



déjà vu  
BLOCK E, AFTABNAGAR





Where every moment  
feels like Home





# déjà vu & its Attributes



Plot # 49 & 50, Road # 8  
Block # E, Sector # 2  
Aftabnagar



Built Over 7 Katha



2950+ sft & 3050+ sft  
duplex apartments



4 Bedroom Homes



Number of Floors: G+M+8



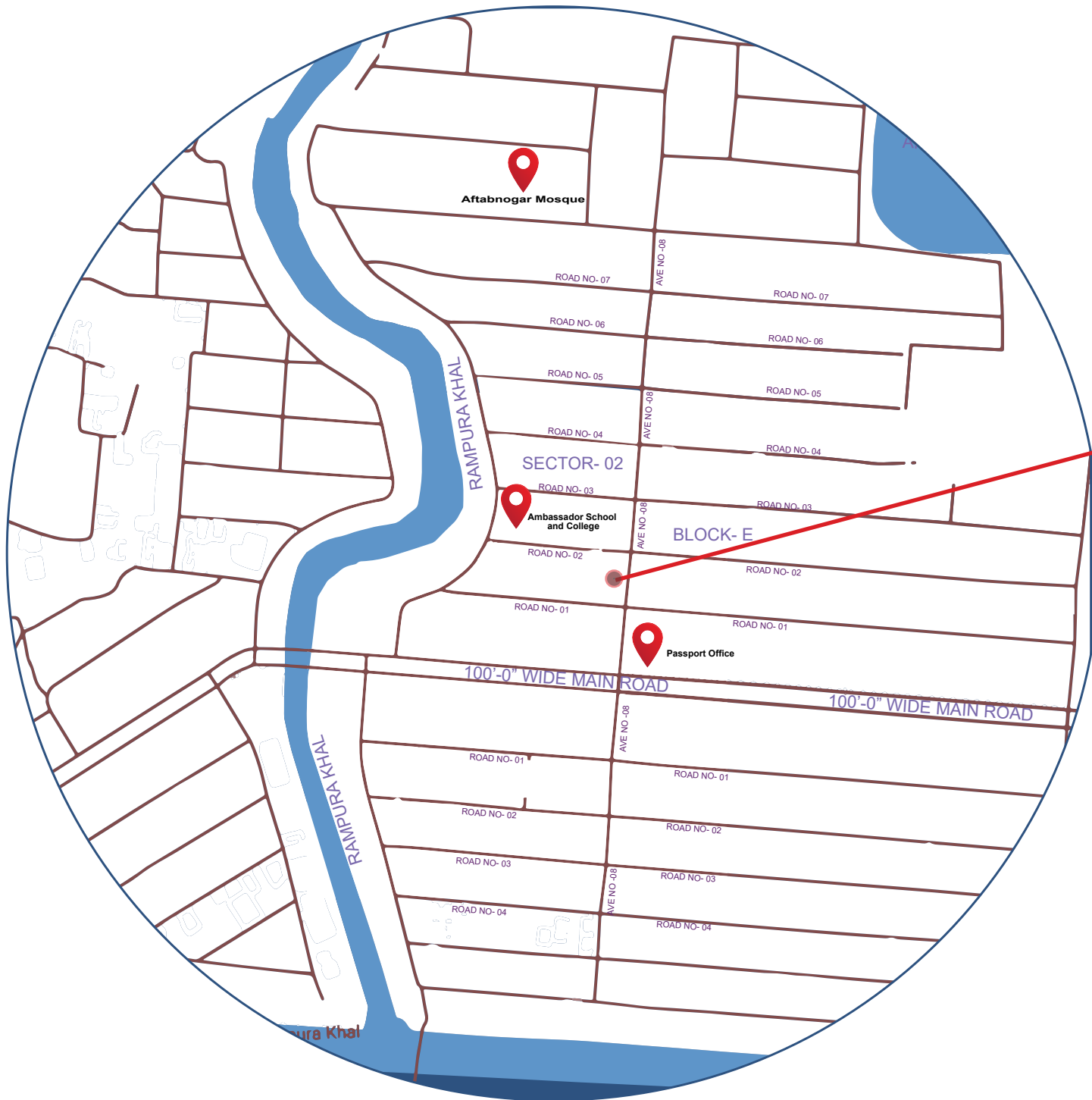
12 Parking Spaces



Rajuk Approval No:  
25.39.0000.106.33.00540.24.0435

\* Web version/Last updated on: 30/04/2025





déjà vu

Plot # 49 & 50, Road # 8  
Block # E, Sector # 2  
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# Location Highlights

## Educational Institutions

- Ideal School and College
- Dhaka Imperial College
- East West University
- BRAC University

## HEALTH

- Farazy Hospital
- BLCS Intitute & Hospital
- AMZ Hospital

## DAILY NEEDS

- Meradia Kacha Bazar
- Shwapno

## Recreational Zone

- Siraj Convention Center
- Kidzmania Indoor Playground





## Entrance to Building

- Double-Height entrance.
- The front elevation of the building will have a stylish combination of cladding, 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 developer's discretion.



\* Web version/Last updated on: 30/04/2025





## GROUND FLOOR PLAN

# Ground Floor Plan

- Garbage bin with easy access for the residents and garbage collectors.
- Drivers' waiting with toilet facilities.
- Intercom connection from concierge to all apartments.

