



I LIKE THE SMELL OF EARTH.  
THE TOUCH OF WAVES. THE  
TASTE OF BERRIES. THE SIGHT  
OF TREES. THE SOUND OF  
LAUGHTER AND THE FEELING  
OF BEING FULLY ALIVE.



# THE PLATINUM COLLECTION

SPACE. STYLE. FREEDOM



EMBRACE A NEW LIFESTYLE





ARCHITECT'S NOTE

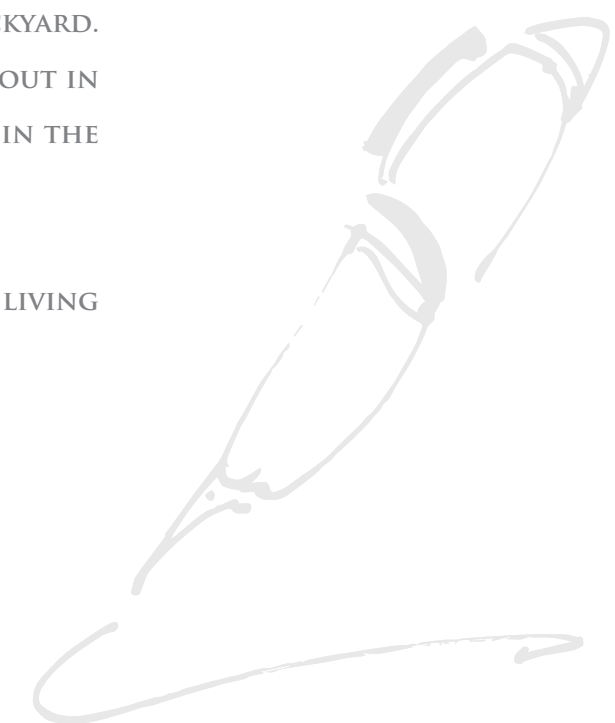
## THREE IS ALL ABOUT UNPARALLELED LUXURY AND UTMOST COMFORT THAT COEXIST HARMONIOUSLY.

THREE IS EXCEPTIONAL. IT IS A BENCHMARK FOR OUR PLATINUM COLLECTION HOMES BY BTI. WE HAVE THOUGHT OF EVERY POSSIBLE ELEMENT TO MAKE YOUR HOME HERE NOT ONLY COMFORTABLE BUT ALSO EXTREMELY MODERN. WHILST YOU LIVE IN THE HEART OF GULSHAN-2, YOU GET TO ENJOY PEACE AND TRANQUILITY STARTING RIGHT FROM THE MOMENT YOU ENTER THE DROP OFF LOOP IN THE GROUND FLOOR PREMISES .

AT THREE WE HAVE INTRODUCED SMART LIVING FEATURES AND HOME AUTOMATION AS AN INTEGRAL PART OF LIVING FOR THE FIRST TIME IN DHAKA CITY. SIMULTANEOUSLY, WE ARE SUPER PLEASED TO INTRODUCE NEW CONCEPTS OF EMBRACING AND WELCOMING GREEN SPACES THROUGHOUT THREE RESULTING IN IMPROVED AIR QUALITY, REDUCTION IN SOIL EROSION AND A BETTER URBAN ENVIRONMENT.

SPACE IN THE APARTMENT DESIGN IS WELL CONNECTED WITH SMOOTH FLOW OF LIGHT AND BREEZE, MAKING THE LAYOUT EASY TO CHANGE, SHOULD YOU WISH TO. TO ENHANCE THE LIFESTYLE EXPERIENCE UNIQUE TO THREE, STEP INTO THE WI-FI ZONE ON THE FIRST FLOOR OR CHOOSE TO READ A BOOK IN THE BEAUTIFULLY LANDSCAPED BACKYARD. ENJOY SOCIAL GATHERINGS IN THE 'MEET & GREET ' HALL WITH YOUR FRIENDS OR HAVE A RIGOROUS WORK-OUT IN THE ADEQUATELY EQUIPPED GYM. IF YOU LOVE TO SWIM THEN IMAGINE DIVING INTO THE SPARKLING WATER IN THE INFINITY LAP POOL COUPLED WITH A BEAUTIFUL LAKE VIEW!

