

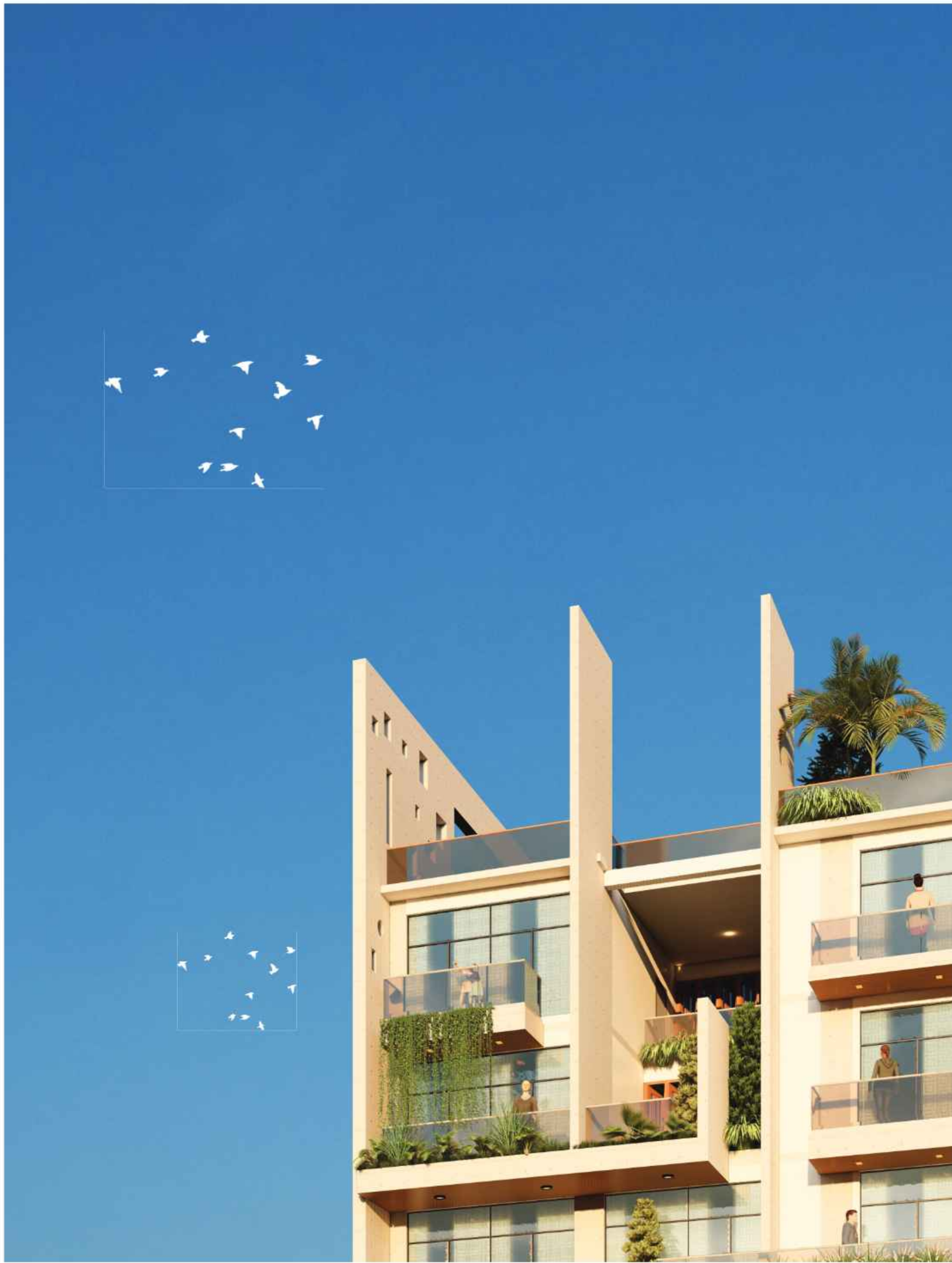
SAL TILOTTOMA



PREMIUM APARTMENT BUILDING AT JOLSHIRI, DHAKA.



SAL TILOTTOMA
at
JOLSHIRI ABASHON
for beautiful tomorrow



Road: 506A, Plot No-003, Sector-12,
Jolshiri Abashon, Dhaka.



