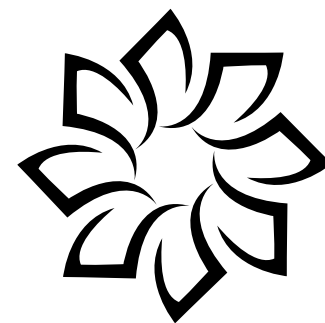




MRT CONDOMINIUM

@ Banasree... Dhaka.



**SOUTHERN ASSETS
AND PROPERTIES LTD.**



SCAN FOR DETAILS

The Developer

“Southern Assets And Properties Ltd.” a dynamic and innovative real estate company that aims to change the views in the real estate sector in Bangladesh. With a team of highly experienced professionals and a commitment to delivering exceptional customer service. **MRT Condominium** is poised to revolutionize the way people buy, sell, and rent properties.

Whether wearne looking for your dream home, investing in property, or seeking expert advice on real estate matters, our team is dedicated to helping you achieve your goals.

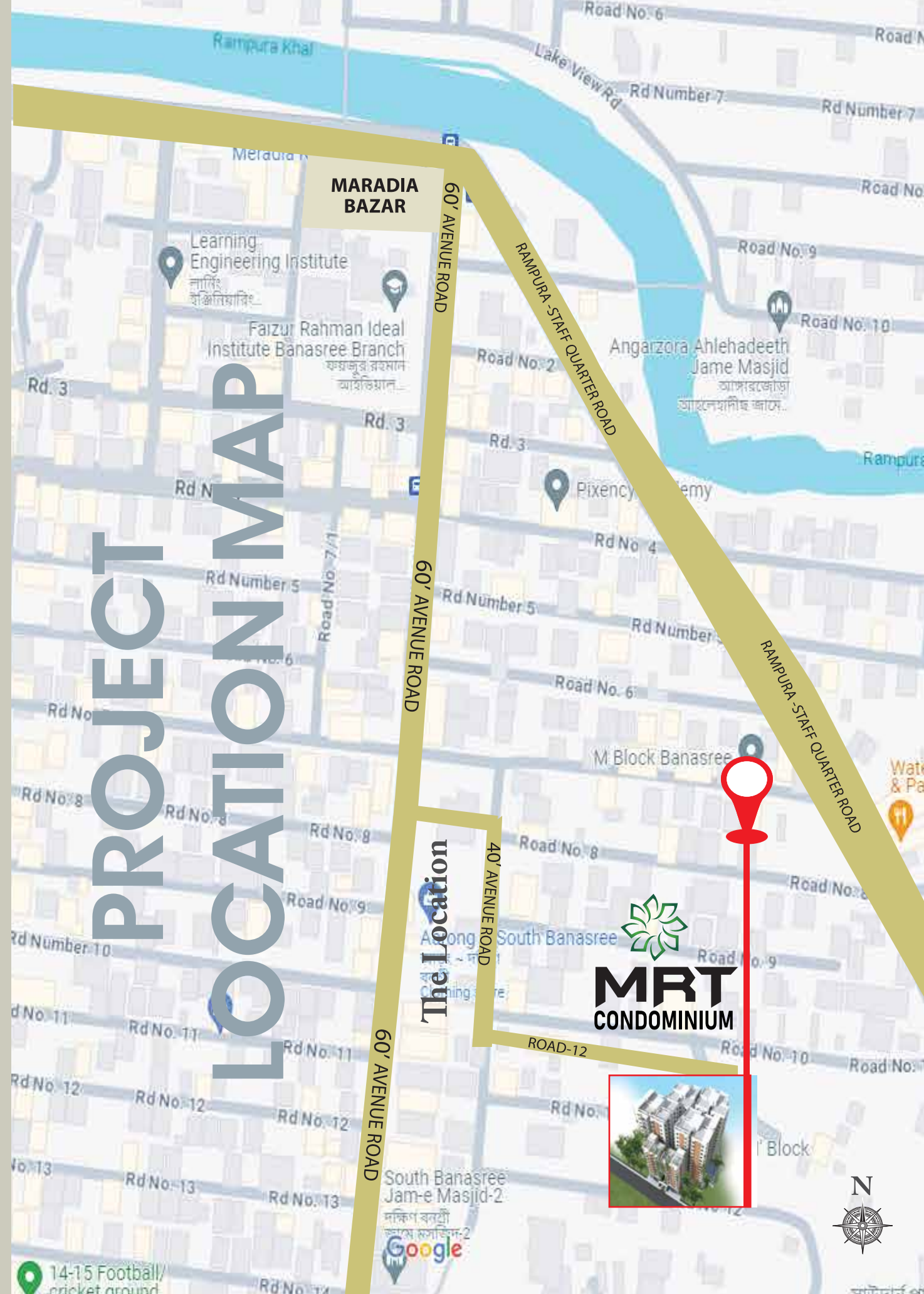
Our vision is to help every home and landowner choose the best investment, and we do this by providing them excellent service in a trustworthy manner.

