Commercial Cum Residential Project

PRIME asset ltd

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MEMBER REHAB
MEMBER CTG. CHAMBER
RAJ-UK ENLISTED

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N.B : View & design may be changed of necessary.

PRIME
TWIN regency

PRIME asset ltd

The Project at a glance

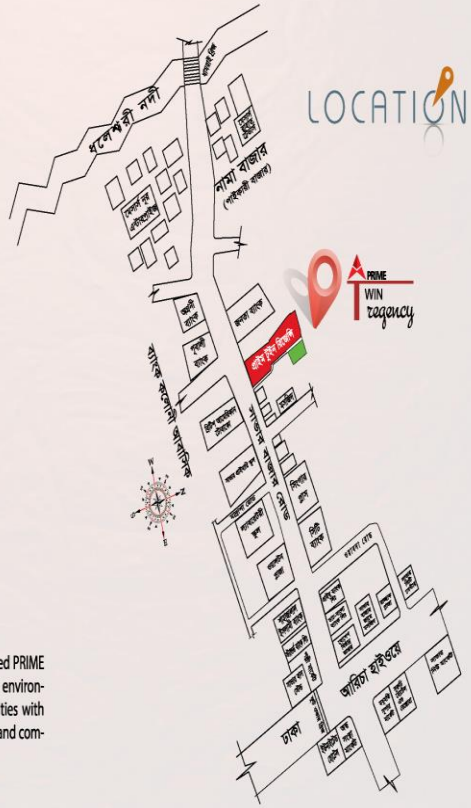
The Project at a glance

Project Name	:	Prime Twin Regency
Location	:	A-140, Saver Bazar road, Saver, Dhaka, East Side of Janata Bank.
Storied Height	:	Semi Basement + 10 Storied
Building Front	:	South
Road Side	:	South
Basement Floor	:	Parking & others
Commercial Floor	:	Ground floor to 3rd Floor
Size of Commercial space	:	(58-1455) Sft.
Apartment Floor	:	1st Floor to 9th Floor
Size of Apartment space	:	(1375 – 1860) Sft. Approx.
Lift	:	4 Nos. (2 for Commercial & 2 for Residential)
Stair	:	3 Nos. (Commercial & Residential used)
Generator	:	2 Nos. (1 for Residential & 1 for Commercial)
Tiles size	:	Residential 12"x 12" Homogeneous 24"x 24" Homogeneous Only for Commercial common space
Schedule Handover Date	:	48 months from the date of commencement (Expected)
Architect	:	Md. Shahabuddin Mahmud Bachelor in Architecture (B.Arch) Halima Akter Diploma in Architecture
Structural Engineer	:	Engr. Md. Shahinur Alam. B. Sc. in Civil Engg. (BUET), MIEB-25708

Project Description

One of the most important basic need of human life is shelter. To fulfill such a need PRIME ASSET LTD. introduced Prime Twin Regency, is a peaceful commercial & residential environment of Saver. Prime Twin Regency is equipped with all updated life style facilities with moderate income can avail from this project. Segmented its area in to residential and commercial to ensure new generation modern town.

LOCATION



PRIME
WIN
regency

WHY SELECT PRIME TWIN REGENCY

- Prime Twin Regency is a placed of few distance of Dhaka-Aricha highway.
- It's designed for the people come from every level of the society.
- It is located to RAJUK's master plan.
- Prime Twin Regency is an exclusively residential & commercial zone, offering residence & commercial facility for all class of people.
- It will avail all facilities from Saver like Dhaka city
- This project is completely flood-free zone.
- Prime Twin Regency is away from the traffic jams and polluted free air.
- This is a marvelous investment opportunity, which will be profitable in a couple of years.

BUILDING FEATURES:

We believe that smart architecture is not just making buildings inexpensive and greener, it's even more important about making them better for their occupants in terms of lighting, ventilation, sense of space, safety, and all other modern day features. Our Commercial & residential buildings of PRIME TWIN REGENCY are designed and built in a way that they are open on three sides, and well ventilated. An excellent quality of infrastructure is ensured through the use of the most modern technology and equipment, and the best materials available in the country.

