

Exclusive Apartment Project

PRISM *Paradise*



Dreams Built On Trust

PRISMTM
Properties Ltd.



Exclusive Apartment Project
PRISM
Paradise

Dreams Built On Trust

Reliable • Committed • Dependable

Prism Properties Ltd. (PPL) is a leading Real Estate Developer renowned for its aesthetic architecture and dedication to delivering signature and luxury apartments in Bangladesh since its inception. The company has already put their mark of honesty, dedication and persistence in becoming a potential builder of better future. We ensure to the structural aspect of building construction stunning Architecture, Highest quality materials with the best quality product for the ultimate satisfaction of our clients.

The modern trends of urban housing since its inception on to the real estate arena Prism Properties Ltd. has projects spread out all over Dhaka, Narayangoj, Karanigonj & renowned residential and Chandpur including commercial zone in Boro Mogbazar, Gandaria, Kalabagan, Jalshiri, Naya Paltan, New Town etc. and Land Project at Sonargaon & Karanigonj.

Prism Properties Ltd. has extended its apartment projects to 79-81 K. B Road in the name of Prism Paradise.

Prism Paradise the luxurious Apartment Project of Prism Properties Ltd. has absolutely the residential environment, wonderful structural design, brilliantly planned and perfectly builds elegant apartments of different sizes as per client needs.

You also can be a proud owner of modern technologically advance **Prism Paradise** which can be one of your most secured and valuable investments. That's why, our endeavor can give you a prospect to fulfill dream of a secured residence.



PROJECT *at a glance*

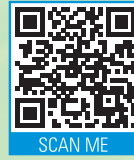
Project Name	: Prism Paradise
Location	: Plot- 79-81 K.B Road Gandaria, Dhaka.
Land Area	: 11.22 katha or 18.52 decimal
Building Heights	: 10 Storied (B+G+9) Building as per Rajuk Approval
Building Type	: Commercial Cum Residential Apartment
Number of Unit (Floor)	: 05 (Five) Units per floor
Commercial Floor	: 1st Floor (Front Side) Floor size - 3868 sft. Approx
Apartment Floor	: 2nd to 9th floor
Parking	: Basement & Ground Floor
Size of Apartment (Approx.)	: A-1375 sft, B-1340 sft C-1260 sft, D-1400 sft, E-1550 sft
Number of Apartment	: 40 Nos
Number of Parking	: 34 Nos
Handover	: September-2028 with 06 months grace period

Exclusive Apartment Project
PRISM
Paradise



Birds Eye
View OF *Exclusive Apartment Project*
PRISM Paradise





Location Map OF *PRISM Paradise*



WELLNESS FEATURES

OF *Exclusive Apartment Project*
PRISM
Paradise



GREEN BUILDING



WAITING LOUNGE



WIDE LOBBY



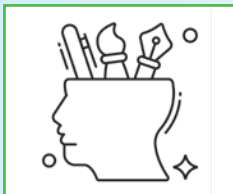
CENTRAL LPG



WALKING TRACK



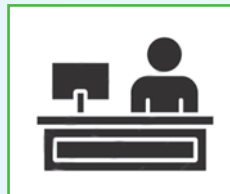
CAR PARKING



UNIQUE DESIGN



KIDS PLAY AREA



RECEPTION



FIRE SAFTY SYSTEM



ENOUGH OPEN SPACE



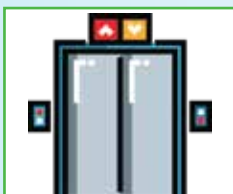
ROOF TOP GARDEN



ROOF TOP GYM



ROOF TOP BBQ ZONE



HIGH SPEED LIFT



360° SAFTY SYSTEM



CROSS VENTILATION



COMUNITY HALL



24 HOURS POWER SUPPLY



VIDEO DOOR PHONE (OPTIONAL)



DEEP TUB WELL

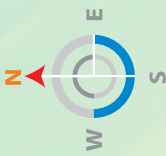


ENOUGH DAY LIGHT

- ◆ Unique design with green view
- ◆ Roof Top garden
- ◆ Community hall & Gymnasium room
- ◆ Children play zone
- ◆ BBQ zone at rooftop
- ◆ Walkway at rooftop
- ◆ Deep tube-well
- ◆ Stone chips will be used

