

Archtech Sabera Mahal

Your Trusted Partner For Real Estate....

Plot # 28, Road # 4/A, Block # I, Sector # 17,
Uttara, Dhaka-1230



INTRODUCTION

Introducing Archtech Sabara Mahal by Archtech Builders: a premier residential development located in the heart of the rapidly expanding Metro Area, Sector 17, Uttara. This modern project spans 3 kathas of land, with 35% dedicated to open spaces, ensuring ample natural light, fresh air, and a sense of openness for its residents.

Designed with a focus on both aesthetics and functionality, Archtech Sabara Mahal offers a diverse range of state-of-the-art apartments tailored for middle-income families. The development is inspired by the vision to "Reconnect with nature amidst modern living" and promises residents a serene living environment, surrounded by open space and abundant natural light on all sides.

The secure, gated community provides peace of mind for families, especially for children, with a focus on safety and privacy. Each apartment is thoughtfully crafted with a spacious layout, featuring 3 bedrooms, 3 bathrooms, a living room, a family room, a well-planned kitchen, dining areas, 4 veranda, and more designed to foster healthy, well-lit, and well-ventilated living spaces throughout the day.

Built in strict accordance with Bangladesh Real Estate regulations, Archtech Sabara Mahal engineered to meet the highest standards of quality and durability. The structure is designed to withstand natural forces such as cyclones, high winds, and earthquakes. A dedicated team of professional engineers will be on-site regularly to oversee the construction, ensuring superior craftsmanship and elegant finishes in every detail.

Archtech Sabara Mahal is not just a place to live—it's a place to thrive.

PROJECT OVERVIEW

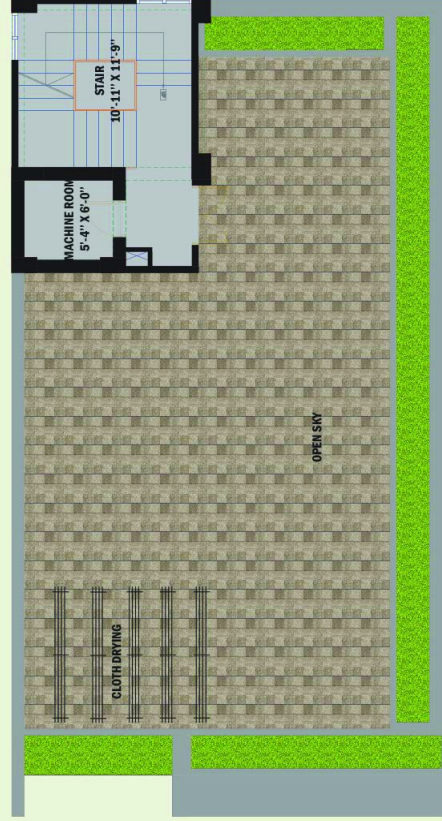
Project Name: Archtech Sabara Mahal (G+7 Storied Building)
Location: Plot No-28, Block-I, Road-4/A, Sector-17, Uttara, Dhaka.
Land Area : 3 Katha
Number of Flat: 7
Flat Size : 1650-60 SFT (Approximate)
Parking : 7 Nos
Lift : 1 (6 person Lift)
Handover Date: December 2027







4



ROOF FLOOR PLAN

STANDARD FEATURES

ENGINEERING FEATURES:

- A reputed professional consultant will prepare architectural planning and Structural design.
- Good cement will be used for construction Lafarge Holcim Supercrete/FRESH/AMAN or equivalent.
- 60/40 grade rods will be used for construction BSRM/KSRM or equivalent.
- Comprehensive section by section checking by professional engineer to ensure quality of workmanship.

SUPERVISION

- Experienced engineers will supervise every stage of construction to ensure quality workmanship.
- Full supervision and quality assured by the experts who have many years of practical experience on supervision and quality control.

APPARTMENT FEATURES:

DOORS

- Wooden Main Door for main entrance with door lock & viewer.
- The calling bell switch beside the main door.
- Internal room door will be Gorzon Flush Door
PVC frame & Door in all Toilet.

WINDOWS

- Thai aluminum sliding windows with mosquito net provision at external windows.
- Rain water barrier external windows.
Standard Safety grill in all windows with matching enamel paint.

WALLS

- All internal & external walls will be 5" brick walls with 1st class bricks as per architectural drawing.
- Wall surface will be finished with smooth plaster and plastic paint.

