



McGrath Dhanshiri
Shantibag, Shantinagar, Dhaka-1217.



AT A GLANCE



House: 15&17, Shantibag,
Shantinagar, Dhaka-1217



A-1705, B-1705
C-1475 & D-1865



41 Parking



2 (8 Passengers)



Prayer Room



3/4 Bed Rooms



9.75 katha



B+G+9



Cylinder Gas

Dhanshiri LOOKS
JUST AS OUTSTANDING
AND WELL-LIT AT NIGHT AS IN THE DAY.



Dhanshiri

House: 15 & 17, Shantibag,
Shantinagar, Dhaka-1217.

Educational Institutions

Viqarunnisa Noon School & College
Shiddeshwari Girls High school
Shiddeshwari Girls College
Habibullah Bahar College

Hospitals

Islami Bank Hospital, Kakrail
Bangladesh Eye Hospital
Popular Diagnostic Center, Shantinagar

Grocery

Agora
Mina Bazar
Shopno

Shopping Malls

Mouchak Market
Ayesha Shopping Complex
Anarkoli Super Market

Convention Center

Malibagh Convention Hall
Fakhruddin Party Center
White House

Location Map

McGrath - Dhanshiri
House: 15 & 17, Shantibag,



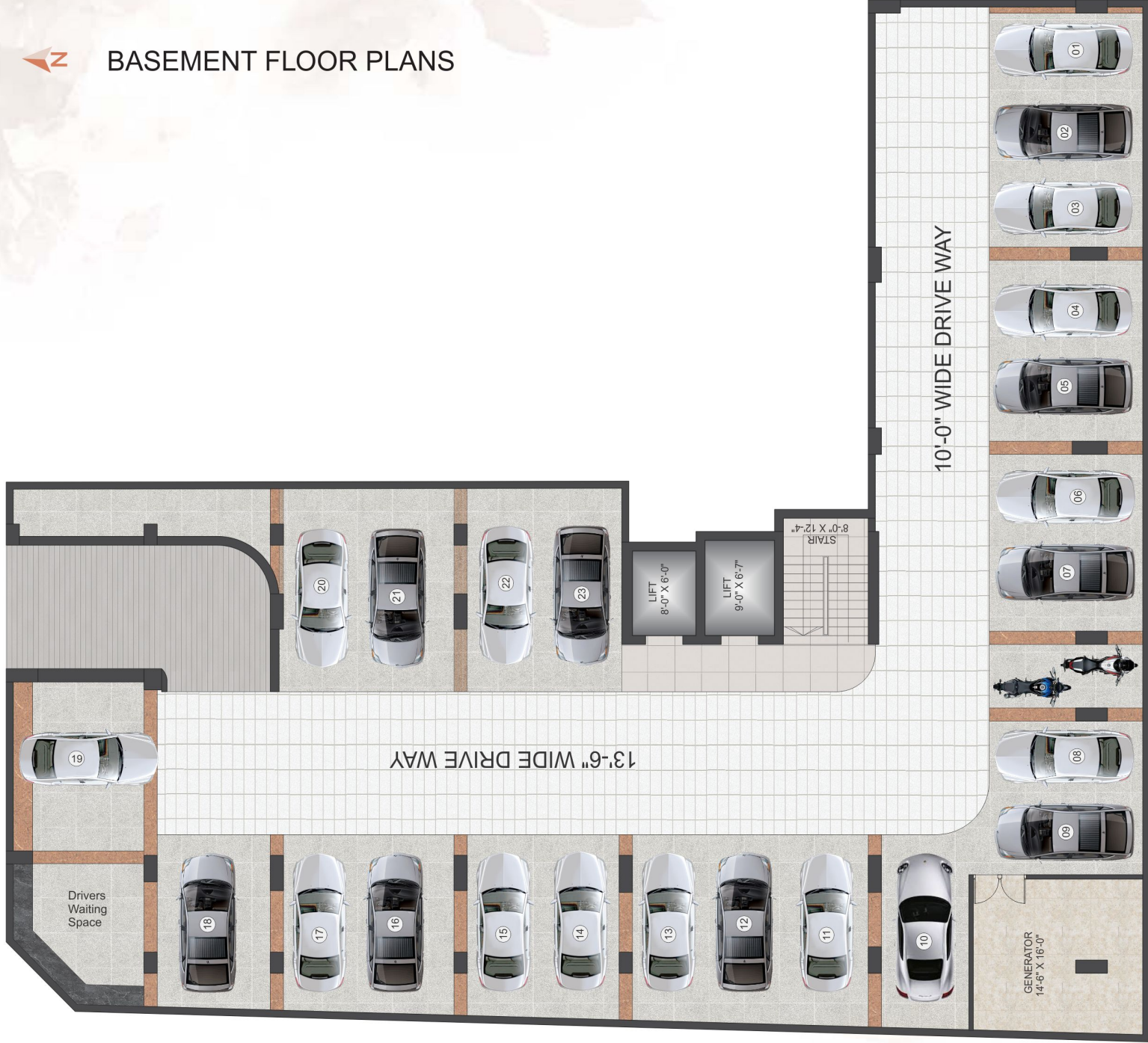


BUILDING ENTRANCE

A beautiful combination of cladding, glass, groove and paint is complemented by the neatly planted greenery on the stylish exterior of the building. With a concierge for round the clock monitoring, CCTV monitoring system for 24/7 surveillance and a secured and well-designed boundary wall, Welcome Home will ensure your safety constantly!



