



VISTA *Khondokar Tower*



We Build for Generation

VISTA
Land & Lifescapes BD.

Hotline | 01975-918855, 01973-918855
01974-918855, 01976-918855

Introduction

VISTA LAND & LIFESCAPES BD. is a promising name in real estate sector in Bangladesh. It aspires to provide the best solution according to the requirement of our urban life.

From this concept, we offer **"VISTA KHONDOKAR TOWER"** a 10-Storeyed luxurious apartment complex at 1374/4, Dakkhin Donia, Shahi Mosjid Road, Sonirakhra, Kadamtoli, Dhaka-1236. Which is now acclaimed since, clam and quiet area in Dhaka city. Also in the vicinity of Dhaka-Chittagong Highway& Dhaka-Mawa Expressway, High-Level School, Specialized Hospital, Modern Shopping Center, and Super Shops. Walking distance of expressway & bus station, which get you conveniently, connected to the hub of the city.

VISTA'S design which took a deep meticulous detailing will certainly meet your entire requirement what you cherish your dream at Dhaka city. We would like the opportunity to congratulate the prospective clients who have made their wise investment in **"VISTA KHONDOKAR TOWER"** and believe that they would get their satisfactory return.



Location MAP



Project @ A Glance

Vista

Khondokar TOWER

PROJECT LOCATION

Vista Khondokar Tower
1374/4, Dakkhin Donia, Shahi Masjid Road,
Sonirakhra, Kadamtoli, Dhaka-1236.

BUILDING TYPE

Residential Building

APARTMENT SIZE & CAR PARKING

TYPE : A-1270 Sft TYPE : B-1270 Sft
TYPE : C-1270 Sft TYPE : D-1270 Sft
TYPE : E-1195 Sft TYPE : F-1195 Sft

& 31 Nos. of Car Parking

BUILDING HEIGHT & PROJECT FACING

10 Stoired residential South & East Facing Building

Expected Handed Over

December 31, 2025



TYPE A

1270 sft.

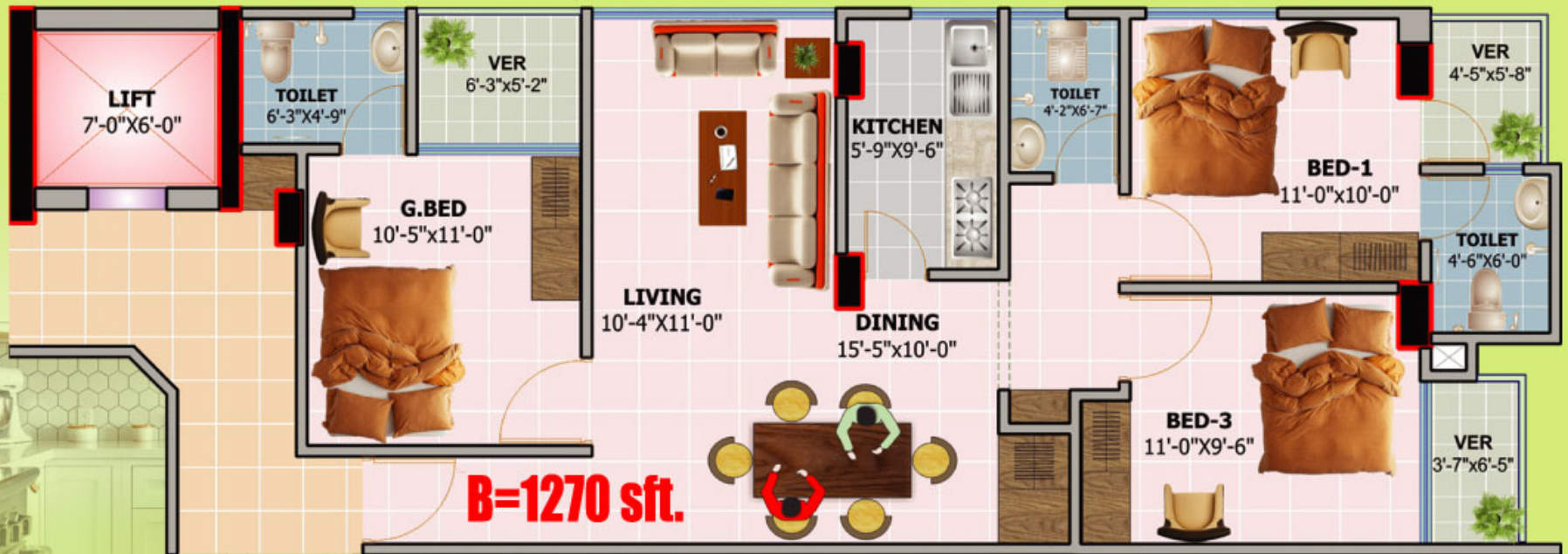
A=1270 sft.



