

RUPAYAN
Housing Estate Ltd



CORPORATE OFFICE

RUPAYAN CENTRE (3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 13TH, 14TH
17TH, 18TH, 21ST FLOOR), 72, MOHAKHALI C/A, DHAKA-1212.
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www.rupayanlakecastle.com

MEMBER REHAB

RUPAYAN
 **LAKE
CASTLE**

Welcome to
The land of Peace







**LEAVE THE
CROWD BEHIND !**

「Throughout history, humankind has lived hand-in-hand with the quiet splendour of nature. We understand that despite our newfound connection with modern marvels, human beings have a deeply ingrained connection with the environment.」

Welcome to
The land of Peace





A DISTINCT VISION !

Combining the finest elements of modern architecture and design, **RUPAYAN LAKE CASTLE** is the embodiment of true luxury. With features such as an elegant double-height entrance, meticulously landscaped central courtyard, tranquil wooden outdoor deck with twin water fountains, beautiful kitchen, well-fitted bathrooms, wide driveways, basement parking, and rooftop garden with landscaping and water elements, this masterfully designed and crafted building offers unique, prestigiously luxurious abodes.



**PRIVILEGES
BEYOND COMPARE !**

The magnificent high-rise complex boasts deluxe designer-landscaped gardens both in the courtyard and on the roof; best-in-class health, lifestyle, and recreation features, and a downright posh recreational zone - creating a harmonious blend of relaxation and indulgence.



PROJECT OVER VIEW

PROJECT NAME

RUPAYAN LAKE CASTLE

PROJECT TYPE

CONDOMINIUM

LOCATION

PLOT-338/A, BLOCK-E, BASHUNDHARA R/A, DHAKA

STATUS

ALMOST READY

LAND AREA

107 KATHA

BUILDING HEIGHT

14 STORIED (B+G+13)

NO. OF UNIT

283 UNIT

NO. OF PARKING

289 NOS

NO. OF LIFT

11 NOS

NO. OF BUILDING

5 RESIDENTIAL & 1 COMMUNITY BUILDING

CONDO SIZE (Sft)

B#1-(1485-1560), B#2-(1655-3610), B#3-(1490-1505), B#4-(1460-1465), B#5-(1500-2110)



SECURITY

Being one of the most secured residential areas of the country, Bashundhara has security check posts and CCTV cameras all around the neighborhood, providing the residents the blanketed feeling of safety both in their homes and while they're out and about.



AN EXPERIENCE OF TRANQUILITY

RUPAYAN LAKE CASTLE provides its residents with a quite, serene and tranquil living environment, away from the commotion of the city, with the added benefit of having many facilities nearby.



EASE OF COMMUTING

Living in Bashundhara facilitates movement to all major parts of the city with ease. Ranging from upscale areas such as Gulshan, Banani, Baridhara, and Uttara, to other areas, commuting to offices, banks or other recreational establishments is no trouble at all.



EDUCATION

Among other factors, Bashundhara is a popular choice of living for many people due to the abundance of top class educational institutes, starting for schools to all the way up to universities. HURDCO, ISD, PLAYPEN, NSU and IUB are just a few ones to be named.



RESTAURANT AND SHOPPING

Living in Bashundhara offers many worthwhile experiences to the connoisseurs of food and shopping with a lush establishment of restaurants and shopping malls and designer boutiques. The entrance gate of Bashundhara Residential Area feature an array of restaurants, cafes, and lifestyle shops, along with the largest shopping mall in the country - Jamuna Future Park and upcoming shopping mall RUPAYAN Shopping Square.

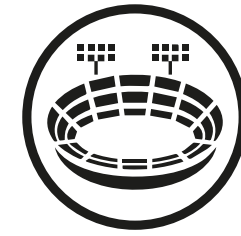


RECREATION

Be it the thrilling rides of the amusement parks, catching the latest movies in the cinema, or beating friends to a round of bowling in the bowling alleys, all plausible recreational activities are just a few steps away in Jamuna Future Park.

**A LANDMARK
THAT FORETELLS THE FUTURE !**

Residents of **RUPAYAN LAKE CASTLE** are going to be benefitted from the potential developments centered around the 300 feet wide Purbachal Express Highway, which is surrounded by an additional 250 feet of beautiful lakes and wide service roads on both sides. This makes it the only link between the current and future developments of Dhaka city. More so, most of the government and privately funded landmarks are going to be developed around this highway, which will decidedly improve the lifestyle and commercial opportunities of both Bashundhara Residential Area and also that of **RUPAYAN LAKE CASTLE** residents.



CRICKET STADIUM

A proposed cricket stadium is under planning to be built with the capacity to house 70,000 spectators. It is also intended to serve as the headquarters of Bangladesh Cricket Board and home to Dhaka Dynamites.



LIBERTY TOWER

To facilitate trade and commerce of the country, a 142 storied Liberty Tower will be built, which is a super skyscraper worth USD 1 billion. It is projected to be built on 70 acres of land.



EXHIBITION CENTER

A state of the art international exhibition center will be built on 50 acres of land, with 803 booths to accommodate permanent exhibitions in the center all year around. It will also serve as a venue for the Dhaka International Trade Fair.



GOVERNMENT OFFICES

Major governmental offices including the Prime Minister's office, Secretariat, RAJUK and other important state offices are proposed to be moved to Purbachal in the near future.



UNIVERSITY CAMPUSES

Second campus of University of Dhaka, the largest educational institute of Bangladesh, is planned out to be built in Purbachal. Along with this, a new residential campus of North South University is scheduled to be established in this vicinity.



EMBASSIES & BANKS

International offices including that of World Bank and UN Organisations are planning to execute their operations from Purbachal and there is also a provision to build a new area for the diplomats and foreign embassies in the country.



**MAKE
A GRAND ENTRANCE !**

Your experience in **RUPAYAN LAKE CASTLE** kick starts with you entering and making your way up the smooth driveway, past the cascading water fountains, and wooden seating decks romancing with the greenery. This entrance is sure to sweep you off your feet and have you step into a wonderful world of luxury.



**EVERY ONCE IN A WHILE,
YOU WISH TO UNWIND !**

Amidst the welcoming melodies of the lake adjacent to the residence, in harmony with the reflective pool and modern sculptures, you and your family will experience a paradise of peaceful relaxation at the heart of the courtyard at **RUPAYAN LAKE CASTLE**. Alongside these, let yourself loose in the gazebo that is alluring yet with a comfortable seating to mingle with the surrounding nightly nature while enjoying a piquant BBQ under the moon and stars with your loved ones.

**EDIFY YOUR SENSES
UNDER THE CLOUDS !**

Your leisure time will be redefined as the most happening hour of the day as you make your way up the rooftop of **RUPAYAN LAKE CASTLE** and let your senses be engulfed by the artsy garden with exclusive sitouts, a BBQ zone and a reflective pool with an included fountain under the crisp air. The experience will leave you replenished with many memorable moments which you will cherish for a lifetime.





RUPAYAN
LAKE
CASTLE

**KIDS - THEY
LOVE TO PLAY !**

「 Give your children the opportunity to develop themselves through engaging with sports, singing, dancing while being close to nature. Making friendship in such a wholesome way will truly help them understand its worth as they wallow in a joyous time. 」



Welcome to
The Land of Peace

Rupayan Lake Castle , 338/A, Block - E
Bashundhara R/A, Dhaka, Bangladesh.





