

Corporate Office

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DREAMSCAPE



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Comfort and elegance,
**built for
bigger
dreams.**



DREAMSCAPE

Welcome to

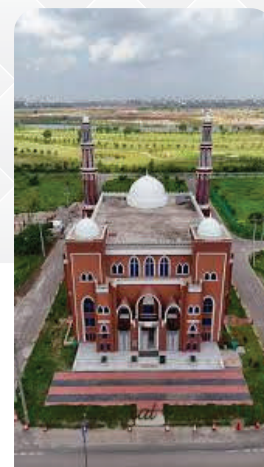
Jolshiri

A b a s h o n

New era of comfort living



- ◆ 17.40 km beautiful lake
- ◆ Golf Course
- ◆ 40,60,100 and 140 feet sub road
- ◆ Cycling Track Play Ground
- ◆ Jolshiri Central Park
- ◆ Sector wise Park
- ◆ Urban Green
- ◆ Amusement Park
- ◆ Mosque in all Sectors
- ◆ Nursery & Primary School
- ◆ Secondary School & College
- ◆ Bangladesh International School & College
- ◆ Jolshiri High School & College
- ◆ Cantonment Public School & College
- ◆ University
- ◆ Hospital & Medical College
- ◆ Clinic
- ◆ Market/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



**Comfort and elegance,
built for bigger dreams.**

As **AAIRAH Limited** embarks on its journey to shape the skyline with landmark developments, it remains steadfast in its mission to contribute to the country's real estate landscape by offering value-driven, durable, and elegant properties that enhance the way people live, work, and thrive.

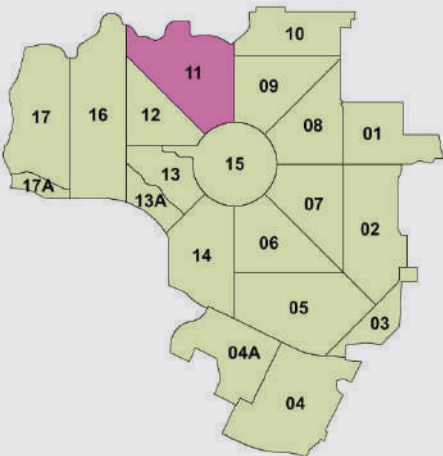
We, **AAIRAH Limited**, are dedicated to creating exceptional residential and commercial properties that redefine modern living and working. We are driven by a passion for innovation, striving to incorporate cutting-edge design, sustainable practices, and superior construction techniques into every project.

Our focus extends beyond simply building structures; we aim to cultivate thriving communities that foster connection and enhance the lives of those who inhabit them. At **AAIRAH Limited**, we believe in transparency, integrity, and building lasting relationships with our clients. From concept to completion, we are committed to providing unparalleled customer service and exceeding expectations.

AAIRAH Limited inherits a legacy of trust and excellence, and we are confident in our ability to shape the future of the real estate landscape, one exceptional development at a time.

A good and open working relationship, we believe, is essential for a successful job to be done. We will remain competitive and continue to lead in the construction business in the country.

In retrospect, the company has already carved an icon of identity which puts us in a position to be proud of what we have now and what we will be in the future.



Location Map

AAIRAH DREAMSCAPE enjoys a prime location within Jalshiri, an esteemed residential community near Purbachal, developed under the auspices of the Bangladesh Army Welfare Trust. This address offers a sophisticated and secure lifestyle, characterized by modern living spaces and meticulous urban planning.

With convenient access to key Dhaka destinations, including the airport, Bashundhara, and Gulshan, Jalshiri provides residents with a high quality of life, enhanced by wide roads, verdant parks, educational and healthcare facilities, and dedicated commercial zones.

AAIRAH DREAMSCAPE is ideal for families seeking a prestigious address that combines comfort, security, and contemporary amenities within an environmentally conscious setting.

