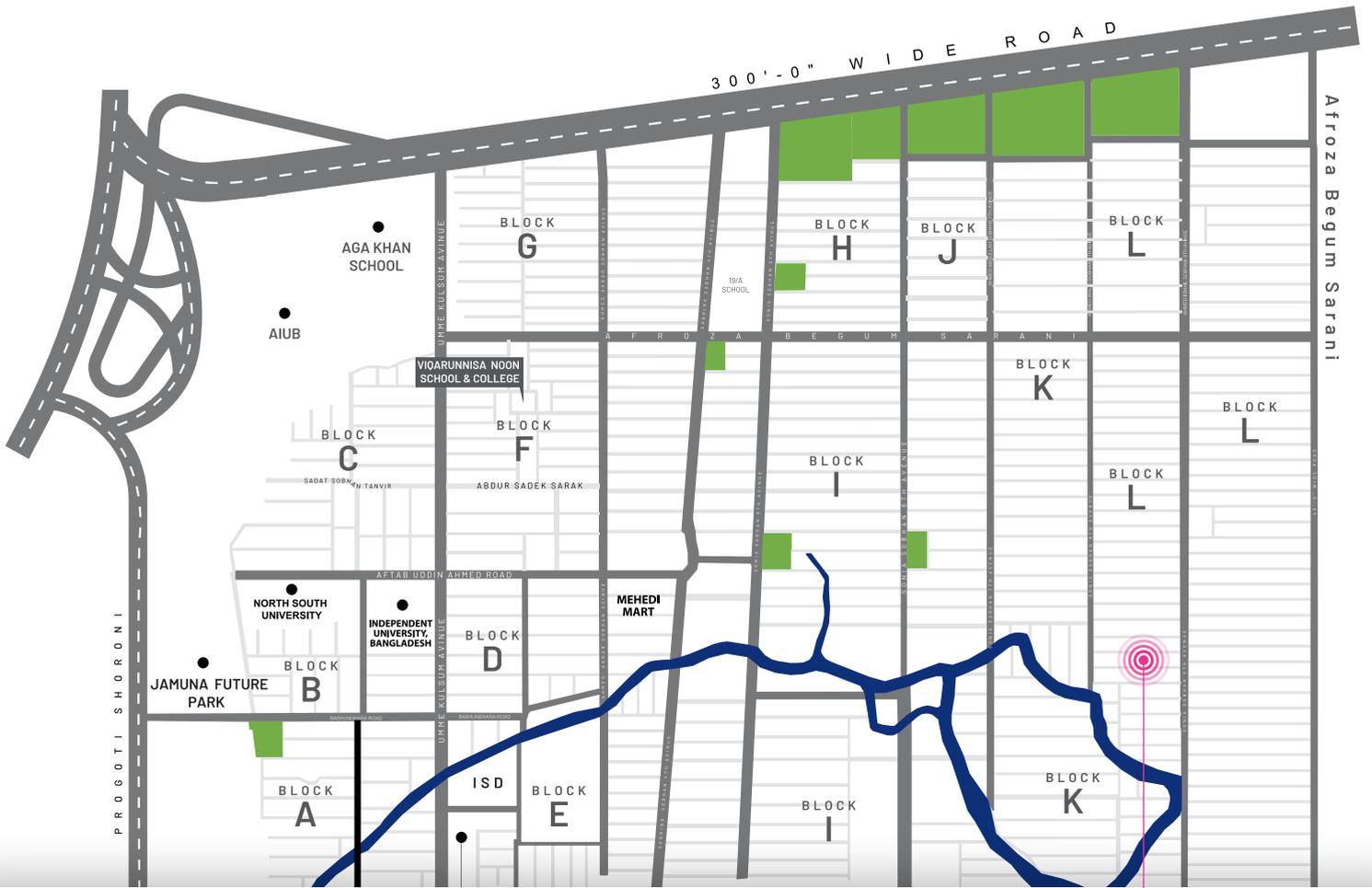




MAGENTA

BASHUNDHARA R/A





Location Highlights

Educational Institutions

- Viqarunnisa Noon School • Sunnydale School
- Play Pen School • Aga Khan School • NSU • IUB

