SOUTH
SERENITY
BASHUNDHARA R/A

Web Version. Last Updated on: 30/04/2025

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

THE HEIGHT OF SERENITY

AT A GLANCE

Address.
Plot # 601, Road # 21,
Block - J, Bashundhara

Number of floors.
G+8

Apartment Type.
Studio
Single-unit
Duplex

Apartment Size.
608 sft (Studio)
2298 sft (Single-unit)
3695 sft (Duplex)

Built over.
5 katha

RAJUK approval no.
25.39.0000.106.33.0058.24.0842

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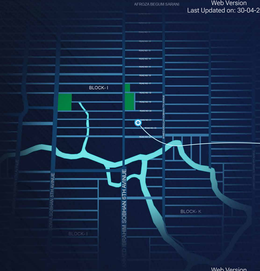

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NEARBY AMENITIES

EDUCATION
Viqarunnisa Noon School | NSU | IUB

HEALTH
Evercare Hospital Dhaka

DAILY NEEDS
Shwapno

RECREATIONAL ZONE
Jamuna Future Park

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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.

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GROUND FLOOR & PARKING

- 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).
- Drivers' room with toilet facilities
- Garbage bin corner with easy access point.

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GROUND FLOOR

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1ST FLOOR
608 SFT

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4TH & 5TH FLOOR
2298 SFT

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7TH FLOOR PLAN
(DUPLEX-LOWER)
1810 SFT
TOTAL.3695 SFT

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8TH FLOOR PLAN
(DUPLEX-UPPER)
1885 SFT
TOTAL.3695 SFT

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ROOF FLOOR PLAN

- Beautifully landscaped rooftop garden.
- BBQ area with portable BBQ tray.
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/ railing 6'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.

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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 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 star landings to ensure light and ventilation.

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APARTMENT FEATURES

Floors.
2N20" mirror polished imported tiles in foyer, bedrooms, living, dining cum family lounge area & all verandahs. Staff bed & kitchen verandah with non-slip made-in-Bangladesh tiles matched to the floor scheme. Concrete flooring for AC outdoor unit spaces.

Main Door
Solid Chittagong Teak 3' 0"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.

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. Internal connection point in dining/dining cum family lounge area. Staff calling-bell switch in the master bedroom. Remote control light and fan switch in living and dining cum family lounge 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 & living room.

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BATHROOM FEATURES

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

Sanitaryware.
Imported sanitarywares.

C.P. fittings & accessories.
Made-in-Bangladesh C.P. fittings & accessories.

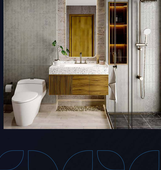
Shower area.
Customised shower area with curtain rail as per design.

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

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

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.



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KITCHEN FEATURES

Platform.
Granite in kitchen countertop.

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

Water lines.
Concealed hot & cold water lines.

Sink.
Double bowl sink.

Gas Connection & Detector.
LPG connection for overstove 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.

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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GENERATOR

A diesel-run emergency auto starVstop 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.

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 block (if ICC) Panels (lamp treated & safety proof) as per developer's choice to be used.
- All structural materials including steel, cement, bricks, buffet 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.

ENJOY
PEACE OF MIND
WITH A BTI HOME

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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.
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BTI CELEBRATION POINT

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Features and amenities may vary as per availability based on market prices/design requirements/price fluctuation.