PROJECT **at a** Glance

Name:

AAIRAH DREAMSCAPE

Address:

Plot# 025, Road# 510A Sector# 11, Jolshiri, 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:

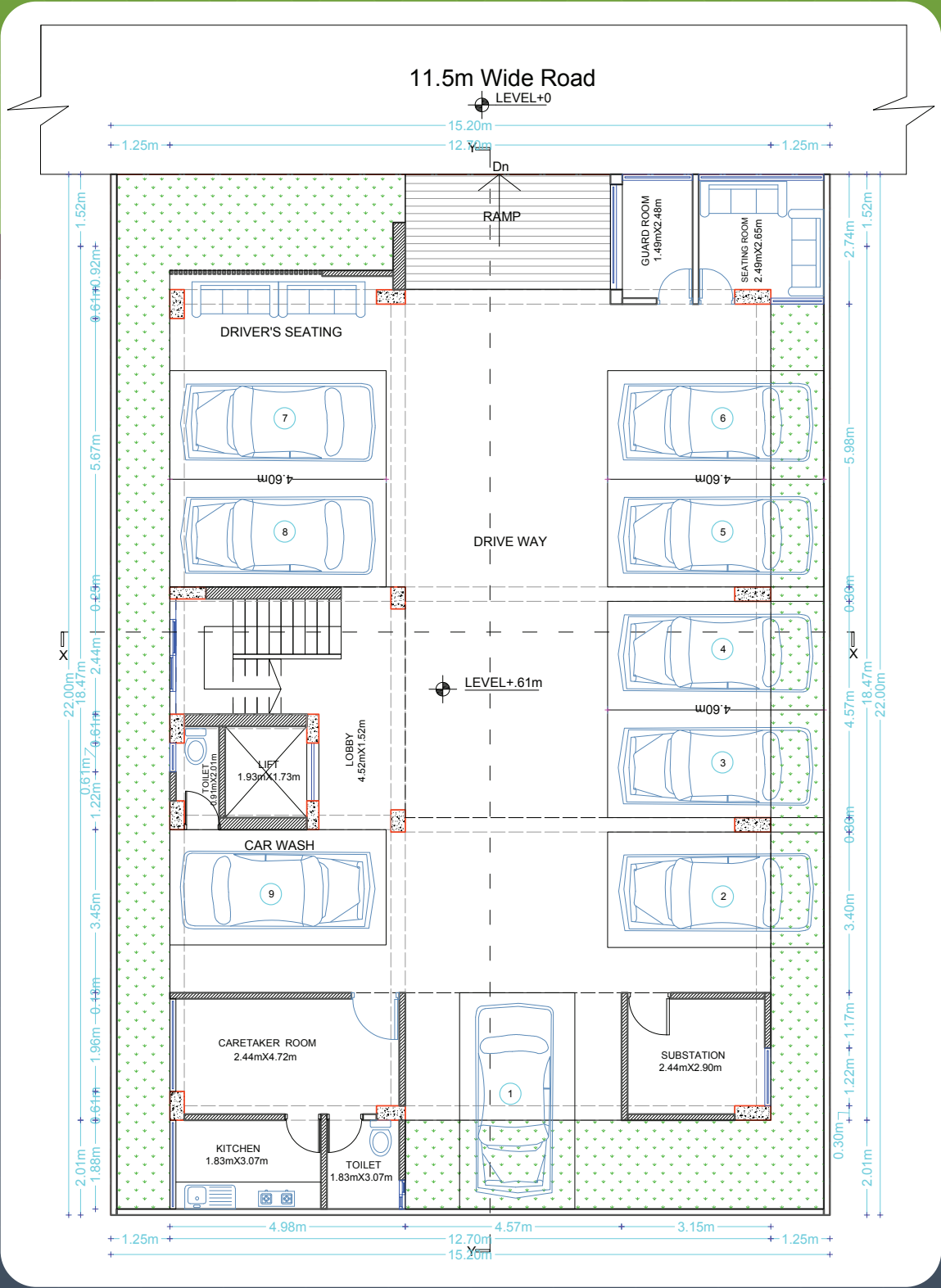
1 Nos.

Developer:

AAIRAH LIMITED.



