

SIMCO
ALFA



SIMCO HOLDINGS LTD.

AT A GLANCE

Plot No: 011, Road No: 301, Sector No: 13, Jolshiri
R/A

Jolshiri Alfa: G + M + 8 Storied
Residential Building

Land Area: 5 Kathas

Flat Sizes : 2850 sft.

Parking: 10 Nos.

Lift: 01 Nos.

Building At Plot Id: 13-301-011.







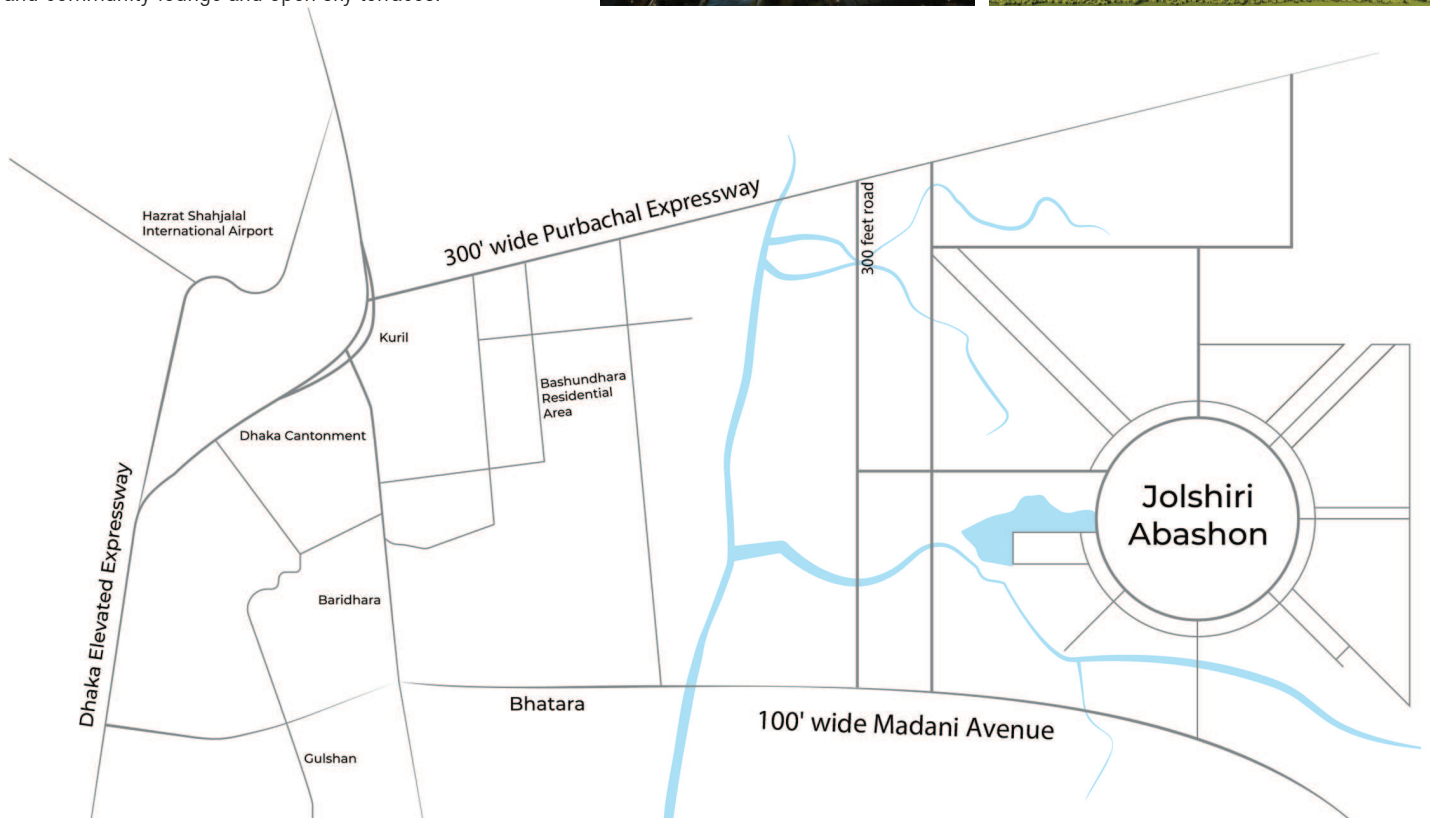
JOLSHIRI ABASHON

First Ever Smart City of Bangladesh

HIGHLIGHTS

Live in tranquility at Simco Alfa at Army Housing Society's impressive Jolshiri Abashon. This gem offers unparalleled luxury and comfort with access to modern amenities.

Be a part of the fusion between modern elegance and the beauty of nature in this sophisticated abode. Connected directly to Madani Avenue this luxury property has double height entry with a Mezzanine Floor and community lounge and open sky terraces.





