Jahan Villa

by

TEAM

TOGETHER WE ACHIEVE MORE

WHILE LOCATION

is a key factor, clients desire a place that speaks to their individual lifestyle. Our effort is to provide you with the most distinguished address in Dhaka.

AT A GLANCE

Most secure places in the city

South facing plot

In front of Banani DOHS Playground

Very near to Kurmitola Golf course

Ease of access to all your necessities

Single unit per floor

Adequate light & Ventilation

BEAUTIFUL MOMENTS

Architectural Design by
Architect Foyezullah of Volumezero ltd. State of the art facade of fairface finish and high-end interior, layout, befitting of luxurious lifestyle.

LOCATION MAP

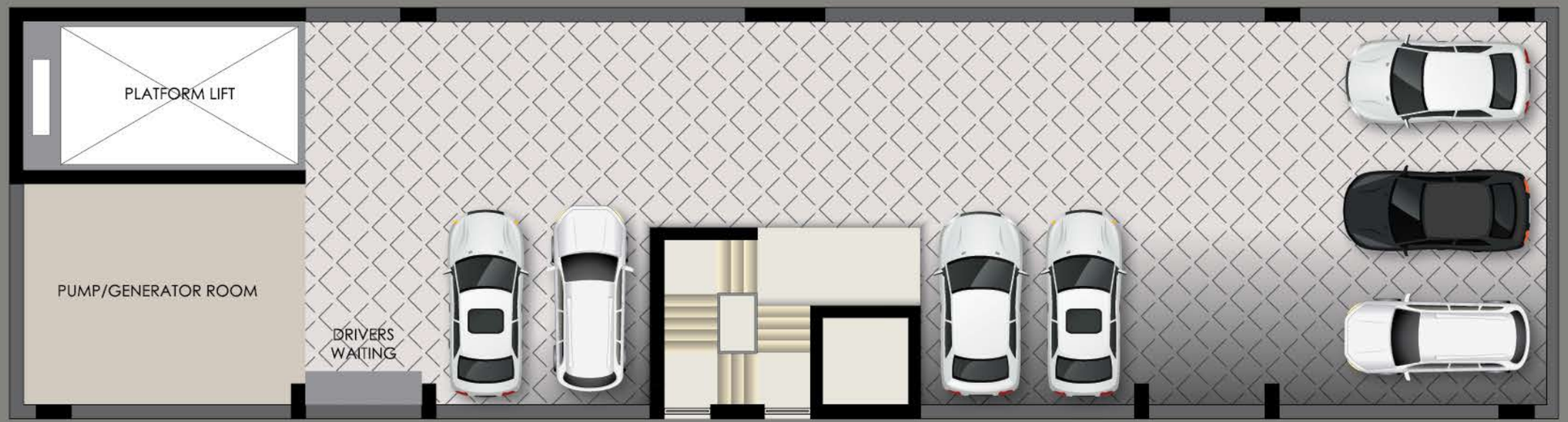
Jahan Villa by TEAM

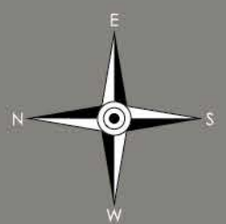
WARM RECEPTION & ENTRANCE

GROUND FLOOR PLAN

NOT TO SCALE

BASEMENT PLAN | NOT TO SCALE





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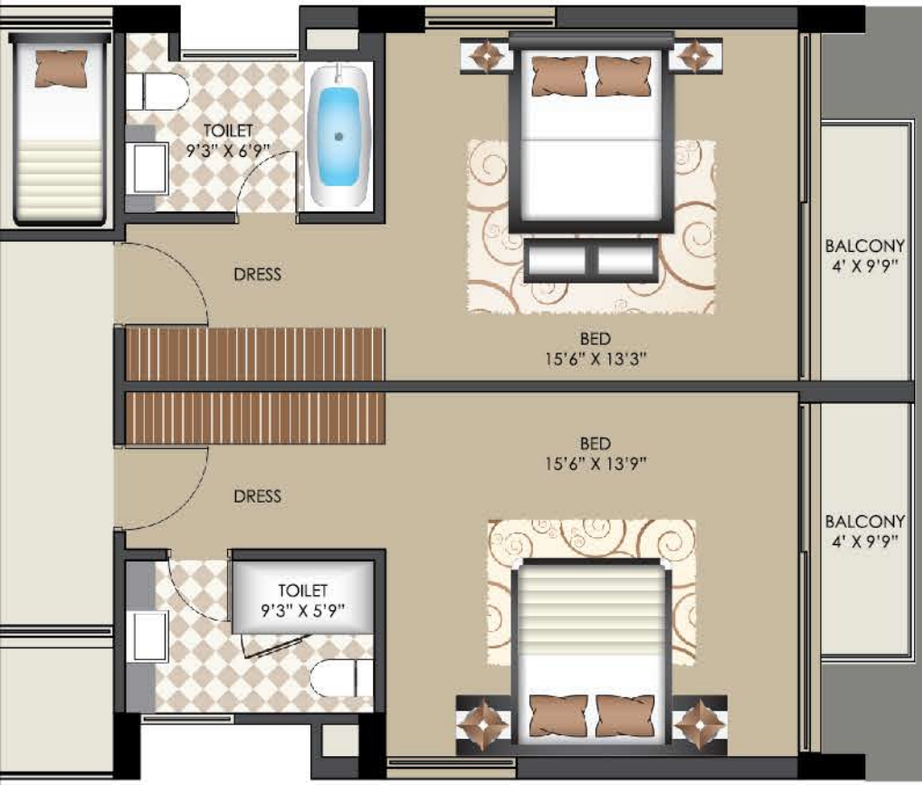
SINGLE UNIT OPTION 1

