



MIR REAL ESTATE LTD.

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General Disclaimer:

The information contained in this Brochure and Plans are subject to change as may be required by the authority or the project architect. All measurements are approximate. All illustrations are artists impression only.

Sohela's **mir** CRESCENDO



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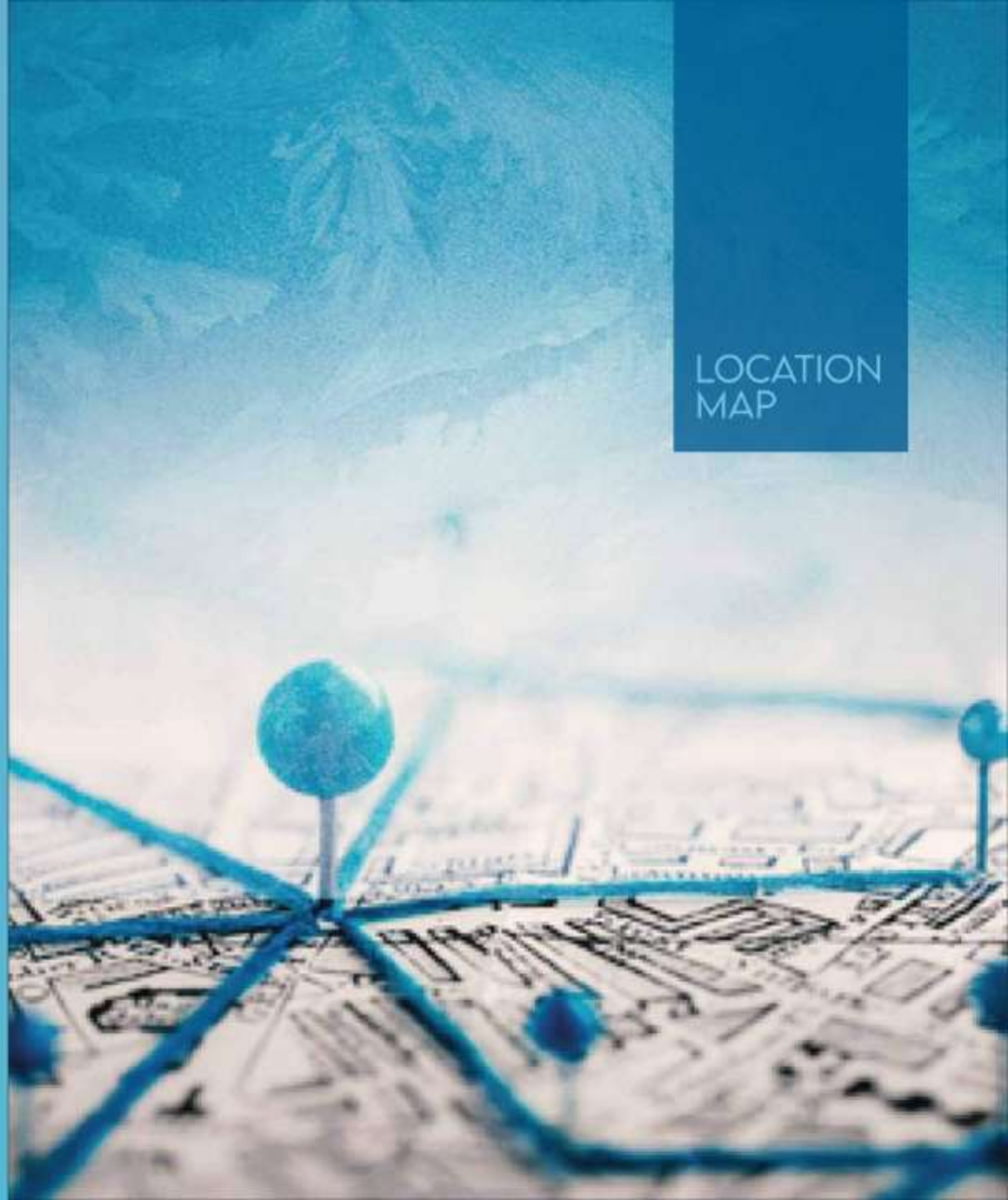