BASEMENT FLOOR PLANS



ROAD

GROUND FLOOR

Both the ground floor and basement provide 41 car & 2 motor bikes parking lots in total which makes parking in the driveway very convenient.

ROAD

ROAD

SEMI-BASEMENT ENTRY / EXIT

ENTRY / EXIT

GUARD POST
8'-4" X 9'-0"

Car Wash Bay

SUB-STATION
18'-0" X 17'-0"

TOILET
10'-0" X 4'-8"

RECEPTION ROOM
10'-8" X 10'-4"

LIFT
8'-0" X 6'-0"

LIFT
9'-0" X 6'-7"

STAIRS
8'-0" X 12'-4"

13'-6" WIDE DRIVE WAY

Gas Cylinder space

10'-0" WIDE DRIVE WAY

DRIVERS
WAITING
14'-0" X 16'-0"

GUARD ROOM
10'-0" X 12'-6"

TOILET
5'-0" X 8'-0"

Bathing Place
5'-0" X 4'-10"

 GROUND FLOOR PLANS



LIVE CAREFREE IN AN APARTMENT

- We provide fire extinguishers 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.
- Our unparalleled customer service focuses on fulfilling all commitments on time to ensure our customers are more than just happy with us.





TYPICAL FLOOR PLAN





TYPE-A 1705 SFT

1ST- 9TH FLOOR PLAN



KEY PLAN



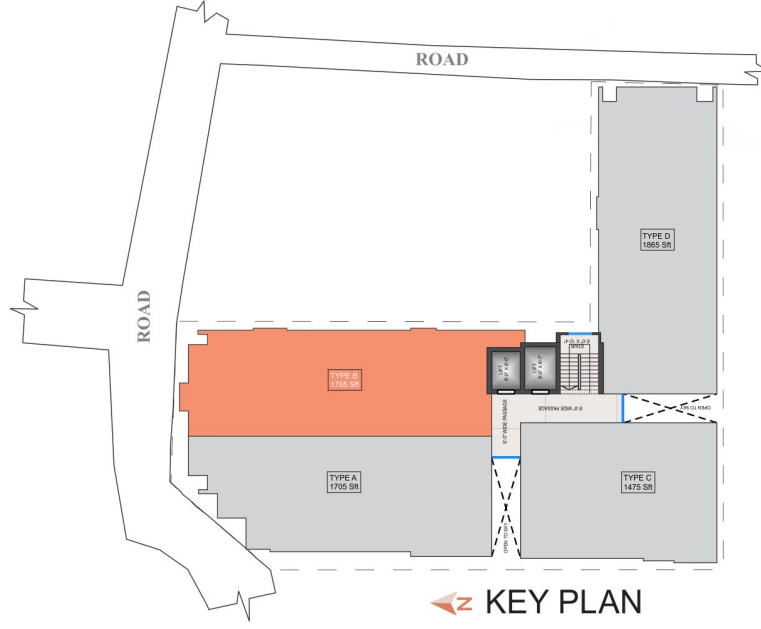


TYPE-A
1705 SFT
1ST- 9TH FLOOR PLAN



TYPE-B 1705 SFT

1ST- 9TH FLOOR PLAN



KEY PLAN





TYPE-B
1705 SFT
1ST- 9TH FLOOR PLAN



← ENTRY



TYPE-C 1475 SFT

1ST- 9TH FLOOR PLAN



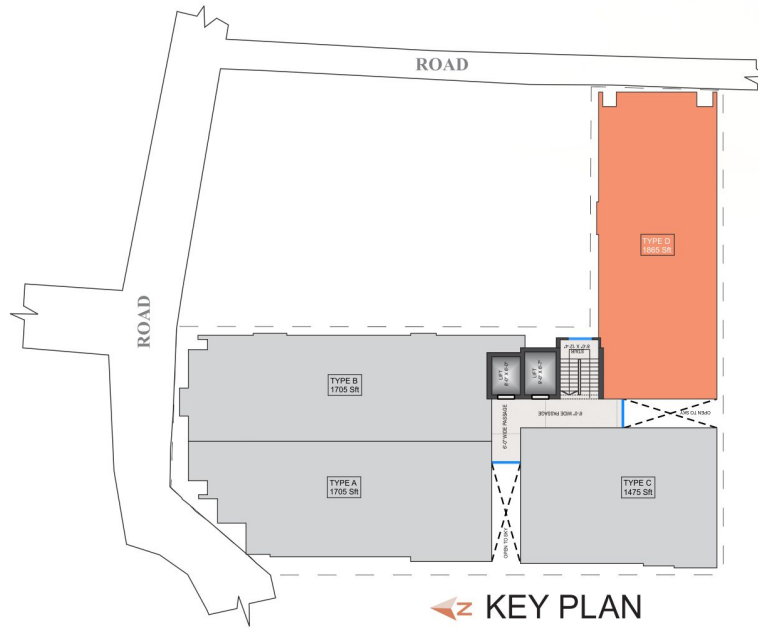


TYPE-C
1475 SFT
1ST- 9TH FLOOR PLAN



TYPE-D 1865 SFT

1ST- 9TH FLOOR PLAN



KEY PLAN





TYPE-D
1865 SFT
1ST- 9TH FLOOR PLAN







z ROOFTOP

REJOICE AT THE INTRICATELY DESIGNED
ROOFTOP PUNCTUATED WITH



STATE OF THE ART APARTMENT FEATURES :