\* Web version/Last updated on: 30/04/2025





## 1ST FLOOR PLAN

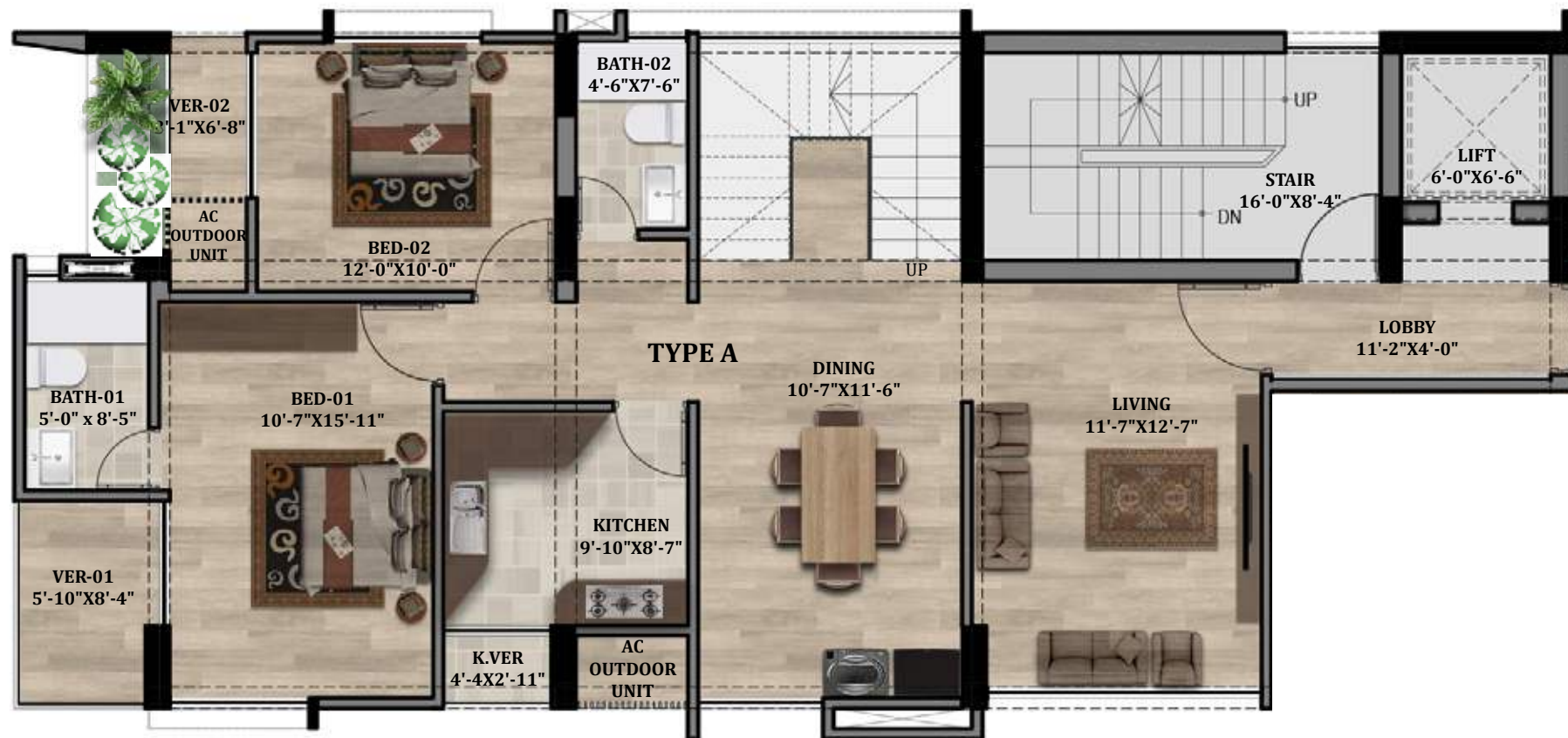
### 1<sup>st</sup> Floor

- 'Meet and Greet' with kitchen.

