



ETMS

Suriya Naser

31, satish babu lane, kotowali,
Chattogram

Apartment Size
1300 sft - 1550 sft (approx.)



ETMS
Suraiya Naser

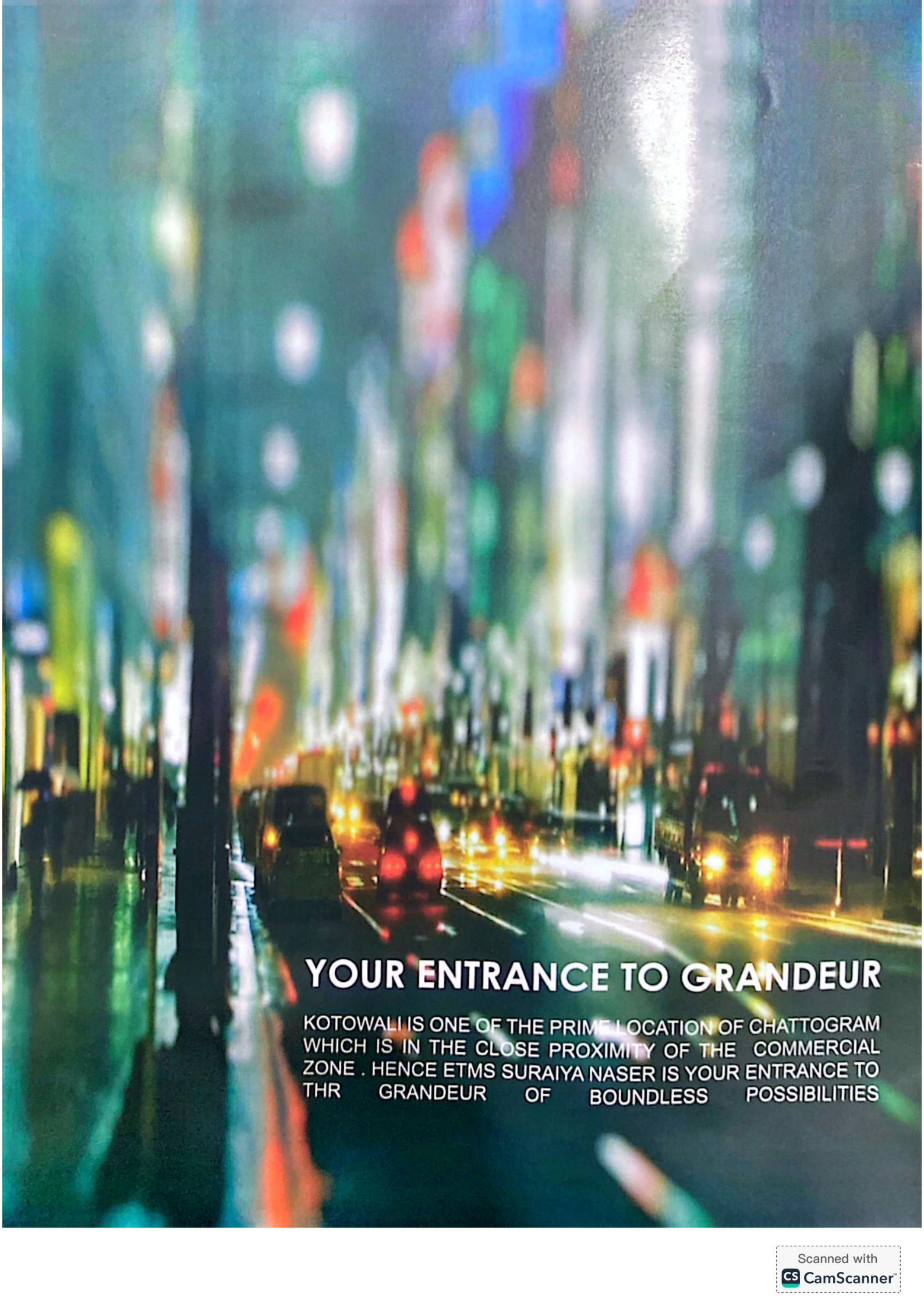
Semi Basement+13 Storied
Residrntial Building

31, satish babu lane, kotowali,
Chattogram.

