

# URBAN HAVEN

Bashundhara R/A, Block-M



"Everybody needs a sanctuary."  
Marie Kondo

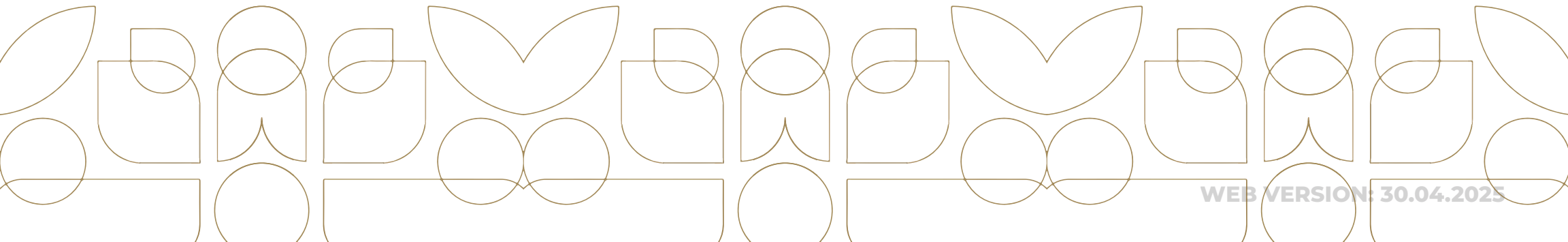




### **From the Architect's Mind**

Whenever I think of designing a home, I always take into account the location to try and see how these have an effect on the final idea that comes to my mind. The plot faces the north-west, so I wanted to design a building with two voids on the north-west and south-east corners of the structure to allow residents to enjoy the best circulation of air & stream of natural light from the outside coming in.

**Architect Abul Kalam Azad (Kafy)**





## Urban Haven **Attributes**

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- Built over 10 katha land
- Number of floors G+9
- 1750+ to 2450+ sft Apartments
- Double-height entrance
- 3-4 bedroom homes
- RAJUK approval no:  
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# An Eternal Sanctuary



# Location Highlights

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## EDUCATIONAL INSTITUTIONS

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- Viqarunnisa Noon School • NSU • IUB

## HEALTH

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- Evercare Hospital Dhaka
- Bashundhara Eye Hospital & Research Institute

## DAILY NEEDS

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- Apon Family Mart • Shwapno

## SHOPPING MALLS

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- Jamuna Future Park



Plot: 2784, Road 19/A  
Block M, Bashundhara R/A

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## BUILDING ENTRANCE



- Magnificent double-height entrance highlighted by greenery to invite everyone inside.
- The front elevation of the building will have a stylish combination of greenery, glass, grooves, & paint (as per design).
- CCTV monitoring system and 24/7 concierge for day/night surveillance using cameras to cover all entrance points, all lift lobbies & periphery of the building as per developer's discretion.



