



স্বপ্নাড

UTTARKHAN, DHAKA



INTRODUCING

FOR THE FIRST TIME IN BANGLADESH

YOUR FITNESS IS IMPORTANT TO US

Wellness community is a brand new concept from bti, where your health is priority! Avail the best amenities to enhance your fitness, mental health, and happiness within a family-like community.



SPEND LOVELY EVENINGS
WATCHING YOUR CHILDREN
PLAY OUTDOORS

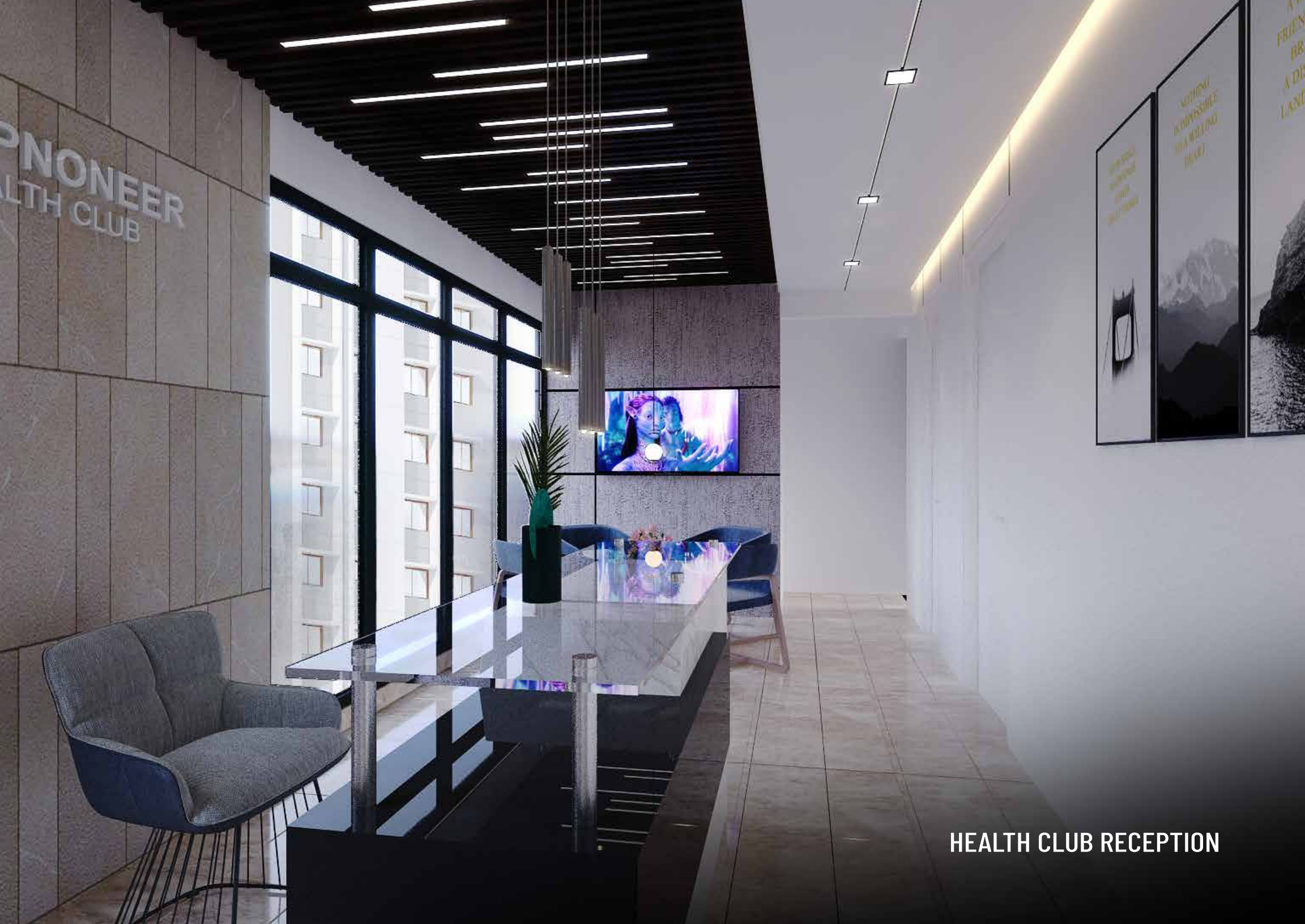


GET THOSE TINY FEET SWIMMING!

Why not give your kids swimming lessons in your cutely shaped rooftop kid's pool? A perfect opportunity to get those beach vibes you have been missing for a long time.



PIONEER
HEALTH CLUB

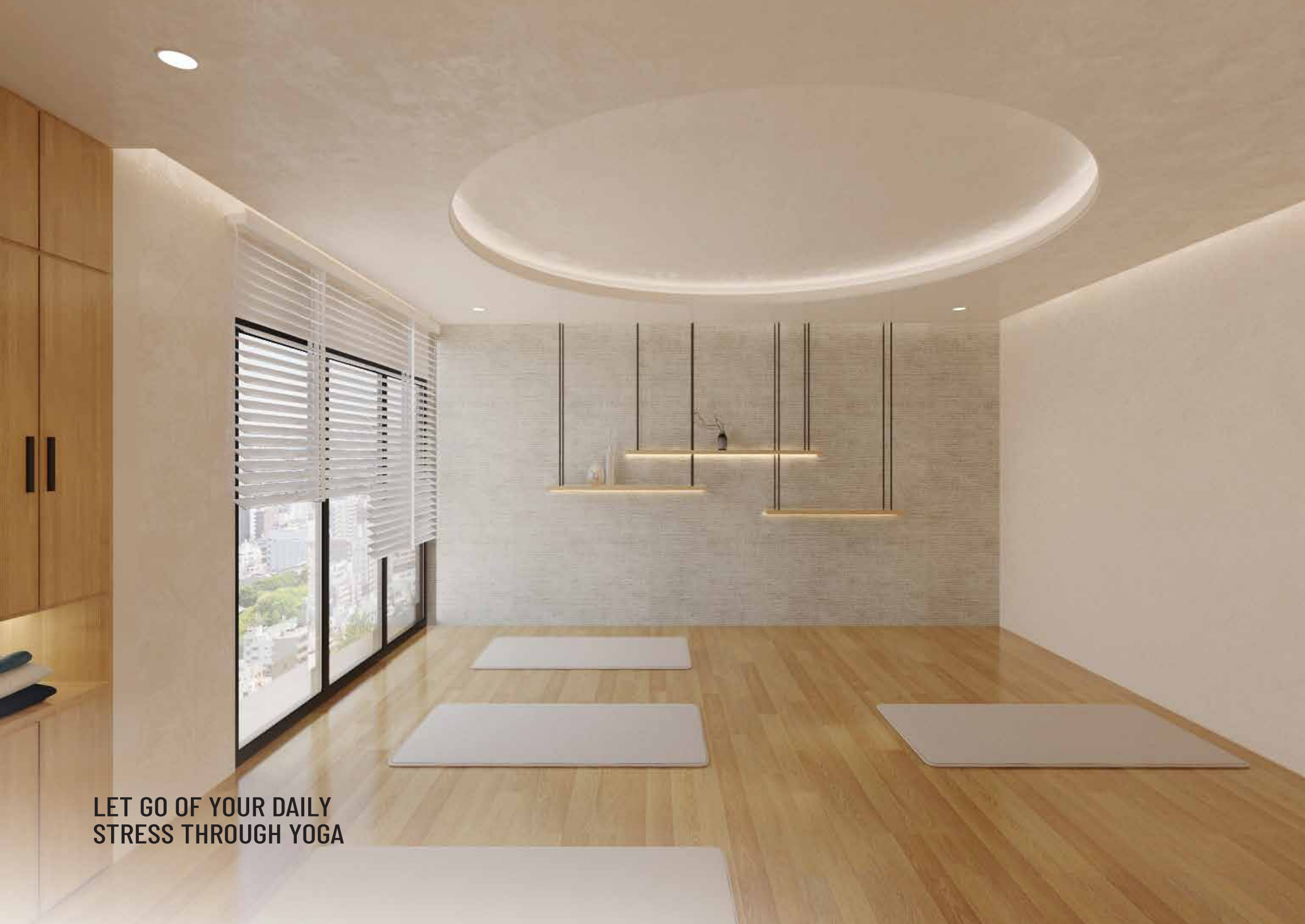


HEALTH CLUB RECEPTION



WORKOUT AT THE WORLD-CLASS FULLY-EQUIPPED GYM

Our 1223 sft gym will ensure you have a toned body and
a sound mind, which equals a healthy lifestyle.



LET GO OF YOUR DAILY
STRESS THROUGH YOGA



REFRESH YOURSELF IN A
STEAMY SAUNA SESSION

ENJOY QUALITY TIME WALKING ON THE ROOFTOP

The rooftop is a stunning combination of greenery, open air exterior, and a wellness feature that you are sure to love.





**LIGHT UP YOUR MORNINGS
WITH A REFRESHING WALK**



**WATCH A MOVIE
UNDER THE STARS!**



FANCY A TABLE TENNIS SESSION WITH YOUR MATES?

Whether it is late night with your various friends or simply a one-on-one competition, your table tennis days are sure to make you feel fit and happy.

LOCATION MAP



স্বপ্ননিড়

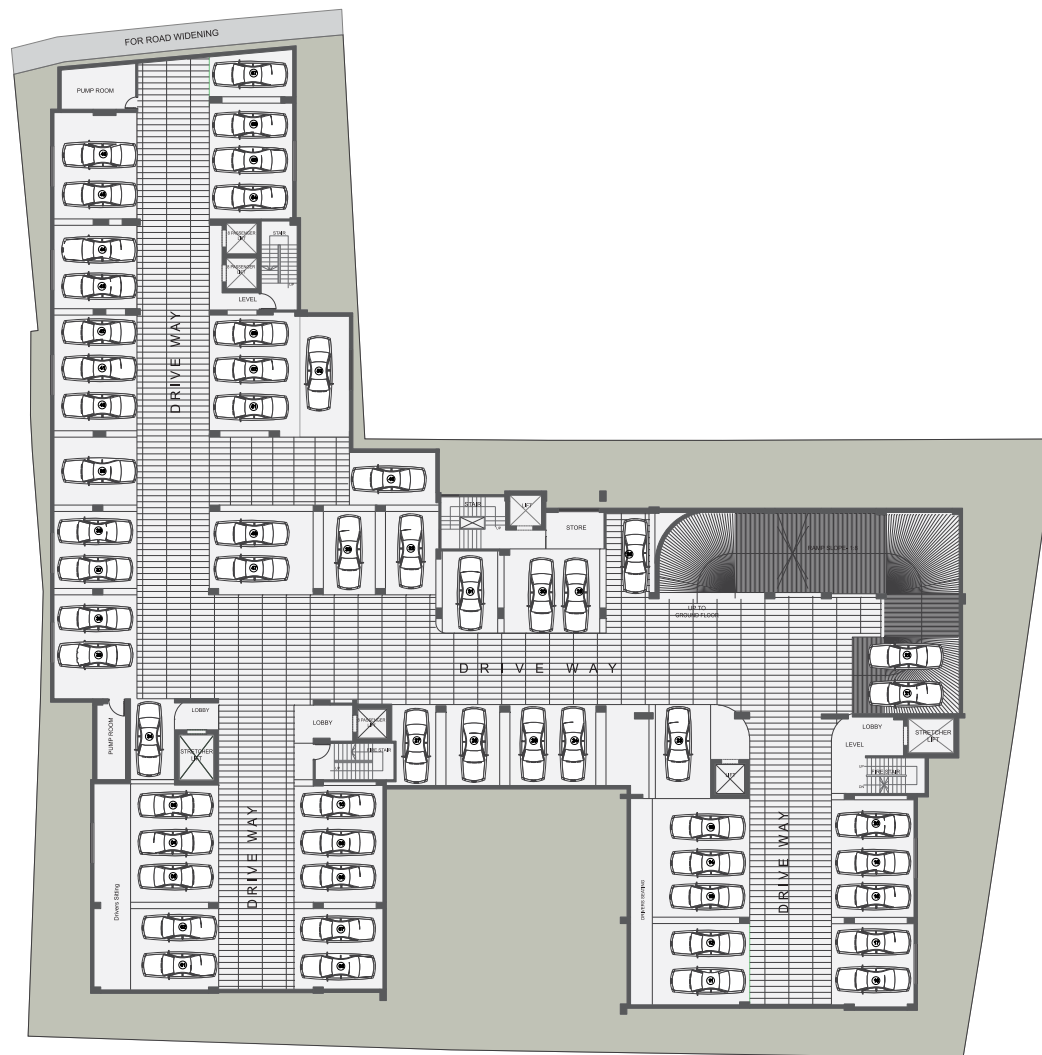
Shopnoneer offers a plethora of wellness features, designed to enhance your fitness, spirituality, and positivity. Ambient homes nestled into four perfectly designed towers; the open space between each tower gives room to experience the refreshing Southern breeze. The tranquility is sure to make you feel relaxed and blessed.





