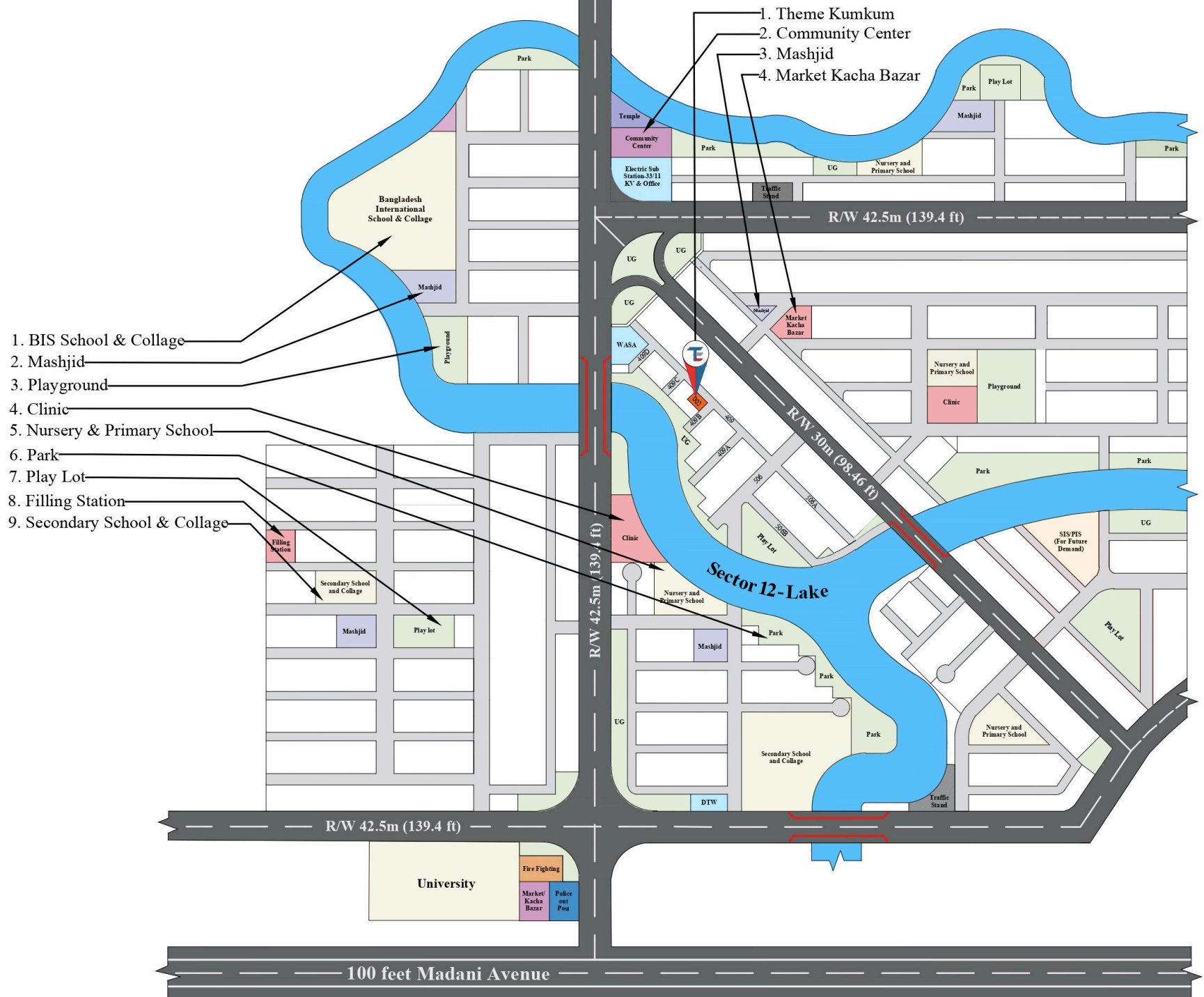




Theme KumKum



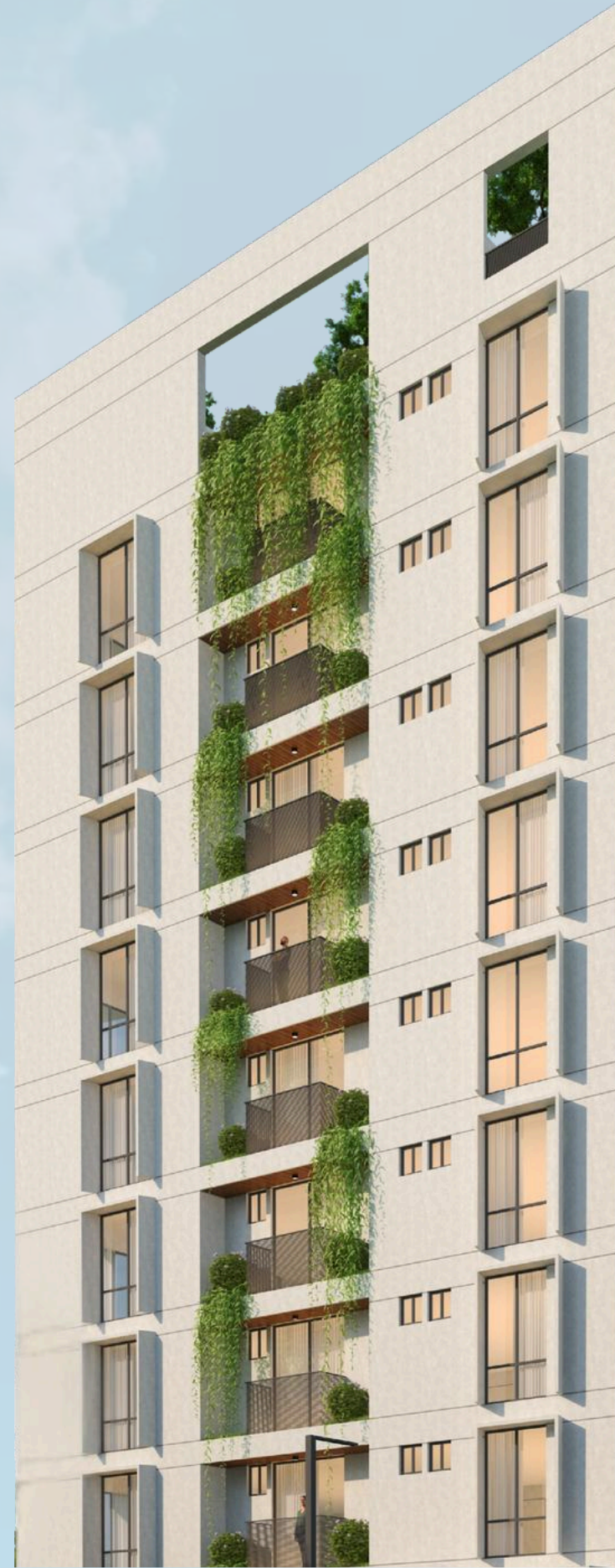
300 Feet Purbachal Expressway





The Kum Kum

Theme KumKum is crafted for families who value space, light, and privacy. Every detail reflects our commitment to modern living, intelligent planning, and timeless aesthetics at the heart of Jolshiri Smart City.





PROJECT SNAPSHOT

Project Name : THEME KUMKUM

Building Type : Residential

Total Stories : G+M+8 (9 Storied)

Land Area : 5 Katha

Road Width : South - 20 feet, East - 25 feet

Plot Facing : South-East (Corner Plot)

Address : Plot- 002, Road- 409/B, Sector- 12, Jolshiri Abashon, Dhaka

Total Apartments : 8Nos

Apartment Sizes : 2,850sft

Number of Elevator :01

Total Parking :08

CommonAmenities : Live with Green, Swimming Pool, Gymnasium, BBQ Zone, Playing Zone, Community Area, Relaxing Area

Handover : December, 2028



COMMON AMENITIES

Live with green



Swimming pool



Community Hall



Playing Zone



Gymnasium



Relaxing Area



CONVENIENCES NEARBY



Bangladesh International School | Jolshir
Cantornment School & College | Primary School



