



*Rezia by McGrath*

Bashabo, Dhaka-1219.



# Location Highlights

## Educational Institutions

- Shahjahanpur Railway School
- Kadamtala Purba Bashabo School & College
- Ideal School & College
- Pallima Sangsad

## Health

- Mugda Medical College and Hospital
- Khidmah General Hospital

## Daily Needs

- Apon Family Mart
- Shwapno

## Shopping Malls

- Eastern Plus Shopping Complex
- Taltola City Super Market





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113 Middle Bashabo,  
Dhaka-1219





## At a Glance



113 Middle Bashabo,  
Dhaka - 1219



Number of Floors: G+9



Built On 4 Katha



10 Parking Spaces



Type A - 1382 sft  
Type B - 1395 sft



1 Lift (8 Passengers)



3 Bedrooms



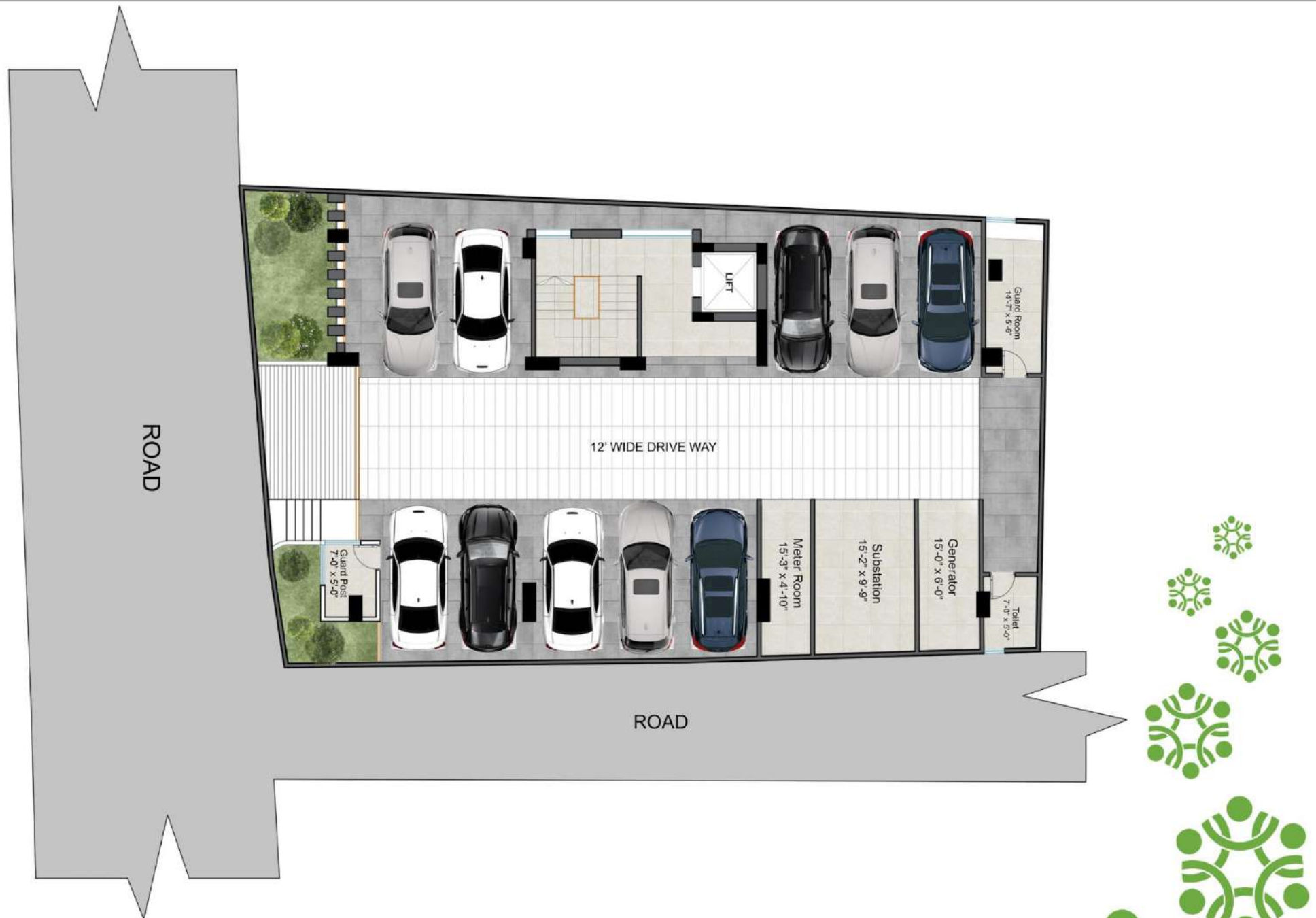
Cylinder Gas Connection



## Entrance to Building

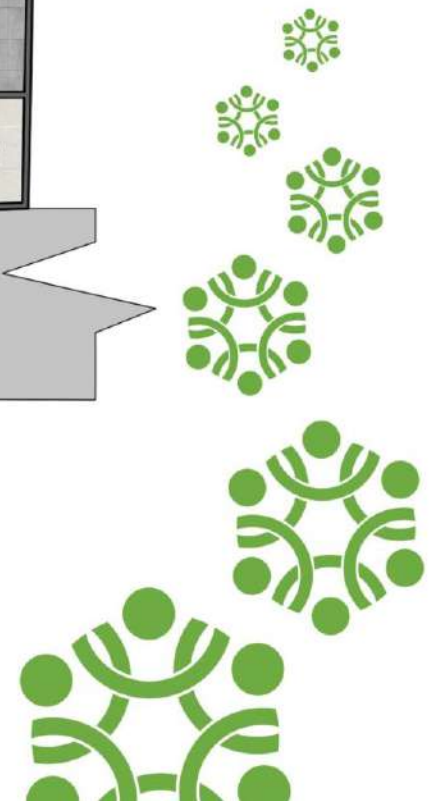
