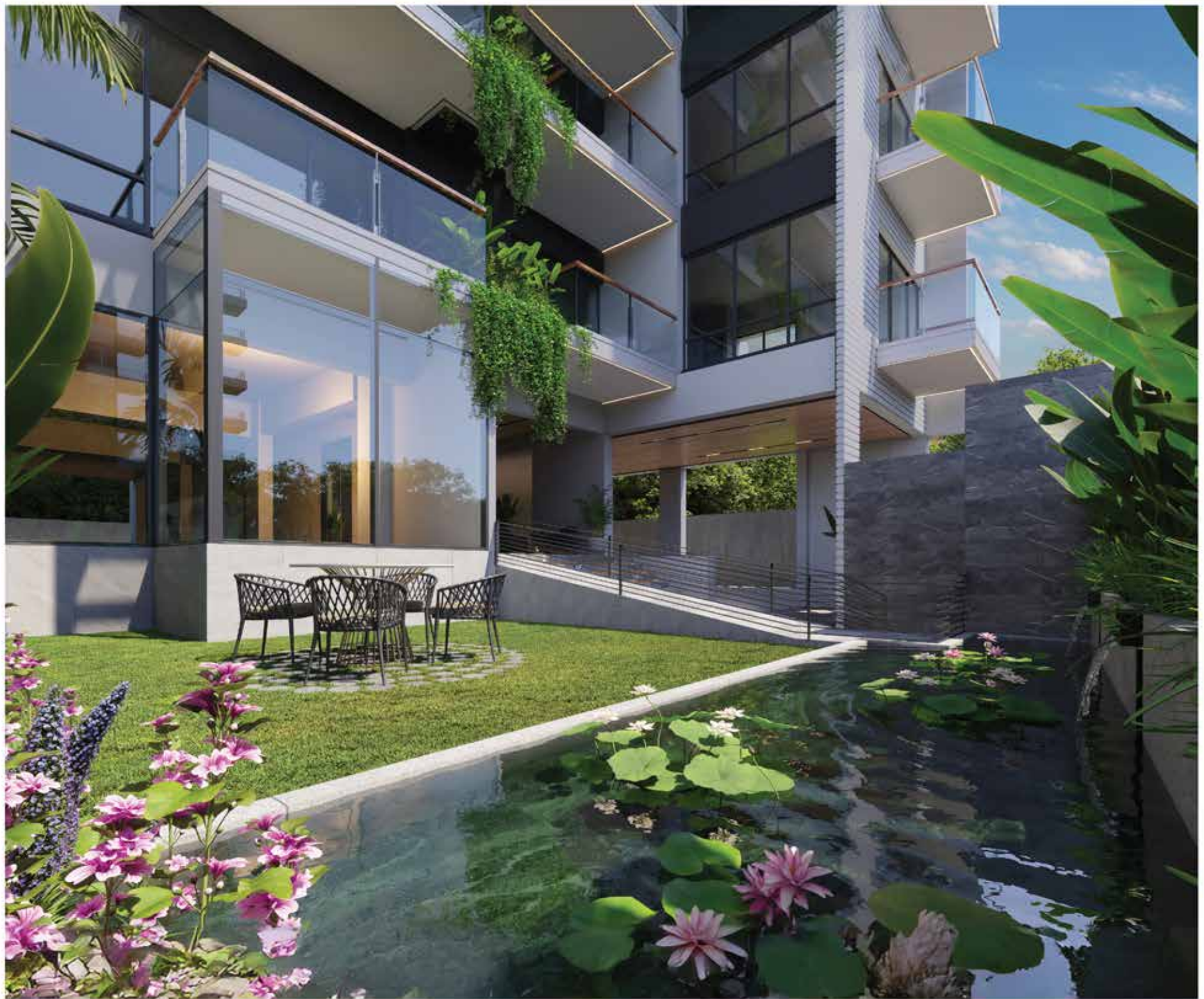


Jasmine Villa
by
TEAM



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INTRODUCTION

The investment you make will be one of the most important decisions in your life.

