#LIGH #HOUSE BASHUNDHARA-R/A

"FIND ECSTASY IN LIFE: THE MERE SENSE OF LIVING IS JOY ENOUGH."

EMILY DICKINSON



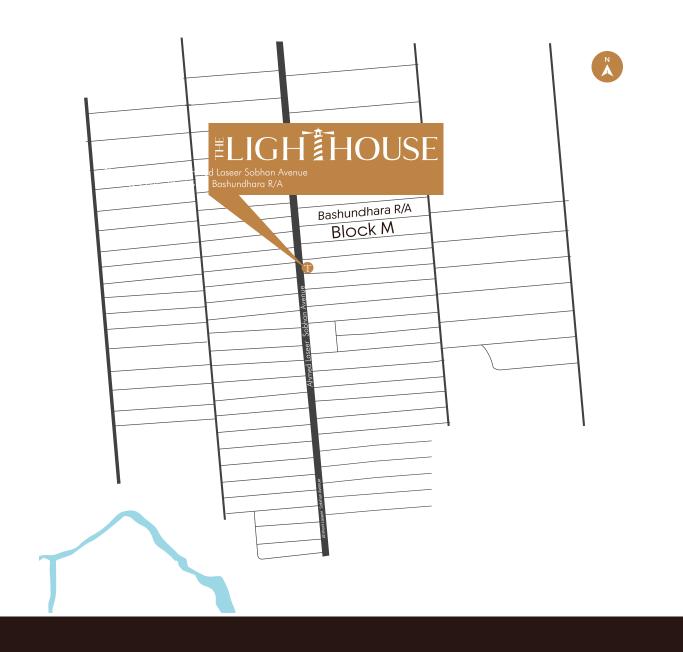
ARCHITECT'S NOTE

The Lighthouse is an iconic architectural structure on a 10-katha corner plot, positioned with roads on its south and west sides. The design incorporates a cylindrical form at the nodal point and diagonal forms that extend upward, enhancing its skyline presence & indoor privacy. Designed for natural ventilation and daylight, it ensures a harmonious living experience along with proper air and light flow. With dedicated green spaces for each apartment, it promotes vertical gardening and urban-nature integration. More than a residence, The Lighthouse is a statement of architectural ingenuity.