- The front elevation of the building will have a stylish combination of greenery, glass and paint (as per design).
- Greenery enhances the stylish entrance gate, inviting everybody inside.

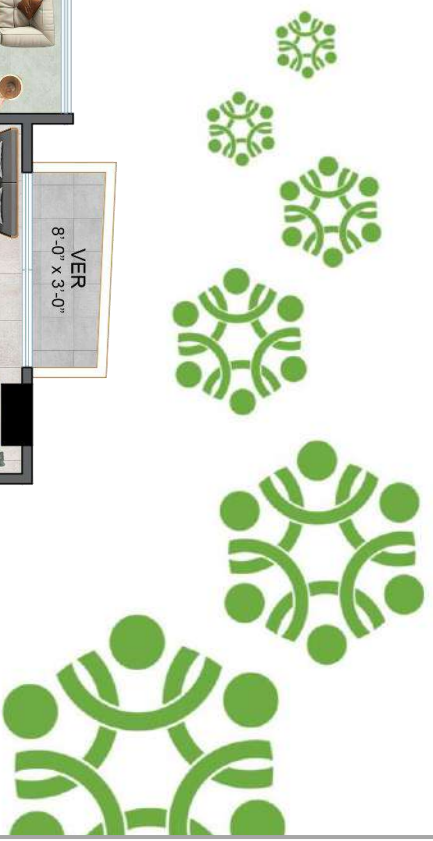




## GROUND FLOOR PLAN

- Approach ramp will be covered with tiles (as per design).
- Garbage bins will be placed at easy access points for the residence and garbage collectors' convenience.





## TYPICAL FLOOR PLAN



TYPE = A : 1382 SFT



**Axonometric View (Type - A)**





**TYPE = B 1395 SFT**



**Axonometric View (Type - B)**



# Apartment Features

## **Floors:**

24"x24" Mirror polished local tiles (CBC/ Marco Polo /Akij) will be used for all bedrooms, living room, dining room, balconies and kitchen balcony. The floor will be matched with non-stop thesis to maintain a uniform floor scheme.