WE HOPE THAT YOU WILL ENJOY EMBRACING THE NEW LIFESTYLE INCORPORATED HERE THROUGH THE FINEST LIVING CONCEPTS FOR YEARS TO COME!





FRONT ELEVATION





BACK ELEVATION

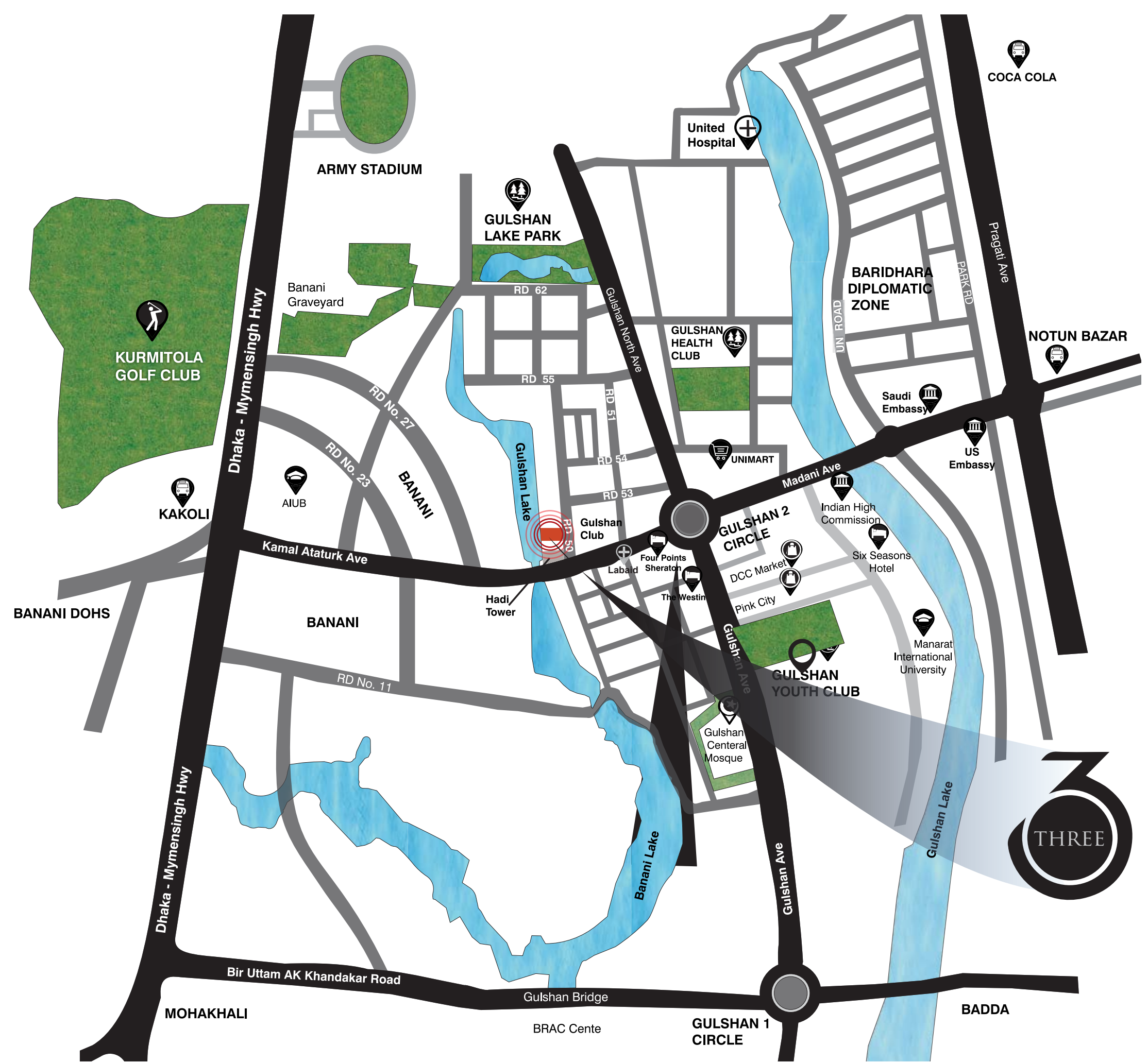


