NESTORA

Aranyo

NESTORA
Holdings Limited

ABOUT US

Thoughtfully Designed Homes. Enduring Values.

At Nestora Holdings Ltd., we believe a remarkable home begins with a deeper understanding of how people live. Guided by two decades of business experience and a decade of real estate expertise, we are committed to creating thoughtfully designed residences where architectural refinement, everyday comfort, and lasting quality come together.

Founded under the vision of Mamunur Rashid, Nestora Holdings places people at the heart of every development. Our approach brings together architectural precision, functional design, quality materials, and carefully selected locations to create homes that offer privacy, natural light, generous living spaces, and a genuine sense of belonging.

With a growing portfolio of residential developments in Bashundhara Residential Area, Dhaka, we focus on creating living environments that balance modern sophistication with the practical needs of families. From considered floor plans and inviting communal spaces to convenient access to everyday essentials, each residence is planned with purpose and attention to detail.

Transparency, integrity, and responsible development remain central to our philosophy. We believe a home should inspire confidence from the first conversation and continue to deliver comfort and value for years to come.

Nestora Holdings Ltd. — Creating Homes for Life, Built on Trust.

A Sanctuary of Modern Living

NESTORA
Aranyo

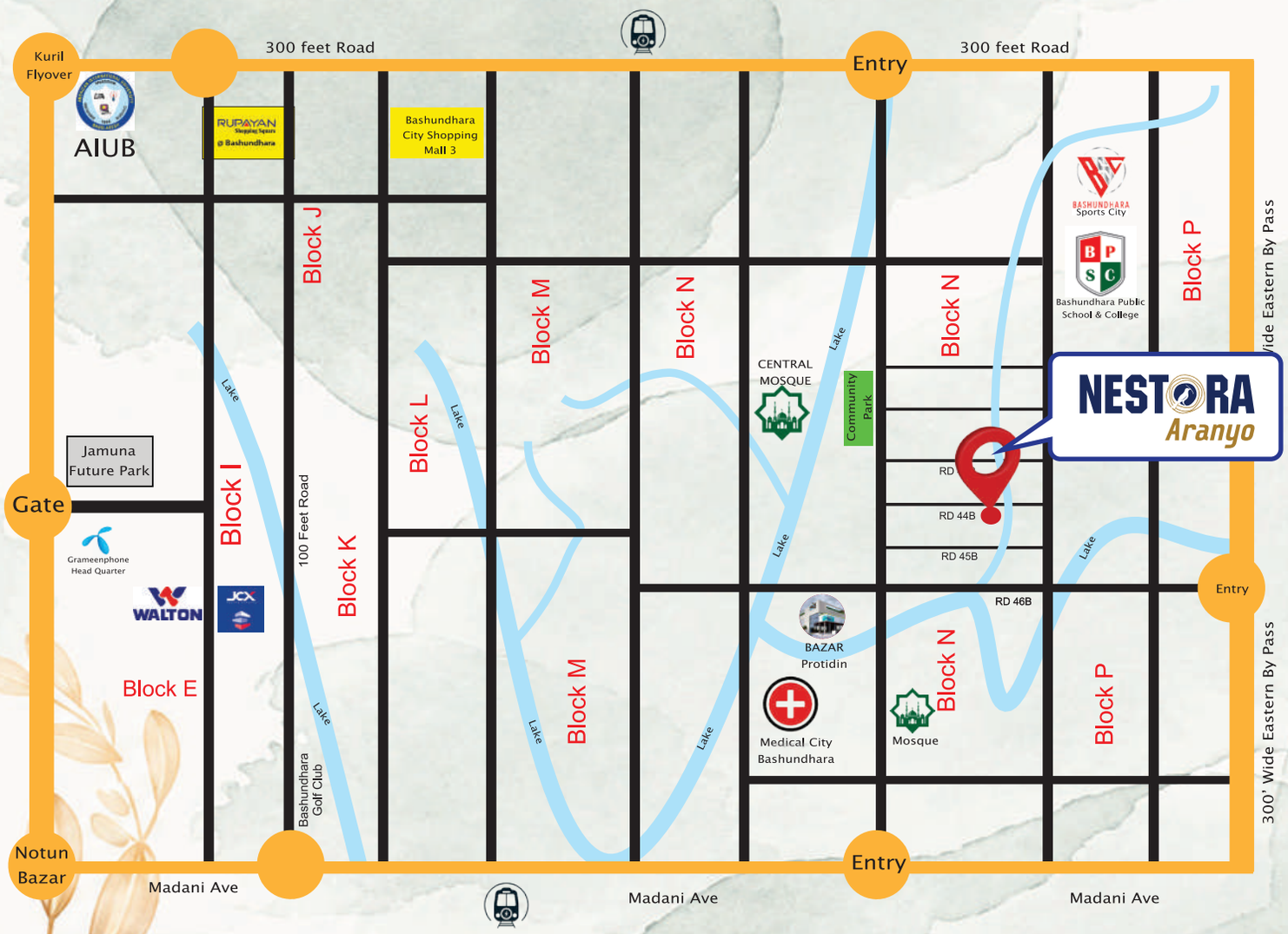


At a Glance

Type	Residential
Address	Plot-5598, Road-44B, Block-N, Bashundhara R/A, Dhaka.
Front Road	25 Feet
Land Size	3.92 Katha
Apartment Per Floor	1 Unit Per Floor
Apartment Size	1800 sft (Approx)
Number of Units	8 Nos
Number of Parking	8 Nos
Building Height	G+M+8

Location Map

Plot-5598, Road-44B, Block-N, Bashundhara R/A, Dhaka.



LOCATION

NEARBY AMENITIES

Everything You Need, Close to Home

Located in the well-planned Bashundhara Residential Area, LAKE SERENO enjoys convenient access to educational institutions, healthcare facilities, shopping destinations, recreational spaces and major connecting roads.

