

MAX»»
OPAL



WELCOME NOTE

It is with great pleasure that I extend a warm welcome to you on behalf of Max Group, your trusted partner in the realm of real estate ventures in Bangladesh.

Here at Max Group, we take immense pride in our commitment to excellence and our dedication to providing unparalleled services to our valued clients. Our mission is simple yet profound: to help you find not just a property, but a place you can truly call home.

With our latest venture, Jolshiri Abashon, we bring you an opportunity to be a part of something truly extraordinary. Nestled in the heart of Bangladesh, Jolshiri Abashon promises more than just plots of land; it offers a lifestyle characterized by serenity, luxury, and exclusivity. Whether you seek to build your dream home or make a sound investment for the future, Jolshiri Abashon stands ready to fulfill your aspirations.

At Max Group, we understand the significance of this decision in your life, and we pledge to stand by you every step of the way. From navigating the intricacies of property ownership to ensuring a seamless transaction process, our team of experts is here to offer guidance, support, and unmatched professionalism.

Thank you for considering Max Group as your partner in this exciting journey. We are honored to have the opportunity to serve you and look forward to helping you turn your dreams into reality.

Engr. Ghulam Mohammed Alomgir
Chairman
Max Group

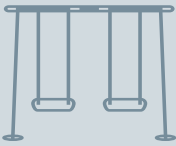
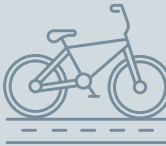


JOLSHIRI : THE FUTURE OF LUXURY

Jolshiri will be developed as smart city where there will be provision of integrated underground utility facilities (Electric line, Water supply network, Sewerage network, Fire Fighting system & ICT)

The city will have recreational facilities where you will be able to enjoy the water ride at lakes, parks, lake-side walkway & cycle track and also there will be anInternational standard Golf Course, Amusement park and 5 star hotel.

JOLSHIRI : FEATURES AND AMINITIES

 HOSPITAL	 SCHOOL	 COLLEGE	 CORPORATE OFFICE	 SHOPPING MALL
 LOW RISE APPARTMENT	 HIGH RISE APPARTMENT	 COMMERCIAL DISTRICT	 CONVENTION CENTER	 BUS STOPS
 GOLF COURSE	 CENTRAL PARK	 LAKE FRONT	 STADIUM	 LUCRATIVE BRIDGES
 FIRE FIGHTING UTILITY	 ICT NETWORK UTILITY	 MOSQUES	 FILLING STATION	 WASTE MANAGEMENT UTILITY
 KID'S PLAYGROUND	 CYCLING TRACK	 WALKWAY	 AMUSEMENT PARK	 GRAVEYARD



