SOUTH
SERENITY
BASHUNDHARA R/A

// A home should tell the story of who you love, and be a collection of what you love

Nate Berkus

AT A GLANCE

Address.
Plot # 605, Road # 21,
Block – J, Bashundhara

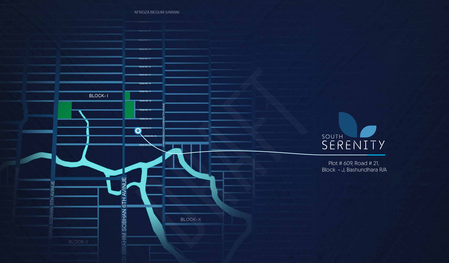
Number of floors.
G+M+7

Apartment Type.
Single-unit

Apartment Size.
1742 sft (Simplex)
2801 sft (Duplex)

Built over.
5 katha

RAJUK approval no.
00.00.00.00.00.0000



NEARBY AMENITIES

xxxx	xxxx	xxxx
xxxx	xxxx	xxxx

GRAND ENTRANCE TO YOUR ABODE

BUILDING ENTRANCE

- Double-height entrance.
- The front elevation of the building will have a stylish combination of cladding, glass, and paint (as per design).
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building around the clock.
- 24/7 CCTV surveillance on the ground floor, periphery of the building, and common area inside the building as per design.

PARKING

- There will be 7 parking spaces on the ground floor
- Car parking spaces with pavement tiles in different combinations.
- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location (as per the allotment).

GROUND FLOOR
7 NOS PARKING

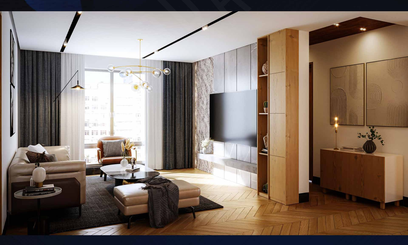
1ST FLOOR
461 SFT

4TH & 5TH FLOOR
1742 SFT

7TH FLOOR PLAN
(DUPLEX-LOWER)
2801 SFT

8TH FLOOR PLAN
(DUPLEX-UPPER)
2801 SFT

ROOF FLOOR PLAN



APARTMENT FEATURES

Floors.
24x24 mirror polished imported tiles in foyer, bedrooms, living, dining cum family living 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 Chambile 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.

Security & Safety.
Safety grills on windows and full-height grills on kitchen verandahs.

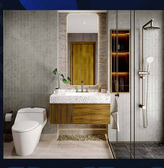
Painting.
Smooth finished plastic paint on all internal walls and ceilings.

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 living areas as per electrical design. Internet connection point in dining/dining cum family living area. Staff calling bell switch in the master bedroom. Remote control light and fan switch in living and dining cum family living area.

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

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

BATHROOM FEATURES



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

Sanitary ware.
Imported sanitary ware.

C.P. Fittings & Accessories.
Cotto C.P. fittings with imported accessories.

Shower area.
Customised 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.

KITCHEN FEATURES

Platform.
Granite 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 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 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-Ale 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

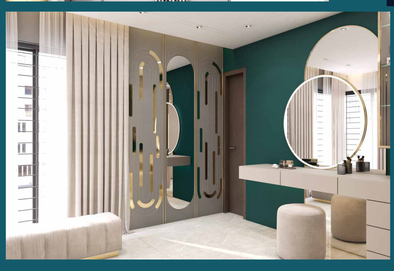
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 270 km/hr winds and earthquake resistance as per BNBC.
- Machine-made concrete Hollow block or Solid brick and damp-treated salinity proof as per developer's choice to be used.
- All structural materials including steel, cement, 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.

SQUARE FEET STORY

has been created to provide you with.

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

SQUARE FEET STORY by bti
DESIGN & BUILD



*Ask us about the interior design & implementation of rooms in South Serenity.
Reach us at 16604! or +8809613191919

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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 or fixtures are not part of the offer or contract.
Features and amenities may vary as per availability based on market prices/design requirements/price fluctuation.

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