

**MAX**  
Adri عدن

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## RESIDENTIAL CONDOMINIUM BUILDING

PROJECT CREDIT	PROJECT BRIEF
Developer MAX BUILDING TECHNOLOGIES LTD.	Location house - 06/B, road - 86, block - NE (N), gulshan - 2, Dhaka-1212.
Architect Md. Rafiq Azam (ARCASIA Award Winner)	Land Area 18 khata
Consultant SHATOTTO architecture for green living	Total Floor 14 storied with 2 basement
	Apt. number 21 ( 17 Simplex & 4 Duplex )
	Apt. Size A - 3851 sft - simplex B - 3953 sft - simplex C - 7932 sft - duplex
	Parking 2 parking for each unit 4 parking for each Duplex

## introduction MAX Adn

MAX Adn, along with its elegance and glamour in aesthetic, ensures the environment or habitats of its clients, offering luxurious shelter, exclusive amenities, proximity to nature and happiness through rejuvenation.

MAX Adn , with all its design attributes and functional amenities, has every potentiality to stand a step ahead of the present residential living style and establish a new paradigm for the same.

MAX Adn consists of two apartment wings around a green play area at the ground level and a walking track surrounding the building.

Another important feature of design aspect of MAX Adn is the integration of natural beauty and structure itself. Adding the essence of nature with the inorganic materials makes the apartment a home.

# CHAIRMAN’S MESSAGE

MAX, founded in 1983, based in Bangladesh, grew up over the years, as a Group of Companies and diversified its business, in Railway Construction including manufacturing of Track Fittings, Infrastructure Development, Power Generation and developing infrastructure in Power Sector and manufacturing and trading of consumer products, to date. In the developing economies of Bangladesh. Max is engaged in improving performance, in playing the role of strong local partner, in driving industrialization; in creating markets, opportunities and sustainable growth and value for all stakeholders. We ensure quality, safety and timeliness. Today MAX Group is known in the local market the most reputed, trusted and fast growing group in Bangladesh.



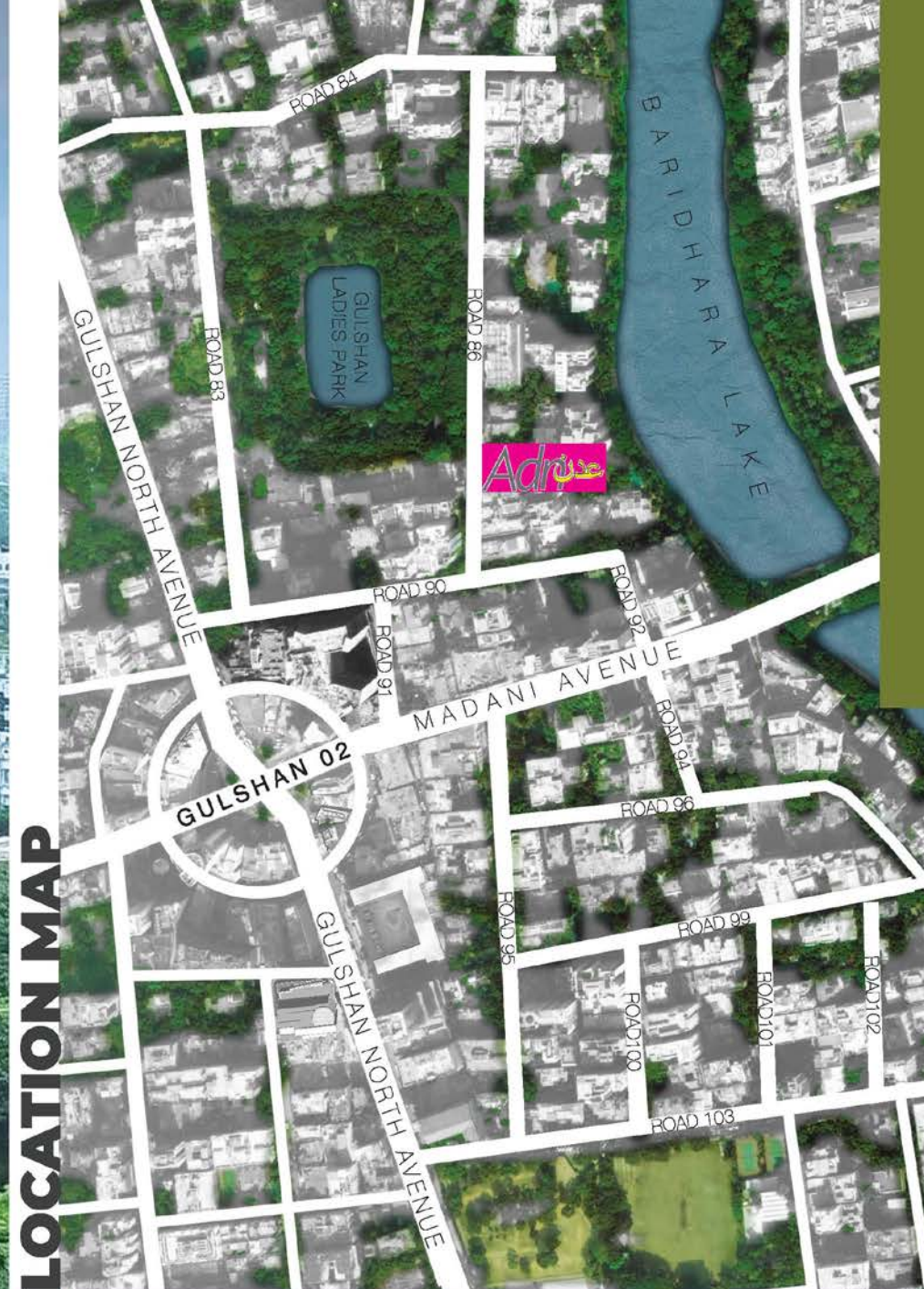
I am engineer Ghulam Mohammed Alomgir, chairman of MAX Group. After completion my graduation from BUET in 1978, I moved to middle east. I worked there for 5 years and learnt how to complete a good quality project with hard work in time. Now we have taken a project at Gulshan. There are so many prestigious buildings in Gulshan.

I have appointed Ar. Rafiq Azam, who is one of the top most renowned architect in Bangladesh, for this project. Everybody knows that he is not only a renowned architect in Bangladesh but also in ASIA. Also, he has recently achieved ARCASIA award. MAX Group and Ar. Rafiq Azam all together going to build a green project in Gulshan. I feel proud that he has taken the responsibilities of this project. We are going to build a green project where everybody will love to live a quality life.

