



WHERE YOUR JOURNEY BEGINS...

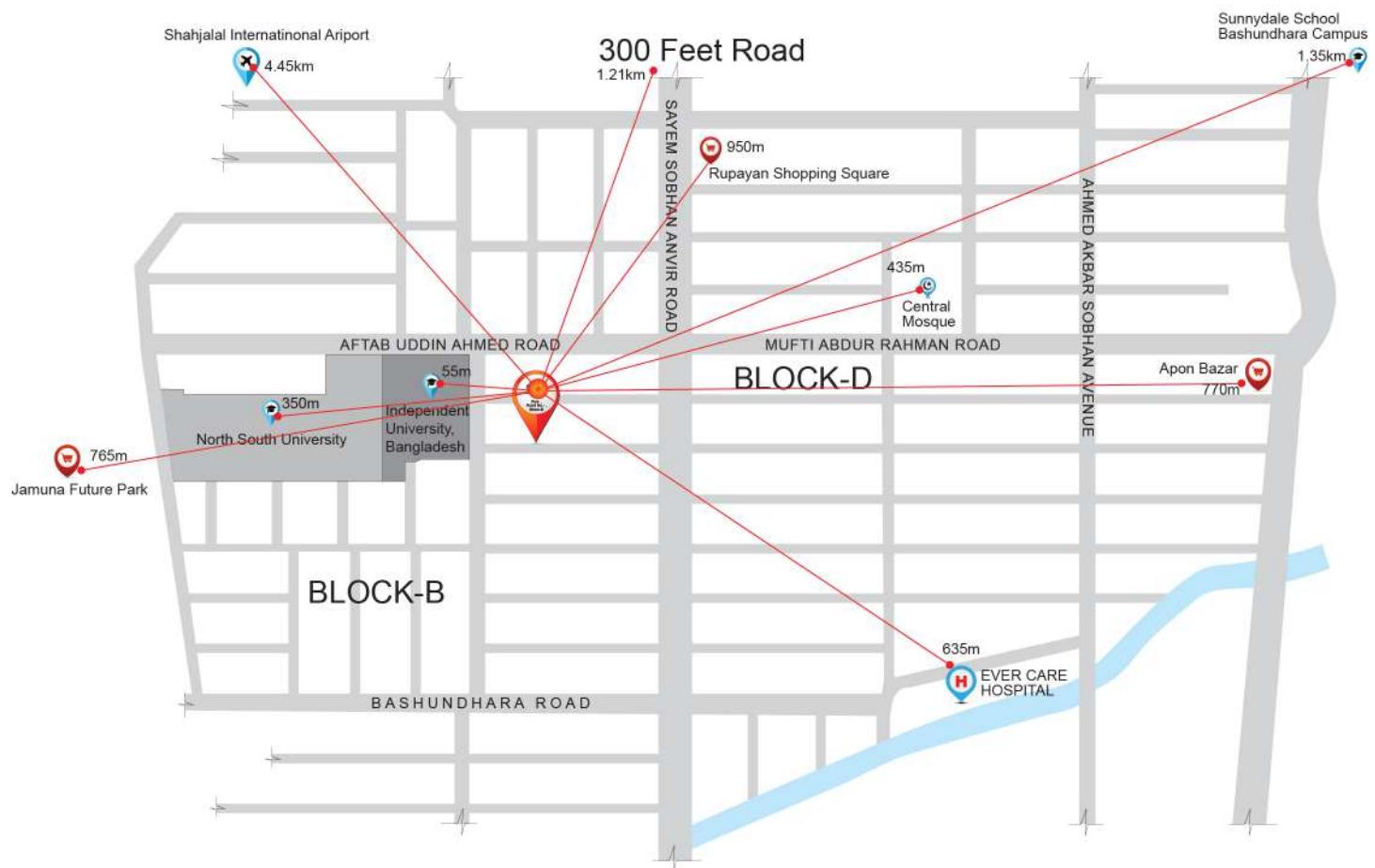
KEY FEATURES

- Grand double-height ground floor
- Elegant reception and waiting lounge
- Infinity pool on Rooftop
- Fully equipped state-of-the-art gym on Rooftop
- Rooftop jogging track
- BBQ patio and outdoor seating on the Rooftop
- Elegantly furnished party room
- Management office
- Professional landscaping and lighting



