

PROPERTY
SHANTI SAROBAR 



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TIMELY DELIVERY

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





LOCATION MAP

Dedicated to
BUILDING
EXCELLENCE



SITE ADVANTAGE

SURROUNDING URBAN LAKE AND NEIGHBORHOOD GREEN PARK WHERE PEOPLE AND NATURE COEXIST HARMONIOUSLY.

20 FEET
FRONT ROAD

G+M+8
STORIED BUILDING

5 KATHA
LAND AREA

2850 SFT
FLAT SIZE

08
NO. OF UNITS

10
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, WELLCONNECTED 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 verandahs perfect for relaxing or enhancing with your own greenery. 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

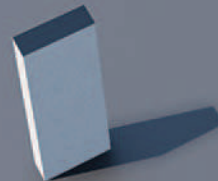
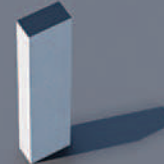
COMMUNICATION

300 FEET PURBACHAL EXPRESSWAY
100 FEET MADANI AVENUE





TYPICAL FLOOR PRESENTATION



MEZZANINE FLOOR PRESENTATION



GROUND FLOOR PRESENTATION

Features & Amenities

GENERAL FEATURES

- STRONG BOUNDARY WALL WITH SECURITY GRILL.
- SECURED, DECORATIVE AND MODERN MAIN GATE WITH COMBINATION OF M.S AND OTHER MATERIALS DEPENDS UPON THE ARCHITECTURAL DESIGN & PERSPECTIVE VIEW OF THE BUILDING.
- STYLISH AND DECORATIVE LOGO (PROJECT NAME) WITH ATTRACTIVE BACKGROUND (GRANITE).
- 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, COMMON SPACE, RECEPTION, 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 EUROPEAN ORIGIN WATER PUMPS (RFL/GAZI/PEDROLLO/SAER/EQUIVALENT) 02 NOS.
- SYSTEMATIC WATER METER PIT FOR WATER METER.
- SYSTEMATIC AND TECHNICALLY PROVIDED WATER LINE FOR SUFFICIENT PRESSURE OF WATER.
- WASHING PROVISION OF BOTH UGWR AND OHWT WITH OVERFLOW SYSTEM.
- WATER LIFTING PUMP WITH AUTO STARTER FEATURES (RFL).

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 JOLSHIRI 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-
 - IMPORTED HANDLE LOCK
 - EYE VIEWER
 - DOOR CHAIN
 - 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 BATH ROOMS DOOR SHUTTER WILL BE PVC LAMINATED.
- ALL DOOR FRAME AND SHUTTER WILL BE FINISHED 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 TILES

- MIRROR POLISHED 24"X24" SIZE.

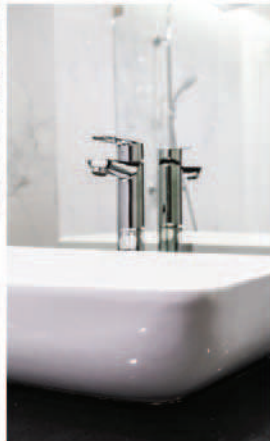
APARTMENT FLOOR TILES

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

BATHROOM TILES

- 12"X12" OR 12"X24"
(BRAND: DBL/RAK/Akij/Fresh or Equivalent)

- SANITARY WARES: RFL/SHINE/AKIJ/RAK/EQUIVALENT
 - CP FITTINGS: RFL/SATTAR/MOONTAHA
- 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 LUXURY PAINT (BERGER/ASIAN/RAINBOW/EQUIVALENT)
- ALL INTERIOR CEILING WILL HAVE BEST QUALITY LUXURY PAINT (BERGER/ASIAN/RAINBOW/EQUIVALENT).
- ALL GRILLS WILL BE PAINTED WITH SYNTHETIC ENAMEL PAINT (BERGER/ASIAN/RAINBOW/EQUIVALENT).
- ALL EXTERNAL WALLS WILL HAVE BEST QUALITY WEATHER COAT (BERGER/ASIAN/RAINBOW/EQUIVALENT).
- FRENCH POLISHED DOOR FRAME, SHUTTER AND ANY OTHER WOOD WORK.
- COLUMN GUARD PAINTED WITH SYNTHETIC ENAMEL PAINT. (BERGER/ ASIAN /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 (HAVELS / EQUIVALENT).
- AIR CONDITION PROVISION IN ALL ROOMS WITH WELL DRAINAGE SYSTEM AND OUTDOOR UNIT PLACING SYSTEM.
- ONE TWO PIN ALL BED, DINING AND DRAWING AND ONE THREE PIN IN ALL BED ROOM AND KITCHEN.
- 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 / BRB/ BBS/ EQUIVALENT).
- EVERY FLAT WILL HAVE INDIVIDUAL CIRCUIT BREAKERS (CHINT / HAVELS/ 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).
- WASHING CORNER AT VERANDAH OR 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/ EQUIVALENT).
- ONE ELECTRIC POINT ON WORK TOP FOR ELECTRICAL APPLIANCE.
- EXHAUST FAN PROVISION AT SUITABLE LOCATION.




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 BATHROOM, CHILD BATHROOM, COMMON BATHROOM.
- MASTER TOILET, CHILD TOILET & COMMON TOILET WILL HAVE HIGH COMMODE (RAK/STELLA/CHARU /SHINE OR EQUIVALENT).
- MAID TOILET WILL HAVE PAN (RAK/STELLA/CHARU/SHINE OR EQUIVALENT).
- CABINET BASIN IN MASTER BATH WITH TILE TOP AND PEDESTAL BASIN IN OTHERS TOILET.
- EACH BATHROOM WILL HAVE STOP COCK, BIB COCK, PILLAR COCK, OVERHEAD SHOWER, ONE LARGE/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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