



AlNair Manor



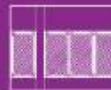
Best Amenities



30 FT WIDE ROAD



PARK SIDE PLOT



EXCLUSIVE ENTRANCE



WAITING AREA



COMMUNITY HALL



MANAGER'S OFFICE



SUBSTATION



VERTICAL GARDEN



ROOF GARDEN

Numbers

5

KATHA LAND AREA

2850

SQ FT APARTMENT

4

BEDROOM

2

SEPERATE LIVING SPACE
FORMAL AND FAMILY LIVING

8

APARTMENT

10

UNITS OF PARKING

1

MEZZANINE FLOOR



The Shows Stopper





2

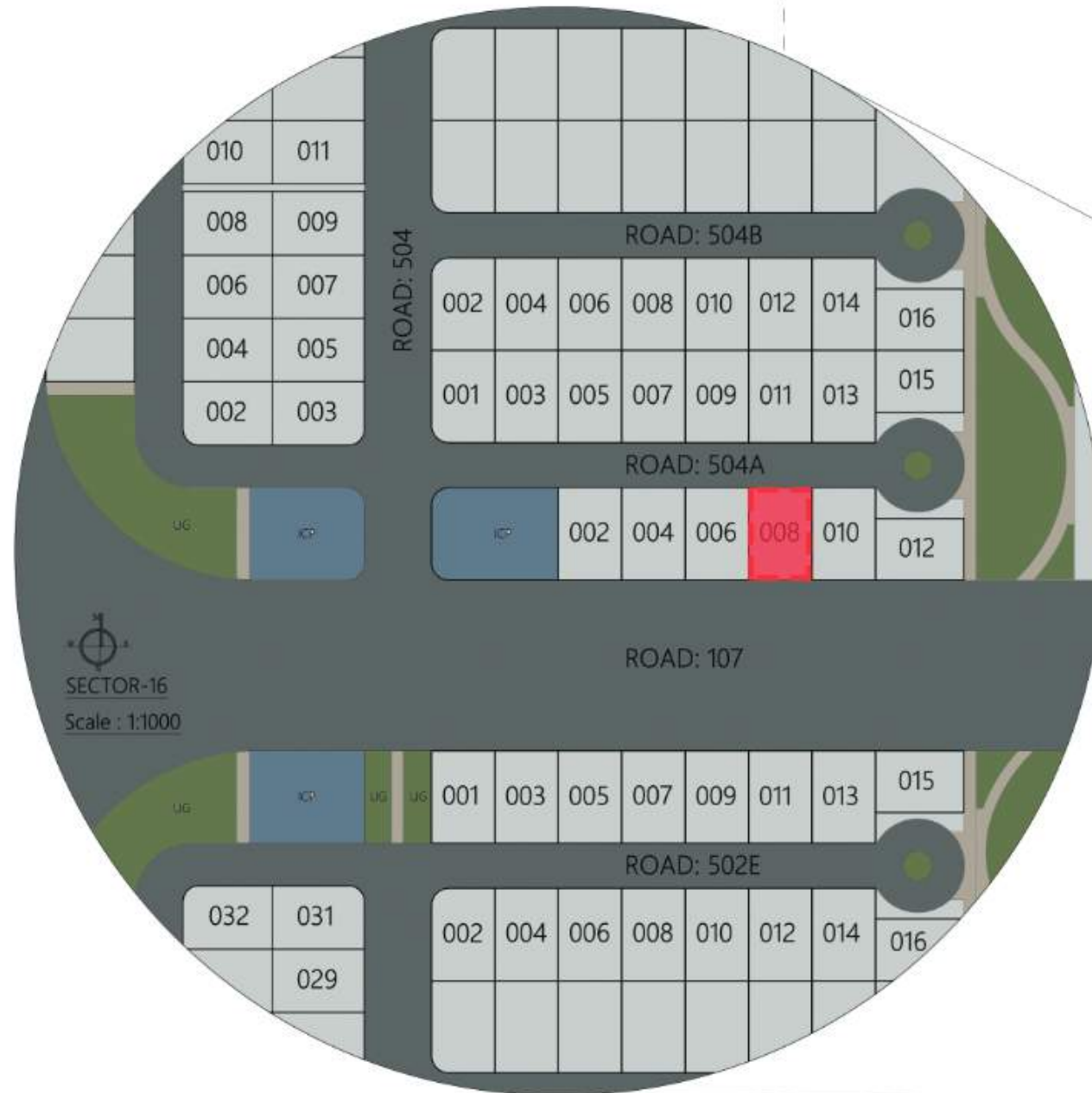
*The
Address*

Welcome to Your Future Home in **Jolshiri Abason !**

#Plot 008, Road 107/504A, Sector 16

Nestled in the heart of Jolshiri Abashon Project by the Bangladesh Army, our premium apartment. at Plot 008, Road 107/504A, Sector 16 offers the perfect blend of security, serenity, and sophisti-cation.

Located just off the Purbachal Expressway, the site is minutes away from Bashundhara, Airport, and the heart of Dhaka. Enjoy the calm of a gated community with easy access to schools, hospi tals, shopping malls, and future MRT stations.



EDUCATIONAL INSTITUTIONS

Jolshiri Central Hospital and Medical college
Jolshiri University
Jolshiri Nersery and Primary School
Jolshiri Secondary School