ROOM FINISHES

- Local floor tiles 24x24 RAK, DBL, SUNPOWER, GREATWALL in all rooms.
- Plastic paint (Local) in all internal walls and distemper paint in Ceilings



STANDARD AMENITIES

VERANDA

- Veranda railing will be as per design (2.5' to 3')
- Rainwater barrier in all verandas.

PAINTING & POLISHING

- Plastic Paint in internal walls (Local Brand)
- All Grill will be with enamel paint.
- Good quality weather coat paint outside wall of full building.
- Inside Garage will be distemper paint.

BATHROOMS:

- Bathtub or Shower Separation (Only Option) if Client wants any of these they have to pay
- RAK/DBL/SUNPOWER, GREATWALL tiles 9"x12" for wall & 12"x12" for floor.
- RAK/STAR/DBL or equivalent commode (2 high & 1 Low commode with plastic lowdown)
- RAK/STAR/DBL or equivalent 2 toilet basins.
- Standard quality soap cases, towel rail, paper holder, glass shelf will be good quality locally made at all bathrooms.
- Provision for hot water & color water in 2 bathrooms.
- Large size mirror in Toilet 18"x24"
- 7 feet height tiles 9"x12" in Kitchen wall and 12"x12" tiles in Floor.

ELECTRICAL

- Best Quality wires (BRB/POLY/PARTEX/SQ or equivalent).
- Imported China switches & sockets.
- Separate electric distribution box for each apartment.
- All power outlets with earth connections.
- Concealed intercom line.
- Satellite TV Cable in the Livingroom.
- Two AC provision, one for a Master Bed and one more room as per client demand.
- Two emergency lights and 2 fan points to serve at the time of power failure from Generator.
- Each apartment will have an independent electric meter.

KITCHEN FEATURES:

- Concrete platform for sink and gas burner.
- One stainless steel sink with mixture (China/ Malaysia/ Thailand or equivalent).
- Concealed hot and cold-water line from nearest toilet line.
- Exhaust fan located at any suitable place.
- Homogeneous RAK/DBL/STAR of equivalent floor tiles 12"x12"
- Glazed wall tiles up to 7' height (RAK/DBL/STAR of equivalent).

BUILDING ENTRANCE

- Secured Decorative MS gate with proper lighting system as per design.
- Comfortable internal driveway.
- LIFT LOBBY
- 6 passenger lifts.
- Tiled floor in Lift Lobby

GENERATOR

- One residential standby 30 KVA generator will be provided.
- The generator will serve lift, Water pump, stairs, community room and all emergency points.

PARKING

- 7 car parking
- he full car parking area will be covered by the pavement tiles.

UTILITY CONNECTION

- LPG gas pipeline connection in each apartment.
- Each apartment will have an independent electric meter.

ROOF TOP

- Rooftop will be undivided
- Cloth drying area.

HANDED OVER PROJECTS



আইনুছবাগ, চাঁন মসজিদ, দক্ষিণখান,
ঢাকা-১২৩০।



বাড়ি # ০৮, রোড # ০৬, সেক্টর # ১১,
উত্তরা, ঢাকা-১২৩০।



বাড়ি # ৪৩, রোড # ১২,
সেক্টর # ১১, উত্তরা, ঢাকা-১২৩০।



বাড়ি # ১৬, রোড # ০৩/এ, ব্লক # সি,
সেক্টর # ১৫, উত্তরা, ঢাকা-১২৩০।

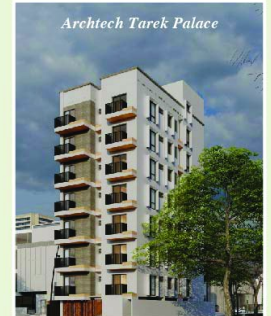
ON GOING PROJECTS



Archtech Sabera Mahal
বাড়ি # ২৮, রোড # ৪/এ, ব্লক # আই, সেক্টর # ১৭,
উত্তরা, ঢাকা-১২৩০।



Archtech Anam Garden
বাড়ি # ১৬, রোড # ১/এ, ব্লক # জি/১,
সেক্টর # ১৭, উত্তরা, ঢাকা-১২৩০।



Archtech Tarek Palace
বাড়ি # ৪০, রোড # ১/এ, ব্লক # ডি,
সেক্টর # ১৭, উত্তরা, ঢাকা-১২৩০।

