

SUNFLOWER



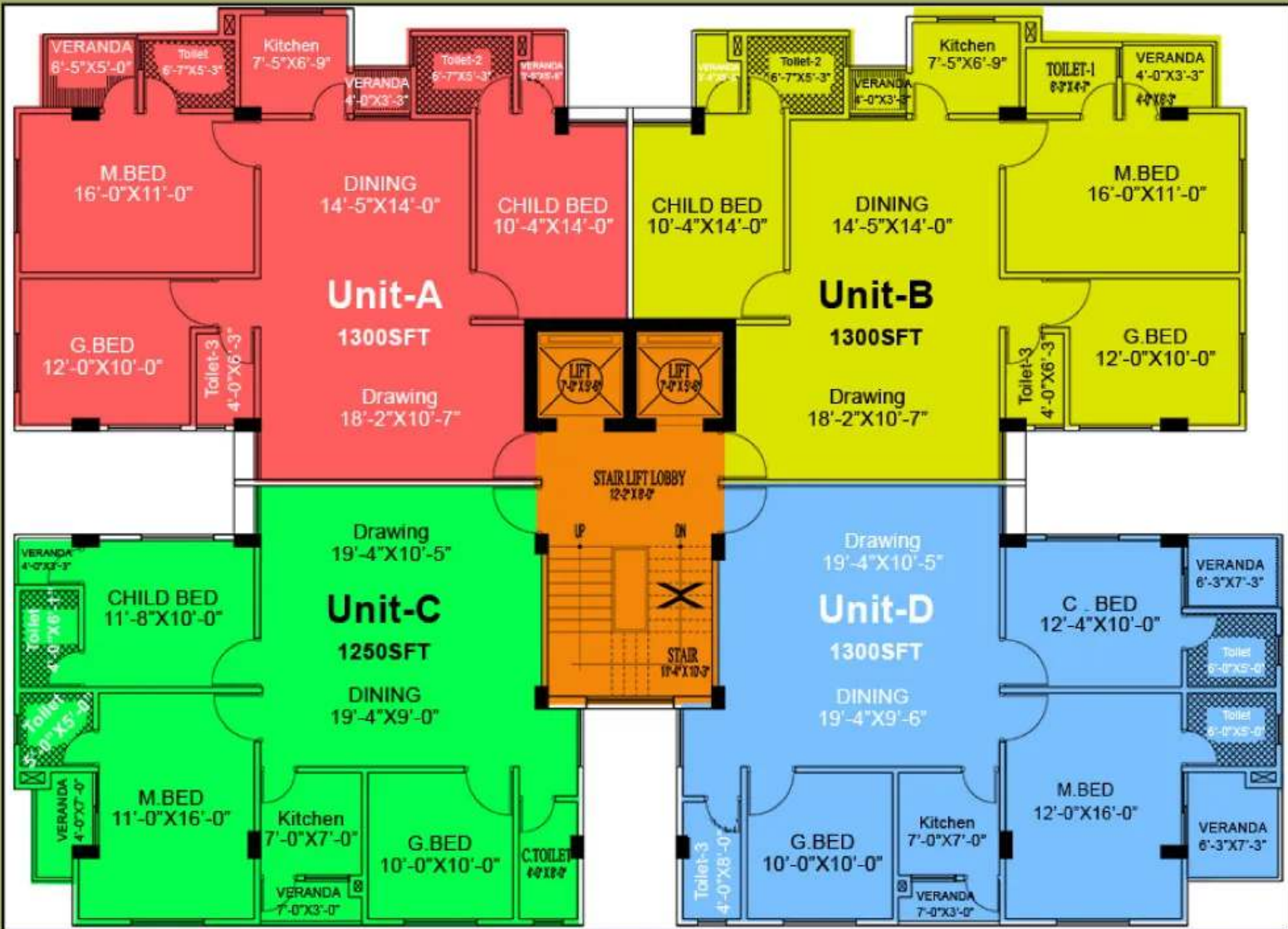
ARTISTIC
SUNFLOWER
@ West Mollartek



**AN ARTISTIC
CHOICE FOR
YOUR BIG
DREAMS**

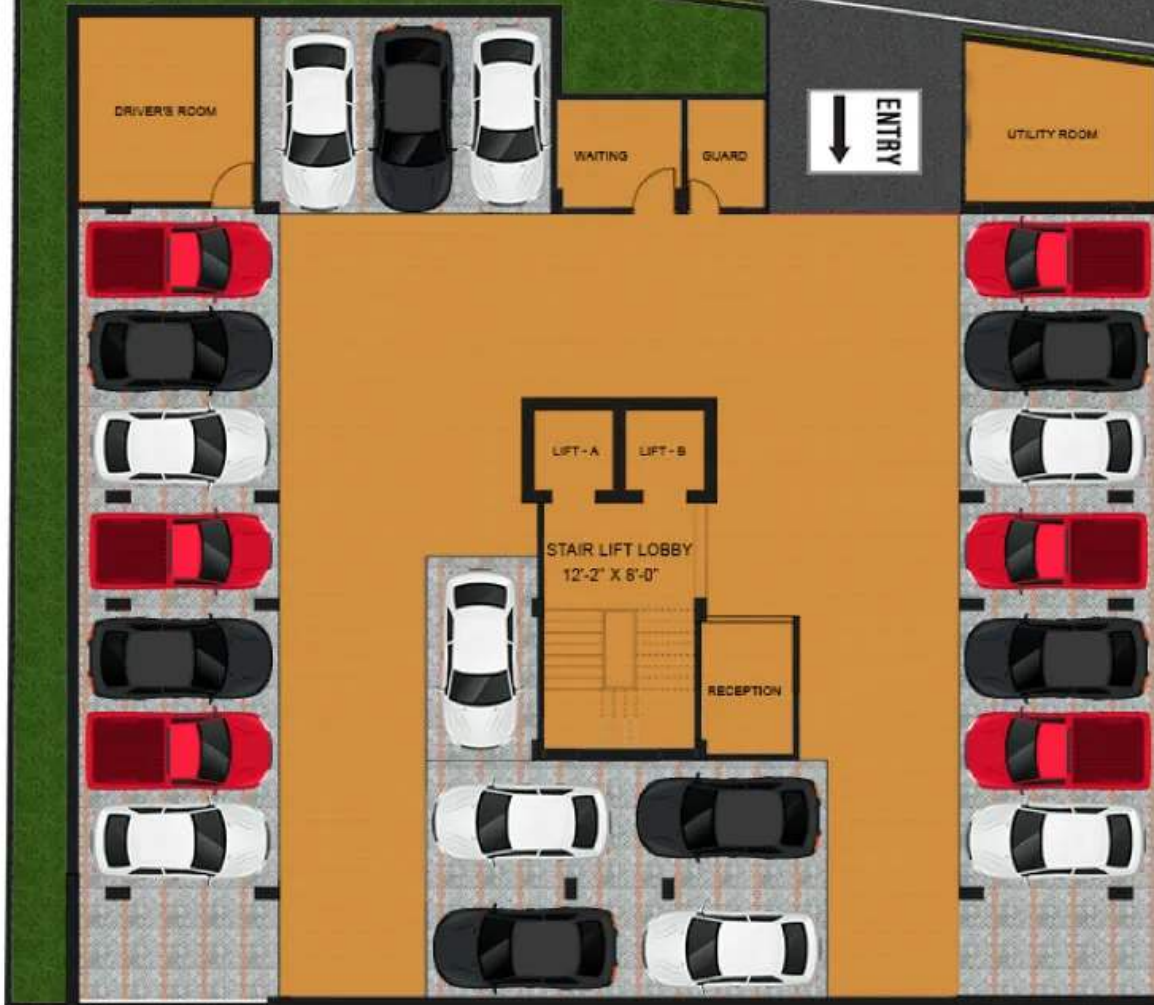
ARTISTIC
Properties Limited

Typical Floor Plan



- 3 Bed Room
- 3 Toilet
- Kitchen
- Dining
- Drawing
- 3 Veranda
- Open space
- 2 Lift
- Lobby
- Stair

