



Jolie

BLOCK-A, BASHUNDHARA R/A



"A home should be so pretty
that it makes the heart smile the moment
you walk in."

Jane Green



At A Glance



Plot # 78, Road # 2
Block # A,
Bashundhara R/A



Number of Floors: G+7



8 Parking Spaces



Built Over 5 Katha



Double-height Entrance
Community Hall, Landscaped Rooftop



2500+ sft
Single Unit Apartments



Rajuk Approval No:
25.39.0000.106.33.00581.24.0717



3 Bedroom Homes



Jolie

Plot # 78, Road # 2
Block # A, Bashundhara R/A



Location Highlights

Educational Institutions

- Viqarunnisa Noon School • NSU • IUB

HEALTH

- Evercare Hospital Dhaka
- Bashundhara Eye Hospital & Research Institute

DAILY NEEDS

- Apon Family Mart • Shwapno

Shopping Malls

- Jamuna Future Park



Entrance to Building

- Double-height entrance.
- The front elevation of the building will have a stylish combination of greenery, grooves, glass, and paint (as per design).
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building around the clock.
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.

* Web version/Last updated on: 30/04/2025



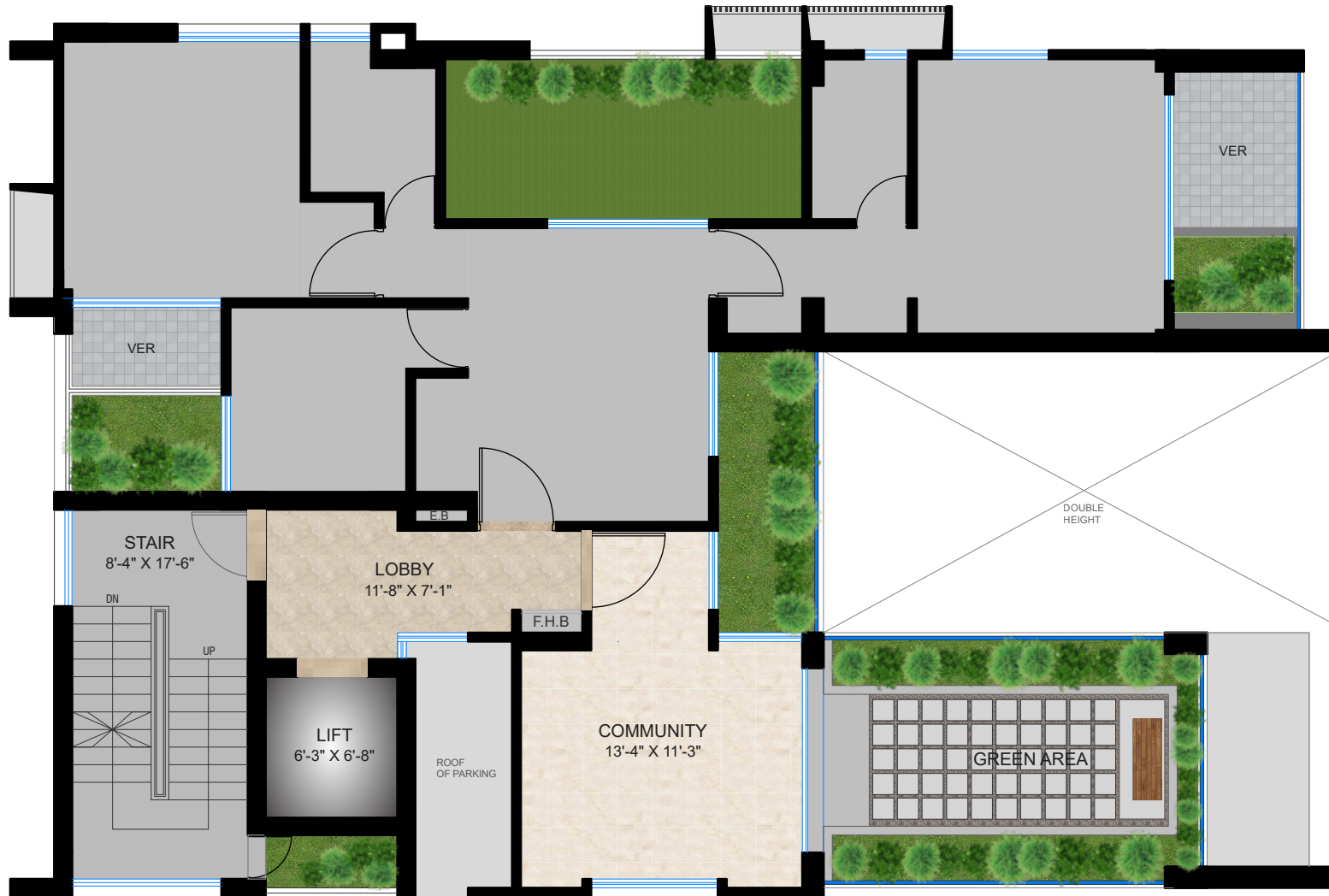
Ground Floor Plan

- Garbage bins with easy access for the residents and garbage collectors.
- Drivers' waiting area with toilet facilities.
- Intercom connection from concierge to all apartments.



Parking

- Car parking spaces will make use of pavement tiles in different combinations.



N 1ST FLOOR PLAN

1st Floor

- Community Hall



N 2ND FLOOR PLAN - 2525 SFT



N 4TH & 5TH FLOOR PLAN - 2525 SFT





N  **ROOF PLAN**

Rooftop Plan

- Gorgeously landscaped rooftop
- BBQ area with portable BBQ tray
- Separate clothes drying area
- Lime terracing of adequate thickness for protection from heat