SHOPPING MALLS

Hirise CBD
lowrise CBD

GROCERY

CSD grocery

5 STAR HOTEL

Jolshiri 5 star hotel

CONVENTION CENTER

Army convention center
Jolshiri convention

CENTRAL PARK

Jolshiri central park

MOSQUE

Mosque of Sect #16



Nearby
Conveniences



3

*The
Lifestyle*



*Luxe
Entrance*



Drive way



Vertical Garden

4

*The
Rooftop*



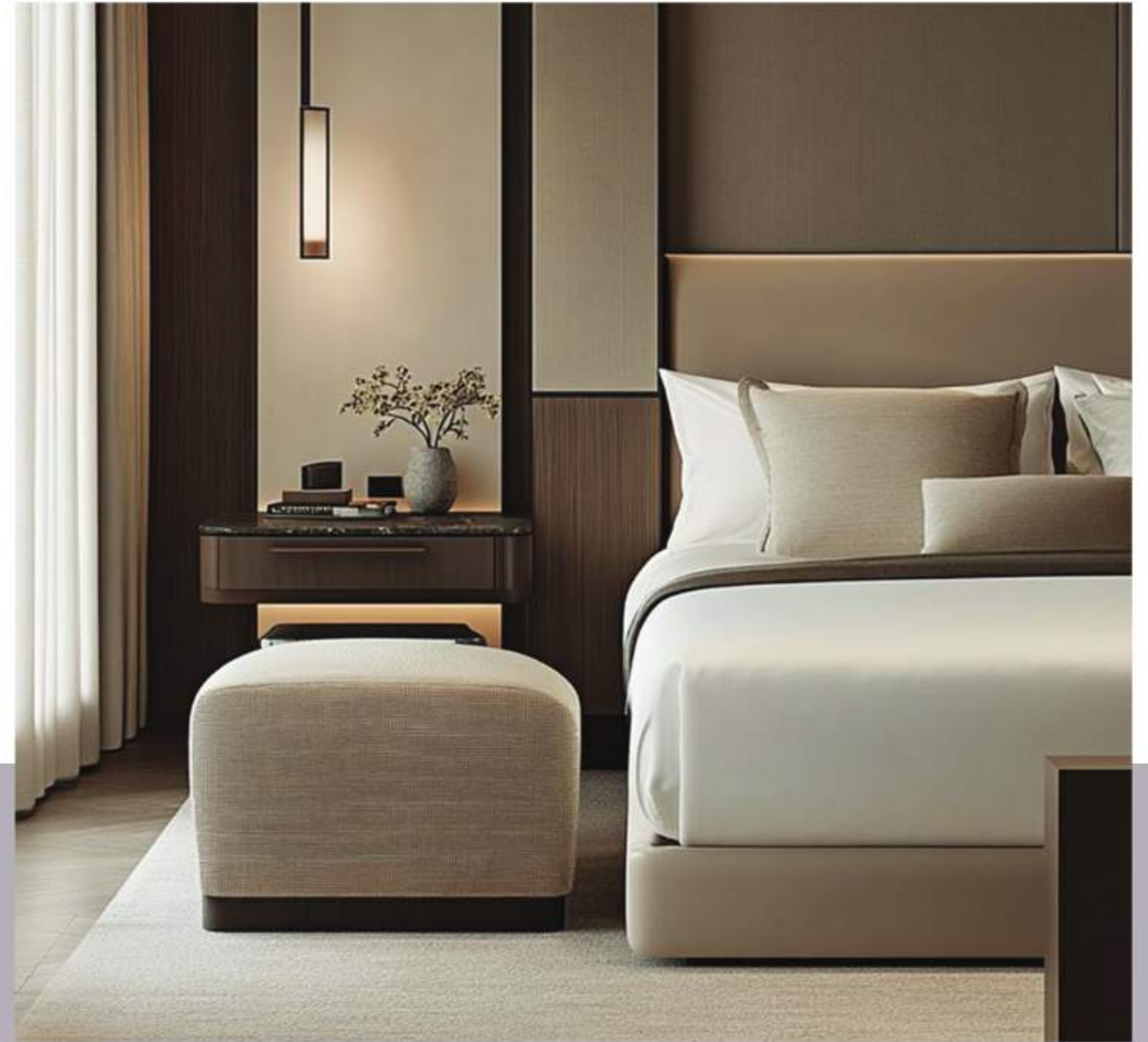
Rooftop

5

*The
Experience*



Rooms for your thoughts



Elegant Retreat



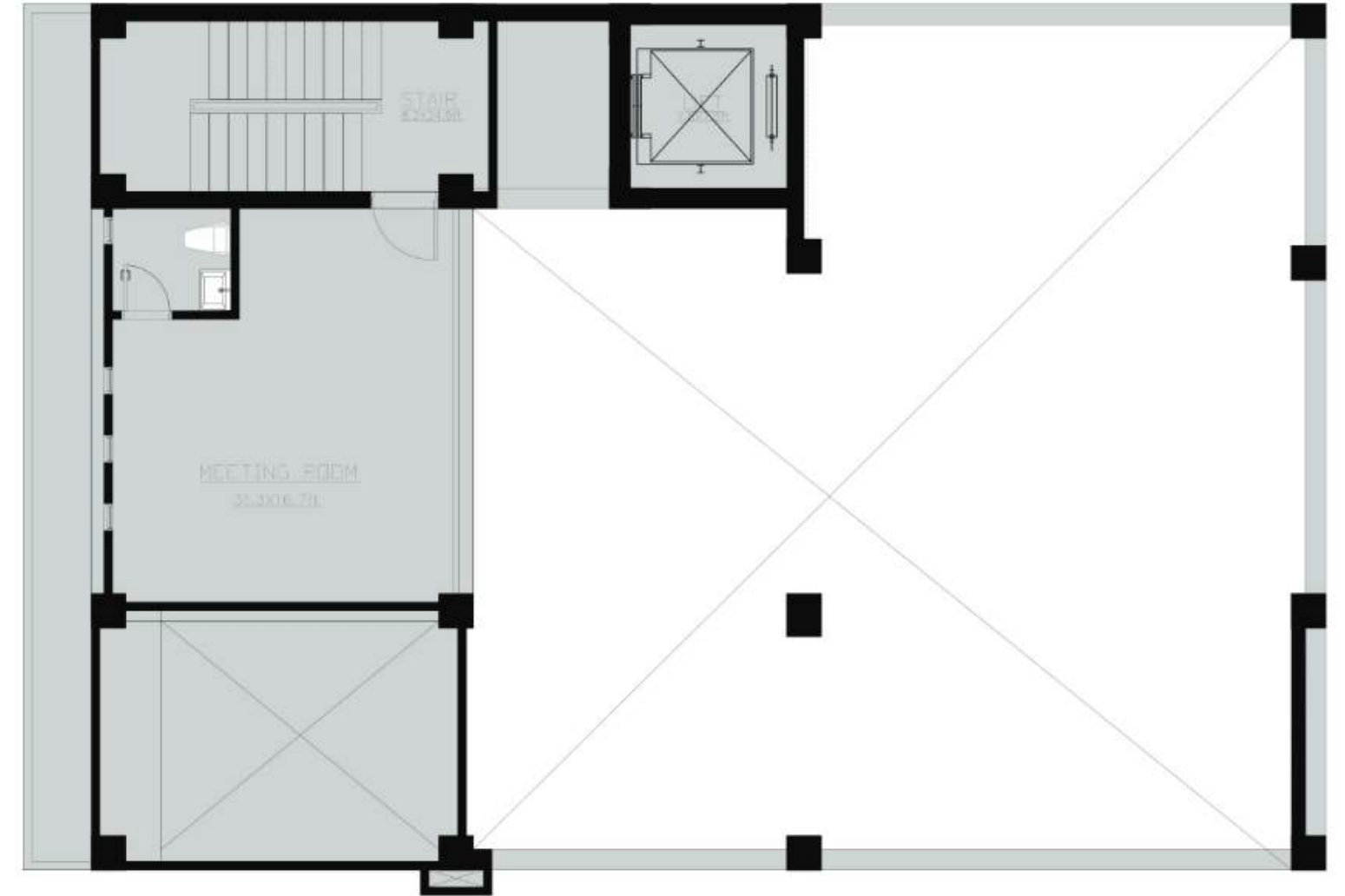
