

FARR
Amin
IMPERIUM



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



Golf Course



Amusement Park



5 Star Hotel



Educational Institutes



Cafe & Restaurants



Shops and groceries



Open Amphitheatre



Playground



Mosque



Clinic



Gulshan / Baridhara - 15 min (car)



Bashundhara - 08 min (car)



Purbachal Project - 5 min (car)



Airport - 20 min (car)



Metro Station - 10 min (car)

Amusement Park

Park

School

Field

School

Mosque

Field

Clinic

School

Mosque

Field

Golf Course

5 Star Hotel

Mosque

University

Plot no 08, Road no 401, Sector no 17
Jolshiri Abashon



Golf Course

PROJECT INFO

FARR AMIN IMPERIUM, where sleek design meets cozy elegance. Nestled in serene Sector 17, Jolshiri Abashon, it's your quiet escape in the city's lively heartbeat.

5_{katha}
Land Area

08
Number of Shares

0.625_{katha}
Per share

17
Sector No.

60' x 60'
Corner Plot

2850_{sqft}
Area of each flat

AMENITIES



60 FEET ROAD



GRAND ENTRANCE



SPACIOUS LOBBY
WITH WATER BODY



SPACIOUS 4-BEDROOM
RESIDENCES



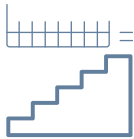
OPEN AIR TERRACE



OPEN AIR BBQ
WITH GREEN LAWN



SURROUNDED BY
CONVENIENCE



ELEVATED LIVING WITH
A MEZZANINE TOUCH



COMMUNITY SPACE



SOUTH-FACING HOMES,
BATHED IN NATURAL LIGHT



LIVING WITH GREEN



CLOTH DYER AREA

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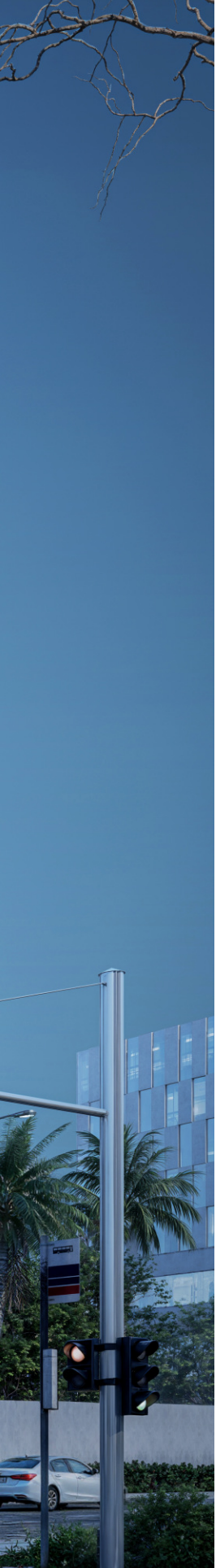


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A man travels the world over
in search of what he needs
and returns **HOME**
to find it.

- George Moore



WHERE LIFESTYLE

This contemporary apartment building embodies sleek design and urban sophistication. With clean architectural lines, functional layouts, and thoughtful amenities, it offers residents a stylish and comfortable lifestyle in the heart of the city.



