



**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 car & 8 motor  
Bikes Parking



2 Lifts (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

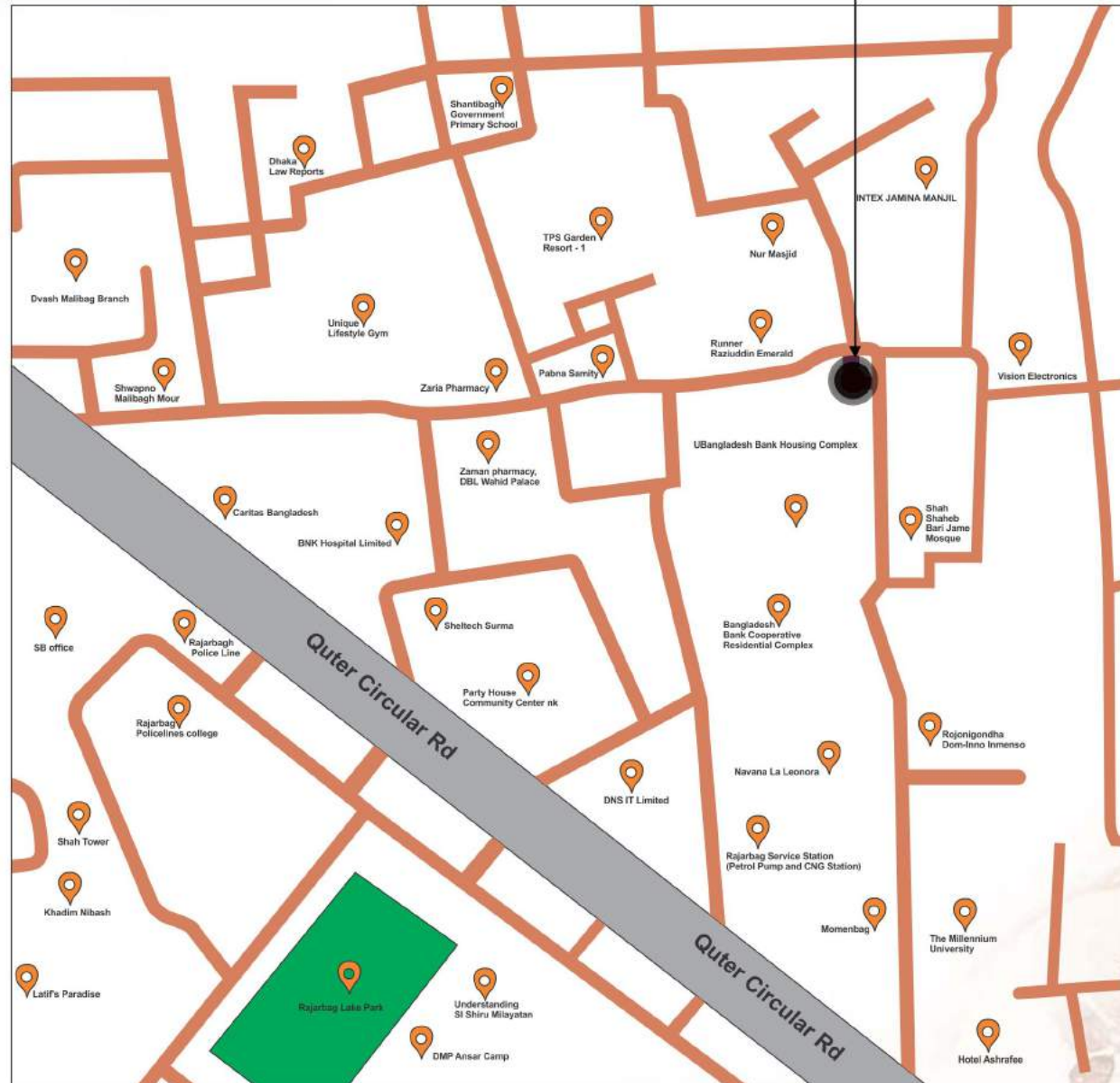
Mouchak Market  
Ayesha Shopping Complex  
Anarkoli Super Market

