

PROPERTY  
MAGNOLIA 



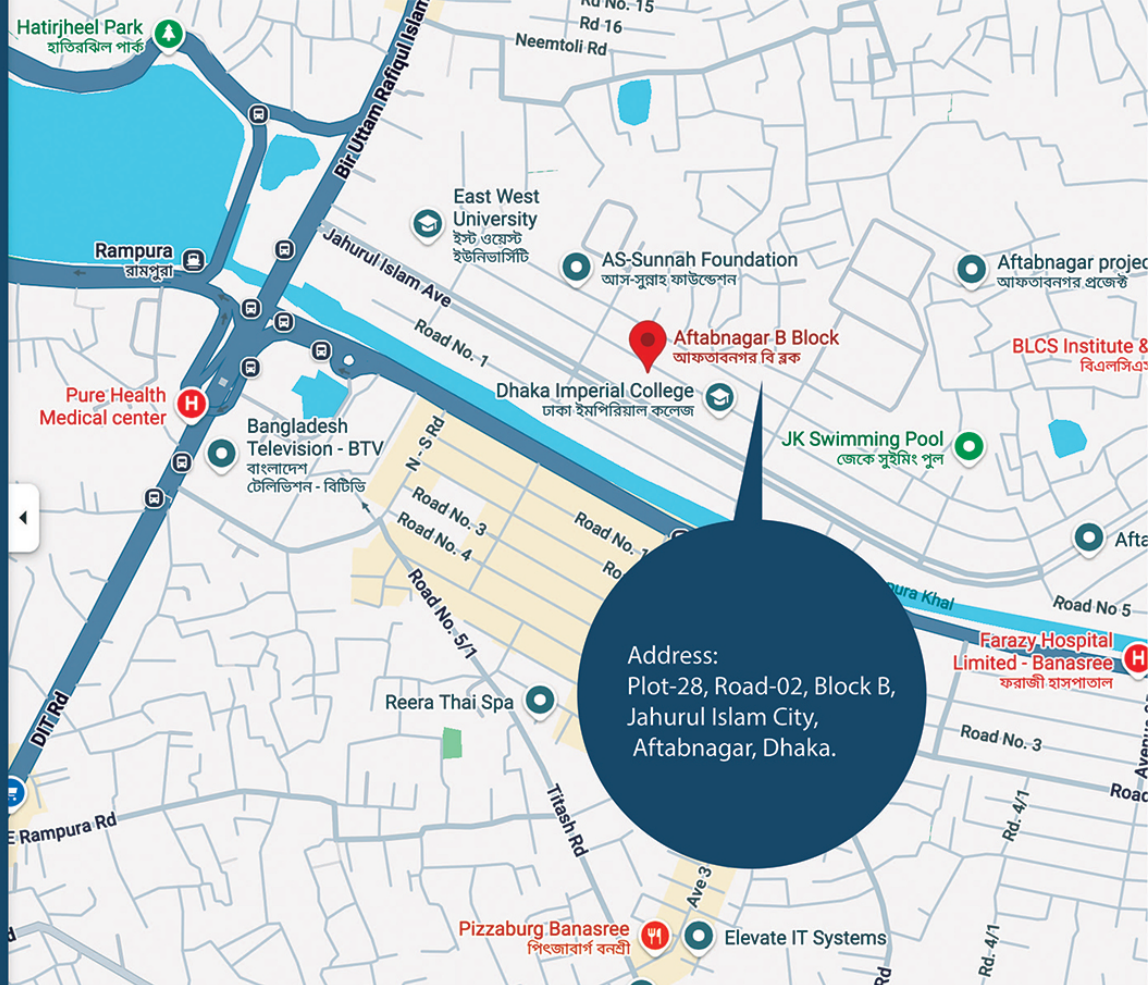
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**TIMELY DELIVERY**  
IS NOT A PROMISE  
IT'S OUR STANDARD





Address:  
Plot-28, Road-02, Block B,  
Jahurul Islam City,  
Aftabnagar, Dhaka.

