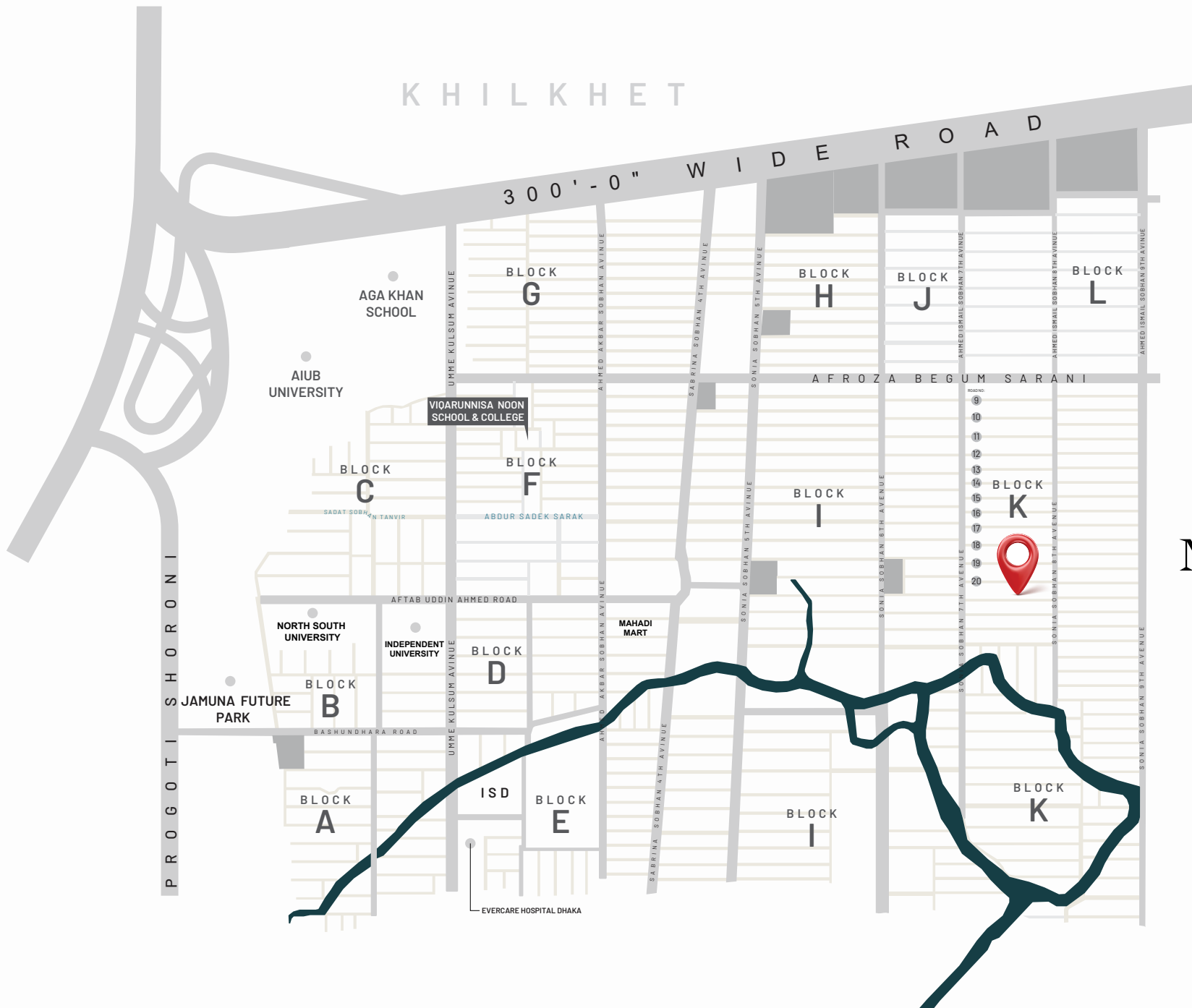


# MONTRÖSE

BASHUNDHARA R/A





# MONTRÖSE

Plot: 875, Road: 20, Block: K  
Bashundhara R/A







# *conveniences* nearby

## EDUCATIONAL INSTITUTIONS

- Playpen School • HURDCO International School
- Viqarunnisa Noon School • The Aga Khan Academy
- North South University • Independent University

## RECREATIONAL FACILITIES

- Jamuna Future Park • Rupayan Shopping Square
- Sheikh Hasina International Cricket Stadium, Purbachal

