



URBAN HILL PVT LTD.

DHAKA OFFICE

House - 36, Road-3/A, Block-G,
Sector -15,Uttara, Dhaka -1230.

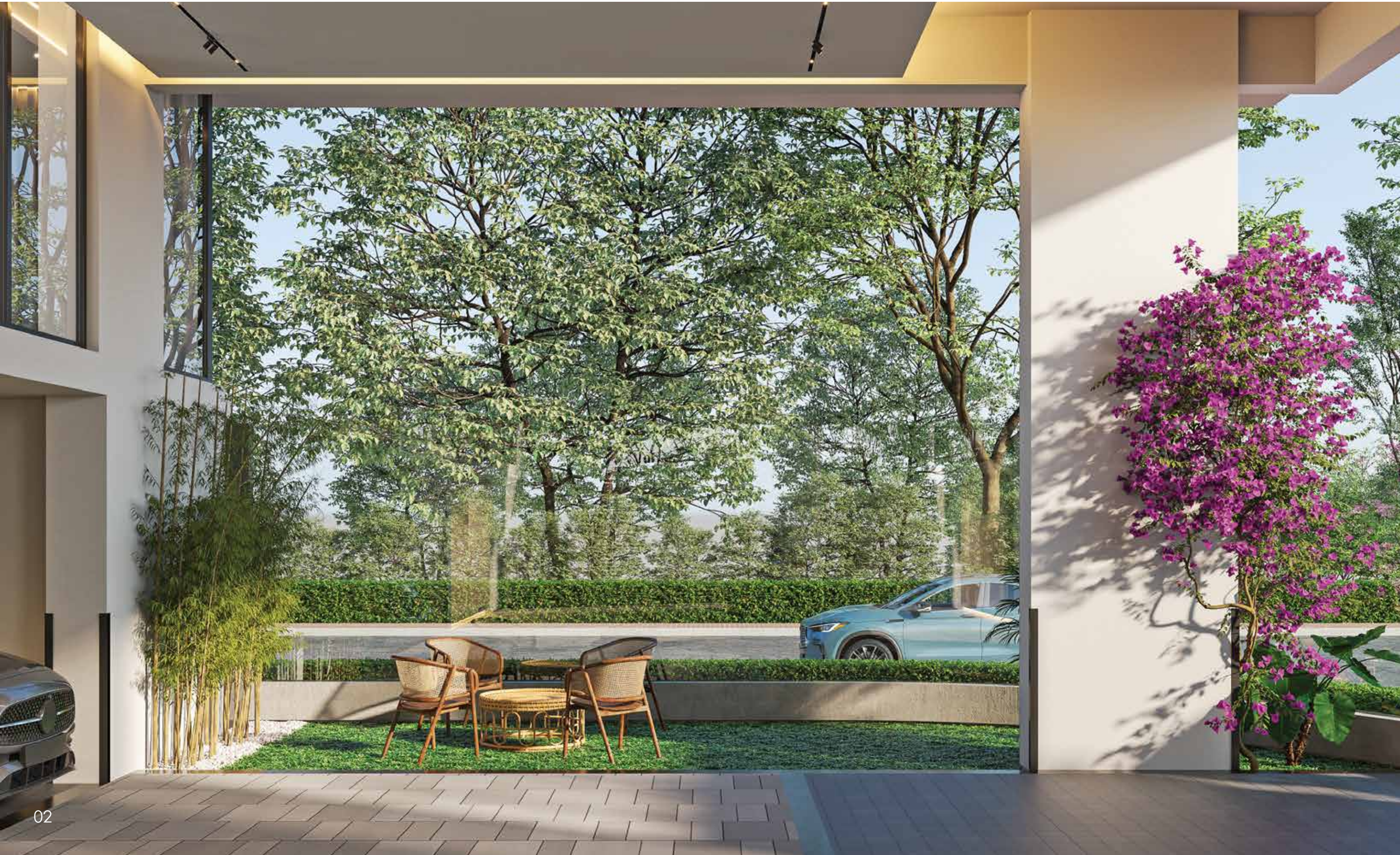
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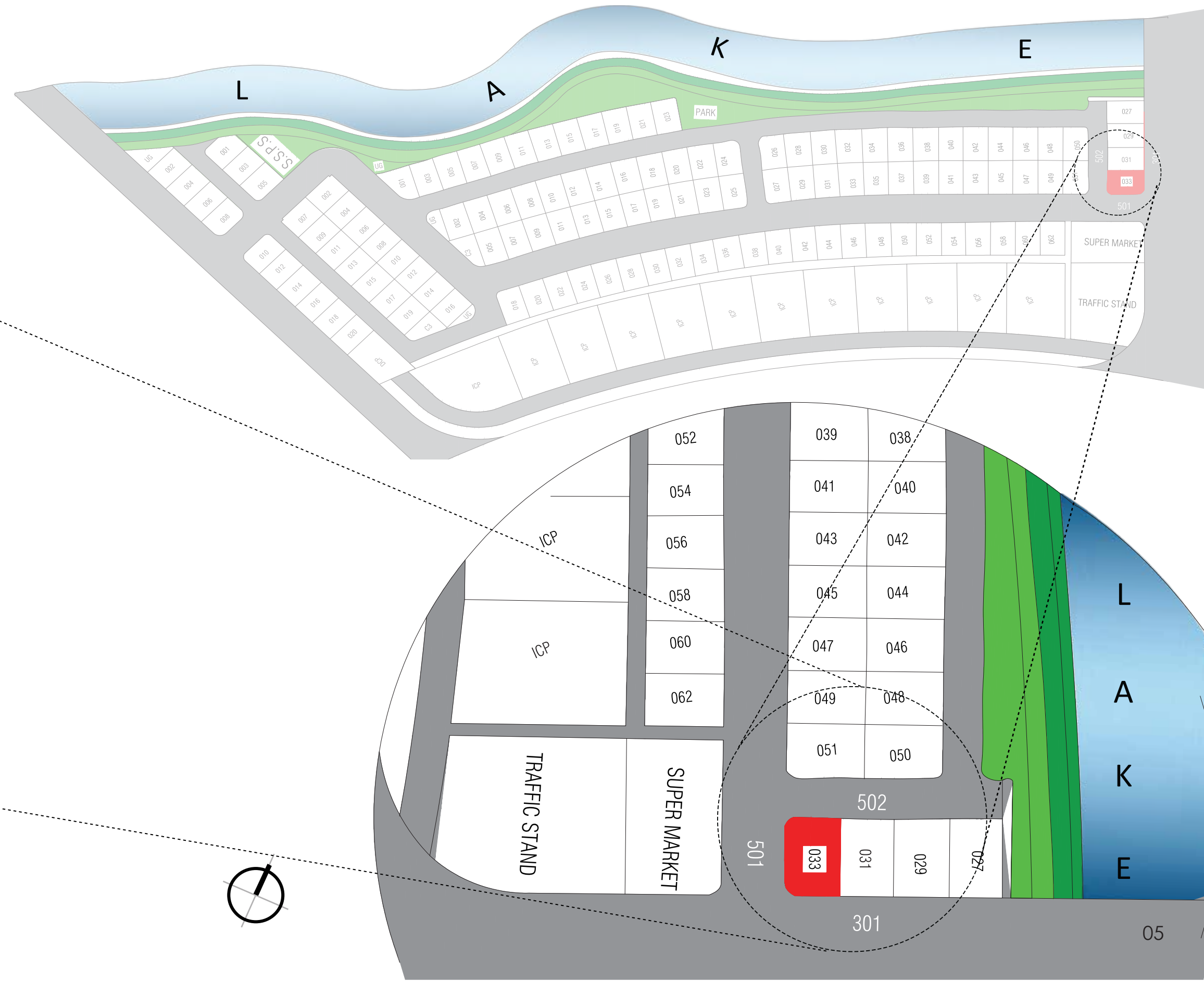