BUILDING FEATURES

5 Katha Plot
South Facing
2850 SFT



COMMUNITY ROOM



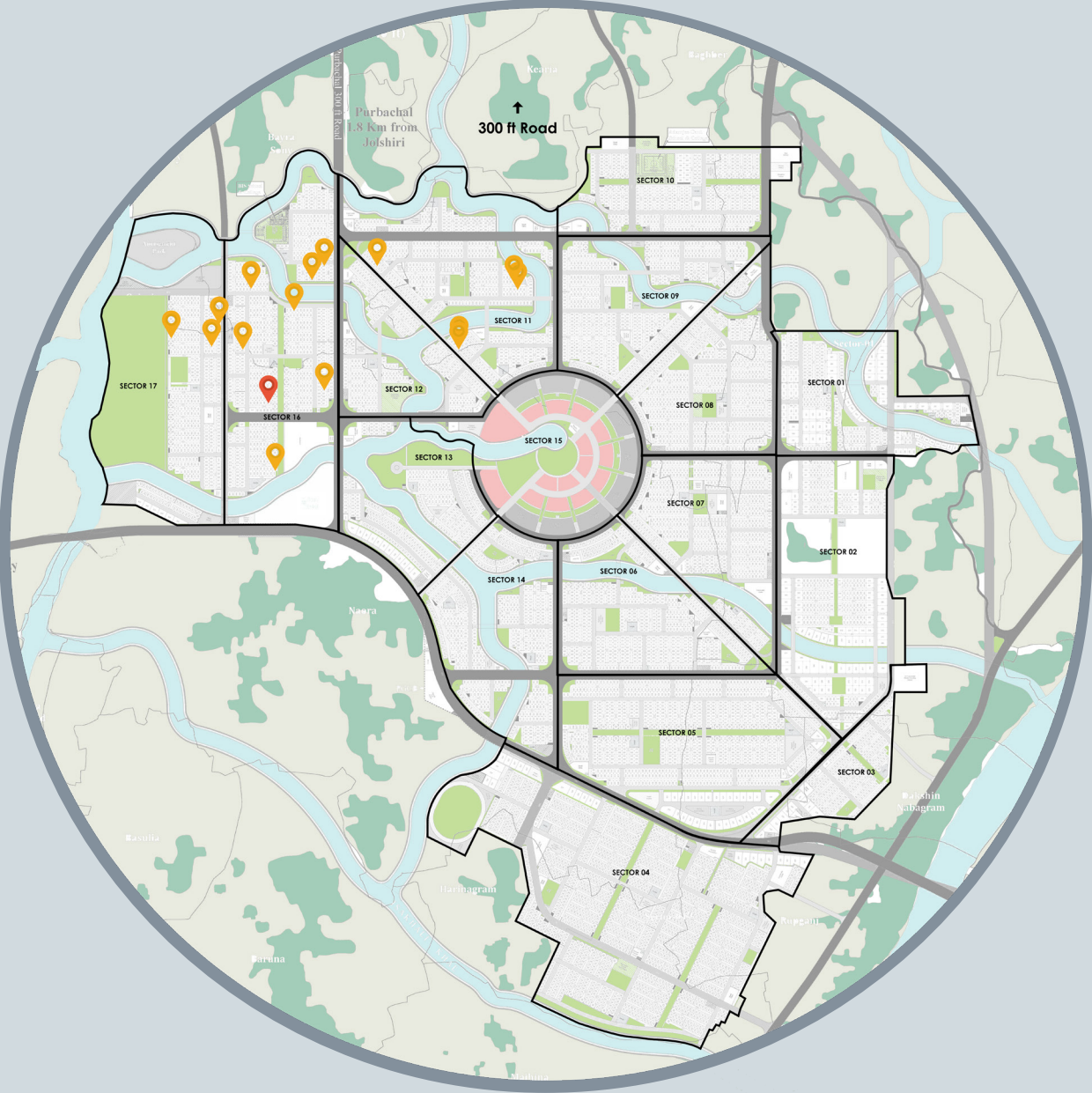
MINI POOL



ROOF GARDEN



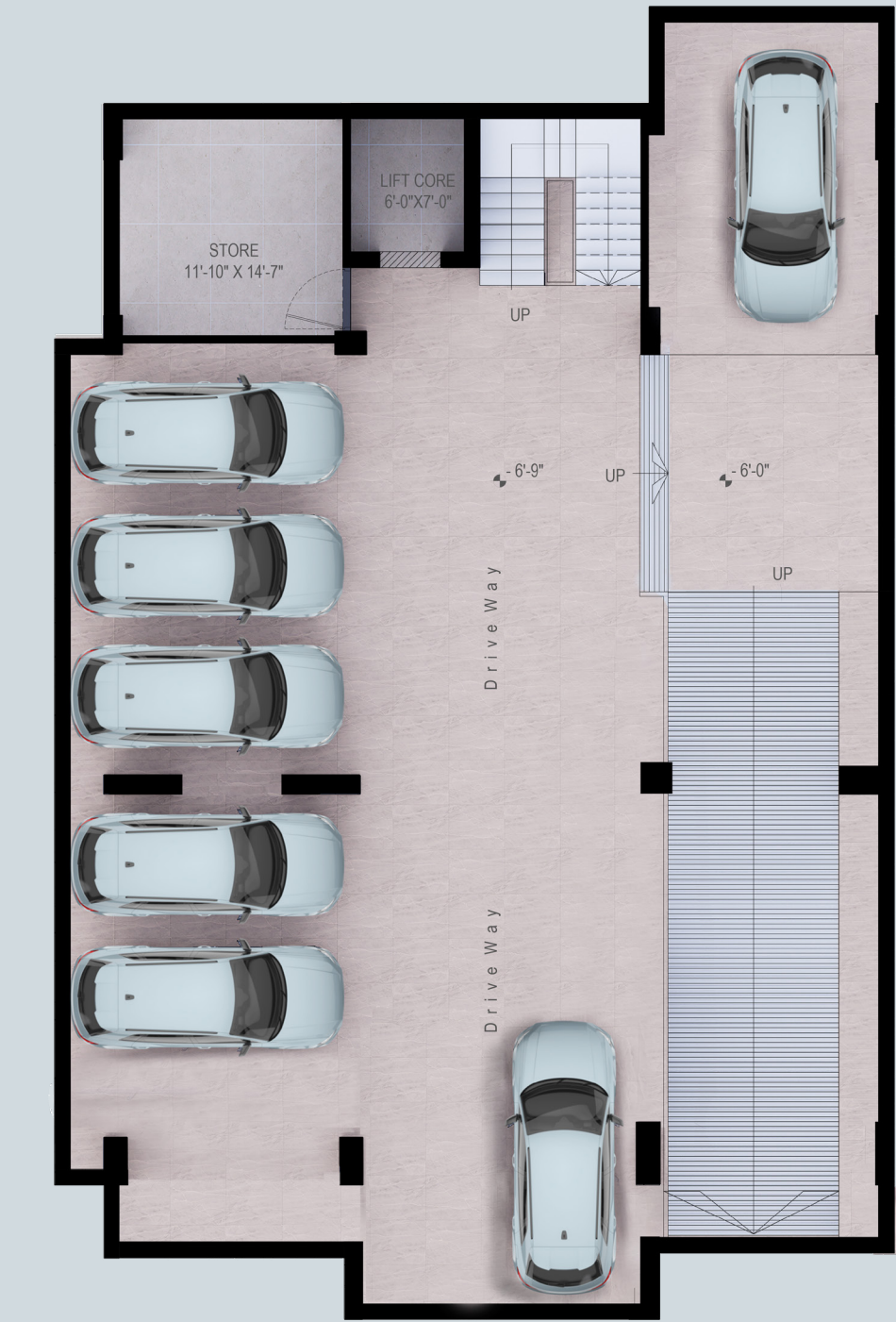
BARBEQUE ZONE



This is the only smart city in Bangladesh where only 52% land area is utilized for construction and rest 48% will be open space .

