

## REGENT GRAND HERITAGE

A SOUTH FACING LUXURIOUS CONDOMINIUM PROJECT



SHAHJADPUR (NEAR GULSHAN-2)

## ABOUT US

**REGENT** was founded in 1981 & since then with the principle of honesty, service and commitment the company has been involved in diversified business activities like Paper Mills, Textiles, Ship-Breaking, FMCG, Hospitality, Construction & Real Estate.

**REGENT** is the Founder of the Real Estate Project- 'Purbachal **REGENT** Town' and 100 % export-oriented composite textile mills '**REGENT** Textile Mills Ltd'.



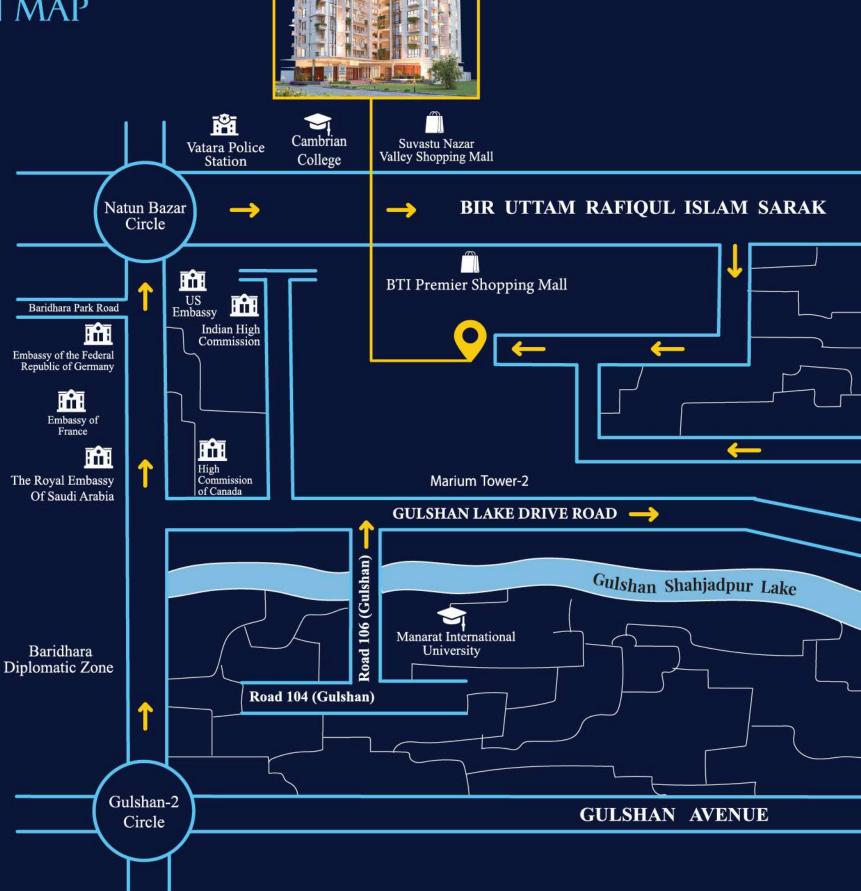


## REGENT

GRAND HERITAGE

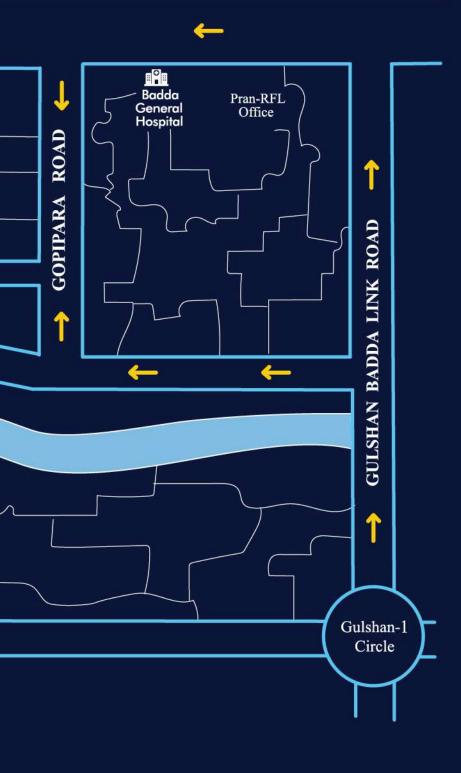


## LOCATION MAP









#### **LOCATION HIGHLIGHT**



#### **EDUCATIONAL INSTITUTIONS**

- · Cambrian College
- · Manarat International University



#### **HOSPITALS**

- AMZ Hospital
- · Badda General Hospital



#### **SHOPPING MALLS**

- BTI Premier Plaza
- Suvastu Nazar Valley



#### **EMBASSIES & HIGH COMMISSION**

- US Embassy
- · Indian High Commission
- · The Royal Embassy Of Saudi Arabia
- · Embassy of the Federal Republic of Germany
- · High Commission of Canada
- · Embassy of France