E MEETS CONVENIENCES



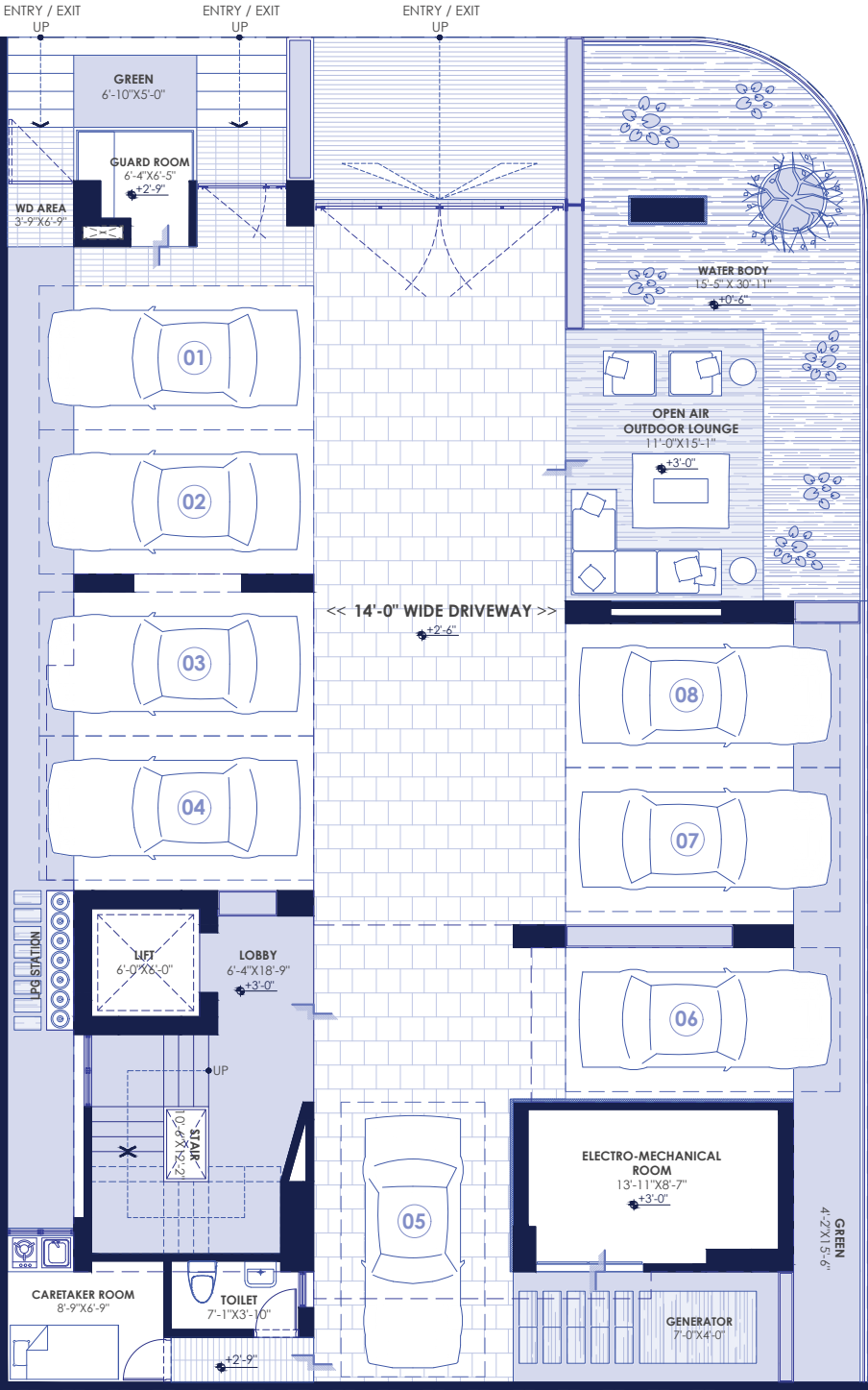
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EVERYONE
NEEDS
A LITTLE
SPACE,
EVERY NOW
AND THEN

To achieve a fine balance between tranquility amidst conveniences, a retail podium right below the development and along the pedestrian level provides easy access to necessities. This means that impromptu coffee runs and quick beauty sessions are all possible without leaving the comforts of home.

<<< 60'-0" WIDE ROAD >>>



<<< 60'-0" WIDE ROAD >>>

TRANQUILITY BY THE WATER

A serene water feature fronts the seating zone in the lobby, creating a calming ambiance that blends nature with sophistication. The gentle reflections and soothing presence of water offer residents and guests refreshing retreat the moment they step inside.