Calm Oasis



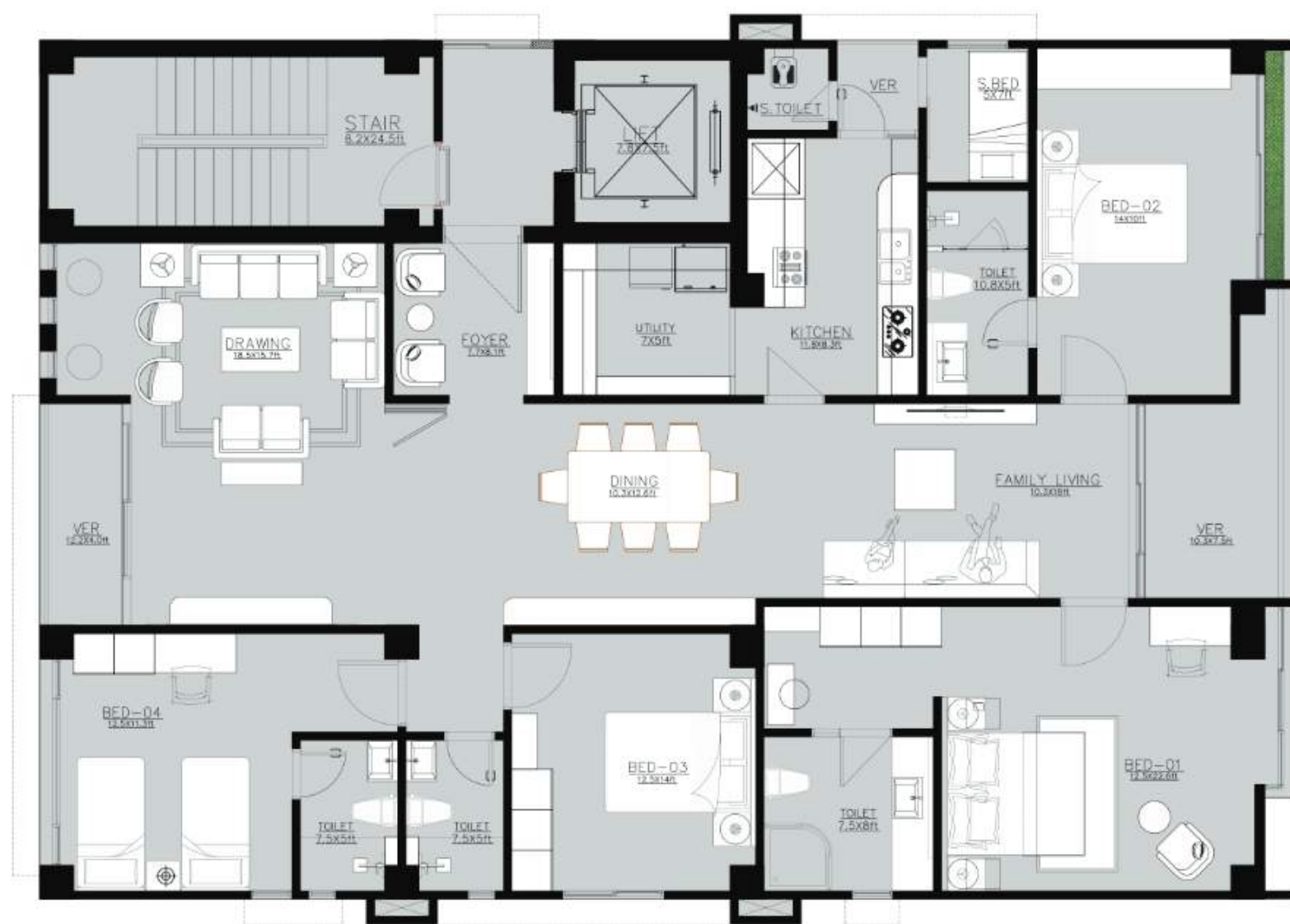
*The
Detail*



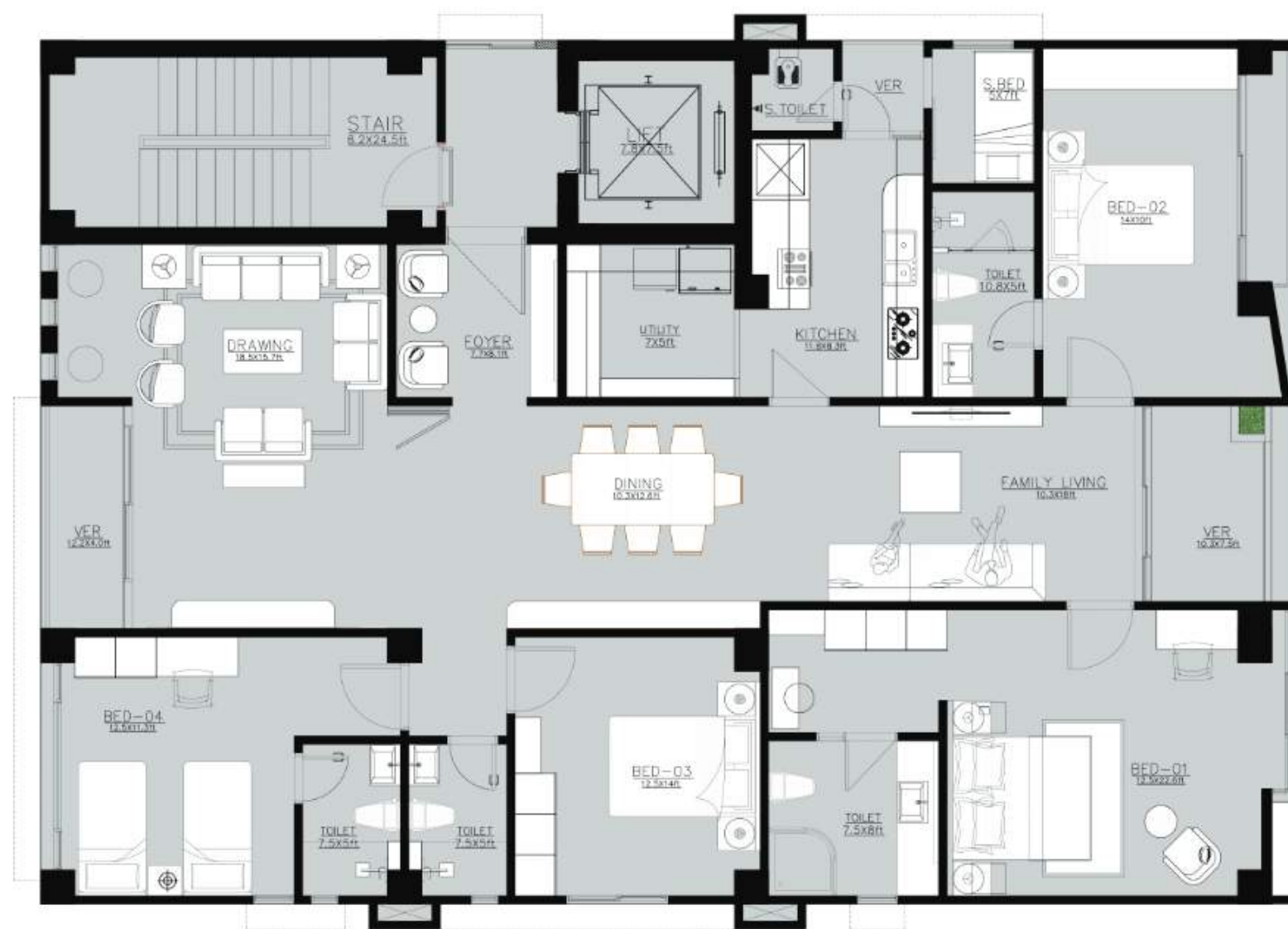
Ground floor
10 nos parking



Mezzanine floor



Apartment type 01



Apartment type 02



*The
Statement*

BUILDING FEATURES:

STRUCTURAL DESIGN

Design & Construction Codes:BNBC, ACI, ICE, UBC & ASTM Codes.
Earthquake Resistance:BNBC-2020.
Wind Consideration:BNBC-2020.
Load Calculation for Construction: BNBC-2020.

MAJOR STRUCTURAL MATERIALS

