

# 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+8



8 Parking Spaces



Built Over 5 Katha



Double-height Entrance  
Community Hall, Landscaped Rooftop



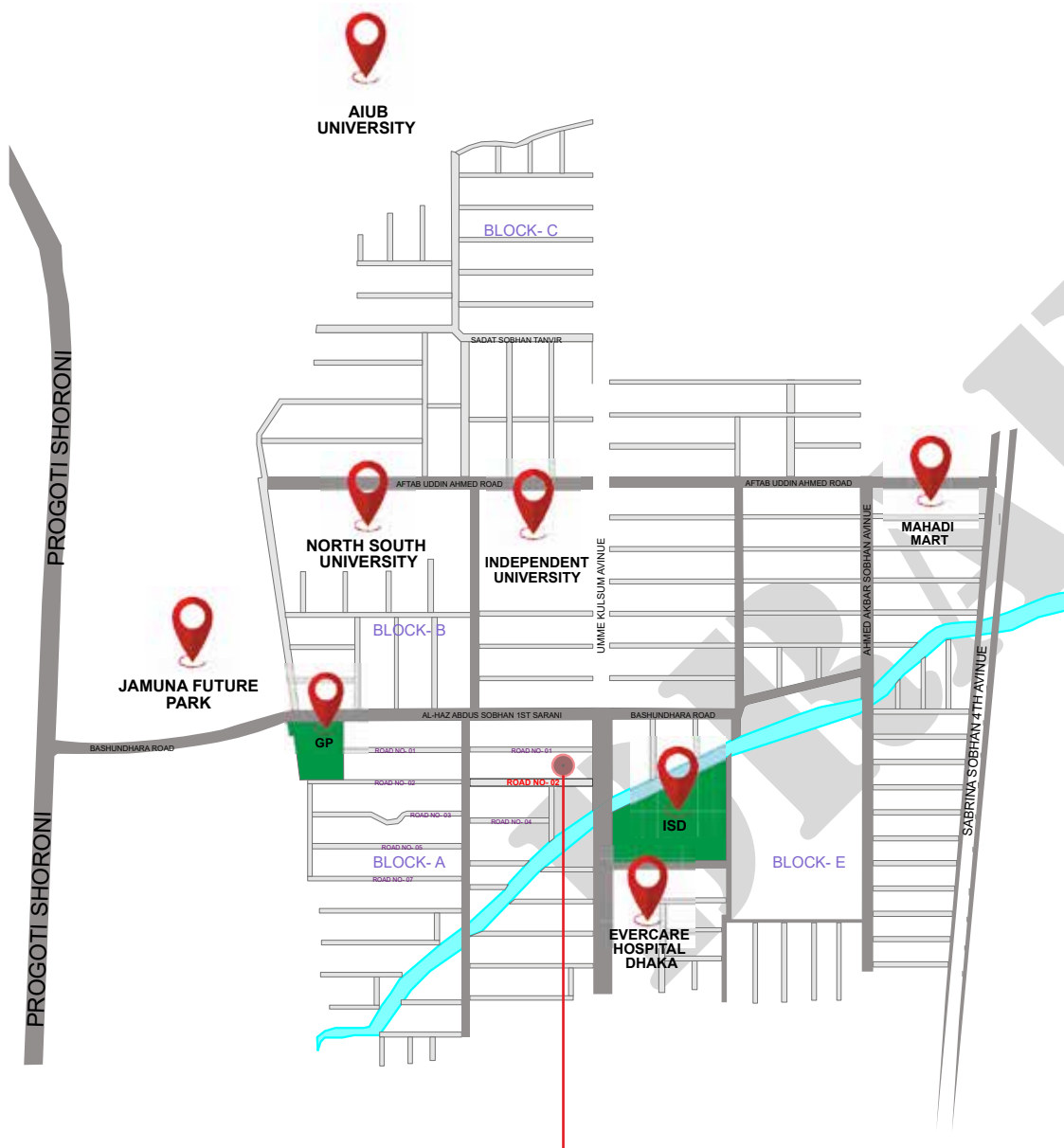
2450+ sft  
Single Unit Apartments



Rajuk Approval No:  
25.39.0000.106.33.614.21



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

- 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.
- Secured and well-designed boundary wall to match the building facade.
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.





