



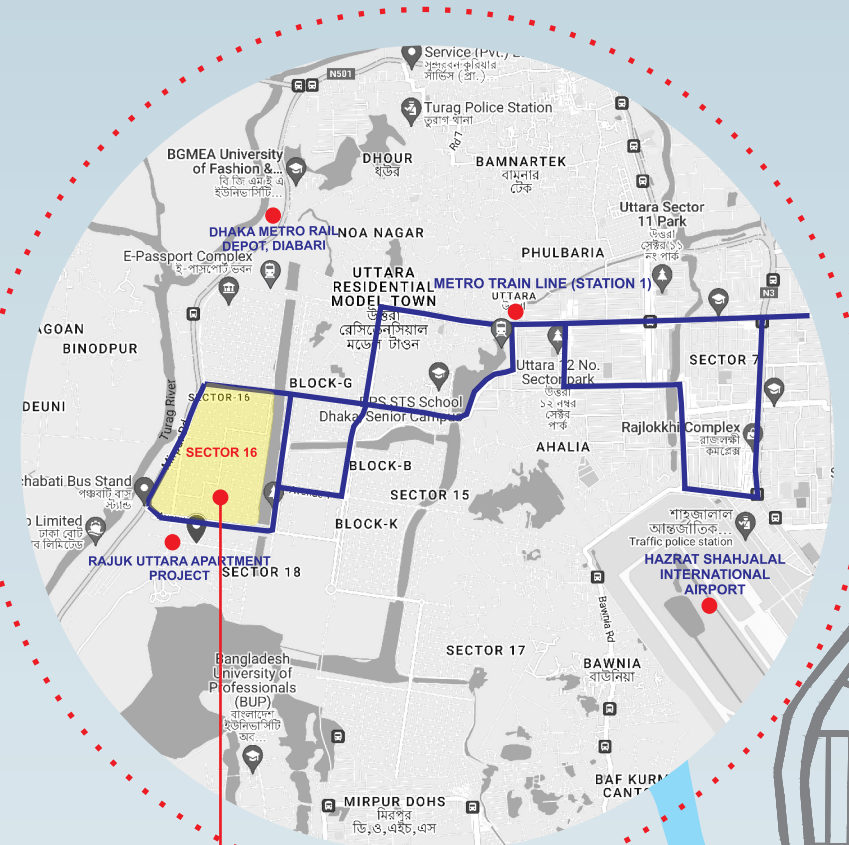
# Zubion Windy PALACE

Plot: 29, Road: 1/A, Sector: 16/C, Uttara, Dhaka



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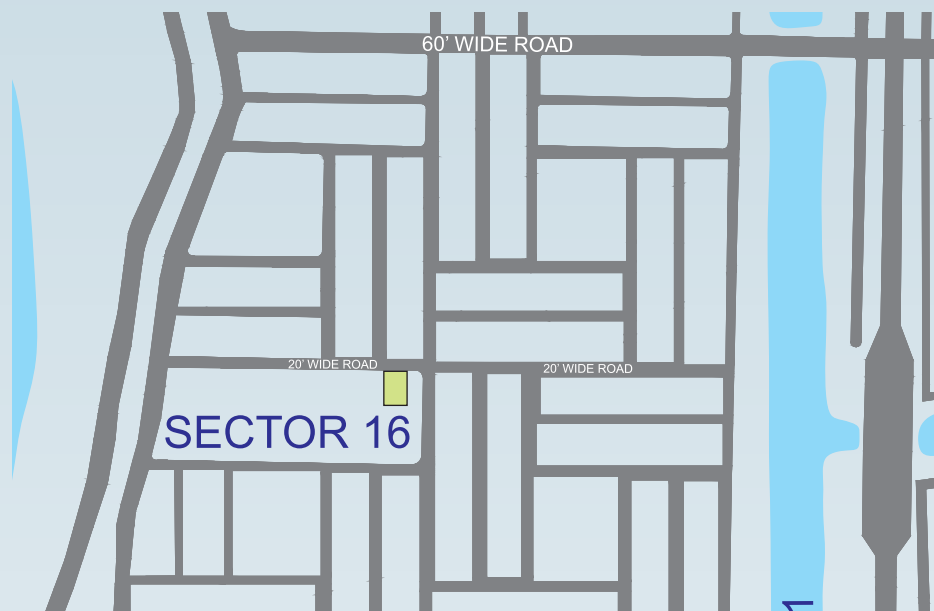
House 38(Gold House,9th floor), Road 11(New) DHANMONDI R/A, Dhaka 1209.



