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**MAX**   
SHARIF  
*from max btl*





LUXURIOUS APARTMENT

PROJECT CREDIT

DEVELOPER

MAX BUILDING TECHNOLOGIES LTD.

HOUSE # 200 (GROUND FLOOR), ROAD # 08, (CENTRAL ROAD),  
NEW DOHS MAHAKHALI, DHAKA 1206

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PROJECT BRIEF

Location

House- 47, Road- 11, New DOHS,  
Mohakhali, Dhaka-1206.

Land Area

12.5 Khata.

Total Floor

8 storied with 1 basement

Apt. Number

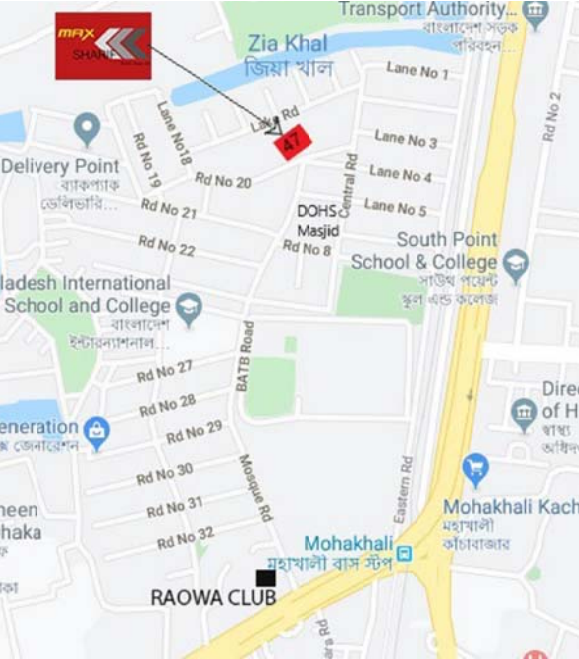
25 Nos

Apt. Size

A- 1642 sft  
B- 1465 sft  
C- 3100 sft

Parking

1 parking each A & B unit  
2 parking for each C unit

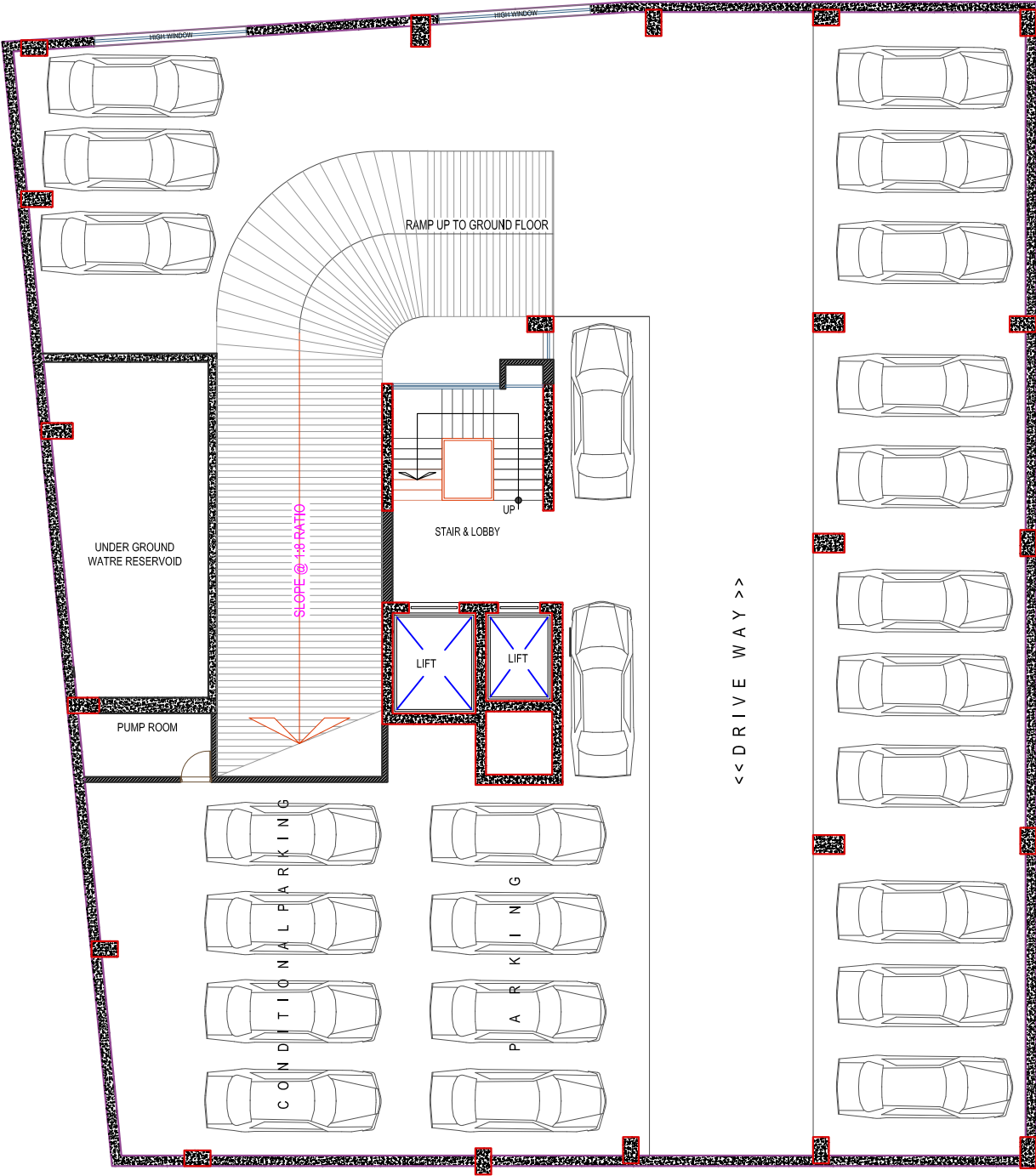