Surya Naren
ETMS



LIVE IN THE **HEART** OF THE CITY



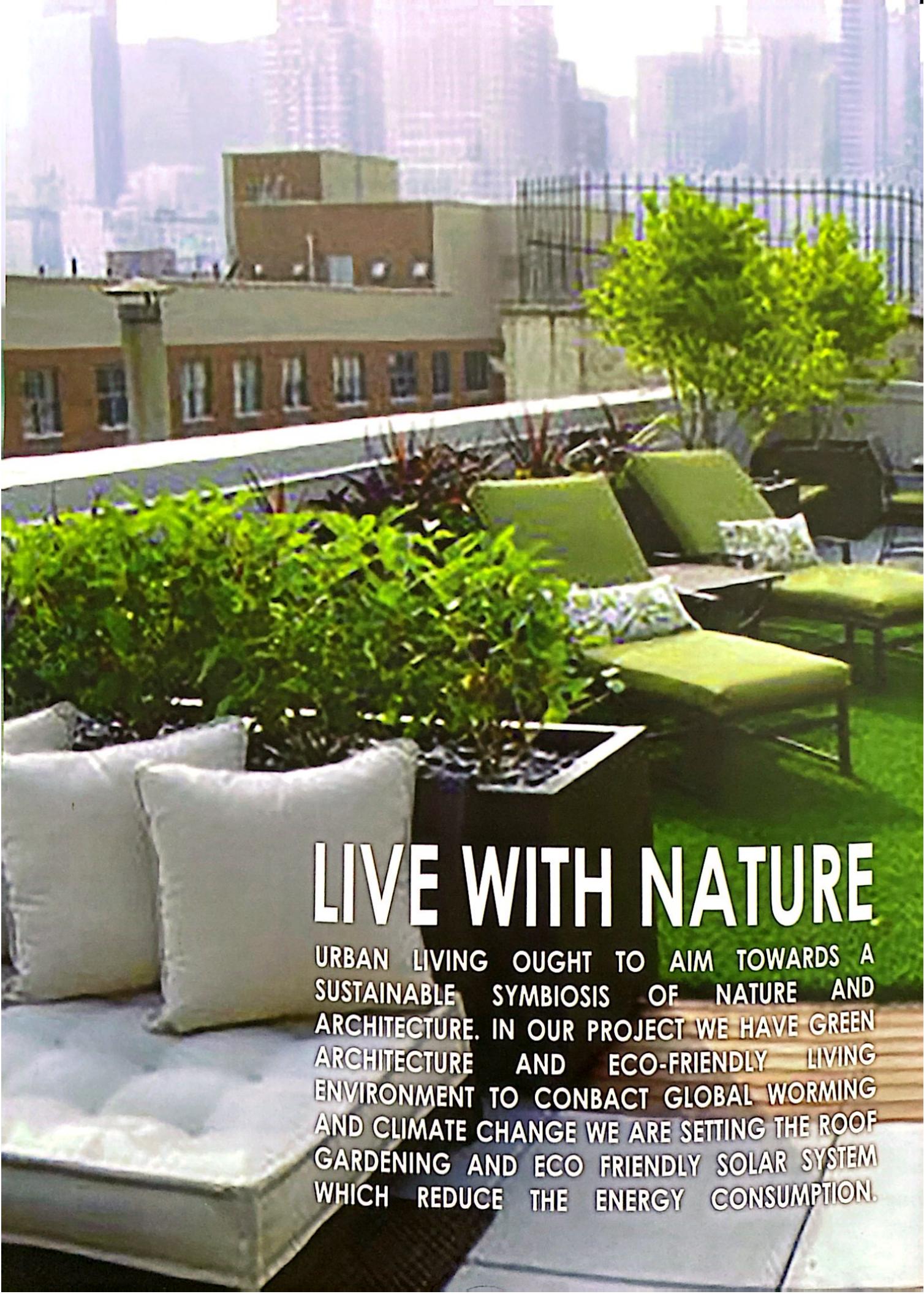
YOUR ENTRANCE TO GRANDEUR

KOTOWALI IS ONE OF THE PRIME LOCATION OF CHATTOGRAM WHICH IS IN THE CLOSE PROXIMITY OF THE COMMERCIAL ZONE . HENCE ETMS SURAIYA NASER IS YOUR ENTRANCE TO THE GRANDEUR OF BOUNDLESS POSSIBILITIES