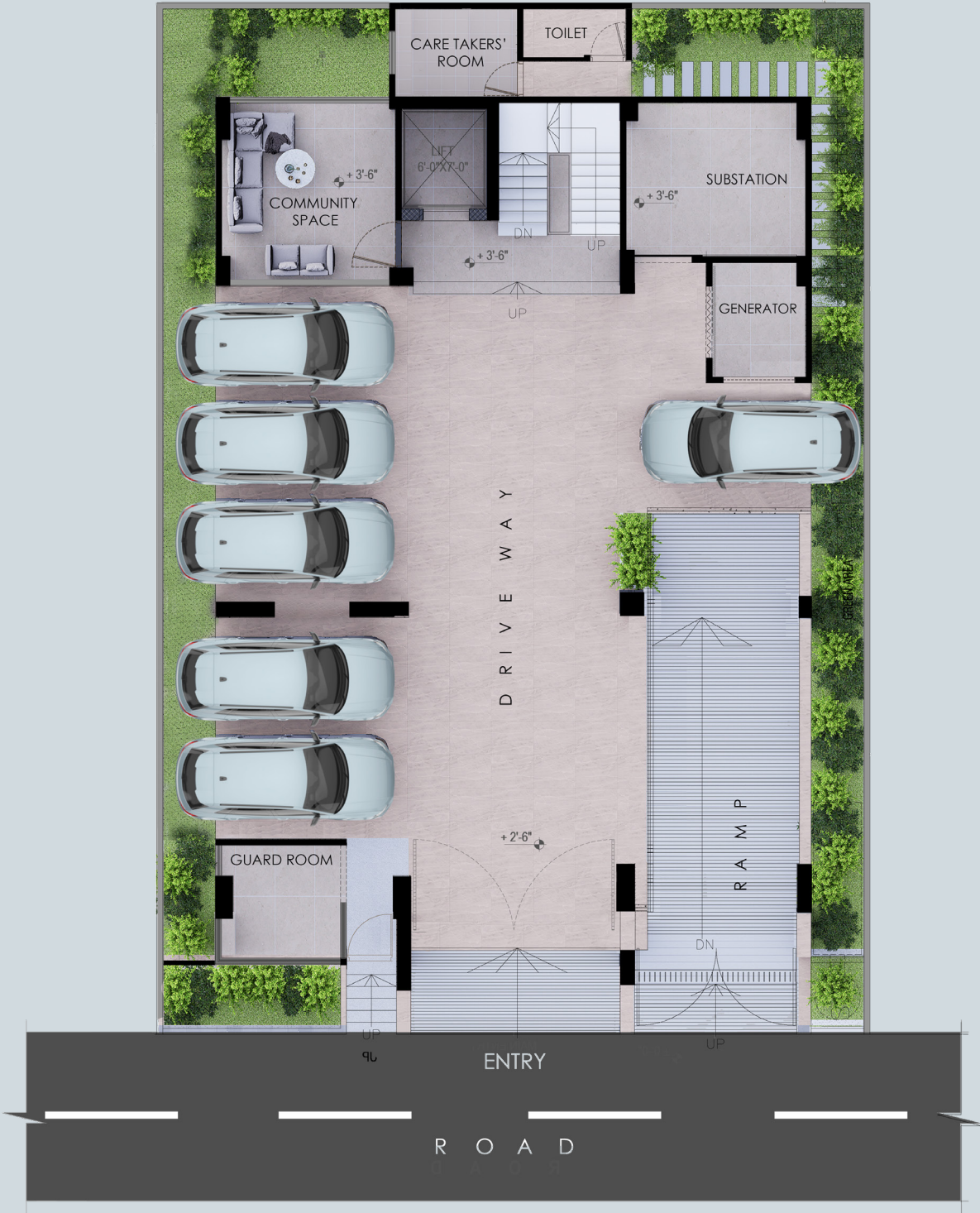


SITE LOCATION
Sector 16 Road 504A Plot 011



⌚ BASEMENT PLAN

- 7 PARKING
- STORAGE FACILITY



⌚ GROUND FLOOR PLAN

- 6 PARKING
- COMMUNITY SPACE
- WAITING LOUNGE
- DRIVER'S WAITING ROOM
- CARE TAKERS'S ROOM+TOILET
- GENERATOR ROOM



ENTRANCE

MAX
