DOKKHINA LAKE

Bashundhara A Block

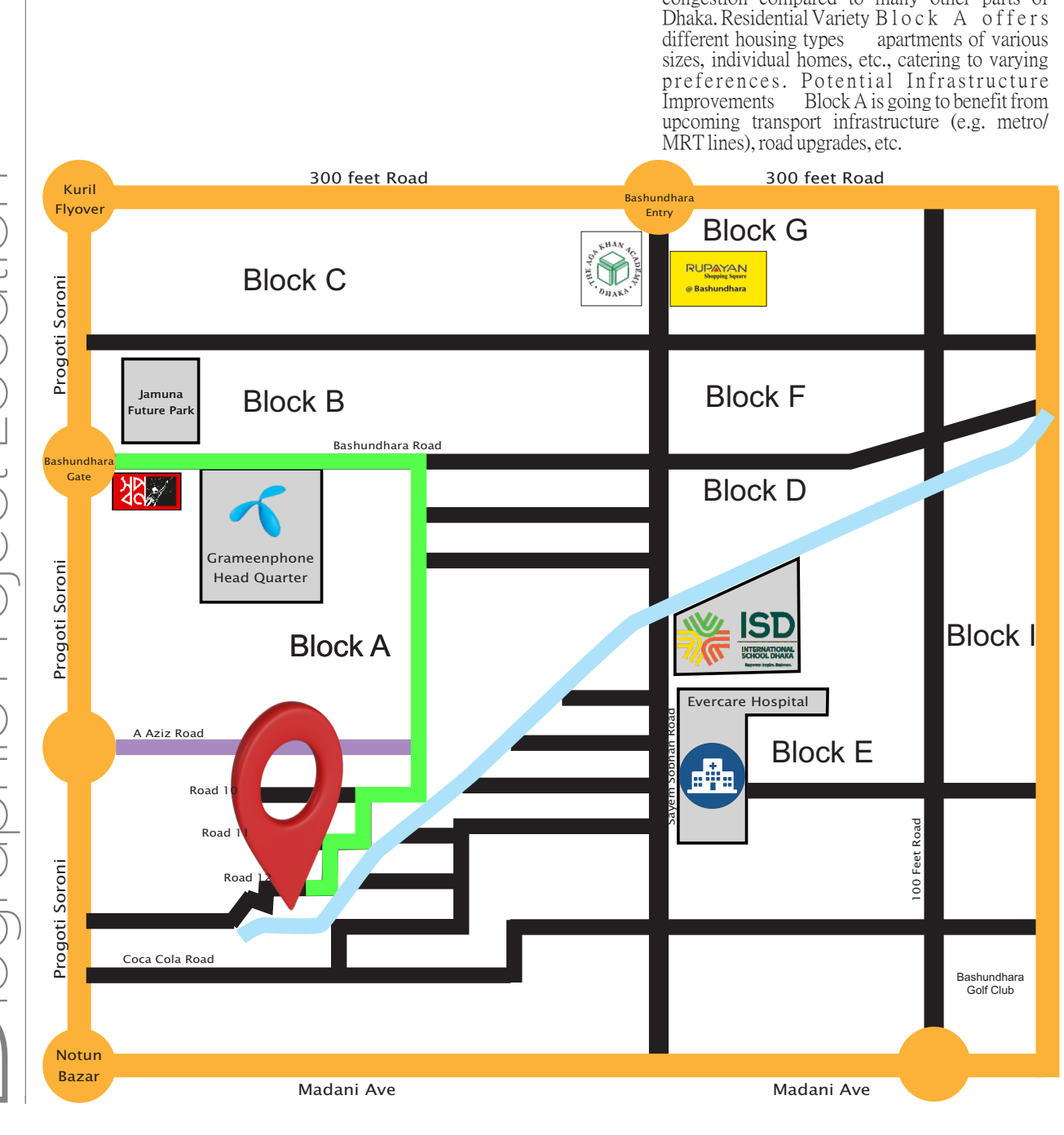
PERSPECTIVE VIEW

Project Brief

Name of the Project	:	DOKKHINA LAKE
Location	:	Plot 287, Block A, Bashundhara R/A, Dhaka-1229
Total Area	:	10.95 Katha
Building	:	B,G,M+9
Occupancy Type	:	Residential
Total Apartments	:	18 Unit
Apartment Size	:	2400 sft Per Unit
Apartment Per Floor	:	2 Unit Per Floor
Number Of Car Parking	:	36 Nos
Number Of Bike Parking	:	18 Nos