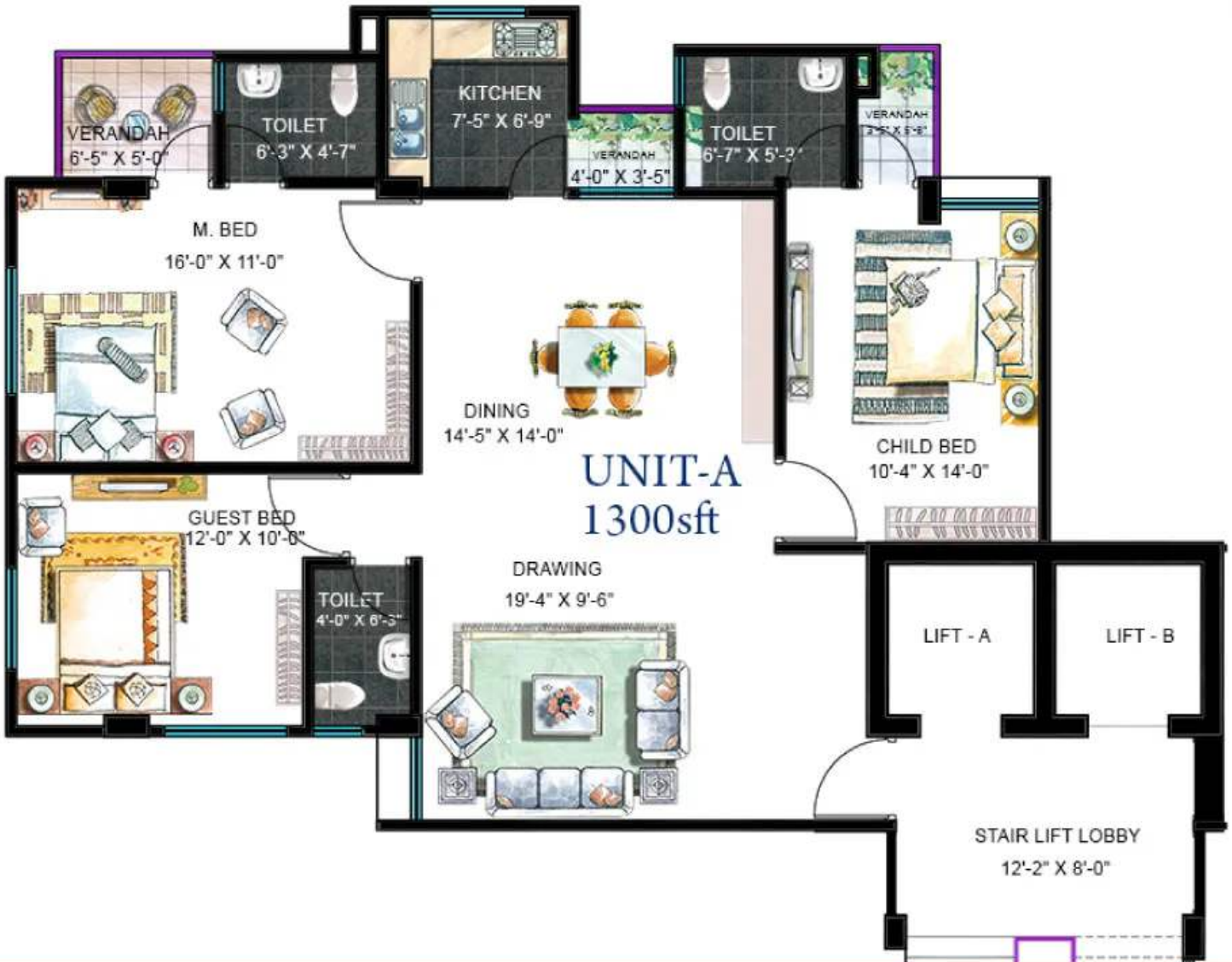
PARKING



- 22 car parking
- Generator
- Sub Station Room
- G.Toilet
- G.Room
- Bike Parking

