



# THE OASIS

~ AT ISPAHANI COLONY ~

A Joint Venture of  
ABC REAL ESTATE and ISPAHANI









## ABOUT US

Half a century ago, a group of committed professionals came together with a vision and achieved the perfect harmony of wisdom, quality and integrity. Today ABC defines quality and reliance in the sector of construction, real estate & concrete manufacturing in Bangladesh.

The biggest corporate houses & industrial businesses of Bangladesh have been trusting ABC for their construction needs due to their determined pledge to quality, technical soundness and ethical business practices.

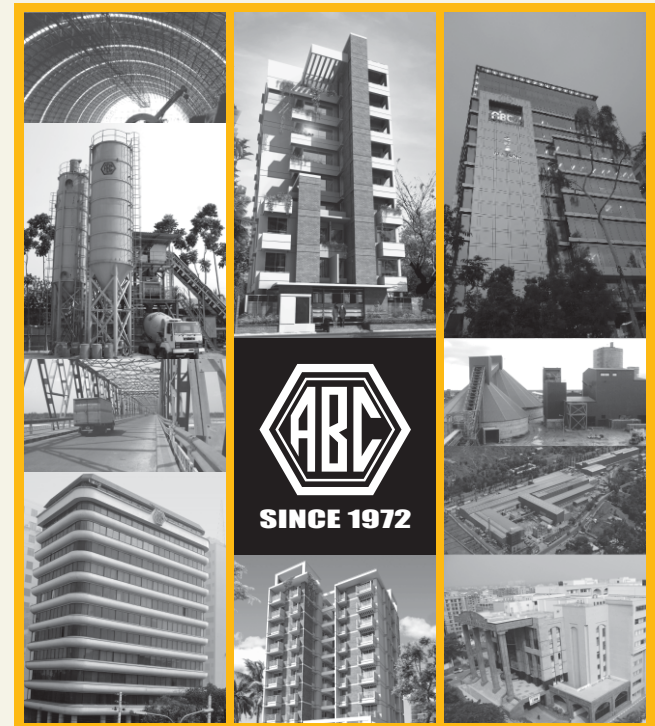
In the real estate sector, ABC has satisfied numerous landowners & property-buyers with functionality-oriented architecture, superior & safe structure, transparency & authenticity of legal & financial transactions and on-the-dot timeliness.

One of the pioneers in Ready-mix Concrete manufacturing, ABC BPL has been confidently delivering the premium quality concrete along with reliable customer service.

ABC is proud to be a sponsor shareholder of Mutual Trust Bank Limited - one of the most trusted local banks of Bangladesh today with excellent growth and reputation.

ABC believes in delivery of promises with commitment and without compromise.

The Board of Directors at ABC REAL ESTATES LIMITED are the masterminds and driving force behind The Oasis project. Under their constant guidance, expert supervision and careful control, The Oasis is being built as the fastest-developing gated community with the guarantee of best quality control.



## BOARD OF DIRECTORS



Ar. Mostaqur Rahman



Subhash C. Ghosh



Rashed A. Chowdhury



Engr. Nashid Islam



Srabanti Datta



Shougata Ghosh



# ISPAHANI

The Ispahanis have been involved in business in South Asia since 1820. Mirza Mohammed Ispahani established the Calcutta office of M.M. Ispahani & Sons in 1900. Mirza Mohammed Ispahani's sons established the private limited company, **M.M. Ispahani Limited**, in 1934. With corporate offices in Chittagong, Dhaka and Khulna and, through its tea, textile, jute, property, poultry and shipping divisions, the Group employs approximately 10,000 people.

The Ispahani Group is a pioneer in many fields and remains one of the most successful and respected business houses in Bangladesh. It is the largest tea trading company in the country. Corporate and Social responsibility form a large part of the Ispahani philosophy. They have always endeavored to support and advance worthwhile causes. They have established schools and colleges in Bangladesh as well as the renowned Islamia Eye Institute and Hospital.

## ARCHITECTURAL CONSULTANT

VOLUMEZERO



.....  
ARCHITECTS

Emerging in 2008, **Volumezero Ltd** is at a constant exercise of examining the primary and the quintessential entities of architecture. Under the tutelage of the principal, Arch. Mohammad Foyez Ullah, the design team is steered through a design exercise that develops an understanding of the visual and spatial possibilities within the functional framework. Volumezero Ltd believes in the practice of Responsive Architecture, which allows the design to interplay between nature, culture and time, alongside aesthetics.

The highly motivated team of Architects, Engineers, Executives and other staff, are well aware of being part of a legacy that continues to lead change. The open studio at Volumezero Ltd inspires respectful & creative environment that instigates collaboration and teamwork. Projects thus conceived endeavors to consolidate a sustainable practice that echoes through time.

## STRUCTURAL CONSULTANT



**Abode of Consultants Ltd.** was established in 2008. The firm is specially committed to technical excellence on Architectural & Structural Engineering Consultancy Services for the country and global market.

Dr. Shamim Z Bosunia is the founder of the company and responsible for structural engineering concerns. Kishore Kumar Sikder is the Director Technical and Engineering and is responsible for Structural, Geotechnical & Foundation Engineering Design and Details. Dr. Bosunia is considered as the undisputed authority & the most specialized consultant in the field of structural engineering & design in Bangladesh.





# THE MOST DISTINCTIVE LANDMARK IN METROPOLITAN MIDTOWN

ABC brings you **THE OASIS at Ispahani Colony** - the most prestigious gated community on the grounds 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, it is 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.



THE OASIS prides itself on the legacy and nostalgia of age-old **Ispahani Colony**. The heritage of the most prestigious residential premises of Dhaka, **located at the heart of Dhaka South**, has long been admired by the **cultured people 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 best residential address of Dhaka City.