Masjid | Kacha Bazar | Community Hall



Clinics



Park & Playing Field | Jolshiri Central park



Trust Filling Station Jolshiri



ELEGANCE, ARCHITECTURE

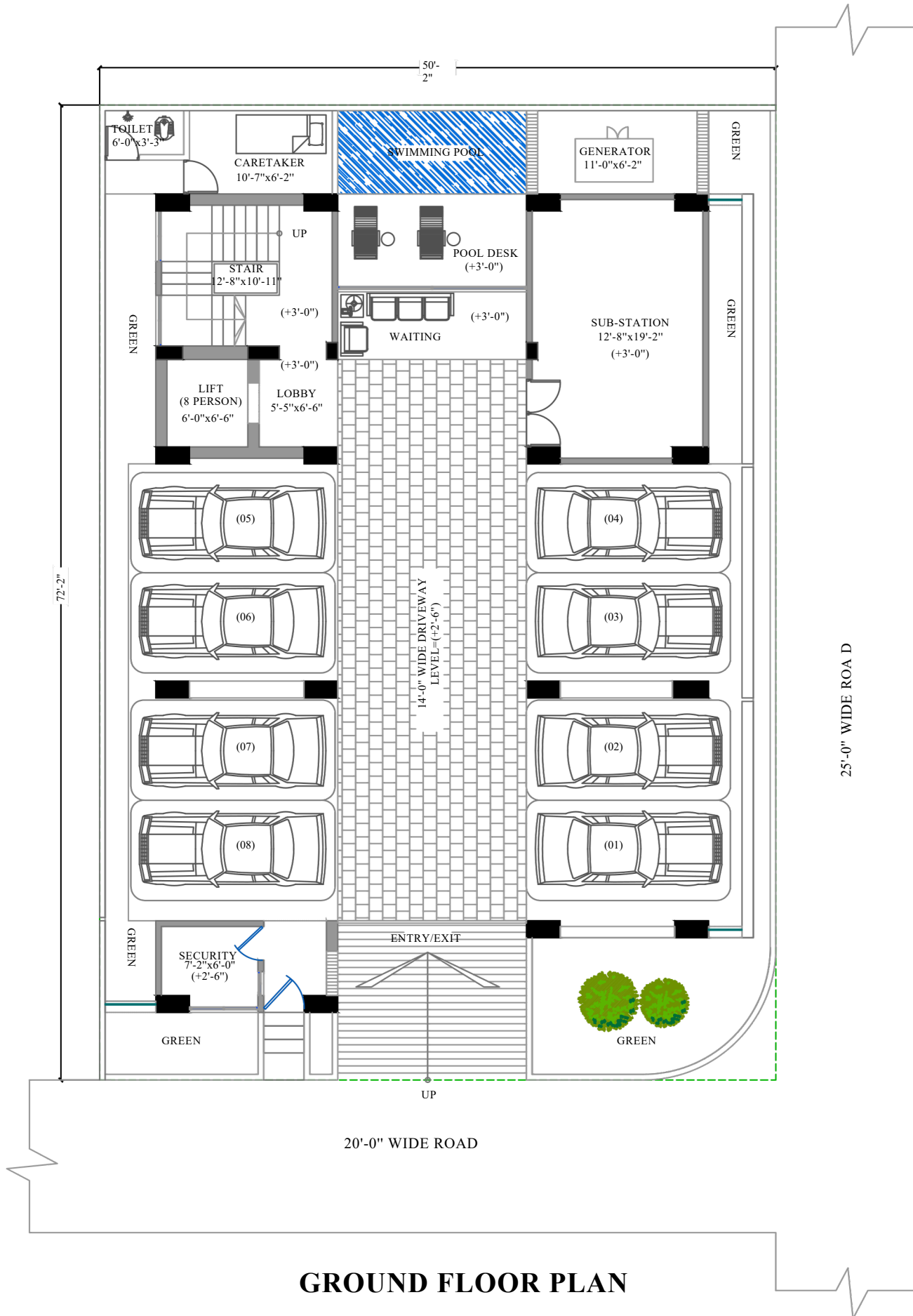
Our design philosophy is rooted in a profound understanding of luxury living. Our architects placed paramount importance on creating environments that breathe—featuring advanced ventilation systems, generously proportioned bedrooms and living areas, and superbly equipped common facilities. Within each 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.