LOCATION MAP

# GROUND FLOOR PLAN

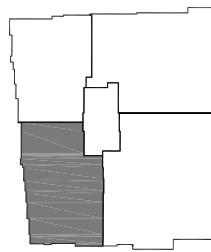


BASEMENT PLAN

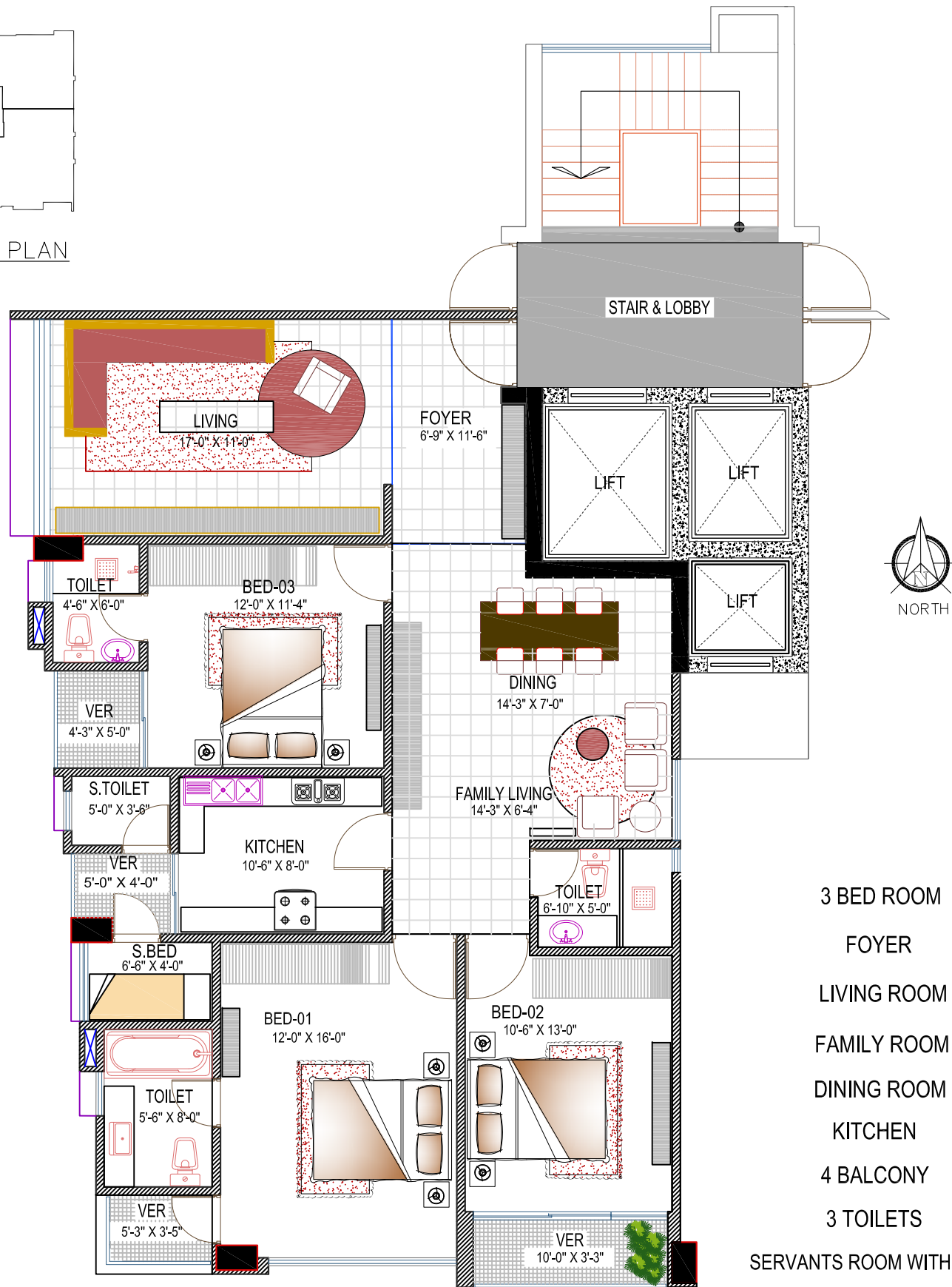




TYPE - A PLAN (1642 SFT)



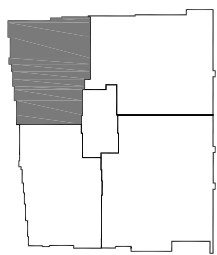
KEY PLAN



- 3 BED ROOM
- FOYER
- LIVING ROOM
- FAMILY ROOM
- DINING ROOM
- KITCHEN
- 4 BALCONY
- 3 TOILETS
- SERVANTS ROOM WITH TOILET