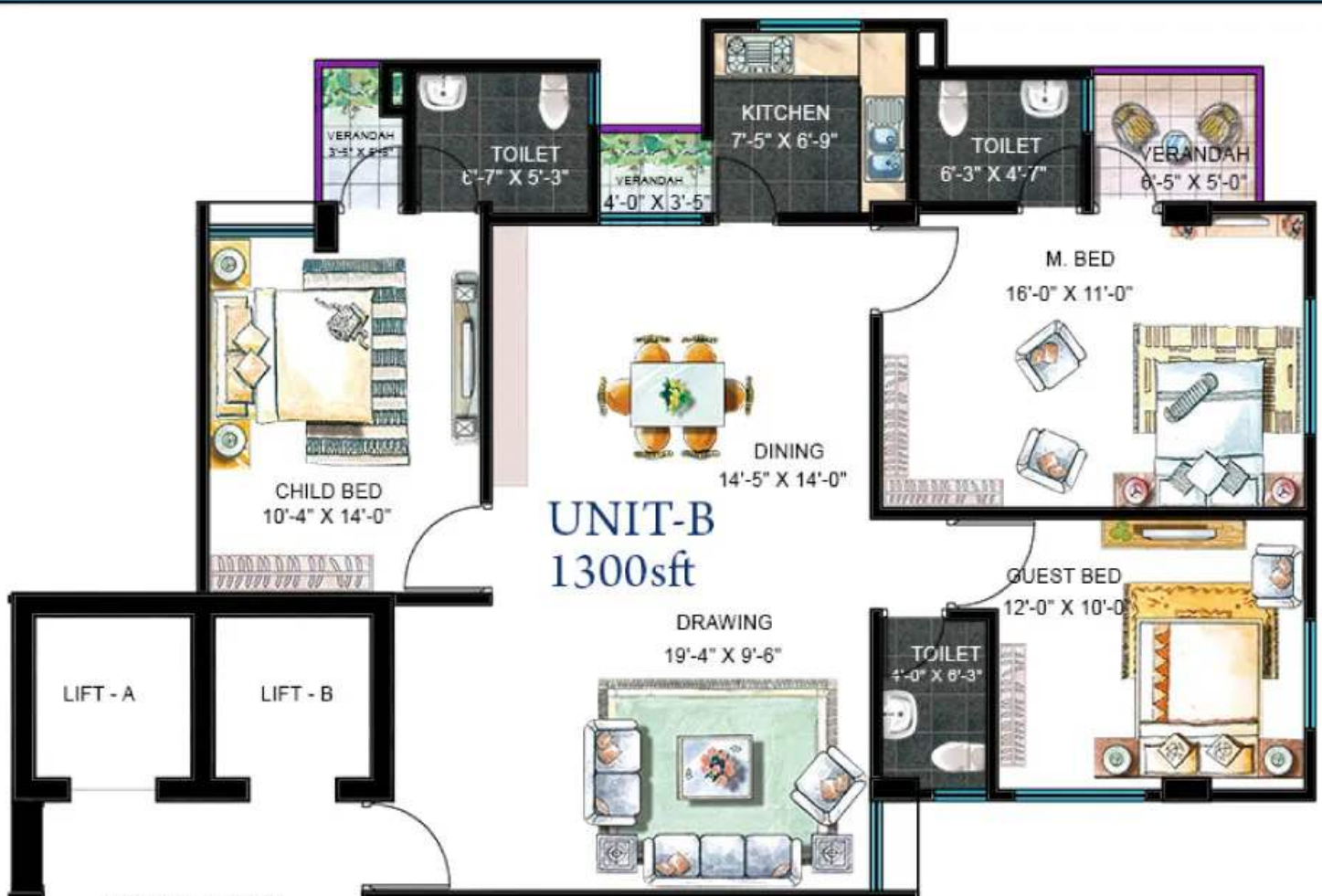


UNIT-A



- 3 Bed Room
- 3 Toilet
- Kitchen
- Dining
- Drawing
- 3 Veranda
- Safficient Space
- 2 Lift
- Lobby
- Stair