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Project Address:

Plot # 28, Road # 4/A, Block # I,
Sector # 17, Uttara, Dhaka-1230



Sales Office Address:

ARCHTECH BUILDERS

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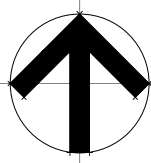
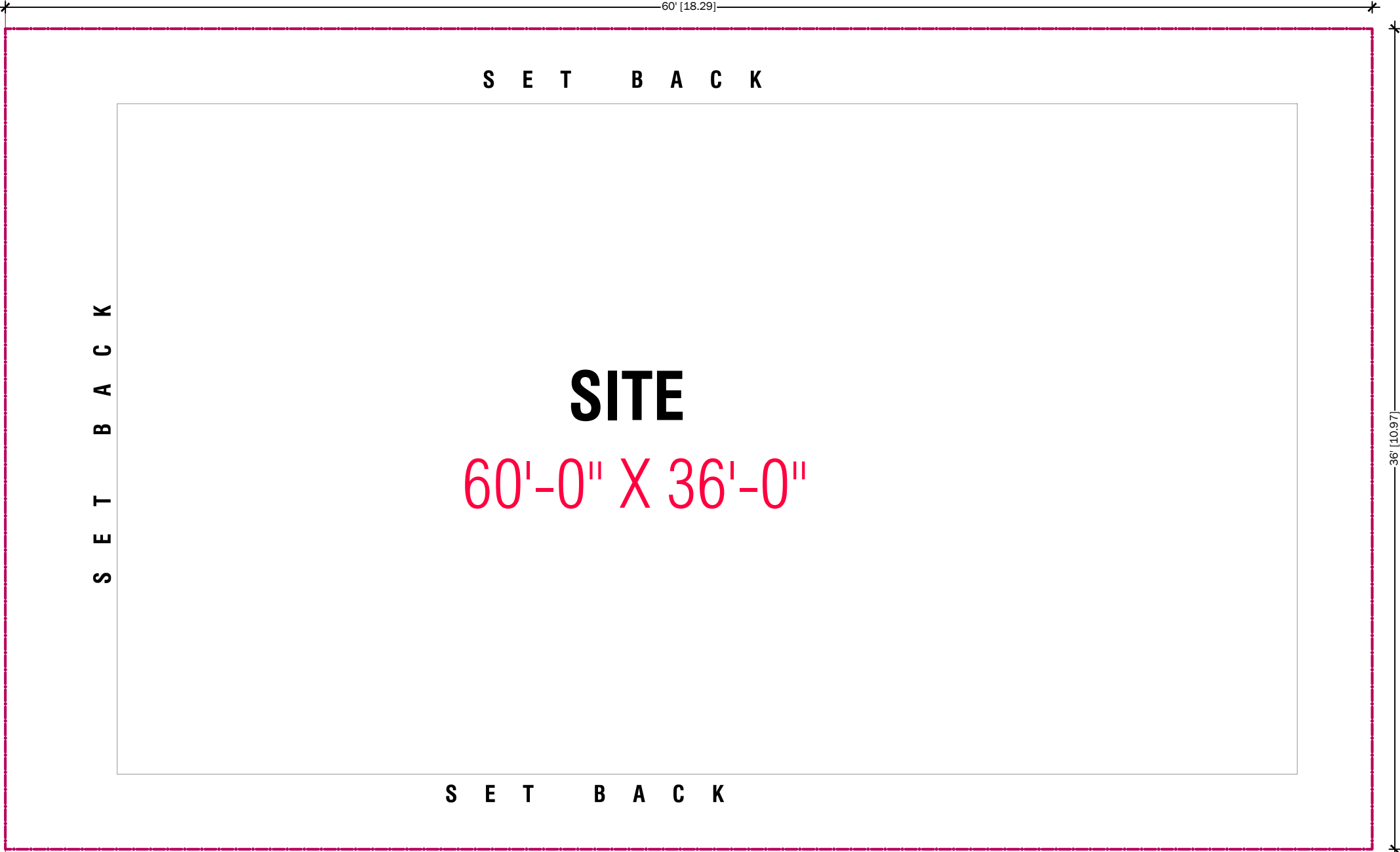








