

For Your Better Future.....

Vista *Kabir Tower*

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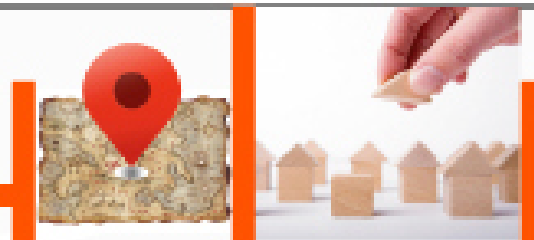
437/6, Senpara Parbata, Mirpur- 10, Dhaka.

AN EXCLUSIVE
APARTMENT PROJECT OF



VISTA LAND & LIFESCAPES LTD.

E-mail: vistabd2013@gmail.com, web: vista-bd.com



Introduction

VISTA LAND & LIFSCAPS 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 KABIR TOWER**” 9-Storeied with semi Basement luxurious apartment complex at Senpara Parbata, Mirpur-10. Which is now acclaimed since, clam and quite area in Dhaka city. Also in the vicinity of high level school (SOS Hermann Gmeiner, Scholastic, Mirpur Girls ideal School and College), Al Helal Specialized Hospital, Ahsania Mission Cancer Hospital, BRTA office, NAM Garden, Police staff college, Sher-e-bangla National Cricket Stadium, Modern shopping center and Super shops. Walking distance of 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 KABIR TOWER**” and believe that they would get their satisfactory return.

Introduction & Project Information



Project at a Glance

Project Name:
VISTA Kabir Tower

Project Location:
437/6 Senpara Parbata
Mirpur- 10, Dhaka.

Nature:
Residential Building

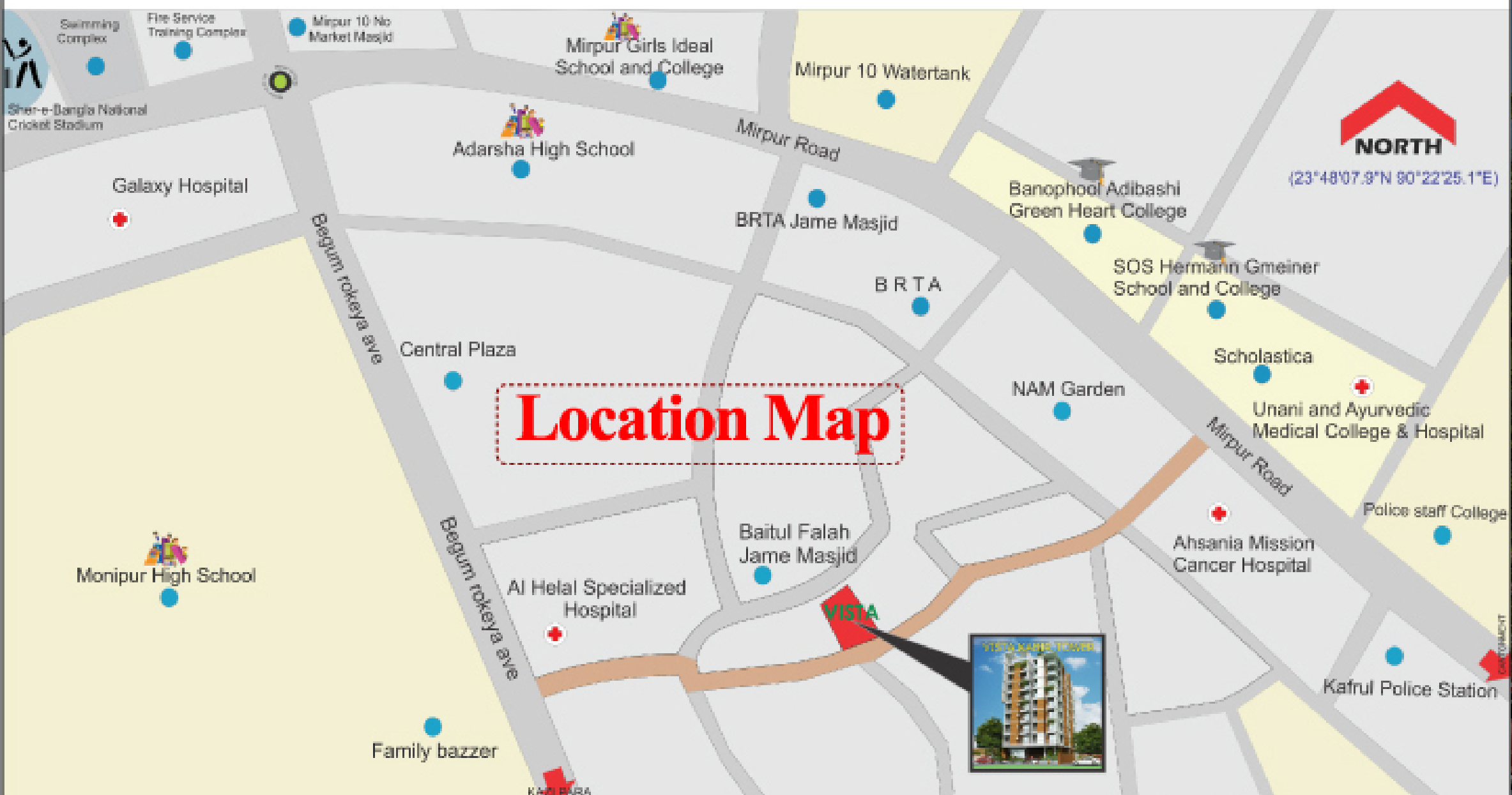
Apartment Size:
A-1275 sft, B- 1250 sft
C- 1075 sft, D- 900 sft

