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MAGNOLIA
PROPERTIES LIMITED

www.magnoliaproperties.com.bd

Talking Thai

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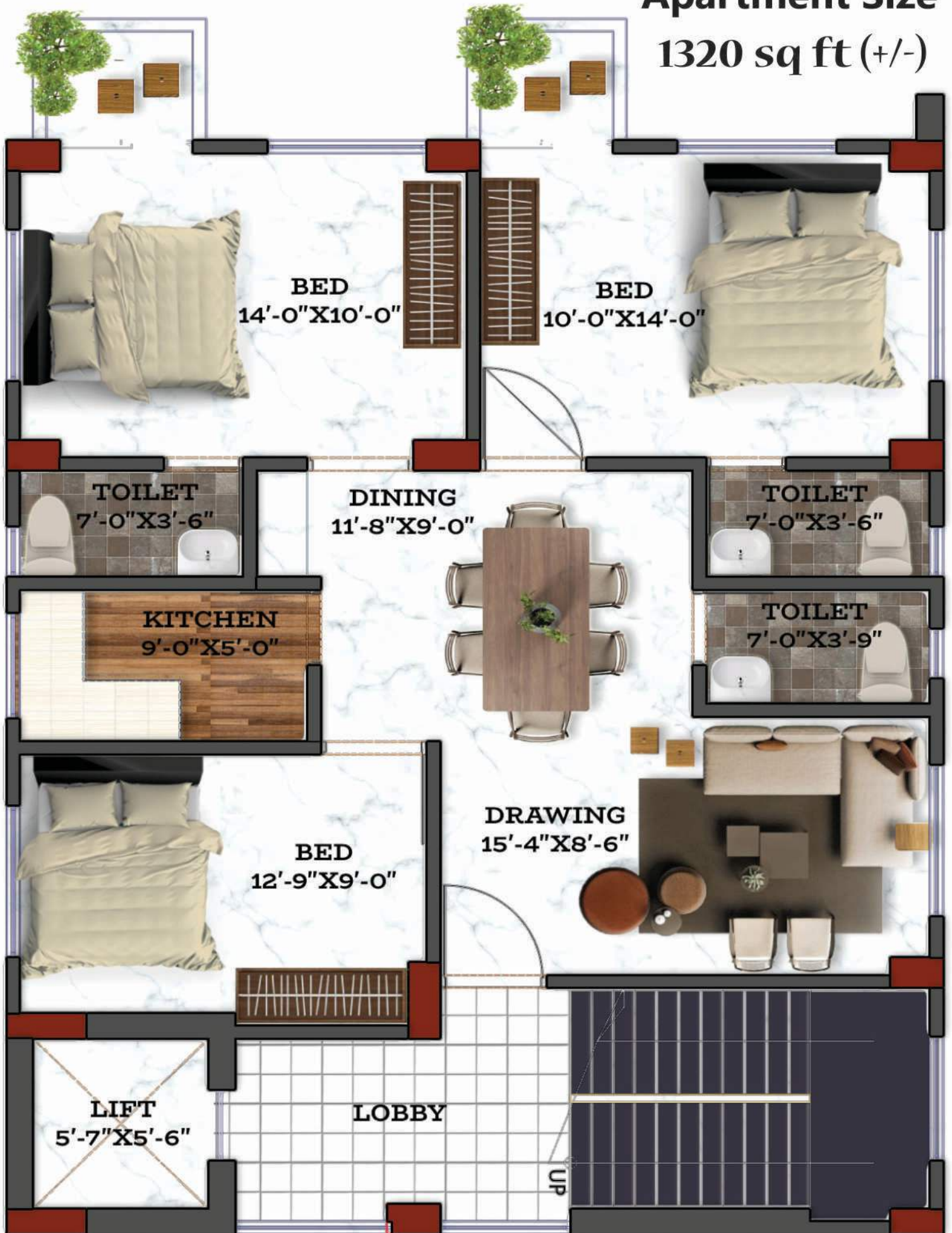
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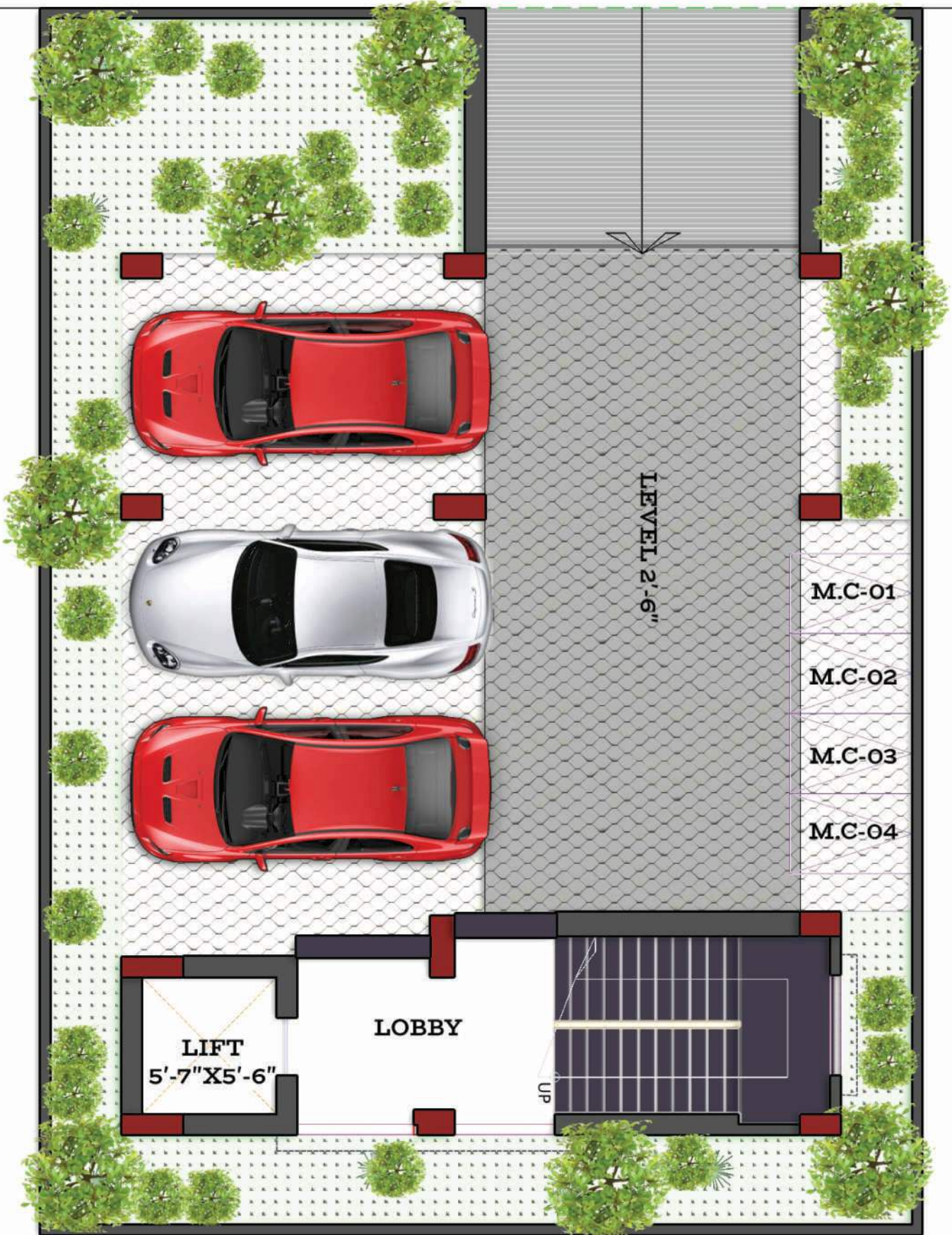


