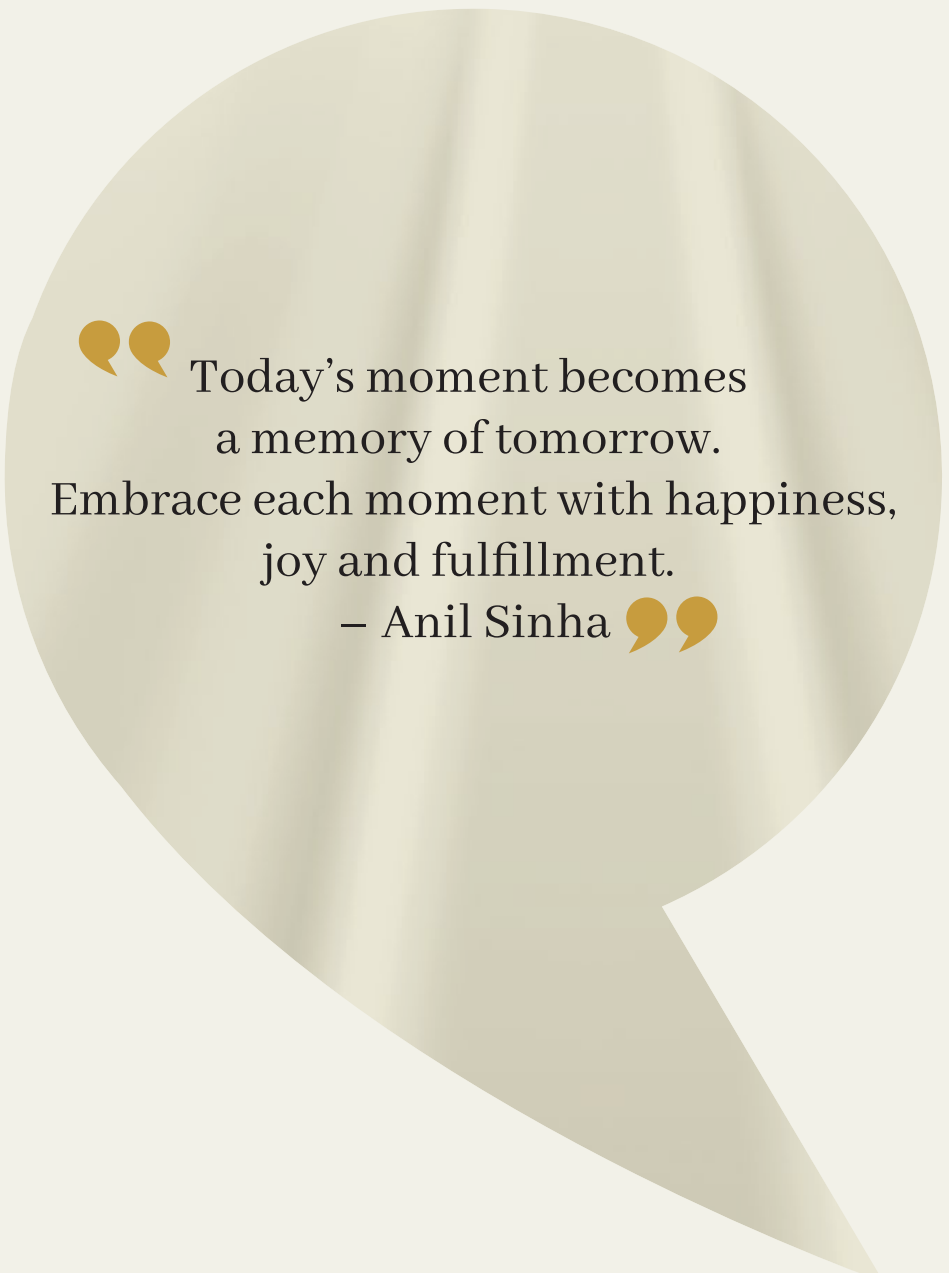


LA MONTANA
DILU ROAD, MOGHBAZAR



“ Today’s moment becomes
a memory of tomorrow.
Embrace each moment with happiness,
joy and fulfillment.
– Anil Sinha ”



ARCHITECT PATRICK D. ROZARIO

Patrick D' Rozario is the Managing Partner of Synthesis Architects, an acclaimed architectural and development consultancy firm established in 1997. Over the past two decades, his work has garnered numerous national and international awards for exceptional work in architecture, interior design, planning, and project management.

Design Philosophy



Crafting the design of La Montana required a harmonious blend of urban living with nature. This residence not only complements the urban landscape but also fosters a tranquil haven where community connection thrives amidst the city's bustle.

Architect Patrick D. Rozario



Location Highlights

RECREATIONAL SPACES

Hatirjheel Lake & Children's Park
Abdul Majid Park
Dhaka Ladies Club
Moghbazar Convention Center
Celebration Community Center

HOSPITALS

Institute of Laser Surgery & Hospital Ltd
Insaf Barakah Kidney & General Hospital
Ad-Din Medical College Hospital
Holy Family Medical College Hospital

ACADEMIC INSTITUTIONS

Ispahani Girls' School & College
Bumblebee Daycare & Pre-school
Provati Uchya Bidyaniketon
BIAM Model School & College
New Horizon Canadian International School

GROCERY STORES

Shwapno Supershop
Agora
Meena Bazaar

RESTAURANTS

Red Orchid Restaurant
& Party Center
Domino's Pizza Eskaton
Sung Garden
The Green Lounge

BANKS

Sonali Bank
Bank Asia
IFIC Bank
Standard Bank



LA MONTANA

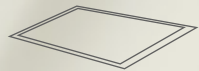
Plot no. 373 & 373A, Dilu Road
Moghbazar, Dhaka.