## GROCERY

- Mehedi Mart • Bazar Sharabela • Shwapno • Wholesale Club

## CONVENTION CENTER

- International Convention City Bashundhara (ICCB)

## HOSPITALS

- Evercare Hospital Dhaka
- Bashundhara Eye Hospital & Research Institute
- Baridhara General Hospital
- Upasham Health Point-Pvt Ltd.
- Dhaka Metro Eye Hospital

# at a glance

Plot: 875, Road: 20, Block: K  
Bashundhara R/A

Built Over: 3 Katha

Number of Floors: G+7

Single-unit 1533 sft Homes

Duplex Apartments 2751 sft

3-bedroom Apartments

Rajuk Approval No:  
25.39.0000.106.33.1896.22



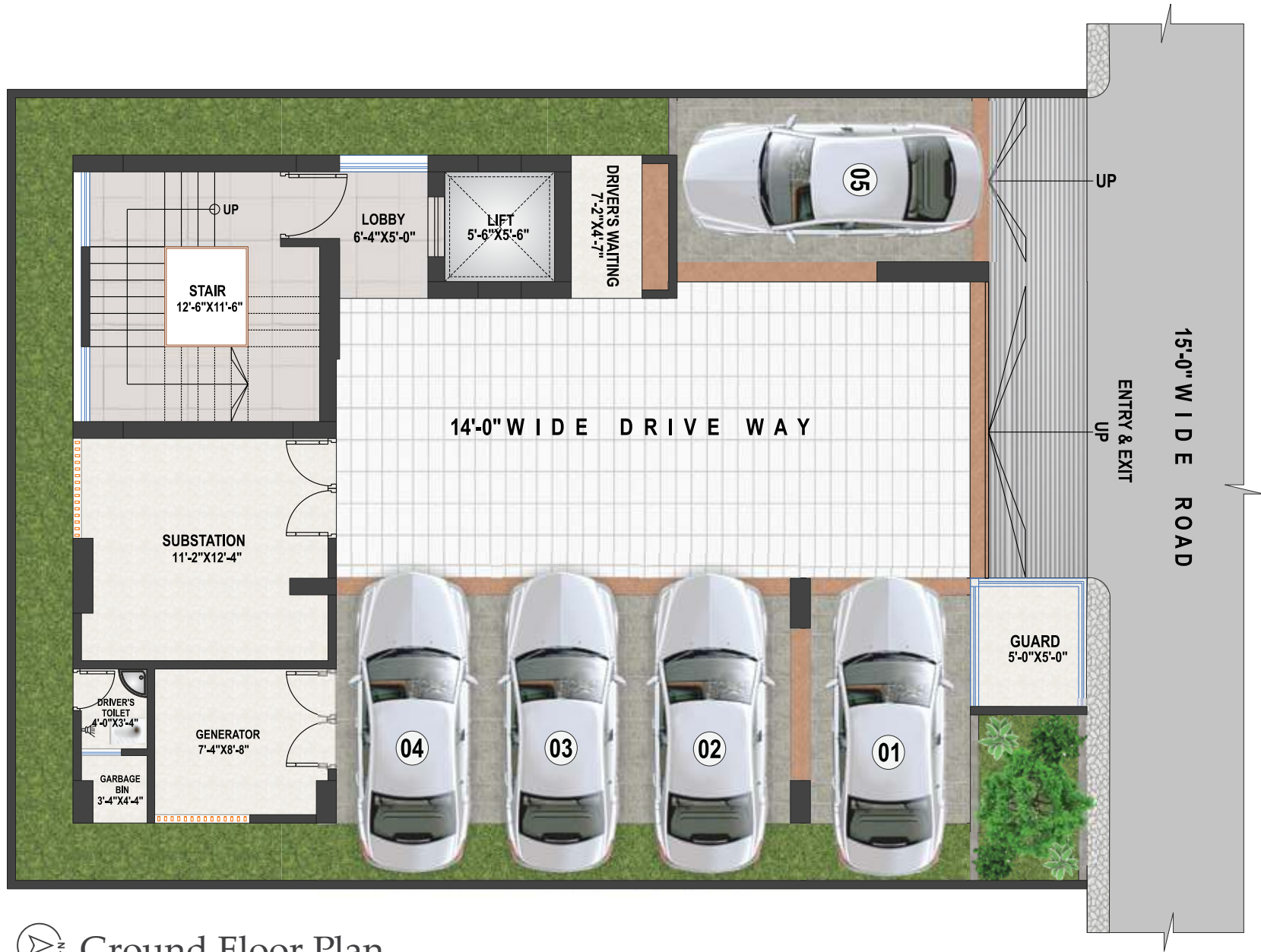




## *building* entrance

- The front elevation of the building will have a stylish combination of Cladding, groove, glass and paint (as per design).
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
- Secured and well-designed boundary wall to match the building façade.
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering all entrance points, all lift lobbies and periphery of the building as per developers' discretion.