# LOCATION MAP



Dedicated to  
BUILDING  
EXCELLENCE

ORIENTATION

SOUTH FACING

**25 FEET**  
FRONT ROAD

**G+8**  
STORIED BUILDING

**3.5 KATHA**  
LAND AREA

**1400(+/-) SFT**  
FLAT SIZE

**08**  
NO. OF UNITS

**06**  
NO. OF PARKING

At a

**Glance**

TYPE: RESIDENTIAL

# Peripherals

## RECREATION

HATIRJHEEL LAKE  
FANTASY KIDS ZONE  
TIME OUT SPORTS ARENA

## EDUCATION

EAST WEST UNIVERSITY  
PAUL'S ACADEMY  
DHAKA IMPERIAL COLLEGE

## COMMUNICATION

AFTABNAGAR MAIN GATE,  
BADDARAMPURA ROAD  
DIT PROJECT  
DASHERKANDI, CHINA PROJECT





# START WHERE EVERYTHING ALIGNS

Located within the serene residential setting of Aftabnagar, this plot enjoys a calm and well-organized neighborhood that supports comfortable urban living. The surrounding area is characterized by planned roads, a peaceful environment, and a growing community, making it an ideal choice for a refined residential development. Its placement within a structured block ensures privacy, ease of access, and long-term value for homeowners seeking a balanced lifestyle in Dhaka.



## LOCATION HIGHLIGHTS

Aftabnagar stands out as one of Dhaka's most well-planned residential neighborhoods, offering a perfect balance of connectivity, serenity, and urban convenience. With wide roads, organized plots, nearby educational institutions, healthcare facilities, and seamless access to major city hubs, Aftabnagar provides an ideal environment for comfortable and secure living—making it a highly desirable location for contemporary homeowners and investors alike.

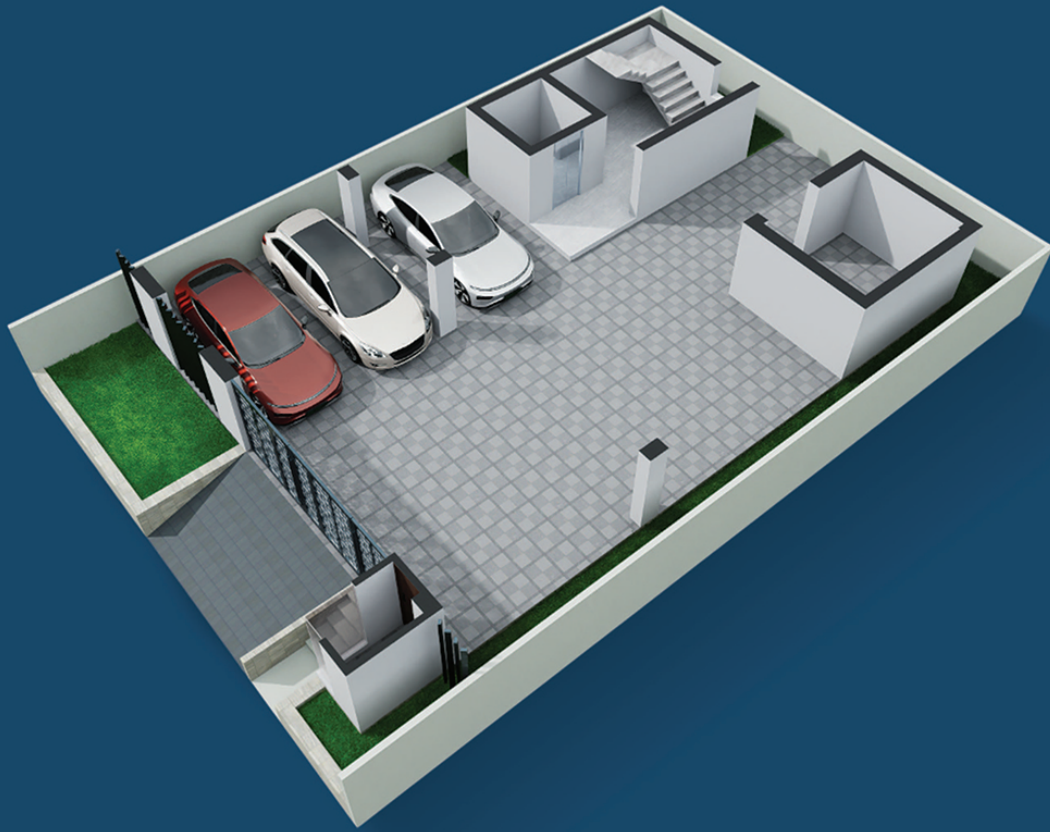
# EMBRACED BY LUSH GREENERY

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.