Apartment Size 1320 sq ft (+/-)



TYPICAL FLOOR PRESENTATION PLAN

R O A D



GROUND FLOOR PRESENTATION PLAN

STRUCTURAL & GENERAL ENGINEERING

- ALL FOUNDATION AND SUPERSTRUCTURE ARE DESIGNED & SUPERVISED BY TEAM OF EXPERIENCED AND PROFESSIONAL STRUCTURAL DESIGN ENGINEERS.
- HEAVY REINFORCED CEMENT CONCRETE FOUNDATION.
- SUB-SOIL INVESTIGATION AND SOIL COMPOSITION ARE COMPREHENSIVELY ANALYZED.
- COMPREHENSIVE CHECKING AND TESTING OF ALL STEEL REINFORCEMENT BY PROFESSIONAL DESIGN AND SUPERVISING ENGINEERS.
- ALL STRUCTURAL MATERIALS INCLUDING STEEL CEMENT BRICKS, SYLHET SAND & OTHER AGGREGATES ETC. ARE ENSURED OF HIGHEST AVAILABLE STANDARD AND SCREENED FOR QUALITY.
- DIRECT SUPERVISION AT EVERY STAGE OF CONSTRUCTION BY A TEAM OF EXPERIENCED AND QUALIFIED CIVIL ENGINEERS TO ENSURE HIGHEST QUALITY OF WORKMANSHIP.
- CONSTRUCTION SITE EQUIPMENT EMPLOYED INCLUDES VIBRO-HAMMERS, MECHANICAL ROLLERS, STEEL CUTTING & BENDING EQUIPMENT, WELDING EQUIPMENT, CONCRETE MIXERS, CONCRETE VIBRATOS, WATER PUMPS, MATERIALS HANDLING EQUIPMENT, LEVELING INSTRUMENTS ETC.
- STRUCTURE DESIGNED TO WITH STANDINGS EARTHQUAKES, CYCLONE ETC. OF PREVALENT INTENSITY.

MAJOR STRUCTURAL MATERIALS

STEEL

- DEFORMED BAR, 60 GRADE OR AS PER STRUCTURAL DESIGN (BSRM/ AKS/ PHP/ RSM).

CEMENT

- BEST QUALITY ORDINARY PORTLAND CEMENT (SHAH CEMENT/ CROWN CEMENT/ SUPERCRETE CEMENT/ EQUIVALENT).

AGGREGATES

- FOUNDATION, GRADE BEAM AND ALL THE FLOORS WILL HAVE GOOD QUALITY STONE AGGREGATES IN COLUMNS AND SLABS ACCORDING TO THE DESIGN.
- ROOFTOP AND BEAMS CAST WITH GOOD QUALITY STONE AGGREGATES.

SAND

- 2.2-2.5 FM COARSE SAND (SYLHET SAND) & 1.2-1.5 FM MEDIUM SAND.

BRICKS

- FIRST CLASS MACHINE MADE AUTO BRICKS.

UTILITY FACILITIES

- CENTRAL WATER LINE SYSTEM TO BE PROVIDED FOR EACH APARTMENT.
- UNDERGROUND & ROOFTOP WATER RESERVOIRS FOR WASA WATER SUPPLY WITH 2 WATER PUMPS TO BE PROVIDED AND DESIGNED TO HOLD 2 DAYS WATER SUPPLY.
- ONE WATER METER FOR THE WHOLE BUILDING.
- LONG CAPACITY SEWERAGE LINE CONNECTED WITH WASA MAIN LINE.
- SEPARATE ELECTRICAL METER FOR EACH APARTMENT.

