



MHM AHMED VILLA

Introduction

MHM Properties Ltd. is a real estate development company based in Dhaka. Since its inception in 2011, we have consistently delivered innovative and high-quality projects to our clients and customers. We specialize in superior construction techniques, unique design, and planning.

We take a deeply analytical and sustainable approach to all our projects' acquisition, development, and asset management. Our dedicated team consists of talented management executives who share a common entrepreneurial focus and commitment to serving our clients and customers. We are a dedicated team of truly passionate professionals who understands our client's needs and demands, and our track record of maintaining our commitment sets us apart.

Our Memberships:

RAJUK Enlisted no. RAJUK/DC/REDMR-00069
REHAB Membership No. 1557/2019



We build with
passion

Our 8-storey project features uniquely designed apartments and a host of premium amenities, promising a blend of luxury, comfort, and safety. Embrace a refined lifestyle, delivered on time with uncompromised quality, right in the vibrant city's center





Project At a Glance

| | | |
|-------------------------|---|--|
| Project Name | : | MHM Ahmed Villa |
| Developer | : | MHM Properties Limited |
| Structural Engineer | : | Engr. Pizush Mohan Bhowa |
| Architect | : | Ahmmmed Hossain Imran |
| Location | : | Holding no # 279/1/A, Middle Pirerbag, Mirpur, Dhaka- 1216 |
| Size Of Apartment | : | Type A-1270 sft. Type B-1255 sft. |
| Expected Handover Date | : | March-2025. |
| Rajuk Approval Memo No. | : | 25.39.0000.098.33.2130.2021 |

Facilities



Total **4 Katha**
Land



Apartment Size
**1270sqft &
1255sqft**



3 Beds. Living,
Dining, **3 Bathroom.**
3 Verandas. Kitchen.



8 (Eight) Storied



Lifts. Capacity:
6 Person



Fire Extinguisher



6 parking slot

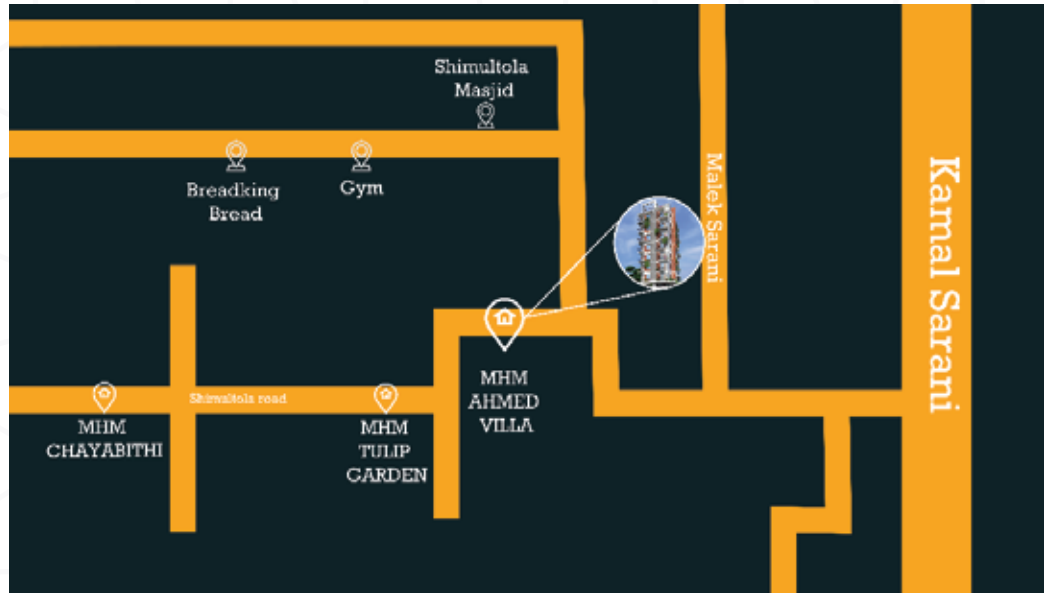


CCTV Surveillance



we bring every
aspect of
upscale living
right to your
doorstep, right
where you
desire it

Location Highlights



Find all the key location points at your convenience

Our Strengths



On-time Handover- We value your time and consistently ensure that every project is handed over on the scheduled date, guaranteeing a seamless transition into your new home.



