



Banker's Package

CDM Properties introduces the "CDM Sunrise"
(The Luxury Living)

Your Dream Our Responsibility



- ◆ 1650 sft South Facing Luxury Apartment
- Handover within
- ◆ 18 months after plan pass & RAJUK Approval...
- ◆ Build your dream than 40% cost
- ◆ Compensation advantage after 24 months

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CDM Sunrise

Land size:
3 katha
Floors:
G+6(single unit)



CDM Sunrise is where modern design meets comfortable, luxury living. Every home is built with care to give you a stylish, easy, and relaxed lifestyle. From the beautiful entrance to the spacious veranda, everything is made to feel open, elegant, and welcoming. Plus, **CDM Sunrise** includes eco-friendly features, so you can enjoy a better home while helping the environment.

WHY CHOOSE CDM SUNRISE?

- ◆ Walking distance from Bazar Protidin and Bashundhara Central Mosque fulfills the daily needs for grocery and prayer.
- ◆ 4-6 minute distance from 300 ft and Madani Avenue Road ensures the connectivity.
- ◆ 6-7 minute distance from bashundhara sports complex will ensure better health and recreation for children and adults.
- ◆ 5-7 mins distance from Bashundhara Public School.
- ◆ Ample drainage system.
- ◆ 10 minute distance from on going Metro Rail Station (MRT Line-5).

PRICE COUNSELING

1st step: 45 lakh for ownership of 1/6 th of 3 katha land is .50 katha.

- Including registration cost, namjari and khajna.
- Booking money 10 Lakh Taka, remaining 35 Lakh Taka to be paid before registration.

2nd step: Bashundhara name transfer fee

5 Lakh Taka. (This amount may vary depending on Bashundhara Housing Society Regulations). This should be paid within 7 days of land registration.

3rd step: RAJUK plan pass and others

RAJUK approval, soil test, RAJUK NOC, Architectural and structural design cost, WASA approval and others. 3.70 Lakh Taka must be paid within 15 days of land registration.

4th step- Building construction and management cost

Cost per sqft is $(2500 \times 1650\text{sqft}) = 41,25,000/-$ BDT (approx.) + 4,00,000/- service charge.

15 Lakh Taka have to be paid within 15 days of plan pass, Remaining balance should be paid according to the payment schedule within 18 months before handover.

Total cost of the project:

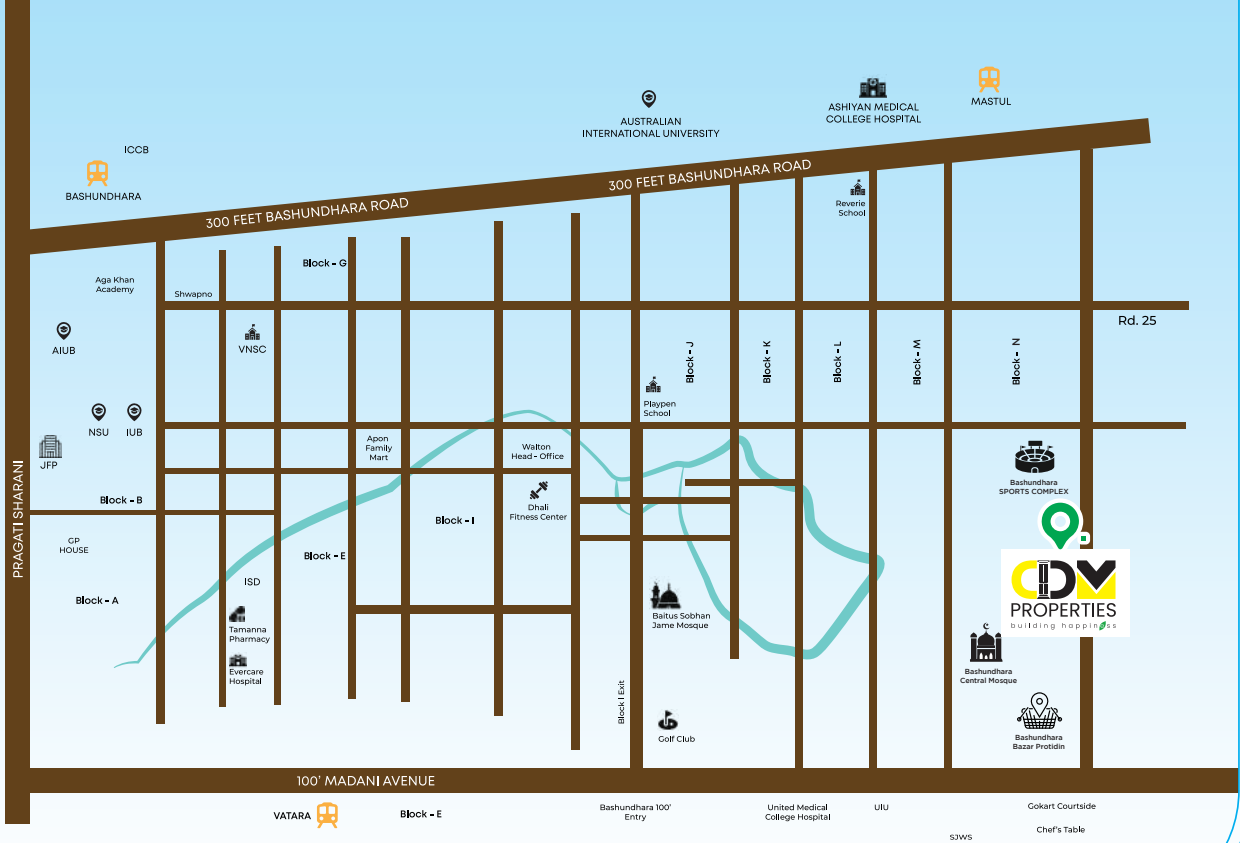
$(4500000 + 500000 + 370000 + 4525000) = 98,95,000/-$ BDT

Cost per sqft = $(9895000/1650 \text{ sqft}) = 5997$ BDT/sqft.

