

ORCHARD SHADOWS

Bashundhara



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ACTS Asset Ltd.

Building your Dream Assets

ORCHARD SHADOWS For A Modern living.

ORCHARD SHADOWS has a contemporary outlook with its big bold windows and open balconies of concrete and glass.

The building consists of a single apartment per floor. Balconies are perched on the front side and is designed in a manner which allows both natural light to flood into the rooms, and also act as a screening layer for privacy.

Fused within this building shell is a layout organized around a principle that has existed for ages and will continue to serve its occupants discretely for many generations to come.

A perfect Harmony of Calmness, Serenity, Convenience, Amenities and Peacefulness at your doorstep

Bashundhara over the years has become a thriving neighbourhood while retaining its suburban flavour with open space and lush greenery. The area is considered one of the well-developed, secured and prestigious areas in the city and is home to the upper stage of the society.

A highlight of living in the location is that it is very close to Gulshan and Banani thus giving access to the glittering life of those areas. From here you can easily commute to nearby areas like Progoti Shoroni, Nikunja, Uttara, Airport and so on. The presence of Kuril Flyover immensely smoothens your daily commute to other parts of the city.



Within your reach

Other than well connectivity, Bashundhara hosts world class conveniences right at your doorstep with educational institutes like North South University and medical facilities at Evercare Hospital(Apollo). For shopping, Jamuna Future Park is a huge attraction for the city dwellers which is just around the corner. The 300ft road nearby has also become a recent favourite spot among people who love the open outdoors, taking a long drive, watch the crimson sunset or simply hangout with your friends and family on a weekend or anytime you like. A number of reputed banks, as well as the head office of Grameenphone are situated in this area.



North South University



International Convention City Bashundhara



Evercare Hospital (Apollo)



Educational Institutes

Independent University
 North South University
 Viqarunnisa Noon School & College
 International School Dhaka (ISD)
 Hurdco International School



Medical Facilities

Evercare Hospital (Apollo)
 Bangladesh Eye Hospital and
 Research Institute



Recreation and Shopping centers

Jamuna Future Park
 Bashundhara International
 Conventional Centre
 Mehdi Mart
 Bazar Sarabela



Eateries

Pizza Hut Delivery
 The Food Hall
 Tabaq
 Burger King
 Arabika Coffee



Easy Commute

300ft road to Purbachal
 Hazrat Shahjalal
 International Airport
 Railway station

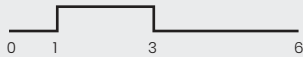


Army Golf Club





FOUR BED FLOOR PLAN



01 ENTRY			09 VERANDA 02	12'-0" X 05'-08"
02 LIVING ROOM	12'-0" X 11'-5"		10 BED 03	11'-0" X 10'-05"
03 DINING & F.LIVING	18'-02" X 12'-0"		11 BED 04	11'-0" X 11'-0"
04 MASTER BED	14'-0" X 12'-0"		12 COM. TOILET	07'-0" X 05'-0"
05 M. TOILET	07'-02" X 05'-0"		13 KITCHEN	11'-04" X 09'-04"
06 VERANDA 01	08'-0" X 04'-0"		14 KIT. VER.	07'-0" X 03'-04"
07 BED 01	12'-10" X 11'-08"		15 SER. TOILET	03'-10" X 03'-05"
08 TOILET 02	07'-10" X 05'-0"			

THE BUILDING

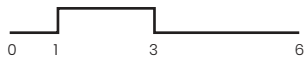
2150 sft (Including building common, excluding car parking & roof garden)

- 1 unit on each floor.
- 2 south-facing bedrooms with attached verandahs for ample light and ventilation.
- Front-facing dining and family lounge to receive abundant light and crosswinds.
- Special emphasis has been placed on the orientation and the location of the plot.





