

# *Serene Height*

BY FARR



Beyond  
Luxury





THE ONLY SMART CITY IN BANGLADESH IS  
BEING BUILT

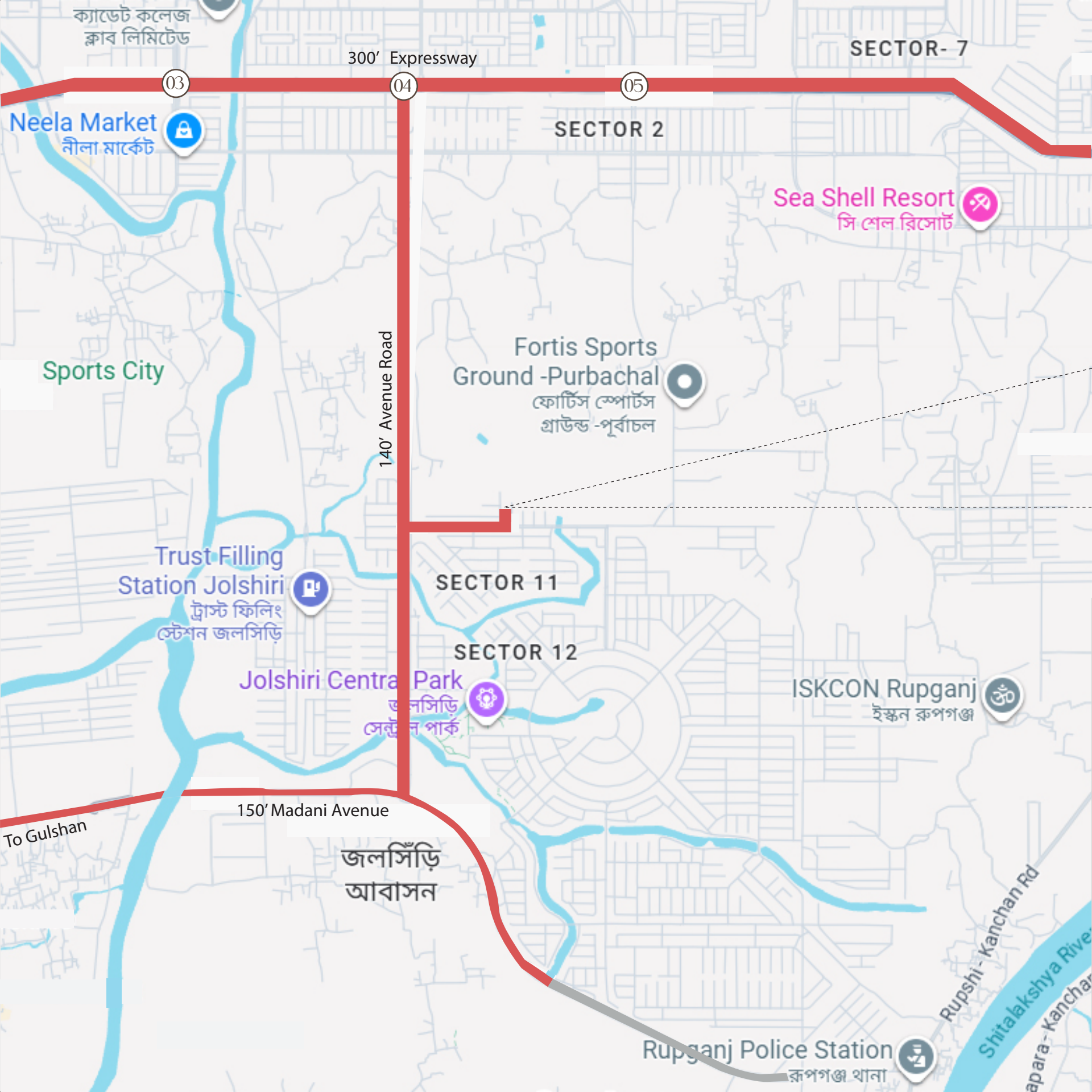
# JOLSHIRI ABASHON

|                        |         |
|------------------------|---------|
| Project Area:          | 9 sq km |
| Sectors:               | 17      |
| Residential Plots:     | 8414    |
| Commercial Plots:      | 308     |
| Primary Roads:         | 140 ft  |
| Secondary Roads:       | 98 ft   |
| Roads of Neighborhood: | 40 ft   |
| Bridges & Culverts:    | 26      |