South-West Facing Corner Plot on a Cross
road and Entrance from the South.



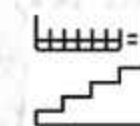
5 (Five) Katha Or 3600 SFT Land



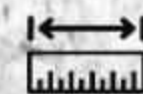
16 Feet height Ground Floor with total 9
(Nine) Parking facilities.



9 (Nine) Storied Residential Apartment
Building (G+M+8)



8 feet above a 775 Sft space kept for GYM,
Office, Meeting and drivers waiting



Apartment Size:
2850 sft



One 08 Passenger Lift and Required
Capacity Generator



Party place at Rooftop

At a Glance



WHERE IS SAL TILOTTOMA



Road: 506A, Plot No-003,
Sector-12,
Jolshiri Abashon, Dhaka.

The "SAL TILOTTOMA" project is uniquely positioned to take full advantage of its natural surroundings and prime location. Situated in the prestigious "JOLSHIRI ABASHON" — already recognized as one of South Asia's leading high-tech smart cities — the site offers both opportunity and promise.

Its excellent connectivity to urban amenities inspired us to design a structure that is simple, bold, and distinctive. The use of modern materials such as fair-faced concrete and glass enhances the building's aesthetic presence. Strategically placed openings allow generous natural light to flood the interior, while the site's open southern and eastern exposures provide ideal conditions for natural ventilation. The layout was carefully developed using principles of fluid dynamics to promote effective cross-ventilation throughout.

Spacious verandas and thoughtfully integrated greenery foster a strong connection with the surrounding environment. As architects, we were mindful of contemporary challenges from integrating new technologies to complying with local regulations and building codes. At the same time, we prioritized the users' needs by making the most of the site's potential.

A welcoming, modern entrance and a grand 16-foot-high ground floor create a sense of openness and spaciousness. We believe residents and visitors alike will find comfort and inspiration in their experience at TILOTTOMA.

Jolshiri Abashon is widely regarded as one of the most desirable locations in town. Add a lakeview home to the mix, and it's truly something special! Imagine waking up to serene waters, enjoying cool breezes from your balcony, and living amidst nature while still being close to all modern conveniences. It's not just a home — **it's a lifestyle.**



The Site can be reached through 100 feet Madani avenue at the south or 300 feet expressway at the north. A link road just 90 meters away from the site has a well connection with Madani avenue and 300 feet expressway.



The lush green lake view Play Field just walking distance from the site.



The newly constructed Mosque only 250 meters south, Utility and shopping mall, Primary and Public schools only 300 meters south.



A beautiful lake lies right next to the plot, making it an ideal setting for a peaceful and scenic home.