GROUND FLOOR PLAN

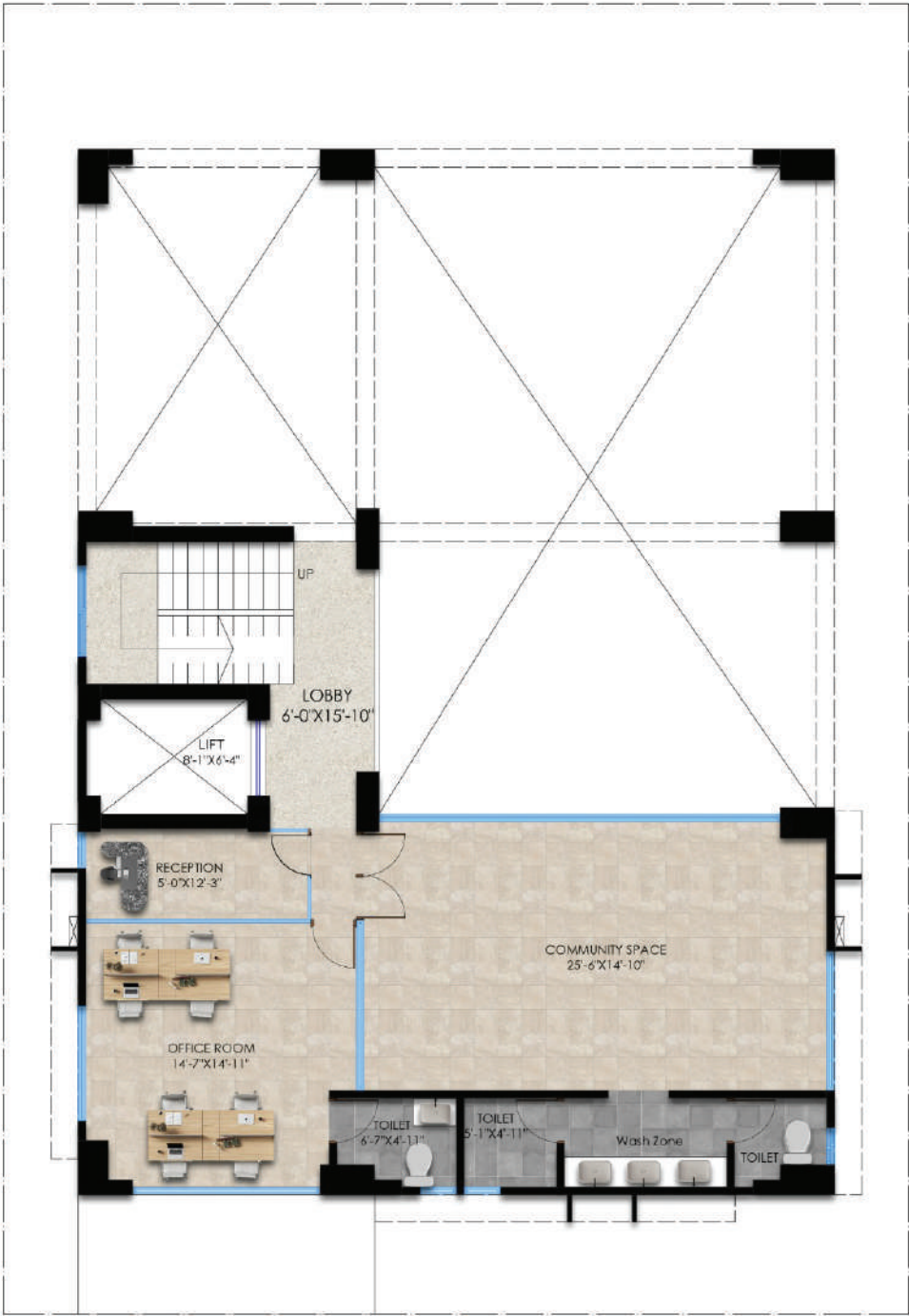


AXONOMETRIC VIEW



GROUND FLOOR PLAN
SCALE: 1:100

MEZZANINE FLOOR PLAN



MEZZANINE FLOOR PLAN



MEZZANINE FLOOR



1ST TO 6TH FLOOR PLAN



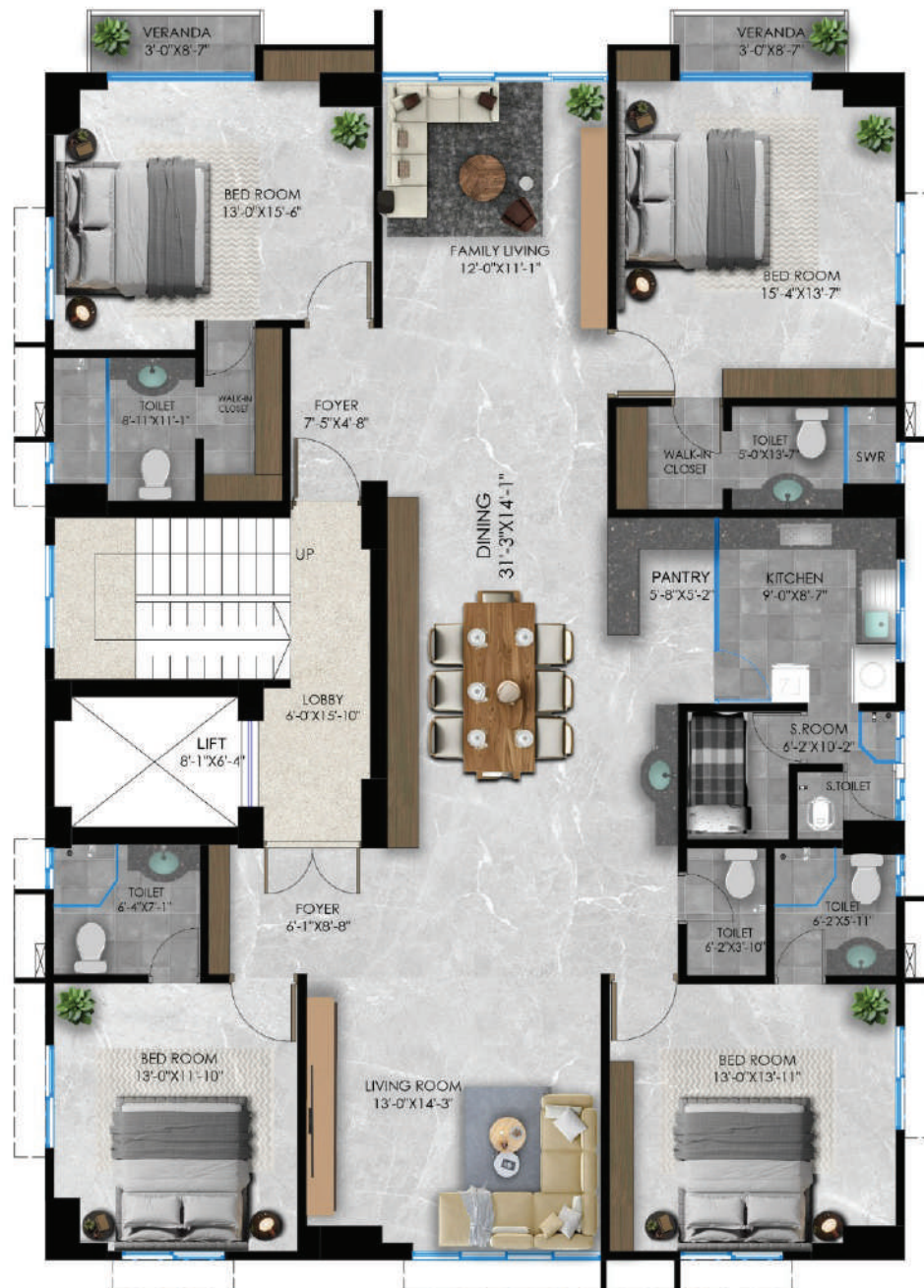
1ST TO 6TH FLOOR



AXONOMETRIC VIEW