Car parking:
22 Nos.

Building Hieght:
09 - Stories with semi Basement

Project Facing:
South-East corner

Speciality of the Project:
Prestigious Location
Perfect functional use of space
Good aesthetic view



Perspective View



20'-0" WIDE ROAD

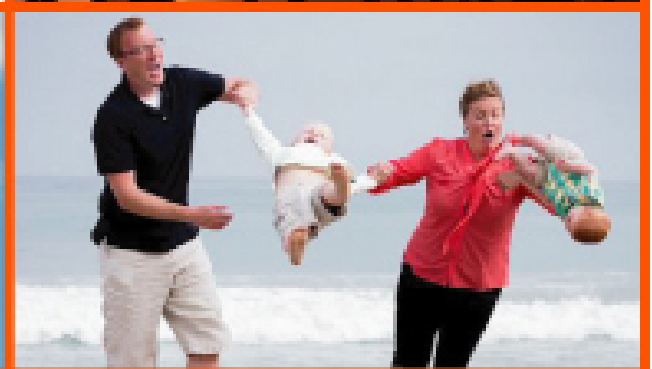
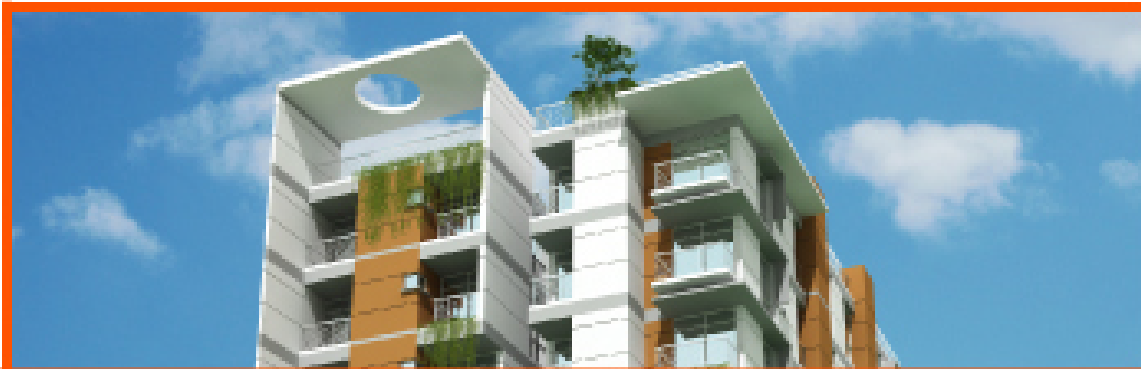
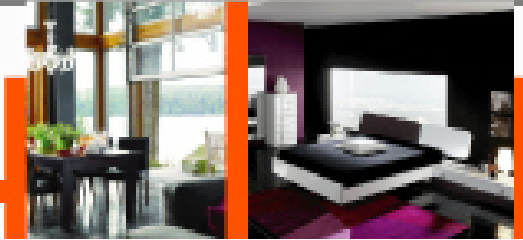