Hospitals

- Evercare Hospital • Baridhara Hospital Ltd.
- United Hospital Limited

Grocery

- Apon Family Mart • Shwapno

Shopping Malls

- Jamuna Future Park • Rupayan Shopping Square

MAGENTA

Plot # 614, Road # 27
Block # L,
Bashundhara R/A

*An Escape to
Serenity*





At A Glance



Plot # 614, Road # 27
Block # L,
Bashundhara R/A



Built Over 3 Katha



1450+ to 2900+ sft Simplex & Duplex
Single Unit Apartments



3-4 Bedroom Homes



Number of Floors: G+6



6 Parking Spaces



1 High Quality Passenger Lift



Rajuk Approval No:
25.39.0000.106.33.19362021



Building Entrance

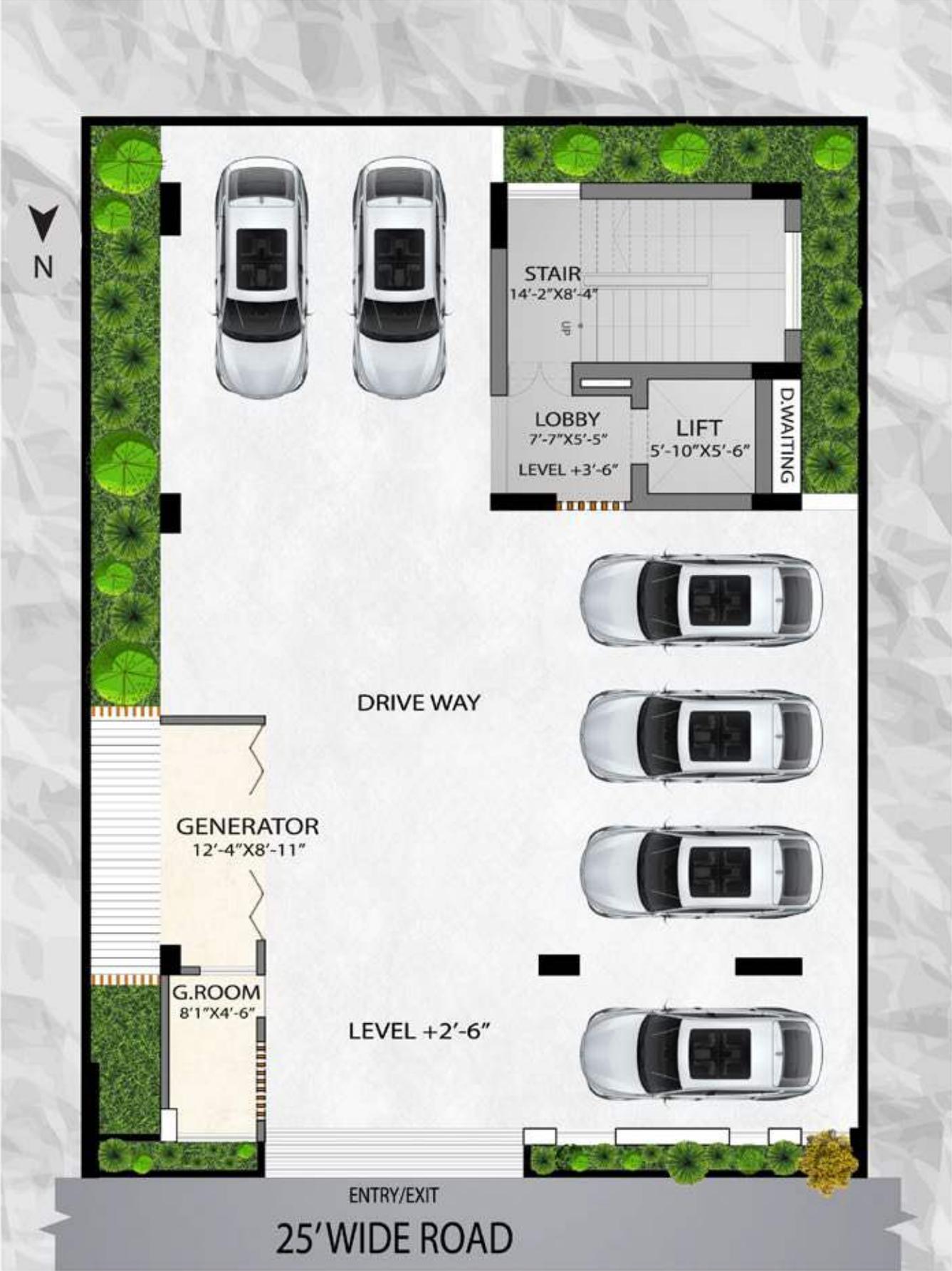
- The front elevation of the building will have a stylish combination of groove, glass and paint (as per design).
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering all entrance points, all lift lobbies and periphery of the building as per developers' discretion.