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



# MASTER PLAN







<b>Project Name</b>	: THE OASIS at Ispahani Colony
<b>Address</b>	: 39 Boro Moghbazar, Ramna, Dhaka
<b>Developer</b>	: ABC Real Estates Limited
<b>Design Consultants</b>	: Volume Zero (Ar. Foyez Ullah) - Architectural Abode of Consultants (Prof. Dr. M. Shamim Z. Bosunia) - Structural
<b>Land Area</b>	: Approximately 14.5 Bighas
<b>Total Nos. of Towers</b>	: 9 Towers - 14-storied each
<b>Total Nos. of Apartments</b>	: 457 Apartments
<b>Size of Apartments</b>	: 2050 sft   2075 sft   2150 sft   2550 sft
<b>Apartment Category</b>	: Elite, Royal & Crown
<b>Total Built up Area</b>	: 981,850 sft (approx.)
<b>Total Car Parks</b>	: 658 Car Parks (approx.)
<b>Underground Area</b>	: 2 Underground Levels of total 230,000 sft (approx.)



# LIFESTYLE FACILITIES



## FITNESS & SPORTS

- **Swimming Pools**  
Tower 2 & 9 | Ground Floor
- **Fitness Center (Men)**  
Tower 3 | Ground Floor
- **Fitness Center (Ladies)**  
Tower 1 | Ground Floor
- **Indoor Game Zone**  
Tower 3 | First Floor
- **Squash/Basketball Court**  
Tower 4 | UB+LB
- **Walking/Jogging Loop**  
Peripheral Road





# LIFESTYLE FACILITIES

## ENTERTAINMENT & ENLIGHTENMENT

- **Amphitheater**  
Center Court
- **Movie Theater**  
Tower 9 | Ground Floor
- **Book Cafe**  
Tower 8 | Ground Floor
- **Seniors Lounge**  
Tower 9 | Ground Floor
- **2-storied Mosque**  
North-East
- **All-Faith Prayer Hall**  
Tower 1 | Ground Floor



# LIFESTYLE FACILITIES

## CHILDREN RECREATION

- **Open Playground**  
Center Court
- **Badminton Court**  
Center Court
- **Toddlers' Nursery**  
Tower 4 | Ground Floor
- **ECA Club**  
Tower 4 | Ground Floor
- **Toddlers' Game Zone**  
Tower 9 | Ground Floor



A photograph of a grocery store aisle. On the left, shelves are stocked with various products, including bags of nuts and boxes of tea. Above the shelves are signs for "100% ORGANIC", a smiling face logo, and product categories like "Drinks" and "Pine nut". A shopping cart filled with green apples is in the foreground. On the right, there are displays of fresh fruit like pears and oranges, and stacks of boxes labeled "HUCCVB" and "GHJHJDSO".

# LIFESTYLE FACILITIES

## SHOPS & SERVICES

- **Mini Mart**  
Tower 5 | Ground Floor
- **24-Hrs Pharmacy**  
Tower 5 | Ground Floor
- **Laundry Drop-off**  
Tower 7 | Ground Floor
- **Florist's Corner**  
Tower 9 | Ground Floor
- **Doctor's Chamber**  
Tower 1 | First 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
- **Garbage Disposal Hubs**
- **Management Office**



# LIFESTYLE FACILITIES

## 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
- **Reception Lounge**  
Tower 9 | Ground Floor





## DESIGN CONCEPT OF THE OASIS

The Oasis at Ispahani Colony is an ensemble of nine residential towers around a central court, strategically located at the heart of the metropolis. Architectural intervention at this location aspires to develop a neighborhood protected and serviced within an exclusive gated community. Wellness, family environment, holistic growth and lifestyle conveniences are the factors that governed the meticulous design of this mammoth development. With a population projection of about 3000 people, it needs meticulous infrastructural, functional and environmental planning to make it an efficient as well as enjoyable neighborhood.

Architecturally, each tower is a self-contained unit which is also an integral part of the collective whole. The flared façade was carefully created to ensure wind flow & cross ventilation inside apartments, the big windows & balconies ensure ample sunlight making the apartment look bigger for its size and the functional layout ensures zero wastage of space.

The complete package of various community facilities promises to address any and all lifestyle needs in a healthy way and attempts to bring back the idea of 'paara' (neighborhood) in this fast-changing city. The entire design & planning exercise is driven towards making this complex a true oasis in middle of the unplanned metropolitan pandemonium.



# CHART OF APARTMENTS

2150 sft	2150 sft	2150 sft	2075 sft
413 A	413 B	413 C	413 D
412 A	412 B	412 C	412 D
411 A	411 B	411 C	411 D
410 A	410 B	410 C	410 D
409 A	409 B	409 C	409 D
408 A	408 B	408 C	408 D
407 A	407 B	407 C	407 D
406 A	406 B	406 C	406 D
405 A	405 B	405 C	405 D
404 A	404 B	404 C	404 D
403 A	403 B	403 C	403 D
402 A	402 B	402 C	402 D
401 A	401 B	Void	401 D
Ground Floor - Community Zone			
Upper Basement			
Lower Basement			

TOWER 4	A	B	51 Units
	C	D	

2050 sft	2050 sft	2075 sft	2075 sft
313 A	313 B	313 C	313 D
312 A	312 B	312 C	312 D
311 A	311 B	311 C	311 D
310 A	310 B	310 C	310 D
309 A	309 B	309 C	309 D
308 A	308 B	308 C	308 D
307 A	307 B	307 C	307 D
306 A	306 B	306 C	306 D
305 A	305 B	305 C	305 D
304 A	304 B	304 C	304 D
303 A	303 B	303 C	303 D
302 A	302 B	302 C	302 D
301 A	301 B	Community Zone	
Ground Floor - Community Zone			
Upper Basement			
Lower Basement			

TOWER 3	A	B	50 Units
	C	D	

2050 sft	2050 sft
213 A	213 B
212 A	212 B
211 A	211 B
210 A	210 B
209 A	209 B
208 A	208 B
207 A	207 B
206 A	206 B
205 A	205 B
204 A	204 B
203 A	203 B
202 A	202 B
201 A	201 B
Ground Floor - Community Zone	
Upper Basement	
Lower Basement	

