

SUNNY  
HILL

Pallabi, Mirpur

Web Version  
Last updated on: 30/04/2025



Home is not a place... it's a feeling.  
— Cecelia Ahern







## At a glance

Address: Plot # 131, Road # 03  
Block- A, Pallabi, Mirpur,Dhaka

Number of floors: G+9

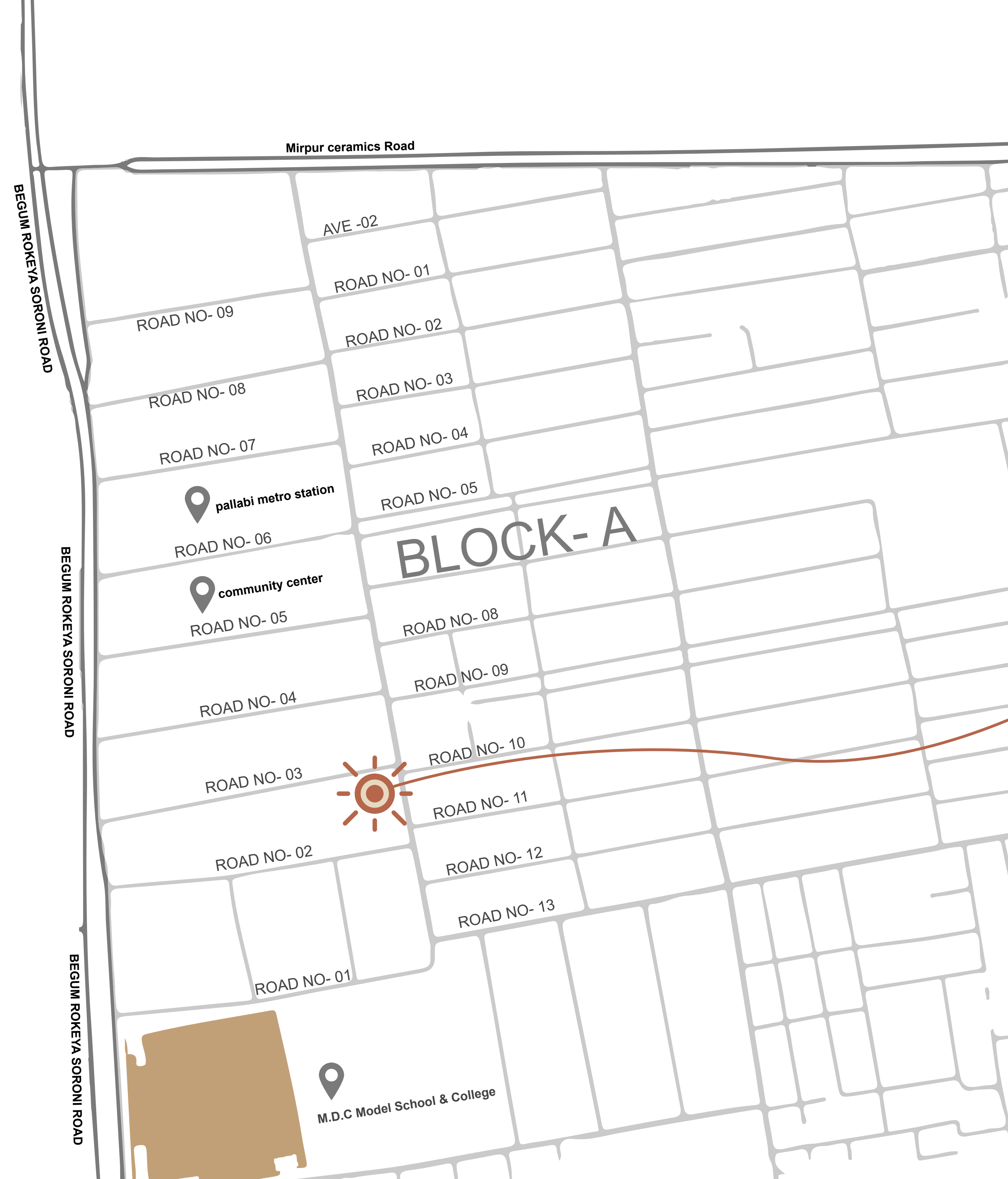
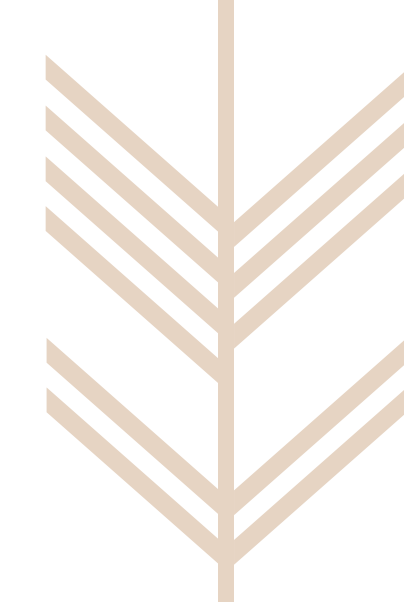
Apartment Type: Single-unit