From The Desk of the Architects





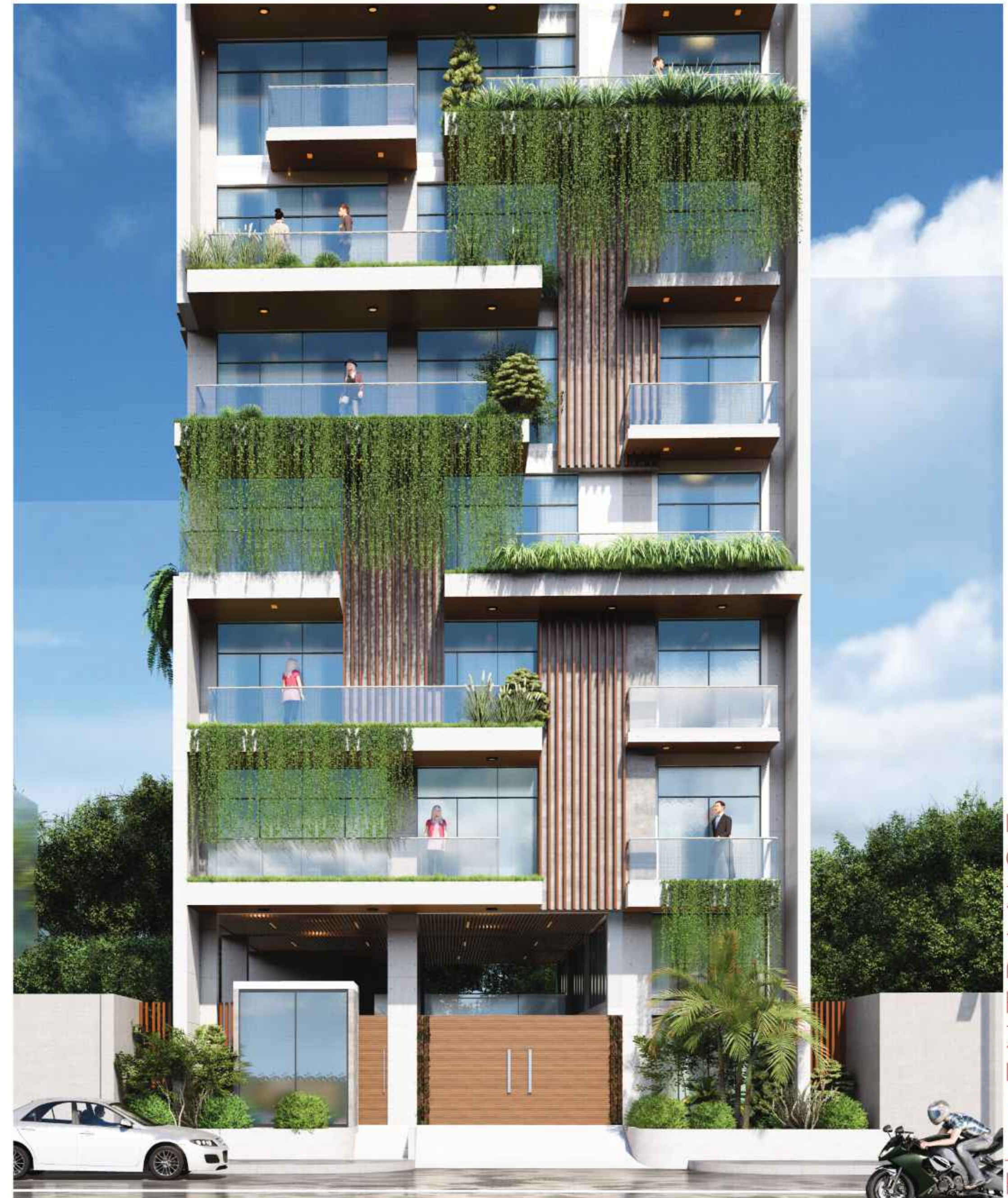
"Less is only more where more is
no good."
— Frank Lloyd Wright

