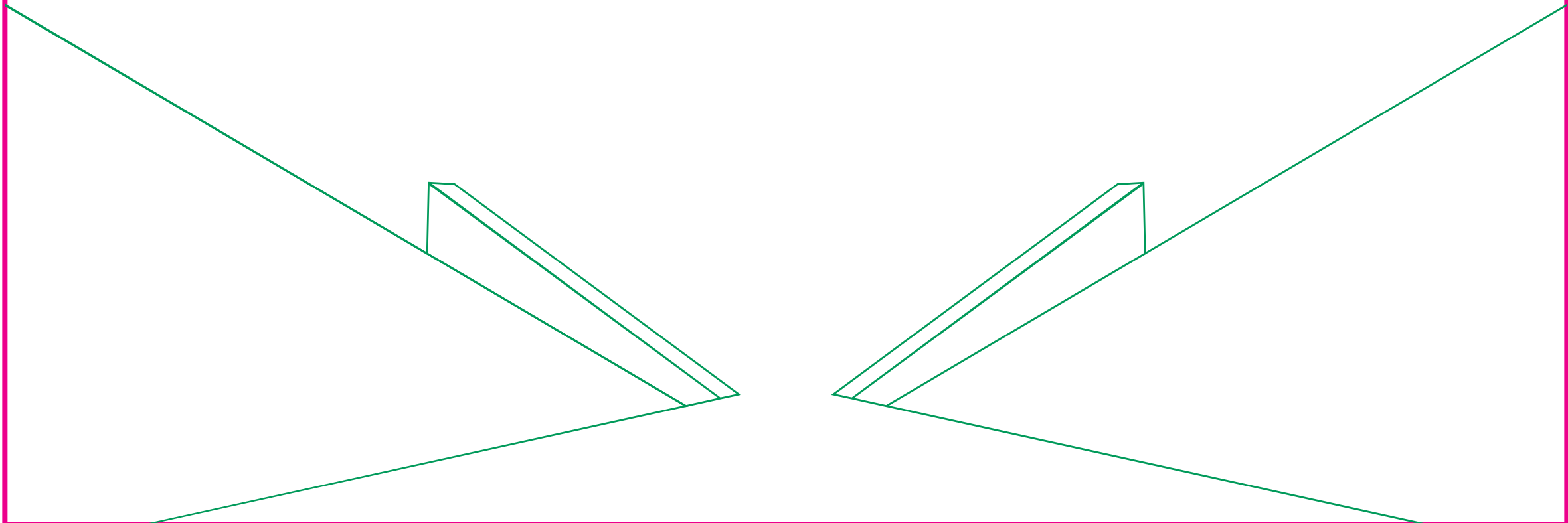




Jovada Garden by McGrath
K H I L G A O N





Jovada Garden

Submerge Yourself in Nature

Located at a convenient spot at Khilgaon Green View by McGrath is a designed to offer nature-immersive homes. Outfitted with exclusive privacy, and modern amenities and enriched with the reliable camaraderie of a friendly community, Jovada Garden is perfect for those who seek peace of mind and close proximity to nature's greenery. Jovada Garden is proud to present this building that is the gem of the neighborhood.



AT A GLANCE



Plot : 151, Block - B.
Khilgaon, Dhaka-1219



A - 1771 SFT
B - 1939 SFT



16 Car & 6 Bikes Parking



1 Lift (8 Passengers)



4 Bed Rooms



5 Katha



B+G+9



Cylinder Gas
Connection



Chowdhury Para residential Area, Jovada Garden stands on a lucrative 5 katha plot that has both great aesthetic and functional value. The location provides easy mobility opportunities to a varying number of directions in the city which makes commuting to important locations very easy. Additionally, its close proximity to a versatile number of daily urban amenities only adds to this property's charm. However, it is the scenic greenery the property stands on that takes the cake. Surrounded by refreshing greenery and caressed by fresh winds, experience a blissful life at

