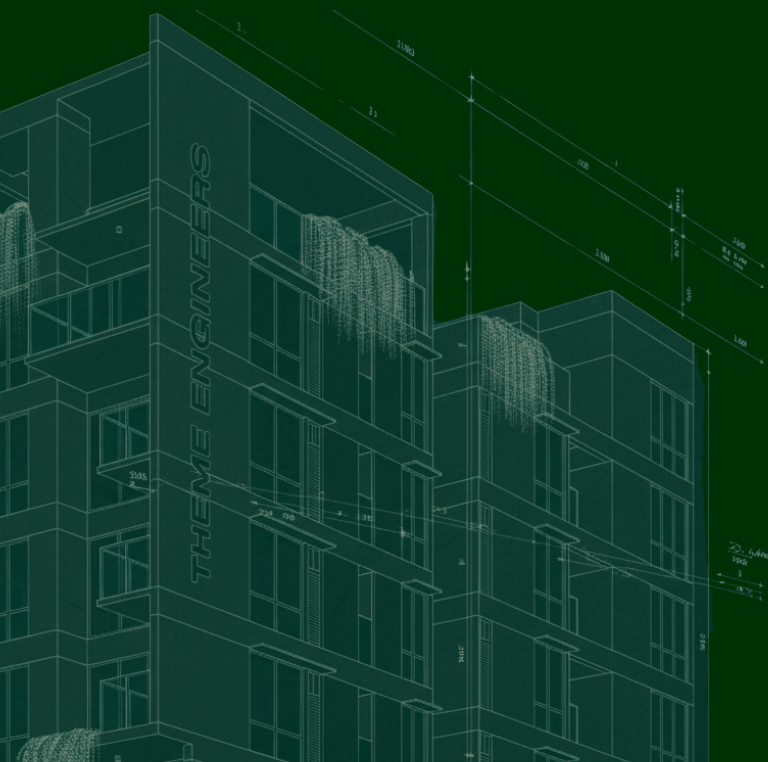
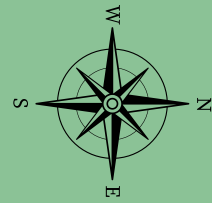


# Theme Elegant



 Theme Engineers  
Since 2004  
... for better home



Kuril Biswa Road



300 Feet Purbachal Expressway



kanchon

100 Feet Madani Avenue



Beraid



Bashundhara Water Garden



Bashundhara Sports City



Bashundhara Medical City



Bazar Pratidin

Theme Elegant  
P# 2794, R# 19/A



Proposed 200' wide Road

Road 19 (60' Wide)

Road 19 (60' Wide)

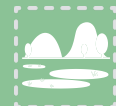
Road 18

Road 17

Road 16

Road 21

Road 22





# Theme Elegant





*Theme Elegant is crafted for families who value space, light, privacy, and enduring quality. Every detail reflects a commitment to modern living, intelligent planning, and timeless aesthetics—right at the heart of Bashundhara R/A.*





# PROJECT SNAPSHOT

|                       |                                                                                  |
|-----------------------|----------------------------------------------------------------------------------|
| Project Name:         | THEME ELEGANT                                                                    |
| Type of Building:     | Residential                                                                      |
| Stories of Building:  | B+G+8 (9 Storied)                                                                |
| Land Area:            | 10 Katha                                                                         |
| Road Width:           | 60 ft. Wide Road                                                                 |
| Plot Facing:          | North                                                                            |
| Address: Plot:        | 2794, Road:19/A, Block: M, Bashundhara R/A                                       |
| Number of Apartments: | 16                                                                               |
| Apartment Sizes:      | 2,100 SFT/ 2,500 SFT/ 4,600 SFT                                                  |
| Number of Elevator:   | 1                                                                                |
| Number of Parking:    | 16                                                                               |
| Common Amenities:     | Swimming Pool, Community Hall, BBQ Zone, Playing Area, Gymnasium, Gardening Area |
| Handover:             | December, 2027                                                                   |