Bashundhara Block A has excellent road access. The 100 ft approx. roads connect to Madani Avenue, Pragati Sarani Road, Gulshan, etc. Several top schools and private universities are nearby. International School Dhaka, Sunnydale, Hurdco, NSU, IUB, AIUB, etc. Retail Access Areas like Bashundhara Gate have super shops, groceries close to Jamuna Future Park, banks, and restaurants. Important Offices Nearby, Evercare Hospital is accessible, plus offices like Grameenphone are within easy reach from Block A. Bashundhara R/A in general has its own security force, 27 surveillance, guarded gates etc. Block A benefits from the overall security arrangement. Amin Mohammad Foundation+2bti+2Green & Planned Environment Organized road layout, parks/green spaces, planned infrastructure, less congestion compared to many other parts of Dhaka. Residential Variety Block A offers different housing types apartments of various sizes, individual homes, etc., catering to varying preferences. Potential Infrastructure Improvements Block A is going to benefit from upcoming transport infrastructure (e.g. metro/ MRT lines), road upgrades, etc.

Biographic Project Location

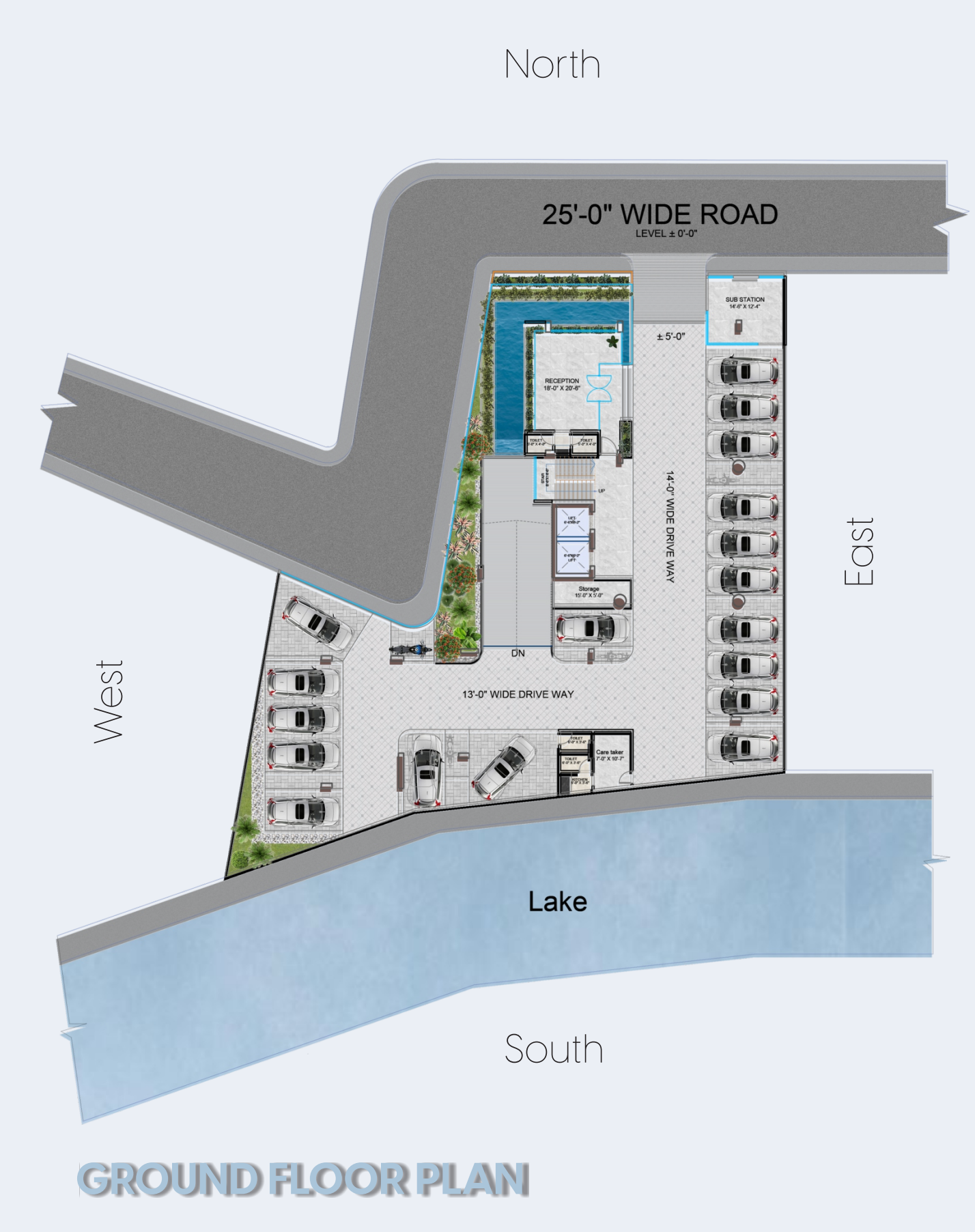


300 feet Road
300 feet Road
Kuril Flyover
Bashundhara Gate
Block C
Block B
Block G
Block F
Block D
Block A
Block E
Block I
Jamuna Future Park
Grameenphone Head Quarter
Bashundhara Road
ISD
Evercare Hospital
Progoti Soroni
A Ave Road
Coca Cola Road
100 Feet Road
Bashundhara Golf Club
Notun Bazar
Madani Ave
Madani Ave

