

SIMCO PRESENTS

Samz Haven

JOLSHIRI ABASHON



SIMCO Holdings Limited
a member of Simco Group

at a glance

Plot No: 024, Road No: 303,

Sector No: 08, Jolshiri Abashon

Simco Samz Haven: G + M + 8 Storied

Land Area: 5 Kathas

Flat Sizes : 2850 sft.

Parking: 10 Nos.

Lift: 01 Nos.

Building At Plot ID: 8-303-024.



Your Dream Home
Designed for a Lifetime of Living...



Jolshiri Abashon

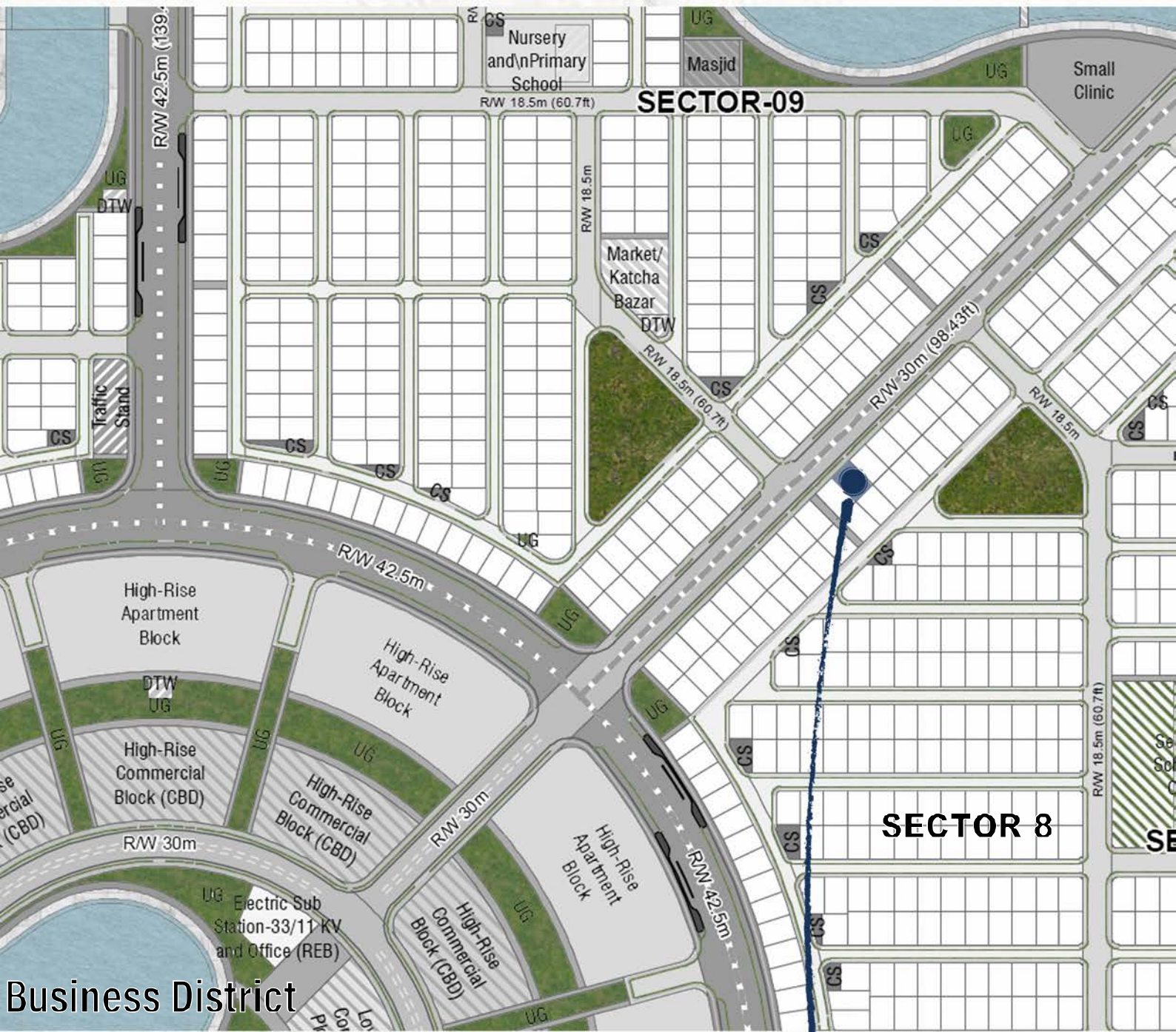
First Ever Smart City of Bangladesh

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

Be a part of the fusion between modern elegance and the beauty of nature in this sophisticated abode. Connected directly to the Central Business District this luxury property has double height entrance with a Mezzanine Floor and community lounge and open sky terraces. It is situated close to civic amenities such as Schools, Parks, Mosques, Hospitals and Universities and has quick access to the 300 feet Purbachal Highway.



SITE MASTER PLAN



Business District



**SIMCO SAMZ
HAVEN**



An entrance that inspires Presence



Step into a space where architecture meets artistry. The grand entrance, framed by textured concrete and vertical green pockets, creates a striking interplay of geometry and nature.