ENG. GHULAM MOHAMMED ALOMGIR  
Chairman & Founder of MAX GROUP







**LOCATION MAP**

House - 6/B, Road - 86, Block - NE(N),  
Gulshan - 2, Dhaka .

Gulshan 2 is undoubtedly the most elite location for residential development in present Dhaka City. Very few other locations can offer reputed institutions, banks, hospitals, restaurants and cafes and shopping centers within the proximity.





# a paradise of green



Living in Dhaka city is continuously giving us the experience of ever limiting green touch of nature in our life and living space. In MAX Adn, it has been consciously thought how to maximize the extent of green in every possible form in the design and increase the green feel for the structure. MAX Adn is designed in a way to ensure a serene living for its residents by maintaining a significant open space and keeping almost 37% of the total land as green

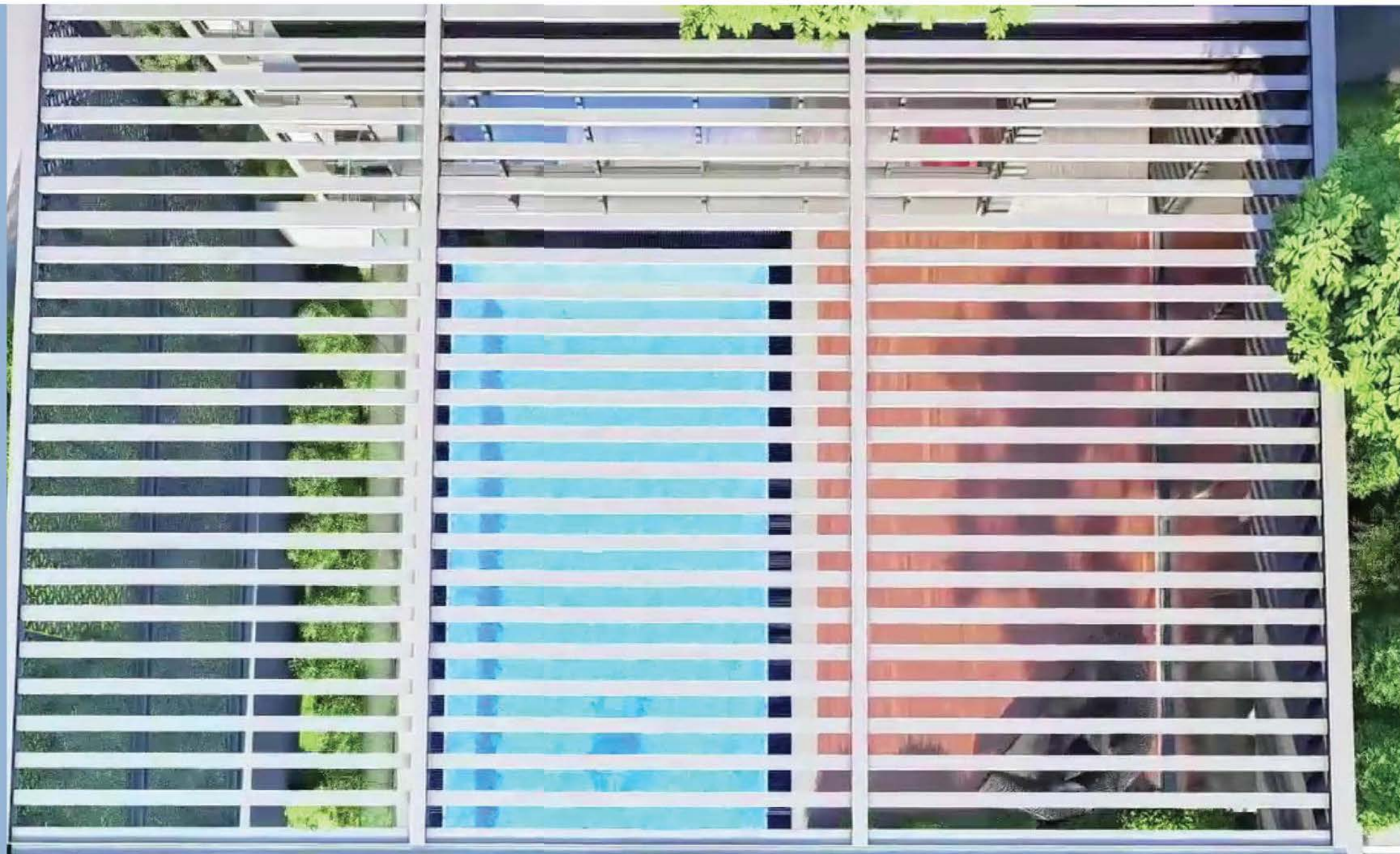




# rhythm of water



Presence of water always gives a sense of tranquility in a living environment. In MAX Adn, the water body with fountain and water fall at the ground floor and the swimming pool at the top floor acts as a source of water that ensures a soothing and peaceful ambience of the total space.





# shining with the sun



Good and affluent natural lighting is a pre-requisite for harmonious and motivating surroundings for improving people's well being and for promoting the individual to greater things. In MAX Adn, both the living areas and community interaction areas are designed to receive the maximum natural light to ensure the space to be a inspiration for better living.

