

# AVALON

SECTOR-16, UTTARA

“The earth has its music for  
those who will listen.”

– George Santayana



## At A Glance



Plot # 14, Road # 3  
Block # A, Sector # 16  
Uttara



Built Over 5 Katha



2300+ sft  
Single Unit Apartments



4 Bedroom Homes



Number of Floors: G+8



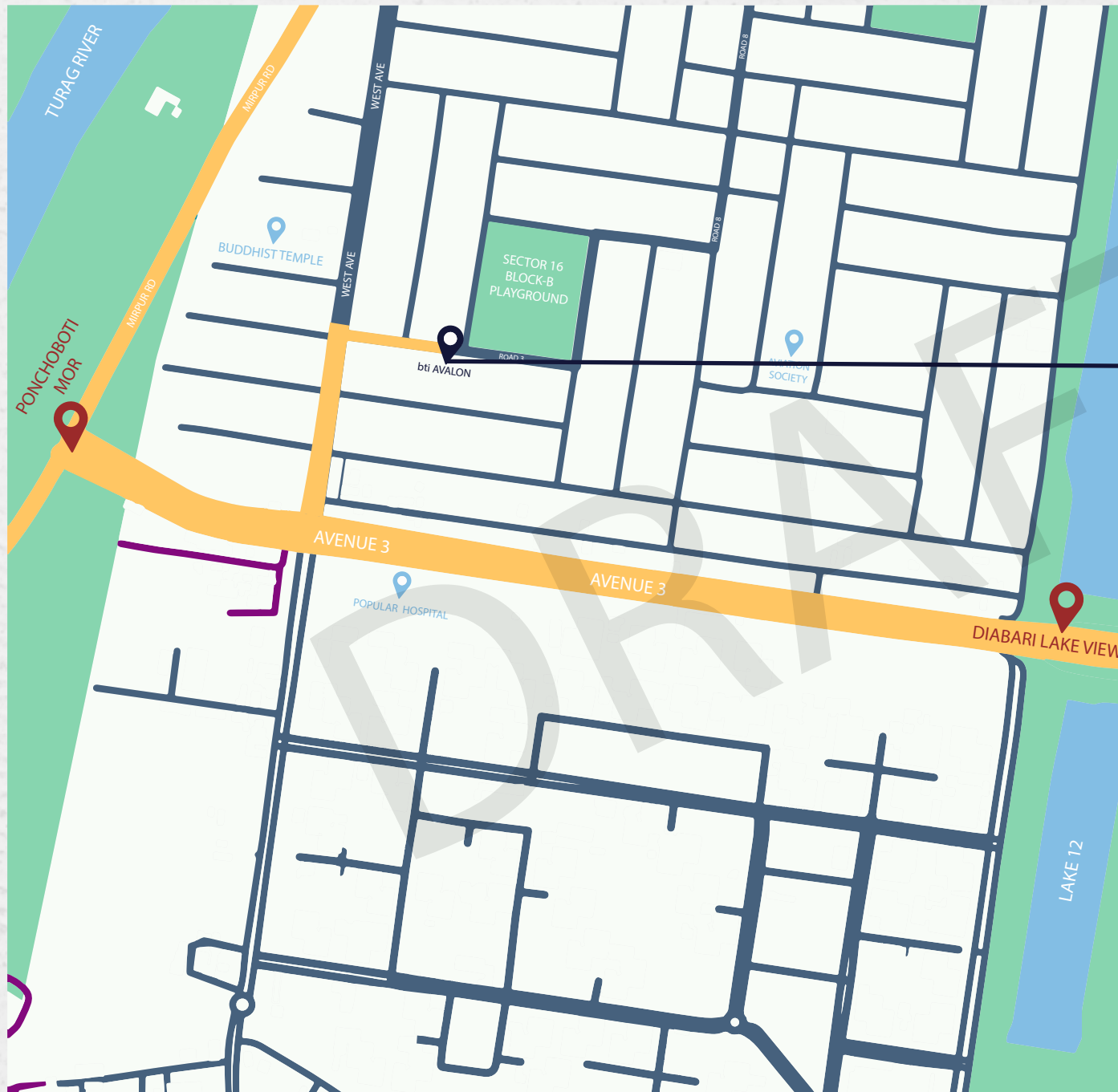
8 Parking Spaces



1 High Quality Passenger Lift



Rajuk Approval No:  
25.39.0000.099.33.00370.24.0261



# AVALON

Plot # 14, Road # 3  
Block # A, Sector # 16  
Uttara

# Nearby Amenities

## Educational Institutions

- Cambrian School and College
- Milestone School and College

## HEALTH

- Radical Hospitals Ltd.
- Hi-Care General Hospital Dhaka

## DAILY NEEDS

- Daily Shopping

## RECREATIONAL ZONE

- Jamuna Future Park



## Entrance to Building

- The front elevation of the building will have a stylish combination of exposed brick, greenery, glass, and paint (as per design).
- Greenery enhances the stylish entrance gate, inviting everybody inside.



## Parking

- Car parking spaces will make use of pavement tiles in different combinations (1 car parking space per apartment).



# Ground Floor Plan

- Approach ramp will be covered with tiles (as per design).
- Garbage bins will be placed at easy access points for the residents and garbage collectors' convenience.

DRAFT







2ND FLOOR PLAN  
2325 SFT

DRAFT



3RD & 4TH FLOOR PLAN  
2325SFT

DRAFT



8TH FLOOR PLAN  
2325SFT

DRAFT



# Rooftop Plan

- 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.
- BBQ area with portable BBQ tray.
- Beautifully landscaped rooftop garden.



ROOF PLAN

DRAFT



# Apartment Features

## **Floors:**

24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining & family lounge 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, and one look-over camera with 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.

## **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:**

Dining area will have provision for one basin.

## **Security & Safety:**

Safety grills on windows and full-height grills on kitchen verandahs. Fabricated sliding safety grill in verandahs as per design.

## **Painting:**

Smooth finished plastic paint on all internal walls and ceilings.

## **Electrical:**

Imported gang-type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all beds, living, dining & family lounge areas as per electrical design. Internet connection point in dining & family lounge area. Staff calling-bell switch in the master bedroom. Remote control light and fan switch in living, dining & family lounge area.

## **Lights:**

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

