

PROPERTY  
BAYT AL   
*Nibrash*



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**TIMELY DELIVERY**

IS NOT A PROMISE  
IT'S OUR STANDARD



# LOCATION MAP

*Dedicated to*  
**BUILDING  
EXCELLENCE**



ORIENTATION

NORTH-WEST FACING

37 FEET

FRONT ROAD

G+M+8

STORIED BUILDING

5 KATHA

LAND AREA

2850 SFT

FLAT SIZE

08

NO. OF UNITS

08

NO. OF PARKING

At a

*Glance*

TYPE: RESIDENTIAL



# START WHERE EVERYTHING ALIGNS

This plot is strategically oriented to ensure vastu compliance, enhanced natural ventilation, and abundant daylight, complemented by wide roads, lush green spaces, and fully developed infrastructure within a serene, well-connected community.



# LOCATION HIGHLIGHTS

Jolshiri Abashon is a master-planned township developed with a vision for modern, sustainable living. Spread across vast green areas, it features wide roads, water bodies, educational institutions, and Central Park, Central Mosque & secured gated zones making it one of Dhaka's most prestigious residential developments. Around the corner is the beautiful Jolsiri Lake.

# EMBRACED BY LUSH GREENERY



Enjoy nature at the heart of city life from your road-facing road-facing verandahs perfect for relaxing or enhancing with your own greenery. Below, the rooftop garden above the car park adds a refreshing touch of green. Just steps away, a serene lake and open green spaces invite you for peaceful morning walks, evening strolls, or cherished moments with family.