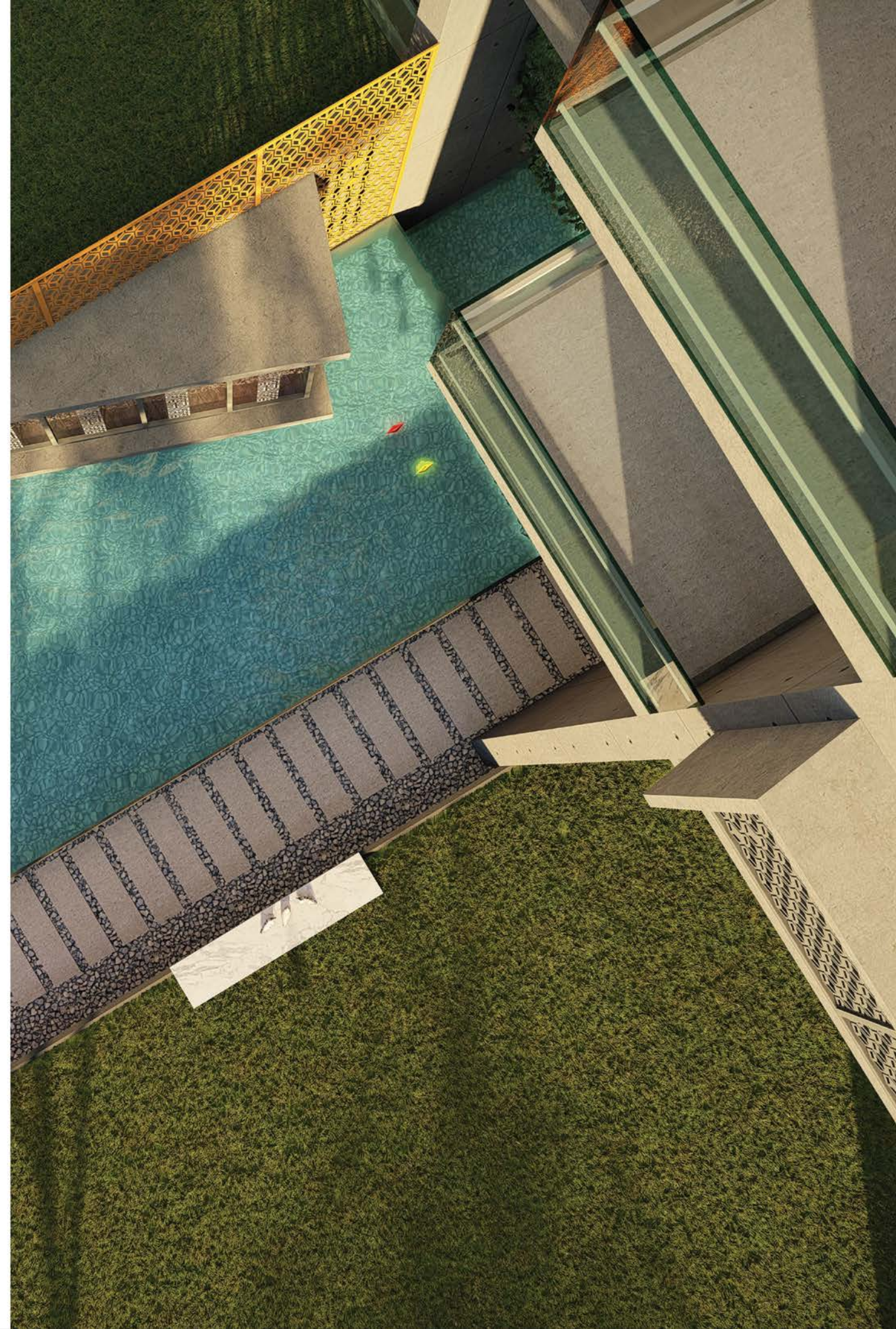
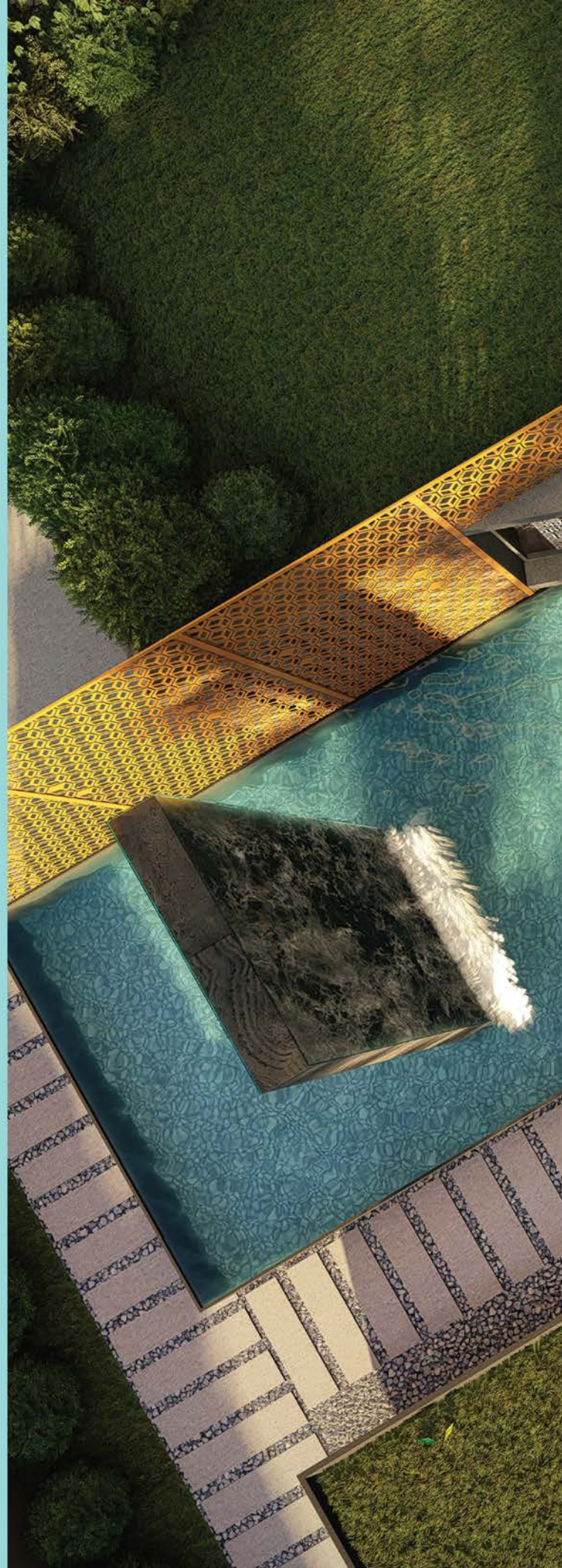




# reaching the sky



Reaching the top of MAX Adn gives the inhabitants an experience of freedom. The rooftop with huge chunk of green, play area, seating and infinity swimming pool was designed almost 150 feet height from the ground level to redefine the experience of freedom in an apartment complex



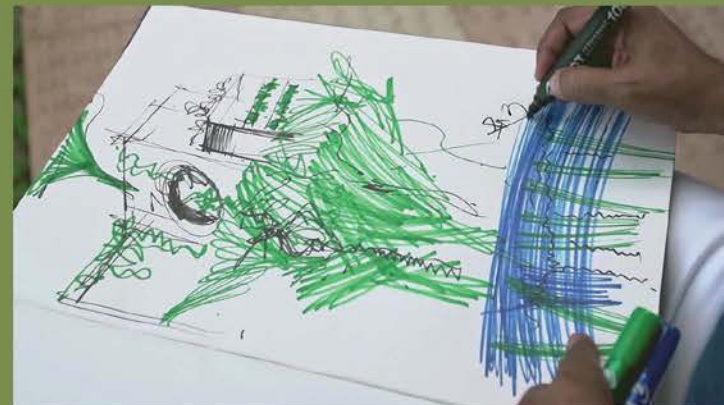


# a story of celebration



We want this arrangement to become  
a poem itself. If life is not poetry, then  
it does not have any meaning. We will  
have to teach our future generation  
how to celebrate life.

