



THE OASIS

— AT ISPAHANI COLONY —





ABC brings you **THE OASIS at Ispahani Colony** - the most prestigious gated community on the ground of the legendary Ispahani Colony of Moghbazar.

Set around a lush green courtyard, it is a 457-units condominium complex spanned across 9 towers. In this urban oasis, the residences are not merely dwelling units, they are a complete living solution where one would enjoy facilities, services and privileges of a world-class urban lifestyle and a happening atmosphere. It is where the comforts of home seamlessly meet the serene ambiance and thoughtful facilities of a luxury resort.

Welcome to THE OASIS at Ispahani Colony - a truly soulful oasis in the middle of metropolitan chaos.



THE MOST DISTINCTIVE LANDMARK IN METROPOLITAN MIDTOWN

THE OASIS prides itself on the legacy and nostalgia of age-old Ispahani Colony. The heritage of the most prestigious & verdant residential premises of Dhaka, located at the heart Dhaka South, has long been revered by the cultured and erudite populace of the city. The strategic proximity to commercial zones of Motijheel, Kakrail, Karwan Bazar & Tejgaon, the vibrancy of Bailey Road, the open green of Dhaka's biggest parks, the best educational institutes, hospitals & social clubs and the multi-directional road communication infrastructure makes THE OASIS the most sought-after address of Dhaka City.



Project Name	: THE OASIS at Ispahani Colony	
Developer	: ABC Real Estates Limited	
Design Consultants	: Volume Zero (Ar. Foyez Ullah) - Architectural Abode of Consultants (Prof. Dr. M. Shamim Z. Bosunia) - Structural	
Land Area	: Approximately 290 Katha (Approx. 14.5 Bigha)	
Total Nos. of Towers	: 9 Towers	
Total Nos. of Apartments	: 457 Apartments	
Size of Apartments (Approx.)	Apt Size	Number of Units
	2050 sft	104 nos
	2075 sft	148 nos
	2150 sft	153 nos
	2550 sft	52 nos
Total Residential Area	: 9,81,850 sft (Approx.)	
Total Car Parks	: 650 +	
Height of Each Tower	: 2 Underground Levels + 14-storied Structure from Ground	
Apartment Category	: Elite, Royal & Crown	



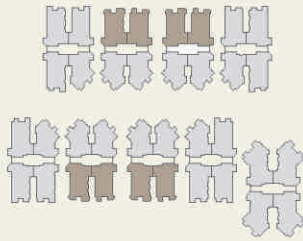


MASTER PLAN

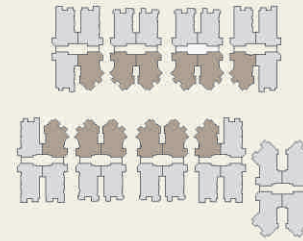
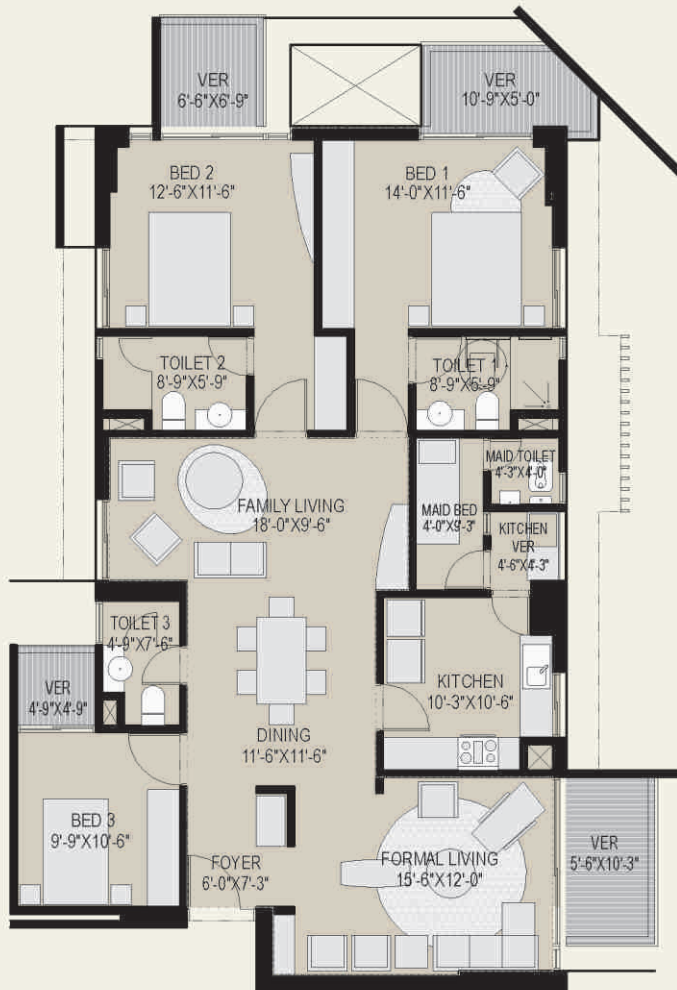