We sincerely pray to Almighty Allah that He may grant us the strength and resources necessary to deliver our clients the most exceptional living experience possible.

Contact us today to learn more about “**MRT Condominium**” and why you can rely on us for all of your real estate requirements.

PROJECT AT A GLANCE

Project Name	: MRT Condominium
Project Type	: Condominium project 13 storied (B+G+13)
Location	: Road: 12. Plat: 26, 28, 30. Block: M, Rampura-Banasree, Khilgaon, Dhaka-1219.
Car Parking	: 210+ nos.
Apt. Per Floor	: 4 Unit (per building).
Land Area	: 57 katha.
Apartment Size	: Tower-3=1400 sft. & Tower-4 =1500 sft.
Number of Lift	: Eight (08) Person, 2 lift per Building.
Work Starts	: June-2022.
Expected Hand Over	: In-Sha-Allah December-2025.





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Basement Layout



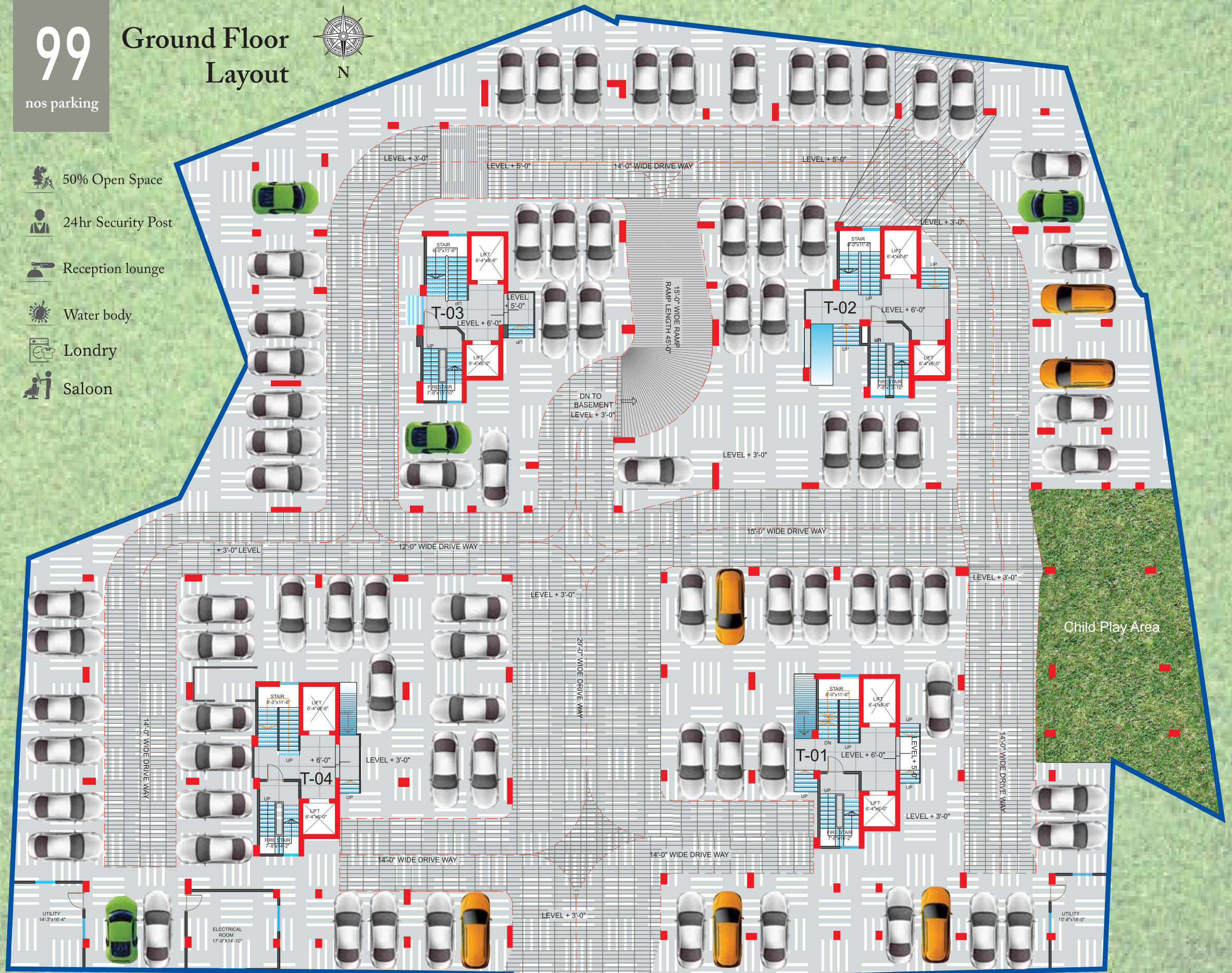
99

nos parking

Ground Floor Layout



- 50% Open Space
- 24hr Security Post
- Reception lounge
- Water body
- Londry
- Saloon





TOWER-3 1400 sft.
1st to 13th
Floor Layout Type: A,B,C&D



1 Master Bed
2 Child Bed



2 Greenery Area
with veranda



1 Living Room
1 Family Living



1 Toilet with master bed
1 Toilet with Child bed
1 Common Toilet



1 Dining Area



1 Terrace with master bed room
1 Veranda with family living
2 Terrace with child bed



1 Full height window in living room
1 Full height window in dining area
1 Window in master bed room
2 Window in 2 child bed room



1 Kitchen with Veranda

A fusion of light
and space

The site facing the south, ensures maximum daylight throughout the year as well as intense airflow during summer. The calm tranquility of the open spaces is a visual relief: a green speck in the vast expanse of the cityscape.



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CONDOMINIUM

TOWER - 3





TOWER-4 1500 sq. ft.
1st to 13th Floor Layout
Type: A,B,C&D



1 Master Bed
2 Child Bed



2 Greenery Area
with veranda



1 Living Room
1 Family Living



1 Toilet with master bed
1 Toilet with Child bed
1 Common Toilet