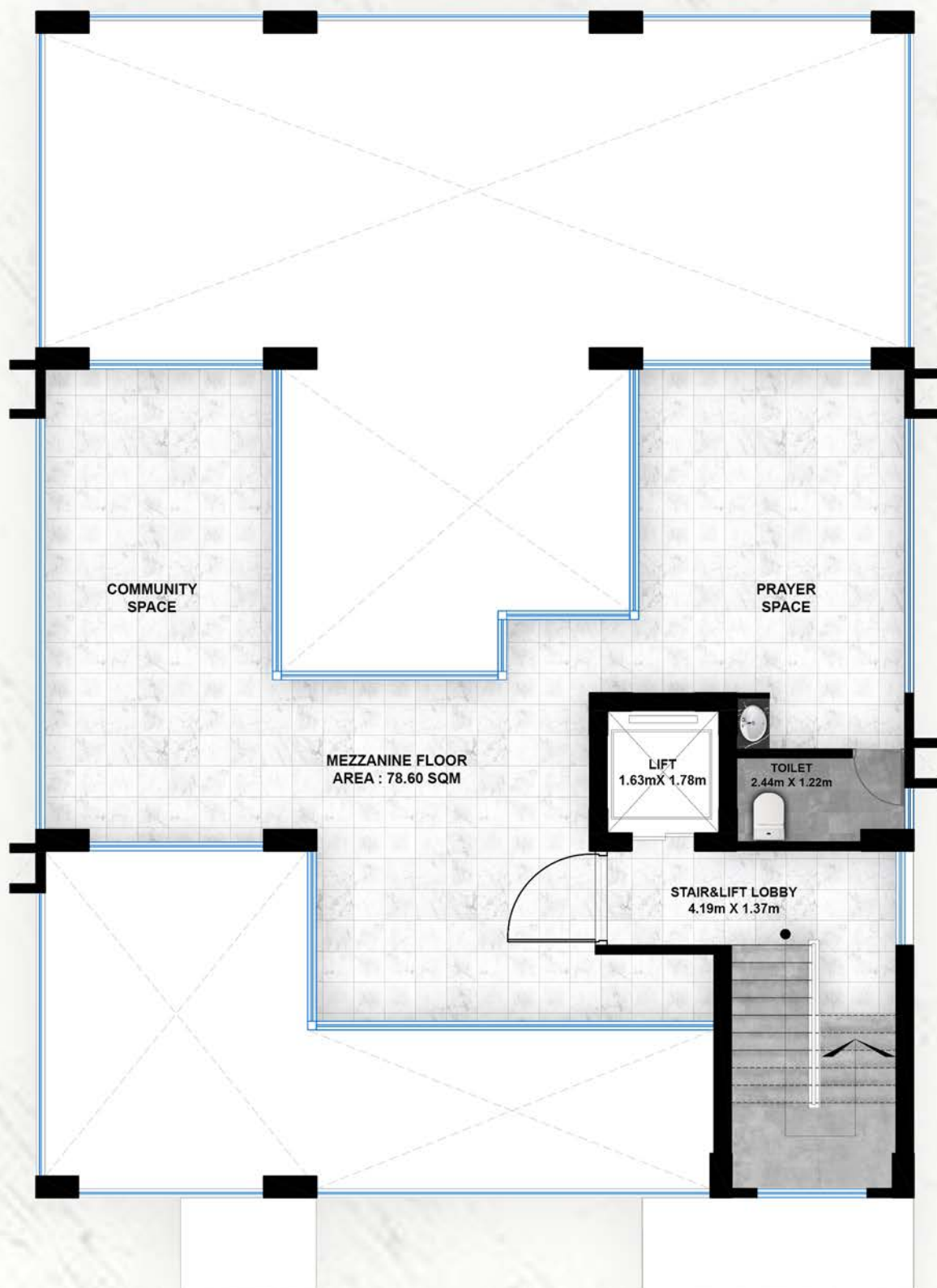


Arrival with Ease and Assurance

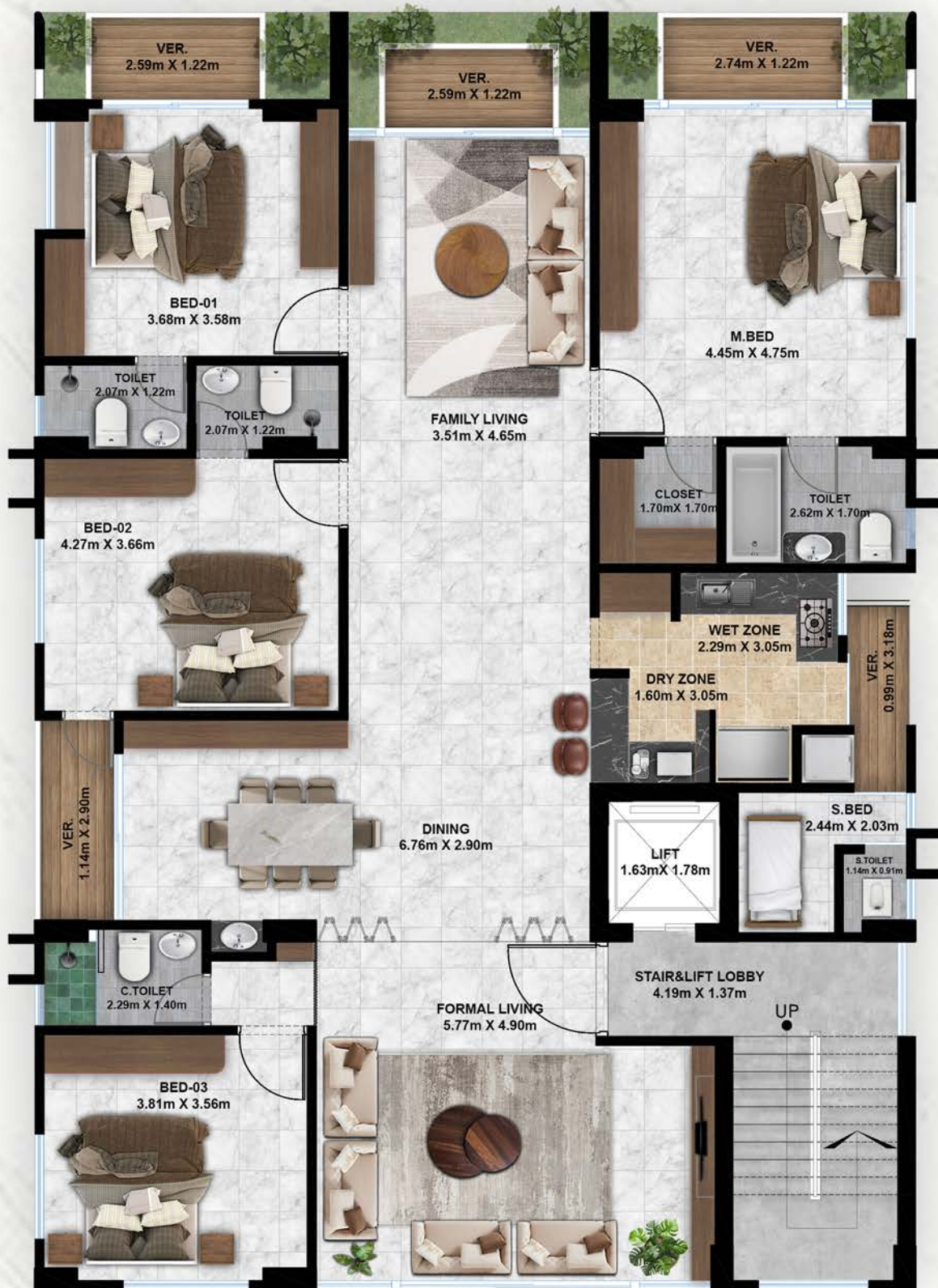