## Land use Summary

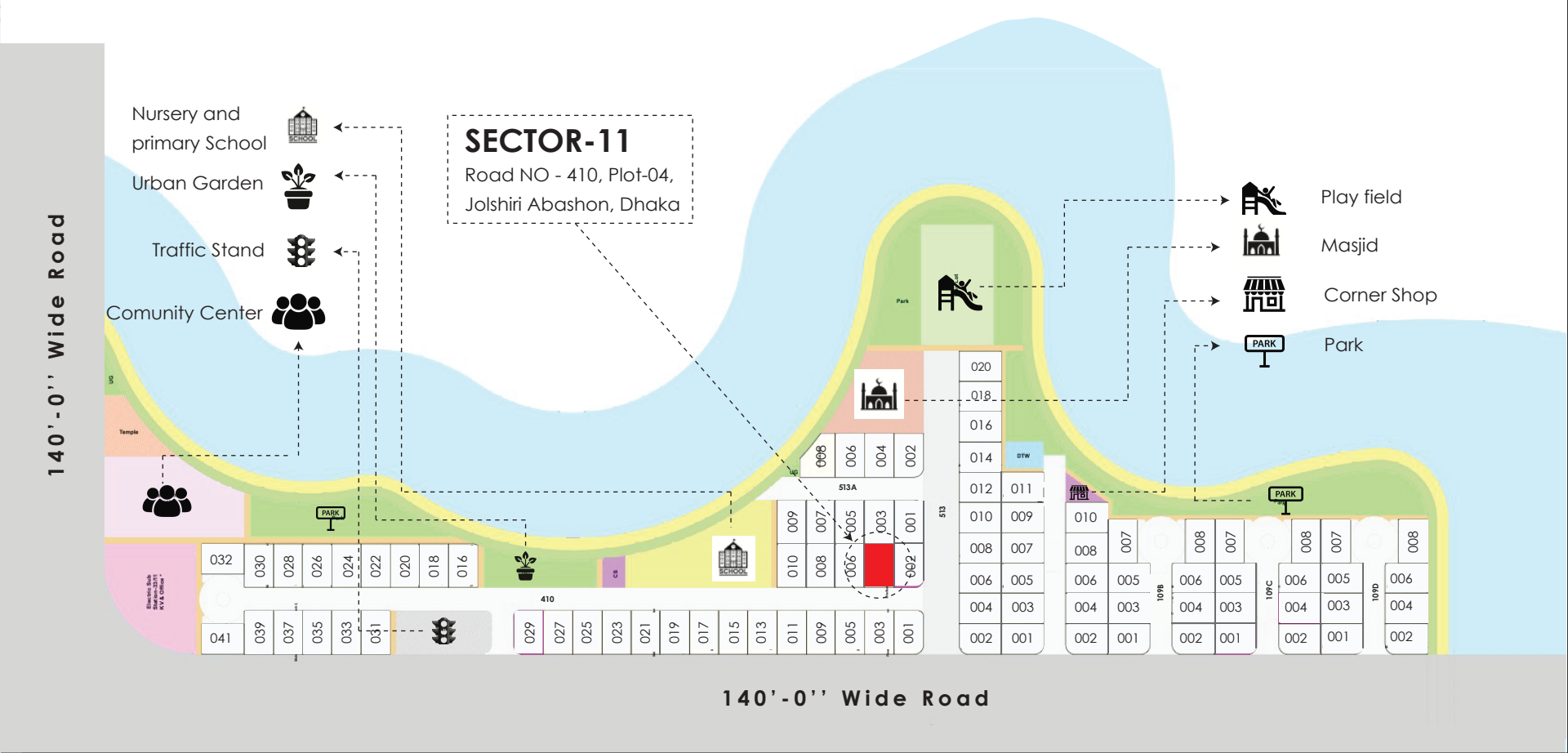
| Land use                       | Area (Acres) | Percentage |
|--------------------------------|--------------|------------|
| Residential                    | 722.25       | 33.86      |
| Commercial                     | 70.01        | 3.28       |
| Education                      | 84.59        | 3.97       |
| Health Services                | 19.39        | 0.91       |
| Community Services             | 12.76        | 0.60       |
| Community (Religious) Services | 18.50        | 0.87       |
| Sports Facilities              | 73.86        | 3.46       |
| Amusement/Recreation           | 172.89       | 8.10       |
| Other Utility Services         | 52.82        | 2.48       |
| Roads                          | 684.81       | 32.10      |
| Lake                           | 221.43       | 10.38      |
| Total                          | 2133.30      | 100        |





Located in the heart of  
**JOLSHIRI ABASHON,**  
the Apartments

enjoy close proximity  
to essential amenities  
schools,  
shopping malls,  
healthcare,  
and recreation.  
Everything you need for a comfortable  
and connected lifestyle is  
just moments away.