SATISH BABU LANE HAS A LONG TRADITIONAL HERITAGE AND THE LOCATION OF THE PROJECT IS VERY CLOSE TO THE CMP POLICE HEAD QUARTER, CDA, BANGLADESH BANK, GPO, NEW MARKET, COURT BUILDING & LAL DEGHI. IN WALKING DISTANCE YOU CAN FIND SCHOOL, COLLEGE, SHOPPING MALL, HOSPITAL etc. FOR THESE REASONES **ETMS SURAIYA NASER** IS GRADUALLY RISING TO SET THE TREND OF SOPHISTICATION AND LUXURY.

EXPLORE LIFESTYLE

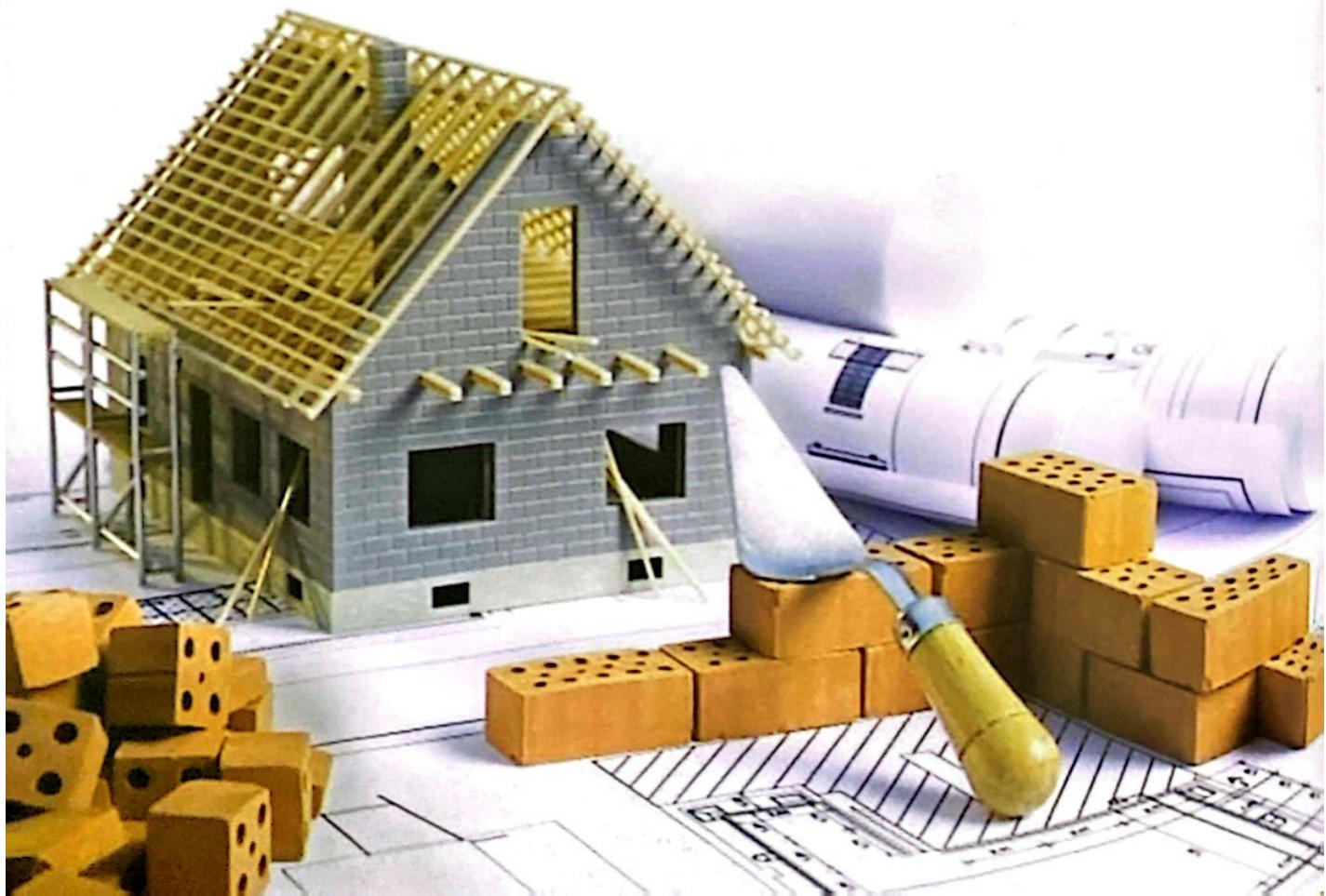




LIVE WITH NATURE

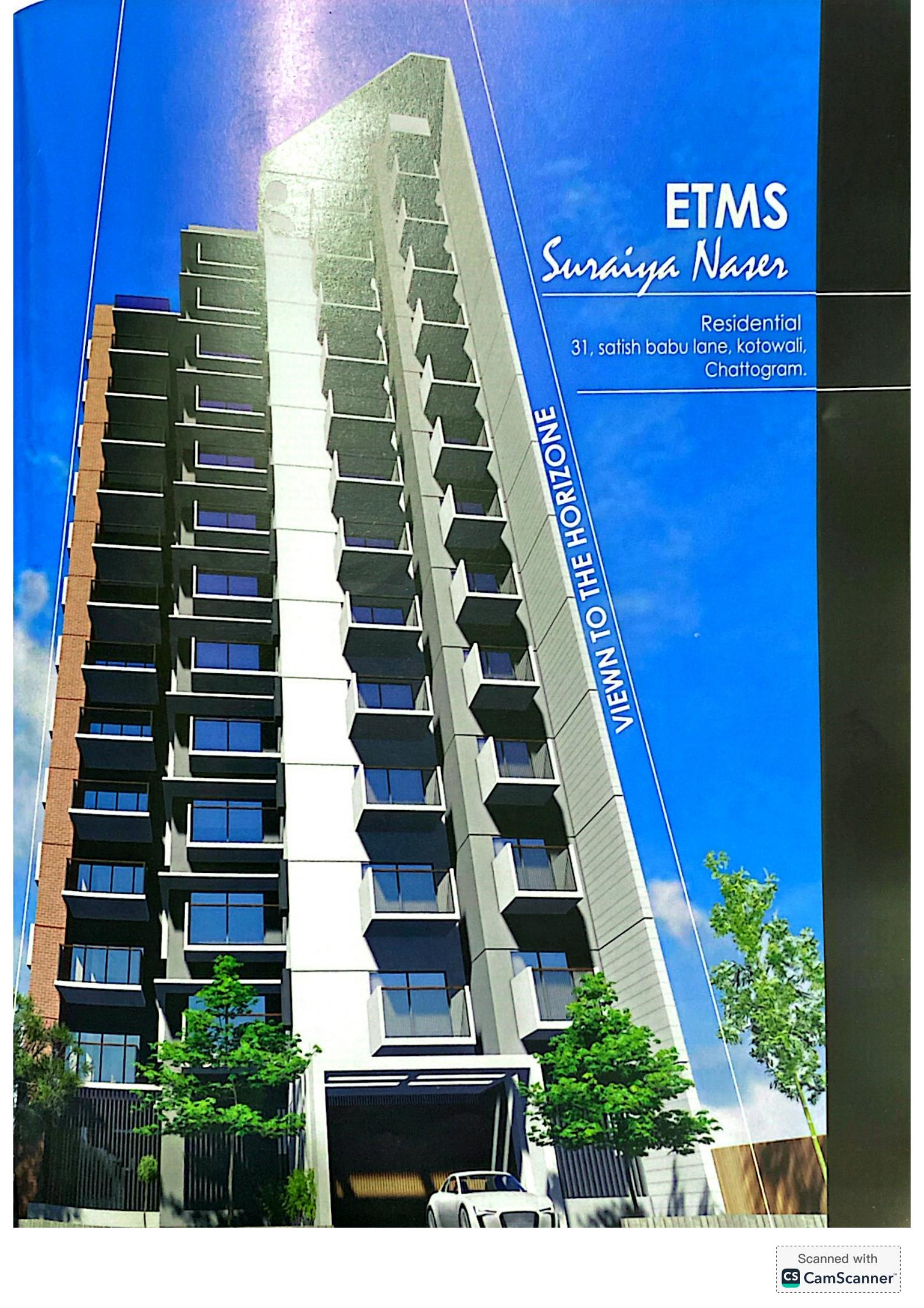
URBAN LIVING OUGHT TO AIM TOWARDS A SUSTAINABLE SYMBIOSIS OF NATURE AND ARCHITECTURE. IN OUR PROJECT WE HAVE GREEN ARCHITECTURE AND ECO-FRIENDLY LIVING ENVIRONMENT TO COMBAT GLOBAL WARMING AND CLIMATE CHANGE WE ARE SETTING THE ROOF GARDENING AND ECO FRIENDLY SOLAR SYSTEM WHICH REDUCE THE ENERGY CONSUMPTION.