## Ground Floor Plan

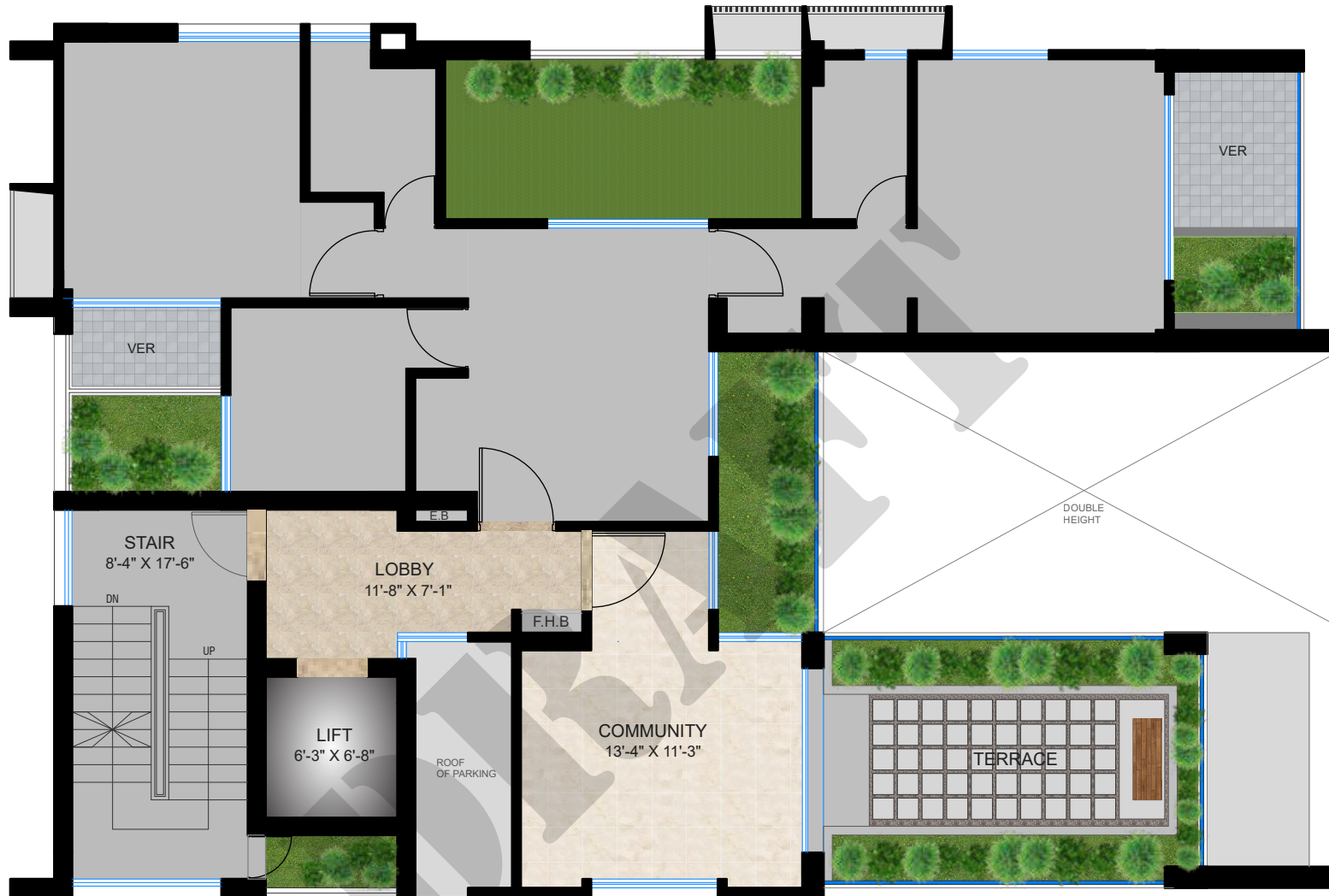
- Proper drainage facility around the periphery of the building for easy water drainage on the ground floor.
- Garbage bins with easy access for the residents and garbage collectors.
- Drivers' waiting area with toilet.
- Intercom connection from concierge to all apartments.