Bazar
Protidin
Supermarkets



Evercare
Hospital



North South
University



Jamuna
Future Park



NESTORA
Aranyo

Discover the Art
of Comfortable
Luxury

Primium Amenities

RECEPTION, & LOUNGE

COMMUNITY HALLS

OPEN SPACE

PARKING

BBQ Space

GENERATOR

GREEN SAVORY

WAITING ROOM

Water Treatment & Filteration Plant

BNBC Standard Fire System

CCTV COVERAGE

MODERN ARCHITECTURE

24 HOURS SECURITY

EARTHQUAKE RESISTANT STRUCTURAL DESIGN

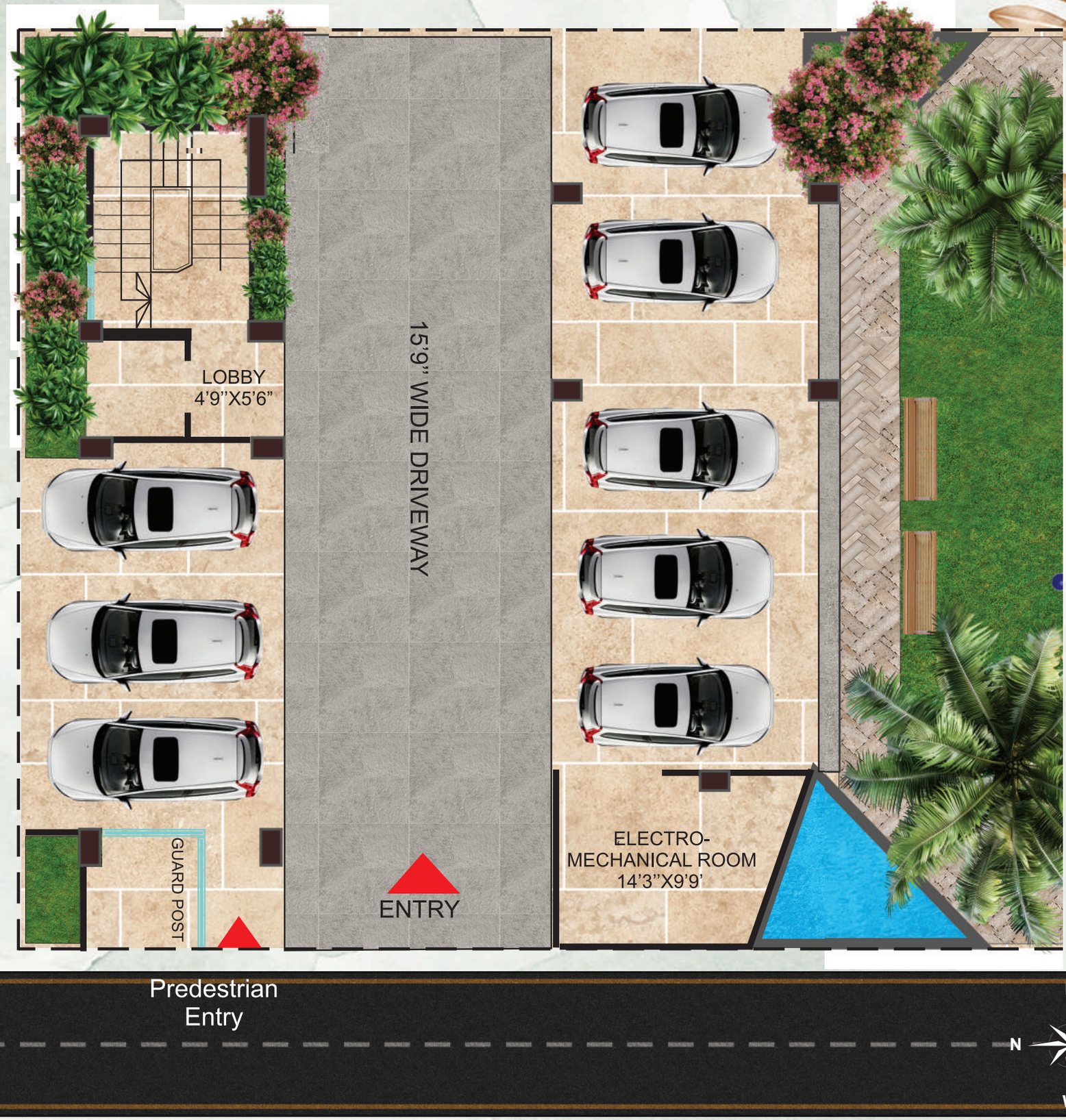
Reception With Lobby

Community Hall

Open Space

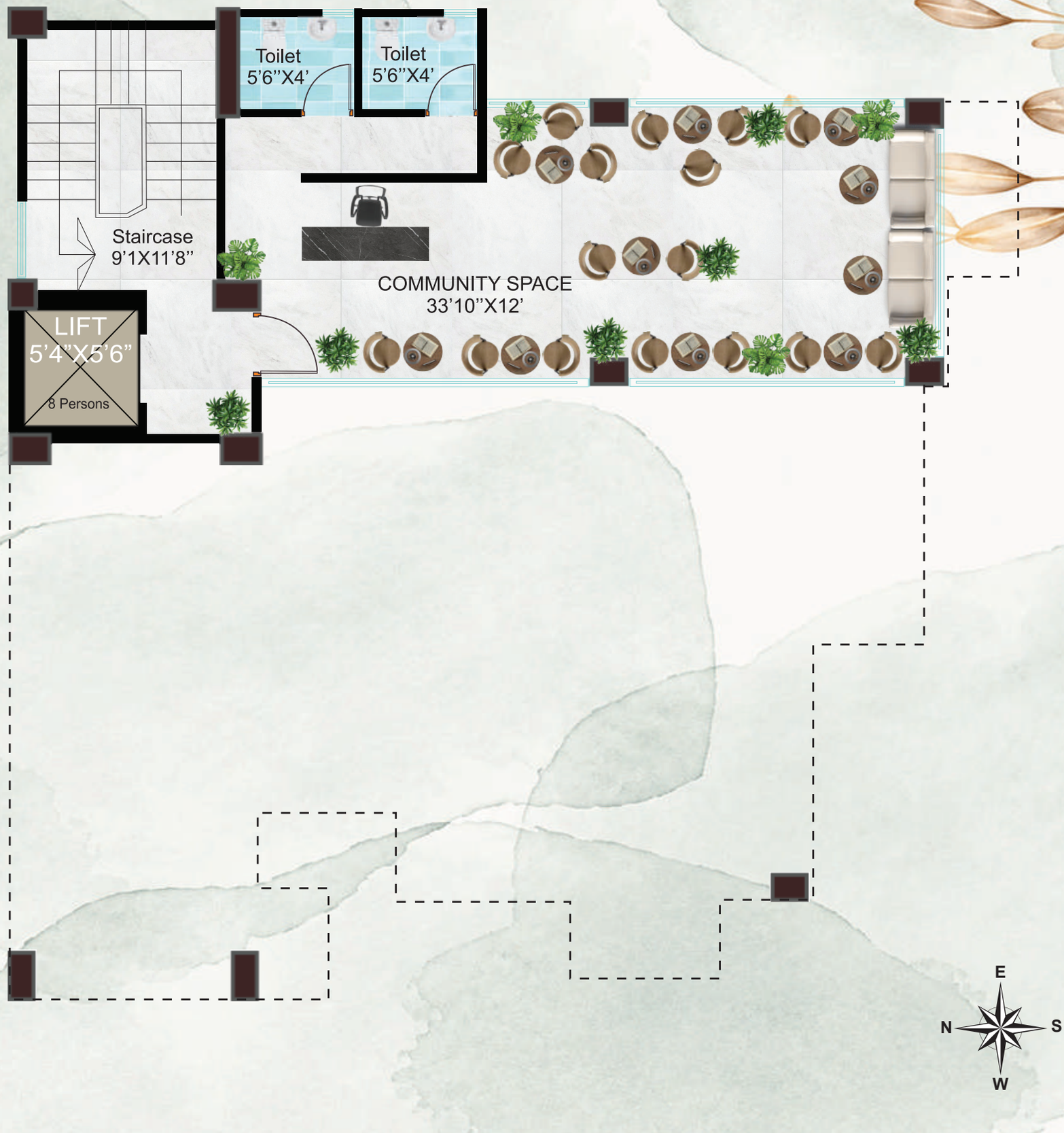


GROUND FLOOR PLAN



8 Parking
Wide Driveway
Separate Predestrain Entry
Guard Post
Electro-Mechanical Room
Emmersive Lake View

MEZZANINE FLOOR PLAN



Community Hall

TYPICAL FLOOR PLAN

1800 sft
Single Luxury Units
3 Beds | 3 Baths
Kitchen | Living
Dining | Family Lounge
5 Verandahs





SKY GARDEN RETREAT

A serene rooftop retreat featuring a spacious deck, elegant pergolas, lush greenery, and comfortable seating, offering peaceful moments with panoramic views.

Feature and Amenities

BUILDING ENTRANCE:
Secured Gate with Lamps as per the elevation & perspective of the building. Logo on polished metallic/marble/acrylic as per architectural consultant choice/design. Comfortable internal driveway with Paving Tiles. Secured Boundary Wall with CC TV. Camera. The building have two luxurious entry. Pedestrian entry and vehicular entry.

APARTMENT LAYOUT:
Total layout thoroughly arranged to maximize advantage, especially in relation to the daylight from all sides and cross ventilation throughout. Privacy has been emphasized by spreading the layout from end to end. All rooms can take advantage of both the winter sunlight and cool summer breeze.