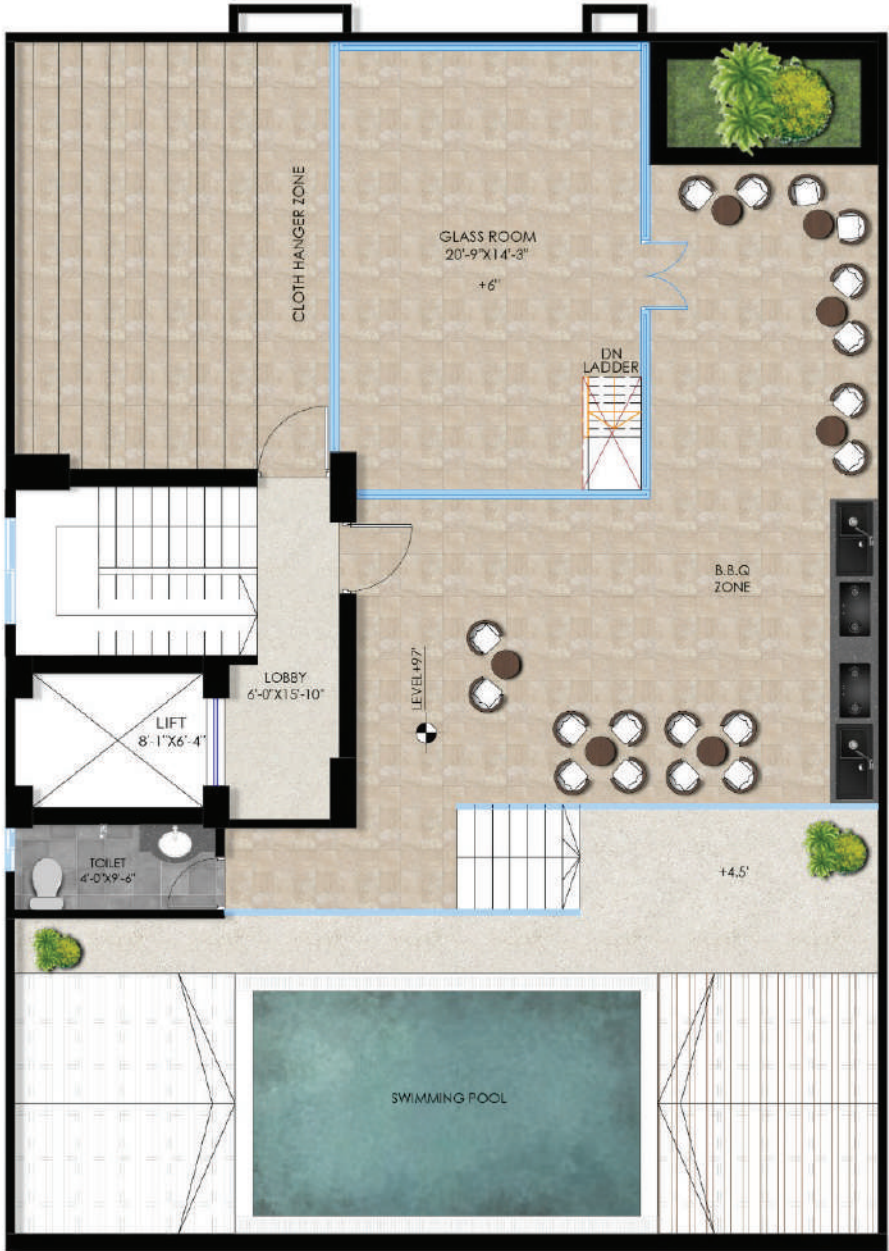
7TH FLOOR PLAN



7TH FLOOR



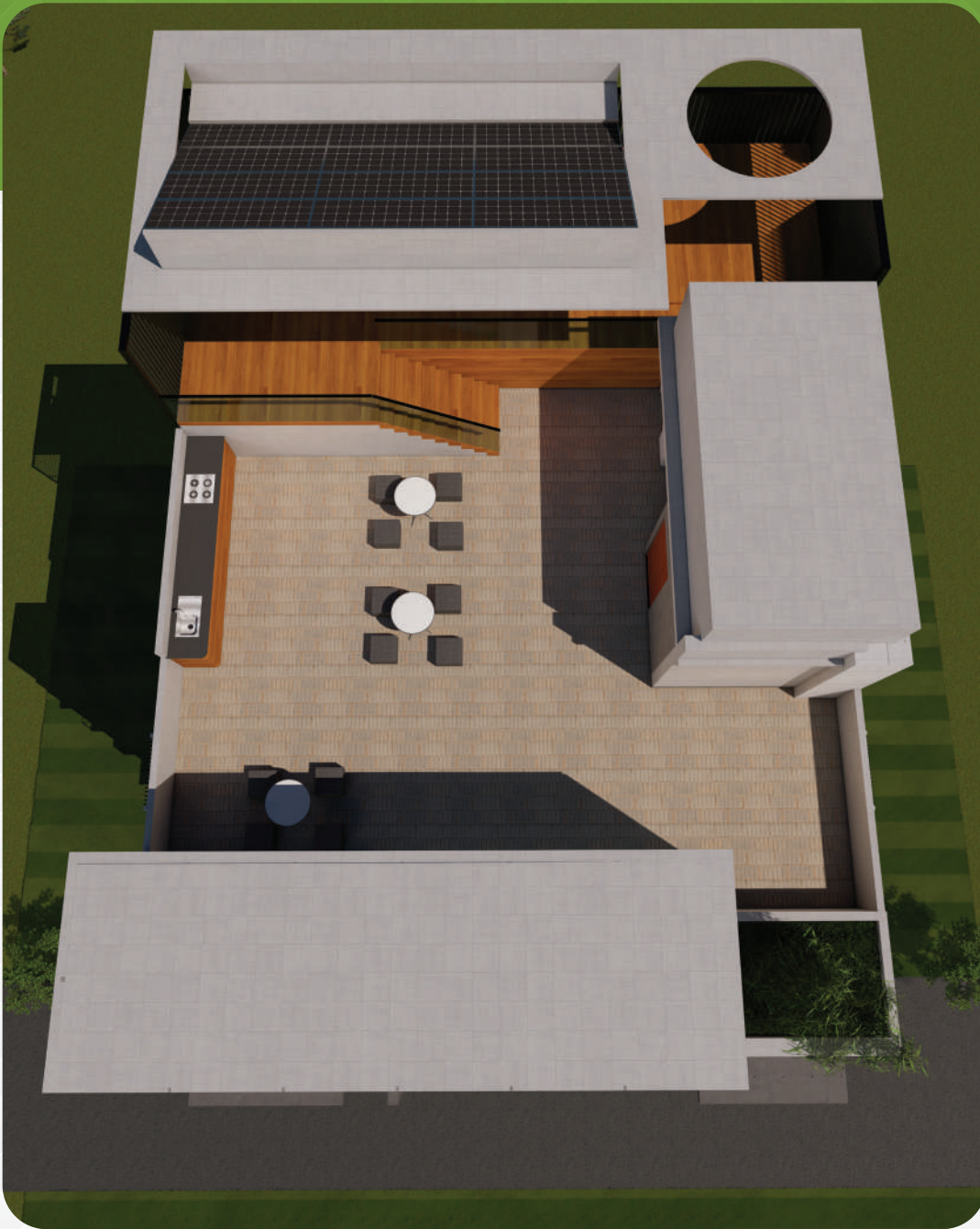
ROOF PLAN



ROOF PLAN



ROOF AXONOMETRIC VIEW



FEATURES & Amenities



STRUCTURAL DESIGN & MATERIALS

- Structural design will follow the guidelines of BNBC 2020, American Concrete Institute (ACI), and ASTM (American Standards for Testing Materials) codes.
- Wind load design will consider a wind velocity of 210 km/h by BNBC.
- Earthquake resistance will be ensured following BNBC standards for Seismic Zone 2.
- 72-grade deformed bars will be used at all structural elements.
- Exterior walls will be constructed using 1st class machine-made solid bricks.
- Interior walls will be 5" thick, made of plastered brickwork.
- High-quality cement will be used for plastering, with admixture added to external plaster to prevent dampness.