-ARCHITECT  
RAFIQ AZAM  
SHATOTTO













# PROJECT HIGHLIGHTS

Open Green Square  
Air conditioning luxury waiting Lounge  
Beautiful Water Body with Fountain  
Children's Play Area  
Round Walking Track at the ground  
Outdoor GYM space  
Facilitated Prayer Space  
Laundry room with Service  
Catering Service  
Car wash area with pressurized water supply  
Central organic and nonorganic garbage bin  
Stretcher lift

Roof top Infinity Swimming Pool  
Roof top Wooden Pool Deck  
Roof top Indoor GYM  
Roof top Facilitated Party Hall  
Roof top Orchard Garden  
Roof top Badminton Court  
Roof top seating area  
Roof top Bar-B-Q facilities

Central water treatment plant for safe drinking water  
Solar panel  
Energy efficient lighting system  
Highest security system  
Central security and management hub  
Individual CCTV service for each apartment  
Smart fire fighting system  
Full backup Generator



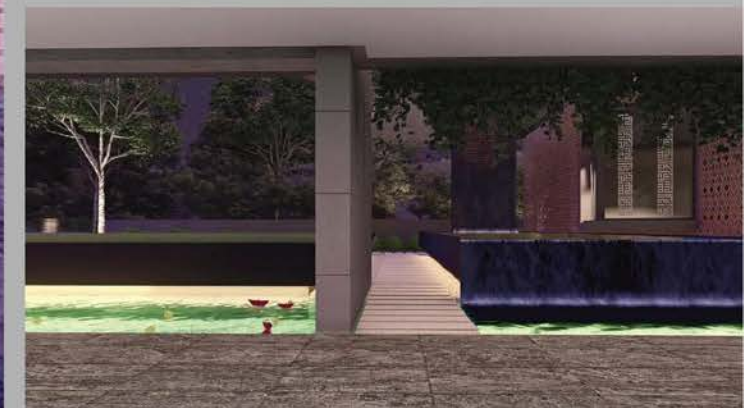
common  
facilities  
and  
amenities  
of the complex



# entrance



The ground floor of the building complex offers a warm welcome to both the residents and guests. The double height space at the entrance with affluence of light and air ensures both the grandness of the entry and the elegance of the building itself.





# reception and lounge



The richly decorated reception area welcomes with a sense of elegance. The blending of nature with contemporary interior design emphasizes the senses. Clean and contemporized layout add to the entire feel of the generously spaced reception and waiting lounge.





# community hall and poolside gym



Swimming pool along with its own magnificent presence offers a grand surrounding with multi functional use like gymnasiums, community hall and a badminton play area which embraces the swimming pool. The lounge itself has the scope to transform into an open gallery





indoor prayer space,  
walking track and  
open lawn



The open green lawn symbolizes the courtyard of traditional residential settlements. This green area acts as a community interaction space in the ground level. Surrounding the building, a designed running or jogging track to offer the inhabitants a comfortable morning or evening walk along with an outdoor gym and kid's corner.





# infinity swimming pool



Water gives the pure sense of peace and tranquility.  
At MAX Adn, deep blue water of the pool awaits to  
soothe your mind and body. A dip in the water will  
replenish the fatigue and rejuvenate your energy after  
a day long hectic activity.