PROJECT INFO

Address	: Plot 33, Road 502, Sector 13/A, Jolshiri Abashon, Purbachal, Dhaka.
Land Size	: 5 Katha.
Nature	: Residential.
Orientation	: 3 Side Open (North , South, & West).
No. of Floors	: Ground + Mezzanine + 08 Storied.
No. of Apartments Per Floor	: 01.
Apartment Size	: 2850sft Each.
No of Apartment	: 08.
No. of Elevator/ Lift	: 01.
No.of Parking	: 08.
Handover Date	: January 2028 (approx).

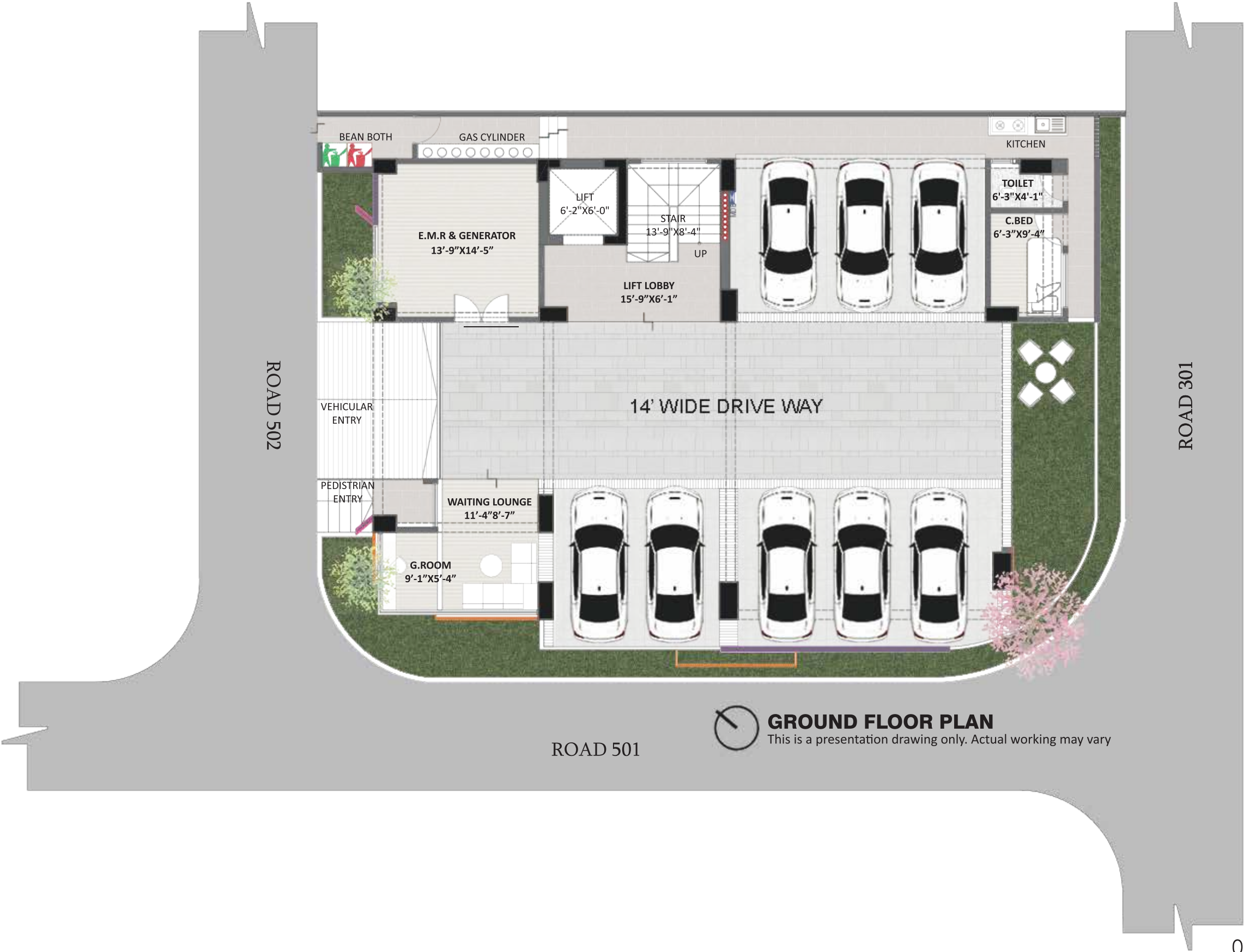


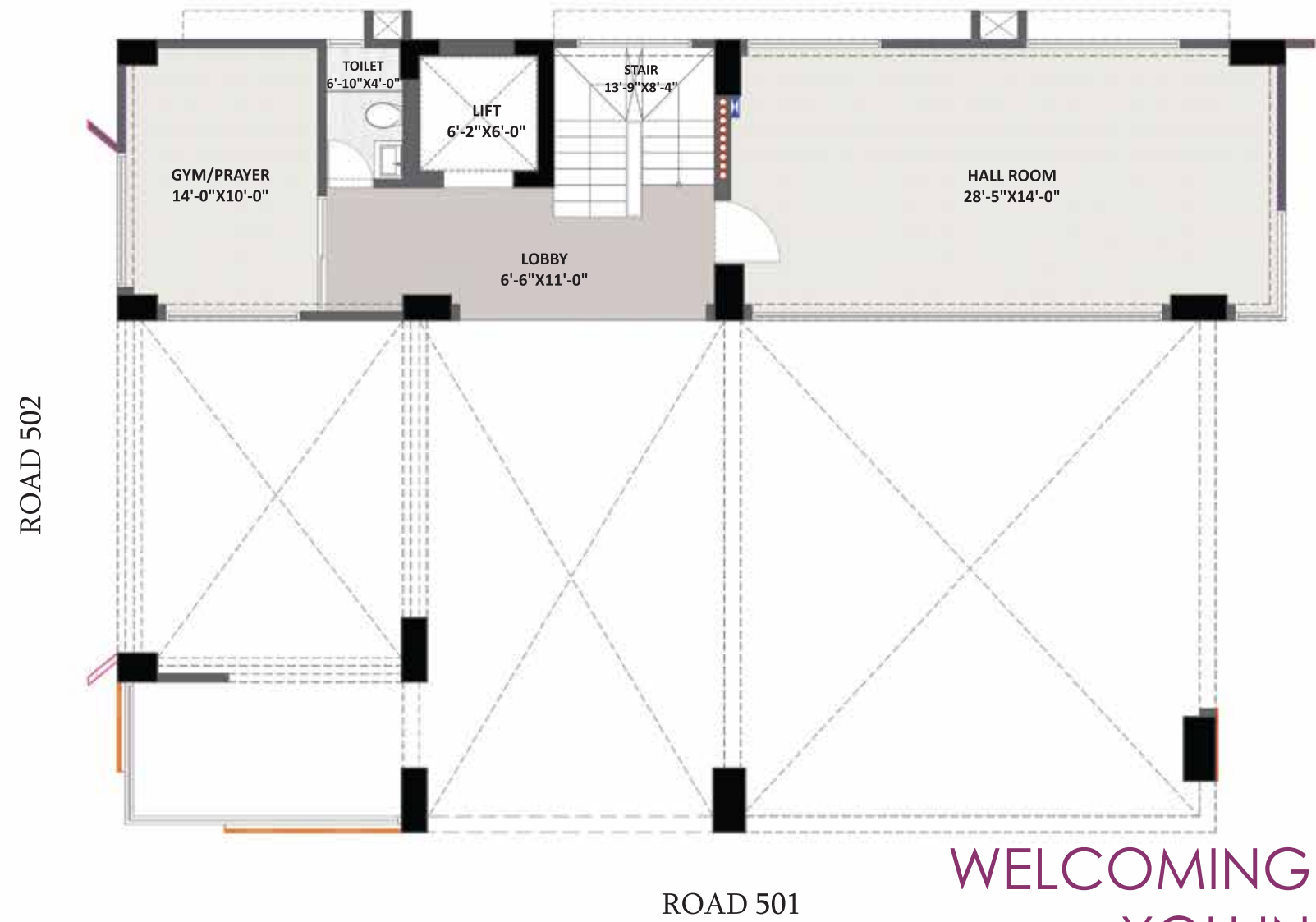
PLOT NO.33, ROAD NO.502, SECTOR 13/A,
JOLSHIRI ABASHON , PURBACHAL , DHAKA.





YOUR
GATEWAY TO
A NEW LIFE





MEZZANINE FLOOR PLAN

This is a presentation drawing only. Actual working may vary

WELCOMING
YOU IN
GRANDUER





 **1ST, 3RD, 5TH & 7TH FLOOR PLAN**
This is a presentation drawing only. Actual working may vary



URBAN
CONVENIENCE
SERENE LIVING





WHERE
EVERY ARRIVAL
FEELS
EXCEPTIONAL



2ND, 4TH, 6TH & 8TH FLOOR PLAN
This is a presentation drawing only. Actual working may vary



A SPACE
FOR SHARED MOMENTS



ROOF PLAN

This is a presentation drawing only. Actual working may vary



STANDARD SPECIFICATION

Structural and General Engineering

- Steel / rods: (GPH / AKS / Anwar / RSM).
- Cement (Shah / Akij / Anwar / Lafarge / Basundhara / Insee).
- 1st Class auto Bricks / Blocks

Building

Lift: 6 persons passenger lift. Brand: SIGMA (Korean Brand-Made in China)/ FUJI HD (China)/ with AC- V.V.V. F, Auto landing device and voltage stabilizer. Built-in Automatic Rescue Device.