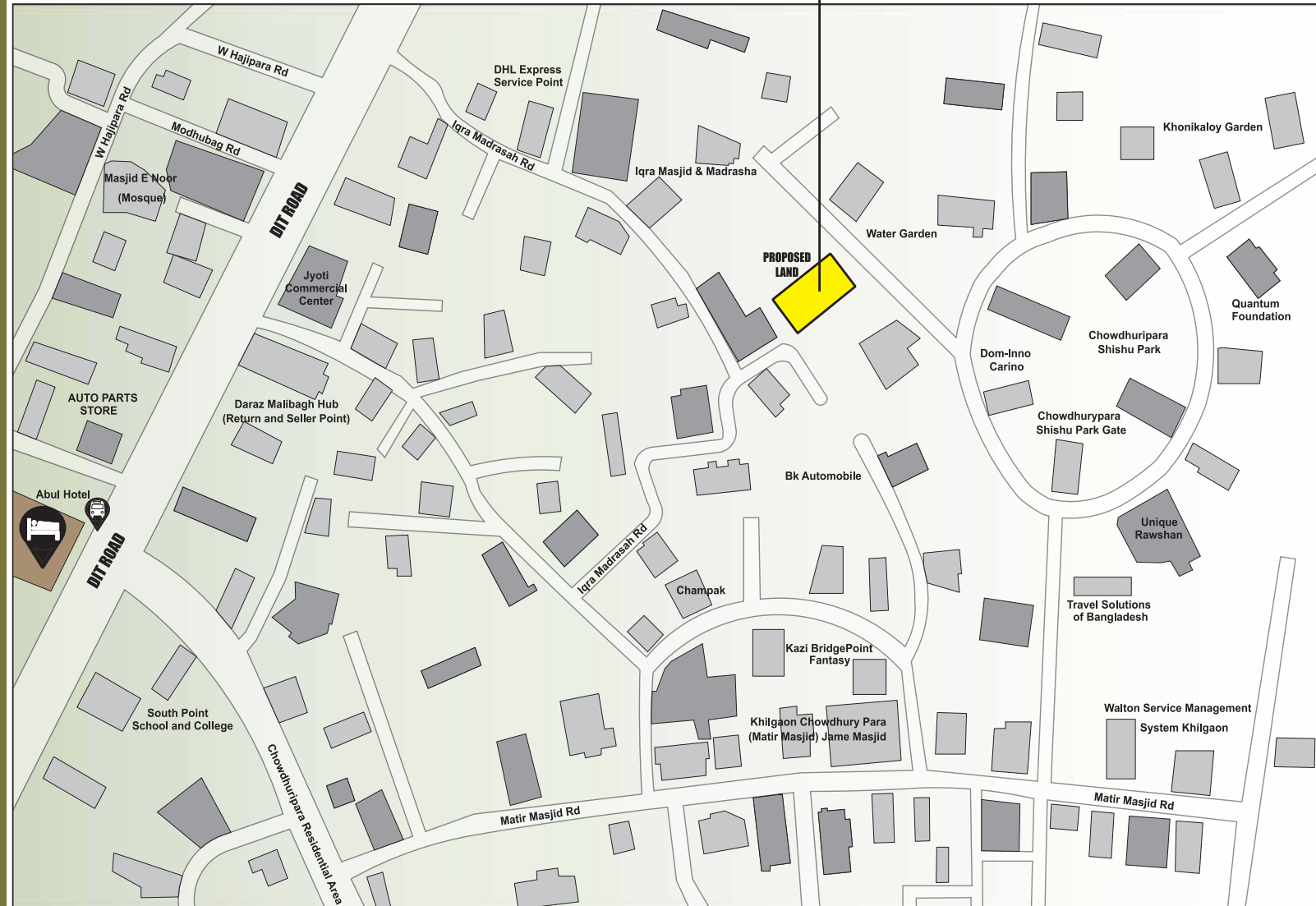


Jovada Garden



Jovada Garden

Plot: 151, Block: B, Khilgaon, Dhaka-1219.

