



Uttara Viw Block (VIP), Road # 2, Plot # 32-33
Ashulia Model Town, Dhaka



Message from the Managing Director

At Imperial Estate & Holdings Limited, our goal is simple: to build homes that make your life better.

We follow one main motto: Smart Living, Sustainable Building.

For us, Smart Living means designing modern, comfortable homes where everything works smoothly for you and your family. Sustainable Building means we use good materials and responsible methods to make sure your home is safe, strong, and friendly to the environment.

We are not just building structures; we are building a better future for you. We promise to keep delivering quality homes that you can trust and be proud of.

Thank you for being with us.

Mostak Ahammed
Managing Director
Imperial Estate & Holdings Limited

Project at a *glance*



Building Type: B+G+9



Land Size: 5+5 Katha



Total Share: 36



Unit Per Floor: 4



Flat Size:

UNIT A: 1417 SFT

UNIT B: 1417 SFT



Building Face: South & West Corner



Road: 02

FEATURES



3

Bedroom



3

Bathroom



3

Balcony



Kitchen



Dinning Room



Drawing Room



Passenger Lift



Generator



Rooftop
Gardening



OPEN TO SKY
GREEN TERRACE

Unit A: 1417 sft (3 BHK).

Unit B: 1417 sft (3 BHK).

Flat
SIZE

হযরত শাহজালাল
আন্তর্জাতিক বিমানবন্দরসহ
দেশের গুরুত্বপূর্ণ স্থান সমূহ
উত্তরা ভিউ আবাসিক
প্রকল্পের অতিনিকটে।
যেমন: মেট্রোরেল স্টেশন
ঢাকা ক্যান্টনমেন্ট
বিমানবন্দর রেলস্টেশন
বিজিএমইএ ইউনিভার্সিটি
অব ফ্যাশন এন্ড
টেকনোলজি এবং প্রকল্পের
অভ্যন্তরে খ্যাতনাম ৭টি
বিশ্ববিদ্যালয়ের স্থায়ী
ক্যাম্পাস।

