



The Team at Your Service:

 **16504**

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## PROJECT BROCHURE

THE ARCHITECTURAL DESIGN OF THIS PROJECT  
HAVE ACHIEVED WORLD ARCHITECTURE  
COMMUNITY AWARD AT THE 27TH CYCLE.

MILLENNIUM BRILLIANCE  
AWARDS 2019

 **INTERNATIONAL  
EXCELLENCE  
AWARDS**  
MALAYSIA 2019

 **World  
Architecture  
Community  
AWARD**

THE ARCHITECTURAL DESIGN OF THIS PROJECT  
HAVE ACHIEVED WORLD ARCHITECTURE  
COMMUNITY AWARD AT THE 27TH CYCLE.



#### PHASE 2

29.85 BIGHA LAND AREA  
08 SKYVILLA BUILDING  
10 STORIED WITH 01 LOWER GROUND  
260 SKYVILLA  
34 PENTHOUSE  
770 NOS. CAR PARKING (APROX.)

#### COMMUNITY FACILITIES

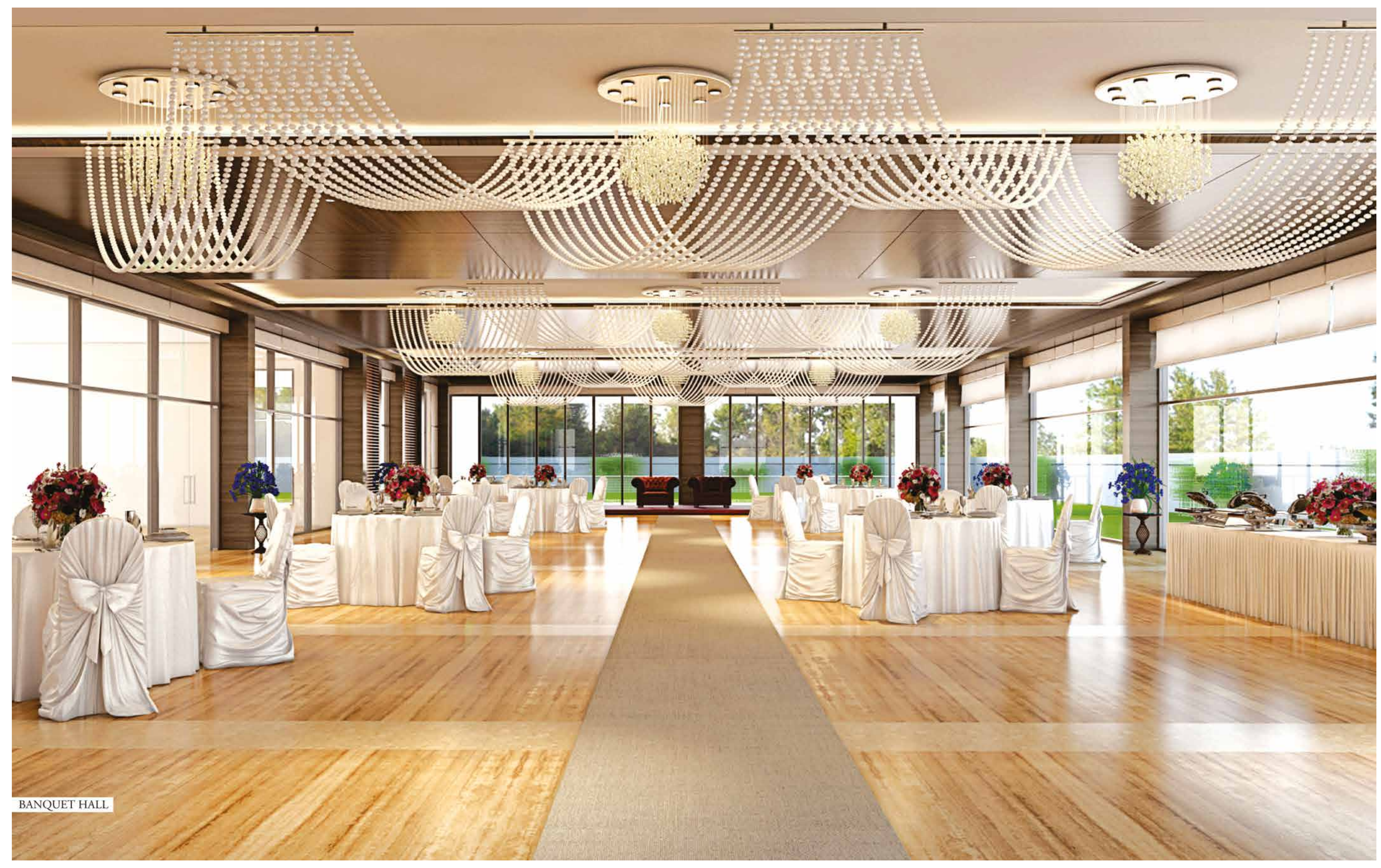
01 SCHOOL BUILDING  
01 CORNER SHOP  
01 COMMUNITY CLUB  
01 MOSQUE  
01 ELECTRO-MECHANICAL BUILDING