When it comes to a decision like choosing an apartment everyone wants to settle the best one.

And as such, everything should be perfect.

AT A Glance

- SOUTH FACING 9 STORIED RESIDENTIAL PROJECT
- SINGLE UNIT APARTMENT WITH 4 BEDROOMS
- GYM & PARTY LOUNGE
- NEAR LAKE & UN ROAD
- 2 NOS. MODERN LIFTS
- GROUND FLOOR 12 FEET HEIGHT
- UNIT SIZE 3702 SFT. & FLOOR HEIGHT 11 FEET
- 24 HOUR SURVEILLANCE
- 40 FEET WIDE ROAD
- DESIGNED BY VOLUMEZERO LTD





GULSHAN



MAADANI AVENUE



RAJKO PARK
(BANDHARA LAKESIDE)

UNITED NATIONS ROAD

BARIDHARA

AMERICAN
INTERNATIONAL
SCHOOL

MOSQUE

BRITISH
HIGH
COMMISSION

EMBASSY
OF JAPAN

CHINA
EMBASSY

KSA
EMBASSY

TURKISH
EMBASSY

SOUTH KOREAN
EMBASSY

EMBASSY
OF FRANCE

ROYAL
THAI
EMBASSY

HIGH
COMMISSION
OF CANADA

EMBASSY
OF THE U.S.A

PARK ROAD

PARK ROAD

PARK ROAD

PARK ROAD

SUHRAWARDI AVENUE

SUHRAWARDI AVENUE

SUHRAWARDI AVENUE

TO BADDA

PRAGATI SARANI

TO KURIL BISHWA ROAD

Jasmine Villa

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Bandhara Diplomatic zone,
plot # 20, Road # 8, Block # K

