.
 - Earthquake-resistant design assures structural integrity.
 - All-round security of residents is maintained through 24/7 CCTV surveillance and intercom service.
 - Generator backup promises uninterrupted power supply.
 - Use of hollow blocks/Reinforced concrete panels in the construction helps reduce heat and sound pollution.
 - 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

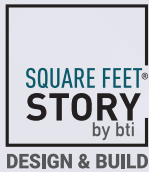
*If you want to have your apartment's interiors designed as shown in this brochure, **reach us at 16604!**



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



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