WEST-SOUTH VIEW

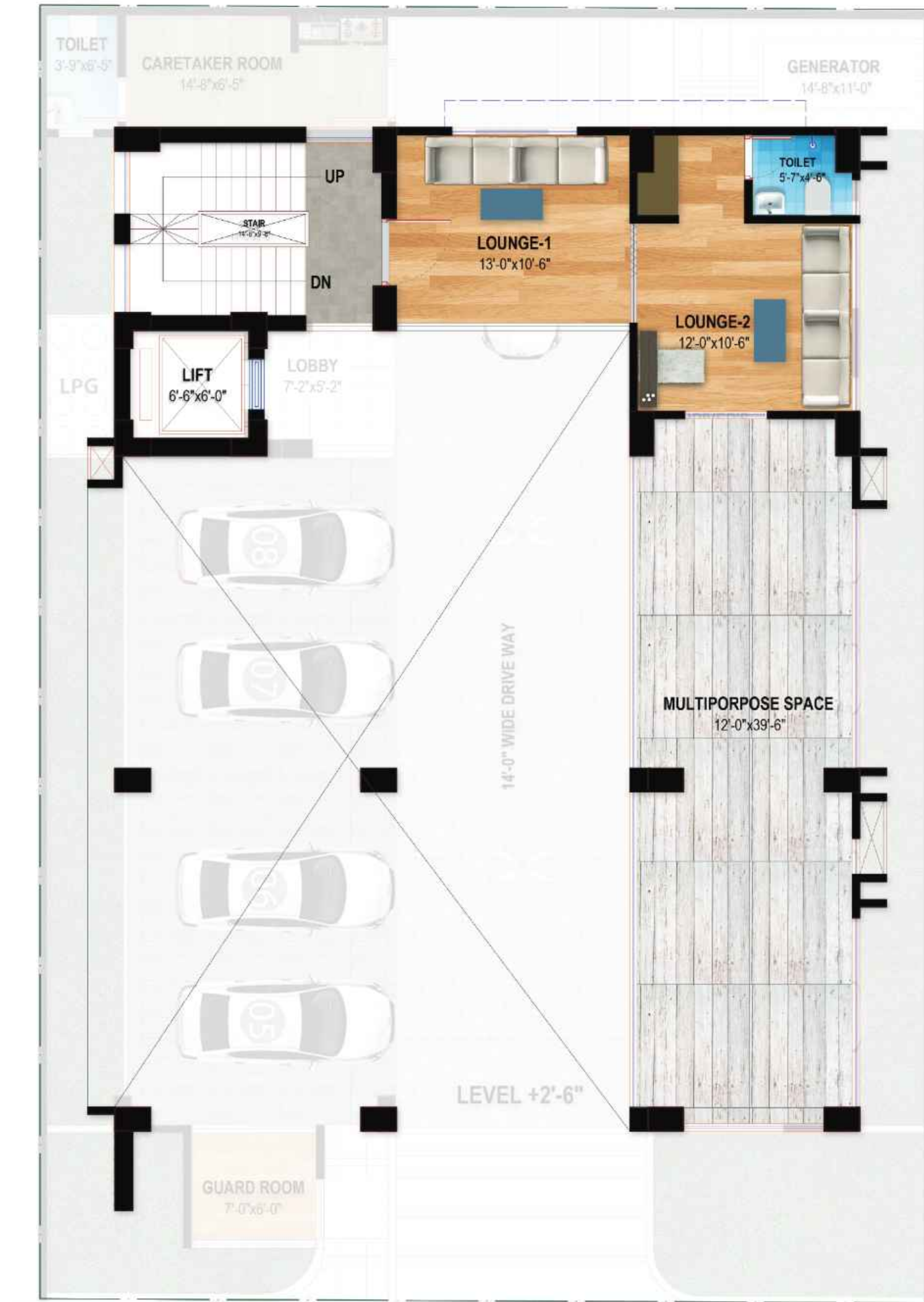