The Aesthetic Journey
of Simplicity

GROUND FLOOR PLAN





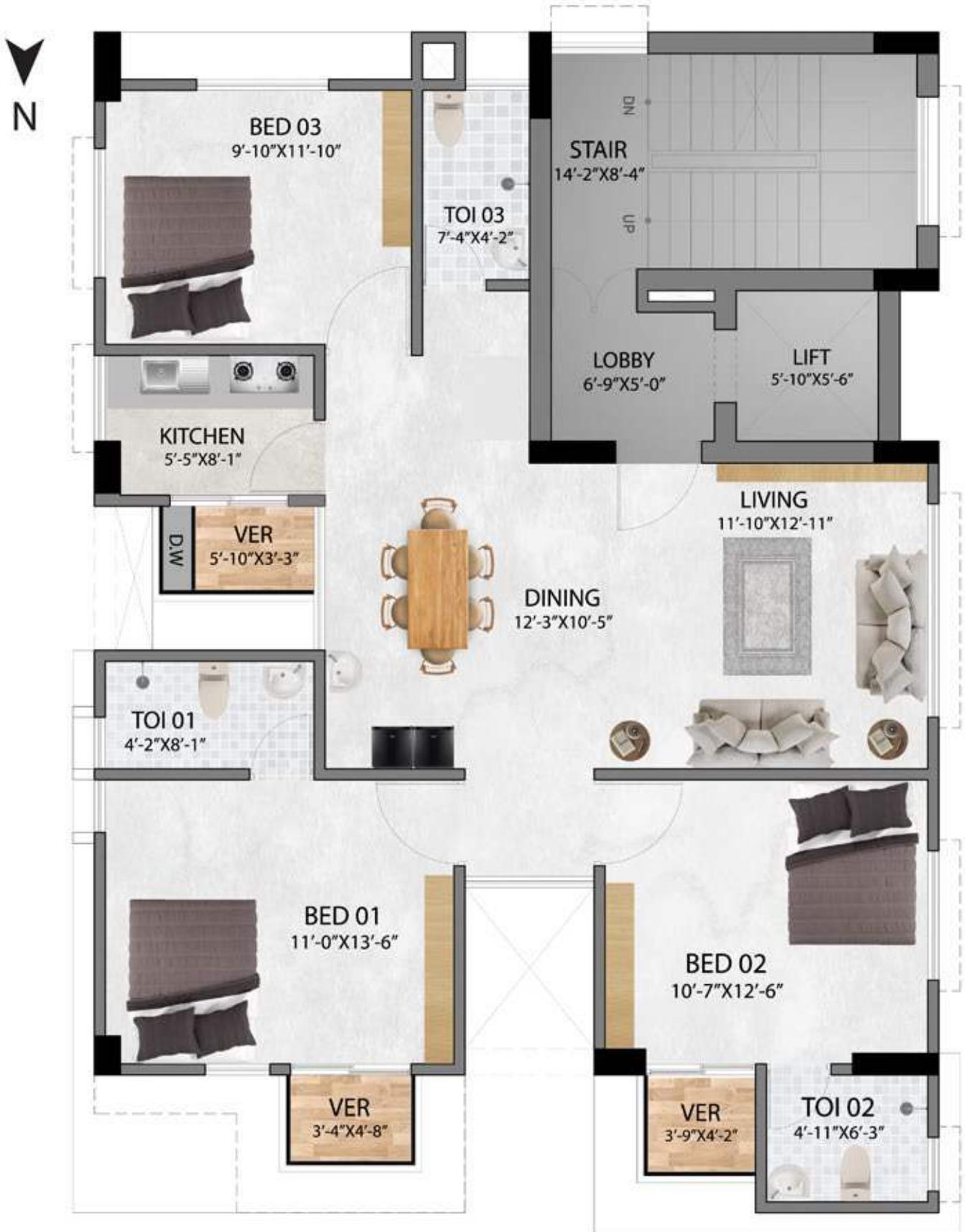
Ground Floor & Parking

- Guard Room.
- 6 Parking spaces
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.