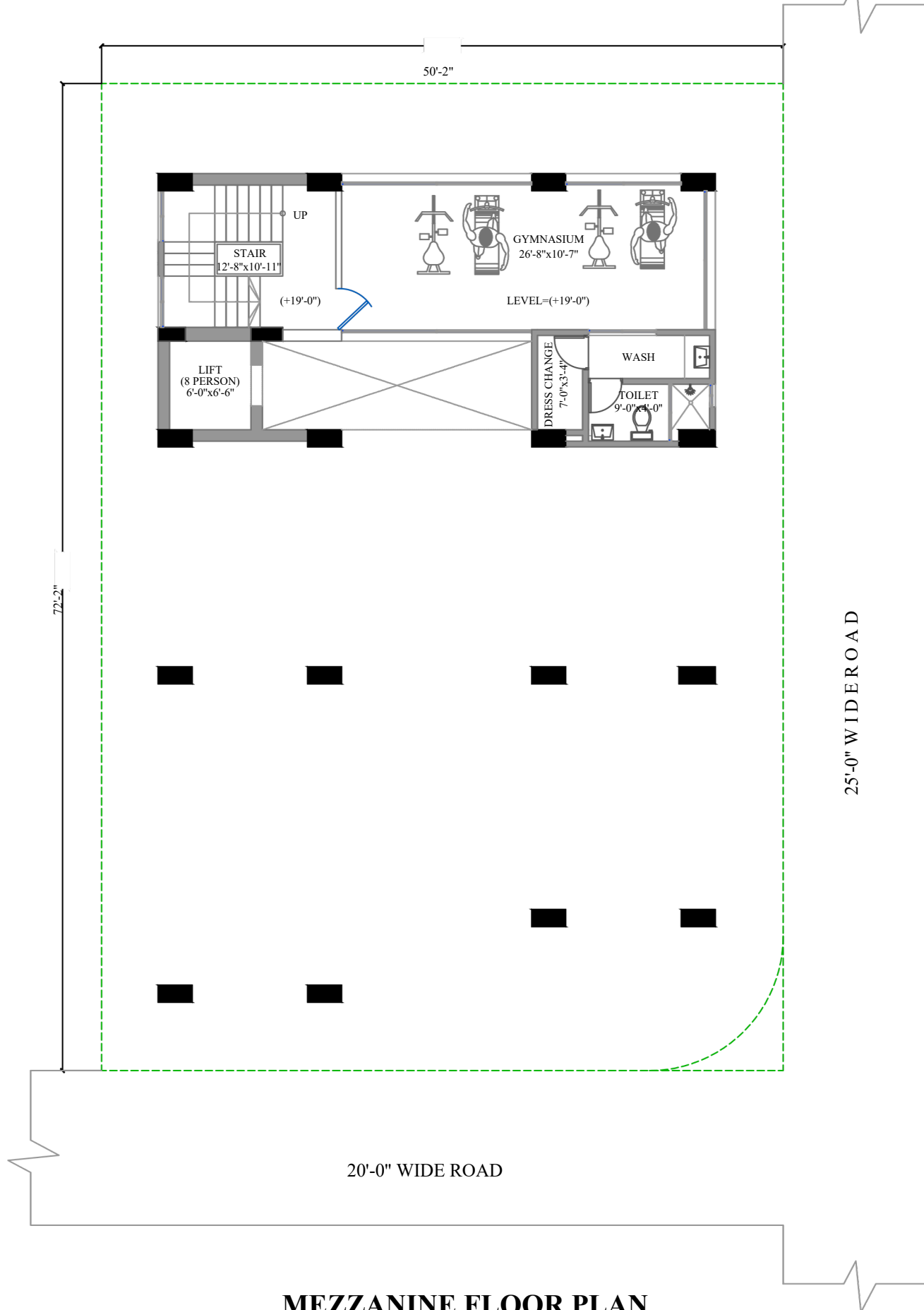




