



LAKESIDE SERENADE

SECTOR 16/A, UTTARA DIABARI

UPLOADED ON 31/12/24



"Stay Close to the serenity of a Lake to Meet your **Peace of Mind**"

- Munia Khan

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LAKESIDE SERENADE

Built over 5 Katha
 Number of floors G+8
 Apartment size:
 2300+ sft

4 bedroom homes
 8 parking spaces

RAJUK Approval no:
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Plot-15, Road-6
Block A, Sector 16, Uttara

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LOCATION MAP



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ENTER YOUR HAVEN

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

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PARKING

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



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GROUND FLOOR PLAN



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The 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.

2ND, 6TH, 7TH & 8TH FLOOR PLAN



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2320 sft

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ROOFTOP FLOOR PLAN



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ROOFTOP



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- 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.

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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 & 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.

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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 Imported Handle lock.

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 are used as per the floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.

Basin Provision
The 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 living areas as per electrical design. Internet connection point in dining/ family lounge area. Staff calling-bell switch in the master bedroom.

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

Cable connections: Concealed television line in all bedrooms & family lounge.

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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.

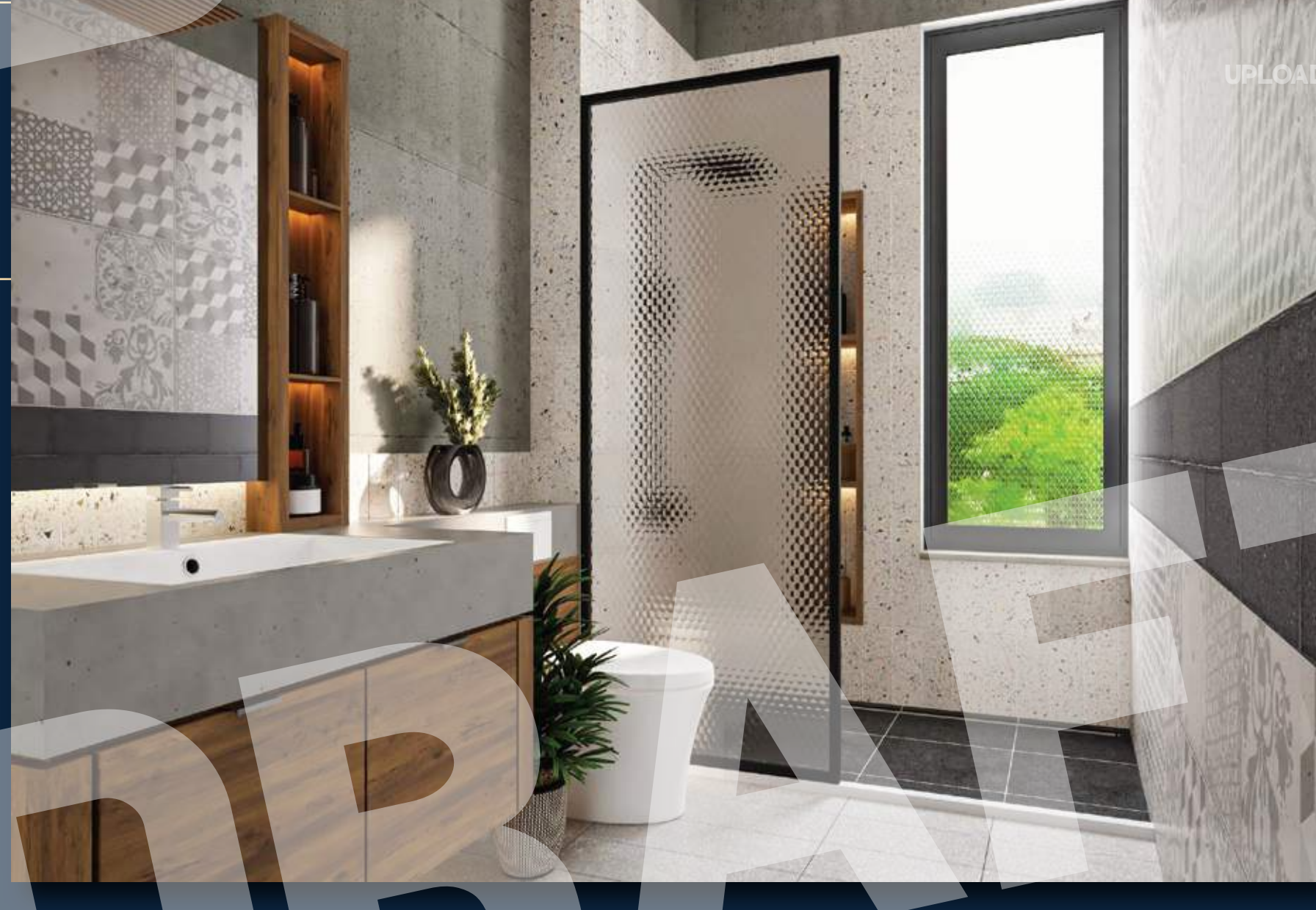
Tiles: Wall tiles (up to 7' in height) and floor tiles made in Bangladesh.

Countertops & Basins: Marble countertop imported cabinet basins in the master bathroom and other bathrooms will have imported pedestal basins as per the developer's choice. Mirrors in all bathrooms.

Waterline: Concealed hot & cold water lines in all bathrooms including staff bath.

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

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Optional Features

All optional work or additional fittings and fixtures (according to the customer's choice) may be screened for quality, including laboratory testing. Kitchen cabinets and built-in wardrobes can be ordered separately. Interior design consultation with Square Feet Story (SFS) is also available.

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/Reinforced Concrete Panel (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.

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KITCHEN FEATURES

Platform: Granite slab in kitchen countertop.

Wall & Floor Tiles: Wall tiles (up to 7' in height) and floor tiles made in Bangladesh.

Water Lines: Concealed hot & cold water lines.

Sink: Single bowl sink.

Gas Connection & Detector: LPG connection for oven/stove with gas detector connected to prevent potential fire hazard through gas leakage.



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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.
4. Calling bell for main door.

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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.



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Enjoy
Peace of Mind
with A bti Home



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- 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.

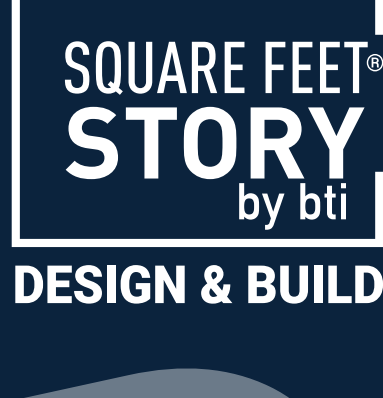
All-round security of residents is maintained through 24/7 CCTV surveillance and intercom service.

- The usage of Hollow Blocks/Reinforced Concrete Panel in the construction enables the reduction of sound and heat

- The best after-sales service in the real-estate sector.



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SQUARE FEET STORY has

been created to provide you with:

- Interior Design & Implementation*
- Architectural Design & Construction
- 3D Visualization
- Consultancy

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.

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BROKERAGE

SQUARE FEET STORY

PSM

building products

THE BUSINESS CENTER

LANDSCAPERS

DHAKA OFFICE

bti Celebration Point

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

email: info@btibd.org

CHATTOGRAM OFFICE

bti Landmark

549/646, Zakir Hossain Road

Wireless More, West Khulshi, Chattogram.

email: info.ctg@btibd.org

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technology
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in pursuit of excellence...

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