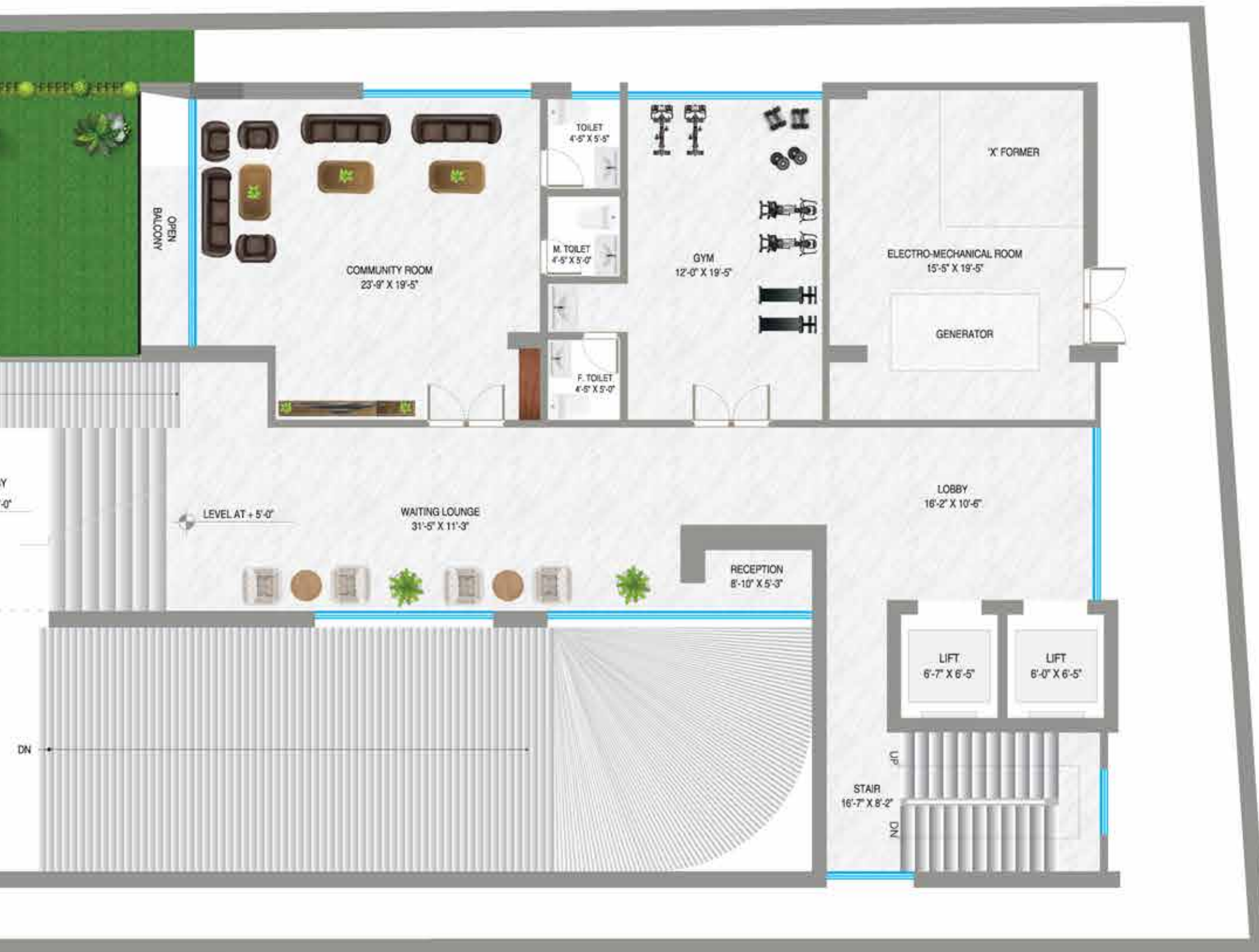


GREAT LOCATION

While location is a key factor, clients desire a place that speaks to their individual lifestyle.

TEAM Baridhara reflects your lifestyle.







TYPICAL *floor plan*





WHERE LUXURY MEETS LIFESTYLE, AND HOMES BECOME MASTERPIECES





TEAM DEVELOPERS LTD.

COMMON of FACILITIES THE PROJECT:

FACILITIES AND AMENITIES:

- GRAND RECEPTION AREA
- VIDEO INTERCOM
- PARTY LOUNGE
- GYM

BUILDING ENTRANCE:

- SECURED AND DECORATIVE MS GATE WITH LAMP AS PER THE ELEVATION & PERSPECTIVE AND OVERALL ARCHITECTURAL DESIGN OF THE BUILDING.
- COMFORTABLE INTERNAL DRIVEWAYS WITH DESIGN PAVEMENT
- RESERVED CAR PARKING WITH NON-SKID FINISHED MATERIALS.
- GUARD POST & DRIVERS WAITING.

RECEPTION LOBBY:

- IMPRESSIVE RECEPTION DESK WITH MARBLE/GRAVITE WORKTOP.
- RECEPTION DESK WITH INTERCOM SET. (PANASONIC/EQUIVALENT)
- STYLISH (MARBLE/GRAVITE) FLOOR IN RECEPTION AREA.
- VIDEO INTERCOM SYSTEM FOR INDIVIDUAL APARTMENT.
- SPACIOUS STAIR AND LIFT LOBBY.



LIFT, LOBBIES & STAIRCASES:

- SPACIOUS LIFT LOBBY IN EACH FLOOR.
- TILES IN STAIRCASE.
- THE FRONT WALL OUTSIDE THE LIFT ON THE GROUND FLOOR SHALL BE MARBLE AS PER ARCH. DRAWING

LIFT:

- 02 INTERNATIONAL STANDARD LIFT (TOSHIBA/EQUIVALENT)
- ADEQUATE LIGHTING INCLUDING STABILIZER AND AUTO LANDING DEVICE.
- 8 (EIGHT) PERSON CAPACITY EACH.
- FAST & RELIABLE SERVICE TO RESIDENTS ON ALL FLOORS.