SKY VILLA SIZES: 3957 SFT. - 5832 SFT.

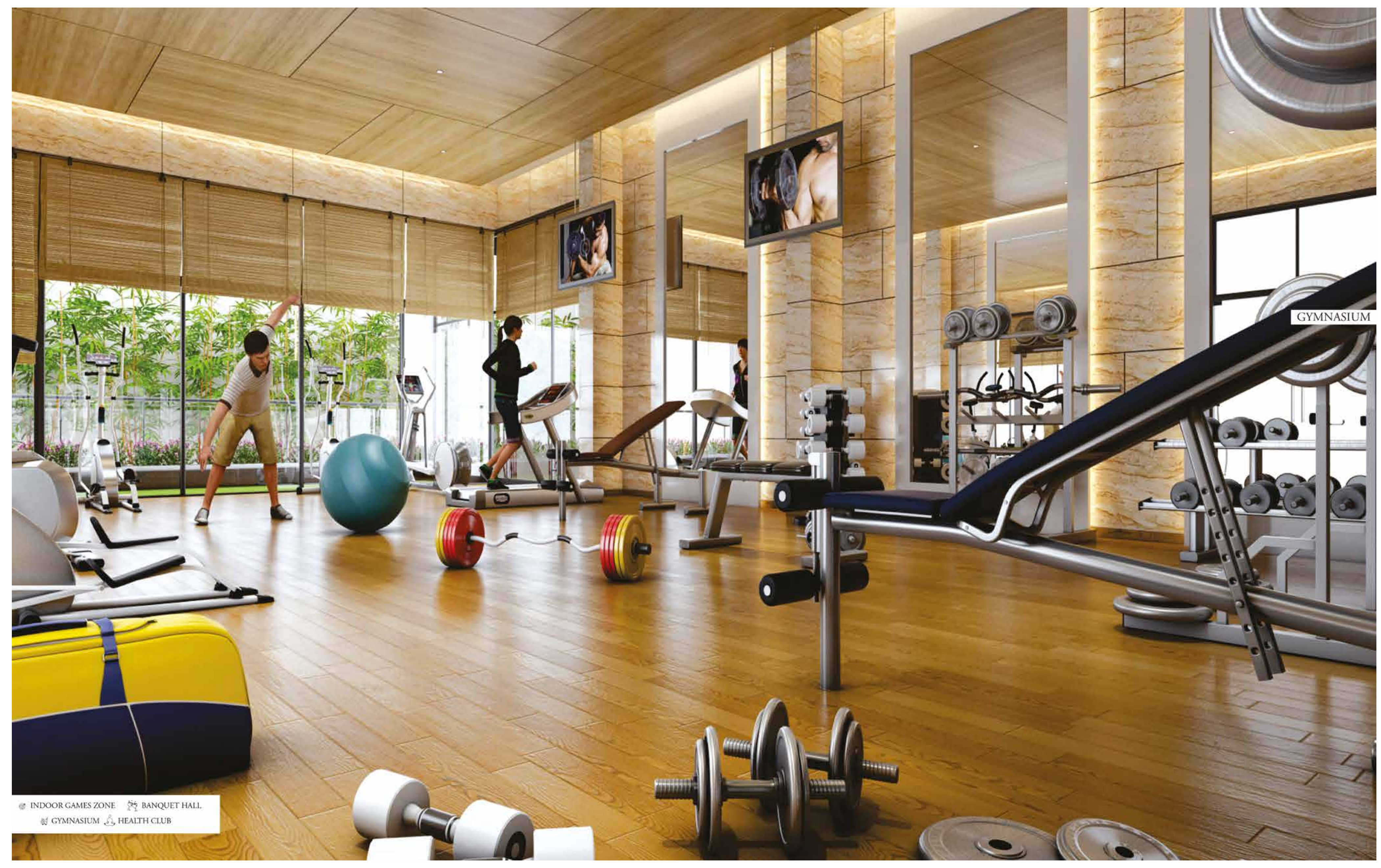
PENTHOUSE SIZES: 2357 SFT. - 7353 SFT.