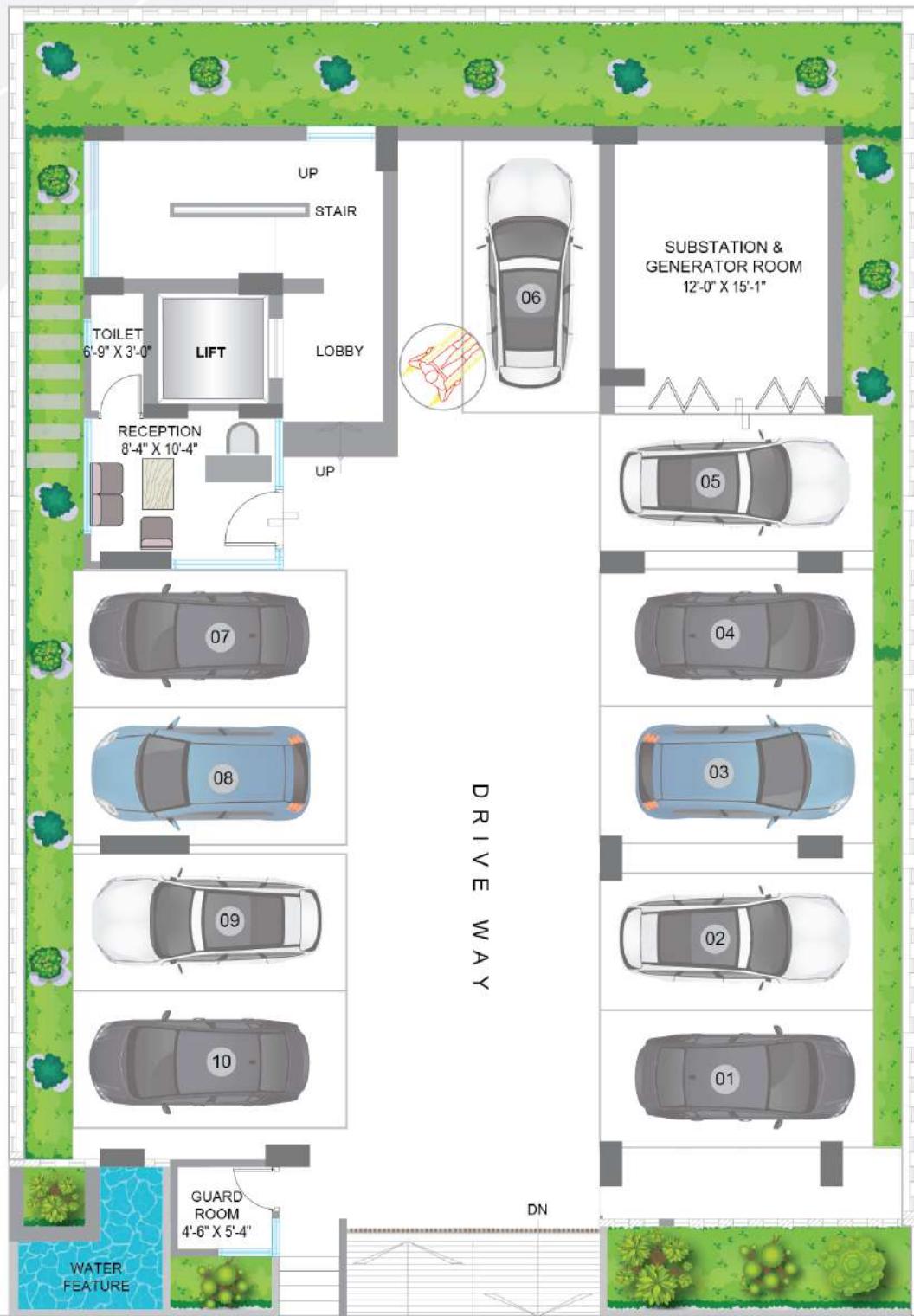


CLOSE TO EVERYTHING

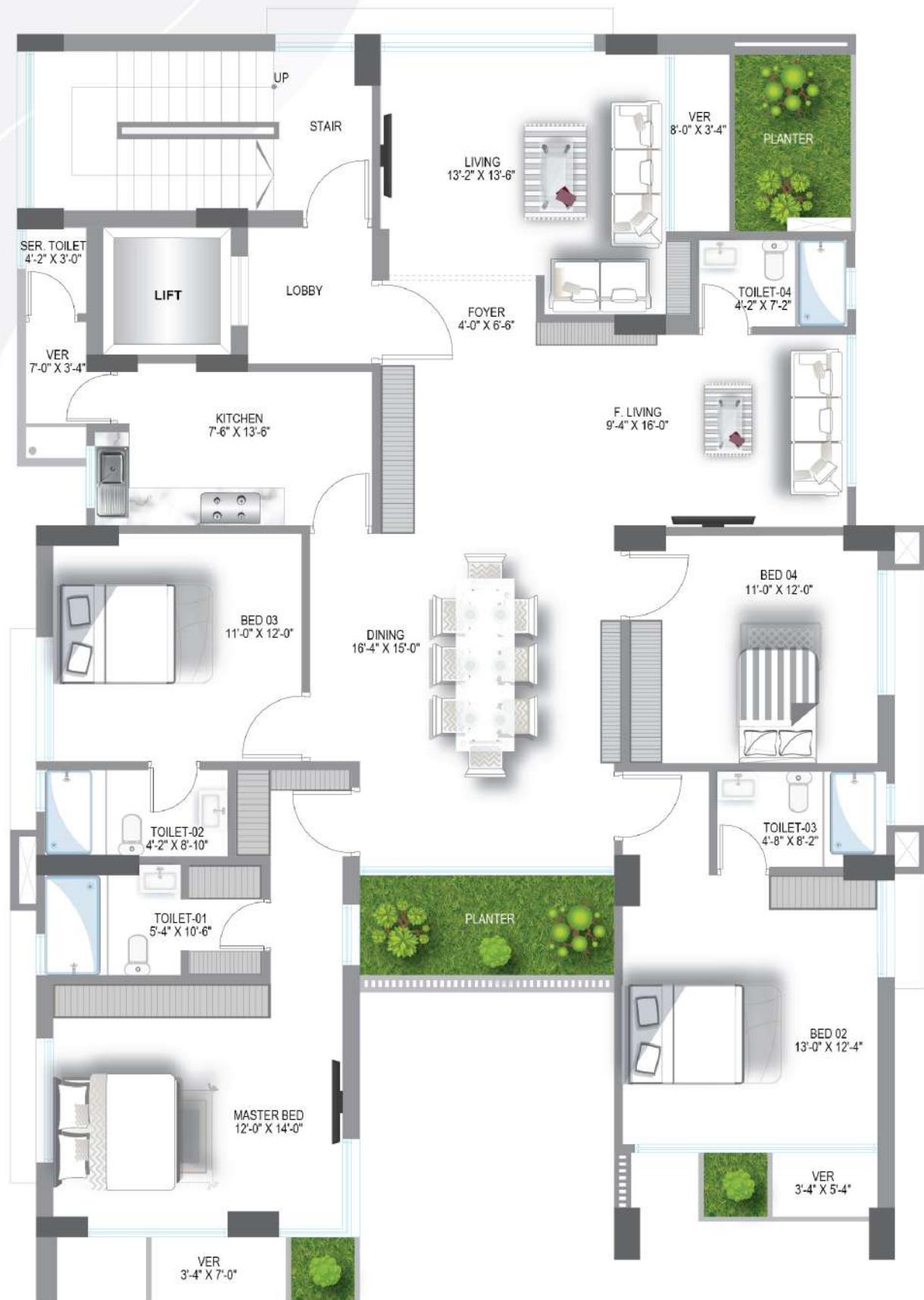


PROJECT AT A GLANCE

Project Name	: SARINCO PRIME
Project Address	: Plot-66, Road-08, Block-B Bashundhara R/A
Architect	: Ar. Rabiul Hassan FIAB (Sthapona)
Structural Consultant	: Md. Babul Akter P. Eng.
Land Area	: 5 Katha
Orientation of Land	: South
Front Road	: 7.62 Meter Wide
Number of Storey	: G+M+6
Number of Apartment	: 06
Floor Area	: 2800sft. each
Number of Car Park	: 10 nos