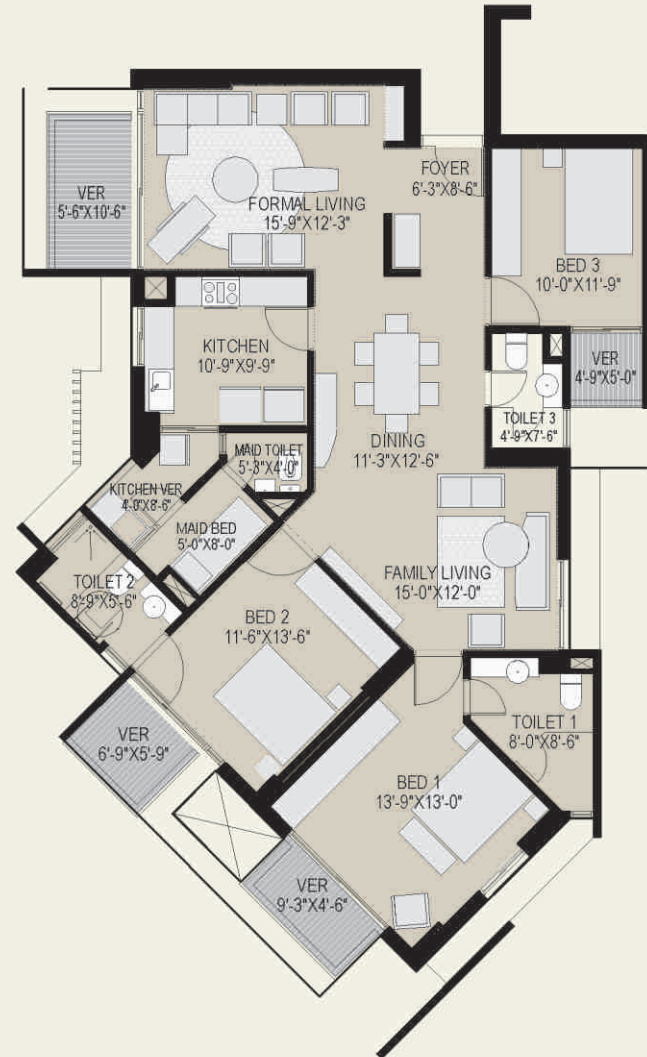
UNIT PLANS



2050 SFT



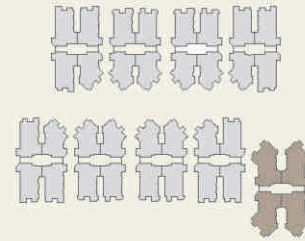
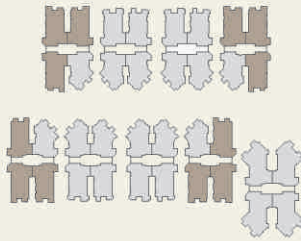
2075 SFT