### KEY DISTANCES

HAZRAT SHAHJALAL INTERNATIONAL AIRPORT	6.5 km
RAJUK UTTARA APARTMENT PROJECT	2 km
DHAKA METRO RAIL DEPOT, DIABARI	1.7 km
METRO TRAIN LINE (STATION 1)	3 km

HOUSE: 15, ROAD: 9,  
SECTOR 16F, UTTARA  
SITE



Plot: 29, Road: 1/A, SECTOR: 16/C, UTTARA, DHAKA.

LAND AREA	5 KATHA
STORIED	G+09
PARKING	9 Nos
UNIT AREA	2130 SFT





# BUILDING AMENITIES

## APARTMENT FEATURES

**Floors:** 24"x24" MIRROR POLISHED IMPORTED TILES IN FOYER, BEDROOMS, LIVING, DINING CUM FAMILY LOUNGE/DINING CUM LIVING & ALL VERANDAHs. KITCHEN VERANDAH AND UTILITY/STAFF ROOM WITH NON-SLIPPERY TILES MATCHED TO THE FLOOR SCHEME.

**Main Door:** Solid CHITTAGONG TEAK 3'-9"x7' MAIN ENTRANCE DOOR WITH DOOR CHAIN, APARTMENT NAME PLATE, DOOR HANDLE WITH SMART FINGER PRINT ACCESS DOOR LOCK WITH ONE LOOK OVER CAMERA AND 2-WAY VOICE SUPPORT FUNCTION.

**INTERNAL DOORS:** Sliding GLASS WINDOWS AND DOORS USED AS PER FLOOR PLAN COMPLETE WITH MOHAIR LINING, RAINWATER BARRIER AND FLY-PROOF NETTING.

**Sliding Doors & Windows:** Sliding GLASS WINDOWS AND DOORS USED AS PER FLOOR PLAN COMPLETE WITH MOHAIR LINING, RAINWATER BARRIER AND FLY-PROOF NETTING.

**Basin Provision:** PROVISION FOR BASIN AT DINING AREA.

**Security & Safety:** SAFETY GRILLS ON WINDOWS & FULL HEIGHT GRILL ON KITCHEN VERANDAHs.

**Painting:** SMOOTH FINISHED PLASTIC PAINT ON ALL INTERNAL WALLS & CEILINGS.

**Electrical:** IMPORTED GANG TYPE ELECTRICAL SWITCHES, PLUG POINTS AND OTHER FITTINGS. PROVISION FOR AIR CONDITIONERS WITH POWER POINTS IN ALL BEDS, LIVING CUM DINING AREA AS PER ELECTRICAL DESIGN. INTERNET CONNECTION POINT IN LIVING CUM DINING AREA. STAFF CALLING BELL SWITCH IN MASTER BEDROOM. REMOTE CONTROL LIGHT AND FAN SWITCH IN LIVING CUM DINING AREA.

**Lights:** PROVISION OF WALL BRACKETS IN ALL BEDROOMS, LIVING, DINING CUM FAMILY LOUNGE/LIVING CUM DINING AND COMMON AREA. APPROPRIATE LIGHTING BATHROOMS, KITCHEN, STAFF BED & VERANDAHs.

**Cable Connections:** CONCEALED TELEVISION LINE IN ALL BEDROOMS AND LIVING AREA.



Double Height Entrance



Rooftop Garden & Community Space



Single Lift



Gymnasium



Water Fountain

One Stop Generator & Substation

## BATHROOM FEATURES

**Door:** LAMINATED DOOR SHUTTER WITH TEAK CHAMBLE SOLID DOOR FRAMES.

**Sanitary Ware & C.P. Fittings:** IMPORTED SANITARY WARE. C.P FITTINGS AND ACCESSORIES ARE MADE IN BANGLADESH.

**Shower Area:** CUSTOMIZED SHOWER AREA WITH CURTAIN RAIL AS PER DESIGN.

**Tiles:** WALL & FLOOR TILES ARE MADE-IN-BANGLADESH.

**Counter Tops & Basin:** MARBLE COUNTERTOP IMPORTED CABINET BASIN IN MASTER BATHROOM, OTHER BATHROOMS WILL HAVE IMPORTED PEDestal BASIN AS PER DEVELOPER'S CHOICE. MIRRORS IN ALL BATHROOMS.