N GROUND FLOOR PLAN

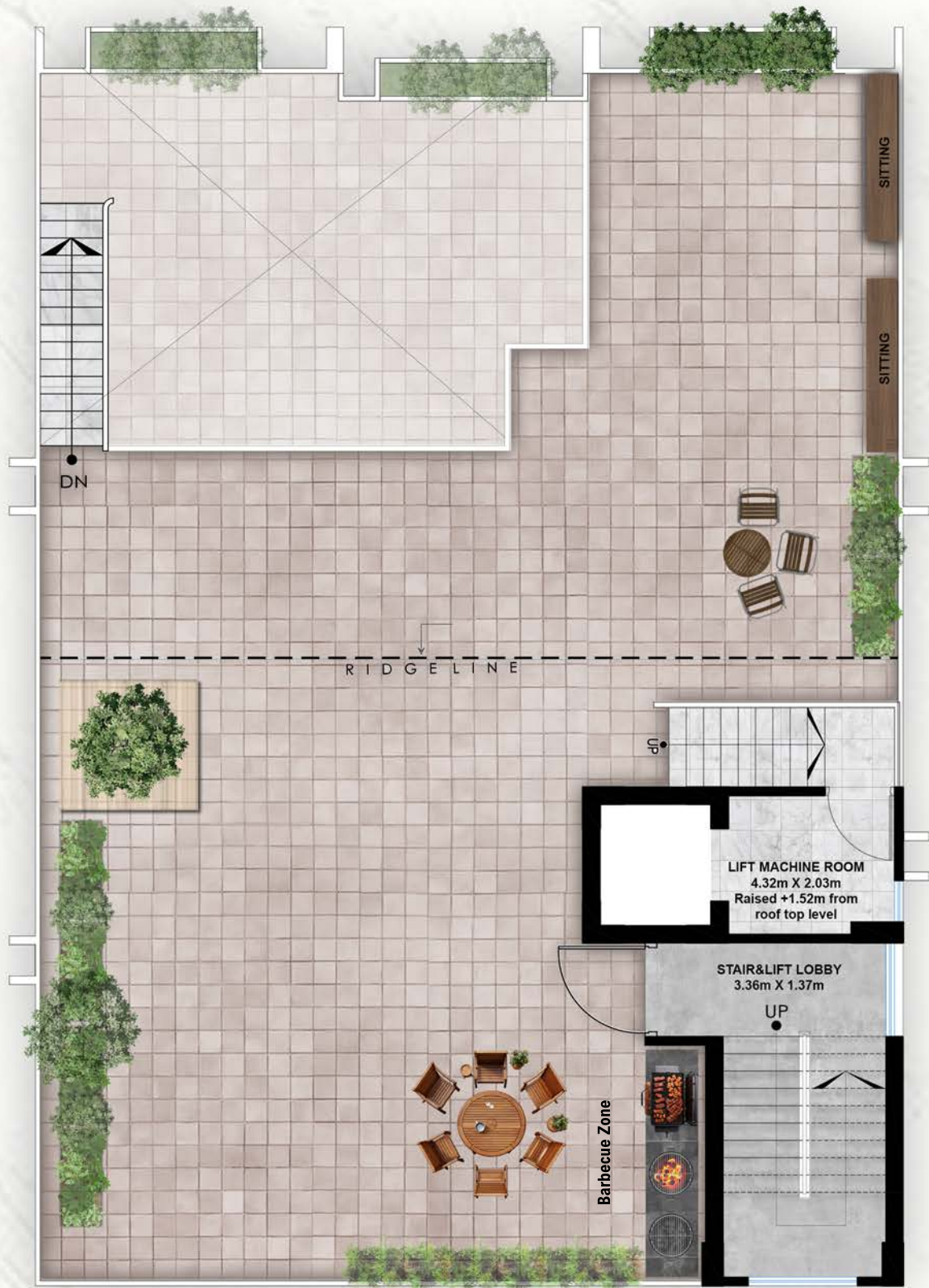
Spacious double-height parking with natural light, a vibrant lobby, waiting area, washrooms, and a dedicated guard post with accommodation, designed for comfort and security from the moment of arrival.