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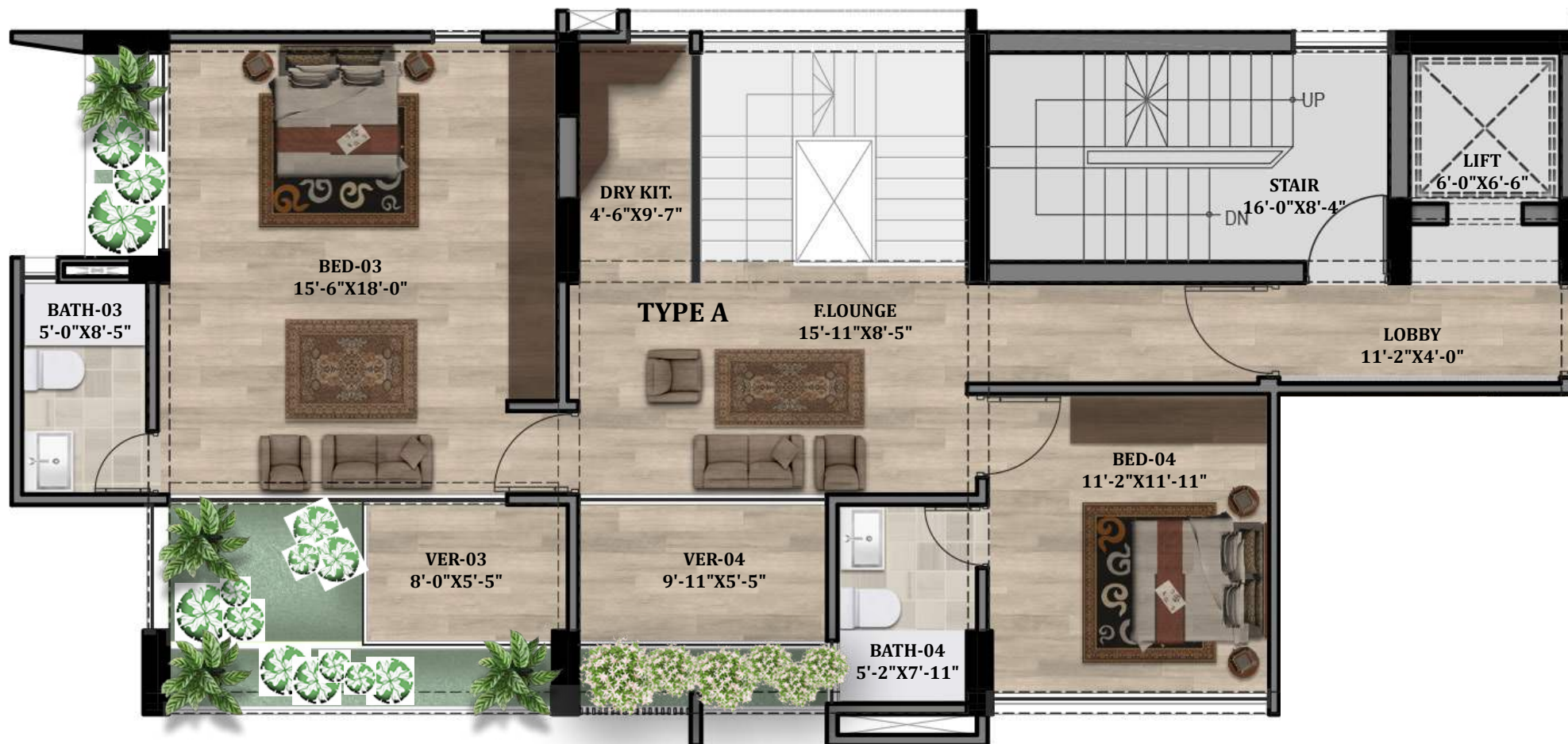