# PROJECT INFO

## FARR SERENE HEIGHT

A harmony of sleek design and cozy elegance,  
gently set within a tranquil escape.

|                                 |                                |                                           |
|---------------------------------|--------------------------------|-------------------------------------------|
| 5 <sub>katha</sub><br>Land Area | 08<br>Number of Shares         | 0.625 <sub>katha</sub><br>Per share       |
| 11<br>Sector No.                | 50' x 72'<br>South-facing plot | 2850 <sub>sqft</sub><br>Area of each flat |

# AMENITIES



SOUTH-FACING HOMES,  
BATHED IN NATURAL LIGHT



GRAND ENTRANCE



SPACIOUS LOBBY  
WITH WATER BODY



SPACIOUS 4-BEDROOM  
RESIDENCES



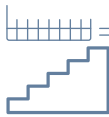
OPEN AIR TERRACE



OPEN AIR BBQ  
WITH GREEN LAWN



40 FEET ROAD



ELEVATED LIVING WITH  
A MEZZANINE TOUCH



COMMUNITY SPACE



SURROUNDED BY  
CONVENIENCE



LIVING WITH GREEN



CLOTH DYER AREA





*Serene Height*  
BY FARR



A man travels the world over  
in search of what he needs  
and returns **HOME**  
to find it.

- George Moore



WHERE ELEVATED  
LIFESTYLES

COME TOGETHER

WITH SEAMLESS  
CONVENIENCE

A contemporary expression of urban living, the building combines clean architectural lines with functional layouts and thoughtfully designed amenities, offering residents a stylish and comfortable lifestyle in the heart of the city.



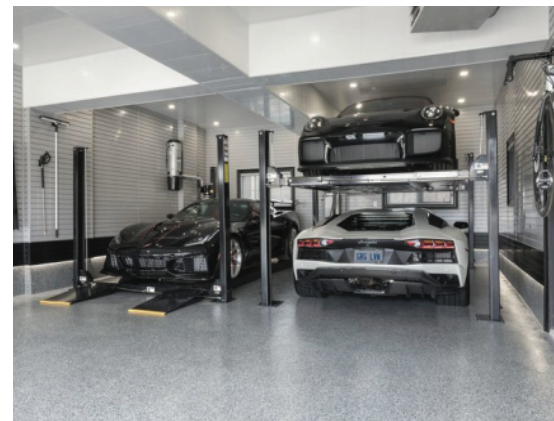
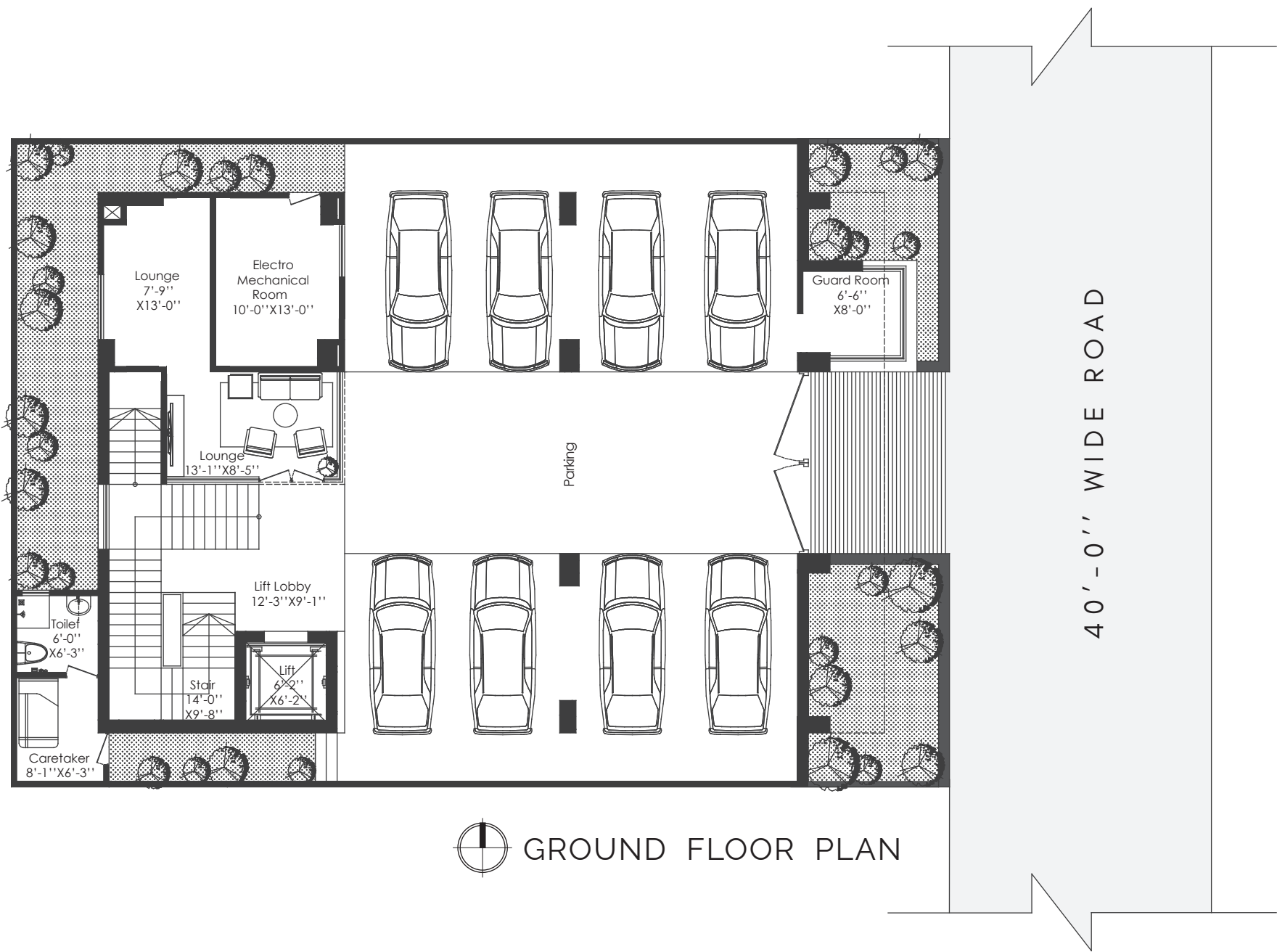