A tall, modern apartment building with a dark facade and numerous balconies, some of which have plants. The building is illuminated from within, and the balconies are lit up. The background shows a city skyline at dusk, with various buildings and lights visible. The sky is a mix of orange, pink, and purple hues. The overall scene is a promotional image for a real estate project.

A Home Rooted in Class & Comfort

LA MONTANA

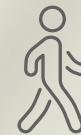
Enjoy this Grand Splendor with



Over 33 Katha
land



2 majestic
towers



Walking Track
& Yoga Space



Open-to-sky
playground



Fully-equipped
gymnasium



Beautiful
landscaped rooftop



Spacious
community hall



BBQ &
Party Area



Splendid Double-height Entrance

With an impressive combination of groove, cladding, glass, and neat landscaping details, the entrance surely leaves a lasting impression on anyone entering La Montana.



A World of Boundless
Adventures for Your Kids





Superb Parking Facilities

La Montana hosts an incredible parking area covering the Ground Floor and Basement Floor . Universal entry & car drop-off area is available to facilitate easy parking.



Celebrate Grand
Events in Style





Celebrate the
Community Spirit

Enjoy friendly time with neighbors in this gorgeous Patio between the two Towers.



Achieve Great Milestones of Fitness

Experience year-round fitness in the fully equipped, air-conditioned gymnasium with locker and toilet facilities.



Spend Blissful Hours at
the Sublime Rooftop Garden





Stay Fit With
Regular Walking





Delight in the Aroma of
Sizzling BBQ Food





Reconnect With Your
Inner Wellbeing With Yoga



At a Glance



1485-1959 sft
Apartments

3-bedroom
Apartments

Number of Floors:
B+G+12

2 stretcher &
2 high quality
8-passenger lifts

Smart Home
Features

RAJUK Approval No.:
25.39.0000.106.33.665.22

La Montana is a 2-towered apartment complex harmoniously designed to enhance maximum interaction among residents. Each 12-storied tower carries 4 apartments in every floor. The first floors of each tower are connected through the Patio, a uniquely designed space for residents to spend quality time.

