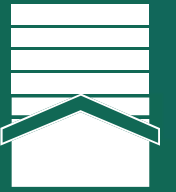
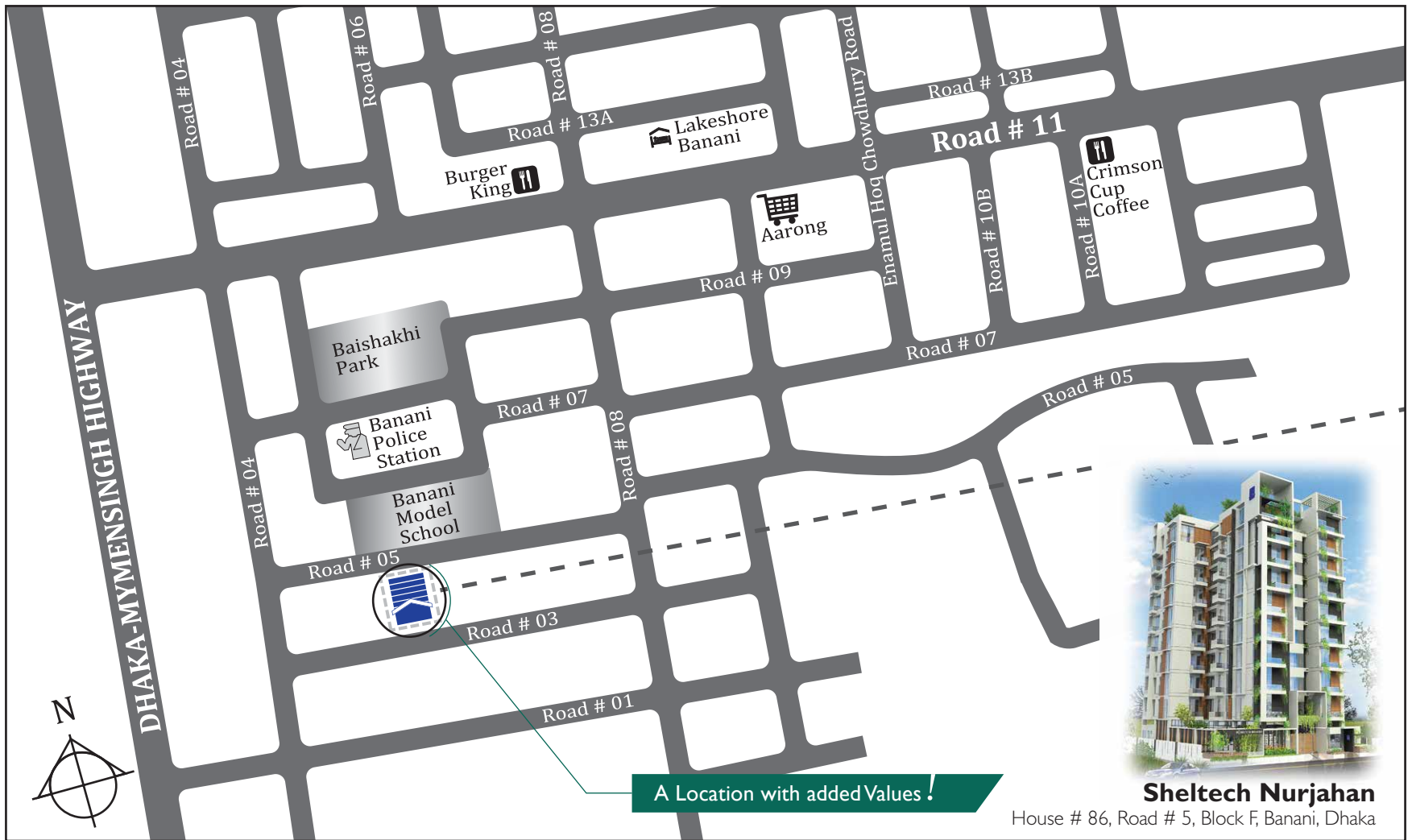


SHELTECH

NURJAHAN AT BANANI





Sheltech Nurjahan

House # 86, Road # 5, Block F, Banani, Dhaka

SHELTECH NURJAHAN

Sheltech Nurjahan is Sheltech's Sapphire Series residential project in the heart of Banani Road 05. Sheltech's Sapphire Series represents our most luxurious and iconic projects in the most popular and sought after locations in Dhaka City. This luxury project has a land area of over 10 katha and will feature 17 luxury apartments with a bold and innovative design that is unique to our Sheltech Sapphire Brand.