- DOUBLE GAS CONNECTION LINE FOR EACH APARTMENT (IF AVAILABLE).
- SECURED DECORATIVE GATE WITH LAMP POST AS PER THE ELEVATION & PERSPECTIVE OF THE BUILDING
- SECURITY CONTROL & GUARD ROOM.
- WIDE DRIVEWAY WITH MARKED PARKING FOR EACH APARTMENT.
- A BRAND NEW CHINA BANGLA LIFT WITH STAINLESS STEEL CABIN & DOORS.
- EXCLUSIVE AFTER SALES AGREEMENT WITH THE SUPPLIER TO ENSURE POST HANDOVER SERVICE UPTO 2 YEARS.
- LIFT DOOR WALL, STAIRS, LOBBY FLOOR WILL BE DESIGNED WITH TILES (AKIJ/STAR/DBL/EQUIVALENT)
- ASTHETIC ROOFTOP DESIGN FOR FREE MOVEMENT

GENERAL APARTMENT FEATURES

WALLS

- WALL WILL BE 5" AS PER ARCHITECTURAL DESIGN.
- WALL WITH GOOD QUALITY FIRST CLASS AUTO BRICKS.

FLOORS & VERANDAH

- HOMOGENEOUS FLOOR TILES, SIZE: 24" X 24" (STAR / AKIJ / DBL/ EQUIVALENT)

WINDOWS

- SLIDING ALUMINUM WINDOWS AS PER PERSPECTIVE DESIGN.
- EXTERNAL WINDOWS TO HAVE RAIN WATER PROTECTIVE SEAL.
- 5 MM GLASS SLIDING SHUTTER
- SAFETY SQUARE REBAR GRILL IN ALL WINDOWS.

MAIN DOOR SHUTTER & FRAME

- CHITTAGONG SHEGUN WOODEN MAIN ENTRANCE DOOR SHUTTER WITH DOOR LOCK, DOOR KNOCKER, APARTMENT NO., CALLING BELL SWITCH & CHECK VIEWER.
- ALL DOOR FRAMES WILL BE OF SOLID WOOD (SHIL KAROI / MEHAGONI /LOUHO/ EQUIVALENT).
- INTERNAL DOOR SHUTTERS OF VENEER FLUSH WITH ROUND LOCK.
- ALL DOOR AND FRAMES WILL HAVE GOOD QUALITY POLISH.
- TOILET DOOR SHALL BE WITH PVC LAMINATED SHUTTER.
- VERANDAH DOOR WILL BE 5 MM GLASS SLIDING SHUTTER.

BATH ROOMS

- GOOD QUALITY SANITARY WARES IN ALL BATHROOMS (ROSA/STAR / RAK-KARLA/EQUIVALENT).
- GOOD QUALITY GLAZED TILES IN BATHROOMS WALL, SIZE 8" X 12" (AKIJ / DBL / STAR/ EQUIVALENT)
- MATCHING 12" X 12" FLOOR TILES IN ALL BATHROOMS (AKIJ / DBL / STAR/ EQUIVALENT)
- GOOD QUALITY CHROME PLATED FITTINGS INCL. SOAP CASES, BIBCOCK, MOVING SHOWER, PUSH SHOWER, TOWEL RAILS & PAPER HOLDER.
- MIRRORS IN ALL BATHROOMS WITH GLASS SHELF.
- COMMODE IN MASTER & SECOND BATH AND LONG PAN WITH LOWDOWN IN COMMON BATH.
- BASIN WITH PADDLES IN TWO BEDROOM BATH & DINNING ROOM.
- GOOD QUALITY PIPES (PVC, THREAD ETC.)

KITCHEN

- IMPRESSIVELY DESIGNED PLATFORM WORKTOP.
- DOUBLE BURNER GAS OUTLET.

- WALL TILES SHALL BE 8" X 12" (AKIJ / DBL / STAR/ EQUIVALENT).
- MATCHING 12" X 12" FLOOR TILES (AKIJ / DBL / STAR/ EQUIVALENT).
- ONE STAINLESS COUNTER TOP STEEL SINK.