Tower 1

Type A: 1485 sft

Type B: 1959 sft

Type C: 1485 sft

Type D: 1959 sft

Tower 2

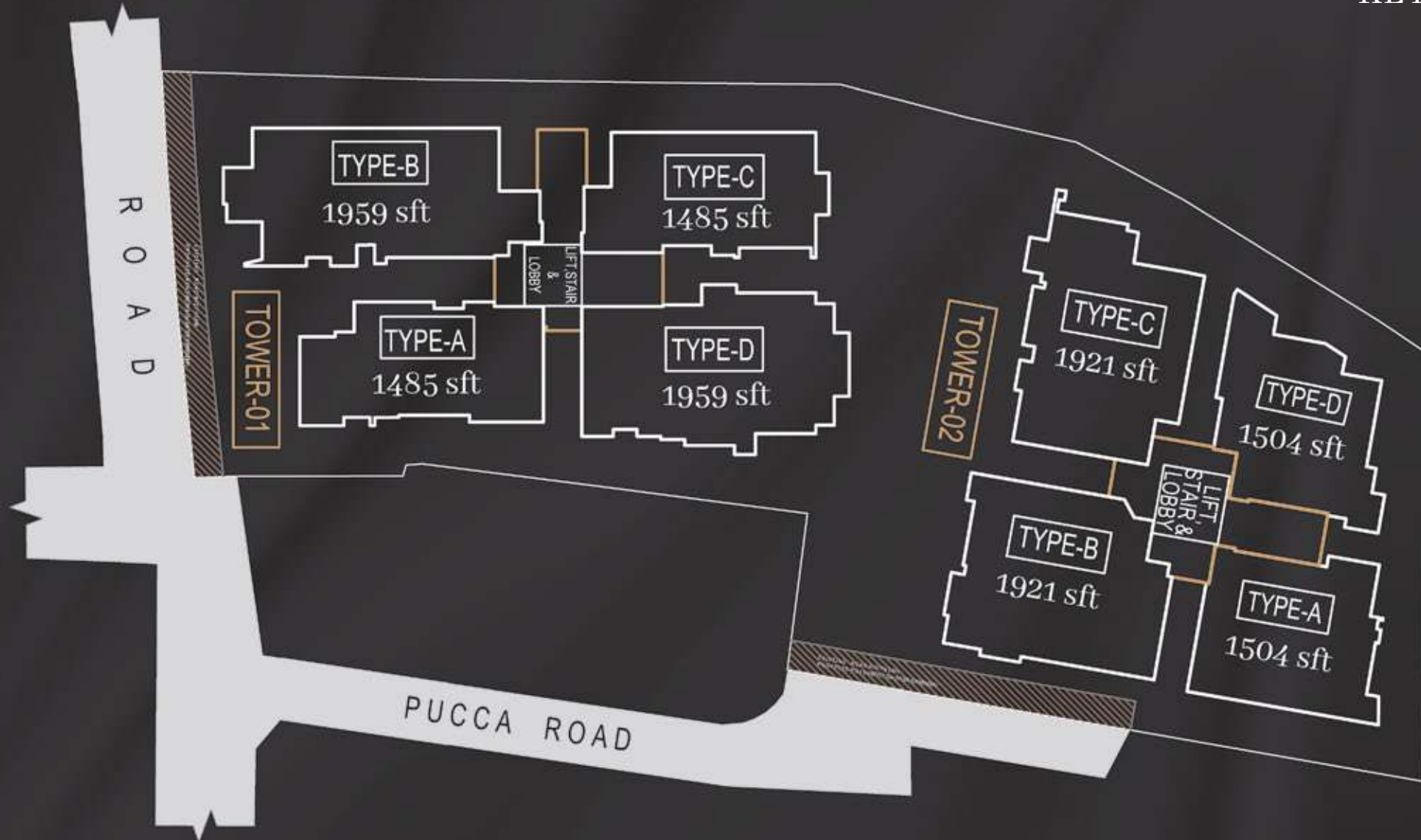
Type A: 1504 sft

Type B: 1921 sft

Type C: 1921 sft

Type D: 1504 sft





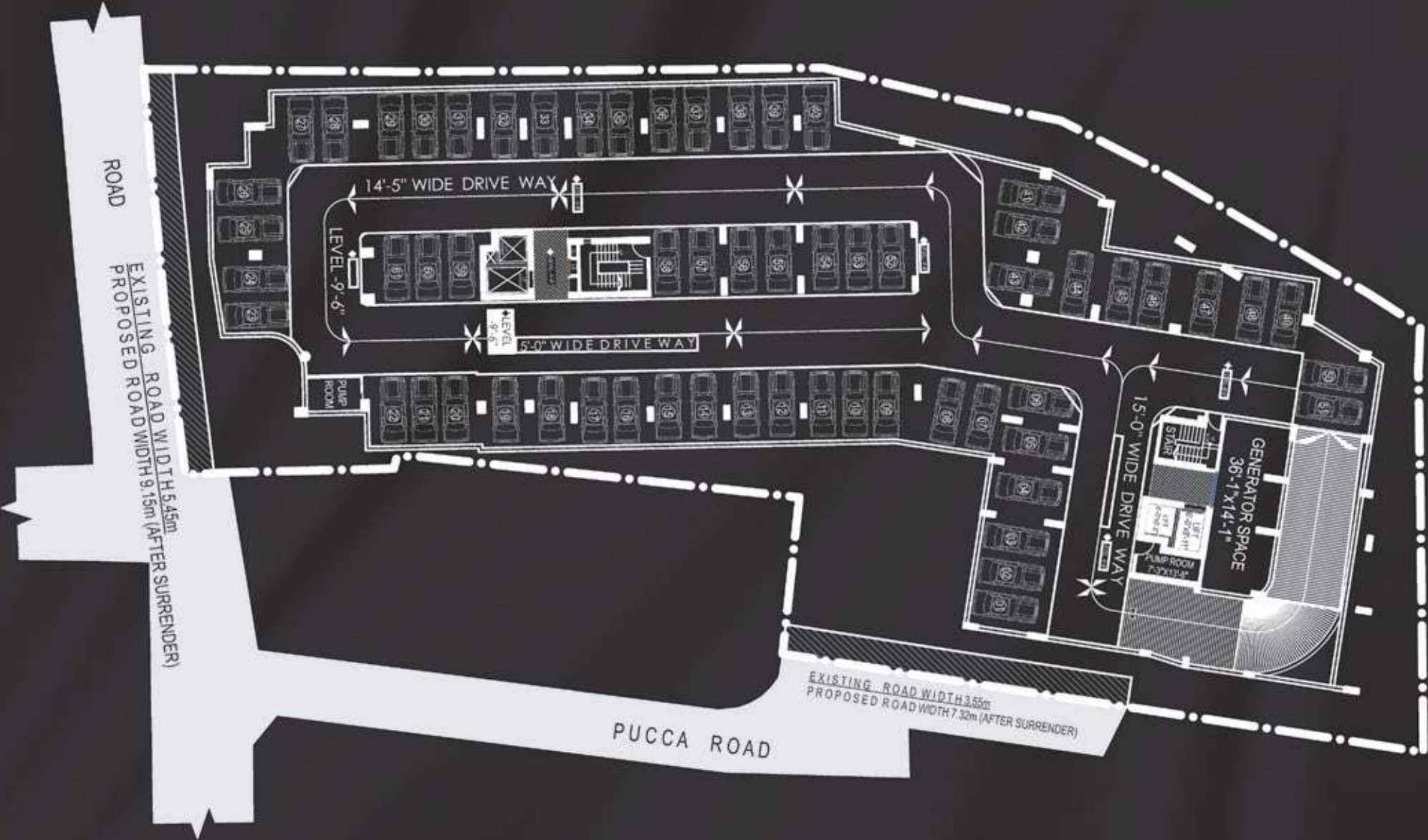


GROUND FLOOR PLAN



Double Height Reception Lounge | Outdoor Playground
Equipped, Air-conditioned Gym | Seating Arrangement | Parking Spaces

← N
BASEMENT PLAN



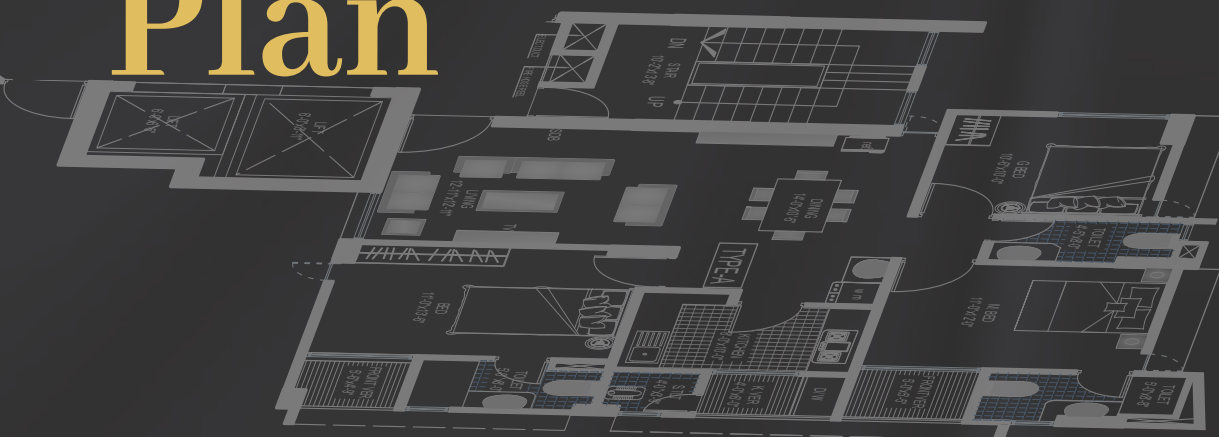
Parking Spaces | Generator Room | Pump Room







