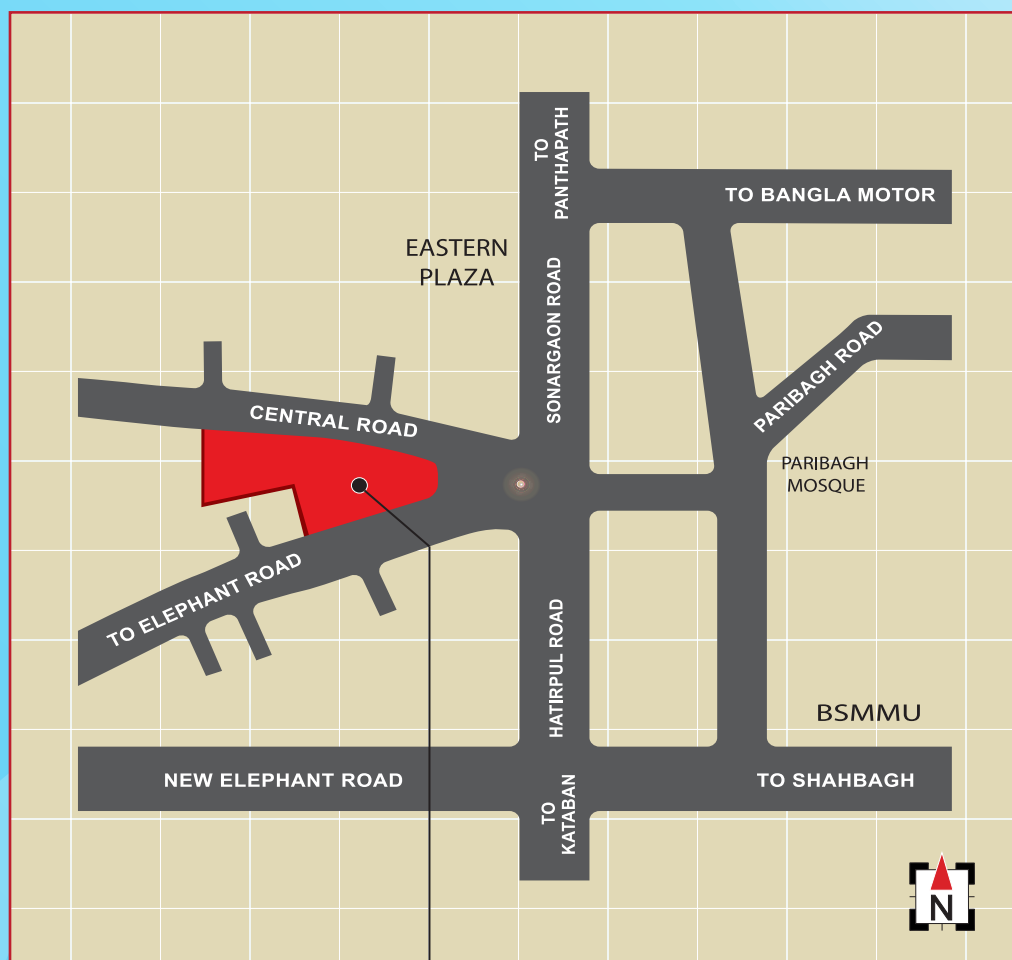


SUFIA'S ENA Serenade

new **home** for your **happiness...**

a modern facilitated apartment complex @ 01 Central Road, Dhaka.





01 CENTRAL ROAD, DHANMONDI, DHAKA 1205

SUFIA'S ENA Serenade

In the emerging shape of Dhaka's urban outlook & life style, ENA PROPERTIES LIMITED is a promising name that has already marked its success as one of the distinct Real Estate Companies. Established in 1998, the company has carried successfully through meticulous management & effective satisfaction of its customers up to the present. Keeping unwavering standard with careful attention to greatest comfort and impeccable service, ENA PROPERTIES LIMITED has initiated and already handed over many projects in different prestigious locations of Dhaka city.

SUFIA'S ENA SERENADE is an exclusive modern apartment complex situated from 7th to 14th floor on the top of MAJID'S ENA GALLERIA, designed with modern architectural traits ensuring separate access, privacy and adequate air & light to all apartments. Strategic locations with having all civic amenities of modern life at doorstep, SUFIA'S ENA SERENADE also houses a host of community facilities to the comfort of apartment dwellers.

COMMUNITY FLOOR PLAN



Day care center

Multi purpose hall

Fitness center



SUFIA'S ENA SERENADE houses a host of community facilities to ease the necessities of contemporary urban living, like childrens play area with library, day care center, multi purpose hall, community prayer space, fitness center for ladies and gents & many more.....



