



CORPORATE OFFICE

House: 16, Level: 6, Block-A, Avenue Road
Bashundhara R/A, Dhaka - 1229, Bangladesh



 **BOOK NOW**

013 2507 5480, 013 2507 5481-9

www.acedevelopers.com.bd

Plot: 1821, Road: 47, Block-N
Bashundhara R/A, Dhaka

ACE
LAKE
GARDEN





ACE Developers Ltd | Our Foundation

At Ace developers Ltd. We see real estate as more than just construction. We believe in creating homes that stand the test of time. Since 2022, our approach has centered on thoughtful design and a true commitment to quality. We strive to build exceptional places to live – homes that offer both tranquility and understated elegance. Honesty is at the heart of what we do, and we take great care in bringing your vision for a home to life.

What truly sets Ace developers Ltd. apart is our personal touch. We're dedicated to offering genuine value and creating homes with distinct character for those who appreciate fine living. We believe in a clear, straightforward process, so your journey to owning a new home is smooth and confident, ending with a space that truly feels like your own success story.

At a Glance



Type : Residential



Orientation : North Facing
(South-East Side Lake View)



Address : Bashundhara R/A, Bock-N
Road 47, Plot 1821



Front Road : 25 Feet



Land Size : 7.25 Katha



Apartment Size: 1550 (+/-) SQFT



Number Of Units: 18



Number Of Units: 2



Number of Floor : B+G+9





Features | Curated for Elevated Living

The lifestyle at Ace Lake Garden is complemented by an array of meticulously selected amenities, each designed to enrich your daily experience and provide moments of delight and repose.

- Distinguished & Clear Entrance (25 Feet Road).
- Rooftop Infinity Pool: An azure escape with panoramic views.
- Integrated Safety Systems: For serene peace of mind.
- Swift & Silent Elevators: Seamless vertical transit.
- Dedicated Children's Play Area: A haven for youthful imagination.
- Elegant Visitor Reception: Extending a gracious welcome.
- Serene Prayer Alcove: A space for quiet contemplation.



Infinity Swimming
Pool



Visitor Lounge



High Speed
Elevators



Children Play
Area



Location & Peripherals

Schools

International School Dhaka (ISD)
 Viqarunnisa Noon School and College
 Ebenezer International School
 HURDCO International School
 Oxford Foundation School
 Sunflower School And College
 Aga Khan School
 Play Pen School
 Sunnydale School

Universities

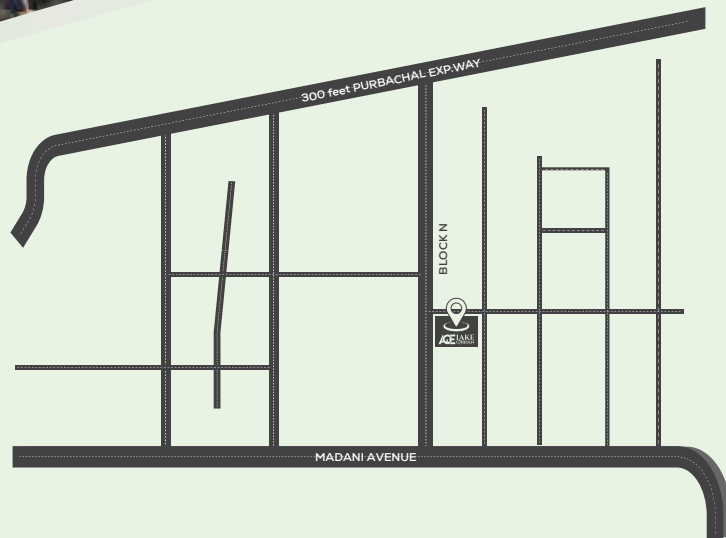
North South University
 Independent University Bangladesh
 American International University Bangladesh
 Islamic Research Center

Hospitals

Evercare Hospital Dhaka
 Bashundhara Eye Hospital
 Afroza Begum Diagnostic and
 Consultation Center

Shopping Malls

Jamuna Future Park
 Shwapno
 Meena Bazar
 Bazar Protidin
 Apon Super Shop
 Seven Star Super Shop







*Experience a realm of sophisticated living with
ACE Developers Ltd. where exceptional quality and
thoughtful design converge.*

About Our Company

The Pursuit of Excellence

Our Philosophy | Crafting Distinction

The foundation of Ace Developers Ltd. is a commitment to excellence in every home we build. We combine thoughtful design with superior construction to create living spaces of distinctive character and enduring appeal. Our focus is on understanding what truly enhances your living experience, ensuring your Ace Developers Ltd. home is both a source of pride and a setting for a fulfilling life.



