



CiViC
Design & Development Ltd.

CIVIC ABEDIN

Abode of peace, Life of peace

RAJUK ENLISTED

Reg. No: RAJUK/DC/REDMR-001299/24

AT A GLANCE

FAIR FACE



Single unit apartments



Built Over 03 Katha



1580 sqf Apartments



3-Bedroom Apartments



Number of Floor G+6 South Facing



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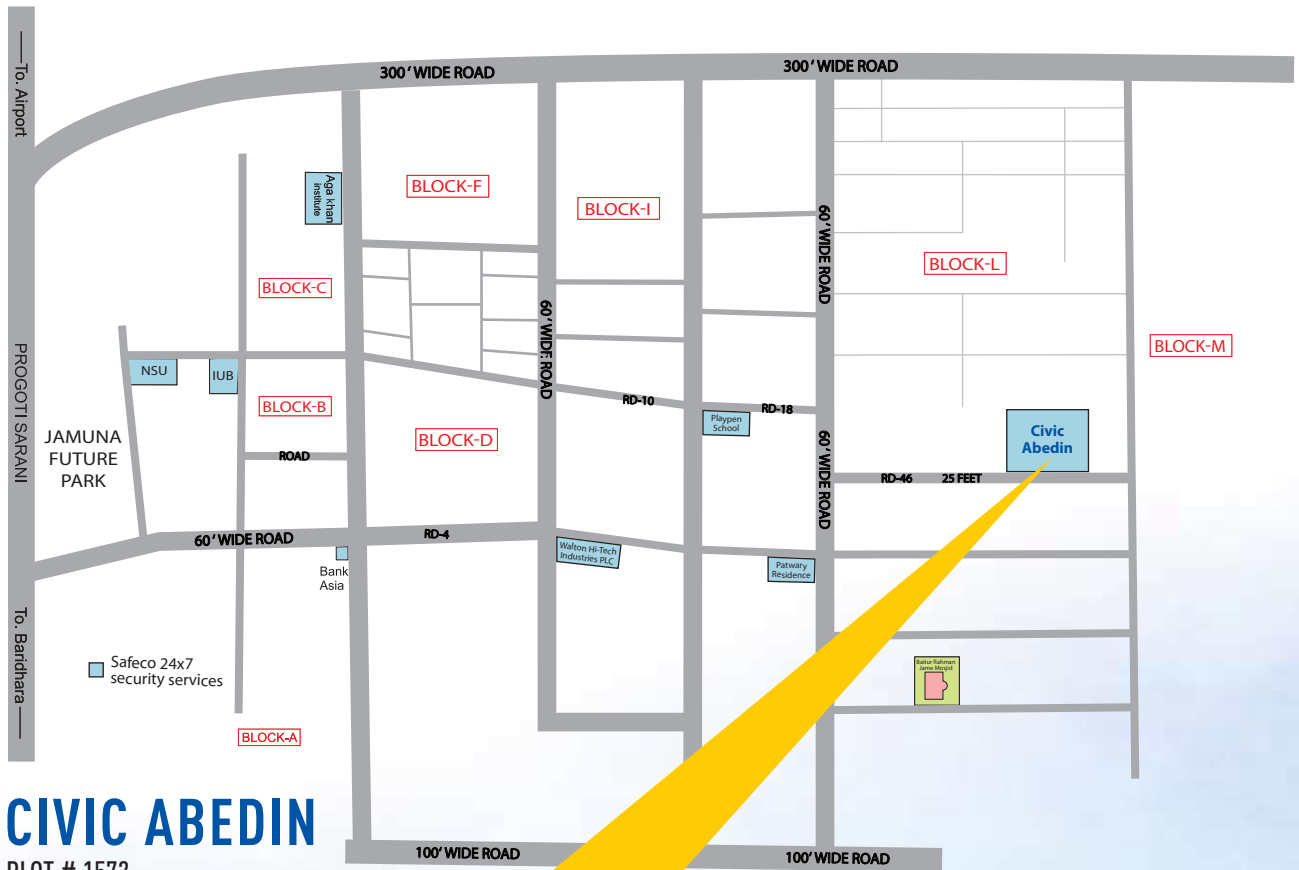