UNIT-B

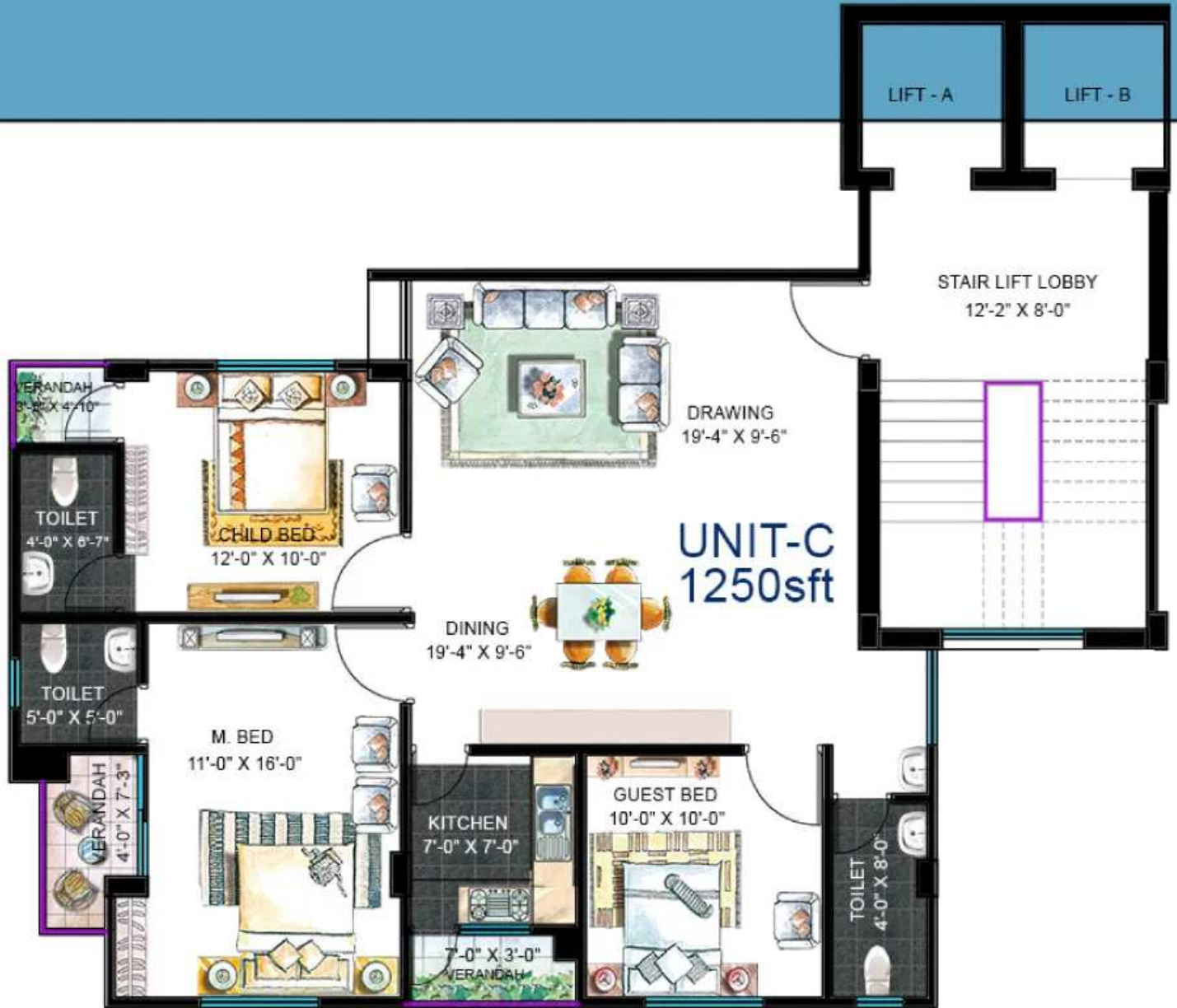


UNIT-B 1300sft

- 3 Bed Room
- 3 Veranda
- 3 Toilet
- Sufficient Space
- Kitchen
- 2 Lift
- Dining
- Lobby
- Drawing
- Stair



