



Plot: 710-11 & 744-45, Road: 02, Block-H
BASHUNDHARA R/A, DHAKA



ACE Developers Ltd. | Story

Welcome to 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.

A WHOLE NEW WORLD OF
LUXURY...



ACE 300' Highlights



Project Name : ACE 300'



Project Location : Bashundhara R/A Block-H,
Road 02, Plot 710-11, 744-45



Land Area : 12 Katha



Apartment Size : 2077 - 2521 SQFT



No. of Floors : B+G+M+12



No. of Apartments : 24



Units on Each Floor : 2



Bedrooms : 3/4



Bathrooms : 4/5



Parking : 25







ACE
PROPERTIES



South Facing



300 Feet Road & Palace View



Fire Safety



Double Height Entrance



2 High Speed Elevators



Infinity Swimming Pool



Fully Equipped Gymnasium



Grand Reception



Visitor Lounge



Mobility Ramp



Children Play Area



Water Bodies



Open Green Space



Community Hall

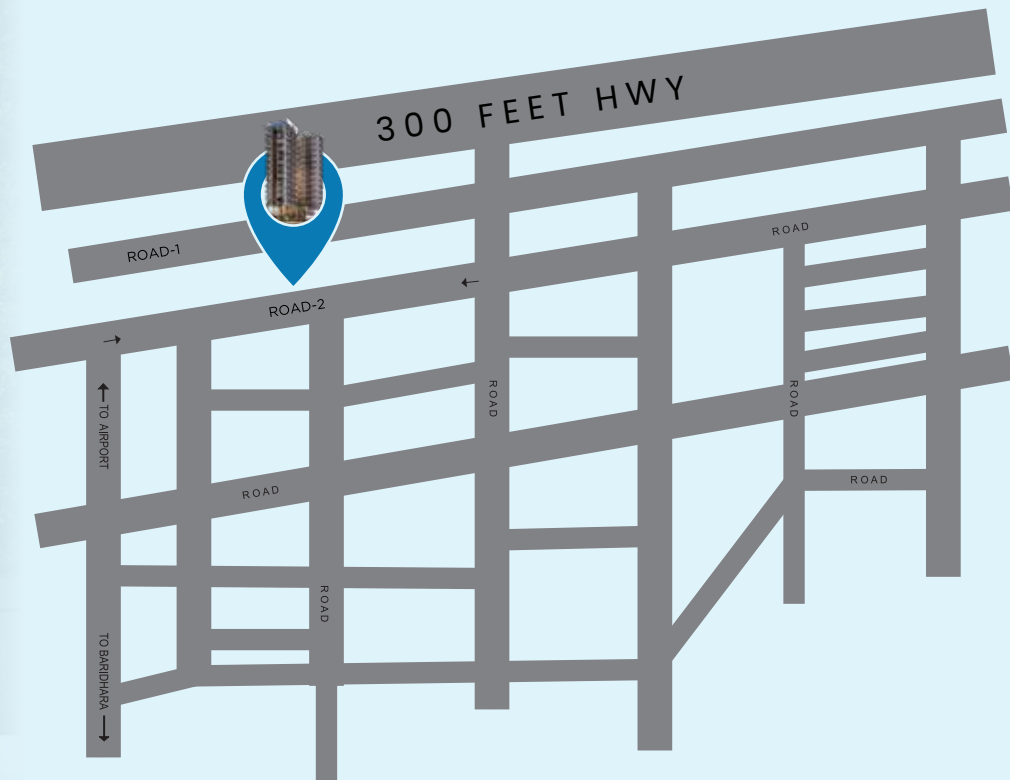


Prayer Room





Location Map



Location & Peripherals

Hospitals

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

Shopping Malls

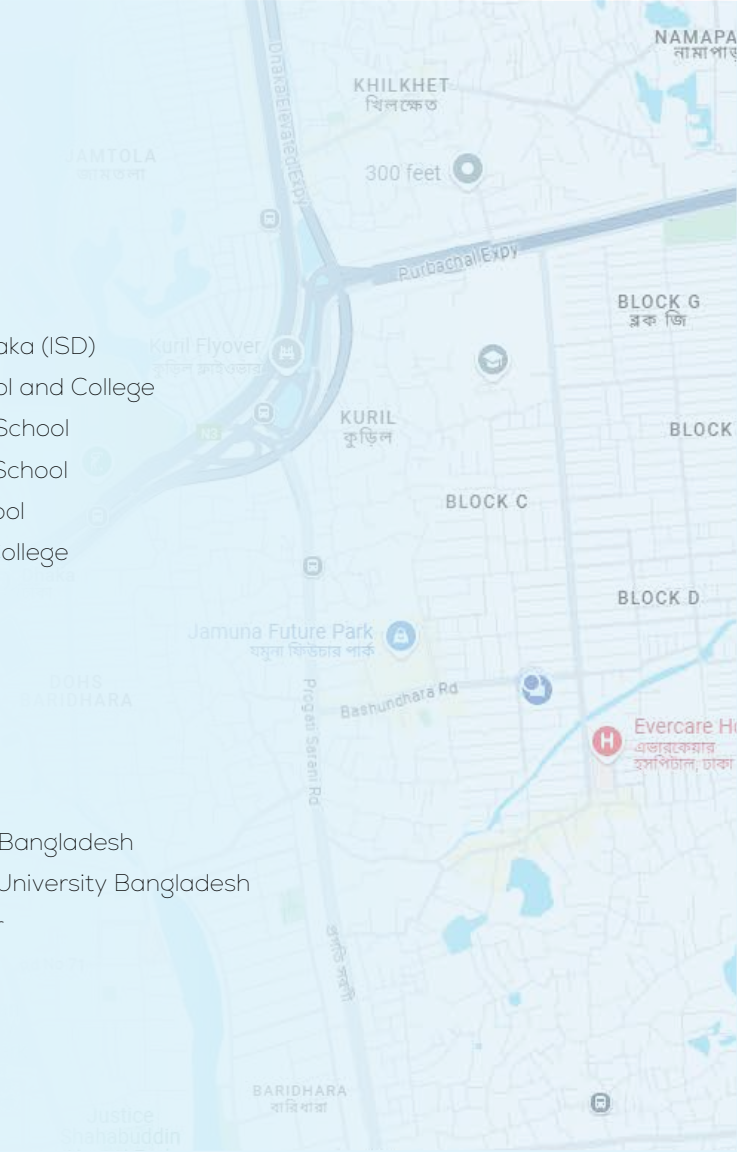
Jamuna Future Park
Shwapno
Meena Bazar
Bazar Protidin
Apon Super Shop
Seven Star Super Shop

Schools

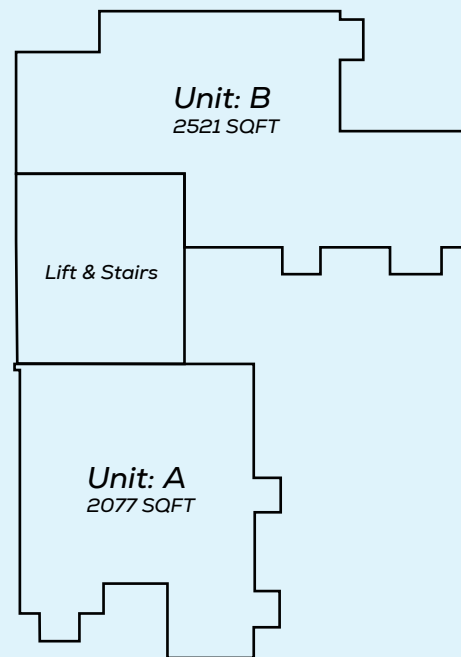
International School Dhaka (ISD)
Viqarunnisa Noon School and College
Ebenezer International School
HURDCO International School
Oxford Foundation School
Sunflower School And College
Aga Khan School
Play Pen School
Sunnydale School

Universities

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



Unit Plan



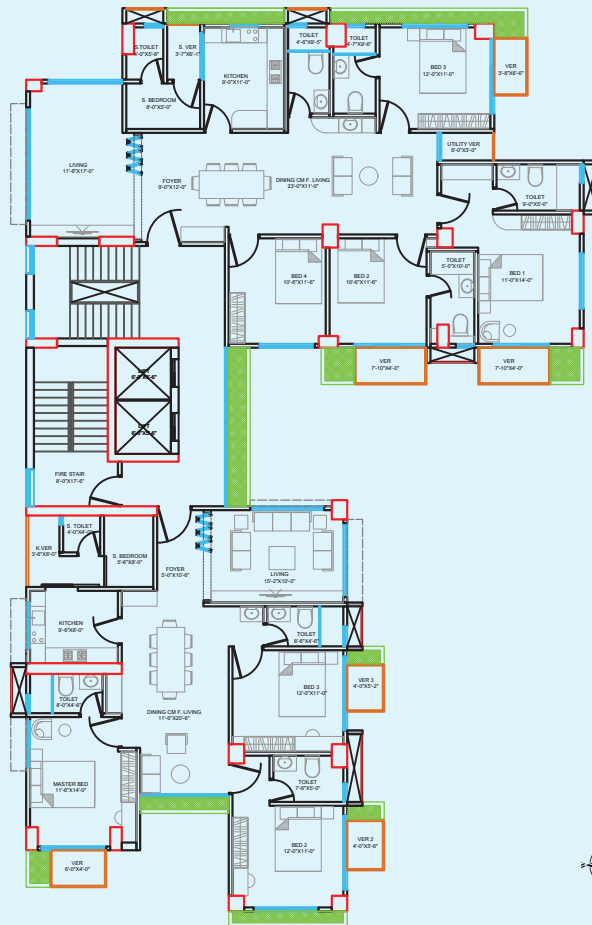
SIGNATURE OFFERS YOU
FLOOR PLANS TO CHOOSE FROM – Unit- A & B.
SELECT THE ONE THAT IS SUITABLE FOR YOU.