TOWER 2	A
	C

## GREEN CENTER COMMUNITY ZONE

TOWER 5	C	D	51 Units
	A	B	

TOWER 6	C	D	50 Units
	A	B	

TOWER 7	C
	A

2150 sft	2150 sft	2150 sft	2075 sft
513 A	513 B	513 C	513 D
512 A	512 B	512 C	512 D
511 A	511 B	511 C	511 D
510 A	510 B	510 C	510 D
509 A	509 B	509 C	509 D
508 A	508 B	508 C	508 D
507 A	507 B	507 C	507 D
506 A	506 B	506 C	506 D
505 A	505 B	505 C	505 D
504 A	504 B	504 C	504 D
503 A	503 B	503 C	503 D
502 A	502 B	502 C	502 D
501 A	501 B		501 D
Ground Floor - Community Zone			
Upper Basement			
Lower Basement			

2050 sft	2050 sft	2075 sft	2075 sft
613 A	613 B	613 C	613 D
612 A	612 B	612 C	612 D
611 A	611 B	611 C	611 D
610 A	610 B	610 C	610 D
609 A	609 B	609 C	609 D
608 A	608 B	608 C	608 D
607 A	607 B	607 C	607 D
606 A	606 B	606 C	606 D
605 A	605 B	605 C	605 D
604 A	604 B	604 C	604 D
603 A	603 B	603 C	603 D
602 A	602 B	602 C	602 D
601 A	601 B	Community Zone	
Ground Floor - Community Zone			
Upper Basement			
Lower Basement			

2050 sft	2050 sft
713 A	713 B
712 A	712 B
711 A	711 B
710 A	710 B
709 A	709 B
708 A	708 B
707 A	707 B
706 A	706 B
705 A	705 B
704 A	704 B
703 A	703 B
702 A	702 B
701 A	701 B
Ground Floor - Community Zone	
Upper Basement	
Lower Basement	

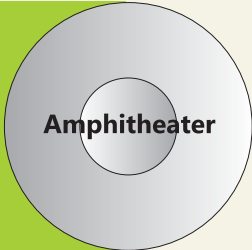




2075 sft	2075 sft
213 C	213 D
212 C	212 D
211 C	211 D
210 C	210 D
209 C	209 D
208 C	208 D
207 C	207 D
206 C	206 D
205 C	205 D
204 C	204 D
203 C	203 D
202 C	202 D
Community Zone	
Community Zone	
Basement	
Basement	
B	50 Units
D	

2150 sft	2150 sft	2075 sft	2150 sft
113 A	113 B	113 C	113 D
112 A	112 B	112 C	112 D
111 A	111 B	111 C	111 D
110 A	110 B	110 C	110 D
109 A	109 B	109 C	109 D
108 A	108 B	108 C	108 D
107 A	107 B	107 C	107 D
106 A	106 B	106 C	106 D
105 A	105 B	105 C	105 D
104 A	104 B	104 C	104 D
103 A	103 B	103 C	103 D
102 A	102 B	102 C	102 D
101 A	101 B	101 C	Void
Ground Floor - Community Zone			
Upper Basement			
Lower Basement			
TOWER 1	A	B	51 Units
	C	D	

COLOR	TYPE
	CROWN
	ROYAL
	ELITE



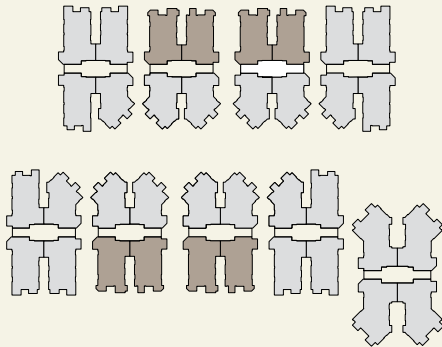
D	50 Units
B	
2075 sft	2075 sft
713 C	713 D
712 C	712 D
711 C	711 D
710 C	710 D
709 C	709 D
708 C	708 D
707 C	707 D
706 C	706 D
705 C	705 D
704 C	704 D
703 C	703 D
702 C	702 D
Community Zone	
Community Zone	
Basement	
Basement	

TOWER 8	C	D	52 Units
	A	B	
2150 sft	2150 sft	2075 sft	2150 sft
813 A	813 B	813 C	813 D
812 A	812 B	812 C	812 D
811 A	811 B	811 C	811 D
810 A	810 B	810 C	810 D
809 A	809 B	809 C	809 D
808 A	808 B	808 C	808 D
807 A	807 B	807 C	807 D
806 A	806 B	806 C	806 D
805 A	805 B	805 C	805 D
804 A	804 B	804 C	804 D
803 A	803 B	803 C	803 D
802 A	802 B	802 C	802 D
801 A	801 B	801 C	801 D
Ground Floor - Community Zone			
Upper Basement			
Lower Basement			