 Ground Floor Plan



## Ground Floor & Parking

- 5 parking spaces on Ground floor.
- Drivers' waiting area.
- Guard's room.
- Drivers' toilet.
- Intercom connection from concierge to all apartments.



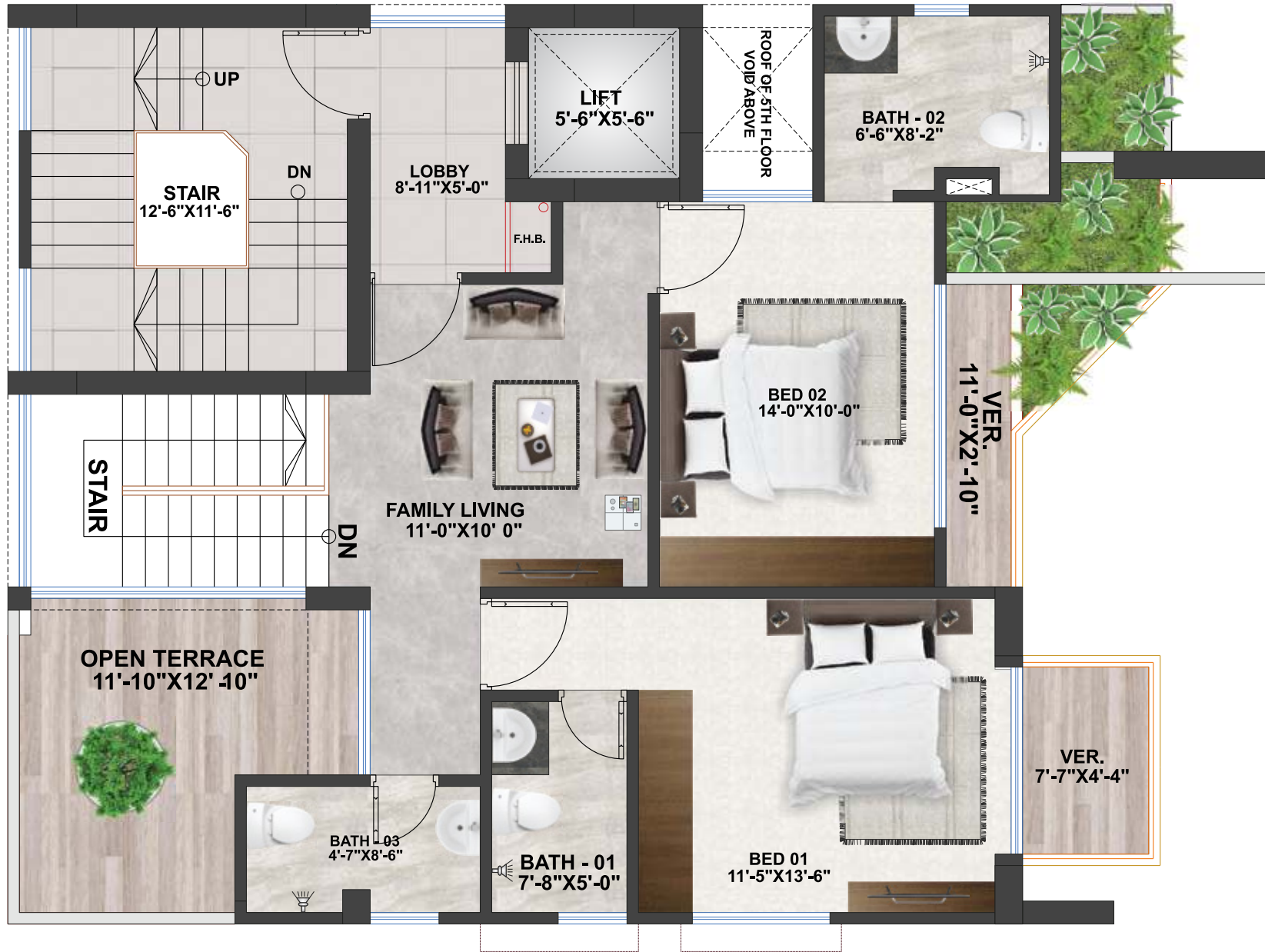


➤ 2nd & 3rd Floor Plan 1533sft



