



Al safa - Al marwa





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Message from Managing Director



Sumon Chowdaury
Managing Director

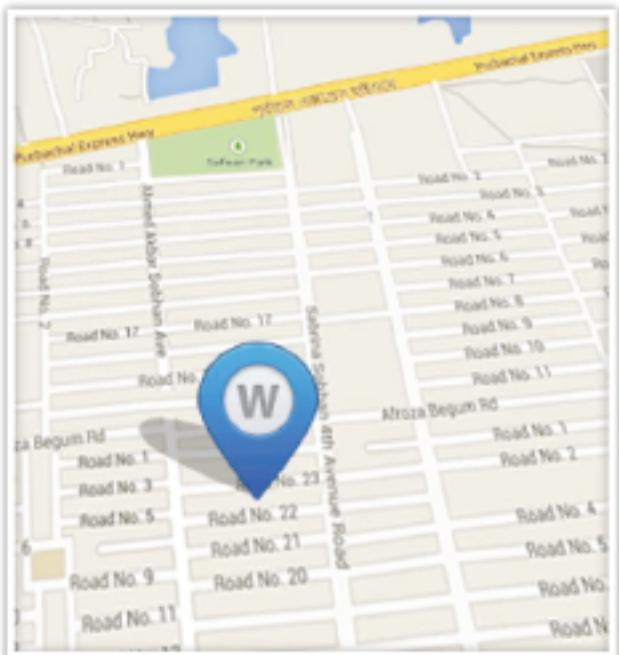
The modern era has tremendously influenced the tastes & preferences of the general people; as a result their demands are constantly evolving & changing. Safety & quality are their prime concern. Each staff of our company is working diligently towards the direction of satisfying the pinnacle of their expectation. We want to serve our loyal clients with honesty, commitment, quality product as well as additional services. Capitalizing on the dedicated contribution of professional work forces including Architects, Engineers, Consultant,

skilled & experienced project personnel, Wafeeqa Real Estate Limited (WREL) has taken the challenge of achieving greater advancement in the Real Estate sector of Bangladesh. Moreover, while developing structures, we always keep in mind about socio-economic status and cultural values. We have endeavored to commit ourselves to provide comprehensive solutions to all our valued clients across the Real Estate Industry; solutions that combine high-end technology, design and aesthetics and meet customer aspirations and expectations through superior standards of performance and service.

Furthermore, we also believe that with your close support, we can build something exceptional & unique. We are constantly working towards upgrading every aspects of WREL. As per our founding philosophy, the WREL is confident enough to achieve a leadership position in all the sectors of businesses. The aim of WREL is to be a professional and responsive corporate entity, which positively transforms the quality of living of the society at large. Finally, we are playing a dynamic role in the economic development of Bangladesh. I believe there is no alternative of hard work, commitment and customer satisfaction.



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Everything Just Around The Corner

