



N H ORCHID BY McGRATH



LOCATION

HIGHLIGHTS

Educational Institutions

- Banasree Ideal School & College
- National Ideal School & College
- South Point School & College
- Pollima Shangshad

Health Care

- Farazi Hospital
- Khidmah Hospital
- Ibn Sina Medical College & Hospital
- Better Life Hospital

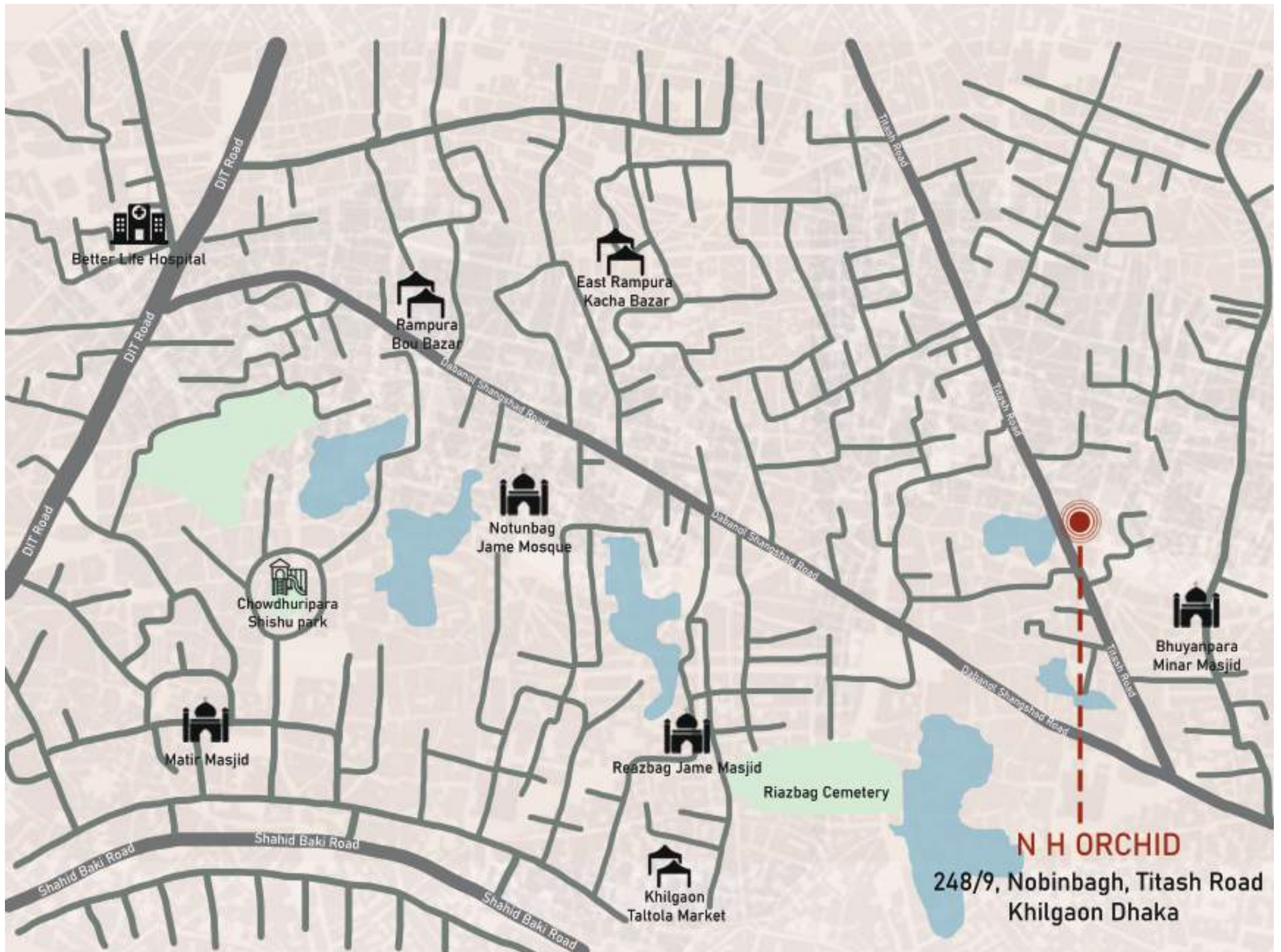
Daily Need