RUPAYAN  
Sky Villa  
PHASE - 02





BANQUET HALL



GYMNASIUM

TRAVEL LESS. REACH MORE



WHERE PEACE  
MEETS CONVENIENCE



THE CENTRE OF CONVENIENCE. THE ADDRESS OF PEACE. THE LOCATION BUZZ. YOUR LOCATION MAP IS YOUR LIFESTYLE. LOCATED AT DHAKA, IT IS AMAZING HOW CLOSE YOU ARE TO LANDMARKS. FROM BANKS, HOSPITAL, SHOPPING COMPLEX. YOU ARE WELL CONNECTED.

NEIGHBOURHOOD | SCHOOL | HOSPITAL | MOSQUE | BANK | SHOPPING MALL

THE KINGDOM OF GREENS



WELLNESS IN  
EVERY BREATH



IF NATURE MEANS WELLNESS, YOUR HOME SHOULD BE SURROUNDED BY IT. A MARKED PLAY-ZONE FOR THE KIDS, THE GARDEN TO REST YOU AND THE ELDERLY, JOG IN THE MORNING, CONVERSE BY THE SCENIC BEAUTY IN THE EVENING. AT **RUPAYAN SKYVILLA**, NATURE COMES TO YOU WITH A FINEST HOME ATTACHED.

- 0.5 ACRE PLAYGROUND
- WATER FEATURES
- 42% SOAK-ABLE GREEN
- 65% OPEN SPACE
- JOGGER'S TRACK
- OUTDOOR SEATING AREA



ROYAL MOMENTS  
EVERY MORNING



A SWIMMING POOL WASHES OFF YOUR SLEEP IN THE MORNING. SPLASH THE STRESS. DIVE INTO PEACE. ENJOY A REFRESHED VIEW OF THE WORLD. BLUE WATERS SIMPLY SPREAD YOUR ATTITUDE.

- BANQUET HALL
- CAFETERIA
- SWIMMING POOL
- INDOOR GAMES
- LOUNGE





**PROJECT BRIEF:**

TOTAL LAND AREA: 29.85 BIGHA  
 SKY VILLA BUILDING: 08 NOS  
 [1 LOWER GROUND+GROUND+9 FLOOR]  
 =10 STORIED]  
 TOTAL NUMBER OF SKY VILLA: 260 NOS  
 TOTAL NUMBER OF PENTHOUSE : 34 NOS  
 CAR PARKING : 770 NOS. (APPROX.)