Perspective view

ABOUT US

Prime Asset Limited, Incorporated in 2007 is an engineer based developer in Bangladesh. The Management of Prime Asset has been working in the real state sector last 27 years. On principle. Prime Asset believes in quality, not quantity. Selective operation back up by a strong foundation & earnest commitment has in date allowed Prime Asset to always offer only the very best top its valued client.

Prime Asset greets you to a haven of safe structure, aesthetic, architecture superior technical standard and space effective interior layout. We warrant you and absolute authenticity of all legal & financial matters related to your apartment / office & Commercial space we promise you the warmth of a personalized customer service.

MISSION

To provide a quality and efficient professional service to the customer better satisfaction Assure residential & commercial units with high comfortable and quality. To work as a cohesive sound unit focuses on the current situation. adapt with the ever-changing business environment to help customers fully realize their dreams. Keeping the commitment by timely handing over.

VISION

Delightful customer satisfactions by maximizing inovative solutions, highly motivated & inspired employees, adaptations with the advancement of technology and last but not list, living in the harmony of peaceful environment. better for living for consumer's family. Arriving the top of the real estate industry by good reputation and reliability. Secure investment of the existing and potential customers. Client expectation and generation of new benchmark. Assure customer safety, happiness and comfort. Creative and eco-friendly life style.

SEMI-BASEMENT FLOOR PLAN

BASEMENT AND GROUND FLOOR

- Commercial Space
- Underground water reservoir
- Car parking
- Generator and electrical substation room
- Reception lobby with concierge desk and intercom system
- Lift area staircase & Ramp
- Drivers waiting area and guards Stand
- Caretaker's room and common toilet

GROUND FLOOR PLAN

GENERATOR

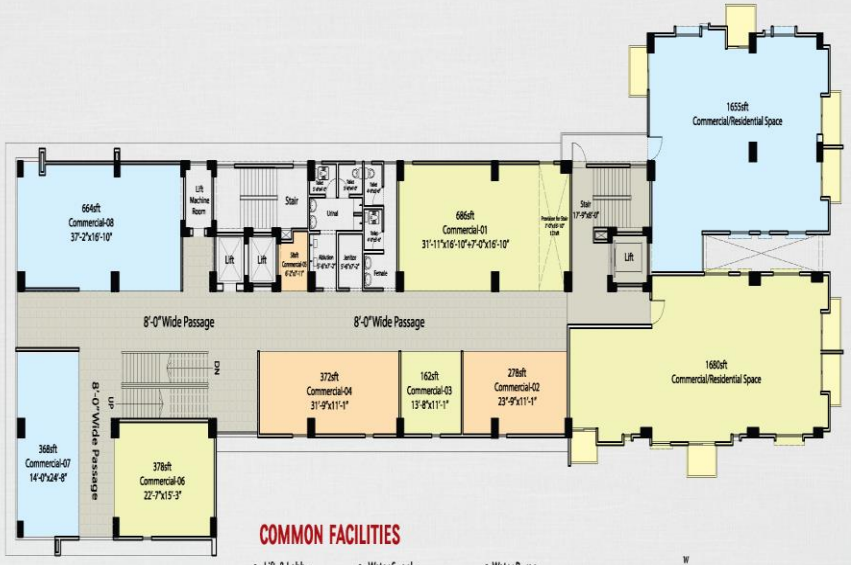
- Brand : Foreign Manufacture
- Capacity : 1 Lights and 1 Fans in each apartment
- Generator connection will also be available for Lift, Water pump, Intercom service and in some common spaces like Car parking, Lobby, Reception, Main entry gate, Staircase.