প্রকল্পের লোকেশন



আমিন
বাজার
গাবতুলী
বালস্ট্যান্ড

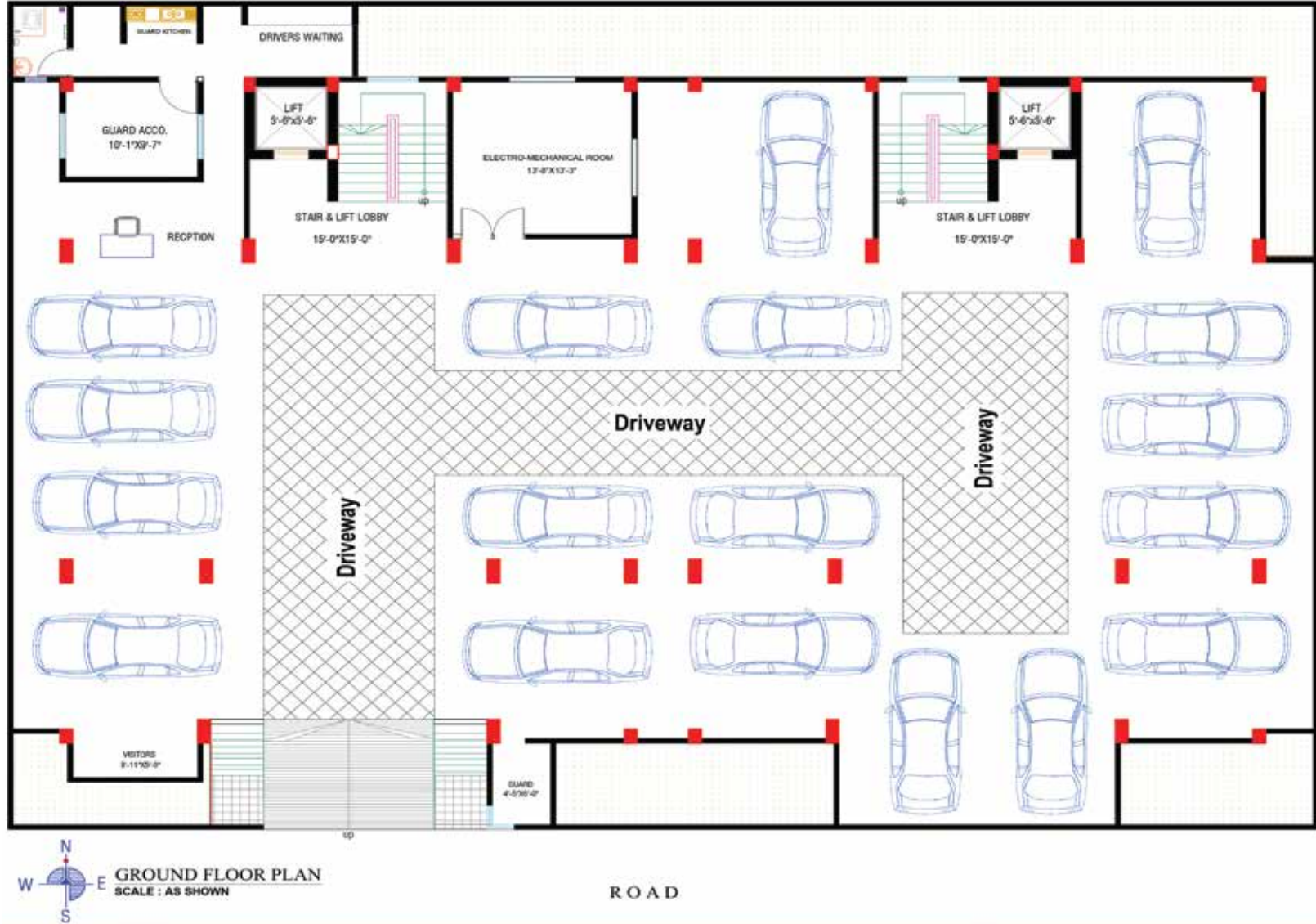


THE LOCATION **Ashulia Model Town, Dhaka**

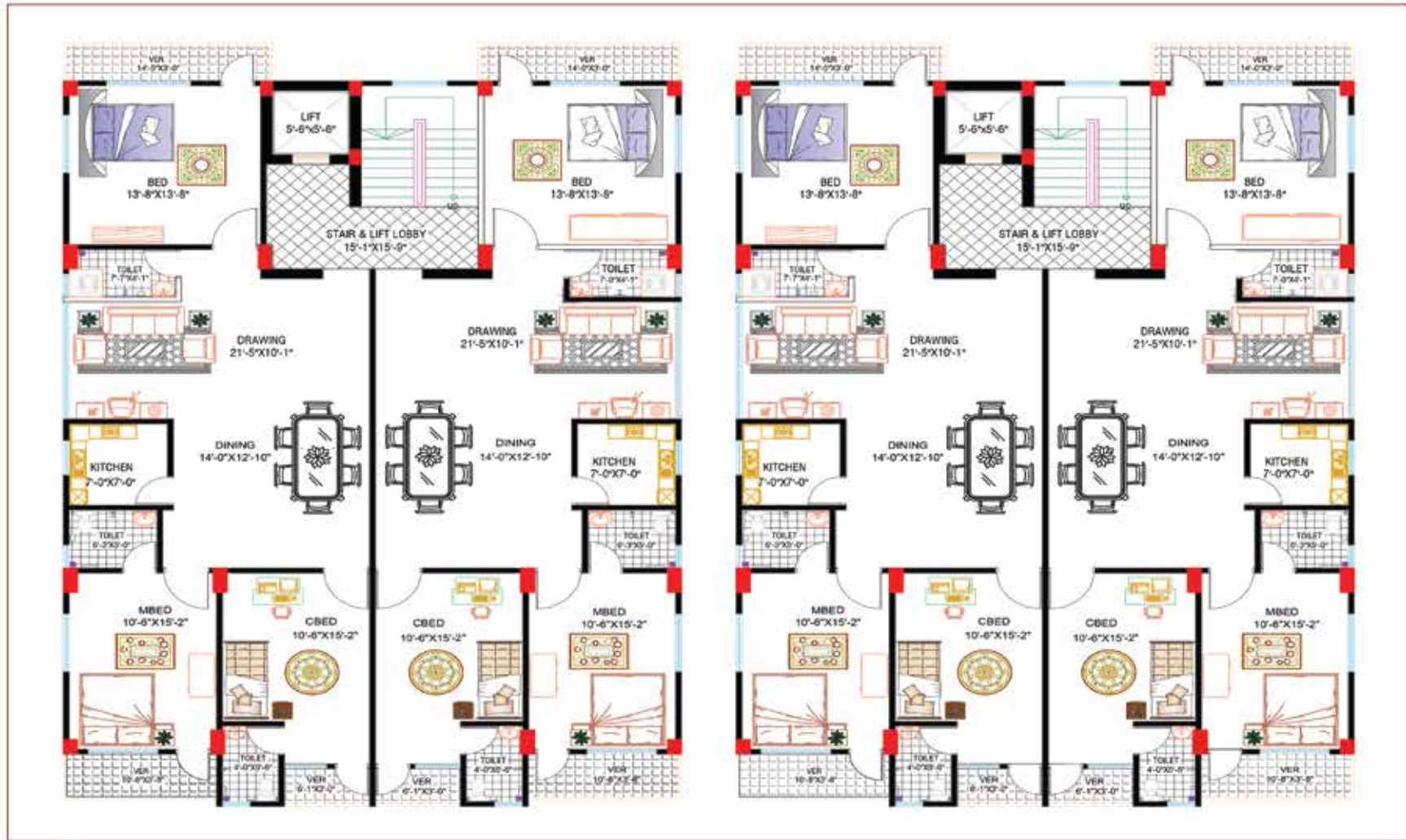
Project Name : Imperial Skyline
Location : Uttara Viw Block (VIP)
Road # 2, Plot # 32-33
Total Land Area: 5+5 Khata