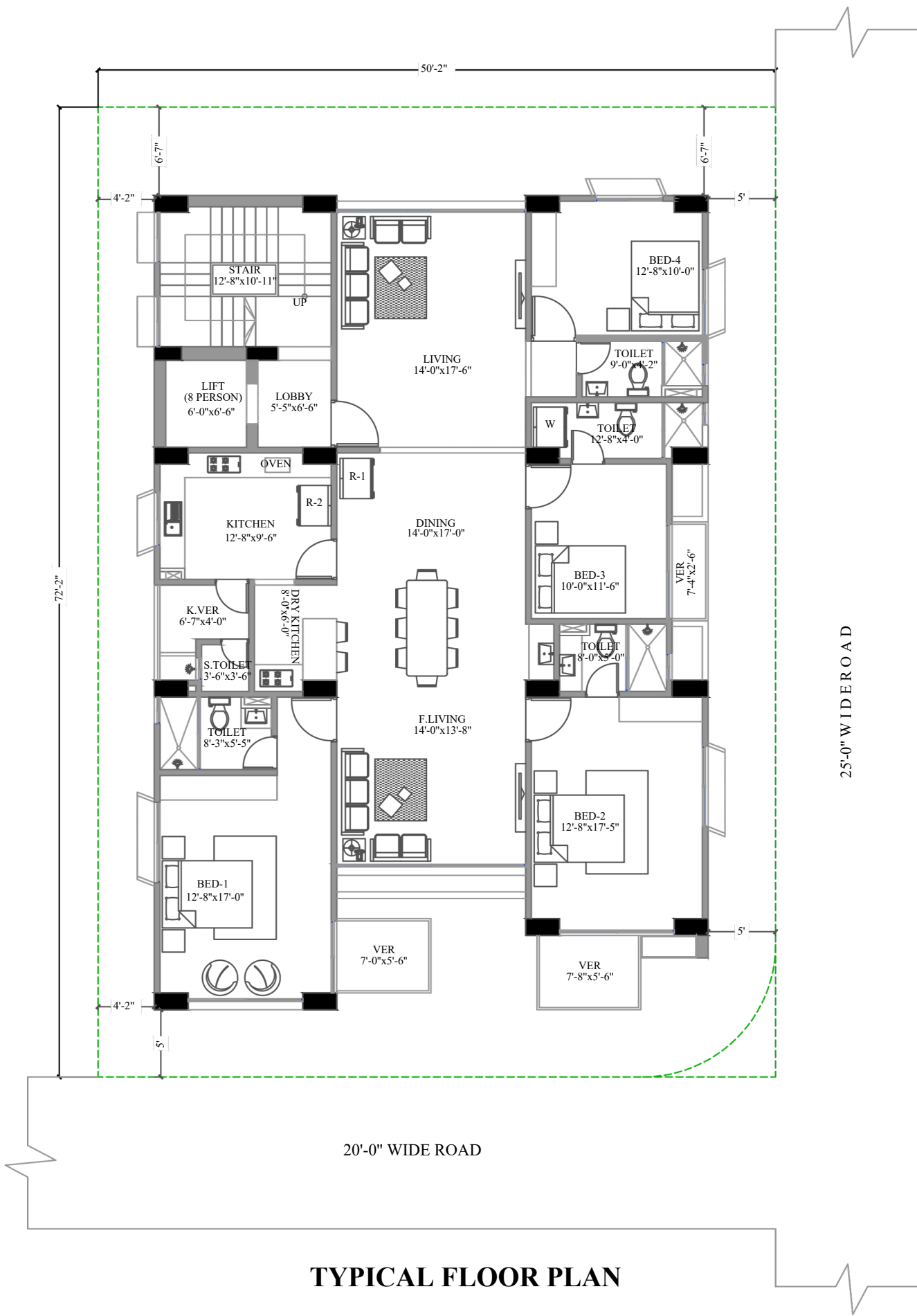
Theme KumKum - Beauty Beyond the Horizon