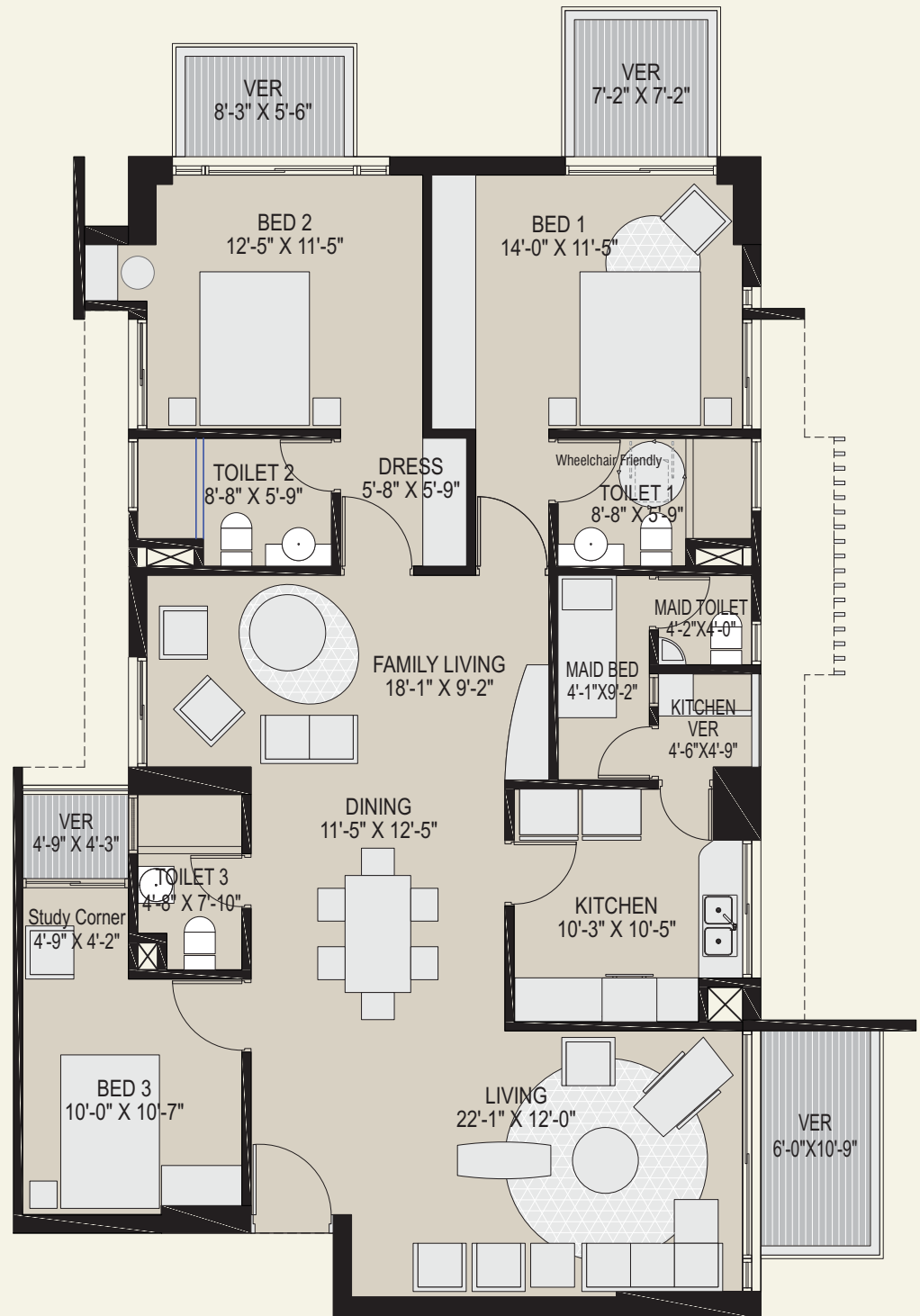
TOWER 9	C	D	52 Units
	A	B	
2550 sft	2550 sft	2550 sft	2550 sft
913 A	913 B	913 C	913 D
912 A	912 B	912 C	912 D
911 A	911 B	911 C	911 D
910 A	910 B	910 C	910 D
909 A	909 B	909 C	909 D
908 A	908 B	908 C	908 D
907 A	907 B	907 C	907 D
906 A	906 B	906 C	906 D
905 A	905 B	905 C	905 D
904 A	904 B	904 C	904 D
903 A	903 B	903 C	903 D
902 A	902 B	902 C	902 D
901 A	901 B	901 C	901 D
Ground Floor - Community Zone			
Upper Basement			
Lower Basement			



# UNIT PLAN



2050 SFT

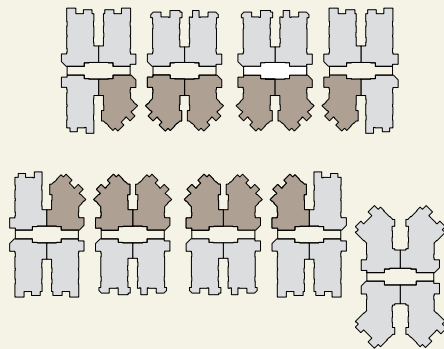


Sample typical unit plan. Orientation may vary between types & towers.  
All area mentioned in this brochure are approximate figures based on architectural drawings.  
Actual measurement may vary.