TYPICAL FLOOR PLAN



10'-0" WIDE PRIVATE

Axonometric view of Typical Floor Plan



Typical Floor Plan

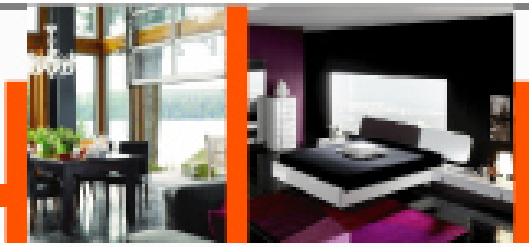
20'-0" WIDE ROAD

TYPICAL FLOOR PLAN

10'-0" WIDE PRIVATE ROAD



Floor Plan Type A & B



20'-0" WIDE ROAD

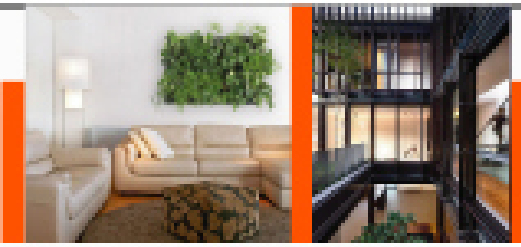


10'-0" WIDE PRIVATE ROAD



For a Peaceful Future





Floor Plan Type C & D



10'-0" WIDE PRIVATE ROAD



Features & Amenities



Building Entrance

Secured, decorative and prestigious main gate with spacious entrance and smooth drive way for reserved car parking. Security fencing grill with boundary wall. Guard room for 24 hours security.

Doors & Windows

Decorative main entrance door of solid Chittagong Segun/Teak Chamble wood Shutter and 6" chowkat with:

- Door chain
- Check viewer
- Apartment No. in brass
- Door handle with Lock
- Internal door are of strong veneer flush door shutters and 6" chowkat with French polish.
- High quality plastic doors in all bathrooms, except servant's bath (medium quality).
- All internal doorframes of Mahogoni /Jarul /Sil Karai as per seasonal availability.
- All doors with good quality Mortise Locks.
- Sliding window with 5mm tinted clear glass completed with mohair lining and Rainwater barrier in 3 inch bronze aluminum section.
- Safety grill (MS flat Bar) with matching color enamel paint in all windows.

Floors

16"x16" RAK/Equivalent Homogenous Floor tiles in all general floor and Verandas.

Bathrooms

- Sanitary Wares in all bathrooms (RAK/Equivalent Brand)
- Sanitary Chrome Plated fittings in all bathrooms (Sharif/ Sattar/ Equivalent Brand).
- Homogeneous floor tiles (12"x12" RAK/Equivalent) for all bathrooms
- Pedestal basin in all bathrooms except servant bath.
- Provision for Geiger in Master bath
- Small Pan in Servant bath.

Kitchen

- Impressive designed platform with provision for double burner gas outlet.
- Tiles upto 7'-0" (8"x12" RAK / Equivalent) RAK/Equivalent) floor & wall.
- Provision for exhaust fan.
- One high polished stainless counter top steel sink.

Walls

- First class bricks
- Smooth finish walls
- External & Internal wall thickness will be as per Architectural drawing

Lift's lobbies & Staircases

- Spacious lift & stair lobby in each floor
- All stairs will be finished with RAK/Equivalent tiles
- MS/SS railing on Stairs

Painting & Polishing

- Weather Coat (Berger/Elite/Equivalent) paint on outside walls
- Smooth finished and soft colored distemper paint (Berger/ Elite/ Asian/ Equivalent) on all internal walls & ceilings.
- French polish for doorframes & shutters.