A place built on a foundation of quality, designed to be a home
you'll cherish for years to come

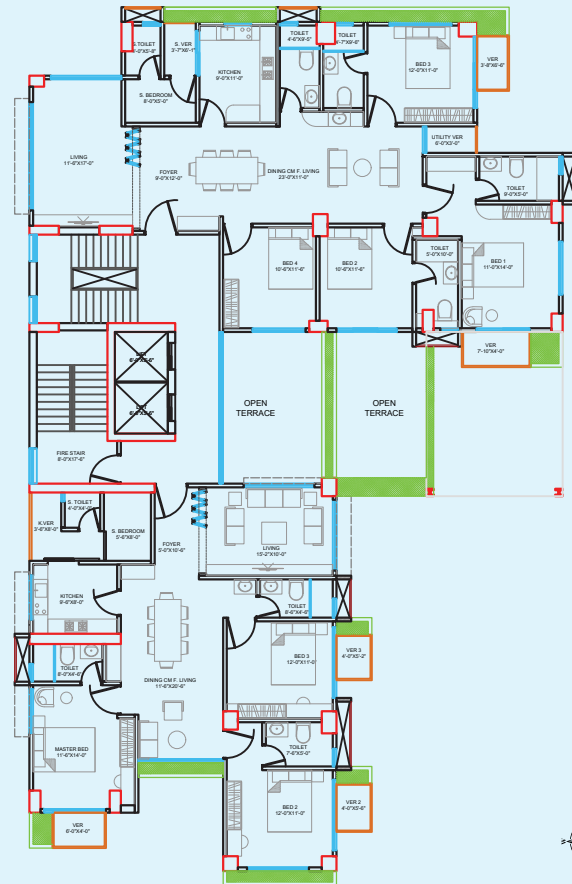
Typical Floor



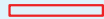
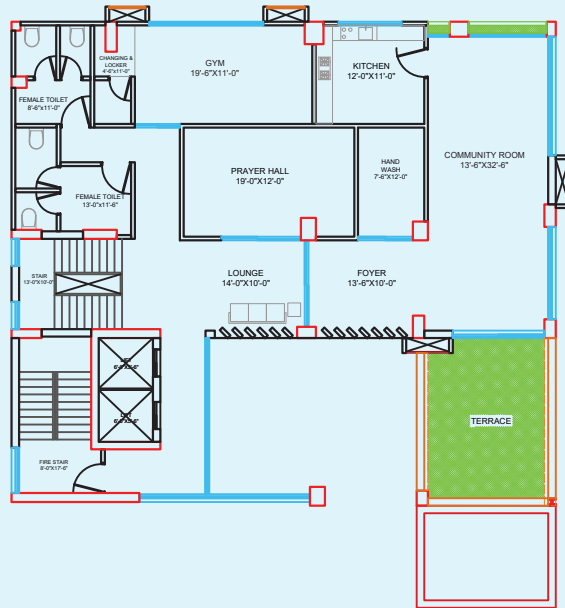