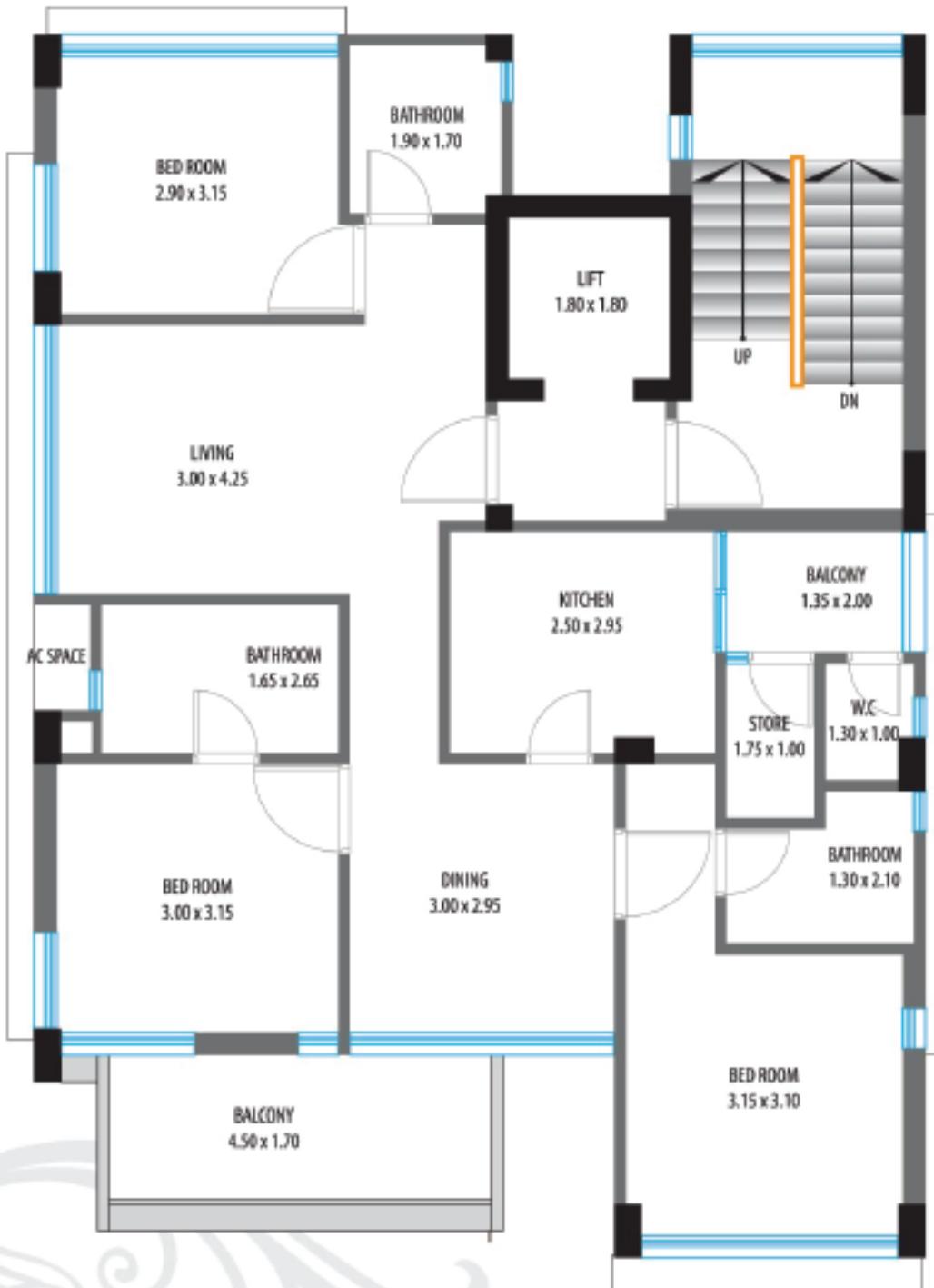
Plot # 753, Road # 23, Block # F, Bashundhara R/A, Dhaka-1212.

CLOSE TO EVERYTHING, FAR FROM THE EVERYDAY HASSLE

- 3 minutes from Jamuna Future Park.
- 2 minutes from International School Dhaka.
- 1 minute from Mehedi Mart (Super Shop).
- 2 minutes from Apollo Hospital.
- 10 minutes from Dhaka International Airport.

Living at Bashundhara R/A means you're always close to where the action is. It's a location that very few can match, making Al Safa - Al Marwa truly an advantage for those who live there.





Those Who Come Here, Live Here

3 Bedrooms

Balcony

3 Attached Bathrooms

Dining

Kitchen

Kitchen Varanda

Servant's Bed

Servant's Bathroom

Elevator

Net Area

1300 SFT

Floor Common Space

115 SFT

Building Common Space

15 SFT

Gross Area

1430 SFT



Typical Floor



The Project

As it is known, a home represents the human psyche. Where you choose to live must express and complement your individuality, desires and innermost self. Presenting Al Safa - Al Marwa, the perfect embodiment of class and luxury, set in a vibrant atmosphere, awaiting your very presence.

This is where your journey begins.





