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concept & design :: Nandonik Updesta Ltd.

AERIS


Adobe Builders Ltd.



introducing
adobe aegis





project details

Project Name	adobe aeris
Project Type	Residential
Location	Plot 01, Block-17, Eastern Housing first phase, Pallabi, Mirpur, Dhaka 1229.
Land Area	06 Khata
Total Floors	G + 09 Storied Building
Apartments	16
Total Parking Space	14 Parking Space
Entrance	Reception and Security Control.
Lobby	Waiting Lounge with semi outdoor raised garden.
Lift	1 High speed lift with a capacity for 10 People.
Power Backup	Power generator incase of emergency Equipped with modern electro mechanical system.
Consultant	Nandonik Updesta Ltd.

living with a distinct style...

features

The Building Entrance

All our building will have attractive, spacious entrance gates. Abundant covered car parking will be available. The driveway will be paved with pavement tiles. our car parks will be designed with all security provisions and a comfortable driveway for easy access for the convenience of all residents and guest.

Lift, Lobby & Staircases

We will always use a top of the line elevator, exacting to international standards. All our building stair cases will be tiled. The landings on each floor will be paved with marble. The handrails will be of decorative stainless steel.

Apartment Layout and Interiors

All apartments in our buildings will have a well thought out and functional floor plan, designed by David Hunter Architects and a top notch RAJUK approved local architect. Our interiors will boast homogeneous floor tiles, improted switches superior sanitary wares, fixtures, sliding aluminum windows, carefully fitted wooden door frames and a smooth finish plastic paint. Our floor plans will emphasize natural lighting, optimum ventilation with carefully arranged verandahs and windows.

Structural & General Engineering Features

At above builders Ltd. we pay the utmost attention to details which is the cornerstone of our strength.





features

Primary Apartment Features

- A solid teak main entrance door with a viewer, door knocker, Apartemtn number and Door handle with lock.
- Floor s will be pave with homogeneous tiles(12`` x 12``) or (16`` x 16``)
- Smooth finish plastic paint on the walls and the ceiling, in soft colors.
- Strong and durable veneered flush door shutters with French polish will be used for internal doors.
- One's side laminated flush door shutters willbe used for bedroom verandash, kitchen andl bathrooms.
- Maid's toilet will have plastic door frame and PVC shutters.
- Internal door frames willbe of Shil Koroi or equivalent wood.
- Slidinggalss on window with mohair lining and rainwater barrier in aluminum section.
- Safety grills on windows.
- All electric wiring, phone lines, gas and water lines will be concealed.
- Concealed TV antenna linesin the master bedroo and the the living room.
- Telephone connection points in the master bedroo and the living room.
- Imported electrick switched, plug point and others fitting.
- Energy saving light holders will be installed in the kitchen and the bathrooms.
- Provision with power points for air conditioner in the maste bedroom,the second bedroo, the second bedroom and livin room.
- Intercom connectio with the concierge.

Bathroom Features

- RAK or equivalen comb closet in the master bathroom as per availability.
- Other bathrooms wil have RAK or equivalent commode lowdown and basins.
- Attractive floor and will tiles in all bathroom walls up to fullheight.
- Belgian mirros in all bathroom.
- Shower tray in the master bathroom.
- Shower area in the other bathrooms.
- High quality chome plated fittings.
- Push shower with combined bib cock provision in all bathroomms.
- Concealed hot and cold water lines in master bathroom and second bathroom.
- Separate plug points for geyser provision.
- Maid's toilet floor and wall tiles up to 5 feet height with long pan and moving shower.

Kitchen features

- Concrete platform alon one wall at 3 feet height from floor level with homogeneous tiled worktop.
- Double burner gas outlets over concrete platform to support burners.
- Homogeneous floor tiles.
- Seven feet ceramic tiles running along the kichen counter top wall.
- Concealeld hot and cold water lines.
- One high polish counter-top stainless steelsink with mixer.
- One raised glazed tiled sink in the kitchen for down wash area in the kitchen verandah for washing pots.