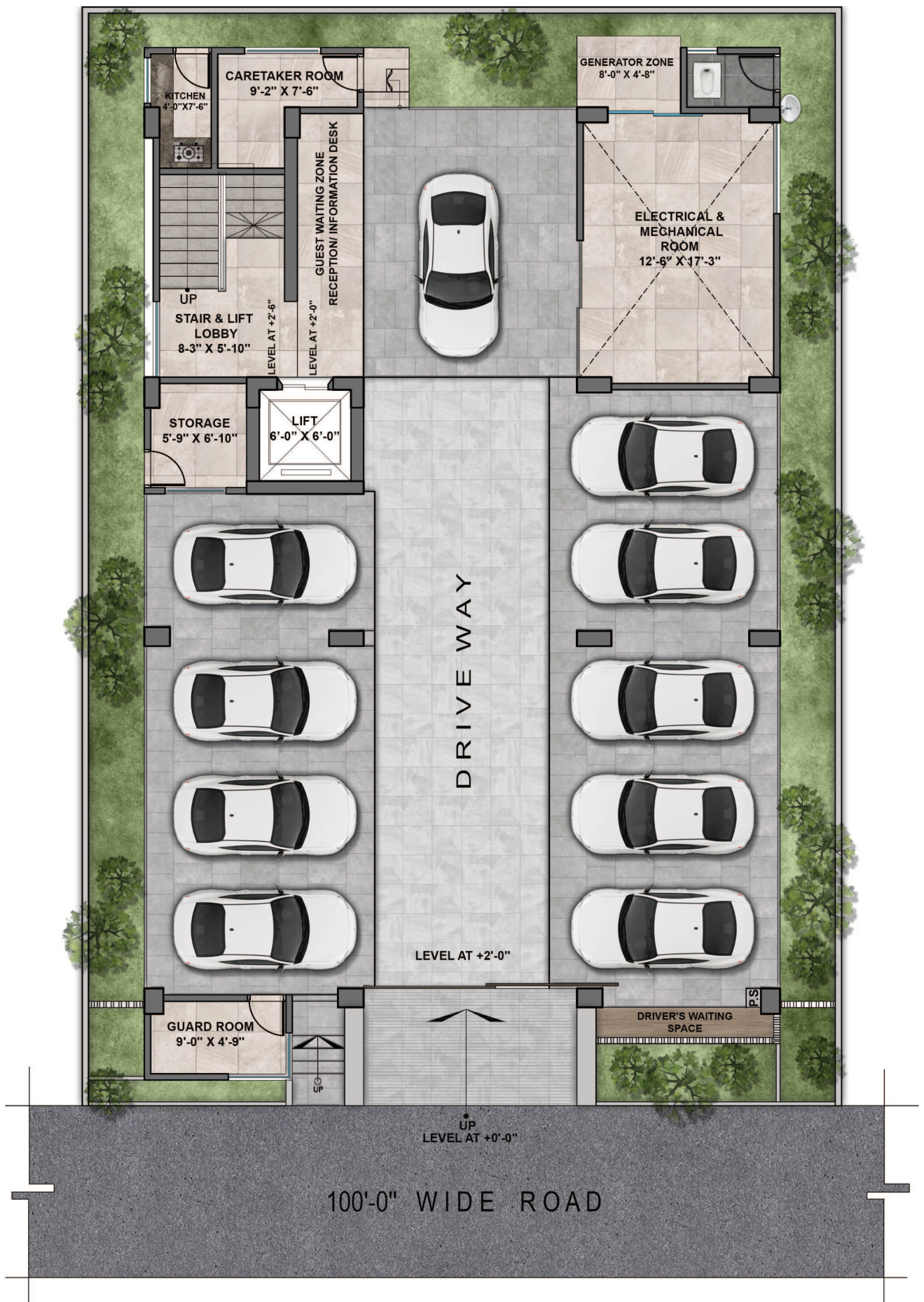
SIMCO
BLISS

SIMCO
ALFA

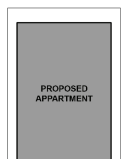
SIMCO
**SOUTH
BREEZE**

SIMCO
JANNAT

- | | | |
|----------------|---------------|---------------|
| Mosque | Gov. Offices | Traffic Stand |
| Play Ground | Sec. School | DTW |
| Urban Green | Highrise App. | Corner Store |
| Primary School | ICP | Highrise Com. |