GROUND FLOOR PLAN



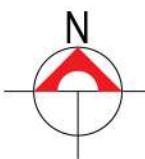
TYPICAL FLOOR PLAN

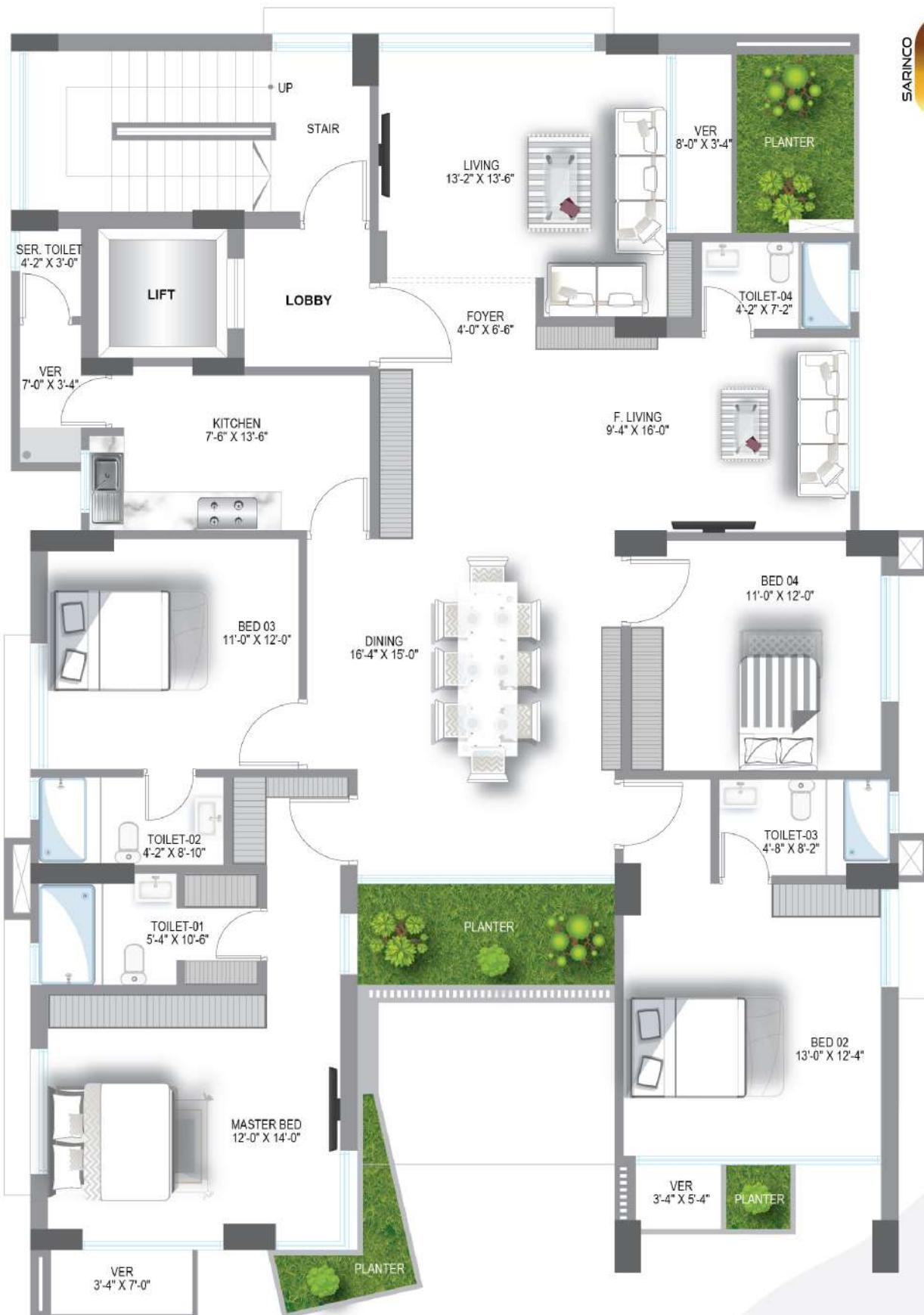
(Single Unit Per Floor)

Size - **2800sft.** (approx.)

1st, 3rd & 4th Floor

4 Bed Rooms | Foyer | Family Living | Living |
 Dining | Kitchen | Dry Kitchen | 5 Toilets |
 4 Verandas | Maid Bed | Maid Toilet



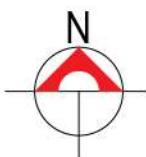


TYPICAL FLOOR PLAN
(Single Unit Per Floor)

Size - 2800sft. (approx.)