- Shwapno
- Agora
- Daily Shopping

Shopping Mall

- Khilgaon Taltola City Super Market
- Eastern Banabithi Shopping Complex







AT A GLANCE



248/9, Titash Road, Nobinbagh,
Khilgaon, Dhaka



4 Units



Built over 9.6 Katha



16 Parking



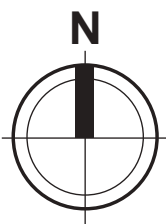
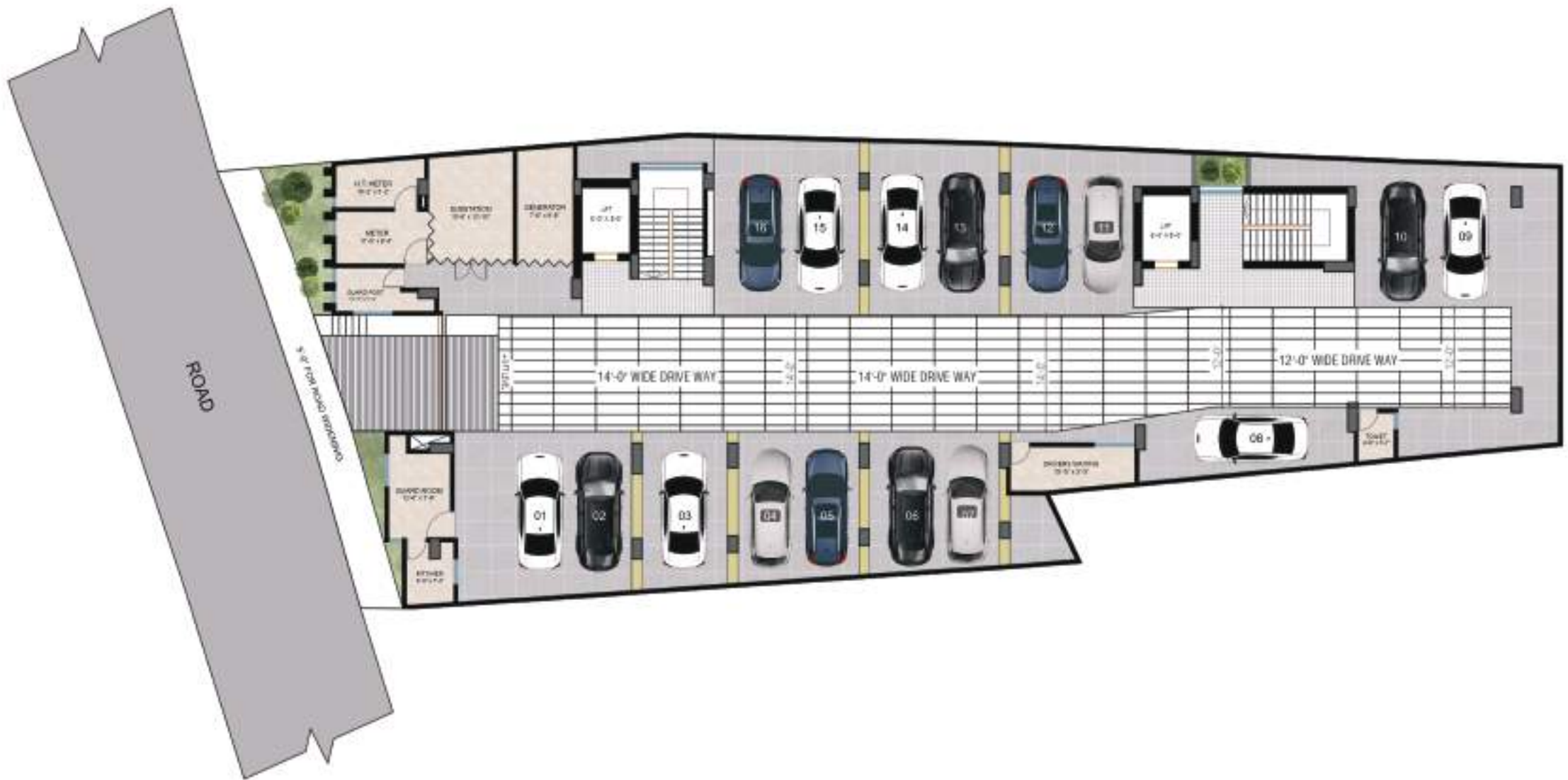
3 Bedroom Apartment