EVERYONE  
NEEDS  
A LITTLE  
**SPACE,**  
EVERY NOW  
AND THEN

To create harmony between serenity and accessibility, a pedestrian-level retail podium anchors the development, offering immediate access to essential services. Spontaneous coffee breaks and quick beauty appointments are all possible within the comfort of home





A compact and efficient car lift designed for residential use at ground level, enabling smooth vertical transfer of vehicles between parking levels. Engineered for reliability and ease of operation, it features space-optimized design, quiet performance, and user-friendly controls. Ideal for modern homes, it ensures convenient, safe, and seamless vehicle access within limited space.



## TRANQUILITY REDEFINED

Tranquility here is not an escape from the city, but a thoughtful reinterpretation of it. Carefully designed spaces, softened by light, proportion, and materiality, create an atmosphere of calm within an urban setting. Every detail works quietly in the background, allowing residents to experience peace, comfort, and balance as a natural part of everyday life.





IMPRESSIVE  
**16' HIGH**

ARRIVAL SPACE  
BRIGHT & AIRY  
ENVIRONMENT  
SEAMLESS SECURITY  
& RECEPTION

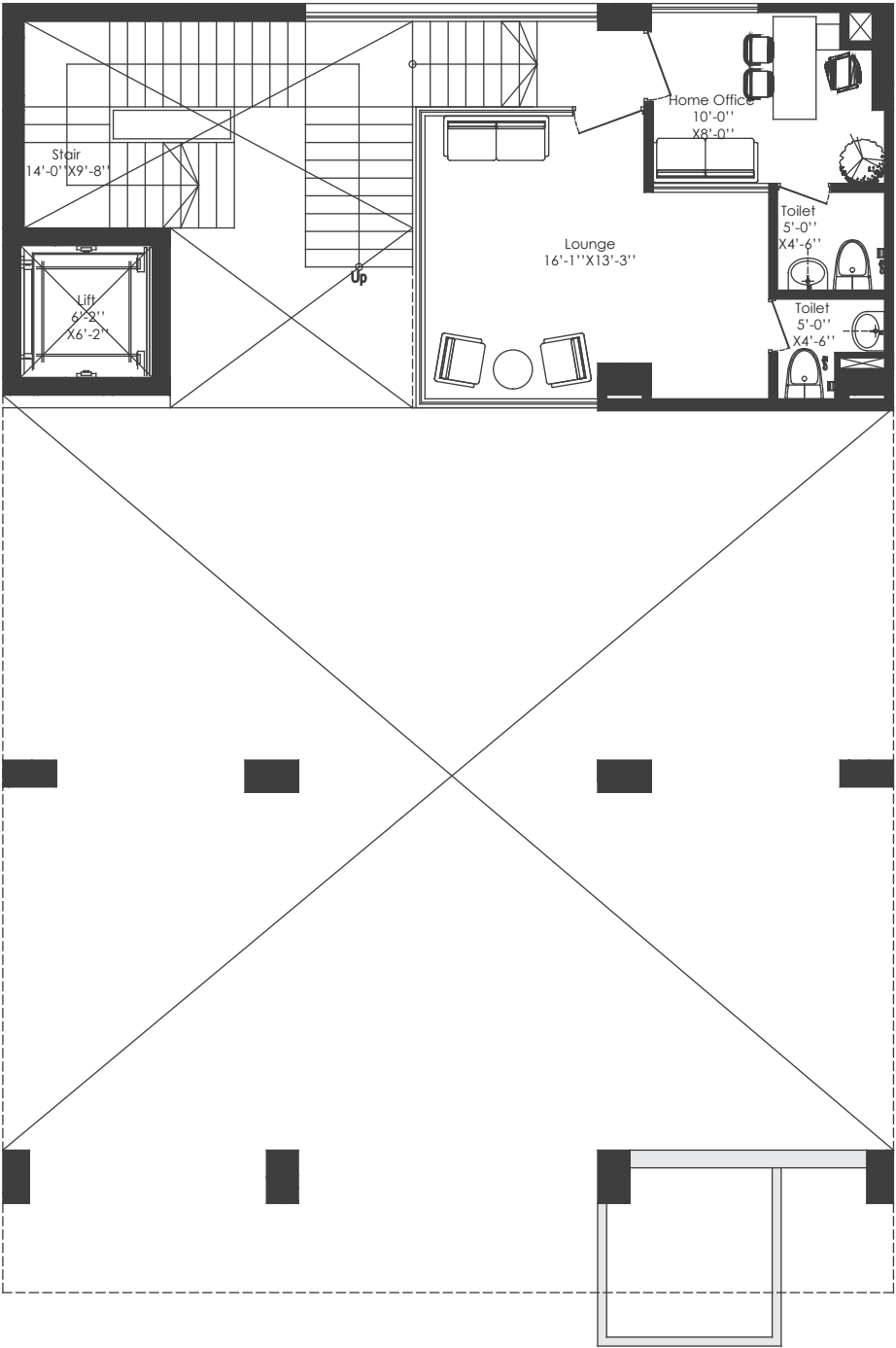
*Serene Height*  
— BY FARR —



“The ground floor is elevated by a refined mezzanine level, introducing depth and architectural character to the design. This thoughtfully crafted space offers flexibility while enhancing openness, creating a welcoming lobby experience defined by both function and understated elegance.”



ELEVATED  
LIVING  
WITH A  
**MEZZANINE**  
LEVEL



MEZZANINE FLOOR PLAN



Guided by **LIGHT**,  
embraced by  
**WARMTH**  
-homes designed  
for lasting comfort.



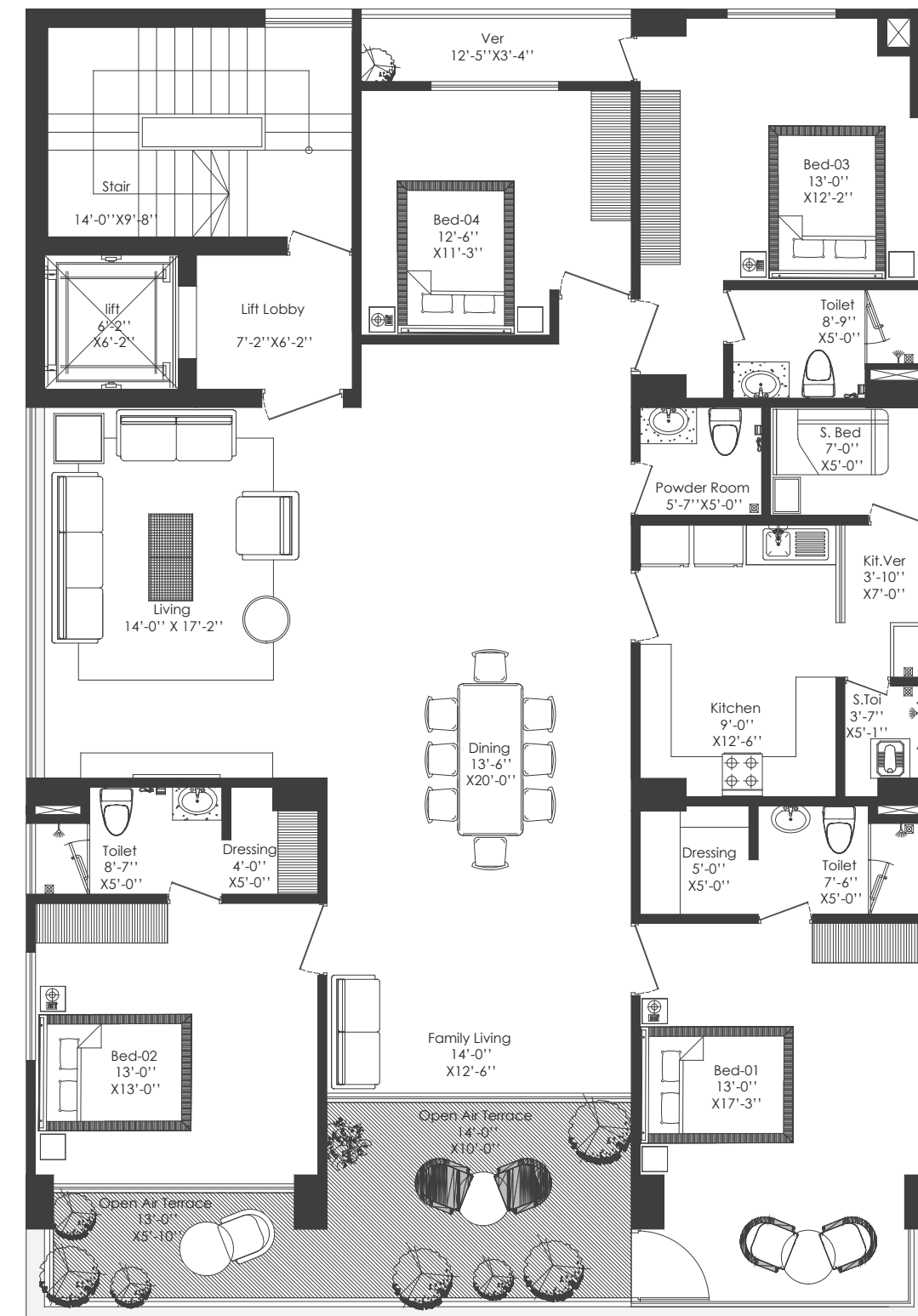
*Serene Height*  
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A HEAVEN  
OF PEACE  
AND QUIET