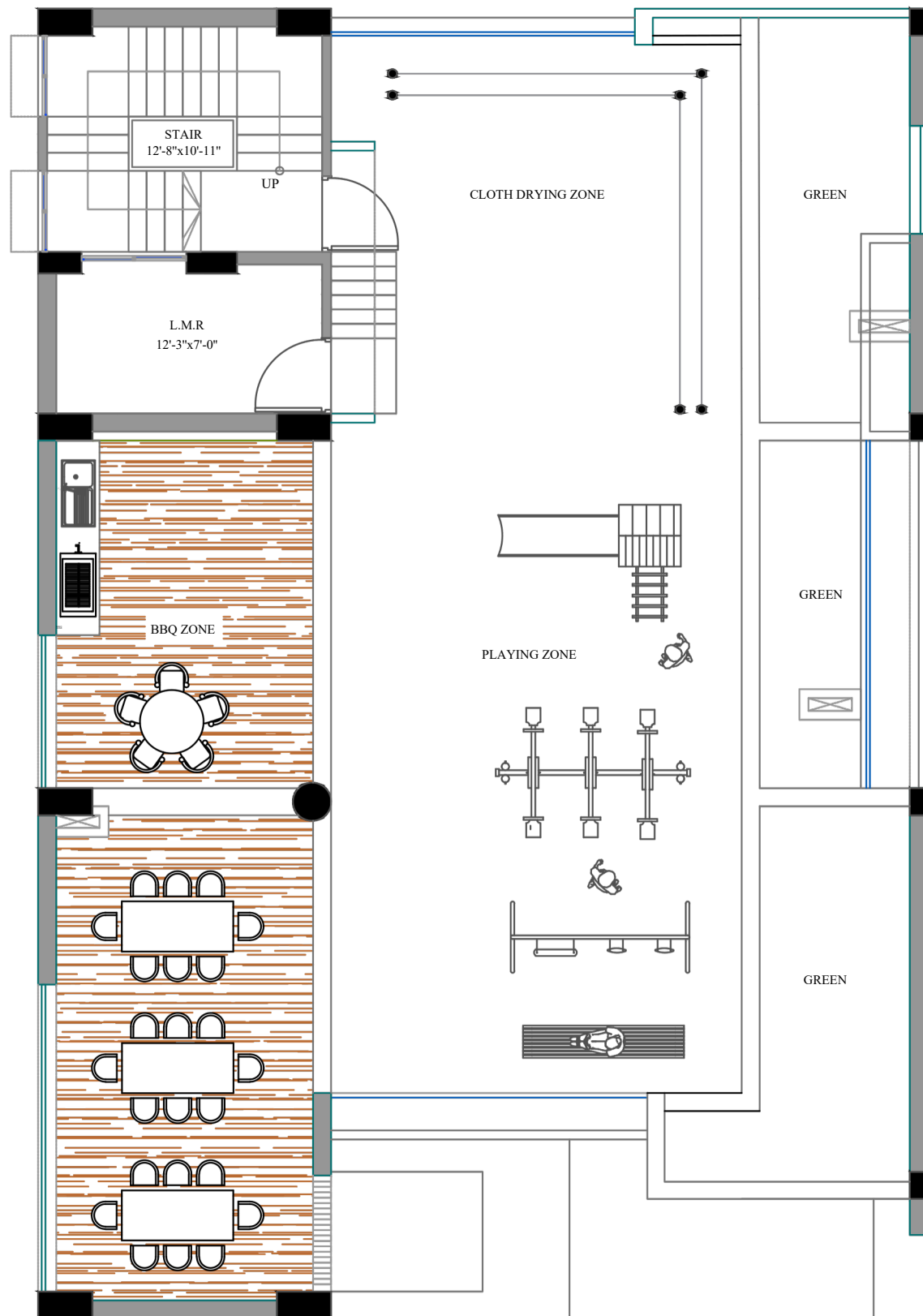
GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN

GENERAL AMENITIES:

- Electricity (220v/440v) from PDB/DPDC/DESA/DESCO with a 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.





BUILDING ENTRANCE :

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

CAR PARK AND DRIVEWAY :

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



GROUND FLOOR FACILITIES :

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

LIFT LOBBY & STAIRCASE :

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

LIFT :

- One imported 6–8 person passenger lift (Fuji HD/ Sunny).
- Automatic Rescue Device included.