## PROJECT DETAILS

PROJECT NAME : REGENT GRAND HERITAGE

PROJECT ADDRESS: CA-91, CA-92, CA-92/A, CA-92/3,

CA-92/4, Shahjadpur (Near Gulshan 2), Pragati Sarani Road, Dhaka - 1212

PROJECT TYPE : 10-Storied (B+G+9) South Facing

**Luxurious Condomonium Residential** 

**Building** 

APARTMENT SIZE : 1350 sft - 1690 sft

NO OF LIFT : 04 (Four) High Speed Modern Lifts

NO OF STAIRCASE : 03 (Three)

STRUCTURAL DESIGNER: Prof. Shafiul Bari (BUET)

## SPECIAL FEATURES

#### **Structural Features:**

- Magnificient Grand Structure With Double Height Entrance
- Structural Design is made by one of the Best & Reputed Structural Designer of BUET
- Well-Ventilated Apartments
- 04 High-Speed Modern Lifts operating at the same time
- · Full building made of Stone

#### **Roof-Top Features:**

- Modern Gym
- Mosque with Ablution Area
- Children's Play-Zone
- BBQ Area
- Jogging Track
- Grand Community Hall Room
- Meeting Room With Toilet Facility
- · Landscaped Roof-Top With Seating Arrangement

#### **Location Features:**

- Project is located in a calm & quiet environment of a busy neighborhood
- Easy and Fast Access to the Neighbourhood of Gulshan, Baridhara and nearby amenities such as Hospitals, Colleges, Shopping Malls, Banks & Embassies