Apartment Size: 1769 to 1822 sft

Built over: 4.37 katha

RAJUK approval no:  
25.39.0000.098.33.00758.24



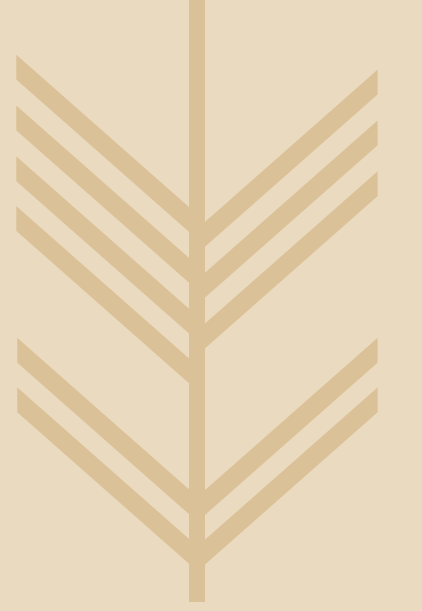


Plot # 131, Road # 03  
Block- A, Pallabi, Mirpur,Dhaka



# Nearby Amenities

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Pallabi Metro Station



Mirpur Aarong



Sher-e-Bangla Cricket Stadium



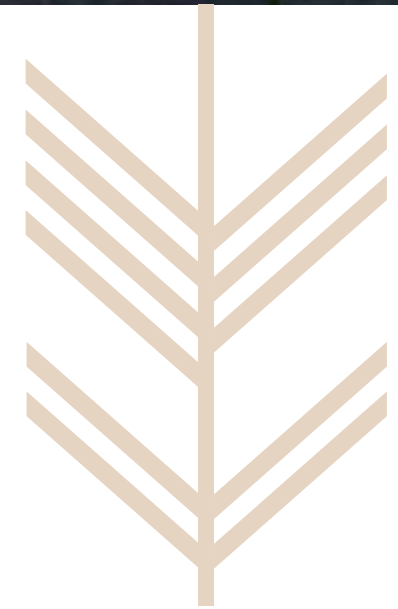
Mirpur Cantonment Public School & College



Bangladesh University of Professionals







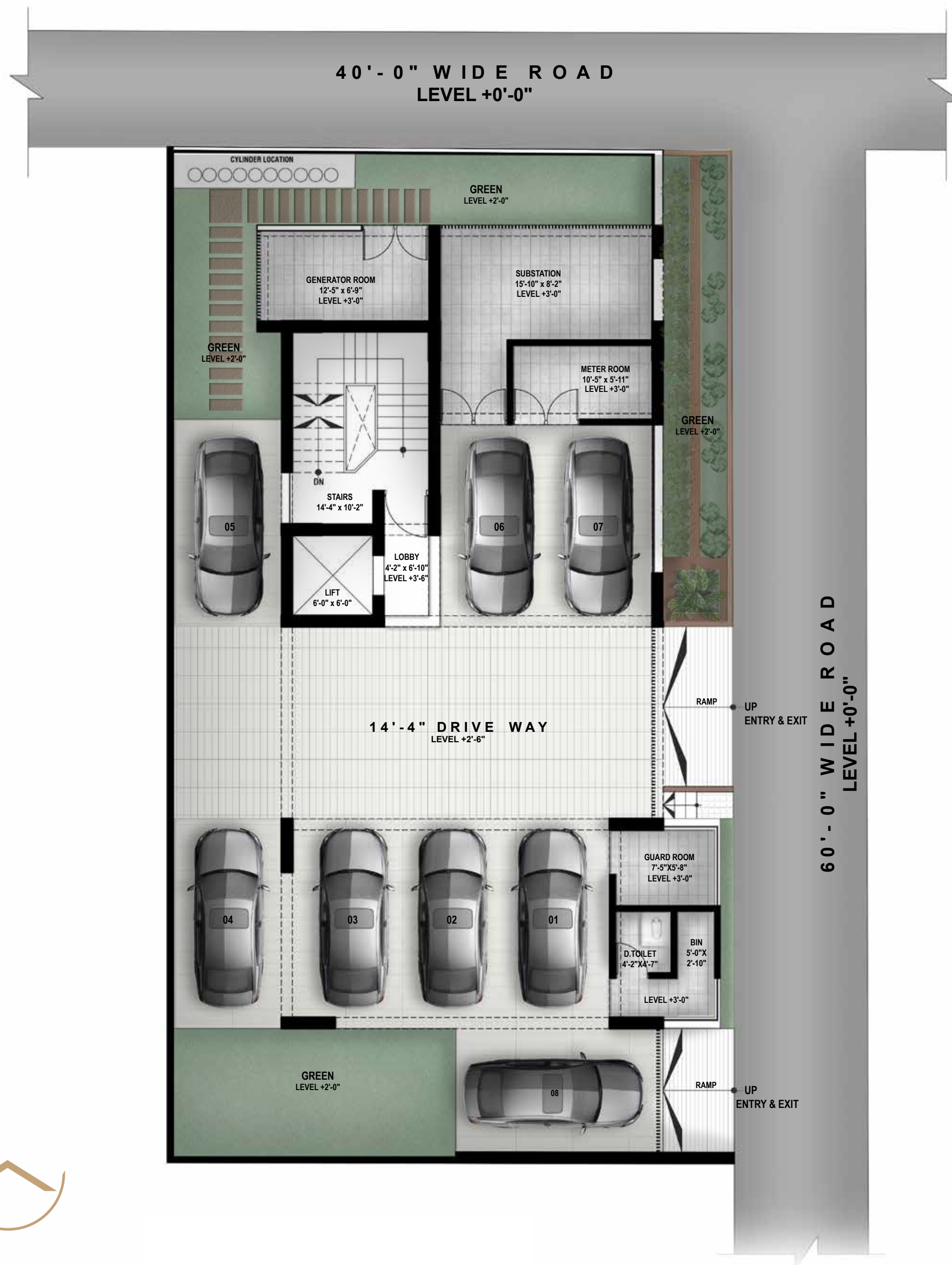
## Grand Entrance to your abode

- The front elevation of the building will have a stylish combination of groove, 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 façade.
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.



