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by **ACE** DEVELOPERS

Plot No-2104 & 2105, Block 'N'
Road 44, Bashundhara R/A



Project Highlights



Type : Residential



Orientation : South Facing



Address : Bashundhara R/A, Bock-N
Road 44, Plot No. 2104 & 2105



Front Road : 25 Feet



Land Size : 11.25 katha



Apartment Size: 3500-4100 sqft



Number Of Units: 7



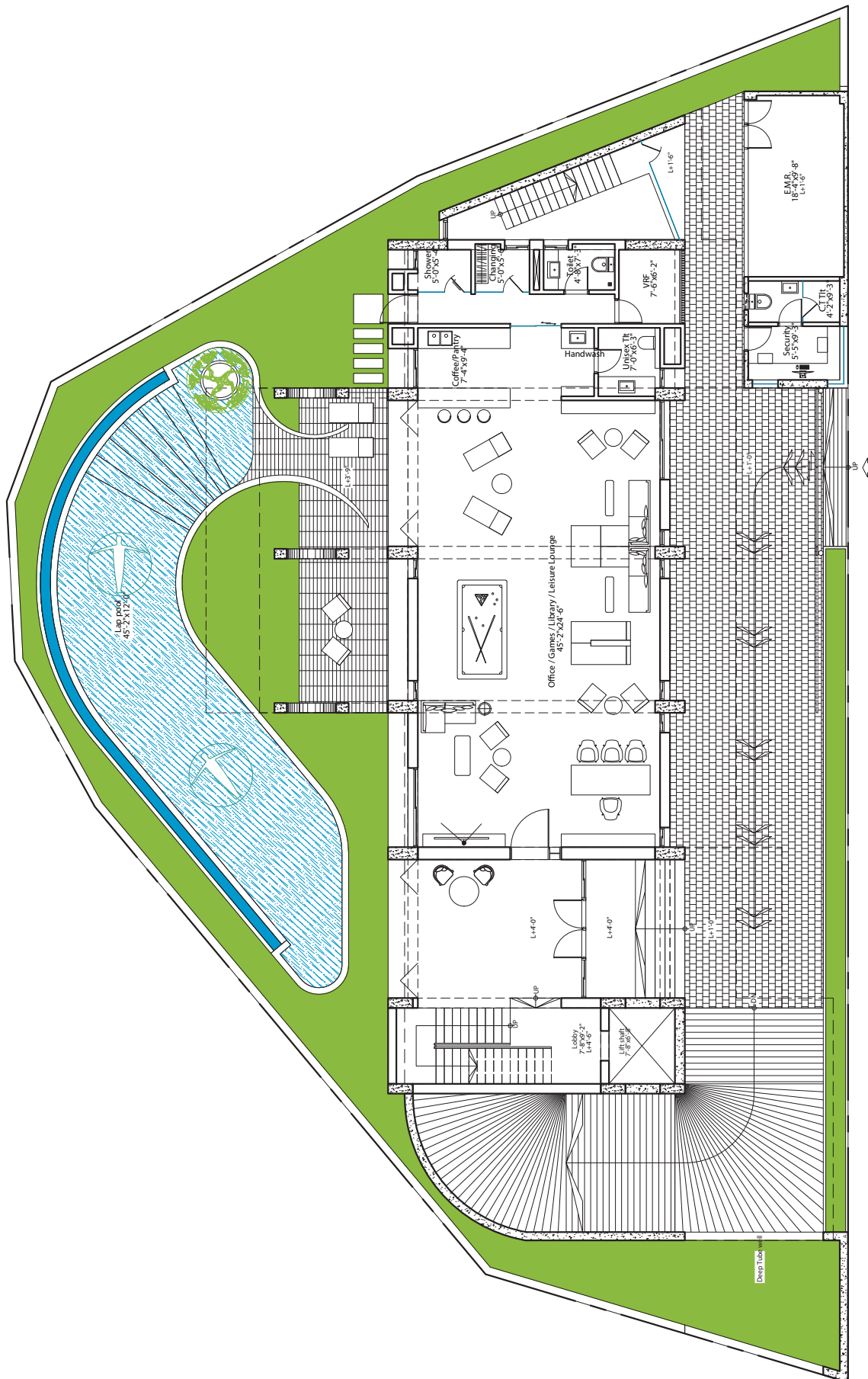
Number Of Units: 1



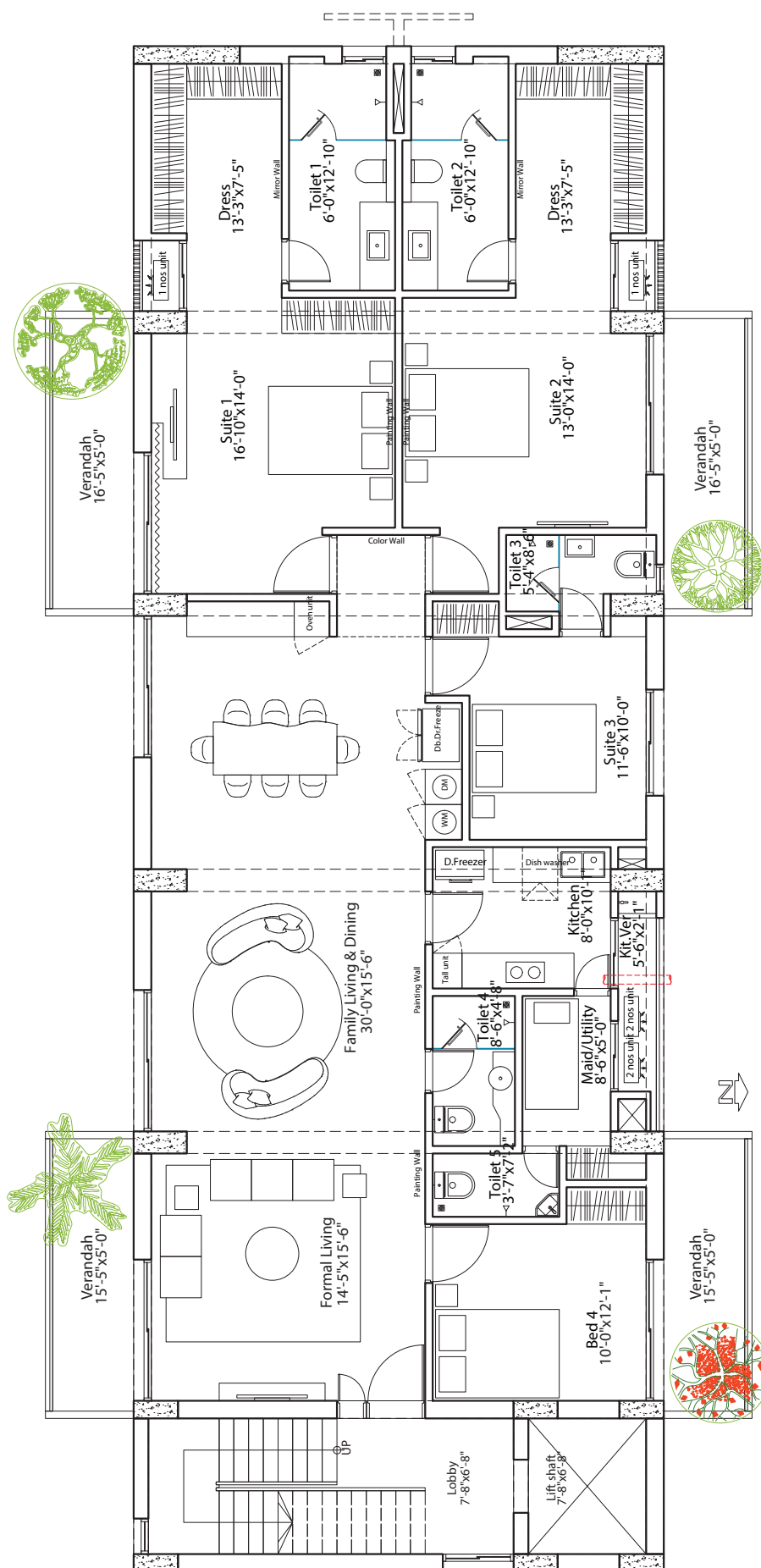
Number of Floor : B+G+7



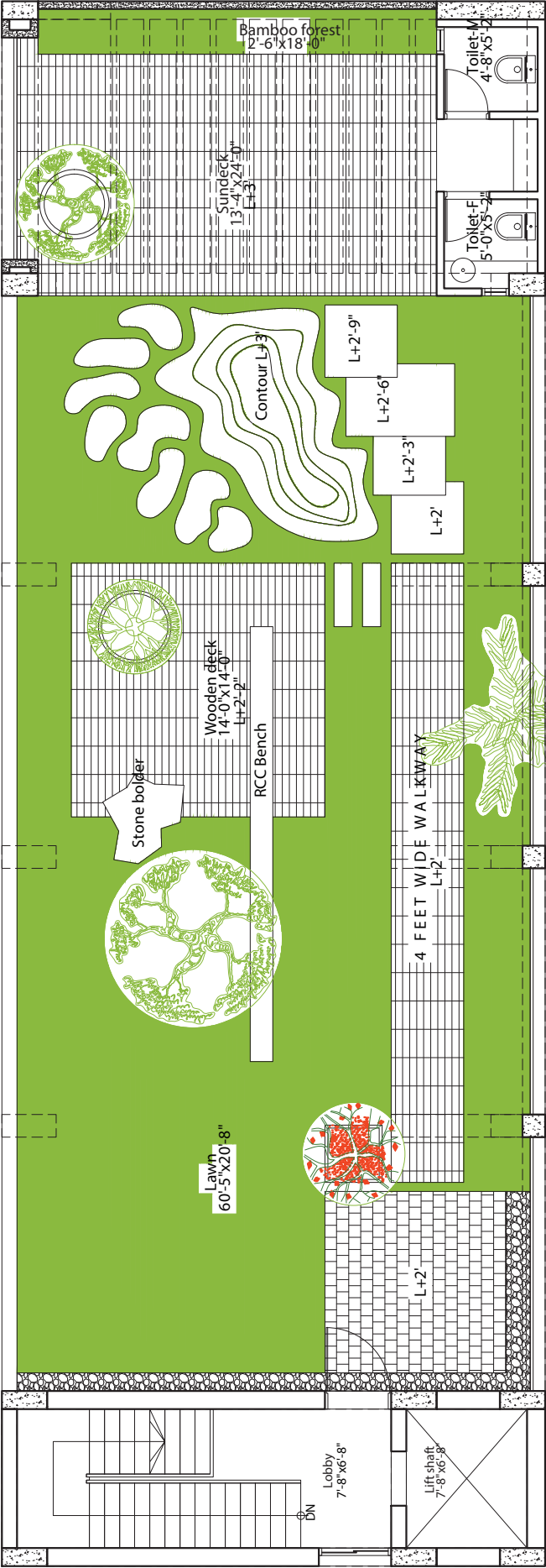
Ground Floor



Typical Floor



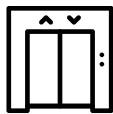
Roof Top



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.



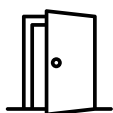


Utility Connections