## TYPICAL FLOOR LAYOUT PLAN

**TYPE A1 - 1450 SFT** 

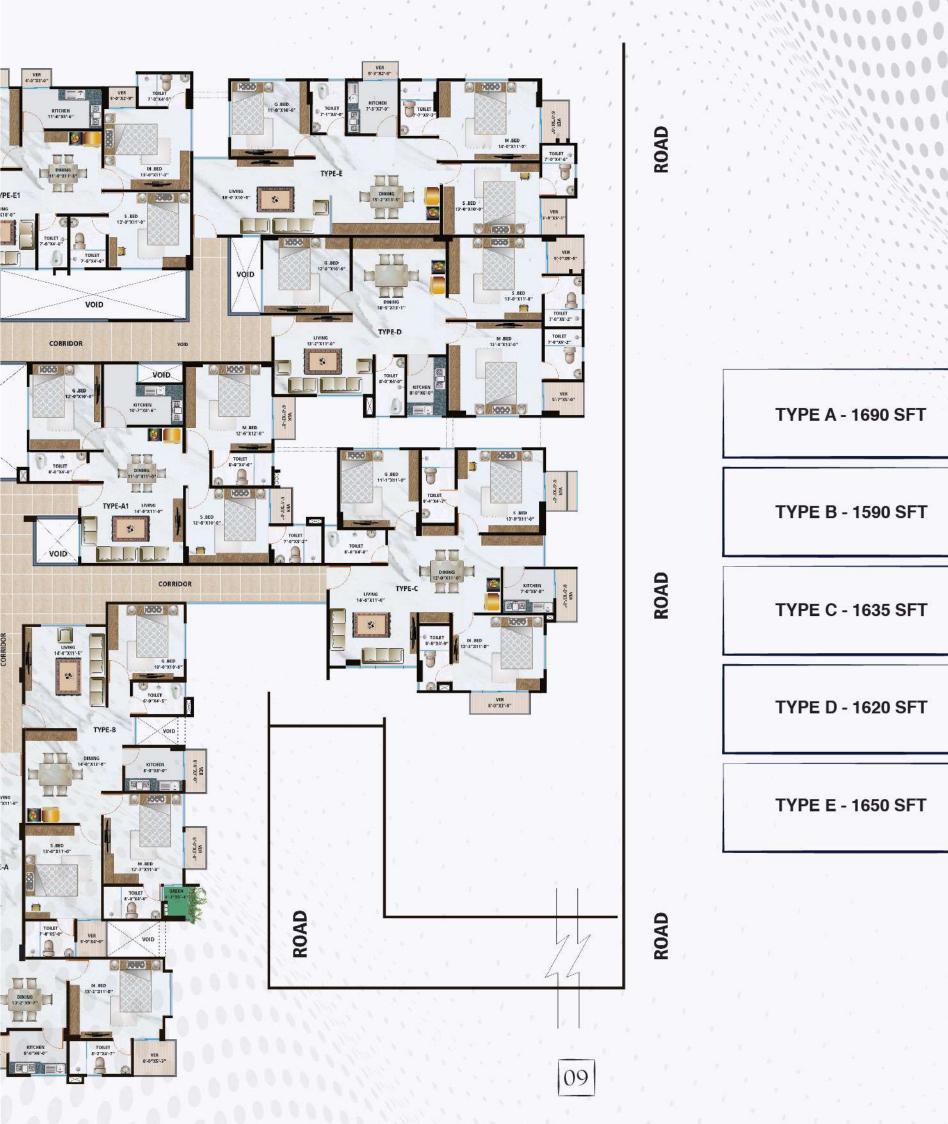
**TYPE B1 - 1610 SFT** 

**TYPE C1 - 1350 SFT** 

TYPE D1 - 1600 SFT

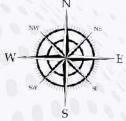
**TYPE E1-1400 SFT** 





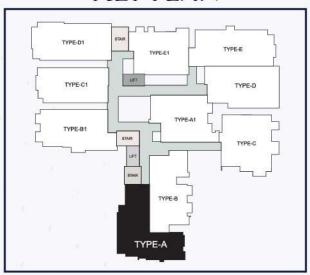
## FLOOR PLAN OF TYPE - A



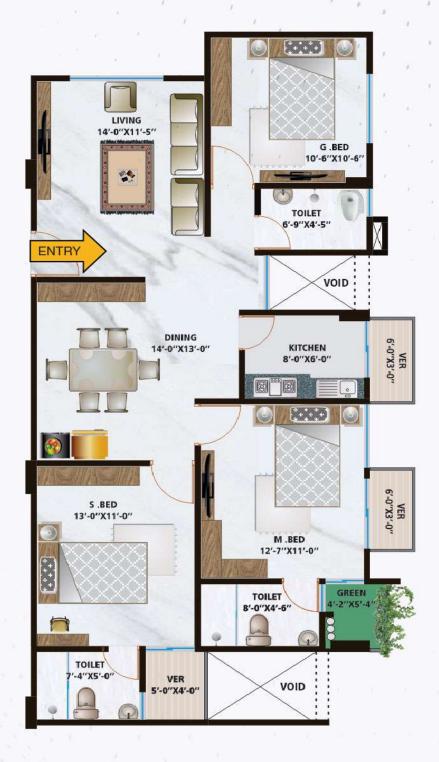


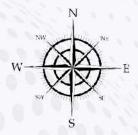