Building : 10 Storied (Building)
Total Apartment : 36 Nos
Facilities : 3 Bed, 1 Living, 1 Dining
3 Bath, 3 Verandh & Kitchens.
Total parking : 36 Nos
Apartment Size : 1417 sft. Approx.

GROUND FLOOR PLAN



TYPICAL LAYOUT




TYPICAL FLOOR PLAN
 SCALE : AS SHOWN

ROAD

UNIT 1417
SFT. APPROX.

DETAILED CONSTRUCTION EXPENSES OF IMPERIAL SKYLINE

| Details | Expense | Comments |
|--|---|--------------------------------------|
| Booking Money | TK. 3,00,000 | Select Flat, Floor and Deed with IE |
| Remaining Land Share Price (Land Mutation & Registration) | TK. 11,00,000 | 7 days before Land Registry |
| Development Charges, Drainage Charges, Electricity Cabling Charges, Construction Gate Pass, Digital Survey, Soil Test, Architectural Design, Structural Design, Plumbing Design, Plan Pass & Others Service Charges. | TK. 90,000 | Within 15 days of Registration. |
| Construction Expenses (Foundation to Finishing) | 2200 - 2500 TK. Per SFT. Approx. (Based on Fittings & Quality) | 36 EMI (Monthly) |
| Imperial Signature Service Charges | 10% of Total Construction Expense | 10% of Total Construction Expense |

N.B: Car parking space (approx. 200 sft.) is excluded from the above price. Parking cost shall be borne separately and may vary with market rates and materials used.

IMPERIAL 
Skyline



FRONT SIDE VIEW

IMPERIAL
Skyline

TOP VIEW



GENERAL APARTMENT FEATURES

Engineering Features

- Reputed professional consultant will prepare architectural planning and structural design.
- Structural design parameters based on American Concrete Institute (ACI) and American Society for Testing Materials (ASTM) codes.
- Pilling and Construction will be done as per the Instruction and Guideline of Professional Consultant and as per the Plan.
- Systematic structural combination of steel reinforced concrete frames & shear wall core.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively by latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional designers and supervising engineers will be done.
- Direct supervision at every stage of construction by a team of experienced and qualified professional to ensure highest quality of workmanship.

Supervision

- Experienced engineers will supervise directly at every stage of construction to ensure highest quality workmanship.
- Full supervision and quality will be assured by the experts who have many years of practical experience on supervision and quality control of a numerous residential and commercial building projects.

Apartment Features

Doors:

- Wooden Door, mainly Shegun, for main entrance door with foreign door lock and handle.
- Check viewer and safety chain.
- Good quality calling bell switch beside the main door.
- Internal door frames will be made from wood.
- Veneer wood shutter door for internal door.
- Best quality PVC door frame and shutter for toilet.

Windows:

- Thai Aluminium sliding windows with mosquito net provision at external window.
- Rain water barrier in external window.
- Standard safety grill in all windows with matching enamel paint.