CIVIC ABEDIN

CMC
ABEDIN



LOCATION PLAN • 1580 SFT



CIVIC ABEDIN

PLOT # 1572
ROAD # 46 (25 Feet), BLOCK # L
BASHUNDHARA R/A, DHAKA

ENJOY
OPEN SURROUNDINGS IN
A SOUTH FACING PLOT
LOCATION





Civic Abedin, situated on a south facing plot in the quintessential area of Bashundhara R/A provides you with a serene home caressed by cross breezes and ample light. Having south facing (Fair Face) and wide open roads, Civic Abedin ensures you live in a healthy environment. This G+6 storied building also comes with a host of modern amenities such as roof-top with greenery and sitting arrangement, community hall, CCTV monitoring, and much more to give you an exemplary contemporary living experience.

ENJOY LIVING IN A SERENE NEIGHBORHOOD WITH EASY ACCESS TO AMENITIES

EDUCATIONAL INSTITUTES

- ◆ Basundhara Public School & College
- ◆ International School Dhaka (ISD)
- ◆ The Aga Khan School
- ◆ Playpen School
- ◆ Independent University Bangladesh
- ◆ North South University
- ◆ Hurdco International School
- ◆ American International University of Bangladesh

RECREATION AND SHOPPING CENTERS

- ◆ Bashundhara International Convention Center
- ◆ Jamuna Future Park
- ◆ Aarong
- ◆ Apon Mart
- ◆ Yellow
- ◆ Meena Bazar
- ◆ Shopno

MEDICAL & MEDICINE FACILITIES

- ◆ Ever Care Hospital
- ◆ Bangladesh Eye Hospital and Research Institute
- ◆ Afroza Begum Diagnostic and Consultation Center
- ◆ Lazz Pharma

EASY COMMUTE

- ◆ Hazrat Shahjalal International Airport
- ◆ Railway Station
- ◆ 300 ft road to Purbachal

EATERIES

- ◆ Tabaq
- ◆ Burger King
- ◆ Garlic n Ginger
- ◆ Pizza Hut Delivery
- ◆ KFC
- ◆ Royal Treat Restaurant
- ◆ Food Villa
- ◆ Green & Pepper Restaurant



PARKING PLAN • 1580 SFT



PARKING FEATURES

- This parking facility offers ample space for up to six vehicles, providing a convenient and secure environment for both short-term and long-term parking needs. The layout is designed to maximize the use of available space, ensuring that each car is parked in an easily accessible spot, minimizing the risk of accidental damage or tight maneuvering.
- In addition to the generous capacity, the parking area is well-lit and monitored, offering enhanced security for all vehicles. The design also includes clearly marked parking spaces, making it simple for drivers to find an open spot and parking efficiently. Whether you're running errands or need a reliable place to leave your car for an extended period, this parking setup accommodates your needs with ease.



FLOOR PLAN • 1580 SFT



FLOOR FEATURES

- This thoughtfully designed floor plan offers a perfect blend of functionality and comfort. It features three generously sized bedrooms, each designed with ample space for relaxation and storage. The layout also includes a spacious dining area, ideal for family gatherings and entertaining guests.
- There are two attached bathrooms that provide convenience and privacy for the master and second bedrooms, along with a separate common bathroom for added accessibility.
- For outdoor enjoyment, the property boasts 3 well-positioned verandas, offering serene spaces to unwind and enjoy fresh air. The home has green space, adding a touch of nature and tranquility to the living environment. To top it off, the property is equipped with lift access, ensuring easy movement between floors for all residents.

 FLOOR PLAN • 1580 SFT





FEATURES • 1580 SFT

MAIN ENTRANCE

The main entrance is carefully designed to ensure it is built at the proper height and in a style that complements the overall aesthetic of the property. Attention will be given to both functionality and visual appeal, creating an inviting and harmonious impression.

APARTMENT FEATURES

◆ Floors

32"x32" mirror polish tiles in bedrooms, living, dining cum family lounge & all verandahs.

◆ Main door

Chittagong segun 3'-6"x 7' main entrance door with check viewer, door knocker and smart handle door lock.

◆ Internal doors

Partical flush door 3'-4"x 7' internal door with round lock.

◆ Basin Provision

Provision for a basin is included in the dining area, featuring high-quality RAK or Akij brand fixtures.

◆ Painting

Plastic paint, Outer wall are weather coat paint.