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PARKING AND LIFT LOBBY



COMMUNITY SPACE



WAITING LOUNGE



TYPICAL FLOOR PLAN

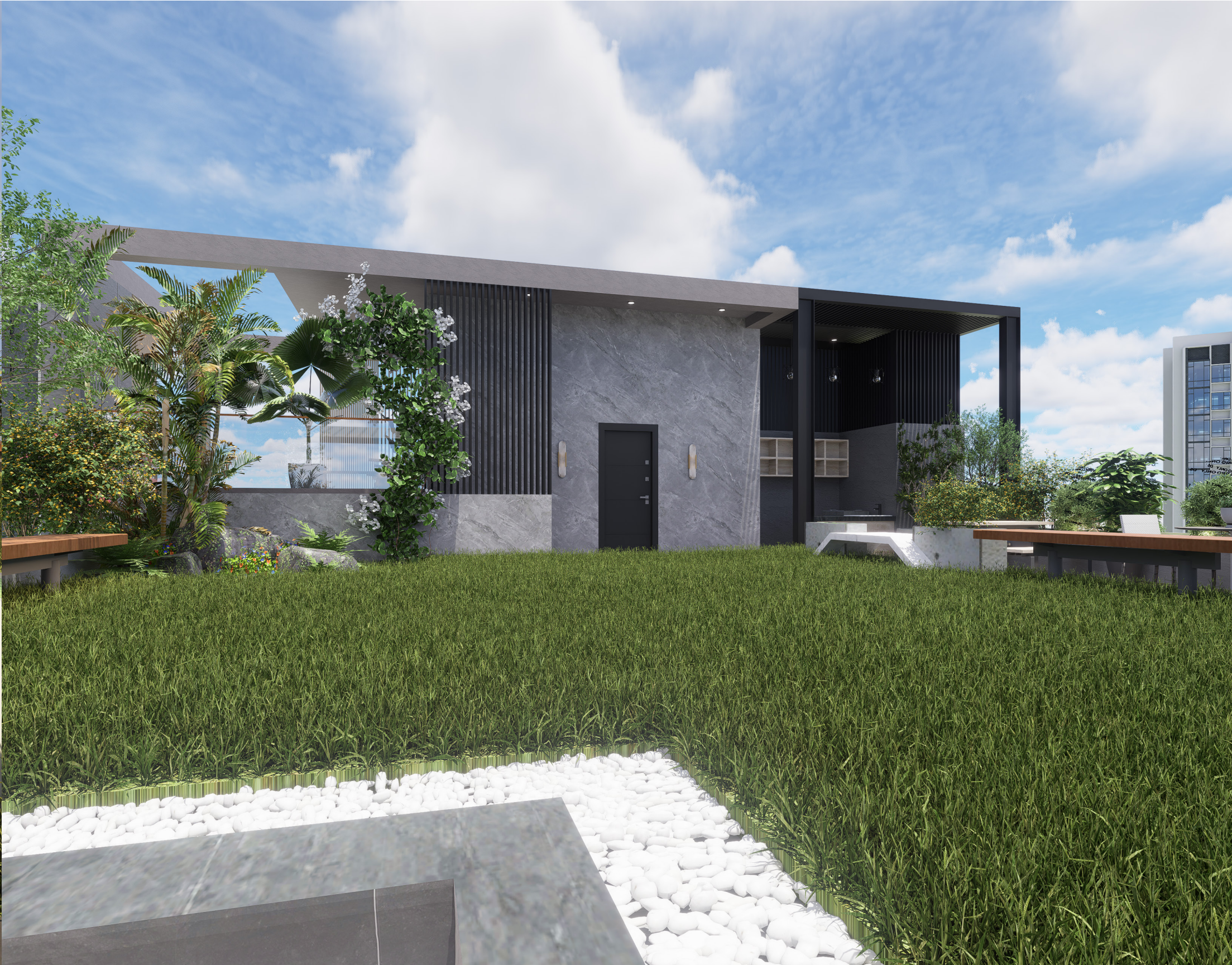
- BEDROOMS 4
- TOILETS 5
- BALCONIES 6
- FORMAL LIVING
- FAMILY LIVING
- DINING SPACE
- WET & DRY KITCHEN
- MAID'S AREA