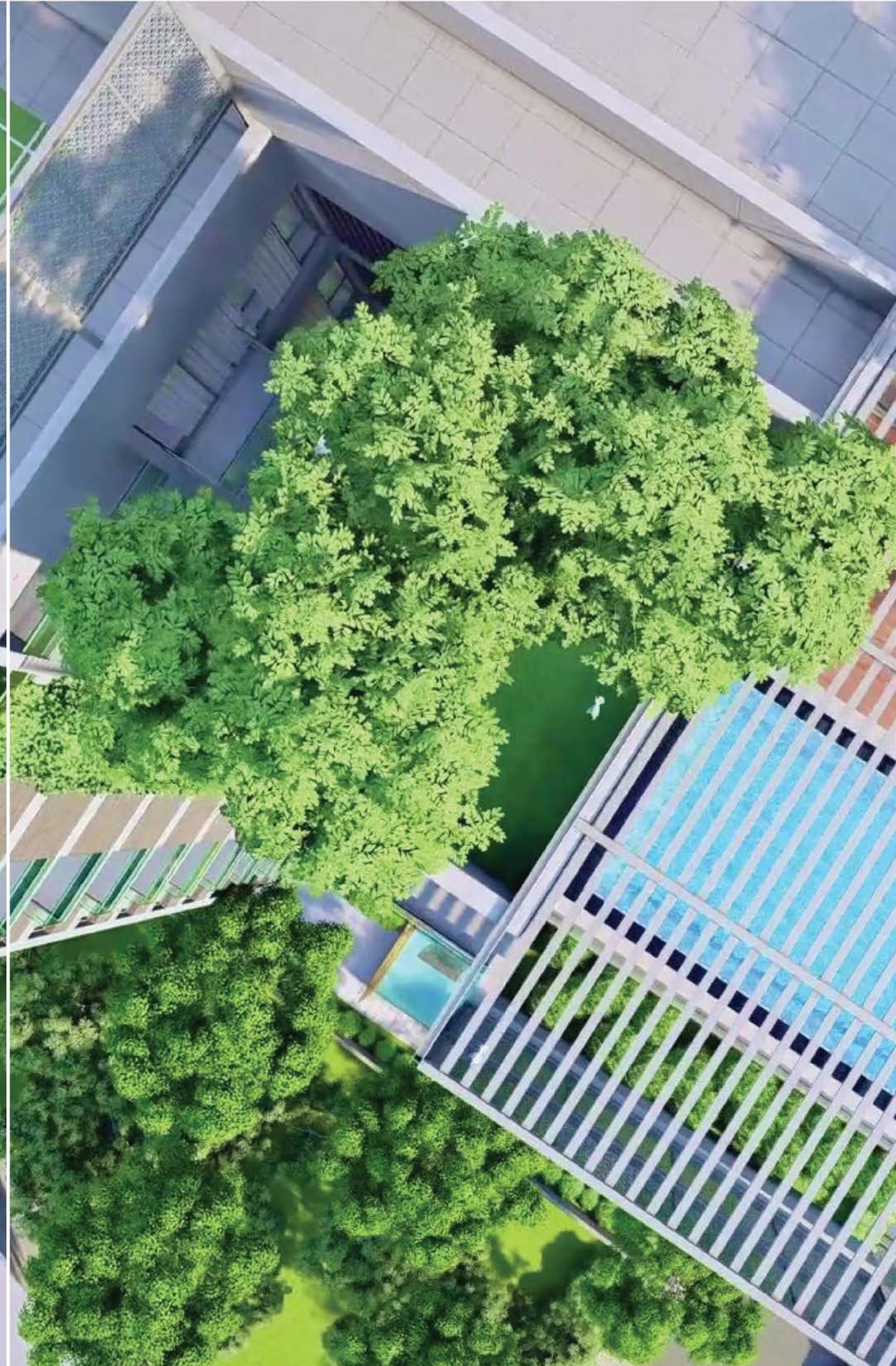




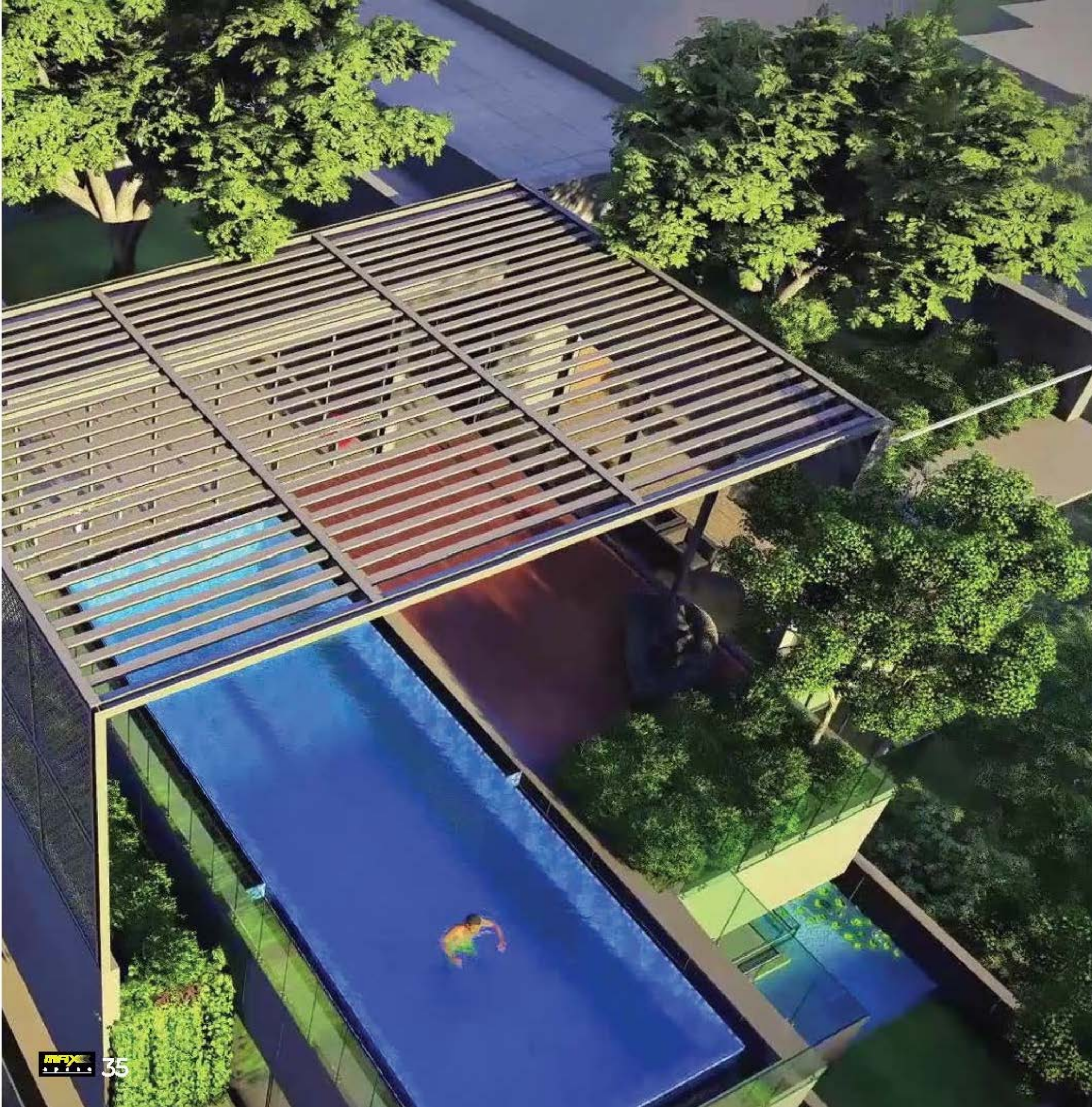
# roof top



MAX Adn roof top includes community hall with proper facilities with storage , kitchenette and toilet facilities. The bar-b-q corner with each community area ensures the opportunity for gathering and small party



