



CITY P  INTE

AFTAB NAGAR, DHAKA



A NEW PROJECT UNDER

WELLNESS
COMMUNITIES



A **HOME TO LOVE & TO CHERISH**
IN **FITNESS & IN HEALTH**

Design Philosophy

In a wellness community, all residents desire healthy living. To address that need as a designer, I instilled concepts in a manner that immensely focuses on light, openness, and ventilation, so that residents are always surrounded by light and breeze. City Pointe is unique in the sense that both its north and south-facing sections are elongated and open, with the Aftabnagar Lake being only a stone's throw away. Therefore, residents can get experience the lake view as much as they like, and also enjoy refreshing breezes during summers and comfortable warmth during winters. To ensure ample privacy but not compromise on cross-ventilation, I spaced apart the towers sufficiently enough. Keeping the comfort of residents in mind, all common amenities are located in interconnected spaces between the towers so that community members of all ages can come together and socialize.

I feel elated to say that my entire endeavor was to make City Pointe the ideal place to enjoy a more personalized lifestyle and a higher quality of life.



Designed by

ARCHITECT

TAWFIQ KALAM SUHAS

“Homes should nurture and nourish us,
be a place of refuge, replenishment, and renewal.”

Alexandra Stoddard
Author & Interior Designer



*City Pointe as imagined
by the architect*

WELLNESS *Features*

Ground Floor



Badminton Court



Long Walking Track

1st Floor



Fully Equipped Gym



Indoor Game Zone



Sauna & Changing Room



Community Hall With
Powder Room



Prayer Room
For Gents

Roof Top



Open-to-sky Yoga Area



Long Walking Track



Swimming Pool With
Changing Room



Kids' Pool



BBQ Zone





Let your Kids Have Delightful Adventures

Elevate Your Fitness with an Energetic Workout



Get Your Game on





— *Feel Revitalized in the Sauna* —

A Healthy Life is a Happy Life





— Take A Walk In The Midst Of Serenity —



Take a Refreshing Dip

Savor the Flavors of a Perfect BBQ Night





Entertain in Style at the Community Hall



Find Your Inner Spirituality in Complete Privacy

Let Nature Soothe Your Senses





CITY P INTE

Plot # 43, 44, 45, 46, 47, 48, 49,
50, 51, 52, 53, 54, 55 & 56
Road: 5 & 6, Sector: 1, Block: F
Aftab Nagar, Dhaka



LOCATION

Highlights

Educational Institutions

East West University

Cordova International School & College

Banasree Ideal School & College

Dhaka Imperial College

Oxford International school

Medical Facilities

Farazy Hospital

Nur Majid Ayurvedic College & Hospital

BLCS Institute & Hospital

Integrated Medicine Research Center

Recreational Facilities

Police Plaza

Hatir Jheel

Banasree Community Center

Siraj Convention Center

Grocery Stores

Shwapno

Daily Shopping



CITY POINTE

AFTAB NAGAR, DHAKA



AT A GLANCE



Plot # 43, 44, 45, 46, 47, 48, 49,
50, 51, 52, 53, 54, 55 & 56
Road: 5 & 6, Sector: 1, Block: F
Aftab Nagar, Dhaka



Facing: North & South



Built over 35 Katha



Number of Towers: 3



Number of Floors: G+9



1475 - 1766 sft Apartments



3-Bed Homes



76 Parking Spaces



3 Stretcher Lifts &
2 Passenger Lifts



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Ground Floor Plan & Features

- *Children's play area.*
- *Proper drainage facility around the periphery of the building.*
- *Intercom connection from concierge to all apartments.*
- *There will be 76 parking spaces on the Ground floor & 1st floor.*



1st Floor Features

- Fully equipped gym.
- Prayer hall with ablution facility.
- Community Hall with powder room.
- 'Meet & Greet' zone.
- Sauna space with changing rooms.

KEY PLAN

Concept

Towers **1, 2, and 3** are interconnected to maintain the community spirit. Each apartment has **Smart Homes** to provide enhanced **privacy and security measures**.