## WHERE IS



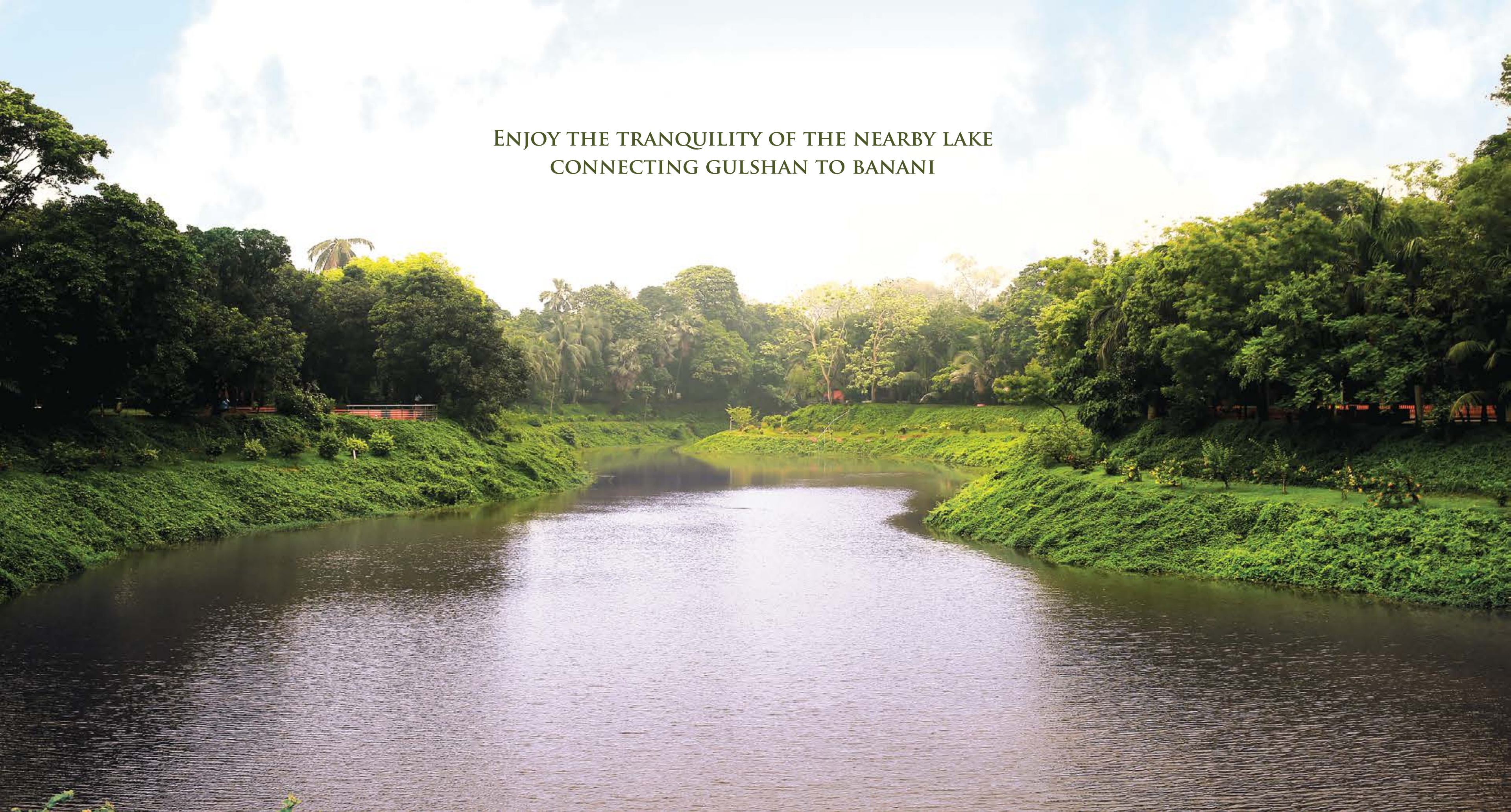
EVERYONE KNOWS GULSHAN - 2 IS ONE OF THE BEST LOCATIONS IN TOWN. COUPLE IT WITH YOUR HOME OVERLOOKING THE LAKE AND YOU HAVE MAGIC!