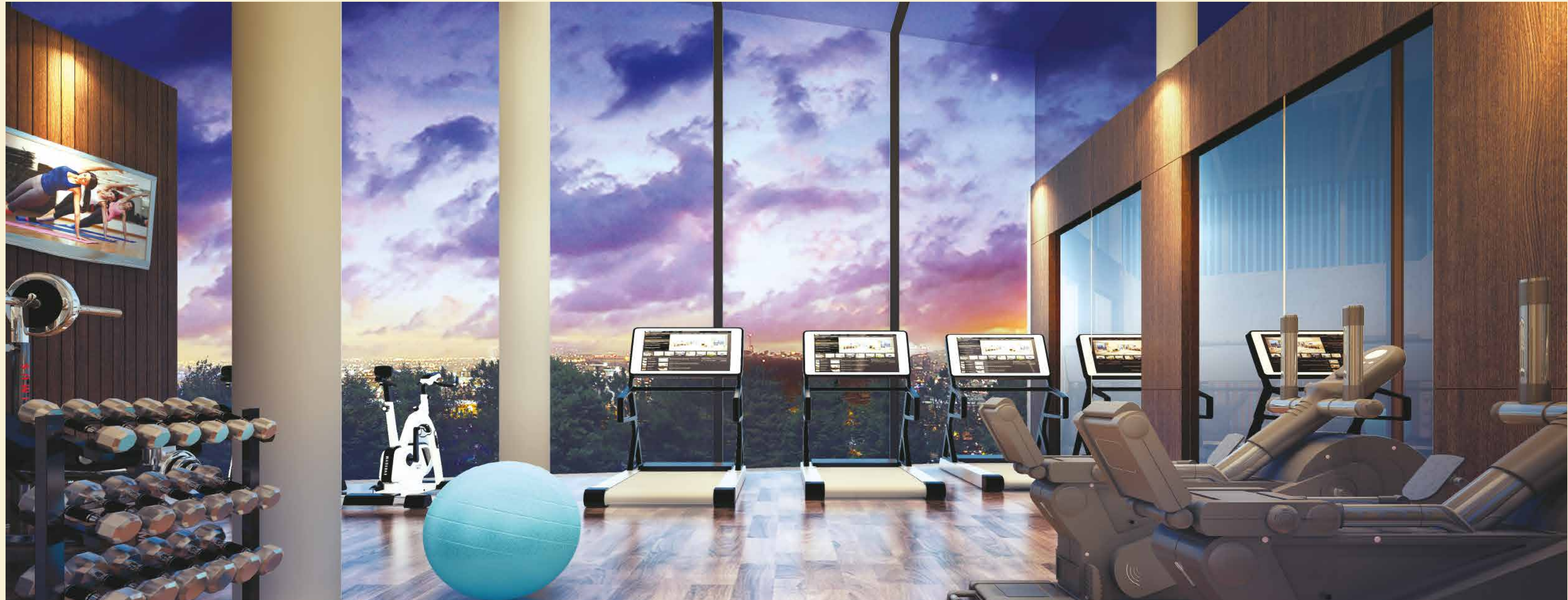
**A PIECE OF PARADISE
EXCLUSIVELY FOR YOU !**

Turn your home into an exquisite holiday destination with the help of the awe-inspiring swimming pool that will make you look beyond the horizon as you visualize the water merging with the skies above, making you feel as if you've stepped through the gates of a heavenly holiday destination.



**ACHIEVING
PHYSICAL PEAK !**

Living healthier is the way to go. Achieve your best physique with the help of our prodigious gymnasium equipped with state of the art equipment and top notch fittings for you to be your best self.



**RESORT LIFESTYLE
COMES TO YOU !**

┌ If you have a recurring thought of escaping to an exotic resort at the end of an immensely busy week, your thoughts have been heard by us. When there is a poolside café with springs, why wait? Spend your weekends relaxing in the refreshing ambience of the café with your favorite music and people. Indulge in beverages that tingle your taste buds or loosen up at your own pace, the choice is yours. ┘

RUPAYAN





**FEEL LIKE AN EMPEROR
IN YOUR OWN BANQUET HALL !**

Be the happiest with your loved ones at the **RUPAYAN LAKE CASTLE** Banquet Hall which is situated just across the first and second levels of amenity complex, with its very own entrance and services. This luxurious and extravagant hall can accommodate up to 160 people, aweing all the guests with its lavish décor.

- | | | | | | |
|---|------------------------------------|---|--------------------|---|------------------------|
| A | Main Complex Entry | I | Tower 1- Drop Off | Q | Central Courtyard |
| B | Tower 2- Drop Off | J | Tower 3- Drop Off | R | Gazebo |
| C | Double Height Wooden Chillout Deck | K | Tower 4- Drop Off | S | Reflective Pool |
| D | Security Guard Room | L | Tower 5- Drop Off | T | Main Internal Driveway |
| E | Waiting Lounge - Tower-2 | M | Children Play Area | U | Basement Entry |
| F | Double Height Reception - Tower-2 | N | Community Complex | V | Secondary Entry |
| G | Main Complex Exit | O | Water Cafe | W | Substation |
| H | Main Water Fountain With Logo | P | Basement Exit | | |



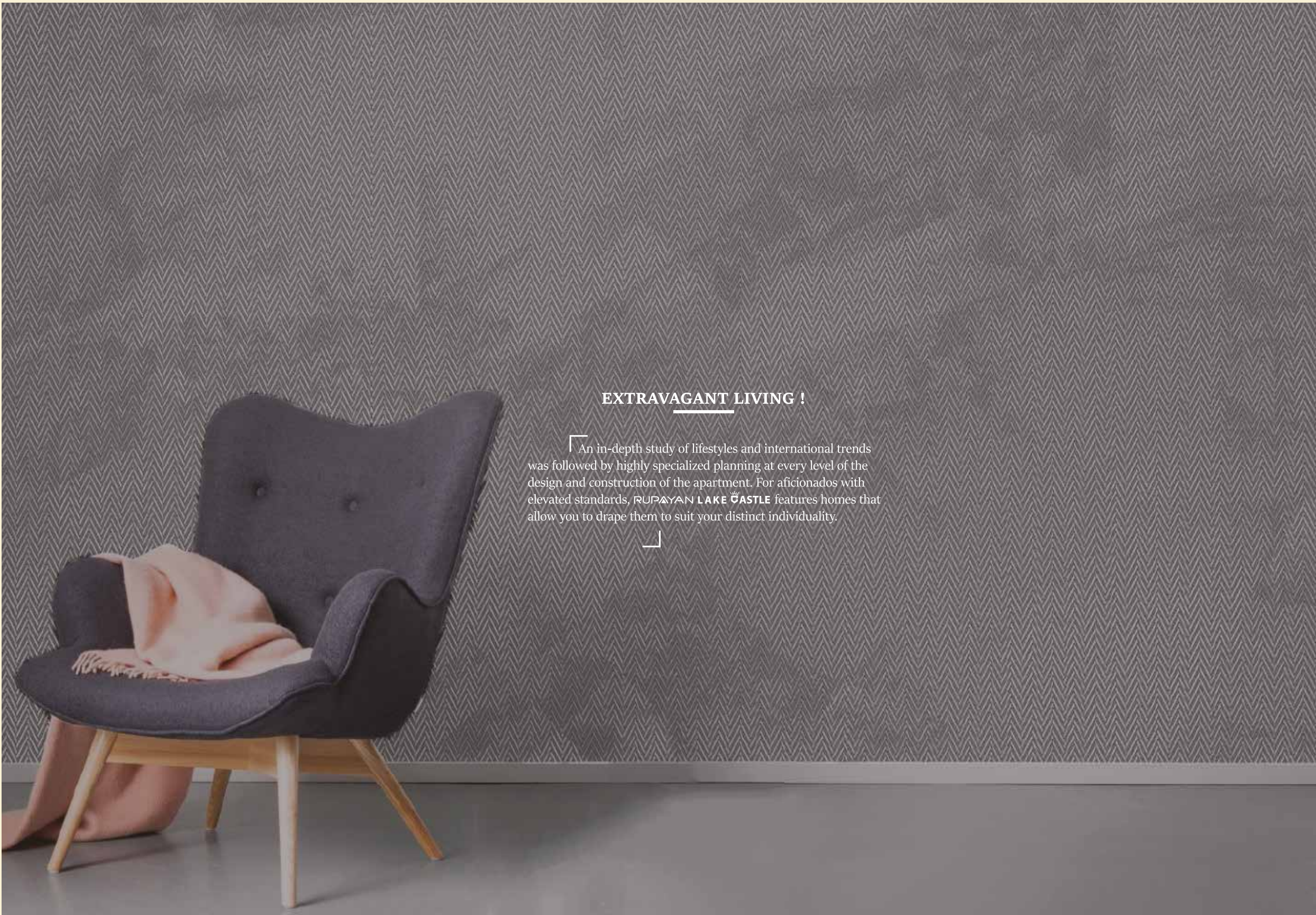
GROUND FLOOR PLAN
PARKING: 106

BASEMENT PARKING LEVEL - 2
PARKING: 37

BASEMENT PARKING LEVEL - 1
PARKING: 144

- A Up To Ground Floor
- B Down To Second Basement
- C Up To First Basement





EXTRAVAGANT LIVING !