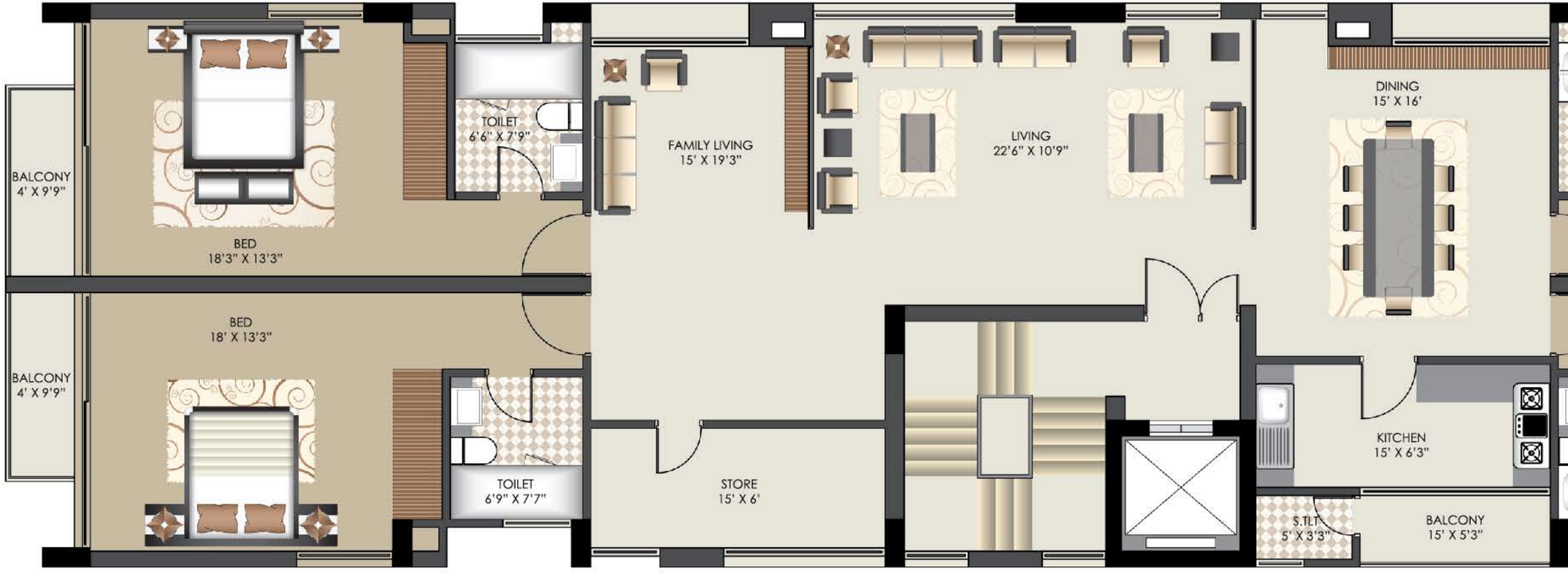
3500 SFT.
NOT TO SCALE

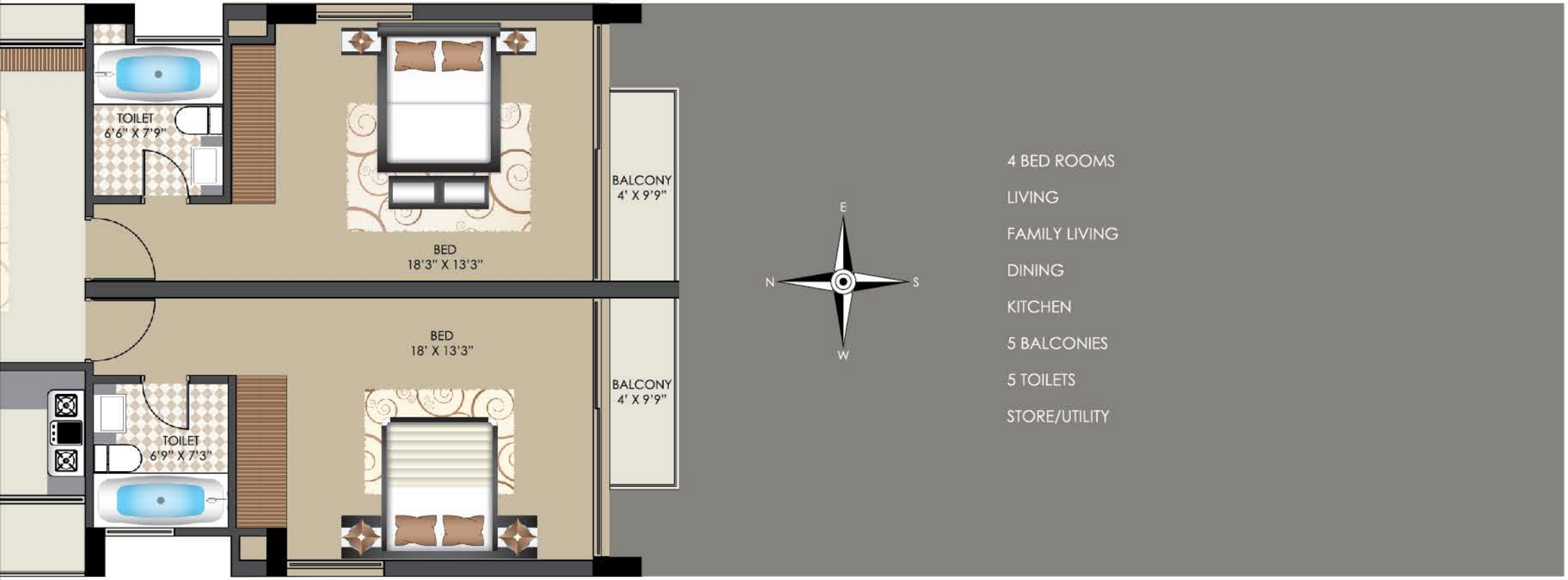


- FOYER
- 4 BED ROOMS
- LIVING
- FAMILY LIVING
- DINING
- KITCHEN
- 5 BALCONIES
- 5 TOILETS
- STAFF ROOM WITH TOILET
- STORE/UTILITY