Foundation & Column Concrete: Crushed stone (3/4" size Sylhet), coarse sand (2.5 FM coarse), and cement.
Slab & Beam Concrete: Crushed stone, coarse sand, and cement.
Drop Wall, False Ceiling, Shelves & CC Casing:Brick chips/crushed brick, coarse sand, and cement.

BUILDING ENTRANCE:

Gate & Lamp Post: Decorative SS/MS metal and teak wood gate with built-in lighting.
Building Lighting: LED and spotlights to illuminate facade, entrance, and landscaping.
Project Name/Logo: Polished marble,backlit for night visibility.
Guard Post: Reinforced concrete with windows, CCTV, and intercom.
Sales/Rental Notice Board: Weatherproof metal frame, visible from the road.
Entrance Garden: Low-maintenance shrubs, flowering plants, decorative stones, and pathway lighting.

RECEPTION LOBBY:

Reception Desk: Made of a combination of wood and concrete, finished with marble/granite.
Floor Finish: Imported high-quality marble, tiles, or similar mat.

Light Fixtures: Imported.
Reception Lobby: Polished high-quality marble.

UNDERGROUND RESERVOIR

Construction:RCC casting with smooth finish.
Capacity:40,000 L, compliant with BNBC standards.

FIRE PROTECTION & SAFETY

Emergency Exits:As per BNBC code.
Fire Safety:As per BNBC code.

CAR PARKING & DRIVEWAY

Parking:Total of 10 car parking spaces in the basement.
Driveway Finish:12"X12"Pavement tiles (BUILDCON/AKIJ).
Parking Marking:Each space numbered with permanent markings.
Column Guard & Stopper:MS angle/steel guard and RCC stopper beside columns.