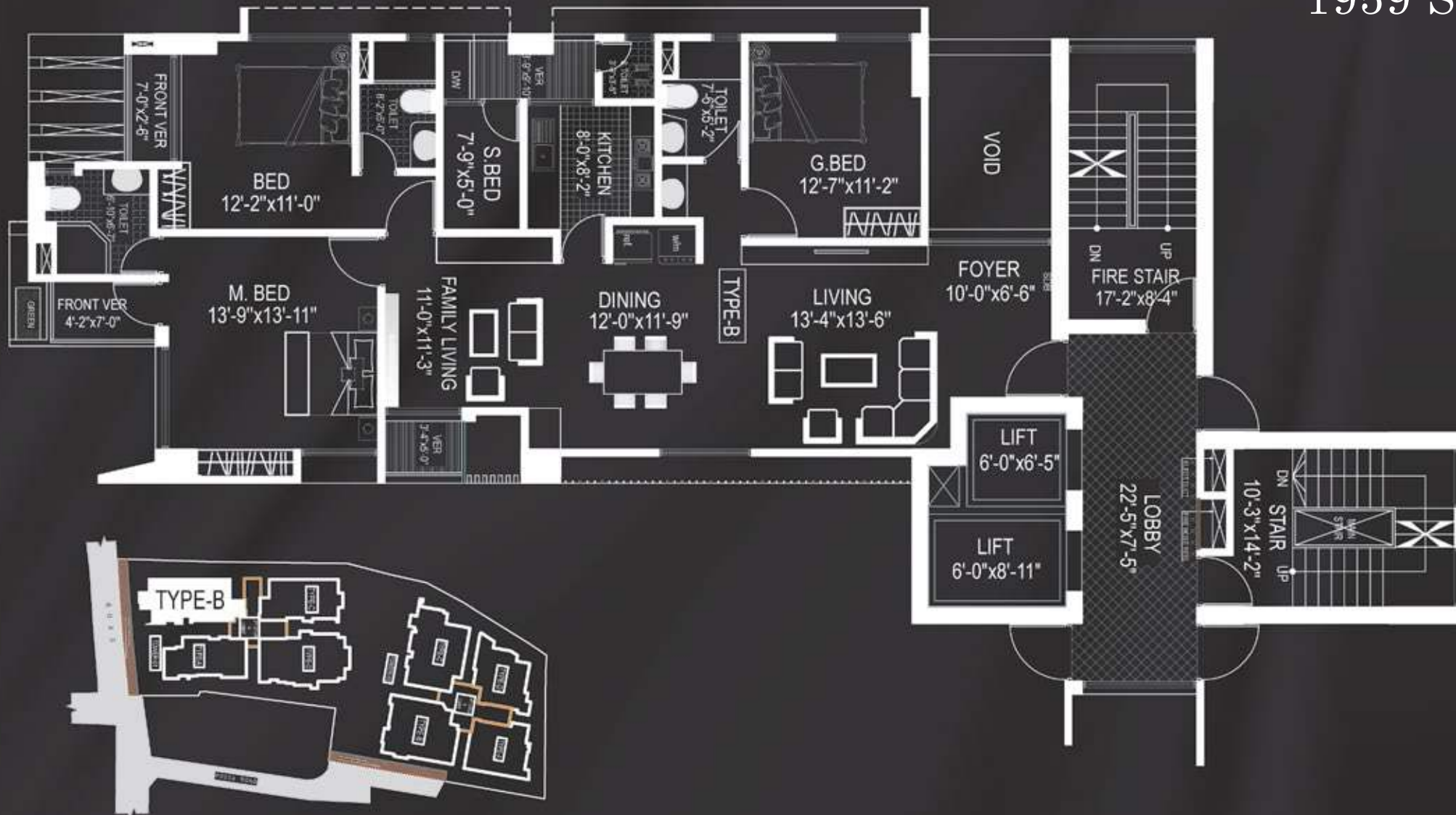
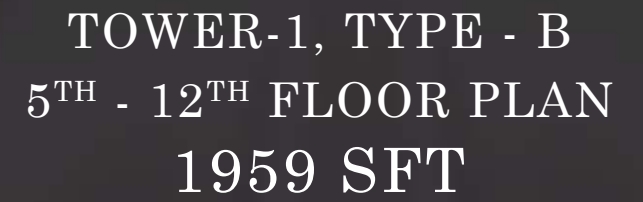
Floor Plan