SINGLE UNIT OPTION 2

3500 SFT.
NOT TO SCALE





4 BED ROOMS

LIVING

FAMILY LIVING

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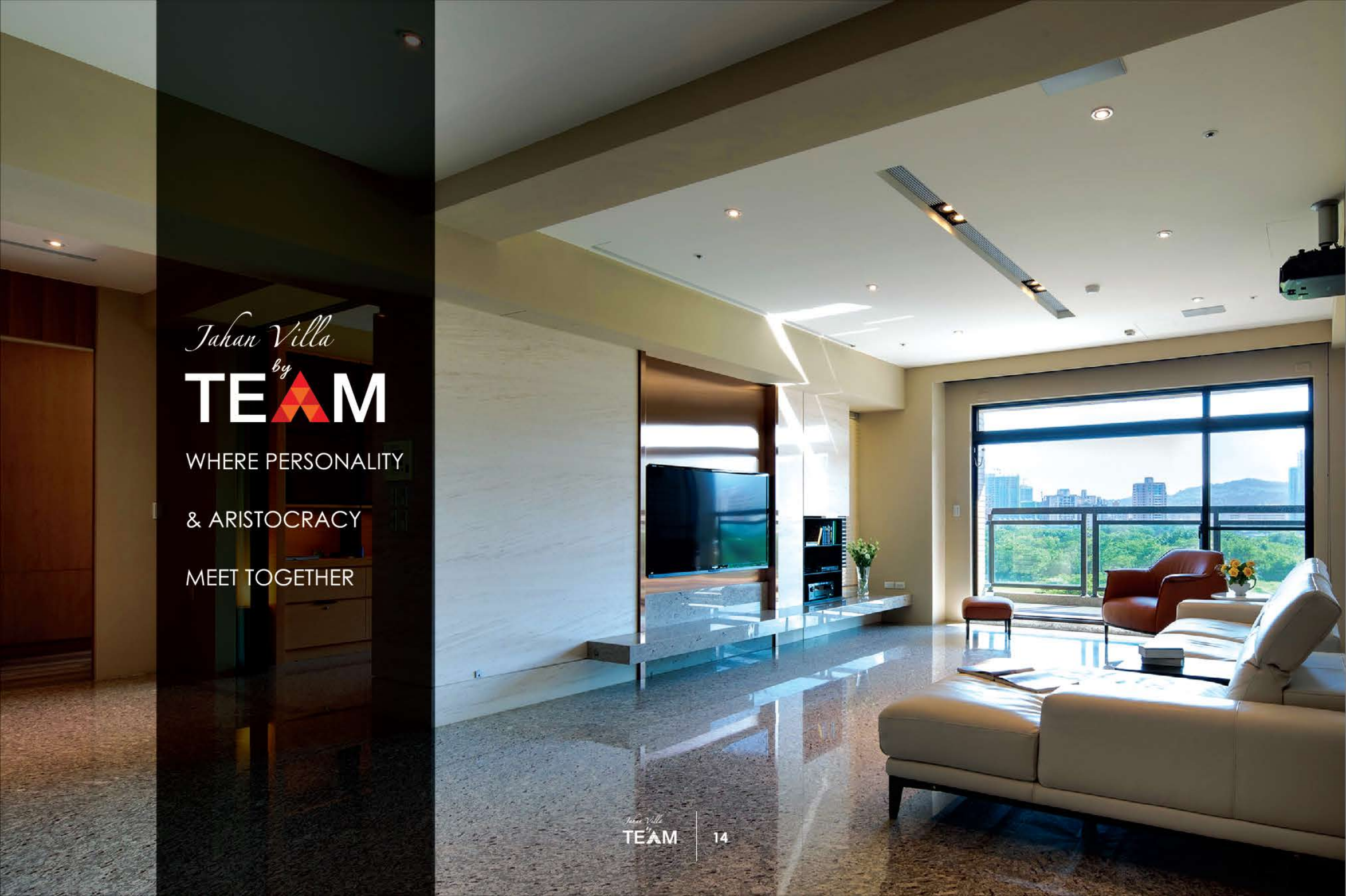