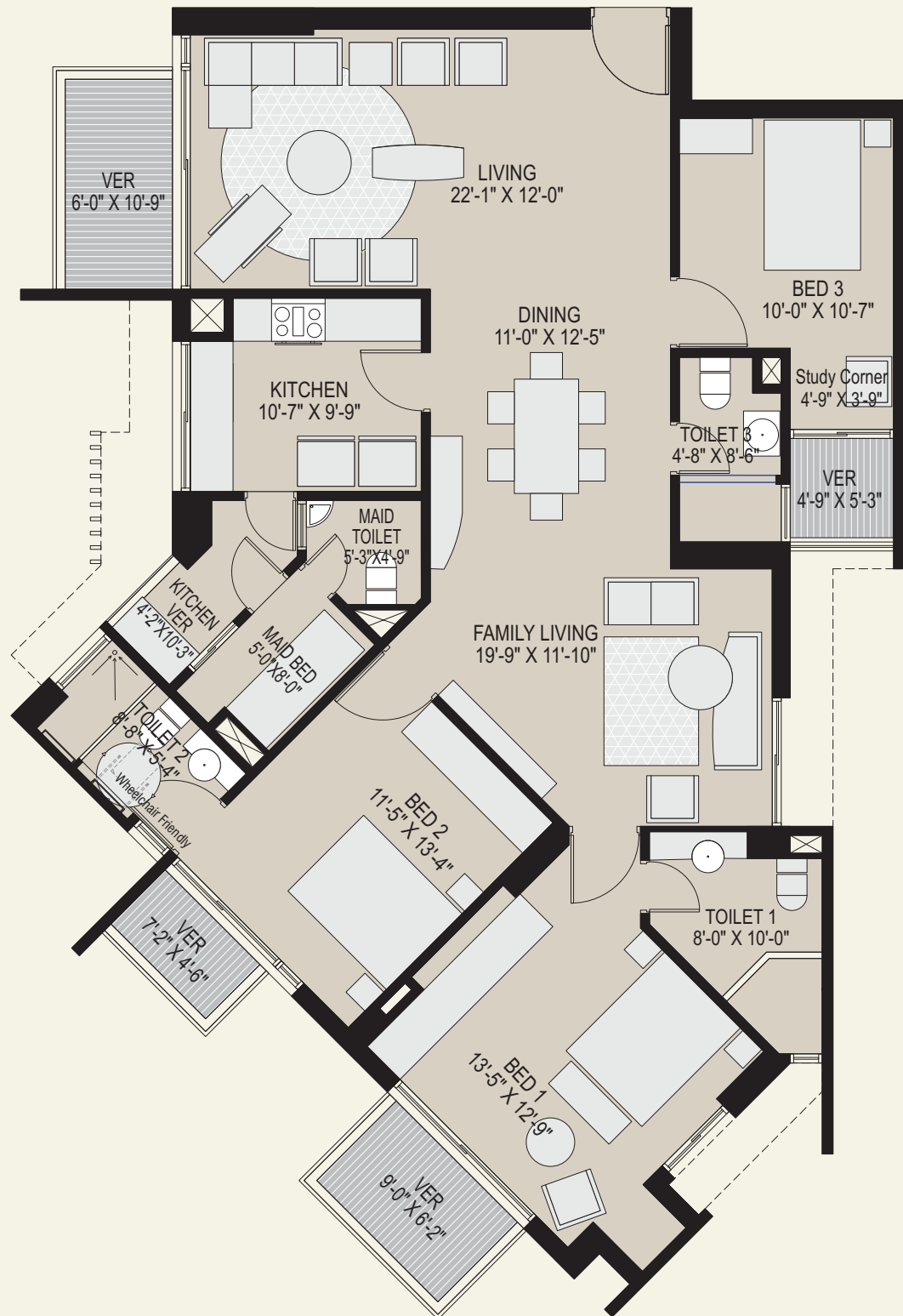




# UNIT PLAN



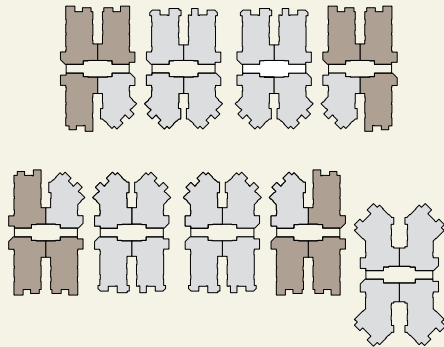
2075 SFT



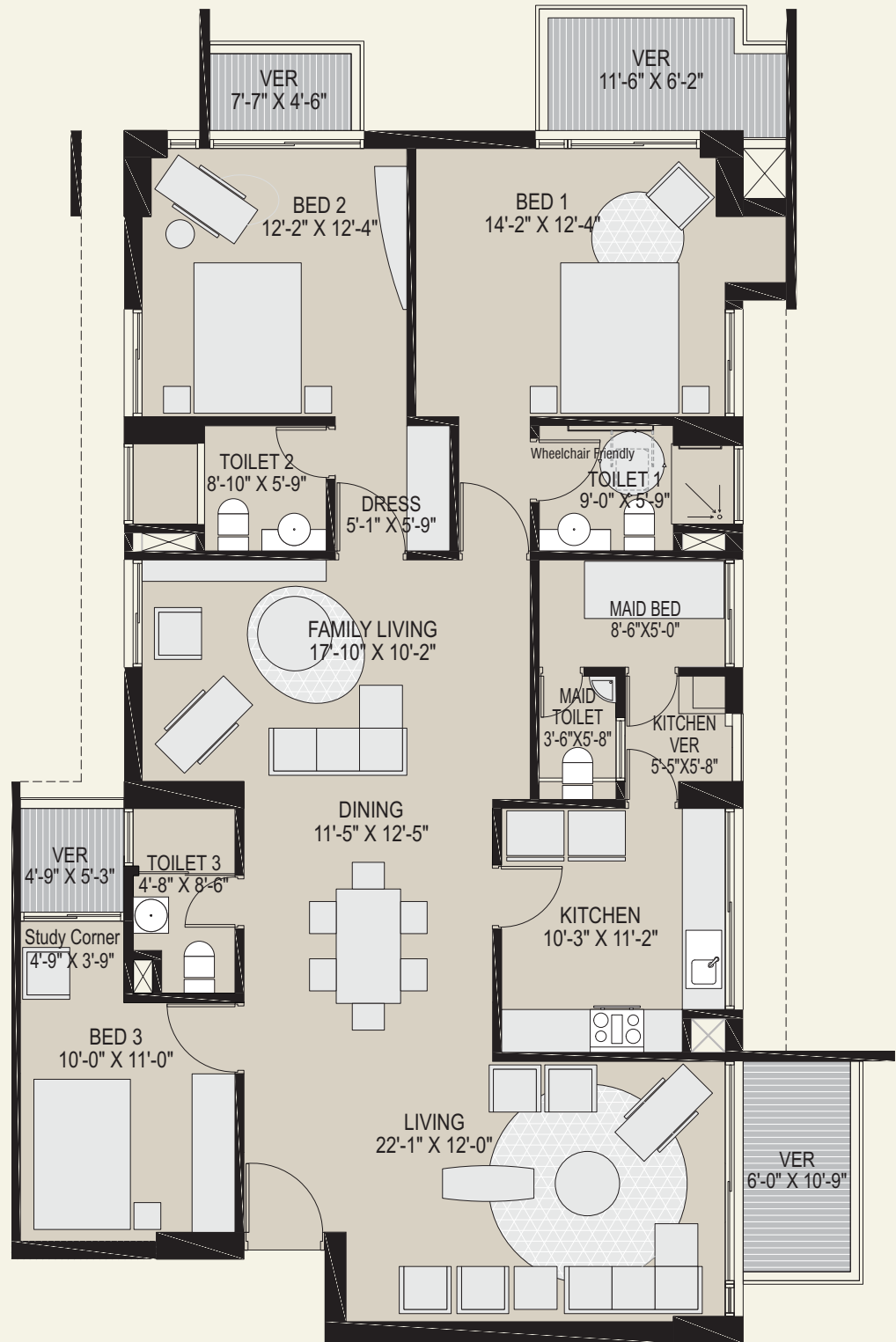
Sample typical unit plan. Orientation may vary between types & towers.  
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# UNIT PLAN