Number of Floors G+9

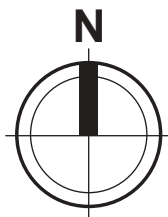


2 Lifts (8 Passengers Each)



GROUND FLOOR PLAN

- Approach ramp will be covered with tiles.
- Garbage bins will be placed at easy access points for the residents and garbage collectors' convenience.



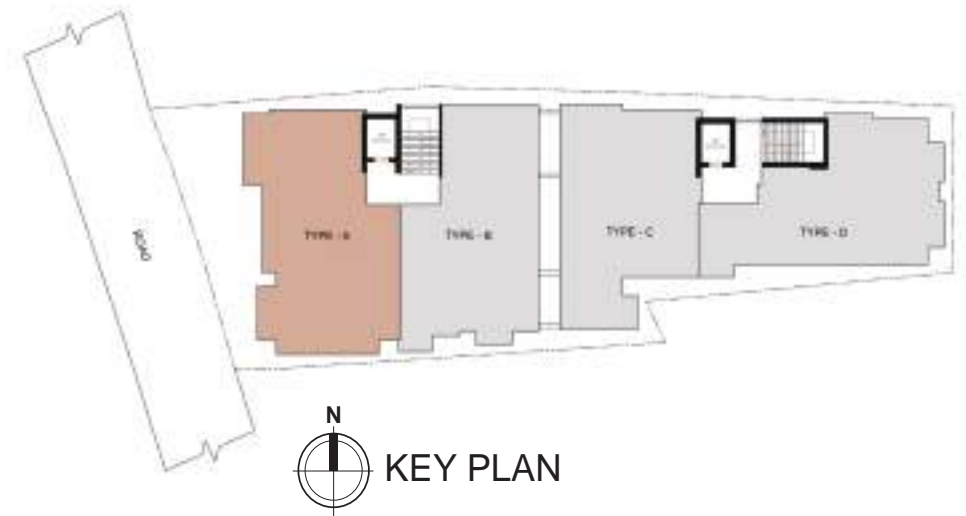
TYPICAL FLOOR PLAN

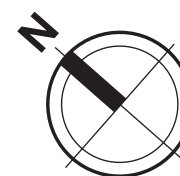
TYPE A - 1549

TYPE B - 1429

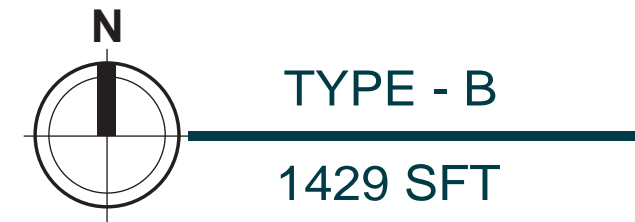
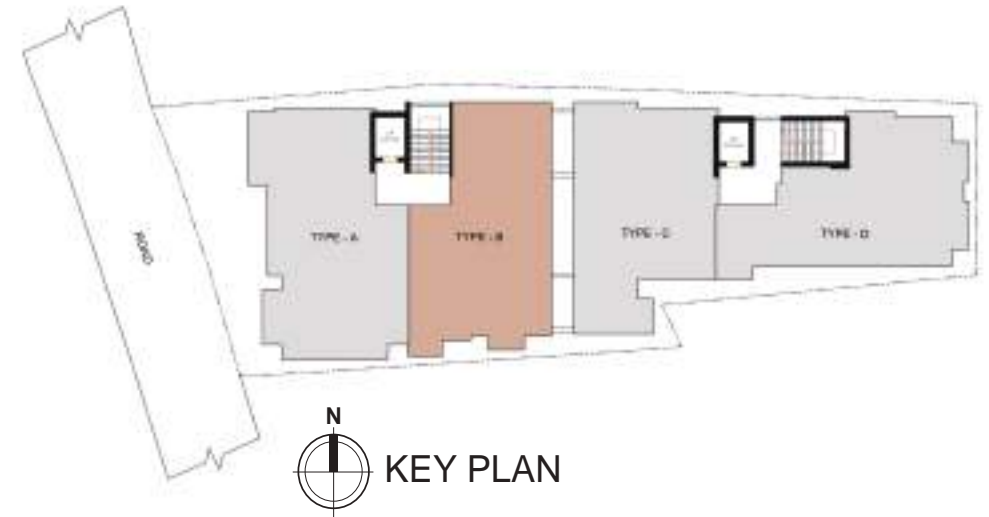
TYPE C - 1366