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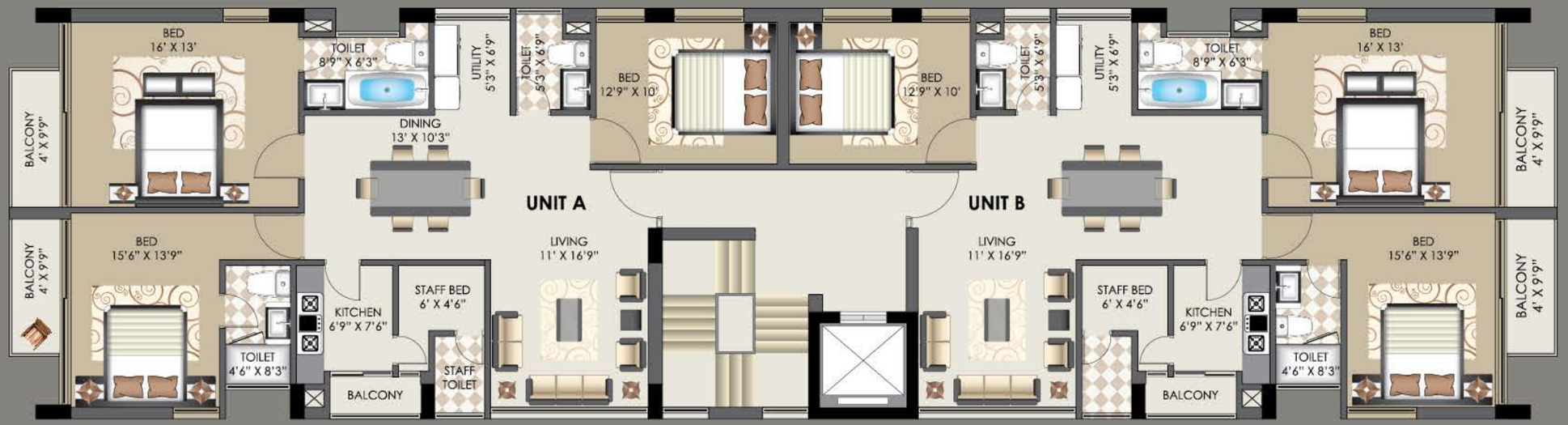
WHERE PERSONALITY
& ARISTOCRACY
MEET TOGETHER