30 FEET WIDE ROAD

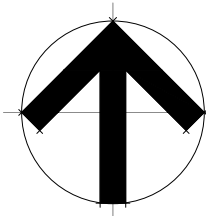
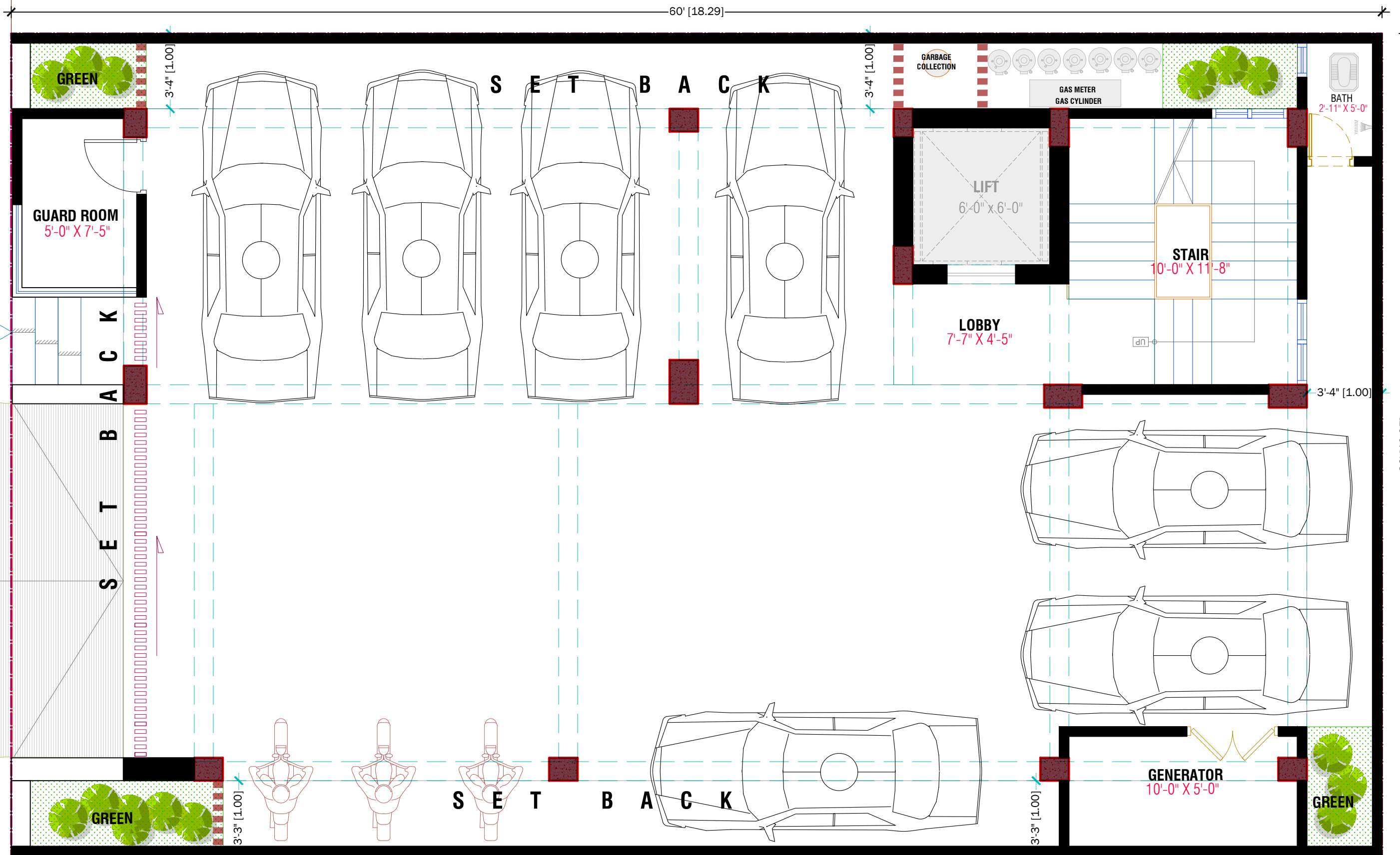