## Parking

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





N  1ST FLOOR PLAN

## Mezzanine Floor

- \_\_\_\_\_
- \_\_\_\_\_

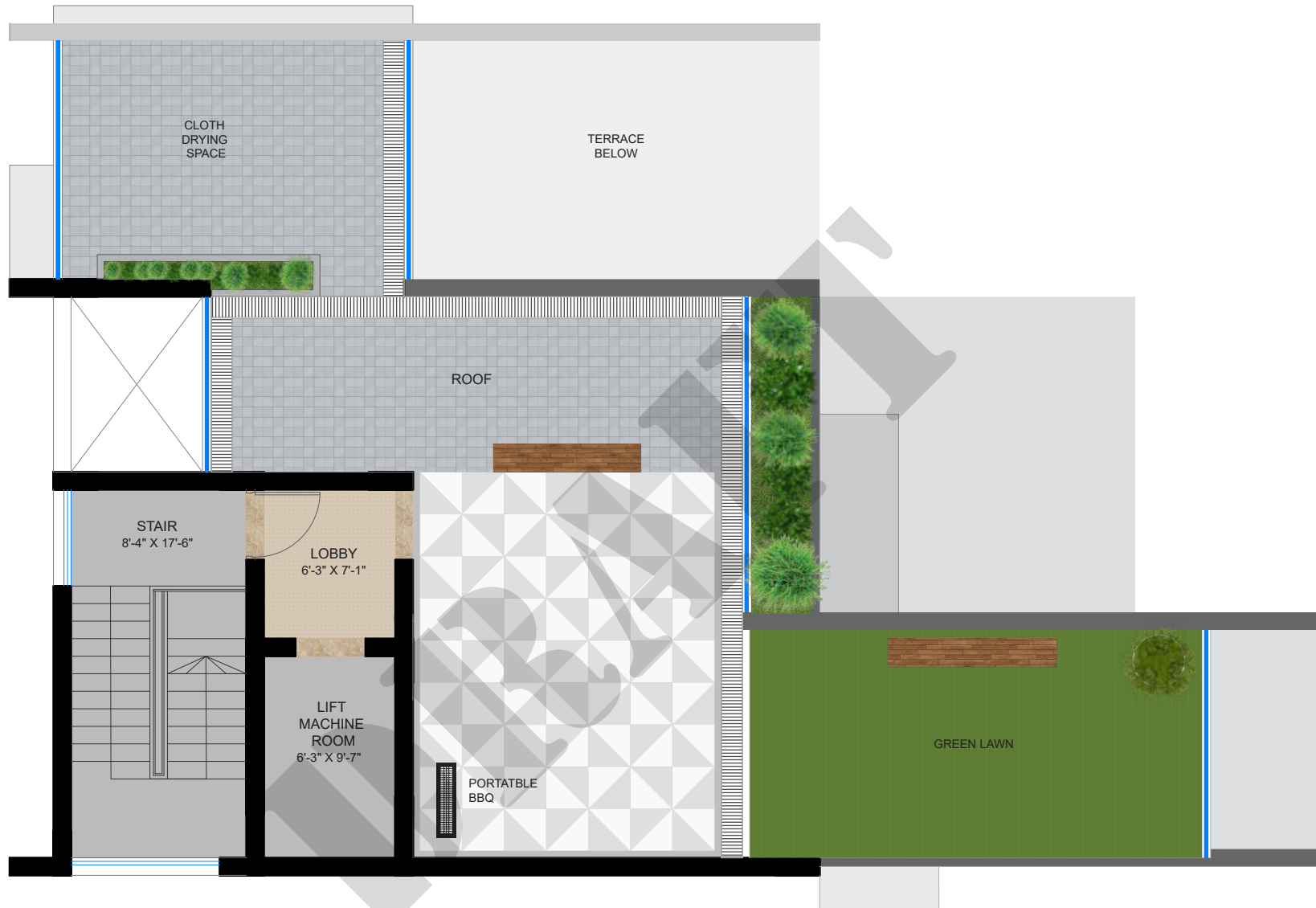


 **2ND FLOOR PLAN - 2480 SFT**



 **4TH & 5TH FLOOR PLAN - 2480 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





















# Apartment Features

## Floors:

24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining cum family lounge area & all Verandahs. Kitchen verandah and staff room 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 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 grills on windows & full-height grills 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 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 & family lounge.



# Bathroom Features

**Door:**

Laminated door shutter with Teak Chambul solid door frames.

**Sanitary ware:**

Imported sanitary ware.

**C.P. fittings & Accessories:**

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:**

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



# Kitchen Features

**Platform:**

Granite 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.



## 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 the rooftop.
- 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 have Plasma Air inside the lift cabin.
- 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.





A large construction site at sunset. A tall crane stands over a building under construction, which is completely encased in a dense network of scaffolding. The sky is a gradient of blue and orange, with the sun low on the right horizon, casting a warm glow over the scene. A faint, large watermark of a building is visible in the background.