An in-depth study of lifestyles and international trends was followed by highly specialized planning at every level of the design and construction of the apartment. For aficionados with elevated standards, RUPAYAN LAKE CASTLE features homes that allow you to drape them to suit your distinct individuality.





YOUR PRIVATE HAVEN !

The bedroom is a zone of comfort meant for recharging your batteries after a hard day's work. Keeping that in mind, we have designed a minimalistic but classy bedrooms in every apartment.

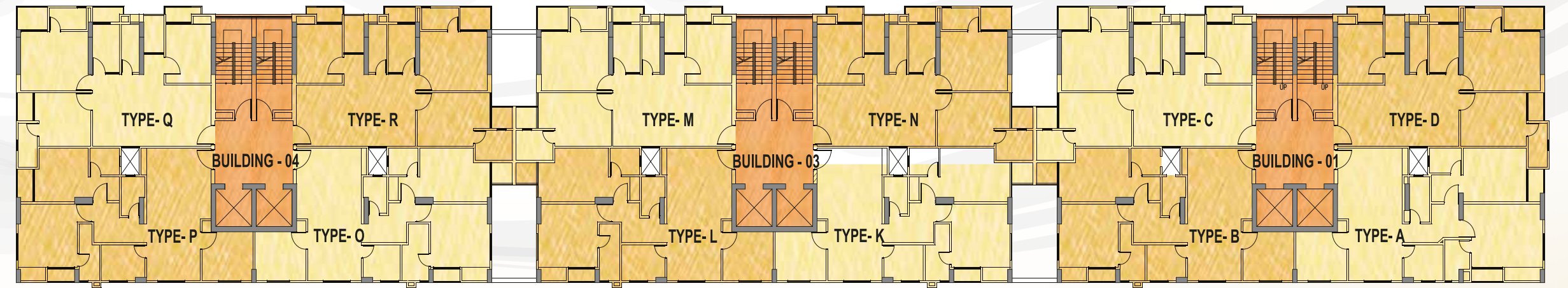
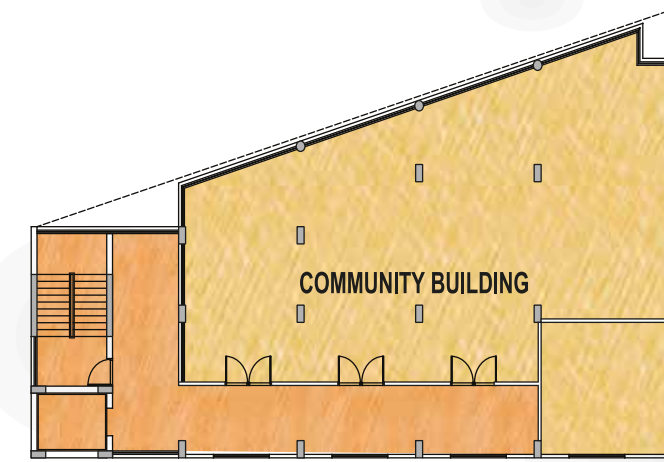
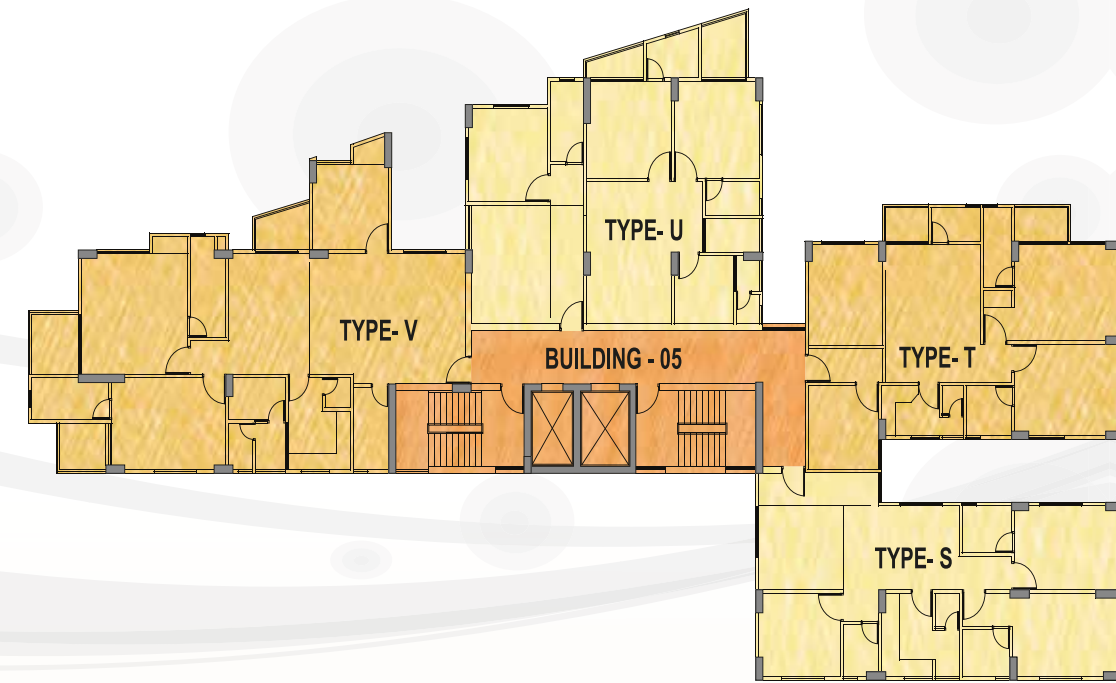


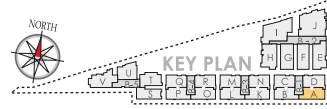
A BLISSFUL ESCAPE !

Our bathrooms are not mere chambers for you to tend to your hygiene, but your own little place to enjoy some relaxation, and refresh yourself by washing away the stresses of everyday life.

Building-1		Building-2		Building-3		Building-4		Building-5	
Unit	Size	Unit	Size	Unit	Size	Unit	Size	Unit	Size
A	1530	E	1958	K	1490	O	1460	S	1500
B	1485	F	1655	L	1490	P	1460	T	1500
C	1500	G	1820	M	1505	Q	1465	U	1675
D	1560	H	1955	N	1505	R	1465	V	2110
		I	3000						
		J	3610						

TYPICAL FLOOR PLAN



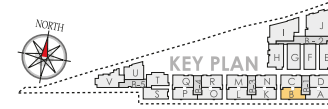


TYPE	UNIT SIZE
A	1530 SFT.

BUILDING 01

A	Master bad	17'-8" x 11'-10"
B	Living	14'-5" x 13'-2"
C	Dining	12'-0" x 11'-7"
D	Child bed	14'-0" x 10'-0"
E	Toilet	6'-6" x 4'-11"
F	Veranda	3'-8" x 6'-1"
G	Kitchen	8'-8" x 6'-8"

H	Veranda	7'-0" x 2'-6"
I	Toilet	5'-6" x 7'-7"
J	Toilet	5'-1" x 7'-0"
K	Guest Bed	11'-4" x 9'-1"



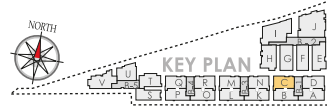
TYPE	UNIT SIZE
B	1485 SFT.