DOUBLE UNIT OPTION

1750 SFT.
NOT TO SCALE



FEATURES & AMENITIES

APARTMENT

Floor	: Imported laser cut 32" X 32" / 24" X 48" mirror polished tiles in the foyer, living, dining, family lounge & all bedrooms and verandas.
Painting	: Smooth finished plastic paint on all internal walls & ceilings.
Main Door	: Solid Burma teak decorative main entrance door shutter/ door frame with chain, check viewer and door handle with imported security lock.
Internal Door	: Strong and Durable teak veneer flush door shutter with Teak Chambal/ equivalent door frame for all internal doors (except bathrooms).
Sliding doors & window	: Sliding glass windows and veranda doors used as per plan, complete with mohair lining & rainwater barrier.
Security and Safety	: Safety grills in windows as per (developer choice).
Electrical Features	: Imported gang type electrical switches, plug points & other fittings. Provision for air conditioners with power points in all Beds (Except Staff's bed), living & dining areas. Verandas with Suitable light points. Electrical distribution box with circuit breaker. All power outlets with earthing connection.
Cable connection	: Cable TV line provision at two points in each apartment.
Telephone connection	: One point in each apartment.
Internet Connection	: Provision of Internet connection as per the prevailing Internet service norm.
Video Intercom	: Video intercom system to connect each apartment to the Reception desk.

KITCHEN

Platform	: Impressively designed platform with marble /granite worktop.
Burner	: Double burner gas outlet.
Wall	: Imported floor & wall tiles (up to 7') as per (developer choice).
Water Line	: Hot & cold-water lines with provision for individual electrical geyser.
Sink	: One single tray bowl with stainless steel counter-top steel sink with mixer,
Washing area	: Tiles in washing area.
Exhaust Fan	: Suitably located exhaust fan.
Kitchen Hood	: Hood Provision at suitable location.

BATHROOM

Sanitary Wares	: Imported Sanitary wares (Bravat/Toto as per developer choice)
Bathroom Fittings	: Good quality CP Fittings (Grohe/Toto as per developer choice)
Tiles	: Imported Wall tiles with matching floor Tiles (As per developer choice)
Door & door frame	: Inner side Laminated Veneer Flush door shutter with teak Chambal solid door frames.
Shower Area	: Customized shower encloser for Master bath, 2nd bath & 3rd bath (as per design)
Geyser System	: Provision of individual electrical geyser system in all bathrooms except staff's toilet.
Basin	: Marble counter-top Cabinet Basin in Master bath, 2nd bath and 3rd bathroom (as per developer choice). Good quality standard size mirror in all bathrooms with overhead lamp.
Staff Bathroom	: Local floor & wall tiles with local sanitary ware and CP fittings.

