

# THE ŠEĀSŌNS

BLOCK-I, BASHUNDHARA R/A

# THE SEASONS

Where every season makes sense



## ARCHITECT'S NOTE

When working on a project, every architect dreams of exploring certain elements, but it is never possible to explore them all. With **The Seasons**, I was very lucky as all of these aspects perfectly aligned all at once. It is known that Bangladesh's 6 seasons are unique & diverse, which I tried to reflect through every element I used in my design. The variation in form created a rhythm reminiscent of our seasonal changes. The central courtyard opens up & connects to the rest of the structure, creating a void in the atrium from the ground level to the rooftop. Both this and the way I designed the balconies allows homeowners to enjoy maximum advantage of sunlight, while also letting them enjoy free flow of air during warmer months. The triple height garden and expansive use of greenery gives residents a taste of nature even in the city.

- Arch. Abul Kalam Azad (Kafy)



## AT A GLANCE



Plot # 698, 699  
Road # 10, Block # I



2100+ to 2400+ sft  
Double-Unit Apartments



3-4 Bedroom  
Homes



Built Over  
10 Katha Land



Number of Floors:  
G + 9



Double-Height  
Entrance



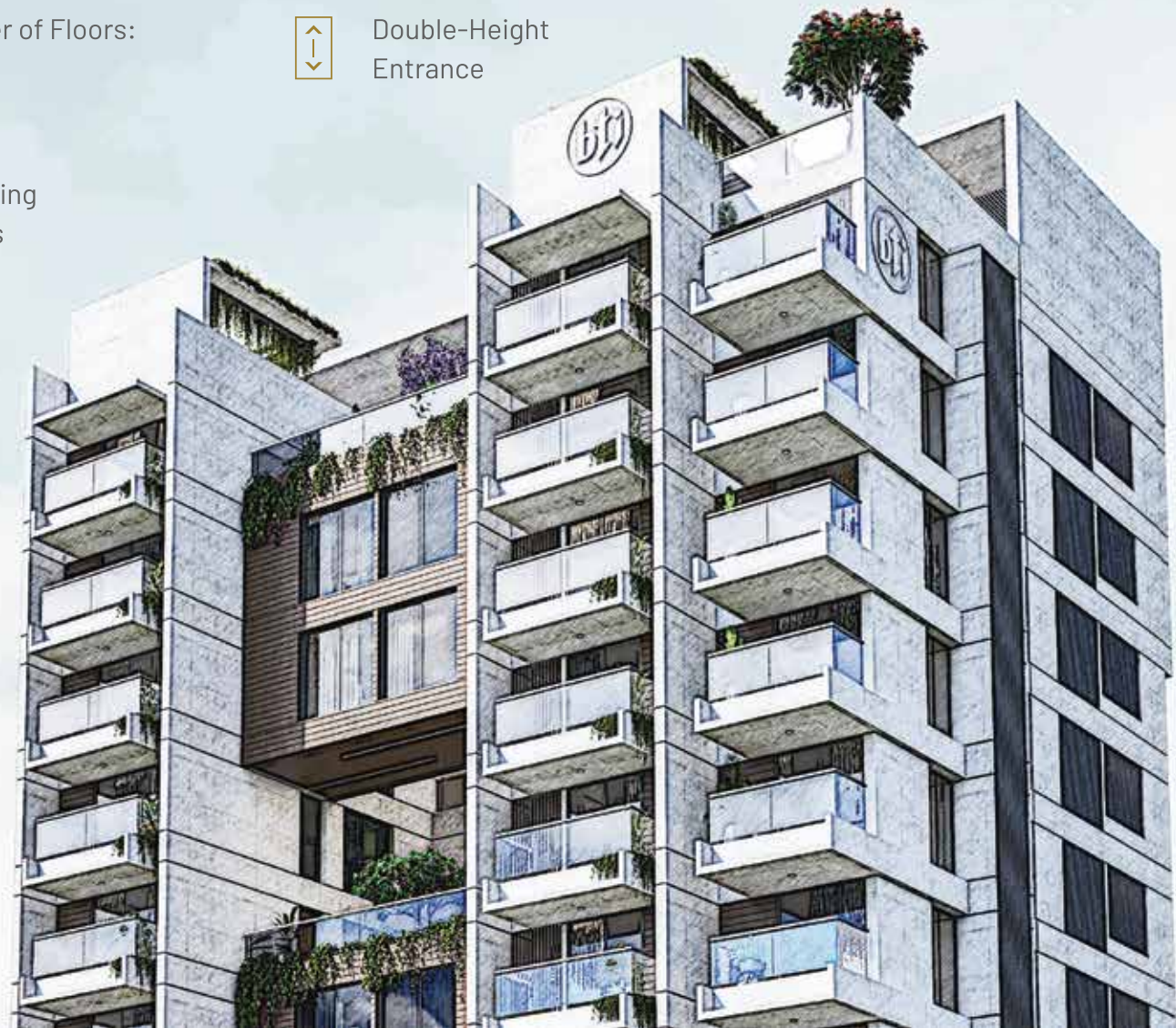
South-Facing  
Apartments



16 Parking  
Spaces



RAJUK code:  
25.39.0000.106.33.01275.24.0960





## THE SEASONS

Plot # 698,699, Road # 10 Block # I,  
Bashundhara R/A

## NEARBY AMENITIES



### EDUCATION

- » Viqarunnisa Noon School
- » NSU
- » IUB



### RECREATIONAL ZONE

- » Jamuna Future Park



### DAILY NEED

- » Shwapno



### HEALTH

- » Evercare Hospital Dhaka



*Grandeur*  
UNFOLDS  
AT EVERY STEP

- » Double-height entrance.
- » The front elevation of the building will have a stylish combination of groove, glass and paint (as per design).
- » Beautiful landscaping in front (as per design).

## GROUND FLOOR & PARKING

- » All-around security of residents is maintained through 24/7 CCTV surveillance and intercom service.
- » Intercom connection from concierge to all apartments.
- » Drivers' waiting, caretaker's room with toilet facilities.
- » Garbage bin center with easy access point.



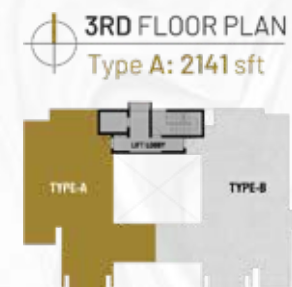
## 1<sup>st</sup> FLOOR PLAN

'Meet and Greet' Zone | Pantry | Outdoor Terrace | Gym Space | Change Rooms | Toilets

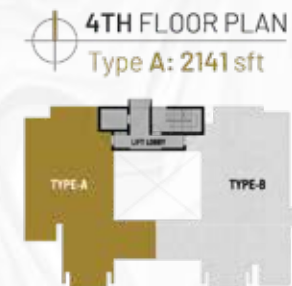




Make  
exercise  