1 Dining Area



1 Terrace with master bed room
1 Veranda with family living
2 Terrace with child bed



1 Full height window in living room
1 Full height window in dining area
1 Window in master bed room
2 Window in 2 child bed room



1 Kitchen with Veranda

A fusion of light and space

The site facing the north, ensures maximum daylight throughout the year as well as intense airflow during summer. The calm tranquility of the open spaces is a visual relief: a green speck in the vast expanse of the cityscape.



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TOWER - 4



A cut above the rest

The home should be the treasure chest of living. Keeping in mind your busy lifestyle, we know at home you want to be left alone. The reason we went that extra mile for your privacy and tranquility.

Since each floor will have a single apartment each of the apartment will be spacious enough to ensure easy and comfortable living.





MRT

CONDOMINIUM





STRUCTURAL ENGINEERING FEATURES

STRUCTURAL ENGINEERING FEATURES

Design Criteria:

- Total Foundation and super-structure are designed and supervised by the experienced and professional engineers.
- Building design parameters are based on American Concrete Institute (ACI), American Standard of Testing Materials (ASTM) & Bangladesh National Building code (BNBC) codes.
- The entire structure of the building will be earthquake protected.
- Total foundation has been designed after Sub-Soil Investigation Report.
- Akij/Frash/Crown/Bashundhara or equivalent high standard Cement from Bangladeshi manufacturers. will be used.
- Steel manufactured by AKS/KSRM/SCRM/BSI 72.5 Grade deformed bar (BWR) or equivalent high standard Rod.
- Thermal Matriel Tretmnet (TMT) Classified will be used according to the advice of structural engineers.

Supervision:

- Direct supervision at every stage of construction by experienced Engineers to ensure highest quality.



GENERAL FEATURES & AMENITIES

Main Door:

- Decorative main entrance door will be mahogany with Check viewer, Apartment No., Door Handle Lock.