03 Location Map

NORTHERN SUPERMACY

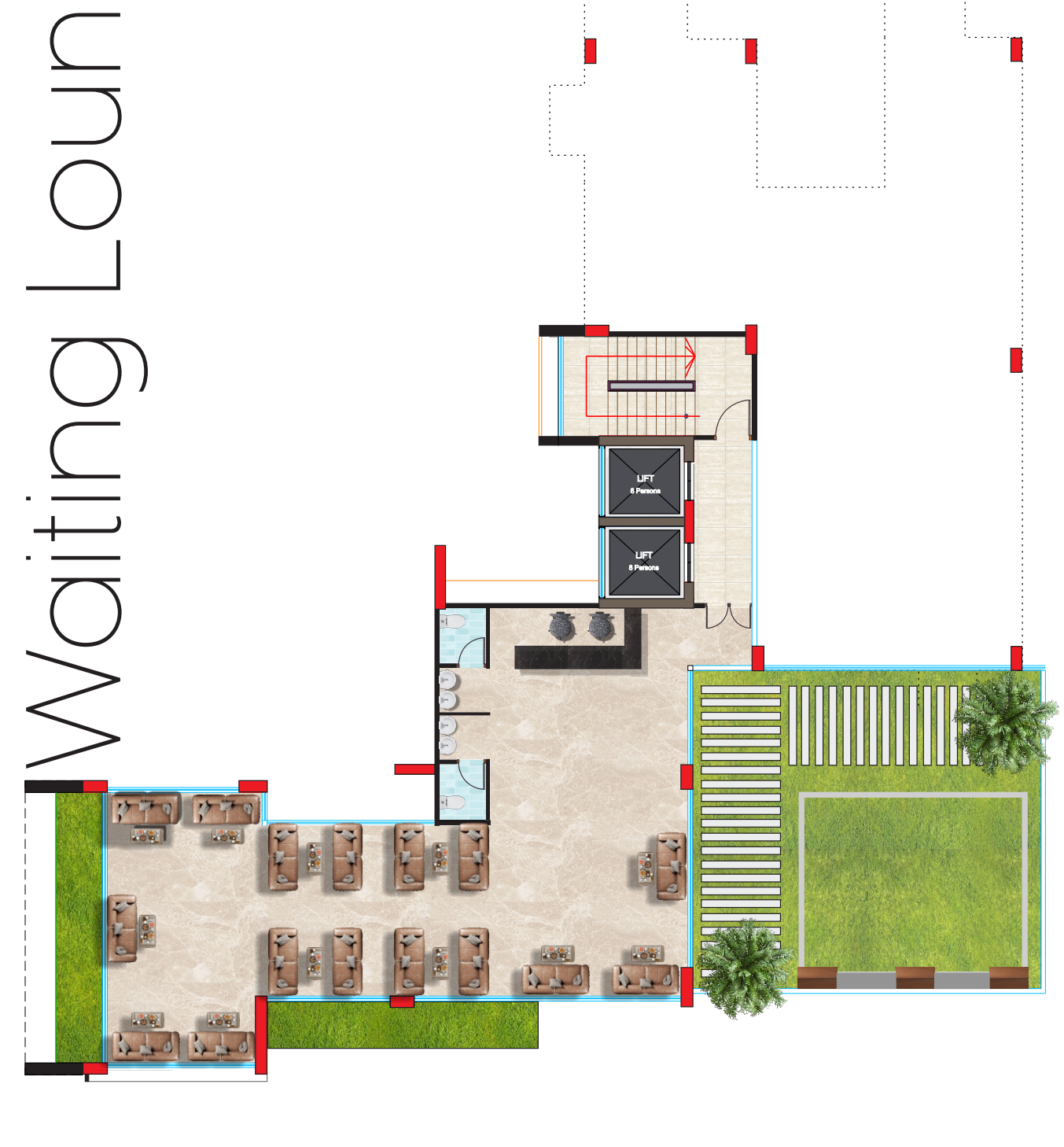
WELCOMING RECEPTION



North
25'-0" WIDE ROAD
East
West
Lake
South