CENTRAL ROAD

EXIT

ENTRY

A
TYPE

LIFT
LIFT
LIFT

D
TYPE

B
TYPE

C
TYPE

E
TYPE

LIFT
LIFT

H
TYPE

G
TYPE

F
TYPE

HATIRPOOL

NEW ELEPHANT ROAD

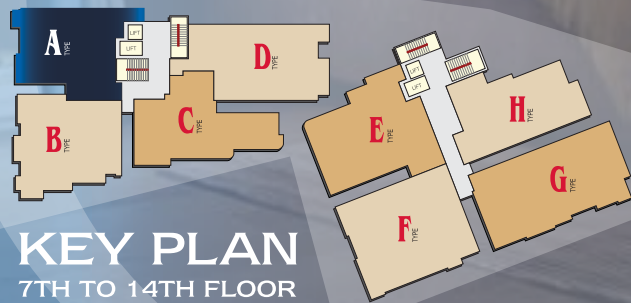


APARTMENT
KEY PLAN
7TH TO 14TH FLOOR



A type

1570 Sft



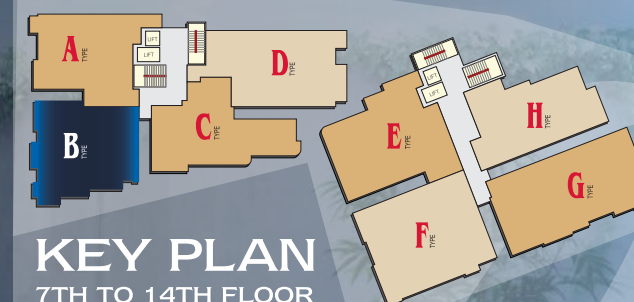
KEY PLAN
7TH TO 14TH FLOOR

01. FOYER	04'-06" x 10'-05"	06. CHILD BED	10'-00" x 12'-00"	11. KITCHEN	09'-00" x 06'-03"
02. LIVING	12'-08" x 10'-00"	07. CHILD BATH	04'-00" x 09'-00"	12. KITCHEN VER	04'-07" x 03'-10"
03. DINING & F. LIVING	25'-08" x 10'-04"	08. MASTER BED	12'-02" x 11'-05"	13. SERVANT BATH	04'-05" x 03'-05"
04. COMMON BED	10'-00" x 10'-07"	09. MASTER VER	03'-00" x 06'-06"	14. COMMON BATH	05'-00" x 06'-00"
05. COMMON VER	07'-03" x 05'-00"	10. MASTER BATH	08'-05" x 04'-05"	15. UTILITY SPACE	03'-03" x 04'-00"

Typical Floor Plan

B type

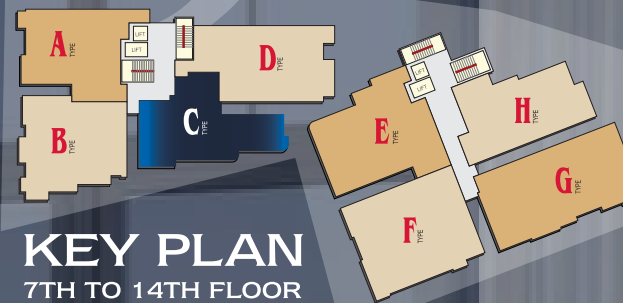
1675 SFT



01. FOYER	12'-06" x 04'-00"	06. CHILD VER	06'-04" x 03'-03"	11. KITCHEN VER	02'-10" x 09'-02"
02. LIVING	12'-00" x 11'-04"	07. MASTER BED	13'-03" x 10'-00"	12. COMMON BATH	07'-06" x 04'-03"
03. DINING & F. LIVING	13'-06" x 15'-09"	08. MASTER BATH	05'-00" x 10'-00"	13. COMMON BED	11'-02" x 10'-00"
04. CHILD BED	11'-09" x 10'-06"	09. MASTER VER	08'-06" x 03'-00"		
05. CHILD BATH	05'-00" x 07'-04"	10. KITCHEN	09'-02" x 08'-11"		