SUBSTATION

Electrical Substation for the project to ensure uninterrupted power supply

1ST FLOOR PLAN

2ND FLOOR PLAN

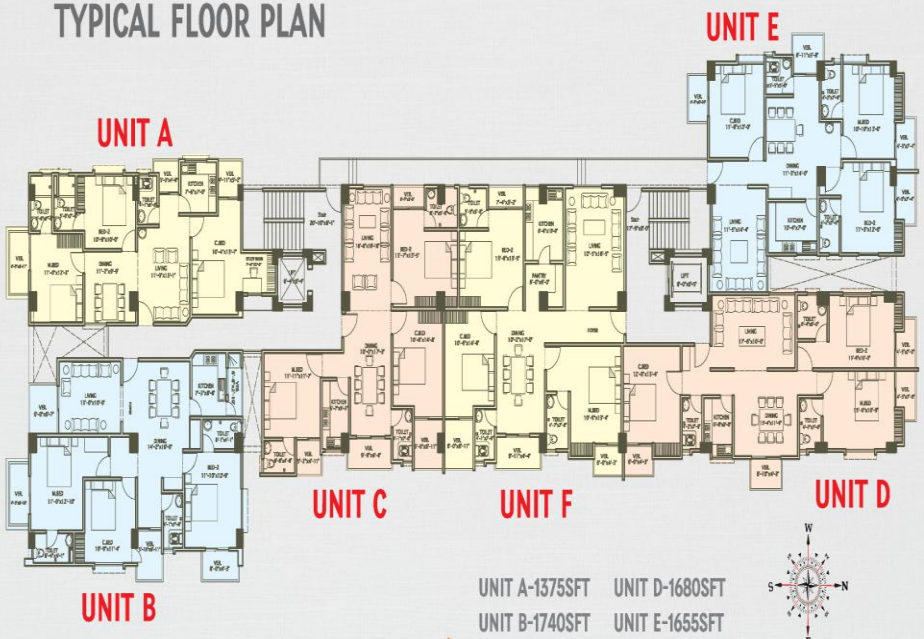


COMMON FACILITIES

- Lift & Lobby
- Generator
- Prayer Area
- Community Space
- Waste Disposal point
- Sub-Station
- Water Supply
- Underground water reservoir
- Overhead water tank
- Sewerage System
- Planters
- Water Pump
- Fire Extinguisher
- CCTV (Ground entry Area)
- Intercom (Reception desk)