TOWER 1, TYPE A
3RD-4TH,
6TH-9TH FLOOR PLAN
1485 SFT







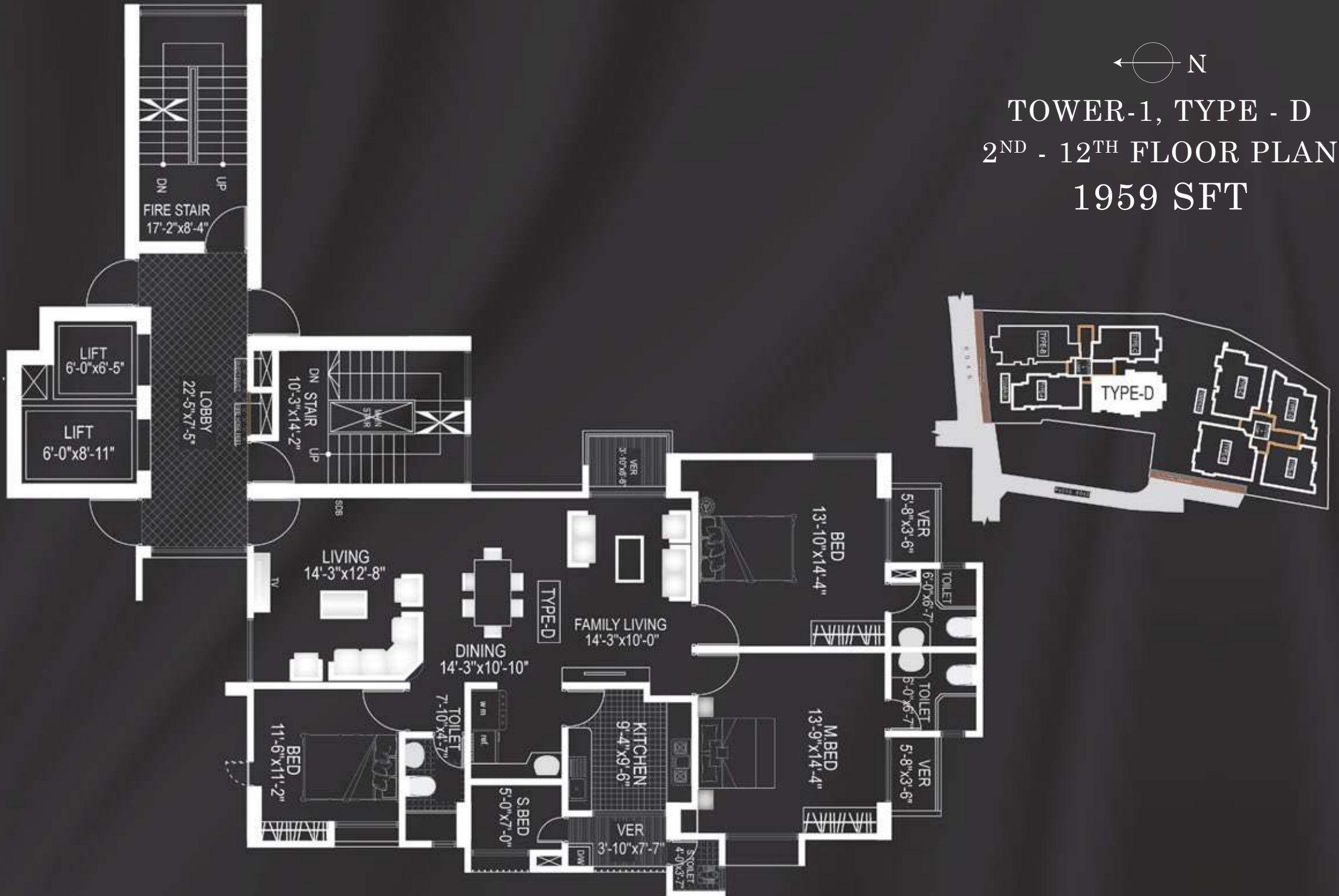
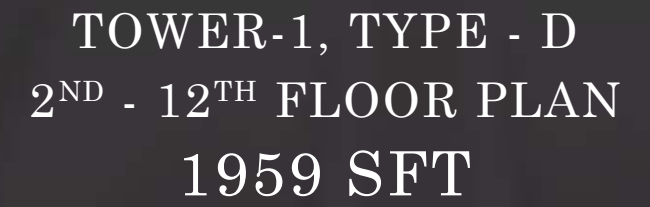
TOWER-1, TYPE - C

