

ANWAR LANDMARK  
**Whistling Woods**



**ANWAR**  
**LANDMARK**  
creating addresses

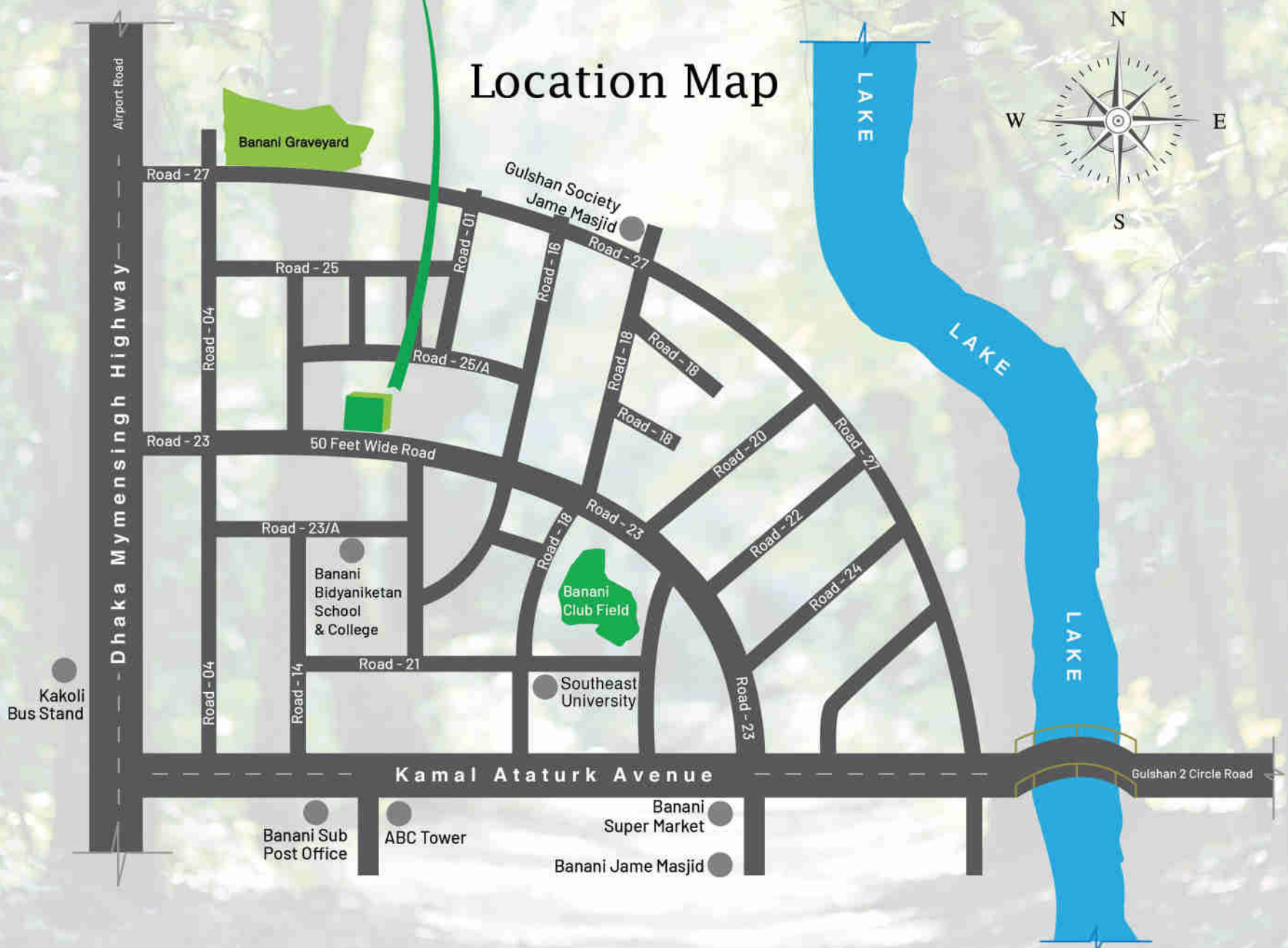




## Anwar Landmark **Whistling Woods**

Plot # 94, Road # 23, Block # A  
North Banani R/A, Dhaka.

### Location Map





# Project Brief

Project Name	: Landmark Whistling Woods
Address	: Plot-94, Road-23, Block-A, North Banani R/A, Dhaka.
Architect	: Md. Rafiq Azam (Firm : SHATOTTO)
Storied	: B-1+B-2+GF+12 Floors
Total Flats	: 18 nos.
Facing	: South
Apartment Size	: 2418 sft., 2507 sft., 2520 sft. & 2550 sft. Duplex 4304 sft. (Including 258 sft. Terrace)
Land Area	: 11.72 Katha







**Anwar Landmark Whistling Woods** – come home to an enchanting lifestyle.

There is a saying in our country about the secret of better Home - living in south facing home is like living in heaven, and ALM Whistling Woods is an exclusive south facing residential project presented by Anwar Landmark.