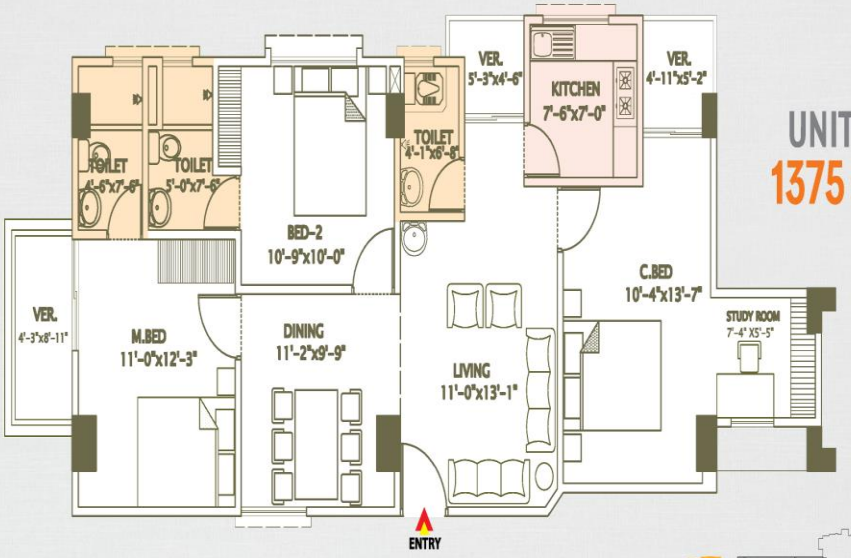
3RD FLOOR PLAN

TYPICAL FLOOR PLAN



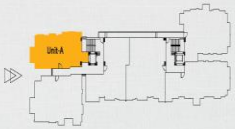
APARTMENT SIZE

UNIT A-1375SFT	UNIT D-1680SFT
UNIT B-1740SFT	UNIT E-1655SFT
UNIT C-1530SFT	UNIT F-1860SFT



UNIT-A
1375 SFT

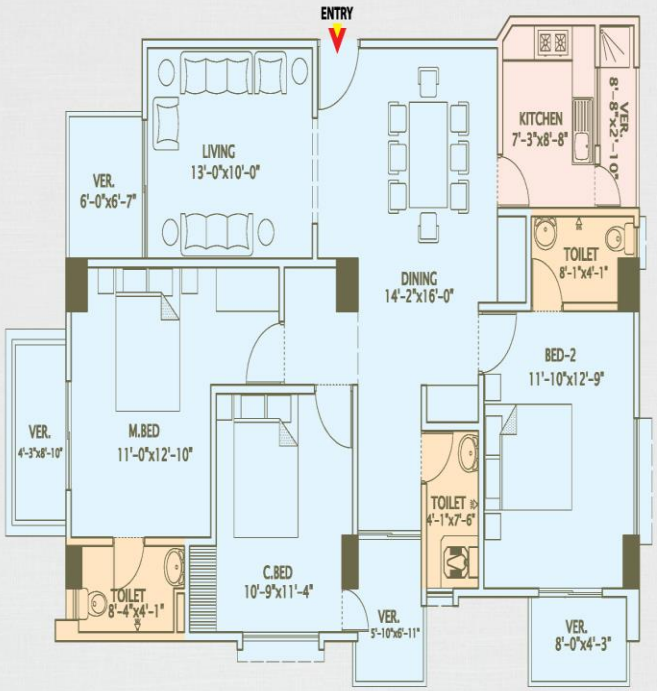
KEY PLAN



STAIRCASES

Main staircase with easy to climb steps.

All stairs will finish with homogenous stair tiles & Stair railing

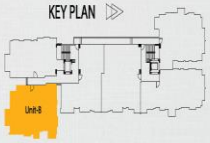


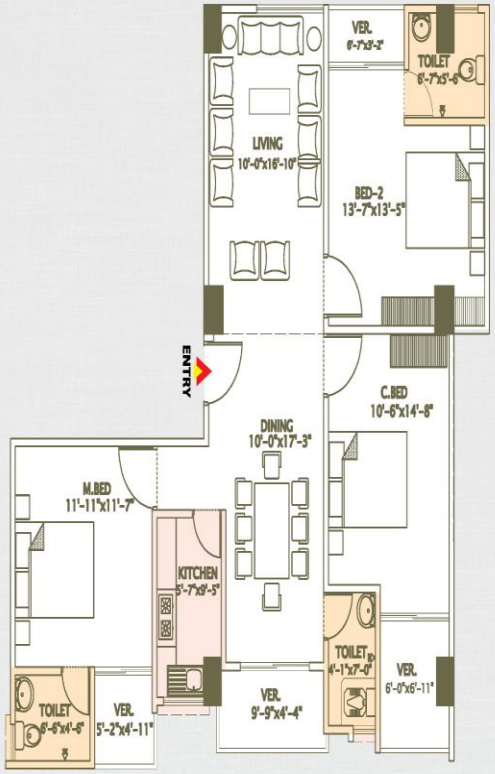
UNIT-B
1740 SFT

APARTMENTS SPECIFICATION: (MAIN DOOR)

- Door Frame : Imported / Local (Developer standard)
- Door Shutter : Imported / Local (Developer standard)
- Door peephole
- Handle lock
- SS tower bolt
- Door stopper
- Polish on surface