"Life is what you make it"  
Eleanor Roosevelt



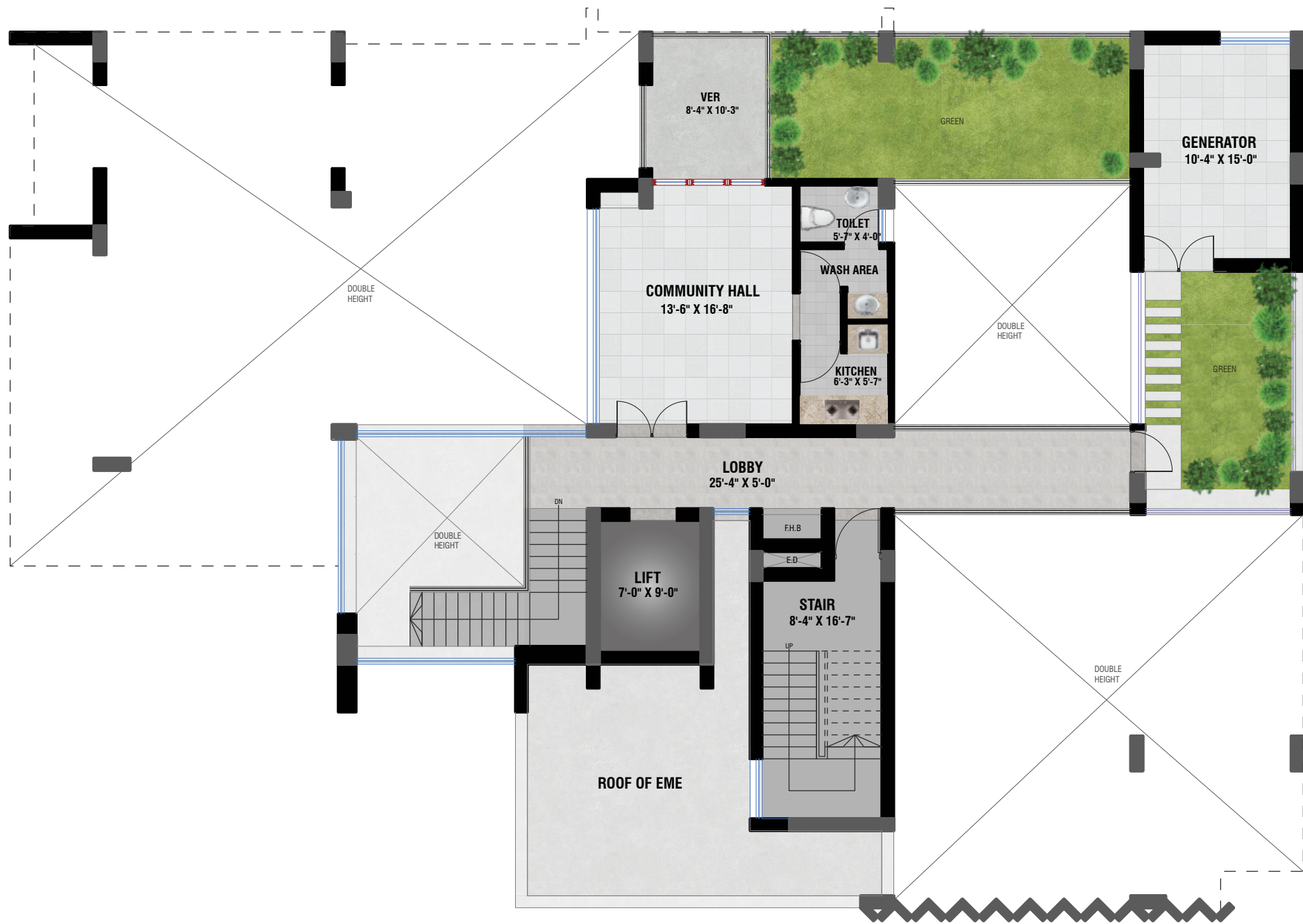
## GROUND FLOOR

## GROUND FLOOR PLAN



- Approach ramp & the driveway will be covered with pavement tiles (as per design).
- Car parking spaces will use pavement tiles in a variety of different combinations
- Garbage bin center at easy access point.
- Waiting lounge, outdoor plaza, caretaker room, drivers' waiting with toilet facilities.





1ST FLOOR

# 1ST FLOOR PLAN

- Community hall • Verandah • Toilet • Wash Area • Kitchen
- Vast open green courtyard

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A modern garden at dusk. On the left, a large tree with green leaves is partially visible. In the center, a glass-enclosed hot tub sits on a grassy lawn. To the right, a large tree with vibrant red flowers stands next to a stone fire pit. The sky is a mix of purple and pink, and the scene is lit with warm, ambient lights.

A Moment Wrapped In *soothing steam*

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TYPE : A = 2458 SFT

2ND & 3RD FLOOR

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2<sup>nd</sup> & 3<sup>rd</sup> Floor Plan