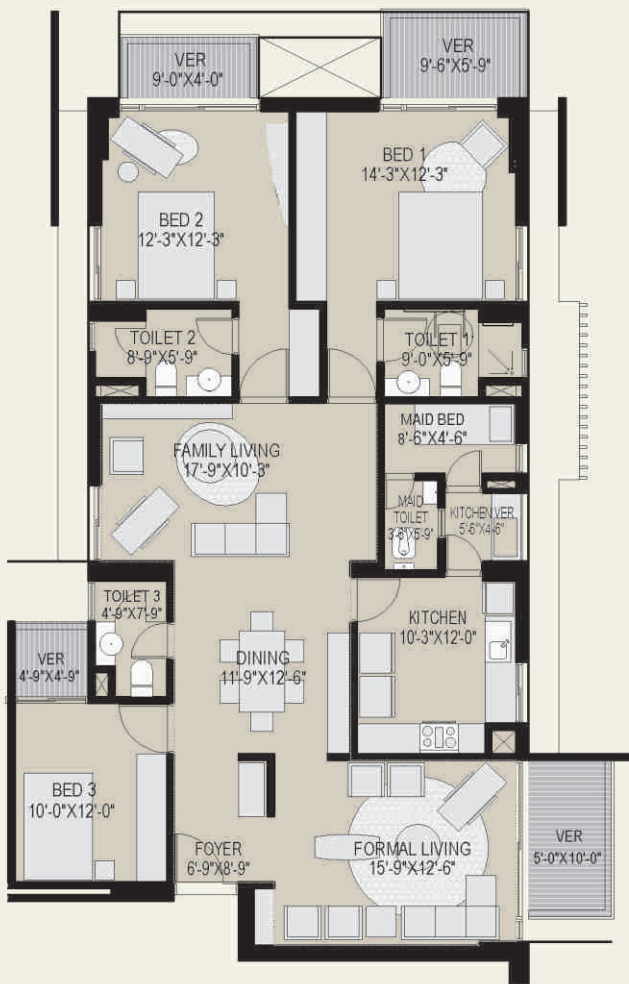
*Sample typical unit plan. Orientation may vary between types & towers.