## **Main Door:**

The main entrance will feature a Deep Chittagong Teak (3'-6" x 7'-0") door with a 6" Segun Frame. Additionally, features will include a door chain, handle lock, tower bolt and door viewer.

## **Internal Doors:**

All internal doors except bathrooms will have 7'-0" height polished veneer door shutters (Crown Teak) with Mahogany door frames.

## **Sliding doors & windows:**

Wider sliding glass windows by Falcon and sliding doors used as per floor plan. This will complete with mohair lining, rainwater barrier, and fly-proof netting provision.

## **Security & Safety:**

Safety grills will be installed on balcony up to 3'-0".



# Apartment **Features**

## **Painting:**

Smooth finished plastic paint on all internal walls, distemper paint on ceilings, enamel paint on all grills and weather coat paint by Berger.

## **Electrical:**

Imported gang type electrical switches, plug points and other fittings. Provision for air conditioners with power at any 2 points designated in the electrical design, in addition to an internet & intercom 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 & balconies.

## **Cable connections:**

Concealed television line in master bed & living area.

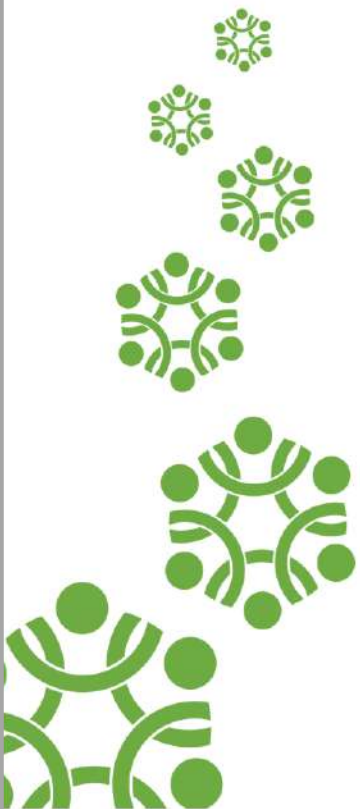


## Bathroom Features

- Door** : Doors will be provided as per the developer(s) choice.
- Sanitary ware** : Local sanitary ware by Stella will be used as per developer(s) choice.
- C.P. Fittings & Accessories** : CP fittings & accessories by Sattar/Astra will be used as per developer(s) choice.
- Tiles** : Wall and floor tiles by CBC/ Marco Polo /AKIJ as per developer Choice.
- Basins & mirrors** : All bathrooms will have local pedestal basins and mirrors as per developer(s) choice.
- Waterline** : Concealed hot & cold waterlines in bathroom1 & bathroom 2.

## Kitchen Features

- Platform** : Marble shade tiles in the kitchen counter top (CBC / Marco Polo /Akij).
- Wall & floor tiles** : Wall tiles (up to 7'-0") and floor tiles (CBC / Marco Polo /Akij).
- Waterline** : Concealed.
- Sink** : Single bowl.
- Gas Connection** : Cylinder gas line connection for stove.



## LIFT, LOBBIES AND STAIRCASES

- The lift will be sourced from Sigma, a reputed international manufacturer from China as chosen by the developer(s). It will be equipped with an automatic voltage regulator, inverter, adequate lighting, a full-height photocell sensor, and an emergency alarm.
- The staircase will feature tiles steps for easy maintenance and a clean look.
- The lift lobbies on every floor will have tiled floors and attractively designed lift walls.
- Additionally sliding windows in the staring to ensure light and ventilation.