Ar. Imrul Islam Durrany







NEARBY AMENITIES



- > Viqarunnisa Noon School
- NSU
- IUB



DAILY NEEDS

> Apon Family Mart



- HEALTH

> Evercare Hospital Dhaka



RECREATIONAL ZONE

> Jamuna Future Park



AT A GLANCE



Plot # 2633, Road # 22/A, Block - M, Bashundhara



Apartment size: 2050+ sft



South-west corner plot



Number of floors: G + M + 8



16 Parking spaces



Built over 10 katha



3 Bedroom apartments



50 feet front road



Double-height entrance



RAJUK approval no: 25.39.0000.106.33.00529.24.0432





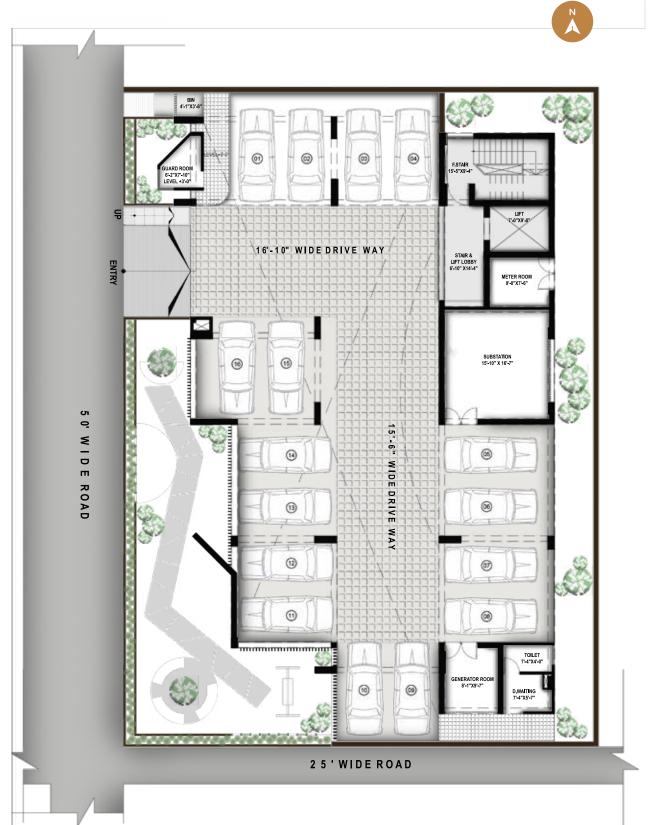




- > Double Height entrance.
- > The front elevation of the building will have a stylish combination of groove, glass and paint (as per design).
- > 50 feet front road.
- > Beautiful landscaping in front (as per design).
- > CCTV monitoring system for 24/7 surveillance of the building with cameras covering all entrance points, all lift lobbies and periphery of the building as per developer's discretion.

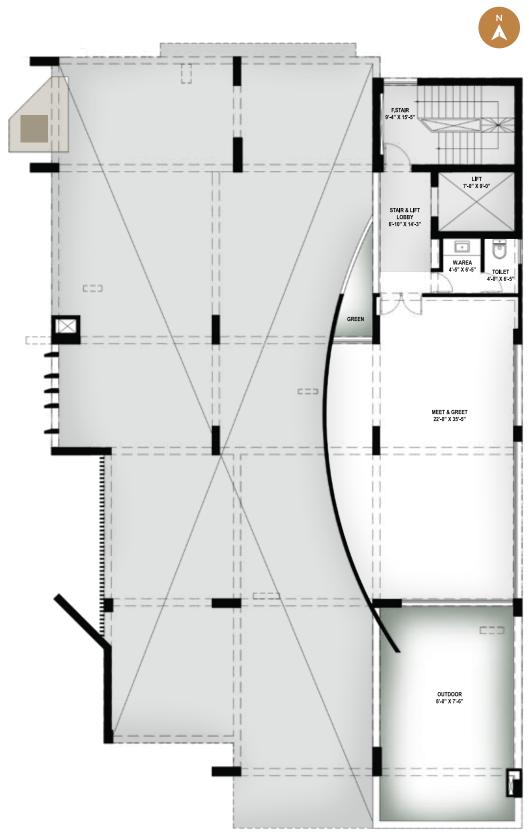
GROUND FLOOR

- > Car parking spaces will make use of pavement tiles in different combinations
- > Garbage bin with easy access for the residents and garbage collectors.
- > Drivers' waiting area with toilet facilities.