BUILDING 01

A	Master bad	13'-2" x 11'-10"
B	Living	14'-5" x 13'-2"
C	Dining	12'-0" x 11'-7"
D	Child bed	15'-7" x 10'-0"
E	Guest bed	11'-4" x 9'-1"
F	Kitchen	9'-2" x 6'-8"
G	Toilet	5'-7" x 10'-7"

H	Veranda	7'-0" x 2'-6"
I	Toilet	6'-6" x 4'-11"
J	Veranda	4'-7" x 4'-10"
K	Toilet	5'-1" x 8'-5"



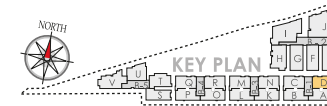


TYPE	UNIT SIZE
C	1500 SFT.

BUILDING 01

A	Master Bed	15'-0" X 11'-0"
B	Living	15'-0" X 11'-5"
C	Dining	11'-5" X 13'-5"
D	Child Bed	16'-2" X 10'-0"
E	Toilet	8'-3" X 5'-0"
F	Veranda	4'-7" X 4'-10"
G	Kitchen	6'-0" X 9'-0"

H	Veranda	7'-0" X 3'-0"
I	Veranda	7'-0" X 4'-5"
J	Toilet	8'-2" X 4'-0"
K	Toilet	4'-0" X 9'-0"
L	Guest Bed	10'-1" X 11'-0"
M	Veranda	4'-6" X 7'-2"
N	Veranda	8'-6" X 3'-0"



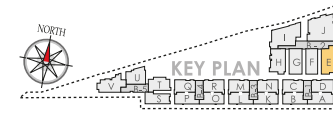
TYPE	UNIT SIZE
D	1560 SFT.

BUILDING 01

A	Master Bed	17'-1" X 11'-0"
B	Living	15'-0" X 11'-5"
C	Dining	12'-0" X 13'-5"
D	Child Bed	14'-7" X 10'-0"
E	Guest Bed	10'-1" X 11'-0"
F	Kitchen	6'-0" X 9'-0"
G	Toilet	8'-2" X 4'-0"

H	Veranda	9'-1" X 4'-5"
I	Toilet	4'-3" X 8'-3"
J	Veranda	3'-8" X 5'-3"
K	Toilet	4'-0" X 9'-0"
L	Veranda	4'-6" X 7'-2"
M	Veranda	8'-6" X 3'-0"
N	Veranda	7'-7" X 3'-0"





TYPE	UNIT SIZE
E	1958 SFT.

BUILDING 02

A	Master Bed	11'-5" X 17'-6"
B	Formal Living	12'-0" X 18'-0"
C	Dining	12'-7" X 13'-3"
D	Child Bed	11'-1" X 13'-5"
E	Guest Bed	11'-1" X 11'-0"
F	Kitchen	7'-4" X 12'-5"
G	Toilet	10'-0" X 7'-3"
H1	Family Living	14'-6" X 9'-1"

H2	Veranda	9'-3" X 4'-5"
I	Toilet	7'-0" X 6'-0"
J	Veranda	6'-9" X 5'-0"
K	Store Room	3'-8" X 4'-3"
L	S. Bed	7'-0" X 4'-2"
M	C. Toilet	4'-6" X 7'-6"
N	Veranda	5'-0" X 4'-6"
O	Toilet	3'-4" X 4'-0"
P	K. Veranda	3'-9" X 8'-0"



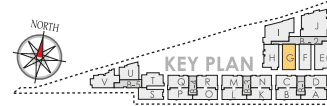
TYPE	UNIT SIZE
F	1655 SFT.

BUILDING 02

A	Master bad	13'-6" X 14'-2"
B	Living	13'-6" X 10'-7"
C	Dining	13'-6" X 13'-8"
D	Child bed	10'-6" X 14'-2"
E	Guest bed	11'-0" X 11'-0"
F	Kitchen	7'-0" X 9'-0"
G	Toilet	9'-9" X 4'-7"
H	Veranda	7'-4" X 5'-0"

I	Toilet	6'-6" X 4'-3"
J	Veranda	7'-4" X 5'-0"
K	S. Room	3'-1" X 4'-3"
L	S. Bed	7'-0" X 4'-3"
M	C. Toilet	6'-6" X 4'-0"
N	K. Veranda	3'-6" X 9'-6"
O	Toilet	3'-1" X 3'-7"
P	Family Living	13'-6" X 9'-0"



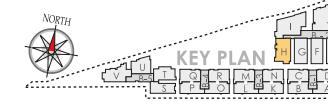


TYPE	UNIT SIZE
G	1820 SFT.

BUILDING 02

A	Master Bed	13'-0" X 14'-2"
B	Living	12'-9" X 11'-5"
C	Dining	12'-0" X 13'-8"
D	Child Bed	11'-0" X 14'-2"
E	Guest Bed	11'-0" X 11'-0"
F	Kitchen	8'-5" X 8'-1"
G	Toilet	9'-5" X 4'-7"

H	Veranda	9'-8" X 5'-0"
I	Toilet	7'-0" X 4'-7"
J	Veranda	4'-5" X 8'-8"
K	S. Bed	8'-10" X 4'-2"
L	Toilet	8'-5" X 4'-7"
M	Veranda	7'-9" X 5'-0"
N	F. Living	12'-0" X 9'-0"
O	Store	3'-7" X 4'-2"
P	S. Toilet	4'-0" X 3'-7"



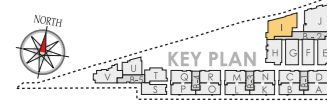
TYPE	UNIT SIZE
H	1955 SFT.

BUILDING 02

A	Master Bed	13'-2" X 14'-2"
B	Living	15'-10" X 10'-2"
C	F. Living	14'-5" X 9'-0"
D	Dining	18'-10" X 13'-3"
E	Child Bed	10'-3" X 14'-2"
F	Toilet	10'-3" X 4'-7"
G	Veranda	7'-10" X 5'-0"
H	Kitchen	10'-3" X 8'-3"

I	Veranda	5'-0" X 8'-8"
J	Veranda	4'-0" X 8'-3"
K	Toilet	5'-5" X 9'-0"
L	Toilet	4'-5" X 8'-4"
M	Guest Bed	10'-3" X 11'-0"
N	Veranda	5'-3" X 5'-3"
O	S. Bed	5'-0" X 9'-0"
P	S. Toilet	4'-10" X 3'-7"



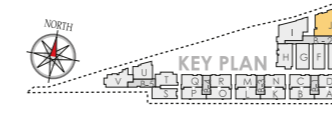


TYPE	UNIT SIZE
I	3000 SFT.

BUILDING 02

A	Master Bed	17'-0" X 12'-5"
B	Living	21'-5" X 11'-2"
C	Dining	14'-10" X 18'-8"
D	Child Bed	15'-7" X 11'-5"
E	Toilet	12'-9" X 6'-7"
F	Veranda	12'-4" X 8'-7"
G	Kitchen	13'-3" X 8'-9"
H	Veranda	10'-6" X 7'-9"
I	Veranda	10'-7" X 7'-5"

J	Toilet	8'-0" X 5'-0"
K	Toilet	7'-9" X 4'-0"
L	Guest Bed	12'-2" X 10'-0"
M	Veranda	4'-6" X 10'-4"
N	Veranda	5'-3" X 6'-10"
O	C. Bed-2	15'-5" X 12'-8"
P	F. Living	12'-10" X 16'-8"
Q	Toilet	7'-5" X 8'-2"
R	S. Bed	7'-10" X 4'-3"
S	Veranda	5'-10" X 8'-3"
T	S. Toilet	3'-10" X 3'-7"
U	Store	3'-10" X 3'-7"



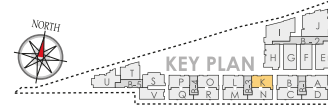
TYPE	UNIT SIZE
J	3610 SFT.