6TH - 8TH,

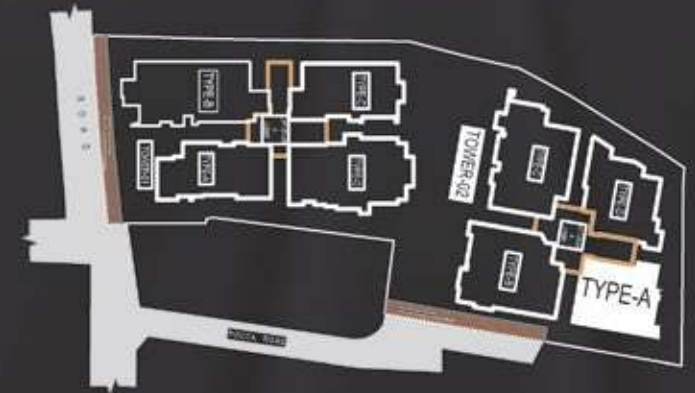
10TH - 12TH FLOOR PLAN

1485 SFT



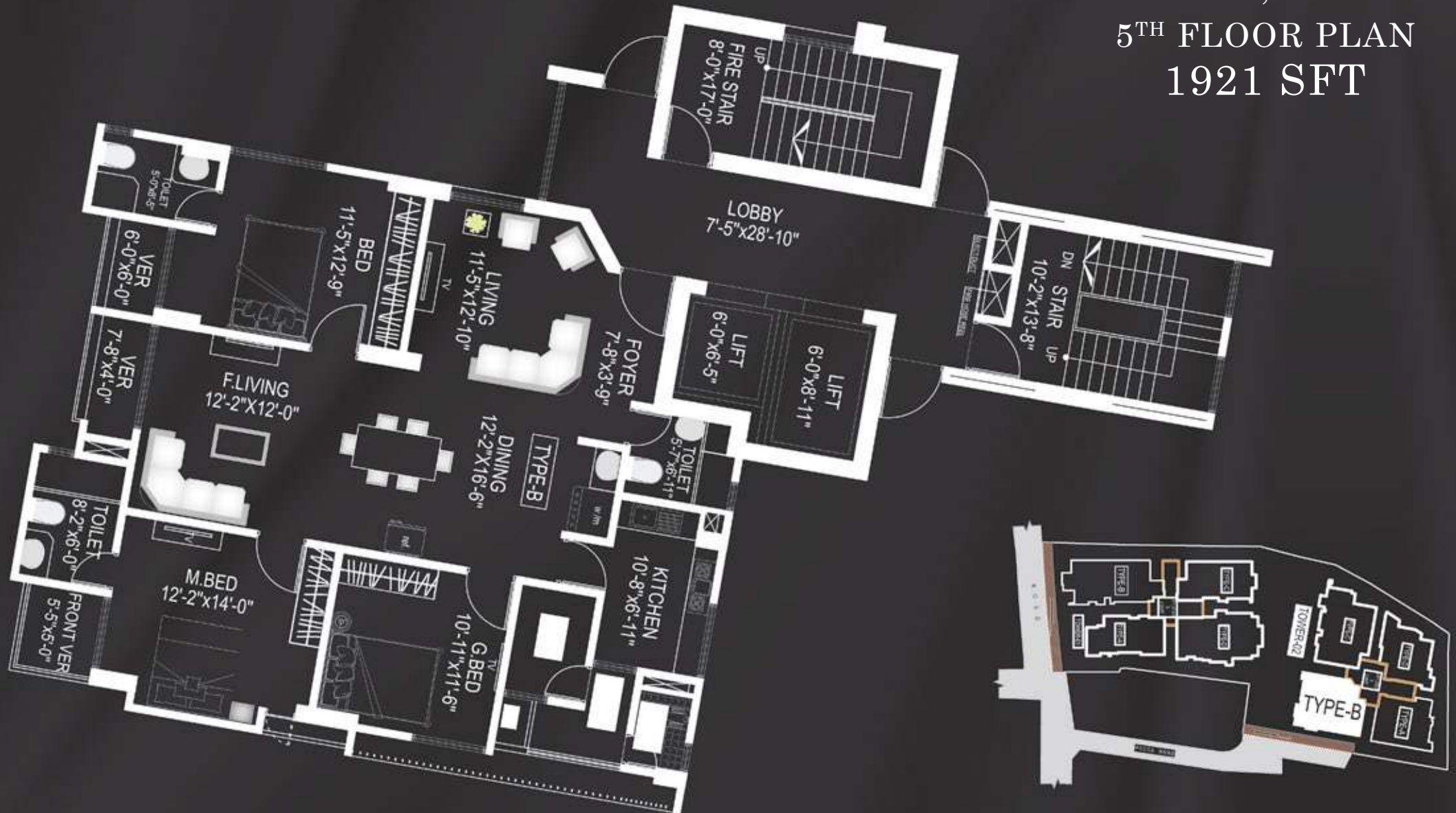






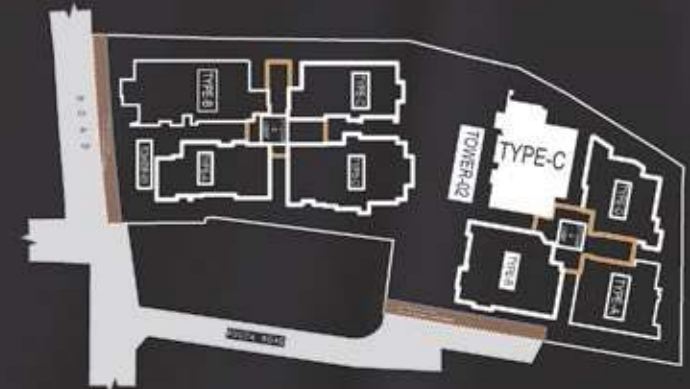
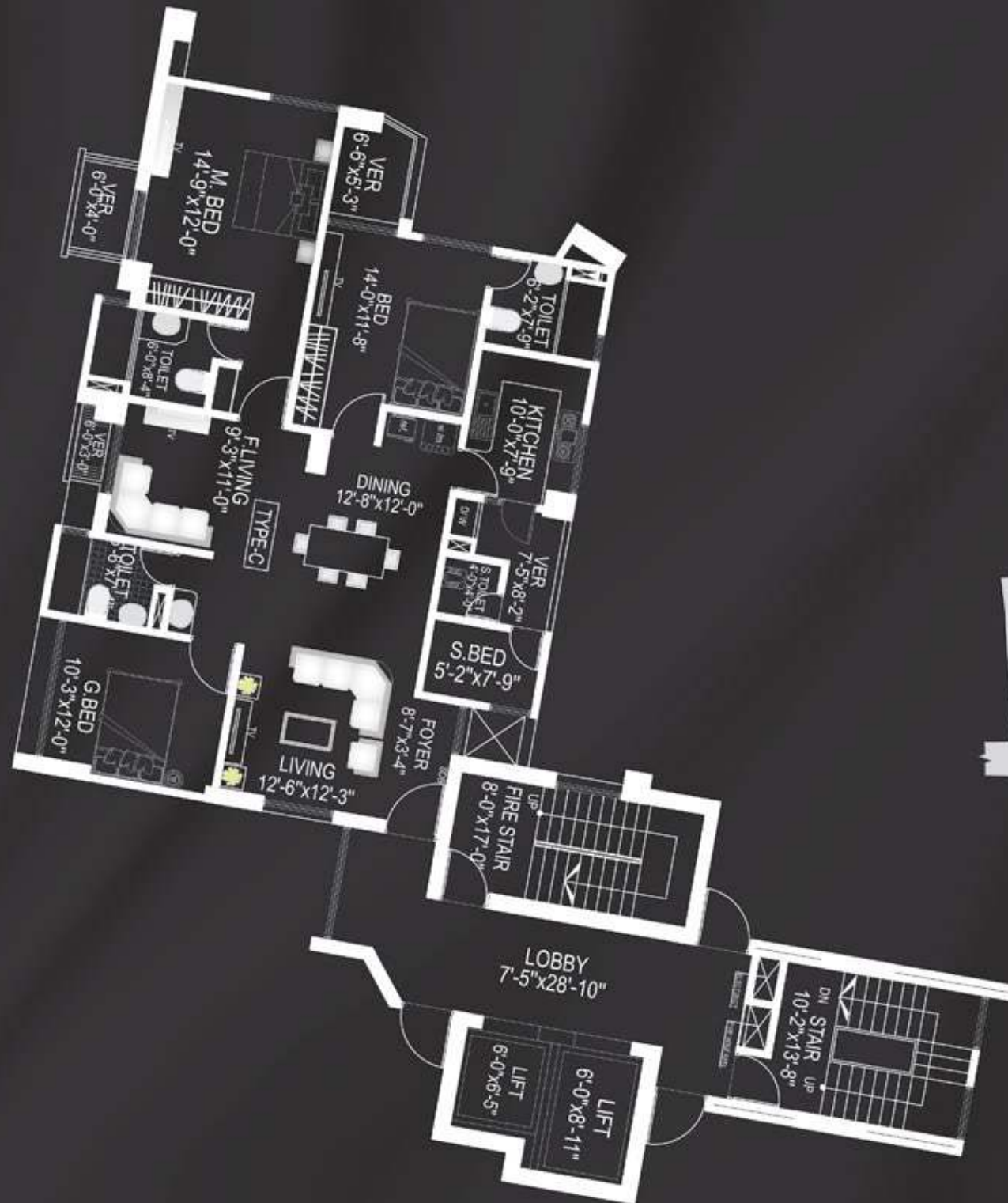


