



EMERALD

HEIGHTS

Bashundhara R/A

"An emerald shines
even if its worth is not spoken of."

- Marcus Aurelius





Location Highlights

Educational Institutions

- Viqarunnisa Noon School
- NSU • IUB

Hospitals

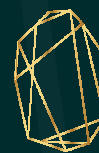
- Evercare Hospital

Grocery

- Shwapno Supershop

Shopping Malls

- Jamuna Future Park



EMERALD
HEIGHTS

Plot # 829, Road # 19 Block # K,
Bashundhara R/A

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At A Glance



Plot # 829,
Road # 19, Block # K



1550 + to 2050+ sft
Single-unit Apartments



3/4 Bedroom
Homes



Built over
5 Kanal Land



Number of Floors:
G+7



RAJUK code:
25.39.0000.106.33.00868.24.0843

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EMERALD HEIGHTS

A home that reflects your aspirations



Web Version

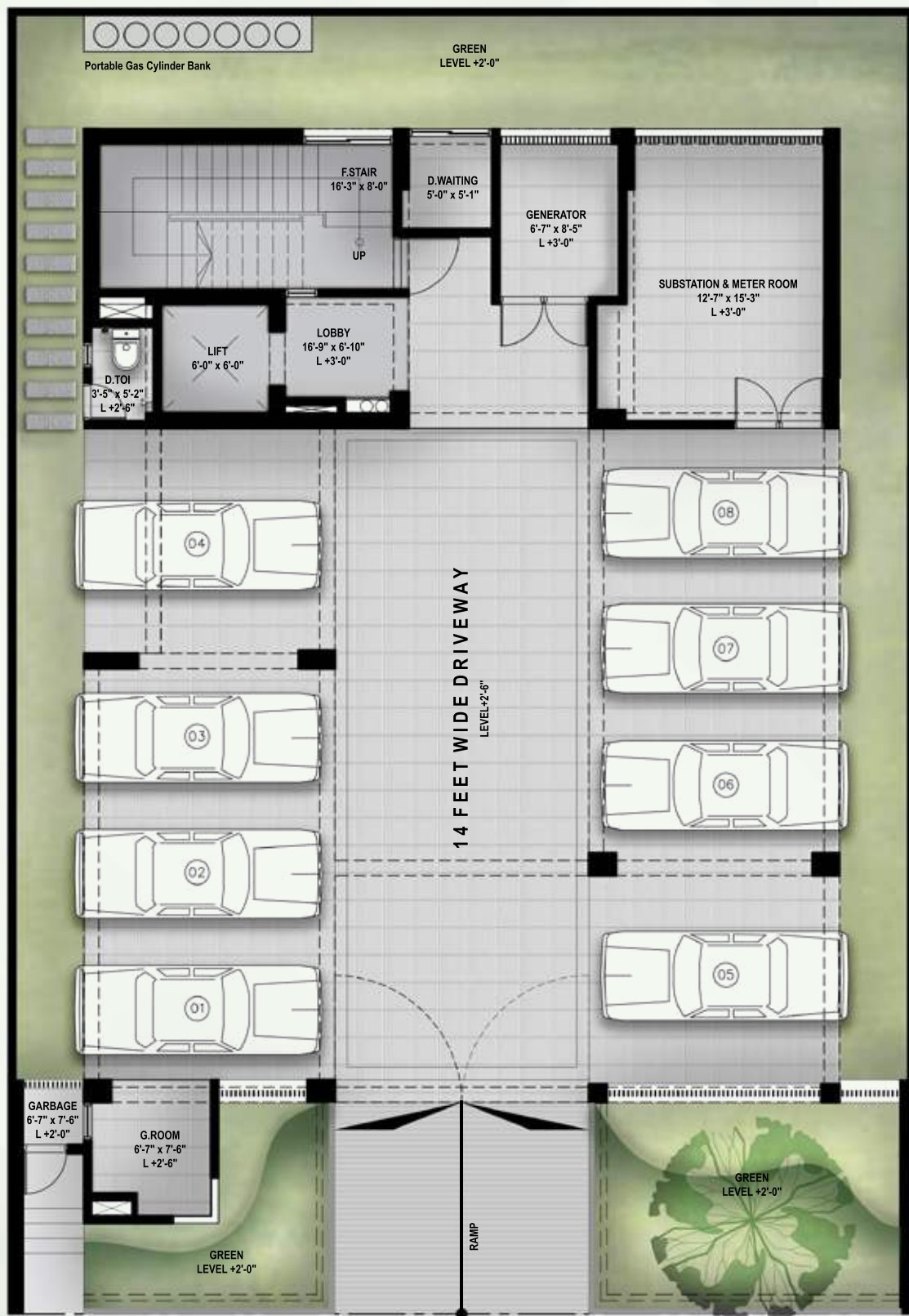
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Building Entrance

- The front elevation of the building will have a stylish combination of cladding and paint (as per design).
- Greenery enhances the stylish entrance gate, inviting everybody inside.
- 24/7 CCTV surveillance in the ground floor, periphery of the building, and common area inside the building (as per design).