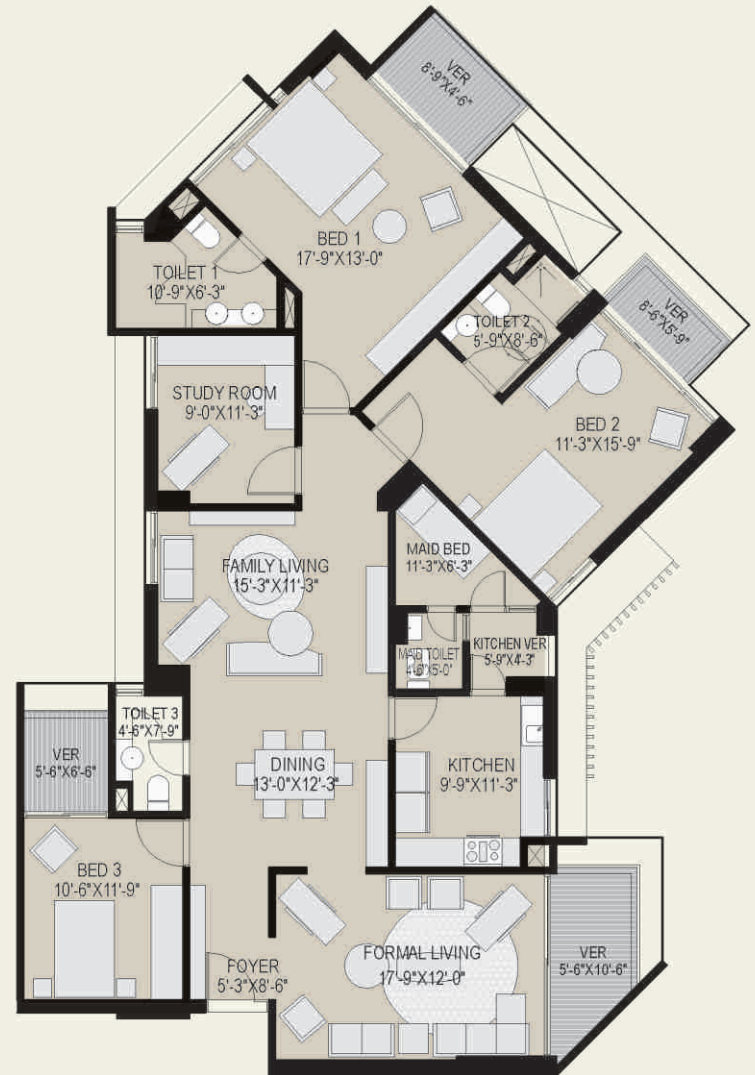
UNIT PLANS



2150 SFT



2550 SFT



*Sample typical unit plan. Orientation may vary between types & towers.



COMMUNITY FACILITIES

FITNESS & SPORTS

- Swimming Pool Tower 2 • Ground Floor
- Fitness Center (Men) Tower 3 • Ground Floor
- Fitness Center (Ladies) Tower 1 • Ground Floor
- Billiard Room Tower 4 • Ground Floor
- Squash/Basketball Court Tower 4 • UB+LB
- Walking/Jogging Loop Peripheral Road

GUEST ENTERTAINMENT

- Party Hall 1 + 2 Tower 6 • Ground + First Floor
- Party Hall 3 + 4 Tower 7 • Ground + First Floor
- Café & Bakery Tower 8 • Ground Floor
- Guest Suites Tower 2 • First Floor

FAMILY ENTERTAINMENT

- Amphitheater Center Court
- Movie Theater Tower 9 • Ground Floor
- Library/Reading Room Tower 8 • Ground Floor
- Seniors Lounge Tower 9 • Ground Floor
- All-faith Prayer Hall Tower 1 • Ground Floor

CHILDREN RECREATION

- Open Playground Center Court
- Badminton Court Center Court
- Toddlers' Nursery Tower 4 • Ground Floor
- Activity Room Tower 3 • First Floor