PROJECT AT A GLANCE:

Land area- 8.16 katha
Address - Plot 31, Suhrawardy Avenue,
Block K, Baridhara model town, Dhaka
Front Road Width - 12.19 m
Number of Floors - G+8
Number of Apartments - 7
Apartment Size - 4052sft gross
Number of Basements - 1



LOCATION
MAP







Behar's a
bbb b b Crescendo

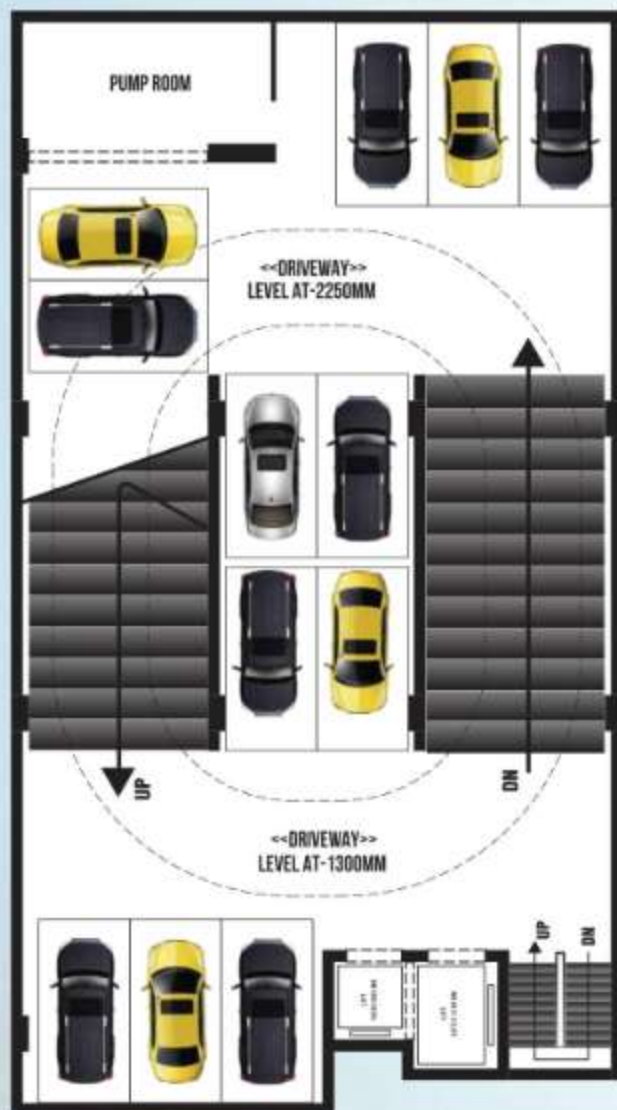
ARCHITECT







BASEMENT



GROUND FLOOR



1st Typical FLOOR



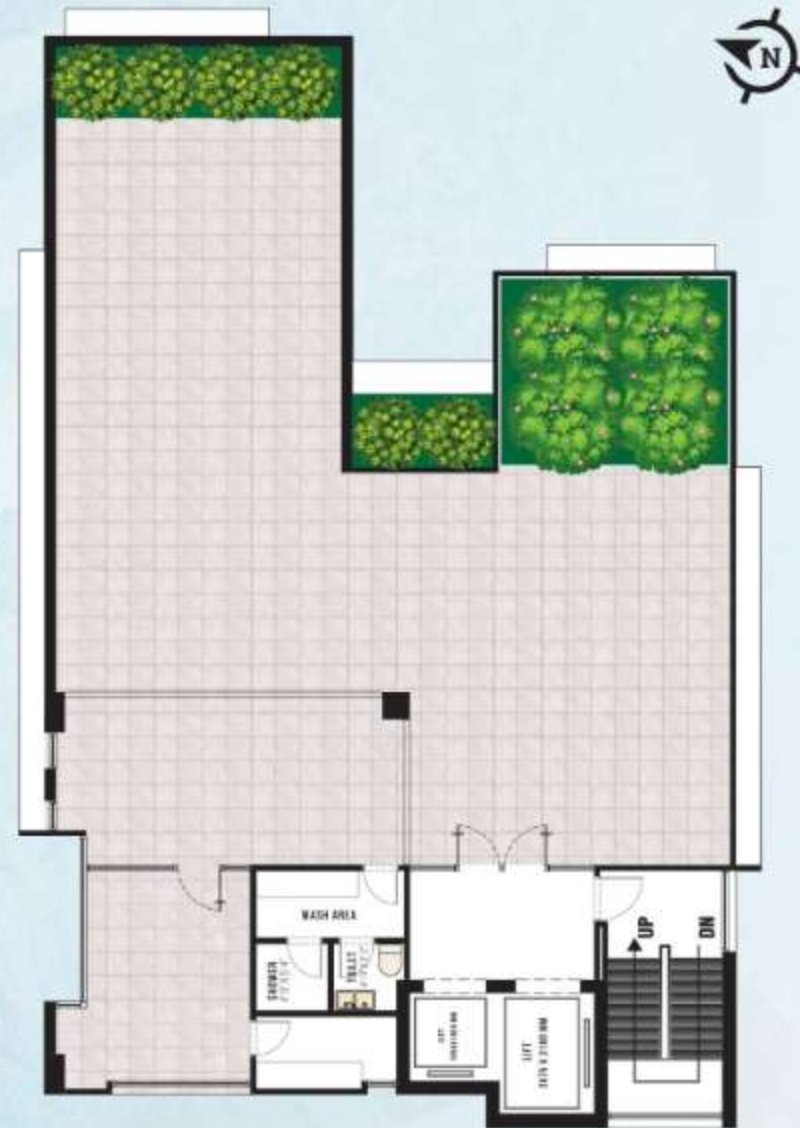
Typical FLOOR PLAN 2-6



Typical FLOOR PLAN 7-9



ROOF PLAN





CIVIL WORKS:

- The building structure will be Reinforced Cement Concrete (RCC) frame structure with slab.
- Structural design in considering earthquakes and winds intensity (210 km per hour) as per Bangladesh National Building Code (BNBC).
- Average 4" thick lime terracing in rooftop to protect overheating with unfinished Granite surface.
- All external wall will be 8"/10" brickwork with smooth plaster.
- All internal walls will be 5" brickwork with smooth plaster.
- Exterior wall will be painted with weather coat paint (Berger).
- Internal paint (wall and ceiling) will be Plastic paint (Berger).
- For general floors imported mirror polish homogeneous tiles (32" x 32").
- Railing shall be provided with SS post with tempered glass in verandas.
- Char coal aluminum section (BTA/Fu-wang/KAI or equivalent) in all windows & sliding double glassed shutters with mosquito netting.
- Triple pane glass windows in front side of the Building.
- Good quality jhama picket and stone aggregate (for column, slab, footing, grade beam and underground reservoir only) will be used as per structural design requirement.
- Good quality available 1st class/concrete bricks will be used in the walls.
- 75/60 grade deformed bar will be used in the structure.
- MIR Cement will be used.

ELECTRICAL WORKS:

- Good quality MK Singapore or equivalent imported electrical switches & sockets.
- Imported electrical Sub Distribution Box (SDB) with circuit breaker (HAVELS or equivalent).
- Provision for air-conditioner in all bedrooms, family living and living room (except maid's bed).
- Provision for electrical geyser in all bathrooms & kitchen.
- One washing machine electrical and sanitary provision in each apartment.
- Standard quality concealed cable wiring (BRB/Paradise/BBS or equivalent).
- Fan hook box for ceiling fan.
- TV cable in Master, 2nd, 3rd bed, Family Living & Living area.
- Provision for Telephone line in Master bed, child bed, family living & living area.
- Wi-Fi Provision.