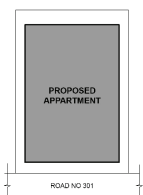


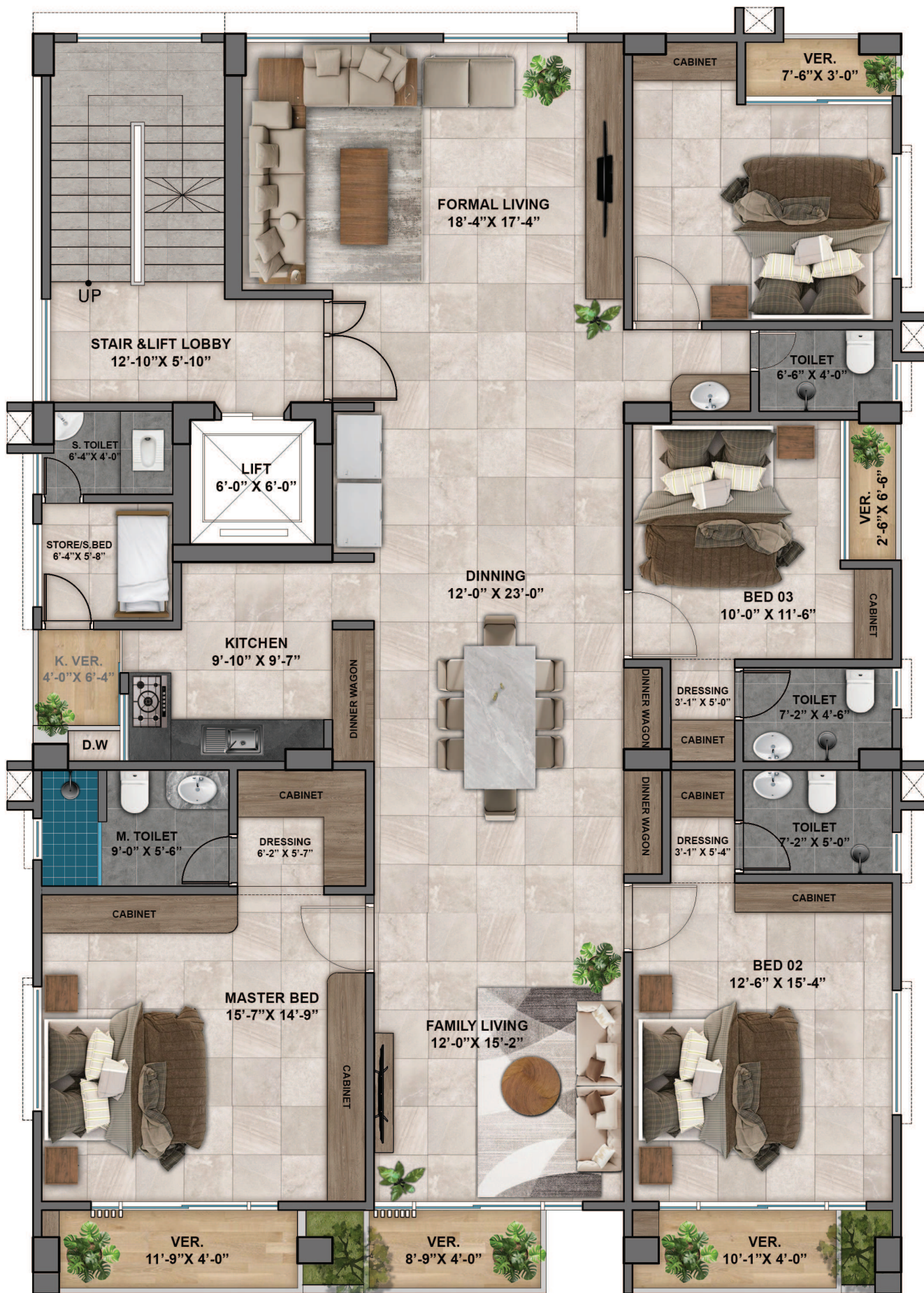
 **GROUND FLOOR PLAN**



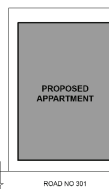


MEZZANINE FLOOR PLAN 





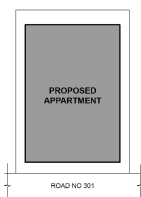
1ST, 3RD, 5TH & 6TH FLOOR PLAN



ROAD NO 301



ROOF PLAN 













STANDARD FEATURES

ENGINEERING FEATURES & SUPERVISION

- Reputed professional consultant will prepare architectural planning and structural design.
- Structural design parameters based on American Concrete Institute (ACI) and American Society for Testing Materials (ASTM) codes.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete frames & shear wall core.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively tested by latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional designers and supervising engineers.
- Direct supervision at every stage of construction by a team of experienced and qualified professional to ensure highest quality of workmanship.
- Experienced engineers who have many years of practical experience on supervision and quality control of numerous residential and commercial building projects will directly supervise at every stage of construction.

BUILDING ENTRANCE

- Secured decorative gate with lighting system as per design.
- Building Name & Company LOGO on polished marble/granite.