Why Choose Us?

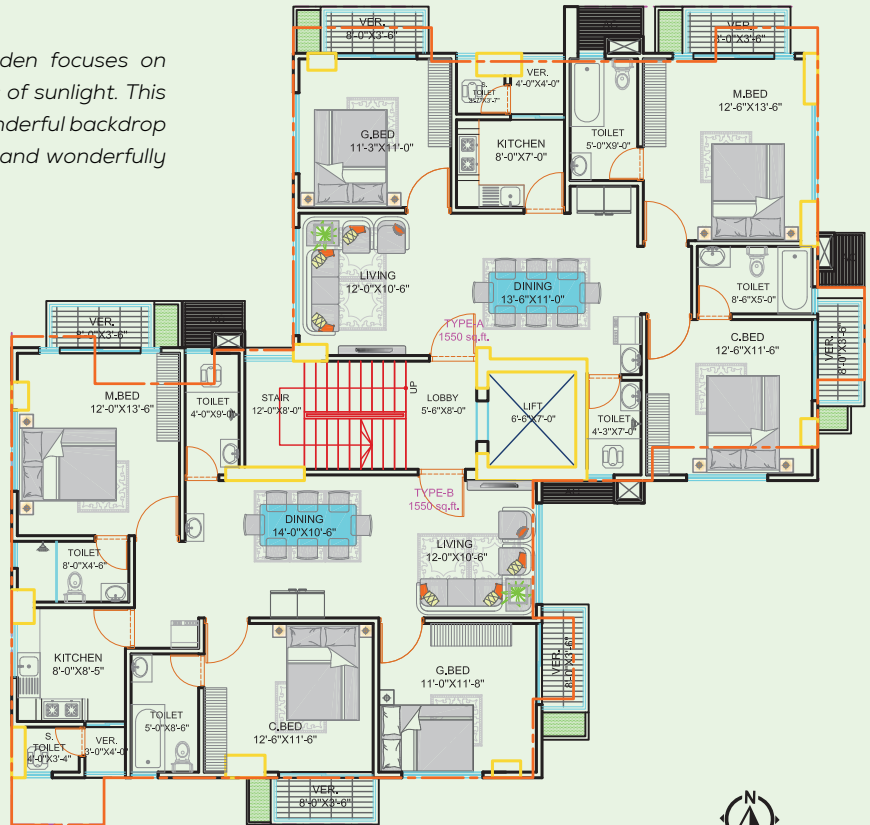
The Ace Advantage | A Promise of Distinction

Choosing Ace Developers Ltd. means you get a partner who truly cares about your experience. We build thoughtfully designed homes, with excellent quality, in great neighborhoods. We believe in talking with you openly and providing solid support every step of the way. This helps make the journey to your new home both enjoyable and something you'll fondly remember. Our goal isn't just to build houses, but to create places where you can truly build a happy life.



Typical Floor

The design of each floor at Ace Lake Garden focuses on creating a sense of space and bringing in lots of sunlight. This means your home feels bright and airy – a wonderful backdrop for your style, where living feels both refined and wonderfully simple.







Roof Top

The Ace Lake Garden rooftop is your escape above the city. Designed for relaxation with wide city views, it's a calm retreat offering a fantastic viewpoint, blending great amenities with the freedom of the open sky.



Ground Floor

From the moment you arrive at Ace Lake Garden, the entrance offers a truly welcoming feel. The ground floor is thoughtfully laid out, setting the stage for the comfortable and stylish life that continues throughout the building. It greets everyone with an atmosphere of simple elegance.







Basement

We've designed the basement for everyday ease, with secure parking that's built-in. It's all about smooth arrivals and departures, so life at Ace Lake Garden feels comfortable and straightforward.



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A home with a view, a life with a difference! Lake Side Apartments redefine luxury with panoramic water views, serene surroundings, and contemporary elegance.





STRUCTURAL AND GENERAL ENGINEERING

- Steel/rods: BSRM/GPH/AKS /Anwar/RSM
- Cement: Bashundhara/Lafarge/Holcim/Crown / Shah
- Brick wall: AAC Block Bricks/1st Class Bricks/High-quality Machine-made auto bricks

BUILDING



Lift: 01 imported passenger Lift, auto landing device, and voltage stabilizer. The lift is stretcher. Brand: SIGMA (Korea)/Doppler (Greece)/ Orona (Spain)



Water Pumps: Two imported pumps: one for full operation & one for stand-by support. Brand: Pedrollo/Sear/Pentax, Origin: Italy/Others.