2nd, 5th-6th Floor

4 Bed Rooms | Foyer | Family Living | Living |
Dining | Kitchen | Dry Kitchen | 5 Toilets |
4 Verandas | Maid Bed | Maid Toilet





BEDROOMS

- Smooth Finish Plastic Paint on Walls and Ceiling in Soft Colors brand Berger or Asian.
- Custom designed in combination with Teak Veneered flush door shutter and seasoned wood frame height of 8'-0" in all other rooms with Mortice Lock and Teak Chamble door frame.
- Aluminum profile 4" with 5 mm glass and mosquito net in all windows. (as per architectural design).
- Well-designed safety grills with enamel paint as per architect's design.
- Floor Tiles Size 32" X32" as per developer's choice.
- Electrical Switch and Socket Brand: ART DNA or Schneider



DINING

- ❑ Smooth Finish Plastic Paint on Walls and Ceiling in Soft Colors brand Berger or Asian.
- ❑ Floor Tiles Size 32" X32" as per developer's choice.
- ❑ Electrical Switch and Socket Brand: ART DNA or Schneider

KITCHEN

- ❑ Impressively designed Platform with Granite Worktop
- ❑ Ceramic wall & Matching floor tiles as developer's choice Size 12" X 24"
- ❑ Provision for One double-burner gas outlet
- ❑ Concealed hot & cold-water lines.
- ❑ One high-polished stainless-steel double-bowl sink
- ❑ Chrome fittings for Sink Mixture with manufacturer warranty Brand: Marquis Origin: UK
- ❑ The exhaust fan will be placed in a suitable location.
- ❑ Washing corners on kitchen verandah finished with matching tiles.
- ❑ Provision for Kitchen Hood
- ❑ Electrical Switch and Socket Brand: ART DNA or Schneider



ELECTRICAL FEATURES

- Adequate provision for Lights, Fans, Points for all rooms, Living, F. Living, Dining, and verandah as per electrical design.
- Sufficient power points for using domestic equipment and Air Conditioner.
- Electrical Switch and Socket Brand: ART DNA or Schneider
- Electrical circuit breakers Brand ABB or FUJI.
- Provision of satellite television in all Beds & Family Living.
- Air-conditioner provision in all Bedrooms, Family Living, Living & Dining.
- Adequate number of security lights in the compound, car parking, and all common spaces.
- Light fixtures in stairs, lobby, and all common spaces.
- Concealed Electrical wire of BRB or BBS Cables.
- Independent electrical sub-meter for each floor as per Govt. role Elementary Conveniences



LIVING

- Smooth Finish Plastic Paint on Walls and Ceiling in Soft Colors brand Berger or Asian.
- Floor Tiles Size 32" X32" as per developer's choice.
- Aluminum profile 4" with 5 mm glass and mosquito net in all windows as per architectural design.
- Electrical Switch and Socket Brand: ART DNA or Schneider

BATHROOMS

- Ceramic wall & Matching floor tiles in all bathrooms as developer's choice Size 12" X 24"
- Sanitary fittings Commode Brand: American Standard | Laufen or Swiss
- Cabinet Basin with Marble Top Brand: American Standard | Laufen or Swiss
- Chrome fittings for Basins, showers, and bathroom accessories with manufacturer warranty Brand: Marquis Origin: UK
- Shower area with glass panels in all Bathrooms except Servant Toilet.
- Provision for Sower enclosure
- Combi Set for Servant Toilet Brand: RAK
- Designed Mirrors in all bathrooms.
- Exhaust fan in all bathrooms.
- Concealed hot & cold-water line provision in all Bathrooms.
- Electrical Switch and Socket Brand: ART DNA or Schneider