Ctype

1565 SqFt

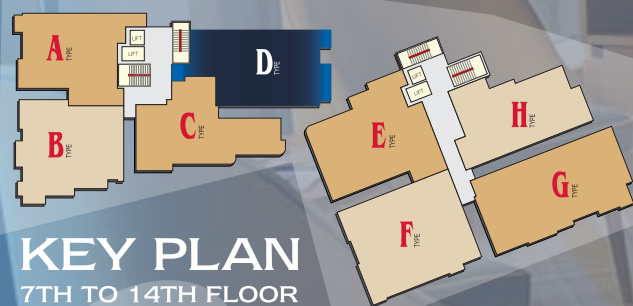


Typical Floor Plan

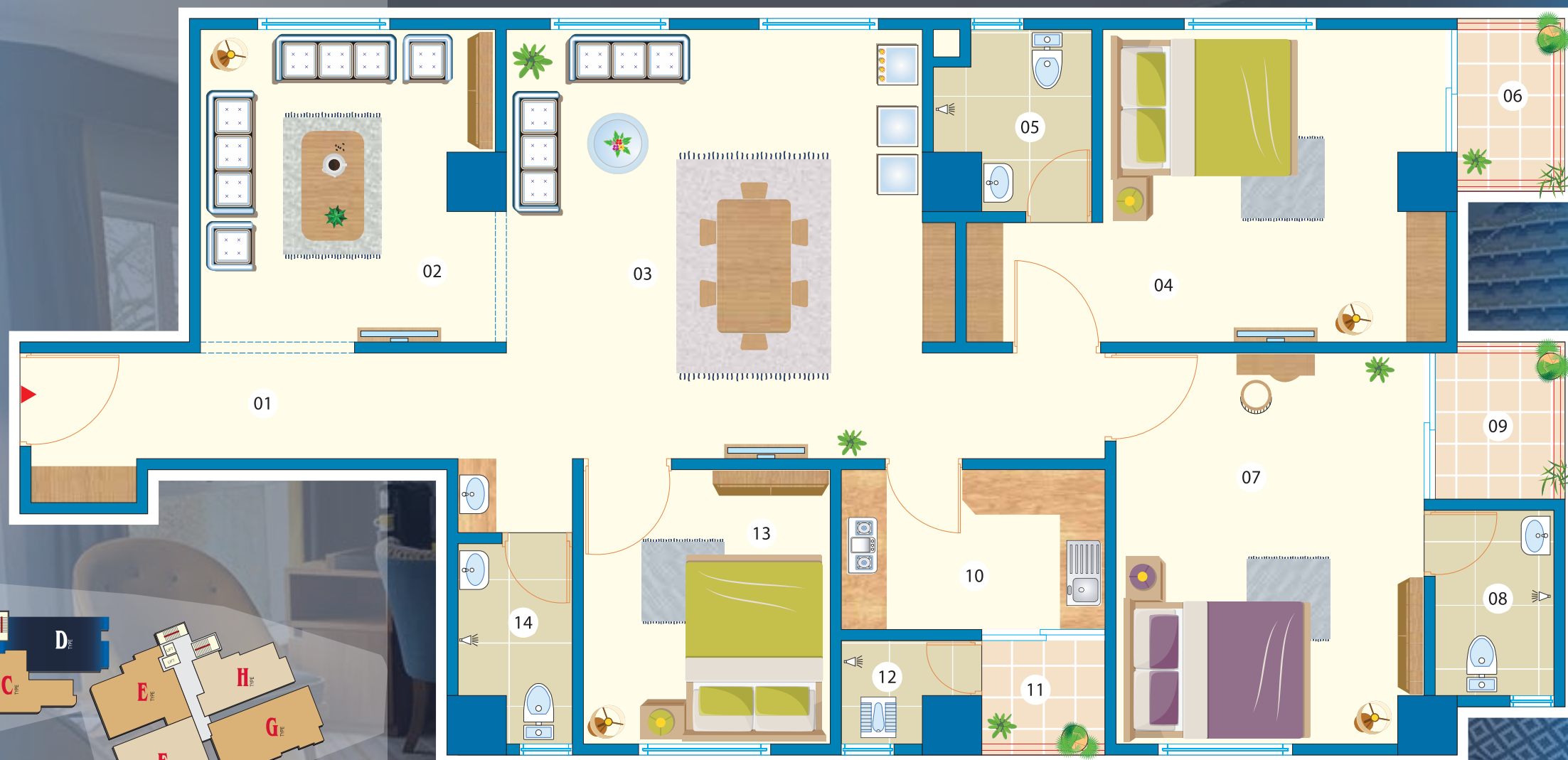
01. FOYER	04'-00" x 09'-01"
02. LIVING	11'-04" x 10'-05"
03. DINING & F. LIVING	21'-09" x 09'-10"
04. MASTER BED	12'-00" x 12'-08"
05. MASTER BATH	05'-00" x 07'-06"

06. MASTER VER	07'-00" x 05'-02"
07. CHILD BED	11'-00" x 10'-08"
08. CHILD BATH	05'-02" x 07'-04"
09. CHILD VER	07'-00" x 03'-04"
10. COMMON BATH	04'-04" x 07'-06"

11. COMMON BED	12'-08" x 10'-02"
12. KITCHEN	07'-03" x 07'-10"
13. KITCHEN VER	04'-02" x 04'-06"
14. SERVANT BATH	03'-01" x 04'-06"