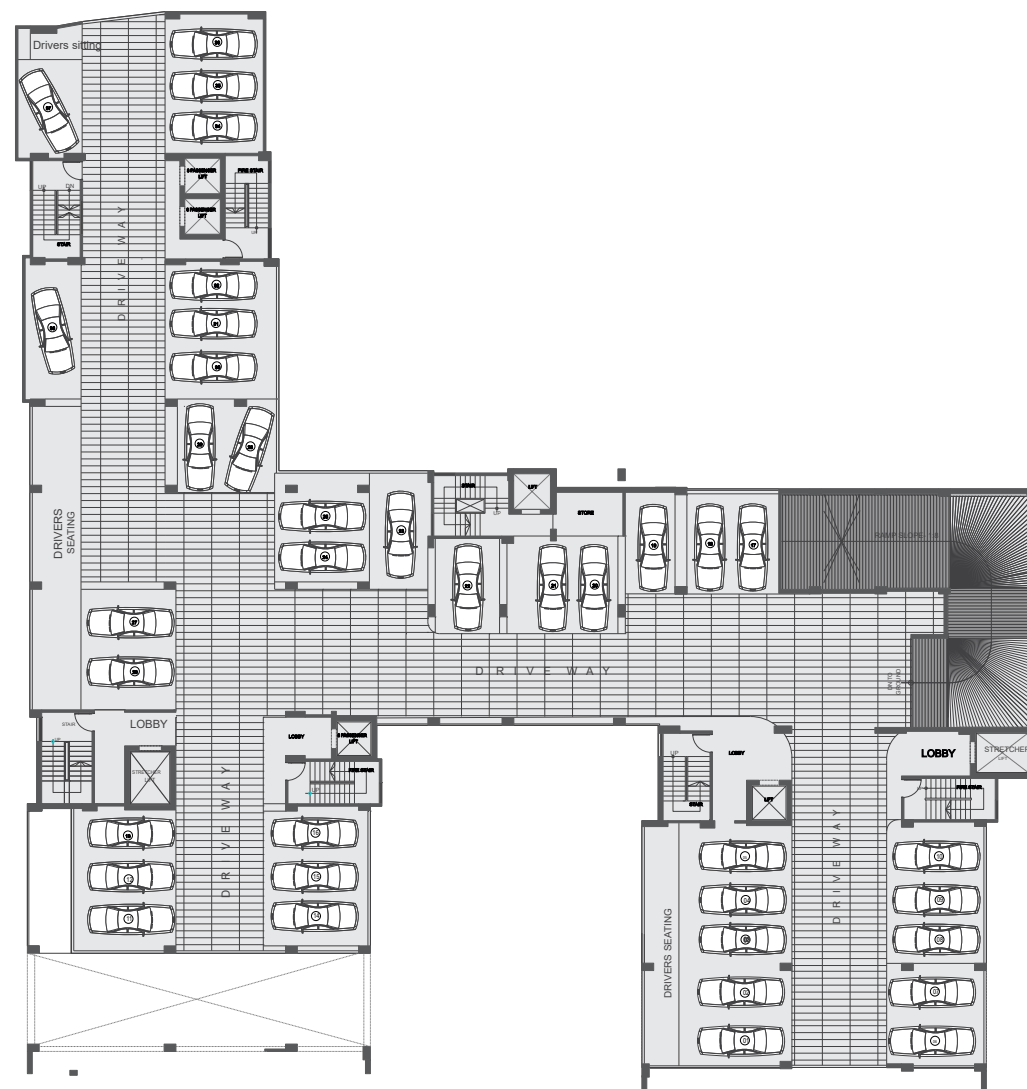
AT A GLANCE

BUILDING FACING	SOUTH
PLOT SIZE	38.87 KATHA
FRONT ROAD	80 FEET WIDE
TOTAL PARKING SPACES	135 40 ON GROUND FLOOR 58 IN BASEMENT 37 ON MEZZANINE FLOOR
APARTMENT SIZES	TOWER 1 TYPE A: 1384 SFT TYPE B: 1395 SFT TYPE C: 1293 SFT TYPE D: 1303 SFT TOWER 2 TYPE A: 1425 SFT TYPE B: 1440 SFT TYPE C: 1368 SFT TYPE D: 1493 SFT TOWER 3 [SINGLE UNIT] 1745 SFT TOWER 4 TYPE A: 1431 SFT TYPE B: 1402 SFT



80'- 0" WIDE ROAD

BASEMENT



80'-0" WIDE ROAD

MEZZANINE FLOOR





GROUND FLOOR

GROUND FLOOR FEATURES

- Open to sky children's play area with lily pond and garden
- Greenery with seating arrangement
- Driver's waiting room
- ATM booth



স্বপ্ননীড়

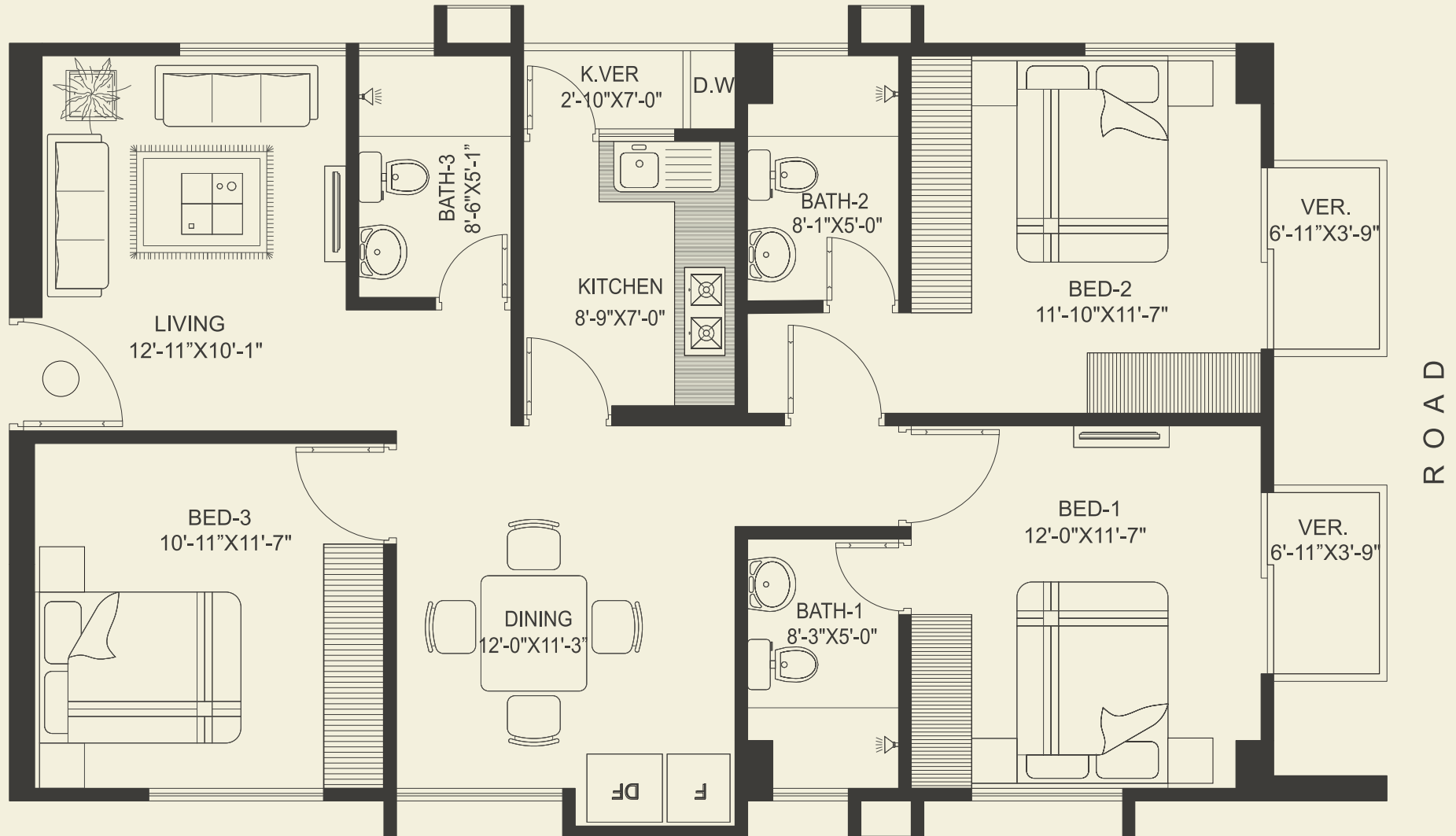
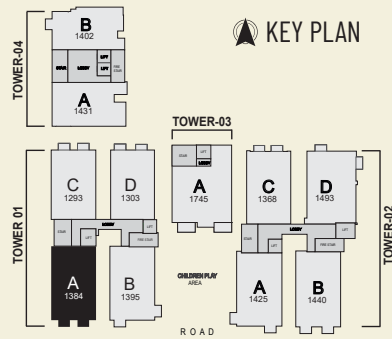
TOWER # 1