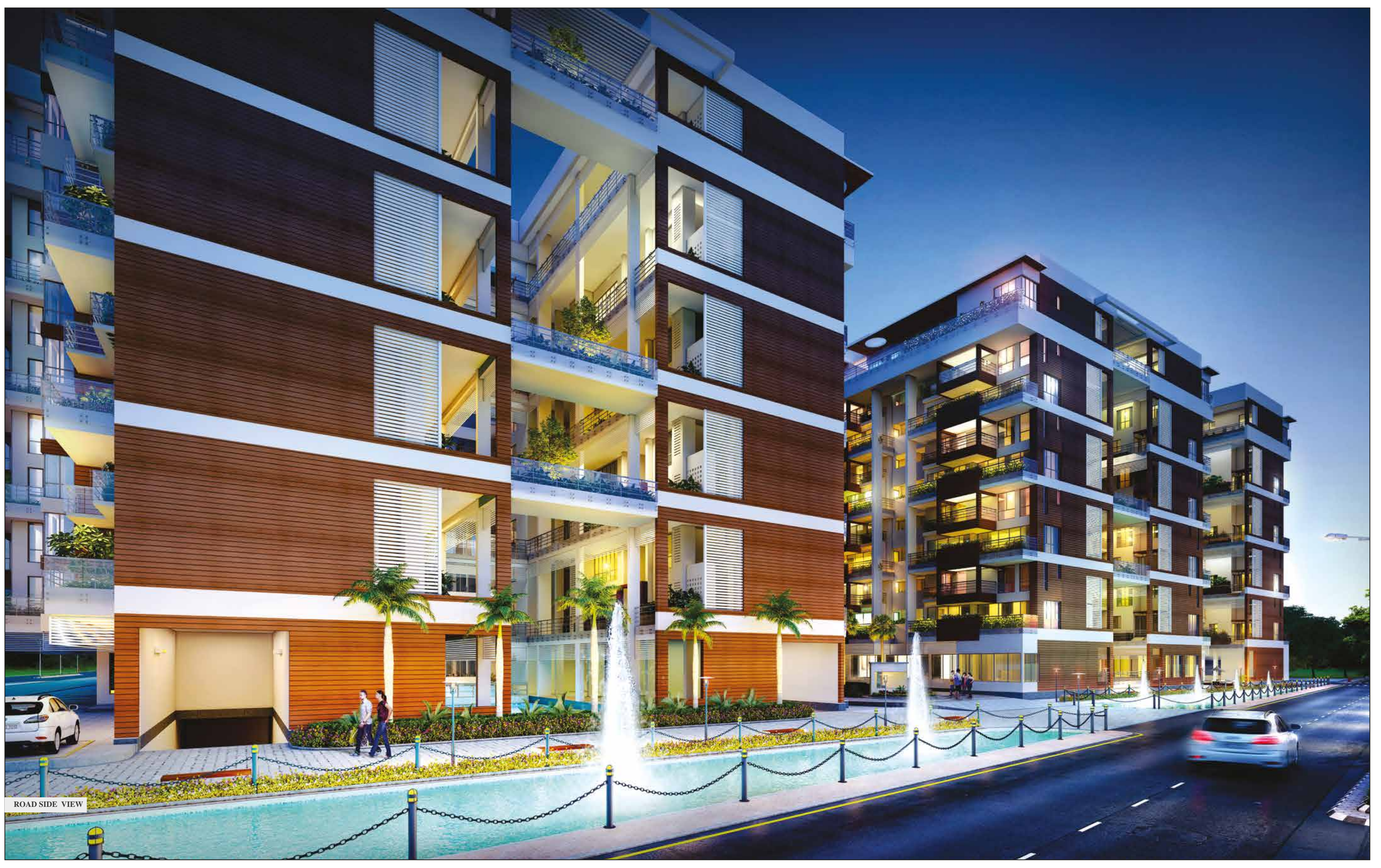
**AMENITIES:**

1 SCHOOL BUILDING  
 [1 LOWER GROUND+GROUND+5=6 STORIED]  
 1 CORNER SHOP  
 [1 LOWER GROUND+GROUND+4=5 STORIED]  
 1 COMMUNITY CLUB  
 [1 LOWER GROUND+GROUND+6=7 STORIED]  
 MOSQUE  
 [GROUND+3= 4 STORIED]

