Corporate Office

AAIRAH LIMITED

Navana FS Cosmo Tower, Level # 12, Plot # 4B, Road # 94,
Gulshan-02, Dhaka-1212, Bangladesh

HELP LINE

+880 2226 601 339 | +880 2226 601 340

+880 1711 507 678 | +880 1747 902 930

AAIRAH LIMITED

info@aairahltd.com
www.aairahltd.com

AAIRAH LIMITED



Shimizan

RESIDENCE

Experience **Shimizan** Living

Aairah presents Shimizan, a refined residential address where thoughtful architecture, modern comfort, and elegant details come together in perfect harmony.

Every space is designed with purpose, creating a home that feels sophisticated, welcoming, and effortlessly connected to the way you live.

Welcome to **Shimizan**.

Designed for a life beautifully lived



Welcome to

Jolshiri Abashon

where every day feels more
spacious, peaceful, and connected.

Where Modern Living Meets the Calm of Nature.

Jolshiri Abashon brings together contemporary urban living and the tranquility of a thoughtfully planned environment. With open green spaces, serene surroundings, lakes, community amenities, and well-connected neighborhoods, it offers a refreshing balance between the energy of city life and the comfort of nature.



Aairah Shimizan

Shimizan is a refined residential address by **AAIRAH**, envisioned as a graceful expression of contemporary urban living. Defined by elegant architecture, generous balconies, landscaped surroundings, and a quiet sense of privacy, it offers a home where modern sophistication feels natural and effortless.

Within, every space is shaped around light, openness, and harmony. Expansive living areas, beautifully proportioned bedrooms, inviting balconies, and thoughtfully composed interiors create a sense of calm, comfort, and understated luxury. Each detail is considered not simply for how it looks, but for how it feels to live with every day.

From its architectural presence to the intimacy of its interiors, **Shimizan** reflects **AAIRAH's** philosophy of creating residences with enduring character, timeless elegance, and a deeply personal sense of belonging.

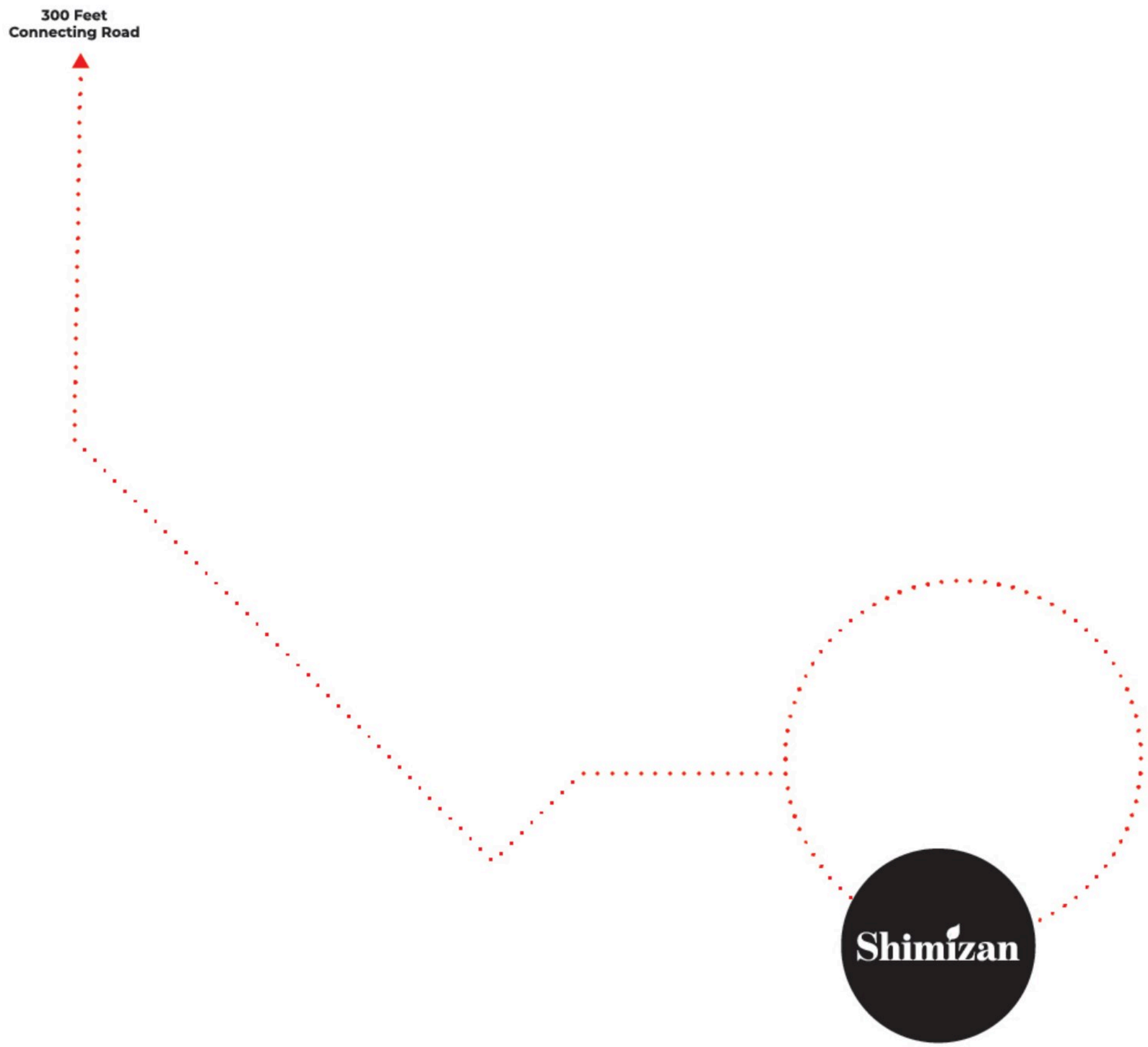
Where refined living becomes a lasting experience.

