



PDL Real Estate Brochure Design



Project Location

Sector 12, Road 503,
Plot 007, Jolsiri Abashon



01704 152 106



Sales Office

105 Pragati Sarani, Middle Badda, Dhaka 1212,
Bangladesh



PROPERTY
Avesha
SORA

Your Sanctuary in Jolsiri



Project Overview

This is a limited collection of 08 exclusive units designed for those who seek uncompromising quality and timely delivery in a coveted address.

Key Fact

Specification

Unit Size	2,850 sft (Per Flat)
Land Size	5 Katha
Building Config.	G+M+8 (9 Floors)
Total Units	08 Exclusive Units
Parking	09 Dedicated Parking Slots



PROPERTY Avesha SORA



Prime Location & Connectivity

Address: (Sector-14, Road 508, Plot 013)

Unmatched Access: Excellent connectivity via the 300-ft Purbachal Expressway and 100-ft Madani Avenue.

Orientation: An auspicious South East-facing orientation to ensure optimal light and air flow.

Front Road: Wide 40-foot access road.



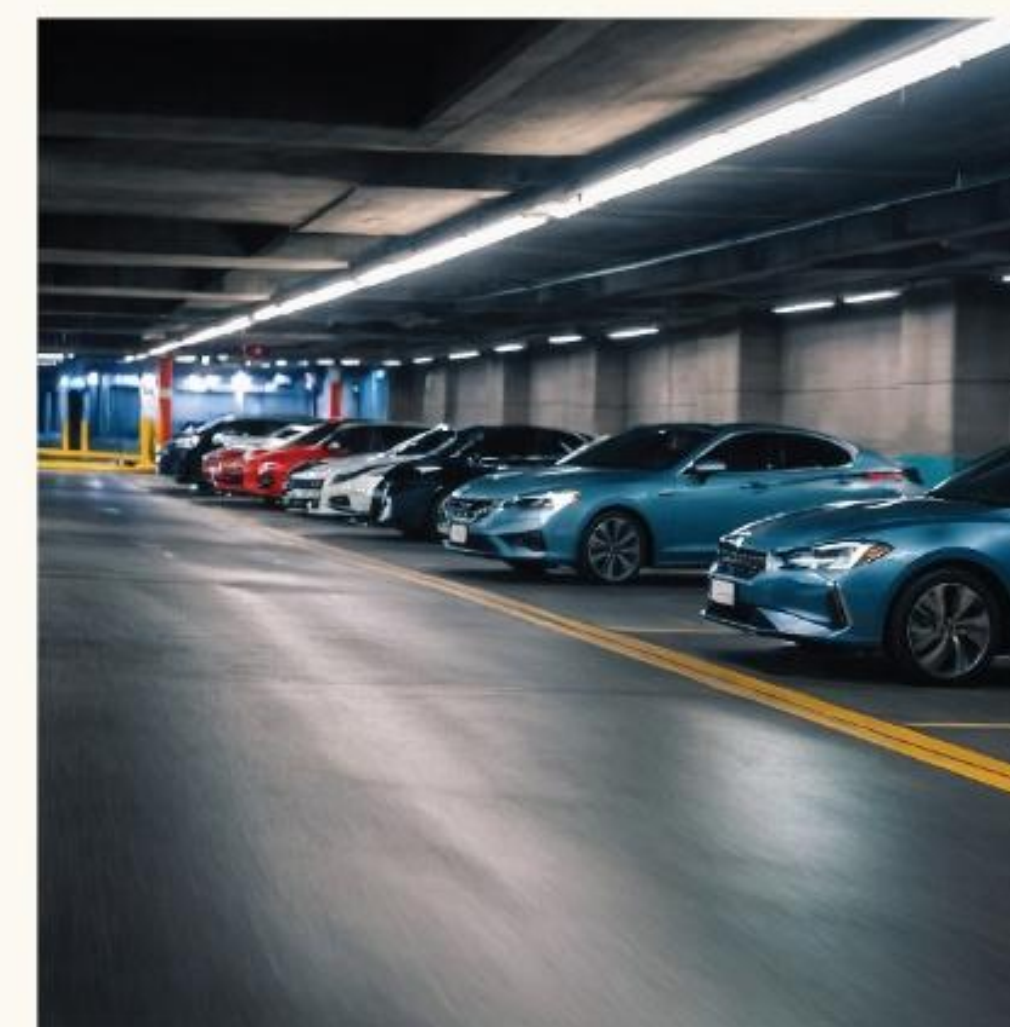
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Uncompromising Quality & Transparency

Quality that Confirms Your Trust.