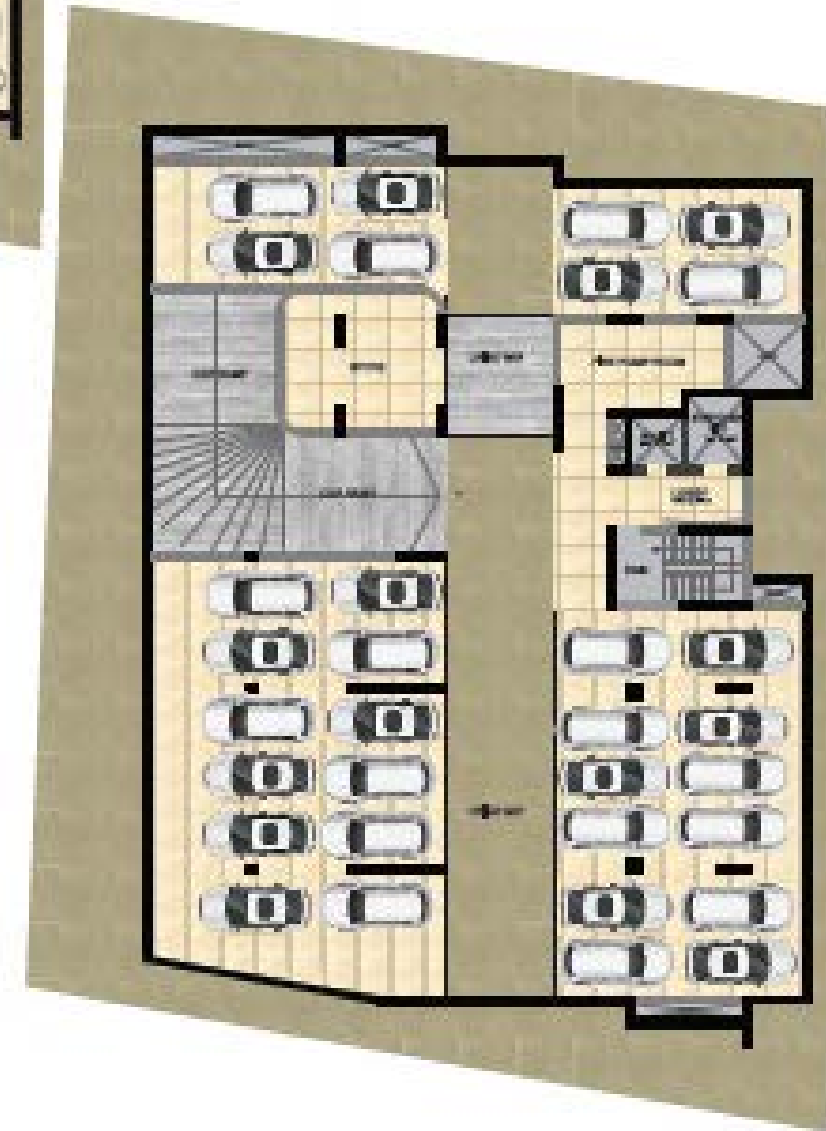




## floor plans



## BASEMENT 01 & 02



BASEMENT 1 & 2

## GROUND FLOOR PLAN



GROUND FLOOR PLAN

### GROUND FLOOR

- LAWN FOR CHILDREN'S PLAY
- GREEN GARDEN
- GUARD ROOM
- RECEPTION
- WAITING LOUNGE
- PRAYER SPACE
- KIDS CORNER
- OUTDOOR GYM
- JOGGING TRACK
- VERTICAL WATER BEAM
- WATER BODY WITH FOUNTAIN & SCULPTURE
- DRIVER'S WAITING AREA
- LAUNDRY & CATERING SERVICE

### BASEMENT 1 & 2

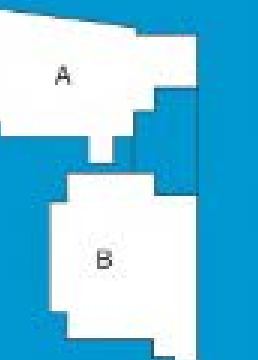
- TWO (02) PARKING FOR A SINGLE UNIT
- FOUR (04) PARKING FOR A DUPLEX UNIT



TYPE -A  
3851 SFT

TYPE -B  
3953 SFT

SIMPLEX HOME : TYPE A



MAX



TYPE -A : 3851 SFT



TYPE -B : 3953 SFT

SIMPLEX HOME : TYPE B

SIMPLEX HOME

INSIDE OF FLAT ONE CAN SEE GREEN AREA IN EVERY SIDE

FULL HEIGHT GLASS WINDOW

CROSS VENTILATION

ONE CAN SEE TANK PARK, GROUND FLOOR WATER BODY  
& LAWN FROM FRONT VERANDAH & DECK

HUGE CLOSET AREA, BATH TUBE & SHOWER AREA IN  
MASTER BED

FULL PRIVACY FROM GUEST BED & FORMAL LIVING

4 BEDS WITH ATTACHED TOILET

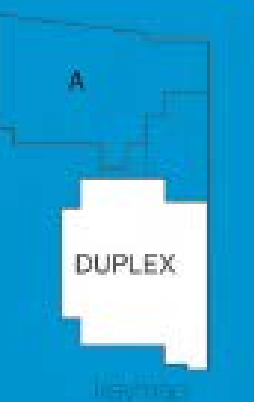
ONE COMMON TOILET FOR GUEST

SEPARATE SERVANT AREA MAKE SECURED BY DOOR  
CLOSE FROM KITCHEN

TWO (02) PARKING WITH THIS FLAT.