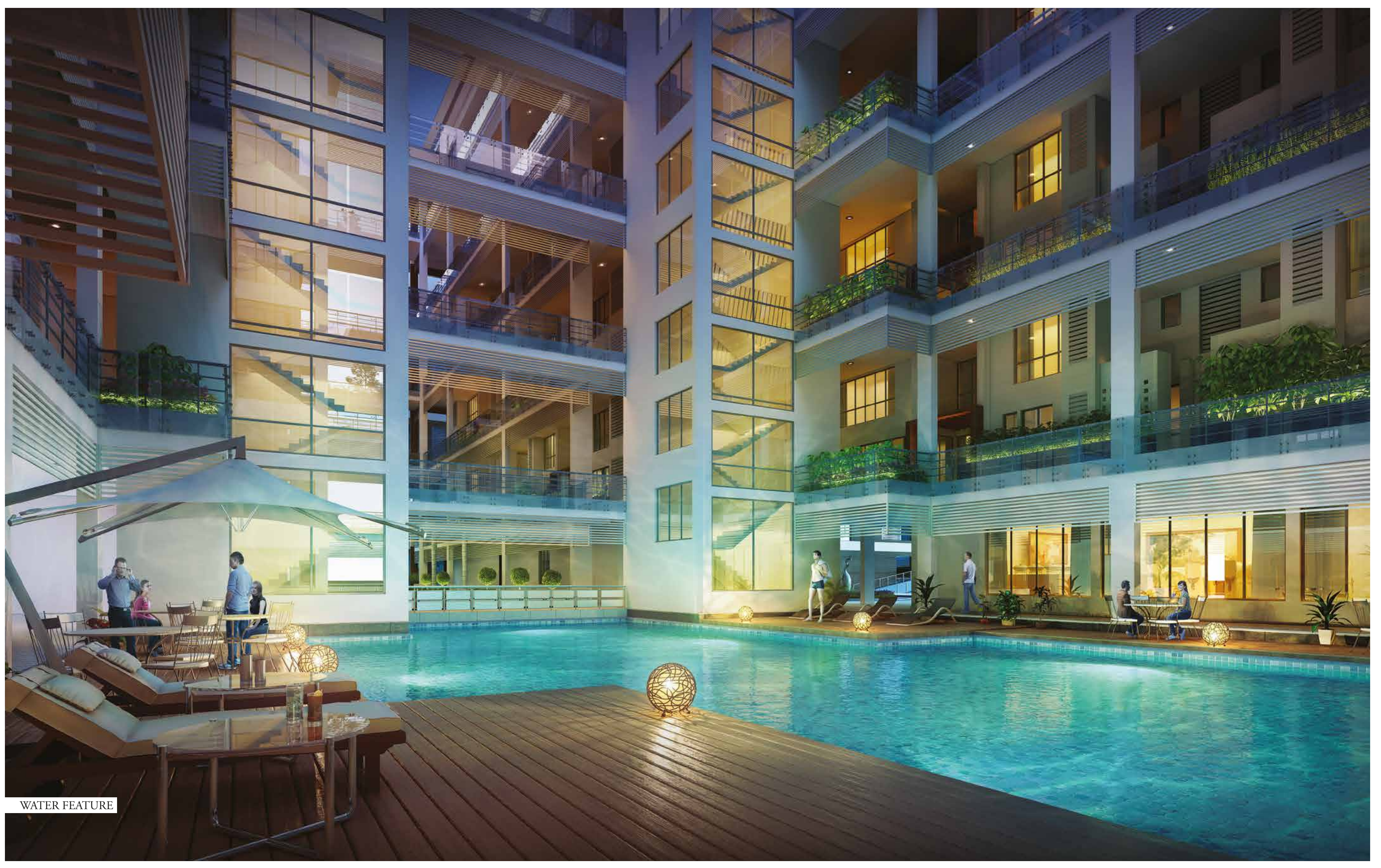
**FEATURES:**

60% OPEN AREA WITH GREEN PLAYGROUND,  
 PAVEMENT ROADS & INTERNAL ROADS.  
 41.76% SOAK ABLE GREEN.  
 APPROX. 2 BIGHA PLAY GROUND  
 INTRODUCING PERIPHERAL ROAD FOR VEHICLE,  
 FREE PEDESTRIAN MOVEMENT IN RESIDENTIAL AREAS.  
 JOGGING TRACK WITH BEAUTIFUL LANDSCAPE,  
 WATER FEATURES & OUTDOOR SEATING, BBQ ZONE.  
 SPACIOUS WAITING LOUNGE & RECEPTION AREA  
 CHILDREN INDOOR GAMES ZONE.  
 COMMUNITY SPACE, GYM, HEALTH CLUB  
 DRIVER'S REST ROOM WITH ABLUTION SPACE &  
 TOILET AREA AT GROUND FLOOR.  
 1:3 CAR PARKING FOR EACH SKY VILLA & PENTHOUSE.





ROAD SIDE VIEW

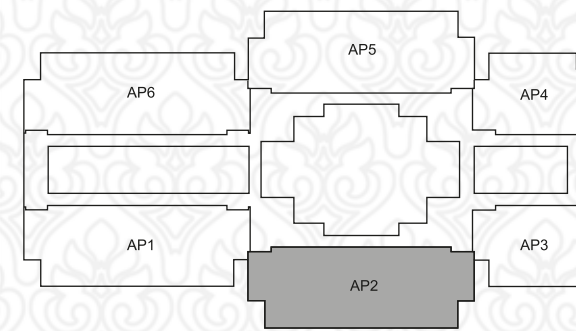


WATER FEATURE



PENTHOUSE [TYPE-A]

BUILDING NO	TYPE-A	PENTHOUSE UNIT SIZE [SQFT]
01	AP 01,06	7353
	AP 02,05	7284
	AP 03,04	3662



PENTHOUSE KEY PLAN [BLDG-01]

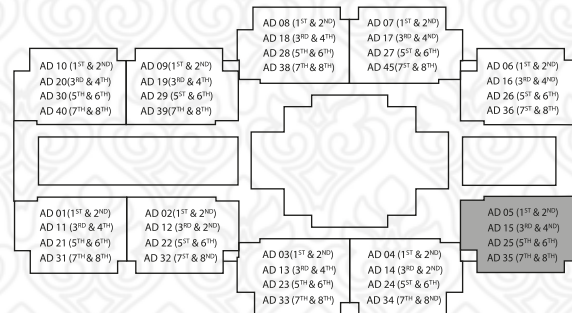


PENTHOUSE [TYPE-A]