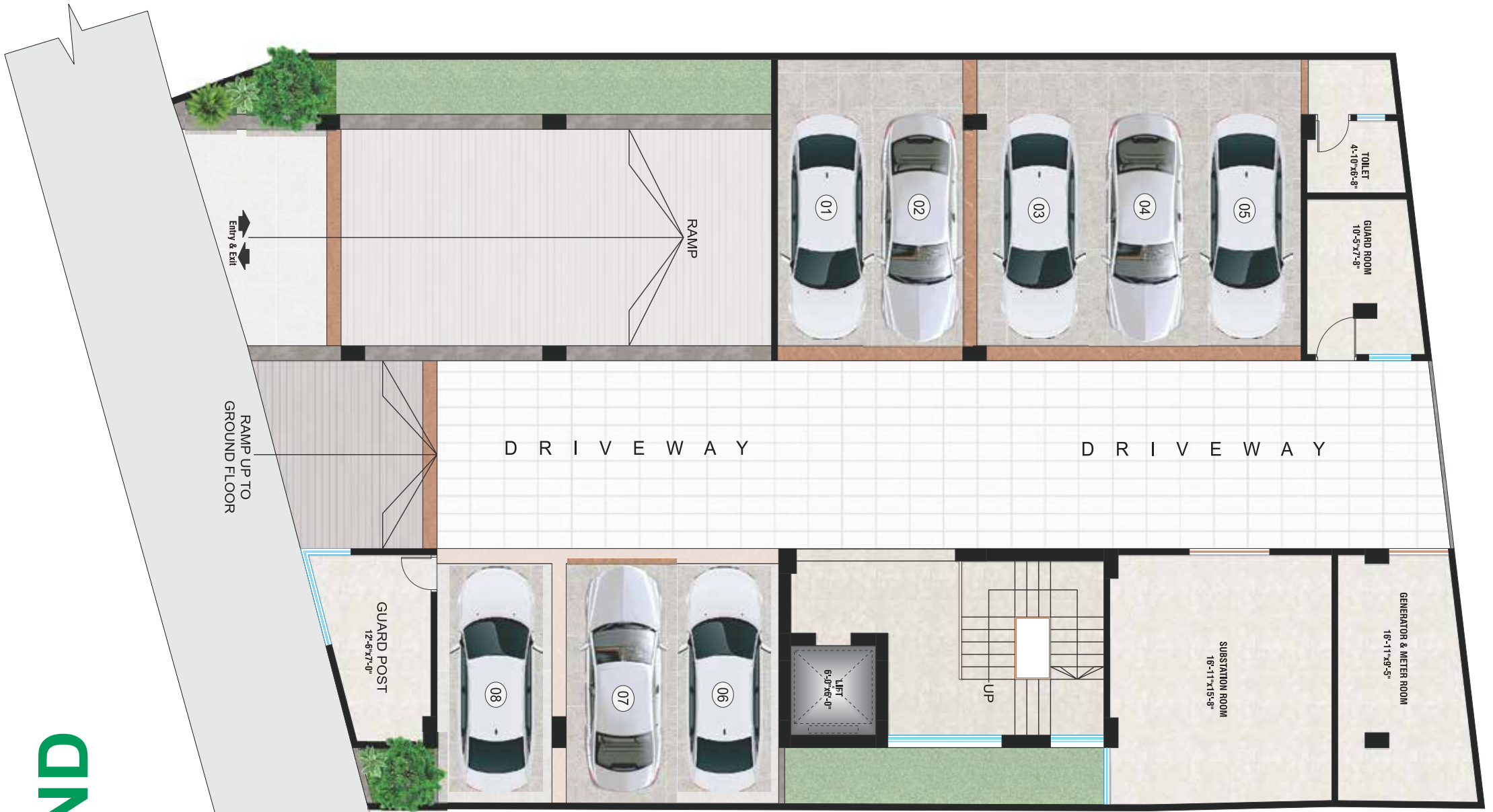


ELEVATION & ENTRANCE



- The front elevation of the building will have a stylish combination of groove, cladding, glass and paint (as per design)
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock
- Secured and well-designed boundary wall to match the building façade