KEY PLAN



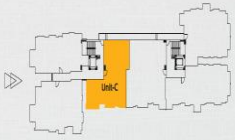


UNIT-C
1530 SFT

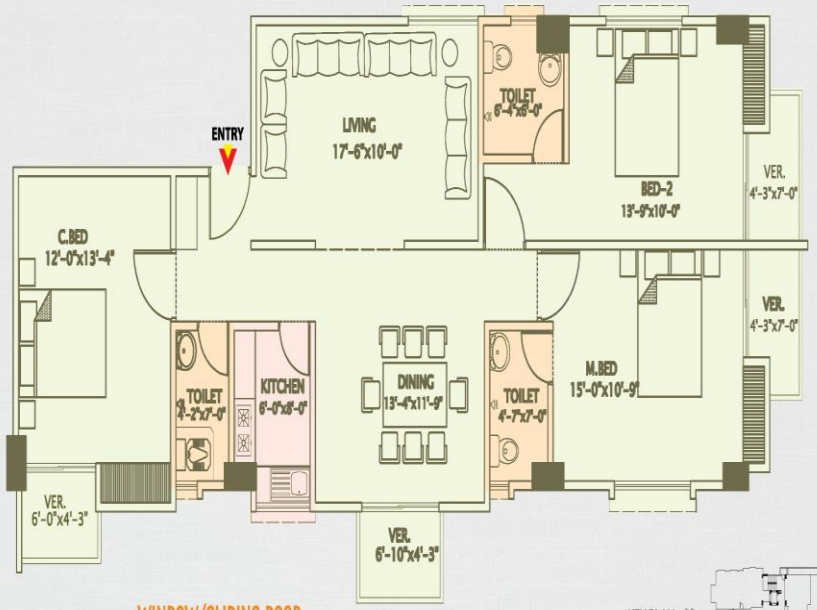
INTERNAL DOORS/FRAME

- Door Frame : Imported / Local (Developer standard)
- Door Shutter: Flush Door (Developer standard)
- One door lock cylindrical
- SS tower bolt
- Door stopper
- Polish on surface

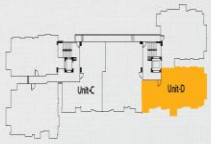
KEY PLAN



UNIT-D
1680 SFT



KEY PLAN



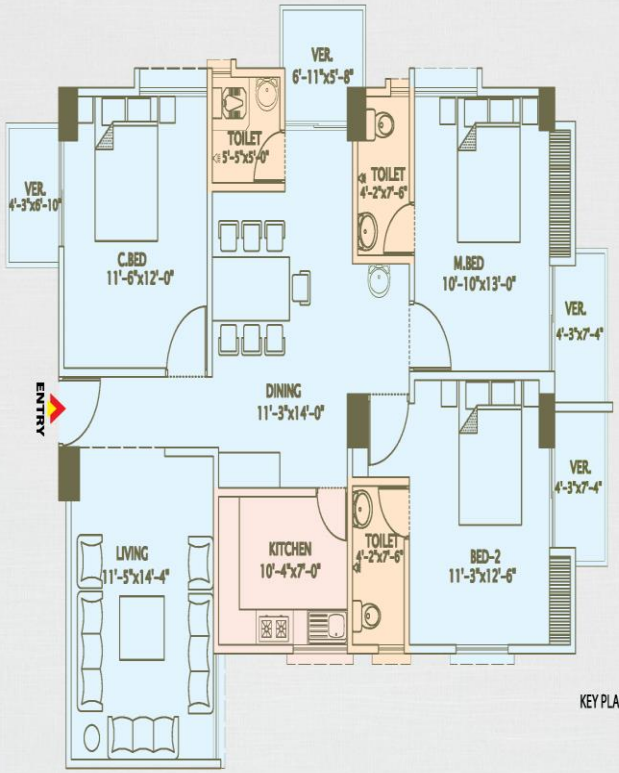
WINDOW/SLIDING DOOR

Aluminum : 3" section without fly-proof net provision (silver color)

Grill : MS flat bar as per design with enamel paint

Glass : 5 mm thick clear glass

UNIT-E
1655 SFT



FLOOR TILES

Local Homogeneous floor tiles for Apartment (12"x12")

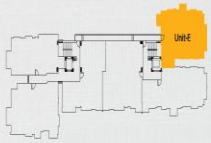
Local Homogeneous floor tiles for Commercial common space (24" x 24")