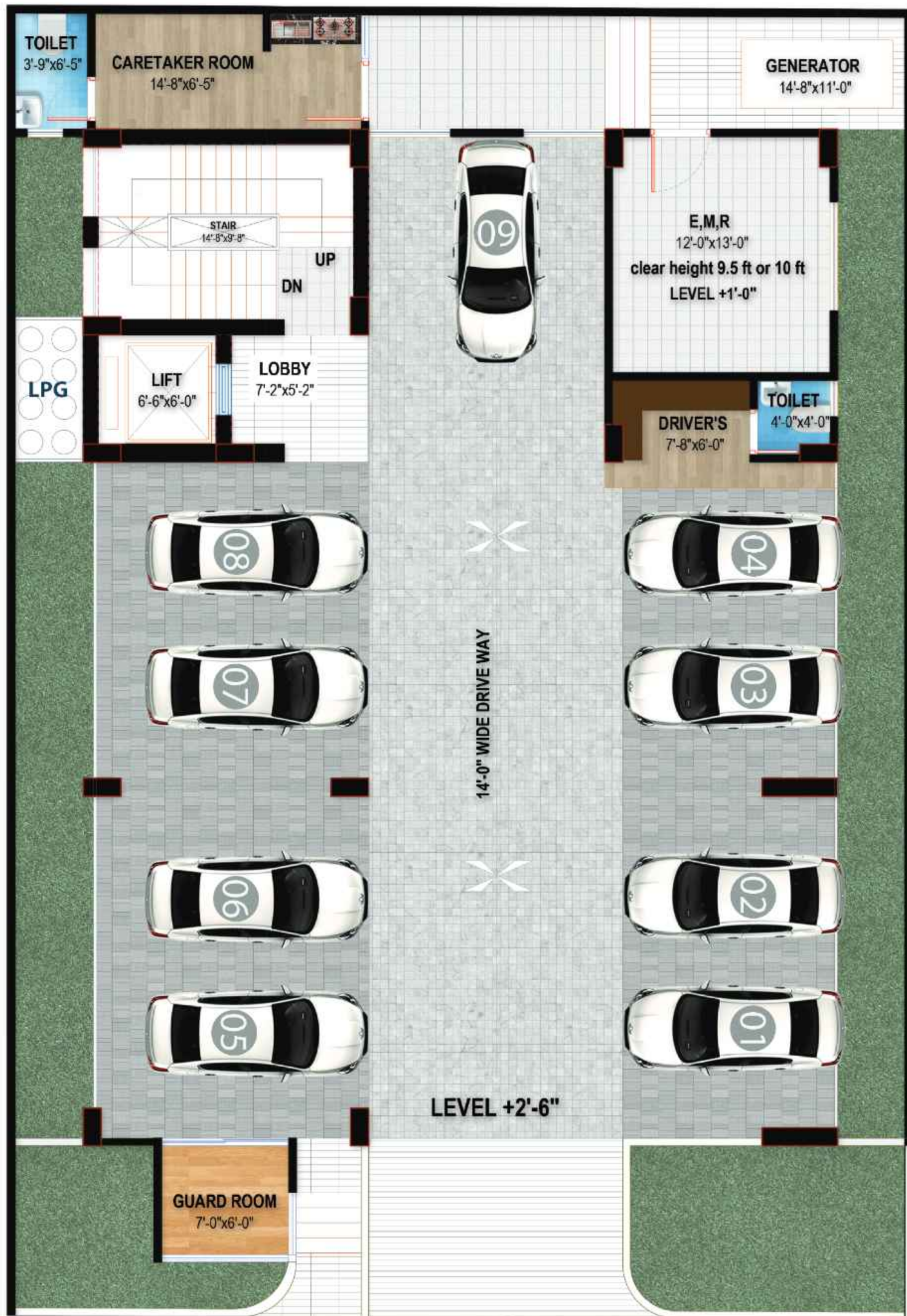
The Aesthetics of TILOTTOMA