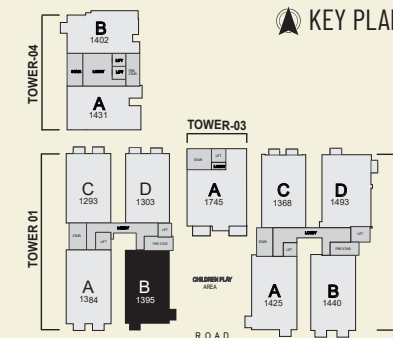
TOWER # 1

TYPE: A • 1384 SFT
1ST TO 13TH FLOOR PLAN

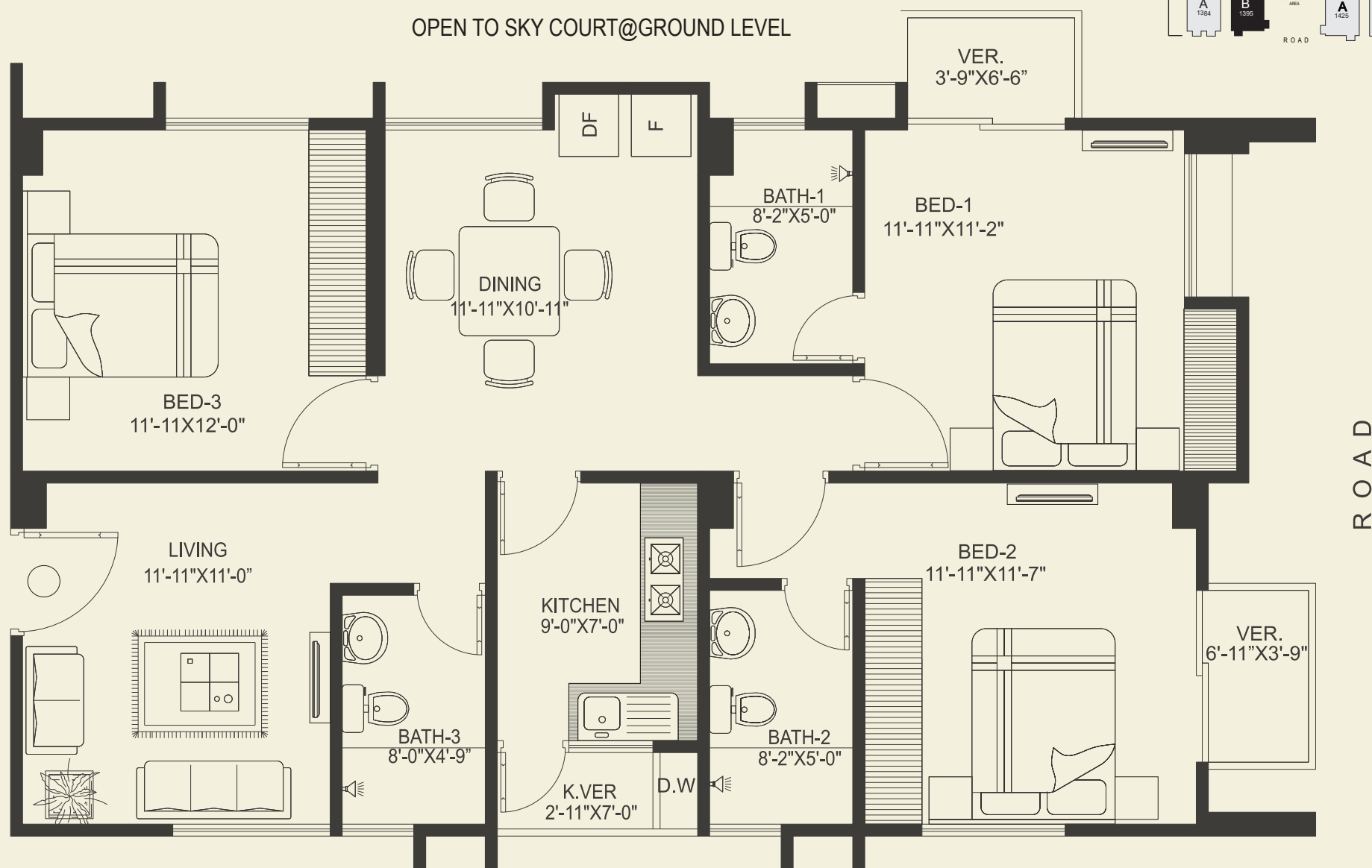




TYPE: B • 1395 SFT
1ST TO 13TH FLOOR PLAN



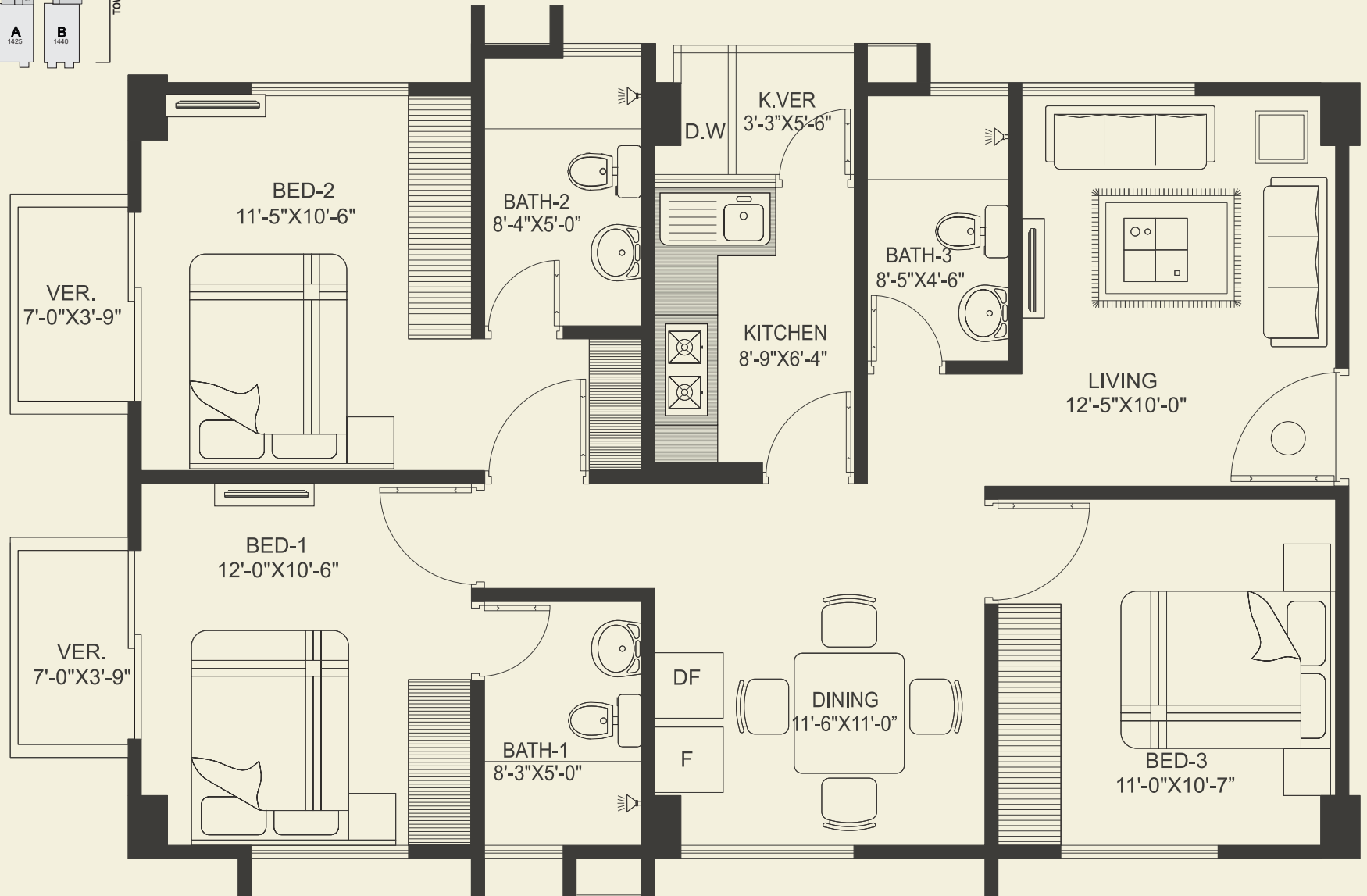
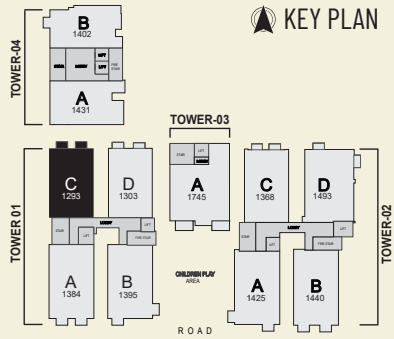
OPEN TO SKY COURT@GROUND LEVEL





TOWER # 1

TYPE: C • 1293 SFT
1ST TO 13TH FLOOR PLAN

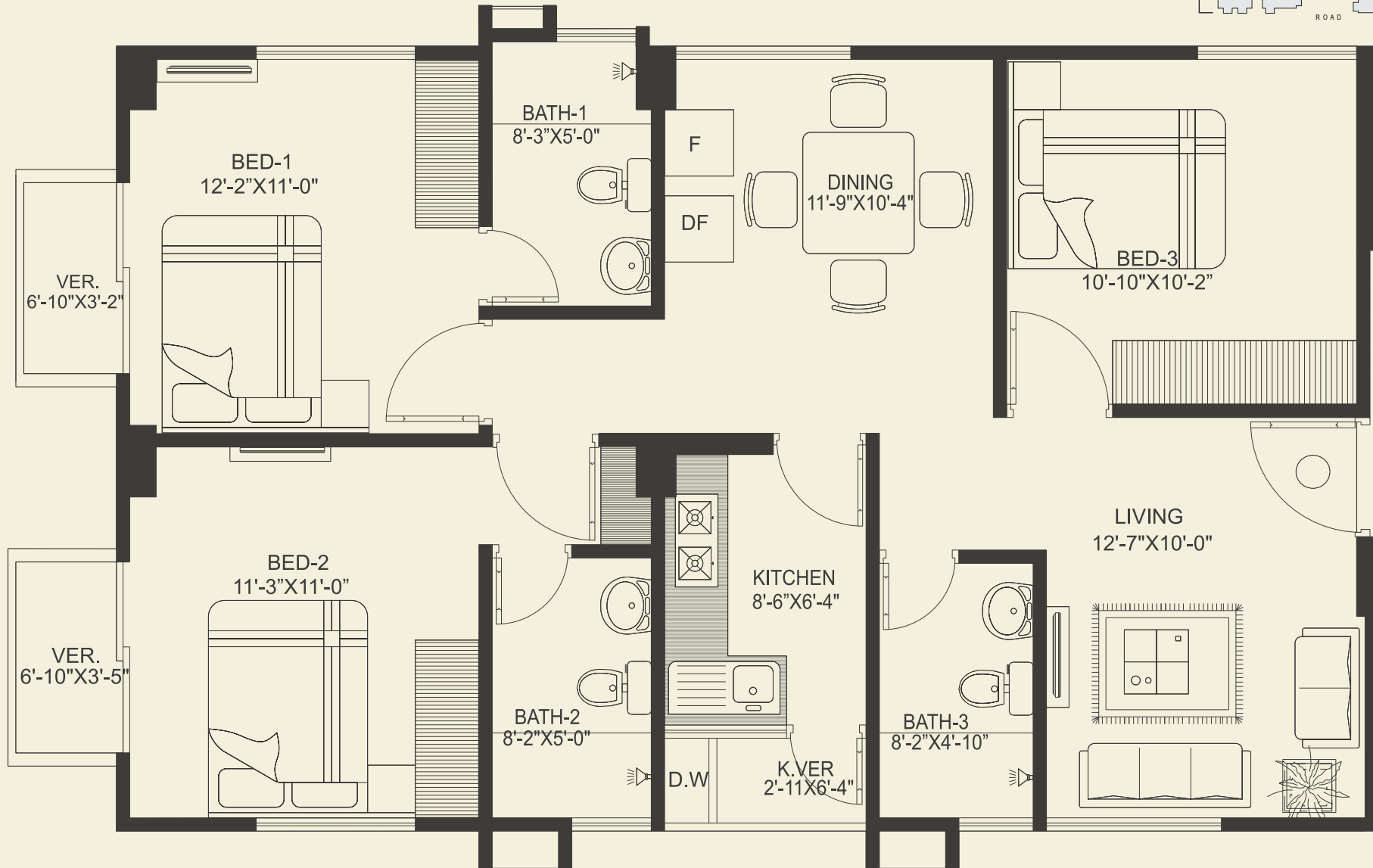
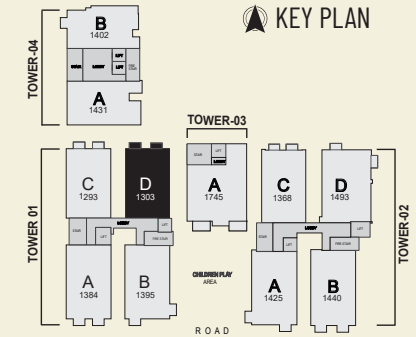