## 6th Floor (Duplex Lower)

**TYPE A: 1550 SQFT**

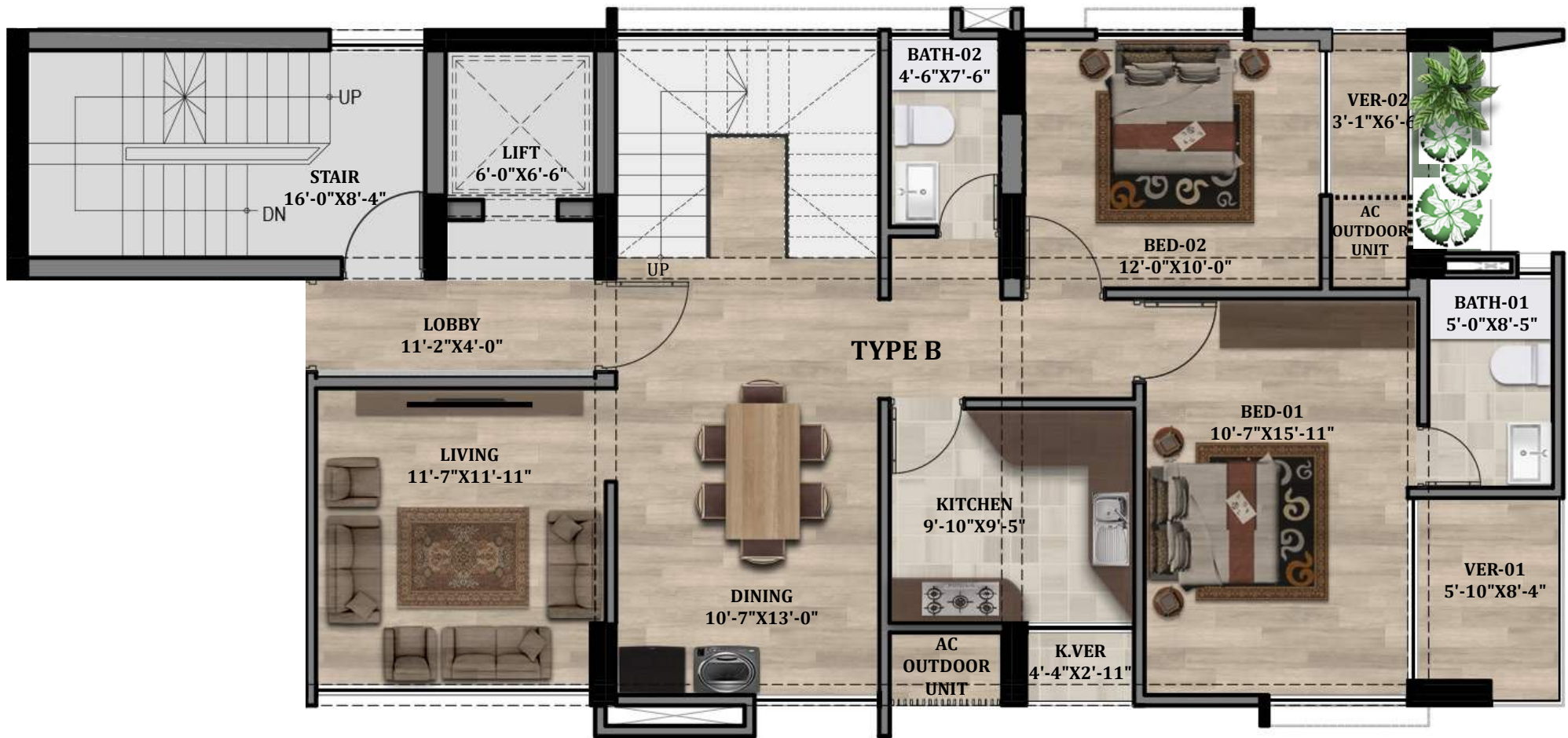




## **7th Floor (Duplex Upper)** **TYPE A: 1503 SQFT**

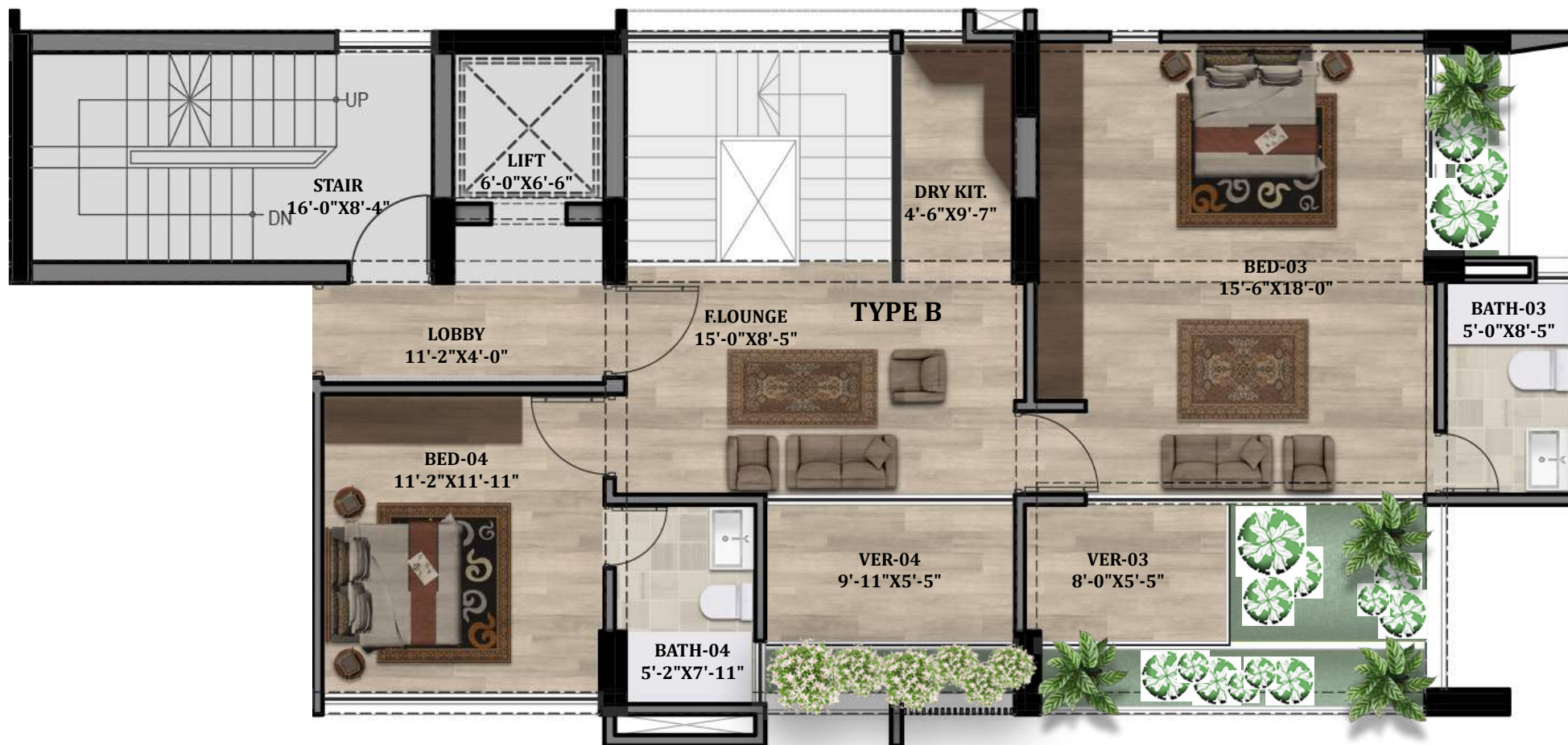






## **6th Floor (Duplex Lower)** **TYPE B: 1491 SQFT**

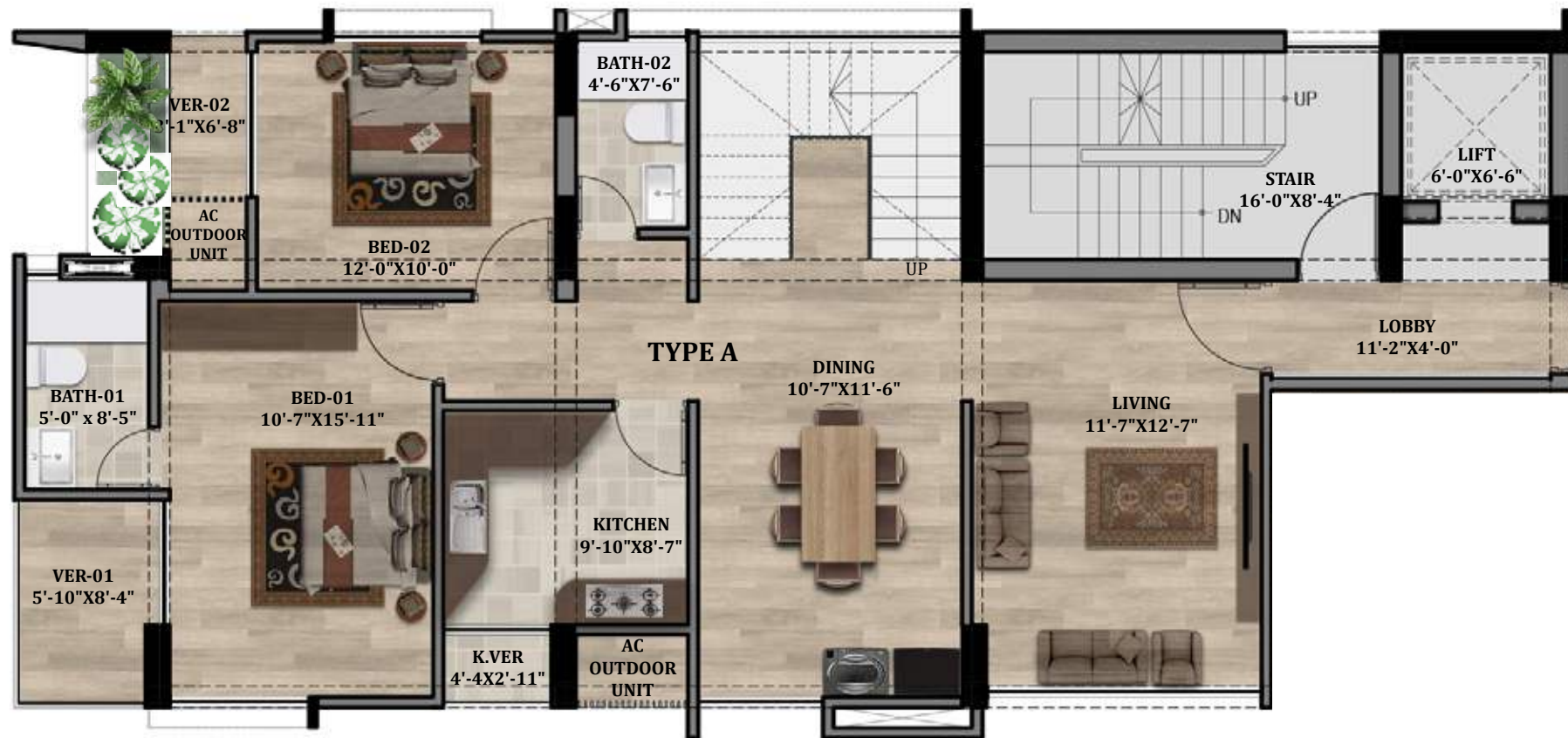




## **7th Floor (Duplex Upper)** **TYPE B: 1506 SQFT**

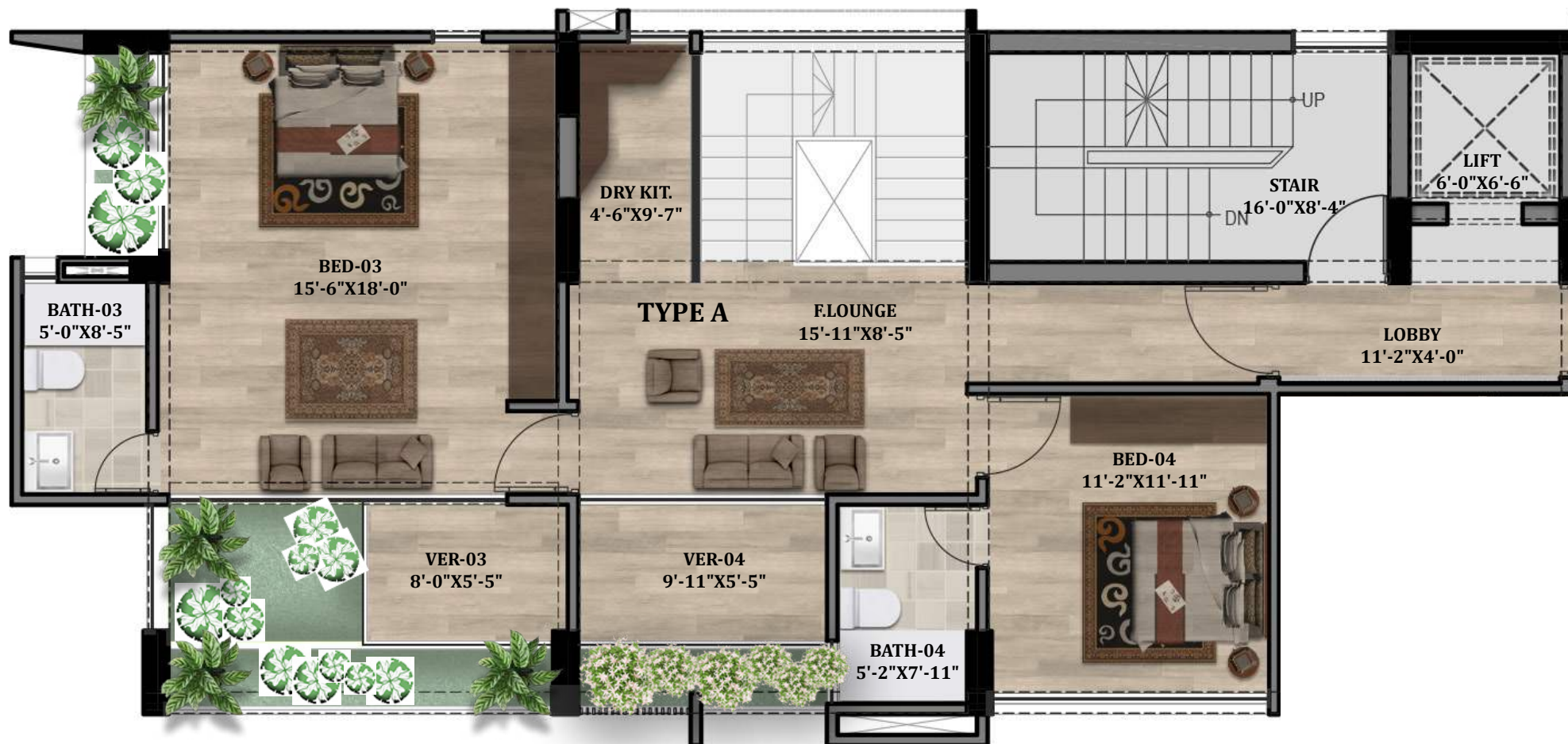






## **8th Floor (Duplex Lower)** **TYPE A: 1550 SQFT**

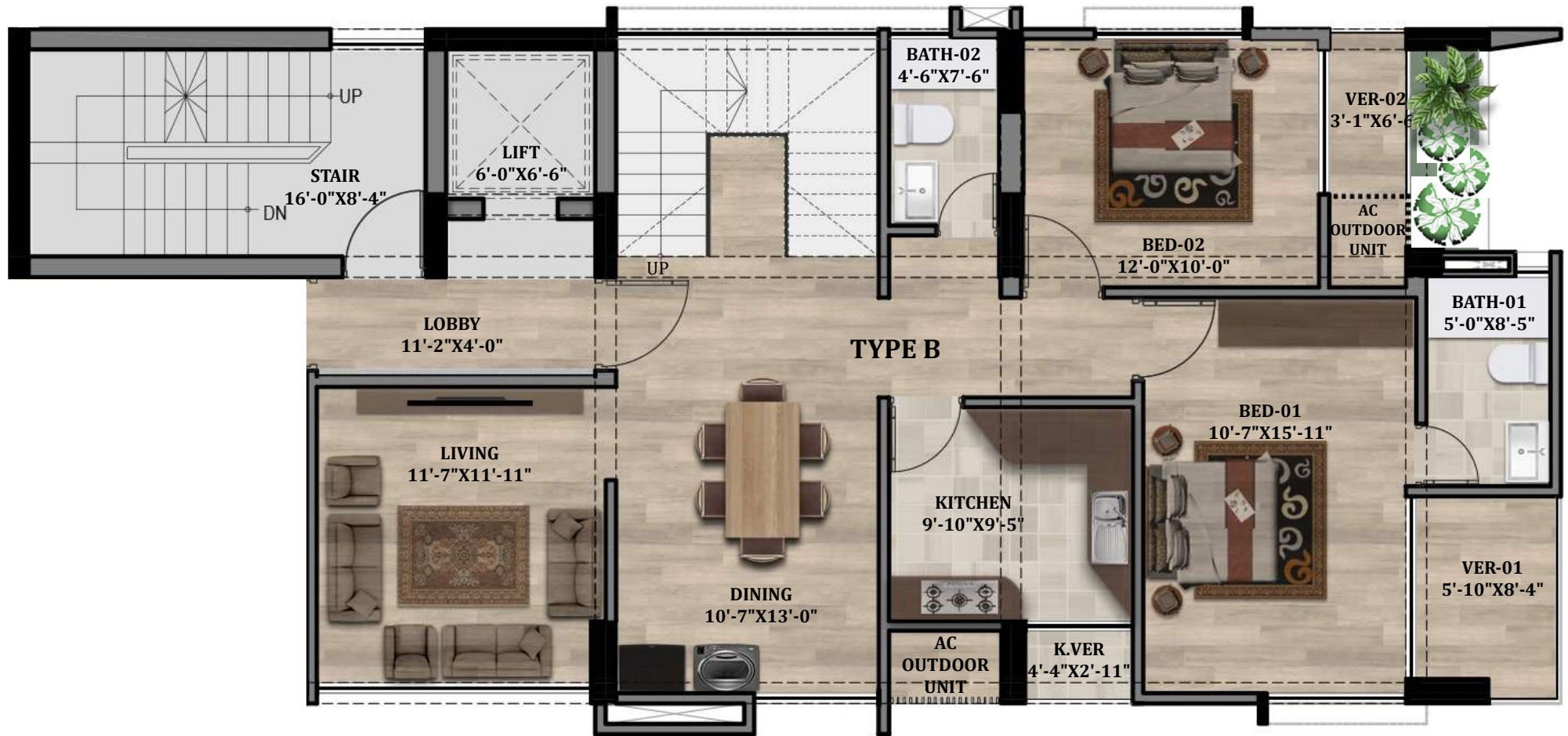




## **9th Floor (Duplex Upper)** **TYPE A: 1503 SQFT**

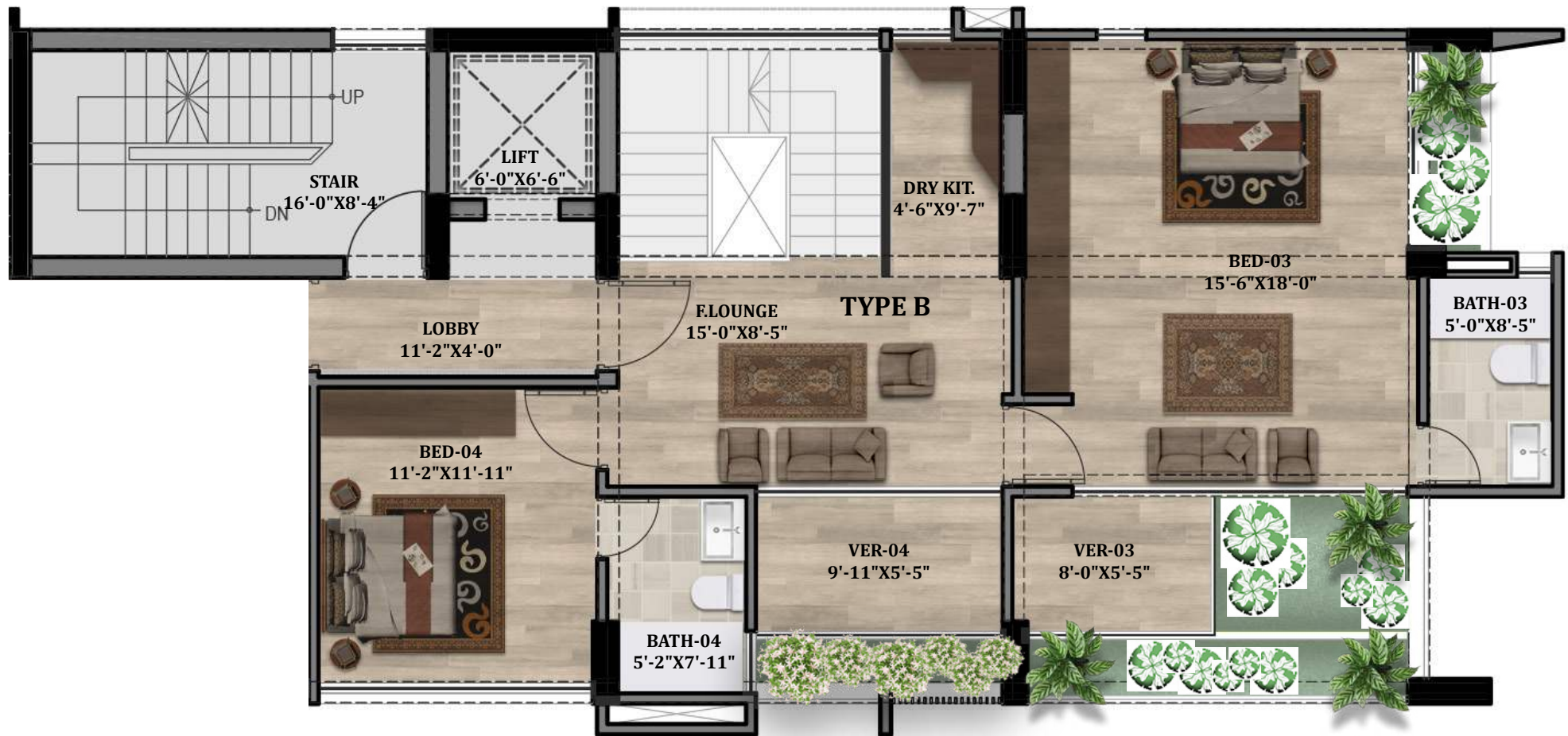






## 8th Floor (Duplex Lower) TYPE B: 1491 SQFT

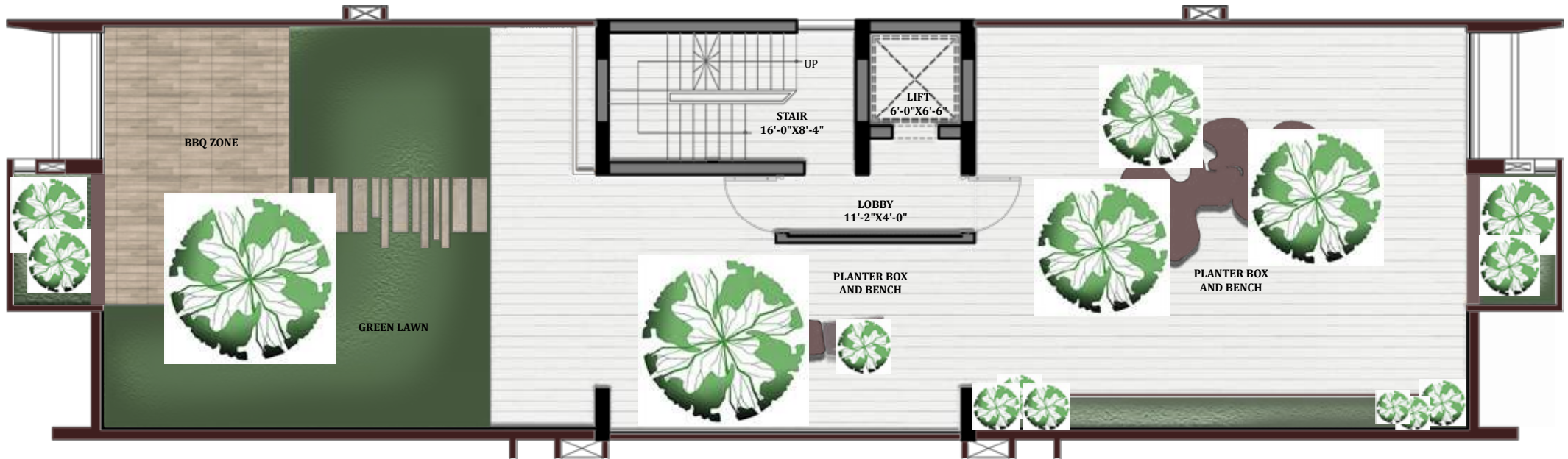




**9th Floor (Duplex Upper)**  
**TYPE B: 1506 SQFT**







## ROOFTOP

### Rooftop Plan

- Landscaped rooftop.
- 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.