BUILDING 02

A	Master Bed	14'-7" X 15'-0"
B	Living	20'-0" X 15'-0"
C	Dining	16'-0" X 15'-2"
D	Child Bed	14'-3" X 14'-2"
E	Guest Bed	14'-7" X 11'-9"
F	Kitchen	14'-3" X 10'-1"

G	Toilet	9'-11" X 5'-3"
H	Veranda	12'-1" X 5'-10"
I	Veranda	5'-8" X 8'-4"
J	Toilet	5'-9" X 10'-1"
K	Child Bed	14'-11" X 11'-9"
L	Toilet	8'-7" X 5'-6"
M	F. Living	16'-0" X 15'-2"
N	Veranda	3'-11" X 8'-1"
O	Veranda	4'-5" X 8'-3"
P	S. Bed	8'-9" X 6'-8"
Q	Store	7'-7" X 6'-8"
R	Green Veranda	4'-9" X 15'-0"
S	Veranda	3'-11" X 11'-2"
T	C. Toilet	11'-8" X 4'-9"
U	Veranda	7'-9" X 4'-5"
V	S. Toilet	6'-3" X 4'-2"



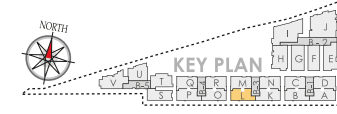


TYPE	UNIT SIZE
K	1490 SFT.

TOWER 03

A	Master Bed	13'-2" X 11'-10"
B	Living	14'-5" X 13'-2"
C	Dining	12'-0" X 11'-7"
D	Child Bed	15'-7" X 10'-0"
E	Guest Bed	11'-4" X 9'-1"
F	Kitchen	9'-2" X 6'-8"
G	Toilet	5'-7" X 10'-7"

H	Veranda	6'-0" X 2'-6"
I	Toilet	5'-1" X 7'-0"
J	Toilet	6'-6" X 4'-11"
K	Veranda	4'-7" X 4'-10"



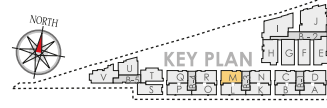
TYPE	UNIT SIZE
L	1490 SFT.

BUILDING 03

A	Master bad	13'-2" X 11'-10"
B	Living	14'-5" X 13'-2"
C	Dining	12'-0" X 11'-7"
D	Child bed	15'-7" X 10'-0"
E	Toilet	6'-6" X 4'-11"
F	Veranda	4'-7" X 4'-10"
G	Kitchen	9'-2" X 6'-8"

H	Veranda	6'-0" X 2'-6"
I	G. Bed	11'-4" X 9'-1"
J	Toilet	5'-7" X 10'-7"
K	Toilet	5'-1" X 8'-5"



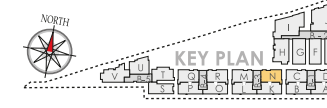


TYPE	UNIT SIZE
M	1505 SFT.

BUILDING 03

A	Master Bed	15'-0" X 11'-0"
B	Living	15'-0" X 11'-5"
C	Dining	11'-5" X 13'-5"
D	Child Bed	16'-2" X 10'-2"
E	Guest Bed	10'-1" X 11'-0"
F	Kitchen	6'-0" X 9'-0"
G	Toilet	8'-2" X 4'-0"

H	Veranda	7'-0" X 4'-5"
I	Toilet	8'-3" X 5'-0"
J	Veranda	4'-7" X 4'-10"
K	Veranda	7'-0" X 3'-0"
L	Toilet	4'-0" X 9'-0"
M	Veranda	4'-6" X 7'-2"
N	Veranda	8'-6" X 3'-0"



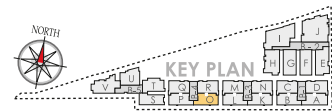
TYPE	UNIT SIZE
N	1505 SFT.

BUILDING 03

A	Master Bed	15'-0" x 11'-0"
B	Living	15'-0" x 11'-5"
C	Dining	11'-5" x 13'-5"
D	Child Bed	16'-2" x 10'-0"
E	Guest Bed	10'-1" x 11'-0"
F	Kitchen	6'-0" x 9'-0"
G	Toilet	8'-2" x 4'-0"

H	Veranda	7'-0" x 4'-5"
I	Veranda	4'-6" x 7'-2"
J	Veranda	8'-6" x 3'-0"
K	Toilet	4'-0" x 9'-0"
L	Veranda	7'-0" x 3'-0"
M	Veranda	4'-7" x 4'-10"
N	Toilet	8'-3" x 5'-0"



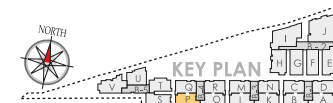


TYPE	UNIT SIZE
O	1460 SFT.

BUILDING 04

A	Master Bed	13'-2" X 11'-10"
B	Living	14'-5" X 13'-2"
C	Dining	12'-0" X 11'-7"
D	Child Bed	15'-7" X 10'-0"
E	Toilet	5'-7" X 10'-17"
F	Veranda	6'-0" X 2'-6"
G	Kitchen	9'-2" X 6'-8"

H	Veranda	4'-7" X 4'-10"
I	G. BED	11'-4" X 9'-1"
J	Toilet	5'-1" X 7'-0"
K	Toilet	6'-6" X 4'-11"



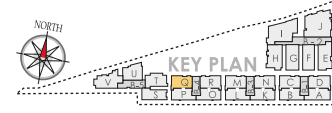
TYPE	UNIT SIZE
P	1460 SFT.

BUILDING 04

A	Master Bed	13'-2" X 11'-10"
B	Living	14'-5" X 13'-2"
C	Dining	12'-0" X 11'-7"
D	Child Bed	12'-0" X 10'-0"
E	Guest Bed	11'-4" X 9'-1"
F	Kitchen	9'-2" X 6'-8"
G	Toilet	5'-7" X 10'-7"

H	Veranda	3'-8" X 6'-1"
I	Toilet	5'-1" X 8'-5"
J	Toilet	6'-6" X 4'-11"
K	Veranda	6'-0" X 2'-6"



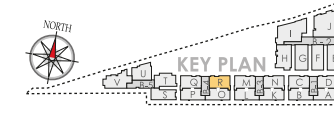


TYPE	UNIT SIZE
Q	1465 SFT.

BUILDING 04

A	Master Bed	15'-0" X 11'-0"
B	Living	15'-0" X 11'-5"
C	Dining	11'-5" X 13'-5"
D	Child Bed	12'-6" X 10'-0"
E	Guest Bed	10'-1" X 11'-0"
F	Kitchen	6'-0" X 9'-0"
G	Toilet	8'-2" X 4'-0"

H	Veranda	7'-0" X 4'-5"
I	Veranda	8'-6" X 3'-0"
J	Veranda	4'-6" X 7'-2"
K	Toilet	4'-0" X 9'-0"
L	Veranda	7'-0" X 3'-0"
M	Veranda	3'-8" X 5'-3"
N	Toilet	4'-3" X 8'-3"



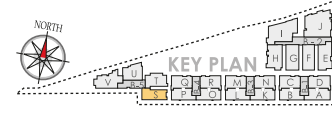
TYPE	UNIT SIZE
R	1465 SFT.

BUILDING 04

A	Master Bed	15'-0" x 11'-0"
B	Living	15'-0" x 11'-5"
C	Dining	11'-5" x 13'-5"
D	Child Bed	16'-2" x 10'-0"
E	Guest Bed	10'-0" x 11'-0"
F	Kitchen	7'-0" x 4'-5"
G	Toilet	8'-2" x 4'-0"
H	Veranda	4'-6" x 3'-0"

I	Veranda	4'-6" x 7'-2"
J	Veranda	8'-6" x 3'-0"
K	Toilet	4'-0" x 9'-0"
L	Veranda	7'-0" x 3'-0"
M	Veranda	4'-7" x 4'-10"
N	Toilet	8'-3" x 5'-0"



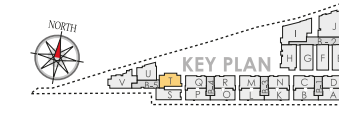


TYPE	UNIT SIZE
S	1500 SFT.