THE LOCATION

of Your Dream Home



Plot 035, R 404, S 11, Jalshiri Abashon, Rupgonj, Dhaka


300 Feet
Connecting Road
Shimizan

Amenities

Designed for Better Living

17.40 km
beautiful lake

Golf Course

40,60,100 and
140 feet sub road

Play Ground

Jolshiri Central Park

Sector wise Park

Urban Green

Amusement Park

Mosque in all Sectors

Nursery &
Primary School

Secondary
School & College

University

Hospital &
Medical College

Clinic

Grocery/Kacha bazar

Super Shop

Central
Business District

5 Star Hotel

Community Hall

Fire Station

Filling Station

Police Station

Electric Sub Station

Sewerage
treatment plant

Graveyard

AT A GLANCE

Address
Plot# 035, Road# 404, Sector# 11, Jolshiri Abashon, Rupgonj, Dhaka

Project Type
Residential Building

Land Area
5 katha

Stories of Building
(G+M+8) = 9 storied

Number of Apartments
08 Nos.

Size of Apartments
2850 sft.

Total Car Parking:
08 Nos.

Lift:
1 Nos. (8 Person)

Developer:
AAIRAH LIMITED.

FACILITIES

Lift, Generator, Fire Safety, Community Hall Room, Garden, Bar B Q Zone, Always Natural Lights and Ventilation.