TYPE B

1270 sft.

B=1270 sft.



TYPE E

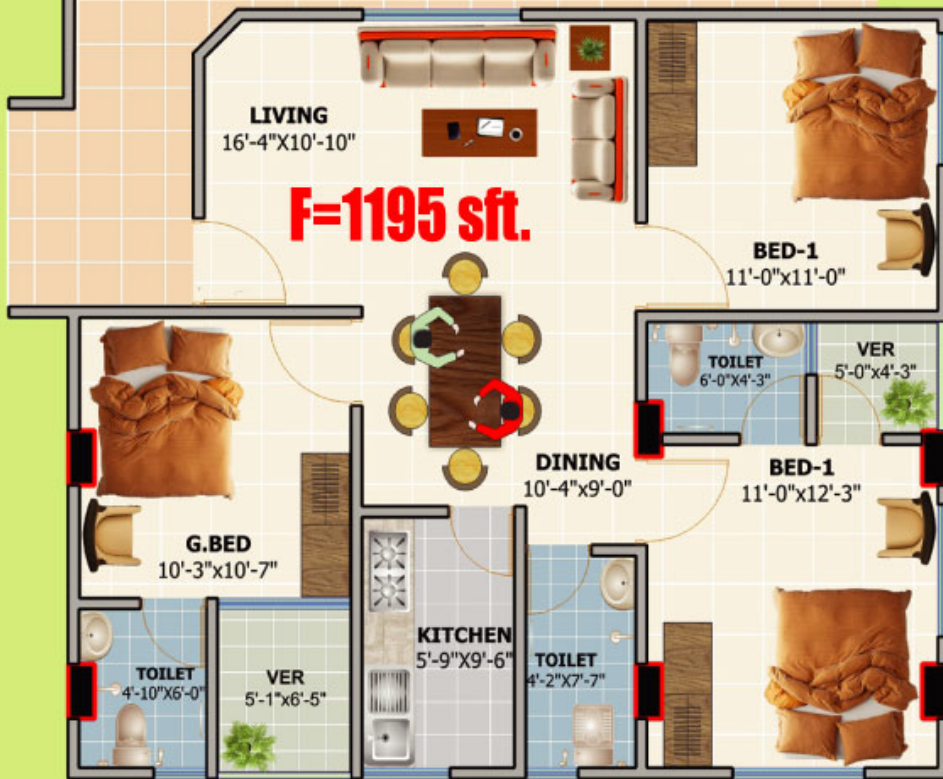
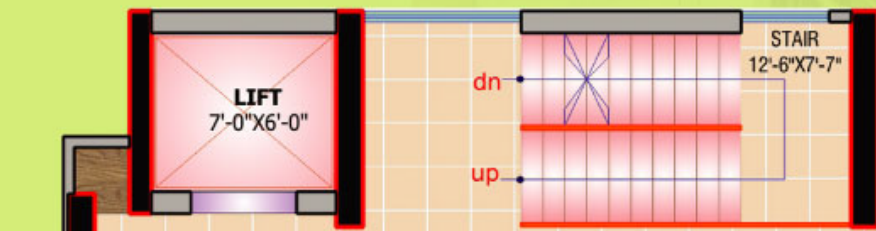
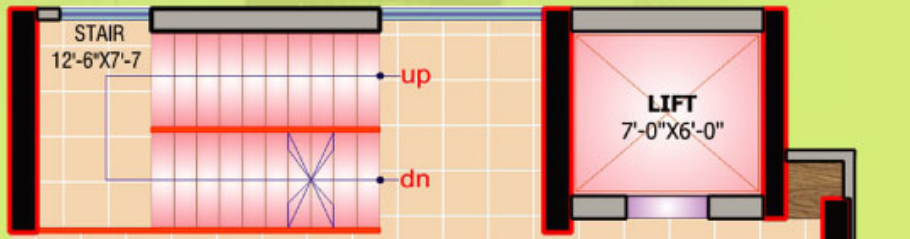
E

1195 sft.

TYPE F

F

1195 sft.