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LIVE CONNECTE



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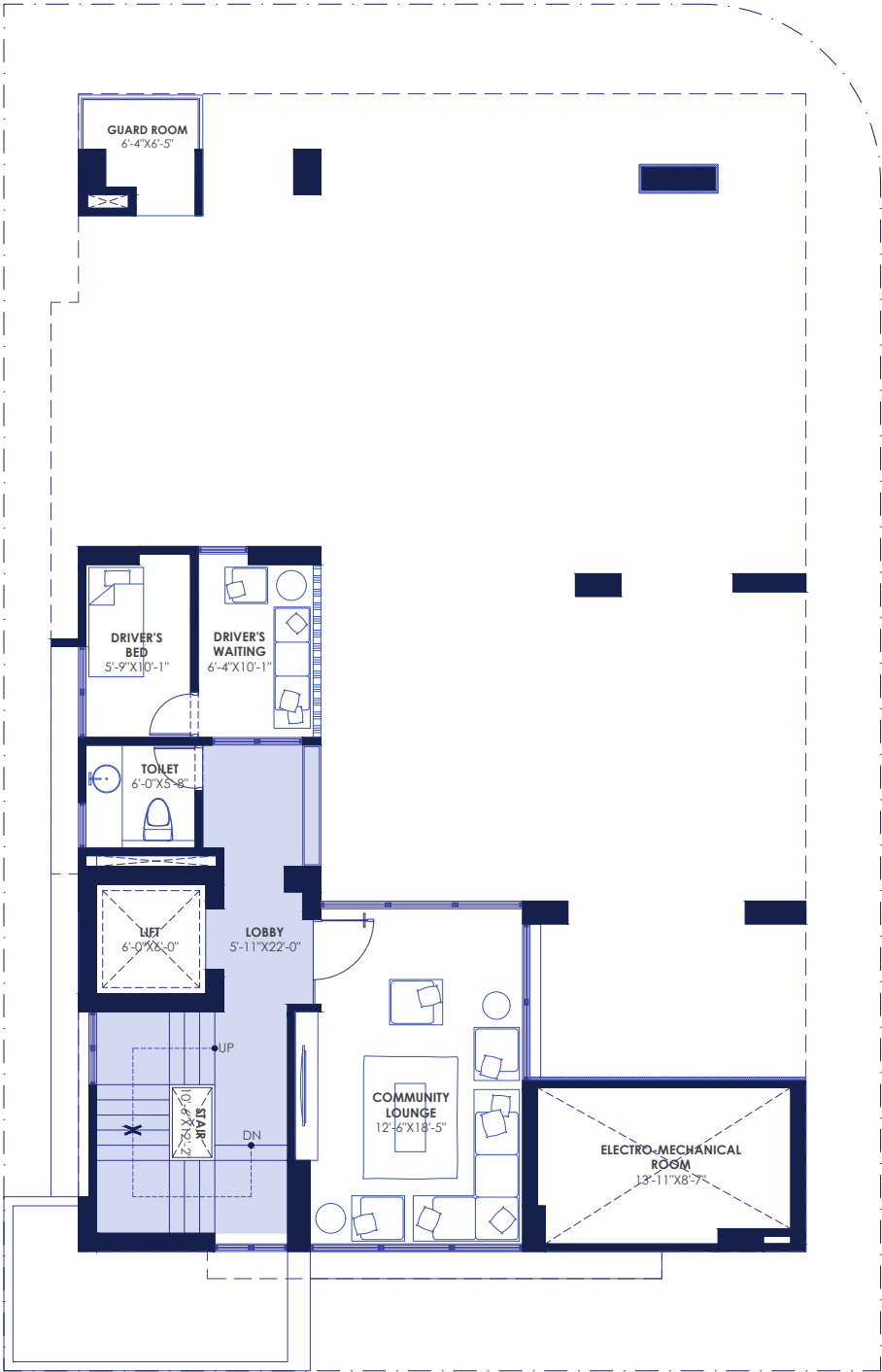
D. LIVE STYLISH.



The ground floor features a stylish mezzanine level that adds dimension and character to the building's design. Offering versatile space and a sense of openness, it enhances the lobby experience with both functionality and architectural elegance.

ELEVATED LIVING WITH A MEZZANINE LEVEL

<<< 60'-0" WIDE ROAD >>>



<<< 60'-0" WIDE ROAD >>>

 **MEZZANINE** FLOOR PRESENTATION PLAN
SCALE : NOT TO SCALE

The **LIGHT** is
what guides you home,
the **WARMTH**
is what keeps
you there.