Water pumps: Two imported pumps: one for full operation & one for stand by support. Brand: Pedrollo / Sear / Pentax; origin: Italy / USA.

Generator: Richardo Delta Pack with residential canopy system and manufacturer warranty. Adequate 30 KVA Capacity to cover: Building common: lift, water pump(s), staircase, lobby, intercom service, car parking space, security room, main gate, etc.

- One light in all bedroom, living, dinning, kitchen & all toilet (except staff bath).
- One fan in all bedroom, living & dining (except staff bed).
- One power point for fridge & TV.

Sub- station: A Sub-station on ground floor. Brand: Edison Power/ PEL/ United Shakti/Adex/Reverie/Equivalent.

Lift lobby & staircase: Good quality 18mm marble in ground floor reception and lift lobby floor and wall. 24” x 24” Mirror Polish / Matt Tiles (Double Loading) on typical floors, (both floor & wall) as per design (RAK / DBL / SHELTECH). Heavy duty stair tiles in all flights.

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.

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.

Note: all utility connections are subject to approval of concerned authority.

Apartments

Doors: Main Door: Shutter & frame-Chittagong Teak. Imported doors accessories (Yale/ Hafele/ Dorset/ Ez/Equivalent) All internal door frames of solid wood (Teak Chamble / Chittagong Teak), shutters (bedrooms & Kitchen) made of red oak veneered flash door, thickness: 36mm (Partex / Hatil / Super). F ormica door shutters in all bathrooms (Partex / Hatil / Super)

Windows: 5 mm thick glass in sliding windows with safety grill & fly (mosquito) proof net, as per architectural design of the complex all window and bed room verandah as per design. Rain water barrier in 4" Thai aluminum section (EDF Normal Profile). (BTA /KAI/ Altech / Chung Hua).

Painting & polishing: Plastic paint on all internal walls and ceilings. 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).

Electrical: Switch socket and other fittings brands : Schneider / ABB / Leg rand, origin: Thailand/ American/ India / German. Breaker Brand: ABB/ Blaze/ Schneider/ Toga mi. Fire resistant cable. Brand: BRB / BBS/ Partex. Provisions for air conditioners in all bedroom (except staff bed) and living area. Wifi provision in apt. common area. Tv dish point in master bed & living. Telephone provision in master bed & living.

Bathrooms: Company standard imported commode, cabinet basin, pedestal basin , fitting & fixtures in all toilet except staff's bath. Brand: Standard/ Jaquar / Charu / Cotto , (origin: Bangladesh / China/ India). Ceramic wall tiles 12" x 24", matching floor tiles in all bathrooms except staff bath . Basin mirror with frame & mirror light, electric geyser provision in all bathrooms except staff bath . One power point for beauty equipment uses in master bathroom . CPVC pipe & fitting for all internal plumbing water line (RFL / Sajon/Sharif/Nazma).

Kitchen: Kitchen worktop with imported 18 mm thick granite slab. I mported {Chinese} kitchen sink (double bowl single tray). wall tiles 12" x 24" with matching floor tiles. Square shape exhaust fan. Brand: Hee/ Sanshe / Bajaj/ National.

Wash corner at kitchen verandah. Provision for
- Electric oven power,
-Kitchen hood.
-Electric geyser (hot & cold-water).
-Double burner gas outlet.

Disclaimer:

Images

-These photographs may not represent actuals.
-Interiors, surrounding views are computer generated rendered images used in this brochure to communicate space usability and scale.

Location Map

-Map may notbe to scale and distances and travel times (may vary) are as available on Google Maps.

Drawing Plan

-All layouts, plans, dimensions, and measurements are indicative and not to scale.
-The furniture/fixture etc. shown here are only for the purpose of illustrating a possible layout of an apartment.

General

-Revision, alteration, modifications, addition, deletion, substitution or recast, if any, maybe necessary during construction, contingencies, variances, site condition and changes, required by Jolshiri Abason Authority or Urban Hill Pvt Ltd. itself.
-Though the information provided here are presented with utmost care, viewers/readers are requested to make enquiry before taking decision.