SITE PLAN

SCALE

NOT IN SCALE

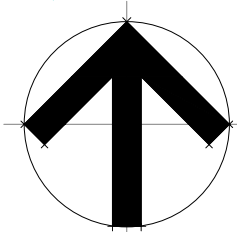
30 FEET WIDE ROAD



GROUND FLOOR PLAN

SCALE

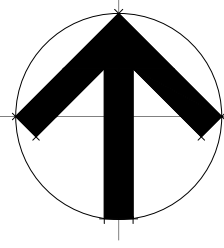
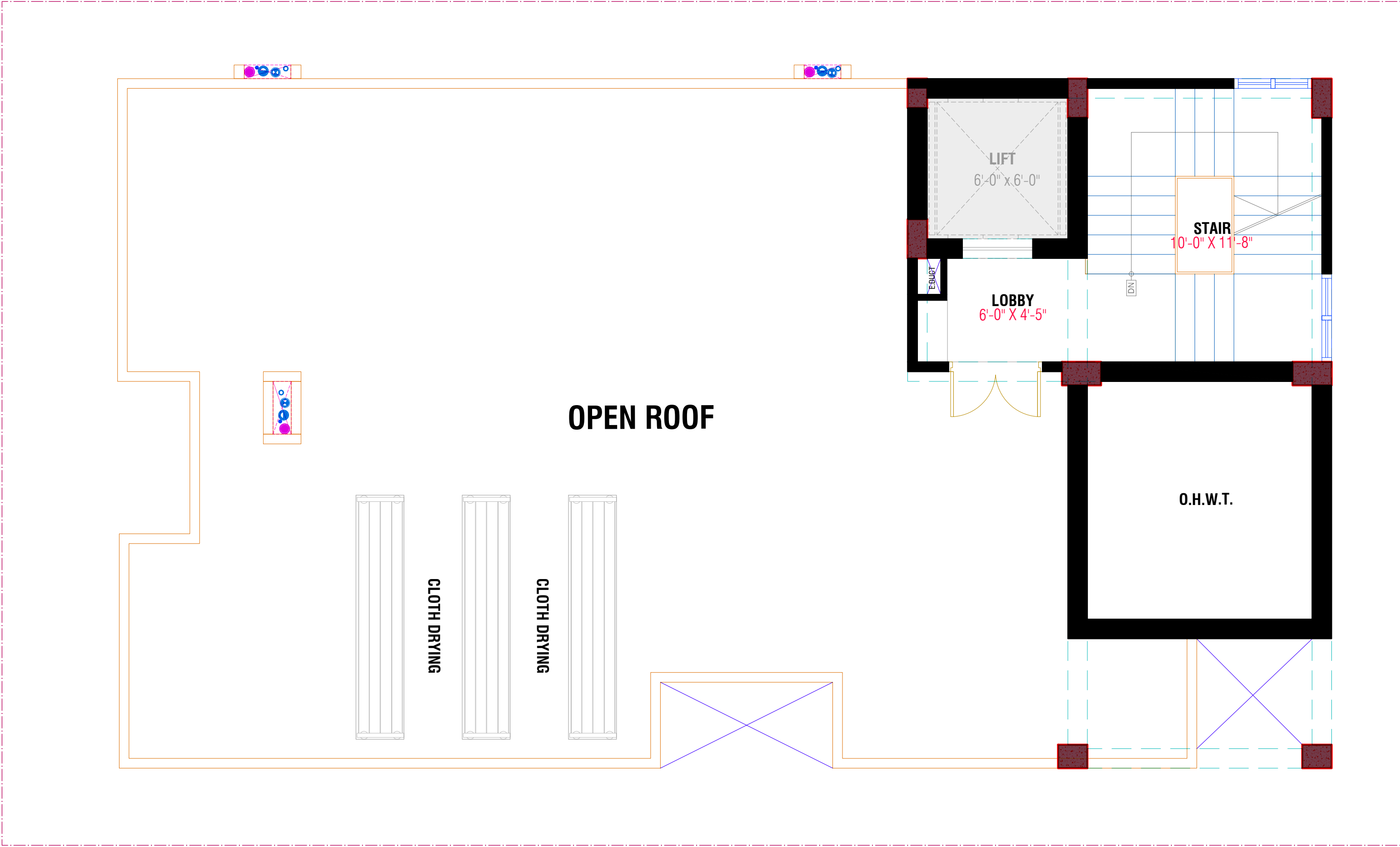
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1ST TO 7TH FLOOR PLAN

SCALE

NOT IN SCALE



ROOF FLOOR PLAN

SCALE

NOT IN SCALE