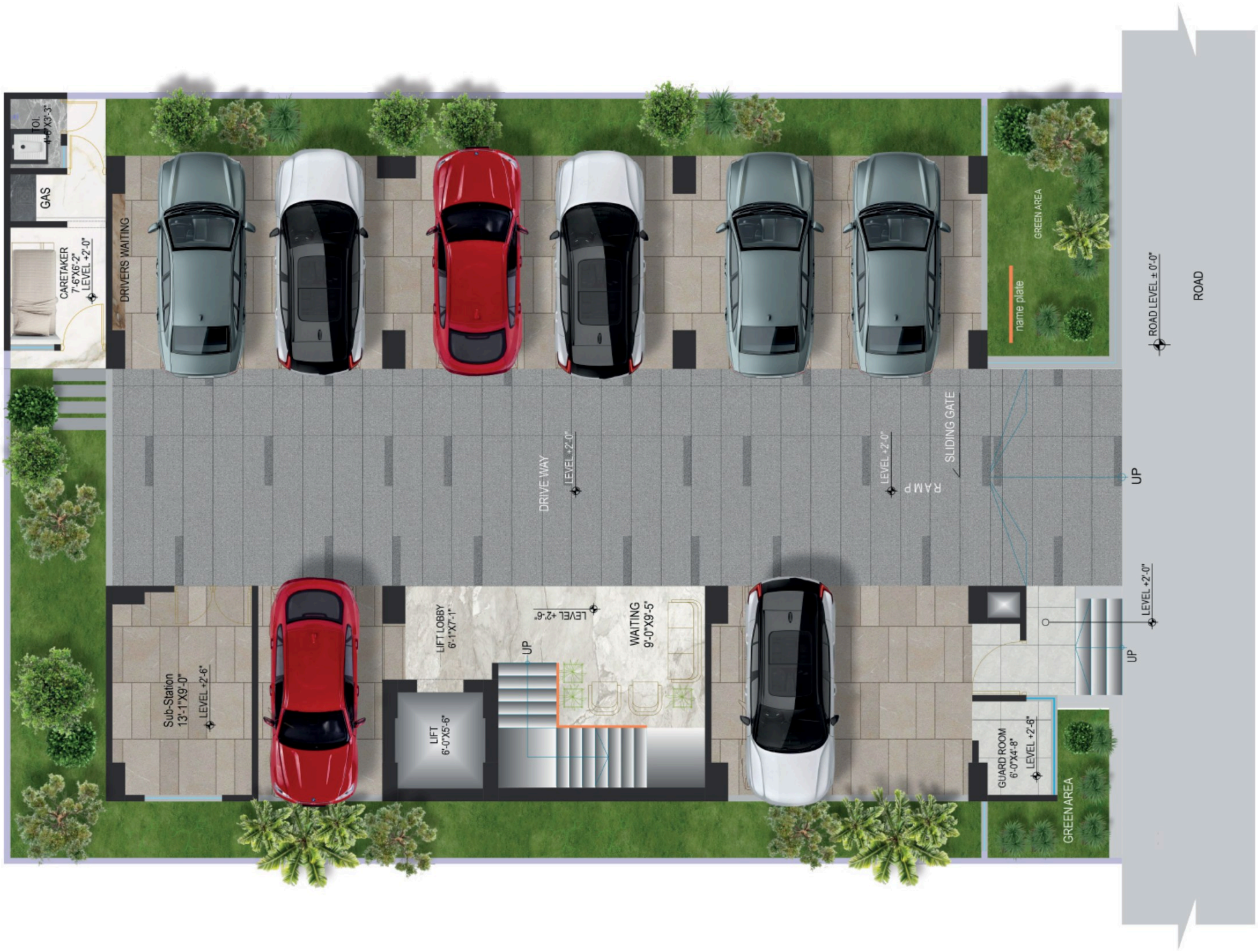
Aairah Shimizan

Axono View Ground Floor | Parking



Aairah Shimizan

Ground Floor Plan



N

Parking | Caretaker Room

An Entrance
That Sets the Tone
For Elevated Living



Aairah Shimizan

Mezzanine Floor Plan



N

Community Space

WHERE REFINED

LIVING WELCOMES

You Home

Aairah Shimizan

Axono View 1st & 2nd Floor



1st & 2nd Floor Plan



N

4 Bedrooms | Living Room | Dining Room | Kitchen | Servant's Bedroom | Toilet | Verandah

Aairah Shimizan

Axono View 5th & 6th Floor



Aairah Shimizan

5th & 6th Floor Plan



N

4 Bedrooms | Living Room | Dining Room | Kitchen | Servant's Bedroom | Toilet | Verandah

Roof Plan


seating
CLOTH DRYING AREA
LIFT MACHINE ROOM
12'-8"X5'-10"
store
8'-4"X9'-2"
DN
UP
seating
N

A Peaceful Space Made for

Quiet Moments.


Luxury that feels natural
comfort that
feels timeless.