**THEME ENGINEERS**

THEME  
ELEGANT

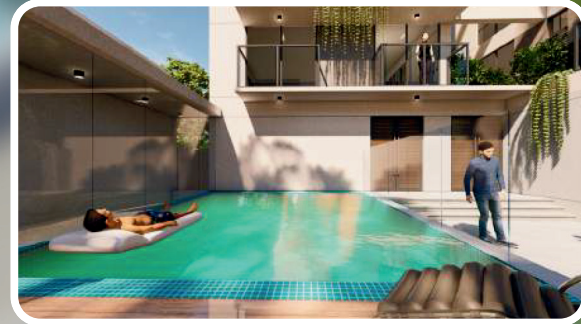


# COMMON AMENITIES

60 ft. Wide Road



Swimming pool



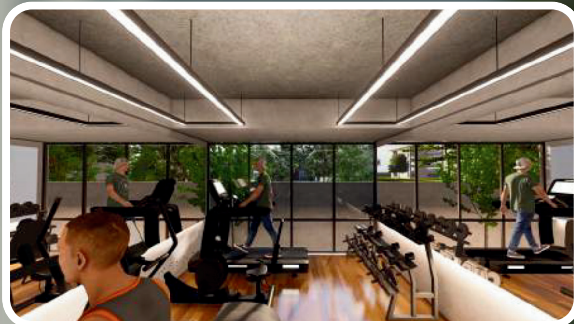
Community Hall



Kids Play Zone



Gymnasium



Relaxing Area





# ELEGANCE, ARCHITECTURED

Our design philosophy is rooted in a profound understanding of luxury living. Our architects placed paramount importance on creating environments that breathe—featuring advanced ventilation systems, generously proportioned bedrooms and living areas, and superbly equipped common facilities. Within each residence, curated greenery brings nature indoors, while every finish is selected for its inherent luxury and tactile appeal.

Guided by this vision, our consortium of esteemed engineers and architects has meticulously crafted each living space. Through thoughtful analysis of our clients' daily rituals, we have calibrated a unique balance of opulence and serene comfort. This commitment is evident in every detailed corner, culminating in the building's distinguished silhouette—an enduring architectural statement destined to become a personal legacy and a signature of its owner.





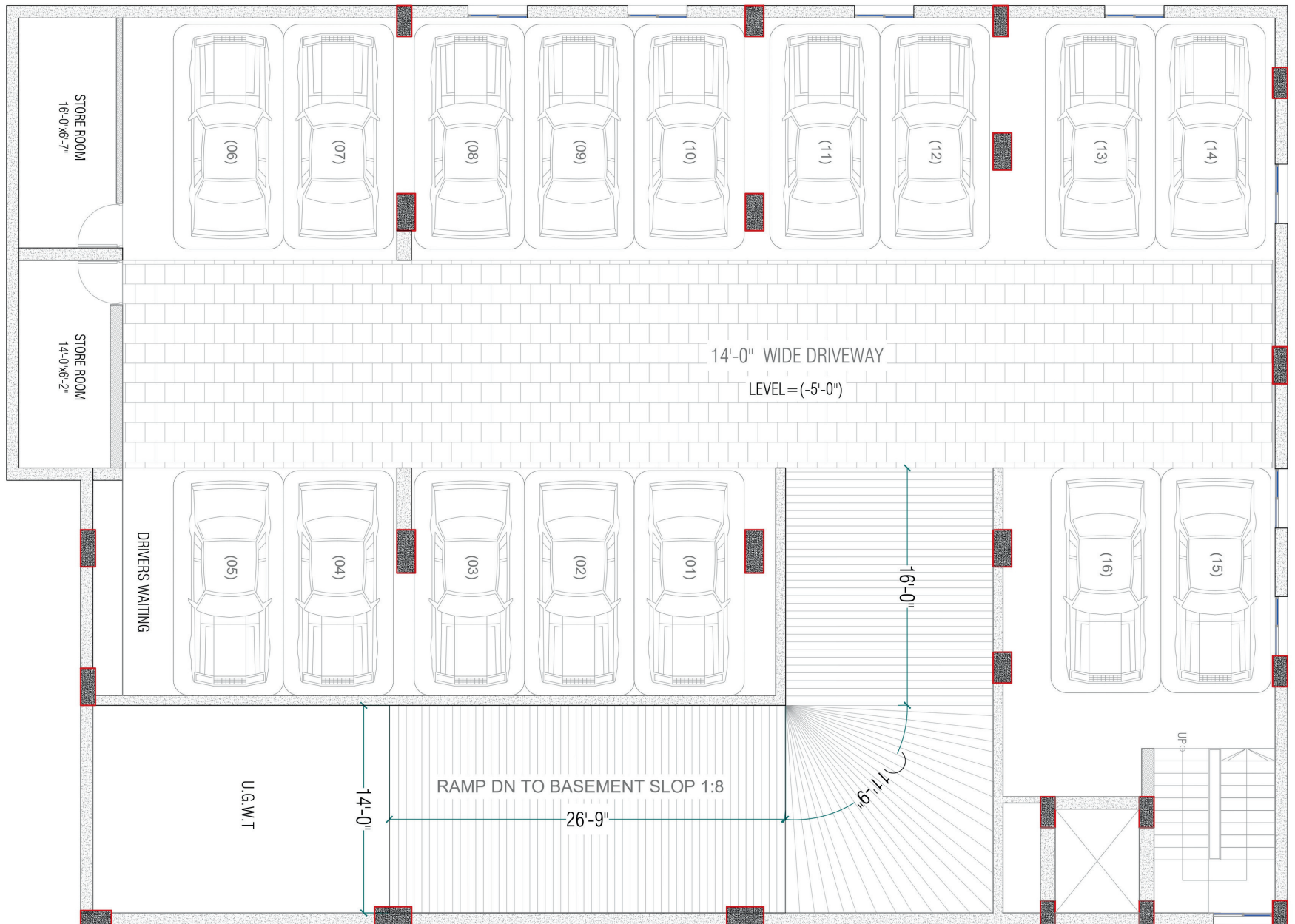
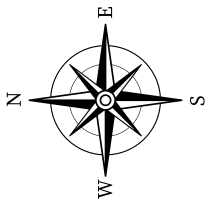