GENERATOR:

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

WATER PUMPS:

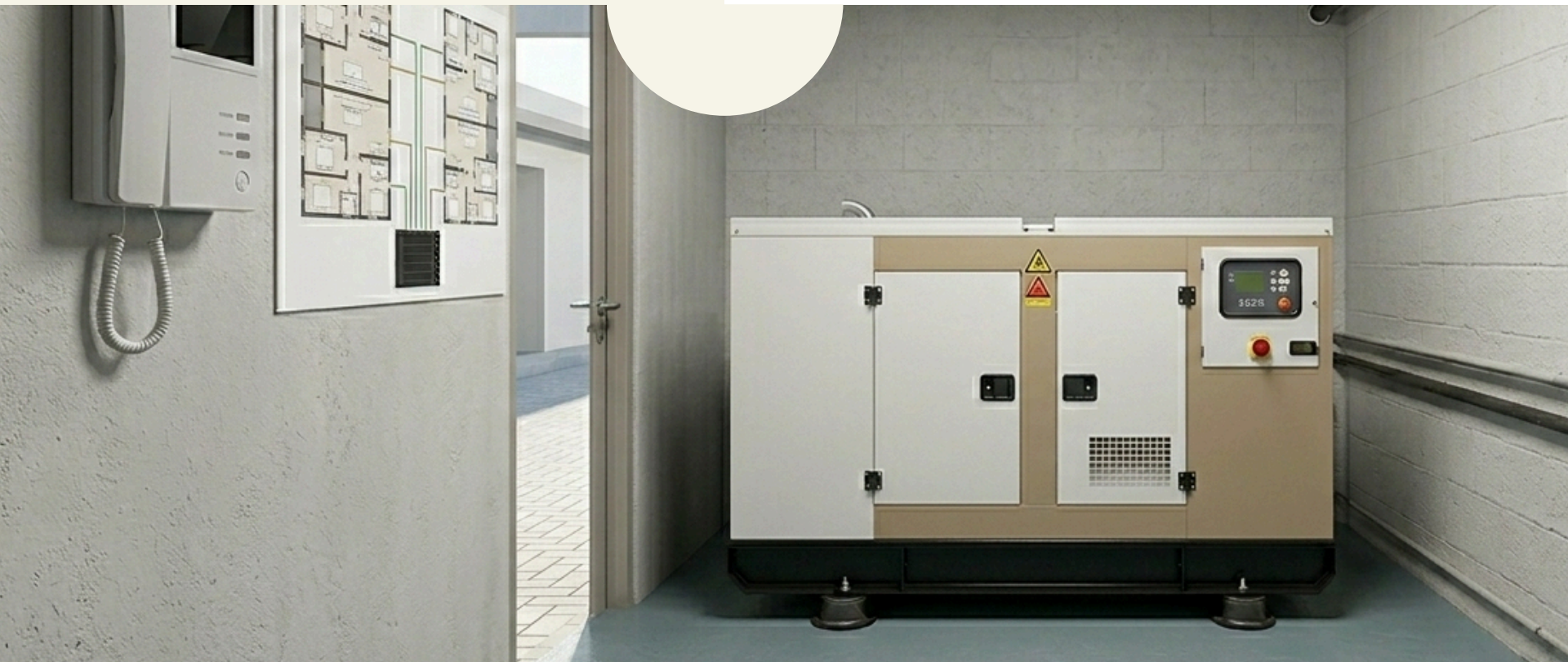
- Two imported pumps (Pedrollo /SAER/ Equivalent) for full operation and standby.
- Underground Water Reservoir: 2 days of water supply (as per BNBC).
- Rooftop Water Tanks: 1-day water supply (as per BNBC).

SUBSTATION:

- Substation on the ground floor (Energy Pack/Power Engineers/Green Power/Equivalent)

INTERCOM:

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



Apartment Features:

GENERAL FLOOR:

- 24"x48" mirror-polish tiles (RAK/Akij/Fresh/Equivalent)

DOOR:

- **Main door:** Frame (Sagun/Chamble) with Sagun veneered solid door shutter with imported handle lock, door viewer, and magnetic stopper.
- **Internal doors:** Frame (Solid Gorjon/Mahagoni) & Sagun veneered particle flush door, thickness: 36mm (Super / Amber / Akij / Partex).
- **Bathroom doors:** PVC/WPC Door frame & shutter in all bathrooms (Akij/United/Npoly)

WINDOWS:

- Sliding windows with 6 mm glass and mohair lining (BTA/KAI/Altech)
- Rainwater barriers, safety grills, and mosquito nets.

