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symbol of quality....



PROJECT AT A GLANCE

Project Name:

HB Shwapno Neer

Project Location:

Plot # 490-g1, Road # 11, Block # E,
Bashundhara R/A, Dhaka.

Facing:

South Facing

Nature:

Residential Building

Storey:

G + 07 (Eight Stored)

Land Area:

6 Katha.

No. of Apartment:

14 Nos.

No. of Parking:

14 Nos.

Apartment Size:

Type - A = 1550 sft.

Type - B = 1550 sft.

Parking:

Ground Floor

Rajuk Approval:

25.39.0000.106.33.1581.22

Apartment Contains:

03 Bed, 03 Baths (02 Attached), 04 Ver, Living,
Dining & Kitchen with Ver.

Common Features:

Reception, Guard Post, Electro-Mechanical
Room, Guard & Caretaker Accommodation at
Ground Floor. Plantation, Community Space,
Machine Room at Roof-Top.



LOCATION

Map

PLOT-490-91, ROAD-11, BLOCK-E
BASHUNDHARA R/A, DHAKA-1212



CONVENIENCES Nearby

HB Sapnaneer is at close proximity to Madani Avenue and subsequently Gulshan as well.

Educational Institutions

Playpen School
International School Dhaka (ISD)
North South University
Independent University
American International University

Shopping Malls

Jamuna Furure Park
Rupayan Shopping Square

Grocery

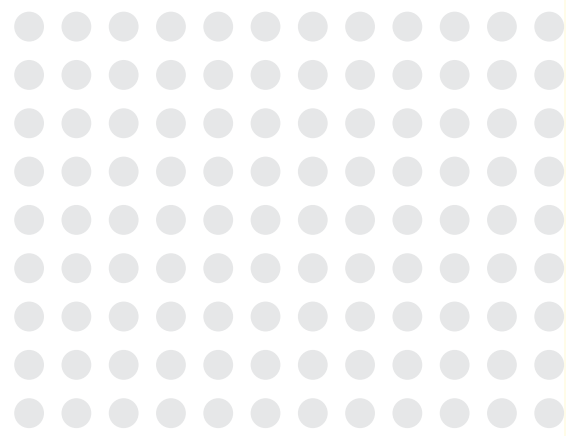
Mehedi Mart
Bazar Sharabela
Shwapno

Hospitals

Evercare Hospital Dhaka
Baridhara General Hospital Ltd.

Convention Center

BICC.