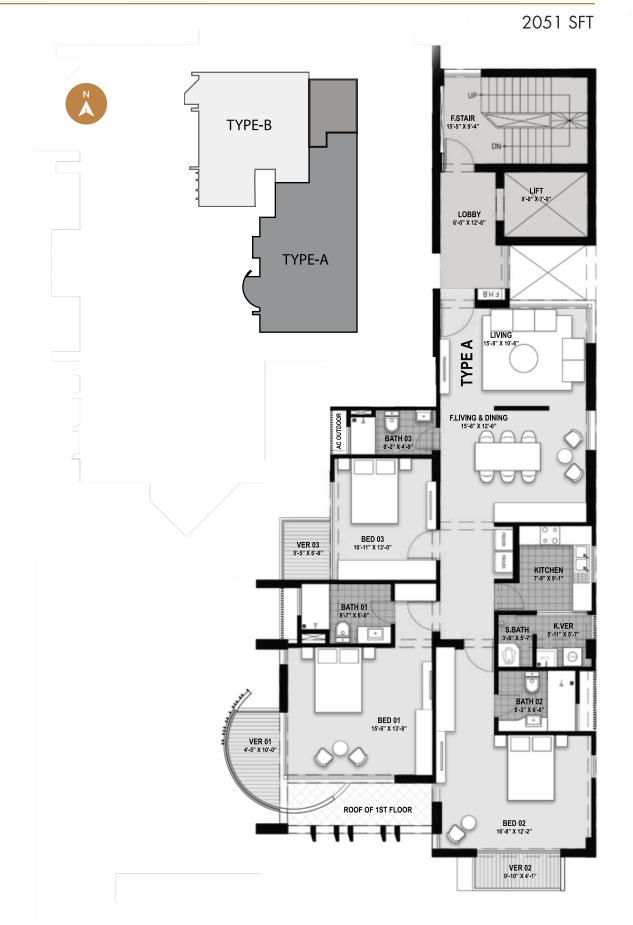


MEZZANINE FLOOR

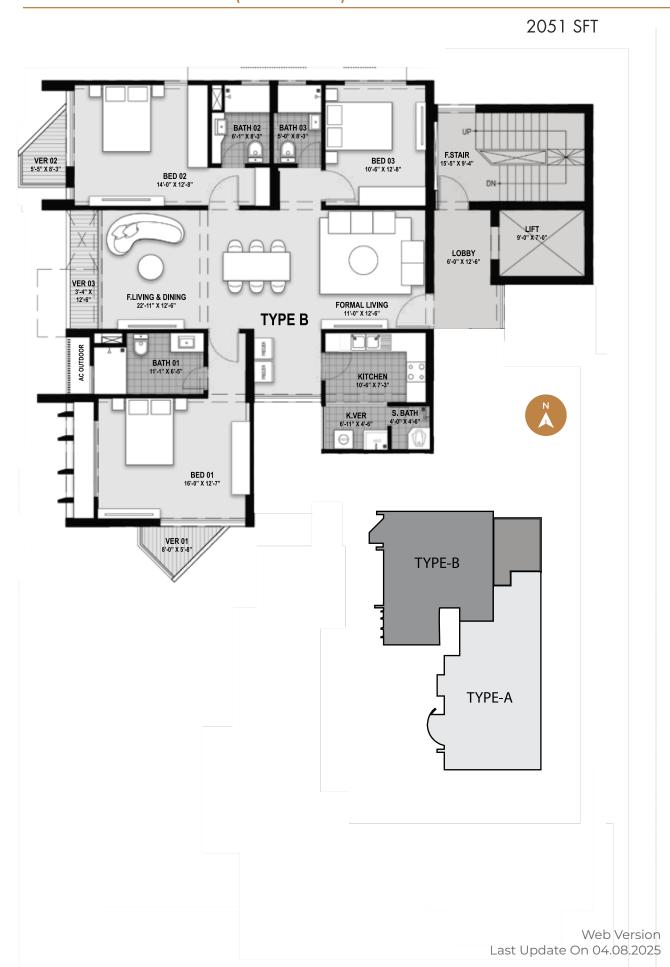
- > "Meet and Greet" Lounge
- > Outdoor Terrace



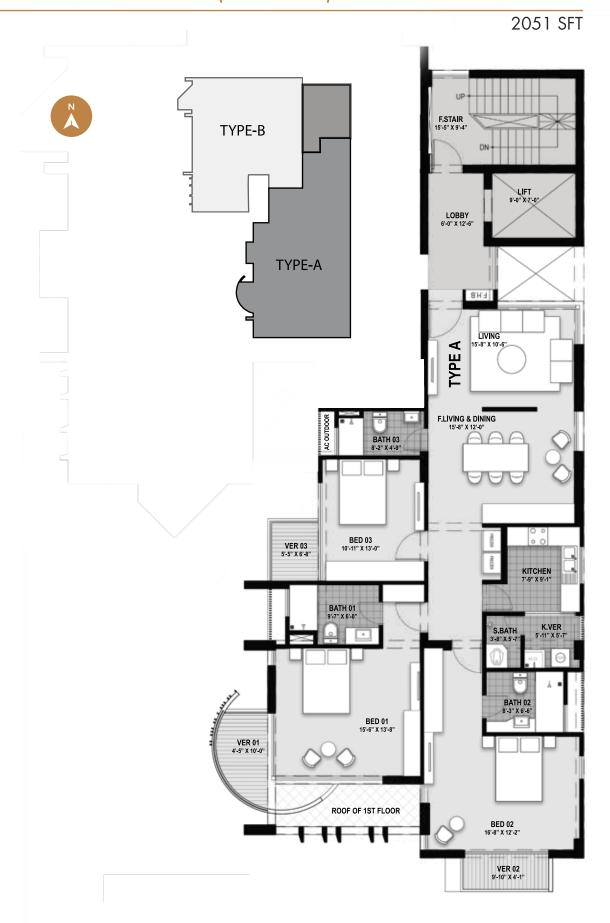
2^{nd} , 4^{th} & 6^{th} FLOOR (TYPE A)