COMMUNITY FACILITIES

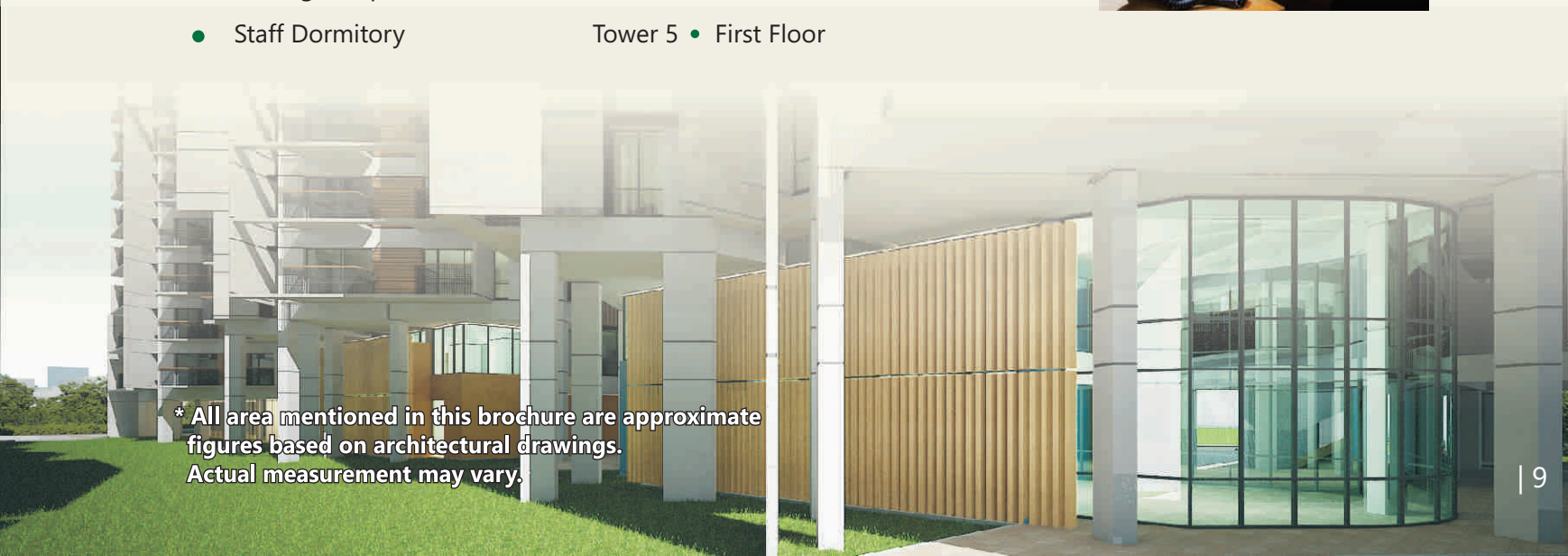
CONVENIENCE FACILITIES

- | | |
|--------------------------|------------------------|
| ● Mini Mart | Tower 5 • Ground Floor |
| ● Doctor's Office | Tower 1 • First Floor |
| ● 24-Hrs Pharmacy | Tower 7 • Ground Floor |
| ● Laundry Drop-off | Tower 7 • Ground Floor |
| ● Florist's Corner | Tower 9 • Ground Floor |
| ● Hair Salon | Tower 3 • Ground Floor |
| ● Beauty Parlor | Tower 1 • First Floor |
| ● Business Center | Tower 4 • First Floor |
| ● Motor Maintenance Zone | South-east Corner |



INFRASTRUCTURAL FACILITIES

- | | |
|---------------------------|-----------------------|
| ● Gatehouse | Before Circle |
| ● EME Hub | North-west |
| ● Water Reservoirs | Lower Basement |
| ● Gas/LPGStorageHub | North-east |
| ● Fire Control Office | Gatehouse |
| ● Security Control Center | Gatehouse |
| ● Garbage Disposal Zones | North-west |
| ● Staff Dormitory | Tower 5 • First Floor |



* All area mentioned in this brochure are approximate figures based on architectural drawings. Actual measurement may vary.



FEATURES & AMENITIES

Structure	<ul style="list-style-type: none">• Structural Design parameters are based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes• Structural design has considered wind velocity of 210 kmph & earthquake resistance criteria for Seismic Zone 2• 725 / 60 grade MS deformed bar (BSRM/Magnum/KSRM/Equivalent) will be used as reinforcement• Ready Mix Concrete (ABC BPL) will be used in the slabs of the RCC Frame Structure	
Walls	Outside walls made of machine made solid bricks and all interior walls of 5" thickness made of machine made solid bricks with damp-protecting plastering	
Windows	Sliding glass windows with 4" Anodized Aluminum section with rainwater barrier with built-in sliding-frame locks & mohair lining. All window glazing with 5 mm thick clear glass. Enamel-painted MS Safety Grills with Mosquito-proof netting for external windows.	
Doors	Apartment Entrance	Solid Decorative Wood Door with Solid Wood Frame completed with Imported Security Lock (Handle Type), Tower Bolt, Check Viewer and Apartment Number Plate
	Internal Rooms	Veneered Flush Door with Cylindrical Mortice Lock and Magnetic Stopper and Solid Wood Frame with Decorative Bit
	Balconies	Anodized Aluminum Frame Sliding Door with clear glass and built-in sliding-frame locks & mohair lining
	Toilet	Veneered Flush Door with Mortice Lock & Tower Bolt and Solid Wood Frame
Tiled Areas	Internal Rooms	24" x 24" Imported Homogeneous Mirror-Polished Laser-cut Tiles
	Balconies	Matte-finished Non-slip Ceramic Tiles.
	Toilets	Imported glazed ceramic tiles with borders on wall and matching non-slip ceramic tiles on floor in impressive hotel-like designs
	Maid's Toilet	RAK Ceramic Floor and Wall Tiles
	Kitchen	Glazed ceramic wall tiles and 12" x 12" homogeneous matte-finished non-slip floor tiles
	Kitchen Worktop	Kitchen Worktop will be Finished with Imported Granite
	Lobby & Stairs	Combination of Mirror-polished Homogeneous Tiles with marble/granite
Sanitary Fittings & Fixtures	Master Bath	<ul style="list-style-type: none">• Cabinet Basin and Commode with Toilet-shower.• Combi-set Brand: Haibali / Equivalent.• Imported Bathtub.
	Other Baths	<ul style="list-style-type: none">• Pedestal Basin and Commode with Toilet-shower.• Combi-set Brand: Haibali / Equivalent.• Bordered Showering Area & Head Shower.
	Maid's Bath	<ul style="list-style-type: none">• Lowdown pan with Cistern (RAK).• Bibcock will be provided for water supply.• Framed mirror, Toiletries-holder and Towel Rail will be provided.