PROJECT *Night View*

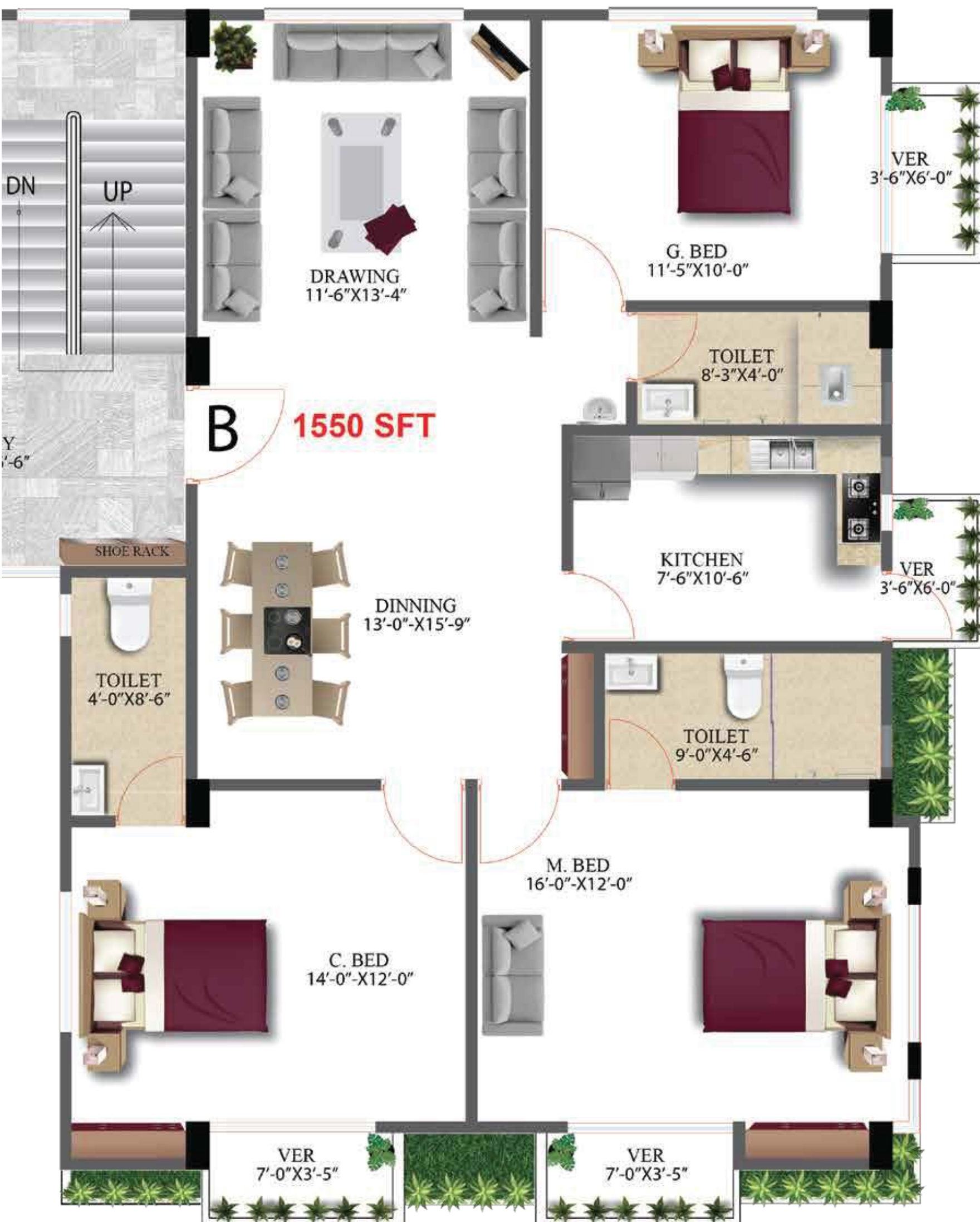


TYPICAL Floor Plan

TYPE A - 1550 SFT

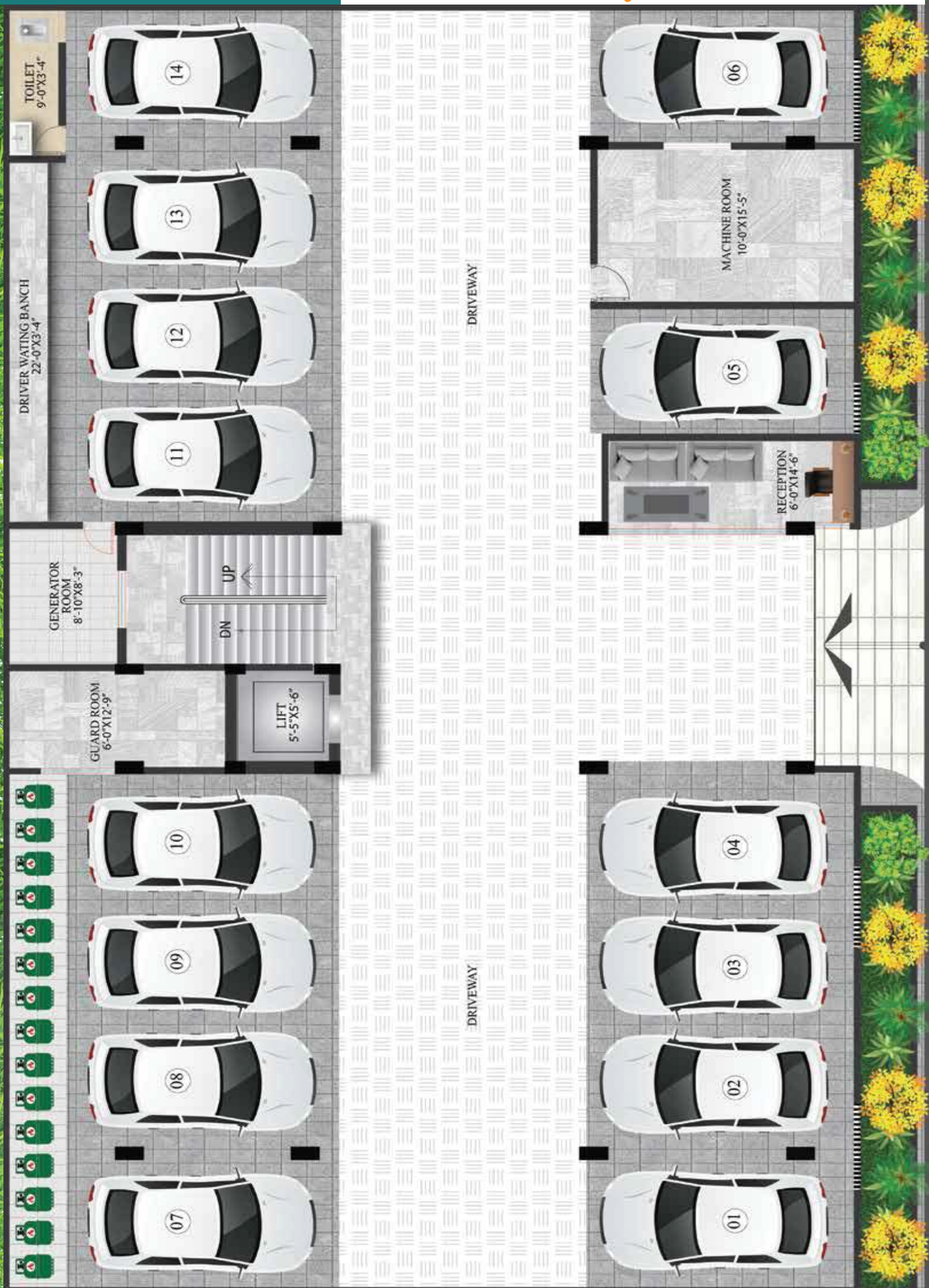


TYPE B - 1550 SFT



GROUND FLOOR

Plan-Parking





ROOF TOP
Birds Eye View



FEATURES & Amenities

BUILDING ENTRANCE & GROUND FLOOR FACILITIES

Secured, decorative & styles main gate. Guard room & Close circuit camera at suitable place in the entrance of the building. Guard room, care taker room with toilet & kitchen, drivers waiting area with seating facilities. Car washing facilities near parking area. Reserve car parking with proper marking & car parking number plate.

LIFT

One superior eight (08) persons capacity lift (Fuji HD/Sigma/Sunny lift/Equivalent).
Impressive and decorative stainless steel cabin & door with adequate lighting inside the lift.
Emergency alarm & intercom inside the lift.

SUB-STATION (IF REQUIRED FOR DESA/DESCO)

A Sub-Station will be arranged on the ground floor.
Brand- Acme/Equivalent.
Sub- Station Equipments-
Transformer – rating as per equipment
HT Switch Gear (LBS), if required
Power Factor Improvement (PFI) Plant
Drop Out Fuse (DOF),
Lightening Arrestor (LA)
Heat Shrink

DOORS

Decorative Main Entrance Door (Solid wood) with :
a) Handle Lock (Imported quality)
b) Door Chain
c) Eye Viewer
d) Calling Bell Switch
e) Apartment Number (Brass/Crafted)
f) Door stopper
Main Door frame & Door shutter is made of Solid Chittagong Teak.
All internal door frames are made of Mahogany wood and door shutters are Veneer flash door.
All bathrooms door frames and door shutters are wooden color PVC laminated.

RECEPTION

Impressive & workable R.C.C reception desk.
Visitor seating facilities & close circuit camera monitoring system at reception area.
Intercom connection with each apartment from reception.

GENERATOR

One canopied, soundless & sufficient capacity generator for uninterrupted power supply (Ricardo/Equivalent) to cover the common facilities (Lift, water pump & common space light) and one (01) light & one (01) fan in all bed rooms, living room, dining room in each apartment. One (01) light in all bathrooms & kitchen.