**FLAT SIZE: 1690 SQFT** 

## KEY PLAN



## FLOOR PLAN OF TYPE - B



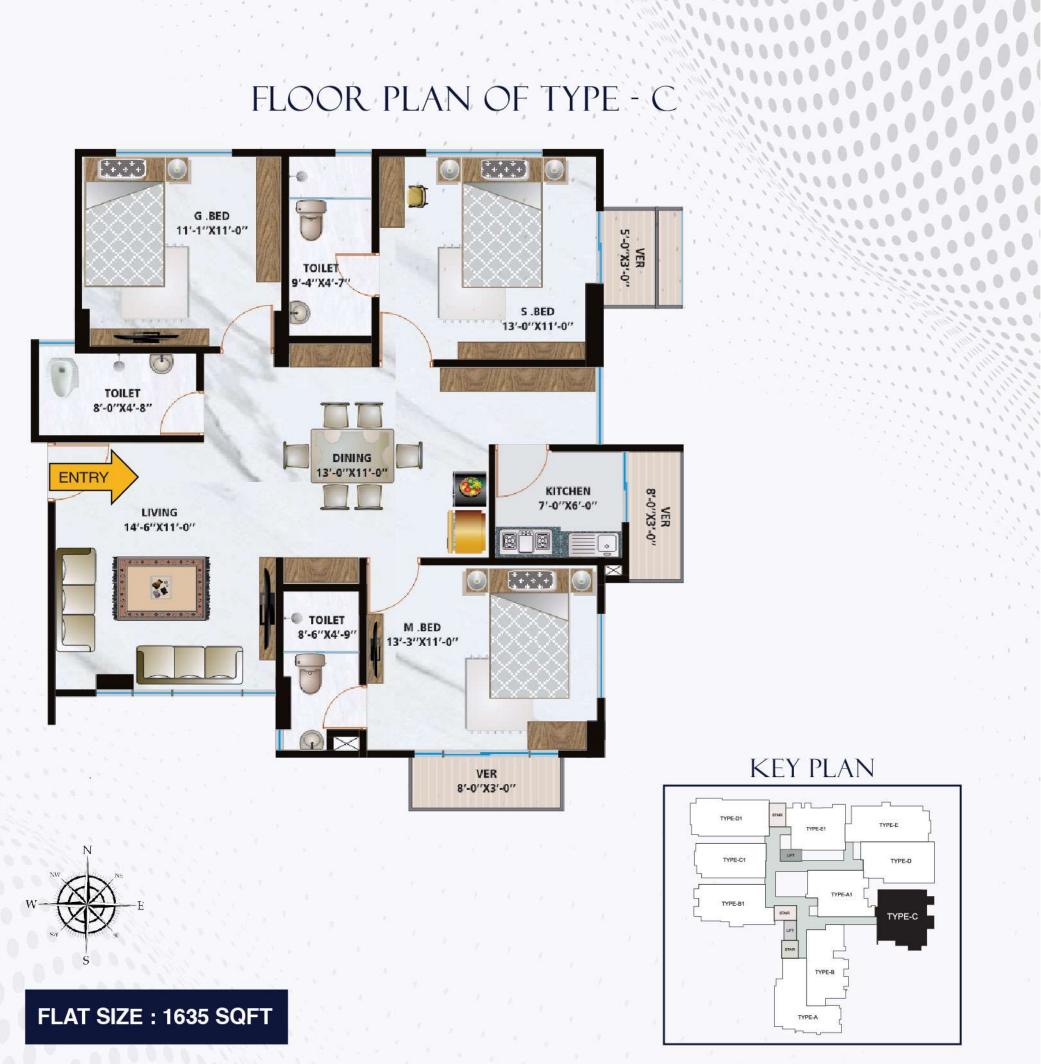


FLAT SIZE: 1590 SQFT

## KEY PLAN

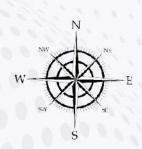


## FLOOR PLAN OF TYPE - C



## FLOOR PLAN OF TYPE - D

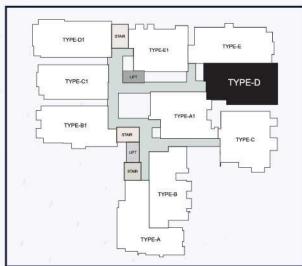




FLAT SIZE: 1620 SQFT

## KEY PLAN

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## FLOOR PLAN OF TYPE - E





FLAT SIZE: 1650 SQFT