BUILDING 05

A	Master Bed	13'-2" X 10'-0"
B	Living	12'-0" X 14'-4"
C	Dining	16'-6" X 10'-0"
D	Child Bed	13'-1" X 10'-0"
E	Guest Bed	11'-7" X 10'-0"
F	Kitchen	7'-2" X 10'-0"
G	Toilet	7'-0" X 5'-8"

H	Veranda	4'-0" X 5'-3"
I	Toilet	7'-0" X 5'-8"
J	Veranda	4'-0" X 5'-10"
K	Toilet	5'-0" X 6'-2"
L	K. Veranda	3'-5" X 6'-0"
M	S. Toilet	3'-5" X 4'-0"



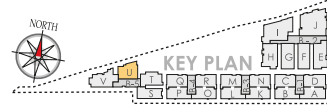
TYPE	UNIT SIZE
T	1500 SFT.

BUILDING 05

A	Master Bed	16'-0" X 11'-6"
B	Living	10'-7" X 12'-0"
C	Dining	13'-5" X 15'-0"
D	Child Bed	13'-0" X 11'-0"
E	Guest Bed	10'-0" X 10'-0"
F	Kitchen	8'-2" X 6'-0"
G	Toilet	6'-5" X 6'-0"

H	Veranda	8'-0" X 3'-0"
I	Toilet	4'-0" X 8'-0"
J	Veranda	4'-6" X 4'-5"
K	Toilet	7'-0" X 4'-0"
L	S. Toilet	3'-0" X 3'-4"
M	Veranda	3'-0" X 2'-4"
N	Veranda	4'-5" X 5'-5"



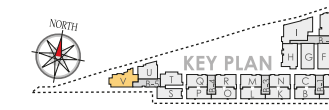


TYPE	UNIT SIZE
U	1675 SFT.

BUILDING 05

A	Master Bed	12'-2" X 11'-7"
B	Living	13'-3" X 14'-2"
C	Dining	12'-0" X 17'-0"
D	Child Bed	12'-0" X 11'-7"
E	Guest Bed	11'-3" X 11'-8"
F	Kitchen	8'-5" X 8'-2"
G	Toilet	7'-5" X 6'-0"

H	Veranda	6'-8" X 8'-3"
I	Foyer	4'-8" X 14'-2"
J	Toilet	4'-8" X 9'-6"
K	Veranda	7'-6" X 4'-5"
L	Toilet	7'-9" X 4'-0"
M	Veranda	8'-2" X 4'-0"
N	Toilet	3'-4" X 3'-6"
O	K. Veranda	3'-9" X 4'-3"



TYPE	UNIT SIZE
V	2110 SFT.

BUILDING 05

A	Master Bed	15'-1" X 14'-5"
B	Living +Dining	22'-1" X 15'-7"
C	F. Living	11'-5" X 14'-5"
D	Child Bed	16'-2" X 11'-0"
E	Toilet	5'-0" X 12'-0"
F	Veranda	7'-1" X 7'-7"
G	Kitchen	8'-10" X 11'-0"

H	Veranda	4'-3" X 6'-0"
I	Veranda	7'-0" X 6'-0"
J	Toilet	11'-0" X 5'-0"
K	Toilet	5'-0" X 9'-10"
L	Guest Bed	10'-3" X 12'-0"
M	Veranda	8'-1" X 5'-6"
N	S. Bed	8'-0" X 5'-0"
O	S. Toilet	3'-4" X 5'-7"
P	Store	3'-7" X 3'-7"



- A Community Entry
- B Super Shop
- C Medicine Corner
- D Beauty Parlor
- E Down To Basement



COMMUNITY COMPLEX - GROUND FLOOR
WATER CAFÉ, SUPER SHOP, BEAUTY PARLOR, MEDICINE CORNER, OUTDOOR SITTING



COMMUNITY COMPLEX - 1ST AND 2ND FLOOR
BANQUET HALL

- A Swimming Pool
- B Wading Pool
- C Gymnasium



GENERAL AMENITIES OF APARTMENTS

BUILDING ENTRANCE

The Main entrance of the building complemented by a secured decorative gate with lamppost and the RUPAYAN LAKE CASTLE logo introduces one to rare grandeur. Spacious driveway, security provision for control of incoming and outgoing persons, vehicles, goods etc.

RECEPTION LOBBY

Main lobby and reception area in secured premises with marble concierge desk. Individual mail boxes for each apartment.

STAIR LIFT LOBBY

Lift lobby & lift wall will be finished with mirror polish tiles (24"x24") & (12"x24")

CAR PARKING

Reserved car parking in covered & protected basement & ground floor area for residents with comfortable driveway & drivers' waiting room.

LIFT

11 (Eleven) number of international standard passenger lifts having a capacity of 8 (Eight) persons from reputed international manufacturers. Lifts (schindler) to have adequate lighting, doors and cabin, with emergency alarm.

GENERATOR

2 (Two) International standard standby Generator of required capacity to provide backup power for operating the lifts, water pumps, lighting in common areas and stairs, 4 (Four) lights and 3 (Three) fans including 1 TV & 1 Fridge in each apartment in case of power failure. Auto Mains Failure (AMF) control panel & Auto Transfer Switch (ATS) in generator for instantaneous switch-over to generate power in case of power failure.

TRANSFORMER

An electrical sub-station will be installed to provide adequate power load to each apartment.

GYMNASIUM

A Gymnasium with proper equipment & facilities will be provided.

CHILDREN PLAY GROUND

A proper children's play area with slides, climbing frames and rocking animals etc. will be provided.

MAIN STAIRCASE

The staircase will have spacious lobby with consideration for easy to climb steps and adequate lighting. Stair hand rail will be SS pipe with specially designed SS railing.

WATER RESERVOIR/ WATER PUMPS

Large underground water reservoir and roof top water tank to hold sufficient quantity of water. (ten) number of pumps for lifting water from underground reservoir to roof top tank.

GARDEN

Exclusive & splendid garden in Ground floor level & Roof top floor with decorative lighting.

ROOF TOP

An average of minimum 4" thick lime terracing will be done on roof applying special treatment for better thermal insulation. Proper slope will be maintained to protect the roof from dampness. Protective parapet wall and tiled finish sittings will be provided at suitable locations.

COMMUNITY SPACE

Spacious community room with toilet and kitchen facilities.

ELECTRICITY SUPPLY

Electricity supply from DESCO source with required capacity substation.

FIRE FIGHTING SYSTEM

Fire Fighting System will be Provided.

WATER SUPPLY

Water supply connections from WASA sufficient as per total calculated consumption.

GAS SUPPLY/ LPG

Gas pipeline connection from TITAS distribution system as per total calculated consumption with adequate safety measures incorporated (as per government rules or LPG).

SECURITY SYSTEM

CC TV security system provided in common area.

MAIN APARTMENT FEATURES

FLOOR FINISH

Floors in Mirror polish Tiles (24"x24") RAK or equivalent

PAINTING

Smooth finish and soft colored plastic paint on all walls and ceiling. Weather coat/ Master coat will be provided in external walls. Bathroom ceiling will be painted with enamel paint matched with the bathroom tiles. MS railing, MS Pipe, window grill will be painted with enamel paint (Berger or equivalent).

MAIN DOOR

Both frame and shutter will be of seasoned teak wood, well designed and decorative with door chain, check viewer, door knocker & apartment number plate.

BED ROOM DOOR

Frame will be of seasoned teak Chamble wood and flash door shutter with French polish (Partex/ Hatil or Equivalent).