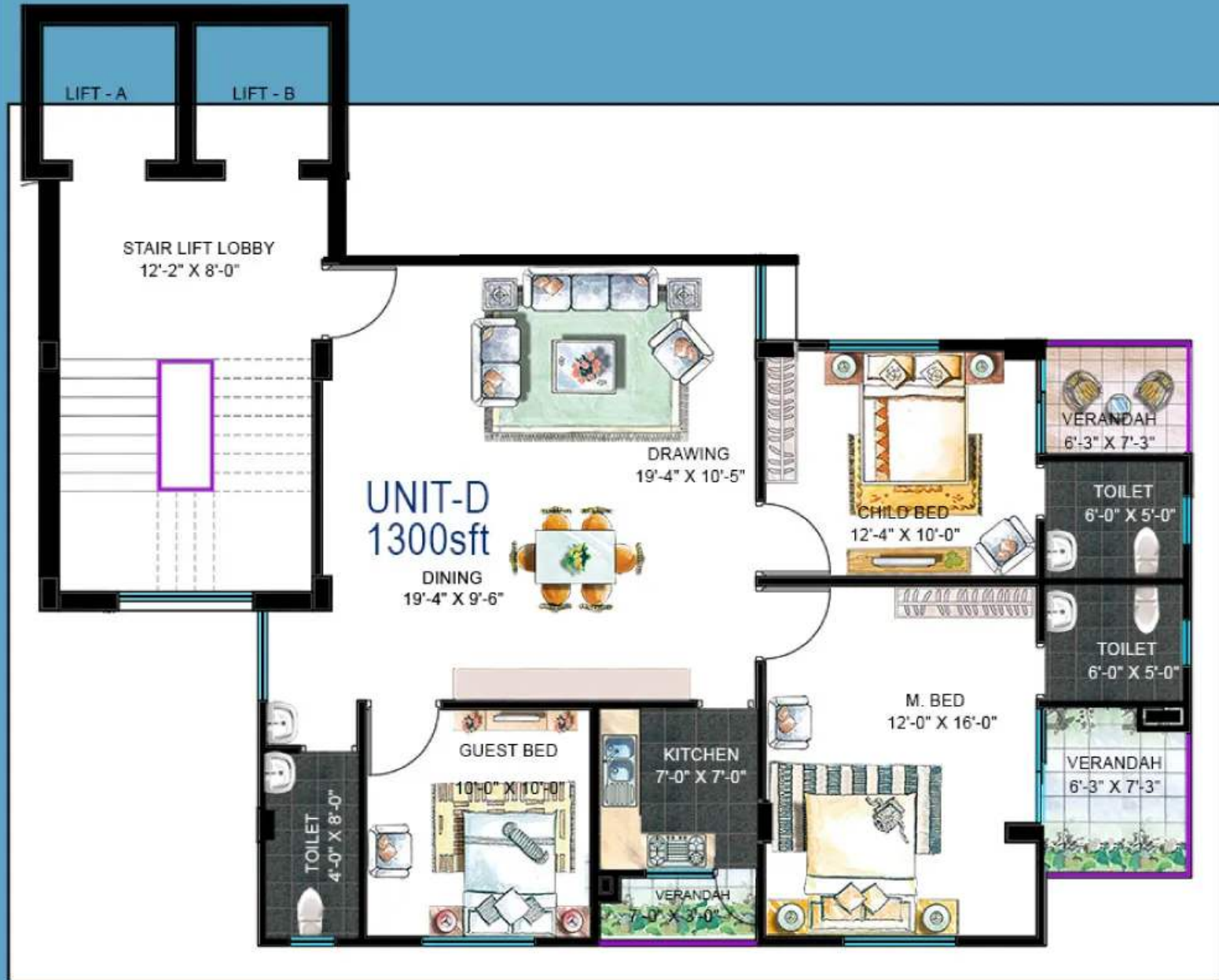
UNIT-C



- 3 Bed Room
- 3 Toilet
- Kitchen
- Dining
- Drawing
- 3 Veranda
- Safficient Space
- 2 Lift
- Lobby
- Stair



UNIT-D



UNIT-D
1300sft

DINING
19'-4" X 9'-6"

DRAWING
19'-4" X 10'-5"

CHILD BED
12'-4" X 10'-0"

M. BED
12'-0" X 16'-0"

GUEST BED
10'-0" X 10'-0"