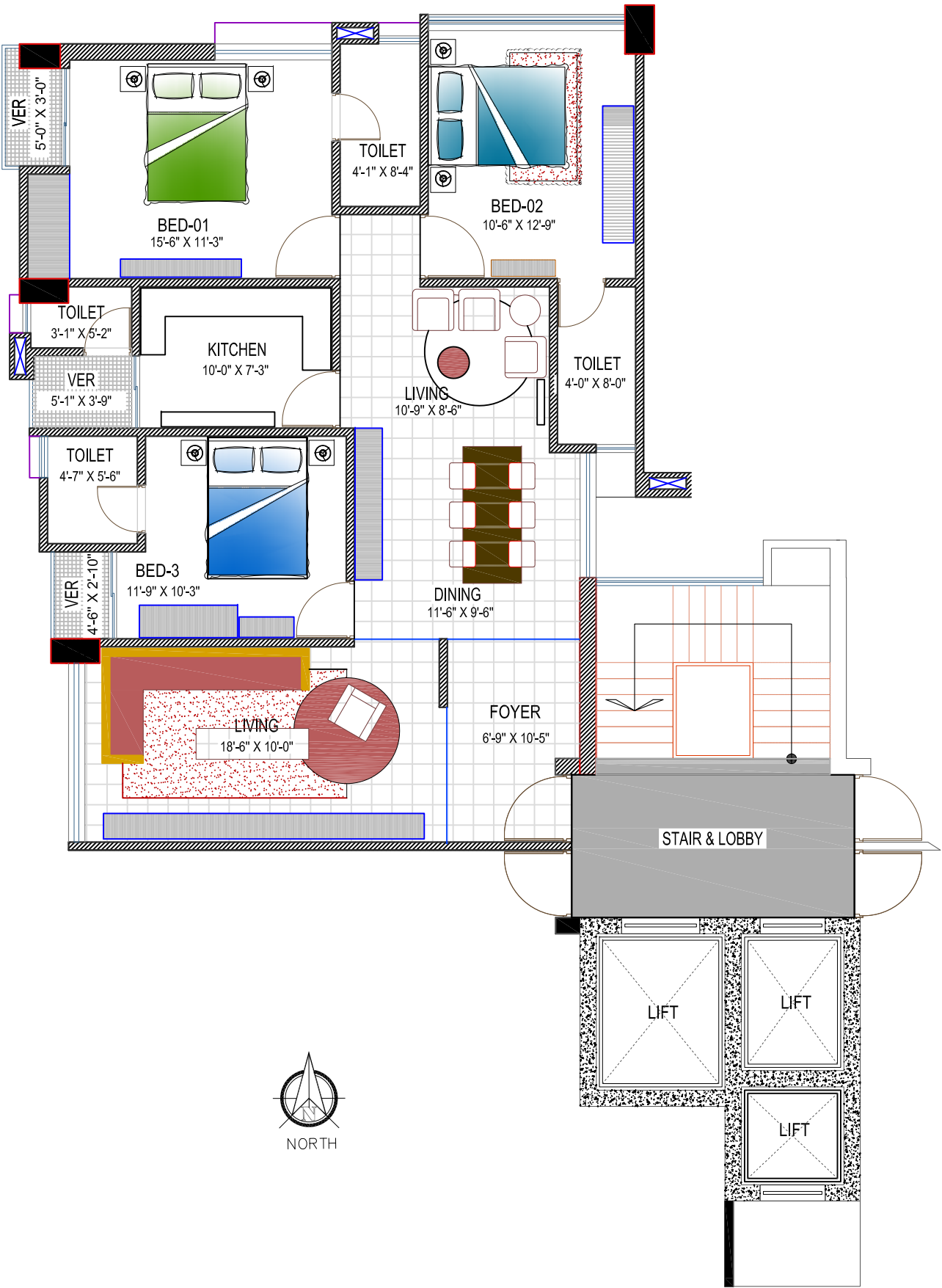


TYPE - B PLAN (1465 SFT)