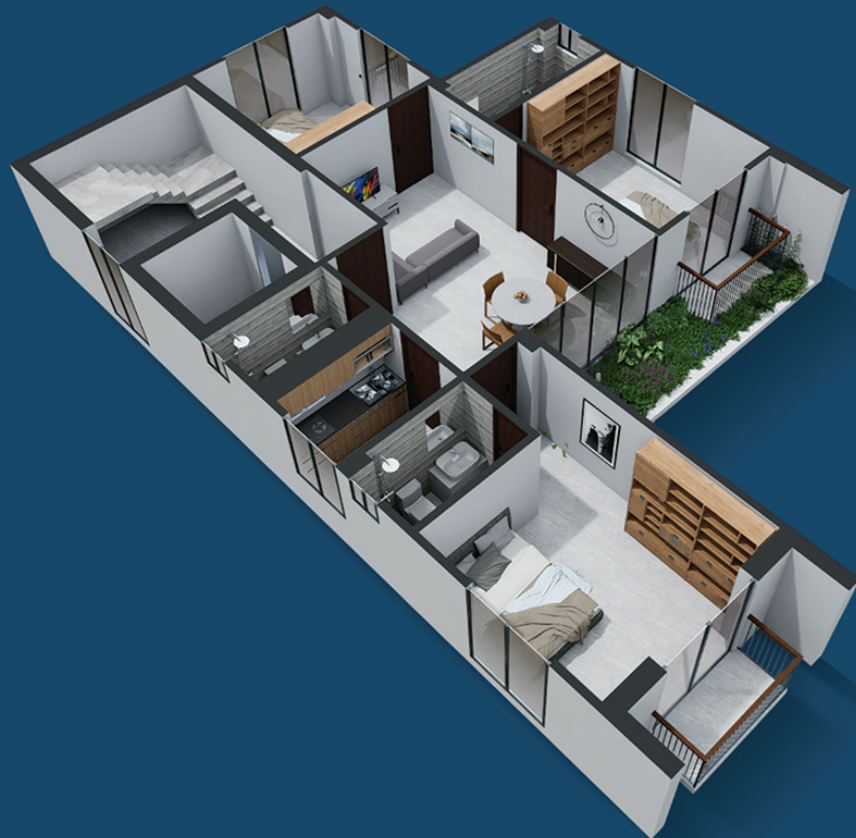




# TYPICAL FLOOR PRESENTATION PLAN



# GROUND FLOOR PRESENTATION PLAN



# TYPICAL FLOOR PRESENTATION PLAN

# Features & Amenities

## GENERAL FEATURES

- STRONG BOUNDARY WALL WITH SECURITY GRILL.
- SECURED, DECORATIVE AND MODERN MAIN GATE WITH COMBINATION OF M.S AND OTHERS MATERIALS DEPENDS UPON THE ARCHITECTURAL DESIGN & PERSPECTIVE VIEW OF THE BUILDING.
- STYLISH AND DECORATIVE LOGO (PROJECT NAME) WITH ATTRACTIVE BACKGROUND.
- ATTRACTIVE AND CAPTIVATING PLANTER WITH ADEQUATE LIGHTING IN FRONT OF BUILDING (AS PER ARCHITECTURAL DESIGN).
- GUARD POST AT SUITABLE PLACE IN THE ENTRANCE OF THE BUILDING. (AS PER ARCHITECTURAL DESIGN)

# CCTV/CAMERA

- CCTV CAMERA WILL BE PROVIDED IN SUITABLE LOCATION OF MAIN GATE, AND CAR PARKING AREA.



# WATER SUPPLY

- MINIMUM TWO DAYS STORING CAPACITY UGWR AND HALF DAY CAPACITY OF OHWT.
- CONNECTED FROM WASA.
- WELL FINISHED PLASTER WITH NCF TANK TO ENSURE SAFE DRINKING WATER.
- REQUIRED HP WATER PUMPS (RFL /EQUIVALENT) 01 NOS.
- SYSTEMATIC WATER METER PIT FOR WATER METER..

## GAS SUPPLY

- GAS PIPELINE INSTALLATION/FACILITY FOR EACH APARTMENT WILL BE PROVIDED; CONNECTION WILL DEPEND ON GOVERNMENT APPROVAL/SANCTION POLICY.
- DOUBLE BURNER PROVISION FOR EACH APARTMENT.
- LPG PROVISION IN CASE OF UNAVAILABILITY OF GOVERNMENT CONNECTION.