ALM Whistling Woods has been crafted to indulge you in unmatched luxury in the prestigious neighborhood of North Banani R/A. Set in one of the most serene locations of the city, ALM Whistling Woods is designed to be a whole lot more than just a place to live in – it is a serene haven, a refreshing experience, a place of infinite well-being and peace.

The architectural design would remind you about a sculpture amidst nature. It would present you with a forest like feeling where you can enjoy the eternal beauty of sunrise and sunset from your own sweet home with your beloved ones.

Set with a 60 feet wide front road, ALM Whistling Woods is at Road – 23 and just minutes away from Kakoli more and Kamal Ataturk Avenue. Educational institutes like Banani Bidyaniketon School & College, Southeast University, and University of South Asia are at walking distance. Banani Jame Masjid, Gulshan Society Jame Masjid for your regular prayer and the Banani Kacha Bazar for your daily grocery need are also very close to you. For leisure & recreation and daily jogging, Banani Club field and Banani playground are near to your home. And also, the International Airport is only 15 minutes' drive through the Dhaka-Mymensingh Highway from ALM Whistling Woods.

In a stylish contemporary residence, ALM Whistling Woods gives you a private retreat of your own. The spaces at ALM Whistling Woods have been designed to ensure you get the best of nature with ample light and gentle breezes. Complete with lifestyle features including a beautiful landscaped rooftop garden with seating area, BBQ zone and equipped gymnasium, central water purification system, extensive open space, children's play area, sufficient amount of lush greenery, and a reflective water body at the ground floor, ALM Whistling Woods offers you the lifestyle you have always coveted.

So, come; experience an enchanting lifestyle at Anwar Landmark Whistling Woods and celebrate every second of it.