Typical 2nd Level



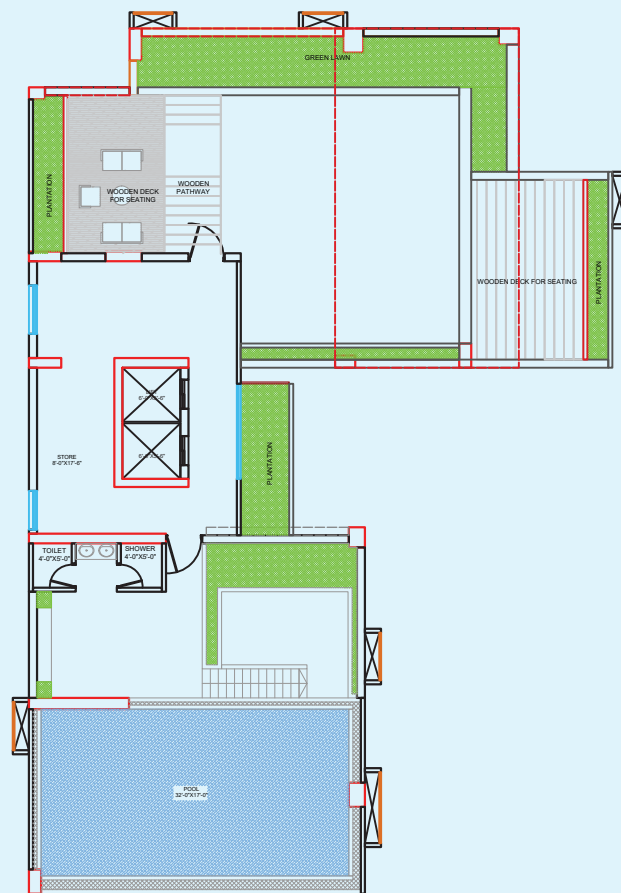
Mezzanine Floor







Rooftop



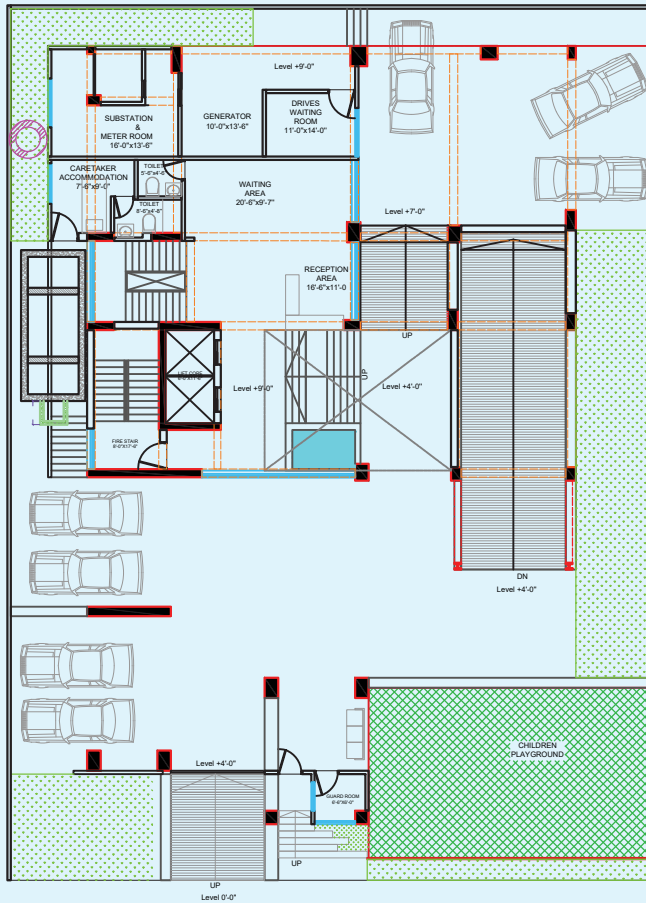


Endless views, endless luxury. Dive into serenity with Infinity Swimming Pool, where the horizon meets your lifestyle.





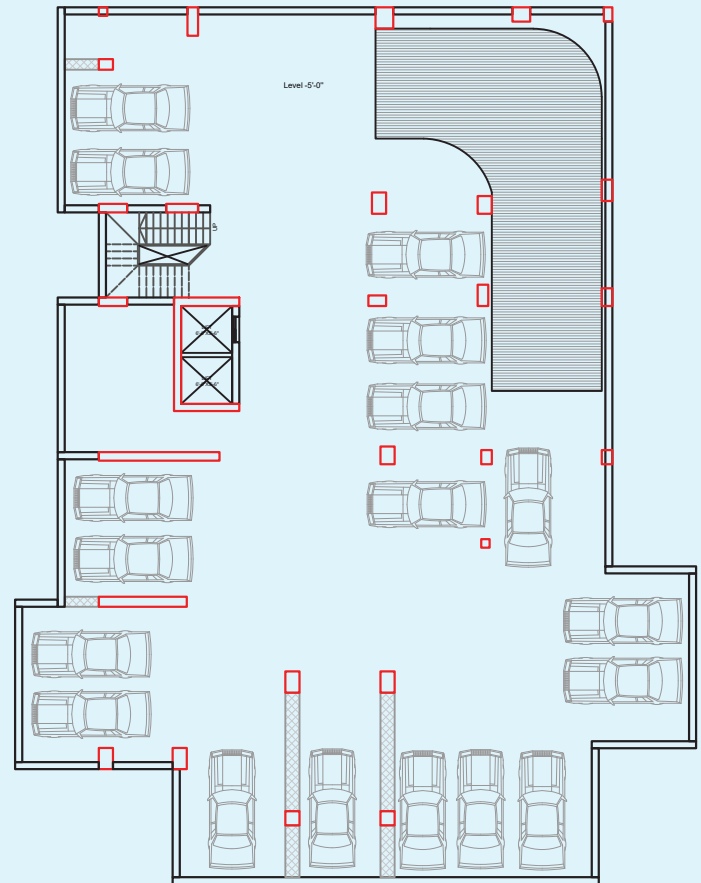
Ground Floor







Basement



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: 02 imported passenger Lifts, auto landing device, and voltage stabilizer. Both of the lifts are 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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