Electrical

- MK Type electrical switches, sockets & plug points
- Light fixtures in stair and lobby
- Independent electric meter for each apartment
- Electrical distribution box with main Circuit Breaker in each apartment
- Concealed electrical wiring (BRB /Paradise/BBS/ Eastern Cable/ equivalent)
- Provision for Air conditioner in Master bedroom and Living room
- Provision for TV & Satellite dish points in living room and master bedroom
- Sub Station with required load (subject to sanction by DPDC/DESCO/DESA) if required.
- Intercom system connected to each apartment from the guard post (Panasonic/ Equivalent)

Electro-Mechanical Facilities

Lift

- Eight persons capacity one (1) quality lift (Sigma/Fuji/Equivalent brand)
- Emergency power connection with standby generator

Generator

One standby Emergency Generator (China/Equivalent Standard) in case of power failure for operating:

- Lift
- Water pump
- Lighting in common spaces and stairs
- Three (3) Points in each Apartment.

Water Pump

- One Water pump (RFL/Gazi/Equivalent) for lifting required water from underground water reservoir to over head tank at rooftop.

Terms & Condition

Vista Land & Lifescapes Limited is one of the fast growing developers and builder for planning, implementing and allotment of all facilities of each project a modern and luxurious apartment complex, consisting of self-contained apartments, reserved car parking, other features etc. described in details in the brochure of each project.

Applications for allotment of apartments should be made on the prescribed application form duly signed by the applicant along with the Booking Money. **Vista Land & Lifescapes Limited** has the right to accept or reject any application without assigning any reason there to.

On acceptance of an application, **Vista Land & Lifescapes Limited** will issue an allotment letter with specific terms and conditions to the applicant. Then the applicant/allottee will start making payments as per the Schedule of payment. Allotment of apartments is made on first come first serve basis.



All Payments of Booking money, installments, additional works and other charges shall be made by Bank Draft or Pay Order in favour of **Vista Land & Lifescapes Limited** for which respective receipts will be issued. Bangladeshis residing abroad may remit payments by TT or DD.

Payment of installments, car park cost and all other charges have to be made on due dates for smooth progress of Construction works. **Vista Land & Lifescapes Limited** may issue reminders to the allottee but, not with standing the issue of reminders, the allottee must adhere to the Schedule of payments to ensure timely completion of construction.

Delay in payments beyond the due date will make the allottee liable to pay a delay charge of 0.2% per day on the amount of payment delayed. If the payment is delayed beyond 60 (sixty) days, **Vista Land & Lifescapes Limited** shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after resale of the apartment deducting the Booking Money or 10% of total price.

Vista Land & Lifescapes Limited and the allottee will be required to execute an agreement for safeguarding the interest of the allottee as well as **Vista Land & Lifescapes Limited**.

Connection fees/charges, security deposits & other incidental expenses relation to gas, water, sewerage and electric connections are not included in the price of apartments. **Vista Land & Lifescapes Limited** will make

these payments directly to the authorities concerned, on the allottee's account. The allottee will be billed proportionately on actual costs basis.

Limited changes in the specifications, design and/or layout of the apartments and other facilities may be made by **Vista Land & Lifescapes Limited** in larger overall interest or due to unavoidable reasons.

Vista Land & Lifescapes Limited may cancel an allotment on non-payment of installment in disregard of reminders and after final intimation to allottee by registered post at the address given in the application form.



The allottee will pay stamp duties, registration fee, documentation charges and any other taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration, and Transfer etc. Only the actual sums shall be charged.

After taking over of the project, the allottee(s) must consult with **Vista Land & Lifescapes Limited** prior to undertaking any structural or layout changes within the apartment complex. Failure to do so will be at the sole risk of the allottee(s).

The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of **Vista Land & Lifescapes Limited** like force majored, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state etc.

The allottee, after full payment of dues, will elect from among themselves a Board of Management for managing the general affairs in the common interest. Each allottee must deposit Tk. 20,000.00 for each allotment of apartment towards the Reserve Fund for initial common service expenses of the complex.





On going Project
@
Mirpur-2, Dhaka.



Up coming Project
@
Mirpur-11, Dhaka.

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Corporate Office:
Vista Land & Lifescapes Ltd.
Plot # 02 (2nd Floor), Road # 12
Middle Badda, Gudraghat, Gulshan-1, Dhaka-1212.
Tel: 02 9852818, Hot Line: **01799-229933, 01799-229944**
E-mail: vistabd2013@gmail.com, web: vista-bd.com

Design & Print: Amaha.com
Cell: 01915-139514