3RD FLOOR PLAN

1451 SFT



4TH FLOOR PLAN

(DUPEX LOWER PART)

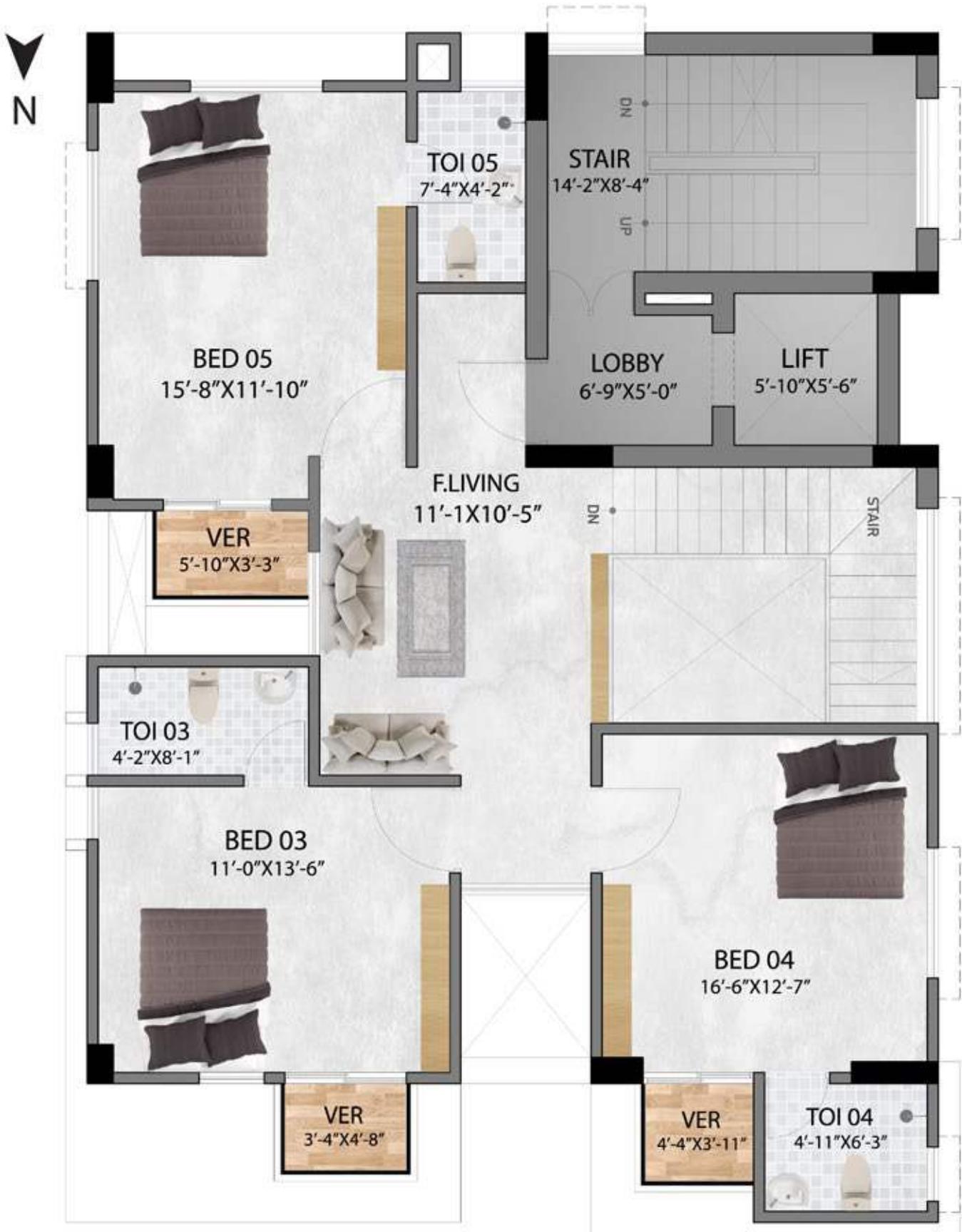