Body Copy:

Every material, fitting, and feature at Property Ayesha Sora is chosen to meet and exceed premium Korean and international standards—implemented with complete oversight and transparency.



Premium specifications:



Smooth driveway



Lift



Stand by generator



Intercom



Centrifugal water pump



Underground water reservoir



Secured & covered car parking



Provision for air conditioner



Concealed hot water provision



Concealed electric, intercom, gas & water supply lines



Fire extinguisher



CCTV surveillance



Open space



own sub-station



Elegant reception & waiting lounge



Professionally designed landscaping

Uncompromising Quality & Transparency

Television and telephone

Every flat will have facilitating tv/dish and telephone point

Cctv/camera

Covered ground floor

Water supply

- Sufficient capacity ugrw & ohwt to fulfill water requirement of the building.
- Connected from wasa or other service providers



Gas supply

Cylinder provision for lpg point.

Electricity supply

- Electricity supply from pbs.
- Individual digital energy meter for each apartment.
- Individual meter for common area.
- Functional wiring of whole building

Sewerage system

Connected to wasa or locally available sewerage line

Roof top

- Overhead rcc water tank
- Roof over staircase &
- Lift machine room
- Protective parapet wall.
- Thunder bolt proof provision
- Bbq zone, seating area,
- Walking terrace etc.

Uncompromising Quality & Transparency

Door and windows

- Main door shutter will be solid chittagong teak up
- All internal doors frame will be mehegoni/gamari (protector/Equivalent)
- Toilet door and all cat door (cosmic/equivalent)
- Sliding window, 5mm thickness
- Clear glass (nasir/php/equivalent).
- Safety grill with matching
- Color enamel paint in all windows.
- Windows with mosquito net.

Apartment floor

Mirror polished 12x24 or 24x24 (brand: monica, dbl, rak, 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 & telephone onnection

Intercom & telephone lines provide by concealed wiring by bizli/poly/equivalent.

Walls

- Internal & external thickness will be 5 inches first class bricks.
- Smooth finish wall on both sides

Uncompromising Quality & Transparency

Electrical works

- Concealed wiring for all electrical work.
- Imported 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.

Parking

10 parking places, all east facing
Visuals: visuals based on specifics like an elegant designed elevator, flooring, fittings, interior design etc.



Painting & polishing

- Plastic paints in all internal walls & ceilings in soft color (rainbow/berger/equivalent)
- Exterior wall will be weather coat/master coat (rainbow/berger/equivalent)
- Any kind of grill work will be enamel paint. (Rainbow/berger/equivalent)

Kitchen

- Counter top granite.
- Hot & cold-water lines & 1 no. Kitchen hood point
- Single bowl stainless steel sink-rfl/equivalent.
- One exhaust fan on suitable location.