Internal Doors:

- Veneer flush door shutter with french polish,
- Internal door frames will be Mahogany wood'
- All bed room doors with good quality mortise locks

Window:

- Sliding windows with 5mm glass of 3" section complete with mohair- lining in aluminum sections as per design.
- Safety grills (Square bar) in all windows.

BATHROOM FEATURES:

- Good quality Ceramic Wall Tiles (8"X12") on walls and homogeneous Floor Tiles (12"X12") floors (R.A.K/ Fu-wang/ CBC or equivalent).
- Good quality sanitary wares in all Bathrooms.
- Concealed Hot and Cold water lines in master Bathroom.
- Water adequately sloped out towards the exit drain automatically.
- Company standard Kerala model commode in Toilets (RAK/Star Ceramics or equivalent).
- Company standard pan and pedestal basin in common toilets (RAK/Star Ceramics or equivalent).

KITCHEN FEATURES:

- Top over platform with tiles for Kitchen Burner.
- Good quality floor tiles (CBC/Fu-wang/RAK/Akij/Mir or equivalent).
- Quality wall tiles (8"X12") up to 7'-0" level (CBC/Fu-wang/RAK/Akij/Mir or equivalent).
- Gas line provision for double burner.
- One light polish stainless steel countertop sink with pillar cock.
- One exhaust fan provision will be located properly near at burner.

ELECTRICAL WORK FEATURES:

- Foreign made good quality electrical gang switches & sockets (MK Type).
- Provision for air-conditioner in master bed room.
- Good quality electrical wire (Partex Cable/Poly Cable/BRB/Paradise Cable).
- Telephone connection points in living room.
- Each apartment will have separate electric meters.
- Provision for dish antenna facilities with concealed line in living room.
- All electrical wirings, phone lines, dish antenna lines etc will be concealed.
- Concealed fan hook in all rooms.

UTILITY LINES:

- Concealed water lines.
- Hot and cold water lines in master bathroom.

LIFT:

- Two new 08 passengers capacity lift with Polished stainless steel cabin & door.
- One year of service warranty.




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SOUTHERN ASSETS
AND PROPERTIES LTD.



GENERAL FEATURES & AMENITIES

GENERATOR:

- Generator connection with lift, security and all common lighting area.

WATER PUMP:

- Two brand new pumps with high power for full functioning.

VERANDAH :

- Company standard 3'-0" height railing with enamel paint.
- Tiles in the floor will be (16"x16") good quality (CBC/Fu-wang/RAK/Akij/Mir or equivalent).

ROOF TOP:

- 3'-0" height parapet wall with fine plaster.
- One stair case room
- One lift machine room.

STONE, BRICK, SAND, CEMENT & ROD:

- Best quality stone of the market will be used for construction.
- 1st Class Bricks & Pickets will be used for construction.
- Sylhet sand (2.5 FM) will be used for casting and good quality local sand (1.5-1.0) FM will be used for plaster.
- Fresh Cement/Shah Cement/AKIJ or equivalent high standard Cement of Bangladesh manufacturers.
- Rod 72.5 Grade deformed bar, manufactured by AKS/KSRM/BSI or equivalent high standard Rod -Thermal Material Treatment (TMT) classified.

INTERCOM:

- Intercom provision and system connecting in all flats to reception through concealed wiring.

WATER LINE & RESERVOIR:

- Water Line Connection from WASA.
- Water proof underground concrete reservoir with capacity .
- One roof top water tanks (R.C.C.).

OUR some of PROJECTS



SOUTHERN PARK-1



SOUTHERN PARK-2



SOUTHERN PARK-6



SHADINATA TOWER



SOUTHERN PARK-4



SOUTHERN PARK-3



SOUTHERN PARK-5



BANASREE OFFICER



PEACE PARK 04

OUR ON GOING PROJECT:



**SOUTHERN
SADHINOTA TOWER**



**SOUTHERN
MRT TOWER-2**



**SOUTHERN
CHAINA TOWER**



**SOUTHERN
EAST BANASREE TOWER**

SAP
SOUTHERN ASSETS
AND PROPERTIES LTD.

PROJECT:
Road: 12. Plat: 26, 28, 30. Block: M
Rampura-Banasree
Khilgaon, Dhaka-1219
Bangladesh.

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01716 510 484
01611 184 703
01712 651 750

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