D *type*
1750 SFT



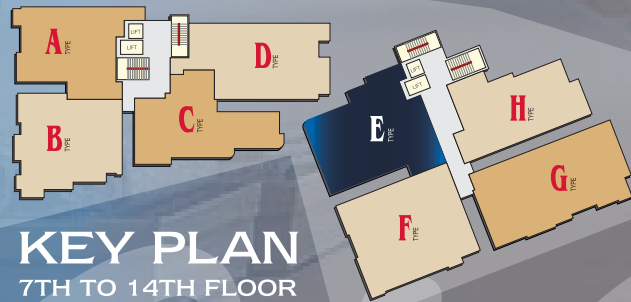
01. FOYER	17'-00" x 04'-00"
02. LIVING	11'-02" x 11'-10"
03. DINING & F. LIVING	15'-09" x 16'-03"
04. MASTER BED	13'-00" x 11'-10"
05. MASTER BATH	06'-00" x 06'-11"

06. MASTER VER	04'-01" x 06'-06"
07. CHILD BED	11'-08" x 14'-10"
08. CHILD BATH	04'-06" x 07'-00"
09. CHILD VER	05'-00" x 05'-09"
10. KITCHEN	10'-00" x 06'-00"

11. KITCHEN VER	04'-08" x 04'-04"
12. SERVANT BATH	05'-00" x 04'-00"
13. COMMON BED	09'-04" x 10'-05"
14. COMMON BATH	04'-04" x 06'-06"

E type

1860 Sft



01. DINING & F. LIVING	24'-07" x 11'-00"
02. LIVING	12'-07" x 13'-04"
03. UTILITY	04'-07" x 05'-11"
04. COMMON BATH	06'-07" x 05'-06"
05. CHILD BED	12'-06" x 12'-03"

06. CHILD BATH	05'-00" x 06'-05"
07. CHILD VER	05'-04" x 04'-08"
08. MASTER BED	16'-06" x 10'-06"
09. MASTER BATH	09'-07" x 04'-02"
10. MASTER VER	07'-00" x 04'-07"

11. KITCHEN	09'-09" x 07'-06"
12. KITCHEN VER	04'-03" x 04'-06"
13. SERVANT BATH	03'-06" x 04'-00"
14. COMMON BED	10'-08" x 14'-04"

Typical Floor Plan

F

type

2025 SFT



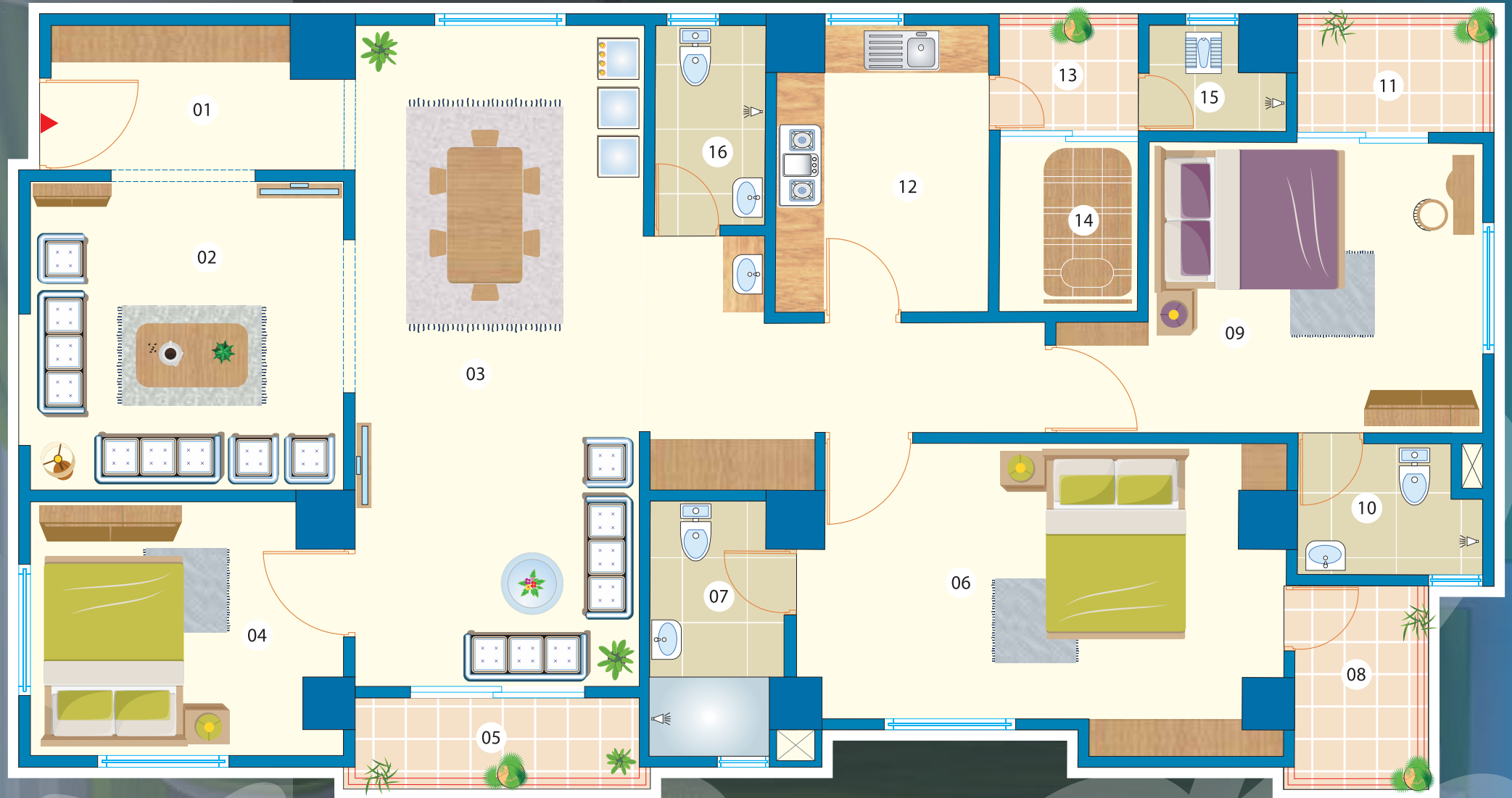
01. FOYER	05'-04" x 11'-02"	05. COMMON VER	05'-10" x 03'-01"	09. MASTER VER	05'-08" x 06'-07"	13. SERVANT BED	06'-09" x 06'-05"
02. LIVING	12'-05" x 10'-09"	06. COMMON BATH	04'-08" x 07'-09"	10. KITCHEN	11'-06" x 08'-10"	14. CHILD BED	12'-00" x 10'-09"
03. DINING & F. LIVING	25'-06" x 10'-06"	07. MASTER BED	16'-00" x 14'-06"	11. KITCHEN VER	04'-06" x 08'-06"	15. CHILD BATH	04'-06" x 06'-10"
04. COMMON BED	12'-06" x 10'-04"	08. MASTER BATH	06'-07" x 05'-05"	12. SERVANT BATH	04'-09" x 03'-02"	16. CHILD VER	07'-02" x 04'-05"