2150 SFT

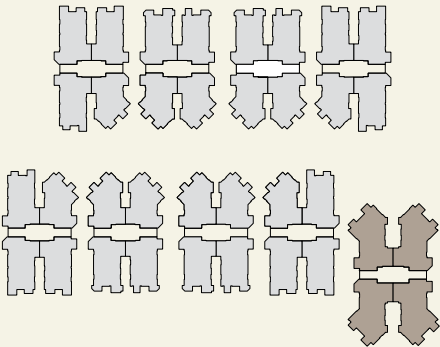


Sample typical unit plan. Orientation may vary between types & towers.  
All area mentioned in this brochure are approximate figures based on architectural drawings.  
Actual measurement may vary.

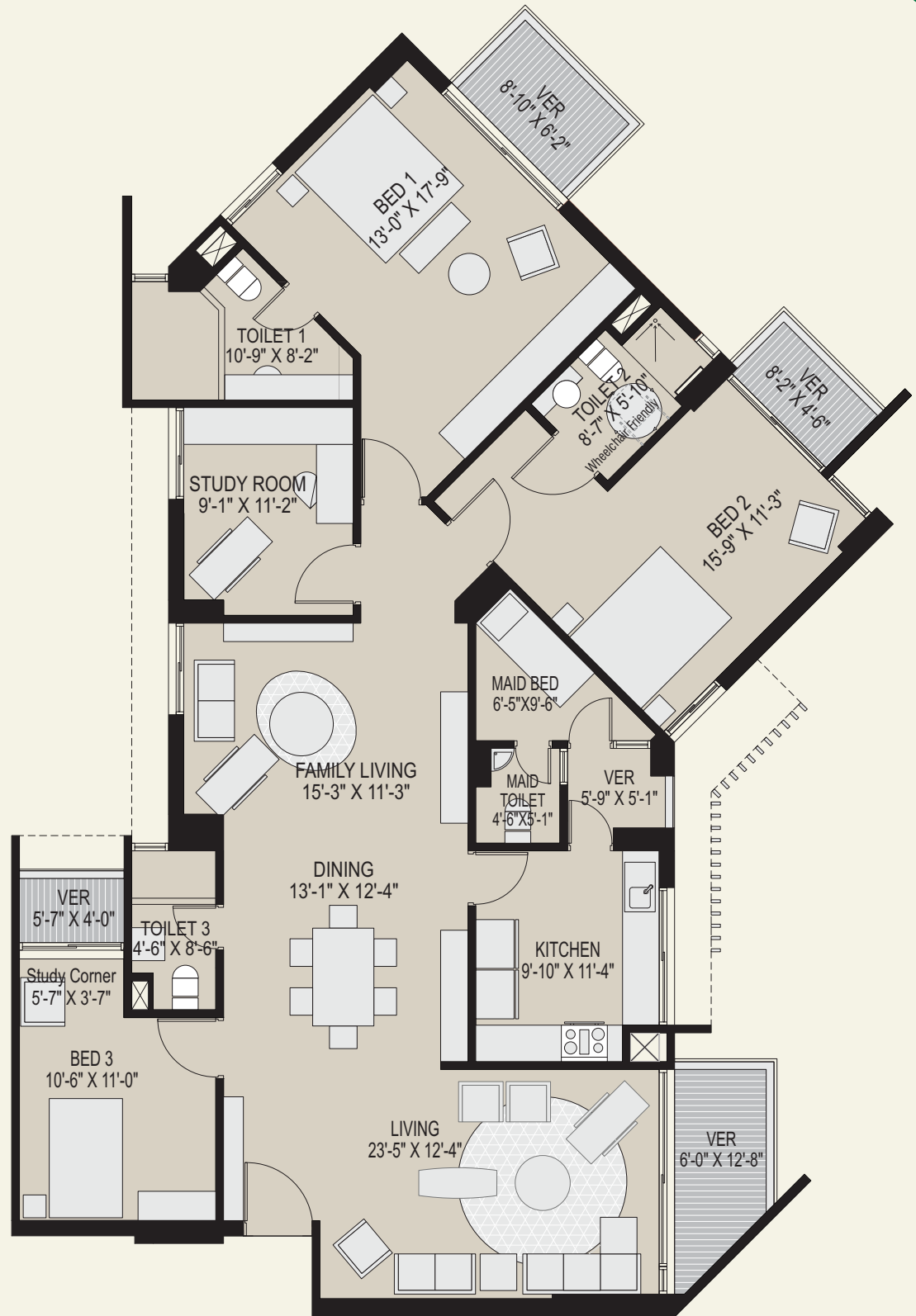




# UNIT PLAN



2550 SFT



Sample typical unit plan. Orientation may vary between types & towers.  
All area mentioned in this brochure are approximate figures based on architectural drawings.  
Actual measurement may vary.