# *Peripherals*

## RECREATION

JOLSIRI GOLF CLUB

JOLSIRI CENTRAL PARK

JOLSIRI AMUSEMENT PARK

INSIDE LAKE

CSD

## EDUCATION

ADAMJEE CANTONMENT PUBLIC SCHOOL &  
COLLEGE, JOLSHIRI

BANGLADESH INTERNATIONAL SCHOOL

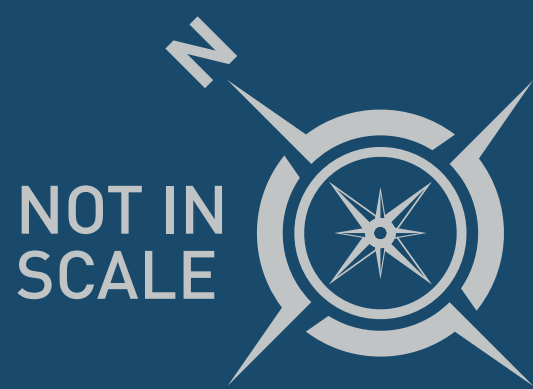
JOLSHIRI CANTONMENT SCHOOL & COLLEGE

## COMMUNICATION

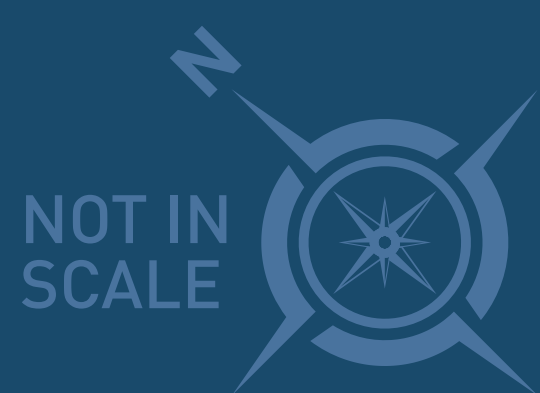
300 FEET PURBACHAL EXPRESSWAY

100 FEET MADANI AVENUE

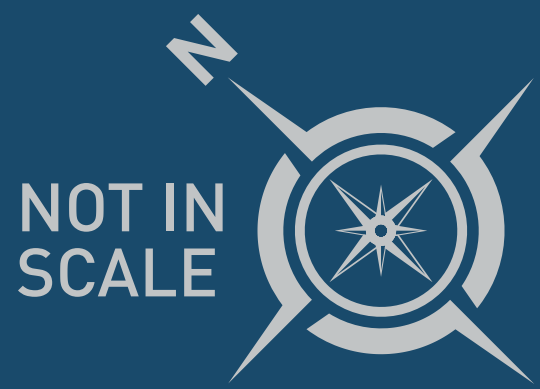
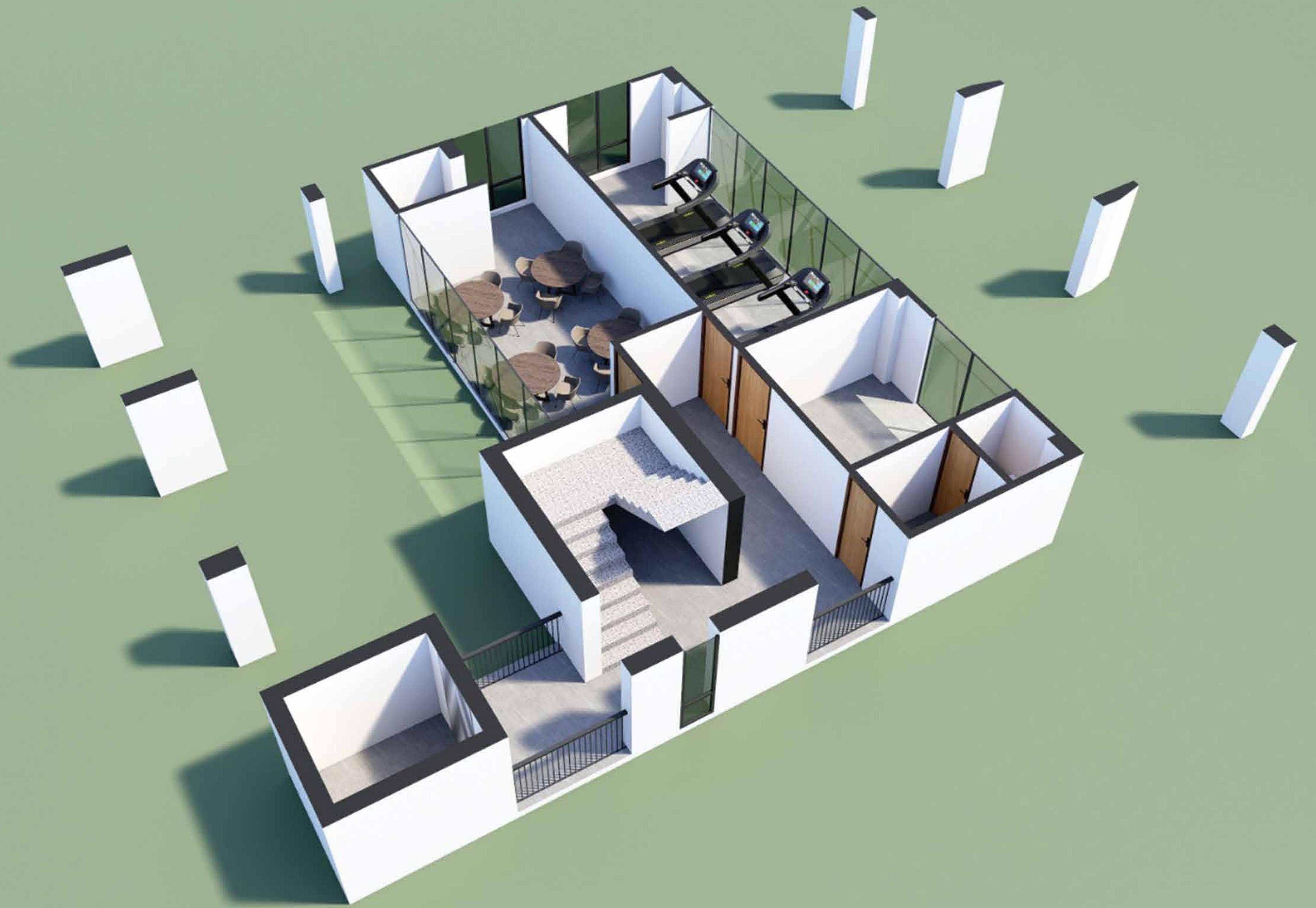