THREE GIVES YOU EASY ACCESS TO THE DINING AND SHOPPING AREAS IN GULSHAN, BANANI AND BARIDHARA. ENJOY THE TRANQUILITY OF YOUR LAKE FACING HOME JUST A STONE'S THROW AWAY FROM A HOST OF CONVENIENCES IN THE NEIGHBORHOOD. IF YOU ARE A LOYAL MEMBER OF GULSHAN CLUB, THEN THIS IS THE BEST PLACE FOR YOU TO CHOOSE AS A HOME AS THE CLUB IS RIGHT ACROSS THE STREET.

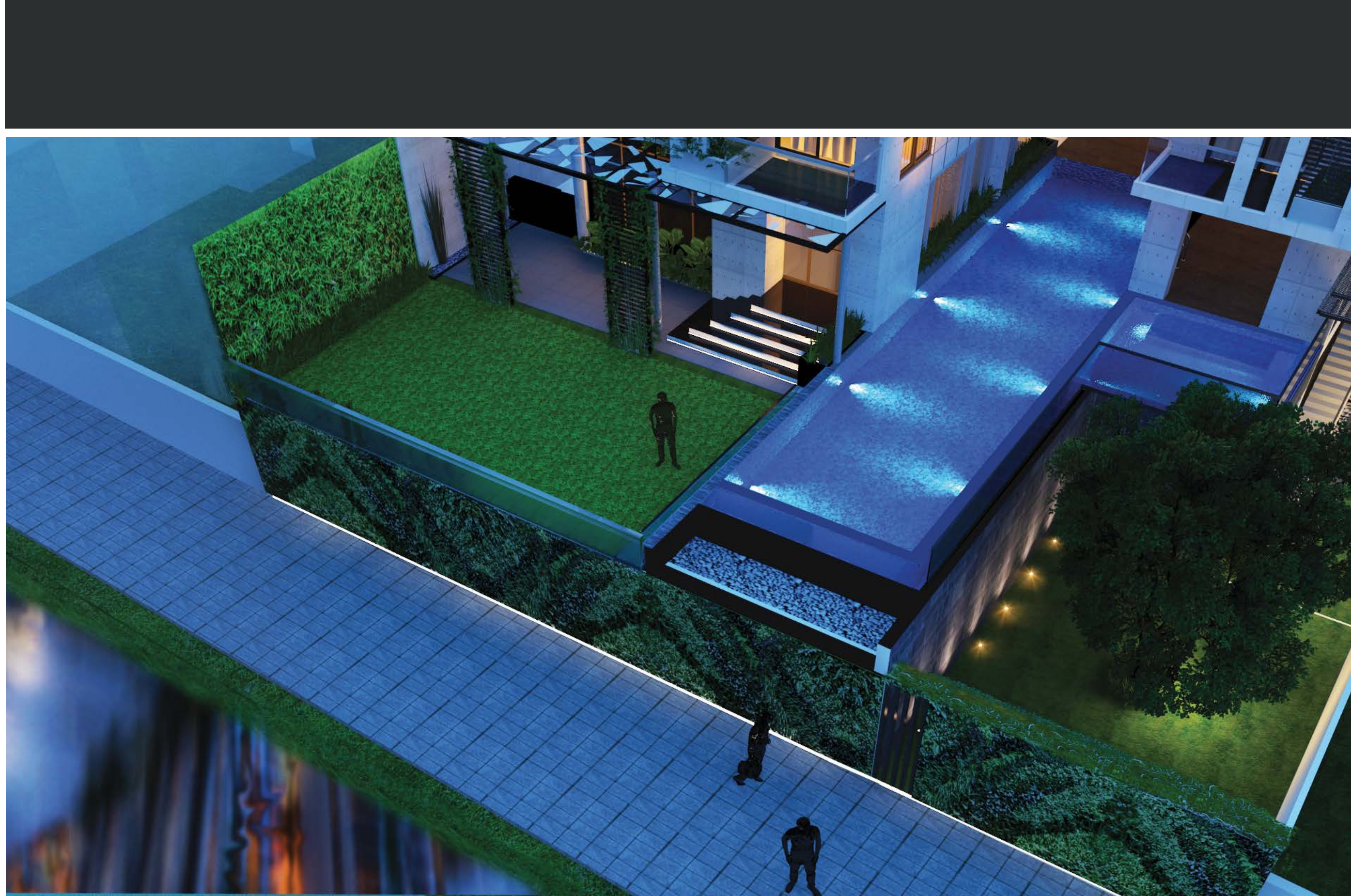




ENJOY THE TRANQUILITY OF THE NEARBY LAKE  
CONNECTING GULSHAN TO BANANI







## UNINTERRUPTED LAKE VIEW

A PORTION OF THE GROUND FLOOR ON THE WEST SIDE FACING THE LAKE HAS BEEN RAISED ALL THE WAY TO THE FIRST FLOOR. THIS RESULTS IN YOU ENJOYING THE LAKE VIEW ALONG WITH OTHER AMENITIES ON THE FIRST FLOOR WITHOUT HAMPERING YOUR PRIVACY BY THE PASSERSBY ON THE GROUND FLOOR.





FRONT ELEVATION

## A GEOMETRIC PLAY ON ARCHITECTURE AT



THREE HAS BEEN CRAFTED TO TAKE THE MAXIMUM ADVANTAGE OF ITS LOCATION. THE LARGE VERANDAHS AND TERRACES OVERLOOKING THE LAKE ON THE WEST HAVE BEEN CLEVERLY DESIGNED TO SHIELD YOUR ROOMS FROM SUMMER SUNRAYS. YOU ALSO GET TO ENJOY THE LUSH GREEN TREE TOPS ON THE EAST AS WELL AS THE WEST VERANDAHS.