# Ground floor & parking

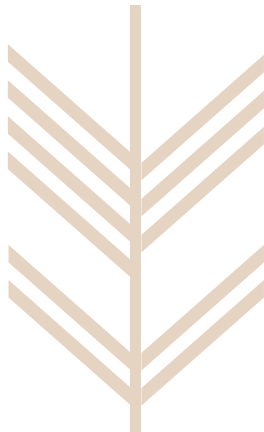
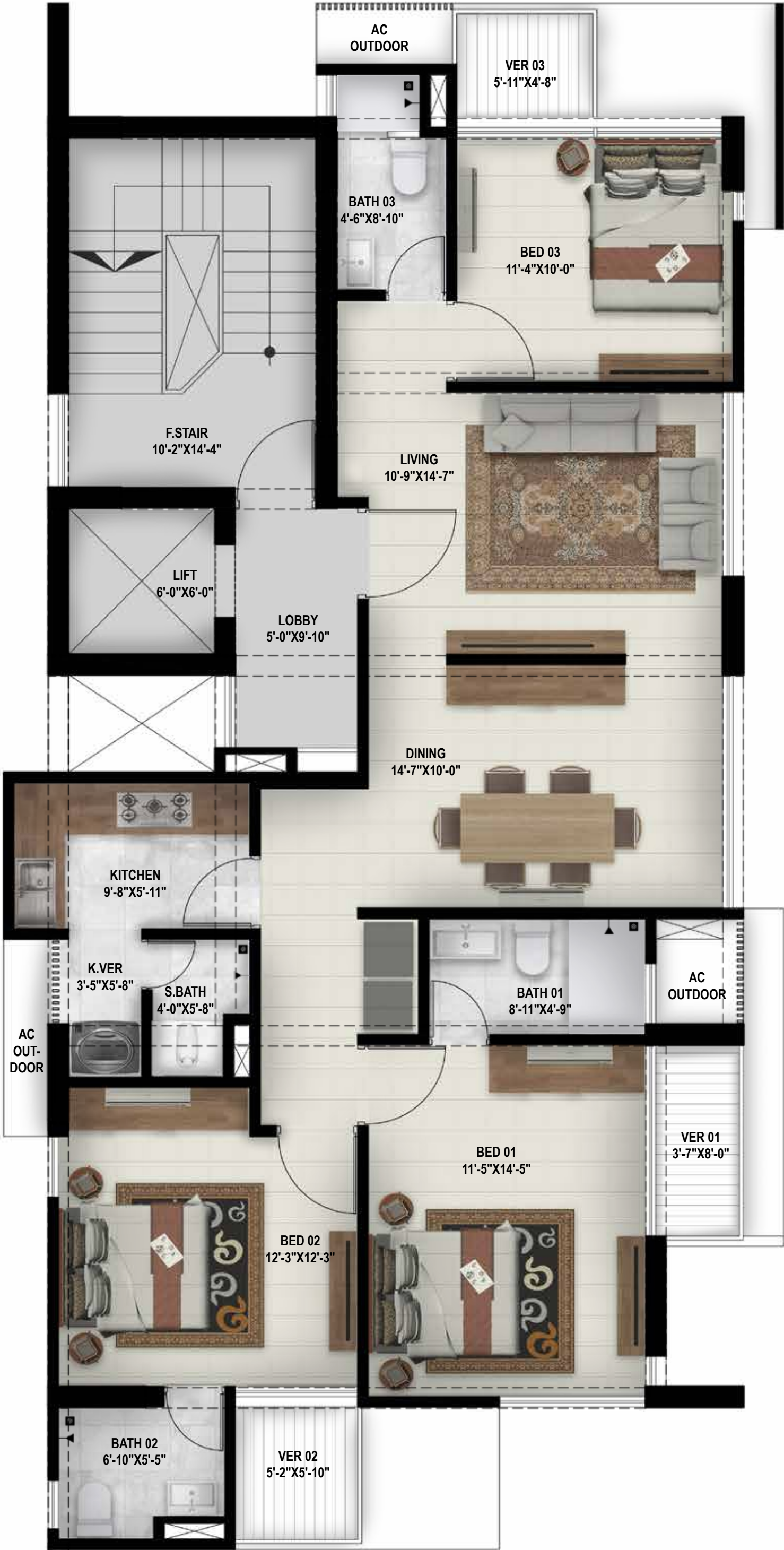
- Proper drainage facility around the periphery of the building for easy water drainage on the ground floor.
- Garbage bins with easy access for the residents and garbage collectors.
- Approach ramp & Driveway will be covered pavement with tiles (as per design).
- Intercom connection from concierge to all apartments.