- Ellie Rodriguez





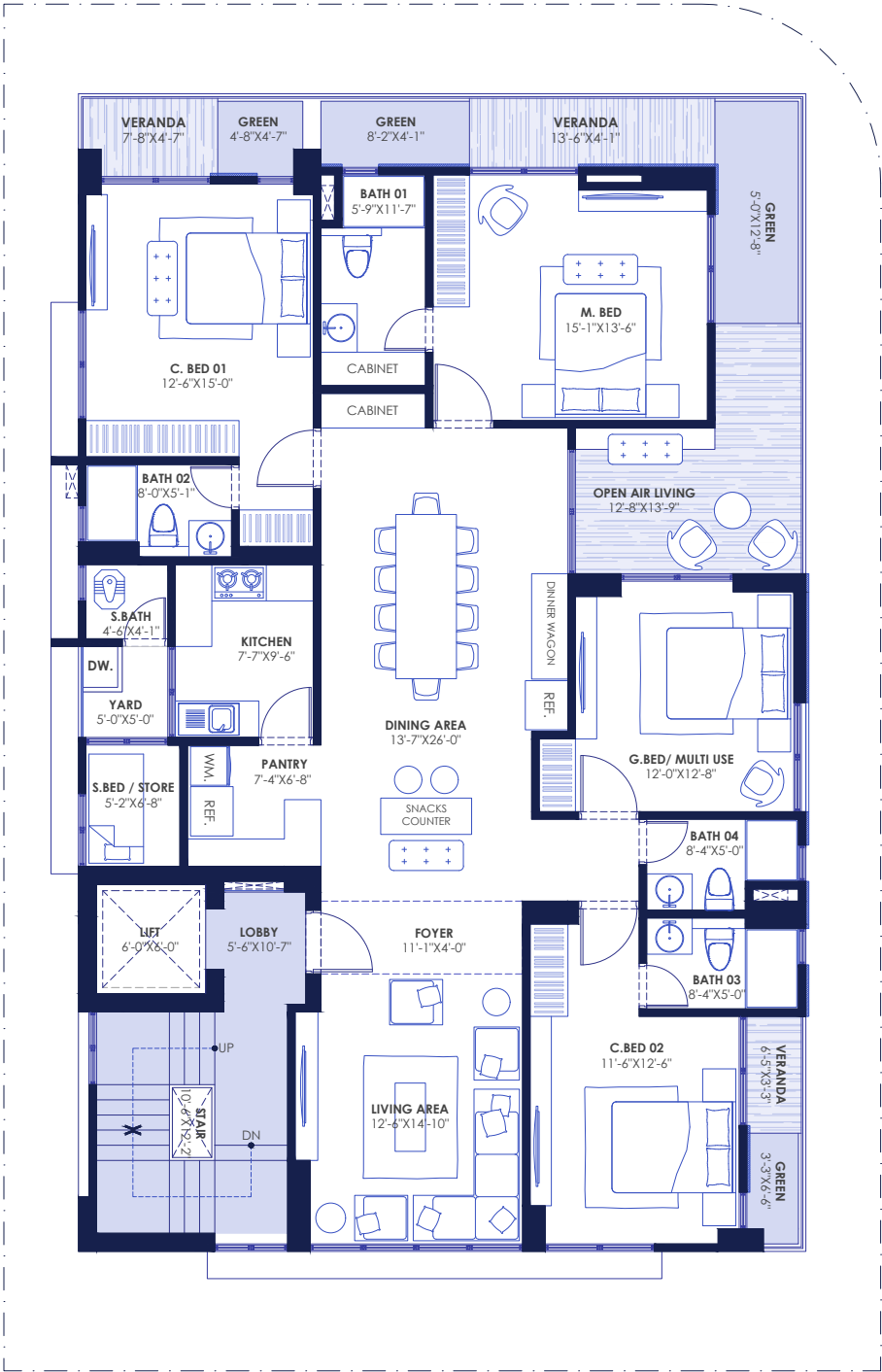
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A HAVEN OF PEACE AND QUIET



Step into an environment where tranquility reigns. Our carefully insulated homes provide a peaceful sanctuary from the urban hustle, ensuring quiet comfort.