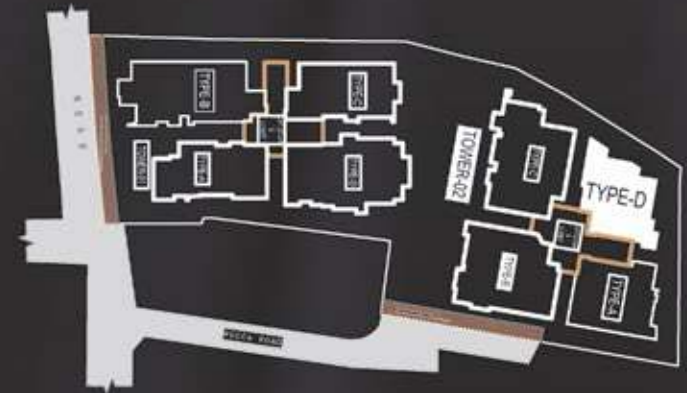
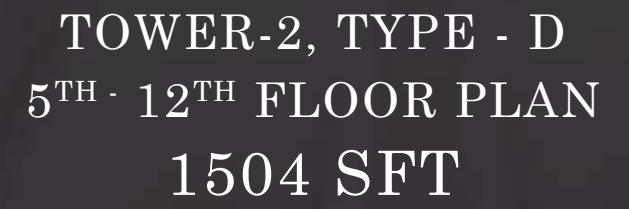
TOWER-2, TYPE - B
5TH FLOOR PLAN
1921 SFT