**HABIT**























## **APARTMENT FEATURES**

### **FLOORS**

24"x24" Mirror-polished imported tiles in foyer, beds, living, dining cum family living area & all verandahs. Staff Bed, Utility & 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 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 grille 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 and dining cum family lounge area as per electrical design. Internet connection point in dining cum family lounge area. Staff calling-bell switch in master bed. Remote control light and fan switch in living & dining cum family lounge area.

### **LIGHTS**

Provision for wall brackets in all bed, living, dining cum family lounge. 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

Made in Bangladesh C.P. fittings with accessories.

### SHOWER AREA

Customized shower area with curtain rail (as per design).

### TILES

Made-in-Bangladesh wall tiles (up to 7' height) and floor tiles.

### COUNTER TOPS & BASINS

Marble countertop Imported cabinet basin in master & 2nd bath and Bath-3 will have imported pedestal basin as per developer's choice. Mirrors in all baths.

### WATER LINE

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

### STAFF BATHROOM

Made-in-Bangladesh wall & floor tiles with long pan & moving shower.



## 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.

## 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 baths.
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.

## 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-line.

### 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

- » All optional work or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval of bti.
- » Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost.

## 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 blocks/RCC panel (damp treated & salinity proof) as per developer's choice to be used.
- » Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.



## 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

\*Ask us about the interior design & implementation of rooms in **The Seasons**.

**Reach us at 16604!**



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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.



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**bti Celebration Point**

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### **Chattogram Office**

**bti Landmark**

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Wireless More, West Khulshi, Chattogram

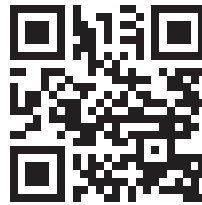
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