# 2<sup>nd</sup> floor

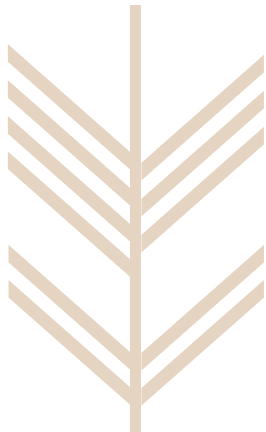
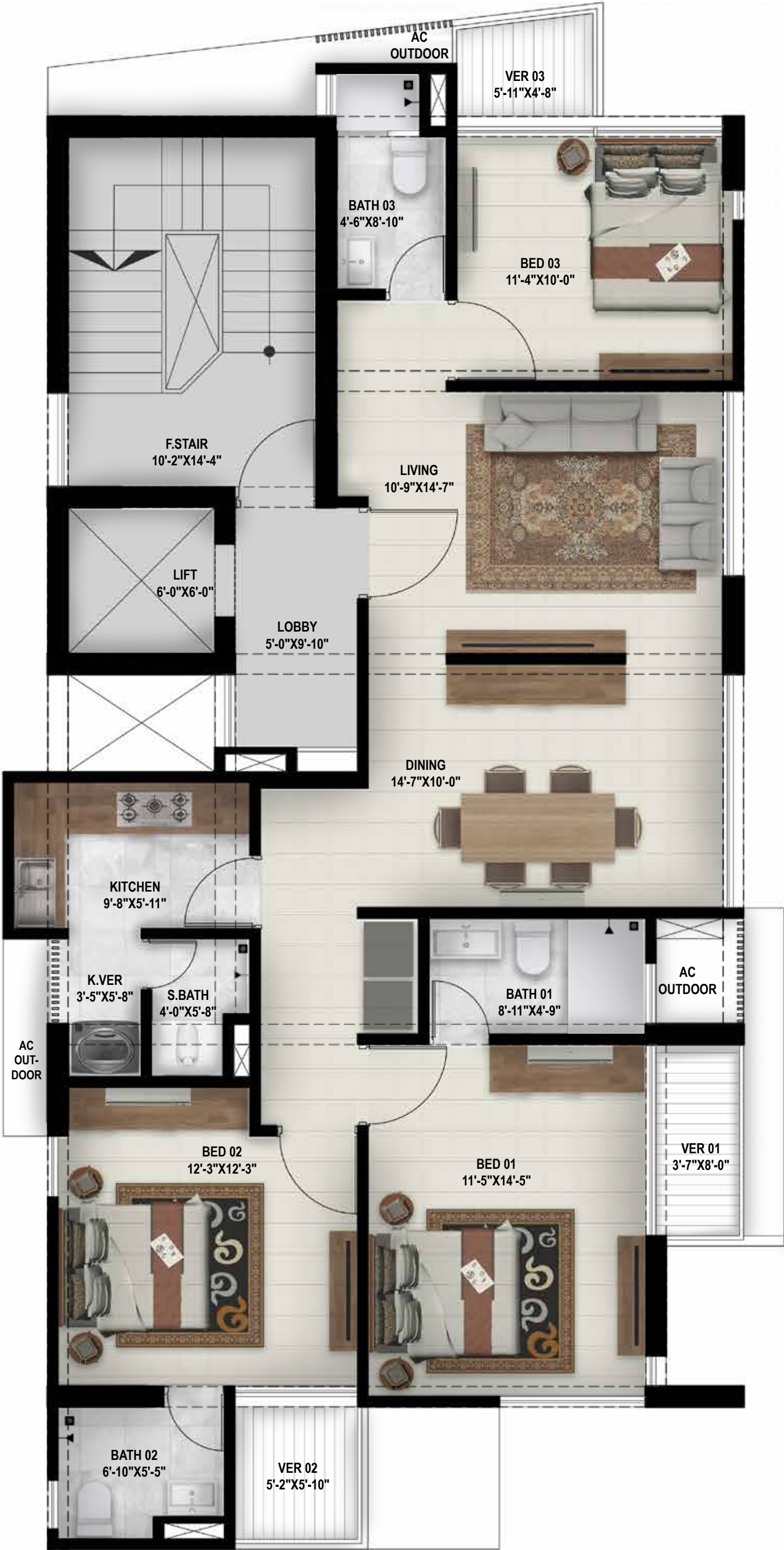
1822 SFT





# 6<sup>th</sup> floor

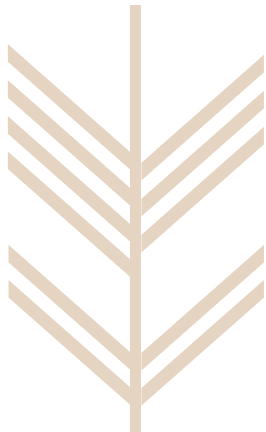
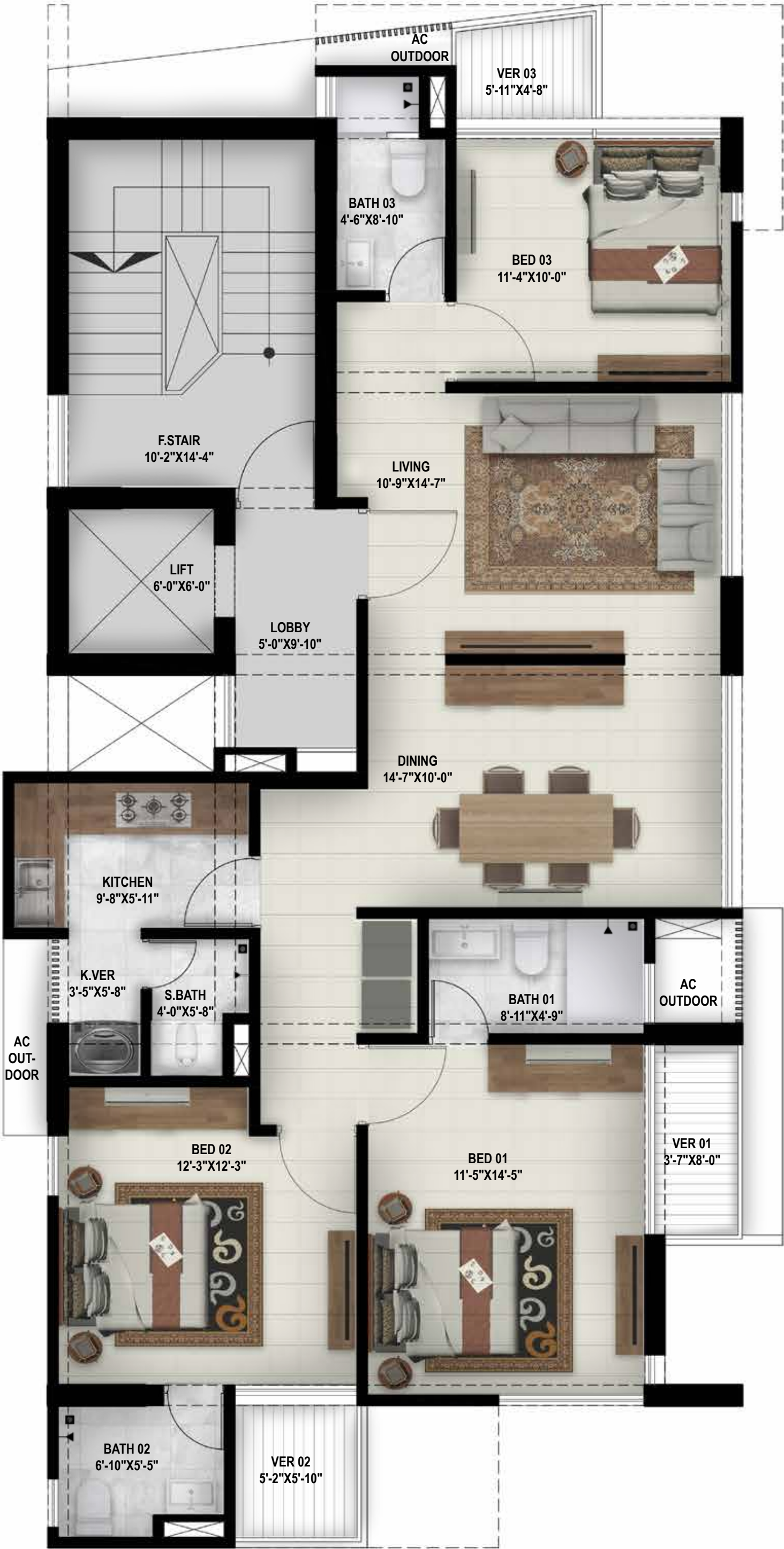
1801 SFT