Stair and lobby

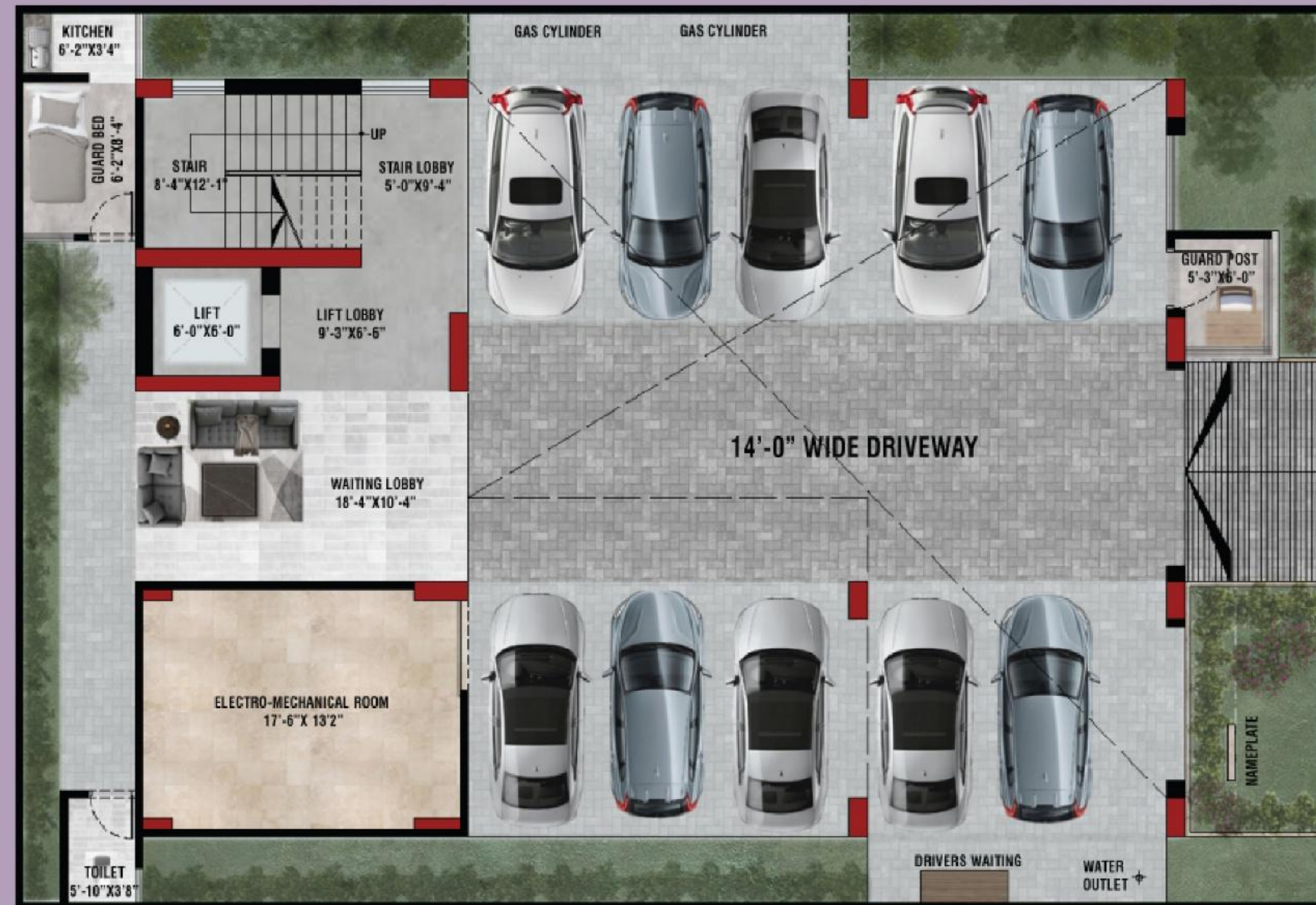
- 12x24 mirror/polish/mat tiles in lobby wall (brand: monica, dbl, rak, Cbc, great wall or equivalent); marble only ground floor
- 24x24 mirror/polish/mat tiles in lobby floor/stair (brand: monica, dbl, Rak, cbc, great wall or equivalent); marble only ground floor

