



Suveccha by McGrath
Khilgaon, Dhaka-1219.



AT A GLANCE



Plot : 275, R # 11, B -C
Khilgaon, Dhaka-1219



2442 SFT



8 Car Parking



1 Lift (8 Passengers)



4 Bed Rooms



4.1 Katha



G+8



Natural Gas
Connection



Suveccha Facts

Land area: 4.1 Katha

Building height: 9 Storied

Units per floor: 1

1 lift (8 passenger)

CONVENIENCES nearby

The retreat is at close proximity to Malibagh & subsequently mouchak 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
MOUCHAK MARKET

Grocery

SHWAPNO
KHILGAON KACHA BAZAR

Hospitals

MUGDA MEDICAL HOSPITAL
KHIDMA HOSPITAL
HIKMAH EYE HOSPITAL

Convention Center

MALIBAGH CONVENTION HALL
VOOTER ADDA
KHILGAON COMMUNITY CENTER

Location Map



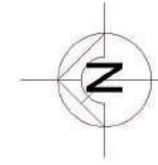
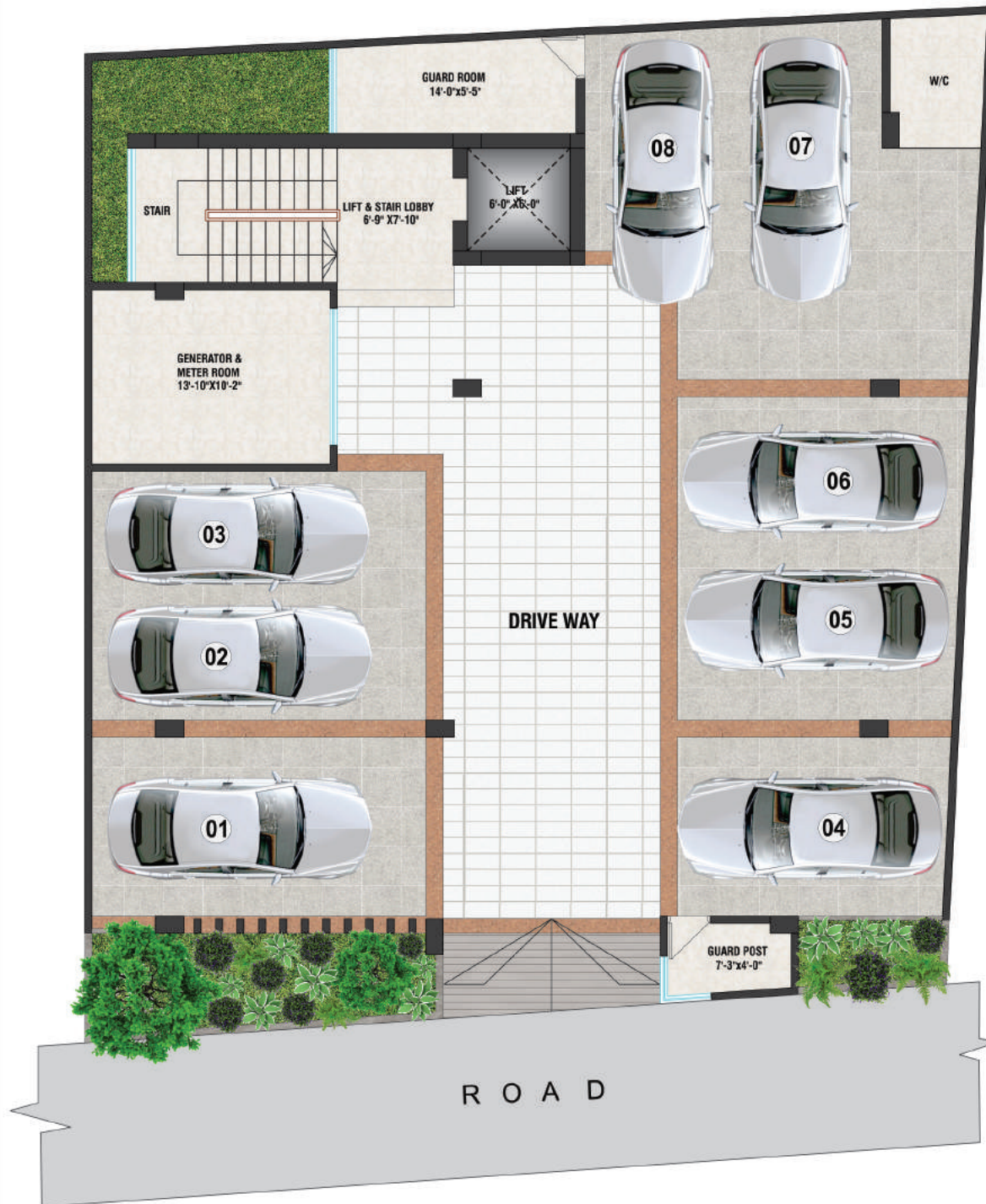
Suveccha by McGrath

Plot : 275/C, Khilgaon, Dhaka-1219.



BUILDING ENTRANCE

- The front elevation of the building will have a stylish combination of cladding, groove, glass and paint (as per design).
- CC TV camera coverage in periphery, boundary wall & common area in ground floor.
- Secured and well designed boundary wall to match the building façade.



GROUND FLOOR

- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Parking spaces will be reserved for the respective apartments.
- Intercom connection from concierge to all apartments.



2442 SFT

FLOOR PLAN



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2442 SFT
FLOOR PLAN



STATE OF THE ART APARTMENT FEATURES :

Floors :	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.
Main doors & frame :	Deep Chittagong teak (3'-6"x 7'-0") main entrance with 6" Chittagong teak frame. Door 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 by KAI 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 by Berger.
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 by Stella.
- C.P fittings & accessories :** C.P fittings & accessories by Sattar.
- 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 :** Natural 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.

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.
- 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.





WHEN YOU BUY A McGrath APARTMENT. YOU GET TO ENJOY PEACE OF MIND

- We provide fire hydrants, fire alarm & 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.
- 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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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.