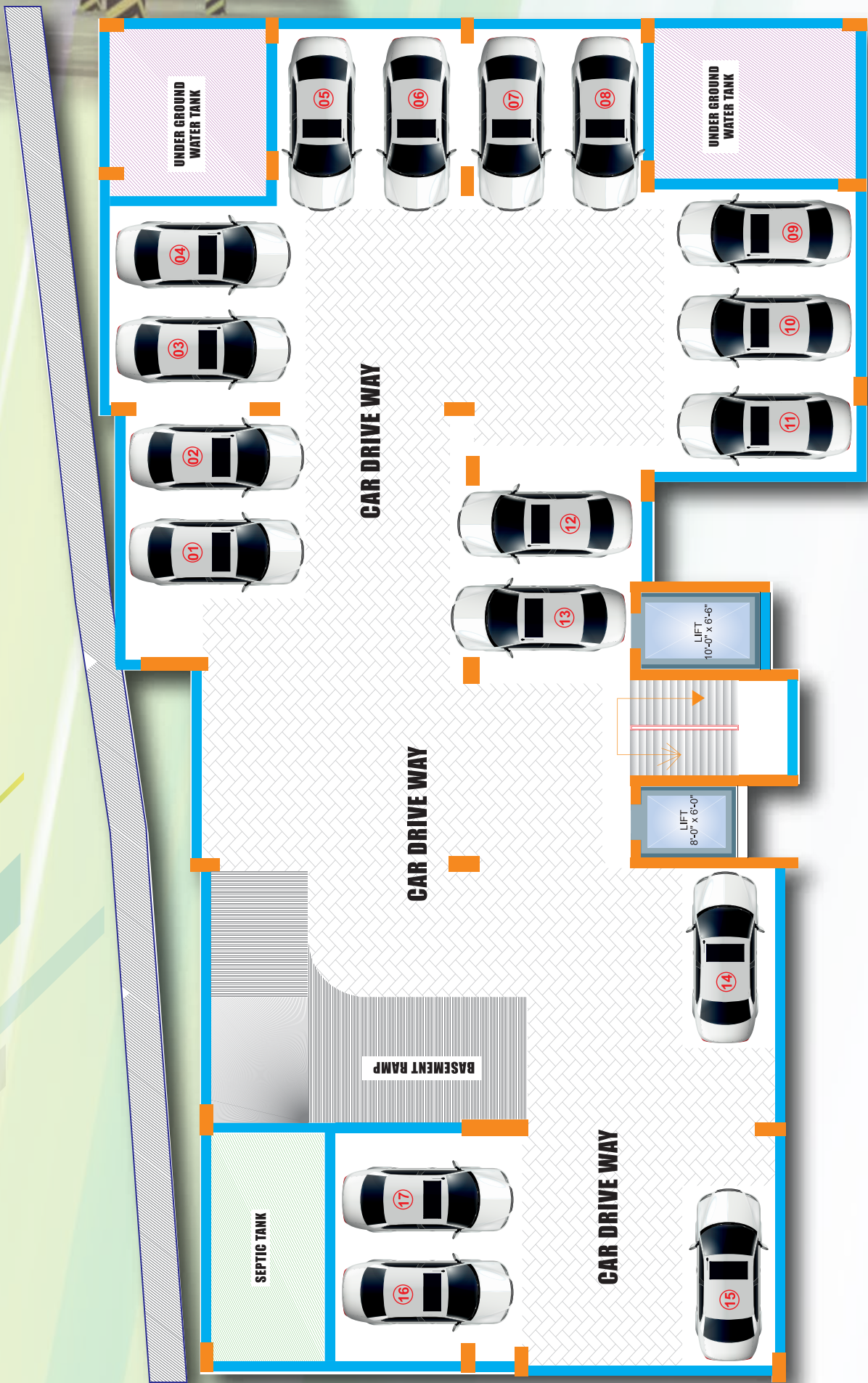
- ◆ Machine made Bricks will be used.
- ◆ Video Door phone (Optional)
- ◆ Modern Fire safety system
- ◆ Smoke detector (optional)
- ◆ 02 Lifts (01 Large Size)
- ◆ Central LPG system
- ◆ 360 degree angle security system
- ◆ 24 hours power backup