GROUND FLOOR PLAN

Waiting Lounge



Playground

Mezzanine Floor

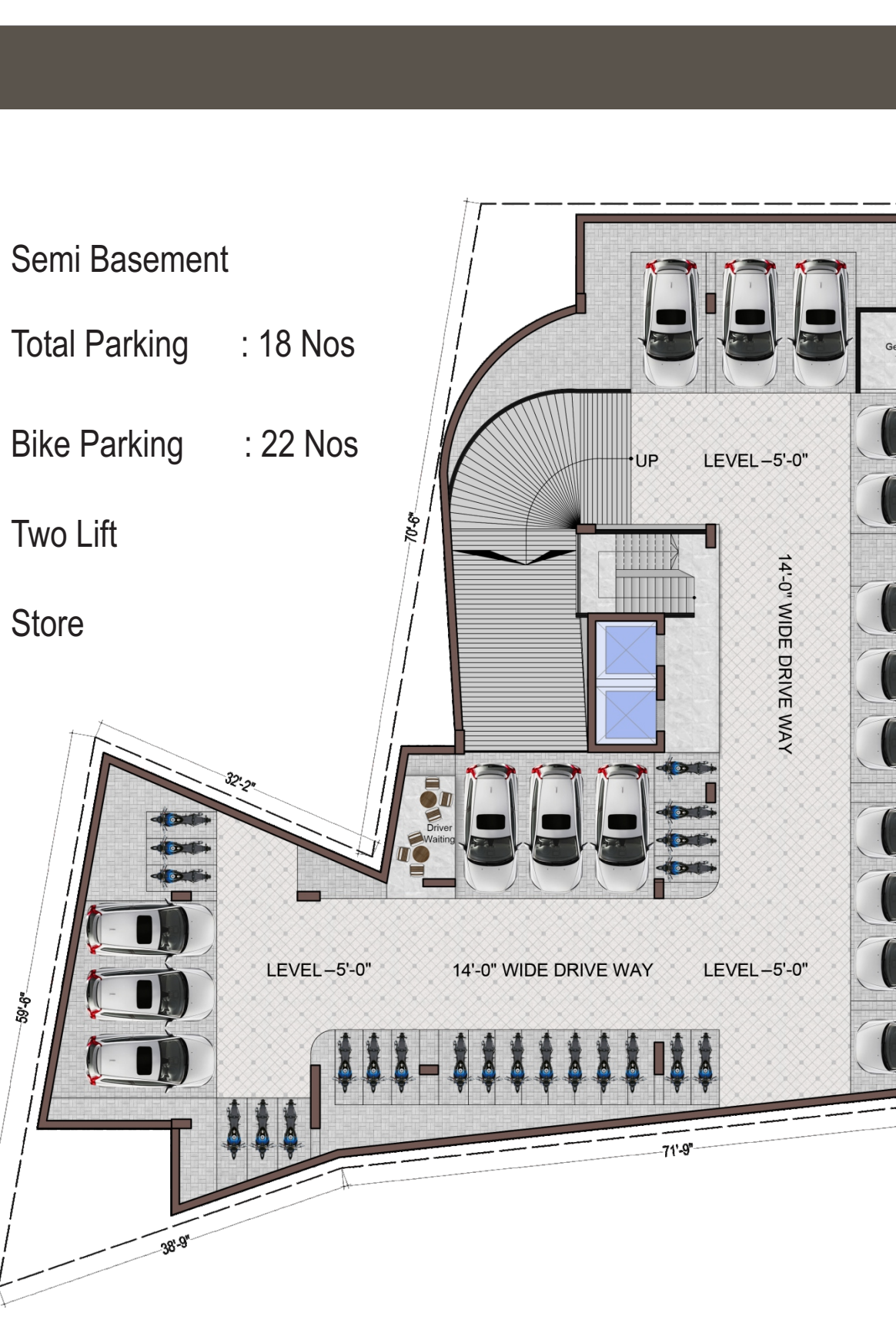
Semi Basement

Total Parking : 18 Nos

Bike Parking : 22 Nos