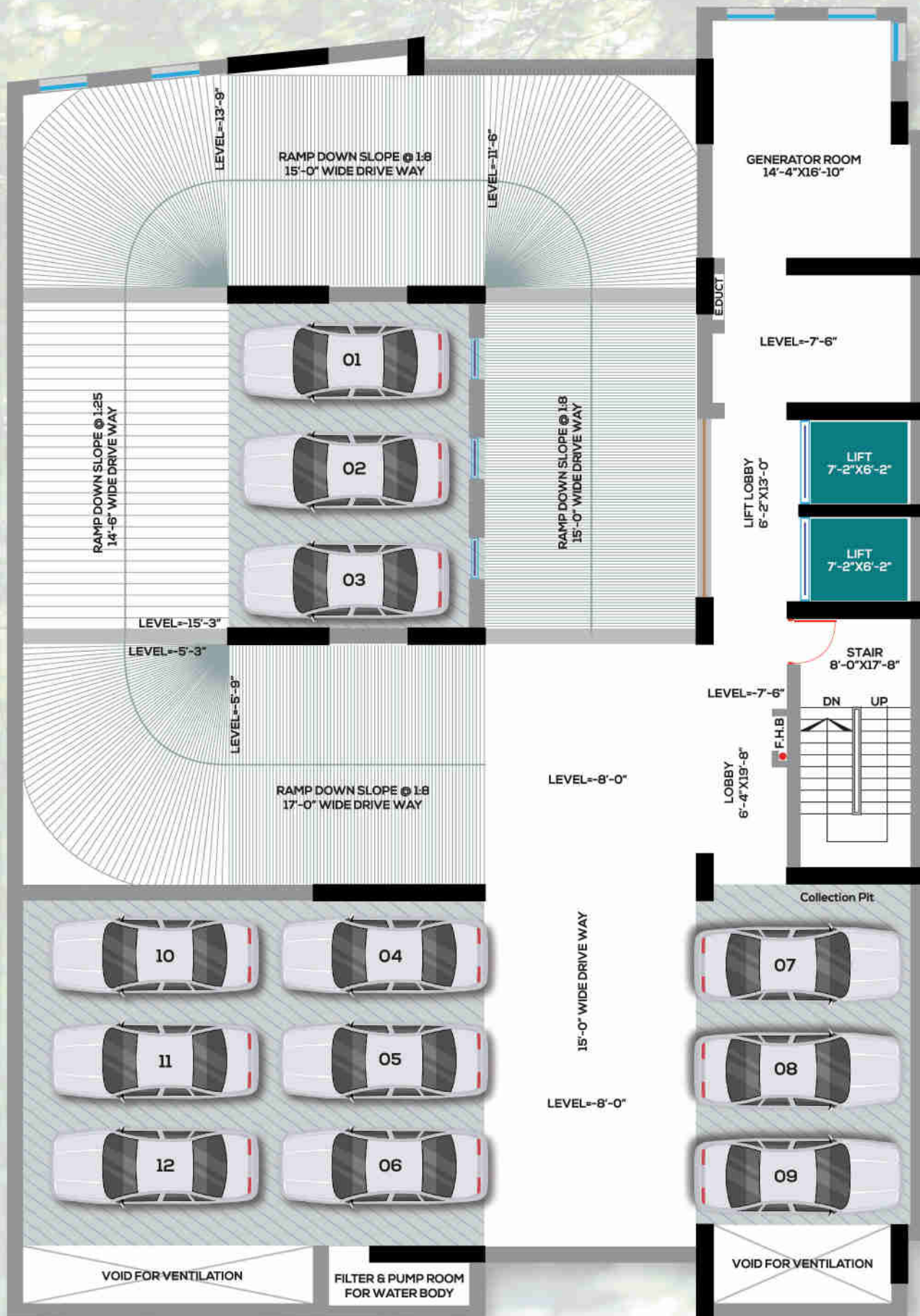




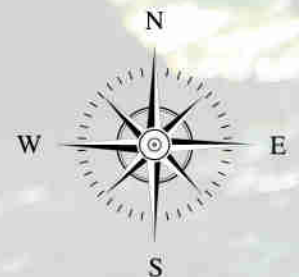
## Exclusive Features:

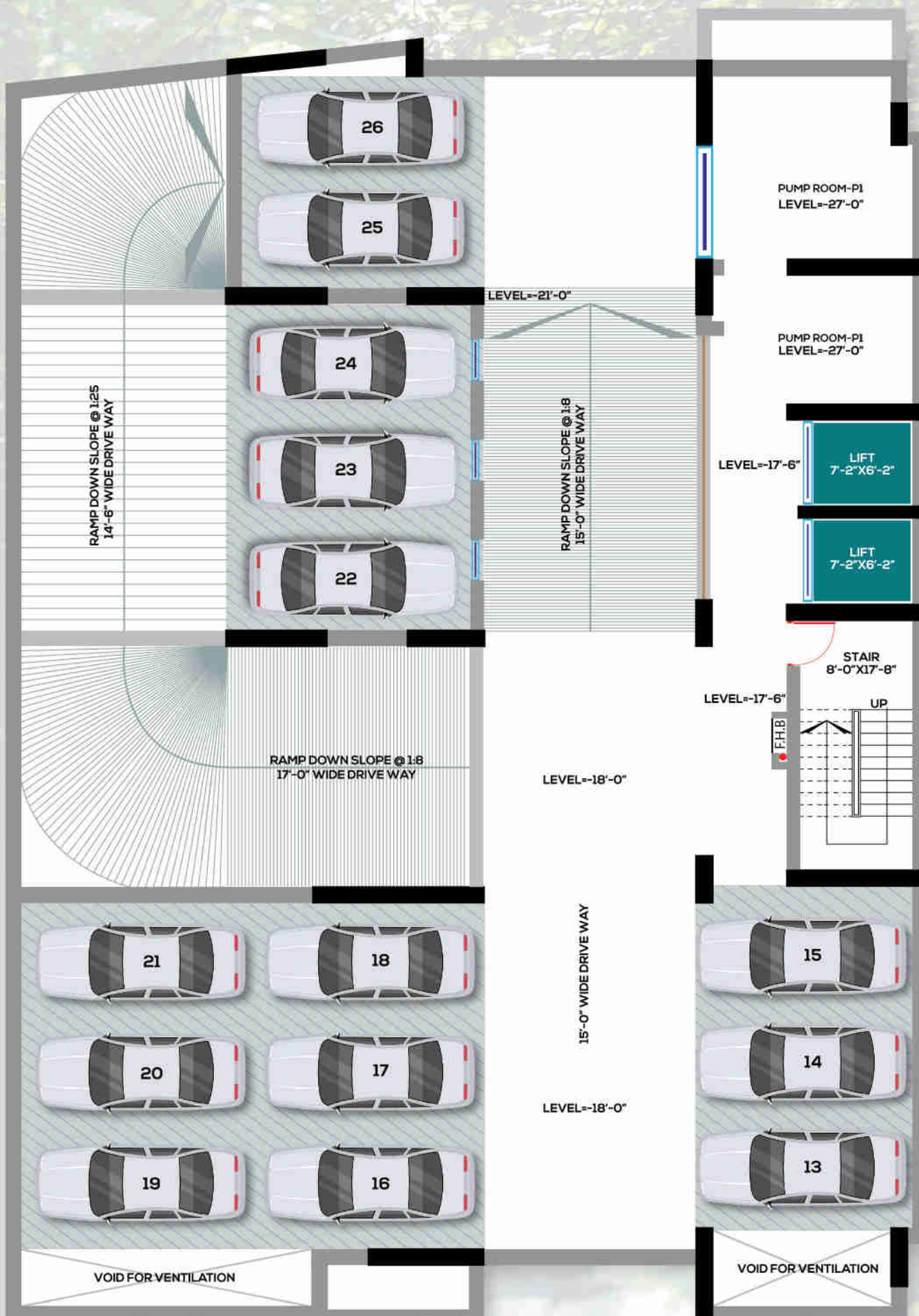
- 55% open space.
- Fair face building.
- Reflective water body at ground floor.
- Swimming pool on rooftop
- Double height entry.
- Equipped gymnasium.
- Wi-Fi connectivity in the whole compound.
- Beautiful rooftop garden with seating area.
- Intelligent Building Management Service (IBMS).
- Water Purification System
- Auto starter canopied generator with full backup.