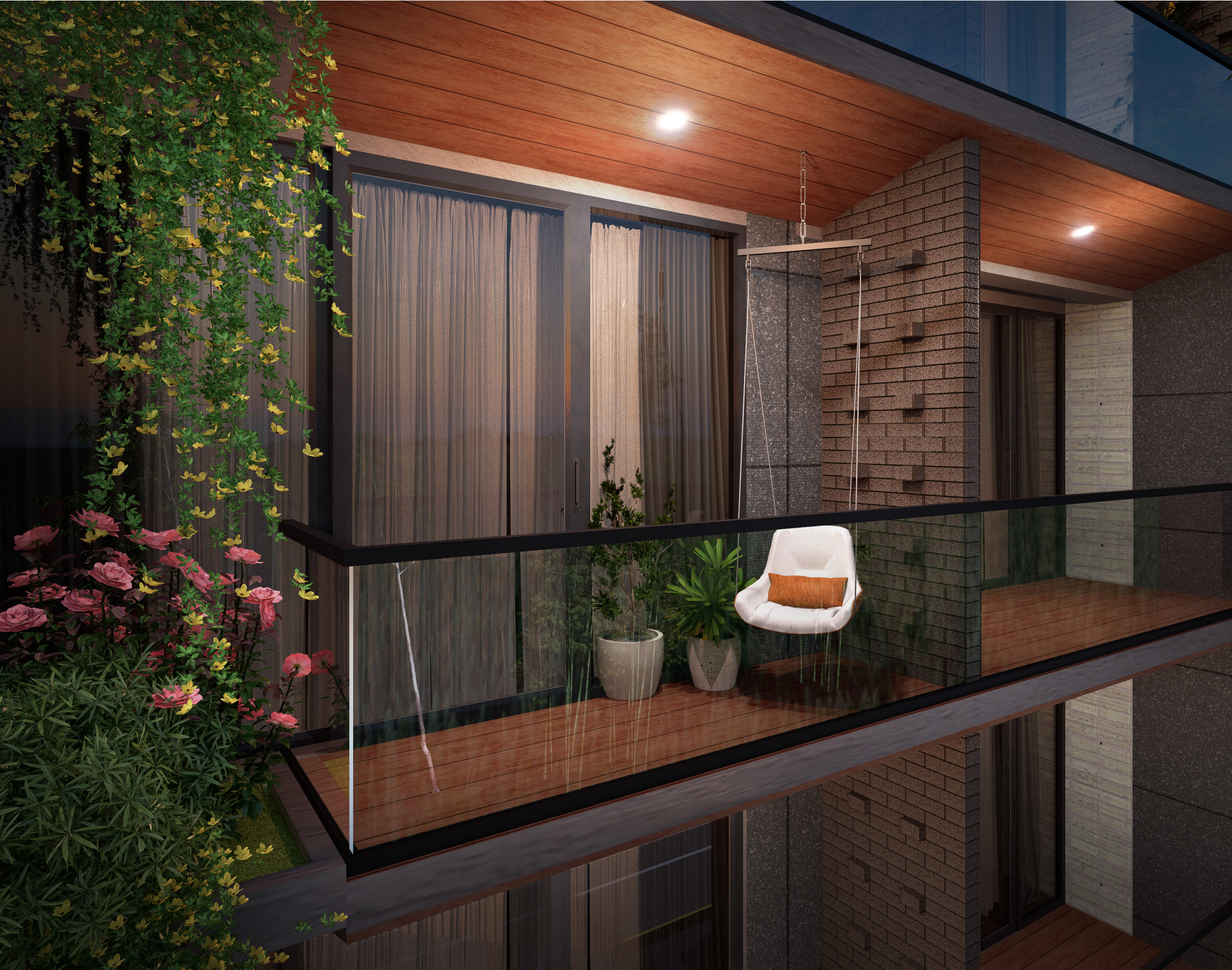


ROOF PLAN

- MINI POOL
- BBQ ZONE
- ROOF GARDEN
- ELEVATED GREEN
- FISH POOL
- SUN DECK













COMMON FEATURES AND AMENITIES

Building Entrance	Main Gate	Main gate will be as per the elevation and perspective of the building. Made with mild steel in combination with aluminum wood or As per Architecture design.
	Building Illumination	Attractive Building Illumination with spotlight & accent lights to brighten the building at night.
	Project Name/Logos	As per architectural design
	Rental Notice Board	At front exterior as designed by the Architect
Building Reception	Reception Desk	As per architectural design made with wood/concrete in combination with marble & wooden finishes.
	Floor Finish	Polished Imported Natural Marble.
	Light Fixture	Imported China origin
	Reception Lobby	Polished Imported Natural Marble.
Rooftop	Protection	Protected in combination with concrete parapet wall and mild-steel railings.
	Roof Treatment	Lime Terracing for Damp and Heat Proofing
	Lighting Arrestor	As per architectural design
	Water Tank	As per architectural design
Car Park and Driveway	Parking	Total 13 nos. of car parking spaces in Basement & Ground floor
	Driveway Finish	With 12”x12” paver tiles as per design.



Underground Water Reservoir	Reservoir Casting	To be provided with RCC casting and smooth finish
	Capacity	Capable of holding water supply as per requirement / BNBC code
Firefighting and Protection	Fire Exits	As per BNBC code
	Fire Protection	As per BNBC code

MAJOR STRUCTURAL MATERIALS

Steel / MS Bar	Grade	75/60 Grade Deformed Bar
	Brand	Anwar steel /KSRM/ GPS/BSRM or equivalent
Cement	Manufacturer	Crown/ Mir cement/Premier cement or equivalent.
Aggregates	Foundation	RCC, Stone Chips to be used for all Foundations
	Columns	RCC, Stone Chips to be used for all Columns
	Beams and Slabs	RCC, Stone Chips to be used for all Beams and Slabs
	Lintels and Ceilings	RCC, Brick Chips to be used for all Lintels and Ceilings
Brick	Type of Brick	1st Class Bangla Brick/Machine Made Brick/ AAC Block.
Sand	Type of Sand	Sylhet/Shariatpur Sand, 2.5 FM course sand, (Sylhet) for concrete



SERVICE EQUIPMENT

Lift Specifications	Number of Lifts	01 nos. From Ground to 8th Floor
	Type	International Standard Lift
	Brand	General (Sino-American joint venture), Sigma or equivalent.
	Capacity	8 (Eight) persons
	Drive System	AC-VVVF (Variable Voltage and Variable Frequency)
Lift Lobbies and Staircases	Service	One Year Free Service / Maintenance and Warranty
	Interior	Interior of the Lifts will be done based on Architectural Designs
	Lobby Lift Wall	Marble in ground floor & Exclusive Tiles in upper floor.
	Lobby Floor	Marble in ground floor & Exclusive Tiles in upper floor.
	Staircase Finish	Tiles in staircases (RAK /MIR/CBC or equivalent)
Generator Coverage	Railings	MS railing with MS/WPC/Wooded Handrail
	Generator Coverage	50 KVA one standby generator in case of power failure for operating: Lift, Water pump, Light, fan, TV in each Apartment and common & community space
Generator Specifications	System	Canopied Quiet diesel Generator.
	Engine	Ricardo Brand (UK-Sino joint venture co.) or equivalent
	Sound Proofing	Soundproof Canopy System
	Starting System	Auto-Start System