Car Parking
17 Nos



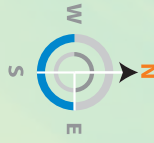
BASEMENT OF PRISM Paradise

Exclusive Apartment Project

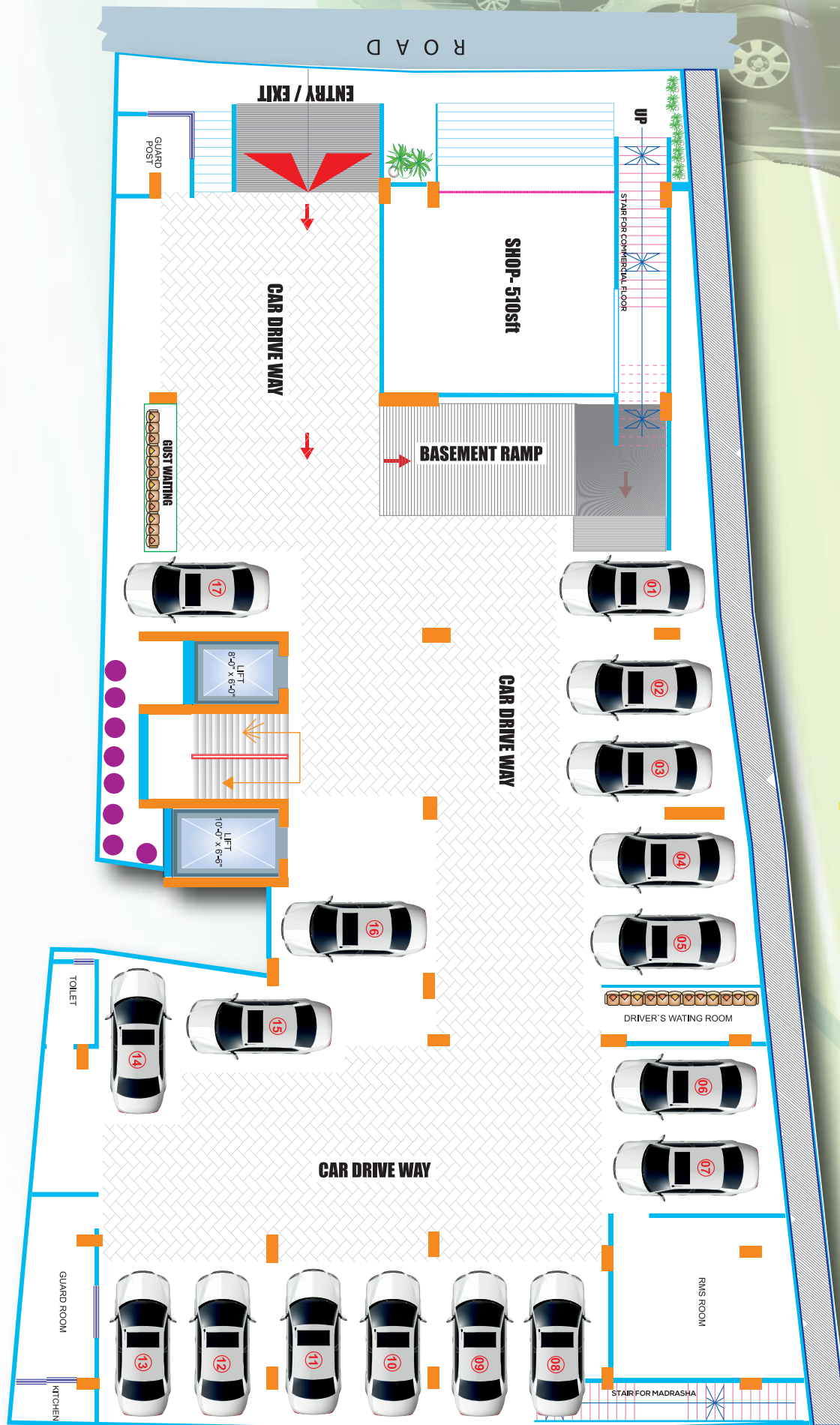


N. B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawing.

GROUND FLOOR PLAN OF PRISM Paradise



Car Parking
17 Nos

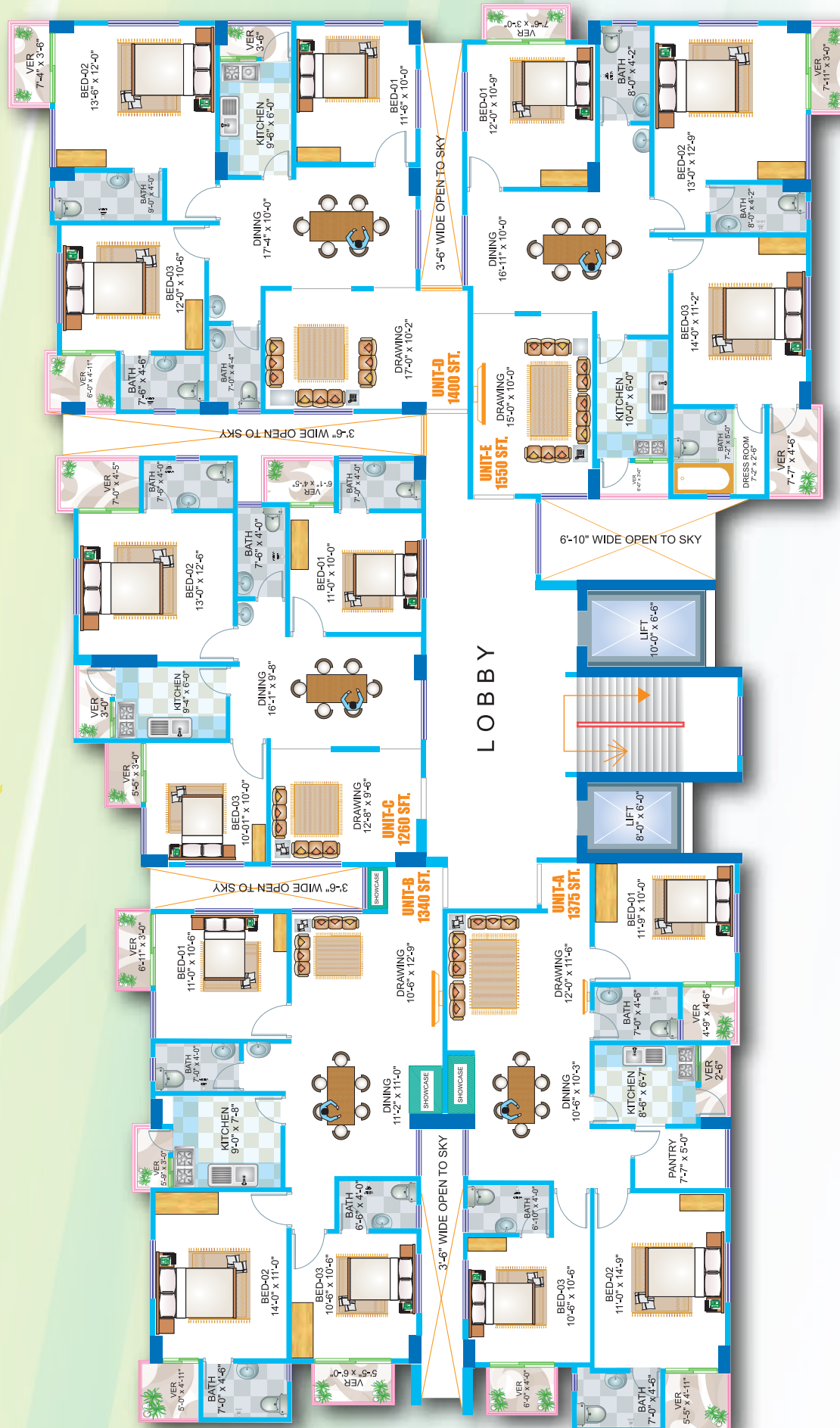