ROOF TOP:

- ROOF TOP GARDEN WITH CONCEALED LIGHTING FOR BEAUTIFICATION.
- PROTECTIVE PARAPET WALL.
- OPEN CORNER WITH FEW SITTING ARRANGEMENTS.



INDIVIDUAL of AMENITIES THE PROJECT:

DOORS:

- DECORATIVE TEAK MAIN ENTRANCE DOOR WITH TEAK DOOR FRAME INCLUDING IMPRESSIVE DOOR LOCK WITH HANDLE, SECURITY LOCK, CHECK VIEWER, CALLING BELL SWITCH ETC.
- SOLID TEAK DOOR SHUTTERS WITH DOOR FRAME OF TEAK FOR INTERNAL ROOMS. ALL INTERNAL DOORS WITH GOOD QUALITY ROUND/CYLINDRICAL LOCK. TOILET DOOR SHUTTERS TO BE WITH SOLID TEAK WITH DOORFRAME.

WINDOWS:

- 4" BTA/CHUNHYA/KAI/EQUIVALENT ALUMINUM SLIDING WINDOWS WITH 5 MM GLASS, MOHAIR LINING AND RAINWATER BARRIER IN ALUMINUM SECTION AS PER ARCHITECTURAL DESIGN OF THE BUILDING.
- MOSQUITO NET SHUTTER IN ALL WINDOWS AND SLIDING DOORS OF VERANDAHs.
- SAFETY GRILLS IN ALL WINDOWS WITH MATCHING ENAMEL PAINT.

ROOM FINISHES:

- FLOOR: IMPORTED MARBLE IN LIVING, DINING, FAMILY LIVING. ALL BEDROOMS WILL HAVE 32" X 32"/24" X 48" MIRROR POLISHED LASER CUT HIGH QUALITY IMPORTED TILES EXCEPT STAFF BED AS PER DEVELOPER CHOICE.
- PLASTIC PAINT (BERGER/ELITE/ASIAN/EQUIVALENT) IN ALL INTERNAL WALLS AND CEILINGS OF SOFT COLORS.
- FRENCH POLISH IN DOORFRAMES & SHUTTERS.

OUTSIDE PAINT:

- EXTERIOR WALLS OF DUROCEM/WEATHERPROOF PAINT. (BERGER/ASIA/ELITE/EQUIVALENT)

VERANDAH RAILING:

- WELL ARCHITECTURAL DESIGNED.

TOILET FEATURES:

- IMPORTED COMMODE AND BASIN IN ALL BATHROOMS EXCEPT STAFF'S.
- MASTER BATH. 2ND BATH, 3RD BATHROOM WILL HAVE SHOWER ENCLOSURE AS PER DEVELOPER CHOICE.
- CABINET BASIN WITH MARBLE COUNTERTOP IN ALL BATHS EXCEPT STAFF BATH AS PER ARCHITECTURAL DESIGN.
- IMPORTED TILES IN ALL BATHROOMS WALLS AS PER DEVELOPER CHOICE.
- IMPORTED FLOOR TILES IN ALL BATHROOMS AS PER DEVELOPER CHOICE..
- BASIN MIRRORS OF GOOD QUALITY WITH OVERHEAD LAMP
- GOOD QUALITY CP FITTINGS I.E. TOWEL RAIL, SOAP CASE, ETC IN ALL BATHROOMS. (COTTO/GROHE/EQUIVALENT.) AS PER DEVELOPER CHOICE.
- STORAGE SPACE OVER TOILETS IN RCC STRUCTURE WITH CAT DOOR/SHUTTER.
- STAFF TOILET OF RAK TILED FLOOR WITH LONG PAN AND LOWDOWN.
- CANCELED HOT AND COLD WATER LINES IN ALL BATHROOMS EXCEPT STAFF BATH.

