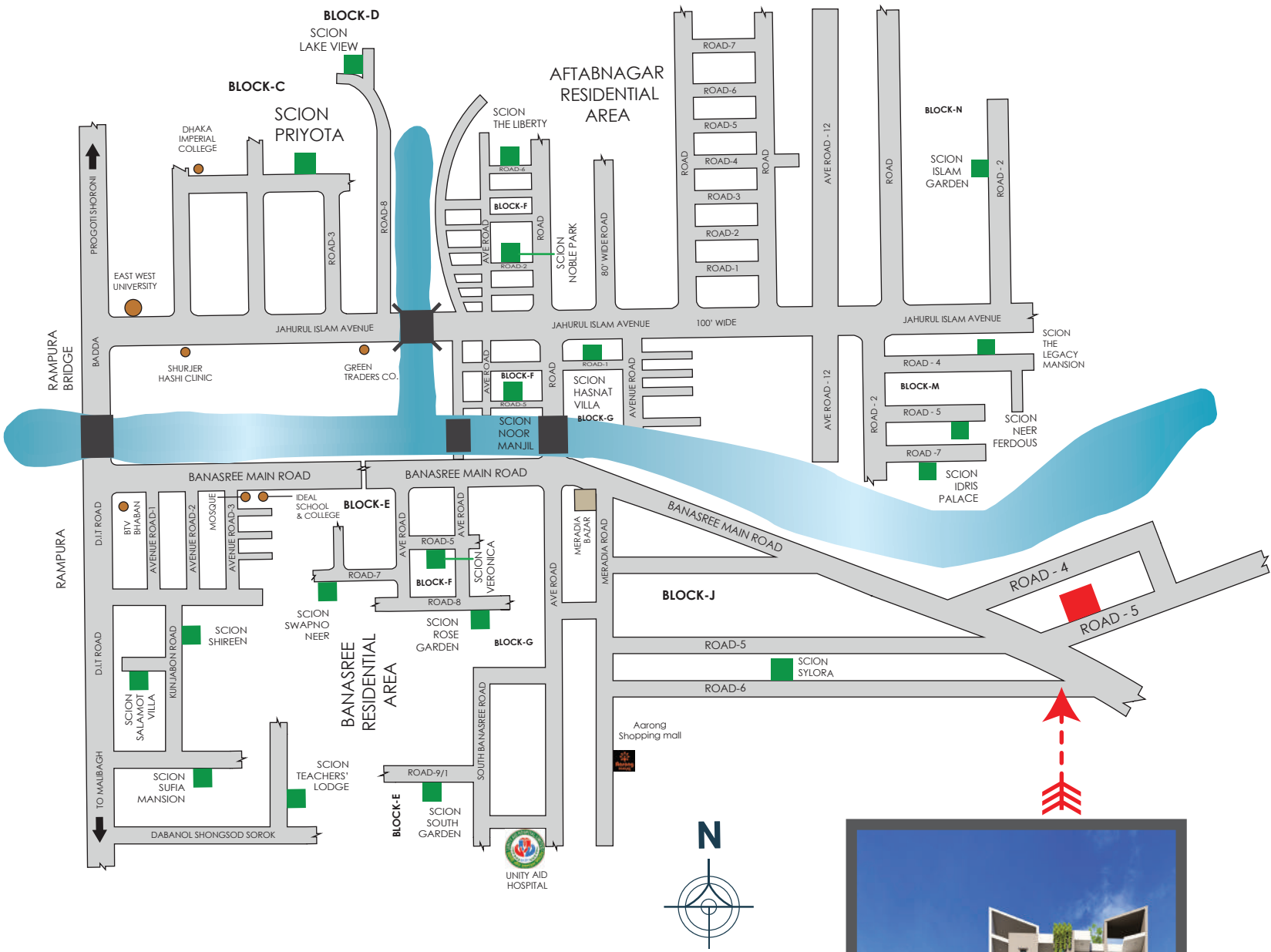


RAJUK ENLISTED | MEMBER REHAB



South Face Apartment

SCION ASSET DEVELOPER'S LTD.