Generator: Welland power (UK)/ Tempest (UK)/ F.G. Wilson (UK) with residential Canopy System and manufacturer warranty. Engine: Perkins (UK), Alternator: Mecc Alte / Stamford (UK), Control Panel: Deep Sea (UK), ATS: Local.

Adequate KVA Capacity to cover

- Building Common: lift, Water Pump, Common Light
- One Light & one Fan in all Bed
- One Light in the Kitchen, Dining & Living as per electrical standard
- Power Point for Fridge & living area.





Utility Connections

- All apartments will have independent gas connection line for two burners.
- All apartment will have independent electric meter (as per required load).
- A common WASA meter for total complex. (If WASA connection available)

Note: all utility connections are subject to approval of concerned authority.

APARTMENTS



Main Door: Door shutter and frame made of Chittagong teak/Beach wood. Imported door accessories from Yale / Hafele/Lock-EZ/Hettich. Internal Doors: All internal door frames are crafted from Teak chamble / Chittagong teak / Beach Wood. made of Natural veneered flush door shutter, thickness: 36mm, sourced from Partex/ Super/Amber/Hatil. Formica door shutters for all bathrooms. Thickness: 36mm, obtained from Super/ Partex /Amber/Hatil.



Windows: 5 mm thick glass in sliding or casement windows with safety grill & fly (mosquito) proof net, as per architectural design of the complex all windows and bedroom verandah as per design. Rainwater barrier in 4" Thai aluminum section of 1.2 mm thickness from the brands, KAI / BTA / Altech / Chung Hua.



Painting & Polishing: Plastic paint on all internal walls and ceilings. The exterior wall will be weather coat/master paint. Enamel paint in internal & external MS surface with prime coat paint. Color as per design (Berger / Asian / Nippon / Dulux).



Sub-station: A Substation will be arranged on the ground floor. Brand: Edison Marsons/ ADEX /Reverie



Lift Lobby & Staircase: Good quality marble in the ground floor reception, lift lobby floor, and wall. Local Mirror Polish / Matt Tiles on typical floors (floor & wall) as per design (RAK / DBL / SHELTECH / Venus). Heavy-duty stair tiles in all flights. (12"x24"). (RAK/DBL/SHELTECH/Akij).



General Amenities of the Complex:

- Electricity supply approx. 220v/440v from DESA/DESCO source with separate main cable and LT Panel/ distribution board
- Water supply connection from WASA (as per availability) & Deep tube-well, sufficient as per total calculated consumption.
- Underground water reservoir with one main lifting pump and one standby pump.
- Sewerage lines planned for compatible requirements.
- Gas pipeline up to each apartment for LPG use.
- Termite protection treatment of ground.
- Comprehensive fire protection & detection.
- 24 Hours IP camera surveillance for building compound (ground floor, common area, boundary, lift lobby as per design) with 15 days recording storage.





Electrical: Switch socket and other fittings brands: Honeywell / Art DNA/Simon, origin: China. Circuit Breaker brand: ABB / Schneider / Togami. Fire-resistant cable. Brand: BRB / BBS / Partex. Provision for air conditioners in all bedrooms (except staff bed), living area & Dining area. WIFI provision in Apt. common area. TV dish point in master bed & living. Washing machine and refrigerator point.



Bathrooms: Company standard commode, cabinet basin also fitting & fixing in master bath. Brand: Highvalley/Cotto/Jasee/SWISH (origin: BD/ China). Company standard commode and half pedestal or pedestal basin in other toilets. Brand: Highvalley/Cotto/Jasee/SWISH, (origin: BD/ China). Good quality (12"x24") Local wall Tiles (RAK / DBL / Akij / Khadim) with matching floor tiles in all bathrooms except the staff bath. Basin mirror with frame and light in all baths except staff bath. One power point for beauty equipment use in the master bathroom. CPVC pipe & Fitting for all internal plumbing water lines. Brand: RFL/Astral/Sajon/Ajoy.



Kitchen: : Kitchen worktop with imported 18 mm thick granite slab. b. 304 Grade SS food grade & corrosion free imported (Chinese) kitchen sink (Single bowl Single Tray), size: 20"x40" (Brand: TEKA / Koto / Marquis. Good quality (12"x24") Local wall Tiles (RAK / DBL / Akij / Khadim) matching floor. Imported chrome plated fixtures and fittings in kitchen. Brand: American Standard / JAQUAR / SWISH.

Provision for:

- Electric oven power.
- Kitchen hood.
- Electric geyser (hot & cold-water).
- Double burner gas outlet.



General floor: 24" x 24" Double Loading Mirror polish tiles. Origin: BD (RAK/DBL/Akij).