KEY PLAN
7TH TO 14TH FLOOR



Typical Floor Plan

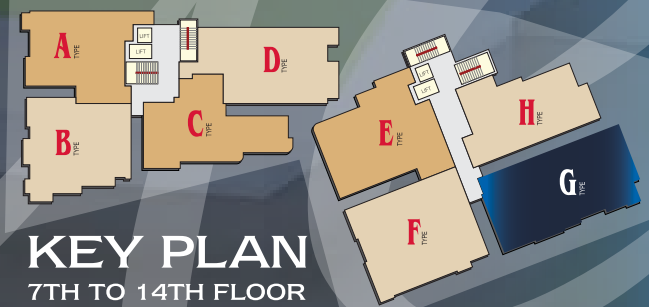


01. FOYER	11'-08" x 05'-07"
02. LIVING	12'-00" x 11'-09"
03. DINING & F. LIVING	11'-00" x 25'-02"
04. COMMON BED	11'-09" x 09'-09"
05. COMMON VER	11'-06" x 03'-09"

06. MASTER BED	17'-06" x 10'-05"
07. MASER BATH	05'-01" x 09'-09"
08. MASTER VER	05'-03" x 07'-07"
09. CHILD BED	12'-08" x 11'-00"
10. CHILD BATH	07'-00" x 05'-00"

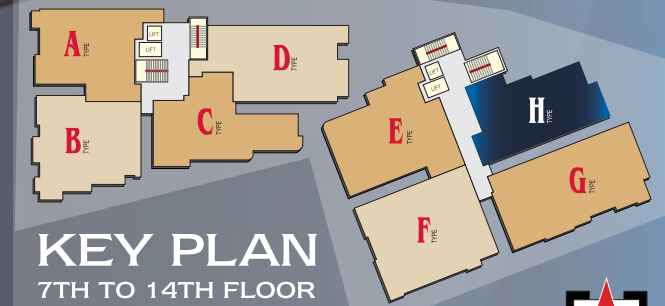
11. CHILD VER	07'-06" x 04'-05"
12. KITCHEN	08'-01" x 10'-09"
13. KITCHEN VER	05'-04" x 04'-03"
14. SERVANT BED	05'-03" x 06'-06"
15. SERVANT BATH	05'-03" x 03'-11"
16. COMMON BATH	04'-03" x 07'-06"