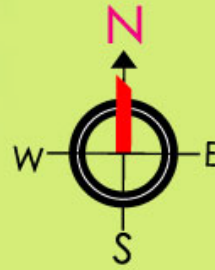




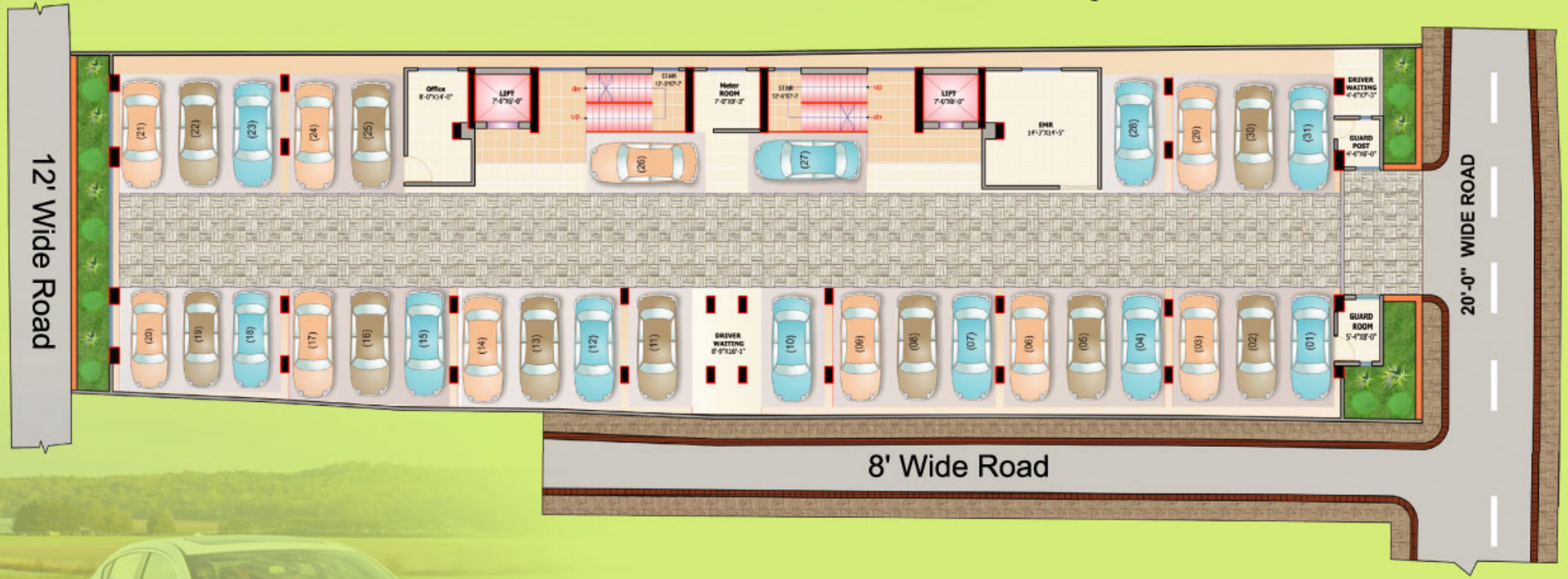
TYPICAL Floor Plan

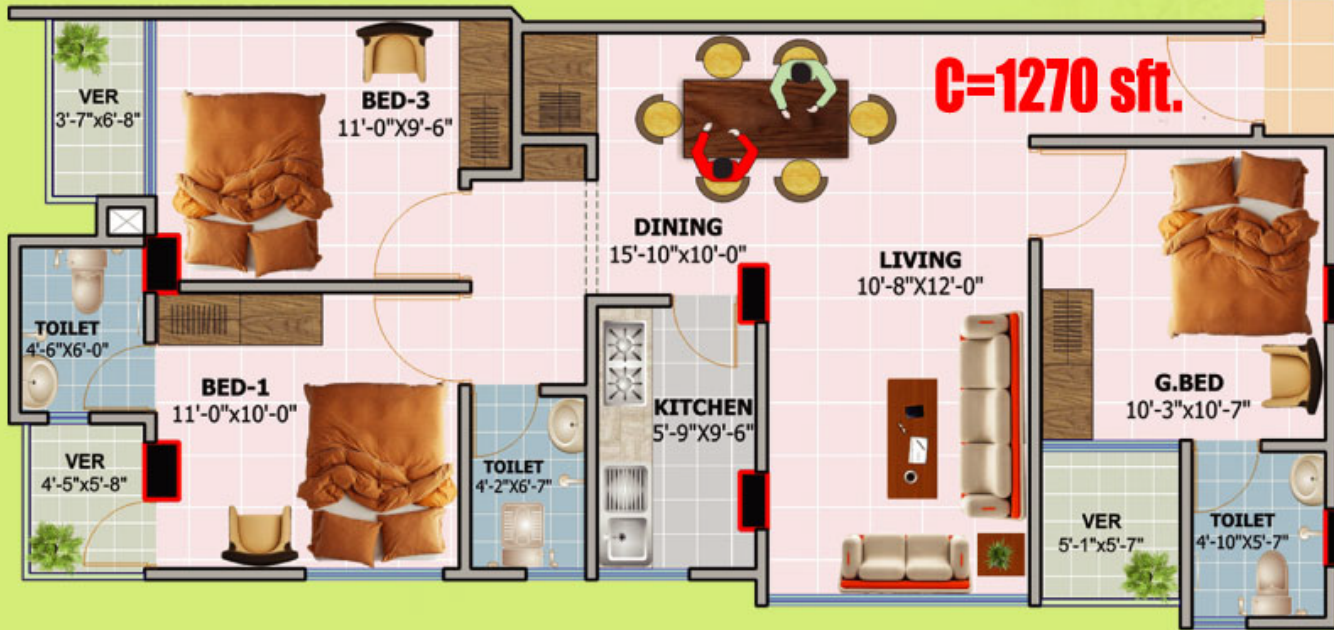
- TYPE : A-1270 Sft
- TYPE : B-1270 Sft
- TYPE : C-1270 Sft
- TYPE : D-1270 Sft
- TYPE : E-1195 Sft
- TYPE : F-1195 Sft