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Unbridled Luxury

The artfully planned design of Al Safa - Al Marwa delivers panoramic views of the surrounding area and the illustrious neighborhood. Within the spaces at Al Safa - Al Marwa, the podium levels provide external landscaped areas while the ground floor public areas enable seamless integration with the Bashundhara master plan.

All in all, Al Safa - Al Marwa makes a favorable impression at every level.

Project Location

Plot # 753, Road # 23, Block # F
Bashundhara R/A, Dhaka-1212.

Project Type

Residential

Expected Handover Date

2016

Number of Storey

7 (Ground Floor + 6 nos. of Residential Floor)

Land Area

3 Kathas (2160 SFT Approx.)

Total Built Area

11000 SFT Approx.

Number of Car Parking

6 (Six)

Total no. of Apartment

6 (Six)

Apartment Size

1430 SFT Approx.

Apartment area Subjected to Minor Revisions.



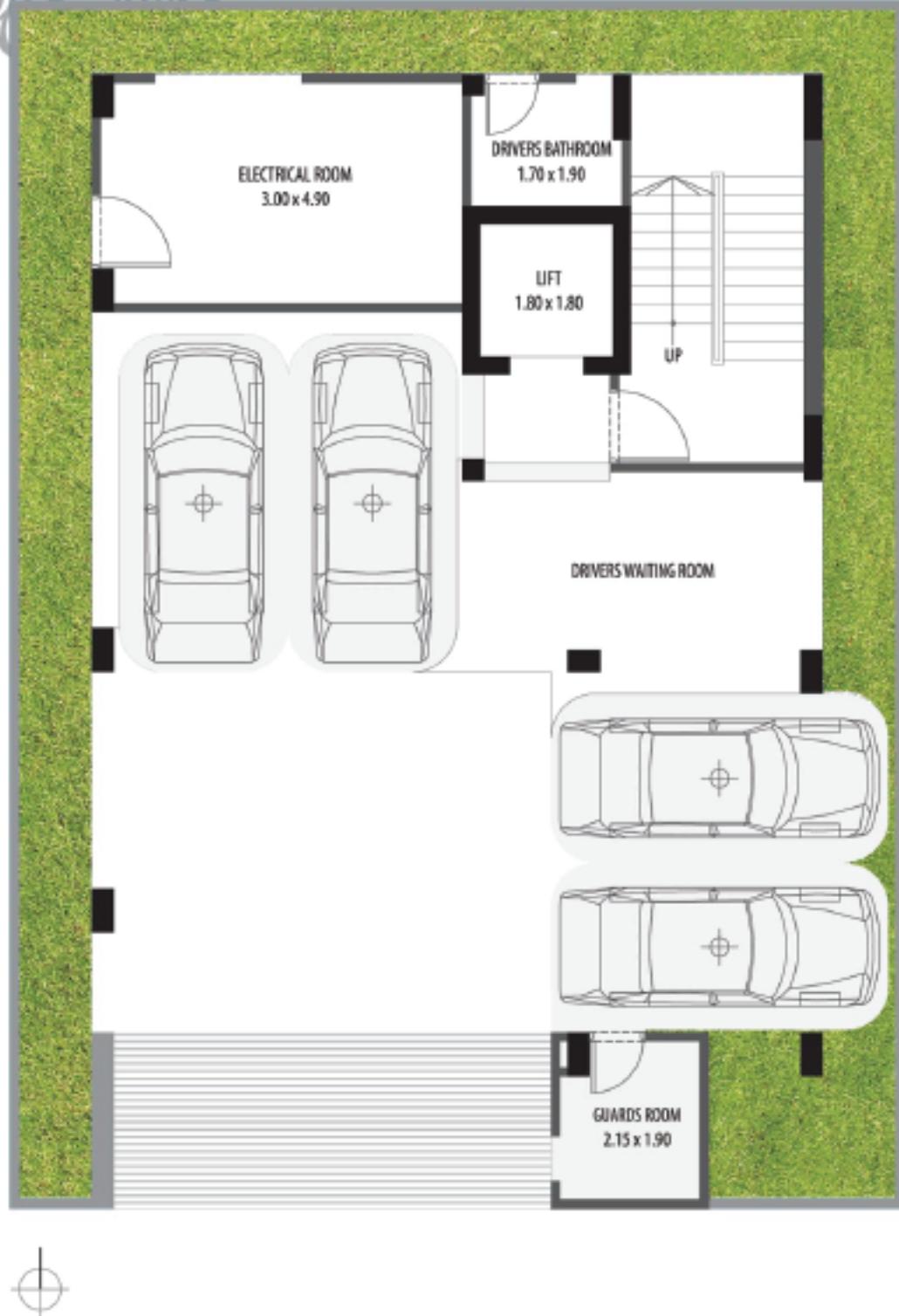


All The Right Elements To De-stress

The good life is all about the little pleasures, and at Al Safa - Al Marwa, those add up to a hugely gratifying experience. From the state-of-the-art gym and health & fitness, there's something to lure every pleasure seeker.



Ground Floor

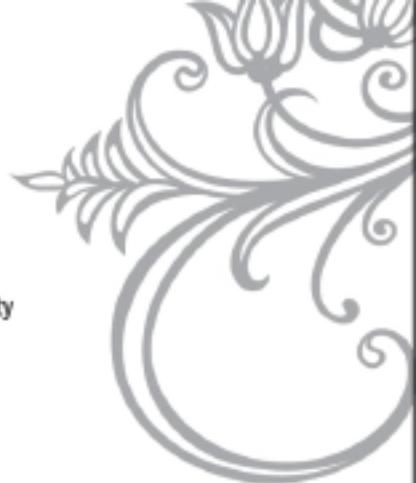


Adequate Green Area
Six Car Parking
Drivers Waiting Room
Drivers Bathroom
Electro Mechanical Room
Guards Room



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Features & Amenities



Doors & Windows:

- Solid wooden Main Entrance door with Door chain, Check viewer, Calling bell, Door knocker, Apartment Name plate, Door handle lock & security lock of standard quality.
- All Internal Door frames are made of Teak chamber or equivalent, all bathrooms doors with inner-side water proof lamination.
- Sliding aluminum windows as per architectural design of the building with sliding mosquito net.
- 5 mm thick glass for windows.
- Rain water barrier in 4" aluminum sections.
- Safety grills in all windows.

