

FRESH JF TOWER

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South Banashree, Goran, Dhaka.

**SINGLE UNIT 1600(+/-)SFT. 3 BED ROOM, 3 BATH ROOM, 3 VERANDAH,
1 KITCHEN ROOM, 1 DRAWING ROOM, 1 DAINING ROOM, WITH COMMON SPACE.**

Satisfaction of Peaceful Living...

FRESH JF TOWER



South Banasree, Eastern Housing LTD.
Goran, Dhaka

SINGLE UNIT

- ✓ 1700 sft (+/-) 3 Bed Room, 3 veranda, 3 Toilet, 1 Kitchen,
1 Drawing 1 Dining With Common Space



For More Details

www.freshassetgroup.com
OR 01797861847



FRESH
ASSET BUILDERS LTD

We Build Up Your Glorious Property

বিশেষ ছাড়ে ১ টি ফ্ল্যাট বিক্রয় হবে
মোবাইল : ০১৭৯৭-৮৬ ১৮ ৪৭, ০১৭৮২-৫০ ৬৭ ২১

PREFACE



Fresh Asset Builders Limited is one of the best rising-up company at real estate sector in Bangladesh. This is one of those companies that strictly maintain quality of building in all respect up to the expectation of its valued clients. We are highly committed to quality construction as well as to timely handover of project. As a best quality service oriented company. We always believe that maintaining commitment up to customers satisfaction is the key to success in Real Estate area with this prospective Fresh Asset Builders Ltd. its marching ahead so as to become one of the most prominent real estate company of the country.



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ফ্রেশ এসেট বিল্ডার্স লিঃ দিচ্ছে সুলভ মূল্যে, সহজ কিস্তিতে অথবা এককালীন বিশেষ মূল্যে হ্রাসে ফ্ল্যাট ক্রয়ের অপূর্ব সুবিধা। উক্ত আবাসন খাতে আপনার রয়্যালিটি ইনকাম নিশ্চিত করতে আজই কষ্টার্জিত অর্থ বিনিয়োগ করে আজীবন ইনকামের সুবিধা লুফে নিন। এ বিনিয়োগ সুরক্ষা দিতে ফ্রেশ এসেট বিল্ডার্স লিঃ সর্বদাই অঙ্গীকারাবদ্ধ হয়ে টেকসই ও মজবুত নির্মাণ সামগ্রী ব্যবহার করে থাকে

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PROJECT BRIEF



FRESH JF TOWER is a modern residential project designed to offer comfortable and luxurious living in the heart of South Banasree, Dhaka. This 08-storied structure is meticulously planned with a single unit per floor, ensuring privacy and exclusivity for its residents. The building is east-facing, allowing ample natural light and ventilation throughout the apartments.

- > **Project Name:** **FRESH JF TOWER.**
- > **Location:** Plot No: D-45, Road No:-5/I, Block-D, South Banasree, Eastern Housing Ltd. Goran, Dhaka.
- > **Approved:** 08 Storied Building
- > **Apartment size:** Single Unite Per Floor-1700 (+/-) sqft
- > **Facing:** East Facing
- > **Each Contains:** 3 Bedroom, 3 Bathroom, 1 Drawing 1 Dining 1 Kitchen, 3 Veranda.
- > **Ground floor:**
Total Number of Car Parking: 04
- > **Shop:** 01 nos, Mini flat: 01 nos.
- > **Lift:** 01 nos (6 passenger).
- > **LT Line (Electrical)**
CCTV Surveillance

FLOOR NO	POSITION	UNITE SIZE
1st Floor	(Developer)	1700 sft (+/-)
2nd Floor	L/O	1700 sft (+/-)
3rd Floor	(Developer)	1700 sft (+/-)
4th Floor	L/O	1700 sft (+/-)
5th Floor	(Developer)	1700 sft (+/-)
6th Floor	L/O	1700 sft (+/-)
7th Floor	(Developer)	1700 sft (+/-)

FRESH JF TOWER is an ideal residential project that combines modern architectural design with essential urban amenities. With spacious living arrangements, a secure environment, and convenient facilities, this project promises a superior lifestyle for its future residents.