WINDOW

Sliding windows with 5mm thick tinted/ clear glass complete with mohair lining and rain water barrier in 4" aluminum sections with locking system and mosquito net. Safety grills in windows.

CABLE CONNECTION

Cable TV provision in master bed & living room.

TELEPHONE CONNECTION

Telephone connection points in master bedroom & living.

INTERCOM

Intercom system with connection to concierge desk.

BATHROOM

Door Frame will be seasoned Teak Chamble wood and all bathrooms shutters flush door/solid door (Partex, Hatil or Equivalent).

Sanitary wares Sanitary wares from reputed manufacturers (Cotto or Equivalent).

Bathroom fittings Good quality bathroom fittings (Cotto or equivalent)

Wall Ceramic glazed wall tiles up to 7' height (Size 12"x24", China)

Floor Matching Floor Tiles (12"x12") China

Bathtub 1 (One) imported bathtub or shower enclosure Customized in master bathroom.

Mirror Mirrors in all bathrooms with overhead lamps, except servant toilet.

Maid's toilet RAK or equivalent floor and wall tiles with local made long pan, shower and lowdown.

Water line Hot and cold water line provision in Master & Child bathroom.

KITCHEN

Door Frame will be of seasoned Teak Chamble /Ctg. Teak and shutter will be Laminated Flush door/solid wood, (Partex, Hatil or Equivalent).

Platform Impressively designed platform with granite work top.

Burner Double burner gas outlet.

Wall China ceramic wall tiles up to cabinet height.

Floor Floors in Mirror polish Tiles (24"x24") RAK or equivalent

Water line Hot and cold water line.

Sink One Double bowl stainless counter-top steel sink with mixer (European Standard or Equivalent).

Kitchen Cabinet Kitchen Cabinet will be provided.

Exhaust Fan Exhaust fan will be provided.

Kitchen Hood Kitchen Hood provision.

MAIN APARTMENT FEATURES

STRUCTURAL AND ENGINEERING FEATURES

- Structural design parameters based on Codes of American Concrete Institute(ACI), American Standards of Testing Material (ASTM) and Bangladesh National Building Code (BNBC-93).
- Structural elements designed and detailed for wind and earthquake forces as recommended in BNBC for different areas and zones.
- Sub-Soil investigation and testing for soil parameters done through experienced and reputed firm and analyzed by qualified Geotechnical engineers.
- Structural designs done by professional structural designers and comprehensively cross checked by our in house structural consultant.
- Construction works always done with our own highly experienced engineers and group of experienced technical team.
- The quality control of materials and construction techniques independently checked by Quality Control (QC) department of our company.
- The testing of all materials performed regularly and as per the recommendation of code from BUET, Dhaka.
- All other related works finishing and completion of buildings done by own architects along with the consulting firm.

MAJOR STRUCTURAL MATERIALS

Cement	Portland Composite Cement or Ordinary Portland Cement from any reputed manufacturer.
Steel	60 grade deformed steel from well recognized steel manufacturer.
Aggregates	Stone chips in RCC work (as per design specification).
Bricks	1st class bricks.
Sand	2.25-2.5 FM coarse sand for concrete, 1.2-1.5 FM medium sand for brick work & plaster work.

- All structural materials including steel, cement, bricks, sand & other aggregates, etc. of the highest standard and screened for quality including laboratory testing.
- Direct supervision at every stage of construction by team of experienced and qualified Civil Engineers to ensure highest quality workmanship.

ELECTRICAL

- Sub-station of required capacity with foreign electrical switches, circuit breakers, plug points & other fitting fixtures (LEGRAND/Hager or equivalent).
- Independent electric meter & Electrical distribution box with main Circuit Breaker in each apartment. (Havells/Hager or equivalent).
- Concealed electrical wiring (BRB/Citizen/BBS/RR cables or equivalent).
- Provision of Air conditioner in Master bedrooms, Child & living room.
- Emergency power in lifts, lobby, intercom service, water pumps, car parking, reception area, security room & main gate.
- Light fixtures in stair and lobby (Shwash/Crescent or equivalent)
- Washing machine provision.

PLUMBING

- All pipes concealed in ducts.
- Water supply lines with superior quality imported PPR pipes.
- Sewerage lines with quality uPVC pipes and uPVC fittings.
- Rain water and waste water lines will be of PVC pipes.
- Gas lines with superior quality GI pipes.
- Best quality water pumps (Pedrollo).

OPTIONAL FEATURES

Various interior designing, additional fittings and fixtures as per choice of buyer may be arranged at own cost basis after the approval of the company.

TERMS & CONDITIONS

APPLICATION

Application for allotment of particular space should be made on the prescribed form signed by the applicant.

PAYMENT

The purchaser will make the payment as per payment schedule detailed in Agreement. Payment shall be made by way of Bank Draft, Pay Order, Cheque in favor of RUPAYAN Housing Estate Ltd. against which respective receipts will be issued to the allottee / purchaser.

UTILITY CHARGES

Connection charges/ Fees, security deposits and other incidental charges, expenses relating to gas, water, sewerage and electric connection etc. are not included in the price of commercial space. The allottee/ purchaser will also make these payments.

OTHER CHANGES

Because of any unavoidable reason or due to strike and in the best interest of the project, the developer reserves the right to make limited changes in the specification, design or layout of the commercial space and other facilities.

DELAY IN PAYMENT

The schedule agreed in the agreement for all payments by the allottee/Purchaser shall of the essence of the contract. It is agreed that the allottee/Purchaser will pay a delay charge of 3% per 30 (Thirty) days on the amount of payment delayed to the developer. If a payment is delayed 30 (Thirty) days the developer may exercise the right to cancel the allotment. In the event of cancellation 12.5% will be deducted from total amount for incidental charges. In the event of cancellation of allotment the deposited amount (after deduction) will be refunded after completion of the said project.

POSSESSION

The possession of each commercial space shall be handed over to the allottee/ purchaser on completion of the same project and after full payment of installment and other charges/ dues. Until & unless all dues are cleared, possession of the commercial space will be held up by the company.

REGISTRATLON CHARGES

The allottee/ purchaser will pay stamp duties, registration free, taxes, legal and Govt. charges, VAT and other miscellaneous expenses likely to be incurred in connection with the registration of Deed.