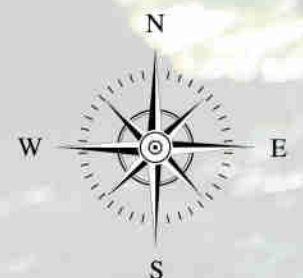


Basement 01





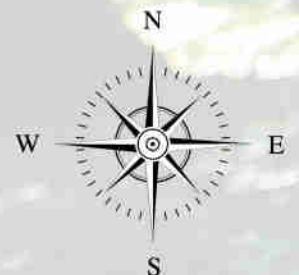
Basement 02



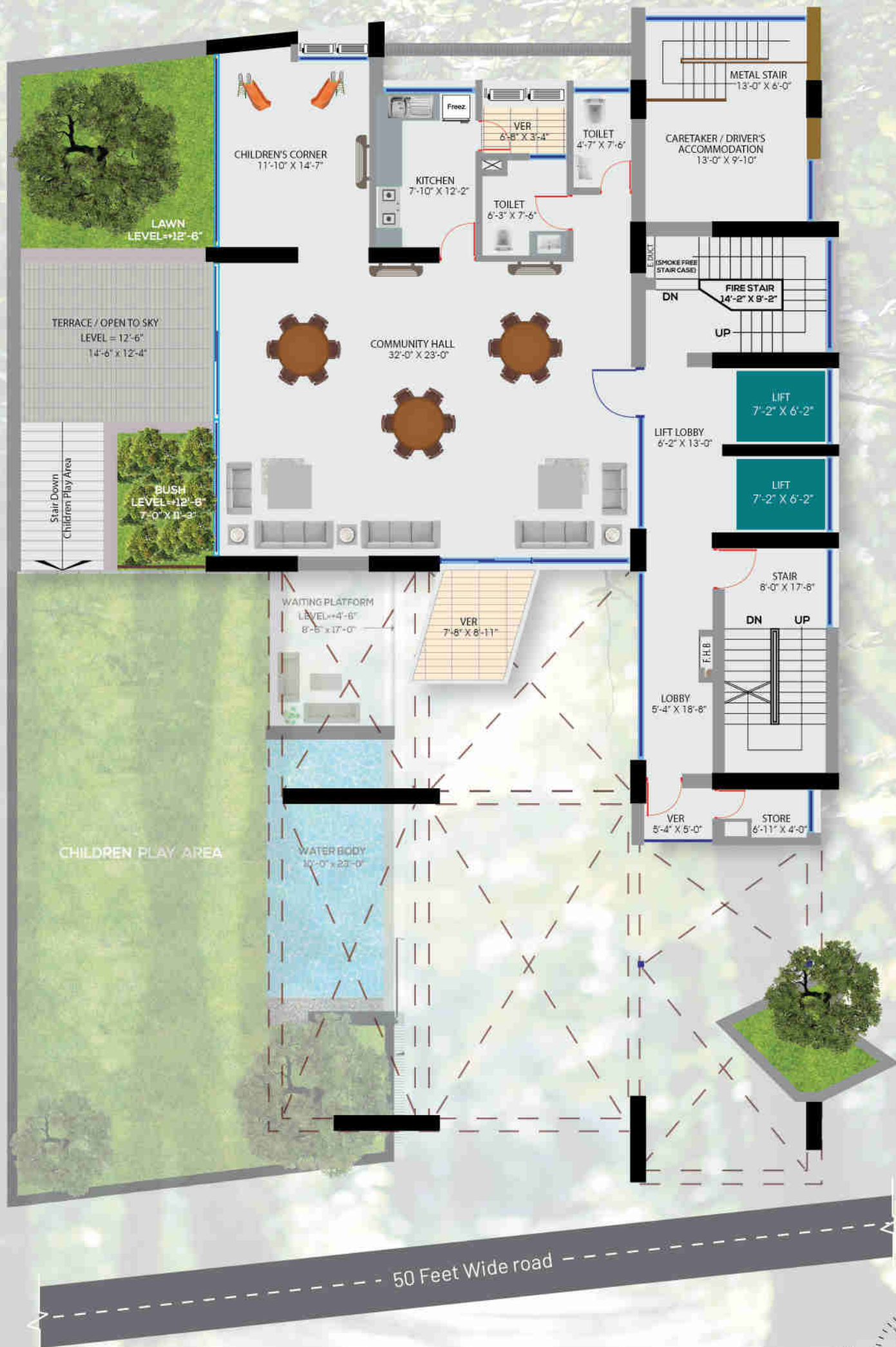




Ground Floor



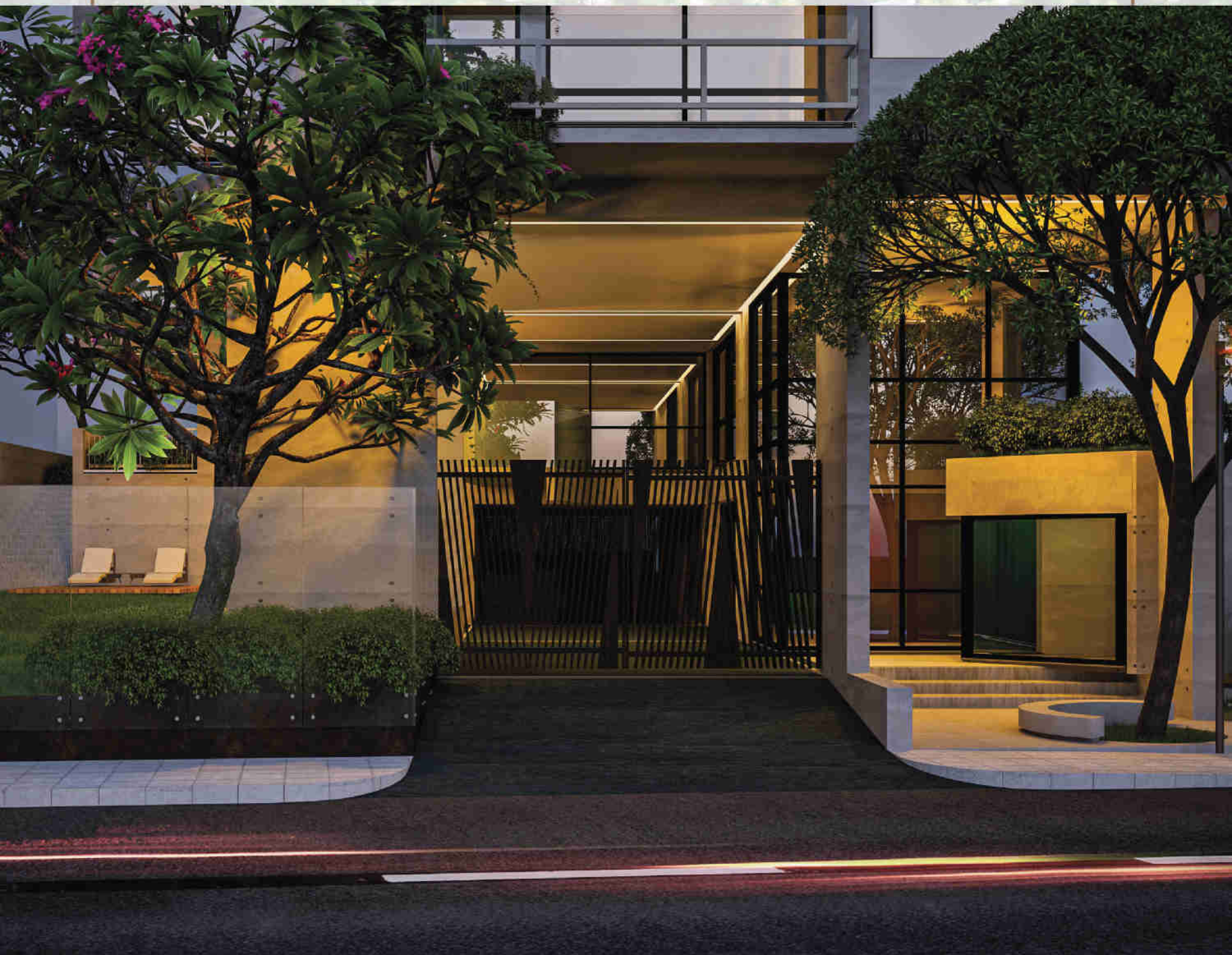




1st Floor



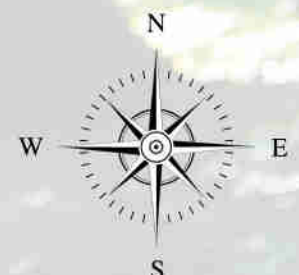