PAINT

- PLASTIC PAINT IN ALL INTERNAL WALLS AND DISTEMPER IN CEILINGS OF SOFT COLORS (BERGER/ASIAN/ EQUIVALENT).
- ALL EXTERIOR WALLS WILL HAVE WEATHER COAT PAINT (BURGER/ASIAN/ EQUIVALENT)

ELECTRICAL SUPPLY

- ELECTRICAL SWITCHES, PLUG POINTS AND OTHER FITTINGS FROM CHINA/ EQUIVALENT
- ELECTRICAL CABLES AND WIRES FROM BRB/ BBS/ EQUIVALENT
- ELECTRICAL BOX WITH MAIN SWITCH (WALTON/ EQUIVALENT).
- AC PROVISION IN TWO BEDROOMS.
- EARTHING CONNECTION WITH ALL POWER OUTLETS.

UPGRADATION OF DIFFERENT FINISHING MATERIALS WILL BE DONE ON MUTUAL CONSENT & ADDITIONAL PAYMENT.

FEATURES & AMENITIES

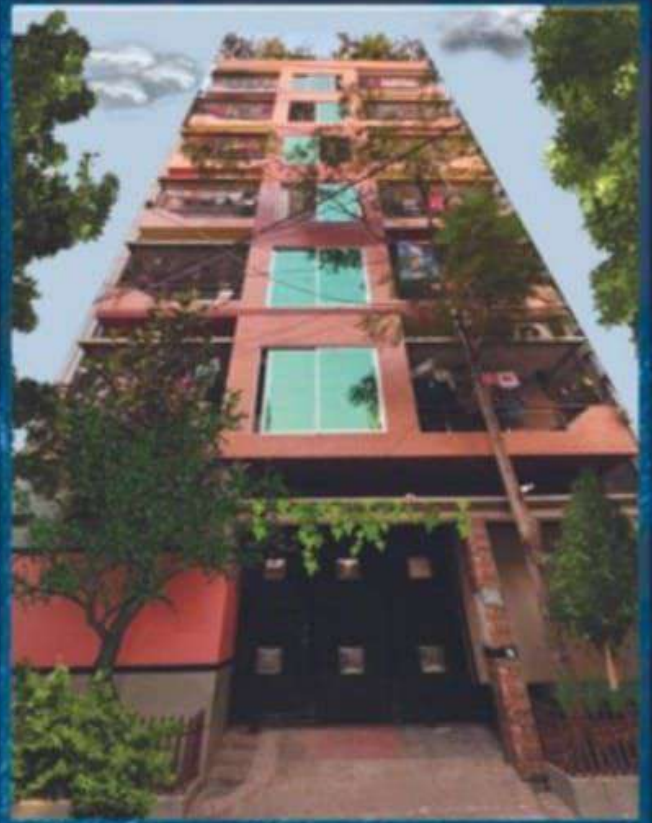
ABOUT US


MAGNOLIA PROPERTIES LIMITED is a company that believes in the idea that everyone deserves to have a comfortable and affordable home. Their aim is to provide affordable housing, prioritizing quality and trust, so that everyone can have a safe and secure place to call home.


The tagline of the company, Where Dreams Come Home reflects their commitment to making homeownership a reality for everyone. With experienced designers, architects and engineers, **MAGNOLIA PROPERTIES LIMITED** has completed numerous projects on time, gaining the reliance of many clients through understanding of their demands and creating a friendly relationship.

The company prioritizes customer satisfaction and strive to ensure that each and every client is happy with the end result. **MAGNOLIA PROPERTIES LIMITED** knows that purchasing a home is a significant investment, and they work to make the process as stress-free as possible for their clients.

From start to finish, the company provides full support including planning, design, construction, and post-construction services. The company's focus on quality and trust has made them a trusted name in the real estate industry. With their experienced team and commitment to customer satisfaction, **MAGNOLIA PROPERTIES LIMITED** is the go to choice for anyone looking to turn their dream of homeownership into a reality.



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