THE MOST UNIQUE PART ABOUT THE ARCHITECTURAL DESIGN HAS BEEN THE INTEGRATION OF NATURE AND PRIVACY BY RAISING A PORTION OF THE GROUND FLOOR ELEVATING IT ALL THE WAY TO THE FIRST FLOOR. THIS INTENTIONAL PLANNING THUS MERGES ALL INDOOR-OUTDOOR FACILITIES ON THE FIRST FLOOR. A VERTICAL GREEN BOUNDARY WALL HAS BEEN CREATED ON THE WEST SIDE HIGHLIGHTING THE EMPHASIS OF LANDSCAPING IN THE PROJECT.



BACK ELEVATION



AT THREE, PRIORITY HAS BEEN GIVEN TO YOUR LIFESTYLE  
WHICH RESONATES SPACE, STYLE AND FREEDOM.

BASK IN THE SUN.



RELAX AND REJUVENATE ON THE  
FIRST FLOOR AT







TAKE A DIP IN THE INFINITY LAP  
POOL OVERLOOKING THE LAKE

- SEMI-OUTDOOR INFINITY LAP POOL
- INTERCONNECTED JACUZZI



## PRIVACY MATTERS AT THREE

THE SPACES ON THE FIRST FLOOR HAVE BEEN DESIGNED SO THAT RESIDENTS ALONG WITH THEIR GUESTS CAN ENJOY THE AMENITIES WITHOUT DISTURBING ANYONE'S PRIVACY. HENCE ALL PUBLIC ENTERTAINMENT FEATURES HAVE BEEN ACCOMMODATED ON THE FIRST FLOOR INSTEAD OF THE ROOFTOP.







AN OUT-OF-THE-BOX CONCEPT

FOR YOUR PRIVACY AND TO CREATE CONNECTIVITY BETWEEN INDOORS AND OUTDOORS, A PARTIAL PORTION OF THE GROUND FLOOR ON THE WEST OVERLOOKING THE LAKE HAS BEEN RAISED UP TO THE FIRST FLOOR.







AT THREE, LIFE IS ABOUT ENJOYING YOURSELF  
WITH YOUR LOVED ONES IN YOUR OWN SPACE.