Wide Ingenious Welcoming

A lifestyle built around you.



The ENTRANCE



Ground Floor

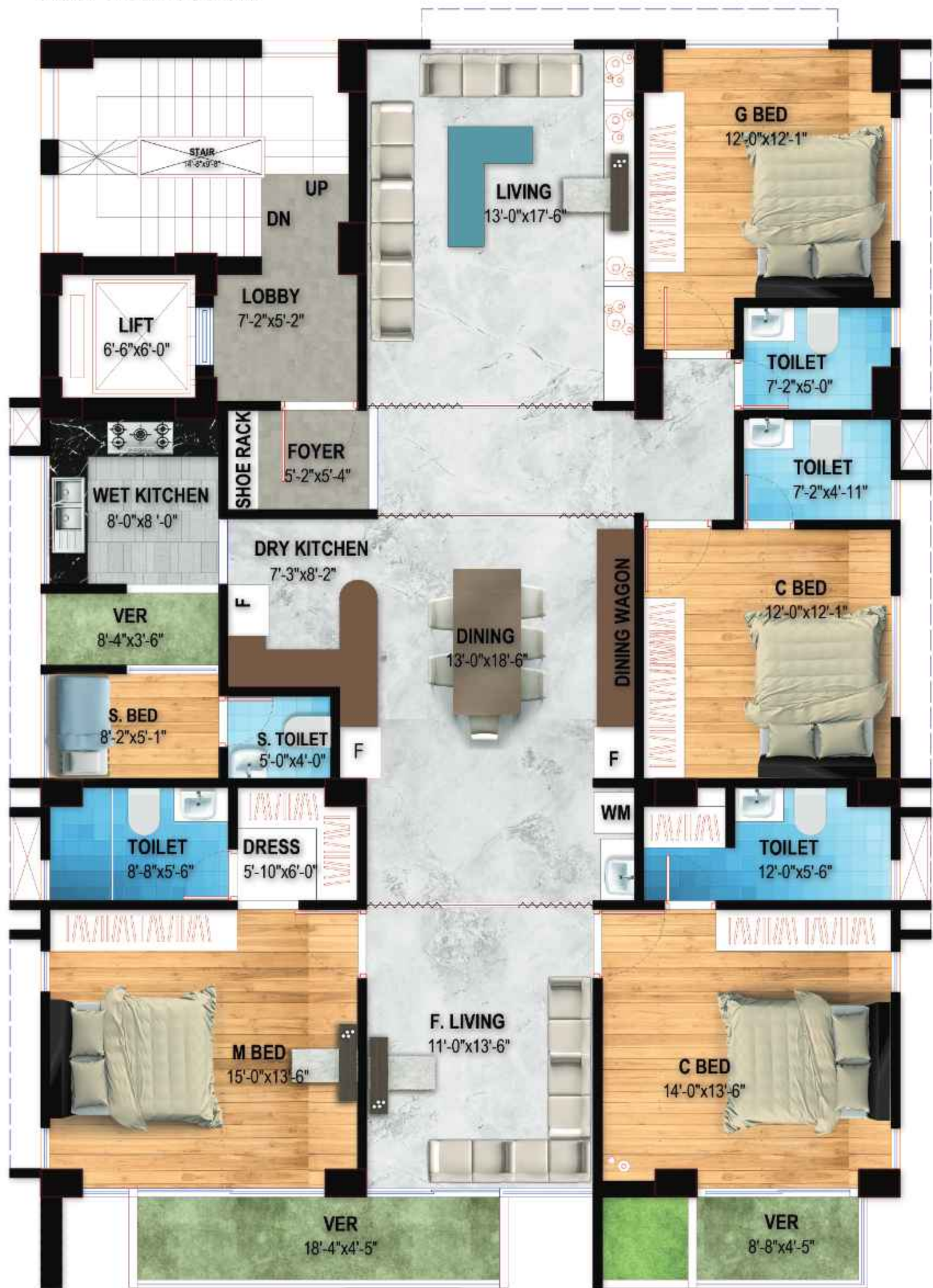
Ground Floor

16 FEET HIEGHT GROUND FLOOR
WITH AMPLE OF OPENNESS



Ground Floor

Floor area 2850 Sft.



2nd TO 6TH FLOOR PLAN
(NOT IN SCALE)

At Jolshiri, ownership comes with confidence. Each plot is acquired through a direct purchase, giving the buyer full legal rights secured by a registered sale deed. With the developer empowered through a Power of Attorney, the entire registration process is handled smoothly and efficiently on your behalf. All transactions are conducted transparently at the Sub-Registry Office, with oversight from the Jolshiri Authority—ensuring peace of mind, every step of the way.

"A great building must begin with the unmeasurable, must go through measurable means when it is being designed, and in the end must be unmeasurable."

— Louis Kahn

Floor area 2850 Sft.



7TH FLOOR PLAN DUPLEX UNIT

Floor area 2850 Sft.



8TH FLOOR PLAN DUPLEX UNIT

7 TH FLOOR PLAN(Duplex lower Floor)
(NOT IN SCALE)

8 TH FLOOR PLAN(Duplex upper Floor)
(NOT IN SCALE)



"Architecture is basically the design of interiors,
the art of organizing interior space."

Philip Johnson

The beautifully landscaped rooftop offers a perfect blend of relaxation and recreation — with cozy seating areas for conversations, open spaces for games, and dedicated zones for small events and gatherings. To top it all off, it comes equipped with a convenient kitchenette and BBQ facilities, making every moment more enjoyable."



ROOFTOP



Features:

Structural and Engineering Features:

Structural Design parameters are based on codes of the American concrete institute (ACI), American standards of testing material (ASTM), and the Bangladesh National Building Code (BNBC).

Structural elements designed and detailed for wind and earthquake forces as recommended in BNBC for different areas and zones.

Structural Designs are done by professional Structural designers and comprehensively cross-checked by a Structural consultant. Construction works are always done with our own highly experienced engineers and a group of the well-experienced technical team.

The Entrance:

Main Entrance will be as per the elevation and perspective of the building. (3D view)

The Ground floor has been kept 16' feet in height as to give an impression of a cozy and royal entry through the main entrance.

The elevation of the building it's beautifully adorned water body, Garden and carefully planned entrance and exit gates will indeed make it a pleasure to return home every day.