## 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 (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.

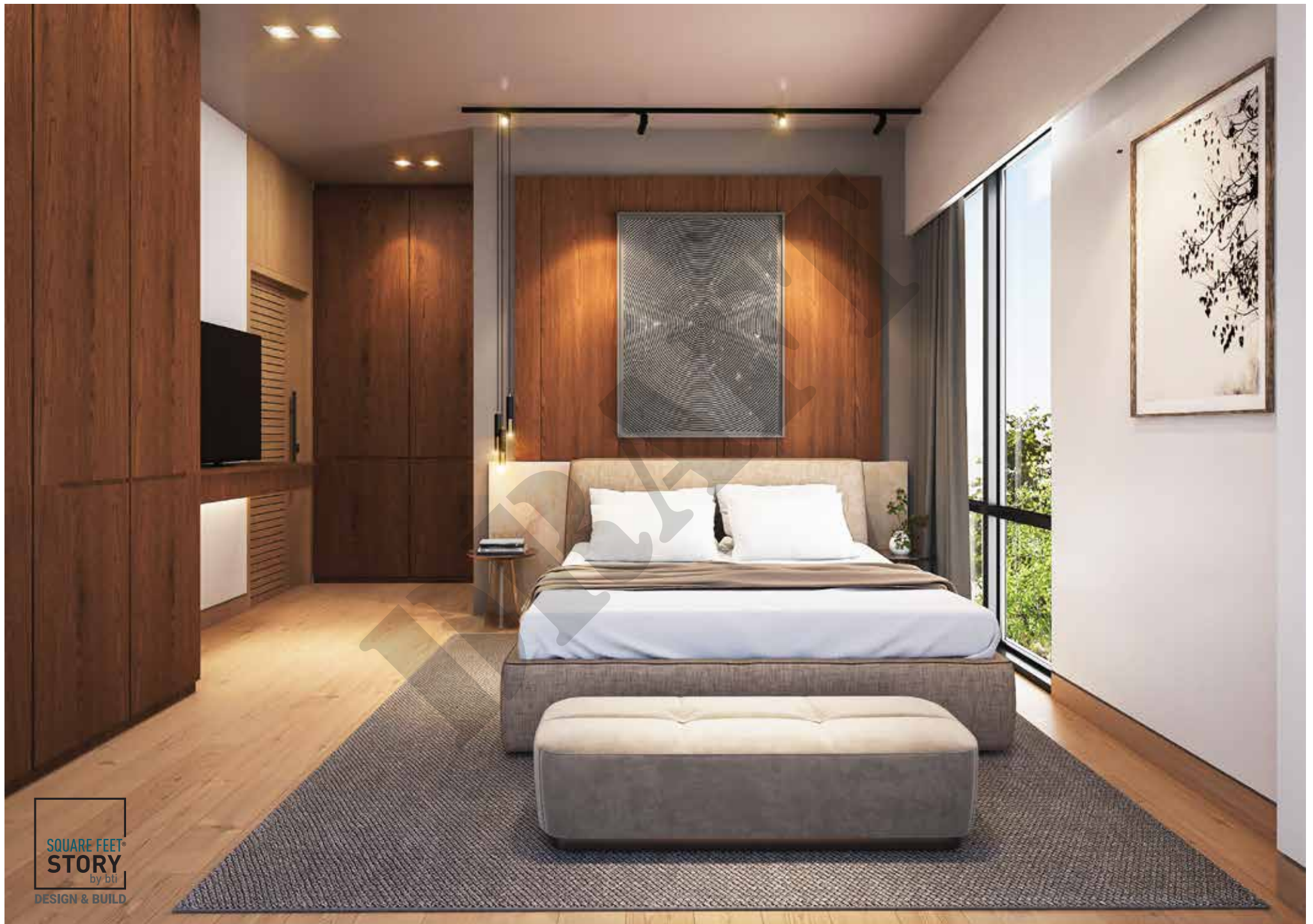


# Enjoy Peace of Mind with A bti Home

- Proper fire protection (fire hydrant, fire alarm & extinguisher) provided 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.
- The usage of hollow blocks/ Reinforced Concrete Panels in the construction enables the reduction of sound and heat.
- The best after-sales service in the real-estate sector.







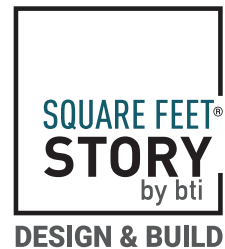


# SQUARE FEET STORY

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 Avalon.



# 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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