5th Floor Plan Duplex Lower 2751sft





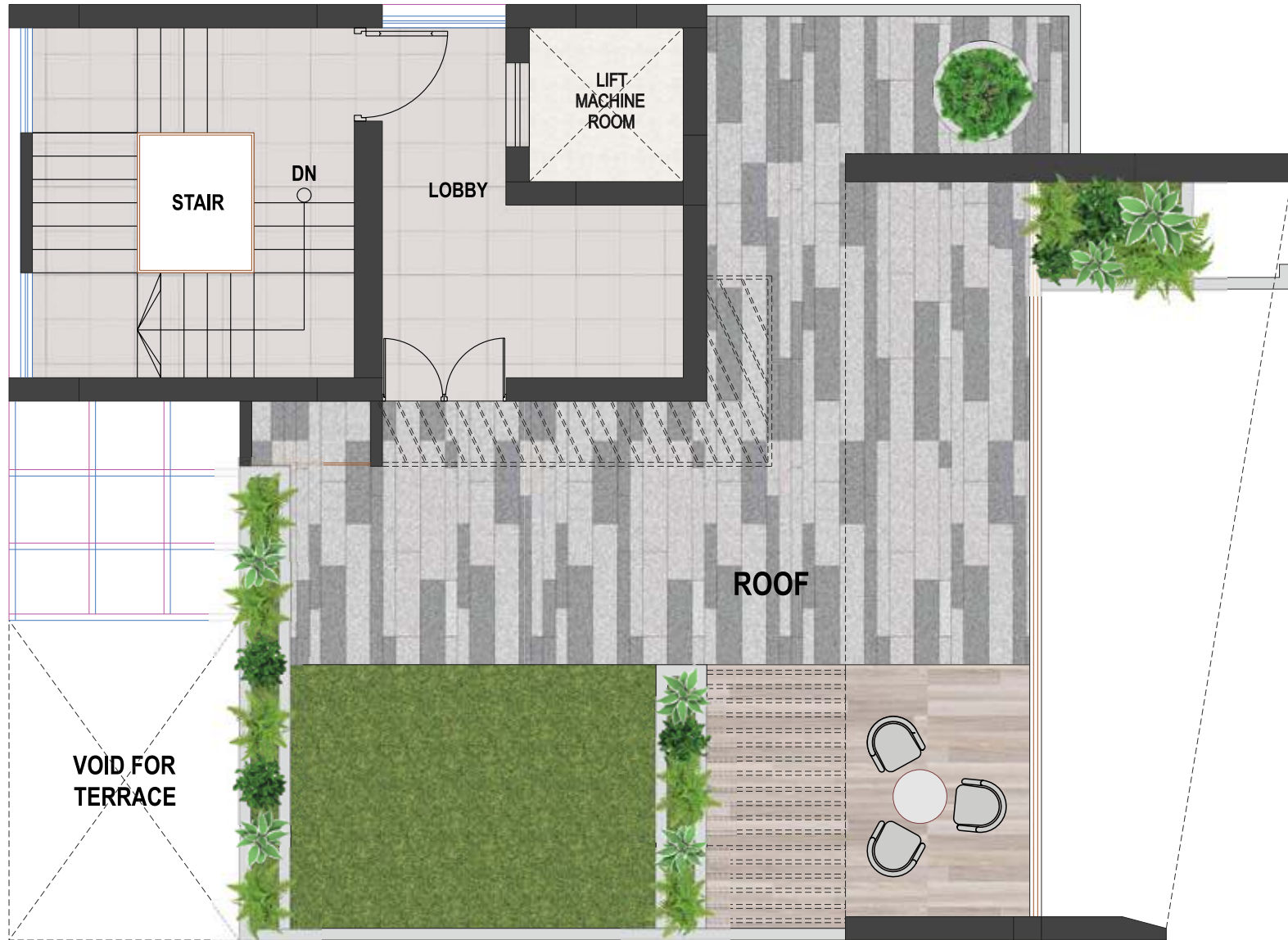
⌚ 6th Floor Plan Duplex Upper



# Rooftop *Features*

- Landscaped rooftop.
- BBQ area with portable BBQ tray.
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/ railing 4'-0" high around the periphery.