Two Lift

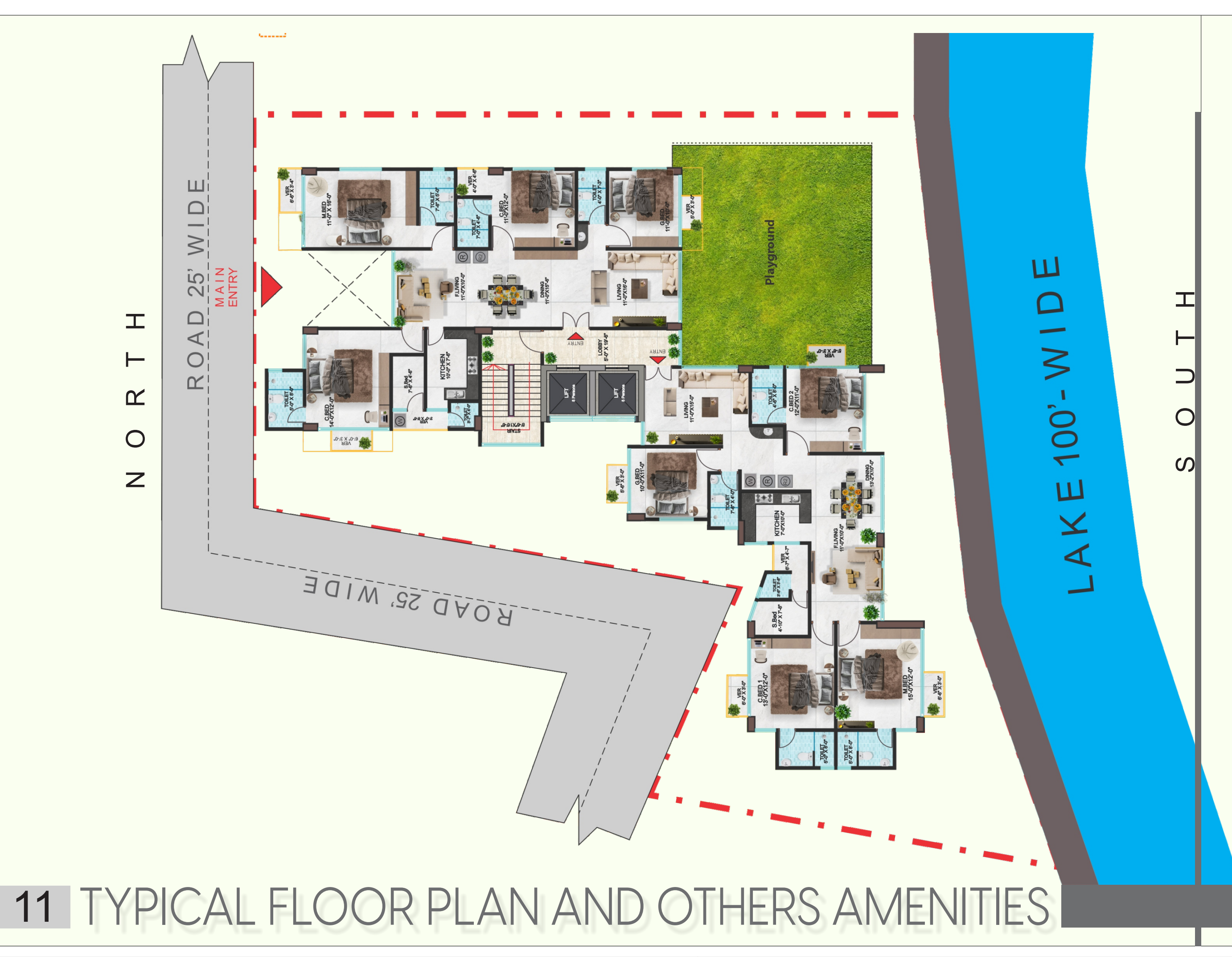
Store



LEVEL –5'-0"
14'-0" WIDE DRIVE WAY
LEVEL –5'-0"
14'-0" WIDE DRIVE WAY
LEVEL –5'-0"