Sheltech Nurjahan is dedicated to making life for you and your loved ones luxurious and secure and will completely transform your urban lifestyle. The innovative design and architecture is more than just a pretty façade and has been built with utmost care and dedication. All the pre-requisites for living comfortably and luxuriously have been incorporated within every aspect of the project. The entrances and windows are positioned just so, to invite an abundance of fresh air and sunlight. Each of the 3 – bedrooms have cross ventilation. His and her features have been introduced in the bathrooms so that a busy couple don't find any problem in their daily busy life. Spacious and large living areas will be the perfect place for your family members to gossip and to create life time memories. Even the lobbies and corridors are designed carefully to inspire conversations. Sheltech Nurjahan is designed to give you the feel of nature in this concrete city. After a long, hard day, coming home to a calming environment can change the mood immediately. Keeping that in mind, a grand lobby has been created with landscape cascade where you can relax in the midst of a calming, green landscape or catch up with friends and neighbors in the apartment community. While the fittings and finishes are impressively modern and luxurious, the lobby that overlook the landscape, will help you to celebrate the timeless appeal of nature.

We invite you to flip through the pages of this brochure and see for yourself the bold and innovative design that sets the Sheltech Sapphire Series above all others. Once you see this beautiful project, we can guarantee that you will want to make it your new dream home.



www.sheltech-bd.com

A Vibrant Precinct

SHELTECH Values

Family Bond



PROJECT AT A GLANCE

House # 86, Road # 5, Block F, Banani, Dhaka - 1213

10 Storied (B+G+9)	10.31 Katha Land Area
17 Residential Units	18 Car Parking
02 High end Lifts	01 Staircase with Fire Door



A framed structure as per BNBC



Well planned roof arrangement



Fire hydrant system with
Smoke detection & fire alarm



CCTV surveillance with
Intercom facilities



International standard lift



Generator back-up for
all important points





Introducing
a new benchmark
for the Banani Skyline





Indicative drawing only.
Changes may be made for
technical reasons and
requirement of approval authority.



Typical Floor Plan
Level 2 to 9

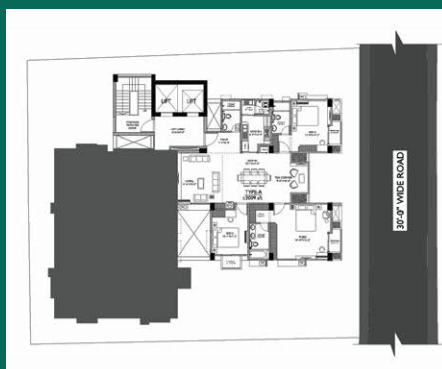




Plan Type A
Level 2 to 9
186 SQM. (2009 SFT.)

Indicative drawing only.
Changes may be made for
technical reasons and
requirement of approval authority.





Master Bed Room	16'-10" x 15'-2"	Common Toilet	5'-0" x 8'-6"
Master Bed Toilet	5'-6" x 9'-9"	Dining	15'-7" x 14'-0"
Bed Room-2	11'-0" x 14'-2"	Living	12'-0" x 14'-0"
Toilet-2	5'-0" x 8'-9"	Kitchen	8'-0" x 10'-0"
Bed Room-3	10'-1" x 12'-3"	Tea Corner	8'-11" x 14'-0"

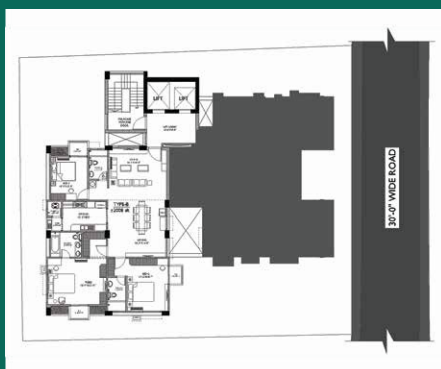
Type A
186 SQM. 2009 SFT. Level 2 to 9



Plan Type B
Level 2 to 9
186 SQM. (2008 SFT.)

Indicative drawing only.
Changes may be made for
technical reasons and
requirement of approval authority.





Master Bed Room	16'-4" x 12'-11"	Common Toilet	5'-2" x 8'-1"
Master Bed Toilet	8'-7" x 7'-0"	Dining	16'-3" x 16'-0"
Bed Room-2	11'-5" x 14'-7"	Living	16'-1" x 14'-5"
Toilet-2	5'-0" x 9'-4"	Kitchen	12'-2" x 8'-2"
Bed Room-3	10'-3" x 12'-0"		