High Quality- Our commitment to high-quality workmanship, from structural engineering to interior design, ensures a durable and premium living experience for all our residents.



Modern Design- Our projects reflect a blend of modern aesthetics and unique architectural design, offering stylish and innovative living spaces that stand out.



Reliability- With a strong track record of maintaining our commitments, we are a reliable partner for your real estate needs, making us a trusted choice for countless customers.



Uncompromised Safety- We prioritize the safety of our residents above all, implementing comprehensive security measures and designing structures that withstand extreme conditions.



After-sales Service- Our relationship with you extends beyond the point of sale with a dedicated team ready to assist and ensure your satisfaction long after you've moved in.

Type A Flat
1270 SQFT
3 Beds
3 Bathroom
Living Room
Dining
3 Balconies



Type A Flat



Type B Flat



Type B Flat
1255 SQFT
3 Beds
3 Bathroom
Living Room
Dining
3 Balconies



Features of the Apartment



Floors

- 24" x 24" Homogeneous tiles (RAK/STAR or Equivalent) in the bedrooms, living room, dining, and all verandas floors and skirting;
- 12" x 12" Homogeneous tiles (RAK/STAR or Equivalent) in stairs;
- 12" x 12" Homogeneous tiles (RAK/STAR or Equivalent) in all stair lobby, lift lobby's floor;



Ground Floor

- Secured and elegant gateway with decorative lamps, name, and address of the complex
- Well-decorated reception desk
- Homogeneous tiles (RAK/STAR or Equivalent) with decoration in the reception
- Decorative lighting in the reception area
- Very Lucrative spacious entrances as Architectural Designed and wide driveways with pavement tiles
- Drivers' sitting area, Caretaker/Guard Room & Toilet
- Parking spaces will be reserved & marked with numbers according to the allotment
- Spacious passenger drops off area



Doors & Windows

- Solid Segun decorated main entrance door with apartment numberplate, check viewer, stylish handle lock, magnet stopper with other necessary fittings
- All internal door frames are made of Mahogany as per seasonal availability
- Internal doors are 7' height solid and durable Partex/AKIJ/Super or Equivalent Veneered Flush door with French polish
- 3" Aluminum sliding windows with 5mm Black/white glass, complete with mohair lining & rainwater barrier
- Good quality PVC doors & Frame in toilets
- All doors are fitter with a good quality round door lock and rubber stopper
- Good quality locks in aluminum windows and doors
- Full Height Safety grills on windows and verandas



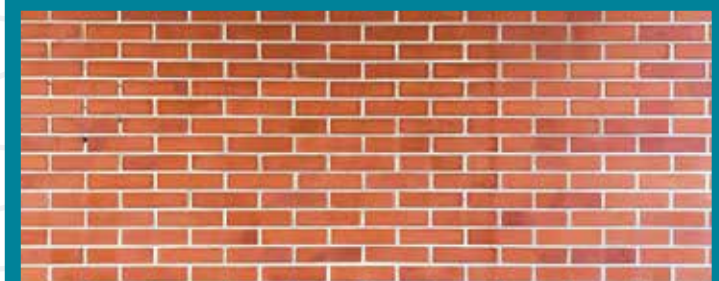
Bathrooms

- Glazed 12" x 20" ceramic wall tiles (RAK/STAR or Equivalent) in all bathrooms up to ceiling height
- All bathroom floor tiles are 12" x 12" matching (RAK/STAR or Equivalent) Homogeneous tiles
- Pedestal basin & commode in two bathroom, long pan in other bathroom
- Concealed Hot & Cold waterlines in one bathroom
- RAK/Rosa/Stella or Equivalent Branded Basin, Commode, Long pan & Standard quality sanitary fittings in all bathrooms
- Standard-quality soap case, towel rail, toilet paper holder, and glass shelf in all bathrooms
- Mirrors in all bathrooms with overhead lamps



Walls

- Walls below ground are waterproof RCC
- Exterior walls are 5" brickwork (as per architect drawing) with cement and sand plaster
- All interior walls are also 5" brickwork with fine & smooth plaster



Painting

- Asian weather coat paint on exterior walls
- Smoothly finished and soft off-white/ white colored plastic paint (Asian Paint) on all interior walls & ceiling
- Hand polish paint on all wooden doors & wooden frames
- High-quality enamel paint (Asian Paint) on grills and other metallic surfaces
- Safety grills are painted with matching color enamel paint in all windows and verandas