BASEMENT PARKING

PRESTIGIOUS ENTRANCE

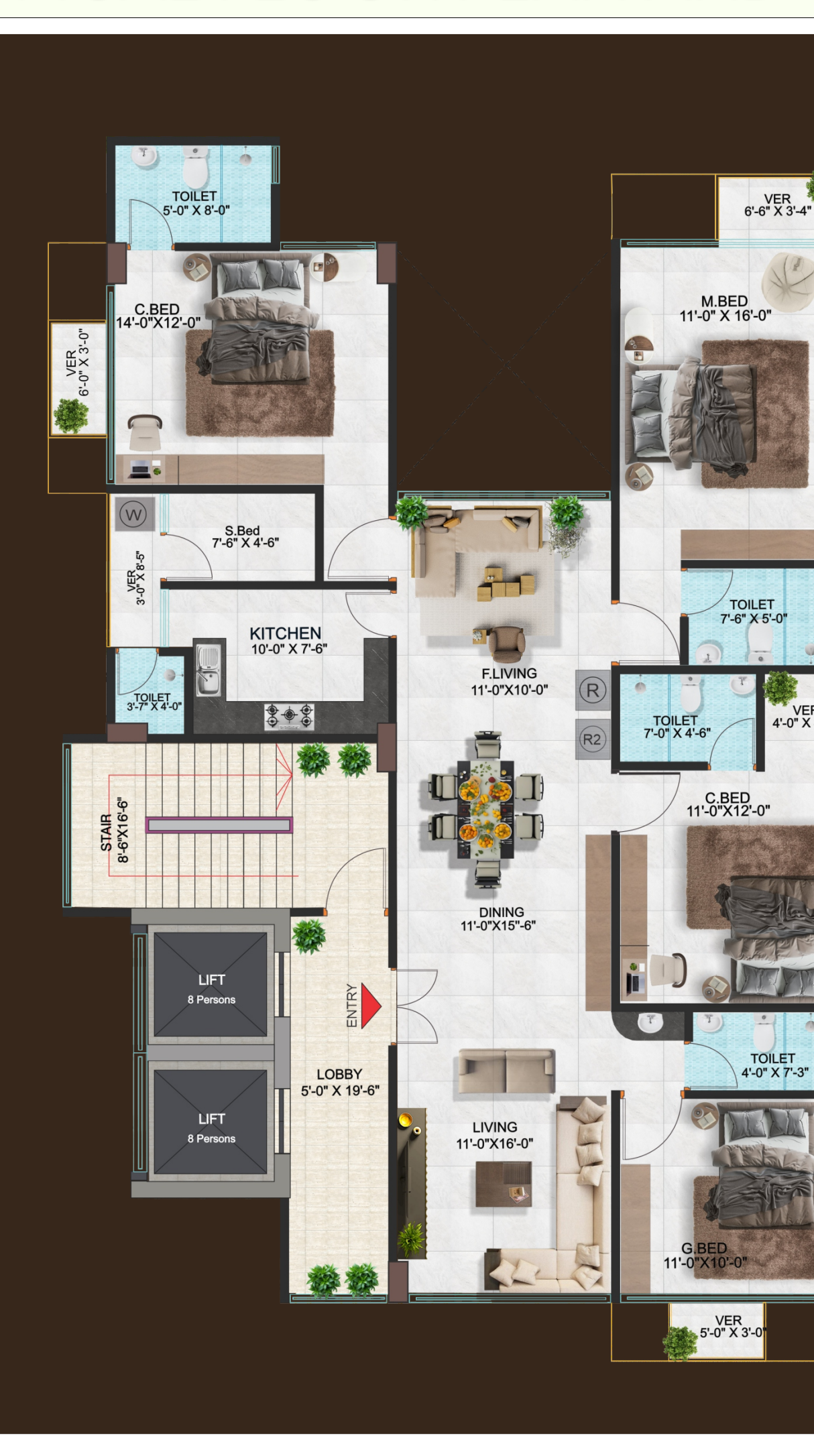


NORTH
ROAD 25' WIDE
MAIN ENTRY
ROAD 25' WIDE
Playground
LAKE 100'-WIDE
SOUTH