**Waterline:** CONCEALED HOT & COLD WATERLINES IN ALL BATHROOMS INCLUDING STAFF BATH.

**Staff Bathroom:** WALL & FLOOR TILES WITH LONG PAN & MOVING SHOWER ALL MADE-IN-BANGLADESH.

## KITCHEN FEATURES

**Platform:** GRANITE IN KITCHEN COUNTERTOP

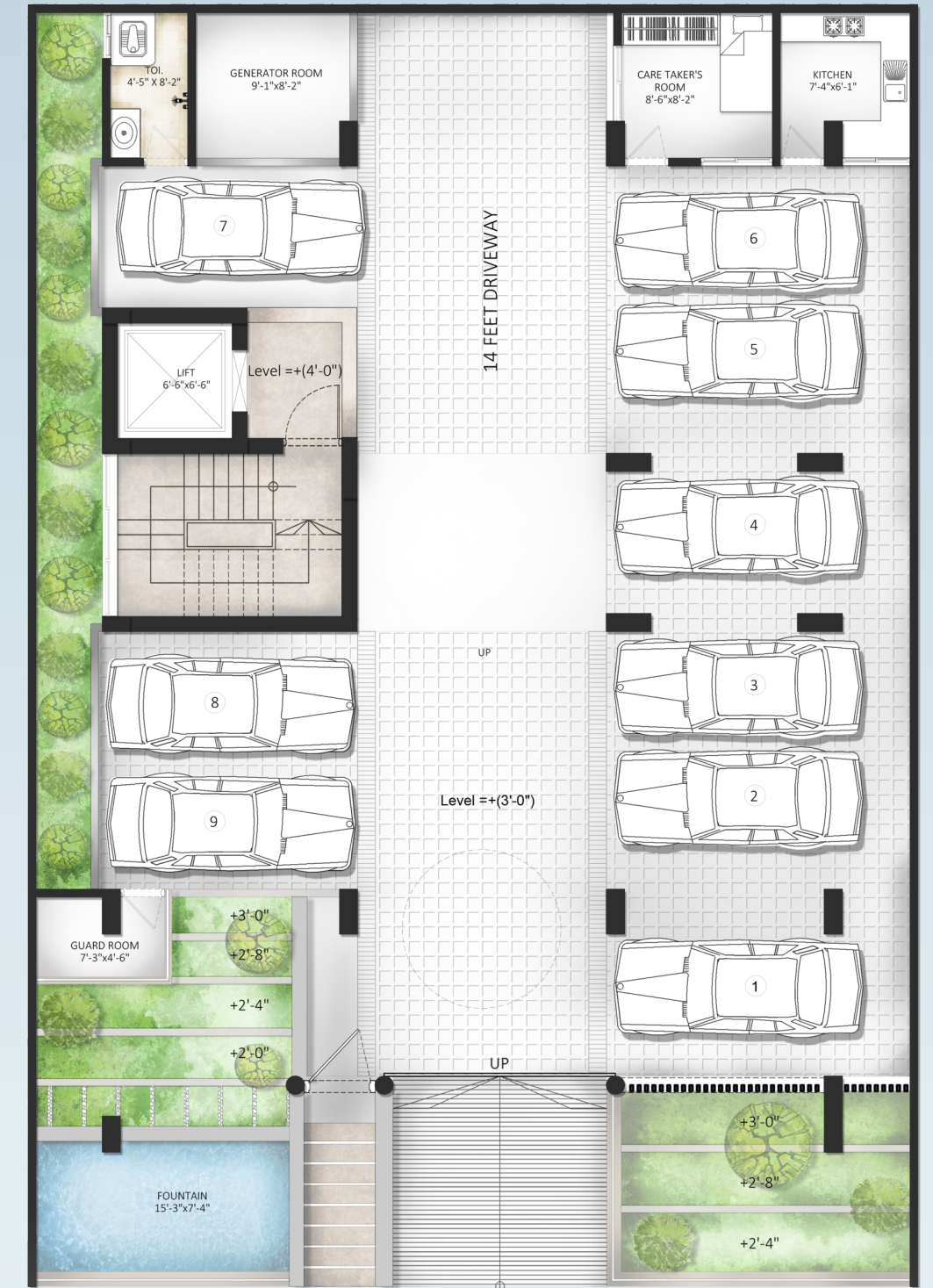
**Wall & Floor Tiles:** WALL TILES (UP TO 7' HEIGHT) AND FLOOR TILES MADE-IN-BANGLADESH.