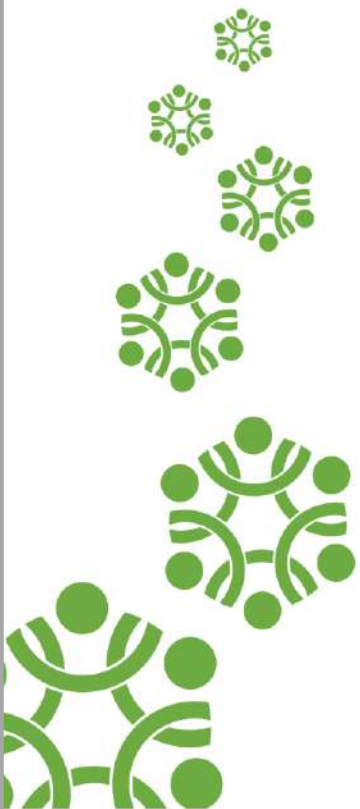
## GENERATOR

- A high-quality canopied generator, imported from China and selected by the developer(s), will be provided with auto start/stop functionality. This generator will supply power of essential services, including:
  - Lift Operations
  - Water Pumps
  - Lighting in common areas, stairs, and individual apartments (2 lights and 2 fan points in each master bedroom and living room).

## WATER

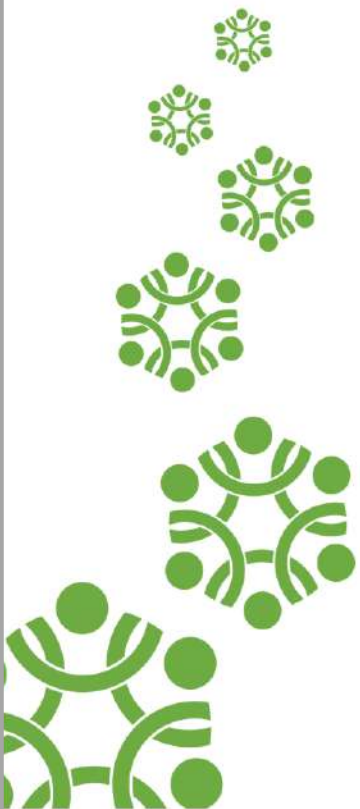
- Underground water reservoir with lifting pump to store two days consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half-day requirements.

*Note: Additional fittings and fixtures (as per the customers choice) will be done at an additional cost.*



## STRUCTURAL & GENERAL ENGINEERING FEATURES

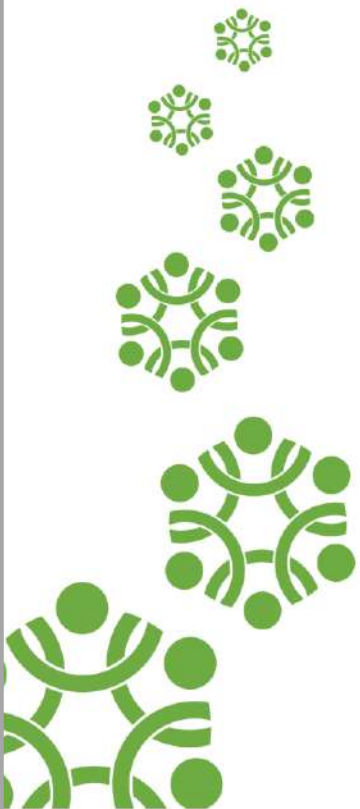
- Sub-soil investigation and soil composition testing will be conducted using the latest testing equipment.
- The design of the foundation and superstructure to be conducted by a group of highly experienced structural and foundation engineers.
- Structural design will be prepared using latest design method to ensuring superior structure quality.
- The structure will be designed to withstand 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.
- A systematic structural combination of steel, reinforced concrete frame and shear wall core will be implemented.
- All structural members such as columns, beams, slabs, stairs and others will be built with structural reinforced concrete.
- Only the best quality construction materials including stone chips, cement, steel (1st class brick chips, Sylhet sand, local sand and other aggregates) will be selected and utilized in 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 North as South or up Bay of Bengal to Tea Gardens, you want to be sure the home builder you choose has experience where it counts.

Knock down rebuild in Dhaka has become increasingly popular. You love your street, the outlook, the land, location, and the neighbors, 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 foot than renovating your home or building an extension. With a team of specialists offering extensive knowledge on knock down rebuilds, you can be confident that you will be guided in the right direction throughout your new build journey.

**LET'S BUILD TOGETHER**





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**SCAN US**

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