LOWER LEVEL

SKY VILLA [TYPE-A]

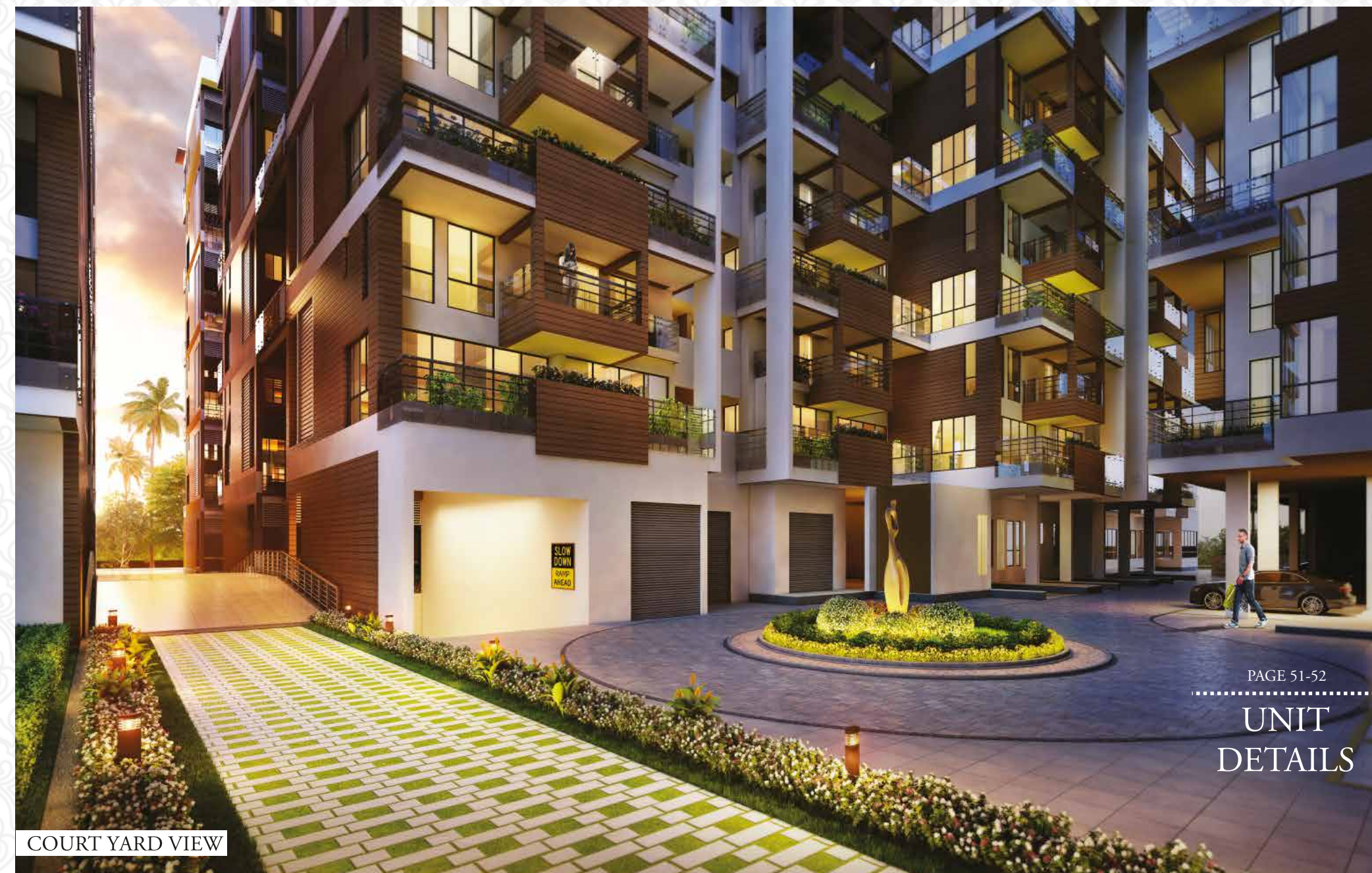
BUILDING NO	TYPE-A	SKY VILLA UNIT SIZE [SQFT]
01	AD 01,03,04,07,08,10,11,13,14,17,18,20,21,23,24,27,28,30,31,33,34,37,38,40	5765
	AD 02,05,06,09,12,15,16,19,22,25,26,29,32,35,36,39	5832



SKY VILLA KEY PLAN [BLDG-01]