<<< 60'-0" WIDE ROAD >>>



<<< 60'-0" WIDE ROAD >>>

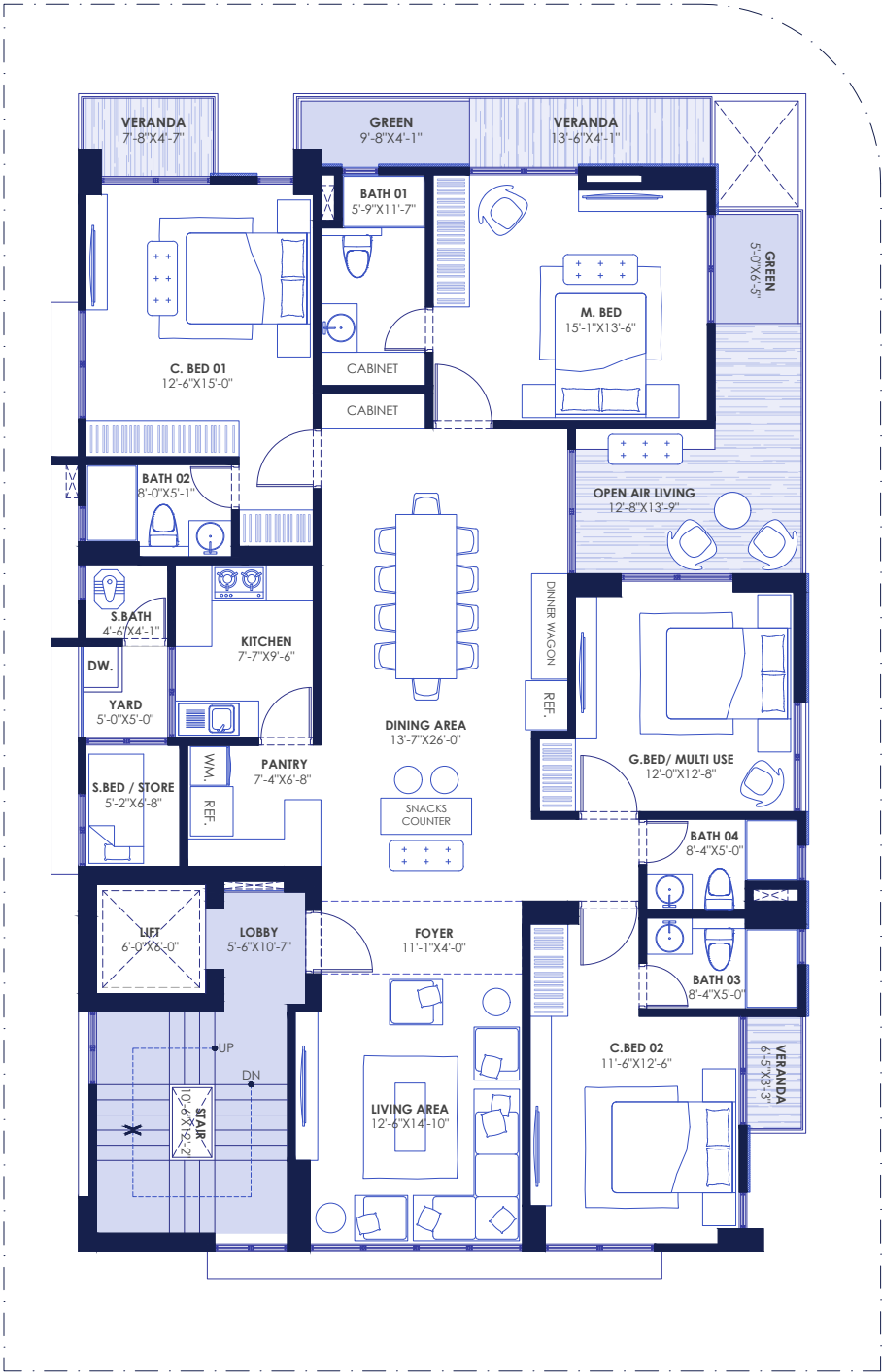
 **1ST FLOOR PRESENTATION PLAN**
SCALE : NOT TO SCALE