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GENERAL

GENERAL

General Gateway	: Secured gateway with spacious entrance & driveway, security provision for control of incoming & outgoing visitors, vehicles, goods etc.
Reception area	: Main lobby and reception area in secure premises with granite/marble concierge desk.
Car Parking	: Parking spaces will be reserved and marked with respective apartment numbers and will be allotted at the time of individual unit handover. Parking floor to be finished with pavement tiles/patent stone as per design.
Lifts	: One passengers Lift and one car Lift from reputed manufacturer (Hyundai/Equivalent)
Generator	: Standby diesel Generator (European) of required capacity to serve Lift, Water pump, Lobbies, Intercom service, lighting in common space and stairs. In addition, all light points, all fan points, one TV outlet point and one Refrigerator point in each apartment.
Main Staircase	: Main staircase with easy to climb steps & adequate lighting.
Roof Top Features	: Well-designed parapet wall of adequate height. Rooftop garden with seating arrangement.
Electricity Supply	: Electricity supply from DESCO with required capacity substation. Separate meter for each Apartment.
Water Supply	: Water supply connections from WASA, sufficient with regards to total calculated consumption. Underground water reservoir with lifting 2 nos. pumps (pedrollo/equivalent) with one standby.
Gas Supply	: Gas connection from TITAS distribution system (Subject to GOVT. policy during the time of project handover).

TERMS & CONDITIONS

RESERVATION & ALLOTMENT
Application for reservation of apartment space must be made on the prescribed application form, duly filled up & signed by the applicant, along with down payment. Until full receipt of Down payment, the developer reserves the right to accept or reject any application without assigning any reason thereto. After full receipt of down payment, the Developer will issue a letter of allotment with agreed payment schedule, which confirms the allotment.

TERMS OF PAYMENT
All payments to be made in Cheque/Pay Order in favor of "Team Developers Ltd.". Bangladeshi residing abroad may remit payments by TT or DD. Conversion into taka will be at the prevailing Bangladesh Bank Exchange rate. The allottee must adhere to the schedule of payments to ensure timely completion of construction. Delay in payments beyond the due date will make the allottee liable to pay a delay charge of 10% on the amount delayed.

CANCELLATION & REFUND
In case any allottee(s) fails to make payment within 60 (Sixty) days of the due date, the Company reserves the full and absolute right to cancel the allotment. The company will refund the remaining amount after a deduction of 10 (Ten) % of the deposited money as cancellation fees/serve charge.

COST OF REGISTRATION & TRANSFER FEE
In connection of Registration and Transfer etc. the allottee will pay stamp duties, VAT, registration fee, documentation charges and other miscellaneous expenses as per Govt. rules.

OTHER CHARGES
Connection fees, security deposits and incidental expenses relating to gas, water, sewerage, power connections are not included in the price of the apartment which the allottee will pay proportionately on these accounts before handover.

LOAN FACILITY
Application & sanction of home loan is responsibility of the allotment while the developer will extend sincere cooperation and get into tri-partite agreement with the loan –provider of allottee's choice .No exemption of delay Fee will be granted for delay in payment due to any delay in loan processing or disbursement. Therefore, the allottee must start the loan application process well ahead of time.

HANDOVER
The developer is responsible for construction & completion of the project within promised time including grace period. However, developer is not liable for any delay caused by any reason that is evidently beyond developer's control or caused due to allottee's personal failure in (i) paying installments on scheduled dates, (ii) giving finishing decision by deadline, or (iii) completing personal interior works.

CAR PARKING
Allotment of car parking sets will be done on a "First Paid, First Served' basis, i.e, the Purchaser may choose and confirm their preferred paring set from the available sets in the Parking Chart only after full payment.

COMPANY'S DISCRETION
Any changes in all architectural and engineering designs for the requirement/greater interest of the project shall be acceptable to the allottee.

TEAM
DEVELOPERS LTD

TDL OFFICE
RABBE HOUSE, PLOT CEN(B) 11, ROAD 99,
GULSHAN 2, DHAKA 1212

CORPORATE OFFICE
ABC HERITAGE (LEVEL 4&5),
2&4 JASHIMUDDIN AVENUE,
SECTOR 3, UTTARA, DHAKA 1230.

+880 1844583071
+880 1844583072
+880 9612156802

info@tdlbd.com

www.teambd.com

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