2 Luxury Units – 2,400 sft Each
4 Beds | 5 Baths | Kitchen | Living | Dining | Family Lounge | 5 Verandahs

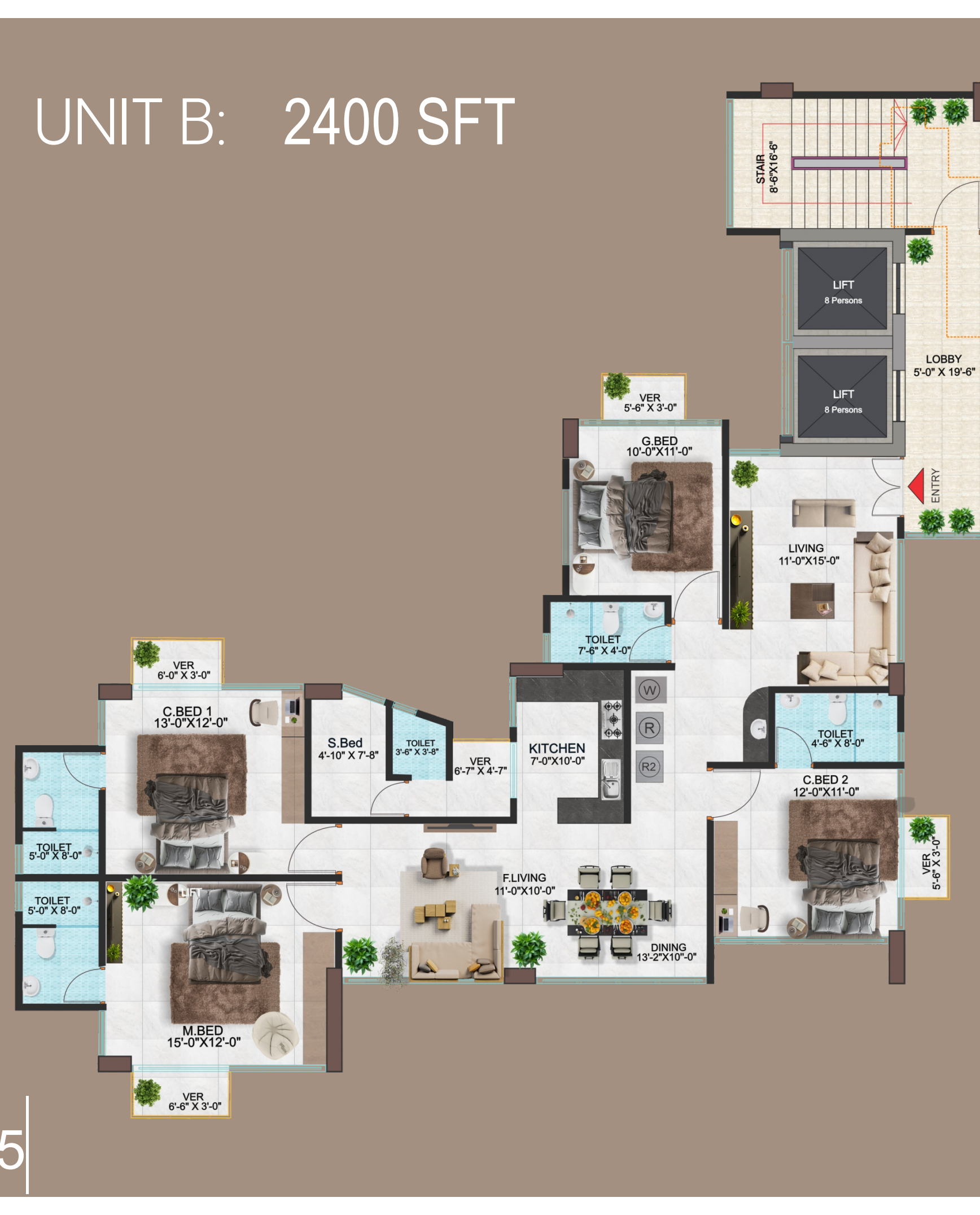
11 TYPICAL FLOOR PLAN AND OTHERS AMENITIES