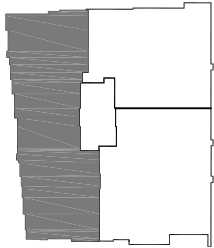


KEY PLAN

- 3 BED ROOM
- FOYER
- LIVING ROOM
- FAMILY ROOM
- DINING ROOM
- KITCHEN
- 3 BALCONY
- 3 TOILETS
- SERVANTS TOILET

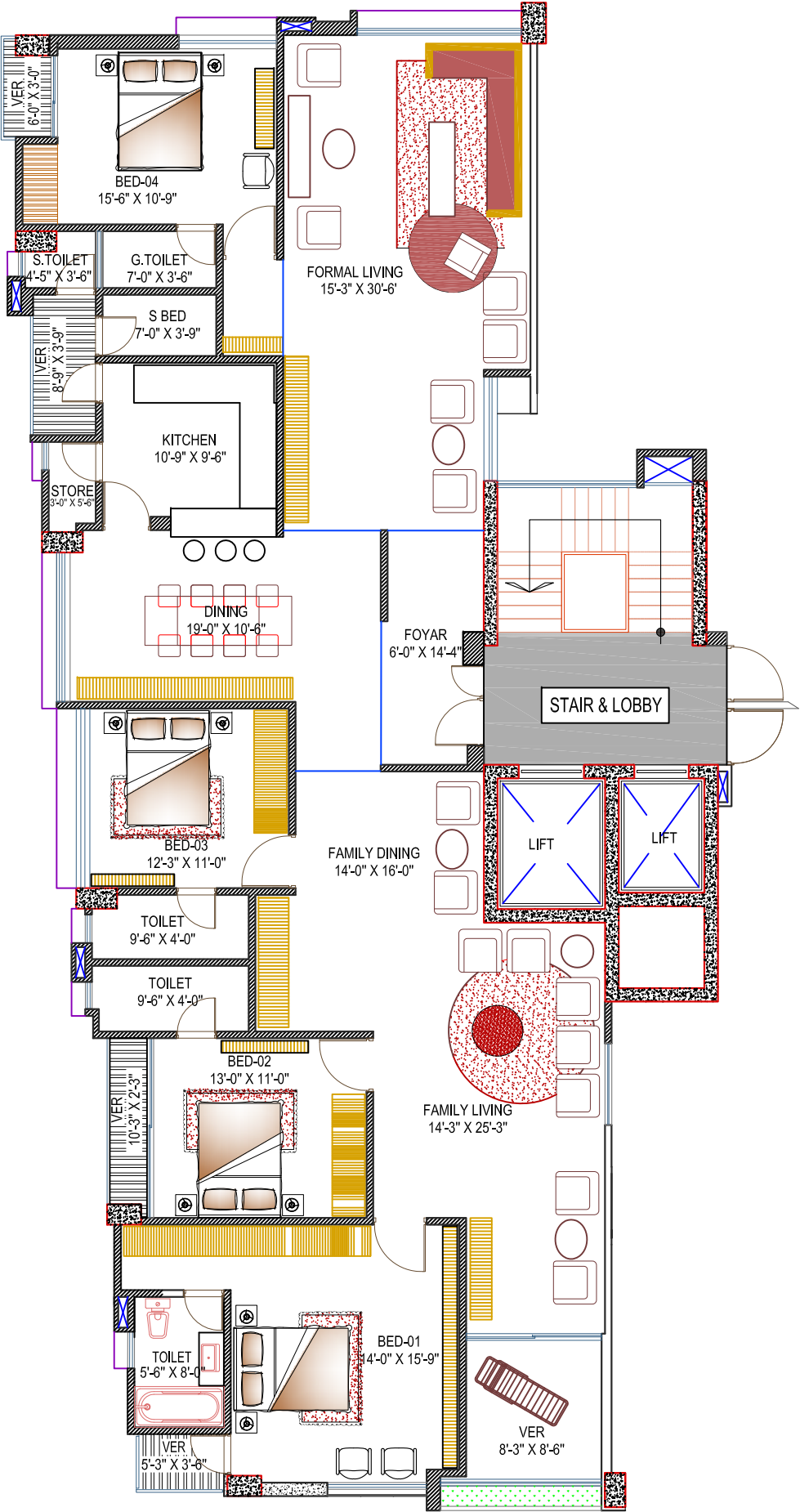


TYPE - C PLAN (3100 SFT)



KEY PLAN

- 4 BED ROOM
- FOYER
- LIVING ROOM
- FAMILY ROOM
- DINING ROOM
- KITCHEN
- STORE
- 5 BALCONY
- 4 TOILETS
- SERVANTS ROOM WITH TOILET





MAX SHARIF

Plot No.- 47, Road No.- 11,  
DOHS Mohakhali, Dhaka-1206.