G*type*
2070 SFT



KEY PLAN
7TH TO 14TH FLOOR





Typical Floor Plan



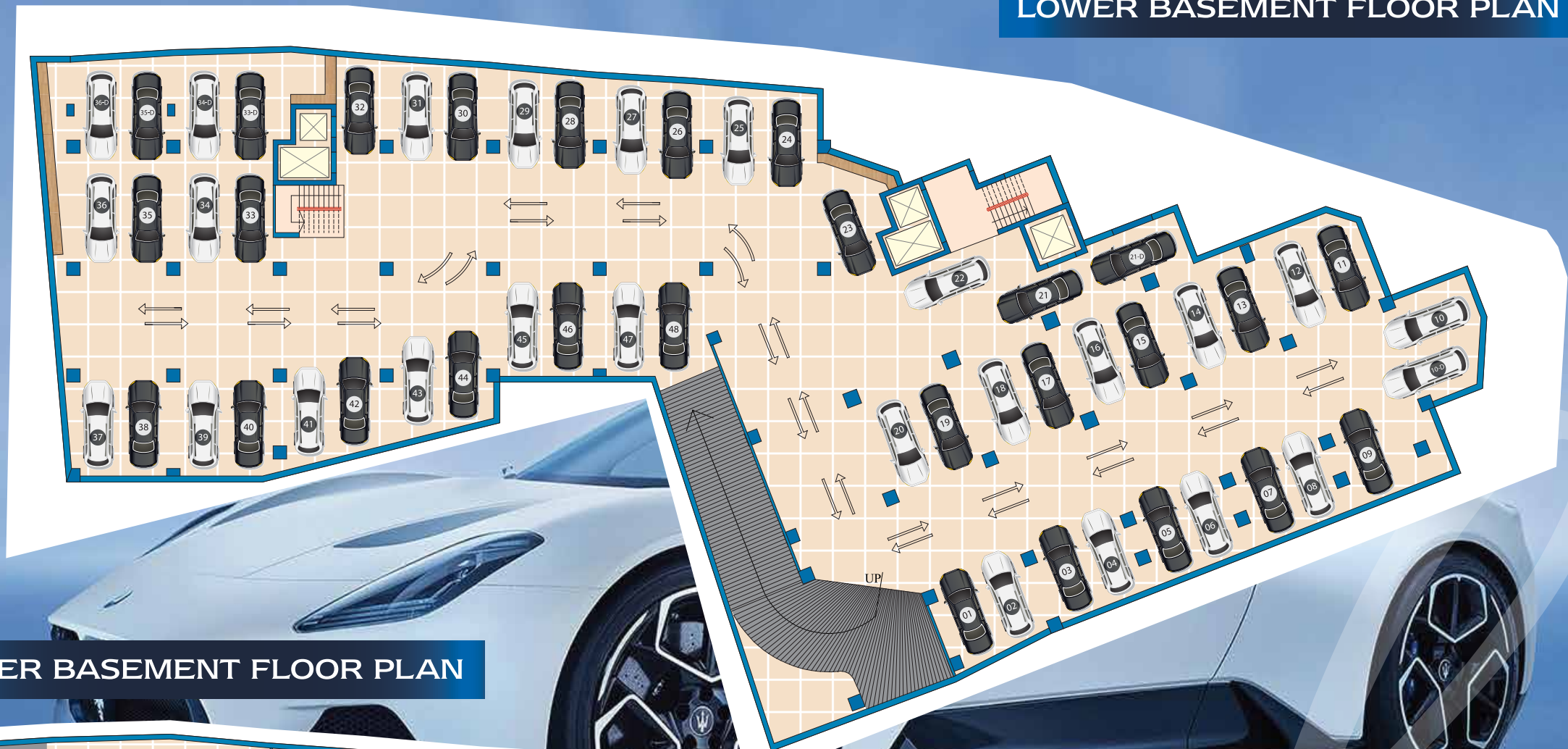
01. FOYER	7'-04" x 05'-07"
02. LIVING	11'-06" x 11'-06"
03. DINING	15'-06" x 09'-04"
04. FAMILY LIVING	10'-11" x 07'-00"
05. CHILD BED	12'-11" x 10'-08"

06. CHILD BATH	05'-00" x 06'-04"
07. CHILD VER	05'-05" x 04'-04"
08. MASTER BED	11'-09" x 11'-00"
09. MASTER BATH	07'-08" x 06'-00"
10. MASTER VER	05'-05" x 05'-05"

