



Vista Akbor Ali Tower

A Peaceful Apartment Building

@ Near Uttara Sector - 04



VISTA LAND & LIFESCAPES LTD.

E-mail: info-vista-bd.net, Web: www.vista-bd.net



INTRODUCTION:

VISTA LAND & LIFESCAPS LTD. 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 AKBOR ALI TOWER" a 9-Storeyed luxurious apartment complex at 44 Baytun Nazat Jame Masjid road, with continuation to Sector-04, Road2B of Uttara Model Town. Which is now acclaimed since, clam and quiet area in Dhaka city. Also in the vicinity of Hazrat Shajal-International Airport, Railway Station, Hazi Camp, High-Level School, Specialized Hospital, Uttara Model Town With Modern Shopping Center, and Super Shops. Walking distance of railway, airport & bus services, 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 AKBOR ALI TOWER" and believe that they would get their satisfactory return.

PROJECT AT A GLANCE:

Project Name:
VISTA AKBOR ALI TOWER

Building Type:
Residential Building

Apartment Size:
A-1265 sft, B-1230 sft
C-1195 sft, D-1195 sft

Car Parking:
16 Nos

Building Height
9-Storeyed Residential Building

Project Facing:
South-East corner Plot

Specialty of the project:
Prestigious Location
Perfect functional use of space
Good aesthetic view

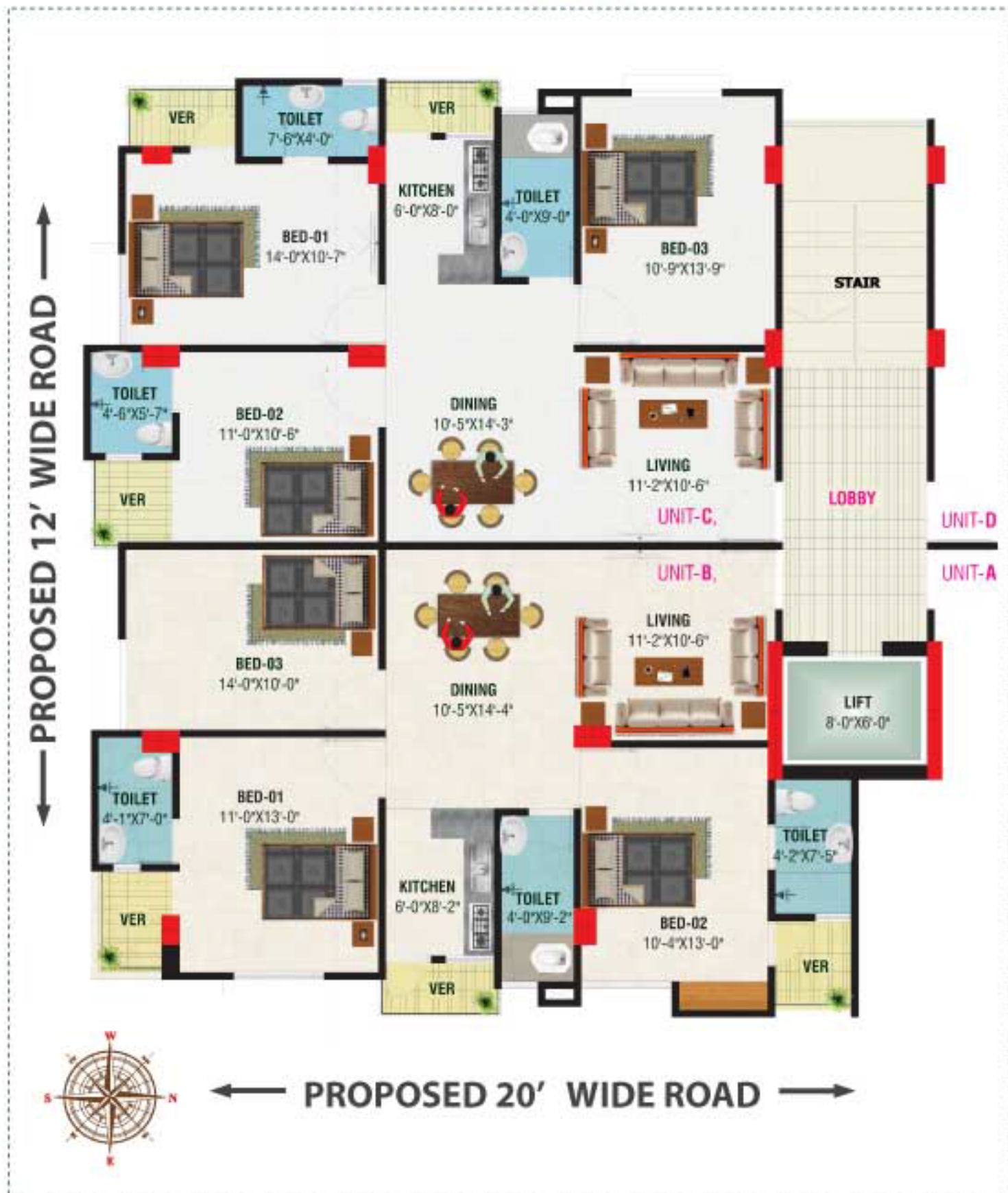
Project Location:
44, Baytun Nazat Jam-e-mosjid Road,
Connecting to Uttara Sector-04, Road- 2B.







