

ENA

Rose Garden

Exclusive Apartments



CAR PARKING



ROAD

PROJECT BRIEF

Name of the Project:

ENA ROSE GARDEN

Building Height:

8 STORIED (G+7)

Land Area:

5.032 KATHA

Facing:

NORTH

No. of Apartments:

14

Apartment Types & Sizes:

A = 1400 SFT.

B = 1400 SFT.

No. of Car Parking:

11

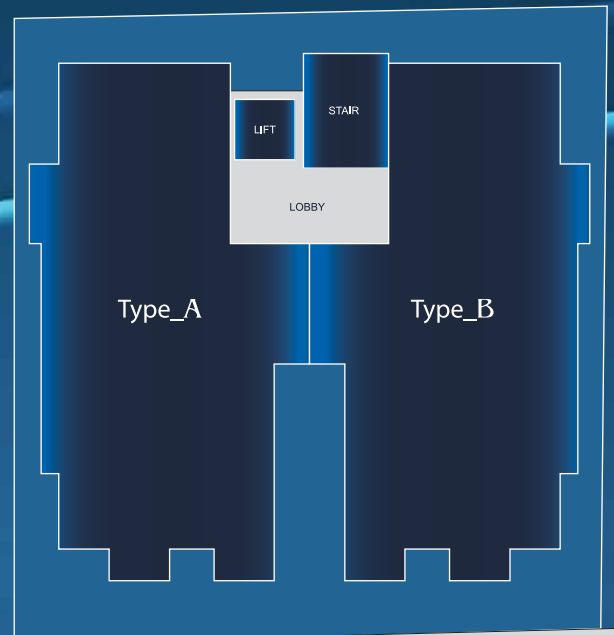
Holding Address:

PLOT # 04, ROAD # 24

SECTOR # 10, UTTARA

DHAKA 1231.

Rose Garden



30 FEET WIDE ROAD

KEY PLAN



A

TYPE

1400 sft

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

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Floor Plan





TYPE

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Rose Garden

Floor Plan



LOCATION



ENA
PROPERTIES

CORPORATE OFFICE

ENA TOWER, 57/3 & 57/4, Panthapath, Lake Circus, Kalabagan, Dhaka 1205.
Tel: +88 02 48113799, 58151280, 58155409, 58150559, 58155720
E-mail: info@enaproperties.com, Web: www.enaproperties.com

RAJSHAHI OFFICE

CITY CENTER

Sonadighi Mor, Shaheb Bazar, Rajshahi. Tel: 0721-810686
Cell: 01714-090860, 01714-090856, E-mail: raj@enaproperties.com

Cell # 01714-090851, 01714-090852, 01714-090853, 01714-090854, 01714-090855

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 Aluminium Sections with Grill.
- * All Electric Wiring, Phone Lines, Gas & Water Lines etc will be concealed.
- * Concealed TV and Dish Antenna Line in Master Bed, Living & Family Living.
- * 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 750Watt in each Apartment from standby Generator.
- * All Power Outlets with Earthing Connection.
- * Provision for Air conditioners in Master Bed & Child Bed.
- * Verandahs with suitable Light Points.

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 Ground Floor.
- * 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 one Lift from 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) Lift
 - (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.



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 Bathroom.



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.

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.

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