MAIN DOOR

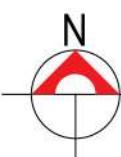
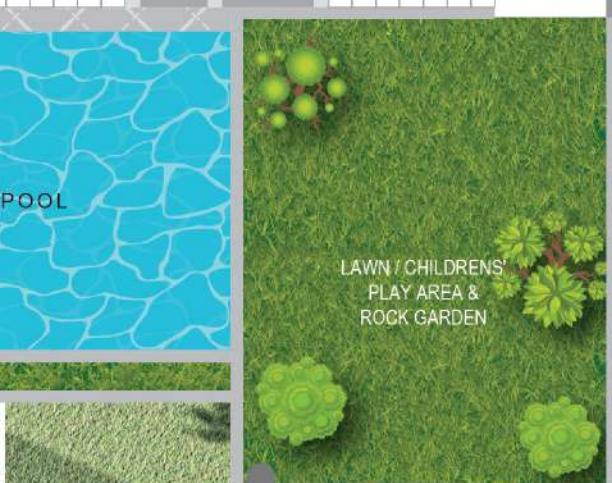
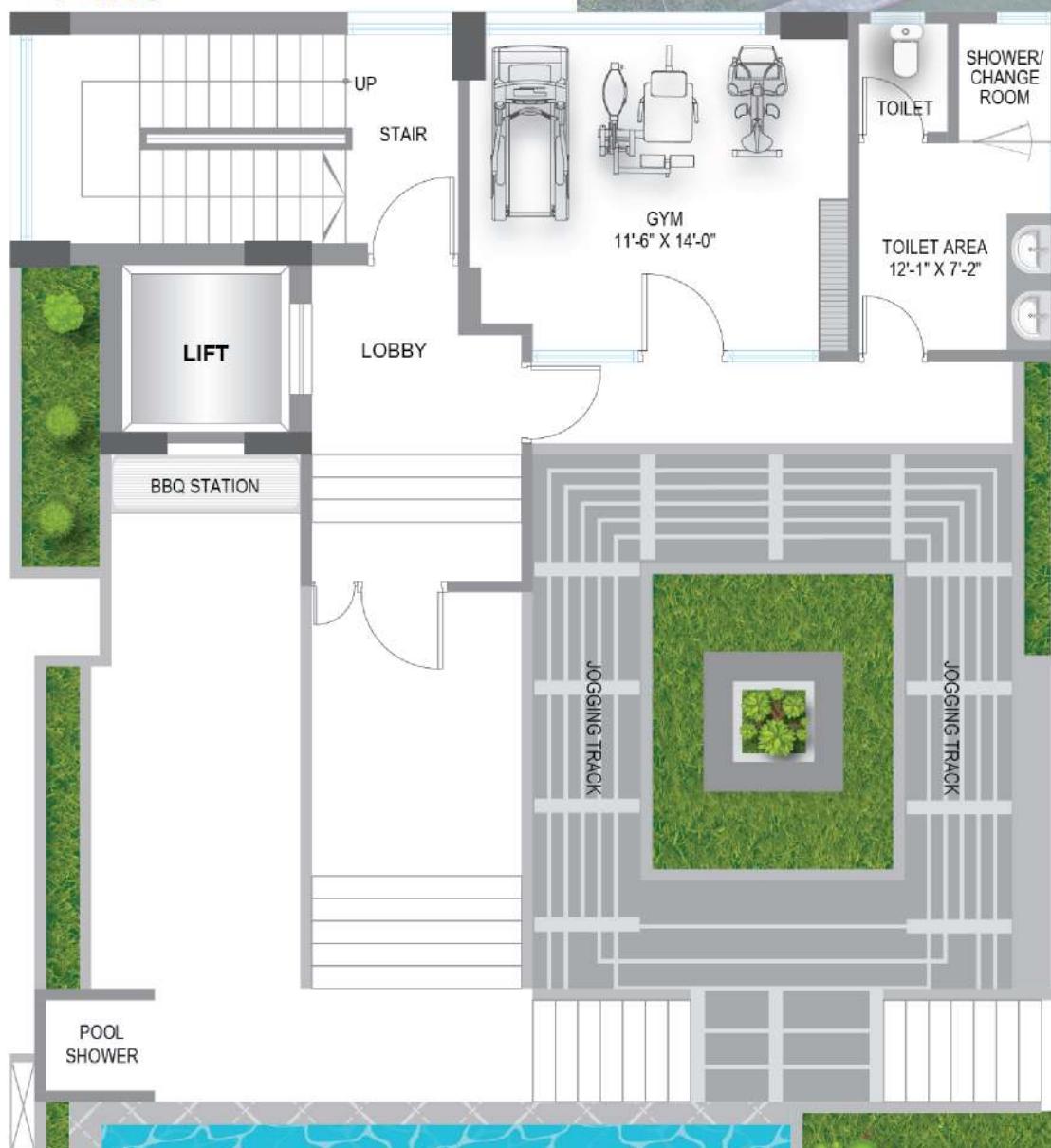
- ❑ Two Custom-made Seasoned teak wooden door frames, one double door shutter height of 8'-0" with a Digital lock.