**QYALITY IS NOT AN ACT
IT'S A RESULT OF
EFFORT, DIRECTION AND EXECUTION**



WHAT WE CREATE IS
NOT ONLY ARCHITECTURE,
BUT ART



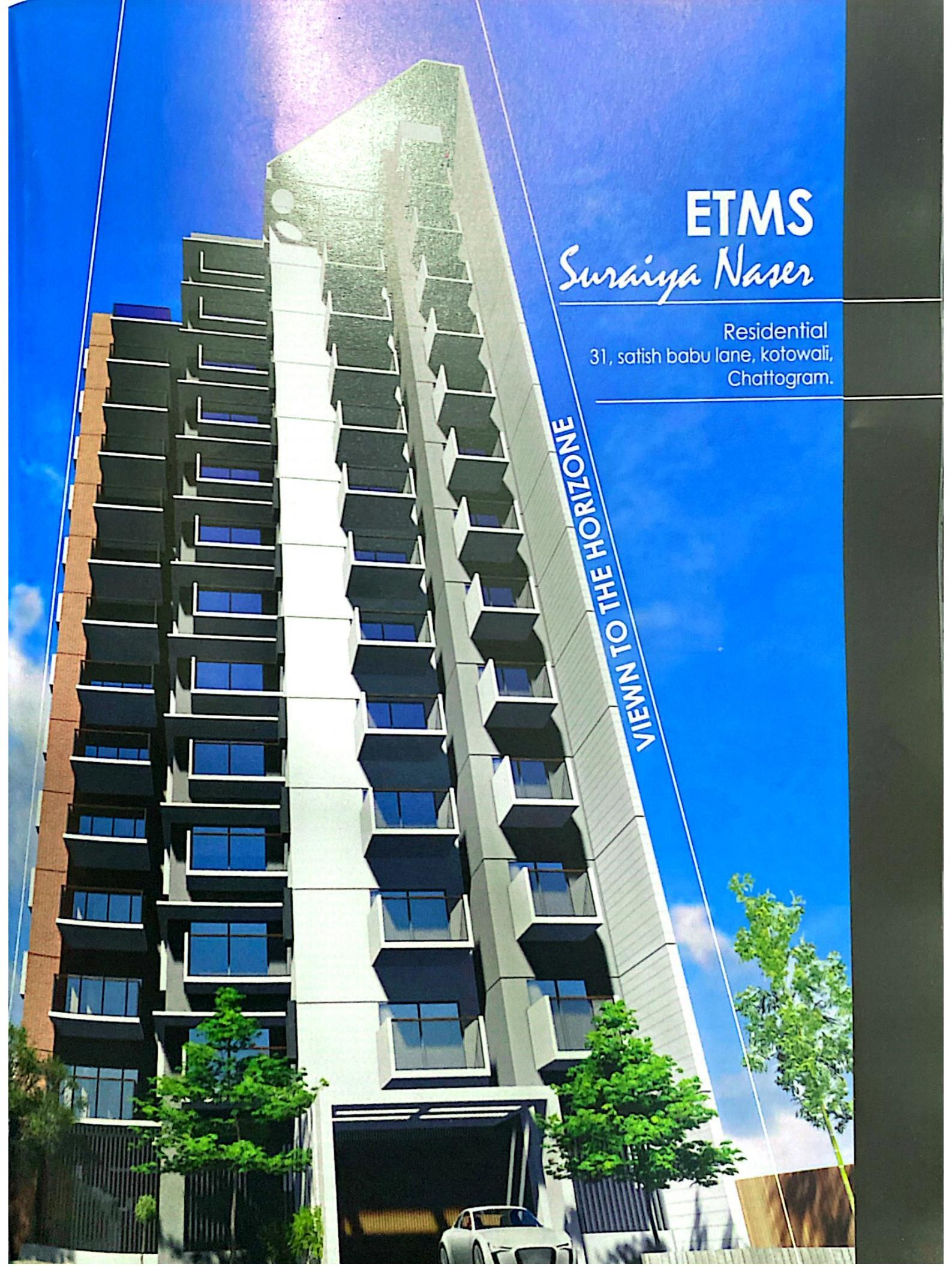


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Residential
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VIEWN TO THE HORIZONE