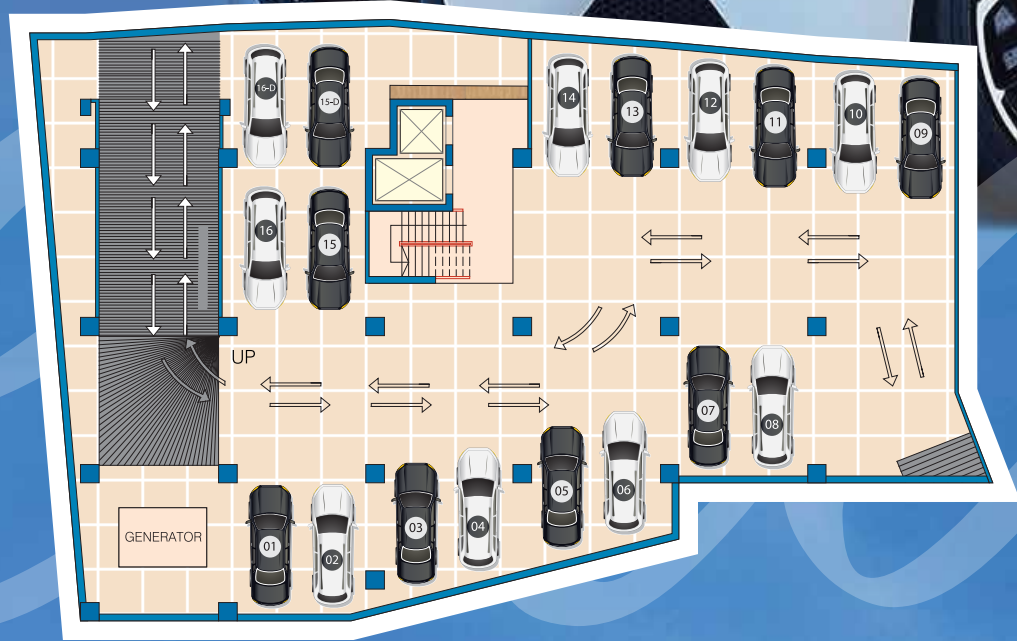
11. KITCHEN	08'-06" x 07'-00"
12. KITCHEN VER	04'-08" x 04'-00"
13. SERVANT BATH	04'-07" x 03'-00"
14. COMMON BATH	04'-01" x 05'-00"
15. COMMON BED	10'-06" x 10'-10"

H *type*
1575 SFT

LOWER BASEMENT FLOOR PLAN



UPPER BASEMENT FLOOR PLAN



PARKING FLOOR PLAN



Features & Amenities

MAIN APARTMENT FEATURES

- * Decorative Main Entrance Solid Teak Door Shutter with:
 - a) Door Chain
 - b) Solid SS Door Knocker
 - c) Check Viewer
 - d) Door handle with Lock
 - e) Apartment Number Plate
 - f) Calling Bell Switch of Good Quality.
- * Floor in Mirror Polished Tiles (24"x24").
- * Plastic Paint on all Walls and Ceilings in Soft Colors.
- * Internal Doors of Strong and Durable Veneer Flush door Shutters With French Polish.
- * All Internal Door Frames of Mahogany/ Sil Karai/ Teak Chamble as per seasonal availability.
- * All Bedroom Door Shutters with good quality Mortise Locks.
- * Sliding Windows with Tinted Glass complete with Mohair Lining and Rainwater Barrier in Alluminium Sections with Grill.
- * All Electric Wiring, Phone Lines, Gas & Water Lines etc. will be concealed.
- * Concealed TV and Dish Antenna Line in Living, Family Living & Master Bed.
- * Hand Set Intercom with connection to Guard Room.
- * MK type best quality Electrical Switches.
- * Electrical Distribution Box with Main Switch.
- * Five Emergency Lights & Three Fans or not over 900Watt in each Apartment from standby Generator.
- * All Power Outlets with Earthing Connection.
- * Provision for Air conditioners in Living, Master Bed & Child Bed.
- * Verandahs with suitable Light Points.



BATHROOM FEATURES

- * All Bathrooms with PVC Solid Waterproof Shutter.
- * Good quality Sanitary Fixtures & Fittings.
- * Commode will have in All Bathrooms.
- * Pedestal Basin in All Bathrooms.
- * Good quality Glazed Tiles in Bathrooms Wall.
- * Good quality Homogeneous Floor Tiles in all Bathrooms.
- * All Mirrors in Bathrooms with Overhead Lamps.
- * Concealed Hot and Cold water supply provision in Master & Child Bathrooms.
- * Exhaust Fan in Master & Child Bathrooms.



KITCHEN FEATURES

- * Provision for one Double Burner Gas Outlet.
- * Good quality Glazed Wall Tiles all around 7'-0" height except Worktop Slab down portion.
- * Good Quality Homogeneous Tiles on Floor.
- * Stainless Steel Counter-top Sink with Mixer.
- * Concealed Hot and Cold water supply provision.
- * Exhaust Fan.

GENERAL AMENITIES OF THE COMPLEX

- * Heavy secured Entrance gate with Decorative Lamps and Logo with Gardening of the complex.
- * Security Provision for Control of Incoming and Outgoing Persons, Vehicles, Goods etc.
- * Reserved Car parking with Spacious & Decorative Ceramic Design paving Driveway for Residents in Covered & Protected Basement Floors.
- * Car parking will be clearly defined and marked with individual Apartment numbers to avoid any confusion.
- * Fire Extinguisher in each alternative floor according to the Fire Fighting requirement.
- * European Standard Lifts as per design from the reputed international Manufacturers:
 - (a) With Adequate Lighting
 - (b) Well Finished and Attractive Doors and Cabin.
- * Main Staircase with easy-to-climb steps and adequate lighting.
- * Electricity supply approx 220V/440V from DPDC/ DESCO.
- * One Stand-by Emergency Generator for operating in case of Power Failure.
 - (a) Lifts
 - (b) Water Pumps
 - (c) Lighting in Common Spaces and Stairs.
- * Water Supply Connection from WASA with sufficient supply as per Total Calculated Consumption.
- * Underground Water Reservoir with one Water Lifting Pump.
- * Sewerage System Planned for long-term requirement.
- * Gas Pipeline Connection from TITAS Distribution System as per Total Calculated Consumption, if the authority approve.