**DUPLEX**  
7932 SFT



**DUPLEX HOME : UPPER FLOOR**



DUPLEX 7932 SFT



DUPLEX 7932 SFT

**DUPLEX HOME : LOWER FLOOR**

DUPLEX HOME

INTERNAL LIFT & STAIR TO CONNECT LOWER & UPPER FLOOR

INSIDE OF FLAT ONE CAN SEE GREEN AREA IN EVERY SIDE

FULL HEIGHT GLASS WINDOW

CROSS VENTILATION

ONE CAN SEE TANK PARK, GROUND FLOOR WATER BODY & LAWN FROM FRONT VERANDAH & DECK

HUGE CLOSET AREA, BATH TUBE & SHOWER AREA IN MASTER BED

FULL PRIVACY FROM GUEST BED & FORMAL LIVING

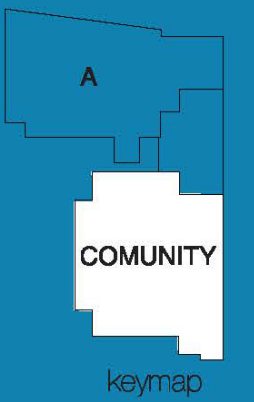
4 BEDS WITH ATTACHED TOILET

ONE COMMON TOILET FOR GUEST

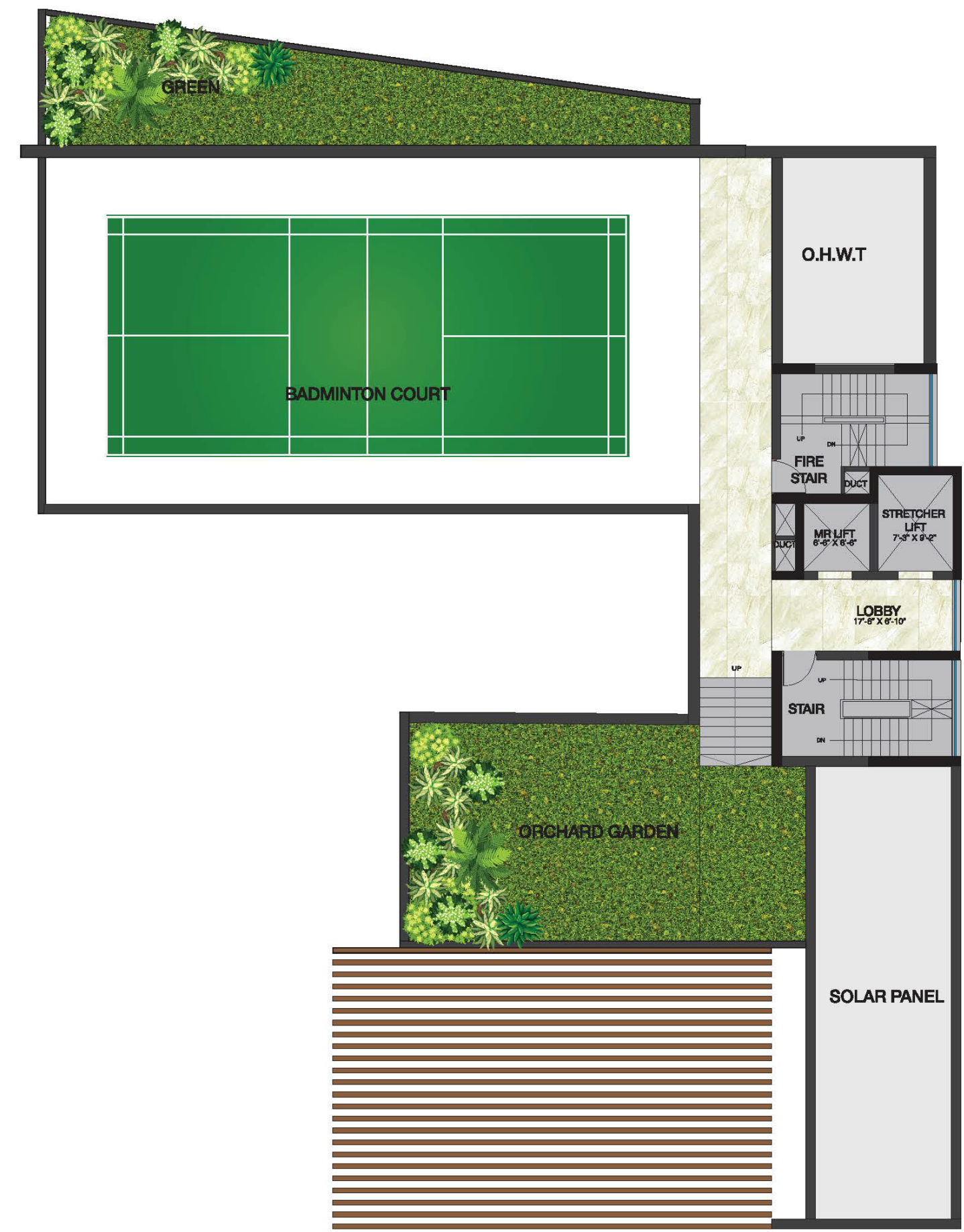
SEPARATE SERVANT AREA MAKE SECURED BY DOOR CLOSE FROM KITCHEN

FOUR (04) PARKING WITH THIS DUPLEX.





## ROOF TOP



ROOF TOP

## 13TH FLOOR PLAN



13TH FLOOR PLAN

### COMMUNITY FLOOR

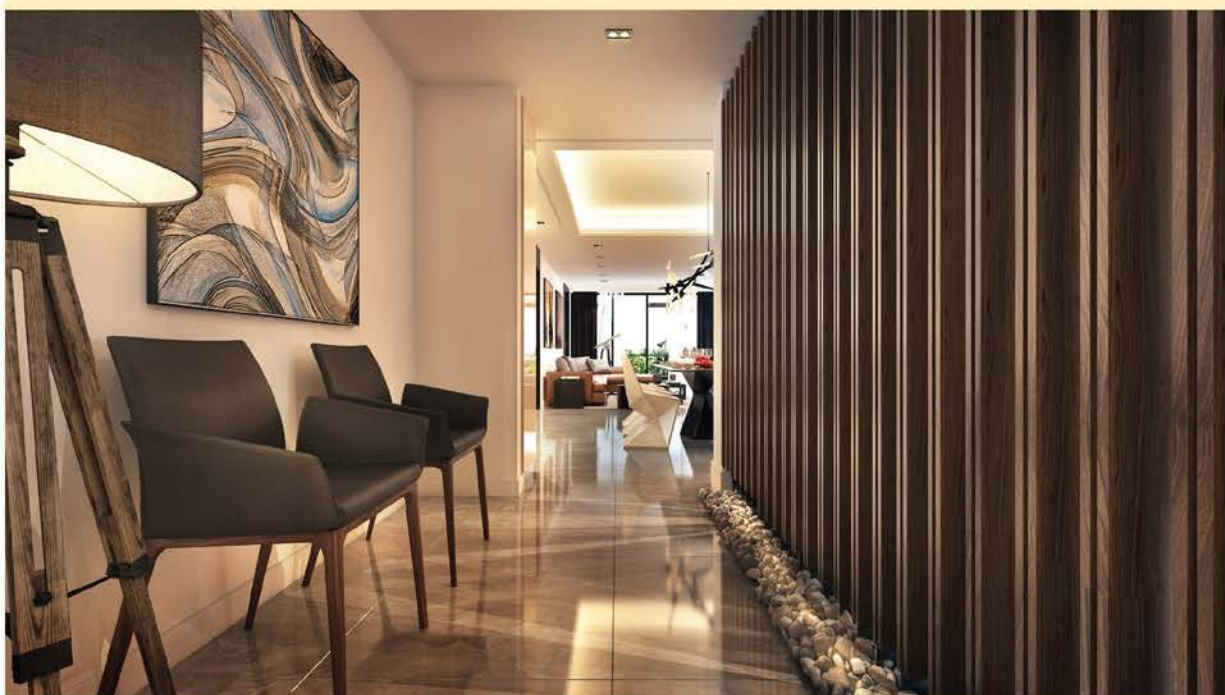
- EQUIPPED GYMNASIUMS
- PARTY HALL WITH DECK , KITCHEN & TOILET
- COVERED INFINITY MODERN SWIMMING POOL
- ALL SIDE COVERED BY GREEN AREA
- ONE STEP UP SECURED OUTDOOR GAME AREA WITH

### ROOF TOP

- SECURED BADMINTON COURT
- ORCHARD GARDEN
- SEATING AREA
- OVER HEAD WATER TANK



# assorted interior



The big glass apartments are designed to ensure affluent light and good ventilation in the living area along with the bigger vista towards exteriors. These living areas are arranged in a way to accommodate the necessary furniture in a comfortable and compact system





# assorted interior



Home is where, the shelters is associated with a sense of comfort, security and happiness. MAX Adn offers the residents a living space ensuring luxurious style of living, the cherished privacy and integration with nature.





# assorted interior



MAX Adn offers the opportunity for the clients to have one stop service to design and finish the interior space along with the apartment itself.