# 7<sup>th</sup> floor

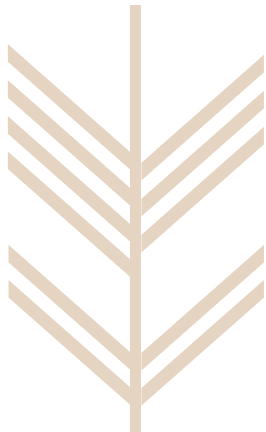
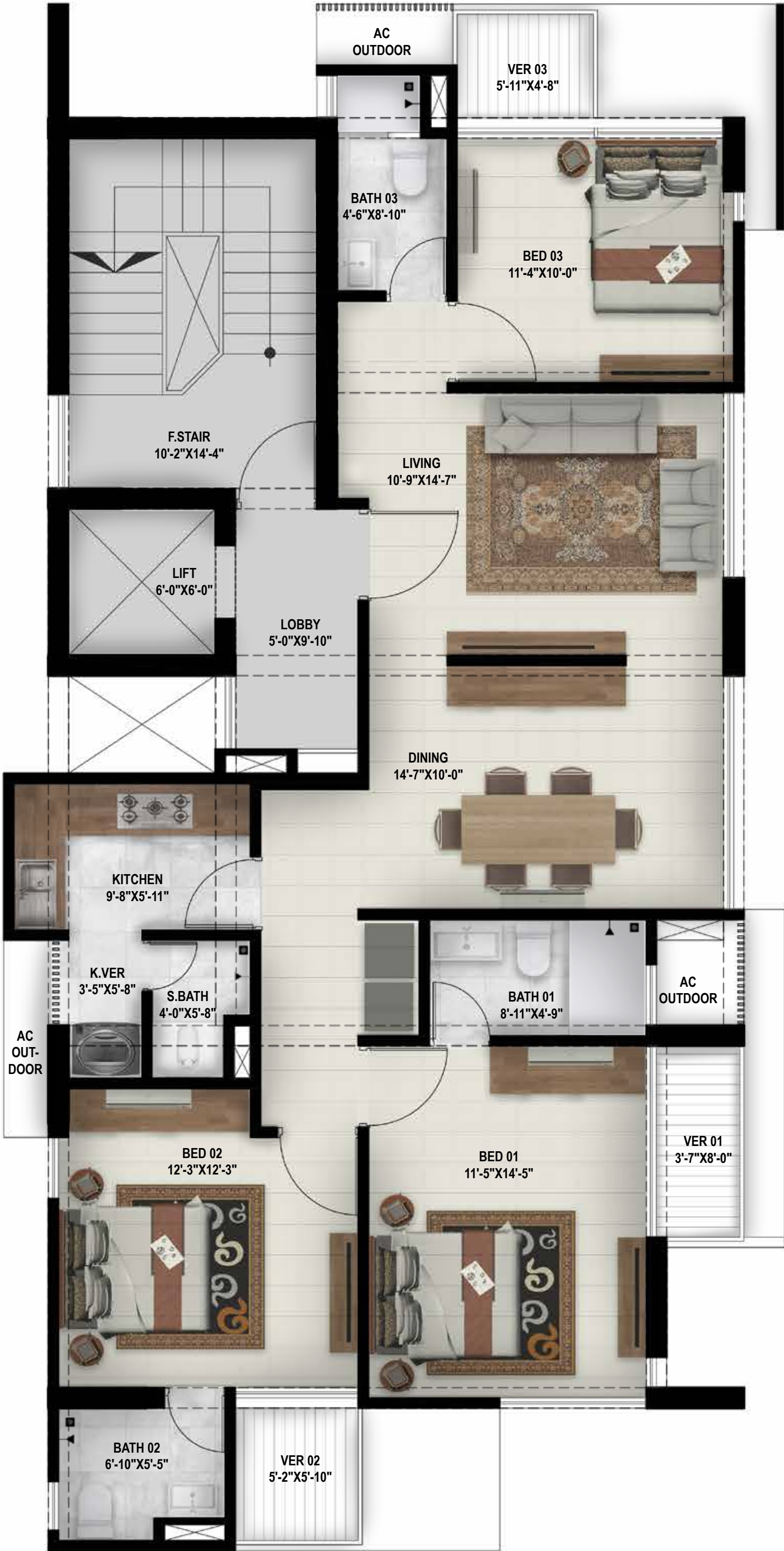
1769 SFT