Wall:

- Automated bricks, Smooth finish plastered walls.

Floor finish:

- Mirror polished homogeneous 24" x 24" tiles. Brand: FuWang/equivalent.

Painting & polishing:

- Plastic Paint in all internal and exterior walls and ceilings – Berger/equivalent. Polished Doorframes & Shutters.

Bathrooms:

- Essentially correct uniform floor slope towards water outlet.
- Good quality WC and basin.
- Good quality glazed tiles in bathrooms Brand: FuWang/RAK/equivalent.
- Mirrors in all bathrooms with overhead lamps. Good quality fittings Brand: Gloria/Nazma.
- Soap cases and towel rails.
- Tiles on floor and wall (full height).
- Concealed hot and cold water lines.

Kitchen:

- Designed worktop with tiles/Granite.
- Double burner gas outlet.
- Good quality wall tiles Brand: FuWang/ RAK/equivalent.
- Matching floor tiles Brand: FuWang/ RAK/equivalent.
- Concealed hot and cold water lines.
- One stainless steel sink.
- Exhaust fan.
- Kitchen Verandah.
- Provision for kitchen hood.

Structural and general engineering features:

- Structural design parameters based on BNBC Codes.
- Systematic structural combination of steel, reinforced concrete frames and shear wall core.
- Floor slabs are made of reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates has been screened for quality.
- Direct supervision at every stage of construction by experienced and qualified Civil Engineers to ensure quality of workmanship conforming Bangladesh codes.
- Testing of concrete cubes or cylinders for strength and other samples has been conducted regularly from BUET.
- Structural design of this 7-storied structure is competent to withstand earthquake of 7.5 on the Richter scale.
- Deformed bar of 60/40 grade depending on the structural design. Good quality available steel RRM (Rani TMT 500W Gold) has been used
- Good quality available cement has been used eg. Crown / Fresh or equivalent. Stone chips has been used for columns, beams, slabs and foundations.