## KEY PLAN



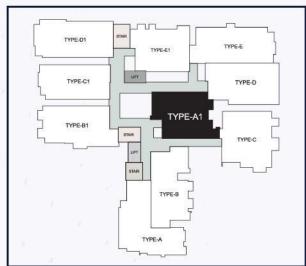
## FLOOR PLAN OF TYPE - A1





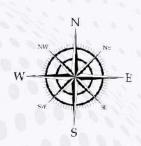
FLAT SIZE: 1450 SQFT

## KEY PLAN



## FLOOR PLAN OF TYPE - BI





FLAT SIZE: 1610 SQFT

## KEY PLAN TYPE-D1 TYPE-E TYPE-D TYPE-A

## FLOOR PLAN OF TYPE - C1





FLAT SIZE: 1350 SQFT

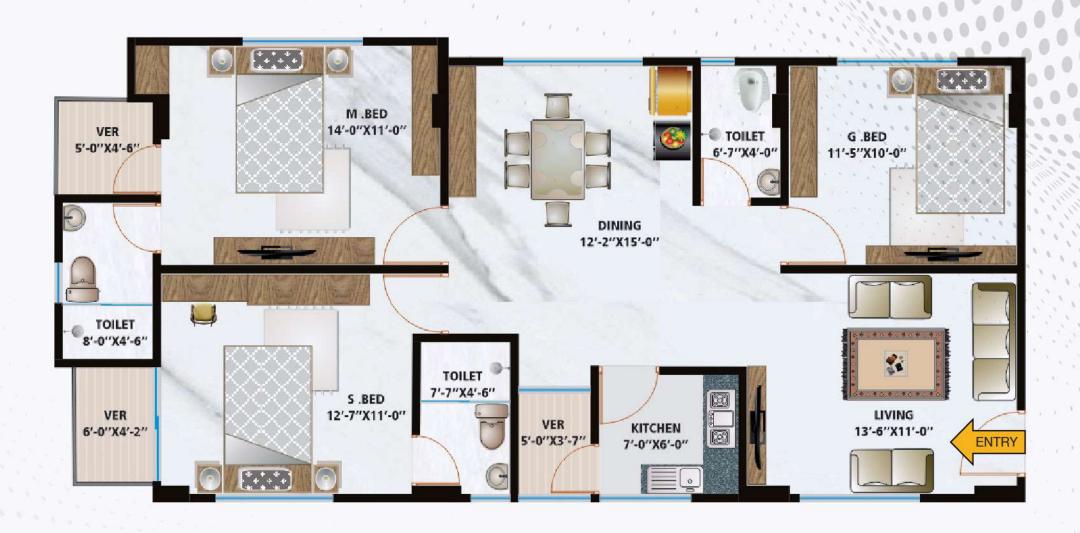
# TYPE-D1 TYPE-C1 TYPE-B1 TYPE-B1 TYPE-B1 TYPE-B1 TYPE-B1 TYPE-B1 TYPE-B1 TYPE-B1