Typical Floor Plan

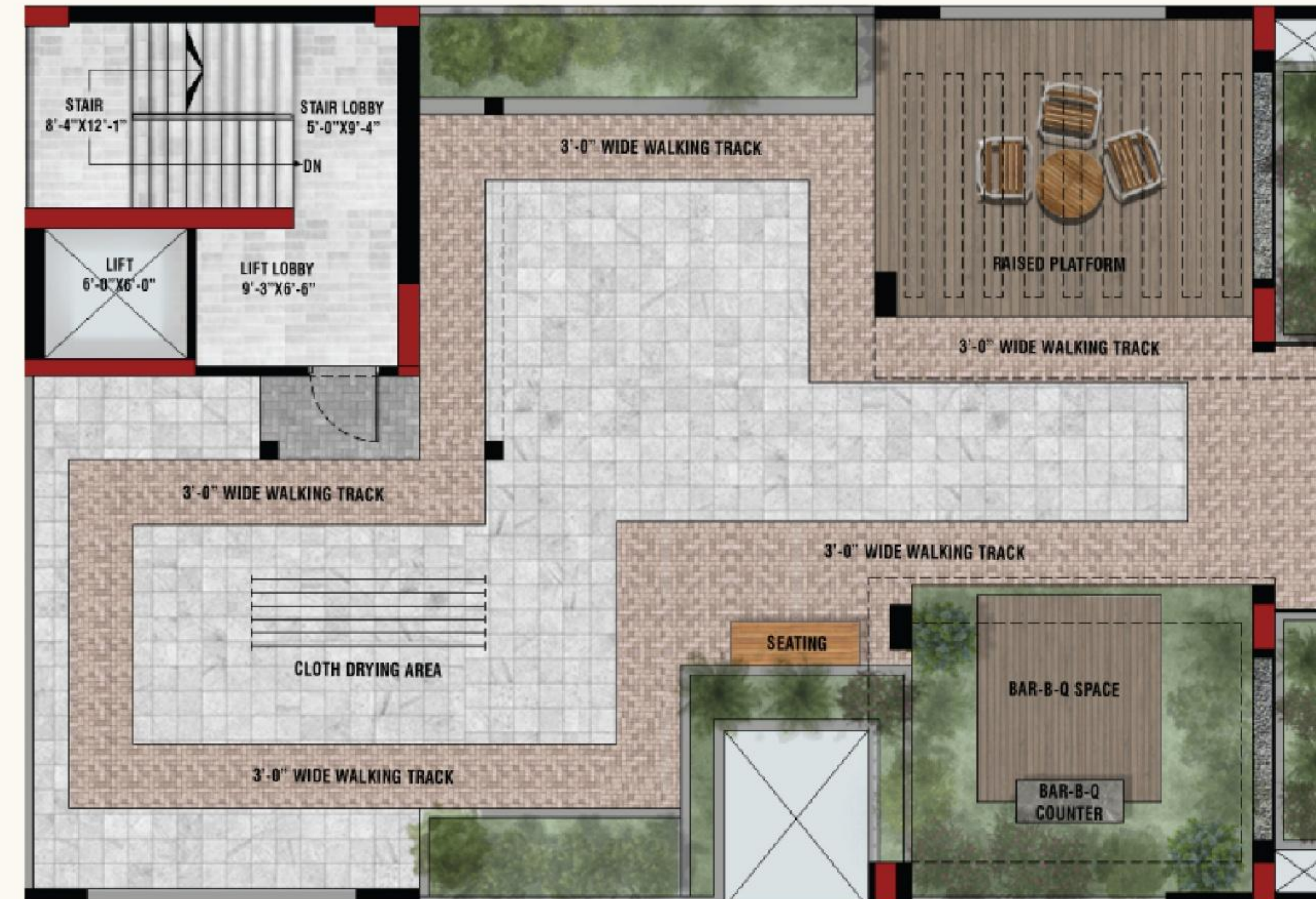


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Ground Floor Plan



Roof Floor Plan



Elite Lifestyle Peripherals



Recreation:

Jolsiri Golf club
Jolsiri Central park
Jolsiri Amusement park
Inside lake
CSD



Education:

Shiekh Russel Cant. Public school & College
Bangladesh International School
Jolshiri Cant. School & college



Communication:

300 feet purbachal Expressway
100 feet Madani Avenue

PROJECT Jolshiri

*Where vibrant city-life meets
green tranquility.*

Thank You