INDIVIDUAL of AMENITIES THE PROJECT:

KITCHEN:

- DOUBLE BURNER GAS OUTLET OVER CONCRETE PLATFORM COVERED WITH MARBLE/ GRANITE TOP FINISH AS PER ARCHITECTURAL CHOICE.
- IMPORTED WALL TILES UP TO 7FEET.
- IMPORTED FLOOR TILES.
- ONE SINGLE BOWL STAINLESS COUNTERTOP STEEL SINK WITH MIXER.
- CONCEALED HOT AND COLD-WATER LINES.
- DOWN WASH AT KITCHEN VERANDAH.
- EXHAUST FAN SUITABLY LOCATED.
- PROVISION OF KITCHEN HOOD.

ELECTRICAL FEATURES:

- ELECTRICAL CABLE IN CONCEALED PVC CONDUITS. (BBS/PARADISE/EQUIVALENT)
- MK TYPE SWITCHES AND SOCKETS (ABB/LEGRAND/EQUIVALENT).
- SEPARATE ELECTRIC DISTRIBUTION BOX WITH CIRCUIT BREAKER
- ALL POWER OUTLETS WITH EARTH CONNECTION.
- PROVISION FOR AIR-CONDITIONER IN ALL BED, LIVING AND DINING EXCEPT STAFF.
- TELEPHONE SOCKET IN MASTER BED AND LIVING ROOM.
- SUITABLE LIGHT POINTS IN VERANDAHS.
- CONCEALED INTERCOM LINE.
- CONCEALED INTERNET LINE IN IN EACH APARTMENT.
- CONCEALED SATELLITE TV CABLE IN M. BED, 2ND BED AND LIVING.
- POWER POINTS FOR TV, REFRIGERATOR, DEEP FRIDGE, WASHING MACHINE,



GENERAL AMENITIES

SUB-STATION:

- TRANSFORMER : RATING AS PER REQUIREMENT, PFI : AS PER REQUIREMENT OF TOTAL LOAD.
- GENERATOR : ONE CANOPY TYPE DIESEL GENERATOR FOR OPERATING IN CASE OF POWER FAILURE TO COVER EVERY POINTS IN EACH FLAT WITH TWO NOS. A/C POINTS IN EACH APARTMENT. AND ALSO EMERGENCY POWER IN LIFT, STAIRCASE, PUMPS, LOBBY, INTERCOM SERVICE, COMMON SPACES LIKE CAR-PARKING SPACES, RECEPTION AREA, SECURITY ROOM AND MAIN GATE.

UTILITY CONNECTIONS:

- WATER LINE CONNECTION FROM WASA.
- INDIVIDUAL DOUBLE BURNER GAS CONNECTION SUBJECT TO GOVT. REGULATIONS.
- 220/440V POWER CONNECTION.
- INDIVIDUAL DESA METER FOR EACH APARTMENT.

OTHER INCLUSIONS:

- ENGINEERING TREATMENT IN ROOFTOP TO PROTECT FROM OVERHEATING.
- PARAPET WALL OF ADEQUATE HEIGHT IN ROOFTOP.
- UNDERGROUND RESERVOIR FOR 2 DAYS AND ROOF TOP WATER RESERVOIR FOR 1 DAY WATER STORAGE.
- GOOD QUALITY TWO NOS. WATER PUMPS. INCLUDING ONE STANDBY WATER PUMPS FOR EMERGENCY.
- FIRE EXTINGUISHER IN EACH FLOOR LANDING.

SECURITY ARRANGEMENT:

- CCTV SYSTEM WILL BE PROVIDED WHICH WILL BE CONTROLLED FROM A CENTRAL CONTROL ROOM TO RESPOND RAPIDLY IN CASE OF ANY OCCURRENCE.





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