# 8<sup>th</sup> floor

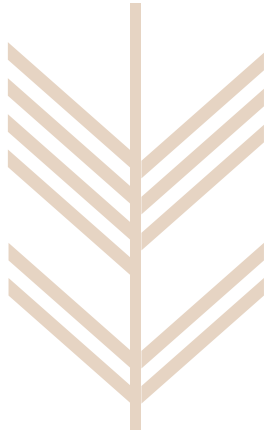
1822 SFT





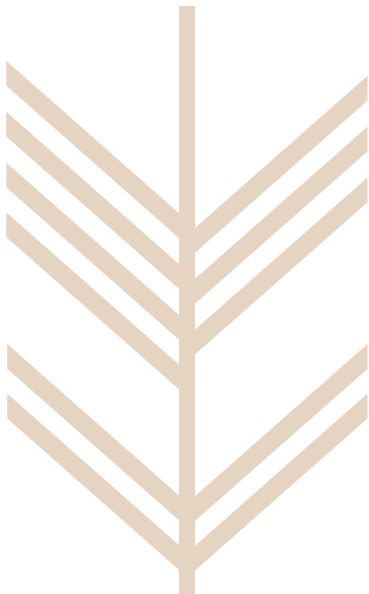
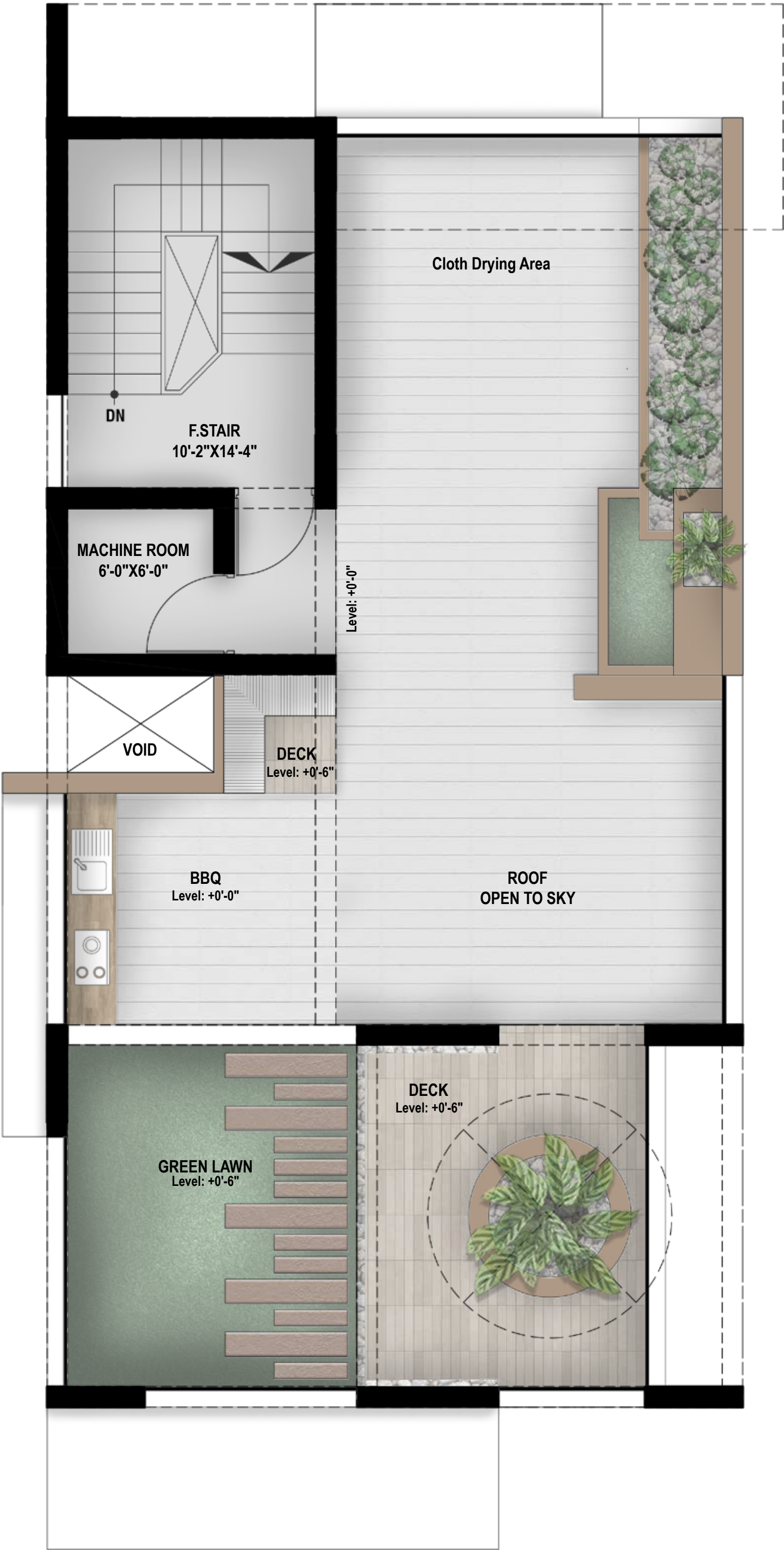
# 9<sup>th</sup> floor