## ELECTRICITY SUPPLY

- ELECTRICITY CONNECTION FROM DESCO/DPDC.
- INDIVIDUAL DIGITAL ENERGY METER FOR EACH APARTMENT.
- INDIVIDUAL METER FOR COMMON AREA.
- LT METER ROOM WILL BE PROVIDED (AS PER REQUIREMENT BY DESCO/DPDC).
- MDB FOR WHOLE BUILDING AND SDB FOR EACH APARTMENT.
- FUNCTIONAL WIRING OF WHOLE BUILDING.

## SEWERAGE SYSTEM

- CONNECTED TO AFTABNAGAR SEWERAGE LINE AS PER PLUMBING ENGINEERS' DIRECTION.
- SUFFICIENT SLOPE SEWERAGE LINE AS PER PLUMBING ENGINEERS' DIRECTION.
- SUFFICIENT QUANTITY INSPECTION PIT AND A WELL-FUNCTIONING MASTER PIT AS PER REQUIREMENTS OF PLUMBING DESIGN.



# DOOR

- MAIN DOOR: DECORATIVE DOOR SHUTTER WITH GOOD QUALITY HANDLE LOCK, EYE VIEWER, APARTMENT NUMBER PLATE.
- MAIN DOOR FRAME WILL BE (SECTION: 5.75"X2.25") MADE OF CHITTAGONG TEAK/SEGUN.
- ALL INTERNAL DOOR FRAMES ARE (SECTION: 5.75"X2.25") MADE OF MAHOGONY/SHEEL KOROI/EQUIVALENT.
- ALL BATH ROOMS' DOOR FRAMES WILL BE MADE OF STANDARD QUALITY RFL DOOR.
- ALL INTERNAL DOOR SHUTTERS WILL BE TEAK CHAMBLE VENEER FLASH DOOR.
- ALL DOOR FRAME AND SHUTTER WILL BE FIN ISHED BY HIGH QUALITY FRENCH POLISH.

# WINDOWS

- 4-INCH ALUMINUM SECTION (KAI/ ALTEC/ BTA/ CHUNG HUA/ FALCON/ EQUIVALENT) WITH 5 MM CLEAR GLASS AND MOSQUITO NET PROVISION [THAI CHANNEL COLOR WILL BE AS PER ARCHITECT'S RECOMMENDATION].
- GRILL WITH MS SQUARE BAR IN WINDOWS.
- PROPER USE OF MOHAIR AND RUBBER TO MAKE THE SHUTTER AIR TIGHT.
- RAIN WATER BARRIER WITH PLASTER BIT AROUND THE INNER TWO SIDES AND BOTTOM OF THE WINDOW.



# COMMON AREA & FLOOR FINISHING

- MIRROR POLISHED 24X24 SIZE.

## APARTMENT FLOOR

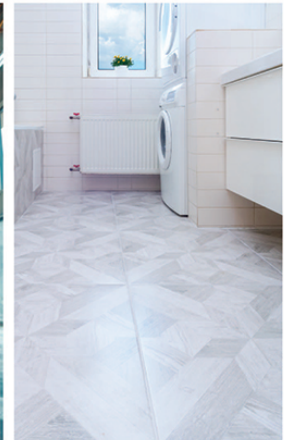
- MIRROR POLISHED 24X24 floor tiles  
BRAND: (DBL/RAK/Akij/Fresh or Equivalent)



## BATHROOM TILES

- 12X12 OR 12X24 (BRAND: DBL, RAK, Akij/Fresh, EQUIVALENT)

- 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

- ALL INTERIOR WALLS WILL HAVE BEST QUALITY PLASTIC PAINT (RAINBOW/ EQUIVALENT)
- ALL INTERIOR CEILING WILL HAVE BEST QUALITY PLASTIC PAINT (RAINBOW/ EQUIVALENT).
- ALL GRILLS WILL BE PAINTED WITH SYNTHETIC ENAMEL PAINT (RAINBOW/ EQUIVALENT).
- ALL EXTERNAL WALLS WILL HAVE BEST QUALITY WEATHER COAT (RAINBOW/ EQUIVALENT).
- FRENCH POLISHED DOOR FRAME, SHUTTER AND ANY OTHER WOOD WORK.
- COLUMN GUARD PAINTED WITH SYNTHETIC ENAMEL PAINT. (RAINBOW/EQUIVALENT).