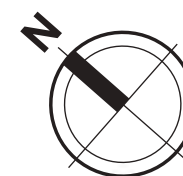
TYPE D - 1363





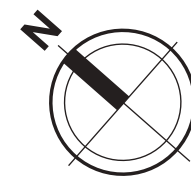
TYPE - A



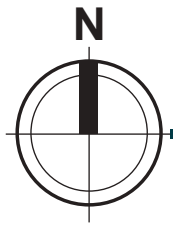


TYPE - B



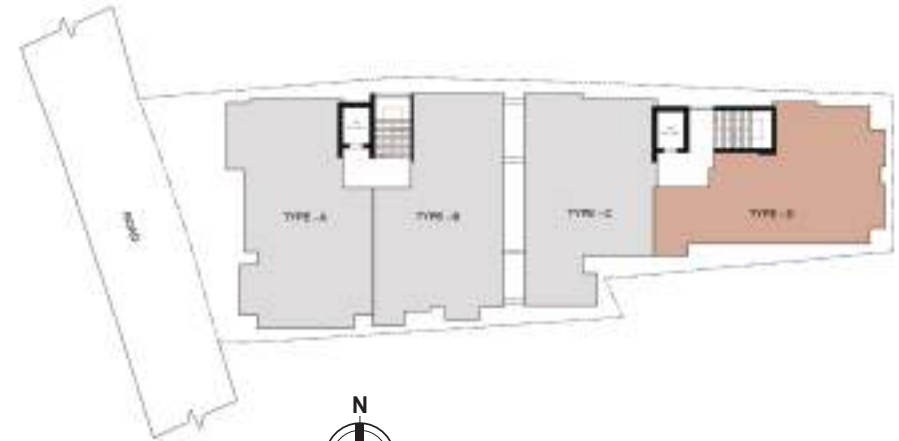


TYPE - C



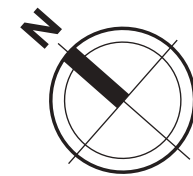
TYPE - D

1363 SFT



KEY PLAN





TYPE - D



ENTRANCE TO BUILDING

- The front elevation of the building will have a stylish combination of greenery, glass and paint.
- Greenery enhances the stylish entrance gate, inviting everybody inside.
- A gracefully designed fountain adorns the front facade, adding a touch of calm and sophistication to the building's grand entrance.



LIFT & LOBBY ●

- 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 tiled 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 stairwell will ensure light and ventilation.

Apartment Features

Floors:

24"x24" Mirror-polished local tiles, CBC / AKIJ, will be used for all bedrooms, living room, dining room, balconies. 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 door, 3'-6" x 7'-0", 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/AKIJ as per developer(s) 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 on the kitchen counter top: CBC/AKIJ.
- Wall & floor tiles** : Wall tiles (up to 7'-0") and floor tiles (CBC / AKIJ).
- Waterline** : Concealed.
- Sink** : Single bowl.
- Gas Connection** : Cylinder-gas line connection for the stove.



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





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

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

Hot Line: 0197-McGrath



SCAN US

GENERAL DISCLAIMER

Please note that the information contained in this brochure are subject to change. The measurements are approximate. The illustrations provided are only to facilitate presentation. Apartments are sold unfurnished and furniture and fixtures are not included in the purchase price or contract. Features and amenities are subject to variation as per availability based on market prices, design requirements, price fluctuations.