THREE BED FLOOR PLAN
(CUSTOMISED)



01 ENTRY		08 TOILET 02	07'-10" X 05'-0"
02 GRAND LIVING	23'-5" X 11'-0"	09 VERANDA 02	12'-0" X 05'-08"
03 DINING	18'-0" X 12'-0"	10 BED 03	11'-0" X 10'-05"
04 MASTER BED	14'-0" X 12'-0"	11 COM. TOILET	07'-0" X 05'-0"
05 M. TOILET	07'-02" X 05'-0"	12 KITCHEN	11'-04" X 09'-04"
06 VERANDA 01	08'-0" X 04'-0"	13 KIT. VER.	07'-0" X 03'-04"
07 BED 01	12'-10" X 11'-08"	14 SER. TOILET	03'-10" X 03'-05"



■ GROUND FLOOR

- A conveniently placed security room at the entrance of the building will be provided for monitoring of gates 24hrs with CCTV.
- 8 car parking spaces will be reserved and marked with respective apartment numbers on the appropriate location.
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- A smart reception room designed to suit the building's character will be made with a selection of stylish and elegant materials.
- Decorative materials will be used on the ground floor lift walls as per design.

■ ROOF TOP FEATURES

- Lime terracing with proper thickness for protection from overheating and dampness and maintaining proper slope for smooth roof top.
- Community hall with provision for air conditioning, lighting and power points.
- Rooftop with greenery and setting arrangement as per architectural design.
- Cloth drying area will be separated and marked properly.
- A protective parapet wall will be provided around the periphery.



ROOF PLAN





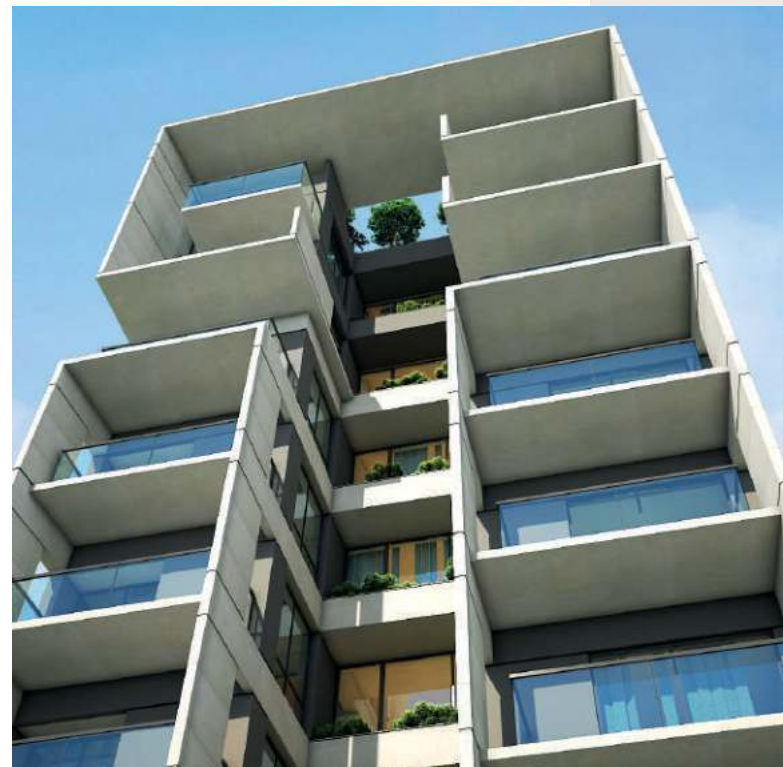
GROUND FLOOR PLAN





◆ FEATURES & AMENITIES

- An architectural design piece with all functional solutions and living comfort.
- Entrance with a security system.
- Driveway with comfortable car park.
- Reception lobby and a concierge desk.
- All lobbies and stairs will be finished with floor tiles or developers' standard.
- One lift for 8 passengers with adequate lighting and well finished attractive doors and cabins like Hyundai, Thyssenkrupp, Mitsubishi or developer's standard.
- One standby generator for the emergency use of the lift, lobby lighting, apartment's night light and fan, reception area, parking area lighting, water pump etc.
- All apartments will have individual intercom systems connected to the reception on the ground floor.
- Underground water reservoir with regular lifting pump.
- Firefighting equipment on all floors (optional).
- One caretaker's room, driver's toilet on the ground floor.