Where calm begins at home.  
Meticulously insulated  
residences ensure quiet living  
beyond the urban rush.



TYPICAL FLOOR PLAN

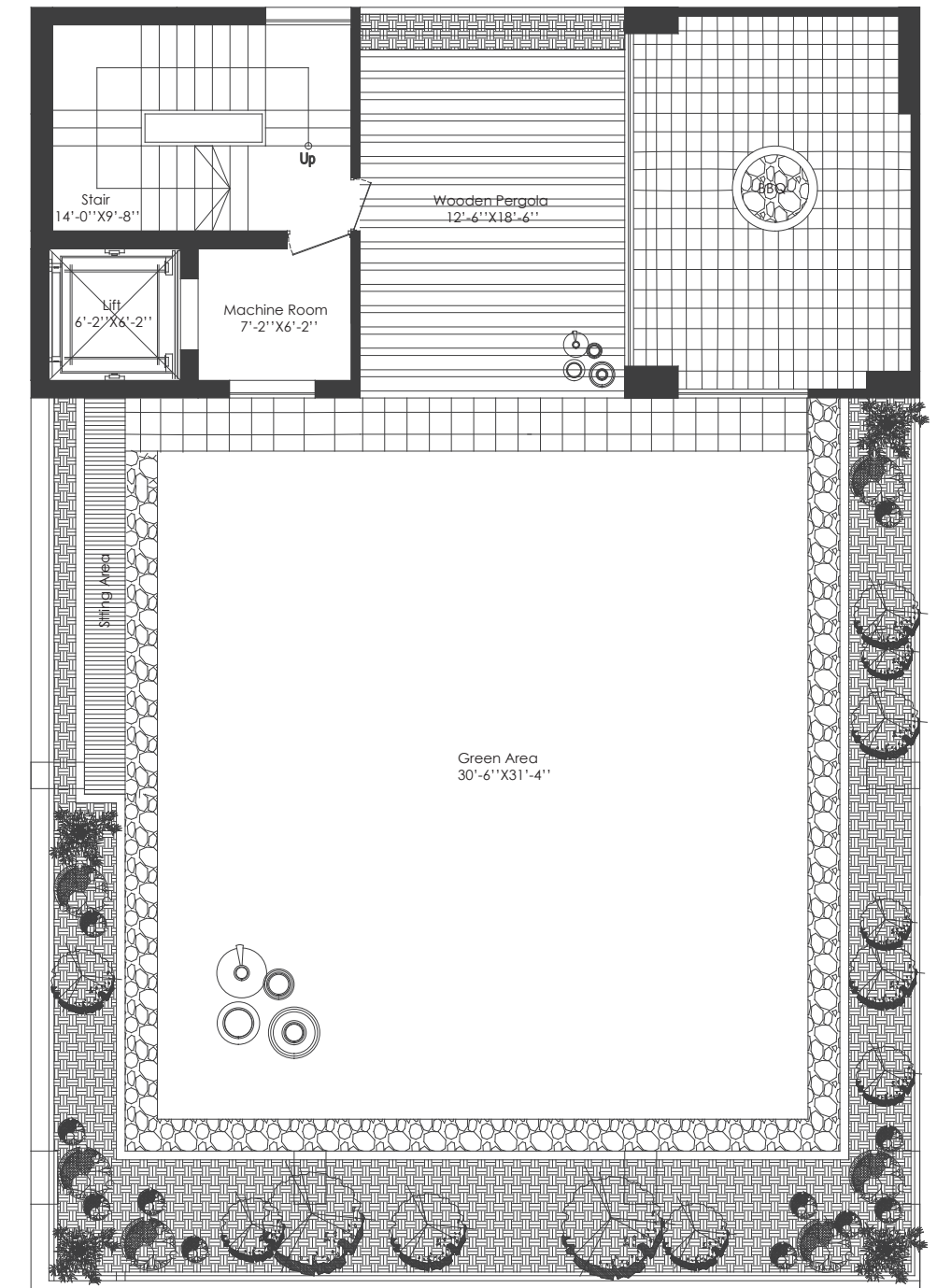








*Serene Height*  
BY FARR



 **ROOF FLOOR PLAN**



# ELEGANCE AND CONVENIENCE, UNDER **ONE** ROOF

Meticulous design meets everyday comfort. Enhanced soundproofing and calming interiors ensure a serene, private living experience.