## Convention Center

Malibagh Convention Hall  
Fakhruddin Party Center  
White House

# Location Map

**McGrath - Dhanshiri**  
House: 15 & 17, Shantibag,



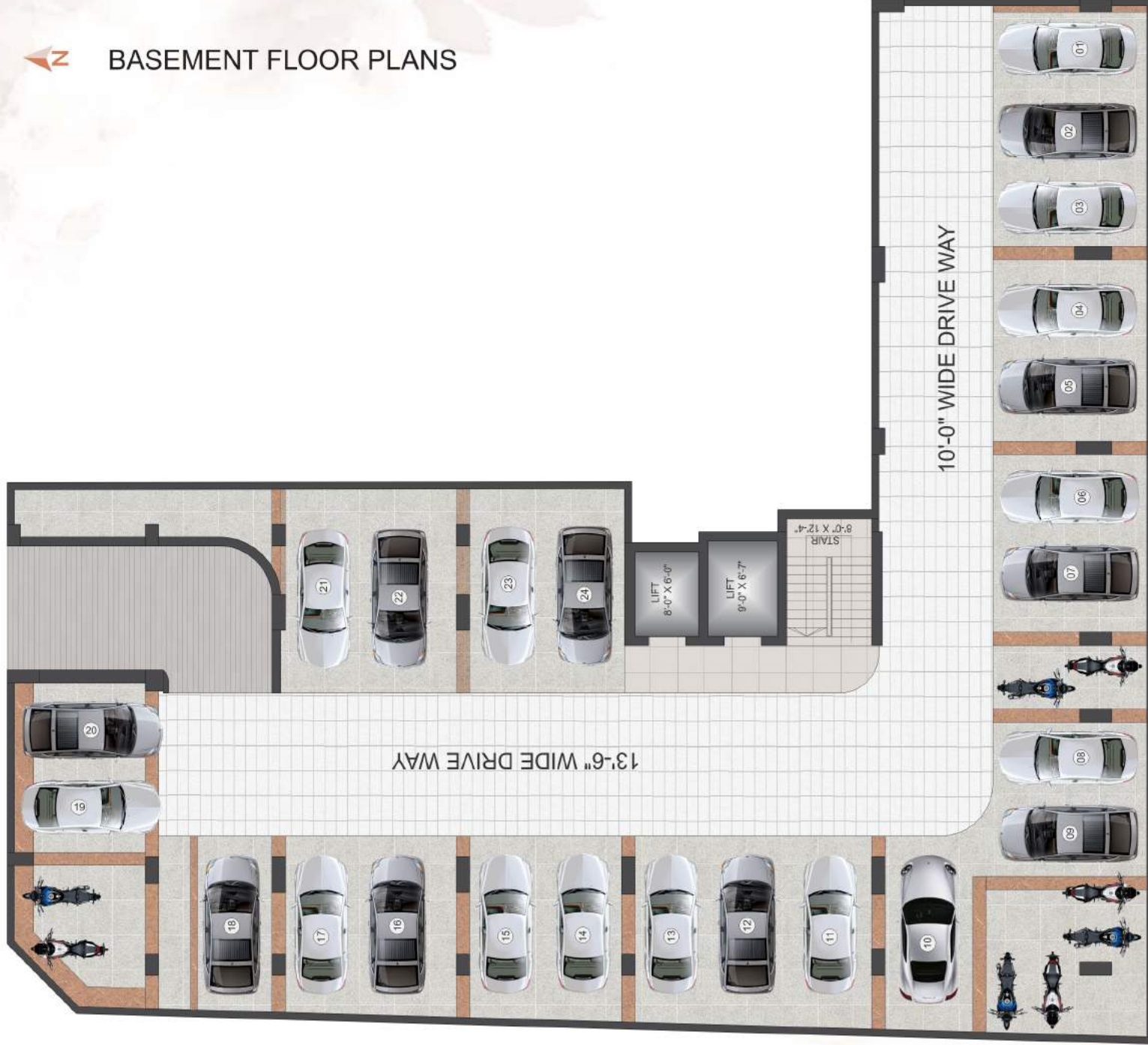


## BUILDING ENTRANCE

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 & 8 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 8'-0"

RECEPTION  
10'-0" X 9'-10"

Car Wash Bay

41

40

39

38

37

36

35

34

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

SUB-STATION  
16'-0" X 17'-0"

GENERATOR  
14'-0" X 15'-5"

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

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

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

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

32

31

30

29

28

27

26

TOILET  
8'-0" X 7'-2"

25

24

TOILET  
8'-0" X 7'-2"

Gas Cylinder space

Waiting Place  
8'-0" X 4'-10"

10'-0" WIDE DRIVE WAY

13'-6" WIDE DRIVE WAY

← Z 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





**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







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







# ROOFTOP

REJOICE AT THE INTRICATELY DESIGNED  
ROOFTOP PUNCTUATED WITH



## **STATE OF THE ART APARTMENT FEATURES :**

<b>Floors :</b>	24"x24" Mirror polished local tiles CBC / Great wall / AKIJ for all bedrooms, living room, dining room, verandahs & kitchen verandah with non-slip tiles matched to the floor scheme.
<b>Main doors &amp; frame :</b>	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 .
<b>Internal doors :</b>	7'-0" Height polished veneer door shutters with mehegoni door frame for all internal doors except bathrooms.
<b>Sliding doors &amp; windows :</b>	Wider sliding glass windows by KAI and doors used as per floor plan complete with mohair lining, rainwater barrier, and fly-proof netting provision.
<b>Security and safety :</b>	Safety grills on verandah up to 2'-6".
<b>Painting :</b>	Smooth finished plastic paint on all internal walls, distemper paint on ceilings, enamel paint on all grills & weather coat in out side by Berger.
<b>Electrical :</b>	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.
<b>Lights :</b>	Provision for wall button holder & ceiling rose in all bedrooms, dining room, living room, and common area. Appropriate lighting in bathrooms, kitchen & verandahs.
<b>Cable connections :</b>	Concealed television line in master bed & living area.

## **BATHROOM FEATURES :**

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

## **KITCHEN FEATURES :**

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

## **LIFT, LOBBIES & STAIRCASES :**

- Lift Sigma China will be from a reputed international manufacturer as per developers 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 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.

An architectural rendering of a modern, multi-story apartment building. The building features a mix of light grey and dark grey facade panels, with numerous windows and balconies. The rooftop is landscaped with greenery, trees, and people, indicating various amenities. The building is situated on a street corner with a road and a car visible in the foreground. A semi-transparent teal box on the left side of the image contains text describing the rooftop features.

## Rooftop FEATURES

1. Designed landscaped rooftop
2. Pavement tiles protection from heat.
3. Protective parapet wall 4'-0"  
high around the periphery.
4. Roof top BBQ Place
5. Roof top walk way
6. Roof top mosque
7. Roof top Community Hall room
8. Ablution space
9. Children Play Area
10. Cloth Drying



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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#### **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.