AIR-CONDITIONED MEET & GREET HALL  
INTERCONNECTED WITH:

- BEAUTIFULLY MANICURED RAISED LAWN OVERLOOKING THE LAKE
- SEMI OUTDOOR INFINITY LAP POOL AND DECK AREA



AIR-CONDITIONED GYM WITH BASIC WORKOUT  
EQUIPMENT



WI-FI ZONES AND SURROUND SOUND SYSTEM IN  
CERTAIN SPACES ON 1ST FLOOR



OUTDOOR BBQ AREA



CHILDREN'S OPEN-TO-SKY PLAY AREA





THE ENTRANCE TO THREE SETS THE TONE  
FOR A STYLISH LIVING



EXTRA SECURITY AND ESSENTIAL FEATURES  
AT THREE



CCTV MONITORING SYSTEM FOR 24/7 SURVEILLANCE OF THE  
BUILDING FROM THE SECURITY ROOM



LANDSCAPED AREA WITH GREENERY AND WATERBODY



A SEPARATE AIR-CONDITIONED MULTIPURPOSE ROOM FOR  
HOLDING DAILY PRAYERS OR HOSTING MONTHLY COMMITTEE  
MEETINGS







## EXTRA SECURITY AND ESSENTIAL FEATURES AT THREE



CAR LOOP WITH SEPARATE ENTRY AND EXIT  
GATES TO FACILITATE EASY DROP-OFF AND  
PICK-UP FOR YOUR COMFORT



A SEPARATE SLOPED PEDESTRIAN ENTRY AND RAMP



AUTOMATED ENTRY BAR WITH MICROPHONE  
AND SPEAKER LINKED TO THE SECURITY ROOM  
WITH CAMERA/VIDEO INTERCOM  
CONNECTION TO ALL APARTMENTS



AUTOMATED GARAGE SHUTTER DOOR FOR  
SECURED PARKING



AIR-CONDITIONED FURNISHED WAITING  
LOBBY FOR GUESTS WITH ENTRY CARD  
ACCESS FOR SECURITY



SECLUDED AND SECURED RESIDENT PARKING  
AREA ON GROUND FLOOR AND BASEMENT  
THROUGH AUTOMATED GARAGE SHUTTER DOOR



3 CAR PARKING SPACES FOR EACH FAMILY



AT THREE, LUXURY HAS BEEN  
ELEVATED TO A DIFFERENT LEVEL

AMENITIES MERGING LIFESTYLE FOR THE  
RESIDENTS AND GUESTS HAVE BEEN  
DESIGNED TO PROMOTE A SUPREMELY  
COMFORTABLE YET STYLISH LIFESTYLE.



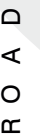
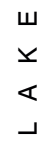
FULLY FURNISHED AIR-CONDITIONED  
WAITING LOBBY ON GROUND FLOOR





GROUND FLOOR PLAN





## BASEMENT FLOOR PLAN





## PRACTICAL COMFORTS FOR THE RESIDENTS AS WELL AS THE SUPPORT STAFF

- 1 STRETCHER LIFT RUNNING FROM THE BASEMENT TO THE ROOFTOP.
- 1 PASSENGER LIFT RUNNING FROM THE GROUND FLOOR TO THE ROOFTOP.
- 1 SERVICE LIFT RUNNING FROM THE GROUND FLOOR TO THE ROOFTOP AND CONNECTING TO THE KITCHEN AREA IN ALL APARTMENTS.
- A SEPARATE FIRE STAIRCASE WITH DIRECT ACCESS TO THE GROUND FLOOR FROM EACH APARTMENT.
- AIR- CONDITIONED DRIVERS' ROOM WITH TV IN THE BASEMENT.
- AUTOMATED WATERING SYSTEM FOR PLANTS WHERE POSSIBLE.
- CENTRAL WATER PURIFICATION PLANT.





## TWO GENERATORS FOR UNINTERRUPTED POWER SUPPLY

- ONE GENERATOR WILL PROVIDE 100 % BACKUP ELECTRICITY INSIDE THE APARTMENTS AS WELL AS FOR THE LIFTS, WATER PUMP, FIREFIGHTING EQUIPMENT AND COMMON SPACE LIGHTING.
- A SEPARATE LOW-CAPACITY GENERATOR FOR USE IN WINTER SEASON TO SUPPORT APARTMENT LIGHTS, FANS, PLUG POINTS, 1 LIFT, COMMON AREA LIGHTING, WATER PUMP AND FIREFIGHTING EQUIPMENT.