KITCHEN
7'-0" X 7'-0"

VERANDAH
6'-3" X 7'-3"

TOILET
6'-0" X 5'-0"

TOILET
6'-0" X 5'-0"

VERANDAH
6'-3" X 7'-3"

TOILET
4'-0" X 8'-0"

VERANDAH
7'-0" X 3'-0"

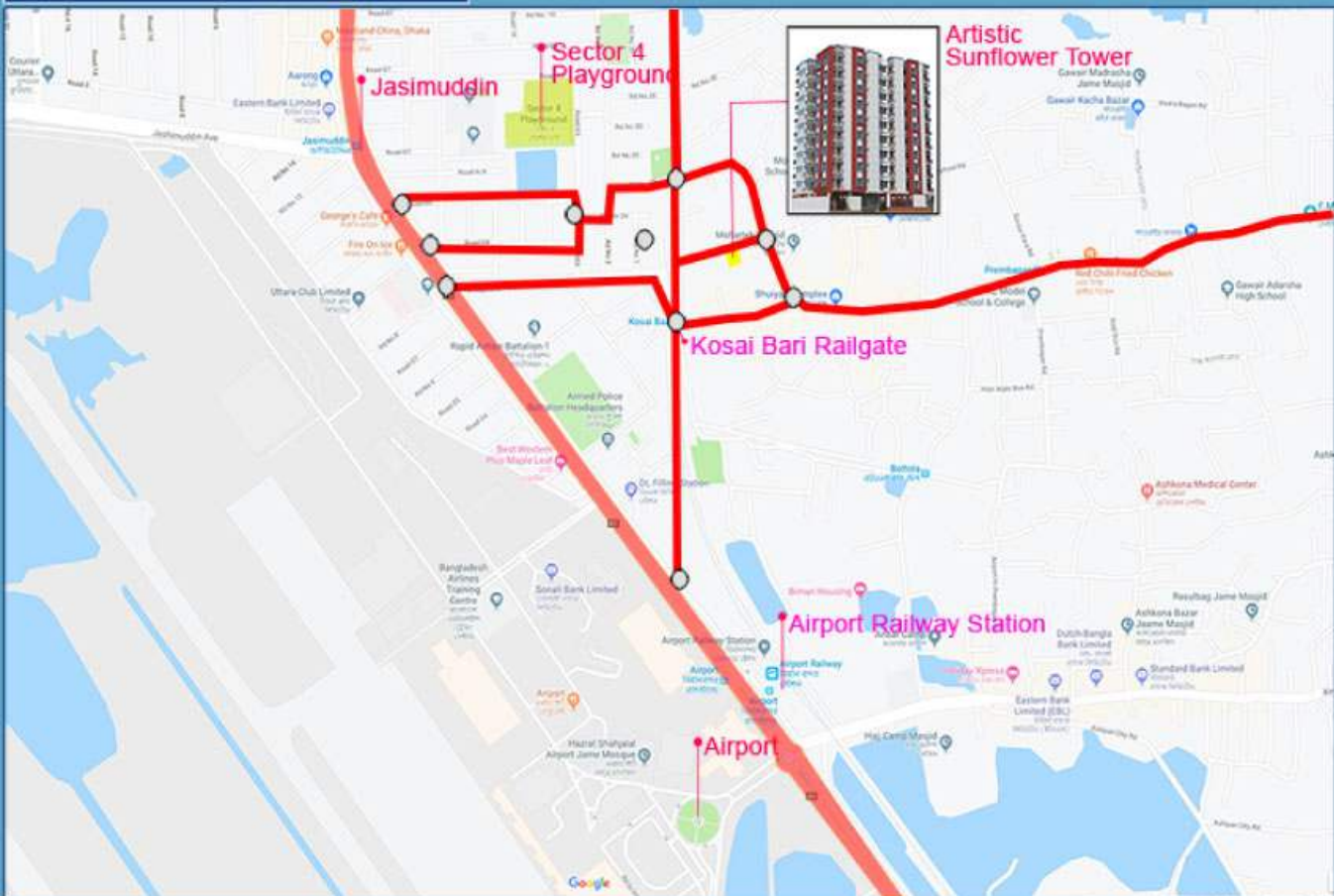
- 3 Bed Room
- 2 Veranda
- 3 Toilet
- Safficient Space
- Kitchen
- 2 Lift
- Dining
- Lobby
- Drawing
- Stair