CRAFTED FOR CALM AND COMFORT

<<< 60'-0" WIDE ROAD >>>



<<< 60'-0" WIDE ROAD >>>

 **2ND & 6TH FLOOR PRESENTATION PLAN**
SCALE : NOT TO SCALE







<<< 60'-0" WIDE ROAD >>>



<<< 60'-0" WIDE ROAD >>>

 **5TH FLOOR PRESENTATION PLAN**
SCALE : NOT TO SCALE







THE FINEST IN EVERY DETAIL

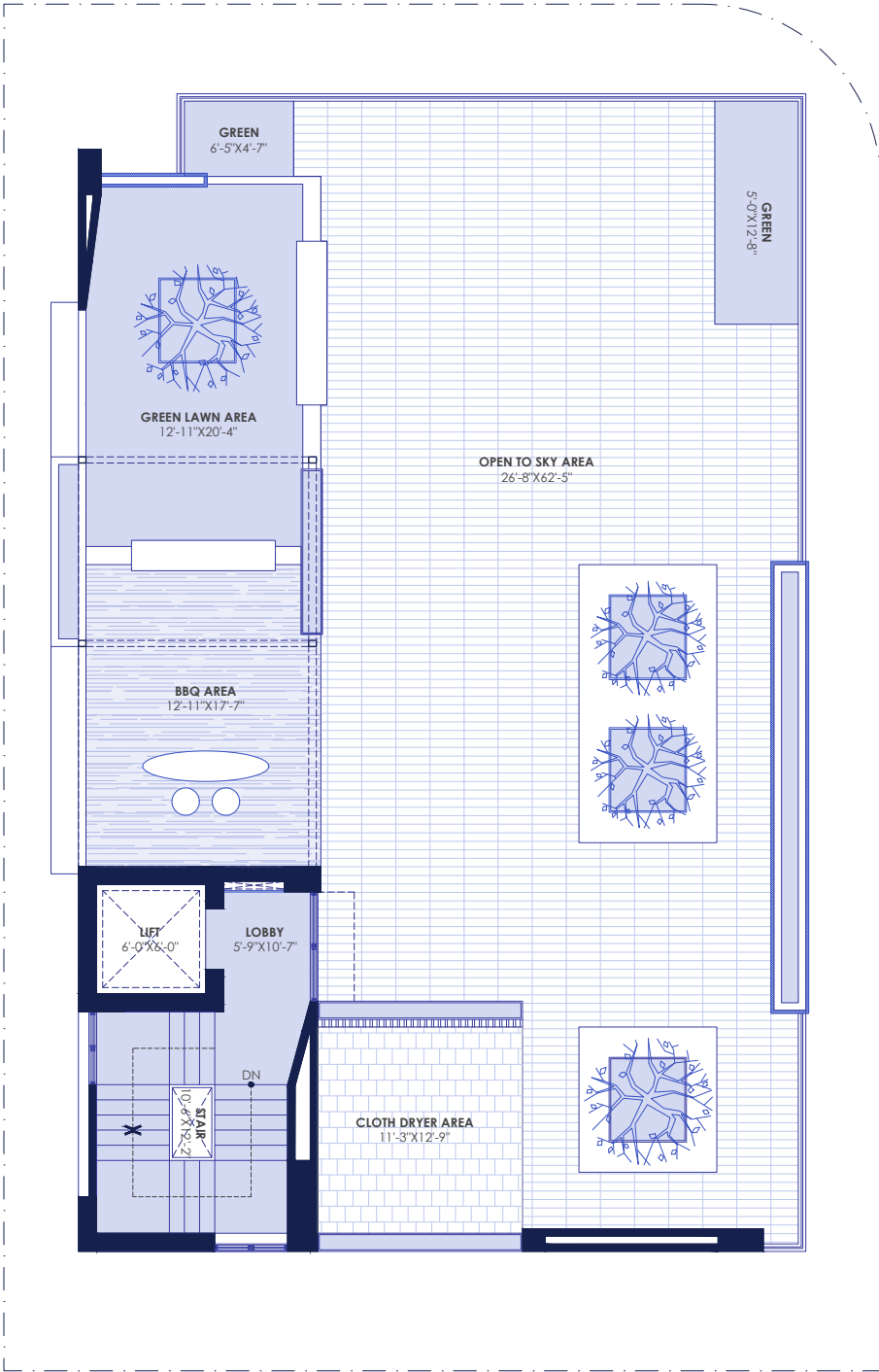
Why choose between the things you want and what you need, when space is aplenty for more of both?