STRUCTURAL FEATURES

- * The foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- * Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- * Heavy reinforced cement concrete foundation.
- * Systematic structural combination of steel reinforced concrete frame and share wall core.
- * Sub-soil investigation soil comprehensively analysed by latest testing equipment and laboratory techniques.
- * Comprehensive section-by-section checking and testing of all steel reinforcement by professional design and supervising engineers.
- * All structural materials including steel, cement, bricks, sylhet sand and other aggregates of highest standard and screened for quality including laboratory testing.
- * Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure quality workmanship.
- * Systematic testing of concrete and other completed work samples at every stage from quality control laboratories (BUET).
- * Protection from cyclonic winds up to 200 KPH incorporated in structure designed.
- * Structure designed to withstanding earthquakes Considerations.





GENERAL TERMS & CONDITIONS OF ALLOTMENT

ENA Properties Ltd. is the exclusive developer and builder for planning, implementing and allotment of all facilities of SUFIA'S ENA SERENADE a modern facilitated apartment complex, consisting of self-contained apartments, reserved car parking spaces, other features described in details in this Brochure on SUFIA'S ENA SERENADE.

1. Applications for allotment of apartments should be made on the prescribed application form duly signed by the applicant along with the Booking Money. ENA Properties Ltd. has the right to accept or reject any application without assigning any reason thereto.
2. On acceptance of an application, ENA Properties Ltd. will issue an allotment letter with specific terms and conditions to the applicant. The applicant / allottee shall then start making payments as per the schedule of payment. Allotment of apartments is made on first come first served basis.
3. All payment of booking money, installments, additional works and other charges shall be made by Pay Order in favor of ENA Properties Ltd. for which respective receipts will be issued. Bangladeshis residing abroad may remit payments by TT.
4. Payments of installment, car park cost and all other charges have to be made on due dates. ENA Properties Ltd. may issue reminders to the allottee but, not with standing the issue of reminders, the allottee must adhere to the schedule of payment to ensure timely completion of construction.
5. Delay in payments beyond the due date will make the allottee liable to pay a delay charge of 4% per 30 (thirty) days on the amount of payment delayed. If the payment is delayed beyond 60 (sixty) days, ENA Properties Ltd. shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting the booking money.
6. ENA Properties Ltd. and the allottee will be required to execute an agreement for safeguarding the interest of the allottee as well as ENA Properties Ltd.
7. Connection fees/charges, security deposits & other incidental expenses relation to gas, water, sewerage and electric connections are not included in the price of apartments. ENA Properties Ltd. will make these payments directly to the authorities concerned, on the allottee's account. The allottee will be billed proportionately on actual costs basis.
8. Limited changes in the specifications, design and/or layout of the apartments and other facilities may be made by ENA Properties Ltd. in larger overall interest or due to unavoidable reasons.
9. ENA Properties Ltd. may cancel an allotment on non-payment of installment in disregard of reminders and after final intimation to allottee by registered post at the address given in the application form.
10. The possession of each apartment shall be duly handed over to the allottee on completion and on full payment of installments and other charges and dues and till then the possession will rest with ENA Properties Ltd.
11. The allottee will pay stamp duties, registration fee, documentation charges and any other taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, AIT, Registration, and Transfer etc. Only the actual sums shall be charged.
12. After taking over of the project, the allottee (s) must consult ENA Properties Ltd. prior to undertaking any structural or layout changes within the apartment complex. Failure to do so will be at the sole risk of the allottee (s).
13. The Schedule of Implementation has been methodically prepared to ensure both high quality and smooth progress of work. Construction is scheduled to be completed within 24 months.
14. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of ENA Properties Ltd. like force majored, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state etc.
15. The allottee, after full payment of dues, will elect from among themselves a Board of Management for managing the general affairs in the common interest. Each allottee must deposit Tk.20,000.00 for each allotment of apartment towards the Reserve Fund for initial common service expenses of the complex.

Disclaimer:

All rendering are done with special finishes and should be considered as optional items. All designs, act, renderings and information in this brochure are subject to change as may be deemed necessary for the greatest interest of the projects. It is an exclusive publication of ENA Properties. No part of this brochure can be reproduced without proper permission of the concerned authority.

A **HOME** IS
A BIG **INVESTMENT**
INVEST FOR YOUR **DREAM**



ENA
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