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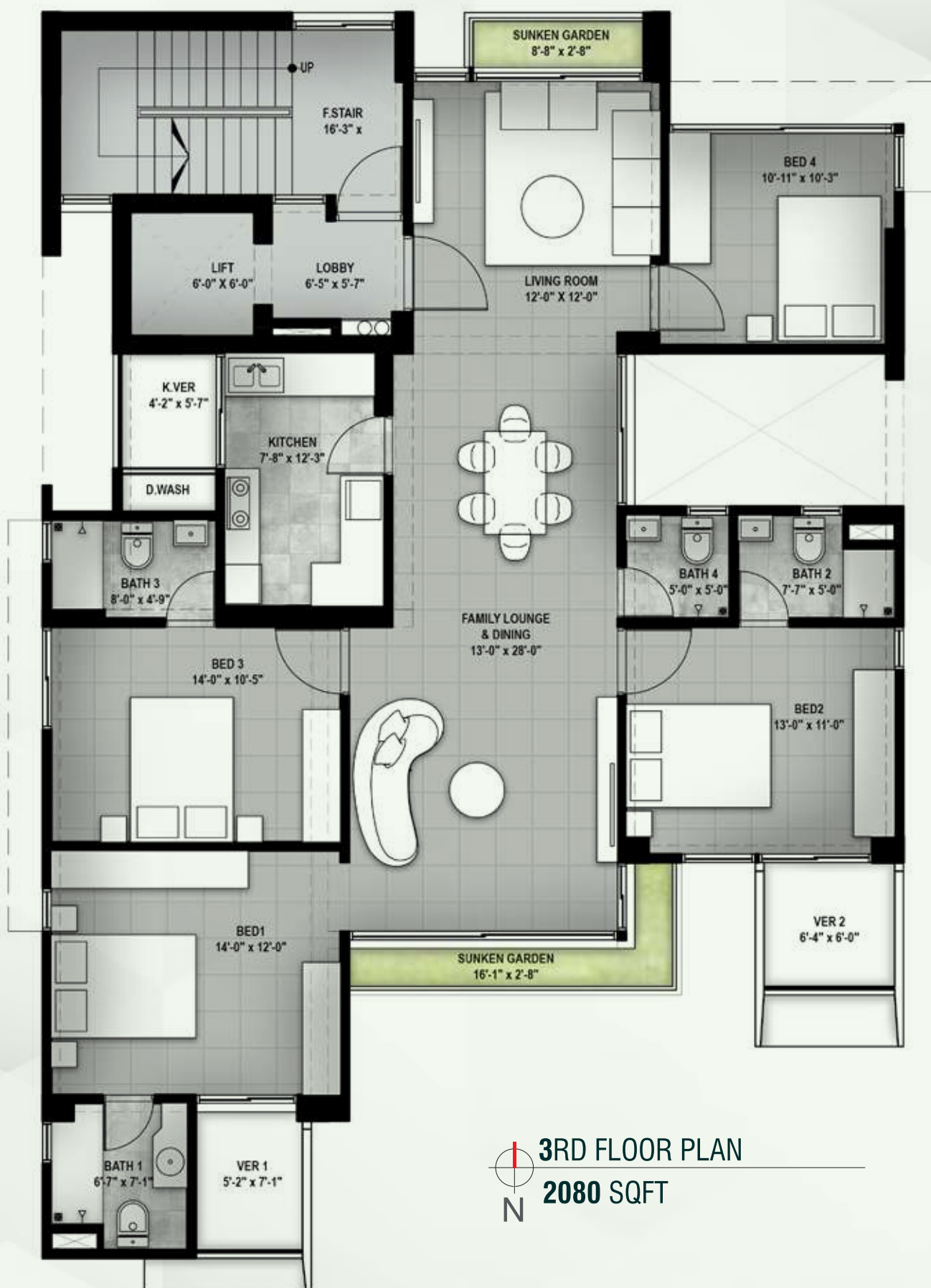
GROUND FLOOR PLAN

- Approach ramp & driveway will be covered with pavement tiles, (as per design).
- Garbage bins center with access point.
- Drivers' waiting with toilet facilities.