L A K E

R O A D



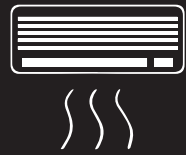
7373<sup>SFT</sup>  
TYPICAL FLOOR PLAN

\* NOTE  
2ND FLOOR PLAN : 7170 SFT WITHOUT VERANDAH CONNECTED TO THE FAMILY LOUNGE.  
SEE IMAGE ON PAGE 4



## AT THREE, LUXURY IS EXPRESSED THROUGH SMART LIVING CONCEPTS

WITH THE SMART HUB PROVIDED AS A COMMON  
FEATURE, YOU CAN NOW CUSTOMIZE YOUR OWN LIVING  
SPACES AS YOU LIKE WITH REMOTE CONTROL ACCESS OF  
LIGHTS, FANS, ACS, DOORS AND OTHER FANTASTIC  
FEATURES THROUGH YOUR SMARTPHONE OR TABS.







## TECHNOLOGY MERGED WITH LIFE TO BREAK AWAY FROM THE SHACKLES OF YESTERYEARS

- A DEDICATED SERVER CONNECTED TO ALL APARTMENTS TO CREATE SEAMLESS WIFI IN THE APARTMENTS AS WELL AS THE FIRST FLOOR.
- SMART HUB PROVIDED TO ENABLE SMART LIVING CONCEPTS WITH EASE.
- MOTION SENSOR LIGHT IN LIFT LOBBIES AND CERTAIN SPACES ON FIRST FLOOR FOR SAVING ENERGY.
- SWIPE CARD ENTRY SYSTEM:
  - GROUND FLOOR LOBBY ENTRANCE
  - GROUND FLOOR SERVICE LIFT LOBBY ENTRANCE
  - BASEMENT LIFT LOBBY ENTRANCE
  - ROOFTOP ACCESS THROUGH SERVICE LIFT
- FINGERPRINT ACCESS HANDLE LOCK AND VISUAL DOOR BELL CONNECTED TO YOUR SMARTPHONE ON MAIN ENTRANCE DOOR.
- SMART SWITCH ACCESSIBLE THROUGH YOUR SMARTPHONE PROVIDED IN THE LIVING ROOM WITH PROVISION TO EXTEND THE FEATURE THROUGHOUT YOUR HOME.
- ONE SMART LOOK OVER CAMERA WITH TWO WAY VOICE SUPPORT FUNCTION IN ANY ROOM AS PER CUSTOMER'S PREFERENCE .
- ONE SMART PANIC BUTTON FOR EMERGENCY ALARM AND REMOTE PUSH NOTIFICATION.
- GAS DETECTORS CONNECTED THROUGH WIFI TO YOUR CELL PHONES TO PREVENT FIRE HAZARD.





## EXPERIENCE UNMATCHED LUXURY

WITH ONLY ONE APARTMENT ON EACH FLOOR IN AN  
EXPANSE OF 7000+ SFT, WHAT ELSE CAN YOU EXPECT?

CUSTOMIZE YOUR INTERIORS TO SUIT YOUR LIFESTYLE





## ENJOY THE VIEW WITHOUT THE HEAT

LARGE 8 FT. HEIGHT FLOOR TO CEILING DOUBLE GLAZED WINDOWS AND DOORS TO RETAIN THE ROOM TEMPERATURE AND BRING OUTDOORS IN.





DELIGHT IN EXQUISITE HIGH END FITTINGS  
WE THINK GROHE DOES IT!





## COOK LIKE A PRO

KITCHENS DESIGNED TO ELIMINATE COOKING ODORS TO  
KEEP YOUR APARTMENT SMELLING FRESH ALL THE TIME.