WALLS:

- Exterior wall -1st class auto bricks, 5"/10" thickness (As per Design)
- Interior wall -1st class auto bricks, 5" thickness.





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 / Equivalent.

ELECTRICAL:

- Switches and sockets (Imported).
- A/C provision in all bedrooms and the living areas.
- Internet point in a suitable place.
- Fire-resistant cables (Poly/BBS/ Equivalent)



BATHROOMS:

- **Master Bath:** Company standard commode, cabinet, basin (Brand: RAK/ Stella/ Equivalent)—PowerPoint for beauty appliances.
- **Other Baths:** Company standard commode, pedestal basin (Brand: RAK /Stella/ Equivalent).
- **Staff Bath:** Long pan, shower, lowdown; ceramic tiles up to 7 feet.
- **Tiles:** Good-quality local 12" x24" ceramic wall tiles (RAK/Akij/Fresh). matching homogeneous tiles in all bathrooms (except staff bath).
- Geyser provision in all bathrooms & Kitchen (Except Staff bath)

Kitchen:

- 304-grade SS, corrosion-free, double bowl sink with tray (18"x32") (Brand: Malaysian,/TEKA/Equivalent).
- Company standard wall tiles (12"x24").
- Brand: Akij / Fresh / RAK; matching homogeneous floor tiles and wall tiles
- Chrome-plated fittings & fixtures (Brand: Astra / Sharif / Sattar / Rosa).
- Electric oven, kitchen hood, hot & cold-water lines, double burner gas outlet provisions.



Multipurpose Community Hall –
*A welcoming space for memorable
celebrations, community programs, &
meaningful resident connections.*



Swimming Pool –

Offering an elevated lifestyle experience through a perfect balance of relaxation, recreation, and fitness.



Theme Kum Kum



THEME KUMKUN

THEME KUMKUN



Gated Communities by Theme Engineers Ltd.

Gated Communities are residential communities that are demarcated by boundaries and gates and are constantly monitored. The comings and goings of the neighborhood are carefully scrutinized, making people feel safer than in a typical neighborhood. Go for one of our Gated Communities for a secure, Smart, and modern lifestyle with complete privacy.

Ask About Our Other Projects

**A Legacy, You Can Call
Home**

**Theme
Elegant**

**Theme
Cordelia**

**Theme
Kum Kum**

**Theme
Lourel**

**Theme
Na-Hannate**

**Theme
Anowara Square**

TERMS & CONDITIONS

Company's Right:

Buyers are liable to pay for any change or modification in specifications requested by them. The company reserves the right to refuse any such request that may affect the building facade, exterior of the 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 in 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.

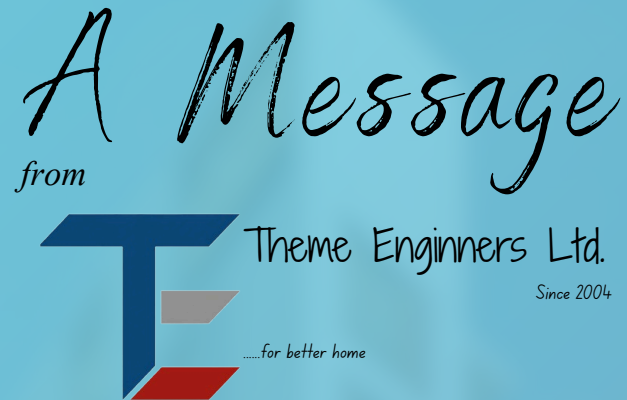
Other Relevant Costs:

The responsibility for the 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 the 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/tax on land and apartment, transfer and registration of apartment, including the related incidental expenses.

General Disclaimer:

Furniture layout in this brochure is indicative of how the unit may be used. 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, design, measurements, and location are indicative and are subject to change as may be decided by the company. Revision, Alteration, Modification, Addition, Deletion, Substitution, or Recast, if any may be necessary during construction.



THEME Kum Kum 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 of 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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Email: info@themeengineers.com

Explore our completed projects at:

www.themeengineers.com





www.themeengineers.com