TYPE-A

KEY PLAN

00000

## FLOOR PLAN OF TYPE - DI



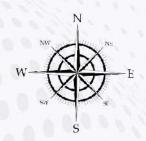


FLAT SIZE: 1600 SQFT

# TYPE-D1 STAR TYPE-B1 STAR TYPE-B TYPE-A TYPE-B

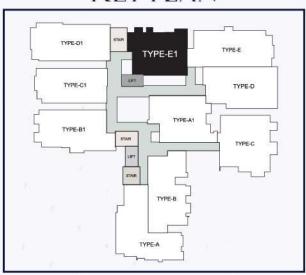
## FLOOR PLAN OF TYPE - EI





FLAT SIZE: 1400 SQFT

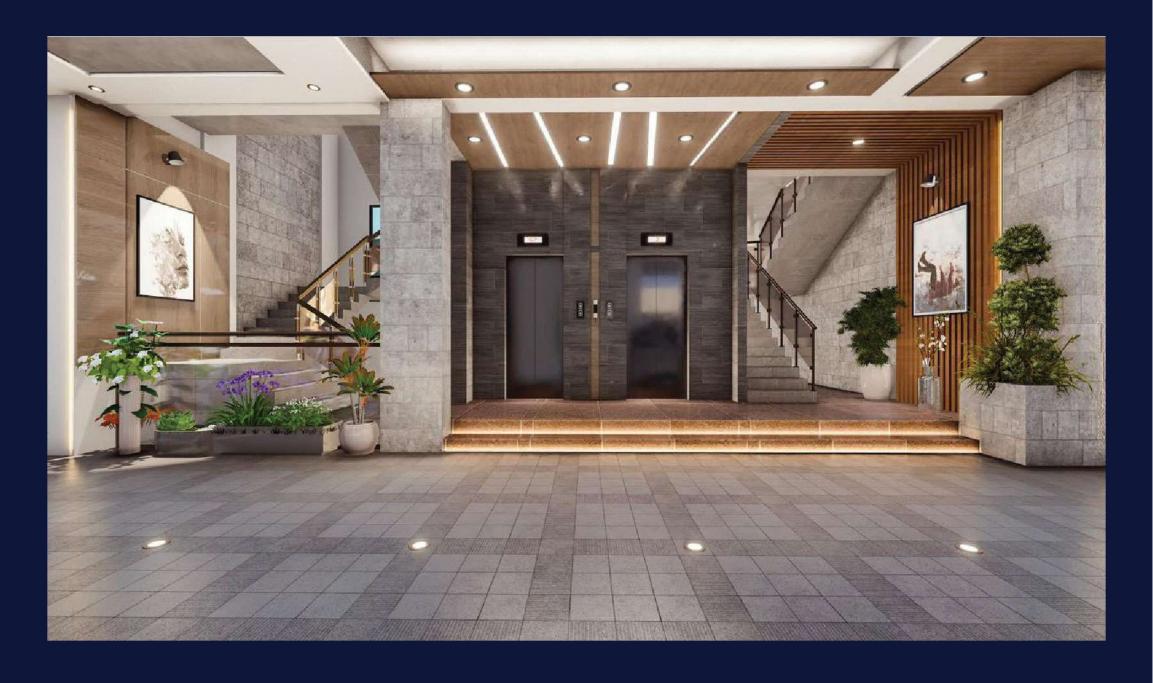
## KEY PLAN



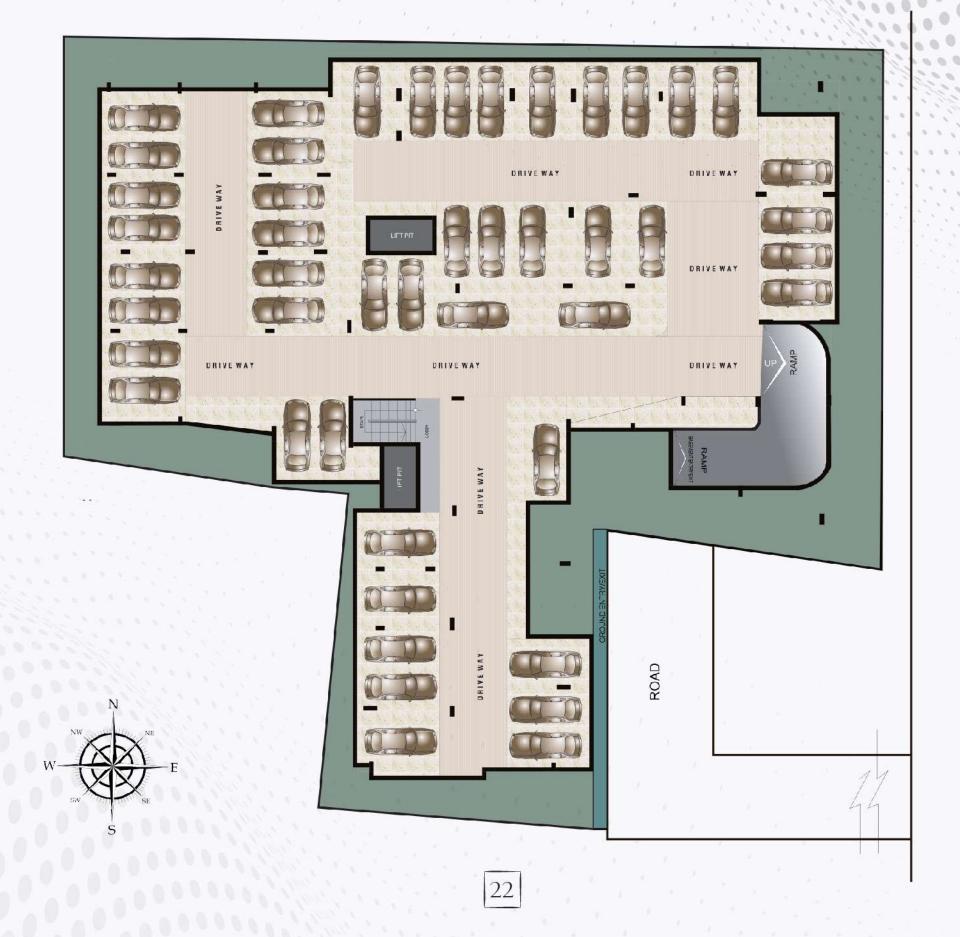
## GROUND FLOOR LAYOUT PLAN



## GROUND FLOOR 3D VIEW



## SEMI BASEMENT FLOOR LAYOUT PLAN



ROAD

ROAD

ROAD



# EXPERIENCE THE OASIS OF UNPARALLELED LUXURY



## FEATURES & AMENITIES

#### **BUILDING ENTRANCE**

Gardening Provision at Front side of building. Secured decorative gate as per architectural design. Building name & Logos on Mirror Polish Tiles.

#### **FLATS**

#### **FLOOR & WALL**

Homogenous 24' x 24' size Floor tiles will be used in Bedroom, Living room, Dining room. Homogenous 12' x 12' size Floor tiles will be used in Bathroom (CBC / RAK / Star / Khadim / Equivalent). Wall Ceramic 10' x 16' size tiles will be used in Bathrooms & Kitchen.