Electrical:

- Electrical switches, plug points and other fittings Brand: K/ABB(imported)/equivalent, Light fixture in all rooms.
- All power outlets with earthing connection.
- Provision for air-condition.
- Electrical distribution box with Main switch board - Brand Merlin Gering or Schneider Electric or GE/equivalent.

Utility Lines:

- Individual electric meter for each apartment.
- Electricity check meter for common area.
- Water supply will have common meter.

Other features:

5 (five) to 7(seven) passengers Lift. Brand: Sigma/Otis/equivalent, Adequate lighting
Stair tiles non-slip finish Brand: FuWang/equivalent.
Guard Room with a toilet.
Provision for connection of satellite TV & Telephone lines.
Provision for Intercom.
Secured gate with gate proper lighting.
Building will be surrounded by a secured boundary wall with wire fencing.
Personal mailboxes.
Rooftop garden.
Generator backup.
Reserved car parking of each apartment ,
Gas Connection from 'TITAS'.
Water supply connection from "WASA".
Underground water reservoir.
Adequate Electricity Supply from "DESCO"
Fire extinguisher will be provided in each floor.



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Terms & Conditions

Other features:

Allotment will be made on 'first come first serve' basis. The company reserves the right to accept or reject any application without assigning any reason.

Allotment:

After receipt of the application and booking money, WREL will issue an allotment letter and payment schedule. The applicant/allottee shall then start making payments as per the schedule of payment.

Payments:

All payments of booking money, installments, additional works and other charges shall be made by account payee cheque, bank draft or pay order in favor of WREL against which proper money receipts shall be issued.

Schedule of payment:

The Allottee must strictly adhere to the schedule of payments indicated in the allotment letter/agreement. Delay in payments beyond the schedule date will make the allottee liable to pay delay charge of 5% per month interest on the amount of payment delayed.

Loan:

Should the allottee desire a housing loan at the time of allotment; the company will do all that is possible to help secure the loan.

Documentation VAT & Other charges:

The allottee shall bear all expenses in connection with execution and registration of Sale Deed for transfer of the apartment in the Allottee's favor such as Stamp duties, all registration fees/charges, VAT, documentation charges and /or any other charges, fees, duties, incidental cost and consequential thereupon.

Incidental Cost:

Connection fees, security deposits and incidental expenses/ charges relating to gas, water, sewerage, and power connections are not included in the price of the apartment. The buyers shall reimburse all the expenses incurred by the company on this accounts to the company proportionate to their shares. The amount of such expenses shall be fixed by the Company later on.

Handover:

The possession of each apartment and parking space shall be handed over to the allottee on full payment of installments and other charges and dues. Prior to this, the possession of apartment will rest with the company.

Allotment Transfer:

Until full payment of all installments and other charges, the buyer shall not have the right to transfer the allotment to a third party.

Cancellation:

WREL shall hold the right to cancel the allotment if the payment of installments is delayed beyond 60 days. In such an event the amount paid by the allottee will be refunded after deducting 10% of the total sales price only after resale of the apartment.

Registration:

Registration of the apartment will be processed only after the total value of the apartment is paid to and realized by WREL.

Transfer of Allotment:

WREL shall hold the right to transfer allotment of apartment if the allottee so requests on reasonable grounds and upon payment of transfer fees.

General Disclaimer:

The information contained in this brochure & plans are subject to change as may be required by the authority or the project architect. All measurements are approximate. Furniture in the layout plans are only for clear understanding of the special quality of the apartments and are not included with the price of the apartment.



Upcomming Project

**Address:**

Plot: 590
Block: F
Road: 18
Basundhara R/A
Dhaka 1212.



Redefining the art of living



House # 39, Raod # 12, Block # K. Baridhara, Dhaka- 1212, Bangladesh

Phone # +88 02 9894484, 9895650, Fax # +88 02 9895895.

E-mail: info@wafeeqa-realestate.com, Web: www.wafeeqa-realestate.com

HOT LINE: 01777 758 115