1451 SFT



5TH FLOOR PLAN

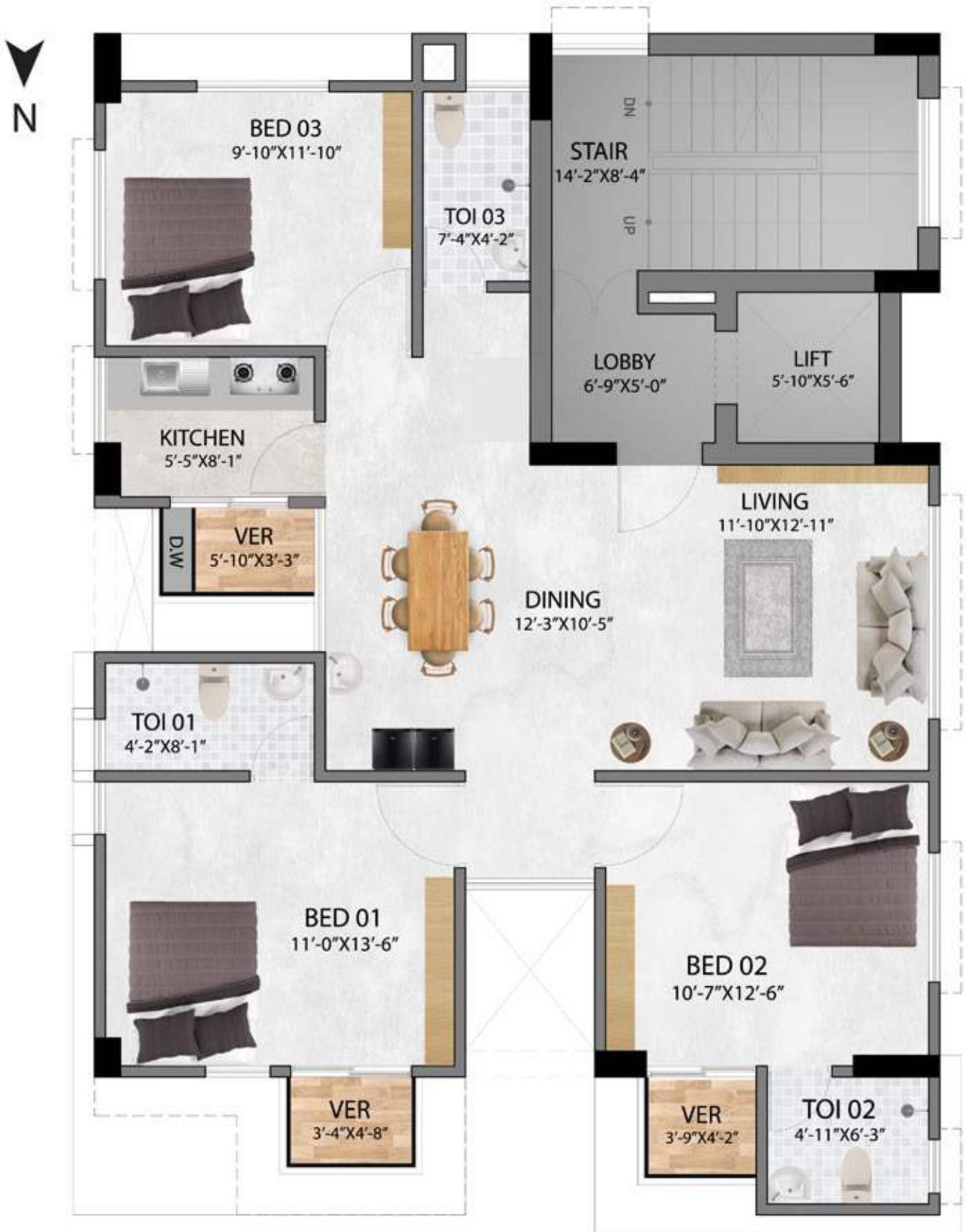
(DUPLEX UPPER PART)