◆ Electrical

Imported gang type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all bedrooms, living, dining cum family lounge as per electrical design. Internet connection point in dining cum family lounge area.

BATHROOM FEATURES

◆ Basin Provision

A total of three basins will be installed: one cabinet-type basin with a basin mixer, other's will be pedestal-type basin. Reputable brands such as RAK, Akij, or equivalent will be used.

◆ Geyser Provision

Geyser connections will be provided in two bathrooms — the Master Bathroom and the Second Master Bathroom.

◆ Bathroom Fixture

High-quality fixtures from brands such as Nazma, Sharif, Sattar, RFL, or equivalent will be installed.

◆ Door Provision

High-quality PVC doors with integrated cat doors will be installed. Reputable brands such as United, Bengal, RFL, or equivalent will be used.



FEATURES • 1580 SFT

KITCHEN FEATURES

Kitchen counter top, wall & floor tiles, waterline, double bowl sink, connection for oven/stove.

GENERATOR

Support lift, water pump and lighting in common space and stairs. Generator provision for fan in Master bedroom, living room and dining space. Single light point in every room, kitchen and all bathrooms.

WATER

Underground water reservoir with lifting pump to store two days consumption capacity.

SECURITY

Provision of CCTV surveillance and covering the stairs, underground parking, and roof top.

ROOF TOP

The roof will feature a concrete parapet railing, secure wall, and a community room with a bathroom. It will be water-proofed and color-proofed for durability. A water tank will be installed as per the architectural plan for reliable water storage.

UNDERGROUND RESERVOIR AND FIRE SAFETY PROVISIONS

The underground reservoir will be built with RCC casting for durability and sufficient capacity to meet water supply needs. The building will follow BNBC guidelines for fire exits and protection, ensuring safety through proper fire escape routes and systems.

CAR PARKING AND DRIVEWAY

The car parking area will be designed on the ground floor according to the specified design, ensuring ample space for vehicle storage. The driveway will be finished with 12"x12" pavement tiles, as per the design.

LIFT, LOBBIES & STAIRS

A high-quality passenger lift with a capacity of 6 persons will be installed. The lift will be sourced from a reputed international brand such as FUJI, Mitsubishi, or Sigma. It will include an auto voltage regulator, Automatic Rescue Device (ARD), inverter, adequate lighting, full-height photocell sensor, and an emergency alarm system for safety and convenience.



FEATURES • 1580 SFT

Ground Floor

◆ Main Gate

A premium aesthetic-design main gate will be installed, featuring a pocket gate for smooth entry and exit. Built with durable materials, the gate will combine security with an elegant appearance.

◆ Security Room

A standard-sized, well-ventilated security room will be provided near the entrance. It will be equipped to support 24/7 monitoring, ensuring maximum safety and controlled access to the building.

◆ Caretaker Room

A dedicated caretaker room will be provided, designed for convenience and functionality. This space will support daily maintenance needs and allow the caretaker to stay on-site for efficient service.

◆ Landscaping & Green Zone

Portions of the ground floor will be enhanced with green landscaping, plants, and seating areas, adding to the aesthetic appeal and providing a refreshing atmosphere.

◆ Generator Room

A separate generator room will be allocated to ensure uninterrupted power supply and easy maintenance access.

◆ Utility & Storage Space

Dedicated areas for utilities and storage will be arranged, keeping the ground floor organized and functional.

Structural Materials

◆ Steel/MS Bars

Brands: BSRM/KSARM/AKS/GPH

◆ Cement

Holcim/Lafarge Surma/Seven Rings/Akij/Bashundhara

◆ Stone Chips

Well-graded BUET/MIST tested, used in the foundation RCC and all columns.

◆ Sand

Sand with FM 2.5 will be used for foundations, columns & beam casting.

◆ Brick

High quality machine made brick will be used for masonry works.

◆ Columns

Stone chips will be used in all columns for enhanced strength and durability.

◆ Beams

High-quality stone chips will be used in the beams for increased load-bearing capacity.

◆ Slabs

High quality concrete will be used in the slab construction to ensure stability and durability.



CIVIC Group of Companies

SISTER CONCERN

Civic Real Estate Ltd.

Civic Design & Development Ltd.

OUR PROJECTS

Civic Moon Hill

Civic Hill Town

Civic Apartment

Civic Firm House

Civic Resort



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