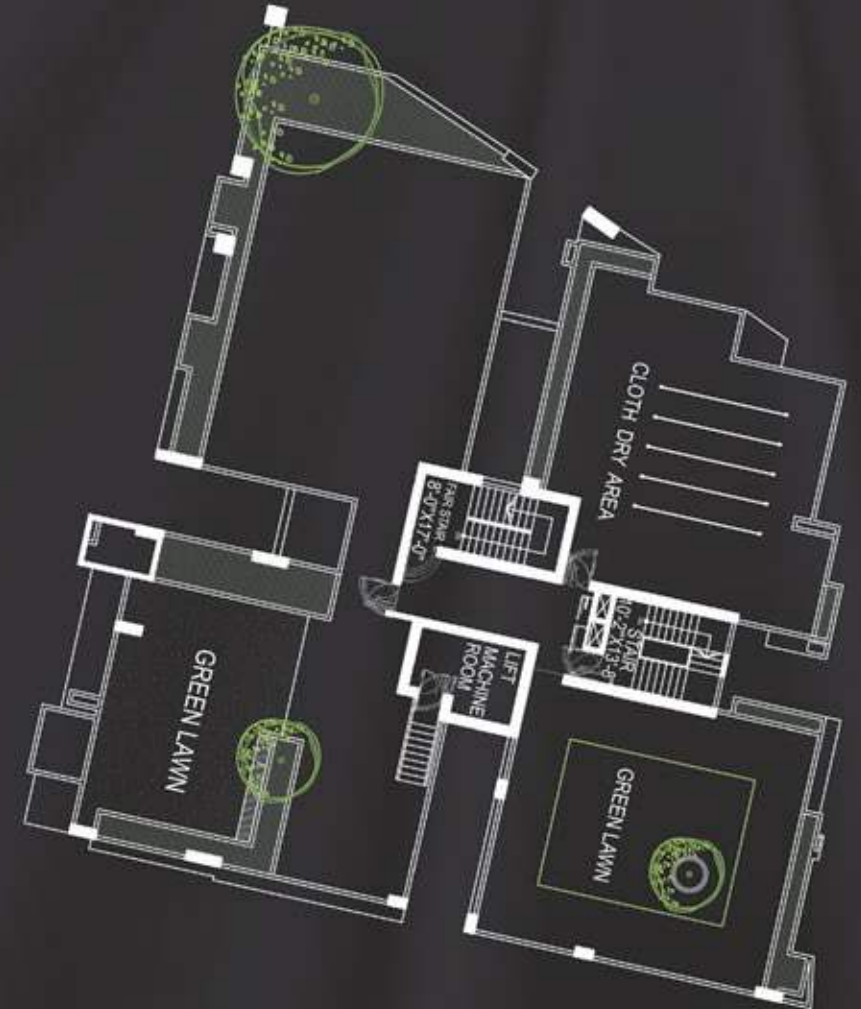
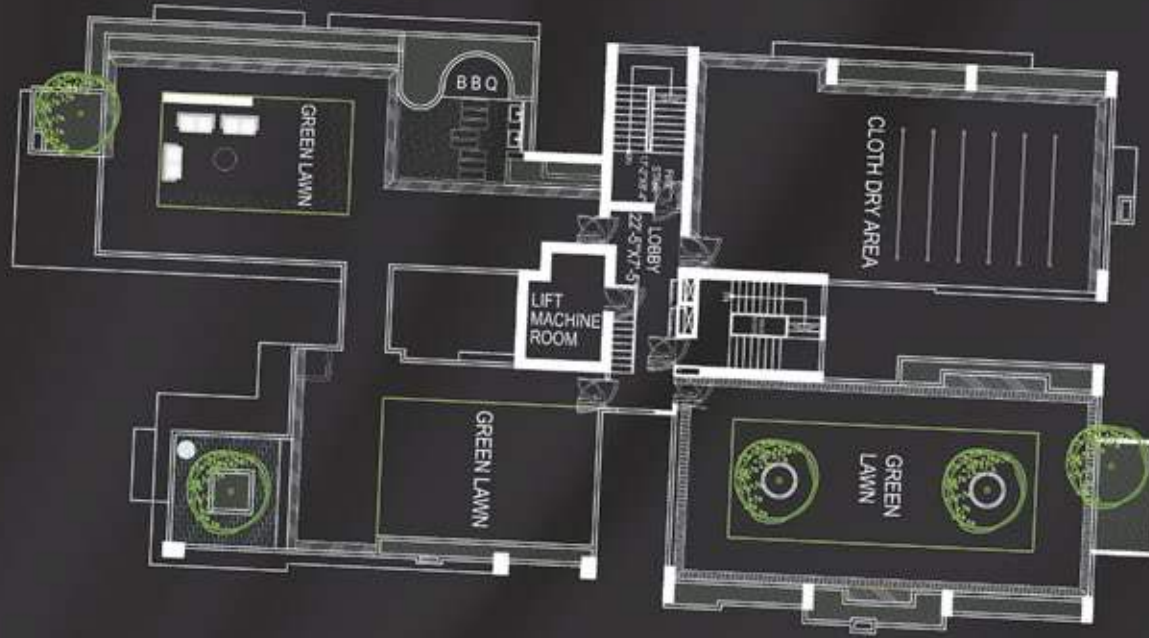
TOWER-2, TYPE - C
4TH - 5TH FLOOR PLAN
1921 SFT







ROOFTOP FLOOR PLAN



Walking Track | Yoga Zone | BBQ Area

Apartment Features



- Floors: 24x24" mirror polished imported tiles in foyer, bedrooms, living room, dining cum family lounge & all verandahs. Staff bedroom & kitchen verandah with non-slippery made-in-Bangladesh tiles matched to the floor scheme.
- Main Door: Solid Chittagong Teak 3'-9"x 7' main entrance door with apartment name plate and Smart fingerprint access door lock with one look-over camera & 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.
- Basin: Provision for basin at the dining area where possible.
- Sliding doors & windows: Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.

Apartment Features



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 bedrooms, living room, dining cum family lounge as per Electrical Design. Internet connection provision in the dining cum family lounge. Staff calling bell switch in master bedroom available. Remote control light and fan switch in living room and dining cum family lounge.

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.



Kitchen Features



Platform:	Granite in kitchen countertop.
Wall & Floor Tiles:	Imported wall tiles (up to 7' height) and imported floor tiles.
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.

Bathroom Features



Door:	Wood Plastic Composite (WPC) door shutter with teak chamble solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P fittings & Accessories:	Imported (Cotto) C.P fittings & made-in-Bangladesh accessories.
Shower area:	Customized shower area with curtain rail as per design.
Tiles:	Imported wall tiles (up to 7' height) and imported floor tiles.
Counter tops & basins:	Marble countertop with imported cabinet basin in Master & 2nd bathrooms and another bathroom will have imported pedestal basin as per developer's choice. Mirrors in all bathrooms available.
Waterline:	Concealed hot & cold waterlines in all bathrooms including staff bathroom.
Staff Bathroom:	Wall & floor tiles with long pan & moving shower all made-in-Bangladesh.

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:

- Lifts, water pump and lighting in common spaces and stairs.
- One light and one fan point in every room, one light point in kitchen and all bathrooms.
- One point for refrigerator and one point for television.

Lift, Lobbies & Staircases

- 2 high-quality stretcher & 2 8-passenger 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.





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.
- Deep tube well available.

Fire Protection System

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

Optional Features

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.





Make the Right Move With a bti Home! _____



- Earthquake resistant feature to ensure safety against earthquakes.
- 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 solid bricks and damp treated salinity proof as per developer's choice to be used.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. screened for quality including laboratory testing.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.



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



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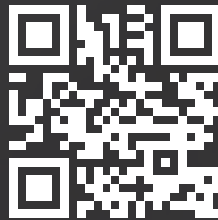
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