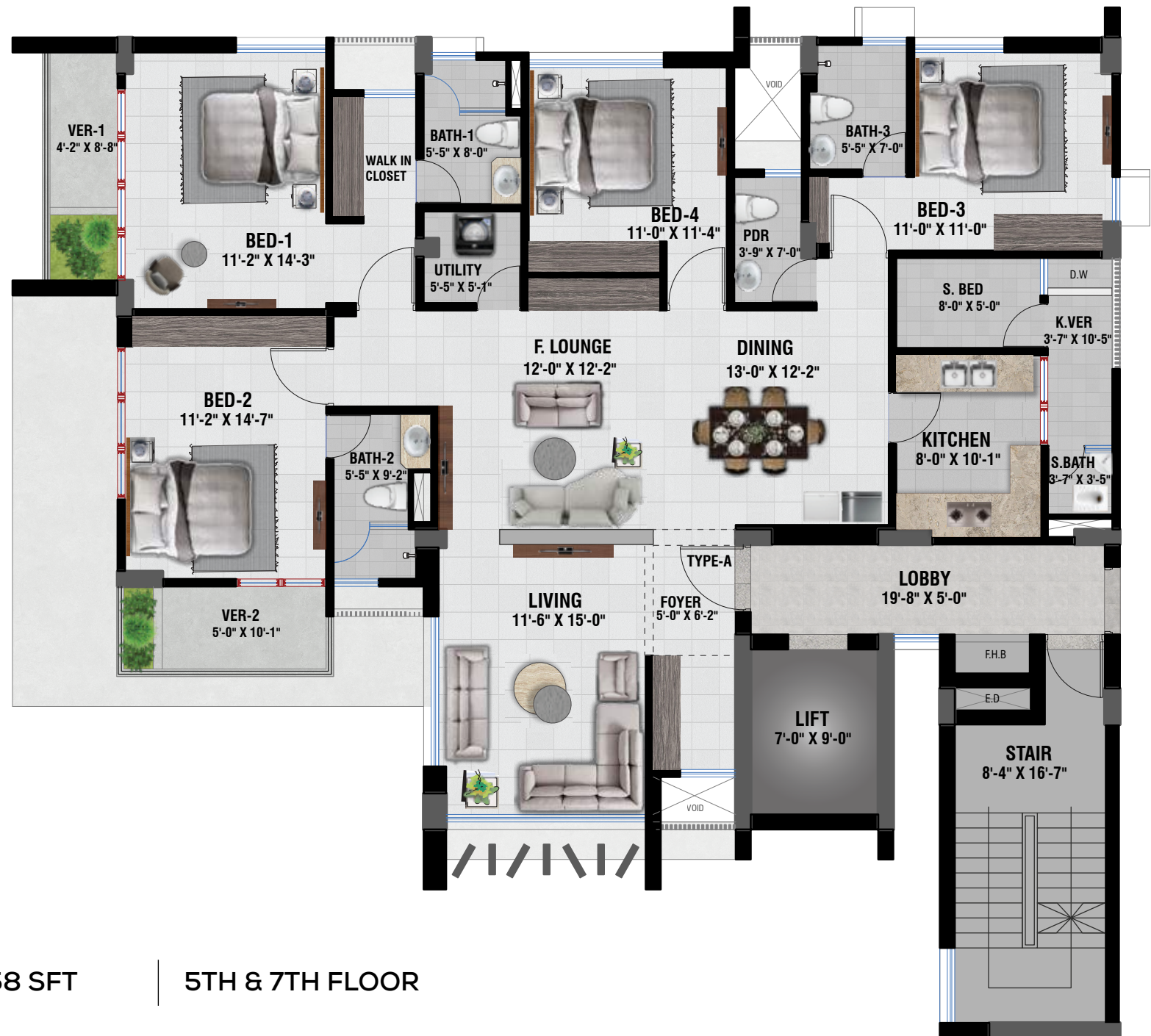


TYPE : B = 1754 SFT

2ND & 3RD FLOOR

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2<sup>nd</sup> & 3<sup>rd</sup> Floor Plan



TYPE : A = 2458 SFT

5TH & 7TH FLOOR

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5<sup>th</sup> & 7<sup>th</sup> Floor Plan