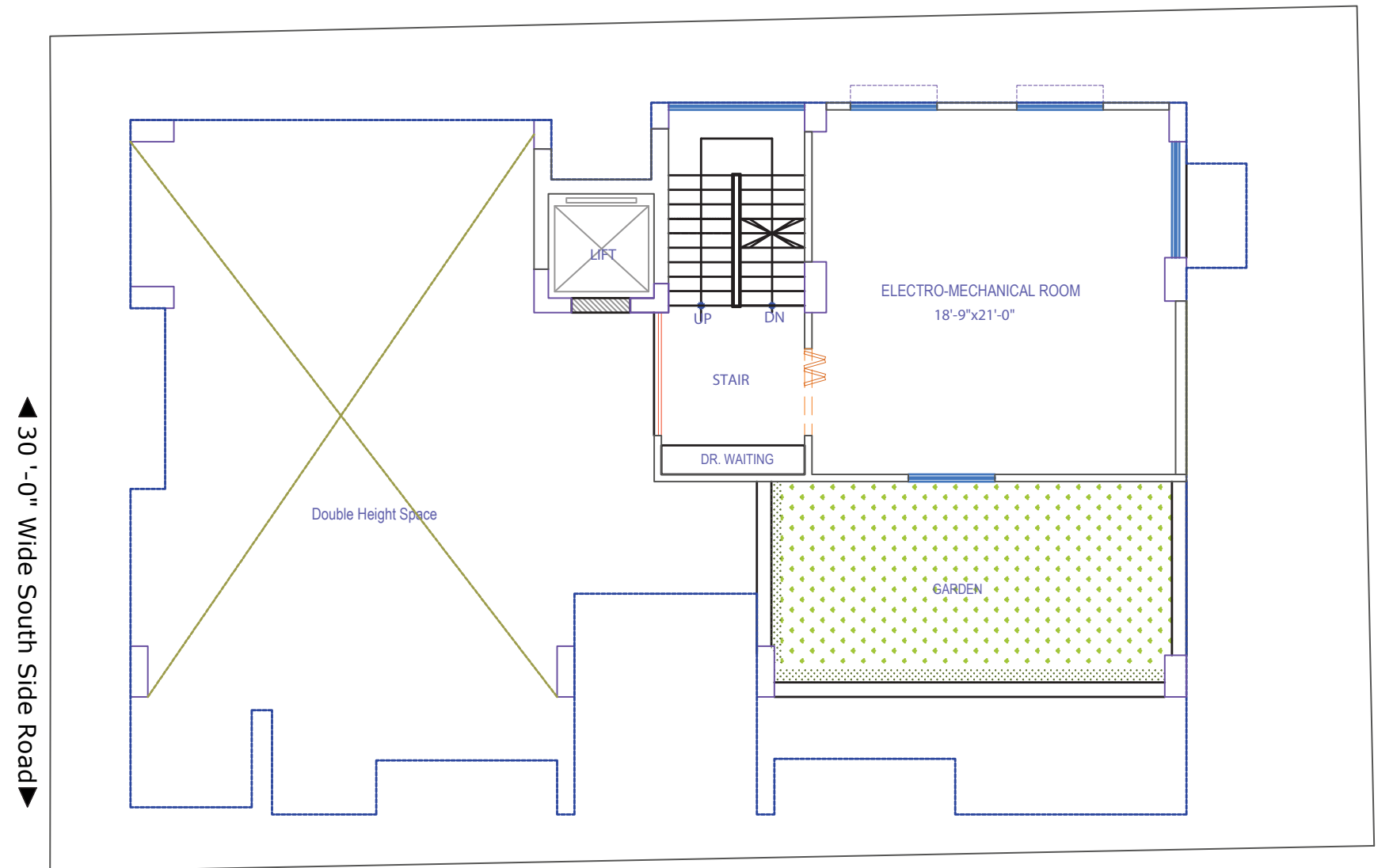


floor plans

⊕ floor plan

LEVEL
G





◀ 30'-0" Wide East Side Road ▶