Payment Scheme

Particulars							Installment
Flat Type	Floor	Flat Size (Sft)	Flat Rate Tk./Sft	Parking	Total Price	Booking @ 30%	Equal monthly installment up to June, 2024.
A	1st, 2nd, 3rd, 4th & 7th	1,642	16,500	700,000	27,793,000	8,337,900	
B	1st, 2nd, 3rd, 4th & 7th	1,465	16,500	700,000	24,872,500	7,461,750	
C	5th & 6th	3,100	16,500	1,400,000	52,550,000	15,765,000	

Note: a) 1 (One) Parking for A & B Unit & 2 (Two) Parking for C Unit.  
b) Registration & utility cost paid by Flat owner

AVAILABLE FLAT

ROOF	LIFT MACHINE ROOM	
7TH FLOOR	Type – B	Type – A
6TH FLOOR	Type – C	
5TH FLOOR	Type – C	
4TH FLOOR		
3RD FLOOR	Type – B	Type – A
2ND FLOOR	Type – B	Type – A
1ST FLOOR	Type – B	Type – A
GROUND FLOOR	GROUND FLOOR	
	BASEMENT	PARKING





# Features & Amenities

## APARTMENT FEATURES

Floor	: 24"x 24" China laser cut mirror polished tiles in all bed rooms, living, family living & dining area.
Main door and door frame	: Decorative Burma 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 door frame: Veneer flush door shutters with Good quality cylindrical (Mortise) lock. Chittagong Teak door frame.	
Window	: 4" Aluminum section 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, MK/Winner/Equivalent switches and sockets, Concealed cabling (BBS/Paradise/ BRB). 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 Veneer flush with inner side water proof laminated / lacquer.
Commode	: Commode (Haibali/RAK or equivalent) in all bathrooms (except maid toilet).
Basin	: Cabinet basin in master bathroom & pedestal basin (Haibali/RAK or equivalent) in all bathrooms except maid bathroom.
C.P fittings	: High quality toilet fittings e.g. Towel rail, Soap case, Toilet paper Holder etc. (Local best/China).
Wall & Floor Tiles	: China tiles for wall and floor
Water line	: Provision for hot and cold water line
Bathtub	: Imported bathtub with accessories for Master bath room.
Geyser system	: Provision for individual electrical Geyser system
Exhaust fan	: Exhaust fan in all bathrooms (Chinese).

## KITCHEN FEATURES

Platform	: Granite worktop as per design
Burner	: Double burner gas outlet
Wall & Floor Tiles	: China tiles for wall (7 ft high) and floor
Water line	: Hot & Cold water line
Sink	: One single bowl stainless imported sink
Washing area	: Tiles in downwash area
Exhaust fan	: High quality robust Exhaust fan (China).
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	: Heavily Secured Modern vehicular & pedestrian entrance gate opening and closing system by the security guard. Building name plate as per A/D. Security provision for control of incoming and outgoing persons, vehicles, goods etc.
Reception /Waiting Lounge	: Reception lounge with visitors' waiting area.
Staircases	: Tiles finishing with designed railing as per A/D.
Lift Lobby	: Ground floor lift lobby area with marble finishing and upper floor lift lobby area with tiles finishing as per A/D.
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	: 1 (one) 08 passenger's capacity lifts and 1(one) stretcher lift (General or equivalent). Lift's machine origin USA. 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. Emergency alarm provision. AC/VVVF Drive System. 1 meter per second speed.  Separate 1(0ne) lift provide dedicated to Land owner only.
Generator	: Stand by Generator for operation essential services e.g. 1. single Lift 2. water pump 3. light fan in common area 4. Light, fan, TV, freezer in each apartment except AC during power failures.
Substation	: Transformer, LT switchgear, HT switchgear, PFI panel, LBS of Reverie Power or equivalent of Imported standard.
CC TV	: CC TV coverage at entrance gate and lift lobby at ground floor. Control in reception or to be decided by the committee.
Prayer Space	: Prayer Space at ground floor with ablution space.
Gymnasium	: Gymnasium equipped with modern equipment for use 10-15 people at a time.
Multi-Purpose Hall	: Multi-purpose hall with elegant interior design including waterbody, deck and green area for a party of 150 people at a time with food preparation area & toilet facilities.
Garden	: Landscaped Garden in Ground Floor & Roof top.