LIFT SPECIFICATIONS:

Number of Lifts: 1 (from ground to 9th floor).
Type:International standard lift.
Capacity:8 persons.
Brand:Sigma / Hyundai-Korea / Toshiba-Thailand / Otis or equivalent.
Drive System:AC-VVVF (Variable Voltage Variable Frequency).
Service:One-year free maintenance and warranty.
Interior:Lift interiors as per architectural design.

LIFT LOBBY AND STAIRCASE:

Lobby Lift Area:12"× 24"polished/matte tiles (RAK/DBL/AKIJ).
Lobby Floor:24"× 24"polished/matte tiles (RAK/DBL/AKIJ).
Stairs:12"× 24"non-slip matte tiles (RAK/DBL/AKIJ).
Railing:Stair posts in MS/SS, handrails in SS/wood or as per design.

ROOF

Parapet Wall:Protective 4 ft high, 5" thick brick parapet wall.
Roof Protection:Waterproofing with terrace stones, RCC blocks.
Lightning Arrester:As per architectural design.
Water Tank:20,000 L capacity, as per architectural design.

GENERATOR COVERAGE

System:EU standard silent diesel generator with canopy, covering full building load.
Engine:Perkins, Auto-start system.
Sound Proofing:Soundproof canopy.
Capacity:60 kVA or as per design.
Warranty & Service:Manufacturer provided.

SUBSTATION WITH TRANSFORMER

Equipment:Standard quality transformer, distribution board, LT/HT panel, PFI panel, circuit breaker.
Brand:Energypack Electrical Cable:- Fire-retardant type (OXFORD/ENERGYPACK).
Capacity:250 kVA or as per design load
Execution:All electrical work by PDB/-DESCO/DESA/DPDC-certified contractors.

INTERNET, CABLE TV, AND TELEPHONE SERVICES

Connectivity:Provided to every apartment.
Internet:Optical fiber backbone with Wi-Fi router in master bedroom and living room.
Cable TV:Master bedroom, second bedroom, living room, family living room.
Telephone:Master bedroom and family living room.

WATER PUMP

Number of Pumps:Central booster pump with standby pump.
Brand:Pedrollo / RFL / SAR.

FIRE PROTECTION

Extinguishers: Each floor equipped with one dry powder and one CO₂ extinguisher; additional two in the substation.
Detectors: Installed as required; natural gas heat detectors in every kitchen.

APARTMENT FEATURES

MAIN DOOR, SHUTTER & FRAME:

Door Frame: Teak up to 7'6" height
Door Shutter: Chittagong teak.
Apartment Number Plate: As per architectural design.
Polish: Hand polish.
Handle & Lock: Imported(YALE/UNION).
Others: All necessary fittings included.
Bedroom Doors:
Frame: Teak/mahogany or equivalent, up to 7' height.
Shutter: Veneered flush door.
Polish: French polish.
Round Mortise Lock: Imported(YALE/UNION).
Others: All other necessary fittings as per developer standard.
Bathroom Doors:
Door Shutter: Solid PVC, high-quality, up to 7' height as per design.
Kitchen Doors:
Door Shutter: Mahogany, up to 7' height.
Polish: French polish.
Round Mortise Lock: Imported(YALE/UNION).
Others: All other necessary fittings included.
Windows, Shutters & Frames:
Glass Type: Aluminum sliding windows, floor-to-ceiling as per architectural design.
Brand: BTA
Glass Thickness: 5mm clear glass with mosquito net.
Window Safety Grill: Solid MS square bars.
Mosquito Proof Net: High-quality.

BUILDING BRICK WALLS:

External Walls: 5"/10" brick wall with smooth finish.
Internal Walls: 5" brick wall with smooth finish.
Boundary Wall: Dump and heat-proof as per design.
Parapet Wall: As per design.