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## Lift, Lobbies & Staircases

- 1(One) Stretcher 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.



# STATE-OF-THE-ART APARTMENTS

## Floors:

24"x24" Mirror-polished imported tiles in foyer, beds, living, dining & family living area & all verandahs. Kitchen verandah with non-slip made-in-Bangladesh tiles matched to the floor scheme. Concrete flooring for AC outdoor units.

## Main Door:

Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, apartment name plate, door handle with smart fingerprint access door lock & 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 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.

## Basin Provision

Dining area will have provision for one basin.

## 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 & family lounge area as per electrical design. Internet connection point in family lounge area. Staff calling-bell switch in master bed. Remote control light and fan switch in living, dining & family lounge area.

## Lights:

Provision for wall brackets in all bed, living, dining & family lounge and common area. Appropriate lighting in all baths, kitchen & verandahs.

## Cable connections:

Concealed television line in all bedrooms, living, & family lounge.





# Bathroom Features

**Door:**

Wood Plastic Composite (WPC) door shutter with Teak Chamble solid door frames.

**Sanitaryware:**

Imported sanitaryware.

**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 bath & 2nd bath and other baths will have imported pedestal basin as per developer's choice. Mirrors in all baths.

**Waterline:**

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

**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.





# Generator

**A diesel run emergency auto start/stop canopied generator will be imported from Europe for use 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.

**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 above the rooftop with capacity to serve half day requirements.
- One standby water pump for emergencies.

## Optional Features

All optional work or additional fittings and fixtures (according to the customer's choice) may be done at an additional cost after the 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.



# Structural & General Engineering

- 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 block / Reinforced Concrete 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 are 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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# 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 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

has been created to provide you with:

- Interior design & implementation\*
- Architectural design & construction
- 3D Visualization
- Consultancy

\*If you want to have your apartment's interiors designed as shown in this brochure, reach us at 16604!









# 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.

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## **DHAKA OFFICE**

bti Celebration Point

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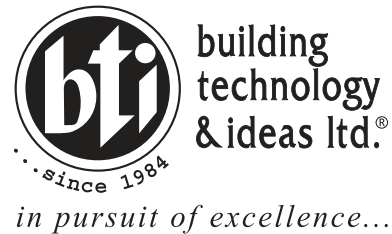
## **CHATTOGRAM OFFICE**

bti Landmark

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Wireless More, West Khulshi, Chattogram.

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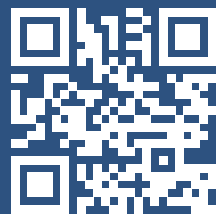


## **GENERAL DISCLAIMER**

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.



YEARS OF  
EXCELLENCE



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