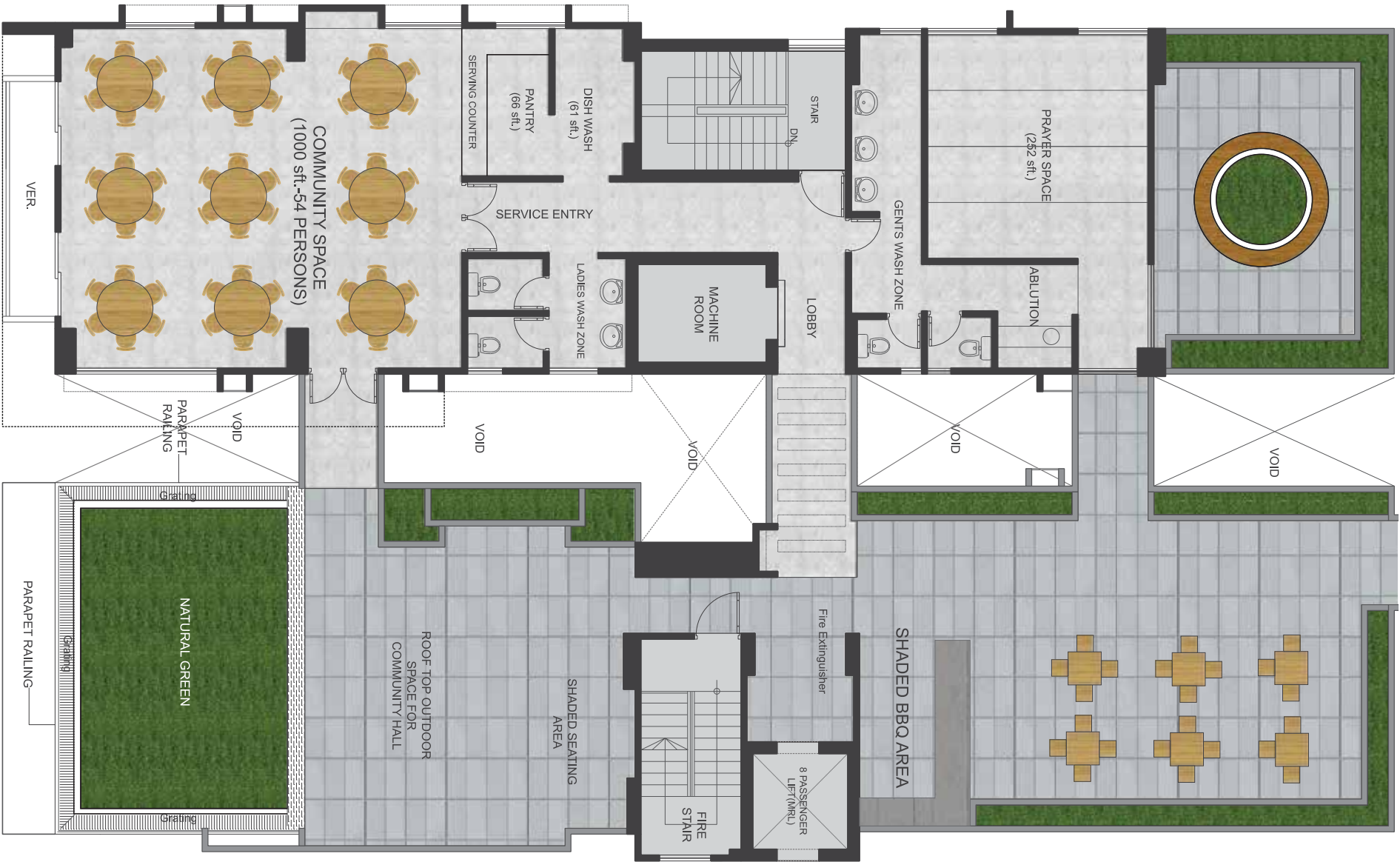


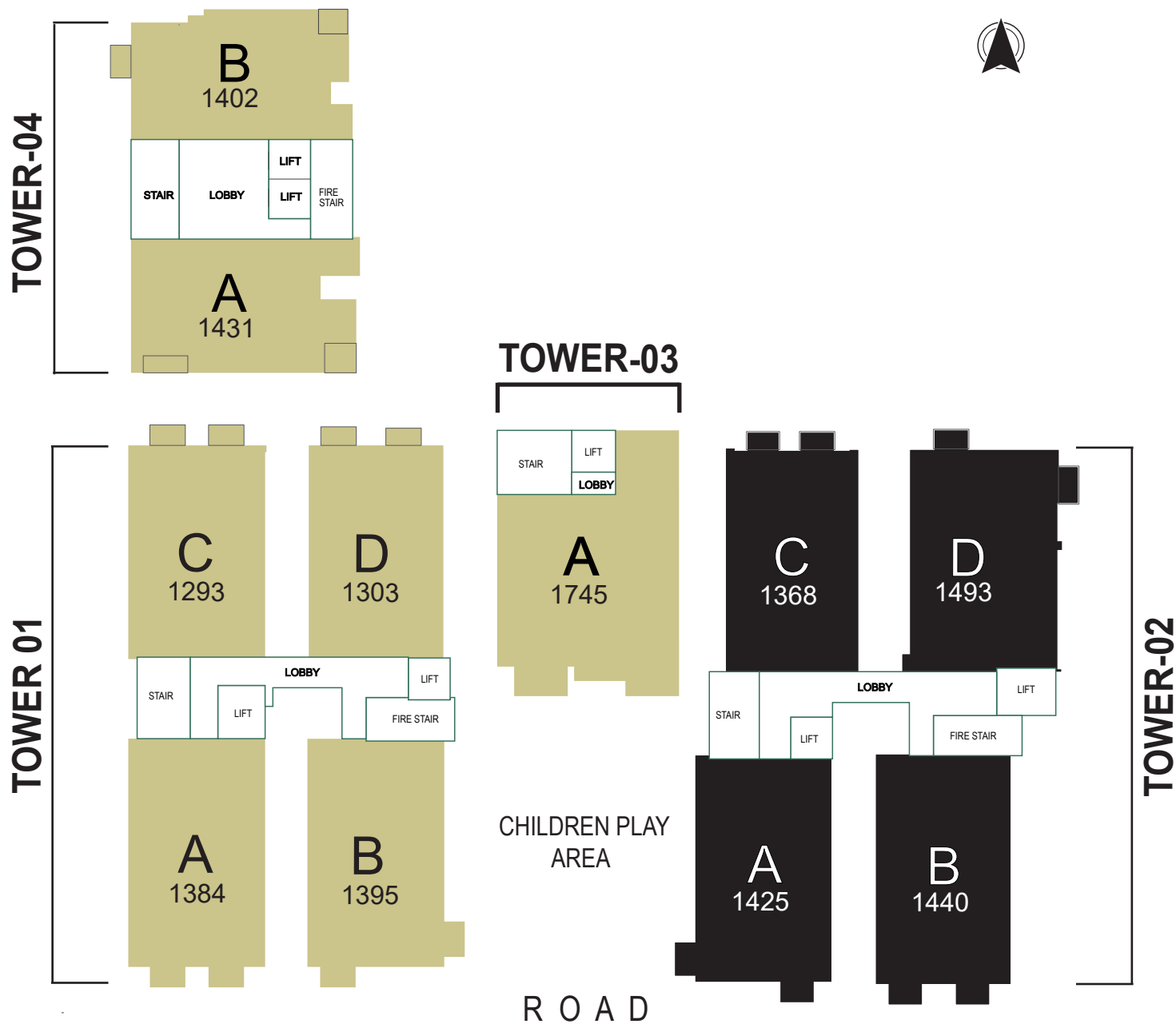
TOWER # 1

TYPE: D • 1303 SFT
1ST TO 13TH FLOOR PLAN

KEY PLAN







স্বপ্ননীড়

TOWER # 2

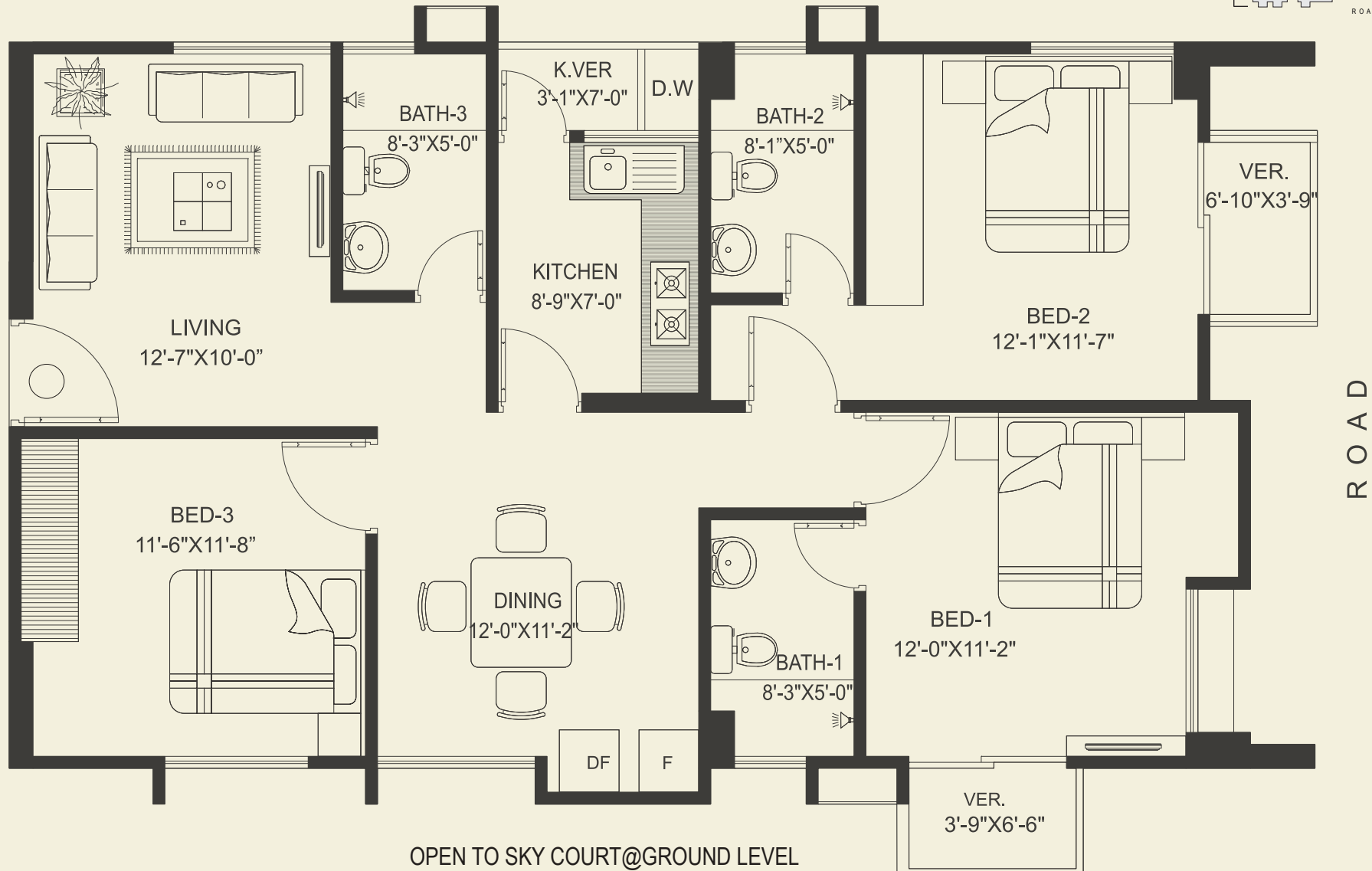
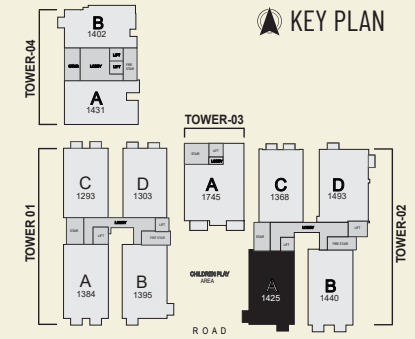