## Smart & Stylish Building Entrance







**Typical Floor (3rd, 5th & 7th )  
Type: A (2507 sft.) & Type: B (2418 sft.)**

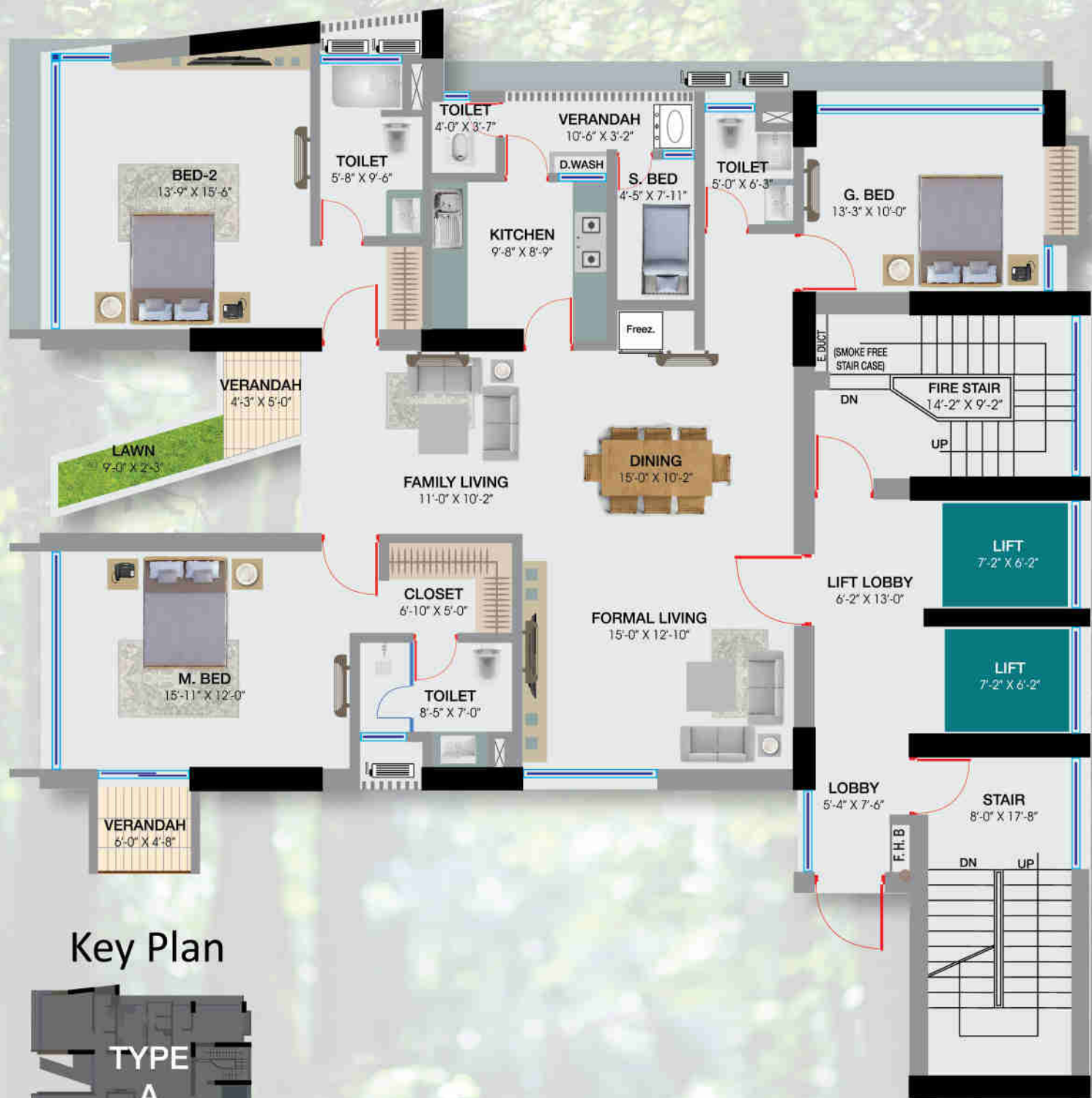




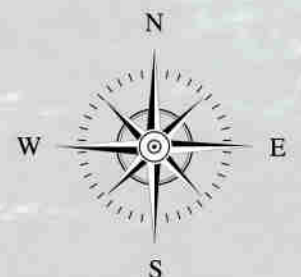
## Green Landscaped Area with Water Body







Type-A : 2507 sft.





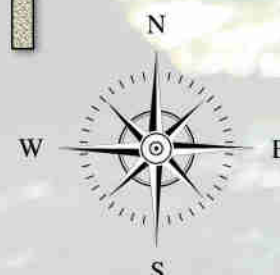
## Swimming Pool with Jacuzzi & Kids Zone















## Apartment Features

### Floors :

Imported 32"X32" Mirror Polish Tiles in all Bedrooms and good quality Marble in Living room, Family living, Dining & Foyer. RAK/Equivalent tiles in housemaid's bedroom.