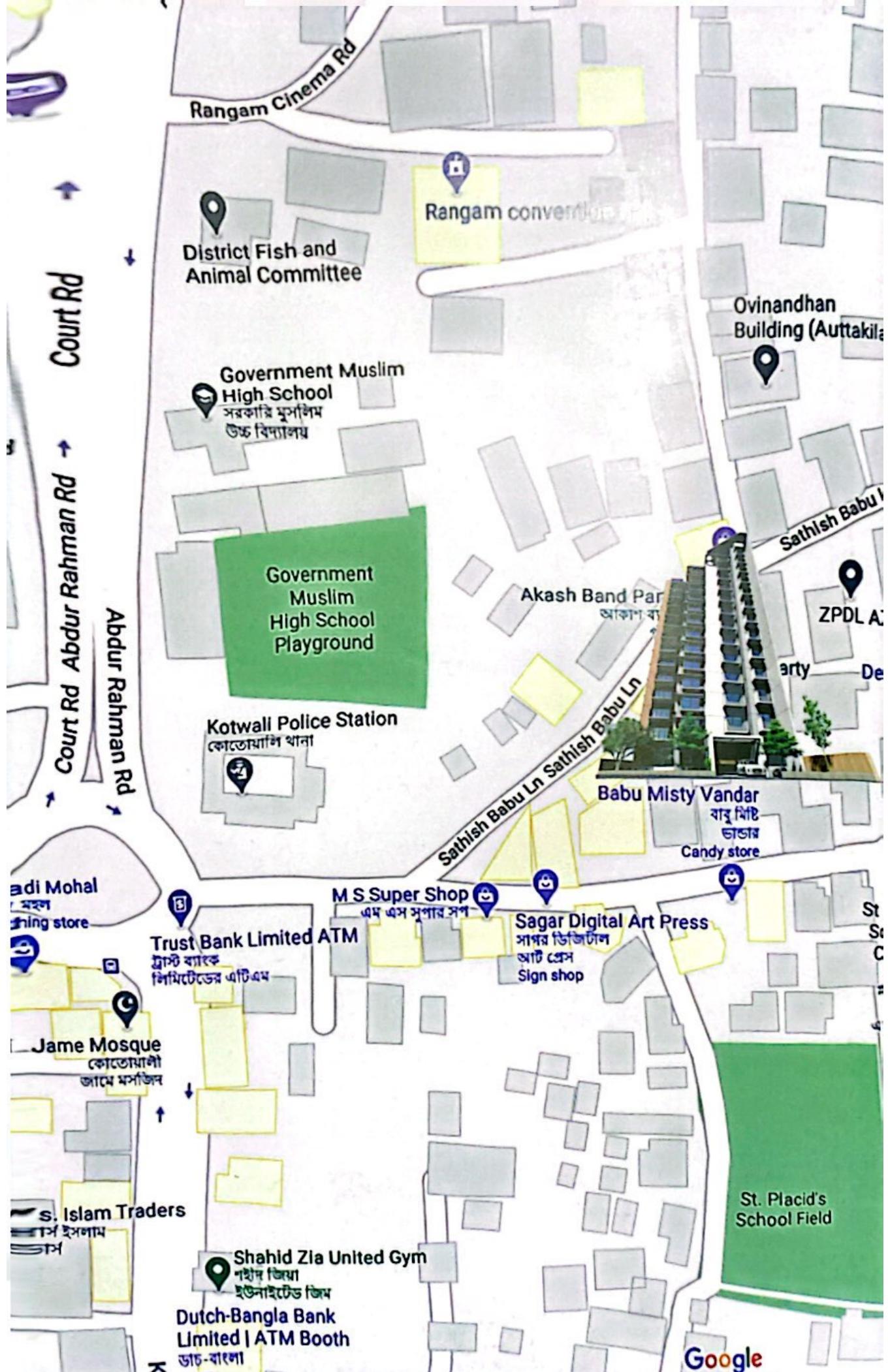


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Residential
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Chattogram.

VIEW TO THE HORIZONE





facilities

ensures quality & comfort

FEATURES & AMENITIES

Salient Features of The ETMS Suraiya Nasre

Building Entrance

- Secured Decorative Gate with Lamp posts as pre design.
- Logo on polished marble.
- Comfortable & functional internal driveway with pavement tiles
- All sanitary pipes will be covered in Ground floor.

Reception Lobby

- Impressive design Reception desk.
- Polish imported tiles floor in Ground floor Reception & Lobby Area.
- Electrical Fitting Fixture.
- CCTV For Security with Day & Night Camera.
- Decorative Lobby ceiling.

Lift (2 Nos)

- VVF Brand new International Standard lift will be installed.
- ARD with battery backup for emergency landing.
- Adequate Lighting.
- Fast and Reliable service to residents on all floors.
- Impressive cabin and door.
- 10 Persons Capacity.

Wates pumps (Deep)

- European Origin Pedrollo/ Sear / RFL or Equivalent.

Roof Top

- Protective Parapate wall.
- Roof top Garden.
- Roof tiles in the Floor.
- Bar-B-Q Pit.
- A protected child's playing area.
- Open corner with garden seats.
- Separate area on the roof for cloth drying.

Salient Features of The FTMS Suraiya Nasre

Main Entrance Door

- Solid decorative main door with frame (Teak, Teak)
- Door Chain
- Solid Brass Door Knocker.
- Apartment Number in Brass.
- Heavy duty handles door lock of foreign origin.

Internal Door

- Internal Doors of strong and durable veneer flush door shutters with polish
- All internal door frames are made of Teak Chambe/ Mehogoni.
- All internal doors with good quality round lock.

Window

- Sliding UPVC windows as per architectural design of the building.
- 5 mm thick glass with mohari lining.
- Safety grill in all outer windows.
- Rain water barrier in 4" UPVC section.

Floor & Verandah

- Mirror polish Tiles in floor.
- Suitable light point provision.
- Lucreative front veranda with MS railing.

Painting & Polishing

- Plastic Paint in all internal walls and ceilings in soft colors, enamel on grill and bathroom ceiling.
- Exterior wall will be weather coat paint.
- French polished door frame & shutters.
- Synthetic enamel paint applied on M.S. railing and grilles.