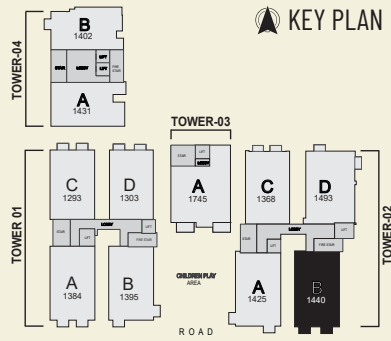
TOWER # 2

TYPE: A • 1425 SFT

1ST TO 12TH FLOOR PLAN

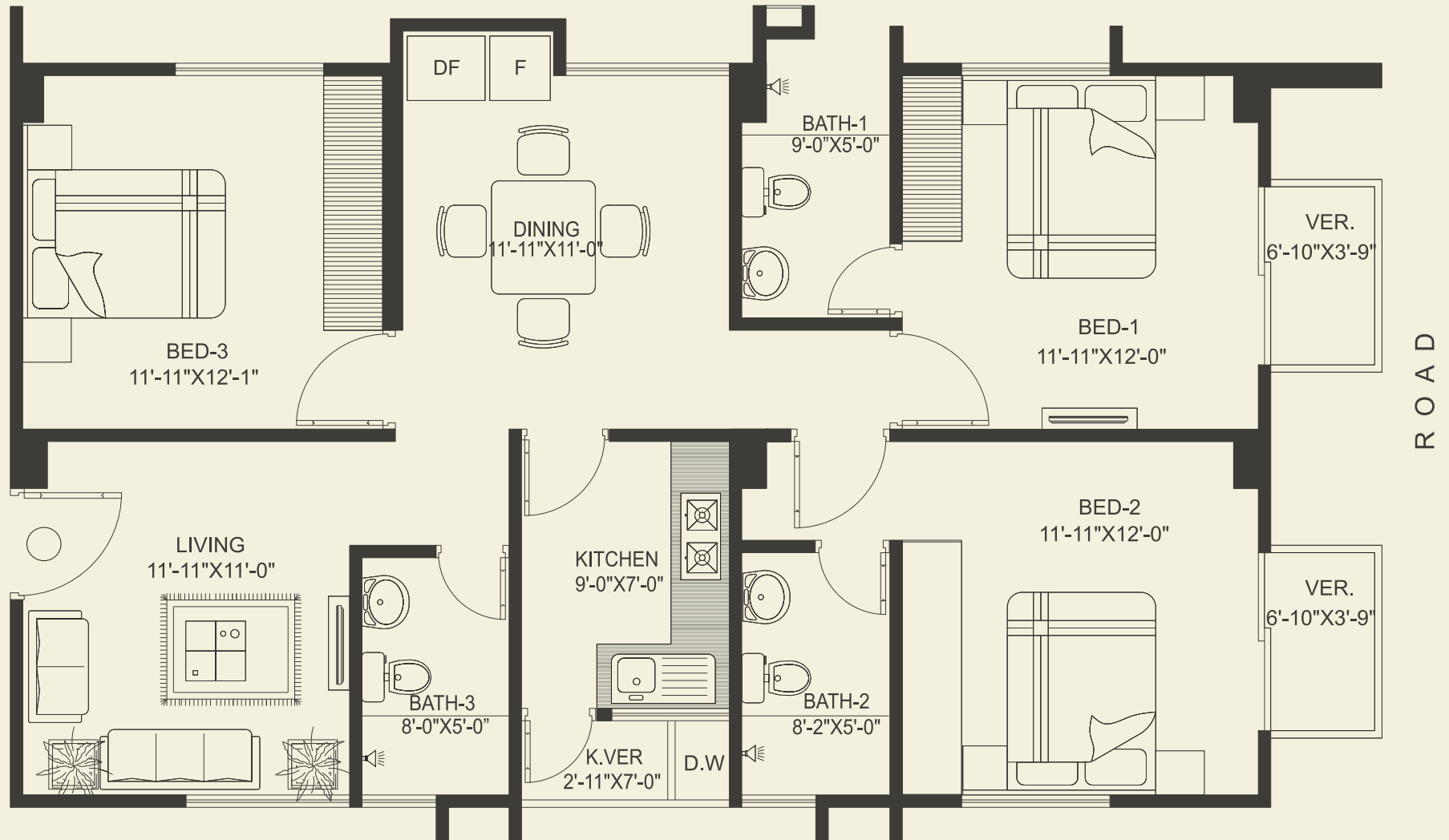
KEY PLAN





TOWER # 2

TYPE: B • 1440 SFT
1ST TO 12TH FLOOR PLAN

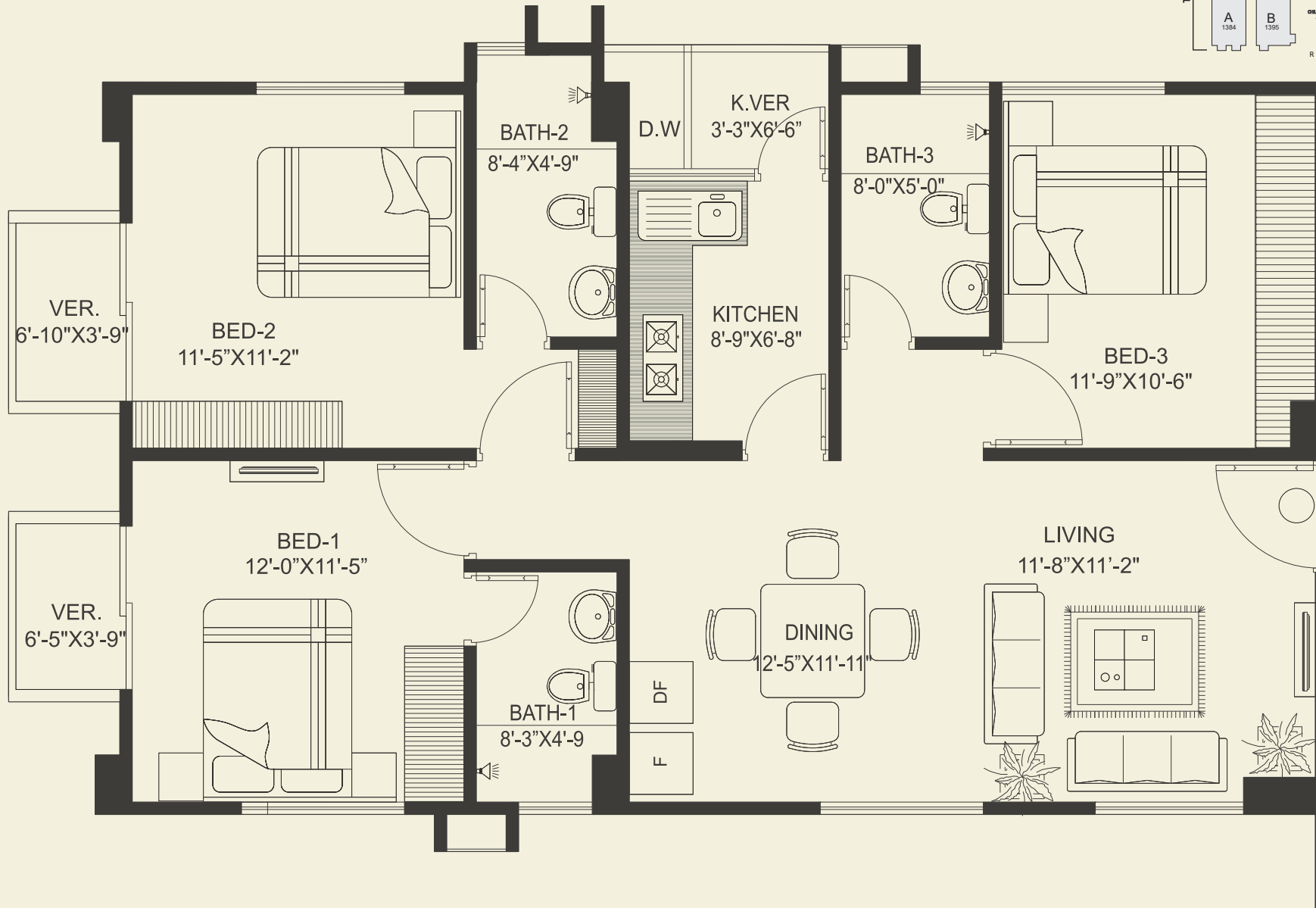
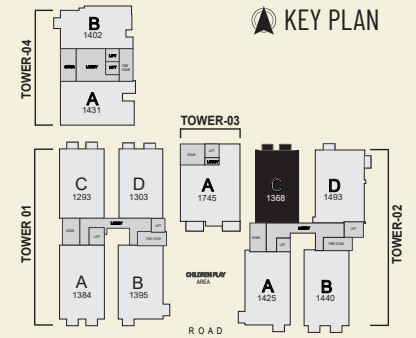