UPPER LEVEL



COURT YARD VIEW



PENTHOUSE [TYPE -B]



LOWER LEVEL

UPPER LEVEL



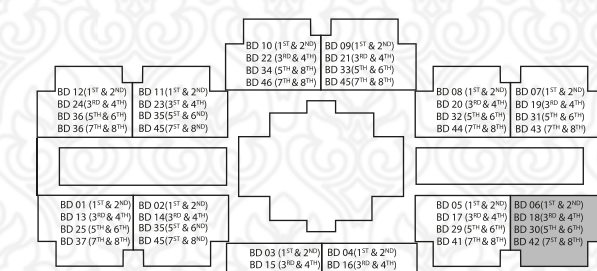
SKY VILLA [TYPE-B]

BUILDING NO	TYPE-B	SKY VILLA UNIT SIZE [SQFT]
02	BD 01,03,04,06,07,09, 10,12,13,15,16,18,19,21,22, 24,25,27,28,30,31,33,34,36, 37,39,40,42,43,45,46,48	4762
	BD 02,05,08,11,14,17,20, 23,26,29,32,35,38,41,44, 47	4857

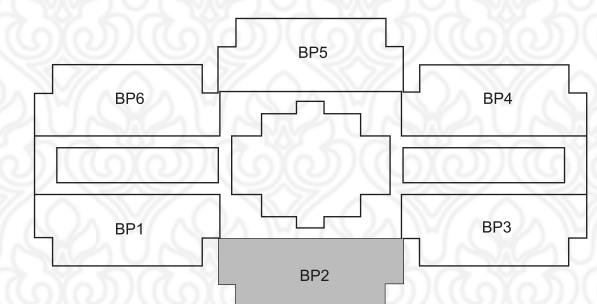
BUILDING NO	TYPE-B	SKY VILLA UNIT SIZE [SQFT]
03	BD 01-16	4762

PENTHOUSE [TYPE-B]

BUILDING NO	TYPE-B	PENTHOUSE UNIT SIZE [SQFT]
02	BP 01,03,04,06	6027
	BP 02,05	5870
03	BP 01,02	5870



SKY VILLA KEY PLAN [BLDG-02]



PENTHOUSE KEY PLAN [BLDG-02]



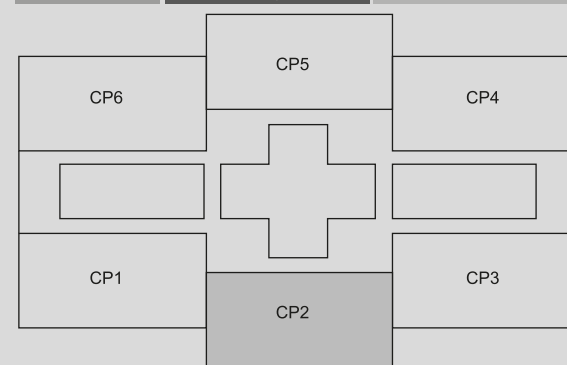
PENTHOUSE POOL VIEW



LOWER LEVEL

### PENTHOUSE [TYPE-C]

BUILDING NO	TYPE-C	PENTHOUSE UNIT SIZE [SQFT]
04	CP 01,03,04,06	4879
	CP 02,05	4920
05	CP 01,03,04,06	4879
	CP 02,05	4920
06	CP 01,03	4879
	CP 02	4920
07	CP 01	2357
	CP 02	4920
	CP 03	4879
08	TYPE-C	PENTHOUSE UNIT SIZE [SQFT]
	CP 01,02	4879



PENTHOUSE KEY PLAN [BLDG- 4&5]



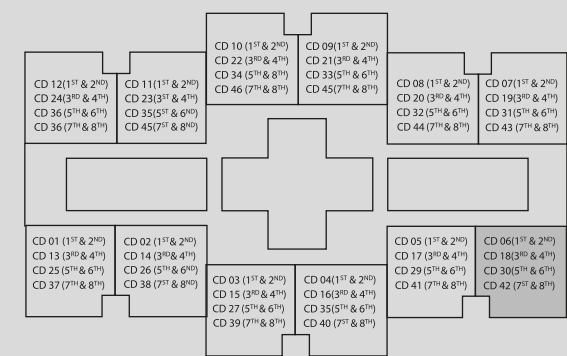
PENTHOUSE [TYPE-C]