Walls:

- All internal & external walls will be 5" brick walls with 1st class bricks as per architectural drawing.
- Wall surface will be finished with smooth plaster and plastic paint.

Room Finishes:

- RAK or equivalent Homogenous floor tiles (24"x24") in all rooms.
- Plastic paint in all internal walls and distemper paint on ceilings Berger/Aqua/Dulux/Equivalent).

Standard Amenities

Veranda:

- Veranda railing will be as per design.
- Rain water barrier in all verandas.
- RAK/Equivalent floor tiles (24"x24").

Painting & Polishing:

- Plastic paint in internal walls (Berger/Aqua/Dulux/Equivalent).
- All grill, railing and metallic surfaces will be painted with enamel paint.
- Good quality weather coat at exposed surface of building (Berger/Aqua/Dulux/Equivalent).



Bathrooms:

- RAK/STAR/DBL/Shelltech Eqv. ceramic tiles (10"x13") up to false slab in all bath and (8"x12") size tiles up to 5' height in servant bath.
- RAK/STAR Eqv. commode and basin in all bathrooms.
- Standard quality soap cases, towel rail, paper holder, glass shelf will be the best quality local made at all bathrooms (excluding servant toilet).

Bathroom and Plumbing Features:

- Ceramic floor tiles in all bathrooms (16"x16") of RAK/STAR Equivalent tiles with matching wall tiles.
- Provision for hot and cold water in master bathroom and 2nd bathroom.
- Large size (18"x24") mirror in all bathrooms except servant bathroom.
- Grating in all bathrooms & kitchen.
- Cockroach grating in master bathroom.

Electrical

- Best quality wires (BRB/POLY/PARTEX/Eqv.).
- Imported switches and sockets.
- Separate electric distribution box for each apartment.
- All power outlets with earth connection.
- Concealed intercom line.
- Satellite TV cable in the living room.
- AC provision for master bed, 2nd bed and living room.
- 3 emergency light and fan points to serve at the time of power failure.

GENERAL APARTMENT FEATURES

Kitchen Features

- Concrete platform for sink and gas burner.
- One high polished stainless-steel sink with mixture (Turkey/Malaysia/Thailand/Equiv.).
- Concealed hot and cold-water line.
- Exhaust fan located at any suitable place.
- Homogeneous RAK/Equiv. floor tiles (16"x16").
- Glazed wall tiles upto 7' height (RAK/Equiv.).

Building Entrance

- Secured decorative MS gate with proper lighting system as per design.
- Comfortable internal driveway.

Reception Lobby

- Reception desk with intercom system to connect each apartment.
- Tiled floor in reception area.
- Security guards and driver's waiting room and toilet.



Parking

- Enough parking spaces on the basement and ground floors.
- The parking spaces will be reserved through marking the respective apartment numbers.

Lift Lobbies and Staircases

- One Passenger Lift with 8 Persons Capacity.
- Tiled floor in lift lobby.

Generators

- One residential standby generator will be provided.
- Generator will serve lift, water pump, stairs, community room, Fan and Lights of rooms, and all emergency points.



Substation and Water Pump

- A substation will be provided on the ground floor with the required capacity.
- Substation equipment will be best quality (local standard).
- 1 water lifting pump (Pedrollo/Sear/eqiv.) with auto change over switch (one standby).

Utility Connection

- LPG Gas pipeline connection in each apartment.
- Each apartment will have independent electric meter.
- Gas Reticulation System with central bulk cylinder network.

Roof Top

- Water proofing for protection.
- Garden, cloth drying area.
- Bar-B-Q Zone.



DAFFODIL UNIVERSITY



CITY UNIVERSITY BANGLADESH



BRAC CDM



MANARAT INTL' UNIVERSITY



EASTERN UNIVERSITY



DHAKA METRO / MRT5 STATION



UTTARA MODEL TOWN (3RD PHASE)



AYUB SALEHA COMPLEX (CADET MADRASHA)

**AMENITIES
NEARBY**

Smart Living, Sustainable Building



Imperial Estate & Holdings Limited

📍 Holding No. 02, Sultana Tower (Level 03)
Kalabagan, Dhanmondi, Dhaka-1205.

☎ +88 01974-008786, +88 01614-008786
02 22 22 43 967, 02 22 33 11 716

✉ info@imperialestate.com.bd