TOWER # 2

TYPE: C • 1368 SFT
1ST TO 13TH FLOOR PLAN

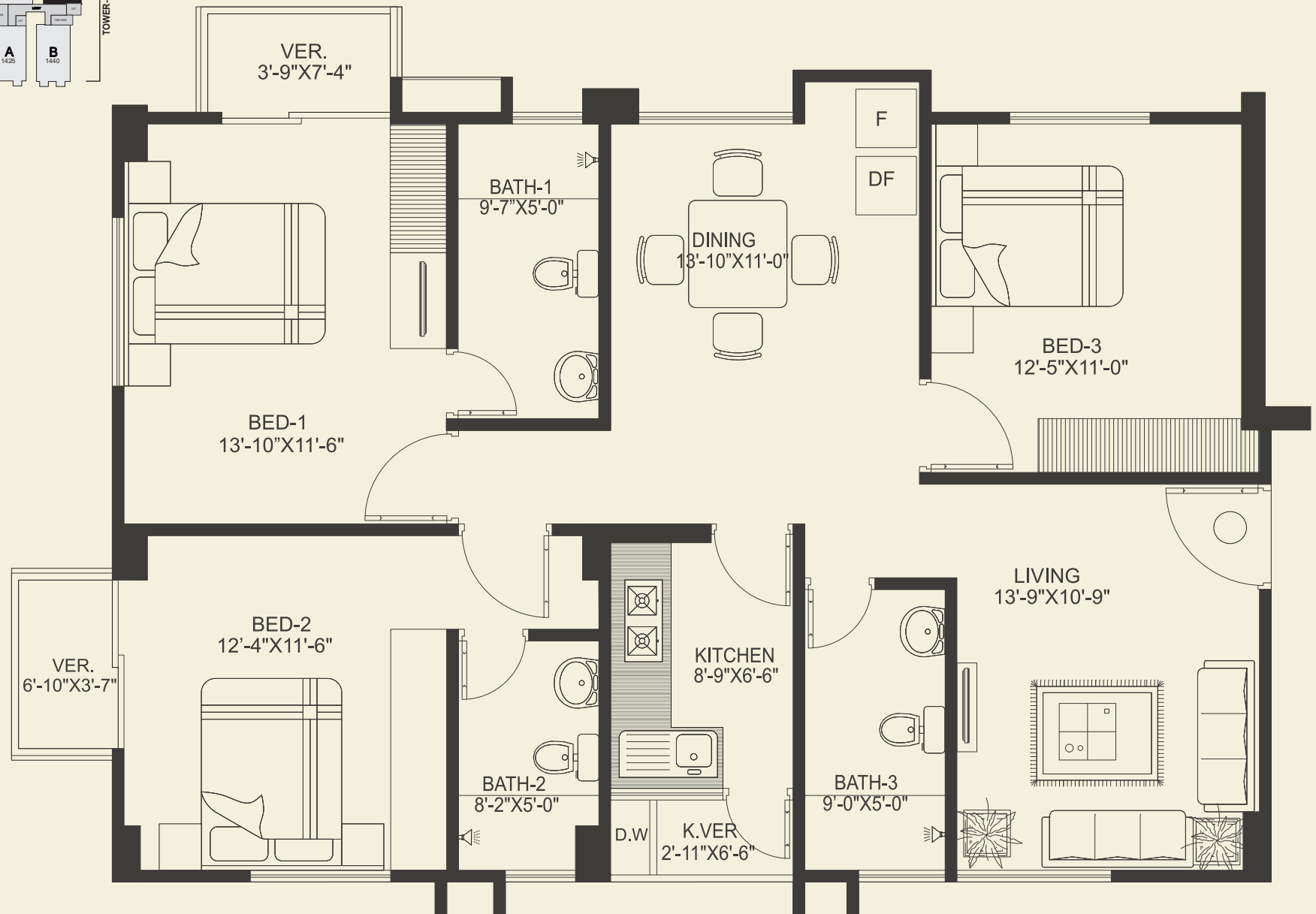
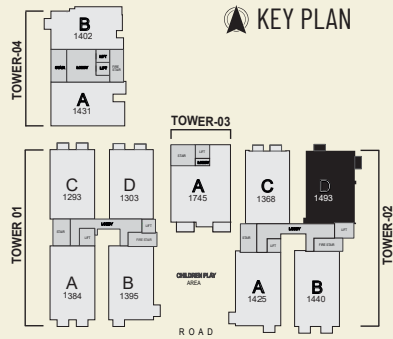
KEY PLAN

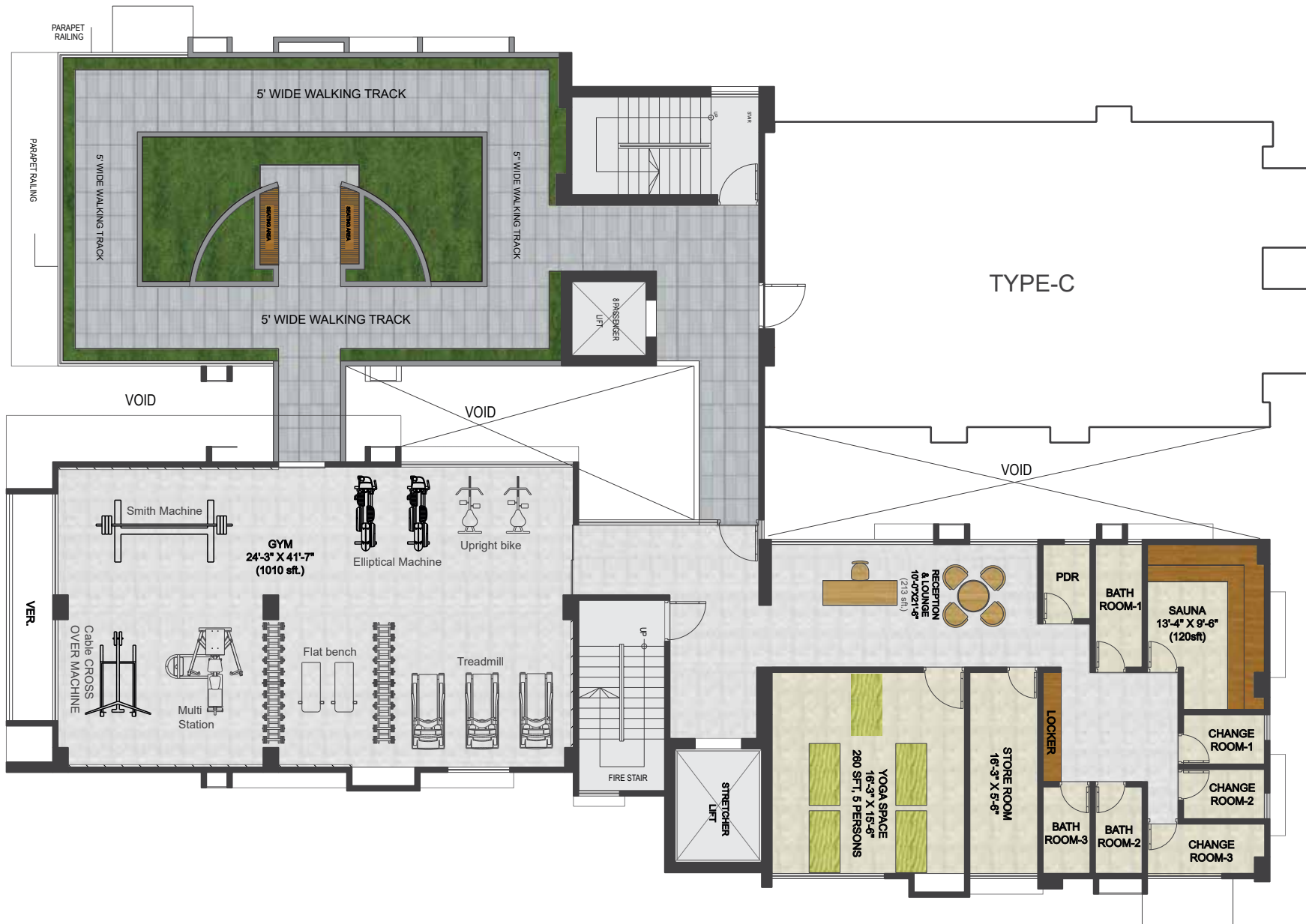




TOWER # 2

TYPE: D • 1493 SFT
1ST TO 12TH FLOOR PLAN





13TH FLOOR FEATURES

- Open terrace with walking track & seating
- Fully equipped gym with verandah
- Sauna with changing room and bath
- Yoga space

স্বপ্ননিড়

TOWER # 3

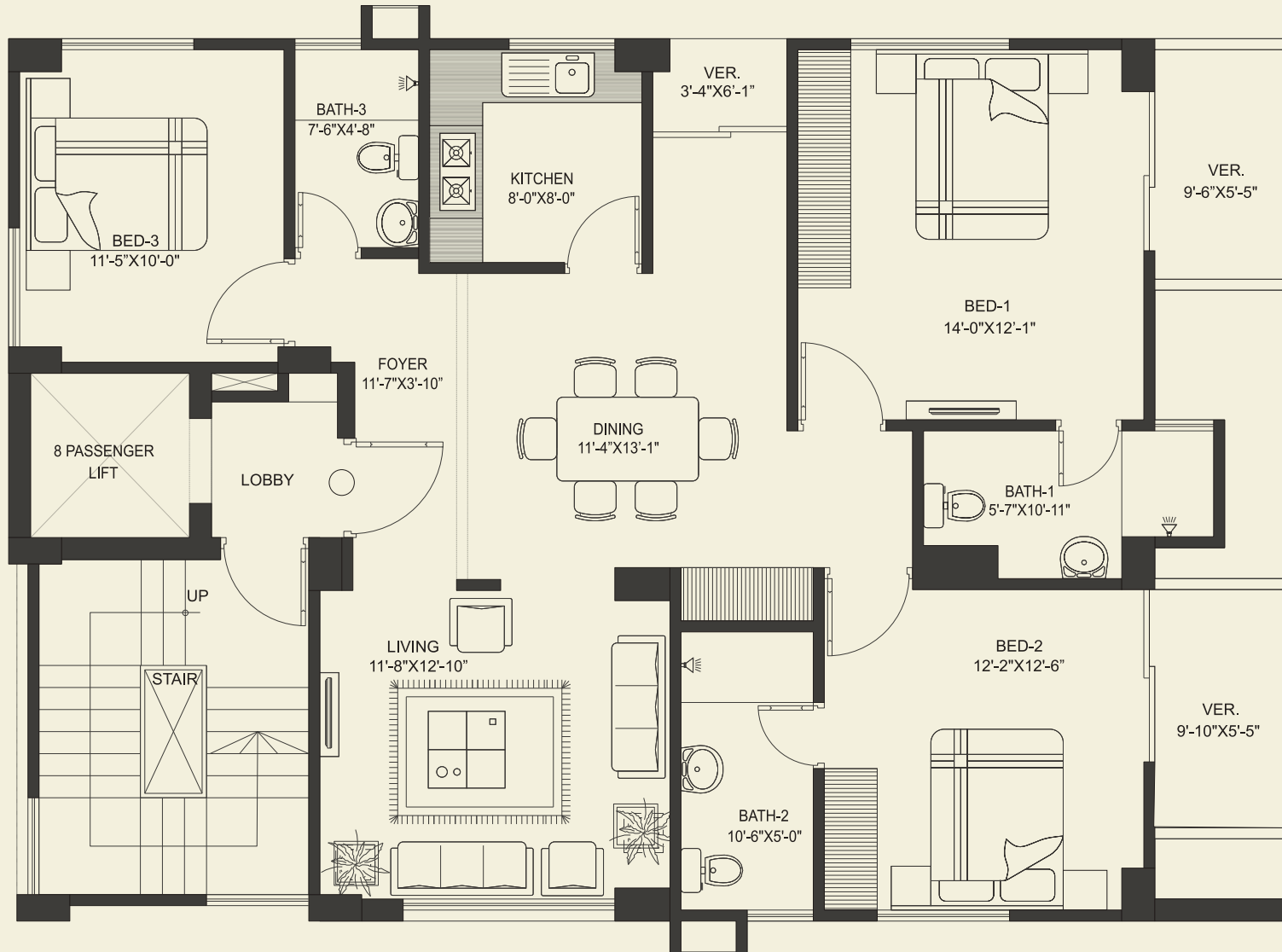
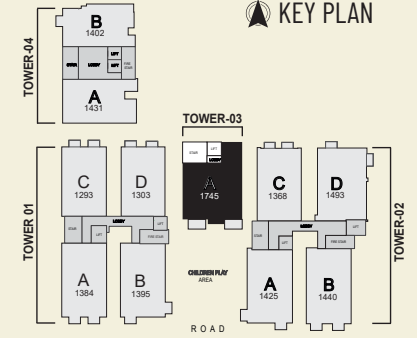