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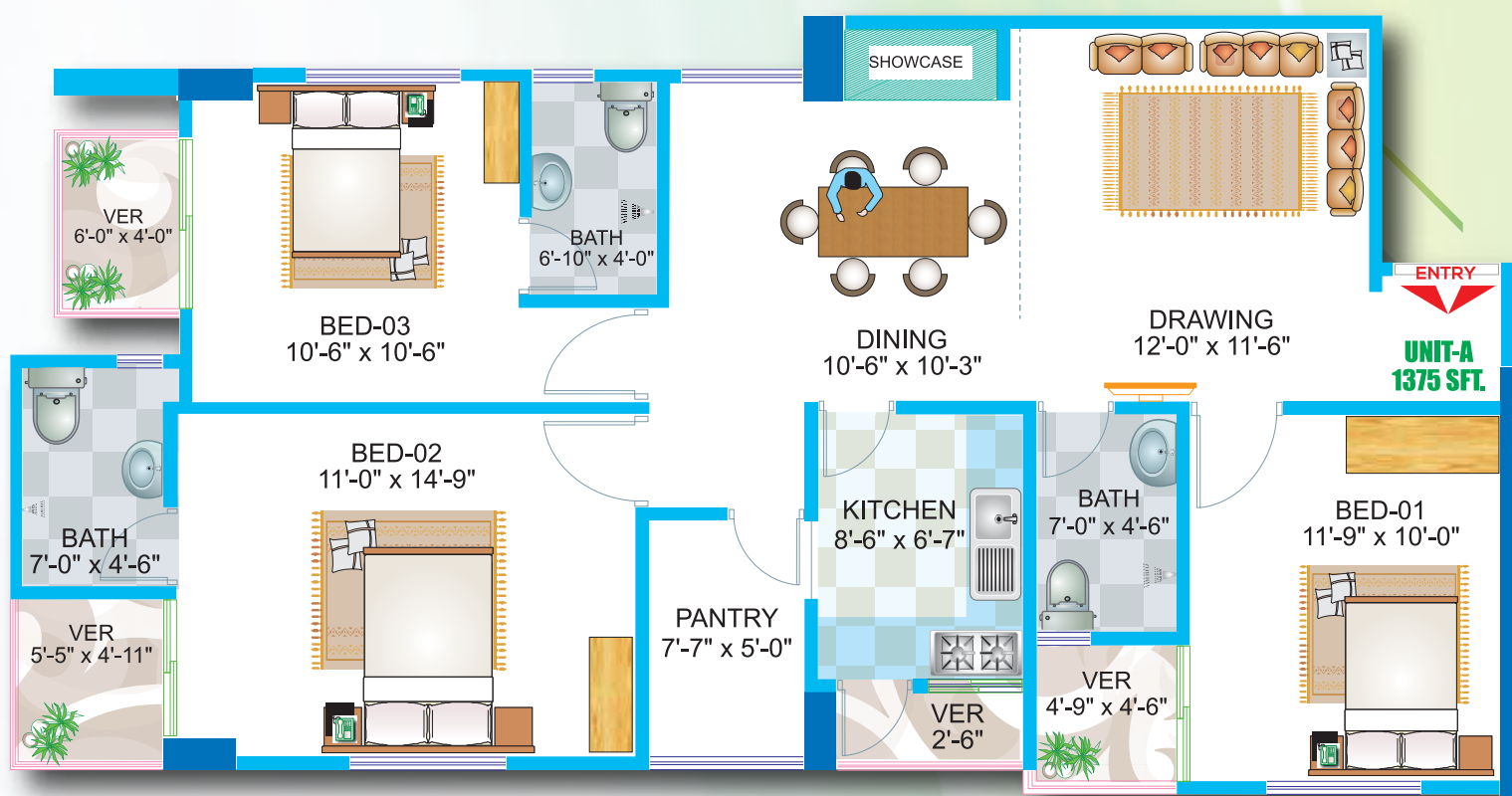
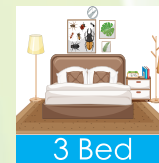
TYPICAL FLOOR PLAN OF PRISM

Exclusive Apartment Project

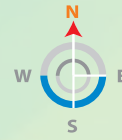


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TYPE - A
1375sft.
Exclusive Apartment Project
OF PRISM Paradise