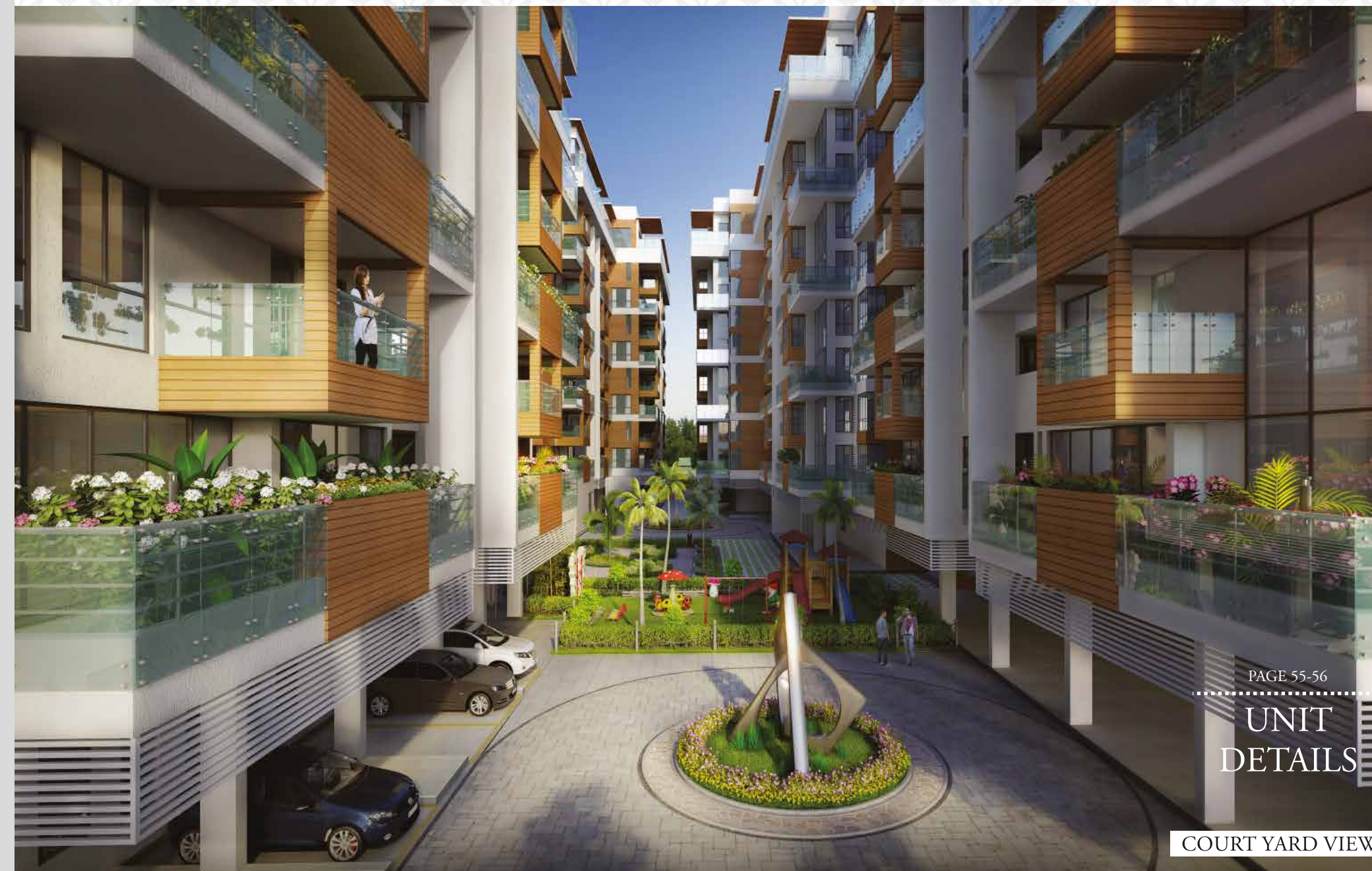
UPPER LEVEL

### SKY VILLA [TYPE-C]

BUILDING NO	TYPE-C	SKY VILLA UNIT SIZE [SQFT]
04	CD 01-CD 48	3957
05	TYPE-C	SKY VILLA UNIT SIZE [SQFT]
	CD 01-CD 48	3957
06	TYPE-C	SKY VILLA UNIT SIZE [SQFT]
	CD 01-CD 24	3957
07	TYPE-C	SKY VILLA UNIT SIZE [SQFT]
	CD 01-CD 20	3957
08	TYPE-C	SKY VILLA UNIT SIZE [SQFT]
	CD 01-CD 16	3957



SKY VILLA KEY PLAN [BLDG-4 & 5]





SITTING AREA