## BATHROOM DETAILS

- › OAK VENEER LACQUERED DOOR WITH SOLID DOORFRAMES.
- › IMPORTED WALL AND FLOOR TILES IN ALL BATHROOMS.
- › MARBLE ON BASIN COUNTERTOPS WHERE APPLICABLE.
- › BUILT-IN CABINETS UNDER THE BASIN AND BEHIND MIRRORS AS STORAGE SOLUTION IN BATHROOMS AS PER DESIGNER'S CHOICE.
- › CUSTOMIZED SHOWER AREA WITH TEMPERED GLASS IN ALL BATHROOMS EXCEPT POWDER ROOM AND MAID'S TOILET.
- › COTTO SANITARY WARE IN ALL BATHROOMS EXCEPT MAID'S BATHROOM.
- › GROHE C.P FITTINGS IN ALL BATHROOMS EXCEPT MAID'S BATHROOM.
- › IMPORTED ACCESSORIES IN ALL BATHROOMS EXCEPT MAID'S BATHROOM.
- › CEILING MOUNTED EXHAUST FAN IN ALL BATHROOMS.

## KITCHEN DETAILS

- › TWO-WAY SWING DOOR WITH FRENCH POLISHED BURMA TEAK VENEER DOOR SHUTTER AND BURMA TEAK DOORFRAME.
- › IMPORTED WALL AND FLOOR TILES.
- › GRANITE SLAB ON KITCHEN COUNTERTOPS.
- › LPG GAS PIPE LINE FOR TWO OVENS AND ONE BURNER AS PER DESIGN.
- › GAS DETECTOR CONNECTED THROUGH WI-FI ACCESS TO YOUR CELL PHONE TO PREVENT FIRE HAZARD.
- › CENTRAL MECHANIZED EXHAUST SYSTEM TO KEEP YOUR APARTMENT SMELLING FRESH.







## GOOD TO KNOW!

- › SLIDING SAFETY GRILL DOORS AND WINDOWS WHERE REQUIRED.
- › FLOORS:
  - IMPORTED MARBLE IN FOYER SPACE, CONNECTING CORRIDOR, LIVING, DINING AND FAMILY LOUNGE.
  - 24"x48" DOUBLE LOADING HOMOGENEOUS/PORCELAIN IMPORTED TILES IN BEDROOMS.
  - 12"x24" NON-SCRATCH, NON-SLIP IMPORTED TILES IN ALL VERANDAHS.
  - KITCHEN VERANDAH, LAUNDRY ROOM, UTILITIES VERANDAH AND SERVANT'S ROOM TO HAVE NON-SLIP LOCAL TILES MATCHED TO THE FLOOR SCHEME.
- › BEDROOM 1 TO CONTAIN AN INBUILT SAFETY BOX.
- › NON-REMOTE MASTER SWITCH IN FOYER, DINING ROOM AND FAMILY LOUNGE.
- › TEMPERED GLASS VERANDAH RAILING.

### DETAILS:

- › SOLID BURMA TEAK 6'X8' WIDE DOUBLE-LEAF DECORATIVE MAIN ENTRANCE DOOR.
- › FRENCH POLISHED BURMA TEAK VENEER DOOR SHUTTER WITH SOLD BURMA TEAK DOOR FRAME FOR ALL INTERNAL DOORS EXCEPT BATHROOMS
- › FULL HEIGHT DOOR PANEL WHERE REQUIRED ON INTERNAL DOORS ON ONE SIDE.
- › ELECTRICAL GEYSER IN ALL BATHROOMS AND KITCHEN.
- › BUILT-IN NIGHT LIGHT IN A ROOM/ NEAR BATHROOM AS REQUIRED.
- › CONCEALED TELEVISION LINE IN ALL BEDROOMS, LIVING ROOM, AND FAMILY LOUNGE AREA.
- › PROVISION FOR AIR CONDITIONERS WITH POWER POINTS THROUGHOUT THE APARTMENT EXCEPT IN BATHROOMS AND VERANDAHS.
- › PROVISION FOR CEILING FAN THROUGHOUT THE APARTMENT EXCEPT IN BATHROOMS AND VERANDAHS.



YOU ARE INVITED TO LIVE AT



GULSHAN 2

THE PLATINUM COLLECTION

SPACE. STYLE. FREEDOM





ALWAYS DELIVERING YOUR HOMES  
**ON TIME**



📞 16604, 096 1319 1919



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