Attractively designed tiled lift wall will complete the elegant look of lift & lobbies on every floor.

#### **MAIN DOOR**

Decorated Solid Wooden Door shall be provided along with door check viewer and number plate.

#### **INTERNAL DOOR**

All Door Frames will be made of Treatment Meheguni wood. Veneered Solid Wooden Flush door (Akij / TK / Star / Equivalent) will be provided in all Bedrooms & Kitchen. Solid PVC Doors shall be used in all Bathrooms with matching Cat-doors. (Lira / Bengal / N Mohammad / National Polymer / Equivalent).

#### LOCK

Imported Handle Lock shall be used in the Main Door and Round Lock shall be used in other doors.

#### **WINDOW**

Thai Aluminum frame with sliding windows of transparent glass to ensure light and ventilation. Square Bar Grill will be used along with mohair lining & rainwater barrier.

#### **PAINTING**

External wall shall be painted by Weather coat and Internal walls shall be painted with Plastic Paint (Berger / Elite).







#### **ELECTRICAL**

Separate electricity meter shall be installed for each apartment. Electrical Wires shall be used (BRB / BBS / Partex / Bizlee / Citizen / RR / Equivalent). Standard quality electrical switch shall be used (Energypac / Equivalent). All power outlets will be adjusted with Earthing connection as well as lightning protection system.

#### **TELEPHONE CONNECTION**

One connection point in the Master bedroom.

#### STAIRCASE RAILING

Stainless Steel railing shall be used.

#### INTERCOM

All apartments shall have the intercom system provision connected with the reception room.

#### LIFT

04 (Four) Branded Lifts of 8-Passenger capacity from reputed international manufacturer to be installed along with Auto Rescue Device (ARD) (Fuji / Sunny / Equivalent). Facilities of Adequate lighting, Emergency alarm, Mirrors, Stainless Steel Mirror Etching Finish on the doors at Ground Floor and Hairline Finish on other Floors. Hydraulic Buffer shall be used at bottom for safety purpose.

#### **GENERATOR**

Standby Generator for supplying power in case of power failure connection with canopy (sound proof) shall be given. (British Technology Ricardo 'A' Grade Series Manufactured in China/ Equivalent).

Generator will support the following:

- · Lift, Water Pump & Lighting in common space and stairs
- · Each apartment shall have 04 Lights and 3 Fan point connection

#### **WATER PUMP**

Good quality water pump shall be provided (Marquis / Pedrollo / Gazi)

#### **SANITARY PIPE**

uPVC Pipes (Matador / Bengal / Lira / National Polymer) & PPR (National Polymer / Lira / Bengal / RFL) Pipes shall be used in sanitary fittings.







#### **GAS PIPE**

Bashundhara GI Gold pipe will be used.

#### **BATHROOM FEATURES**

#### **SANITARY WARE**

Pedestal Basin shall be used in all bathrooms. Combiset shall be used in Master & Second Bathroom. Standard Pan shall be used in the Common Bathroom (Star / RAK / Equivalent).

#### **FITTINGS**

Mirror with Glass Shelf, Soap case, Tissue holder, Push-Shower & Tower rail will be provided. CP Fittings of superior quality shall be used (Sharif / Equivalent).

#### **KITCHEN FEATURES**

#### **PLATFORM**

One beautifully tiled concrete platform shall be built.

#### SINK

Stainless Steel sink will be provided (Gazi / RFL).

#### **ROOF TOP FACILITIES**

- · Modern Gym Facilities
- · Mosque with Ablution Area
- · Children's Play Area
- BBQ Area
- Jogging Track
- · Grand Community Hall room
- · Meeting Room with Toilet
- Designed Landscaped Roof Top
- · Seating arrangement
- Protective parapet wall around the periphery
- · Pavement tiles shall be used
- · Water tank shall be placed for providing sufficient water facilities at every apartment
- · Lightening protection system
- · Solar system shall be installed according to DESCO/DPDC rules







#### **GROUND FLOOR FACILITIES**

- Proper Drainage facilities around the periphery of the building for easy water drainage on ground floor
- · Intercom connection provision from Reception Room to all apartments
- Car Parking Spaces with Pavement tiles
- · Lift, Grand Lobby & Staircase
- · Guard Room
- · Reception/Waiting Room
- · Caretaker Room with Attached Toilet & Kitchen Area
- · Staff Room with Attached Toilet
- · Driver's Waiting Area
- · Sub-station Room & Generator Area
- Toilet Facilities
- · LPG Station