# INTERIOR FINISHING

Walls	Outside walls of 10" thickness made of machine made solid bricks and all interior walls of 5" thickness made of machine made solid bricks with damp-protecting (where needed) plastering.		
Windows	<ul style="list-style-type: none"><li>Sliding glass windows with 4" Powder-coated Aluminum EDF section with rainwater barrier with built-in sliding-frame locks &amp; mohair lining.</li><li>All window glazing with 5 mm thick clear glass.</li><li>Enamel-painted MS Safety Grills with Mosquito-proof netting for external windows.</li></ul>		
Doors	Apartment Entrance	Decorative Solid-Wood Door with Solid Wood Frame completed with Imported Security Lock, 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	Elite Royal Crown	24" x 24" Imported Homogeneous Mirror-Polished Laser-cut Tiles. 32" x 32" Imported Homogeneous Mirror-Polished Laser-cut Tiles. 32" x 32" Imported Homogeneous Mirror-Polished Laser-cut Tiles.
	Balconies	Matte-finished Non-slip Homogeneous Tiles.	
	Toilets	Imported tiles on wall and matching non-slip tiles on floor in impressive hotel-like design & pattern.	
	Maid's Toilet	RAK Ceramic Floor and Wall Tiles.	
	Kitchen	Imported wall tiles and 12" x 12" homogeneous non-slip floor tiles.	
	Worktop	Kitchen Worktop to be finished with imported Granite.	
	Lobby & Stairs	Combination of Attractive Tiles with Marble/Granite.	







# INTERIOR FINISHING

<b>Sanitary Fittings &amp; Fixtures</b>	Master Bath	<ul style="list-style-type: none"><li>● Cabinet Basin and Commode with Toilet-shower.</li><li>● Combi-set Brand: Elite- Viglacera / Empollo.</li><li>● Royal- American Standard / Equivalent; Crown- Toto/Equivalent.</li><li>● Bordered Showering Area.</li></ul>
	Other Baths	<ul style="list-style-type: none"><li>● Second Bath- Royal &amp; Crown: Cabinet Basin, Elite-Pedestal Basin.</li><li>● Third Bath – Pedestal Basin in all categories</li><li>● Combi-Set Brand: Elite-Viglacera; Royal &amp; Crown- American Standard.</li><li>● Bordered Showering Area &amp; Head Shower.</li></ul>
	Maid's Bath	<ul style="list-style-type: none"><li>● Commode &amp; Corner Basin.</li><li>● Bibcock will be provided for water supply.</li><li>● Mirror, Toiletries-holder and Towel Rail.</li></ul>
	General	<ul style="list-style-type: none"><li>● Concealed hot &amp; cold water lines with CPVC pipes &amp; fittings in all Bathrooms (except Maid's Bathroom) and Kitchen.</li><li>● Good quality imported head shower &amp; water faucets.</li><li>● Mercury coated high-finish Mirror, Towel Rail, Toilet-Tissue Holder, Toilet Shower and Exhaust Fan.</li></ul>
<b>Painting Specification</b>		<ul style="list-style-type: none"><li>● Weather proof Silicon Paint on the exterior walls &amp; boundary walls.</li><li>● Easy-Clean Plastic Emulsion Paint (Berger/Equivalent).</li><li>● Brilliant White Plastic Paint on Ceiling.</li></ul>
<b>Kitchen</b>		<ul style="list-style-type: none"><li>● Granite worktop with provision for under-counter cabinets (cabinets not included).</li><li>● One high polished stainless steel kitchen sink (single bowl–single tray) with mixer.</li><li>● Provision for Gas burner inlet &amp; outlet and exhaust fan.</li><li>● Tiled washing corner (floor-level) with bib cock in kitchen verandah.</li></ul>
<b>Electrical Fittings</b>		<ul style="list-style-type: none"><li>● All apartments will have sufficient light points, concealed fan hooks, power outlet points and designated space for AC at suitable locations.</li><li>● Cable TV and Telephone provisions at two points.</li><li>● Internet connection in a contemporary data-connectivity format.</li><li>● Intercom set with concealed intercom line or IP Phone.</li></ul>





# INFRASTRUCTURE

**THE OASIS** is fundamentally designed as a proper **Gated Community** with an effective, functional and mammoth infrastructure of **road & vehicular network, electromechanical services, water supply & sewage services, gas supply network** etc. Besides, automated security & surveillance, emergency management, waste management, communication & connectivity network etc. are also thoughtfully designed by a **panel of specialists** to ensure a **complete urban lifestyle** of 457 families.

**58%**  
OPEN SPACE

**230000**  
SFT  
BASEMENT

**5000**<sub>kVA</sub>  
SUBSTATION

**FULL**  
POWER  
BACKUP

**18**  
LARGE  
ELEVATORS

**20000**  
SFT  
LAWN

## Fire Safety Features

- Fire Control Room
- Fire Hydrant
- Separate Water Reservoir
- Hose Reel on Every Floor
- Sprinkler Network in Ground Floor and Basements
- Fire Stairway with Fire-proof Door
- Smoke Detector Sensors
- High Heat Sensors
- Hazardous Gas Leak Detector
- Fire Truck Access Road