Building Entrance:

- 1. Secured design Gate (easily moveable) with adequate lighting as per the elevation & perspective of the building.
- 2. Logos on polished marble, granite or other attractive product.
- 3. Comfortable & functional internal driveway.
- 4. Prestigious main gate and boundary wall as per design.
- 5. Toilet Provision for Guards / Drivers / Caretaker.
- 6. All sanitary pipes will be covered in Ground floor.
- 7. Building will be partial fair face with facing bricks.
- 8. Mezzanine floor will be made as per Design.

Main Entrance Door & Door Frame:

- 1. Solid Segun door frame (11") and decorative shutter of Segun. Main door shutter will be wider than normal.
- 2. Lucrative Apartment number at each floor.
- 3. Heavy duty handle Lock with security lock (Imported).
- 4. Door Chain (Imported).

Internal Door & Door Frame:

- 1. All internal door shutters (including kitchen and veranda doors) will be of Partex veneer (Segun) Flush door (Single Shutter).
- 2. All the above Door frames will be Segun(Size 6" x 2.25") or equivalent. French polish / Enamel Paint (Berger).
- 3. Superior quality chrome plated heavy type cylinder lock with wooden shutter (imported).
- 4. Wooden Door in Servant baths.
- 5. All Bath room door shutter inside will be laminated with pvc.

Windows:

- 1. Silver Sliding Aluminum section (Cung Hua/B.T.I/K.A.I/Fu Wong/Equivalent), minimum thickness 3mm and width minimum 4".
- 2. 5mm Tinted glass (Clear Color).
- 3. Mohair lining & rainwater barrier (1" height) in all aluminum section as per design.
- 4. Security grill by MS (square bar) with Mosquito net system.
- 5. Windows may be made wider and height maximum.

Amenities:

- * The full front elevation of the building has a stylish resemblance of fare faced finishing, cladding, glass, and paint.
- * The entrance will be monitored through CCTV monitoring system for 24/7 surveillance and a secured and well-designed boundary wall,
- * The Beauty of the entrance would always call you back home soon.
- * Greenery enhances the stylish entrance-secured gate with decorative lamps.
- * Aesthetically created logo used for the project name, company logo, and easily visible address on the front elevation.
- * The common area lighting is designed to highlight the lush landscape, vertical architectural features, and elements of the building.
- * Secured and well-designed boundary wall to match the building facade.
- * An elegant ground floor lift lobby clade with marble / Tiles floors and a selection of stylish materials.
- * All columns will be clad with vertical bars for corner damage protection.

Ground Floor/ Parking Area:

- * The Ground floor is so well designed that would give you a long breathing area as it is so open with a 16 Feet ceiling height with a well-decorated lighting system.
- * 14.5 feet wide Driveway gives you an immense maneuvering space to park your vehicle very comfortably.

Mezzanine Floor:

A 400 Sft floor space with an attached washroom has been kept at the mezzanine floor to facilitate the Flat owners to have their routine meetings and day-to-day management sitting. Besides a small space is kept for the drivers to have a short-time rest.

Lift:

- 1. 1000 kg or 10 passengers capacity lift will be provided Brand of the Lift is Hyundai/Mashiba (Origin from Korea, Malaysia,Taiwan)
- 2. Adequate lighting, photocell sensor and emergency alarm, inverter.
- 3. Fast & reliable service to residents on all floors with ELD and stabilizer.
- 4. Impressive cabin & door with WVF simulator (as per agreed design).
- 5. Minimum lift speed 1.5 m/sec.
- 6. Hatch door of lift to be made of high quality glass and ss mirror etching.



Features & Amenities



Features & Amenities

Generator:

- 1. International Standard Generator with canopy. [Cummins engine (USA) or Perkins directly imported from UK] (KVA as per electrical design).
- 2. Fuel consumption per hour should be as minimum as possible.
- 3. It covers Lift/ Pumps, staircase, lobby, intercom service and common space like car-parking spaces, reception area, security room and main gate.
- 4. It also covers required fan points and light points in each Apartment (as per agreed electrical design).

Electrical:

- * Electrical substation approved by the proper authority with proper earthing system.
- * Power distribution system as per design and standard quality electrical switches, sockets with necessary accessories used in all Apartments.
- * Individual digital meter for electrical connection in each apartment with Separate digital meter for common use.