Project Details

Project name	ARTISTIC SUNFLOWER
Address	Baitun Nazat masjid Road, west Mollartek,Dakshin Khan, Dhaka - 1230.
Land Area	10.5 katha
Building Height	G+09
No of Building	1 (One)
No of Flat	4 (Four) Unit Per Floor
Size of Flat	A.1300sft B.1300sft C. 1250sft D.1300sft
No of Lift	2 (two)
Parking	22
Hand - Over	December 2023

Location Map



Project Features & Amenities

Drawing and Design Criteria:

All the drawings such as architectural, Structural, Plumbing, Electrical etc, shall be prepared by developer engaging qualified professionals /consultant, who are reputed for related field.

- The structure will be interconnect by ties & beams i.e. frame structure

Soil test:

- Soil investigation shall be done by well known professional experts with proper care & attention.
- Design foundation and super structures of the building will be based on the soil report.

Floor Height:

- Height of each floor shall be 10'-0" including of roof slab. Except Ground floor, roof top rooms.

Aesthetic & functional aspects:

- Exterior façades of building shall be developed considering modern residence architectural aesthetics.
- Maximum usage and minimum wastage, Natural air & light in all spaces shall be taken into consideration for creating a most functional floor plan.

Ground Floor:

A strategically placed security room at entrance of building will be provided for monitoring of gates round-the-clock with CCTV, maintenance of security log books, and intercom arrangement for all apartments.

- Decorative secured gate with sufficient light system.
- Caretaker's room / Drivers' waiting area with toilet.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Gaps between main building & boundary wall to be secured by the MS grill of angle & Round Bar.

Car Parking:

- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location and will be according to the allotment.

Lift, Lobbies & Staircases:

02 Nos high quality lift from reputed international manufacturer as per developer's choice to be installed with:

- Auto voltage regulator, Capacity to serve residents on every floor, adequate lighting, Full-height photocell sensor and emergency alarm, tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor. Sliding window in stair landing to ensure light and ventilation.
- Fire extinguisher on every floor in Lift & Staircase lobby.

Electrical:

- Quality Electrical Products i.e. cable, switch, socket, circuit breaker etc. Shall use on Apartments and Building.
- Sufficient Earthen system in building.
- Solar Energy system as per Govt. Rules.
- Substation

Generator:

- A diesel run emergency auto start/stop canopied generator will be as per developer's choice for use in case of power failure with
- Generator will support the Lift, water pump and lighting in common space and stairs. In a apartment: 3 light and 2 fan point in apartment. One light point in kitchen and 02 bathrooms.

Water, Sanitary & Plumbing:

- Large RCC Underground water reservoir to hold water as per requirement with lifting pump.
- An RCC overhead water tank above the rooftop with capacity to serve 1 day's requirement.
- Quality Sanitary pipes & Fittings shall be use in these projects.
- Own water supply pump to serve 24 hrs water interrupted free supply.