Type B

186 SQM. 2009 SFT. Level 2 to 9



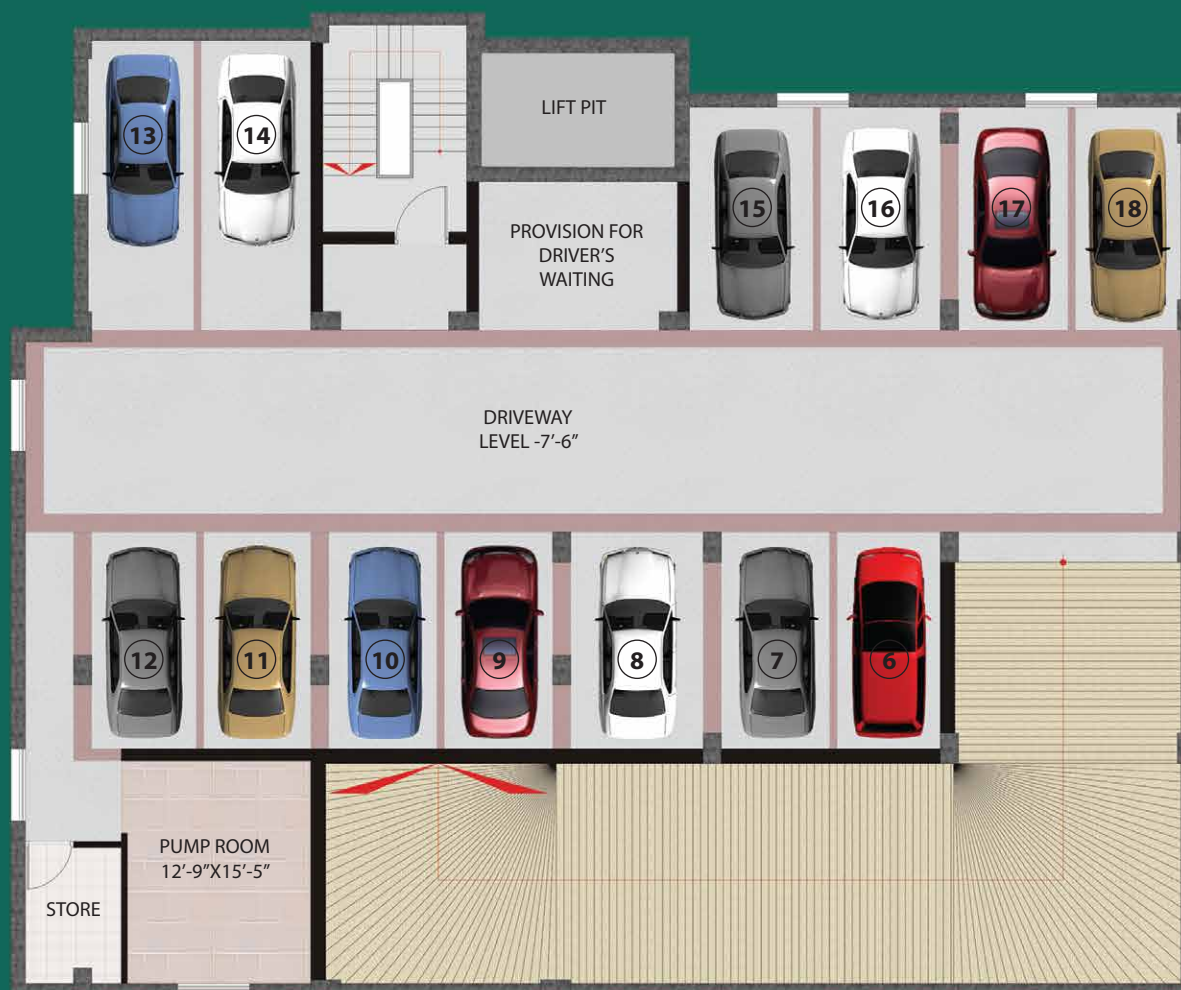


Plan

Ground Level

Indicative drawing only.
Changes may be made for
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 **Plan**
Basement Level



Society Room	16'-0"×19'-7"	Driver's Waiting	16'-5"×8'-1"
Waiting Lounge	20'-7"×19'-0"	Guard Day Room	
Reception Lobby	8'-3"×19'-0"	No of Parking at Ground Floor	05 Nos
EME Room	15'-7"×31'-4"	No of Parking at Basement	13 Nos
Pump Room	12'-9"×15'-5"	Total No of Parking	18 Nos

Facility Features & Specifications



Civil

- A framed structure as per BNBC.
- Stone aggregates for all structural components
- 60/72.5 grade deformed bar in all structural members
- Sheltech Ceramics or equivalent homogeneous mirror polish floor tiles (32"x32")
- Plastic paints for interior walls and ceilings
- Weather coated paint for exterior walls on plastered surface (where applicable)
- Lime terracing on roof with provision for pot plantation
- Glass railing for Verandahs
- One cabinet at any bed room