Ground Floor Plan



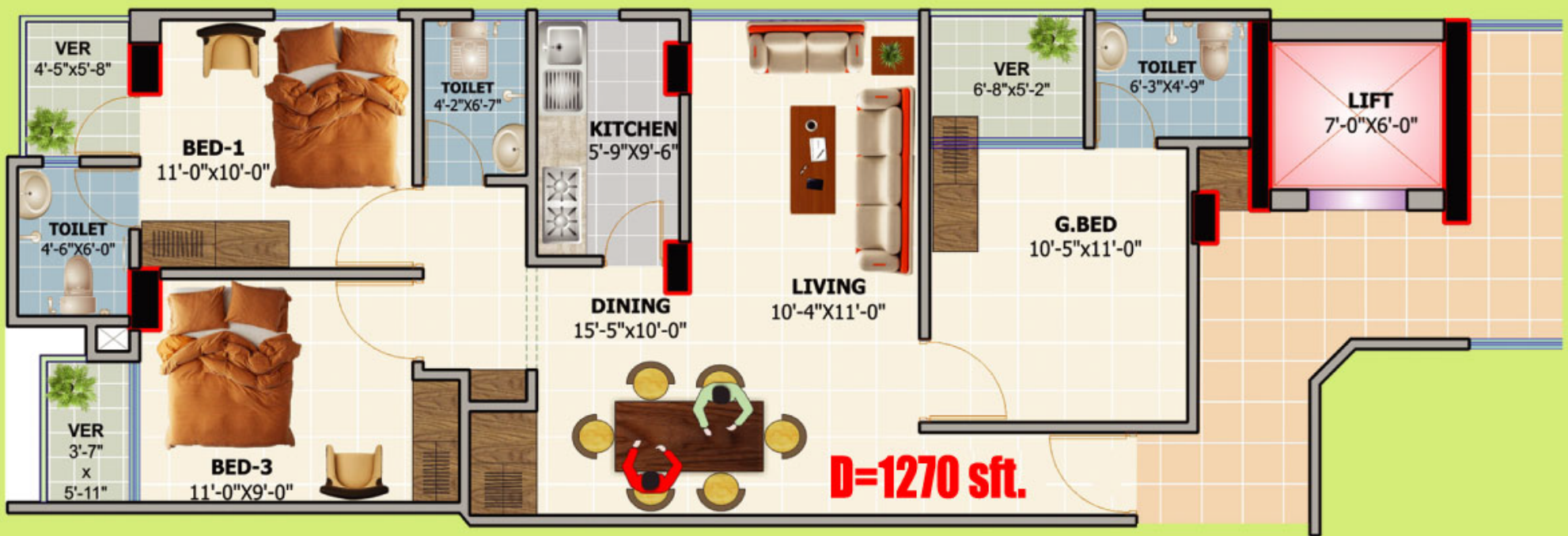


C TYPE

1270 sft.

D TYPE

1270 sft.





Features & Amenities

Building Entrance:

- ◆ Secured, decorative entry as per the elevation & perspective of the building.
- ◆ Company Name & Logos on tiles.
- ◆ Attractive comfortable internal driveway.
- ◆ Toilets for guard & drivers in the Ground floor.
- ◆ Guard room in ground floor.
- ◆ Generator and other's facility.
- ◆ Common Office Room with Toilet.