APARTMENT HEIGHT

- ❑ Apartment floor-to-ceiling height will be + 11'-0" Feet

VIDEO DOOR PHONE

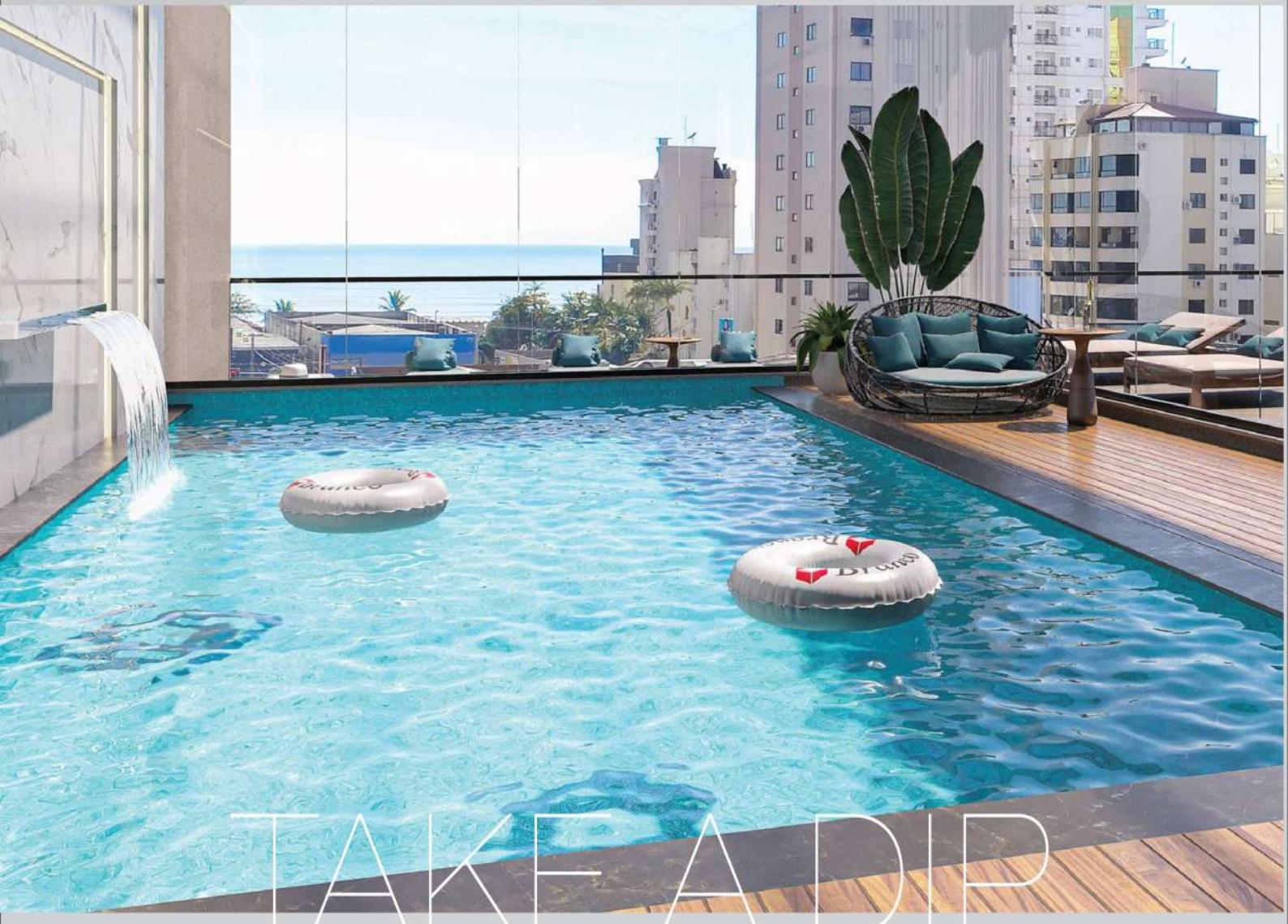
- ❑ This feature helps to ensure the best security system with the help of touch panel video door phone and door lock. The Apartment Owner can contact the visitor with a video image with the help of a video door phone.



