



McGrath - Bandhan
Khilgaon

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.



BANDHAN

AT A

glance



ROAD#22, H#1079/A,
KHILGAON ,DHAKA-1219



2.50 KATHA



1650 SFT
APARTMENTS



NUMBER OF
FLOORS: G+7



1 (6 PASSENGERS)
SIGMA-CHINA



3-BED ROOMS



NATURAL GAS
CONNECTION



Bandhan

Welcome to a contemporary lifestyle



CONVENIENCES nearby

The retreat is at close proximity to Malibagh & subsequently Mogbazar as well.

Educational Institutions

- KHILGAON GOVT HIGH SCHOOL
- NATIONAL IDEAL HIGH SCHOOL & COLLEGE
- SOUTH POINT SCHOOL & COLLEGE
- POLLIMA SHONGSHOD SCHOOL
- FAIZUR RAHMAN SCHOOL

Shopping Malls

- TALTOLA CITY CORPORATION MARKET
- PAKA MASJID MARKET

Grocery

- SHWAPNO
- MINA BAZAR

Hospitals

- MUGDA MEDICAL HOSPITAL
- KHIDMA HOSPITAL

Convention Center

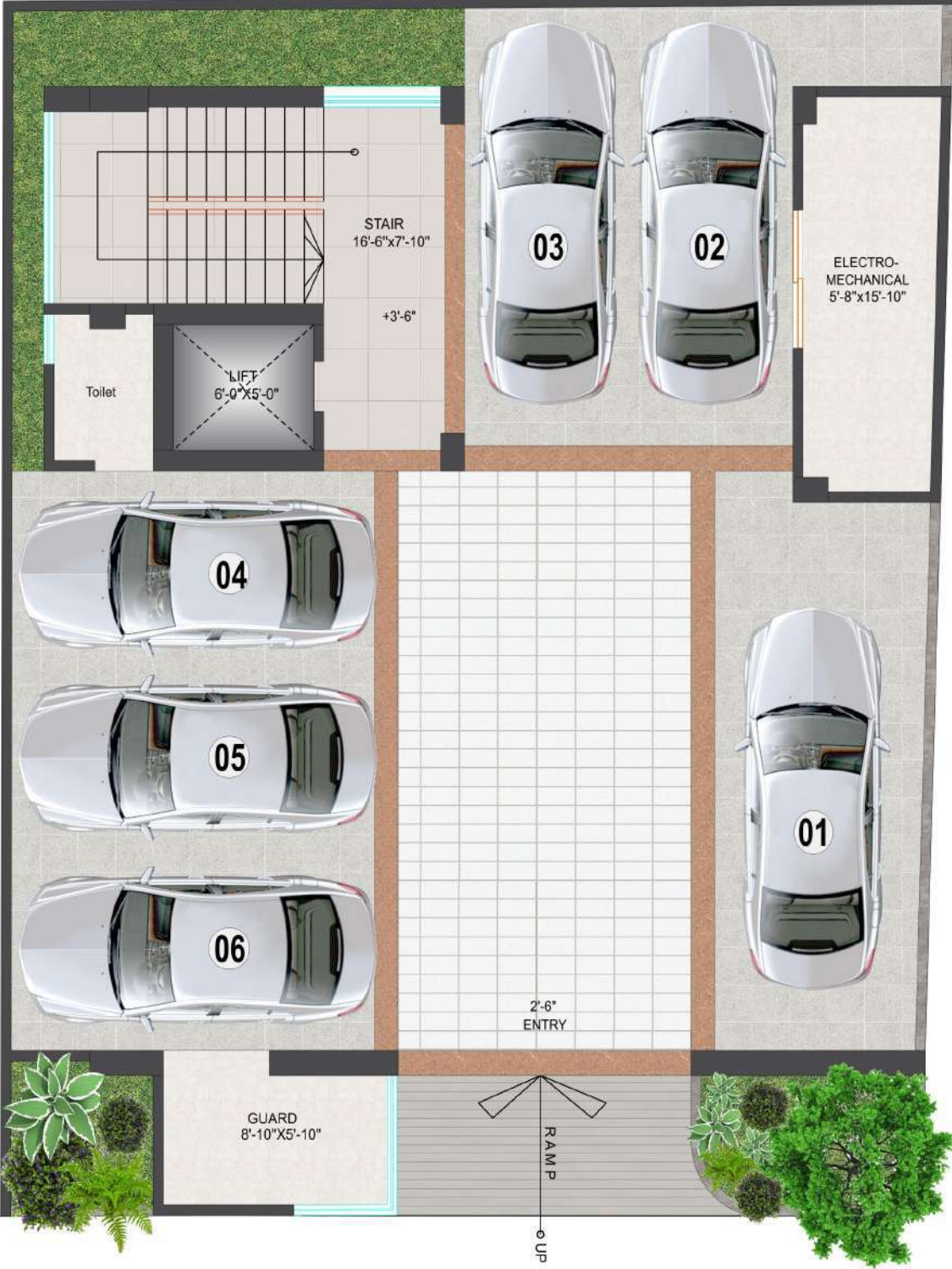
- MALIBAGH CONVENTION HALL
- VOOTER ADDA
- KHILGAON COMMUNITY CENTER

McGrath - Bandhan

Road#22, H#1079/A, Khilgaon.



GROUND FLOOR PLAN



R O A D

R O A D



FLOOR PLAN 1650 SFT





FLOOR PLAN
1650 SFT






Rooftop FEATURES

- Designed landscaped rooftop
- Pavement tiles protection from heat
- Protective Parapet wall/railing 4'-0" high around the periphery.
- Separated clothes drying area



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 door :	Solid Chittagong teak (3'-6"x 7'-0") main entrance door with door chain, handle door lock, tower bolt & door viewer.
Internal doors :	7' 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 windows 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 buttom 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 developer 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 :	Natural gas line connection for stove.



Lift, Lobbies & Staircases :

- Good quality lift. The lift will be from a reputed international manufacturer as per developer choice 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 developer choice.
- Support lift, water pump, lighting in common space, stairs and 2 light & 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 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 bricks, 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.

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.





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



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Disclaimer :

All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'As built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.