Substation with Transformer

Equipment	Transformer, Distribution Board, LT / HT Panel, PFI Panels and Circuit Breakers
Electrical Substation	Standard Quality
Capacity	As per Requirement
Brand	Reverie power or equivalent
Cable	All cables to be of Fire Retardant type (BBS / BRB / Energypac)
Electrical Works	Done by PDB / DESCO / DESA / DPDC Certified contractors

Internet , Cable TV , Telephone Services

Connectivity	Each Apartment
Internet Provision	Master Bed and Living Room through optical fiber backbone wout Router
Cable TV	Master Bed. 2nd Bed, Living and Family Living Room
Telephone	Provision Master Bed and Family Living

Water Pumps

Number of Pumps	Central pressure booster pumps with stand-by pump.
Country of Origin	Italian
Brand	Pedrollo or equivalent
Capacity	As per Requirement

Fire Protection

Extinguisher	01 nos Dry-Powder and 01 nos CO2 in each Floor. E x t r a 02 nos in sub-station room
Detectors	Stand-alone Natural Gas + Heat Detector in each kitchen.



APARTMENT FEATURES AND AMENITIES

Main Door, Shutter and Frame

Door Frame	Segun/ Chittagong Teak
Door Shutter	Chittagong Teak solid as per Architectural design.
Apartment Number Plate	As per Architectural design.
Polish	Clear Lacquer Polish
Handle Lock	IRANZO SPAIN, Yale or equivalent
Others	All necessary fittings incl. Check Viewer, Knocker etc

Bedroom Doors

Door Frame	Segun/ Chittagong Teak
Door Shutter	Veneered Flash Door
Polish	Clear Lacquer Polish
Round Mortise Lock	IRANZO SPAIN, Yale or equivalent
Other Fittings	Other Necessary Fittings

Bathroom Doors

Door Frame	Segun/ Chittagong Teak
Door Shutter	Veneered Flash Door
Polish	Enamel matt finish
Round Mortise Lock	IRANZO SPAIN, Yale or equivalent
Other Fittings	Other Necessary Fittings



Kitchen Doors

Door Frame	Segun/ Chittagong Teak
Door Shutter	Veneered Flash Door
Polish	Clear Lacquer Polish
Round Mortise Lock	IRANZO SPAIN, Yale or equivalent
Other Fittings	Other Necessary Fittings

Windows, Shutters and Frames

Type	Aluminum Sliding Windows. Floor to Ceiling windows as per architectural design.
Brand	Chung Hua/BTA/Nikki/Altech or equivalent
Glass	Type 6 mm thick clear glass and with fitted mosquito net as per A/D.

All Brick Wall

Exterior Walls	Pointing Brick work/Plaster/Fair-faced Wall with Smooth Finish as per A/D.
Interior Walls	5-inch Brick Wall with Smooth Finish or as per A/D

Floor and Verandah Tiles

Living, Dining	Imported 24"x24" homogeneous China Tiles
Bedroom Area	Imported 24"x24" homogeneous China Tiles
Verandah Area	Imported 24"x24" homogeneous China Tiles
Servants Area	Imported 24"x24" homogeneous China Tiles



Painting and Polishing	Interior Walls/Ceilings	Plastic Paint
	Polish	French polish in all other Doorframes & shutters.Burnish in Entrance gate
	Exterior Walls	Weather-coated paint/Clear Leker for Exterior wall as per Architectural design
	Grills and Railing	Enamel paint.
	Boundary Walls	Weather Coat/Master Coat Paint (Berger / Equivalent)
Electrical	Switches and Sockets	Winer Deluxe electrical Switches, Plug Points and other Fittings
	Power Outlets	To have Proper Earth Connection.
	Circuit Breakers	Electrical distribution box with main Circuit Breaker in each flat.
	Cables	BBS/BRB/Paradise or Equivalent.
	Wiring Type	Concealed Type .
	Sub-meter	Independent Electric Meter for each Apartment
	Common Areas	Adequate Number of Security Lights within the Compound, Car Parking Spaces and All Common Spaces.