Civil Features



Electrical

- Standard switch socket from Schneider or equivalent
- SDB from Havells or equivalent
- Provision for Air Conditions in master bed room, bed room -02, bed room-03 and living & dining area
- Provision for Electric Geysers in master toilet, toilet-02, common toilet and kitchen sink
- Power points for Exhaust fans in all toilets and kitchen
- Provision for two nos. Fridge
- Provision for TV points/Dish Network connection at master bed room , bed room-02 and living & dining area
- Provision for Internet connection at master bed room, bed room-02 and living area
- Provision for Telephone at master bed room and living area (Parallel)

Electrical Features



Power

- Standby Generator with auto change over switch
- Full back-up for common areas
- 19 nos Generator back-up points for each apartment
 - 09 light points (03-bed rooms, dining area, living area, master toilet, toilet-02, common toilet and kitchen)
 - 05 fan points (03-bed rooms, dining and living area)
 - 02 AC point for master bed room & living area
 - 02 Power points for Fridge and TV
 - 01 Calling bell

Generator



Security

- CCTV Surveillance at
 - Lobby area
 - Building entrance area
 - Driveway
- Intercom facilities between security and apartments

Safety & Security



Bath

- Imported or Sheltech Ceramics or equivalent ceramic wall tiles (12"x24") up to 7'-0" height in all toilets and Sheltech Ceramics or equivalent homogenous floor tiles (12"x24")
- CP fittings and Toilet accessories from Grohe or equivalent
- Sanitary wares et from Cotto or equivalent
- Cabinet basin from Cotto or equivalent with marble top in master toilet and toilet-02 (as per design)
- Dry false ceiling on all toilets (No RCC false slab)
- Disabled access in any single toilet (preferably common toilet)
- Washing machine provision
- Separate maid's toilet with oriental pan and PVC lowdown from RAK or equivalent and shower

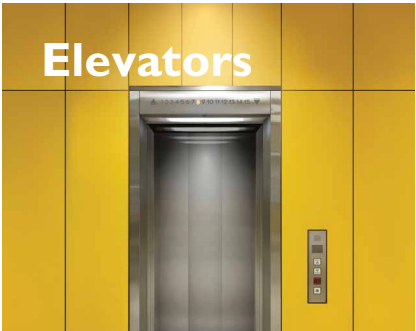
Bathroom Features



Kitchen

- Granite working top
- Double burner gas point with provision for gas connection (Titas / LPG Reticulation system) subjected to availability from Government
- Full height ceramic wall tiles from Sheltech Ceramics or equivalent (12"x24")
- Homogenous floor tiles from Sheltech Ceramics or equivalent
- Standard quality double bowl single tray stainless steel sink from Tekka (Spain) or equivalent
- Provision for kitchen hood
- Down wash in kitchen verandah with tiles finishing
- Kitchen cabinet

Art of Kitchen



Elevators

- Two (02) international standard lifts
(Brands: Mitsubishi / Thyssenkrupp / LGS / Schneider / IGV / equivalent)
- 13 passenger lift: 01 no
- 08 passenger lift: 01 no

Lifts



Life Safety

- Available Firefighting systems
- Fire Protection system
 - Fire hydrant system, fire door, fire extinguisher, PA system, emergency light
- Fire Detection system
 - Smoke detection, heat detection, fire alarm, manual call point and fire control panel
- Means of escape
 - Tiles finished staircase with fire door

Fire Management



Doors and Windows

- Main door
 - Frame : Chittagong Teak or Burma Teak or equivalent (11"x 2½")
 - Shutter : Chittagong Teak or Burma Teak or Equivalent decorative main entrance
- Internal door
 - Frame : Chittagong Teak or equivalent (6"x 2½")
 - Shutter : Marphau door shutter / equivalent
- Toilet door
 - Frame : Teak Chamble frame (7" x 2½")
 - Shutter: Laminated flash door shutter or Chittagong Teak inside polish (Lacquered)
- Window
 - Aluminium sections (EDF) with clear glass and mosquito proofing net

Door Window Features

Salient Features



An Exquisite Lounge



Lofty Meeting Area



Reception & Monitoring



A Garden roof in the sky and a soothing Lounge on the Ground complemented by secured reception and board room add a remarkable value to your living.



A



Green Effort



Sharp Design Principle

Contemporary Living with Smart Features ...



Smart Door
Lock



Smart Lighting
Features





Today **Sheltech** is even bigger and better. The Company that was founded several ago, has now grown up to a complete house for Real Estate solutions with wings of **industrial construction**, consultancy, financial and trade services, **ceramics and pole manufacturing**, among many others. The **vision** of today's Sheltech had long been planned by its founders **Engr. Kutubuddin Ahmed** and **Dr. Toufiq M. Seraj. Be confident and be proud** when you choose Sheltech for your future!



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