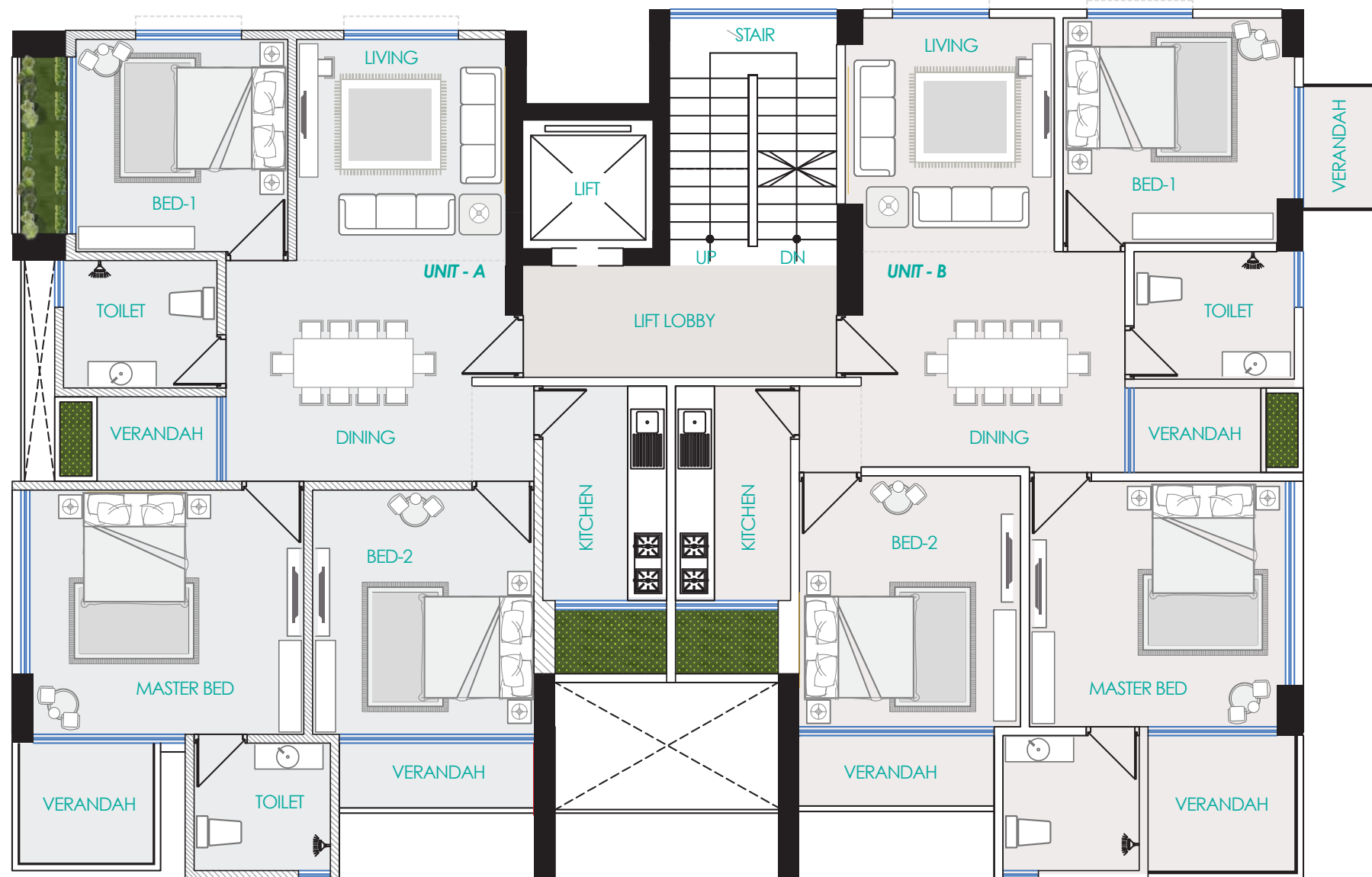
⊕ floor plan

LEVEL

02-09

UNIT - A

UNIT - B



A TYPE: 1210 SFT.