TOWER #3

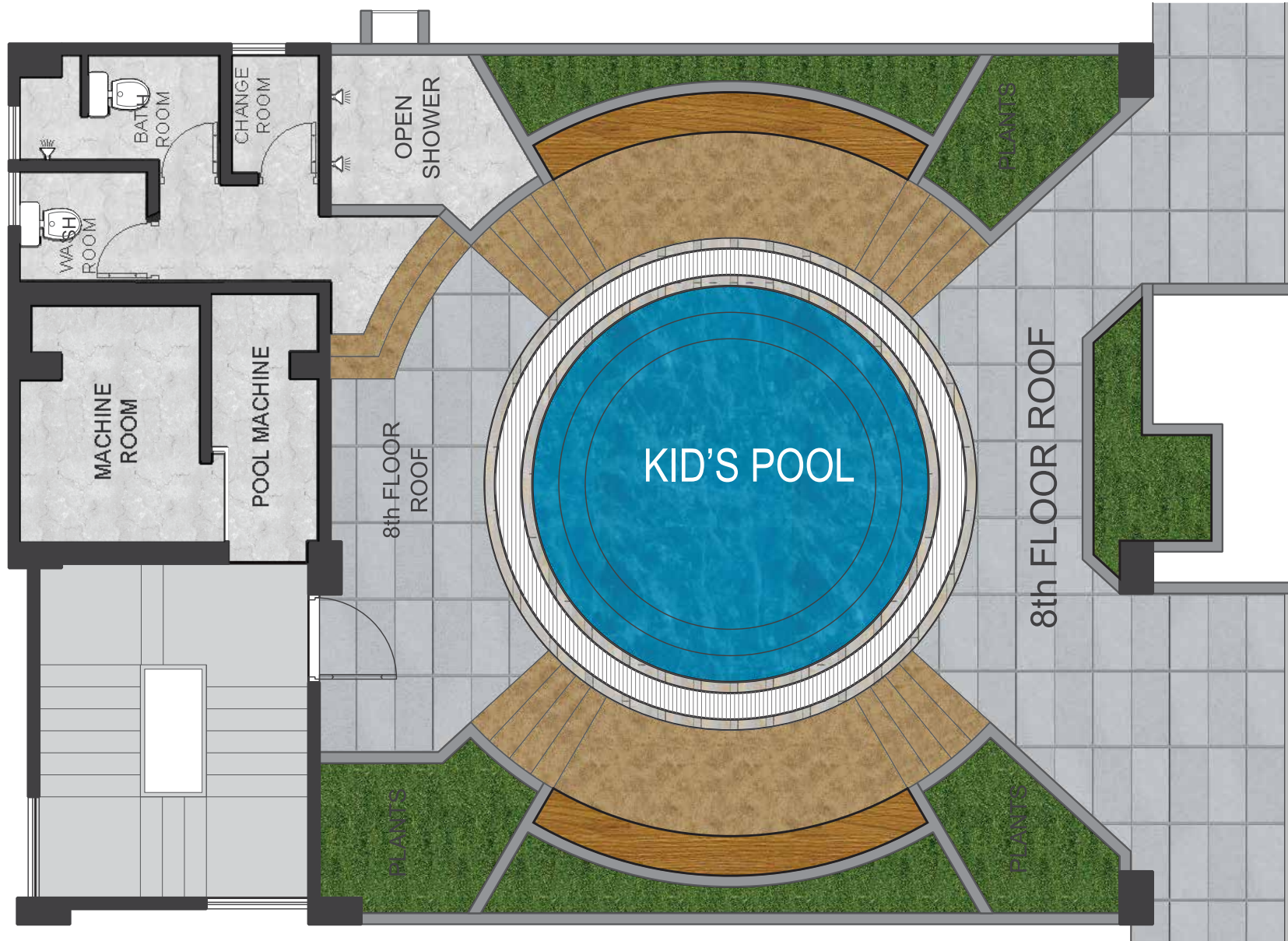
TYPE: A • 1745 SFT
1ST TO 8TH FLOOR PLAN

KEY PLAN





TOWER # 3 • ROOFTOP
9TH FLOOR PLAN

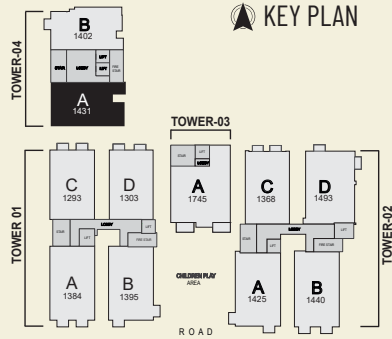




স্বপ্ননীড়

TOWER # 4



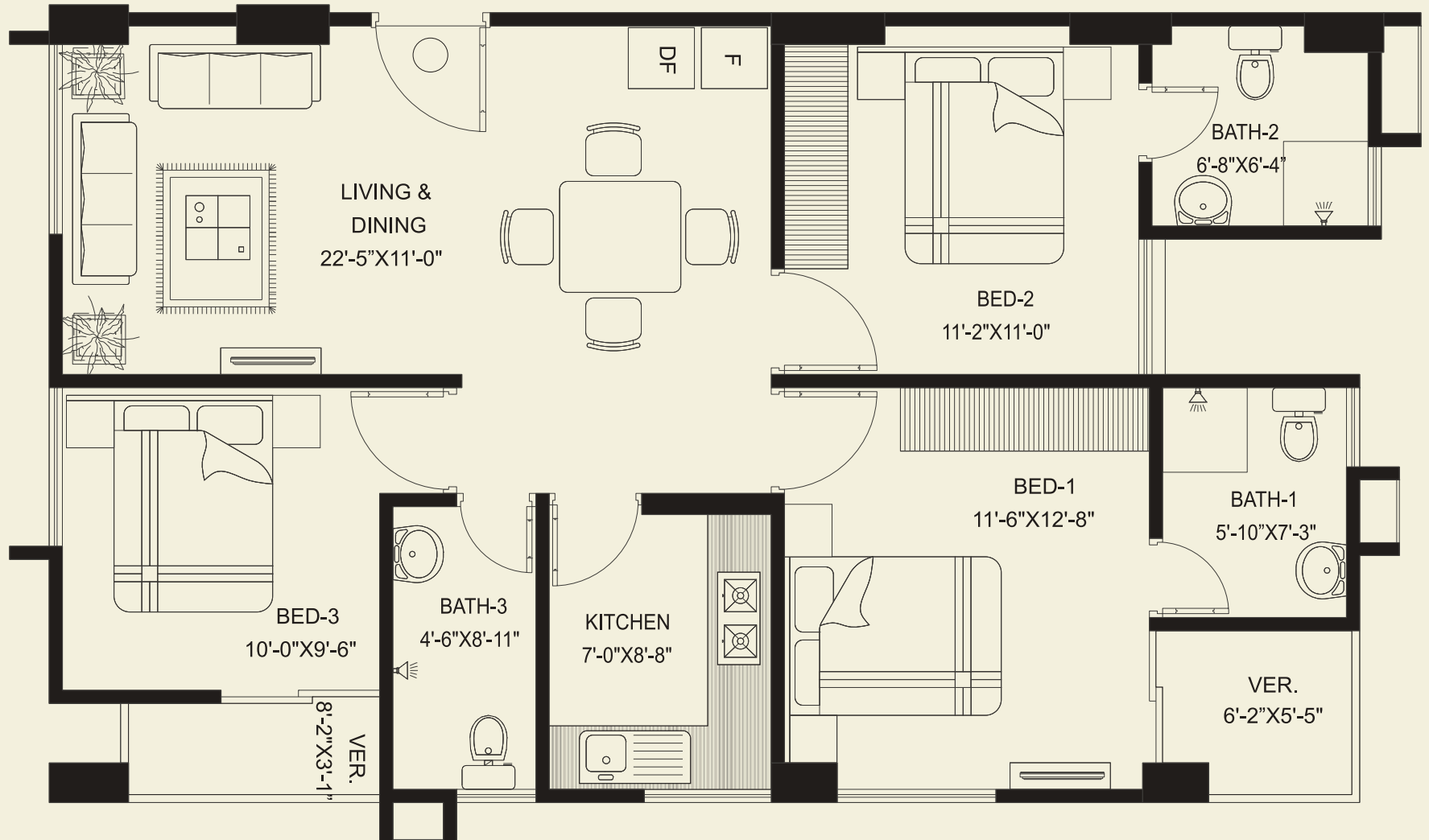


KEY PLAN



TOWER # 4

TYPE: A • 1431 SFT
1ST TO 13TH FLOOR PLAN

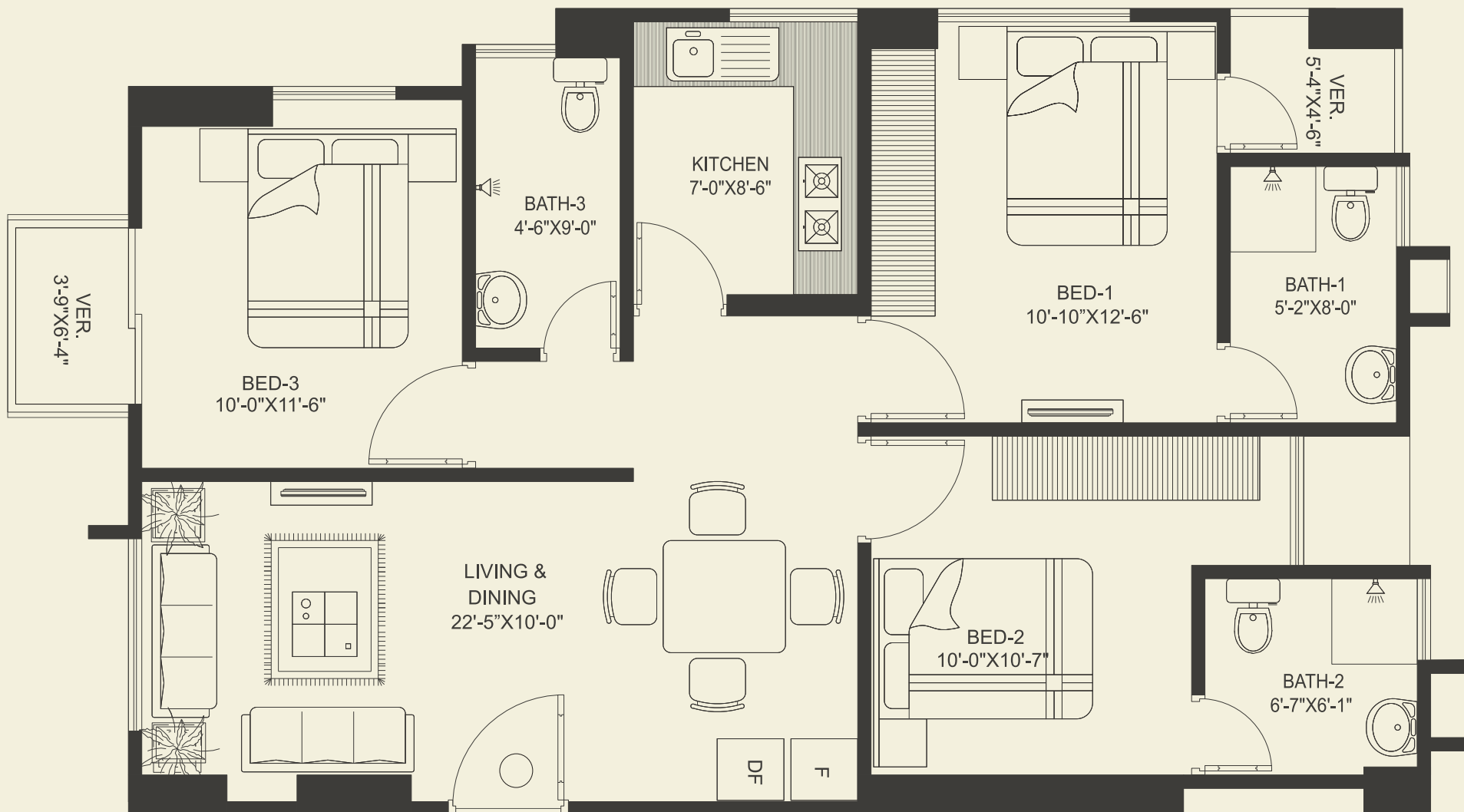




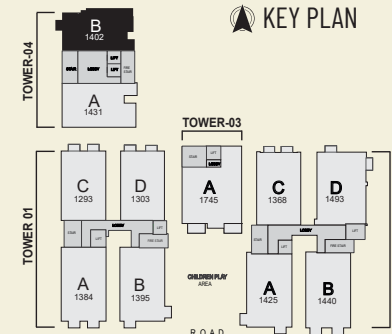
TOWER # 4

TYPE: B • 1402 SFT
1ST TO 13TH FLOOR PLAN

ROAD



KEY PLAN





TOWER # 4 • ROOFTOP
14TH FLOOR PLAN






ROOFTOP FEATURES

- Kid's pool with open shower
- Movie theater
- Table Tennis zone with open terrace
- Prayer space with ablution facilities
- Shaded BBQ zone
- Community space with pantry
- Walking track with seating arrangement
- Greenery with seating area
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.