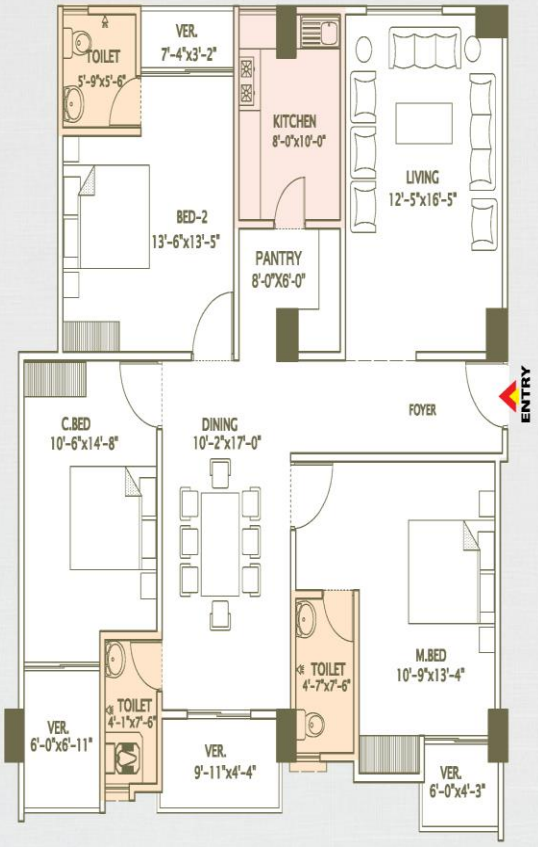
VERANDHA

12" x 12" Homogeneous floor tiles

MS Railing as per company standard

KEY PLAN

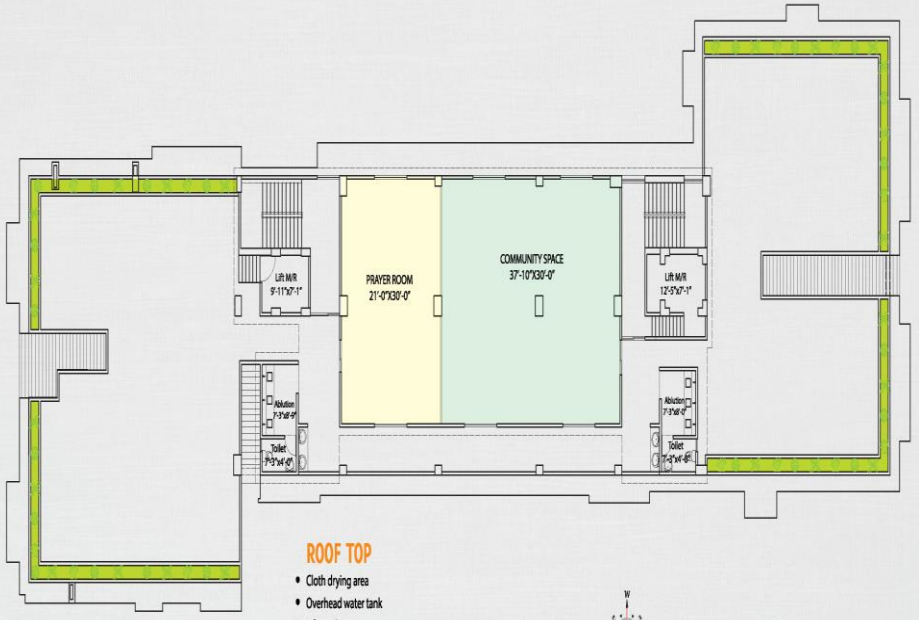




UNIT-F

1860 SFT

KEY PLAN



ROOF TOP

- Cloth drying area
- Overhead water tank
- Lift machine room
- Roof top Planters
- Community Space
- Prayer Room
- Toilet
- Ablution

ROOF TOP PLAN

ELECTRICAL FEATURES

Switch & Socket: China
Circuit Breakers: China
Electrical Cable: BBS/ Paradise/BRB/ Bizli / Standard Manufacture
All power outlets with Earthing Connection
Air Conditioner Point (Living room and Master Bed room)
Door Bell Switch

PAINTS & POLISH

Smooth plastic paint on internal walls and ceiling will be soft coloured distemper
Weather coat paint on exterior
Enamel paint on metal & metallic surface
Natural/French polish on wooden surface

BATHROOM FEATURES

All bathroom will be water proof PVC doors developer standard.
Developer standard local sanitary wares.
All toilets with 8"x12" developer standard full height ceramic wall tiles.
Pedestal basin in all bathroom.
Master bath will be high commode & other bathroom long pan.
Natural Ventilation.
Mirrors in all bathrooms.
Developer standard CP fittings in all bathroom.
Hot & Cold water line provision in master bathroom.