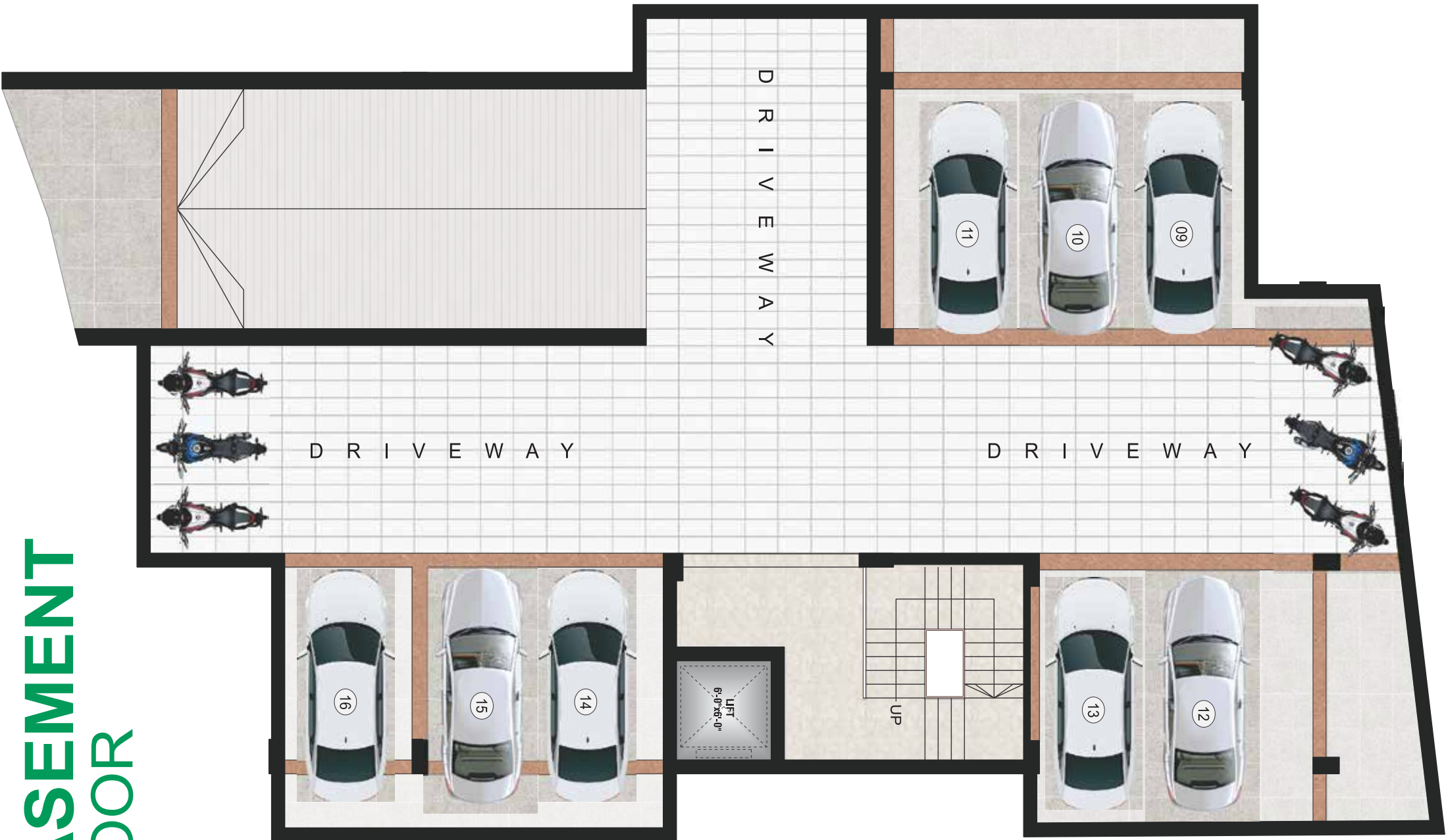
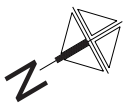
GROUND FLOOR

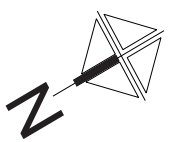


GROUND FLOOR FEATURES

- The approach ramp will be covered with tiles
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor
- Drivers' waiting area
- Intercom connection from concierge to all apartments
- Security control room with CC TV camera coverage in the periphery, boundary wall & common area inside the building.

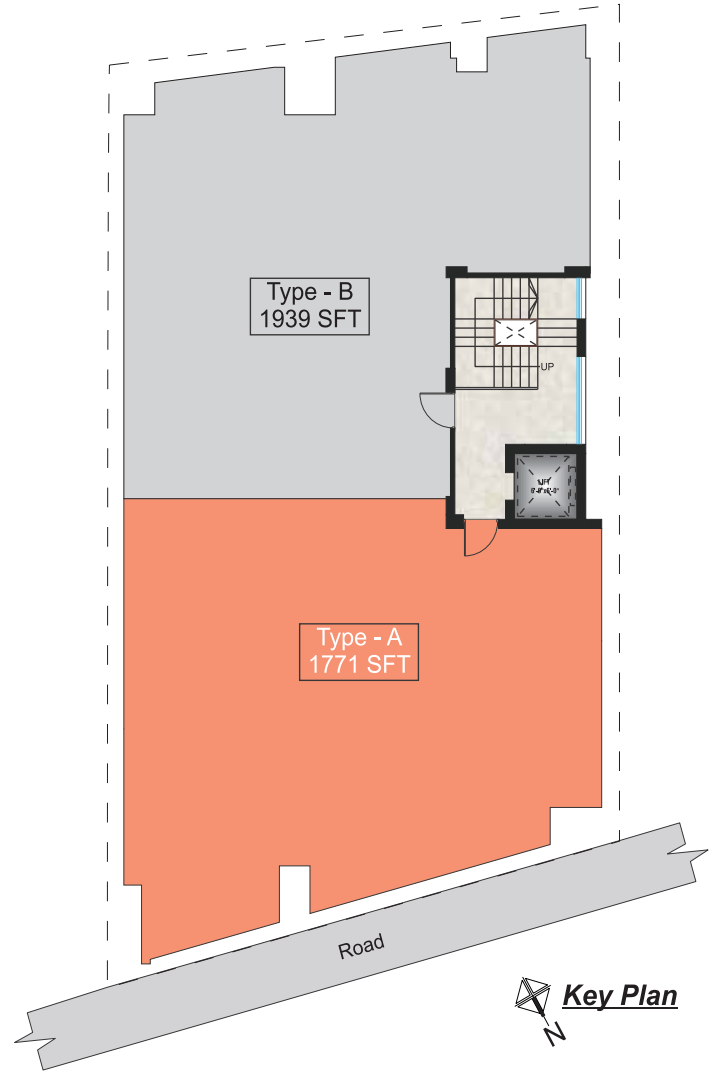
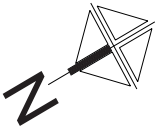
BASEMENT FLOOR