TOWER 1

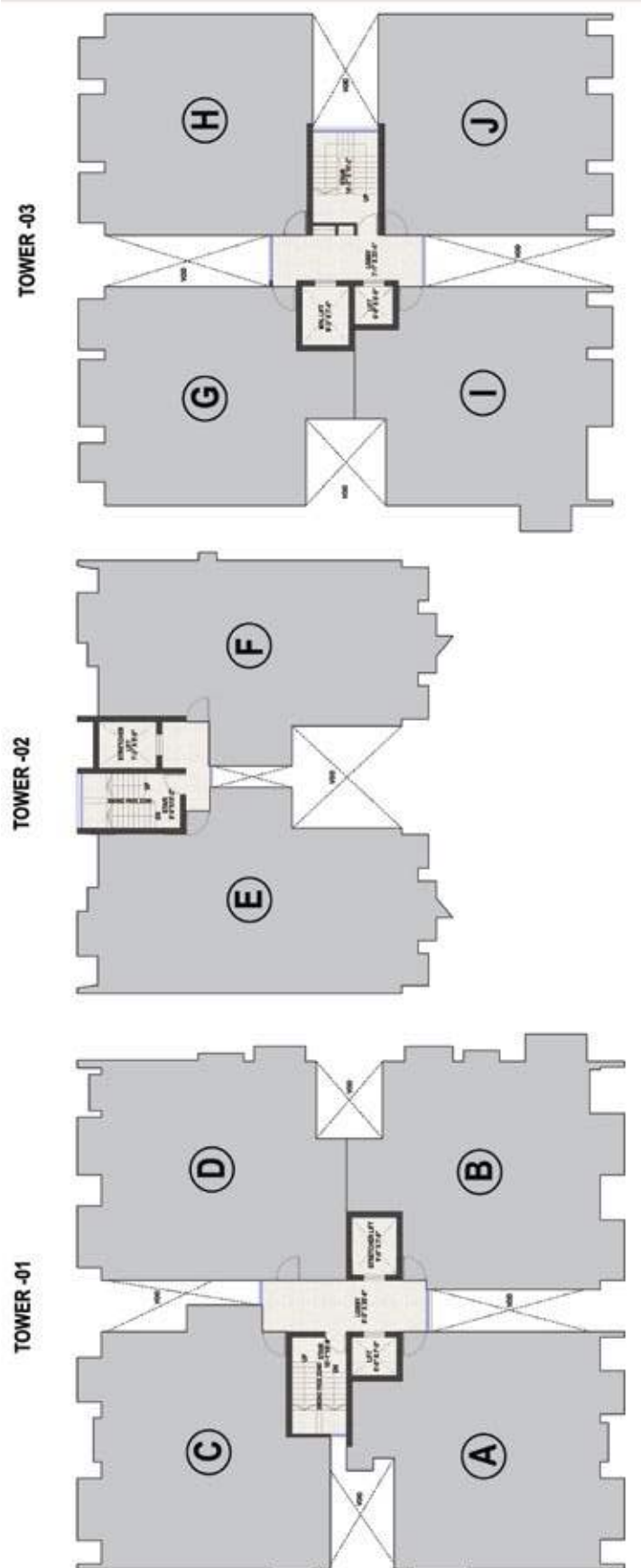
Type A: 1670 sft
Type B: 1662 sft & 1676 sft
Type C: 1481 sft & 1645 sft
Type D: 1568 sft, 1680 sft & 1670 sft