MEZZANINE FLOOR PLAN



TYPICAL FLOOR PLAN



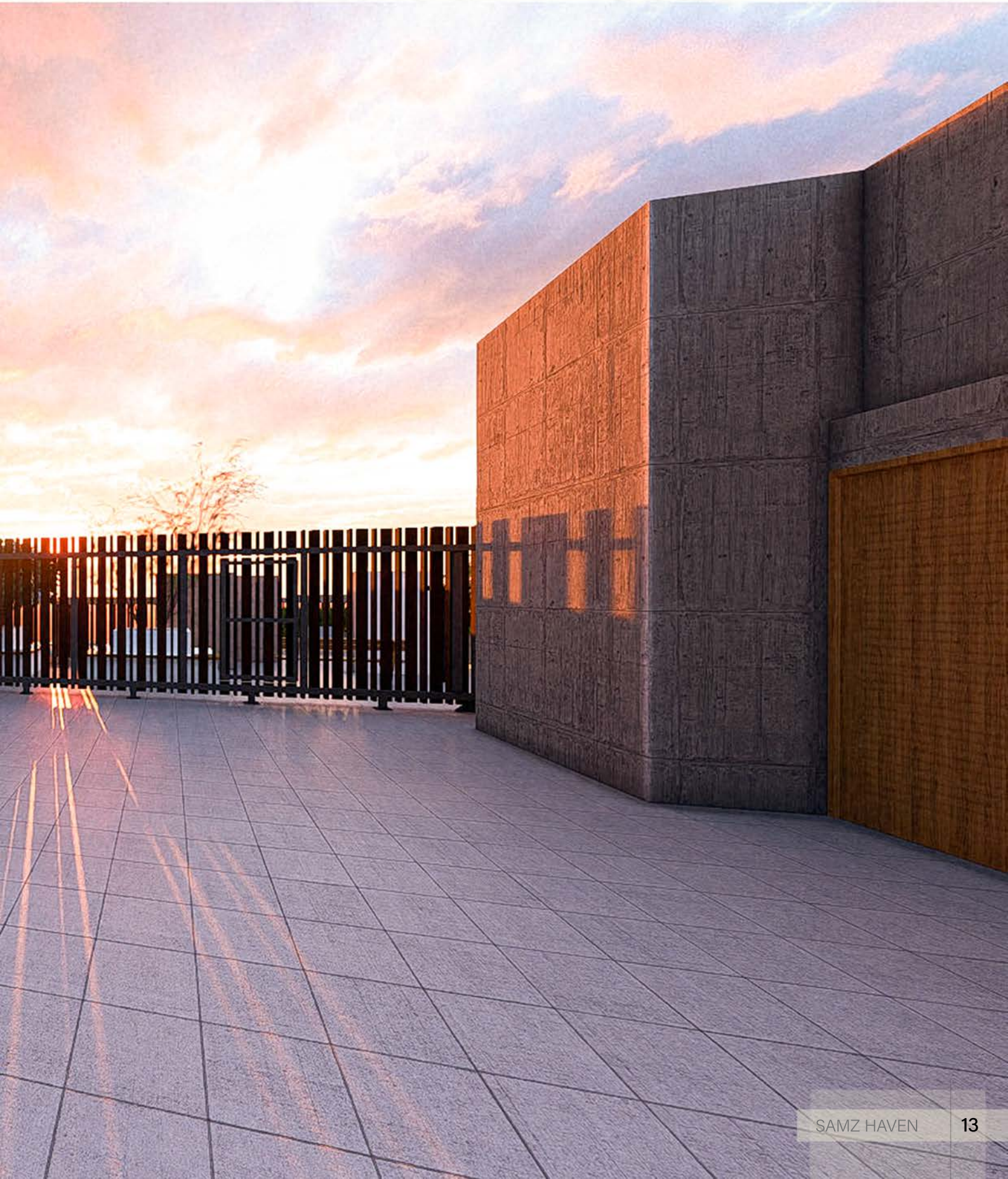
ROOF PLAN



A Rooftop for Living and Leisure



Thoughtfully designed with CC casting and pavement tiles for water and heat protection, the rooftop offers a dedicated BBQ zone with gas connection, a green gardening and drying area, and a lightning arrester for safety—blending utility with lifestyle.









STANDARD FEATURES

PARKING AND DRIVEWAY

- 10 parking spaces on the Ground Floor
- Electrical vehicle charging station
- Reserved parking spaces (marked with respective apartment numbers)
- Adequate lighting in parking and driveway areas
- 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 guard & 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 step tiles (12" x 24") — RAK / AKIJ / SHELTECH / DBL
- Firefighting equipment on each floor

DOORS

- Main entrance door (5' x 7') — solid teak wood with imported security lock (Huffle / Yale / Guli)
- Apartment number plate as per architectural design
- Internal doors (3'-4" x 7') and kitchen door (2'-11" x 7') — veneered flush door (Mehgani / Teak Chambal)
- Bathroom doors (2'-6" x 7') — veneered flush door, french polished exterior and laminated formica interior

WINDOWS

- 4" Thai Aluminum sliding windows with 5mm glass & mosquito net provision (BTANI-KK / KAALTECH)
- Rainwater barrier in all external windows
- Standard safety grill with enamel paint (square bar)

WALLS

- 5" thick internal & external walls using 1st class bricks
- Smooth plaster & plastic paint on interior surfaces
- Weather coat paint (Berger / Aqua / Asian) on exterior
- Polished wooden door frames