Floors :	24"x24" Mirror polished local tiles for all bedrooms, living room, dining room, verandahs & kitchen verandah with non-slip tiles matched to the floor scheme.
Main doors & frame :	Deep Chittagong teak (3'-6"x 7'-0") main entrance with 6" Chittagong teak frame. chain, handle lock, tower bolt & door viewer also be proposed .
Internal doors :	7'-0" Height polished veneer door shutters with mehegoni door frame for all internal doors except bathrooms.
Sliding doors & windows :	Wider sliding glass windows and doors used as per floor plan complete with mohair lining, rainwater barrier, and fly-proof netting provision.
Security and safety :	Safety grills on verandah up to 2'-6".
Painting :	Smooth finished plastic paint on all internal walls, distemper paint on ceilings, enamel paint on all grills & weather coat in out side.
Electrical :	Imported gang type electrical switches, plug points and other fittings. Provision for air conditioners with power point at any 2 points designated in the electrical design, in addition to an internet connection point in the dining area.
Lights :	Provision for wall button holder & ceiling rose in all bedrooms, dining room, living room, and common area. Appropriate lighting in bathrooms, kitchen & verandahs.
Cable connections :	Concealed television line in master bed & living area.

BATHROOM FEATURES :

- Door :** Laminated plastic door & frame.
- Sanitary ware :** Local sanitary ware.
- C.P fittings & accessories :** C.P fittings & accessories made-in-Bangladesh.
- Tiles :** Wall and floor tiles made-in-Bangladesh.
- Basins & mirrors :** Basin & mirror in all bathroom will have local pedestal basin as per developers choice.
- Waterline :** Concealed hot & cold waterlines in master bathroom.

KITCHEN FEATURES :

- Platform :** Marble shade tiles in the kitchen counter top.
- Wall & floor tiles :** Wall tiles (up to 7'-0") and floor tiles made in Bangladesh.
- Waterline :** Concealed hot & cold waterline.
- Sink :** Single bowl sink.
- Gas Connection :** Cylinder gas line connection for stove.

LIFT, LOBBIES & STAIRCASES :

- Sigma China will be from a reputed international manufacturer as per debt to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor and emergency alarm.
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the look of lift lobbies on every floor.
- Sliding window in stair landing to ensure light and ventilation.

GENERATOR :

- An emergency auto start/stop canopied generator imported from china as per the developers choice.
- Support lift, water pump, lighting in common space, stairs and 2 lights & 2 fan points in every flat.

WATER :

- Underground water reservoir with lifting pump to store two days consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half-day retirements.
- An emergency water pump.

NOTE: Additional fittings and fixtures (according to customers choice) will be done at an additional cost.

STRUCTURAL & GENERAL ENGINEERING FEATURES :

- Sub-soil investigation and soil composition will be tested by using the latest testing equipment.
- The design of the foundation and superstructure will be conducted by a group of highly experienced structural and foundation engineers.
- Structural design will be prepared using latest design methods, conforming to superior structure quality.
- Structure capable of withstanding earthquakes measuring 7.5 on the richter scale.
- Heavy reinforced cement concrete foundation will be made depending on the soil test report.
- Comprehensive checking of all steel reinforcements will be performed by professional design and supervising engineers.
- Systematic structural combination of steel reinforced concrete frame and shear wall core will be furnished.
- All structural members such as columns, beams, slabs, stairs etc. will be built with strength reinforced cement concrete.
- Best quality of all construction materials such as stone chips, cement, steel (1st class 60 grade still bar,) sylhet sand, local sand and other aggregates will be used as per strict adherence to technical specifications.

Building a new home is one of the biggest decisions you'll ever make. Whether you are building your new home in Dhaka, as far south as North or up Bay of Bengal to Tea Gardens, you want to be sure the home builder you choose is one who has experience where it counts.

Knock down rebuild in Dhaka has become more and more popular. You love your street, the outlook, the land, the location, and the neighbours, but you have outgrown your current home. Knocking down your old house and rebuilding a new one is actually easier and generally cheaper per square feet than renovating your home or building an extension. With a team of specialists offering extensive knowledge on knock down rebuild, you can be confident that you will be guided in the right direction through your new build journey.

LET'S BUILD TOGETHER



McGrath

Developments Ltd

LET'S BUILD TOGETHER

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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 order or contract. Features and amenities may vary as per availability based on market prices, design requirement, price fluctuation.