BASEMENT FLOOR PLAN





Theme Elegant | 10









Theme Elegant | 12



# STANDARD FEATURES

## 1. BUILDING ENTRANCE

- Decorative gate with project logo on the front wall.
- To-let plate at suitable location.
- Security post for 24/7 surveillance.

## 2. CAR PARK AND DRIVEWAY

- 14' wide internal driveway with local paved tiles.
- MS/SS column guard and approach ramp with paving tiles.
- 16 numbered parking spots.

## 3. BASEMENT FACILITIES

- Fully reserved for parking.

## 4. GROUND FLOOR FACILITIES

- Gymnasium & Swimming Pool Facilities.
- LPG gas provision for individual apartment.
- Patio and waste disposal zone.

## 5. LIFT LOBBY & STAIRCASE

- Premium tiles for the lobby floor and wall.
- Heavy-duty stair tiles for all flights.

## 6. LIFT

- One imported 8–10-person passenger lift (Fuji HD / Sunny / Walton / Equivalent).
- Automatic Rescue Device included.

## 7. GENERATOR

- Support: Full Load (for light & fan).
- Capacity: 40 KVA or as per design.
- Engine Brand: Cummins / Deutz / Ricardo / Equivalent.

## 8. WATER PUMPS

- Two imported pumps (Partex / Gazi / Equivalent) for full operation and standby.
- Underground Water Reservoir: 2 days water supply (as per BNBC).
- Rooftop Water Tanks: 1 day water supply (as per BNBC).

## 9. INTERCOM

- International-standard PABX system (IKE / GAOXINQI / HELLOTEL / EXCELLTEL) with a phone set in each apartment.

## 10. ROOFTOP

- Protective parapet walls, BBQ, cloth drying zone & Community Space.
- Waterproofing and efficient rainwater drainage.

## GENERAL AMENITIES

- Electricity (220v/440v) from DESA/DESCO with separate distribution board.
- Sufficient WASA water supply and underground reservoir with backup pump.
- Proper sewerage and LPG gas pipeline.
- Fire extinguisher on each floor.
- 24/7 IP camera surveillance with 15-day recording capacity.

## APARTMENT FEATURES

### 1. DOORS

- Main door: Frame of Chittagong teak with decorative solid door shutter with imported handle lock, viewer, and magnetic stopper.
- Internal doors: Frame (Mahagoni-BMTF) & veneered flush door, thickness: 36mm (Super / Amber / Akij / Partex).
- Bathroom doors: uPVC door frame and shutter in all toilets (Akij / United / Npoly).
- 1st floor will have sliding safety grill for all verandah.

### 2. WINDOWS

- Sliding windows with 5mm glass and mohair lining.
- Rainwater barriers, safety grills, and mosquito nets.

### 3. WALLS

- 1st-class auto bricks, 5" thickness.



#### 4. PAINTING & POLISHING

- Interior: Plastic paint.
- Exterior: Weather coat/master paint.
- Natural polish for wood surfaces.
- Internal & external MS surface: Enamel paint with prime coat.
- Brand: Berger / Asian / Nippon / Dulux.

#### 5. ELECTRICAL

- Switches and sockets (Imported).
- A/C provision in Master bed, bed 2, bed 3 and living areas.
- Internet point in suitable place.
- Fire-resistant cables (Poly/BRB/BBS/Partex).

#### 6. BATHROOMS

- Master Bath: Company standard commode, cabinet basin (Brand: ROSA / RAK / Stella / Charu). PowerPoint for beauty equipment.
- Other Baths: Company standard commode, pedestal basin (Brand: ROSA / RAK / Stella / Charu).
- Staff Bath: Long pan, shower, lowdown; ceramic tiles up to 7 feet.
- Tiles: Good quality local 12"x24" ceramic tiles (Akij / Sheltech / DBL / KCL / RAK / Charu / Sheltech); matching homogeneous tiles in all bathrooms (except staff bath).
- Fittings: Chrome-plated (Astra / Sharif / Sattar / Rosa); CPVC pipes (RFL / Sajon / Akij).
- Extras: Basin mirror, mirror light (except staff bath).
- Geyser Provision in master & child bathroom.

