

Q Location Highlights

INSTITUTIONS

- Viqarunnisa School
- Sunnydale School
- Play Pen School
- Agakhan School
- NSU
- IUB

HOSPITALS

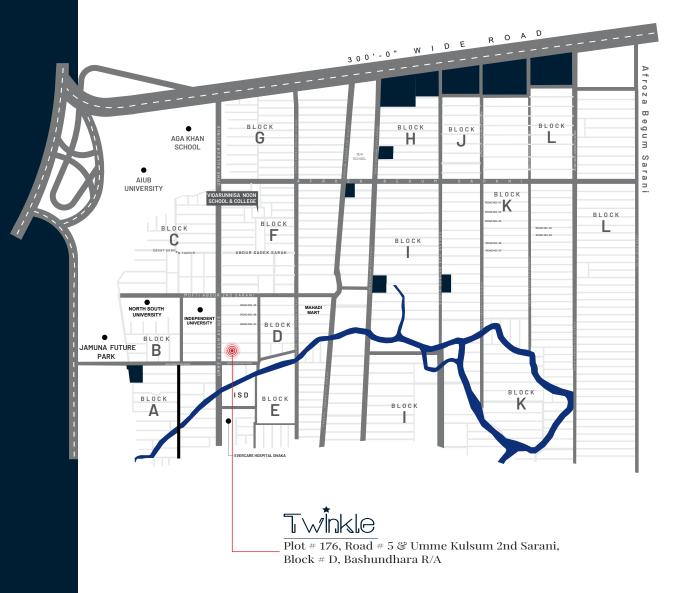
- Evercare Hospital
- Baridhara Hospital Ltd.
- United Hospital Limited

SHOPPING MALLS

- Jamuna Future Park
- Rupayan Shopping Square

GROCERY

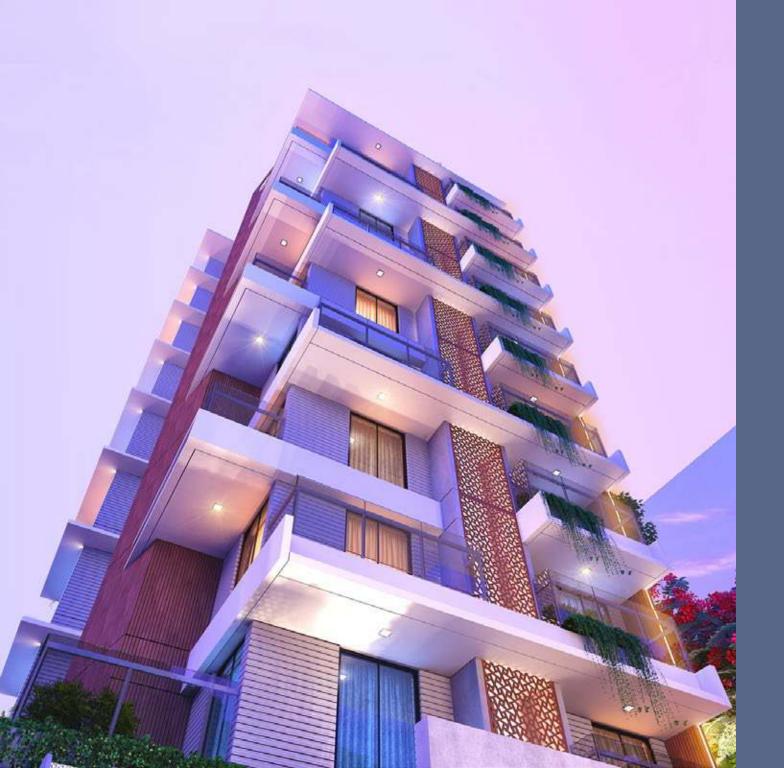
- Mehedi Mart
- Bazar Sharabela
- Shwapno



South-west Facing Corner Plot To Ensure Well Ventilation

611

TWINK





SINGLE UNIT APARTMENTS BUILT OVER 5 KATHA 2164 SFT APARTMENTS 3 BEDROOM HOMES NUMBER OF FLOORS: G+9 1 HIGH QUALITY 8 PASSENGERS LIFT 9 PARKING SPACES RAJUK APPROVAL NO.

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Building Entrance

- The front elevation of the building will have a stylish combination of cladding, 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 all entrance points, all lift lobbies and periphery of the building as per developers' discretion.



bti



14-0" DRIVE WAY

Ground Floor Plan

N

25' WIDE ROAD

PARKING

- There will be 9 parking spaces.
- 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.















- 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.

-CALIFART TO

• Separated clothes drying area with lines for drying laundry.

APARTMENT FEATURES

Floors: Main Door:	24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining & family lounge area & all verandahs staff bed & kitchen verandah with non-slip local tiles matched to the floor scheme. Solid Chittagong Teak 3'-9"x 7' main entrance door with Smart fingerprint access door lock with 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.	
Basin Provision:	Provision for basin at 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 room and dining and family lounge area.
Lights:	Provision for wall brackets in all bedrooms, dining cum family lounge and common area. 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 chambule solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P fittings & Accessories:	Coto C.P fittings & Imported 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.
Counter tops & 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's bath.
Staff Bathroom:	Local wall & floor tiles with local long pan & moving shower.

KITCHEN FEATURES

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

WATER

- 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 requirement
- One standby water pump for emergency.

LIFT, LOBBIES & STAIRCASES

- 1(One) high quality 8 passengers 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

- 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 (including staff's bed), one light point in kitchen and all bathrooms.
 - 3. One point for refrigerator and one point for television.

FIRE PROTECTION SYSTEM

- Fire escape for emergency exit with fire protected door.
- Fire hydrant, fire alarm & extinguisher as per design.

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.



- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.
- An earthquake-resistant design is applied under the supervision of 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.



A Perfect Getaway From Long Days

0.7.3





For your dream bedroom or living space, as splendid as this, contact us at







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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.





SQUARE FEET

DESIGN & BUILD





DHAKA OFFICE

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