## **Cable connections:**

Concealed television line in all bedrooms & family lounge.

DRAFT

# Bathroom Features

## **Door:**

Wood Plastic Composite (WPC) door shutter with teak chamble solid door frames.

## **Sanitary ware:**

Imported sanitary ware.

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

Made in Bangladesh C.P. fittings & 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 the master bathroom and other bathrooms will have imported pedestal basins as per developer's choice. Mirrors in all bathrooms.

## **Waterline:**

Concealed hot & cold waterlines in all bathrooms including staff bath.

## **Staff Bathroom:**

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



DRAFT



DRAFT

## 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:**

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 a reputed international manufacturer as per developer's choice) to be installed with auto-voltage regulator, inverter, adequate lighting, full-height photocell sensor, 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.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding windows in the stair landings to ensure 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 staff 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 two days' consumption capacity.
- An overhead water tank above the rooftop with the capacity to serve half a day's requirement.
- One standby water pump for emergencies.

## 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.

## 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.**



## 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.

DRAFT

DRAFT



DRAFT



# 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.



DRAFT



DRAFT

# 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.

DIAL 16604 OR SEND A MESSAGE ON WHATSAPP: 01313401405





## **DHAKA OFFICE**

bti Celebration Point

Plot: 3 & 5, Road: 113/A, Gulshan, Dhaka 1212

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

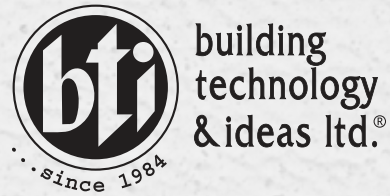
## **CHATTOGRAM OFFICE**

bti Landmark

549/646, Zakir Hossain Road

Wireless More, West Khulshi, Chattogram.

email: [info\\_ctg@btibd.org](mailto:info_ctg@btibd.org)



*in pursuit of excellence...*

## **GENERAL DISCLAIMER**

Information contained in this brochure is subject to change. The measurements are approximate. Illustrations provided are only to facilitate presentation. Apartments are sold unfurnished. Furniture and fixtures are not part of the offer or contract. Features and amenities may vary as per availability based on market prices/design requirement/price fluctuation.

DRAFT



☎ 16604 📞 +880 1313 401 405  
[btibd.com](http://btibd.com)