#### 7. KITCHEN

- 304-grade SS, corrosion-free, single bowl sink with tray (20"x40") (Brand: Marquis / RFL / Teka / Sweed Home / Boss / CRV ).
- Company standard wall tiles (12"x24" / 12"x20") (Brand: Akij / DBL / KCL / RAK / Charu / Sheltech); matching homogeneous floor tiles.
- Chrome-plated fittings & fixtures (Brand: Astra / Sharif / Sattar / Rosa).
- Electric oven, kitchen hood, hot & cold-water lines, double burner gas outlet provisions.
- 10" exhaust fan provision.
- Wash corner at kitchen verandah.

#### 8. GENERAL FLOOR

- 24"x24" mirror-polish tiles (DBL / Charu / Akij / RAK).

### STRUCTURAL FEATURES

#### 1. STRUCTURE

- Designed per BNBC code with RCC frame and shear wall core.
- High-quality steel, cement, stone, and sand materials used.
- Earthquake and cyclone-resistant design.

#### 2. MAJOR STRUCTURAL MATERIALS

- Top-grade local steel (SS / GPH / AKS / Anwar / RSM) and cement (Fresh / Akij / Shah / Crown / Bashundhara).

#### 3. UTILITY CONNECTIONS

- Independent electricity meters for each apartment.
- Common WASA water meter.



# TERMS & CONDITIONS

## **Company's Right:**

Buyers are liable to pay for any change or modification in specifications requested by them. Company reserves the right to refuse any such request that may affect building facade, exterior of apartment and service systems etc. The Company reserves the right to modify the standard specifications and features due to non-availability, shortage of supply, hike of market price, architect suggestion or overall standardized level benefit of the project.

## **Price Escalation:**

The Company reserves the right to revise the apartment prices in light of the contemporary market standard in unanticipated cases of combined price escalation of building materials, massive economic deflation, or, such substantial changes in the market.

## **Loan/ Mortgage:**

The buyers may avail Home Loan from banks/ financial institutions by mortgaging the allotted apartment through a bi-particle agreement with the developer. The developer will give necessary support to the buyer for processing the loan application whereas the final decision of sanctioning the loan depends on buyer's credit merits and loan given's discretion. The buyer must start the loan sanctioning process with ample time in hand because no exemption of penal changes will be given for any scheduled payment delayed due to the time required for loan processing.

## **Other Relevant Costs:**

The responsibility of construction of the apartment and common premises according to the finishing specifications mentioned in this brochure rests with the developer. But the cost quality, timely supply & finishing execution of any additional alternate item of finishing would be considered as buyer's own responsibility. The buyer shall make the payment directly to the authorities concerned. Should the company incur any incidental expenditure on these accounts, the buyer shall be liable to reimburse the proportionate share of that amount to the company. The buyer shall bear all the costs relating to VAT/ax on land and apartment, transfer and registration of apartment including the related incidental expenses.

## **General Disclaimer:**

Furniture layout in this brochure is indicative. Apartments are sold unfurnished. Illustrations provided are only to facilitate presentation. Features & Amenities may vary as per availability based on market price design requirements/ Price fluctuation etc. All site plans, specifications, dimensions, designs, and location are indicative and are subject to change as may be decided by the company. Revision, Alteration, Modification, Addition, Deletion, Substitution or Recast may be necessary during construction. The map used here for illustrative purposes only. Only the marked site location is accurate; surrounding roads, landmarks, and layout are approximate. Please refer to Google Maps for exact directions.



# Theme Engineers— MESSAGE

*Theme Engineers* goes beyond conventional real estate development. We are creators of lifestyle, driven by the vision of transforming lives through exceptional design, superior technology, and master craftsmanship.

**Managing Director** — Engr. K M Mostafijur Rahman

An esteemed Civil Engineering graduate from RUET with over 30 years of experience in both domestic and international projects, Engr. Rahman provides visionary leadership that ensures excellence and innovation in every development.

As *Theme Engineers* continues to expand nationwide and undertake increasingly ambitious projects, our commitment remains unwavering: to deliver landmark residential spaces that define luxury, comfort, and timeless elegance.

**Director, Marketing** — Engr. Sadman Sakib

A graduate in Civil Engineering from Australia's prestigious Victoria University, Engr. Sakib brings years of sales and marketing expertise. Under his leadership, our team is dedicated to ensuring a seamless, worry-free experience in every property transaction—making both buying and selling effortless and transparent.

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Theme Engineers

Since 2004

... for better home