FEATURES &
AMENITIES

BATHROOM FEATURES:

- Imported sanitary wares in Master bath (Kohler) and other bathrooms (American Standard/Cotto/ Toto) except maid's toilet.
- Imported Chrome Plated (CP) fittings in all bathrooms (American Standard/Cotto/Kohler).
- Good quality one soap case, one paper holder, push shower and one towel rail in all bathrooms except maid's bath.
- Imported matching glazed ceramic floor tiles in all bathrooms except maid's toilet.
- Mirror in all bathrooms with overhead lamp points.
- Imported Cabinet Basin with marble top in all permissible bathrooms except maid's toilet.
- Provision for hot water lines in all bathrooms.
- Imported glazed ceramic wall tiles up to false ceiling.
- Enclosure in Master bath & 2nd bath only.
- Exhaust fan in all bathrooms.
- Provision for walk-in closets.

KITCHEN FEATURES:

- Impressively designed platform with granite slab worktop.
- Standard quality imported glazed ceramic wall tiles up to full height.
- Double burner gas outlet.
- Imported glazed homogeneous floor tiles.
- One stainless steel countertop sink (double bowl, single tray) with mixer.
- Suitably located one exhaust fan.
- Washing area in kitchen veranda with tile finish.
- Provision for hot water lines at kitchen sink.
- Provision for kitchen hood.

DOORS:

- Solid Burma teak wood/imported decorative main entrance door shutter.
- Solid teak/imported solid wooden door frame.
- Check viewer, Door Chain.
- Door handle with good quality security lock.
- Calling bell switch of good quality.
- Apartment number plate.
- All Internal door shutter (except the maid's toilet) of Burma teak solid door.
- For veranda & toilet, door shutter will be decorative teak chamble veneer flush door shutter with inner side lacquered (PARTEX/ HATIL or equivalent).
- All internal door frames will be of Burma Teak wood.
- All internal doors with a good quality mortise lock with one tower bolt (except maid's toilet).
- French polished door frame and shutters.

OTHER FEATURES:

- 02 (Two) nos. International Standard Lifts of 10 (Ten) passengers & 15 (Fifteen) passengers capacity (Shanghai/Mitsubishi/Daewoo/Schneider or equivalent) with ARD & AVR.
- Video Intercom System.
- Cylinder Gas connection system in each apartment.
- Each apartment will have independent electrical meter (three phase as per DESA/DESCO rules).
- Water supply connection and sewerage outlet facility by WASA with individual meter for total complex.
- Fire extinguisher will be provided in each floor as per existing country's building code.
- Cloth drying lines at rooftop.
- All wiring will be concealed with separate cable for each apartment.
- Granite/Marble finished in ground floor lift lobby and walls.
- Imported Ceramic wall tiles & mat/glazed homogeneous floor tiles in all other lift lobbies.
- Imported homogeneous nosing stair tiles in all staircases.
- Stair railing will be of SS and glass combination.
- One Standby auto start Emergency Generator with sound reducing canopy (i.e. Perkins/Cummins or equivalent) for operation in Case of Power Failure of:
 - Lifts
 - Water Pumps
 - Generator back up for full load of the Building
 - CC camera in ground floor for security coverage in reception area, boundary, main gate, parking area and lift lobby area.

COMMON AMENITIES:

- Fully equipped Gymnasium
- Community centre with 32"x32" mirror polish homogeneous tiles.

POST HAND OVER SERVICE:

- Preparation of By Laws and formation of Apartment Owners Association
- Recruitment and training of Association staffs.
- Development of bill collection and payment systems.
- 12 (Twelve) months free repair & maintenance of technical problems.