Major Structural Materials:

- High Strength Deformed Bars 72/60/40 Grades as per structural Requirements. Brand: AKS/SS STEEL/ RAHIM/Equivalent quality.
- Cement: Best quality local made Cement will be provided. Brand: Bengal / Insee / Tiger / Bashundhara.
- Aggregates & Bricks: Stone Chips in all Column and Grade Beams. Brick Chips in Floor, Floor Beam, Lintel, False slab and in where necessary.
- Brick chips are made from 1st class local Brick / Picked Brick / Jhama Bricks.
- All walls are made by solid Bricks / CC Hollow Blocks/ Combindly. All wall width is minimum 5" thickness.

Doors:

- Main Doors: Teak Chamblee door frame with Teak Chamblee / Chittagong Teak Door shutter with single side simple design. And with door viewer, Door chain, Handle with lock and French Polish.
- Bed Room & Kitchen Door: Teak Chamblee Door Frame with strong and durable flash door shutter with French polish. Mortise lock & One tower bolt/
- Toilet Door: Lucrative plastic door.

Window:

- 4" Thai Aluminum Sliding windows section, provision for mosquito net with 5mm Clear glass and Safety grill by M.S. Flat bar with matching colors which will be enamel painted.

Painting and Polishing:

- Inside of building will be colored with high quality plastic paint (Berger/Asian). Outside will be painted with weather coat/Master coat (Berger/Asian). Bath rooms ceiling will be painted with enamel paint by matching with the tiles.

General Floors:

- 24"x24" size mirror polished tiles with matching 4" height Skirting tiles in general floor.
- Others area i.e. kitchen, balcony, toilet, stair in etc. 12"x12" homogeneous floor tiles with matching wall tiles.

Rooftop Features:

- Kids Play corner with toys.
- Community room with separate washroom
- Lime terracing of adequate thickness for protection from heat. & Proper slope for efficient roof drainage.
- Protective parapet wall/ railing 4'-0" high around the periphery.

Terms & Conditions



Application:

All interested buyers will need to apply for allotment on a prescribed application form (supplied by company) duly signed by the applicant along with the booking money. Allotment will be made on first come first server basis. Buyers wishing to make one-time payment in full shall be given a special discount on the price of the apartment.

Payment:

The purchases will make the payment as per payment schedule. All payment should be made by A/C payee check or bank draft or pay order or cash in favor of **ARTISTIC PROPERTIES LTD.** Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate of Bangladesh take on the date of payment.

Signing Deed of Agreement:

After confirmation of allotment. The buyer has to sign the deed agreement within 30 (thirty) days from the date of making the payment of Booking money.

Possession:

The possession of the apartment will be handed over to the purchase after completion of installments and other charges. Until and unless the dues are not paid, possession of the apartment will not be handed over to the Purchaser.

Delay in Payment:

The purchaser undertakes to pay delay charges at the rate of 1% per 15 days on the amount of payment delayed beyond the due date. If the payment is delayed for 60 days, the company shall have the right to cancel the allotment without any notice to the purchaser. In such case buyers deposited amount will be refunded after sale out the same apartment will be dedicated from the buyers as incidental charges.

Price Fluctuation:

If the price of construction materials is increased more than 10% of the booking time price then the buyer will pay the extra amount.

Artistic Properties Limited Right:

The Company reserves the right to make changes in both architectural and structural design of the project.

Allotment Transfer:

Until making the full payment and other charges the buyer shall not have the right to transfer the allotment to third party other than the buyer's wife/husband or children without written approval of the company.

Transfer and Registration Cost:

The Company will register a deed of sale in favor of the buyer after receiving the price in full. The buyer shall bear all costs relating to stamp papers and all taxes for (such as Transfer Fee, Stamp Duty, Gain tax, Registration fee etc.) for Registration of deed of sale on valuation of the space with proportionate share land. Or if any legal costs VAT or any other taxes imposed by the government in connection with transfer of the apartment will be borne by the purchaser.

Utility Cost:

Connection charges / expenses related to gas, water, sewerage and electric etc. Are not included with the price of apartments. The purchaser will also make these payments in favor of the company.

Force Majeure:

In the event of natural calamity, civil war, political case, by court or by laws, strike, war of any act of God beyond the control of the company shall not be held liable for any results, delay or abandoning the project.

Owner's Association:

Maintenance of all common services and facilities after completion of the project will be done by respective owner's co-operative society. Which will be formed in due time each apartment owner will deposit Tk. 30,000 (Thirty thousand) only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used to maintenance and repair of common facilities of the project. Each apartment owner shall pay monthly establishment expenses including electric charge for lightning the common area, pumps proportionately as fixed by the society. Limited changes can be made in specifications for overall interest of the complex.

HOT LINE

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Artistic Taufiq Villa
@ Chalabond



Artistic Sharkar Empire
@ West Mollartek



Artistic Sunflower
@ West Mollartek

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