Location Highlights

Educational Institutions

- Ideal School & College
- Rajdhani Ideal School & College
- National Ideal School & College
- North Point Education
- Brac University
- East-West University

Hospitals

- Farazy Hospital
- Unity Aid Hospital
- Advance Hospital
- Ibn Sina Diagnostic & Consultation
- Better Life Hospital

Grocery

- Shwapno
- Agora
- Maa Super Shop
- Samir Super Shop
- Deshi Super Shop & Pharma

Bank

- Eastern Bank
- Dutch Bangla Bank
- Brac Bank



House-79/4, Road-05, Block-J
 Banasree Link Road
 Khilgaon, Dhaka.

Lifestyle

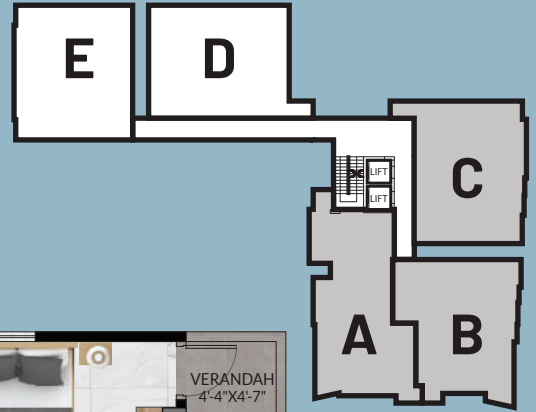
- Aarong
- Artisan

TYPICAL FLOOR PLAN

A - 1538 SFT

B - 1392 SFT

C - 1460 SFT



GROUND FLOOR PLAN

21 CARS



GENERAL AMENITIES OF THE BUILDING



- Building is planned and designed by professional Architects and Structural engineers & an earthquake of magnitude 7.5 on the Richter scale is bearable.
- For all Service connections and disposals (sewerage, solid waste etc.) British/ American/ BNBC building codes will be followed.
- Structural design parameters will be based on American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) and Bangladesh national building code (BNBC)
- Sub-soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering systematic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional designer and supervising engineers.
- All structural materials including steel, cement, bricks, sylhet sand, medium sand, stone chips and brick chips are of highest available standard and screened for quality. Direct supervision at every stage of construction is carried out by a team of experienced of qualified civil engineers to ensure the highest quality of good workmanship.
- Electricity supply approx. 220v/440v from DESCO / DPDC source with separate main cable and LT Panel/ distribution board.
- Water supply connection from WASA as per total calculated consumption.
- Underground water reservoir (2 Days storage capacity) with one main lifting pump and one suction pump.
- Sewerage lines planned for compatible requirements.
- Gas pipeline up to each apartment for LPG use.
- 24 Hours IP camera surveillance for building compound (ground floor lift and stair lobby and entrance as per design) with 15 days recording storage.

UTILITY CONNECTIONS

- Each apartments will have individual LPG gas connection line for double burners.
- Each apartments will have individual electric meter (as per Required load).
- Building complex will have a common WASA meter.

Note: All utility connections are subject to approval of concerned authority.

WATER RESERVOIR

- Underground water reservoir with Suction Pump (Gazi / RFL) for store two days' consumption capacity.
- An overhead water reservoir above the rooftop with capacity for serve half day requirement with one Lifting Pump (Gazi / RFL) .





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YEARS OF
EXCELLENCE

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scionassetbd.com

SCION
ASSET DEVELOPERS LTD

STAR CENTRE
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Gulshan Avenue, Gulshan-1
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GENERAL DISCLAIMER

The details presented in this brochure are subject to change without prior notice. All measurements provided are approximate and should be considered as estimates. The illustrations included serve solely for presentation purposes and may not accurately reflect the actual property. Please note that the apartments are sold unfurnished and any furniture or fixtures depicted in the brochure are not included in the offer or contract. Features and amenities listed may vary based on availability and market conditions, as well as design requirements or price fluctuations.