BEDROOMS:
Each of the main bedrooms have attractive bathroom with 24”X24” mirror polish RAK tiles or equivalent and aluminum tinted glass windows making every bedroom a place of comfort and relaxation.

DOOR FRAME:
All door frames will be solid harden seasoning wood (Sagun/ Teak Chamble/ Shilkorai).

DOOR:
Solid Chittagong Teak wooden decorative main entrance door with brass plate apartment number chain, check viewer, safety lock, calling bell switch good quality will be provided. Internal doors frame teak Chamble veneer flash door shutter with French polished. All bathrooms door water proof laminated flash doors/ PVC doors.

WALL:
All internal and external walls will be 5” thick solid 1st Class bricks.

LIFT:
01 Nos. load Capacity upto 630kg, High speed efficiency lift. Brand: DEAO/Sigma/EURO/OG Elevator/Equivalent. AC-VVVF technology with Emergency Landing Device (ELD). Voltage stabilizer. Fast & reliable service to residents on all floors.





RECEPTION LOBBY & GROUND FLOOR:
Reception desk with Marble top and floor in the Reception area. Light Fittings Guard room, Toilet & Kitchen.Paint on walls. Logo of the Complex. Spotlight. False ceiling with adequate spot lighting in reception and others area.

LIFT LOBBIES & STAIRCASES:
Tiles in ground floor lift & reception lobbies. Spacious lift lobby on each floor. Floor tiles in all lift lobbies (High Quality Imported tiles/Equivalent). Stair tiles in all staircases (High Quality Imported tiles/Equivalent) SS Stair Railing. Marbel Shade (High Quality Imported) Luxurious Wall tiles in lift Wall.

CAR PARK AND DRIVEWAY:
Wide driveway for easy and comfortable maneuverability. Designed floor of paved tiles and NCF over damp proof course. Reserved car parks marked with numbers.

GENERATOR:
Standby Generator (Rica-rdo/Cross World/ Perkin or Equivalent) for Emergency power in Light, Fan, Socket, Lift, Water Pump, Internet, Intercom Service. Generator Support for fridge and Ac Excluded.

WATER PUMPS:
Best quality pedrollo water pumps for submercible/ Main Pump. standby facilities (Gazi/RFI/ACI or equivalent)

INTERCOM:
Good quality and standard intercom (Samsung/Panasonic or equivalent) to connect each apartment to the concierge desk.

CABLE TV PROVISION:
Provision for connection of satellite dish antenna in master bed room drawing room and family living.

ELECTRICAL SUB-STATION:
UNITED/SHAKTI/UGEC/ Cross World or equivalent. 11KV/ 440 Volt (3 phase) main cable electric supply line from DESCO with distribution board, panel & circuit breakers. Good quality Transformer/Sub-station with LT & PFI panel. All electrical works shall be done in compliance with PDB/DESCO/DESA requirements.

ROOF TOP:
Safety parapet wall barrier as per design. Wooden floor in swimming deck, SS Ladder, Furnished pool chair. Decorative Garden, BBQ grill Machine, Modern GYM equipment. Local non-skid homogeneous floor tiles, Basin in hanging room

BBQ Zone

NESTORA
Aranyo

Elevated Comfort,
Elegant Living

NESTORA
Holdings Limited

Disclaimer

The details in this brochure are subject to change. Measurements are approximate, and the illustrations are provided for presentation purposes only. Apartments are sold unfurnished, and furniture/fixtures are not included in the offer or contract. Features and amenities may vary depending on availability, market prices, design requirements, or price fluctuations.

HOTLINE

+880 1315-440011
+880 1315-440022

Corporate Office

Nestora Holdings Ltd.

1136/A, JCX Business Tower, Level-05
Japan Street, Block-I, Bashundhara R/A, Dhaka.

nestoraholdings.com
fb.com/nestoraholding