Common Bathrooms Features

Tiles

Wall Tiles

12" X 20" RAK or equivalent Tiles

Floor Tiles

12" X 20" RAK or equivalent Tiles

Fixtures and Fittings *Master Toilet*

Hot and cold water

Provision for hot and cold-water lines

Commode

RAK or equivalent

Basin

RAK or equivalent

Basin mixture

China

Shower Mixture

China

Push Shower

China

Hand Shower

China

Basin West, Angle Stop Cock, Conceal Bib Cock, Moving Shower, Glass Self, Mirror, Soap Case, Towel Rail, Paper Holder, Grating Box Net

Top grade Local / China

Fixtures and Fittings *2nd, 3rd & Common Toilet*

Hot and cold water

Provision for hot and cold-water lines

Commode

RAK or equivalent

Basin

RAK or equivalent

Basin West, Angle Stop Cock, Conceal Bib Cock, Moving Shower, Glass Self, Mirror, Soap Case, Towel Rail, Paper Holder, Grating Box Net

Top grade Local / China



Kitchen Features	Servant's Toilet	Pan	Pan Low down and other fittings will be provided maids toilet
Cabinet			



Design consultancy and Interior visualisation by



Max Space Studio is a boutique architectural consultancy firm dedicated to creating luxurious interiors and homes that exceed expectations. With a commitment to innovation, elegance, and functionality, we specialize in crafting bespoke spaces that reflect the unique personality and lifestyle of each client.

At Max Space Studio, our mission is to transform visions into reality by delivering exceptional architectural design solutions that enhance living experiences and inspire admiration. We strive to uphold the highest standards of creativity, craftsmanship, and client satisfaction in every project we undertake.

UTILITY AND SERVICES

UTILITY AND SERVICES

Utility Permissions Gas

Gas Pipeline Connection from TITAS Distribution System as per Total Calculated Consumption. If the extension of the gas connection is prohibited by Government in that case LPG cylinder connection is supplied by the reputed company.

DESA / DESCO / DPDC

source with separate Main cable and LT Panel/Distribution Board.

Water Supply

Water Supply Connection from WASA/Jolshiri Abashan sufficient as per Total Calculated consumption. A Common WASA meter for the entire complex.

Sewerage

Sewerage System planned for the long-term requirement

Expandetures

Connection costs for landowners’ apartments will be borne by the Developer.

APARTMENT FEATURES AND AMENITIES

Access Control

Integrated Access Control with Video Intercom in all apartments using RFID cards

Solar Power

As per DESA / DESCO / DPDC Requirements

Termite Protection

At Ground Level

Air-Conditioner

Provision.

CCTV

CCTV coverage in the building front, entrance gate, GF lift lobby and roof top.

Internet wiring

Support for the Entire Building.

Driver/Guard’s Toilet

On Ground Floor

Caretaker room

Furnished Caretaker’s room with toilet and cooking area at G.F.

Drivers Waiting Area

At Basement Floor (As per Architectural Design)

Landscaping

As per Architectural Design.

ADDITIONAL TERMS

- Ground floor height to be as much as allowed by Dhaka Cantonment Board rule.
- Water drainage provisions to be done in all balcony & terrace areas.
- Manicured Gardens and Landscaping at Ground Level.
- Central Garbage Disposal Facilities.
- Roof of the building to finished as such with heat-protective paint or other means to reduce the heat transmission through the roof. Additionally, the roof to be landscaped & mini swimming pool (Depend on Authority approval) by the DEVELOPER including making provision of keeping pot-plants etc.
- 01 (one) year defect maintenance service will be provided by the Second Party owing to construction defects from the date of the handover of the Schedule ‘B’-Building.
- DEVELOPER will provide all required assistance and co-operation in obtaining mutation of the apartments of the Landowner’s portion.
- DEVELOPER shall obtain maximum possible warranty for all important fixtures & equipment installed in the building and shall pass all those warranties to the Building Owners upon handover





ADDRESS OF YOUR DREAM AWAITS

WHAT ARE YOU WAITING FOR ?

+8801966-662606 , +8801313-485988

info@maxbtl.com



Office Address :

*House #200 (Ground Floor) , Road #08
New DOHS Mohakhali
Dhaka-1206*



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