1748 SFT





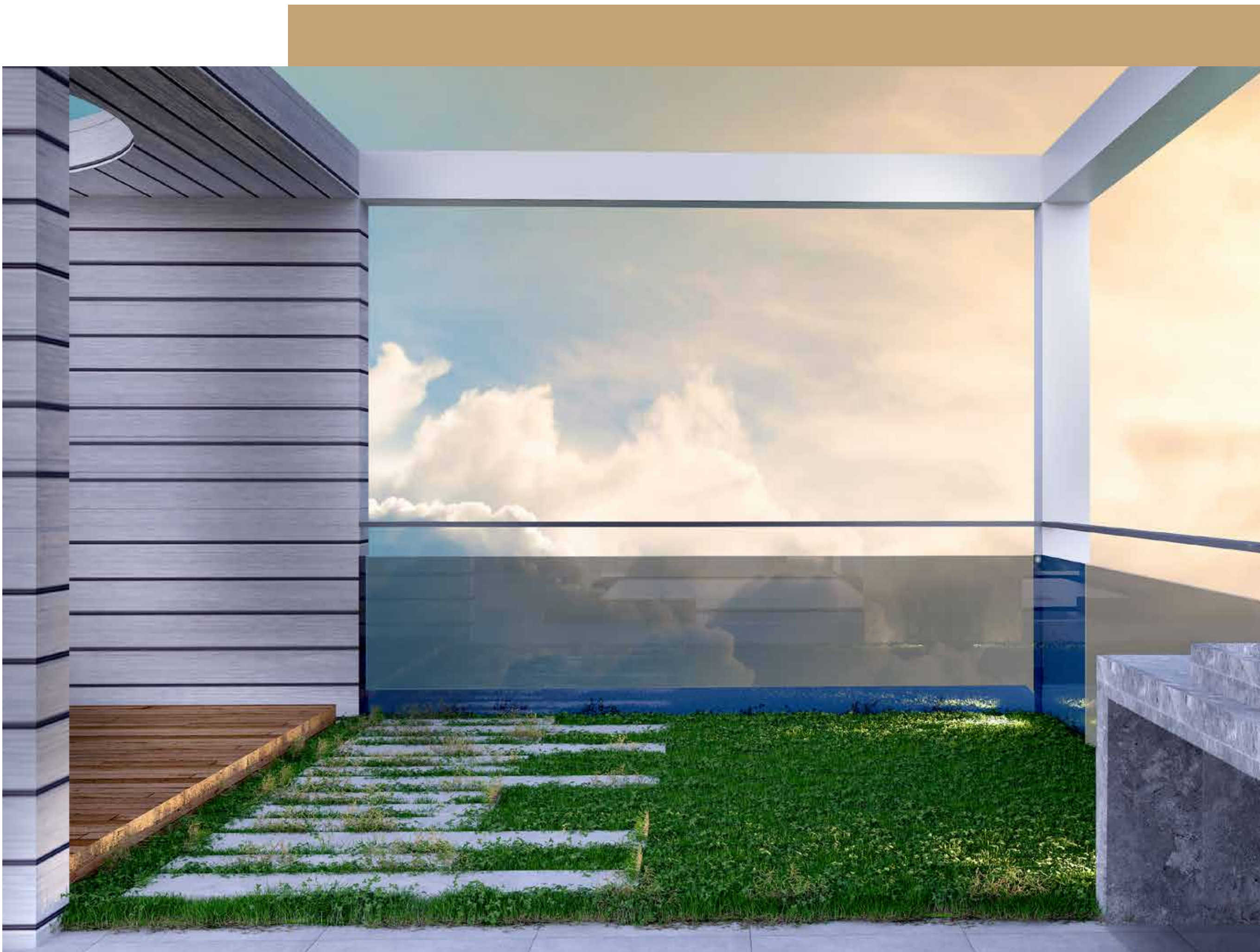
# Rooftop





# 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 bedrooms, living, dining area & all Verandahs. Kitchen verandah with non-slip local tiles matched to the floor scheme. Concrete flooring for AC outdoor unit spaces.

## 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 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 grilles 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 areas as per Electrical Design. Internet connection point in dining area. Staff calling-bell switch in the master bedroom. Remote control light and Fan switch in living and Dining area.

## Lights:

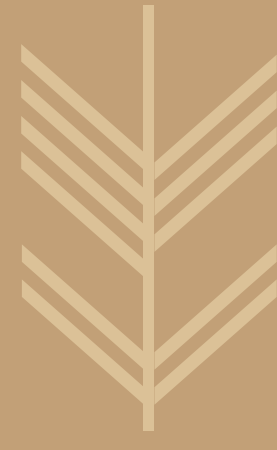
Provision for wall brackets in all bedrooms, living, dining area, and common area. Appropriate lighting in bathrooms, kitchen, staff bed, and verandahs

## Cable connections:

Concealed television line in all bedrooms and living area.







# Bathroom Features

## Door:

Wood plastic composite (WPC) door shutter with Teak Chambul solid door frames

## Sanitary ware:

Imported sanitary ware.

## C.P. fittings & Accessories:

Imported Cotto C.P. fittings with Made in Bangladesh accessories.

## 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 & 2<sup>nd</sup> bathroom, other bathrooms will have imported pedestal basins as per the developer's choice.  
Mirrors in all bathrooms

## Waterline:

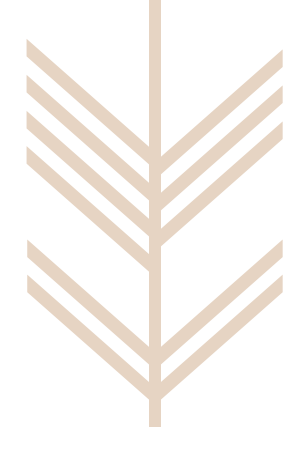
Concealed Hot & Cold waterlines in all bathrooms including staff bathroom

## Staff Bathroom:

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







# Kitchen Features

## Platform:

Granite slab in kitchen countertop.

## Wall & floor Tiles:

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

## Waterline:

Concealed hot & cold waterline.