ROOF TOP FLOOR PLAN







TAKE A DIP

Enjoy an early morning swim to start the day or spend a relaxing afternoon basking in the warmth of the sunshine for pure relaxation.



FEEL GOOD

Discover your inner athlete and enjoy first-class facilities and gym classes that appeal to everyone at the fitness centre. Here you can come and let off steam with some exercise, relax with a wellbeing class or get a quick workout to boost your energy.

COMMON FEATURES AND AMENITIES

GROUND FLOOR

- ❑ Ambient lighting in the reception, lobby, and common space sets the mood from the moment you step in.
- ❑ Guardroom with toilet.
- ❑ Elegant and furnished guest reception lobby with air-conditioned visitor's restroom on the ground floor.
- ❑ Landscape Gardens- Lush green landscape gardens adorn the surroundings of the buildings and blend with beauty.

GENERATOR

- ❑ KVA capacity (as required) Water Cooled Diesel Engine system with Canopy. Engine Perkins or Cummins auto Starter.
- ❑ Backup in Apartment Light and Fan in all Bedrooms, Living, Family Living, Dining, Bathrooms, Kitchen, Balcony, Foyer, Servant Bed, and Baths.
- ❑ Backup in Common Area Light in Ground Floor, Parking area, all security points, Mezzanine Floor, all stairs, Rooftop, Gymnasium,
- ❑ Lift
- ❑ Water Pump

SUBSTATION

High-tech, High-Capacity, Long-life Sub-Station

- ❑ Transformer -rating according to requirement
- ❑ Brand- Energypac or Merlin
- ❑ High Tension (HT) Switch Gear (Load Break Switch- LBS) if required
- ❑ Power Factor Improvement (PFI) plant
- ❑ Drop Out Fuse (DOF)
- ❑ Lightening Arrestor (LA)
- ❑ Heat Shrink

LIFT

Two International standard passenger lifts One for Passengers 10 persons & One Stretcher Lift Capacity 1000 kg with auto rescue device Brand: SAKURA Origin: Taiwan or VOLKS Lift Origin Germany.

WATER PUMP

2 no's One water pump and stand-by will be provided to lift the water to the Overhead reservoir-Pedrollo or Marquis Origin: Italian

FIRE PROTECTION

- ❑ Fire extinguisher on each floor.
- ❑ Fire bucket and Fire extinguisher near generator and substation room.

GENERAL SECURITY SYSTEM

- ❑ Guard post with intercom connection with 24-hour security.
- ❑ A CCTV camera will secure all common areas, and car parking for 24-hour surveillance of 30 days recording capacity.

WATER RESERVOIR

- ❑ Underground water reservoir to hold water to meet up to 2 days requirement of the occupants of the building.
- ❑ The rooftop water tank will have the capacity to hold water to meet the 1-day requirement of the occupants of the building.
- ❑ The size of the Reservoir/Tank shall be developed according to WHO's standard guidelines.

SOLAR SYSTEM

- ❑ Solar systems will be installed as per Govt. rules and regulations.

AFTER HANDOVER SERVICE

A. GENERAL SERVICE

- ❑ Preparation of Byelaws and formation of the Apartment Owners Association at the time of the Handover of the apartments.
- ❑ One-year free repair and maintenance service.
- ❑ Recruitment and training of Association Staff.
- ❑ Development of bill collection and paying systems.
- ❑ Project-related documents provided to the Association.
- ❑ Supervision Complex and repaired/rectified the technical defect or Construction defects by an Engineer for 01 (one) year after handing over the project to the Apartment Owners Association.

B. TECHNICAL SERVICE

In case of Engineering and Technical support requirements, **SARINCO Holdings** will extend its Support for:

- ❑ Plumbing problem.
- ❑ Electrical problem.
- ❑ Thai maintenance.
- ❑ PABX-related any support.
- ❑ Door and wooden problem.
- ❑ Internal wall paints damp areas rectification.
- ❑ Internal plaster crack repair work



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APOINTMENT

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