GENERAL FEATURES

01 — THE ARRIVAL
A grand double-height entrance creates an impressive first impression, complemented by a secure modern gate and dedicated concierge service for 24/7 monitoring. The entrance experience is further enhanced by elegant exterior lighting and a refined boundary wall.

02 — THE FIRST IMPRESSION
Lush greenery and decorative planters soften the open spaces, while premium paving blocks define the driveways and parking areas. The façade combines architectural grooves, cladding tiles, glass and premium paint finishes to create a sophisticated exterior identity.

03 — THE SECURITY LAYER
Designed with peace of mind in focus—comprehensive CCTV surveillance covers entry points, lift lobbies and the building perimeter, supported by controlled access and concierge monitoring.

04 — THE WELCOME LOUNGE
Near the entrance, a tastefully designed and fully furnished waiting lounge offers residents and visitors a comfortable place to pause. Carefully planned accent lighting highlights the vertical architecture and surrounding greenery.

05 — EVERYDAY CONVENIENCE
Functionality is built into the details with an efficient perimeter drainage system, dedicated driver's waiting area with attached toilet, reserved parking for every apartment, and convenient waste collection facilities.

06 — CONNECTED LIVING
An integrated intercom system connects the concierge with every unit, creating a seamless communication network throughout the residence.

07 — THE MEZZANINE EXPERIENCE
A dedicated community space provides a refined setting for meetings and gatherings, furnished according to the architect's design. Elegant lighting and a convenient powder room complete the space.

08 — ABOVE IT ALL
The rooftop transforms into a private lifestyle space with a beautifully landscaped setting and dedicated BBQ area with portable BBQ table—perfect for relaxed evenings and social moments.

09 — BUILT FOR THE ELEMENTS
The rooftop is designed to withstand everyday weather conditions with water- and heat-resistant construction, an effective drainage system, non-slip weather-resistant tiles, and a 4'-0" protective parapet wall/railing around the perimeter.

10 — PRACTICAL BY DESIGN
Even the practical details receive thoughtful attention, including a separate clothes-drying area with dedicated drying lines, ensuring everyday functionality without compromising the overall aesthetic.





FEATURES & AMENITIES

01 | ELEGANT FLOORING & FINISHES

Every floor features premium branded tiles chosen for lasting durability and sophisticated aesthetics. Kitchens and bathrooms are finished with coordinated glazed wall tiles and matte, anti-slip flooring for enhanced safety and comfort.

02 | A DISTINCTIVE ARRIVAL

A solid wooden main entrance door, creates a lasting first impression. Door chain, check viewer, premium door knocker and an elegant apartment nameplate complete the entrance.

03 | TIMELESS WOODCRAFT

Internal doors feature 7' high French-polished teak/chamble veneer shutters with matching wooden frames, adding natural warmth and understated elegance to every room.

04 | LIGHT, AIR & PRIVACY

Sliding glass windows and doors are thoughtfully positioned according to the floor plan, featuring mushaira lining, rainwater barriers and fly-proof netting. Safety grills and full-height kitchen-veranda grills provide added security.

05 | ELEVATED BATHROOMS

Bathrooms are fitted with premium branded sanitary ware, faucets, fittings, accessories and large mirrors. Master and second bathrooms feature elegant marble countertops with cabinet basins, along with concealed hot-and-cold water lines.

06 | PREMIUM MATERIAL PALETTE

Bathroom doors combine wooden frames with quality Formica shutters. Interior walls receive premium plastic paint, while exterior surfaces are protected with weather coat or master paint. Selected wood and metal elements receive polished and enamel finishes.

07 | A KITCHEN MADE TO PERFORM

Designed around everyday functionality, the kitchen features a durable granite countertop, high-polished stainless-steel sink and mixer faucet. Provisions include gas burner inlet and outlet, alongside concealed hot-and-cold water lines.

08 | EFFORTLESS VERTICAL ACCESS

A high-quality 1–8 passenger lift from a reputed international manufacturer ensures smooth vertical mobility in accordance with Jolshiri guidelines. Features include an auto-voltage regulator, inverter, adequate lighting, full-height photocell sensor and emergency alarm.