- Security post to provide 24/7 surveillance duty.

PARKING AND DRIVEWAY

- 10 parking spaces on the Ground Floor.
- The parking spaces will be reserved through marking of the respective apartment numbers.
- Adequate lighting at parking and driveway area.
- Comfortable internal driveway with local paved tiles.

RECEPTION LOBBY AND GROUND FLOOR FACILITIES

- Reception desk with intercom system to connect each apartment.
- Tiled floor in reception area.
- Security guards & driver's waiting room and toilet.
- Building caretaker room.

LIFT LOBBIES AND STAIRCASES:

- 01 Lift – 8 Passengers (SIGMA/ThyssenKrupp/Hyundai/Mitsubishi Shanghai).
- Tiled floor (24" x 24") in lift lobby.
- Heavy duty (12" x 24") Step Tiles (RAK/AKIJ/SHELTECH/DBL).
- Fire fighting equipment on each floor.

DOORS

- Main entrance door (5' X 7') of solid teak wood and teak wooden door frame with imported security lock (Huffle/Yale/Guli) with necessary accessories.
- Apartment Number plate based on Architectural Design.
- Internal Doors (3'-4" X 7') and Kitchen Door (2'-11" X 7') french polish veneered flush door with wooden door frame (Mehagoni/Teak Chambal) with required fittings.
- Bathroom Doors (2'-6" X 7') wooden doorframe (Mehagoni/Teak Chambal) with outside french polish and inside laminated formica veneered flush door.