# TYPICAL FLOOR PRESENTATION PLAN

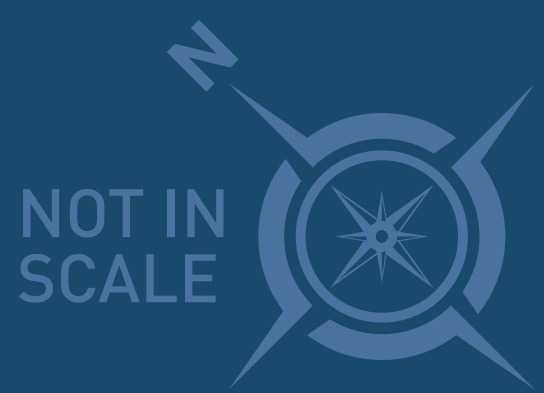


# TYPICAL FLOOR PRESENTATION PLAN



NOT IN  
SCALE

# MEZZANINE FLOOR PRESENTATION PLAN



# GROUND FLOOR PRESENTATION PLAN

# *Features & Amenities*

## GENERAL FEATURES

- INTERNAL/SMOOTH DRIVEWAY
- LIFT: PROPERTY LIFT/LOCAL/EQUIVALENT
- STANDBY GENERATOR (RICARDO/WEICHA/CHIANESE EQUIVALENT)
- INTERCOM SYSTEM
- CENTRIFUGAL WATER PUMP (RFL/EQUIVALENT)
- UNDERGROUND WATER RESERVOIR
- SECURED & COVERED CAR PARKING SPACES
- PROVISION FOR AIR CONDITIONER IN EACH FLAT
- CONCEALED HOT WATER PROVISION IN ALL ATTACHED TOILET & KITCHEN
- CONCEALED ELECTRIC, INTERCOM, GAS & WATER SUPPLY LINES
- FIRE EXTINGUISHER & CCTV SURVEILLANCE
- OPEN SPACE, OWN SUB-STATION
- ELEGANT RECEPTION & WAITING LOUNGE
- PROFESSIONALLY DESIGNED LANDSCAPING
- CAR PARKING
- BBQ ZONE IN ROOF TOP

# CCTV/CAMERA

- CCTV COVERAGE IN ALL COMMON SPACE.



# WATER SUPPLY

- SUFFICIENT CAPACITY UGWR & OHWT TO MEET THE BUILDING'S WATER REQUIREMENTS.
- CONNECTED TO WASA OR OTHER APPROVED SERVICE PROVIDERS.