# OPEN AIR LIVING

Bright, airy interiors paired with spacious living areas and terraces create a seamless connection to the outdoors—enhancing comfort, health, and everyday calm.







# SPECIFICATIONS

## BUILDING FEATURES

### Building Entrance

- Decorative gate with a polished logo plate (marble/granite/metal) as per design.
- To-let plate installed in a suitable front-facing location.
- Security post ensuring 24/7 surveillance, designed for optimal visibility and accessibility.

### Car Park and Driveway

- Driveway paved with high-quality local tiles for durability and aesthetics.
- MS/SS column guards for vehicle safety.
- Eight numbered parking spots with clear markings.
- Approach ramp covered with elegantly designed paving tiles.

### Ground Floor Facilities

- Elevated ground floor with decorative ceiling, lighting, and flood protection.
- Reticulated LPG gas system with apartment meters.
- Caretaker's room (with kitchen and toilet), driver's waiting area, common mailbox, electro-mechanical space, and waste disposal zone.

### Lift Lobby & Staircase

- Lift lobbies: 24" × 24" rustic tiles.
- Staircases: 12" × 24" step tiles (RAK / DBL / SHELTECH / KCL/AKIJ).

### Elevator

- Imported 8-person lift (SIGMA/TKE/Sword/Linvol) with ARD, lighting, ventilation, and emergency alarms.

### Generator

- Brand-new generator (Tafe Power/Taksan/Kirloskar/Cummins/EQV) with a residential canopy system and manufacturer warranty.
- Capacity to support:
- Common areas: lift water pumps, staircase, lobby, intercom service, car park, security room, and main gate.
- Apartments: essential lighting and power points (e.g., refrigerators, TVs, fans).

### Substation

- A substation on the ground floor (United Shakti/JRC Power/Power Man/EQV).Water Pumps

### Water Pumps

- Two imported pumps (Pedrollo/Sear/Gazi/Pentax) for operation and standby.
- Systematic water meter pit for monitoring individual apartment usage.

### Intercom

- International-standard PABX system (Panasonic/IK/Gaoxenki) with one phone set per apartment.

### Rooftop

- Water- and heat-proof rooftop with effective drainage systems.
- Designated areas for: cloth drying, green landscaping, BBQ, and leisure activities.
- Non-slippery, weather-resistant tiles throughout.

### Mezzanine Floor

- Provision for a meeting room or visitor's lounge as per architect's design.
- Stylish lighting to create an elegant ambiance.
- Powder room facilities.

### General Amenities

- Reliable electricity supply (220v/440v) from BREB.
- WASA water connection and underground reservoir with backup pumps.
- LPG gas pipeline to each apartment.
- Termite protection for the ground and foundation.
- Fire extinguishers on every floor.
- 24-hours IP camera surveillance with 15-day recording capability.

## APARTMENT FEATURES

### Doors

- Main Door: Chittagong teak frame with decorative solid wood shutter, imported handle lock (Lock-EZ/Yale/Hafele), door viewer, and magnetic stopper.
- Internal Doors: Teak Chamble/shill koroi frames, Super/Akij/Amber shutter.
- Bathroom Doors: Frames of teak chamble/shill koroi; formica shutters of Super/Amber/Akij.

### Windows

- 5mm glass with mohair lining (Nasir/PHP).
- Rainwater barriers (4"/3" aluminum, KAI/Altech/Chung Hua), safety grills, and 1.2mm aluminum mosquito nets (KAI/Altech/Chung Hua) on all windows and verandahs.

### Walls

- Constructed with first-class bricks/blocks (5" thickness).
- Chemical treatments for damp and salt resistance.
- Water barrier at window seals and drip course at sunshades will be provided to protect against rain water.

### Painting & Polishing

- Interior: Plastic paint (Berger/Asian/Nippon/Dulux).



Electrical

- Fire-resistant cables (BRB/BBS/Partex).
- Provisions for A/C, internet, and TV points.
- Reputed brands for switches and sockets (Lonon/ART DNA/LMO/EG/EQV).

Bathrooms

- High-quality commodes, basins and chrome fittings (Cotto/Jasee/Jaquar/ROSA/Haiboli/ARZAIQ/EQV).
- Good quality local ceramic wall tiles 20"x12" ceramic tiles.
- Matching Homogeneous Floor tiles 12"x12" in all bathrooms except staff bath.
- Exhaust fans, geyser provisions and customized shower enclosures.
- Hot and cold water supply provision in first and second bathrooms.