KITCHEN FEATURES

Impressively designed RCC work top with tiles surface & provision for gas line outlet.
Developer standard ceramic wall tiles (8"x12") up to 4 feet height from work top & other wall will be plaster.
Developer standard homogenous floor tiles (12"x12")
One single bowl stainless counter-top steel sink.
Exhaust fan (8" x 8")

FEATURES AND AMENITIES

OPTIONAL FEATURES

Various extra interior designing works and additional fittings and fixtures as per choice of allottee may be done at cost basis after approval of the company.

TERMS AND CONDITIONS

Prime Asset Limited is the exclusive developer and builder for planning, implementing and allotment of all facilities of PRIME TWIN REGENCY a modern luxury apartment & commercial complex consisting of Self-contained Commercial & Residential Apartments, other features etc. described in details in this brochure on PRIME TWIN REGENCY.

1) Applications for allotment of Commercial & Residential apartments should be made on the prescribed application from duly signed by the applicant along with the earnest money.

2) On acceptance of an application, Prime Asset Limited will issue an allotment letter with specific Terms and conditions to the applicant. Prime Asset Limited and the allottee will be required to execute an agreement as per the company's prescribed format. The applicant/allottee shall then start making payments as per the schedule of payment Allotments of apartments are made on First come first served basis.

3) All payments of earnest money installments, additional works and other charges shall be Made by Cheque, bank draft or Pay order in favor of "Prime Asset Limited" for which respective receipts Will be issued. Bangladesh is residing abroad may remit payments by TT or DD.

4) Payments of installments, car park costs and all others charges are to be made on due dates. The allottee must strictly adhere to the schedule of the installment to ensure timely completion of the construction work.

5) Prime Asset Limited has the right to accept or reject any application without assigning any reason thereto.

6) Delay in payments beyond the schedule date will make the allottee liable to pay a delay charge Of 0.05% per day on the amount of payment delayed. If the payment is delayed beyond 90 days Prime Asset Limited shall have the right to cancel the allotment.

7) Connection fees/charges, security deposits & other incidental expenses relating to gas, water Sewerage and electric connections are not included in the price of apartments Clients will pay an additional charge for providing utility. Connection to the Prime Asset Limited.

8) Minor changes in the specifications, design and layout of the apartments and other facilities may be made by Prime Asset Limited in grater overall interest or any uneven situation.

9) In case of surrender/cancellation of the allotment by the purchaser or nonpayment of Installment beyond 3 (three) months or the end of the graceperiod the company shall have the right to cancel the allotment.

In such an event, the amount deposited with company will be Refunded after deducting Tk.1, 00,000. 00 (One Lac) only after resale of the apartment & commercial in question to a new buyer.

10) The possession of each apartment & commercial shall be handed over to the allottee on completion and on full Payment. Of installments and other charge and dues. Till then the possession will rest with Prime Asset Limited.

11) The allottee/buyer will pay VAT, stamp duties, registration fee. Documentation charges and any other miscellaneous expenses likely to be incurred in connection with the deed of agreement, Allotment, registration and transfer etc. The actual costs incurred shall be charged.

12) After taking over of apartment or the project, the allottee(s) must consult Prime Asset Limited Prior to undertaking any structural or layout changes within the apartment complex.

13) The schedule of Implementation has been prepared keeping in view both quality and smooth progress of work construction in scheduled to be completed within 48 months.

14) The completion period of the construction of the project can be affected by unavoidable Circumstances beyond the control of Prime Asset Limited like force major, natural calamities Political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal Policy of the state etc.

15) If for any reason beyond the control of Prime Asset Limited the implementation of PRIME TWIN REGENCY is abandoned, Prime Asset Limited will refund to the allottee the earnest money and all installments deposited within 180 days from the announcement made to this effect. In this eventuality, the allottee will not be entitled to any claims or damage whatsoever.

16) The allotter(s) / buyer (s) must be undertake to become a member of the owner's co-operative society that will be formed by the buyers of the flats & commercial duly registered under the Co-operative societies ordinance for maintenance, welfare and management of the apartment building & Commercial space. Each buyer shall deposit Tk.20, 000/- for Apartment & Tk. 30,000/- for commercial space towards the reserve fund of the Society before taking possession of the apartment & commercial space.