VERANDAH

- 3 feet high railing
- Rainwater barrier in all verandahs

ROOM FINISHES

- Mirror polish floor tiles (24" x 24") — all rooms & verandahs except servant room (RAK / AKIJ / SHELTECH / DBL)
- Mirror polish floor tiles (16" x 16") — kitchen floor

BATHROOMS

- Floor tiles (16" x 16") in all toilets; 12" x 12" in servant toilet
- Wall tiles (12" x 24") up to false slab in all bathrooms; 8" x 12" in servant bath
- Commode & basin in all bathrooms except servant toilet (RAK / ROSA / STAR / STELLA)
- Shower mixer & basin mixer (HIABAL / ROSA / SATTAR / EQV)
- 18" x 24" mirrors in all bathrooms except servant toilet
- Countertop basins with marble/granite top in master & child bathroom
- Local accessories: soap case, towel rail, paper holder, glass shelf
- Hot & cold water line provision in all bathrooms except servant toilet
- Long pan with plastic lowdown in servant toilet
- Soap case, towel rail, moving shower & faucet in servant toilet
- Grating in all bathrooms & kitchen

ELECTRICAL

- Fire-retardant wires (BRB / PARTEX / POLY / BIZLI)
- Imported switches and sockets
- Separate electric distribution box per apartment
- Earth connections at all power outlets
- Concealed intercom line
- Satellite TV & Internet cable in living & master bedroom
- AC provision in all bedrooms, drawing, dining & family living rooms
- Emergency light & fan point backup in all rooms except servant room

KITCHEN FEATURES

- Granite top kitchen platform for sink & gas burner
- High polished stainless steel sink with mixer (Turkey / Malaysia / Thailand)
- Concealed hot & cold water line
- Exhaust fan & heat detector