UNIT A: 2400 SFT

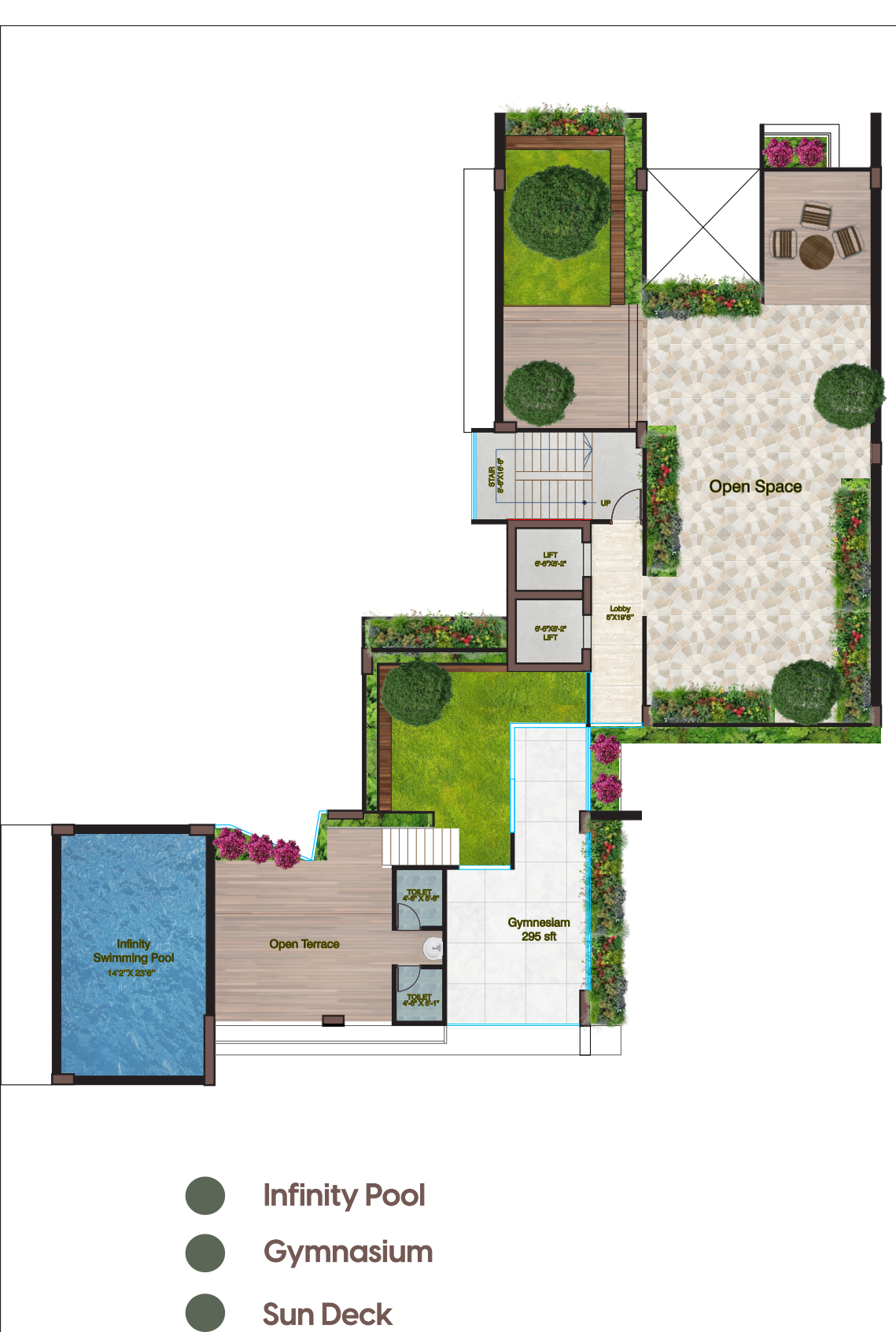


TOILET
C.BED 14'-0"X12'-0"
S.Bed
KITCHEN 10'-0" X 7'-6"
STAIR
LIFT
LIFT
LOBBY 5'-0" X 19'-6"
ENTRY
F.LIVING 11'-0"X10'-0"
DINING 11'-0"X15'-6"
LIVING 11'-0"X16'-0"
M.BED 11'-0" X 16'-0"
TOILET
C.BED 11'-0"X12'-0"
TOILET 4'-0" X 7'-3"
G.BED 11'-0"X10'-0"
VER

UNIT B: 2400 SFT



STAIR
LIFT
LIFT
LOBBY 5'-0" X 19'-6"
ENTRY
VER
G.BED 10'-0"X11'-0"
LIVING 11'-0"X15'-0"
TOILET 7'-6" X 4'-0"
C.BED 1 13'-0"X12'-0"
S.Bed 4'-10" X 7'-8"
KITCHEN 7'-0"X10'-0"
TOILET
C.BED 2 12'-0"X11'-0"
F.LIVING 11'-0"X10'-0"
DINING 13'-2"X15'-0"
TOILET 5'-0" X 8'-0"
M.BED 15'-0"X12'-0"
VER



Open Space
Open Terrace
Gymnasium

- Infinity Pool
- Gymnasium
- Sun Deck
- Botanic Pavilion

IMMERSIVE ROOF TOP

Safety Beyond Standard

- Earthquake Resistant Structural Design
- Elegant Reception & Waiting
- BNBC Standard Fire System
- Smart Home Switch
- Dedicated Fire Exits
- Smoke & Heat Detectors
- Dedicated Power Backup
- 24/7 Intelligent Security
- Water Treatment & Filteration Plant

Exclusive Feature of The Apartment Building

1. 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.

2. Lift
02 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.

3. Cable TV Provision
Provision for connection of satellite dish antenna in master bed room drawing room and family living.

4. 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.

5. 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.

6. 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.

7. 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.

8. Water Pumps
Best quality pedrollo water pumps for submercible/ Main Pump. standby facilities (Gazi/RFI/ACI or equivalent)

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

10. 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.

11. 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.

Feature & Amenities

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