N. B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawing.



TYPE - B
1340sft.
Exclusive Apartment Project
OF PRISM Paradise



3 Bed



Drawing



Dining



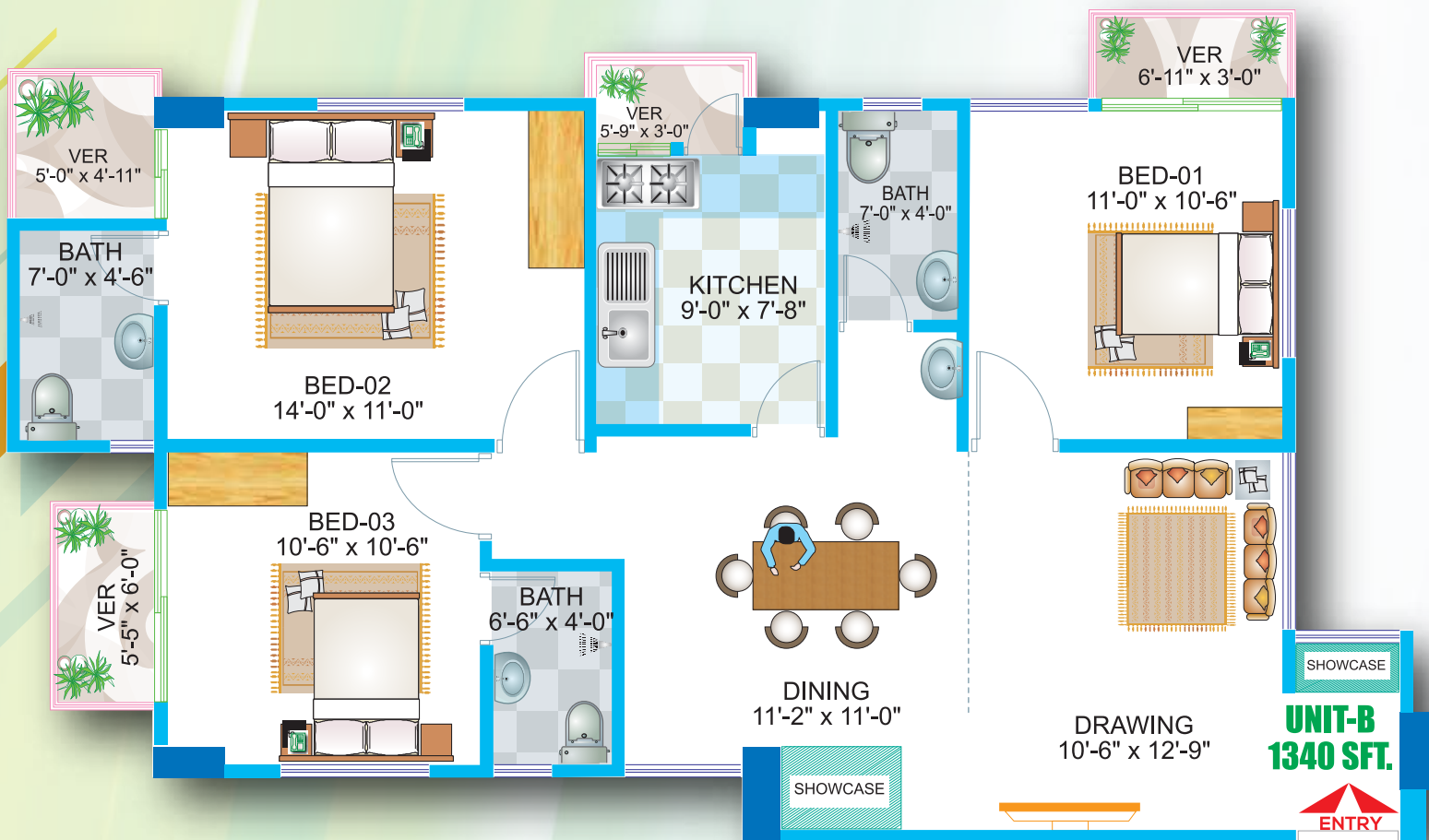
Kitchen



4 Balcony

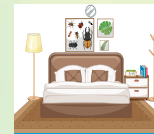


3 Washroom



N. B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawing.

TYPE - C
1260sft.
Exclusive Apartment Project
OF PRISM Paradise