- 4'-0" high Protective parapet wall/ railing around the periphery

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Apartment Features

Floors:

24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining cum family lounge area & all Verandahs. Kitchen verandah, utility & staff room 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 nameplate, door handle with Smart Fingerprint Access door lock with a one-way camera with 2-way voice support function.

Internal Doors:

7' high French polished veneer door shutters with Teak Chambule door frame for all internal doors except bathrooms.

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 for the basin in the dining area.

Security & Safety:

Safety grilles on windows & full height grille on kitchen verandahs. Fabricated sliding safety grille 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 conditioners with power points in all Beds, living, dining cum family lounge areas as per electrical design. Internet connection point in dining cum family lounge area. Staff calling-bell switch in the master bedroom. Remote control light and Fan switch in living and dining cum family lounge.

Lights:

Provision for wall brackets in all bedrooms, living, dining cum family lounge area and common area. Appropriate lighting in bathrooms, kitchen, staff bed & verandahs.

Cable connections:

Concealed television line in all bedrooms, living & family lounge.

Bathroom Features

Door:

Laminated door shutter with Teak Chambul solid door frames.

Sanitary ware:

Imported sanitary ware.

C.P. fittings & Accessories:

Imported Cotto C.P. fittings & accessories all
Made-in-Bangladesh.

Shower area:

Customized shower area with curtain rail as per design.

Tiles:

Wall tiles (up to 7') and floor tiles made in Bangladesh.

Countertops & basins:

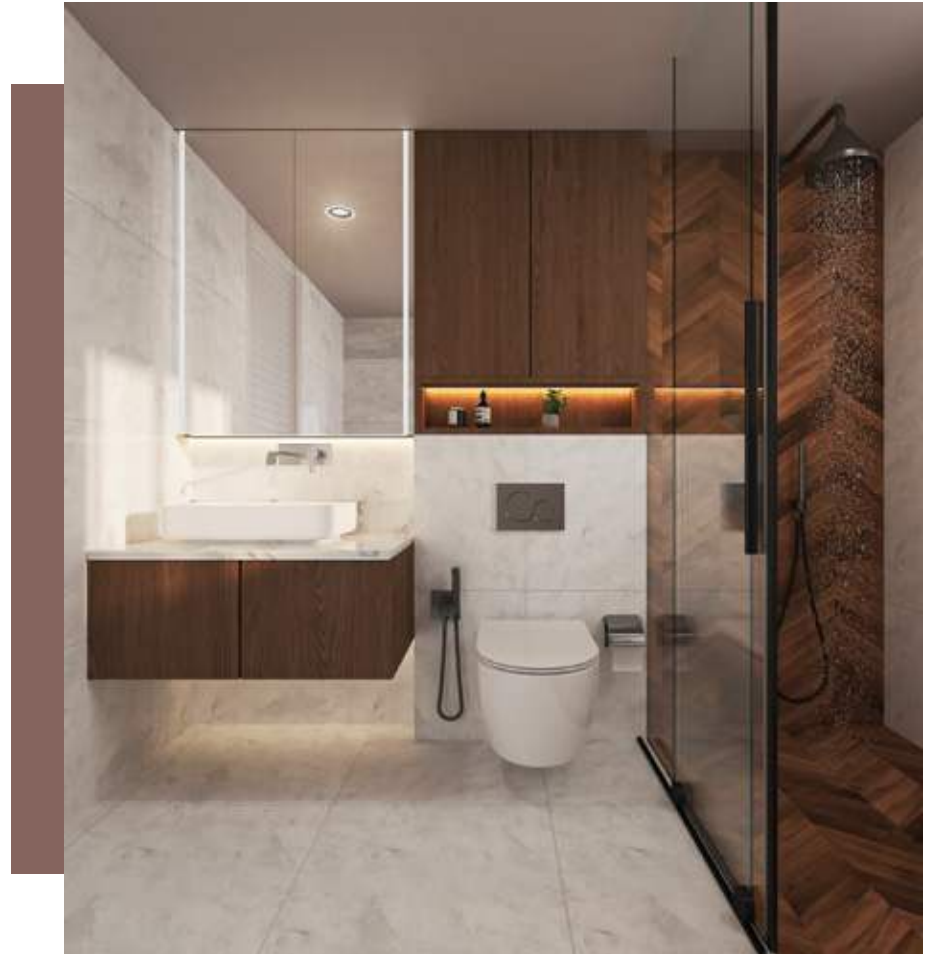
Marble countertop & imported cabinet basin in Master bathroom. Other bathrooms will have imported pedestal basins as per the developer's choice. Mirrors in all bathrooms.

Waterline:

Concealed Hot & Cold waterlines in all bathrooms including staff bathroom.

Staff Bathroom:

Made-in-Bangladesh wall & floor tiles with long pan & moving shower.



Kitchen Features

Platform:

Granite Slab in kitchen counter top.

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 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.**



Lift, Lobbies & Staircases

- 1(One) high-quality 8-passenger MRL lift (from a reputed international manufacturer as per developer's choice) to be installed with an 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.
- The lift will open from the Ground floor to all residential 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 adequate 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 maid's 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 water worth two days' worth.
- An overhead water tank above the rooftop with the capacity to serve half a day's requirement.
- One standby water pump for emergency.



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 Panels (damp-treated and 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.



Enjoy Peace of Mind with A bti Home

- Proper fire protection (fire hydrant, fire alarm & extinguisher) provided to ensure 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.
- 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.



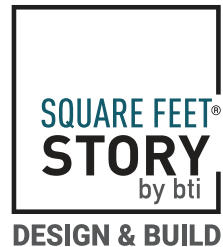


SQUARE FEET STORY

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 Jolie.



* Web version/Last updated on: 30/04/2025

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.

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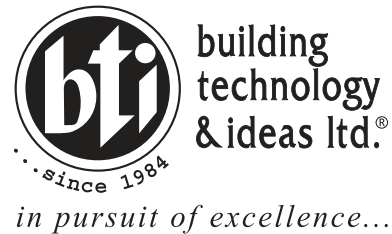
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