09 | REFINED LIFT LOBBIES

Every floor welcomes residents with thoughtfully finished lift lobbies featuring tiled flooring and attractive lift-wall treatments—creating a cohesive and refined experience throughout the residence.

10 | BRIGHTER, SAFER STAIRWAYS

Tiled staircases offer durability, easy maintenance and a clean architectural appearance. Sliding windows at stair landings introduce natural daylight and ventilation, creating a more comfortable circulation experience.



Intelligent
Design
Seamless
Comfort

ESSENTIALS, CRAFTED FOR LIVING

01 — POWER, WHERE YOU NEED IT
Thoughtfully positioned light points, concealed fan hooks and power outlets serve the bedrooms, living, dining, kitchen, toilets and balconies. Dedicated AC provisions are provided for the master bedroom, child's bedroom and living room.

02 — CONNECTED BY DESIGN
The residence is prepared for modern connectivity with concealed outlets for cable TV, telephone and internet, including dedicated connections in the living room and master bedroom. Each apartment also features CCTV surveillance and intercom, with an additional concealed-line intercom in the family lounge.

03 — A BREATH OF FRESH AIR
The kitchen includes dedicated provision for an exhaust fan, supporting better ventilation and everyday comfort.

04 — LIGHTING THAT COMPLETES THE SPACE
Provision is made for elegant wall-bracket lighting throughout bedrooms, living areas, dining/family lounge and common spaces. Bathrooms, kitchen, staff bedroom and verandas receive appropriately planned lighting provisions.

BACKUP WITHOUT COMPROMISE

05 — POWER THAT STAYS WITH YOU
A diesel-run, emergency auto-start/stop canopied generator is planned to provide reliable power-failure backup. The generator will feature a high-quality engine, selected by the developer.

06 — ESSENTIALS NEVER GO OFFLINE
The standby generator is designed to provide backup power to all electrical points within each apartment, excluding air-conditioning units.

It will also support essential building services including:

Lift · Water Pump · Lobbies · Intercom · Staircases · Car Parking · Reception

POWER, CONTROLLED & PROTECTED

07 — SMART POWER DISTRIBUTION
A dedicated transformer with LT panel board and PFI plant will ensure efficient power distribution and voltage control.

Imported electrical switches, circuit breakers, plug points and accessories are specified for improved safety, durability and performance.

WATER, ALWAYS WITHIN REACH

08 — BUILT-IN WATER SECURITY
A comprehensive water system is designed around reliable storage, pumping and emergency provision:

- Underground water reservoir with lifting pump, sized for approximately two days' consumption.
- Rooftop overhead water tank with capacity for approximately half a day's requirement.
- Standby water pump for emergency situations.



STRENGTH
THAT ENDURES

ESSENTIALS, CRAFTED FOR LIVING

Engineered for Strength. Built for Lasting Value.

STRUCTURAL DESIGN

- Designed in accordance with BNBC 2020, ACI & ASCE-7 standards.
- Wind-load design based on 237 km/h wind velocity.
- Earthquake-resistant design as per BNBC Seismic Zone 2.

MATERIALS

Steel — Grade 500W AKS deform bar.
Cement — Quality cement from Shah Cement.
Aggregates — Stone Chips (Selected from trusted suppliers for strength and durability.)
Bricks — 1st-class machine-made auto bricks.
Sand — FM 2.3-2.5 for RCC
FM 1.2 - 1.5 for plaster / BW

WALL & PLASTERING

External Walls: 1st-class machine-made solid bricks.
Internal Walls: 5-inch plastered brickwork.
Plastering: Quality cement with suitable admixture for improved damp resistance.

QUALITY ASSURANCE

Materials are selected to ensure strength, durability and consistent performance. Equivalent materials may be used when specified materials are unavailable, subject to approval.

AFTER-SALES SERVICE

- Apartment Owners Association formation & Bye-Laws
- Association staff recruitment & training
- Bill collection & payment system

WARRANTY

For a period of one year, the Developer will address any major defects that are covered under the applicable warranty terms and conditions.