# GAS SUPPLY

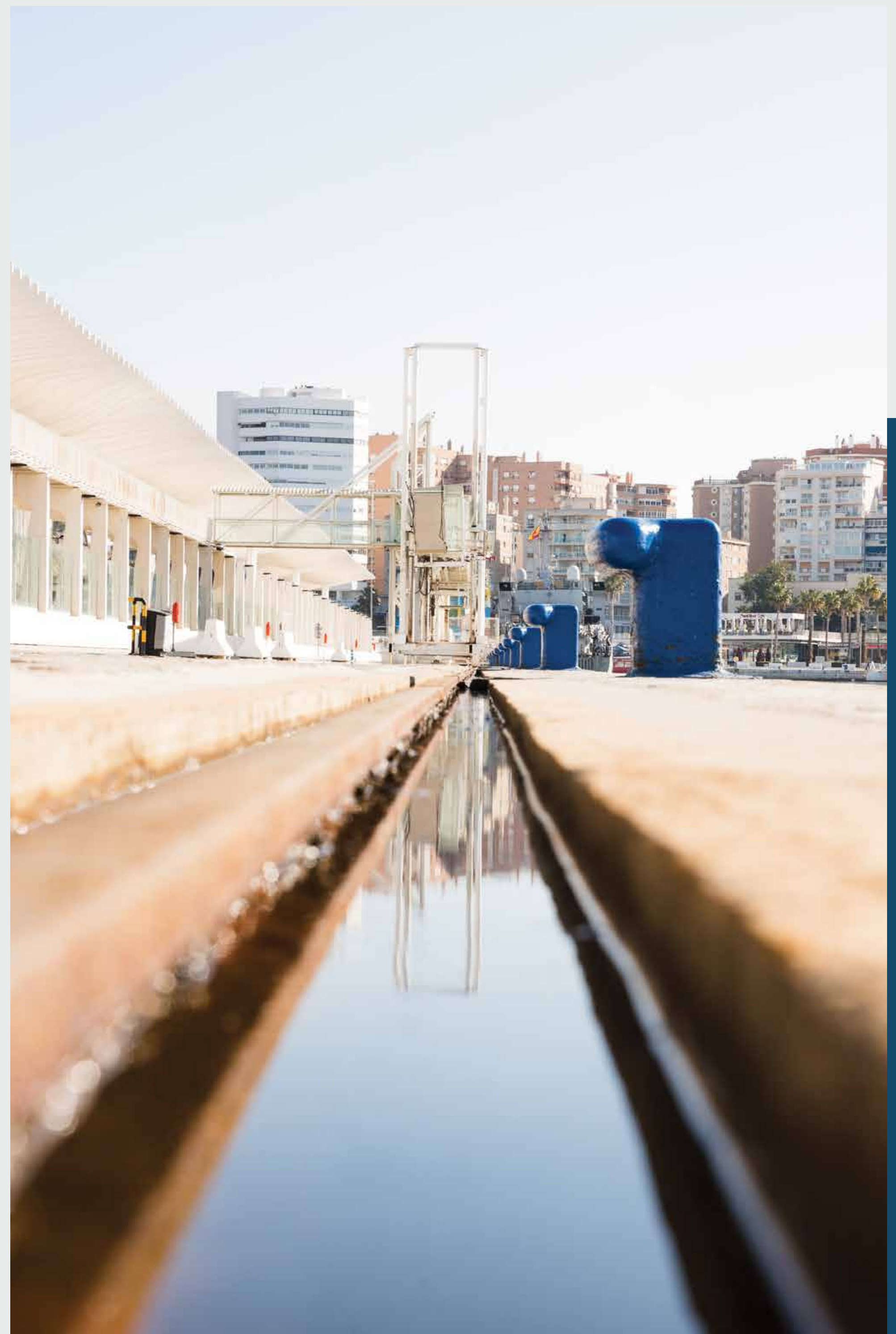
- PROVISION FOR LPG CYLINDER CONNECTION.

# ELECTRICITY SUPPLY

- ELECTRICITY SUPPLY FROM PBS.
- AN INDIVIDUAL DIGITAL ENERGY METER FOR EACH APARTMENT.
- SEPARATE METER FOR THE COMMON AREA.
- FUNCTIONAL WIRING FOR THE ENTIRE BUILDING.

