

ENA Karim's CASTLE



EXCLUSIVE APARTMENTS



Karim's Castle

1330 sft
TYPE

FLOOR PLAN

01	LIVING	10'-6"x15'-4"
02	DINING	10'-9"x12'-0"
03	CHILD BATH	06'-3"x04'-6"
04	CHILD BED	10'-6"x10'-0"
05	CHILD VER.	03'-8"x05'-7"
06	FAMILY LIVING	09'-6"x11'-5"
07	MASTER BED	11'-0"x11'-0"
08	MASTER VER.	07'-6"x03'-6"
09	MASTER BATH	08'-0"x05'-0"
10	COMMON BATH	07'-6"x04'-6"
11	GUEST BED	10'-2"x10'-0"
12	KITCHEN	07'-0"x08'-0"
13	KITCHEN VER.	03'-4"x05'-8"
14	MAID'S TOILET	03'-3"x05'-8"



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P 1330 sq ft
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ENTRY

PROJECT SUMMARY

Project's Name:

ENA KARIM'S CASTLE

Building Height:

10 STORIED (B+G+9)

Land Area:

12.80 KATHA

Facing:

WEST

Nos. of Apartment:

36

Apartment Types & Sizes:

A = 1330 SFT.

B = 1330 SFT.

C = 1330 SFT.

D = 1330 SFT.

Nos. of Car Parking:

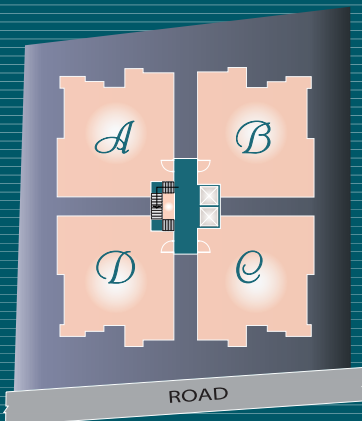
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Project's Address:

PLOT#244, MEDICAL ROAD

ASHKONA, UTTARA, DHAKA.

BASEMENT FLOOR PLAN



KEY PLAN



GROUND FLOOR PLAN

FEATURES & AMENITIES

MAIN APARTMENT FEATURES

- * Solid Teak Decorative Main Entrance Door Shutter with:
 - a) Door Chain
 - b) Check Viewer
 - c) Calling Bell Switch of Good Quality
 - d) Solid SS Door Knocker
 - e) Apartment Number Plate.
- * Floor in Homogeneous Tiles (16"x16").
- * Plastic Paint on all Walls and Ceilings in Soft Colors.
- * Internal Doors of Strong and Durable Veneer Flush door Shutters With French Polish.
- * 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.
- * Hand Set Intercom with connection to Guard Room.
- * MK type best quality Electrical Switches.
- * Electrical Distribution Box with Main Switch.
- * Two Emergency Lights & Two Fans 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.



BATHROOM FEATURES

- * All Bathrooms with inner-side Waterproof Shutter.
- * Good quality Sanitary Wares.
- * Pedestal Basin in All Bath Rooms.
- * Good quality Glazed Tiles in Bathrooms Wall.
- * Good quality Homogeneous Floor Tiles in all Bathrooms.
- * All Mirrors in Bathrooms with Overhead Lamps.
- * Good quality Bathroom Fittings.



KITCHEN FEATURES

- * 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.
- * Exhaust Fan.



STRUCTURAL FEATURES

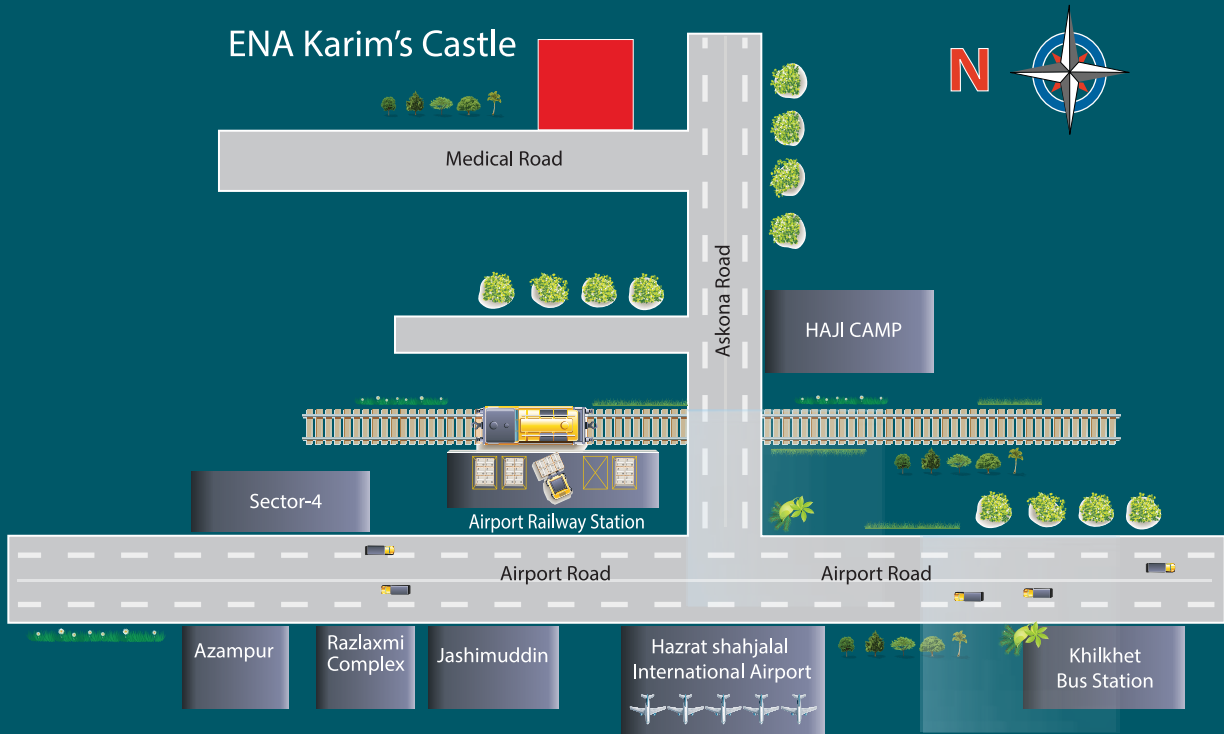
- * The foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- * Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- * Heavy reinforced cement concrete foundation.
- * 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.

GENERAL AMENITIES OF THE COMPLEX

- * Secured gateway with Spacious Entrance and Driveway.
- * Security Provision for Control of Incoming and Outgoing Persons, Vehicles, Goods etc.
- * Reserved Car parking for Residents in Covered & Protected Ground Floor & Basement Floor.
- * European Standard two Lifts 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 DESA/DPDC/DESCO.
- * Geyser provision in Master Bath & Kitchen.
- * One Stand-by Emergency Generator for operating in case of Power Failure.
 - a) Lift
 - b) Water Pumps
 - c) Lighting in Common Space, and Stair & two light and two fan points in each apartment.
- * 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.



LOCATION



Karim's Castle

ENA
PROPERTIES

Corporate Office:

57/3 & 57/4, Panthapath, Lake Circus, Kalabagan, Dhaka 1205.
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