ROOF TOP

Aesthetic & durable finished roof top, combination of mosaic & tiles to make the roof water proof & decreasing heat.
Entrancing planter & seating space at suitable location at roof top.
Community room / office room with attached toilet facilities with adequate lighting.
Protective parapet wall & adequate lighting facilities.
Cloth drying area at suitable location.

WINDOWS

Sliding Windows as per Architectural Design of the Building 5mm thickness clear glass with mohair lining with Thai aluminum. Safety Grills in all Windows. Mosquito net provision.

FLOOR & VERANDAH

Mirror polish 24" x 24" homogeneous floor tiles (Bangladesh) in general floor.
4 inch skirting will be provided.

ELECTRICAL

Mk Electrical Switches, Plug Points and other Fittings connectors' cables will be concealed.
All Power Outlets with earthing Connection.
Provision for Air-conditioners in master bed room.
Electrical Distribution Box with Main switch.
All electric lines wiring would be concealed with PVC pipe.
All electric lines wiring would be concealed with BRB cable.
Circuit breaker from Havells.
SDB from Havells.

CABLE TV

Cable TV provision with multi channel capacity from commercial cable operator in living room & master bed room by high quality dish/TV socket & cable. Individual dish junction box provision at ground floor for smooth & clear picture.

PAINTING & POLISHING

Soft Color plastic paint in all internal walls and ceilings (Berger/Elite/Asian).
French polished door frames & shutters.
Exterior Wall will be Weather coat paint (Berger/Elite/Asian).
Grills and railing synthetic enamel paint (Berger/Elite/Asian).
Boundary gates spray finished with duco paint.
Column protective metal corners painted with synthetic enamel paint (Berger/Elite/Asian).

INTERCOM

Intercom system connected to each apartment from reception (Panasonic/Equivalent).
Master set with PABX system at reception & wall mount hand set at suitable location in each apartment.

KITCHEN

Impressive & comfortable tiled finished work top.
Double burner gas outlet with 1no kitchen hood provision.
RAK Wall Tiles (10" x 16") up to 7' height (lintel level) only around counter top wall with border and decor. Matching 12" x 12" homogeneous Floor Tiles (RAK).
Concealed cold water line provision.
One Stainless steel counter-top sink (single bowl single tray 40" x 20").
Exhaust fan at suitable position. Two electric power points on work top for electrical appliance.

BATHROOM FEATURES

Provided with commode, pedestal basin and water closet by RAK.
Hot & cold (Master & Child Bath) water lines provision. Bib cock, pillar cock, angle stop cock, concealed stop cock, moving shower by sattu.
Large Mirrors in all bathrooms with overhead Lamps.
Stainless steel soap case, towel rack, toilet paper holder, basin shelf.
Ceramic Wall tiles (10" x 16") & Matching Homogenous floor (12" x 12") tiles. (RAK)

WATER RESERVOIR & WATER PUMP

Sufficient capacity, leak proofed & hygienic R.C.C underground water Reservoir (UGWR) & overhead water tank (OHWT).
Sufficient capacity two (02) unit water pumps (pedrollo).

Note : Additional fittings and fixtures (according to customers' choice) will be done at an additional cost. Kitchen cabinets and built-in wardrobes can be ordered separately at an additional cost. Interior design consultation is also available for a cost.

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/ hr winds and earthquake resistance as per BNBC.
- Machine made concrete block or solid bricks and damp treated salinity proof as per developer's choice to be used.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. screened for quality including laboratory testing.
- Aggregates : Stone chips will be used for all major structure.
- Steel : Deformed Bar Manufactured By BSRM.
- Cement : Manufactured By Shah Cement/Bashundhara Cement.
- Sand : Coarse Sand (FM-2.5 to FM-3.00), Fine Sand (FM-1.2 to FM-1.50)

NOTE

Other financial terms and conditions will be followed according to Company rules.
Client will not enforce any change in building elevation.
Up gradation of different finishing material will be done on additional payment.
All Terms & Condition must be follow in deed of agreement.





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