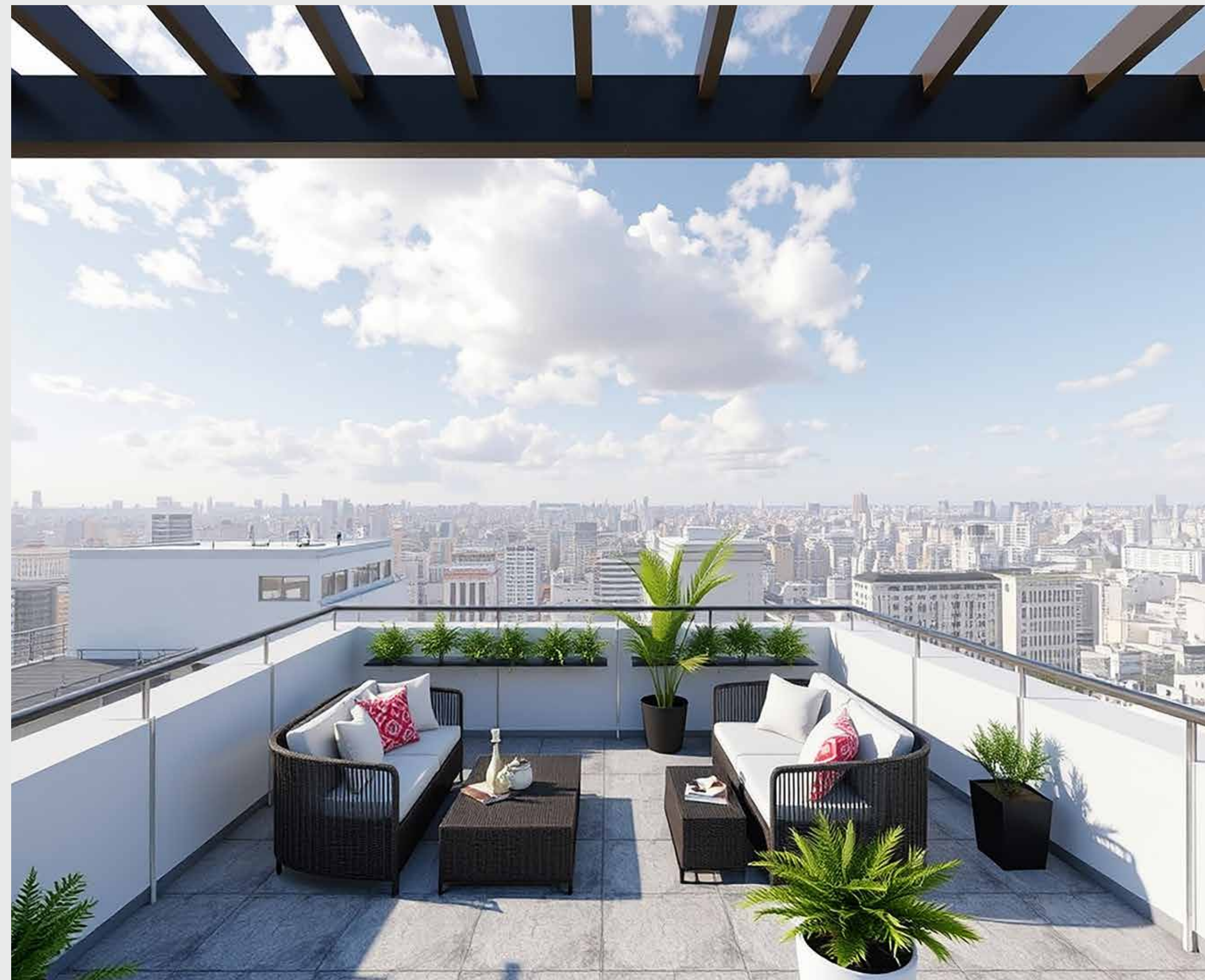
# SEWERAGE SYSTEM

- CONNECTED TO WASA OR LOCALLY AVAILABLE SEWERAGE LINE



# ROOFTOP

- OVERHEAD RCC WATER TANK
- ROOF OVER STAIRCASE & LIFT MACHINE ROOM
- PROTECTIVE PARAPET WALL.
- THUNDER BOLT PROOF PROVISION
- BBQ ZONE, SEATING AREA, WALKING TERRACE ETC.



# DOOR & WINDOWS

- MAIN DOOR SHUTTER WILL BE SOLID CHITTAGONG TEAK
- ALL INTERNAL DOORS FRAME WILL BE MEHEGONI/GAMARI (PROTECTOR/EQUIVALENT)
- TOILET DOOR AND ALL CAT DOOR (COSMIC/EQUIVALENT)
- SLIDING WINDOWS
- SLIDING WINDOW 5MM THICKNESS CLEAR GLASS (NASIR/PHP/EQUIVALENT).
- SAFETY GRILL WITH MATCHING COLOR ENAMEL PAINT IN ALL WINDOWS.
- WINDOWS WITH MOSQUITO NET.