TYPE-B & C



- 03 Bed Room
- 03 Toilet
- 03 Ver
- Living
- Dining
- Kitchen

Unit- B: 1230 sft
Unit- C: 1195 sft



TYPE-A & D



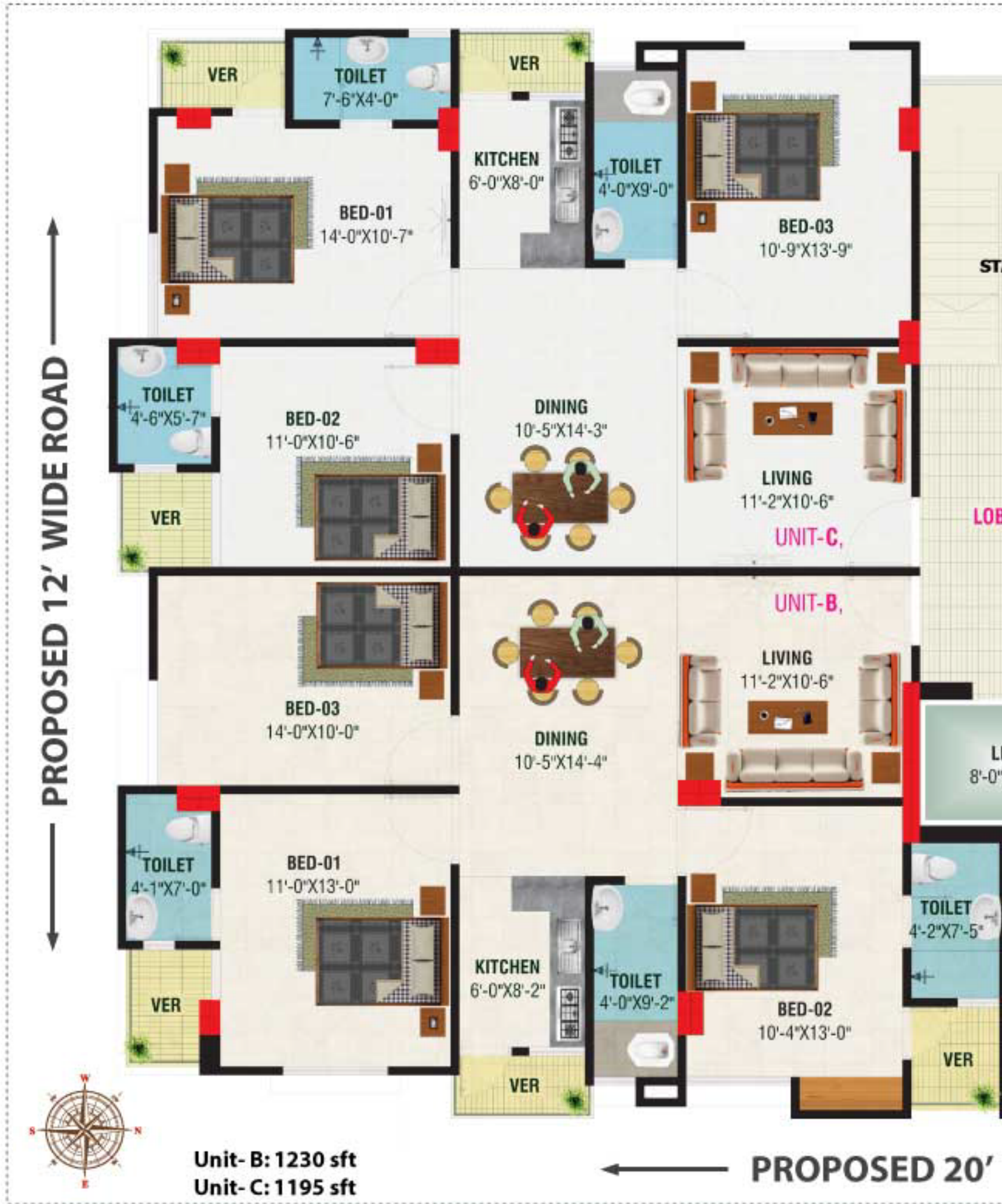
- 03 Bed Room
- 03 Toilet
- 03 Ver

- Living
- Dining
- Kitchen

Unit- A: 1265 sft
Unit- D: 1195 sft



TYPICAL FLOOR PLAN



Unit- B: 1230 sft
 Unit- C: 1195 sft

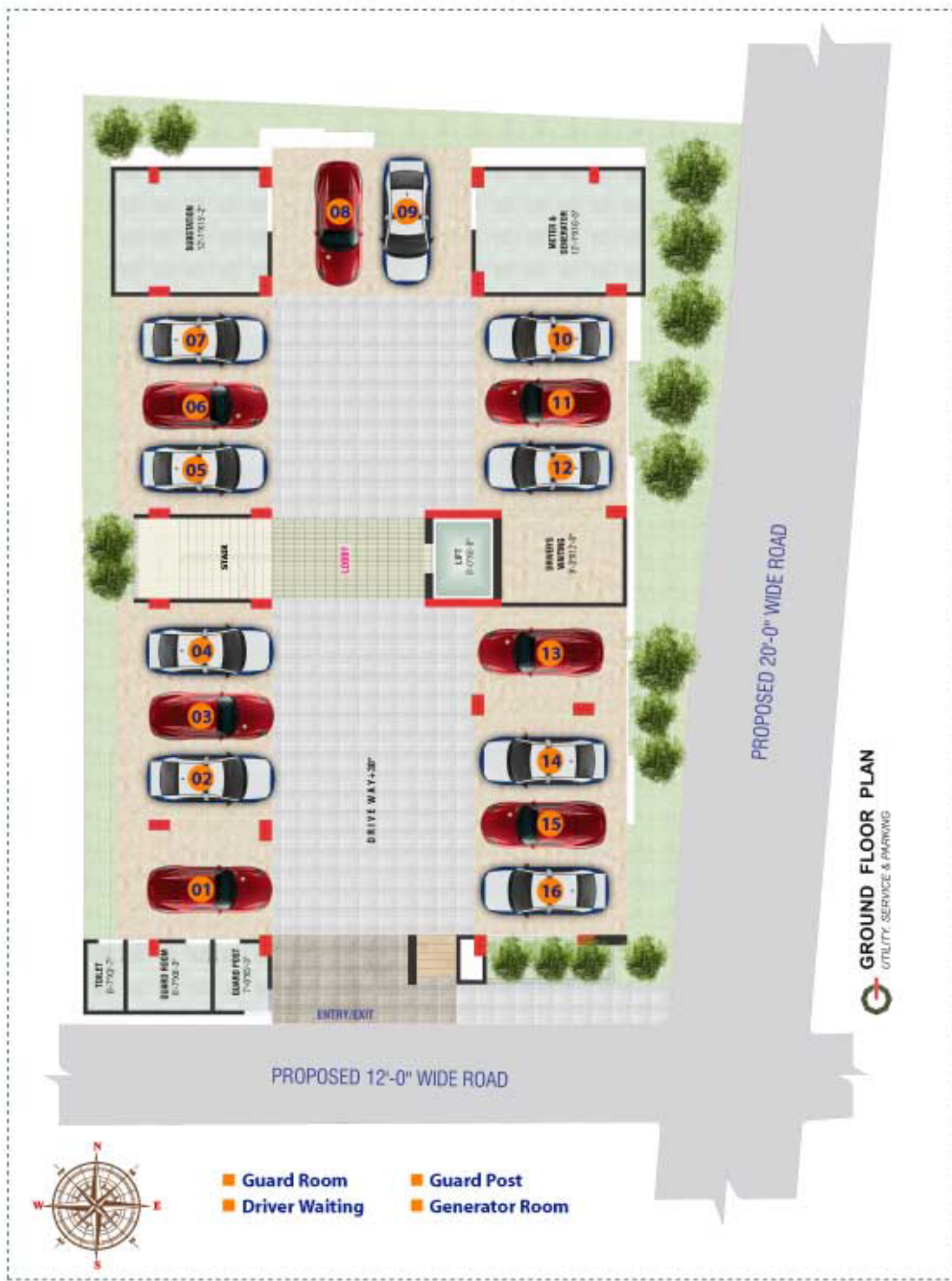


TYPICAL FLOOR PLAN





GROUND FLOOR PLAN





UP-COMMING PROJECT



Vista HS Tower @ Aftabnagar



Vista Spider Lili @ Uttara

HAND OVER PROJECT



Vista Kabir Tower @ Mirpur-10



Vista Ashiana Garden @ Mirpur-02



Feature & 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.

Lift & Escalator: -

- Standard one 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-

Bathrooms:

- Floor shall be company standard 16" x 16" R.A.K./ CBC/Akij/EURO/Equivalent tiles.

Bathrooms:

- Essentially correct uniform floor slope towards water outlet.
- Standard quality sanitary wears in all Bath rooms.
- 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 thick 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 earth quakes (up to 7.5 Richter scale)
- Winds intensity (210 Kilometer per hour) as per Bangladesh National Building Code (BNBC).
- Reinforce Cement Concrete (R.C.C) Beam, Column & frame structure.
- Total Foundation will be design after sub soil investigation report.





Terms & Conditions:

Terms & Conditions:

Application for reservation of apartment in **VISTA LAND AND LIFESCAPS LTD.** 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 the application and Booking money, **VISTA LAND AND LIFESCAPS LTD.** 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 others charges shall be made by cash, cross cheque, bank draft or pay order in favor of **VISTA LAND AND LIFESCAPS LTD.** 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 be 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's shall have the right to cancel the allotment. In such a 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 became 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 installment and other charges, the buyer shall not at the right to transfer the allotment to a third party.





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