**Waterline:** CONCEALED HOT & COLD WATERLINE.

**Sink:** SINGLE BOWL SINK.

**Gas Connection:** LPG CONNECTION FOR OVEN/STOVE WITH GAS LEAKAGE DETECTOR TO PREVENT FIRE HAZARD.








**GROUND FLOOR PLAN**





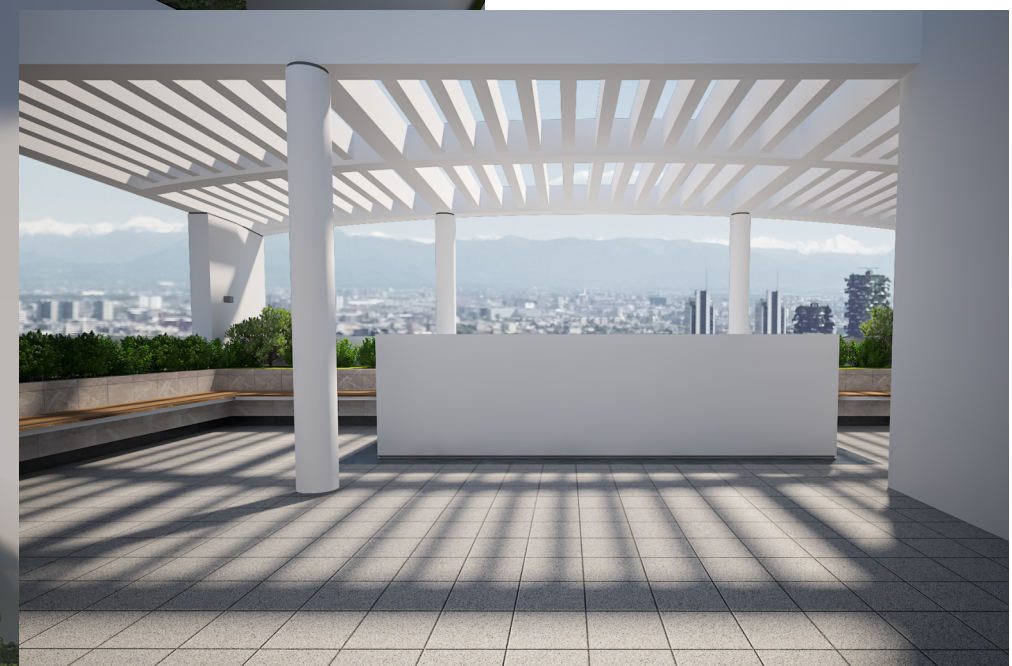
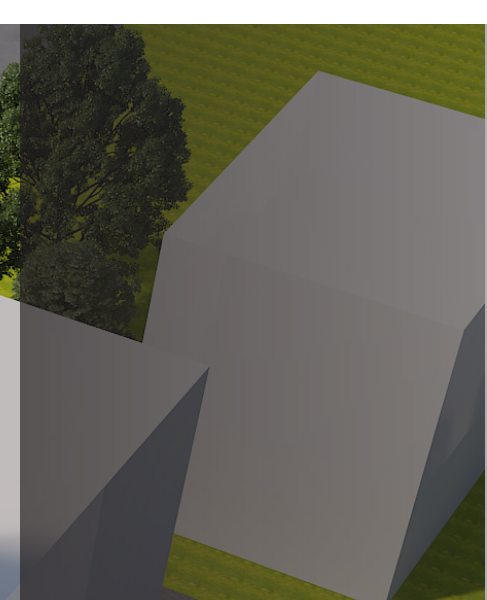

**1ST FLOOR PLAN**  
**UNIT AREA 2530 SFT**


**TYPICAL FLOOR PLAN**  
**UNIT AREA 2130 SFT**





ROOF FLOOR PLAN











Zubin started its journey in the real estate development sector in 2012 partnering with the renowned project named Aksir Nagar'.

Backing with the current good reputation and sector experience, Zubion has expanded its footprint to the building construction sector; naming as Zubion Development Solutions Limited (zdsl).

zdsl promises to provide a complete solution of the people's cherished residence focusing on quality, art, commitment, and value for money.

zdsl has skilled, experienced and committed management team who are all graduated from the University of Dhaka. To achieve the ultimate mission and vision of the company, zdsl gathers widely experienced professionals, trained both at home and abroad, including civil engineers, structural engineers, and architect.

We cordially invite you to be a proud member of zdsl gathers widely experienced professionals, trained both at home and abroad, including civil engineers, structural engineers and architect.

We cordially invite you to be a proud member of zdsl family to make your living as an art.

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#### Disclaimer

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