- 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



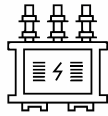
Main Door: Door shutter and frame made of Chittagong teak/Beach wood. Imported door accessories from Yale / Hafele/Lock-EZ/Hettich. Internal Doors: All internal door frames are crafted from Teak chamble / Chittagong teak / Beach Wood. made of Natural veneered flush door shutter, thickness: 36mm, sourced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



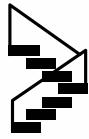
Windows: 5 mm thick glass in sliding or casement windows with safety grill & fly (mosquito) proof net, as per architectural design of the complex all windows and bedroom verandah as per design. Rainwater barrier in 4" Thai aluminum section of 1.2 mm thickness from the brands, KAI / BTA / Altech / Chung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



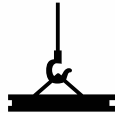
Painting & Polishing: Plastic paint on all internal walls and ceilings. The exterior wall will be weather coat/master paint. Enamel paint in internal & external MS surface with prime coat paint. Color as per design (Berger / Asian / Nippon / Dulux).



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/Sajan/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.

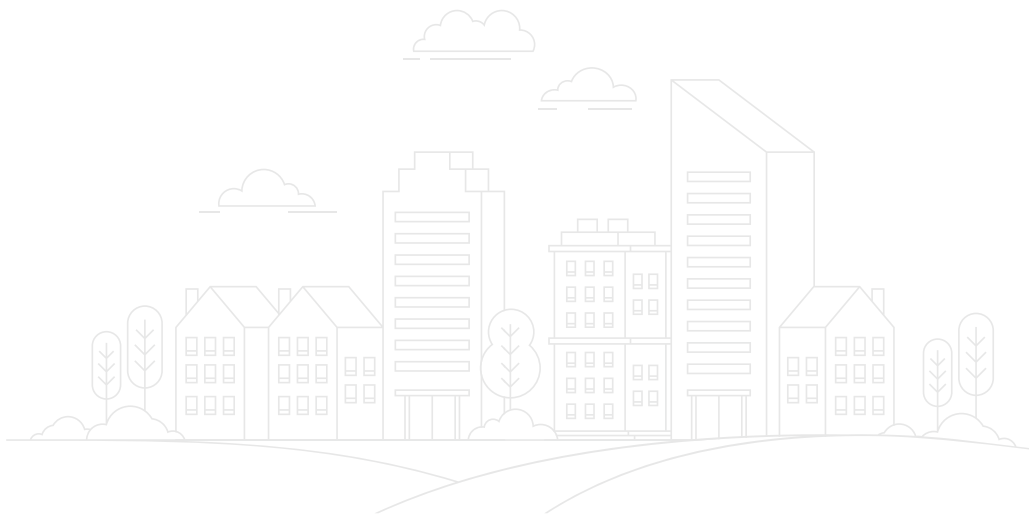


General floor: 24" x 24" Double Loading Mirror polish tiles. Origin: BD (RAK/DBL/Akij).



CORPORATE OFFICE

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



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