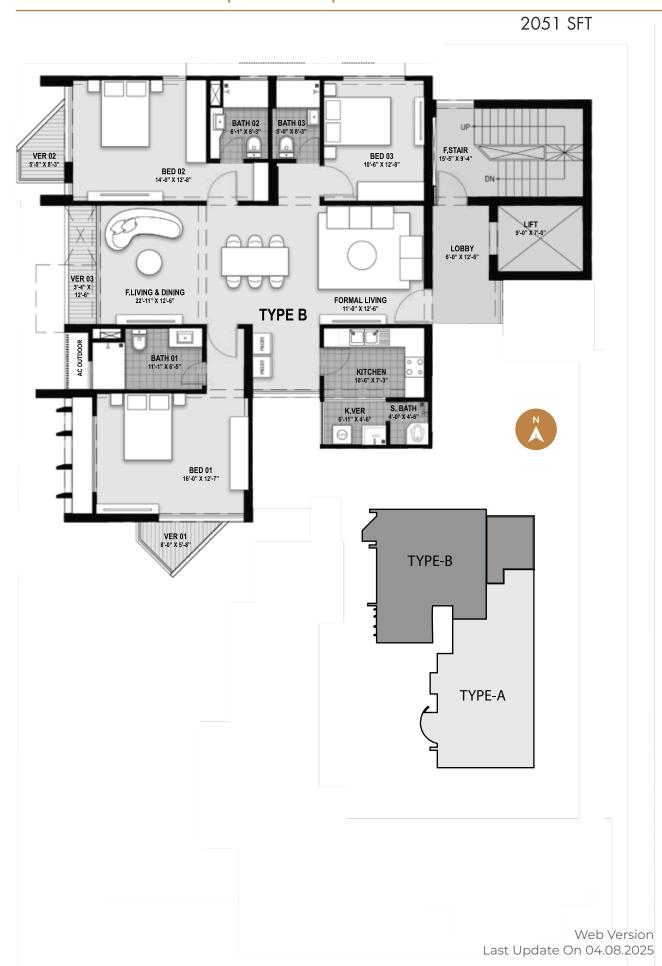














ROOFTOP PLAN



- > Landscaped rooftop.
- > Children's Playing area
- > BBQ area with portable BBQ tray
- > Lime terracing of adequate thickness for protection from heat.
- > 4'-0" high Protective parapet wall/ railing around the periphery.
- > Separated clothes drying area with lines for drying laundry.



LIFT, LOBBIES & STAIRCASES

1 (One) Stretcher 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. 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:

- > Engine-Perkins/Cummins or good quality as per developer's choice.
- > Alternator- Stamford/ Mecc-Alte or good quality as per developer's choice.

Generator will support the following:

- > Lift, water pump and lighting in common space and stairs.
- > One light and one fan point in every room, one light point in the kitchen and in all baths.
- > 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 capacity to serve half day requirements.
- > One standby water pump for emergencies.

APARTMENT FEATURES

FLOORS
24"x24" mirror-polished imported tiles in beds, living, dining and family lounge & all veran-
dahs. Kitchen verandah 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 & 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 baths. 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
Dining area will have provision for one basin.
SECURITY & SAFETY
Safety grills on windows & full height grill on kitchen verandahs. Fabricated sliding safety
grill in verandahs as per design.
PAINTING
Smooth finished plastic paint on all internal walls & ceilings.
ELECTRICAL
Imported gang-type electrical switches, plug points, and other fittings. Provision for air condi-
tioners with power points in all beds, living, dining and family lounge (if any) area as per
electrical design. Internet connection point in dining area. Staff calling-bell switch in master
bed. Remote control light and fan switch in living & dining area.
LIGHTS
Provision for wall brackets in all bed, living, dining & family lounge. Appropriate lighting in
all baths, kitchen & verandahs.
CABLE CONNECTIONS
Concealed television line in all bedrooms & family lounge.