Location Map



NOTUN
BAZAR



GROUND FLOOR

BUILDING ENTRANCE

Decorative gate as per design. Logo of polished marble/granite/metal Plate as per design. Security post to provide 24/7 surveillance duty, as per design.

CAR PARK AND DRIVEWAY 14' wide internal driveway. Number of parking: 06 parking.

GROUND FLOOR FACILITIES

Ground floor level will be suitable height from the road level. A caretaker room with common toilet, kitchen facility and driver seating area,

GENERATOR: (Brand: Edison Power/ CUMMINS/ ELECTRO/ EQUIVALENT)

WATER PUMPS: Brand: Marquis/Pentex/Saer/Pedrollo/equivalent.

LPG AREA: Separate LPG station for LPG cylinder. Individual pipeline and meter.

LIFT LOBBY AND STAIRCASE.

MAJOR STRUCTURAL FEATURES

Best quality local steel and rods. (Anwar Ispat/KSRM/AKS/ GPH/ EQUIVALENT)

Best quality local PCC and OPC cement (Fresh/Premier/ Bashundhara/ Akij/ equivalent)

Best quality stone chips/Bricks chips. Sylhet sand and medium sands sourced from trusted local vendors.

High-quality machine-made first-class bricks will be used in walls.

DOORS

- Main door of solid decorative door shutter (Chittagong teak). Main door frame made of Chittagong teak
- Internal door frames of solid wood/Fiber. (Mehegoni/ Shill Koroi/ equivalent) Internal door shutter (bedroom & kitchen) made of Veneered Flush Door, thickness: 36mm (Akij/Amber/Super/Partex/equivalent).
- Bathroom Decorative PVC door frame with shutter up to 7' height.

BATHROOMS

- Company standard commode, cabinet basin & fitting (Brand: ROSA/Akij/Charu/RAK/equivalent).
- Good quality local ceramic wall tiles 10" x 16"/12" x 20" Ceramic Tiles (Akij/SHELTECH/DBL/RAK/equivalent). Basin mirror & mirror wall light (provision) except staff bath.
- Staff's toilet with long pan, shower & lowdown and company standard ceramic floor tiles and wall tiles up to 7 feet. CPVC pipe & fitting for all internal plumbing water line. (Brand: Akij/Sajan/RFL/equivalent).
- Hot and Cold-water supply provision in first and second bathrooms.



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WINDOWS

Sliding windows with mosquito net as per architectural design of the building. Safety Grill in all window and bed room verandah as per design.

WALLS

Wall thickness will be 5 to 10 inch as per design. Chemical will be used to protect the wall from damp and salt.

KITCHEN

Kitchen worktop with imported granite slab (thickness: 18 mm), 304 grade ss/food grade & corrosion free imported kitchen sink (Size: 18"x 36"), Company standard wall tiles 10" x 16"/12" X 20" and 12" X 12" matching homogeneous floor tiles.(Akij/DBL/RAK/equivalent). Chrome plated fixtures and fitting in kitchen. (Brand: Rem-ac/Sattar/Sharif/equivalent) Electric oven and Kitchen hood provision. Hot & cold-water lines. Double burner gas outlet. Round exhaust fan (Brand: Sanshe/ National/ Hee/ equivalent) and wash corner at kitchen verandah.

PAINTING AND POLISHING

Plastic paint on all internal walls and ceilings. Color as per architecture design. (Dulux/Asian Paints/equivalent). Exterior wall will be weather coat/master paint. Color as per design. (Dulux/Asian Paints/equivalent).

GENERAL FLOOR

24" x 24" mirror polish tiles. (Brand: Akij/DBL/RAK/equivalent)

ELECTRICAL

Switch socket and other fittings.(Brand: EG/Superstar/SSG/equivalent) Circuit Breaker (Brand: Legrand/Schneider/ABB) All power outlet with earthing connection.(Brand: Partex/BRB/BBS/equivalent) Provision for air conditioners. One Internet point (as per suitable area). TV dish point in master bed & living.

UTILITY CONNECTION & GENERAL AMENITIES

All apartments will have independent LPG gas connection line for two burners, independent electric meter (as per required load), common WASA meter for total complex and deep tube well. A fire extinguisher on each floor, 24 Hours IP camera surveillance for building compound (ground floor, roof top, boundary, lift lobby as per design).

ROOFTOP

R.C.C protective parapet wall (as per design), Garden/ Landscaping area. Non slippery & weather resistant homogeneous matte tiles. Water proofing treatment on roof top with well-designed rain water drainage system.



Address:
House# 73, Road# 2, Block# A, Niketan
Gulshan-1, Dhaka-1212, Bangladesh
Hotline : +880 1404-040423
Email: info@cdmproperties.com.bd

cdmproperties.com.bd facebook.com/cdmproperties