MAJOR STRUCTURAL MATERIALS:

- Steel: High-strength deformed bars from reputed manufacturers such as AKS or equivalent.
- Cement: Quality cement sourced from renowned cement brands in Bangladesh such as Shah Cement or equivalent.
- Aggregates: Sourced from trusted suppliers, ensuring high-grade materials for optimal strength and durability.
- Bricks: 1st class machine-made auto bricks for enhanced durability and uniformity.
- Sand-Coarse Sand: FM 2.5 to FM 3.00
- Fine Sand: FM 1.2 to FM 1.50

NOTES

Any optional or additional work may be carried out by the Developer at an additional cost to the apartment owner, subject to negotiation and approval by both parties. In case of non-availability or shortage of the materials mentioned in the proposal, equivalent materials of similar quality and price will be used. The warranty period will be one year from the date of handing over possession of the apartments to the landowner. During this period, any major defects observed will be rectified by the Developer.

AFTER SALES SERVICE

- Preparation of Bye-Laws and formation of the Apartment Owners Association.
- Recruitment and training of Association staff
- Development of bill collection and payment systems.



TILES

- All floors, excluding the kitchen and bathrooms, will be finished with high-quality, branded floor tiles that perfectly blend durability and aesthetic appeal.
- Kitchen and bathrooms will feature glazed ceramic tiles on the walls in elegant colors and patterns, enhancing visual appeal. The floors will be finished with color-coordinated, matte-finished, non-slip tiles to ensure safety and style.

DOORS

- **Main Door:** The main entrance will feature a solid Burma Teak door measuring 3'-9" x 7', equipped with premium fittings including a door chain, check viewer, door knocker, and an elegant apartment nameplate for added security and style.
- **Internal Door:** All internal doors, except for bathrooms, will feature 7' high French-polished teak chamble veneer door shutters set with matching teak chamble or mehogoni door frames, adding a touch of sophistication and warmth to the interior spaces.

SLIDING DOORS & WINDOWS

- Sliding glass windows and doors will be provided as per the floor plan, complete with mosquito netting, rainwater barriers, and fly-proof netting to ensure comfort, durability, and protection from the elements.
- Safety grills on windows and full-height grills on kitchen verandas.

BATHROOM FEATURES

- High-quality, branded sanitary ware (wash basins, lavatory seats, etc.) installed in all bathrooms.
- Marble counter tops with imported basins in the master and second bathrooms.
- Other bathrooms will feature branded pedestal basins as per the developer's choice.
- Concealed shower areas with curtain rails in master bathrooms for privacy and waterproof curtains.
- Premium concealed flush system, accessories, and large mirrors in all bathrooms.
- Concealed hot and cold waterlines in all bathrooms.
- Bathroom doors with teak chamble or mehogoni frames and formica shutters from Super, Amber, or Akij.



FEATURES & Amenities



PAINTING & POLISHING

- Interior: Plastic paint (Berger/Asian/Nippon/Dulux).
- Exterior: Weather coat or master paint.
- Polished wood surfaces and enamel-painted metal surfaces.

KITCHEN FEATURES

- Granite in kitchen counter top.
- High-polished stainless steel kitchen sink with an imported mixer faucet.
- Provision for gas burner inlet and outlet in the kitchen.
- Concealed hot & cold waterline.

LIFT, LOBBIES & STAIRCASES

- High-quality 1-8 passenger lift from a reputed international manufacturer, as per Joshi guideline, featuring an auto voltage regulator, inverter, adequate lighting, full-height photocell sensor, and emergency alarm.
- Tiled staircase for easy maintenance and a clean aesthetic.
- Tiled floors and attractively designed lift lobbies to enhance the elegant look of lift lobbies on each floor.
- Sliding window in stair landing for natural light and ventilation.

ELECTRICAL FEATURES

- Adequate light points, concealed fan hooks, and power outlets in all bedrooms, living room, dining space, kitchen, toilets, and balconies.
- Sufficient space and suitable power outlets for air conditioners in the master bedroom, the child's bedroom, and the living room.
- Concealed conduits for cable TV, telephone, and one Internet connection in the living and master bedroom.
- CCTV surveillance system and video intercom at the main entrance.
- One power outlet with a concealed line in the living room.
- Provision for an exhaust fan in the kitchen and toilets.