# Features & Amenities

## APARTMENT FEATURES

Floor	: 24"x 24" imported laser cut mirror polished tiles in all bed rooms, living, family living & dining area.
Main door and frame	: Decorative Solid teak as per A/D with Door chain, Check viewer, Calling Bell, Door Knocker, Apartment number and Door handle with security lock.
Internal door and frame	: Veneer flush door shutters with Good quality cylindrical (mortise) lock. Chittagong Teak door frame.
Window	: Double glazed EDF (Euro model) with mosquito nets. Rain water barrier with plaster bit around the inner side of the window.
Painting	: Smooth finished and soft colored plastic paint (BERGER/ ASIAN/ Equivalent) on all internal walls and ceilings. Weather coat paint (BERGER/ ASIAN/Equivalent) on outside walls as per A/D.
Electrical	: 3 Phase connection, Energy pack/Legrand/Equivalent switches and sockets, Concealed cabling (Paradise/Super sign/BRB/BBS). Distribution Box with circuit breaker (Siemens/ABB), provision for air conditioners in all bedrooms, living and dining. Power point for TV, refrigerator, deep fridge, washing machine, kitchen appliances, ironing, electric oven, etc. with earth in connection. Verandah with suitable light points.
Cable connection	: Provision for connection (optical fiber based) of satellite dish antenna with multi-channel capacity from the commercial cable TV operator in Master Bed, Family Living /Main living.
Internet provision	: Broadband and Wi-Fi internet line provision for each flat, common space and Guest lounge.
Telephone connection	: 2 (two) telephone connection point in master bedroom and living room.
Intercom system	: Intercom system to connect each Apartment to the reception desk.

## BATHROOM FEATURES

Door	: All bathroom doors are solid (wood) with inner side water proof laminated / lacquer.
Commode	: Commode (COTTO) in all bathrooms (except maid toilet).
Basin	: Cabinet basin in master bathroom & pedestal basin in all bathrooms except maid bathroom.
C.P fittings	: High quality toilet fittings (COTTO). (Except maid toilet) (Towel rail, Soap case, Toilet paper Holder)
Wall & Floor Tiles	: Imported tiles for walls and non-slip color matching Imported floor tiles
Water line	: Provision for hot and cold-water line for all toilets
Bathtub	: Imported Bath Tub (COTTO Thailand/Ariston Italy) with accessories in Master Bathrooms/ Glass covered shower facilities.
Shower Tray	: Imported Shower Tray for all other bathrooms except maid bathroom
Geyser system	: Provision for individual electrical Geyser system in all bathrooms
Exhaust fan	: Exhaust fan in all bathrooms (Chinese).

## KITCHEN FEATURES

Platform	: Concrete platform with Granite worktop as per design
Burner	: Double burner gas outlet
Wall & Floor Tiles	: Imported tiles up to 7 ft high and non-slip color matching Imported floor tiles
Water line	: Hot & Cold-water line
Sink	: One double bowl stainless counter-top steel sink with mixer
Washing area	: Tiles in downwash area
Exhaust fan	: High quality robust Exhaust fan (Chinese).
LPG system	: Including cylinders for each flat to be provided.
Hood provision	: Hood Provision at suitable location
Geyser system	: Provision for Geyser.

# Features & Amenities

## GENERAL AMENITIES

Entrance gate	: Automatic main gate opening and closing system by the security guard. Building name plate as per A/D. Security provision for control of in coming and outgoing persons, vehicles, goods etc.
Reception & lobby	: Ground floor lobby and reception area in secure premises with marble/granite concierge desk.
Waiting Lounge	: Visitors' waiting area with toilet facilities.
CC TV	: CC TV coverage (IP camera based in order to monitor from remote locations). Control in reception or to be decided by the committee.
Car parking	: Car parking will be clearly defined and marked with apartment numbers to avoid any confusion and to ensure comfortable exit and entry. Clear driveway to pass two cars from the opposite direction. Driver's waiting room with required furniture & toilet.
Lift	: Card/key based 2 (Two) 10 passenger's capacity MRL lifts (LG/Otis/Fujiyada/General). Lift's machine origin USA/Germany/Italy/Korea with AC provision. Nearby lift to operate upon pressing by the occupant (one switch to control two lifts). Lifts to have inter communication with Reception Room too. Stoppage at every floor with voltage stabilizer and inverter. Decorative interior & exterior doors with decorative lighting. Photocell sensors & emergency alarm provision. AC/VVVF Drive System.
Generator	: Stand by Generator for operating essential services like Lifts, Water pumps and common area lights and lights and fans (Maximum 20 points) inside the apartments except AC during power failures, as per calculation requirement.
Substation	: Transformer, LT switchgear, HT switchgear, PFI panel, LBS of Bay Power/Betelco/Tokai/ Reverie Power of Imported standard.
Staircases	: Adequate natural lighting. Imported tiles with Stair railing as per A/D.
Upper floor Lift Lobby	: Lobby floor & lift wall are Marble/imported tiles as per A/D.
Prayer Space	: Prayer Space at ground floor with ablution space for 50 people pray at a time.
Gymnasium	: 300 sft. gymnasium equipped with modern equipment for use 10-15 people at a time.
Infinity Swimming pool	: 40 ft X 15 ft infinity pool with wooden deck as per final A/D. Also have water filtration system with hot water facility too.
Party Hall	: Elegant interior designed party hall including pool deck and green area for a party of 100 people at a time with kitchen & toilet facilities.
Badminton court	: 60 ft X 35 ft Secured Badminton court and seating area at roof top.
Jogging Track	: 95-meter-long jogging Track at ground around the building & outdoor exercise facility.
Children's Play Area	: 46 ft X 37 ft lawn for use as a playground in ground floor.
Car wash area	: Including water line, proper drainage system and Car wash equipment (Car Washer)
Qurbani area	: Separate area for Qurbani with allied washing and cleaning facilities as per A/D at ground floor.
Catering Facilities	: Separate space for indoor catering service which operating by out sourcing as per A/D.
Laundry Facilities	: Separate space for indoor Landry service which operating by out sourcing as per A/D.
Garbage management	: Modern Garbage management and practical hassle free including hygienic waste disposal facilities. (As per A/D)
Garden	: Landscaped Garden in Ground Floor & Roof top orchid garden.





**PROJECT ADDRESS :**

**14 STORIED RESIDENTIAL BUILDING  
WITH 2 BASEMENT**

**HOUSE - 6/B, Road No - 86,  
Block - NE(N),  
GULSHAN-2, DHAKA.**



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