■ KITCHEN FEATURES

- CHINA/ RAK/STAR/GREAT WALL or equivalent tiles in kitchen wall and floors.
- Kitchen counter top will be finished with Granite countertop.
- China/Malaysia stainless steel sink or equivalent.
- Electric plug points for kitchen hood and micro oven.
- Fluorescent lighting and exhaust fan suitability located with flap.
- Double burner gas point over the concrete platform.

■ BATHROOM FEATURES

- TOTO/GROHE/COTTO or equivalent standard sanitary wares will be used in 3 (Three) bathrooms.
- Basin countertop will be finished with marble in Master bathroom.
- CHINA/ RAK/STAR/GREAT WALL or equivalent floor wall tiles will be used in all bathrooms.
- Nice mirror in master-bathrooms with overhead lamp and a power point in all bathrooms.
- All bathrooms will have shower heads, bib cock, steel soap cases and towel rails.
- Strong, durable, Formica pested door shutter and laminated wooden frame.

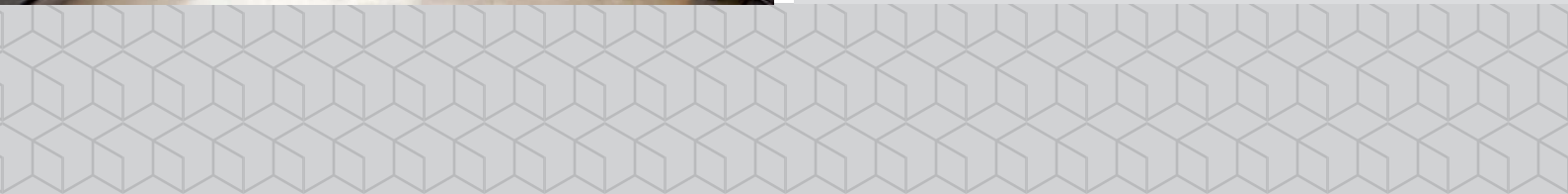


■ ELECTRICAL FEATURES

- Provision for air-conditioner in all bedrooms.
- Concealed provision for cabling of 2 (Two) TV point in each apartment.
- 100% generator backup including ACs.
- 1 (one) telephone point in living space.
- Switches in all apartments with one year warranty.
- All electrical wirings, and water supply lines will be concealed with safety.
- Best quality local cables and wires will be used.
- All apartments will have individual electric meters and LPG points. Water meter will be common.
- Electrical distribution board with a main circuit breaker.

■ GENERAL FEATURES

- Wall and ceilings to have Berger/Asian/RAK/Aqua/Elite or equivalent paint.
- Calling bell connection.
- All Internal doors will have flush door and mortice lock.
- Veranda openings are of waterproof plastic doors or aluminium framed sliding glass door as per design.
- All windows will be aluminium framed with glass.
- Floors will be finished with CHINA/RAK/GREAT WALL/STAR or equivalent floor tiles.



OUR PROFESSIONAL CONSULTANTS

- **Architectural Consultant :**
Volumezero Ltd. Chief Architect : Mohammad Foyez Ullah
House 135, Road 04, Block A, Banani, Dhaka-1213.
- **Structural Design Consultant :**
Engineering Solutions & Ideas (ESI)
Managing Partner: Engr. Sadhan Chandra Ghose (BUET)
House 380, Road 28, Mohakhali DOHS, Dhaka-1212.
- **Geotechnical investigation consultant:**
Unique Boring & Engineering Ltd.
34 Green Road, Nowab Mansion, Dhaka-1212.





■ CONTACT US:



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