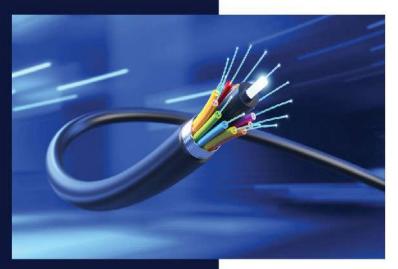
#### **ELECTRICAL SUBSTATION**

DESCO/DPDC approved electrical substation shall be connected along with solar panel having adequate power load for the entire project.

#### STRUCTURAL CONSIDERATION

- An earthquake-resistant design is applied under the supervision of a team of experienced and qualified civil engineers to ensure the highest quality of workmanship and safety.
- The structural strength of our building materials is checked in quality controlled labs of BUET at every stage of construction.
  - Any request for extra facilities will be subject to additional cost and approval from The Management.
  - REGENT will not be responsible for materials supplied by other companies. For heavy equipments (lift, generator, substation and PABX) the supplier warranty period will start from the date of installation.
  - Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through Regent is also available at an extra cost.
  - This brochure shall form an integral part of the deed of agreement entered into between the Client and Regent Design & Development Ltd





## ROOFTOP PLAN

## ROOFTOP FACILITIES 帰 Modern Gym Facilities • Mosque with Ablution Area · Children's Play Zone • BBQ Area Jogging Track Grand Community Hall Room Meeting Room with Toilet Facility Designed Landscaped Roof Top Seating Arrangement



# IMMERSE YOURSELF IN THE ULTIMATE ROOFTOP LUXURY EXPERIENCE

# ELEVATE YOUR SENSES TO NEW HEIGHTS WITH OUR ROOFTOP OASIS

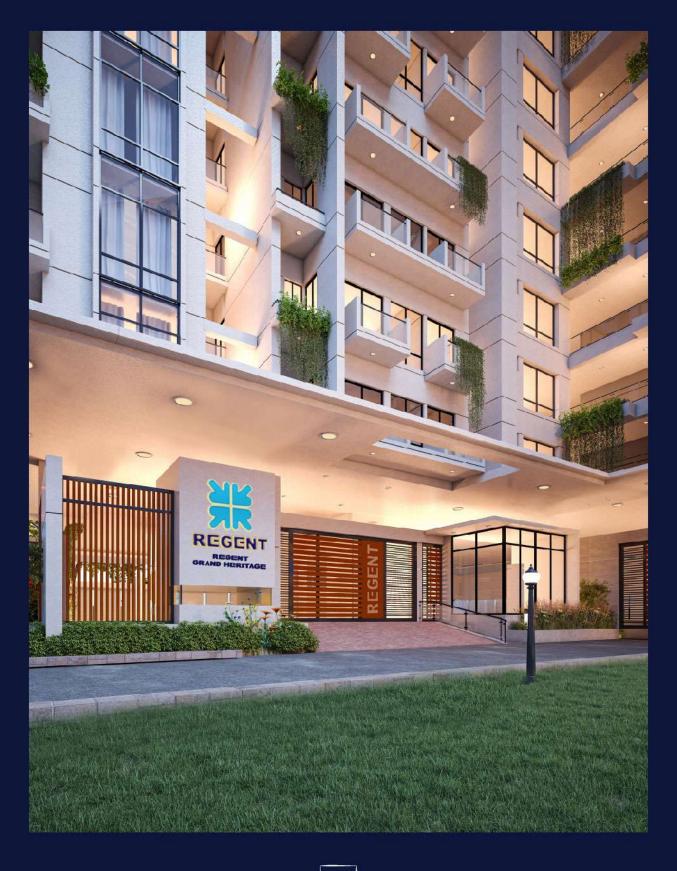


## WHERE FITNESS DESERVES A TOUCH OF LUXURY





## CRAFTING SKYLINE, CRAFTING LIFESTYLE



REHAB MEMBER
ENLISTED RAJUK



#### **CORPORATE OFFICE**

Delta Dahlia | Level 5A | 36 Kemal Ataturk Avenue | Banani C/A | Dhaka-1213

#### CHITTAGONG OFFICE

Central Plaza, Level 5, 659, O.R Nizam Road, Chittagong-4000

0181 000 9333 0194 911 1999

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