Kitchen

- Kitchen counter with a tiled countertop at 2.75 feet height from floor level
- The kitchen counter wall will be covered by 12" x 20" ceramic tiles (RAK/STAR or Equivalent) up to seven feet in height
- 12" x 12" Homogeneous floor tiles (RAK/STAR or Equivalent) in kitchen floor & veranda
- Stainless steel sink (Single bowl- single tray)
- Provision for double burner gas outlet; (Connection depends on Govt. approval)
- Tiled dish wash area under the sink in the kitchen and veranda

Electrical

- Good quality electrical piano-type switches
- Original MK steel box for electrical switches, plug points, and other fittings
- Individual electric meter & connection for each apartment
- Individual electrical distribution box/SDB with main circuit breaker and other required circuit breakers for each line
- All electrical wirings in apartments/building are concealed
- BRB/BBS/RR Kabel or equivalent cable is used for all electrical wirings
- An adequate number of power points and fan hooks for ceiling fans in each room



Electrical (cont.)

- Three lights and one fan provision for each bedroom. Adequate number of lights and fan provisions for living and dining room
- Provision for Air Conditioner connection in the two bedrooms
- Water geyser point in one bathroom
- One Freeze & One washing Machin provision for each Apartment



Electrical (cont.)

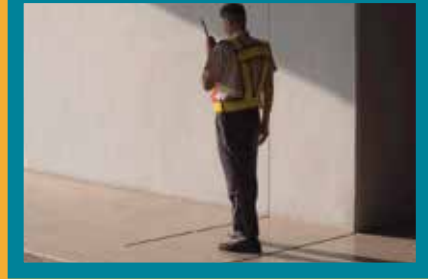
- One light point and one exhaust fan provision in the kitchen
- One light point in each toilet, one light point in verandas
- Two-pin power point provision with every switchboard
- Provision for TV, Satellite Dish, and Telephone lines in the living room
- Generator power supply for two lights & one fan for each apartment



Amenities of The Apartment

Security

- CCTV surveillance in the entrance and ground floor area
- PABX system will be installed, which connects each apartment from the reception desk or guard post
- Guard post with intercom connection for 24-hour security
- Secured boundary wall to protect unwanted entry & exit
- Guard Room to monitor CCTV and entry/exit to the building
- Fire extinguisher for each floor of the whole building



Rooftop

- Rooftop protected with 4' parapet wall around the periphery
- Spacious community hall for multipurpose use
- Lime terracing of adequate thickness for protection against heat
- Green plantation surrounding a rock fountain and seating area with underflow lighting to enlighten the view of the rooftop



Major Structure Materials

Cement: Seven Rings/Lafarge/Crown/Premier or equivalent

Re-Bar: Grade 60/72 Manufactured by- AKS/Rahim/
KSRM/SAS/CSRM/VSL or equivalent

Bricks: 1st Class Bricks

Sand: Sylhet/ Local coarse, fine sand

Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure quality workmanship



Generator

- One standby AutoStart emergency generator of Perkins/Fujian Power or equivalent (made in China). Soundproof/ canopy water-cooled diesel engine system of (as per load calculation) KVA capacity will be installed on the ground floor

- The generator will have adequate power to operate a lift, water pump, lighting in common areas, stair and an adequate number of light points and fan points in each apartment in case of power failure



Elevator

One Brand-new Standard quality lift (Made in China) of 06 person's capacity shall be installed in the building (as per architectural design)

Water

- Underground water reservoir with lifting pump to store two days' consumption capacity, an overhead water tank above the rooftop
- Best quality water pumps with standby facilities (Gazi/ Marquis or equivalent brand)

Substation & Transformer

- All necessary equipment/accessories of the substation set will be installed on the ground floor in the substation room;
- IEC, BSTI & BUET certified soundless transformers will be installed of (as per load calculation) KVA.

| | | |
|-----------|---|------------------|
| LT Panel | : | ABB(Italy) |
| PFI Panel | : | EPCOS (Germany) |
| Cable | : | BRB/BBS/RR Kabel |

Note: Items specified in this annexure will be supplied as per market availability. In case of non-availability or shortage of supply of any specific item(s), equivalent items (in terms of price and quality) will be used per MHM Properties' selection. All optional or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval from MHM Properties Ltd.





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