BATHROOM FEATURES

DOOR

Wood Plastic Composite (WPC) door shutter with teak chambel 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 & 2nd bath. Bath 3 will have imported pedestal basin as per developer's choice. Mirrors in all baths.

WATERLINE

Concealed hot & cold water lines in all bathrooms including staff bath.

STAFF BATHROOM

Local wall & floor tiles with local long pan & moving shower

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

Double bowl sink.

GAS CONNECTION & DETECTOR

LPG connection for oven/stove with gas detector connected to prevent potential fire hazard 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.

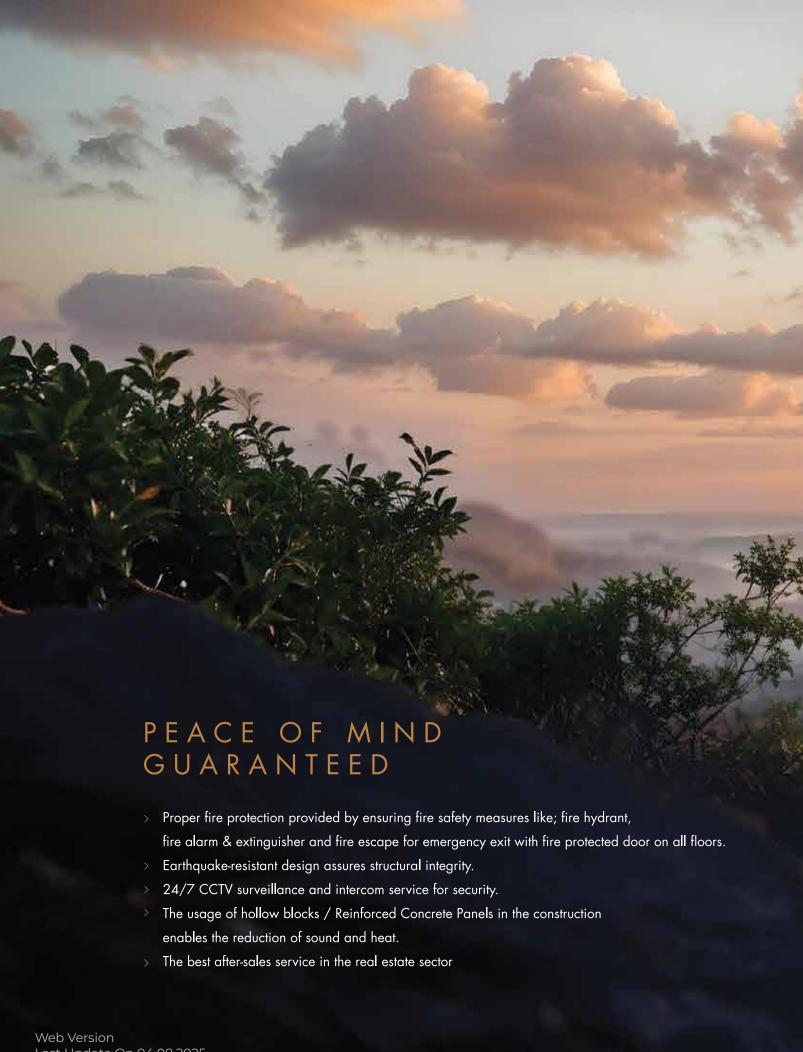




STRUCTURAL & GENERAL ENGINEERING

- > 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 or Reinforced Cement Concrete panels (damp treated and salinity proof) to be used as per developer's choice.
- > 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 done at every stage.





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!

Let bti work with you regarding all real estate-related services

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.

🕻 16604 or +8809613191919 🕓 01313401405













BTI CELEBRATION POINT

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

CHATTOGRAM OFFICE

bti Landmark

549/646, Zakir Hossain Road, Wireless More, West Khulshi, Chattogram
Email: 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.



16604

+880 9613 191 919 © +880 1313 401 405