COMPLETION

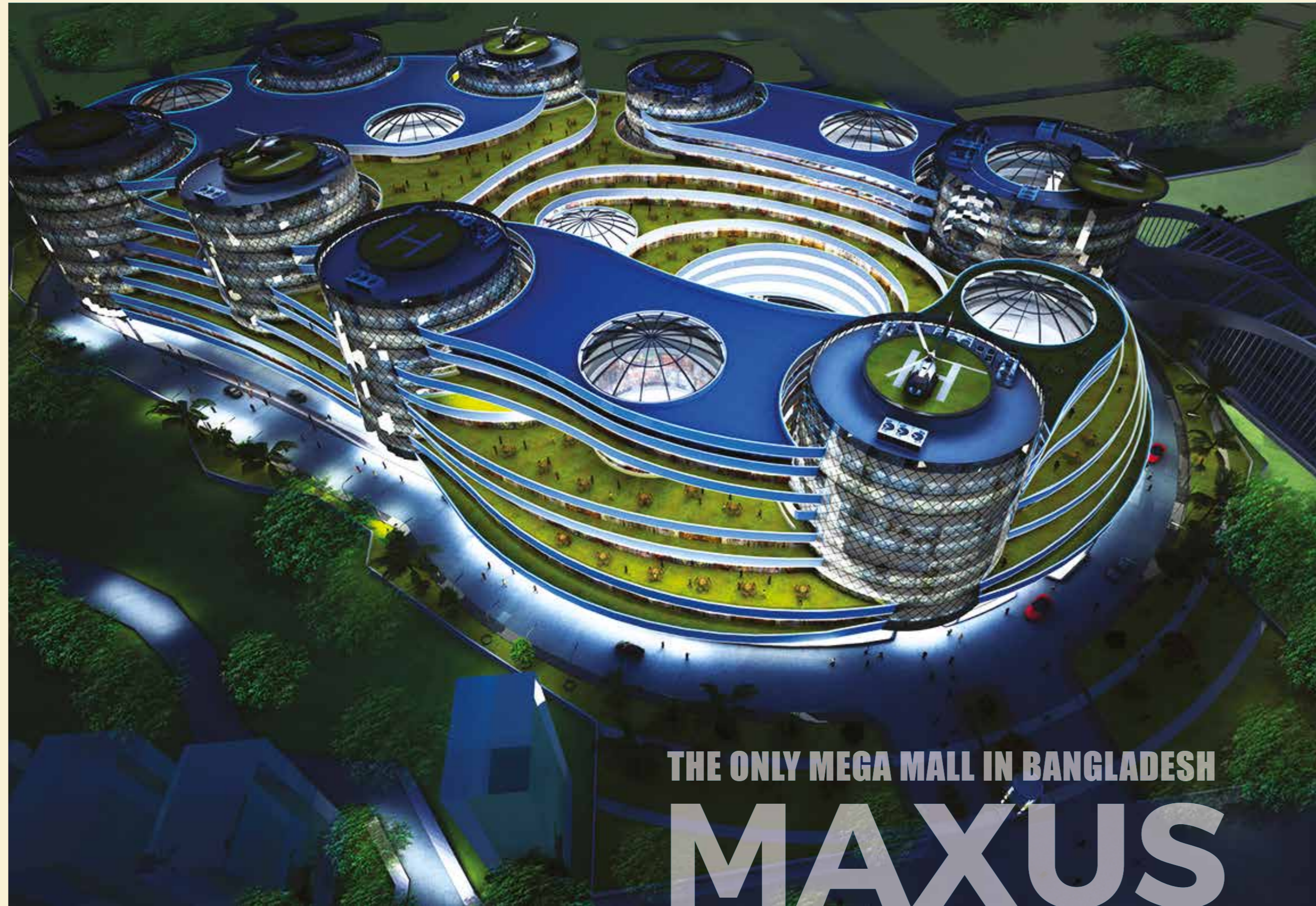
Company will not be responsible for delaying handover of said project due to unavoidable circumstances like political unrest, scarcity of raw materials, natural disasters etc.

REFUND

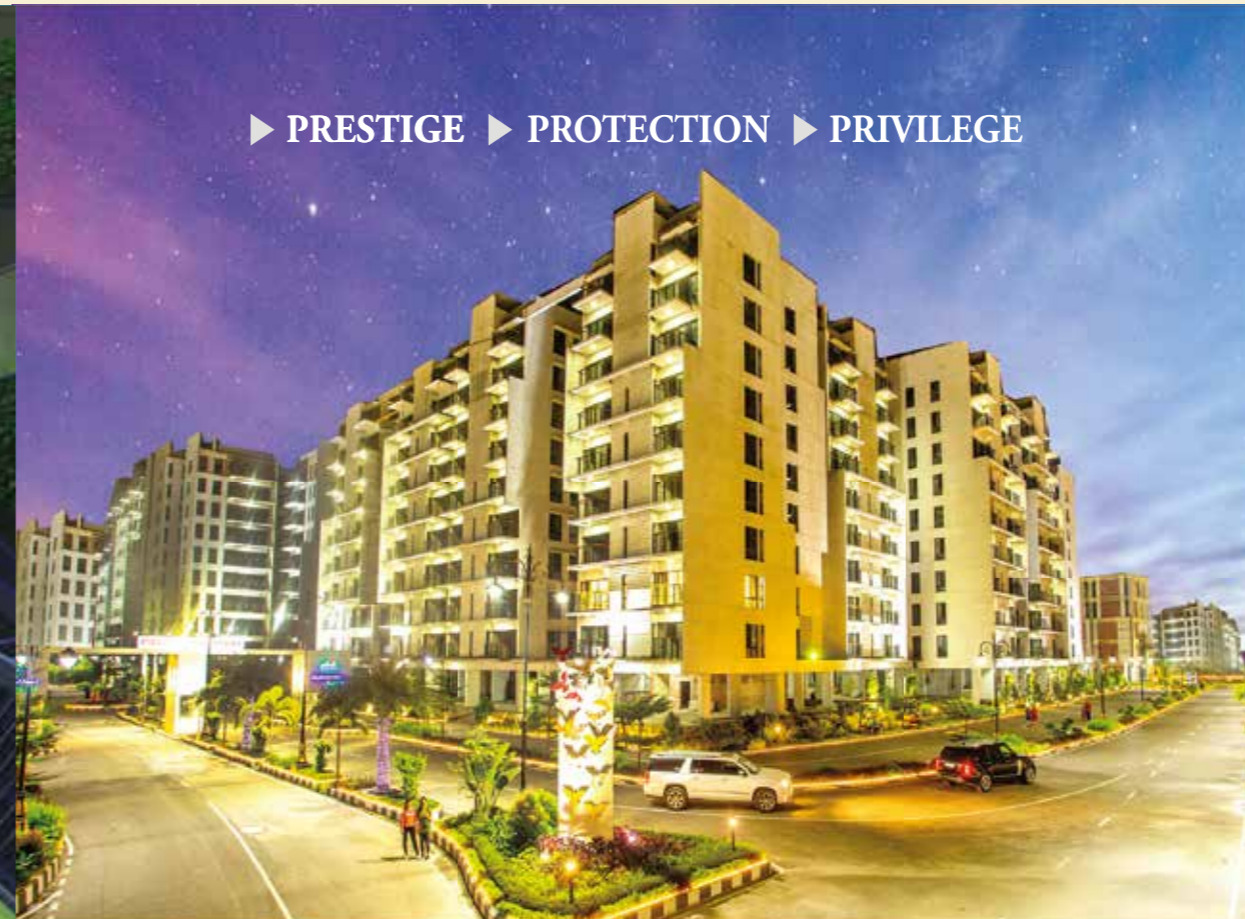
If for any reason beyond the control of RUPAYAN Housing Estate Ltd. The implementation of "RUPAYAN Lake Castle" is abandoned. RUPAYAN Housing Estate Ltd. will refund to the allottee the Earnest Money and all installment deposited within 90 (Ninety) days from the date of announcement made to that effect. In such eventuality, the allottee will not be entitled to any claims or damage whatsoever.

CO-OPERATIVE SOCIETY

The buyer will form a Co-operative Society for the security and maintenance of the building for which a sum of Tk 1,00,000/- (One Lac) only for the office space will be paid to the company. The company/ developer will transfer the amount to buyer's Co-operative Society. The Co-operative Society will be formed before the deed is executed.



► PRESTIGE ► PROTECTION ► PRIVILEGE



Features Of The City

This community is premium of its kind featuring 360-degree solutions for a complete lifestyle by equipping all services ranging from community club, mosque, playground, school, 6.5 km jogging track and separate peripheral roads for car movement. Gated community ensures 3P to family life... PRESTIGE, PROTECTION AND PRIVILEGE.

- | | | | | |
|--|--|--|--|---|
| 
Connectivity (Metro) | 
Green Area | 
Three-layer Security | 
Sky Villa | 
Premium CONDO |
| 
Maxus Mall | 
Mosque | 
School | 
Corner Shop | 
Club House |
| 
Modern Landscaping | 
Jogging Track | 
Peripheral Road | 
City Area | |



PENTHOUSE



SKY VILLA



PREMIUM CONDO

THE TRUE CONDOMINIUM
AT **BASHUNDHARA**



COMMUNITY FACILITY | SUPER SHOP
SWIMMING POOL | GYMNASIUM

CONDO SIZE
1460 - 3610 SFT



————— We are located at —————
338/A, BLOCK - E, BASHUNDHARA R/A, DHAKA.

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