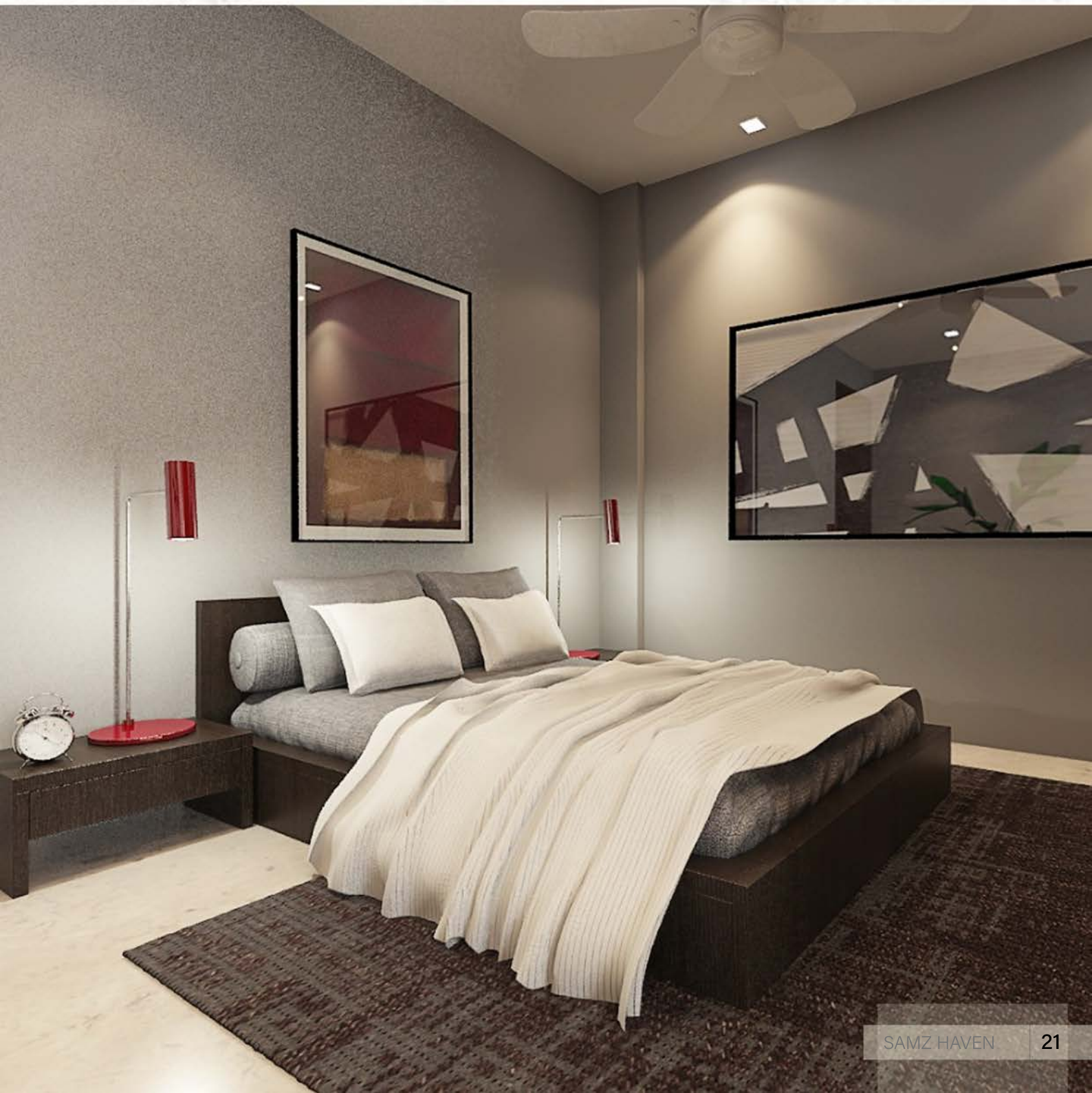


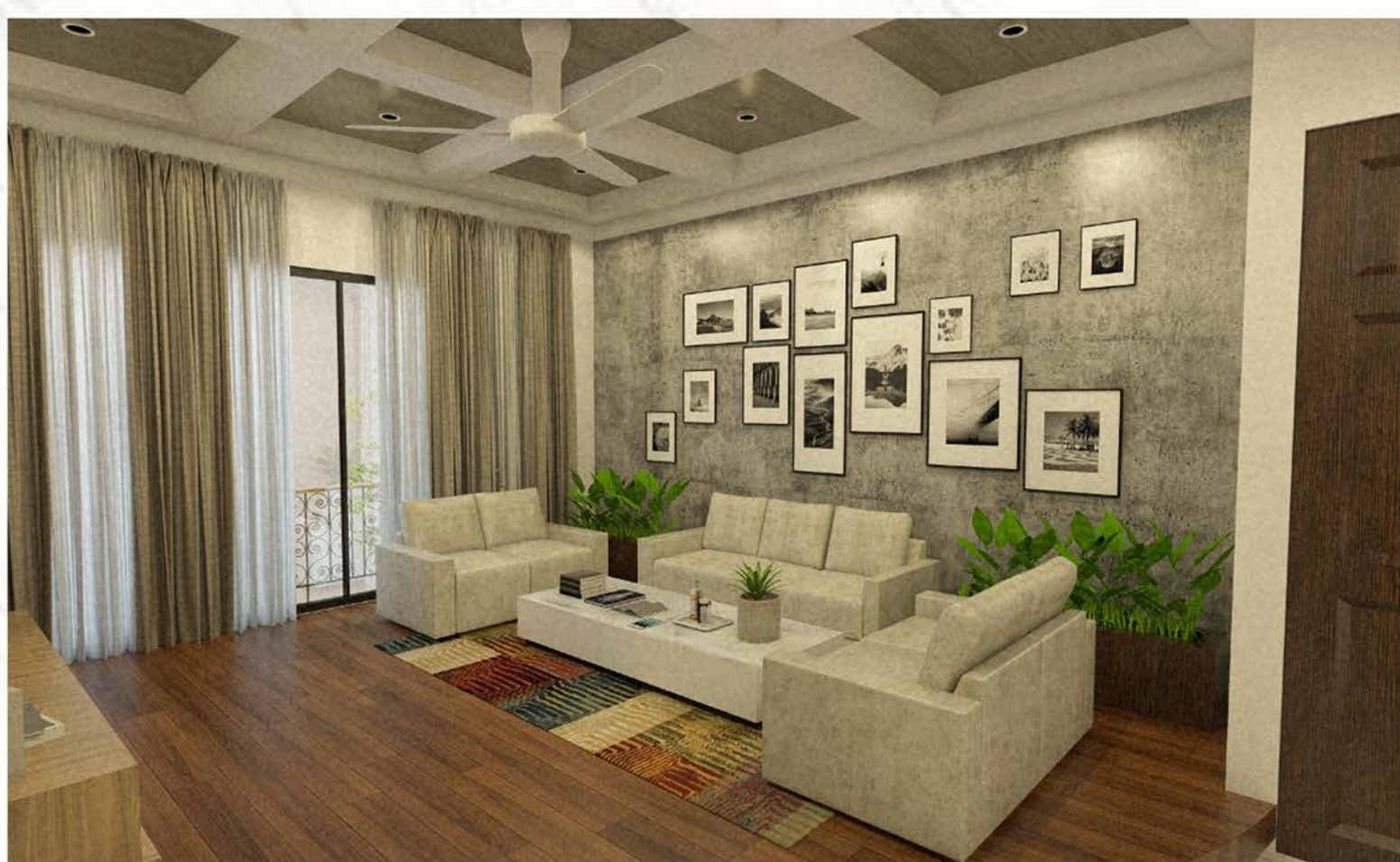
Where Serenity Meets Sophistication

Discover a haven crafted for graceful living—where light, space, and detail come together to create a lifestyle both effortless and exquisite.

A Dwelling of Distinction

More than just a home, it's a thoughtfully composed retreat—where curated design and everyday comfort intertwine to reflect your finest living aspirations.







GENERATOR

- 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.



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.



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OUR OTHER PROJECTS

Simco Jannat
Sector-14, Jolshiri R/A



Simco South Breeze
Sector-14, Jolshiri R/A



Simco Alfa
Sector-13, Jolshiri R/A



Simco Bliss
Sector-13, Jolshiri R/A



Anarkali
Gandaria



Zarina Garden City
Uttara



Mazaffar Garden City
Uttara





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