	General	<ul style="list-style-type: none"> • Concealed hot & cold water lines with PPR pipes & fittings • Good quality head shower & water faucets will be provided. • All sanitary-wares will be color-coordinated with tiles. • Mercury coated high-finish Mirror, Towel Rail, Toilet-Tissue Holder, Soap Holder and Exhaust Fan.
Painting Specification		<ul style="list-style-type: none"> • Weather Coat (Berger/Equivalent) on the exterior walls & boundary walls • Acrylic Plastic Paint (Berger/Equivalent) on internal walls • Brilliant White Paint on Ceiling
Kitchen		<ul style="list-style-type: none"> • Granite worktop with provision for under-counter cabinets (cabinets not included) • One high polished stainless steel kitchen sink (single bowl–single tray) with mixer • Provision for Gas burner inlet & outlet and an exhaust fan (10" dia) • Tiled washing corner (floor-level) with bib cock in kitchen verandah
Electrical Fittings		<ul style="list-style-type: none"> • All apartments will have sufficient light points, concealed fan hooks, power outlet points and designated space for AC at suitable locations • Cable TV and Telephone provisions at two points (as per owner's choice) • Internet connection point at one point (as per owner's choice) • Intercom set with concealed intercom line or IP Phone
Lifts		<ul style="list-style-type: none"> • 18 elevators in the entire complex from reputed international manufacturer • Each Tower will have 2 elevators – one 15-Passenger and one 17-Passenger
Electricity Supply		<ul style="list-style-type: none"> • 5,000 kVA Sub-station with VC, PFI & LT Panel • Sub-station to be set up in a separate multi-storied building (EME Hub) • Standard Capacity (as per RAJUK rules) Solar Panel will be setup of roof tops • Full Backup (except A/C) Diesel Generators with canopy, ATS & Synchronized panel for the entire complex • HT XLPE and LT Cable for Sub-station and Diesel Generators connectivity with the mains • Underground separate site electrification, cable & internet networking with Fiber Optic Cable • Forced Mechanical ventilation in basement area • Automated car parking entrance barrier
Water & Sewage		<ul style="list-style-type: none"> • Sufficient capacity deep tube well for the whole complex • Rain water harvesting • Water Treatment Plant • Sewage treatment plant (STP) for the entire community
Fire Safety		<ul style="list-style-type: none"> • Fire Fighting system with Pump, hose reel box & pipe • Sprinkler system for the entire basement area
Basement Infrastructure		<ul style="list-style-type: none"> • Underground separate site electrification • Forced Mechanical ventilation in basement area • Automated car parking entrance barrier
Internal Network		<ul style="list-style-type: none"> • CCTV system for the entire area with night vision camera connected via backbone Optical Fiber to NVR & monitoring screen in the Designated Security Center • IP Phone network for internal connectivity of the complex • Cable TV & internet networking with Fiber Optic Cable



SINCE 1972

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