Kitchen

- Granite worktops, imported SS sink and tiled floors/walls.
- Provisions for an electric oven, kitchen hood and hot/cold water lines.

General Floors

- 24" x 24" mirror-polish (RAK/Charu/Akij/DBL).

Major Structural Materials

- Best quality local steel and rods. (BSRM/GPH/AKS/KSRM/Anwar Ispat).
- Best quality local PCC and OPC cement. (Lafarge Holcim/Akij/Premier/Fresh/Shah)
- Best quality stone chips/Bricks chips, Sylhet sand and medium sands sourced from trusted local vendors.
- High-quality machine-made first-class bricks used in walls.

Utility connections

All apartments will have independent LPG

- Gas connection line for two burners.
- All apartments will have independent electric meter (as per required load).
- A common WASA meter for the entire complex.

(Note: Utility connections are subject to the approval of relevant authorities.)

STRUCTURAL AND UTILITY FEATURES

Structure

- Total foundation and superstructure design and supervision by a team of professional structural engineers.
- Structural design parameters based on BNBC code.
- Heavy reinforced cement concrete.
- Systematic structural combination of steel reinforced concrete frame and shear wall Core.
- All floor slabs are of reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed.
- Comprehensive checking and testing all steel reinforcement by professional design and supervising engineers.
- All structural materials including steel, cement, stone & Bricks Chips, Sylhet sand and other aggregates etc. of highest available standard and screened for quality.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Construction site equipment employed includes vibro-hammers, mechanical rollers, steel cutting & bending equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, materials handling equipment, leveling instruments, and theodolite etc.
- Systematic testing of concrete and other completed work samples stage from quality control laboratories.
- Design incorporates resispance to cyclone winds up to prevalent speeds.
- Structure designed to withstand earthquakes of prevalent intensity.
- Thunder arrester.

DISCLAIMER

Images

- These photographs may not represent actuals.
- Interiors and surrounding views are computer- generated rendered images used in this brochure to communicate space usability and scale.

Location Map

- Map may not be to scale and distances and travel times may vary from those available on Google Maps.

Drawing Plan

- All layouts, plans, dimensions and measurements are indicative and not to scale.
- The furniture/fixture etc. shown here are only for the purpose of illustrating possible layout of an apartment.

General

- Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction, contingencies, variances, site conditions and changes required by Regulatory Authority or FARR BUILDERS & LANDMARK LTD. itself.
- Though the information provided here is presented with utmost care, viewers/readers are requested to make enquiries before taking decision.





Beyond  
Luxury

**FARR Builders & Landmark** one of the most influential real estate companies, providing and exceptional standard of modern living. When it comes to aesthetic design, the company puts the utmost effort into each stage of the building process, ensuring that all business best practices are followed. FARR Builders & Landmark was formed with a new identity by one of the most reliable real estate businesses **Future Base Limited**.

**FARR Builders & Landmark** always undertakes projects at the most prestigious location with a nice panoramic view all around. The company ensures Honesty, integrity, and respect for its customers and promises to handover projects on time. Moreover it ensures after sales service and excellent business ethics, in addition committed to handover clear and justified documentation. Last but not the least it assures of using quality raw-material in the project and also lucrative and user friendly design and well engineered projects. FARR Builders & Landmark has worked jointly with several renowned companies like kalpak architects and Skeleton Architects Ltd.

**FARR Builders & Landmark** has started with a mission to construct world-class modern and eco-friendly landmarks, currently involved in developing both residential and commercial projects in Bangladesh. It is a 3rd generation company and its origin is one of the oldest Construction firms in Bangladesh, named **M H Khan Construction**, established in **1969**.

## DEVELOPMENT PARTNERS



## M. H. KHAN CONSTRUCTION

**M. H. KHAN CONSTRUCTION** is a First Class Govt. Enlisted construction firm operating in Bangladesh since 1969. It is also the 2nd enillisted construction firm of RAJUK. Apart from RAJUK, the company has worked with government organizations such as BSCIC (Bangladesh Small & Cottage Industries Corporation), BAEC (Bangladesh Atomic Energy Commission), R & H (Roads & Highways), PWD (Public Works Department), DCC (Dhaka City Corporation), Dhaka WASA (Water Supply & Sewerage Authority), NIB (National Institute of Bio Technology) where the company has vast experience in construction of roads, bridges, high rise buildings, walkways, lake developments and land developments.

**M. H. KHAN CONSTRUCTION** is the leader in providing value added construction services to the government by creating a successful partnership throughout the construction process. Our pledge is to establish lasting relationships with all government organizations by exceeding their expectations and gaining their trust through exceptional performance by every member of the construction team.



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