HAVE AMAZING BBQ OUTINGS
SURROUNDED BY GREENERY



BRIGHTEN UP YOUR COMMUNITY
WITH GRAND EVENTS



الله

FIND YOUR INNER ZEN
THROUGH PRAYERS

COMMON FOR ALL RESIDENTS

DOORS, WINDOWS & VERANDAHS

- Teak decorative 3'-9" wide main entrance door with door chain, check viewer, door knocker, apartment name plate and door handle with handle lock.
- Internal doorframe of Mehgony/Shilkoroi.
- French polished strong and durable veneer door shutters used for internal doors, except bathrooms.
- Modern molding on internal door frames of Mehgony/Shilkoroi.
- PVC door frames & shutters used for bathrooms.
- Cylindrical lock on all doors.
- Sliding glass windows and doors complete with mohair lining, rainwater barrier and fly proof netting in all aluminum section.
- Safety grills on all windows.
- Verandah railings (as per design).

FLOORS, WALLS & CEILINGS

- Smooth finish plastic paint on walls and ceilings in soft colors.
- 24"x24" mirror polished made in Bangladesh tiles in foyer, bedrooms, dining room, living room and verandahs.
- Ceilings will be 9'-8" high.
- Provision for ceiling fans in all rooms.
- All walls will be of machine made Concrete Block/1st class local bricks.
- Grills will be colored with enamel paint.
- Basin provision in dining area.

ELECTRICAL FEATURES

- Electric distribution box with main circuit breaker-Siemens/ABB.
- Concealed television line in master bedroom and living area.
- Telephone & internet connection point in family lounge/dining area.
- Imported gang type electrical switches, plug points and other fittings.
- Provision for wall brackets in all bedrooms, dining area, living room & common areas.
- Provision for air conditioners with power points in master bed, 2nd bed & living room.
- Concealed ceiling fan provision in all bedrooms, living room & dining room.
- Staff calling bell switch in master bedroom.

LIFTS, LOBBIES & STAIRCASES

- Two Stretcher & five 8 passenger lifts (from reputed international manufacturer) to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor and emergency alarm, mirrors on the wall, hand phone.
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding window in stair landing to ensure light and ventilation.

GENERATOR

- A diesel run emergency auto-start/stop canopied generator will be imported from Europe for use in case of power failure with:
 1. Engine-Perkins/Cummins or good quality.
 2. Alternator- Stamford/Mecc-Alte or good quality.
- Generator will support the following:
 1. Lift, water pump and lighting in common space and stairs.
 2. Two lights and two fan points in every apartment, one light point in kitchen.
 3. One point for refrigerator and one point for television.

WATER

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- Overhead water tank above the rooftop with capacity to serve half a day's requirement.
- Standby water pump for emergency.
- Deep tube well.

BATHROOM FEATURES

- Sanitary ware, C.P fittings and accessories are made in Bangladesh.
- Shower area in all bathrooms.
- Marble countertop local cabinet basin in master bathroom, other bathrooms will have local pedestal basin.
- Standard Size Mirror over basin in all Bathrooms.
- PVC door frames with Shutters.
- Stainless Steel cockroach gratings in all bathrooms except staff bathroom.
- Push-shower with combined bib cocks in all bathrooms.
- Concealed hot and cold water lines in the Master and 2nd bathrooms.
- PVC cat door over false slab.

KITCHEN FEATURES

- Wall & floor tiles (up to 7' height) are made in Bangladesh.
- Strong and durable veneer flush door shutters with wooden frame.
- Concrete platform at 2'- 8" height from floor level with tiled top.
- Double burner gas outlet over concrete platform to support burners.
- One high polish counter top single bowl sink.
- Exhaust fan suitably located.
- Provision for energy saving light brackets.

NOTE: All optional work or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost.

WHEN YOU BUY A bti APARTMENT, YOU GET TO ENJOY PEACE OF MIND

- We provide fire escape for emergency exit with fire protected door and fire hydrants, fire alarm & fire extinguisher to mitigate any chance of fire damage
- An earthquake-resistant design is applied under the supervision of a team of experienced and qualified civil engineers to ensure the highest quality of workmanship and safety .
- The structural strength of our building materials is checked in quality controlled labs at every stage of construction.
- Our unparalleled customer service focuses on fulfilling all commitments on time, to ensure our customers are more than just happy with us.



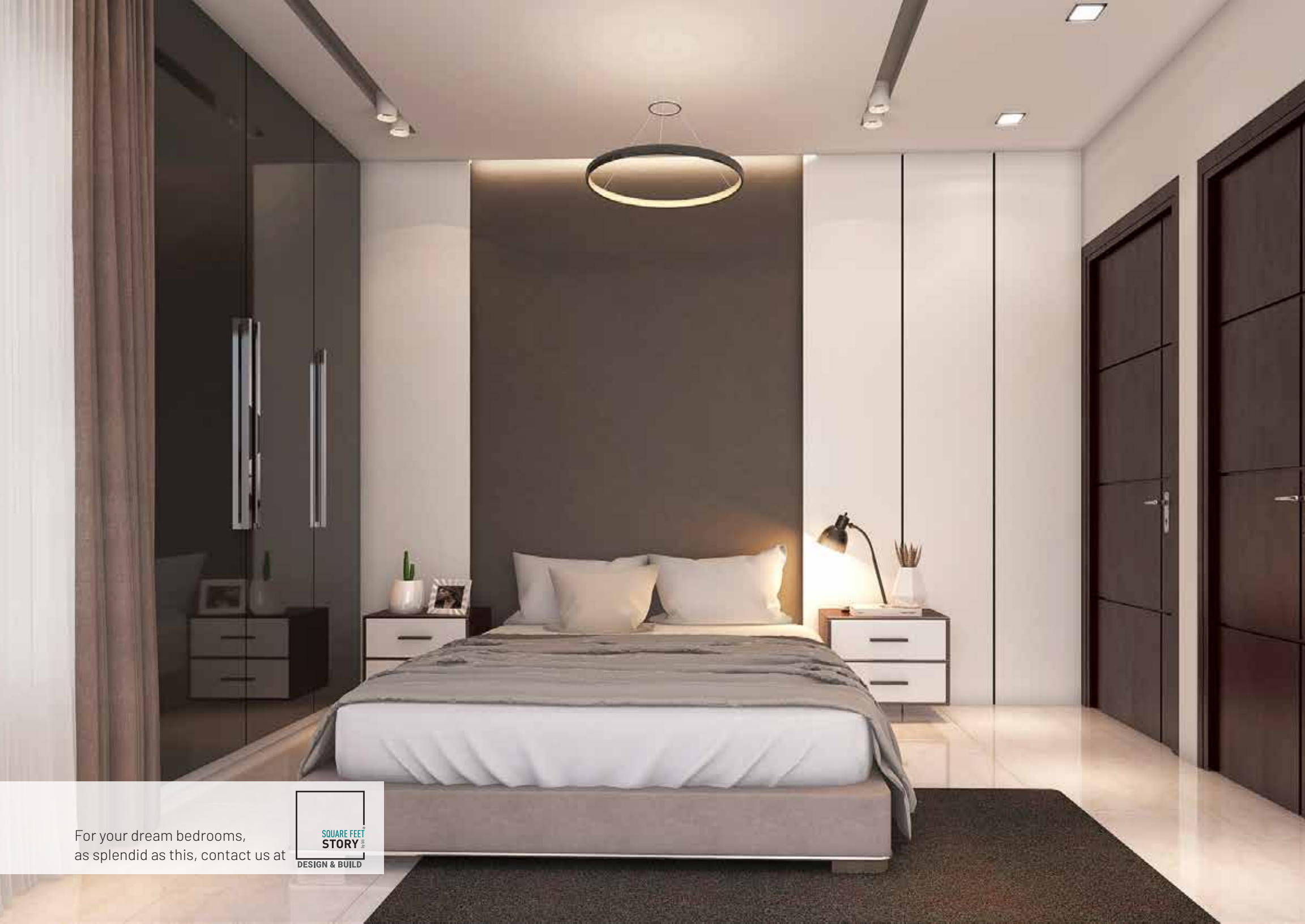
Ask us about Square Feet Story to help you perfect the architectural and interior designs, construction, landscaping and to get innovative solutions, 3D animation and logistic services as per your needs.





For your dream living space,
as splendid as this, contact us at





For your dream bedrooms,
as splendid as this, contact us at





For your dream dining space,
as splendid as this, contact us at



LET BTI WORK WITH YOU REGARDING ALL REAL ESTATE PROPERTY RELATED SERVICES

bti has added to its portfolio a number of business services in many aspects of the real estate market and beyond. These business services have been created not only to serve the bti customers but also serve those who believe in our reputation as a company well-known for its business ethics and expertise that has been carefully built up through 4 decades of serving customers.



DHAKA OFFICE

bti Celebration Point
Plot: 3 & 5, Road: 113/A, Gulshan, Dhaka 1212
email: info@btibd.org

CHATTOGRAM OFFICE

bti Landmark
549/646, Zakir Hossain Road
Wireless More, West Khulshi, Chattogram.
email: info_ctg@btibd.org

btibd.com | ☎16604

whats app +880 1313 401 405



...SINCE 1984

GENERAL DISCLAIMER

INFORMATION CONTAINED IN THIS BROCHURE IS SUBJECT TO CHANGE. THE MEASUREMENTS ARE APPROXIMATE. ILLUSTRATIONS PROVIDED ARE ONLY TO FACILITATE PRESENTATION. APARTMENTS ARE SOLD UNFURNISHED. FURNITURE AND FIXTURES ARE NOT PART OF THE OFFER OR CONTRACT. FEATURES AND AMENITIES MAY VARY AS PER AVAILABILITY BASED ON MARKET PRICES/DESIGN REQUIREMENT/ PRICE FLUCTUATION.

btibd.com |  **16604**



...SINCE 1984