M.BED	-11'-6" x 12'-0"
TOILET	- 6'-5" x 6'-0"
VER	- 6'-4" x 5'-7"
BED -1	-10'-5" x 11'-6"
DINING	-13'-2" x 10'-5"
BED-2	-10'-0" x 10'-0"
GREEN LAWN	- 2'-7" x 8'-4"
LIVING	- 10'-0" x 10'-5"
TOILET	- 7'-3" x 6'-0"
VER	- 5'-6" x 4'-0"
KITCHEN	- 6'-0" x 10'-0"
VER	- 9'-2" x 3'-0"
PLANTER	- 5'-3" x 3'-0"

B TYPE: 1240 SFT.

M.BED	-12'-1" x 11'-3"
TOILET	- 6'-6" x 6'-6"
VER	- 7'-0" x 6'-8"
BED -1	-10'-5" x 12'-0"
DINING	-12'-0" x 10'-5"
BED-2	-11'-4" x 10'-7"
VER	- 3'-4" x 6'-0"
LIVING	- 10'-0" x 11'-0"
TOILET	- 7'-6" x 6'-0"
VER	- 6'-0" x 4'-0"
KITCHEN	- 5'-6" x 10'-0"
VER	- 9'-2" x 3'-4"
PLANTER	- 4'-10" x 3'-0"

COMMON AREA: 242SFT

STAIR	- 7'-10" x 11'-3"
LIFT CORE	- 6'-0" x 6'-0"
LOBBY	- 14'-9" x 5'-3"

TOTAL AREA
2450 SFT.

terms & conditions

Application:

Application for allotment of apartment has to be made on the prescribed form duly signed by the applicant.

Payment:

The buyer will make the payment as per payment schedule through, A/C payee cheque, bank draft or by pay-order in favor of "Payment from overseas in US Dollars or Euro are to be calculated at the prevailing official conversion rate to Bangladesh Taka on the date of encashment. The minimum payment for any booking of an apartment is 30% of the total negotiated price.

Delay of Payment:

The allottee undertakes to pay a 'delay charge' at the rate of 1% per day on the amount of payment delayed beyond the due date. If the payment is delayed for 45 days, the company has right to cancel the allotment without serving any notice to the allottee. In such case, the deposited amount will be refunded after sale out of the same apartment to a new buyer, and an amount of 5% of the total price [mentioned in the booking agreement] will be deducted from the buyer's deposited amount as incidental charge.

Documentation cost:

The buyer will pay stamp duties, registration fees, taxes, legal and Govt. charges, VAT and others miscellaneous expenses likely to be incurred in connection with the registrations of deed.

Incidental Expenditures:

Connection charges/fees, security deposits and other incidental charges related to gas, water, sewerage and electrical connection and any other utility services etc. are not included with apartment cost.

Developer's Right:

The developer reserves the right to make any alteration, addition, omission, revision of the total or any part of the architectural and structural design or working drawing and limited changes can be made in specification for overall interest of the project with prior notice to the buyer or concerned authority.

Handing over possessions:

After full payments of installment and other charges possession of each apartment shall be handed over to the respective buyer. Until the dues are clear, possession of the apartments will be held by the company.

Owner's association:

To manage the common facilities like the supply of electricity, water and sewerage and the overall maintenance of the building, an Association of Apartment Owners will be formed. All the owners of apartments will be a member of the owners association, which will be formed by the owners of the apartments with the view of maintaining the general affairs of the complex for their common interest. All allottees after full payment of installments and dues must become members of the association and abide by its rules for their common interest. Each allottee (for each allotment of apartment) must make an initial deposit of TK. 50,000.00 (Taka Fifty Thousand) only as Reserved Fund, out of which Tk. 25,000.00 (Taka Twenty Five Thousand) only will be kept with the company for 02 (Two) years and will be used for renovation/up gradation works like outside paint, logo repair etc. in the common areas of the project.