Lift & Escalator: -

- ◆ Standard Two 8 (Eight) passengers lift.
- ◆ Adequate lighting & elegant design.
- ◆ Fast & reliable service to all floors.

Other's Facility-

- ◆ Common toilet at ground floor.
- ◆ Intercom facility for each flat with Guard post.
- ◆ Standard quality fitting fixture and materials.
- ◆ 24 Hrs Stand by power supply.

Apartment facilities-General Floor

- ◆ Floor shall be company standard 16"X16" RAK/CBC/AKIJ/EURO/Equivalent Tiles.

Bathrooms:

- ◆ Essentially correct uniform floor slope towards water outlet.
- ◆ Standard quality sanitary wears in all bathrooms.
- ◆ Standard quality tiles (8"X12") in all bathroom's wall full height.
- ◆ Floor tiles in bathrooms 12"x12" CBC/RAK or Equivalent
- ◆ Soap case and towel rails.

Kitchen:

- ◆ Impressively designed platform with tiles.
- ◆ Double burner gas outlet.
- ◆ Matching floor tiles (16"x16" ceramic tiles).
- ◆ One stainless counter top steel sink.
- ◆ Provision for Exhaust Fan/Kitchen Hood.

Windows:

- ◆ Sliding windows as per architectural design of the building.
- ◆ Good window locks, 5 mm thickness Clear White glass with mohair lining.
- ◆ Rain water barrier in 3" aluminum sections.
- ◆ Safety grills in all windows (12 mm Square bar).

Optional Items:

- ◆ Additional fittings, fixtures as per choice of allottee may be done at cost basis, after approval from the company.

Structural & Engineering Features:

- ◆ Structural designed is considering earthquakes (up to 7.5 Richter scale)
- ◆ Winds intensity (210 Kilometer per hour) as per Bangladesh National Building Code (BNBC-2020).
- ◆ Reinforce Cement Concrete (R.C.C) Beam, Column & frame structure.
- ◆ Total Foundation will be design after sub soil investigation report.



Terms & Conditions

Application for reservation of apartment in **VISTA LAND AND LIFESCAPES BD.** Shall be made on the prescribed form duly signed by the applicant with Booking money. Allotment will be made on "first come first serve basis". The company reserves the right to accept or reject any application without assigning any reason there to.

Allotment:

After receipt of the application and Booking money, **VISTA LAND AND LIFESCAPES BD.** will issue an allotment letter and payment schedule. The applicant/allottee shall then start making payments as per the schedule of payments.

Booking/Down Payment:

All payment of Booking money, installments, additional works and other charges shall be made by cash, cross cheque, bank draft or pay order in favor of **VISTA LAND AND LIFESCAPES BD.** against which proper receipts will be issued. Foreigners and Bangladesh residing abroad may make payment in foreign exchange by TT or DD as

per exchange rate issued by Bangladesh bank as on the date of application and subsequently on the date of installments paid.

Schedule of Payment:

The allottee must strictly adhere to the schedule of payment indicated in the allotment letter. Delay in payments beyond the schedule date will make the allottee liable to a delay charge of 10% per month on the amount of payment delayed. If the payment is delayed beyond 3 months, the Developer shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting the earnest money after resale of the apartment.

Bank loan:

Should the allottee desire a bank loan, the company will do all that is possible to help secure the loan.

Documentation, Vat & Other Charges:

The allottee will pay stamp duties, registration fee, documentation charge and

others miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, transfer etc.

Owner's co-operative society:

The buyer becomes a member of the owner co-operative society, which will be formed by the buyers. All common facilities will be managed by the co-operative society and the members will abide by the rules termed by the co-operative in the common interest. Each allottee must pay monthly fee/Deposited to the co-operative funds as decided by the society.

Hand over:

The possession of each apartment and parking space shall be handed over to the allottee on full payment of installments and other charges and dues. Prior to this, the possession of apartment will rest with the company.

Allotment Transfer:

Until full payments of all installments and other charges, the buyer shall not have the right to transfer the allotment to a third party.

Land Wanted
For Jointventure
Development



Vista Kabir Tower
@ Mirpur-10, Dhaka



Vista Ashiana Garden
@ Mirpur-2, Dhaka



Vista Dream Nest 2020
@ Sonir Akhra, Dhaka

**Handedover
Project**

**Up Comming
Project's**



Vista Akbor Ali Tower
@ West Mollartek, Sector 4, Uttara



Vista H.S. Tower
@ Block-G, Affabnagar, Dhaka

Hotline

01975-918855

01973-918855

01974-918855

01976-918855



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