1451 SFT



6TH FLOOR PLAN

1451 SFT



ROOF FLOOR PLAN



GET MESMERIZED BY THE NEATLY LANDSCAPED ROOFTOP



ROOFTOP FEATURES

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

Seamless Fusion
of **Design**



STATE-OF-THE-ART APARTMENT FEATURES

Floors:	24"x24" mirror polished imported tiles in foyer, bed, living cum dining area & all verandahs 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, check viewer, apartment name plate, door handle with 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 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.
Security and safety:	Safety grills on windows & full-height grill on kitchen verandahs.
Painting:	Smooth finished plastic paint on all internal walls & ceilings.
Basin provision:	The dining space will have basin provision.
Electrical:	Imported gang type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all beds, living & dining area as per the electrical design. Internet connection point in living cum dining area. Staff calling bell switch in master bed. Remote control light and fan switch in living and dining area.
Lights:	Provision for wall brackets in all beds, dining cum family lounge and common area. Appropriate lighting in all baths, kitchen & verandahs.
Cable connections:	Provision for wall brackets in all beds, living cum dining area and common area. Appropriate lighting in all baths, kitchen & verandahs.



BATHROOM FEATURES



Door:	Wood Plastic Composite (WPC) door shutter with teak chamble solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P. fittings & accessories:	C.P. fittings & Accessories made-in-Bangladesh.
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 bath. Other baths will have imported pedestal basin as per developer's choice. Mirrors in all baths.
Waterline:	Concealed hot & cold waterlines in all baths.

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.



LIFT, LOBBIES & STAIRCASES

- 1(One) high quality 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.



GENERATOR

- A diesel run emergency auto start/stop canopied generator will be imported from Europe for use in case of power failure.
 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 maid's bed), 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.
- Suction Pump to ensure uninterrupted water supply.
- 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.

OPTIONAL FEATURES

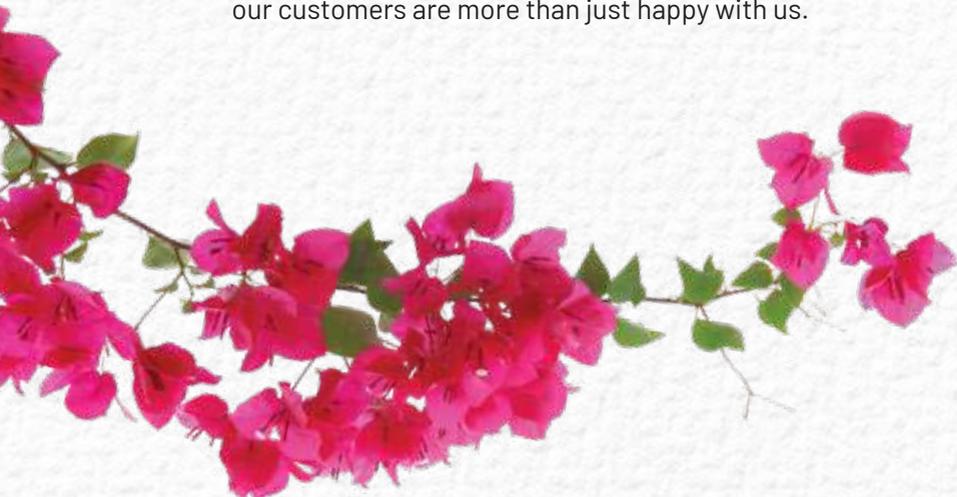
All optional work or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost.

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210km/hr winds and earthquake resistance as per BNBC.
- Machine made Concrete Hollow Block or Solid Bricks and damp treated salinity proof as per developer's choice to be used.
- Systematic testing in quality control laboratories of concrete and other completed work samples at every stage.

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.





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





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.

EXCELLENT ONE-STOP REAL ESTATE SOLUTIONS



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email: info@btibd.org

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bti Landmark

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in pursuit of excellence...

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