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN
FRESH JF TOWER AREA: 1100 SQUARE FT. (H)

APPARTMENT FEATURES



Structure

Reinforced concrete framed structure designed considering gravity load, wind load and earthquake load as per Bangladesh National Building Code (BNBC).

Building Entrance

Secured decorative MS gate with lamp as per elevation & perspective view of the building with attractive apartment logos, comfortable internal driveway and guard post. (As per Developer choice).

Door

- Choukath and decorative main entrance door will be of Mehgoni wood/Segune wood with door chain, check viewer Apartment number in brush, calling bell switch point.
- Bathroom doors of durable PVC/RTC with matching color.
- Veneered flush door with lock and polish of internal doors.

Window

4" section sliding type aluminum windows with clear glass and safety grill (M.S Grill/square bar).

Wall and partitions

Internal and external wall of 5" thick 1st class bricks and wall surfaces of smooth finished plaster.

Floor

Each floor will be decorated by 24"x24"/16"x16" size homogeneous floor tiles (Fu-Wang/Mir/China-Bangla/Akiz/Equivalent).

Color

Interior walls and ceilings will be painted with snowcem/distemper paint external wall will be painted with weather coat.

Electrical Features

Best quality wires, MK/MA switches and sockets, separate electric distribution box for each apartment poly cable/Equivalent, telephone sockets in master bed as per developer choice.

Kitchen Features

Double burner Cylinder gas outlet pipeline, concealed water line, single bowl steel sink, provision for exhaust fan as per developer choice

Bathroom Features

- Wall Tiles in all bathrooms up to 7(Seven) feet height Fu-Wang/Mir/Chaina-bangla Wall/Equivalent) as per developer choice.
- Good quality local/foreign made bathroom fittings as per developer choice.



TERMS & CONDITIONS



Application - Application for allotment of apartments should be made on the prescribed application form duly sign by applicant along with the earnest money and extra deed documents.

Payments - The purchaser will make the payment as per payment schedule. All payment should be made by A/C payee check or Bank draft or pay order or cash in With vat/tax & others service charge favor of FRESH ASSET BUILDERS LTD. payments from overseas in US Dollars will be calculated at the prevailing official conversion rate to Bangladesh taka on the date of payment.

Delay in Payments - The allottee undertakes to pay delay charges at the rate of 5% per 10 days on the amount of payment delayed the due date. If the payment is delayed for 30 days, the company shall have the right to cancel the allotment without any notice to the allottee. In such case buyer deposited amount will be refunded after sale out the same apartment to a new buyer. Also an amount of TK. 25% only will be deducted from the buyers deposited amount for the incidental charges.

Developers Right - The company reserves the right to make changes in both architectural and structural design of the project. Limited changes can be made in specification for overall interest of the project. After booking, if the cost of construction materials and labor increases from the beginning to the end of the construction work, the price of the flat will increase at a proportionate rate, which the flat buyer will be liable to pay to the developer. The company may make any change in the specifications design or layout of the apartment or the complex if necessary.

Documentation Cost - The purchaser will pay stamp duties, registration fees, VAT/TAX and other miscellaneous expenses likely to be incurred in connection with the registration of deed.

Incidental Cost - Connection charges / expenses relating to gas, water, sewerage and electric connection etc. are not included with the price of apartment. The purchaser will also make the payments.

Optional & Additional work - If the client is interested in any optional or additional work may be completed by the supervision of the company after the payment of necessary expansion before the time of final handover.

Completion of the Project - The completion period of the construction may be affected by unavoidable circumstances beyond the control of the company like natural calamity, political disturbances, strike, social commotion, non-availability of materials and non payment of installment on time by the buyers or any other factors. In such a situation the company shall not be held responsible.

Possession - The possessions of the apartment will be handed over to the purchaser after completion of the apartment and after full payment of all the installment and other charges. Until and unless the dues are not paid possession of the apartment will be hold by the company. Before your flat Registration you will must be pay to the extra charge 50,000/- (Fifty thousand).

Owner's Association - The purchaser must undertake to become a member of the owner's of the association, which will be formed by the developer with the view of maintaining the general affairs of the complex interest. For reserve fund each apartment owner must initially deposit TK. 50,000 (Fifty Thousand) to the company.





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ON GOING PROJECTS



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