# ELECTRICAL WORKS

- CONCEALED WIRING BY USING HIGH QUALITY PVC PIPE (RFL/ EQUIVALENT) ALL OVER THE BUILDING.
- COUNTRY MADE (CLICK/ EQUIVALENT) GOOD QUALITY ELECTRICAL SWITCHES, SOCKETS PLUG & OTHER POWER POINTS WILL BE PROVIDED.
- STANDARD SDB (CLICK/ EQUIVALENT).
- AIR CONDITION PROVISION IN MASTER BEDROOM WITH WELL DRAINAGE SYSTEM AND OUTDOOR UNIT PLACING SYSTEM.
- ONE REFRIGERATOR POINT AT DINING SPACE (AS PER DESIGN).
- WASHING MACHINE POINT AT SUITABLE LOCATION (AS PER SPACE ACCOMMODATION AND DESIGN).
- ALL ELECTRIC OUTLETS WILL BE CONNECTED WITH EARTHING.
- ALL ELECTRICAL CABLE MADE IN BANGLADESH (BIZLI/EQUIVALENT).
- EVERY FLAT WILL HAVE INDIVIDUAL CIRCUIT BREAKERS (CHINT / HAVELS/ CLICK EQUIVALENT).
- GOOD QUALITY CALLING BELL WILL BE PROVIDED AT MAIN ENTRANCE DOOR.



# KITCHEN

- IMPRESSIVE AND COMFORTABLE TILES FINISHED WORK TOP.
- BEST QUALITY HOMOGENEOUS FLOOR TILES OF SIZE 16"X16" WILL BE USED IN KITCHEN FLOOR (DBL/ RAK/ AKIJ/ FRESH /EQUIVALENT) AND 12"X24" WALL TILES WILL BE USED IN THE KITCHEN WALL (DBL/ RAK/ AKIJ/ FRESH/ EQUIVALENT).
- UNDER SINK WITH TILES FINISHED AND WELL DRAINAGE SYSTEM.
- DOUBLE GAS BURNER PROVISION.
- SINGLE BOWL SINGLE TRAY HIGH QUALITY STAINLESS STEEL.
- SINK MIXER (SHINE/ SATTAR/ SHARIF/ NAZMA /EQUIVALENT).
- ONE ELECTRIC POINT ON WORK TOP FOR ELECTRICAL APPLIANCE.
- EXHAUST FAN PROVISION AT SUITABLE LOCATION.
- ALL OTHERS CP FITTINGS ARE SHINE/SATTAR/SHARIF/EQUIVALENT.
- KITCHEN HOOD PROVISION.
- CONCEALED COLD-WATER LINES.



# BATHROOM FEATURES

- ALL OTHER DISPOSAL PIPES AND FITTINGS (SEWERAGE AND SLUDGE ETC.) WILL BE CONCEALED WATER GRADED BEST QUALITY UPVC FROM RFL.
- HOT & COLD-WATER LINES WILL BE PROVIDED IN MASTER & CHILD TOILET.
- MASTER TOILET, CHILD TOILET WILL HAVE HIGH COMMODE (RAK/STELLA/CHARU/SHINE OR EQUIVALENT).
- COMMON TOILET WILL HAVE PAN (RAK/STELLA/CHARU/SHINE OR EQUIVALENT).
- PEDESTRAL/UNDERCOUNTER BASIN IN OTHERS TOILET.
- EACH BATHROOM WILL HAVE STOP COCK, BIB COCK, PILLAR COCK, STANDARD SIZE MIRROR, ONE SOAP CASE, TOWEL RAIL/RING & PAPER HOLDER.
- PROVISION FOR EXHAUST FAN AT SUITABLE LOCATION IN ALL BATHROOMS (RFL).
- BEST QUALITY HOMOGENEOUS FLOOR TILES OF SIZE 12"X12" (RAK / DBL / AKIJ / FRESH / EQUIVALENT) WILL BE USED IN BATHROOM FLOOR AND 12"X24" WALL TILES WILL BE USED IN THE BATHROOM WALL (RAK / DBL / AKIJ / FRESH / EQUIVALENT).

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



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