Electrical

- MK (Singapore)/ Schneider or equivalent standard electrical switches, plug points and others.
- All power Outlates with earthline connection.
- Provision of AC Connection in Master Bed and Living room.
- Security lights in the compound, car parking space and common space

Salient Features of The ETMS Suraiya Nasre

Bath Rooms

- Imported quality sanitary wares in master bath.
- RAK/ Equivalent sanitary wares in all other bath.
- Local sanitary ware in drivers toilet.
- Marble top finished Cabinet basin in Master toilet.
- Other bathroom will have standard pedestal basin.
- RAK/ Equivalent glazed tiles with decor & border.(ETMS Standard).
- All mirrors with over head lamps.

Kitchen

- Impressive designed platform with granite top(2'x1').
- Double burner gas outlate.
- Good quality glazed/ ceramic wall tiles up to cabinet height.
- Matching floor tiles.
- One stainless counter top steel sink with mixer.

GENERAL AMENITIES OF THE COMPLEX

- Electricity supply approx 220v/440w from PDB source with separated main cable and LT panel/distribution board.
- Sub-station connection as per consumption.
- Water supply system from WASA sufficient as per total consumption.
- Underground water reservoir with one main lifting pump and stand by pump.
- Sewerage system planned for long-term requirement.
- Gas pipeline connection from Karnafuliy distribution system as per consumption
- A fire extinguisher on each floor.
- Deep tube well.
- Fire fighting system.
- Good quality stand by Generator.
- Community lounge.

Terms & Conditions

- * On basis confirm of a Client, ETMS BELVEDERE PROPERTY (BD) LTD. (EBPL) will issue an Allotment Letter in favor of the client with specific terms & conditions.
- * The client/ allotted will then start making payments as per the schedule of payment.
- * The Client is not entitled to transfer the Apartment to Third Party till the Apartment is hand over to him/her.
- * Down payment, Installments, Additional works and the other charges should be made by A/C payee cheque or bank Draft or Pay-order in favor of "ETMS BELVEDERE PROPERTY (BD) LTD (EBPL)". Any cash transaction is strictly discouraged.
- * EBPL expects the client to strictly maintain the payment schedule. It must be mentioned here that timely completion of the project is heavily depended upon the timely payment by the Client. Delay in payment by 15 days or more will make the Client liable to pay a delay charge of 2% per month on the defaulted amount. If the payment is delayed beyond 2 (two) months, EBPL has the right to cancel the Allotment. EBPL Will refund the amount paid by the client within 60 (sixty) days of the cancellation forfeiting 10% (ten percent) of the amount paid by the client.
- * The company reserves the right to make changes in architectural, structural and other designs of the project. Can be made in specifications for overall interest of the project.
- * The possession of the Apartment will be hand over within 36 months except for reasons beyond control of EBPL like force majeure, natural calamities, political disturbances, Act of God etc.
- * This hand over will only be made after receiving the complete payment.

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- * After handover of the Apartment, the allottee (s) if need to changes within the Apartment must be consult from EBPL.
 - * Connection fees/charges, Security Deposits and other incidental costs for Water, Gas, Electric, Telephone and Satellite Cable connections are not included in the Apartment price.
 - * Proportionate share of undivided and undemarcated land will be registered in favor of each allottee as per the current rules & regulations of the Government. The allottee will pay stamp duties, registration fee, documentation charges and any other taxes and expenses likely to be incurred in connection with Deed of Agreement, Allotment Registration and Transfer etc.
 - * If for any reason beyond the control of EBPL the implementation of "ETMS SURIYA NASER" is abandoned, EBPL will refund to the allottee- the Down payment and all installments deposited, within 60 (sixty) days from the announcement made to this effect. In this eventuality, the allottee will not be entitled to any claims or damage whatsoever.
 - * The Client must be a member to the Owner's Co-operative Society, which will be formed by the owners of the Apartments for maintaining the general affairs of the complex for common interest. Each Apartment Owner must initially deposit Tk. 60,000 (Sixty thousand only) to the reserve fund before taking possession of Apartment.

ETMS

Suraiya Naser

for more info....

ETMS BELVEDERS PROPERTY (BD) LIMITED.

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