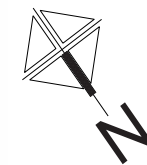




TYPICAL FLOOR PLAN

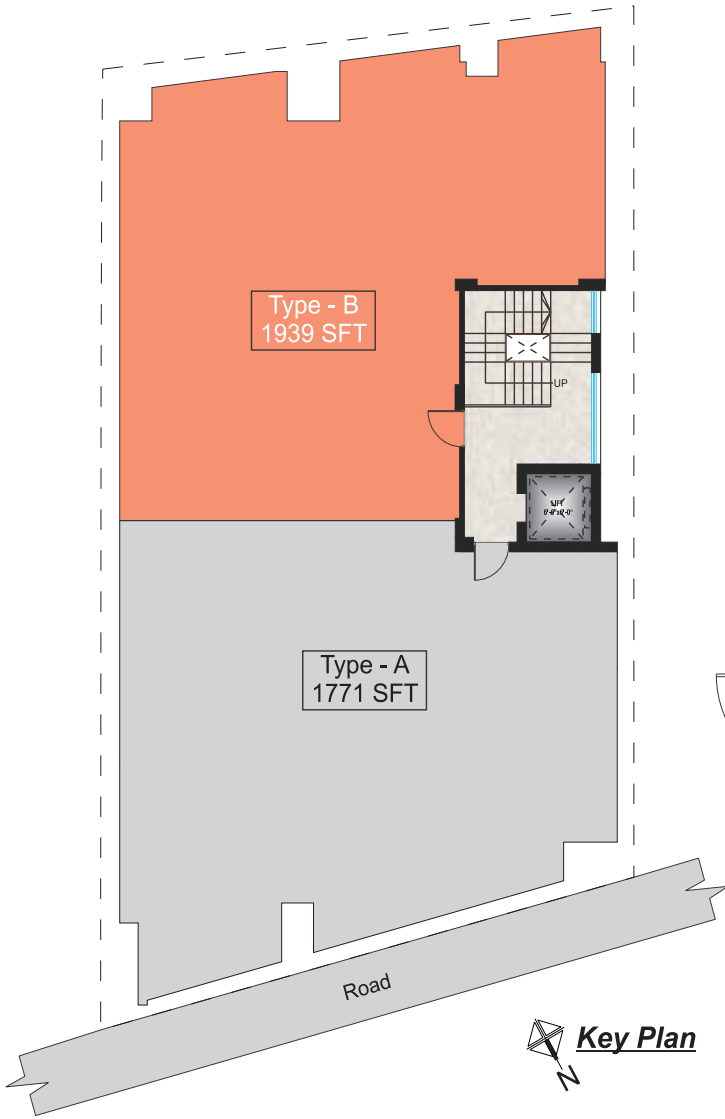
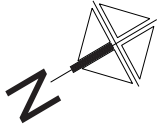
TYPE A 1771 sft.

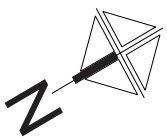




TYPE A 1771 sft.

TYPE B 1939 sft.





TYPE B 1939 sft.

STATE OF THE ART APARTMENT FEATURES :

Floors :	24"x24" Mirror polished local tiles CBC / Great wall / AKIJ for all bedrooms, living room, dining room, kitchen and verandah.
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 and doors by KAI 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.
- Sink :** Single bowl sink.
- Gas Connection :** Cylinder gas line connection for stove.

LIFT, LOBBIES & STAIRCASES :

- Lift (Sigma China) 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 developers choice.
- Support lift, water pump, lighting in common space, stairs and 2 lights & 2 fan points in every flat (Master Bed room and Living room).

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.
- 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



SEL Rose-N-Dale, Suit : 1101, 116 Kazi Nazrul Islam Avenue, Ramna, Dhaka-1217.

Email: info@mcgrathbd.com, Website: www.mcgrathbd.com

Hot Line: 0197-McGrath

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.