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<<< 60'-0" WIDE ROAD >>>



<<< 60'-0" WIDE ROAD >>>

ELEGANCE AND CONVENIENCE, UNDER ONE ROOF

Every detail of your home is meticulously crafted to foster serenity. From soundproofing to calming aesthetics, experience true peace within your personal sanctuary.





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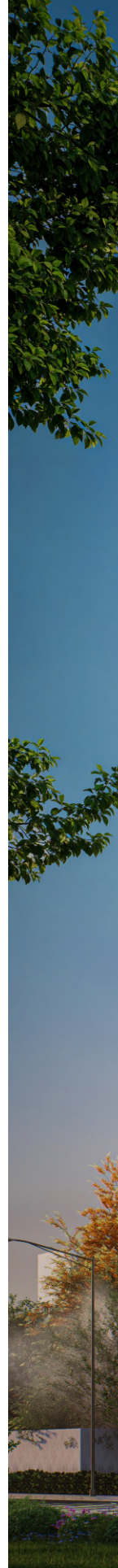


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A photograph of a modern rooftop terrace. In the foreground, a white, curved armchair sits on a light-colored stone or concrete surface. A glass railing with a dark metal handrail runs across the middle of the frame. Beyond the railing, there is a lush garden area with various green plants and small trees. In the background, a city skyline is visible under a sunset sky with warm orange and pink hues. The sun is low on the horizon, creating a lens flare effect.

OPEN AIR LIVING

Step into a world of abundant fresh air and natural light. Our homes feature expansive **FAMILY LIVING OR TERRACES**, seamlessly connecting your indoor space with the revitalizing outdoors for better health and tranquility.





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A
SOPHISTICATED
ELEVATION
THAT DEFINES
ELEGANCE

The apartment building's striking elevation blends modern design with timeless sophistication.

Clean lines, balanced proportions, and refined detailing create a commanding presence that enhances both aesthetics and lifestyle appeal.





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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 in the ground floor (United Shakti/JRC Power/Power Man/EQV).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.
- A 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 koroï frames, Super/Akij/Amber shutter.
- Bathroom Doors: Frames of teak chamble/shill koroï; 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 seal and drip course at sunshade will be provided to protect 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).

STRUCTURAL AND UTILITY FEATURES

Structure

- Total foundation and superstructure design and supervision by a team of professional structural design engineering.
- 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.
- Prevent from cyclone winds up to prevalent speeds incorporated in design.
- Structure designed to withstanding earthquakes of prevalent intensity.
- Thunder arrester.

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 wall.

Utility connections

All apartments will have independent LPG

- Gas connection line for two burners.
 - All apartment will have independent electric meter (as per required load).
 - A common WASA meter for total complex.
- (Note: Utility connections are subject to the approval of relevant authorities.)

DISCLAIMER

Images

- These photographs may not represent actuals.
- Interiors, 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) are as 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 Edison Real Estate itself.
- Though the information provided here are presented with utmost care, viewers/readers are requested to make enquiry before taking decision.



Beyond
Luxury

FARR Builders & Landmark one of the most influential real estate companies, which have been giving an exceptional branch of living style. 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. It ensures Honesty, integrity and respect to the 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 4th generation company and its origin is one of the oldest Construction firms of Bangladesh, which was established in 1969 named M H Khan Construction.

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 fi gaining their trust through exceptional performance by every member of the construction team.



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