TOWER 2

Type E: 1766 sft
Type F: 1739 sft

TOWER 3

Type G: 1508 sft
Type H: 1475 sft
Type I: 1499 sft
Type J: 1475 sft







A Beauty Even in a Starry Night



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



Rest, Relax, Revive



Give Togetherness a New Meaning



Embrace Contemporary Comfort



Dine with Style



Cook Up Everlasting Memories

APARTMENT FEATURES

<i>Floors:</i>	<i>24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining & all verandahs. Kitchen verandah and utility/staff room with non-slip tiles matched to the floor scheme.</i>
<i>Main door:</i>	<i>Solid Chittagong Teak 3'-9"x 7' main entrance with Smart fingerprint access door lock, one look-over camera and 2-way voice support function.</i>
<i>Internal doors:</i>	<i>7' high French polished Veneer door shutters with Teak Chamble door frame for all internal doors except bathrooms.</i>
<i>Sliding doors & windows:</i>	<i>Sliding glass windows and doors used as per floor plan, complete with Mohair lining, rainwater barrier, and fly-proof netting.</i>
<i>Basin provision:</i>	<i>Provision for basin at the dining area.</i>
<i>Security and safety:</i>	<i>Safety grills on windows & full-height grill on kitchen verandahs.</i>
<i>Painting:</i>	<i>Smooth finished plastic paint on all internal walls & ceilings.</i>
<i>Electrical:</i>	<i>Imported gang-type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all beds, living room, dining/ family lounge area as per electrical design. Internet connection point in family lounge/dining area. Staff calling-bell switch in master bed.</i>
<i>Lights:</i>	<i>Provision for wall brackets in all bed, dining, living, family lounge (if any) area and common area. Appropriate lighting in bathrooms, kitchen, staff bed & verandahs.</i>
<i>Cable connections:</i>	<i>Concealed television line in all bedrooms & family lounge/living room.</i>

BATHROOM FEATURES

<i>Door:</i>	<i>Laminated door shutter with Teak Chamble solid door frames.</i>
<i>Sanitary Ware,</i>	
<i>CP fittings and Accessories :</i>	<i>Made-in-Bangladesh.</i>
<i>Shower area:</i>	<i>Customized shower area with curtain rail as per design.</i>
<i>Tiles:</i>	<i>Wall tiles up to 7' and floor tiles made-in-Bangladesh.</i>
<i>Countertop and Basin :</i>	<i>Marble countertop cabinet basin in master bathroom, other bathrooms will have pedestal basin as per developer's choice. Mirrors in all bathrooms.</i>
<i>Waterline:</i>	<i>Concealed hot & cold waterlines in all bathrooms including staff's bath.</i>
<i>Staff bathroom:</i>	<i>Wall & floor tiles with long pan & moving shower made in Bangladesh.</i>

KITCHEN FEATURES

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

LIFT, LOBBIES & STAIRCASES

- *3 high quality stretcher & 2- 8 passenger capacity 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 windows 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 bed-if any), one light point in kitchen and all bathrooms.*
 3. *One point for 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 requirement.*
- *One standby water pump for emergency.*
- *Deep tube-well.*

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.

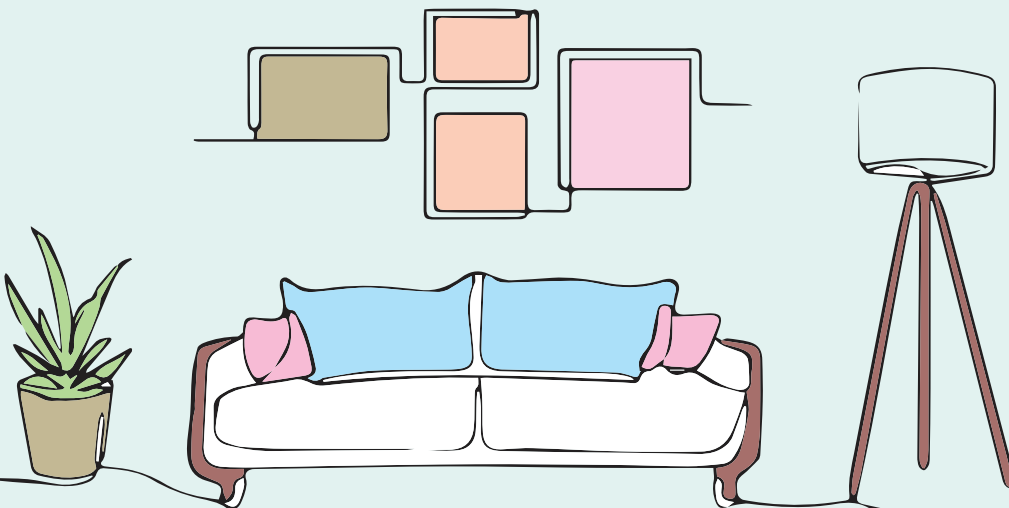


bti CITY POINTE

Engage in a Lifestyle Committed to Healthy Living

**MAKE THE RIGHT MOVE
WITH A BTI HOME!**

- *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.*





LET bti WORK WITH YOU REGARDING ALL REAL ESTATE RELATED SERVICES

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.

DHAKA OFFICE

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