### Main Door:

8'-0" height Solid Burma Teak main door shutter and wall covered door frame. Face molding bit (inside & outside). Door lock (Chinese handle lock and security lock). Chinese Door Chain, Check viewer with door knocker, Door stopper and Door hinge. Tower bolt (EURO). Apartment number plate.

### Internal Doors:

7'-0" height Solid CTG Teak frame with face molding bit (inside & outside) and solid Door shutter in all Bedrooms, Kitchen and Toilets.

CTG Teak door frame and Teak Veneered flush door (with inner side laminated) in housemaid's Bed and WPC/Equivalent door shutter & frame in Bathroom.

### Sliding Windows/Doors:

All sliding Windows (exterior) and Doors (verandah) will be with single glazed glass (powder coated/-matching with elevation).

Mohair lining and rain water barrier in 4" aluminum section, and there will be sliding Mosquito net.

\*\* The above features & amenities are applicable only for units/flats of Anwar Landmark's portion.





## Bathroom Features :

### Wall Tiles:

Imported laser cut wall tiles in all bathrooms except housemaid's bath.

### Floor Tiles:

Imported laser cut matching floor tiles in all bathrooms except housemaid's bath.

### Sanitary Fittings:

Sanitary wares in all bathrooms (COTTO/Equivalent) except housemaid's bath.

### Basin:

Cabinet Basin (marble top 17mm - 18mm), and Basin Mixture (COTTO/Equivalent) in all bathrooms except housemaid's bath.

### Mirror:

Cabinet size Mirror in all bathrooms except housemaid's bath.

### Other common features in Master Bath, Child Bath & Common Bath:

Hot & Cold water probation.

Shower Enclosure in Master bath, Shower Tray in child bath and Common bath. Shower mixture with Spout & Moving shower - COTTO/Equivalent.

### Housemaid's Bath:

Wall tiles (RAK/Equivalent), Floor tiles matching with wall.

Long Pan and Lowdown water tank (Asian W.T./Equivalent).

Head Shower, Towel rail (Haibali/Equivalent).

Good quality Corner Basin. (Subject to space availability).

\*\* The above features & amenities are applicable only for units/flats of Anwar Landmark's portion.





## Kitchen Features :

### **Wall & Floor:**

Imported full height wall tiles with matching floor.

### **Platform:**

Impressively designed platform with (Jet Black Granite/Equivalent) counter top.

### **Water line:**

Concealed hot and cold water lines.

### **Washing Area:**

Sink: Imported (Double Bowl with Tray) stainless steel sink with Sink Mixer (COTTO/Equivalent).

Bib Cock Long (Downwash) and CP Grating (COTTO/Equivalent).

### **Kitchen Hood:**

Provision for kitchen Hood.

### **Exhaust Fan:**

Exhaust Fan suitably located.

\*\* The above features & amenities are applicable only for units/flats of Anwar Landmark's portion.





## General Features for all Residents:

### Generator:

One standby generator (Pramac/AKSA/FG/Wilson/Tempest/Equivalent) in order to ensure electricity 24 hours in case of power failure inside the apartments for all Lights, Fans, Refrigerator points, Air Conditioner points, and all common spaces.

Emergency power backup for Lifts, Water pump, Stair, and other common areas.

### Sub-station:

Dedicated sub-station with LT and PFI panel.

### Lift:

02 (Two) nos. Lift from reputed international manufactures (Hyundai-Korea/Mitsubishi-Thailand/Sigma/Thyssen Krupp-Korea/Schindler/Equivalent).

Both the lifts will be passenger category, and the lifts will be installed with : Auto-voltage regulator, Inverter, Adequate lighting, Full-height photocell sensor and emergency alarm, Emergency landing device.

### Water Supply:

Water pump, one for full operation & one for stand-by (Pedrollo/Saer/Equivalent).

Water Purification System to supply treated fresh water to all the apartments.

Water supply with a common meter for main connection from WASA.

### Electrical Features:

All power outlets with earthed connections.

Gang type electrical switch, plug-points, and other fittings (MK - Singapore/Equivalent).

Electric distribution box with circuit breaker (ABB/Equivalent).

Concealed electric cables (BRB/BSB/Equivalent).

Provision for Air Conditioners in all Bedrooms, Family living & Formal living & Dining room (except Kitchen & S. Bed).

TV point and Dish connection in all Bedrooms,

Family Living & Formal living (except S. bed).

Telephone connection in (Master Bed, Family living & Formal living).

Internet connection in (Master Bed and Family living).

Light fixtures only in common space.

Ceiling fan provision in all bedrooms Family living & Formal living.

Electric point for washing machine provision at suitable area.

Electric point for geyser in (All bath & kitchen except S. Bath).