WINDOWS

- 4" Thai Aluminum sliding windows with 5mm Glass & mosquito net provision at external window (BTA/NI-KI/KAI/ALTECH)
- Rainwater barrier in external windows.
- Standard safety grill in all windows with matching enamel paint square bar.

WALLS

- All internal & external walls will be 5" thick using 1st Class Bricks as per architectural drawing.
- Internal wall surface & ceiling will be finished with smooth plaster and plastic paint.
- Exterior wall surface will be finished with Weather Coat Paint (Berger/Aqua/Asian)
- All wooden door frames will be polished.

VERANDA

- Veranda railing will be 3 Feet height
- Rain water barrier In all verandas.

ROOM FINISHES

- Mirror Polish floor tiles (24"x24") in all rooms and verandahs except servant room (RAK/AKIJ/SHELTECH/DBL).
- Mirror Polish Floor Tiles (16"x16") in kitchen floor (RAK/AKIJ/SHELTECH/DBL).

BATHROOMS

- Ceramic floor tiles (16"x16") in all toilets, except in servant toilet which will be ceramic floor tiles (12"x12") (RAK/AKI-J/SHELTECH/DBL).
- Ceramic Tiles (12"x24") up-to false slab in all bathroom walls and (8"x12") size tiles up-to false slab in servant bath wall (RAK/AKIJ/SHELTECH/DBL).
- Commode and basins in all bathrooms, excluding servant toilet (RAK/ROSA/STAR/STELLA).
- Shower Mixer and Basin Mixer in all bathrooms, excluding servant toilet (HAIBALI/ROSA/SATTAR/EQV).
- Large size (18"x24") mirrors in all bathrooms, excluding servant toilet.
- Countertopbasin will be at Master and Child Bathroom with marble/granite top.
- Soap cases, towel rails, paper holder, glass shelf will be the best quality local made in all bathrooms (excluding servant toilet).
- Provision for hot and cold water in all bathrooms, excluding servant toilet.
- Long pan with plastic lowdown in servant toilet (RAK/STAR).
- Soap case, towel rail, moving shower and faucet will be in servant toilet.
- Grating in all bathrooms & kitchen.

ELECTRICAL

- Best quality fire retardant wires (BRB/PARTEX/POLY/BIZLI).
- Imported switches and sockets.
- Separate electric distribution box for each apartment.
- All power outlets with earth connection.
- Concealed intercom line.
- Satellite TV cable & Internet cable in the living room and master bedroom.
- AC provision for all bed rooms, drawing, dining and family living room.
- Emergency light and fan point back up in all rooms, except servant room, to serve at the time of power failure.

KITCHEN FEATURES

- Kitchen concrete platform for sink and gas burner with Granite Stone.
- One high polished stainless steel sink with sink mixture (Turkey/Malaysia/Thailand)
- Concealed hot and cold water line.
- Exhaust fan and heat detector located at a suitable place.

GENERATORS

- One residential standby generator will be provided.
- Generator will serve lift, water pump, stairs, community room and all emergency points.

SUBSTATION AND WATER PUMP

- A substation will be provided on the ground floor with the required capacity.
- Substation equipment will be 1st grade quality (local standard).
- Water lifting pump (Pedrollo/Marquis/SEAR) with auto change over switch.

UTILITY CONNECTION

- LPG Gas pipeline connection in each apartment as per Jolshiri Abashon Standard.
- Each apartment will have independent electric meter.

ROOF TOP

- Water & heat proofing protection by CC Casting and Pavement tiles.
- BBQ Zone with gas connection.
- Gardening & cloth drying area.
- Lighting Arrestor.

OFFICE ADDRESS

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WEBSITE

🌐 www.simcoholdings.org

We Are



Member

Our Stellar

Projects in Jolshiri Abashon



Simco Jannat
Sector 14



Simco South Breeze
Sector 14



Simco Alfa
Sector 13



Simco Bliss
Sector 13



Simco Samz Haven
Sector 08

Other Projects



Mazaffar Garden City
Uttara



Zarina Garden City
Uttara



Anarkali
Gandaria



SIMCO HOLDINGS LTD.