FEATURES & Amenities

LIGHTS

- Provision for wall brackets in all bedrooms, the living room, dining/family lounge, and common areas.
- Appropriate lighting provided in bathrooms, kitchen, staff bedroom, and verandas.

GENERATOR

A diesel-run emergency auto start/stop canopied generator, EU Standard, will be provided for power failure backup, with the following specifications:

Engine: Perkins/Cummins or high-quality options as per the developer's choice.

Alternator: Stamford/Mecco-Alte or high-quality options as per the developer's choice.

THE GENERATOR WILL SUPPORT

A high-capacity standby generator will provide full backup power to all electrical points in each apartment, excluding air conditioning units. It will also ensure uninterrupted power for essential services such as the lift, water pump, lobbies, intercom system, staircases, car parking area, and reception.

SUBSTATION

- Transformer with LT panel board and PFI plant of required capacity to ensure efficient power distribution and voltage control.
- Imported electrical switches, circuit breakers, plug points, and other accessories for enhanced safety, durability, and performance.

WATER

- Underground water reservoir with a lifting pump to store two days' consumption capacity.
- Overhead water tank on the rooftop with the capacity to serve half a day's requirement.
- One standby water pump for emergency use.
- Deep Tube well.



Terms & Conditions



ALLOTMENT

Allotment will be made on a first-come first-served basis. On acceptance of verbal confirmation and down payment, **AAIRAH LIMITED** will issue an allotment letter to the purchaser receipt of which he/she shall start making payments as per schedule of payments mentioned in the OFFER LETTER. Purchaser willing to make onetime payment will be rewarded with substantial rebate. Until the full payment of installments the purchaser shall have no right to transfer the allotment to a third party.

PAYMENT

All payments should be made by A/C payee cheque or bank draft or pay-order or cash in favor of “**AAIRAH LIMITED.**” Bangladeshis residing abroad may remit payments by TT or DD. The purchaser must strictly follow the payment schedule. **AAIRAH LIMITED** may issue reminders to the purchaser for delay in payment beyond due date.

COMPANY'S RIGHTS

The company may make minor changes in the design both Architectural & Structural of the project, should these become necessary. Limited changes in the specification and facilities may be made by **AAIRAH LIMITED** for overall interest of the project.

HANDOVER

The possession of each apartment & parking space will be duly handed over to the allottee on completion & full payment of installments & other charges & dues. Prior to this, possession of the apartment will remain with the company.

UTILITY CONNECTION

Connection fee, security deposit for water, Gas & Electricity and procession costs relating to these are not included in the apartment price installment for the **AAIRAH LIMITED** apartment. **AAIRAH LIMITED** will make these payments directly to the authorities concerned and the purchasers shall reimburse the same to **AAIRAH LIMITED.**

TRANSFER OF THE OWNERSHIP

Proportionate share of indivisible land as well as apartment will be registered in favor of each purchaser as per the current rules & regulations of Ministry of Works. If the ownership required to be registered other than the name of purchaser a service charge will be imposed as determined by **AAIRAH LIMITED.**

TRANSFER COST

All costs pertaining to transfer of ownership like stamp duty, registration fee, Vat, documentation charges, processing expenses, etc. Will be borne by the purchaser. Cost will be charged on actual basis.

CANCELLATION

If the payment is delayed beyond two months, the company has the right to cancel the allotment without any notice. In the event of delayed allotment or surrender of allotment, refund would be made of reducing 10% service charge only after 03 (three) months from the date of cancellation or surrender.

MANAGEMENT

The purchaser must undertake to become a member of the Owners' Association, which will be formed by the owners of the apartments for management of the general affairs of the complex for common interest. Each apartment owner (for each allotment of apartment) must initially deposit an amount decided by the association in the reserve fund of the association for main-training management expenses of the complex.

SUBSERVIENCE

The terms of allotment and/or transfer of proportionate land of the project shall be subservience to the terms of lease deed.