 **Rooftop** Floor Plan

# features & amenities

Floors:	24"x24" mirror polished imported tiles in bed, living, dining & all Verandahs.
Main door:	Solid Chittagong Teak 3'-9"x 7' main entrance door with Smart fingerprint access door lock with one look over camera with 2-way voice support function.
Internal doors:	7' high French polished veneer door shutters with Teak Chamble door frame for all internal doors except bathrooms.
Basin Provision:	Provision for basin at the dining area.
Sliding doors & windows:	Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.
Security and safety:	Safety grills on windows & full height grill on kitchen verandahs.
Painting:	Smooth finished plastic paint on all internal walls & ceilings.
Electrical:	Imported gang type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all Beds, living cum dining area as per Electrical Design. Internet connection point in dining area. Maids calling bell switch in master bedroom. Remote control light and Fan switch in living cum dining.
Lights:	Provision for wall brackets in all bedrooms, living cum dining and common area. Appropriate lighting in bathrooms, kitchen & verandahs
Cable connections:	Concealed television line in all bedrooms & living room.

## Bathroom features:

Door:	Laminated door shutter with Teak & Chamble solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P fittings & accessories:	C.P fittings & accessories made-in-Bangladesh.
Shower area:	Customized shower area with curtain rail as per design.
Tiles:	Wall tiles up to 7' in height and floor tiles made in Bangladesh.
Counter tops & basins:	Marble countertop imported cabinet basin in master bathroom. Other bathrooms will have imported pedestal basin as per developer's choice. Mirrors in all bathrooms.
Waterline:	Concealed Hot & Cold waterlines in all bathrooms including staff bath.
Staff bathroom:	Local wall & floor tiles with local long pan & moving shower.



## Kitchen Features:

Platform: Granite in kitchen countertop.

Wall & floor tiles: Wall tiles up to 7' in height and floor tiles made in Bangladesh.

Waterline: Concealed Hot & Cold waterline.

Sink: Single bowl sink.

Gas connection & detector: LPG connection for oven/stove with gas detector connected to prevent potential fire hazard through gas leakage.

## Lift, Lobbies & Staircases

- 1 (One) high-quality 8-passenger lift (from a reputed international manufacturer as per developer's choice) to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor, and emergency alarm, mirrors on the wall, handphone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors
- 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.
- Lifts to have Plasma Air inside the lift cabin.
- Sliding window in stair landing to ensure light and ventilation.

## Generator

- Lift, water pump, and lighting in common space and stairs.
- One light and one fan point in every room (including the staff's bed), one light point in the kitchen, and all bathrooms.
- One point for the refrigerator and one point for the television.

## Water

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with the capacity to serve half-day requirements.
- One standby water pump for emergencies.
- Deep Tube Well.

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.





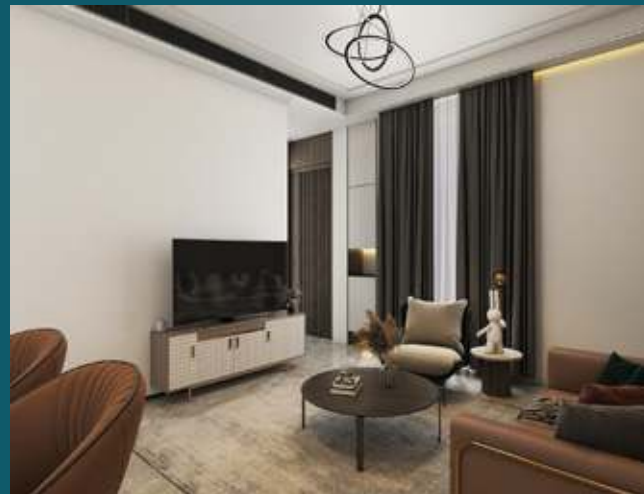
## *Your* **Safety** *is What Matters to Us The Most*

- We provide fire escape for emergency exit with fire protected door & fire extinguisher to mitigate any chance of fire damage.
- An earthquake-resistant design by 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.





Architecture  
Interior Design  
Construction  
Landscaping



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bti has added to its portfolio a number of business units of many aspects of the real estate market and beyond. These business units have been created not only to serve bti customers but also those who believe in us as a company well-known for its commitment & expertise that has been carefully built up through last 40 years.





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bti Celebration Point

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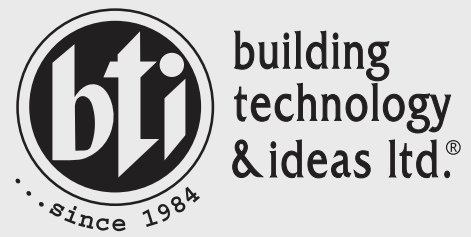
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