CCTV:

- * The total building will be covered 24/7 surveillance system through CCTV. Required Numbers of IP cameras will be placed at the Entrance, Staircase, and Rooftop.
- * Each Apartment shall have a Video Monitor Connected to CCTV system.

Water Supply:

- * There will be a Water Supply system from the JOLSHIRI central service system/water pump.
- * Underground water reservoir to store 07 days' consumption capacity, an overhead water tank with 10,000 liter capacity.

Gas Supply:

- * A central DP will be placed at a suitable place at Ground floor with risers and from there each apartment will have independent connection from identical cylinder.

- * If there are central LPG distribution System installed, then required connection will be given from there. Or, with the Govt. Policy Gas connection may be given when available within the construction period.

Exterior Illumination :

- * Entire exterior of the building will be illuminated with proper lighting system.
- * Spotlight, Glow light, and other RGB lights shall be placed as per the advice of the Lighting Engineer as deemed fit to make the building more cozy and attractive.

Paintings:

- * Smooth finished plastic paint on all internal walls & ceilings and Weather Coat on Exterior wall, wherever necessary.

Floors:

- * All apartment living, dining, and bedroom floors will have 24 inch" x 24 inch" (600mmx600mm) mirror-polished tiles.
- * Kitchen and bathroom floors will have 12 inch"x12 inch" floor tiles and walls will have 24 inch"x 8 inch" wall tiles.
- * At ground floor parking area will have 12 inch"x12 inch" pavement blocks/tiles with different combinations and Column guards to prevent damage by cars and the staircase will have 24 inch"x12 inch" Nonslip



Features & Amenities



KITCHEN DETAILS:

- TWO-WAY SWING DOOR
- VENEER DOOR SHUTTER AND DOORFRAME.
- WALL AND FLOOR TILES.
- GRANITE SLAB ON KITCHEN COUNTERTOPS.
- LPG GAS PIPE LINE FOR TWO OVENS AND ONE BURNER AS JOLSHIRI STANDARD
- MECHANIZED EXHAUST SYSTEM TO KEEP YOUR APARTMENT SMELLING FRESH.

COOK LIKE A PRO

KITCHENS DESIGNED TO ELIMINATE COOKING ODORS TO KEEP YOUR APARTMENT SMELLING FRESH ALL THE TIME.

BATHROOM DETAILS:

- Sanitary ware, and other fittings & Accessories (made-in-Bangladesh/china) including wall tiles and floor tiles with wide Mirrors in all bathrooms.
- Marble/Granite countertop local cabinet basin in Master bathroom, other bathrooms will have local pedestal basin as per developer's choice.
- Provision for Concealed Hot & Cold waterlines in all baths except maid's bath which has local wall & floor tiles with Local long pan & moving shower.



Features & Amenities

Terms & Conditions



Disclamations:

Items and furniture shown in this brochure are for decoration purpose and does not give any right to any customer or client to claim for it.

Booking Money:

- Once confirmed, a valued client needs to book a flat of his/her choice (on availability) by paying booking money and the booking money will be adjusted with a regular payment.

Agreement:

- After booking of a flat, a buyer needs to make an agreement with the Developer within 15 days of booking.
- Detail terms and conditions and payment schedule etc, will come under this agreement.

Apartment Registration through Sale

Deed (সাক্ষর দলিল):

- The apartment along with proportionate land shall be registered in favor of the buyer by the developer (Attorney) immediately after receiving the full payment thereto and as agreed in the agreement.
- All registration procedures will be made by the sub-registry office through Sale Deed (সাক্ষর দলিল).
- Stamp duties, registration fees, value-added tax, documentation charges, and other miscellaneous taxes and connections will be paid by the buyer.

Developer's Rights:

- The company reserves the right to make any change(s) in the specification, design and layout of the Apartment Space without any prior notice to the buyer/buyers or any legal authority.

Buyers Right:

- The buyer has the right to change material and fixtures only after prior approval from the Developer as agreed in the agreement and the buyer has the full right to have access to the site and observe the work in progress and give observations if any.
- According to the customers' choice, additional work fittings and fixtures may be done with an additional cost after approval from the developer. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through Landscape Builders is also available at an extra cost.

CONTACT:
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Dhaka.