### Paint:

Internal & External (Berger/ACI/Elite/Equivalent).

Luxury Silk/Easy breathe paint on all internal walls and plastic paint on ceilings.

Enamel paint on toilet & kitchen ceilings and on Grills & Veranda railings.

### Safety & Security:

Firefighting System and Fire Extinguisher (as required - based on building height).

24/7 CCTV Surveillance in the basement and ground floor.

Video Intercom System to connect each apartment to the reception desk.

### Structural & General Engineering Features:

Structurally strong building design based on Bangladesh National Building Code (BNBC) to withstand heavy winds and earthquake.

Cement: Anwar Cement of international standard.

Aggregate: Stone Chips as aggregate will be used in all major RCC structure.

Reinforcement: Anwar Ispat of Grade 500W (72500 psi)/60G.

UPVC: A-1 Polymer (best quality).

### Maintenance:

Free maintenance will be ensured by Anwar Landmark for a period of 12 months from the date of handover of the project for construction defects only.

\*\* The above features & amenities are applicable only for units/flats of Anwar Landmark's portion.



# Terms & Conditions

Application for allotment of apartments should be made on the prescribed application form signed by the applicant along with the booking money. Anwar Landmark Ltd. has the right to accept or reject any application without assigning any reason thereto.

On acceptance of an application, Anwar Landmark Ltd. will execute allotment of agreement with specific terms and conditions to the applicant. The purchaser/applicant/allottee shall start making payment as per the payment schedule. Allotment/Agreement of apartment is made on first come first served basis. For all payments of booking money, installments, additional modification cost and other cost (if any), the purchaser shall make through Bank Draft or Pay Order or AC payee cheque or BEFTN/NPSB/RTGS in favor of Anwar Landmark Ltd., for which respective receipts will be issued by Anwar Landmark Ltd. NRB clients will make their payments through TT/DD. Payments of installment and all other charges must be realized to builder's accounts on or before due dates as mentioned in clients application/deed of agreement. Builder may issue reminders to the Purchaser/Applicant/Allottee but not with standing the issue of reminders, the Purchase/ Applicant/Allottee must adhere to the schedule of payments to ensure timely completion of construction. That the time is fixed for payment of the total cost shall be the essence of the contract. That it is mutually agreed that the purchaser will make all payment as stipulated herein within the due date. Any delay will make the purchaser liable to pay a delay charge @ 2% (of the installment value) per month on the delayed period and builder will collect delay charge amount with the next installment amount. If a payment is delayed beyond 90 days, the Developer may exercise its right to cancel the allotment and sell the apartment to any other intending buyer.

After signing the agreement/allotment letter, if the Purchaser/Applicant/Allottee does not want to buy the apartment, Anwar Landmark Ltd. shall return the deposited money by installments after resale of the said apartment after deduction of 10% service charge of the total deposit amount of which amount has been mentioned in the application form. That in case of any change from buyer's side i.e. shifting, ownership change, name including or excluding, the Purchase/Applicant/Allottee will have to pay BDT. 10,000 to the developers (within family members - father, mother, full brother, full sister, son and/or daughter, husband & wife) and for any third party i.e. other than family members the Purchase/Applicant/Allottee will have to pay BDT. 50,000 as service charge/transfer fee to the developer. In case of cancellation purchaser may reactivate the agreement/allotment of the said property paying reactivation fee as per company policy, if the builder accepts.

That the permission from relevant authorities for connection and supply of gas, water electricity and sewerage disposal shall be obtained by the developer on behalf of the purchaser. That the Purchaser shall pay for security deposit, connection fees and other incidental charges and costs payable for gas, water supply, sewerage and electricity connection to the demised Apartment directly to the Developer at prevailing rates

All cost relation to registration, transfer fee, VAT, AIT, Gain Tax Occupancy certificate cost and all miscellaneous charges to be borne by the purchaser.

All statement, literature and depictions in the materials are not to be regarded as a statement or representations of the face. Visual representations such as payout plan, finishes, illustrations, photographs and drawings contained in the materials are artists' impressions only and not representation of fact. Such materials are for general guidance on and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and Purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representation or promise (whether or not contained on the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey.

Limited changes in the specifications, design and/or in internal layout of the apartments and other facilities may be made by Anwar Landmark Ltd. in larger overall interest or due to unavoidable reason.









☎ 16709

🌐 [anwarlandmark.com](http://anwarlandmark.com)

**MEMBER  
REHAB**

**ANWAR  
LANDMARK**  
creating addresses

**Anwar Landmark Ltd.**

Baitul Hossain Building (13th Floor), 27 Dilkusha C/A, Dhaka -1000

✉ [info.alml@anwargroup.net](mailto:info.alml@anwargroup.net) 🌐 [/anwarlandmark](http://anwarlandmark.com)

☎ 9558479, 9564178, 9559508, 9570072