3 Bed



Drawing



Dining



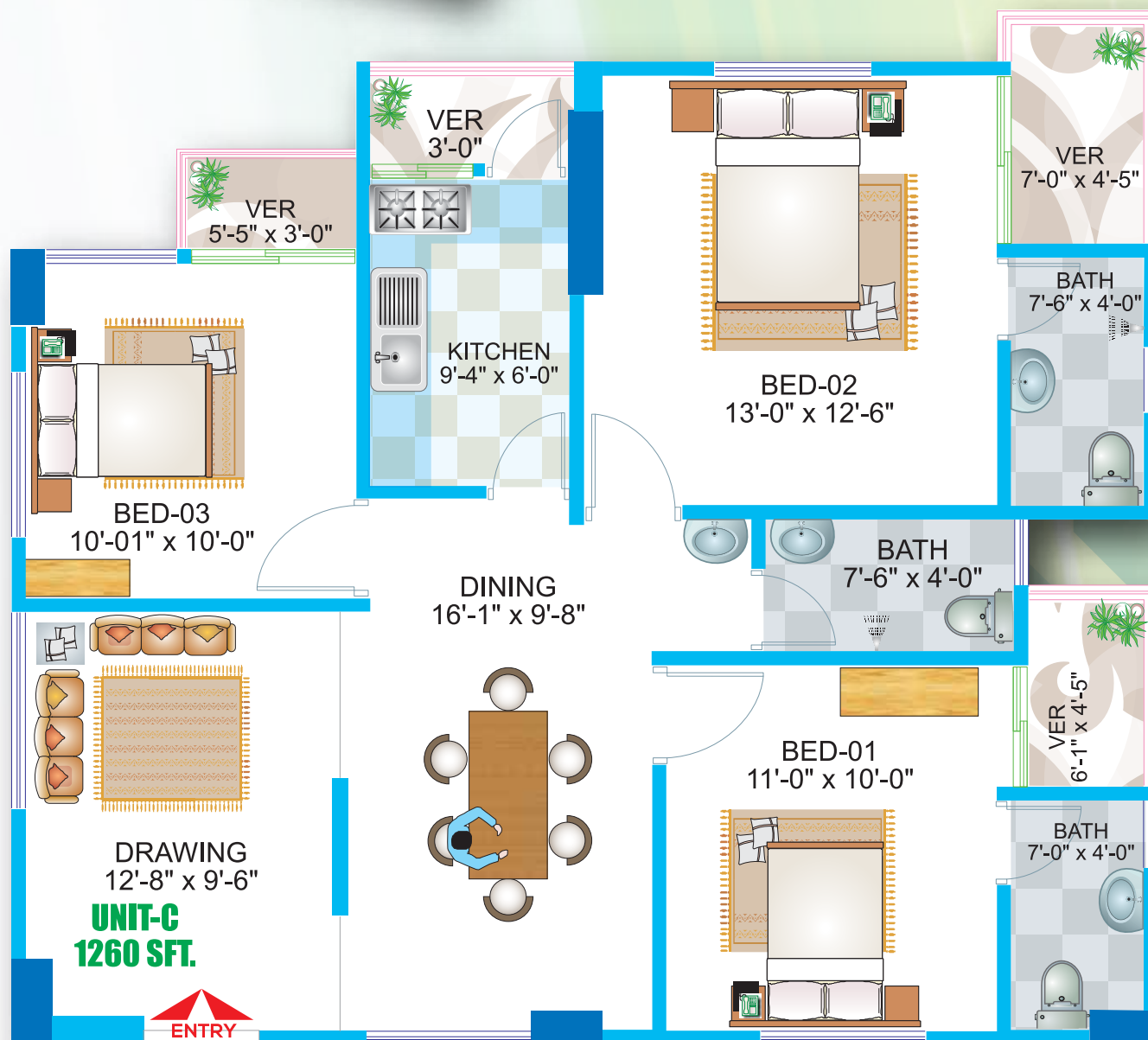
Kitchen



4 Balcony



3 Washroom



N. B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawing.



TYPE - D
1400sft.
OF PRISM Paradise
Exclusion Apartment Project



3 Bed



Drawing



Dining



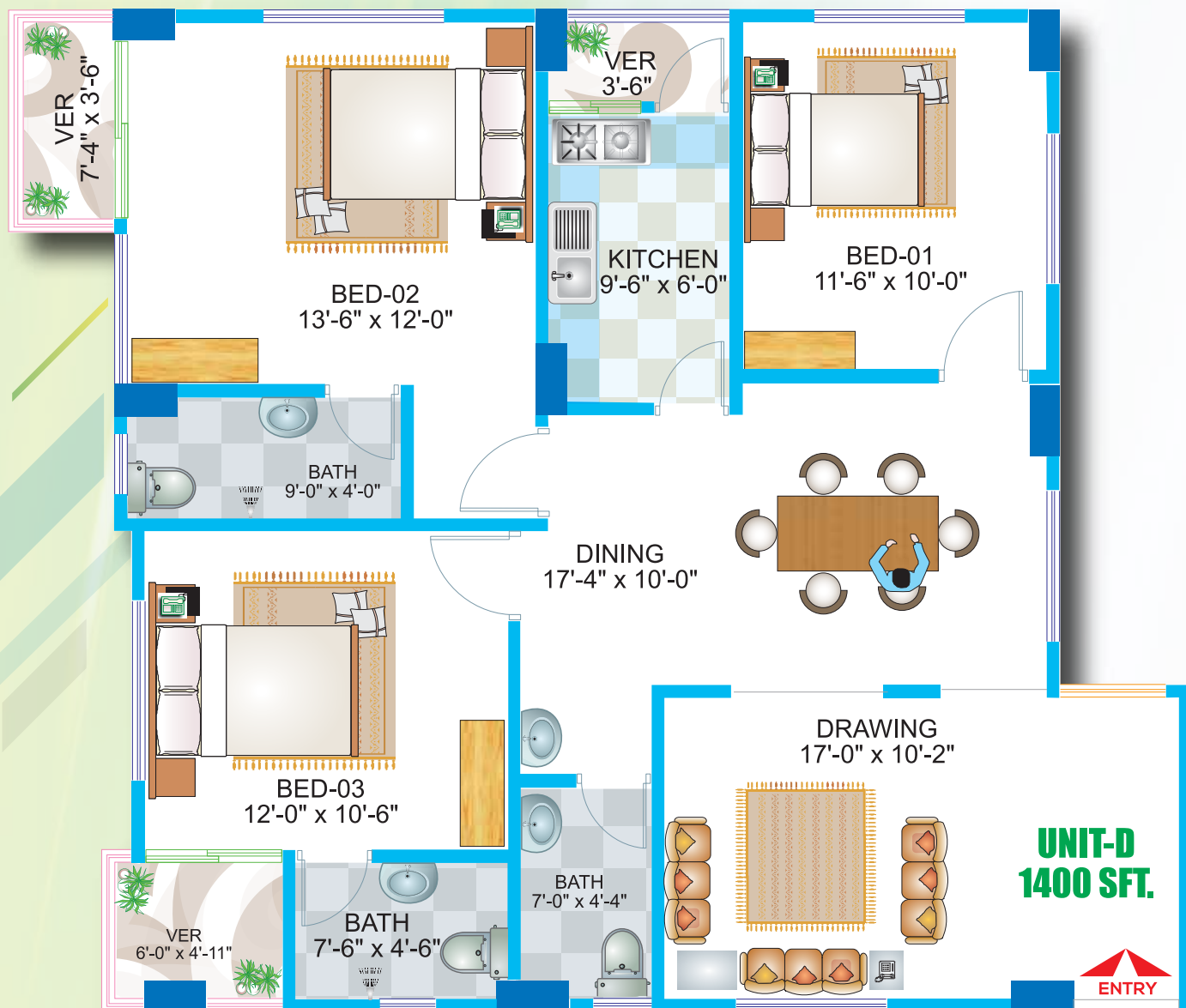
Kitchen



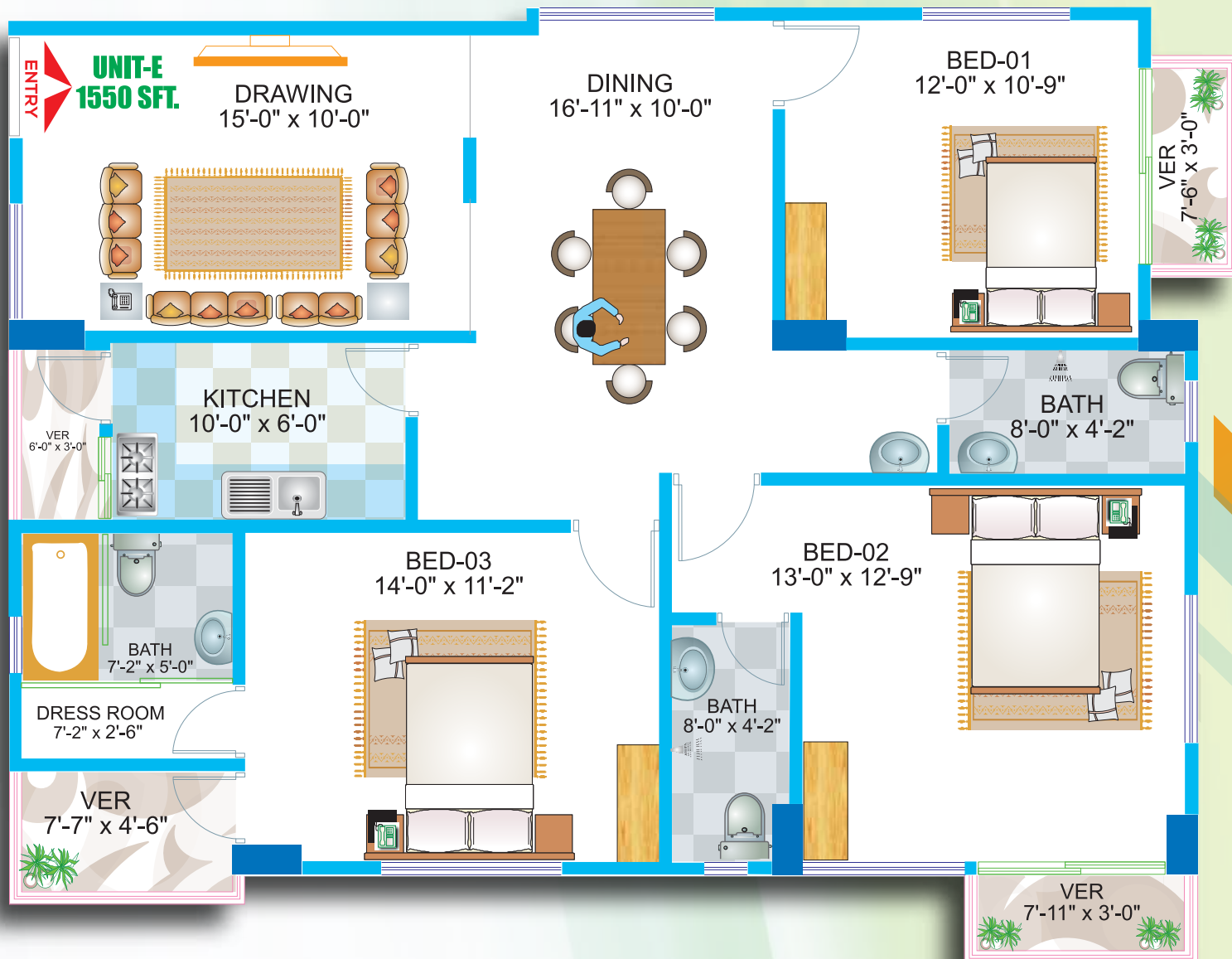
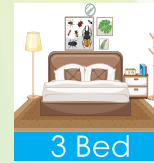
3 Balcony