FLOOR & BALCONY TILES:

Living & Dining Area: 24"× 24"tiles (RAK/DBL/AKIJ).
Bedroom Area: 24"× 24"tiles (RAK/DBL/AKIJ).
Balcony Area: 24"× 24"tiles (RAK/DBL/AKIJ).

PAINTING AND POLISHING

Internal Walls/Ceiling:Berger or equivalent plastic paint on beams and walls; distemper on ceiling.
Polish:French polish on all door frames and shutters; varnish on main entrance.
External Walls:Weather coat paint (Berger).
Grills and Railings: Enamel paint (Berger).
Boundary Wall: Weather coat paint (Berger).

ELECTRICAL

Switches & Sockets:Legrand(high quality).(MK / EASY / M A P / LEGRAND)
Power Outlets:Minimum three per room with proper earthing.
Circuit Breaker:Imported ABB.
Cables:Fire-retardant type (BRB/BBS/PERTEX).
Wiring Type:Concealed, best quality.
Sub-Meter:Each apartment to have an individual sub-meter as per design.
Common Areas:Adequate security lights in parking spaces and all common areas.
AC Points:Six points per flat.

GENERAL BATHROOM FEATURES FIXTURES & FITTINGS

Hot & Cold Water:Arrangements provided
Commode:(RAK/DBL/AKIJ).
Basin:Cabinet basin, (RAK/DBL/AKIJ).
Countertop:18mm marble.
Mixers & Accessories:Basin mixer, shower mixer, push shower, hand shower, angle stopcock, concealed bibcock, moving shower, towel rail, soap dish.(NAZMA/SATTAR/SHARIF)
Additional:16"×16"tiles (RAK/DBL/AKIJ), waste outlet, glass shelf, mirror, paper holder, drain cover.
Brands:NAZMA/SATTAR/SHARIF.

KITCHEN FEATURES

Wall Tiles: 12"×16" / 12"×20" (RAK/DBL/AKIJ).
Floor Tiles: 12"×12" (RAK/DBL/AKIJ).
Worktop: 16-18mm granite.
Double Burner: Provision included.
Washing Corner: In balcony.
Sink & Mixer: Stainless steel sink;
Exhaust Fan: Square-shaped .

UTILITIES & SERVICES

Utility Approvals: Developer to obtain all necessary approvals.
Gas: LPG connection if government gas not approved.
Electricity: Individual connections (DESCO/DPDC).
Water & Sewage: Common WASA meter; long-term sewage planning.
Cost: Developer bears connection costs.
Access Control: Intercom in all apartments
AC Points: Drain & power for 5 units per flat.
CCTV & Wi-Fi: Imported system;
Solar Power: As required (DESCO/DPDC).

LIGHTNING PROTECTION

Lightning Arrestor: Standard rods installed.



Afseen Construction, established on July 6, 2017, is a dedicated sister concern of the Real Capita Group. Since its inception, the company has been actively involved in civil construction projects across Bangladesh, delivering a wide range of services that include architectural design, cost estimation, structural construction, finishing works, legal documentation, and full project management. With a skilled team of architects, engineers, and supervisors, Afseen Construction has successfully executed numerous high-rise apartments, commercial spaces, hospitals, and community-based residential zones.

The company is widely recognized for its commitment to quality, timely delivery, and professional excellence. From the very beginning, Afseen Construction has focused on maintaining a high standard of work, relying on a combination of experience, technical expertise, and a strong project management approach. Their primary role involves managing and executing construction projects from start to finish, ensuring they are completed efficiently and within the designated timeframe.

Afseen Construction works closely with architects and engineers to develop detailed construction plans, including feasibility studies, site surveys, and comprehensive project schedules. Each project is tailored to best fit the specific requirements, with careful attention to assigning the right people in the right roles—believing that this strategic alignment is key to successful project outcomes. With a clear vision and a skilled workforce, Afseen Construction continues to build a reputation as a trusted name in Bangladesh's construction industry, contributing to the nation's growing urban and community infrastructure.

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