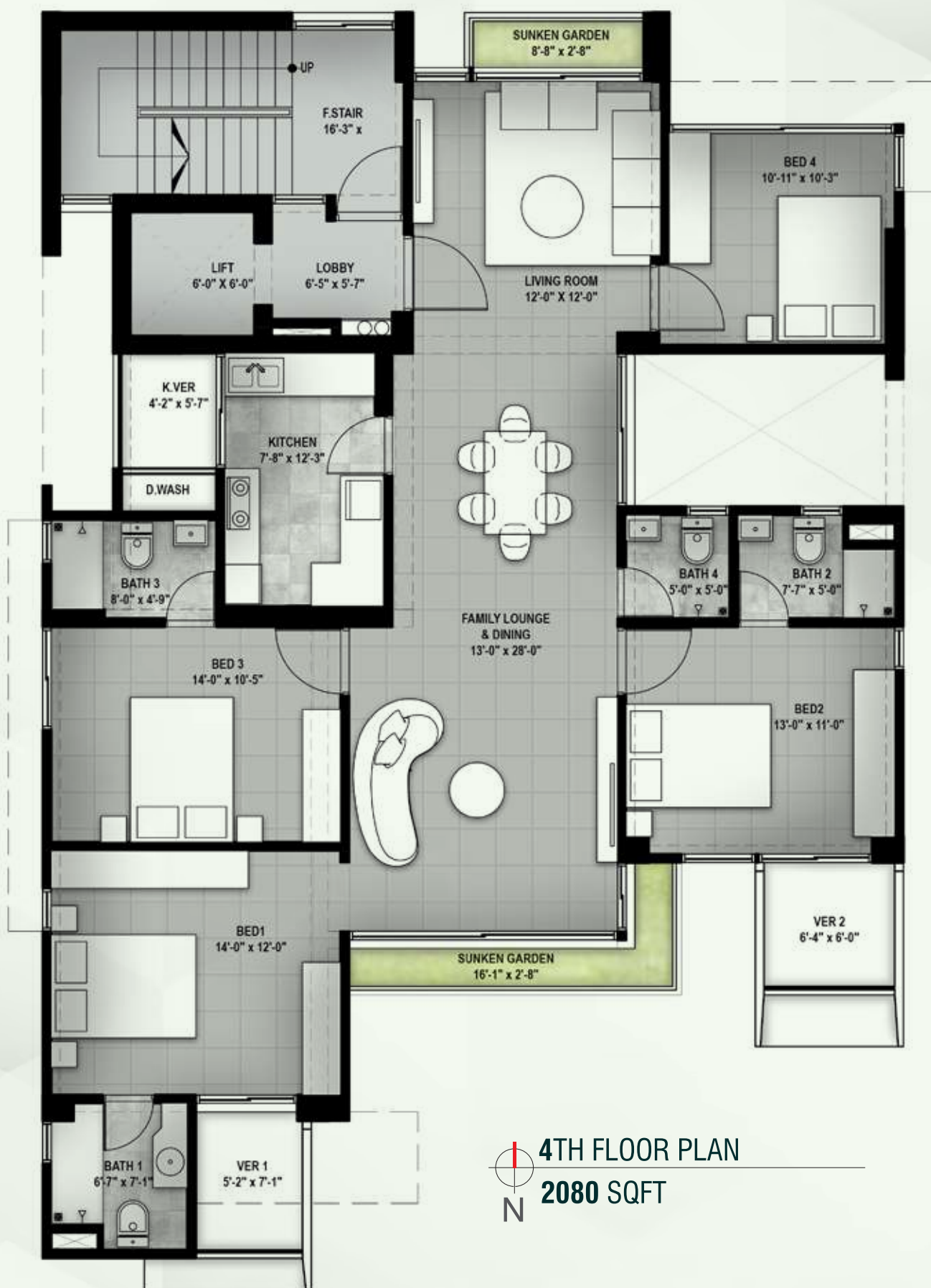


Parking

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

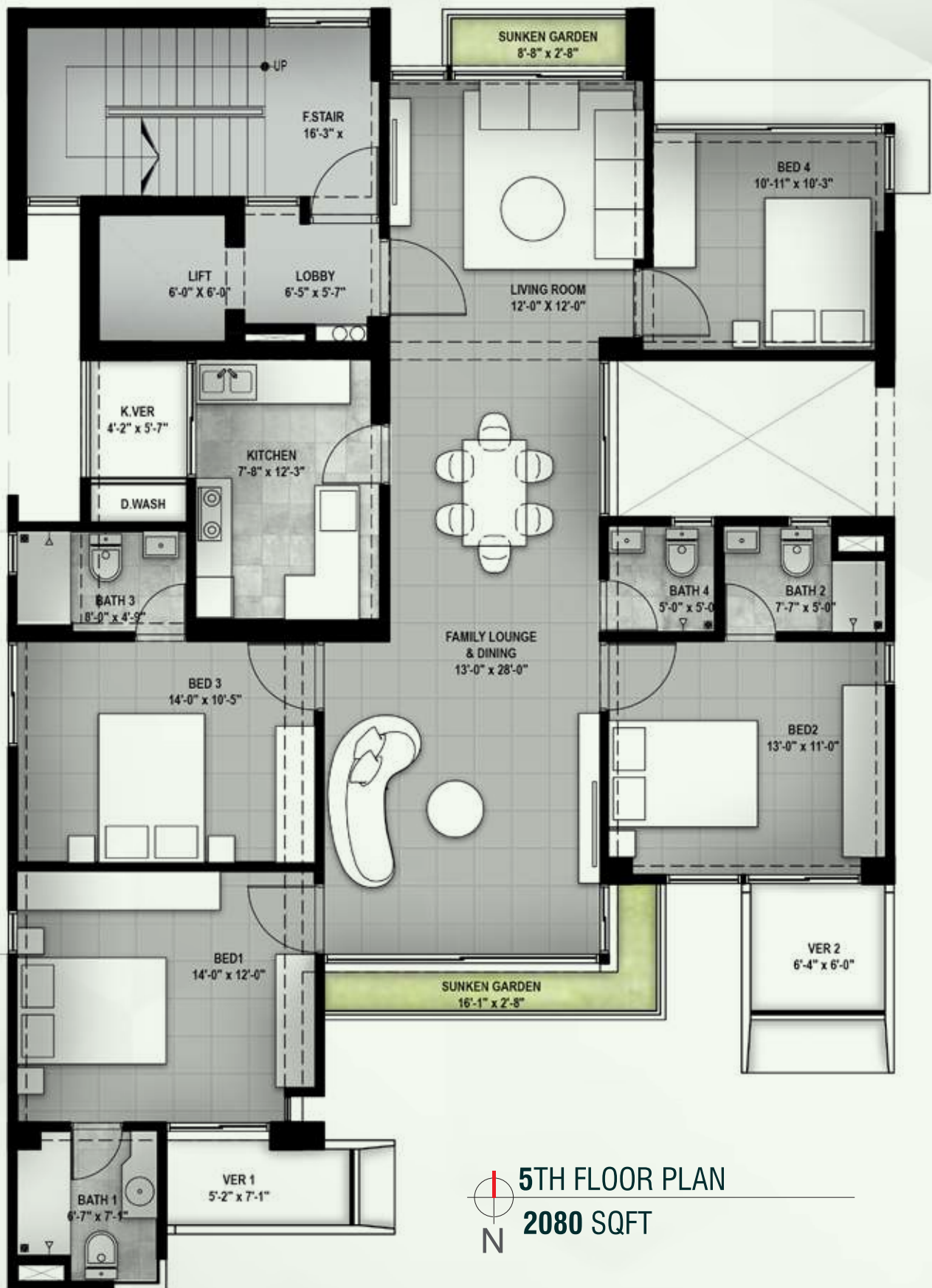






 **4TH FLOOR PLAN**
2080 SQFT







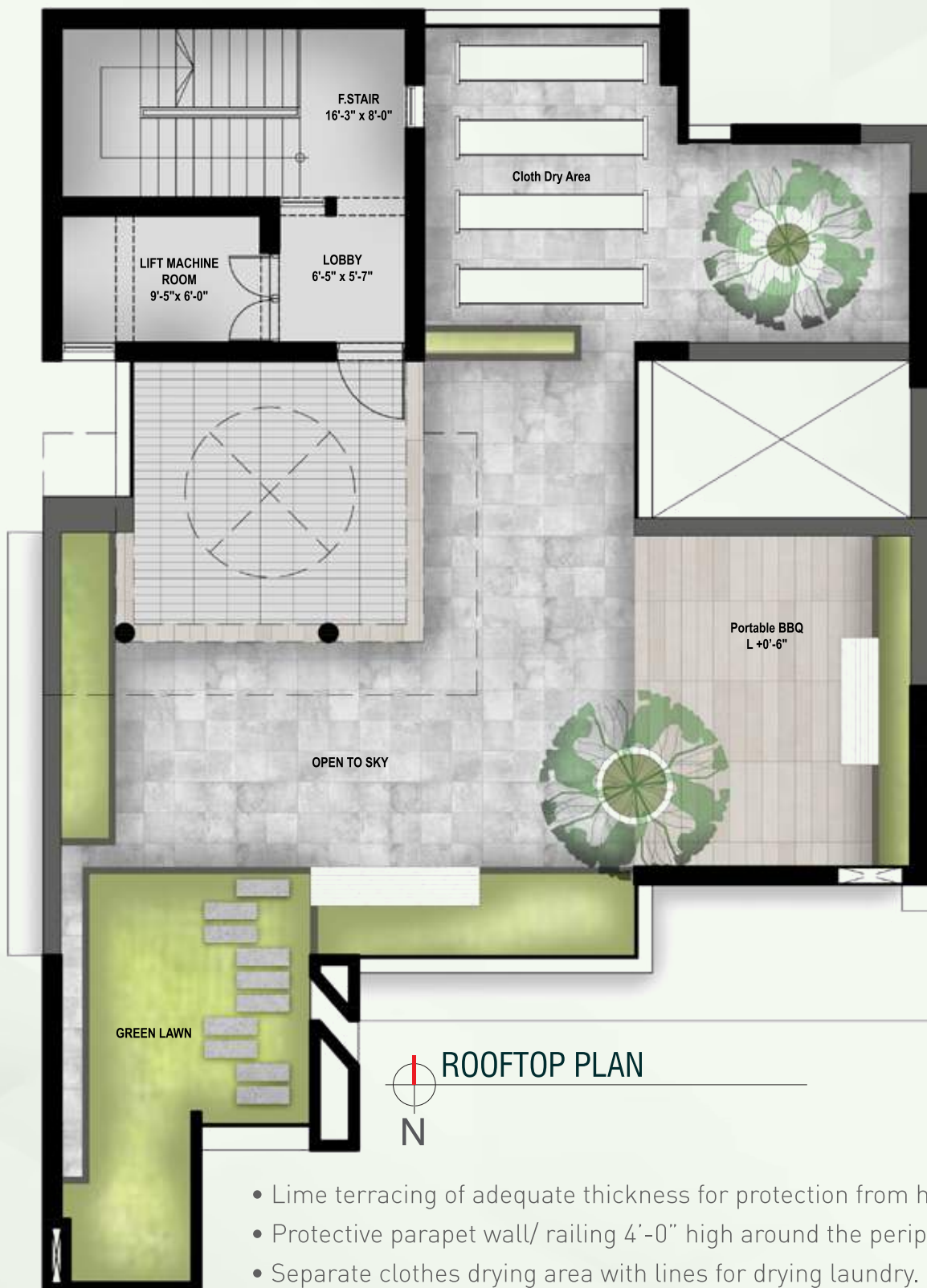






Lift, Lobbies & Staircases

- 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, 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 window in stair landing to ensure light and ventilation.



- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separate clothes drying area with lines for drying laundry.
- BBQ area with portable BBQ tray.
- Beautifully landscaped rooftop garden.

Apartment Features

Floors:

24"x24" mirror-polished imported tiles in foyer, bedrooms, living, dining cum family lounge area & all verandahs. Kitchen verandah with made in Bangladesh non-slip 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 name plate, 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 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 grilles on windows, and full-height grilles on kitchen verandahs. Fabricated sliding safety grille 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 cum family lounge areas as per electrical design. Internet connection point in the dining cum family lounge area. Staff calling-bell switch in the master bedroom. Remote control light and fan switch in living & dining cum family lounge areas.

Lights:

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

Cable connections:

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

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Bathroom Features

Door:

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

Sanitaryware:

Imported sanitaryware.

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.

Water line:

Concealed hot & cold water lines in all bathrooms.



Kitchen Features

Platform:

Granite slab in kitchen countertop.

Wall & floor Tiles:

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

Water line:

Concealed hot & cold water lines.

Sink:

Double-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, 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 a 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 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 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.**

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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 or Reinforced Concrete panel 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.

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-around 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, and makes the structure lightweight.
- The best after-sales service in the real estate sector.





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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 Emerald Heights.
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all real estate-related services

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SQUARE FEET STORY

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Dhaka Office

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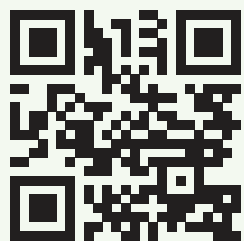
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