3 Washroom



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SPECIFICATION OF Exclusive Apartment Project PRISM Paradise

Building

- ◆ G+09 storied building plus 01 level basement (B+G+9) in RCC frame structure. (as per RAJUK Approval)

Basement

- ◆ Car parking, Water reservoir etc.

Ground Floor

- ◆ Reception, Car parking, caretaker's room, Sub Station, Generator Room, Electro & Gas mechanical system etc.
- ◆ The front side of the commercial (1st floor) will have Bank, showroom etc. and the back side will have a Madrasah. The entrance (stair) of the commercial floor & Madrasha will be totally different from the apartments.

2nd to 9th Floor

- ◆ 2nd to 9th Floor Apartments Lobby & Void.

Roof

- ◆ Community hall room, Office room, Gymnasium room, Children play ground, BBQ Zone, Walk way, Garden & open space to use every flat holder,

Structural

- ◆ The building will be RCC framed structure building with 10 storied along basement foundation.
- ◆ The drawing has already been approved by RAJUK authority.
- ◆ The building is planned and designed by highly qualified experienced architecture and structural engineer.
- ◆ The structural of building will be designed as per Bangladesh national building code (BNBC) as well as latest international seismic design provision.

Beam, Slab and Column

- ◆ Proportion 1:2:4 using stone chips 2/3rd sylhet (Lal bali) sand & 1/3rd local sand. For column proportion 1:1.5:3 using stone chips and sylhet sand.
- ◆ 72 grade MS deformed bar to be used as reinforcement.
- ◆ Structural design shall be done considering earthquake and wind force as per requirements set in the Bangladesh national building code (BNBC)

Walls

- ◆ 125mm thick solid brick wall with burnt first class machine made brick. Proportion 1.5 using medium sand.

Plaster

- ◆ Sand cement plaster using washed cleaned medium sand, external plaster shall have admixture to prevent dampness.

Floor

- ◆ 600mm x 600mm mirror polished homogeneous tiles (Akij/CBC/RAK or Equivalent) Lobby and Stair case
- ◆ Homogeneous tiles (RAK/Akij or Equivalent).

Lift front wall

- ◆ 300mm x 500mm glazed tiles or mat finished tiles (RAK or Equivalent).

Main Door

- ◆ Wall covered decorative chawkat of Chittagong teak Shegun, Solid wood shutter of Chittagong teak Shegun.

Internal Doors

- ◆ Wall covered chawkat will be made by solid wood Mehagoni.
- ◆ Door shall be of wood veneered Partex flush door with mortise lock
- ◆ Toilet doors shall be of UPVC/ Plastic wood shutter with frame
- ◆ All wooden surfaces shall be polished and finished with clear varnish.

Windows

- ◆ Sliding aluminum windows with 3" standard aluminum sections.
- ◆ Glazing will be Ocean Blue /tinted glass (5mm) complete with lock, roller and mohair lining.
- ◆ Grill of appropriate M.S section.

Paintings

Interior

- ◆ Plastic emulsion paint of Nippon/Nerolac/Berger/ Asian or equivalent of elegant color.

Exterior

- ◆ Weather coat paint of Nippon/Nerolac/Berger/ Asian or equivalent color.

Restroom

a) Master & Child Bed washroom

- ◆ Commode with lowdown cistern (RAK, Rosa or equivalent)
- ◆ Basin with pedestal and mirror of appropriate size.
- ◆ Moving head shower.
- ◆ Hot and cold water line
- ◆ 300mm x 450mm glazed tiles on wall up to 7 feet height with border and decor.
- ◆ 300mm x 300mm Mat tiles on floor.

b) Common washroom

- ◆ Water closet (W.C) with lowdown (RAK or equivalent)
- ◆ Moving head shower
- ◆ 300mm x 450mm glazed tiles (RAK or equivalent) on wall up to 7 feet height with border/decor.
- ◆ 300mm x 300mm Mat (RAK or equivalent) on floor.

c) Others

- ◆ All Bathroom fittings will be Sharif/Nazma/Rosa or equivalent).
- ◆ Geyser excluded.