**610**  
UNDERGROUND  
CAR PARK

**55**  
GUEST  
PARKING

SEWAGE  
**TREATMENT**  
PLANT

**DEEP**  
TUBEWELL





# INFRASTRUCTURE

<b>Structure</b>	<ul style="list-style-type: none"><li>• Structural Design parameters are based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.</li><li>• Structural design has considered wind velocity of 210 kmph &amp; earthquake resistance criteria for Seismic Zone 2.</li><li>• 72.5 / 60 grade MS deformed bar (BSRM / Magnum) will be used as reinforcement.</li><li>• Ready Mix Concrete (ABC BPL) will be used in the slabs of the RCC Frame Structure</li></ul>
<b>Lifts</b>	<ul style="list-style-type: none"><li>• 18 elevators in the entire complex from reputed international manufacturer (Hyundai / Thyssenkrupp/Equivalent).</li><li>• Each Tower will have 2 elevators – one 20-Passenger and one 17-Passenger.</li><li>• Each Tower will have a proper stretcher-lift.</li></ul>
<b>Electricity Supply</b>	<ul style="list-style-type: none"><li>• 5,000 kVA Sub-station with VC, PFI &amp; LT Panel.</li><li>• Sub-station to be set up in a separate multi-storied building (EME Hub).</li><li>• Full Backup (except A/C) Diesel Generators with canopy, ATS &amp; Synchronized panel.</li><li>• Standard Capacity (as per RAJUK rules) Solar Panel will be setup of roof tops.</li><li>• HT XLPE and LT Cable for Sub-station and Diesel Generators with connectivity with the mains.</li><li>• Underground site electrification.</li></ul>
<b>Other Utilities</b>	<ul style="list-style-type: none"><li>• Deep Tubewell with sufficient capacity for the whole complex.</li><li>• Sewage Treatment Plant (STP) for the entire community.</li><li>• Gas supply from LPG storage hubs.</li></ul>
<b>Fire Safety</b>	<ul style="list-style-type: none"><li>• Fire Department's approved sophisticated Fire Fighting system for individual building and other installations.</li><li>• Sprinkler system for the entire basement area.</li><li>• Hazardous Gas Leak Monitoring sensors to detect Gas/LPG leak at Gas/LPG Storage Hubs.</li></ul>
<b>Basement Infrastructure</b>	<ul style="list-style-type: none"><li>• Color-zoning of the underground parking area for easy identification and systematic parking.</li><li>• Forced Mechanical ventilation in basement area.</li><li>• Automated car parking entrance barrier.</li></ul>
<b>Internal Network</b>	<ul style="list-style-type: none"><li>• CCTV system for the entire area with night vision camera connected via backbone Optical Fiber / Equivalent to NVR &amp; monitoring screen in the Designated Security Center.</li><li>• IP Phone network for internal connectivity of the complex.</li><li>• Cable TV &amp; internet networking with Fiber Optic Cable / Equivalent.</li></ul>
<b>Security Network</b>	<ul style="list-style-type: none"><li>• 360° security system to protect and guard the premises.</li><li>• Security control center for surveillance management and fire security controls.</li><li>• Integrated access control management for secured &amp; restricted access of residents and approved outsiders.</li></ul>







# MOSQUE









# CAR PARKING



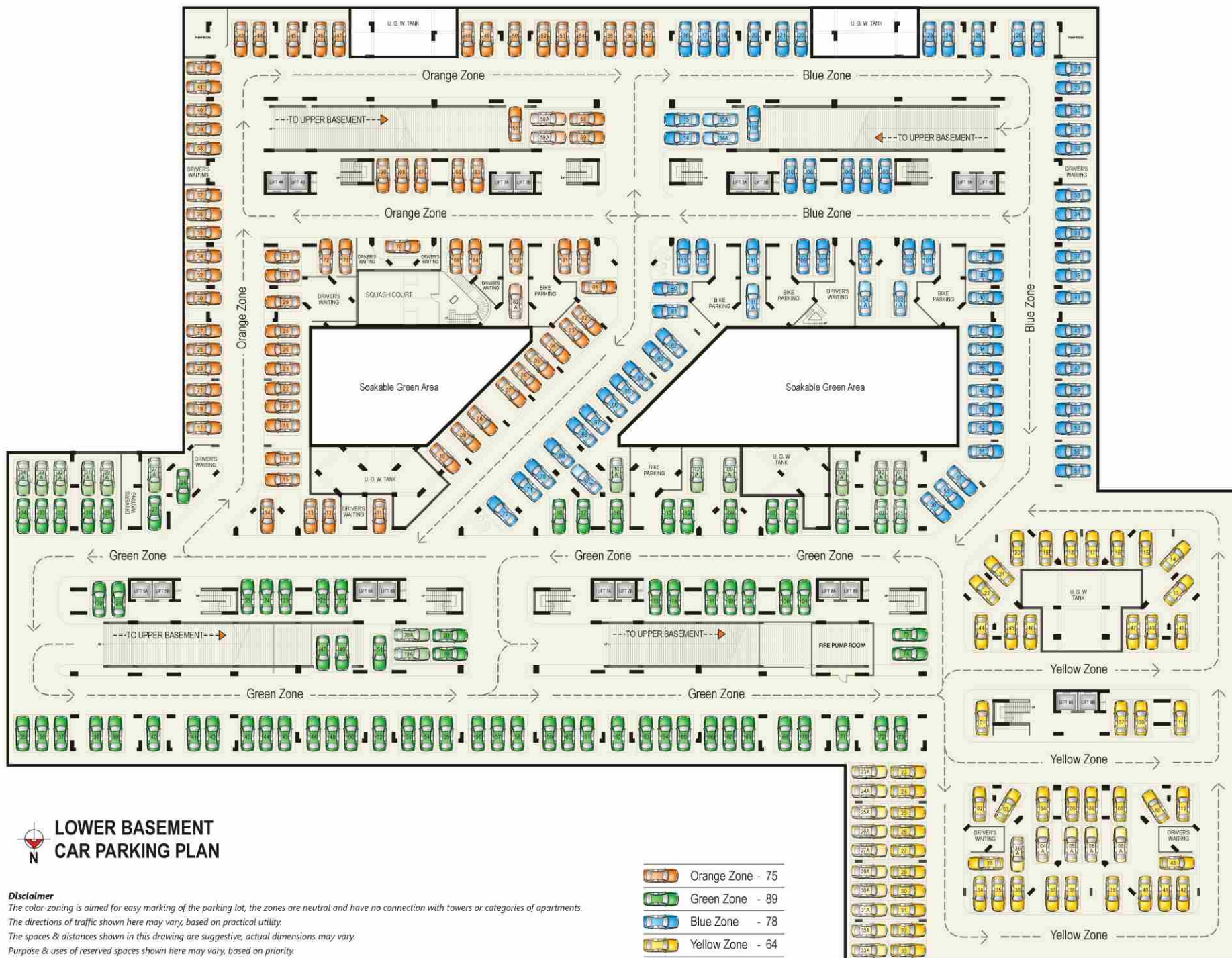
**TWO**  
Levels of  
Car Park

Drivers'  
Waiting Zone  
Prayer Space  
Toilets &  
Recreation

**658**  
Car Parks  
(approx.)









# HOME LOAN PARTNERS



মিউচুয়াল ট্রাস্ট ব্যাংক লিমিটেড  
**Mutual Trust Bank Ltd.**



Delta Brac Housing Finance Corporation Limited



Eastern Bank Ltd.  
Simple Math™



Project  
Developer



SINCE 1972





**SINCE 1972**

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