# COMMON AREA & FLOOR FINISHING

- MIRROR POLISHED 24X24 SIZE.

## APARTMENT FLOOR

- MIRROR POLISHED 12X24 OR 24X24 (BRAND: MONICA, DBL, RAK, CBL, CBC, GREAT WALL OR EQUIVALENT)



## BATHROOM TILES

- 12X12 OR 12X24 (BRAND: MONICA, DBL, RAK, CBC, GREAT WALL OR EQUIVALENT)

## BATHROOM FITTINGS

- SANITARY WARES: RFL/SHINE/AKIJ/RAK/EQUIVALENT
  - CP FITTINGS: RFL/SATTAR/MUNTAHA
- SHOWER MIXTURE ONLY MASTER & 2ND BED TOILET (RFL/SATTAR/MOONTAHA/EQUIVALENT)
- HOT AND COLD WATER LINES WILL BE PROVIDED IN ALL ATTACHED TOILET.



# INTERCOM CONNECTION

- INTERCOM LINES PROVIDE BY CONCEALED WIRING BY BIZLI/POLY/EQUIVALENT.

## WALLS

- INTERNAL & EXTERNAL WALLS WILL BE CONSTRUCTED WITH 5-INCH FIRST-CLASS BRICKS
- SMOOTH FINISH ON BOTH SIDES OF ALL WALLS





## PAINTING & POLISHING

- PLASTIC PAINT ON ALL INTERNAL WALLS AND CEILINGS IN SOFT COLOURS (RAINBOW / BERGER / EQUIVALENT)
- EXTERIOR WALLS WILL HAVE WEATHER COAT (RAINBOW / BERGER / EQUIVALENT)
- ALL GRILL WORK WILL BE FINISHED WITH ENAMEL PAINT (RAINBOW / BERGER / EQUIVALENT)

# ELECTRICAL WORKS

- CONCEALED WIRING FOR ALL ELECTRICAL WORK.
- GOOD QUALITY ELECTRICAL SWITCHES, PLUG & OTHER POWER POINTS (BLAZE/CLICK/SUPER STAR/MEP)
- ALL POWER OUTLET WITH EARTHING CONNECTION.
- ELECTRICAL DISTRIBUTION BOX WITH MAIN SWITCH.
- PROVISION FOR AIR CONDITIONER IN ROOM.
- ALL ELECTRICAL CABLE MADE IN BANGLADESH (BIZLI/POLY OR EQUIVALENT).
- EVERY FLAT WILL BE INDIVIDUAL CIRCUIT BREAKERS AS PER REQUIREMENT.
- EMERGENCY ELECTRIC POINTS (ALL LIGHT POINT & ALL FAN POINT IN FLAT & ALL COMMON AREA) CONNECTED WITH STANDBY GENERATOR.
- THE CALLING BELL FROM MAIN ENTRANCE DOOR.



# KITCHEN

- GRANITE COUNTERTOP.
- HOT & COLD WATER LINES WITH KITCHEN HOOD POINT.
- SINGLE-BOWL STAINLESS-STEEL SINK (RFL / EQUIVALENT).
- ONE EXHAUST FAN AT A SUITABLE LOCATION.
- WALL & FLOOR TILES 12X12 OR 12X24 (BRAND: MONICA, DBL, RAK, CBC, GREAT WALL OR EQUIVALENT)



# STAIR & LOBBY

- 12x24 MIRROR/POLISH/MATT TILES ON LOBBY WALLS (BRANDS: MONICA, DBL, RAK, CBC, GREAT WALL OR EQUIVALENT); MARBLE ON GROUND FLOOR
- 24x24 MIRROR/POLISH/MATT TILES ON LOBBY FLOORS AND STAIRS (BRANDS: MONICA, DBL, RAK, CBC, GREAT WALL OR EQUIVALENT); MARBLE ON GROUND FLOOR

**NOTE:** ALL PHOTOS ARE ONLY FOR REFERENCE PHOTOS.



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