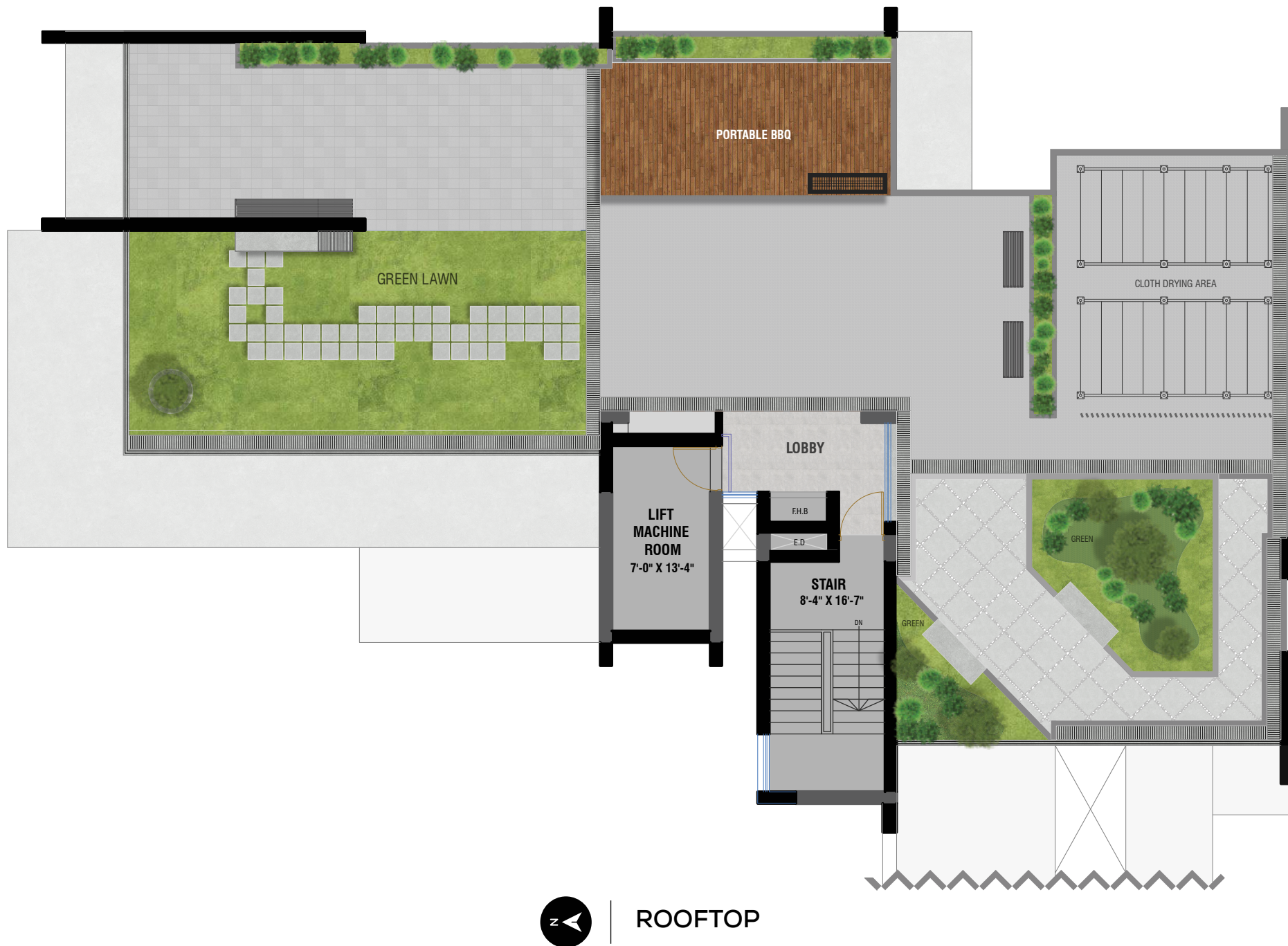


TYPE : A = 2458 SFT

4TH , 6TH & 8TH FLOOR

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4<sup>th</sup>, 6<sup>th</sup> & 8<sup>th</sup> Floor Plan



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## ROOFTOP



- Children's play area.
- 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.
- BBQ area with portable BBQ tray.
- Beautifully landscaped rooftop garden.





## 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 & emergency alarm, mirrors on the wall, hand phone, stainless steel mirror etching finish on the doors at the ground floor & hairline finish on other floors.
- Tiled staircase for easy maintenance & a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding windows in the stair landings to ensure light & ventilation.

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## STATE OF THE ART APARTMENTS

**Floors:** 24" x 24" Mirror-polished imported tiles in foyer, beds, living, dining, family lounge area (if any) & all verandahs. Kitchen verandah, Utility & staff bedroom 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 nameplate, door handle with Smart Fingerprint Access door lock, a one-way camera & 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 plan, complete with mohair lining, rainwater barrier, and fly-proof netting.

**Basin:** Provision for one basin in the dining area.

**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, & other fittings. Provision for air conditioners with power points in all beds, living cum dining & family lounge (if any) areas as per electrical design. Internet connection point in dining/family lounge (if any). Staff calling-bell switch in the master bedroom. Remote control light and fan switch in living cum dining & family lounge area (if any).

**Lights:** Provision for wall brackets in all bedrooms, living, dining and common area. Appropriate lighting in all bathrooms, kitchen, staff bedroom, and verandahs.

**Cable connections:** Concealed television line in all bedrooms, living & family lounge (if any).

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## BATHROOMS

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

**Sanitary Ware:** 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 & 2nd bathrooms, 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 including staff bathroom.

**Staff Bathroom:** Made in Bangladesh wall & floor tiles with long pan & moving shower.



## KITCHENS

**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 hazards 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 may be ordered separately. Interior design consultation with Square Feet Story is also available through bti.



## SQUARE FEET STORY

has been created to provide the following services:

- Architecture
- Interior Design\*
- Construction
- Landscaping
- 3D Visualisation

\*ask us about the interior designs of rooms  
in Urban Haven

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## ADDITIONAL FEATURES

### 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 & 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 a day's requirement.
- One standby water pump for emergencies.

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## 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 or Reinforced Cement Concrete panels (damp treated and salinity proof) to be used as per developer's choice.
- 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 done at every stage.

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## PEACE OF MIND, GUARANTEED

- Provision of proper fire protection by ensuring fire safety measures such as fire hydrant, fire alarm & extinguisher, as well as a fire escape for emergency exit with fire protected door on all floors.
- Structural integrity assured through earthquake-resistant design.
- Assurance of residents' all-round security is strictly maintained through 24/7 CCTV surveillance, concierge & intercom service.
- The usage of Concrete Hollow Blocks. Reinforced Concrete Panels in the construction enables the reduction of heat & sound, and makes the structure lightweight.
- The best after-sales service in the real-estate sector.



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# Let bti work with you regarding all real estate-related services

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## 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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