Kitchen

a) Floor

- ◆ 400mm*400mm Homogeneous (RAK or equivalent) on floor.

b) Work-top

- ◆ Ferro-cement work-top with Homogeneous tiles

c) Wall

- ◆ Plastic paint and 200 X 300 mm glazed tiles (CBC/FGuwang/RAK or equivalent) all around the kitchen except cabinet area up to 7 feet height.

d) Others

- ◆ Single -bowl, single-tray stainless steel sink.
- ◆ Double burner gas outlet.

Electrical

- ◆ Concealed wiring with SQ Cable/Poly/BRB/ Paradise or equivalent cables through PVC conduits.
- ◆ Power point for AC in 02 bed rooms.
- ◆ M.K type Gang switches.
- ◆ 4 point of generator line in every flat.

Lift

- ◆ 02 (Two) nos, passenger Lift (08 Person & 12 Person) brand: Sigma, Fuji, Sunny or equivalent

Generator

- ◆ 01 Stand-by diesel generator with residential type silencer & sound canopy to supply adequate electricity to each flat to cover light (02no.), fan (02no.) plus power for lift, stair, parking area.

Intercom

- ◆ PABX system connecting all flats & reception desk.
- ◆ Internet line

Water Pump

- ◆ 2 (two) electrical water pump possessing the necessary capacity.
- ◆ Water supply will be continued through Deep tube-well & WASA line

Gas Line

- ◆ Centralized LP gas line will be installed in ground floor.
- ◆ There will be separate meter system for each flat

Dish line with internet

- ◆ Dish line & internet connection in master bed room and drawing room.

Sub-station

- ◆ DPDC Approved KVA sub-station will be installed in ground floor.

Please note

- ◆ All works of interior decoration, such as wooden paneling kitchen / wall cabinet making etc. can be done only after formally taking over the possession of the flat by its owner/owners. PPL will not bear any responsibility for any damage to the flat caused due to execution of any work undertaken by the owners.
- ◆ Modifications of any item may be made on payment of differential cost within technical & aesthetic limit.
- ◆ Additional items not included in the above specifications may be chosen on actual payment.
- ◆ Apartment Project will be maintained 01 (One) year by developer. Materials of various items service will be availed only those are under warranty/guarantee period.

TERMS & CONDITIONS OF

Exclusive Apartment Project
PRISM
Paradise

Application:

Interested allottee shall submit application for allotment of apartment should be made on the prescribed application form duly signed by the applicant along with the earnest money. Prism Properties Ltd. has the right to accept or reject any application without any reason thereto.

Allotment / Booking:

On acceptance of an application, Prism Properties Ltd. will issue / sign all allotment letters /Agreements with specific terms and conditions to the applicant allottee shall then start making payments as per schedule of payments. Allotment of the apartment will be made on first come first serve basis.

Deed of Agreement:

Prism Properties Ltd. and the allottee will be require to execute a deed of agreement for safeguarding the interest of the allottee as well as Prism Properties Ltd. Both the parties will be liable to follow all the Terms & Conditions mentioned in the Deed of Agreement.

Payments:

All payments of earnest money, installments for additional works and other charges shall be made by bank draft, pay order or RTGS in favor of Prism Properties Ltd. For which respective receipts will be issued. Bangladeshi national is residing abroad may remits payments by TT/PO/Money Gram. Western Union.

The allottee will pay stamp duties registration fee, documentation charges, VAT, AIT and any other taxes and expenses likely to incurred in connection with deed of agreement, allotment registration and transfer etc. Only the actual sums shall be charged.

Cancellation of Flat:

Payments of installments, car park costs and all other charges are to be made on due dates. Prism Properties Ltd. may issue reminders to the allottee but allottee must adhere to the payment schedule to the allotment. The buyer is liable to pay a delay charge @0.1% per month on the amount of payment delay.

If the payment delayed beyond 90 days, Prism Properties Ltd. shall have the right to cancel the allotment In the event of cancellation the amount paid by the allottee will be refunded after deducting the Earnest Money.

Prism Properties Ltd. may cancel an allotment for nonpayment of installment after final intimation to allottee by registered post at the address given in the application form.

Handover of Possession Letter :

The schedule of implementation has been methodically prepared to ensure both high quality and smooth progress of work. Construction is scheduled to complete within 36 months & 6 month grace period.

The possession of each apartment shall be duly handed over to allotte on the completion of full payment of installments and other charges and dues and till then the possession will rest with Prism Properties Ltd.

After taking over the apartment or the project, the allottee(s) must consult with Prism Properties Ltd. prior to undertaking any structural or layout changes in 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 Prism Properties Ltd. like force majeure, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in fiscal policy of the state etc.

Refund:

If for any reason beyond the control of Prism Properties Ltd. The implementation of Prism Paradise is abandoned, Prism Properties Ltd. will refund to the allottee the earnest money (as prescribed in the booking form) and all installments deposited within the agreed time from the announcement date to the effect. In this event the allottee will not be entitled any claim whatsoever.

Management:

The allottees, after full payment of dues, must undertake to become a member of the Owners' Association that will be formed by owners of the apartments for the management of common services such as lift, pumps, security, compound, etc. Each allottee must initially deposit TK40,000/- (forty thousand) only for each allotment of apartment towards the Reserve Fund of the association or Company for managing management expenses of the complex.

Disclaimer

All measurement are approximate. All illustrations in the brochure are artist's impression only. Apartment are sold unfurnished. The furniture shown are for presentation only. Apartment size may vary subject to architectural measurement.

Our Few Projects



Prism VIP Garden
Gandaria, Dhaka



Prism Wahida Villa
Naya Paltan, Dhaka



Prism Green Palace
Boro Moghbazar, Hatirjheel, Dhaka



Prism Nahar Palace
Boro Moghbazar, Dhaka



Prism Relations Garden
Prism Nagar, Siddirgonj, Narayanganj



Prism Gloria 01
Badsha Mia Road, Matuail New Town, Dhaka

Design & Concept
Shap
01958 44 44 66/67

Dreams Built On Trust
PRISM
Properties Ltd.

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MEMBER REHAB ENLISTED RAJUK