## Sink:

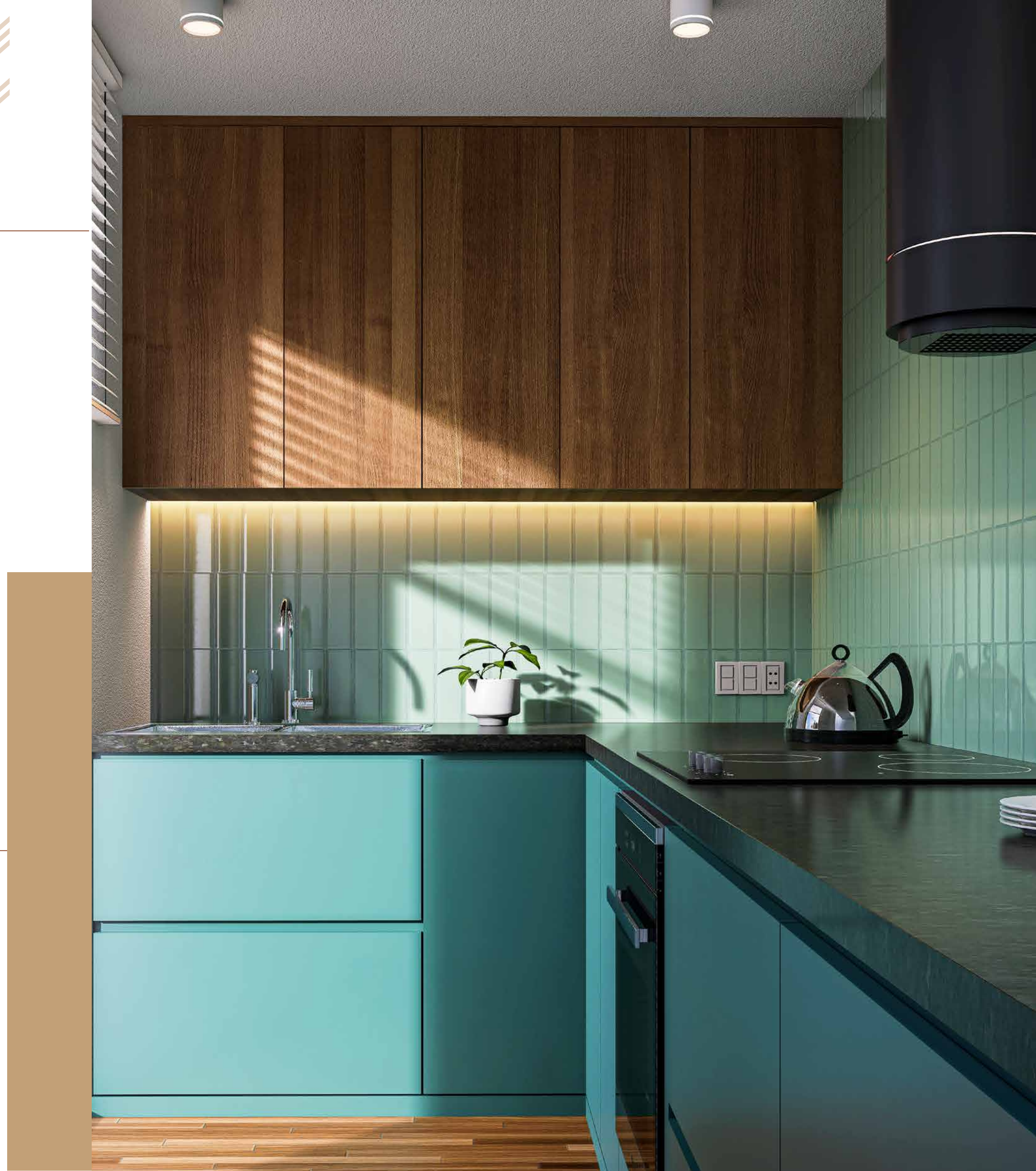
Double bowl sink.

## Gas Connection & Detector:

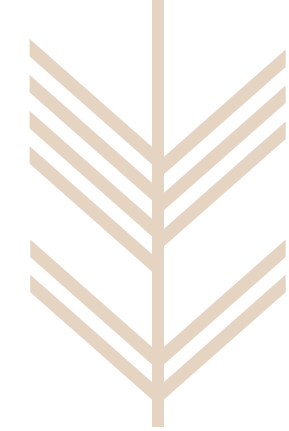
LPG connection for oven/stove with gas detector connected to prevent potential fire hazard through gas leakage.

# 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 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, 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 two days' consumption capacity.
- An overhead water tank on 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/RCC Panels (damp treated & 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.









A person is seen from behind, sitting in a meditative lotus position on a dark, rocky cliff edge. They are wearing a light blue long-sleeved shirt and dark pants. The background is a breathtaking sunset over the ocean, with the sun low on the horizon, casting a warm orange glow across the sky and water. Large, fluffy clouds are scattered across the sky, catching the light. To the left of the person, there are some green bushes and plants. The overall mood is peaceful and contemplative.

# Peace of mind guaranteed

Proper fire protection provided by ensuring fire safety measures like; fire hydrant, fire alarm & extinguisher and fire escape for emergency exit with fire protected door on all floors.

Earthquake-resistant design assures structural integrity.

24/7 CCTV surveillance and intercom service for security.

The usage of Concrete 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

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## bti Celebration Point

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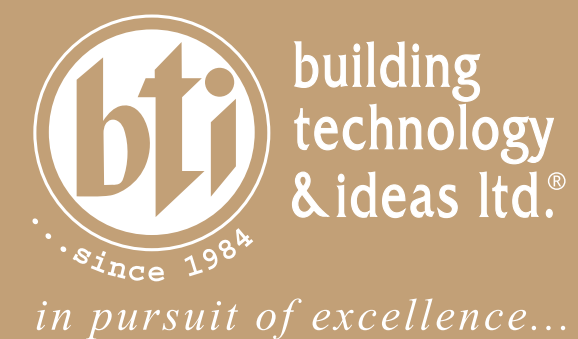
Email: [info@btibd.org](mailto:info@btibd.org)

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Features and amenities may vary as per availability based on market prices/design requirements/price fluctuation.