

artisan

Zaan
Jolshiri

Artisan Architects Engineers & Developments Ltd.

GENERAL DISCLAIMER

Information contained in this brochure is subject to change. The measurement are approximate. The illustrations provided only to facilitate presentation. Apartments are sold unfurnished. Furniture and fixtures are not part of the offer to contract. Features and Amenities may vary as per availability based on market prices/design requirement/price fluctuation.



Artisan Architects Engineers & Developments Ltd.
Artisan Technological Services Ltd.
Artisan Apartments Ltd.

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Amenities Nearby



Educational Institutes

5 minutes from Cantonment Public School & College
5 minutes from Jolshiri Cantonment School and College
1 minutes from Nursery and Primary School.
10 minutes from BIS School and College
10 minutes from University



Shopping and Entertainment

Shopping malls & Restaurants within
10 minutes distance (with in the Commercial Zone)
Jolshiri Sports Complex
Cycling and walking tracks available
Jolshiri Golf Club

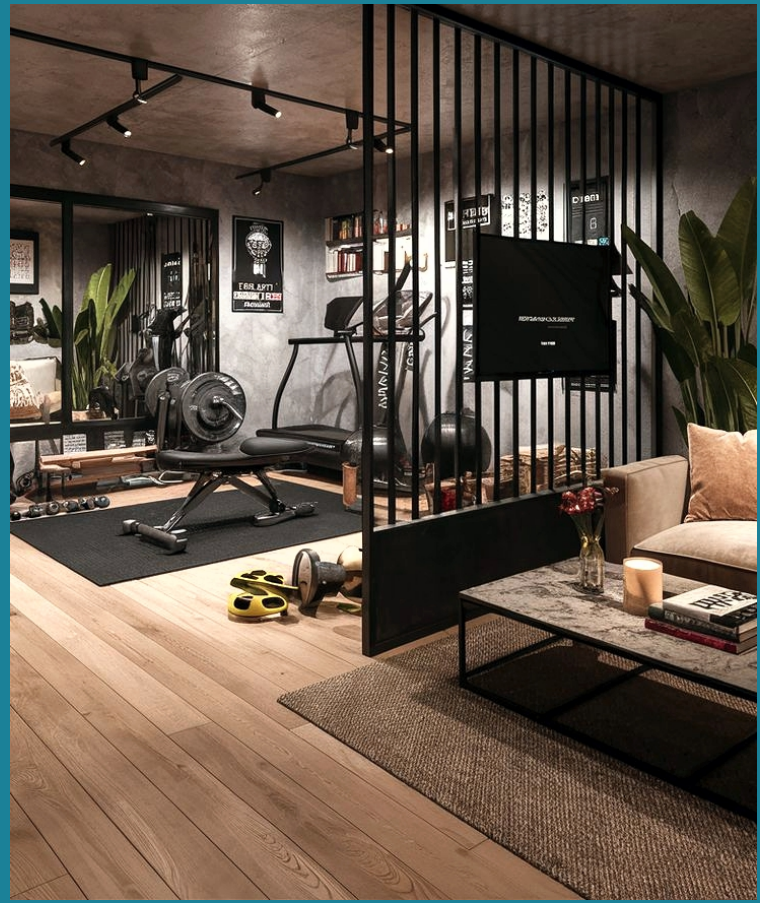
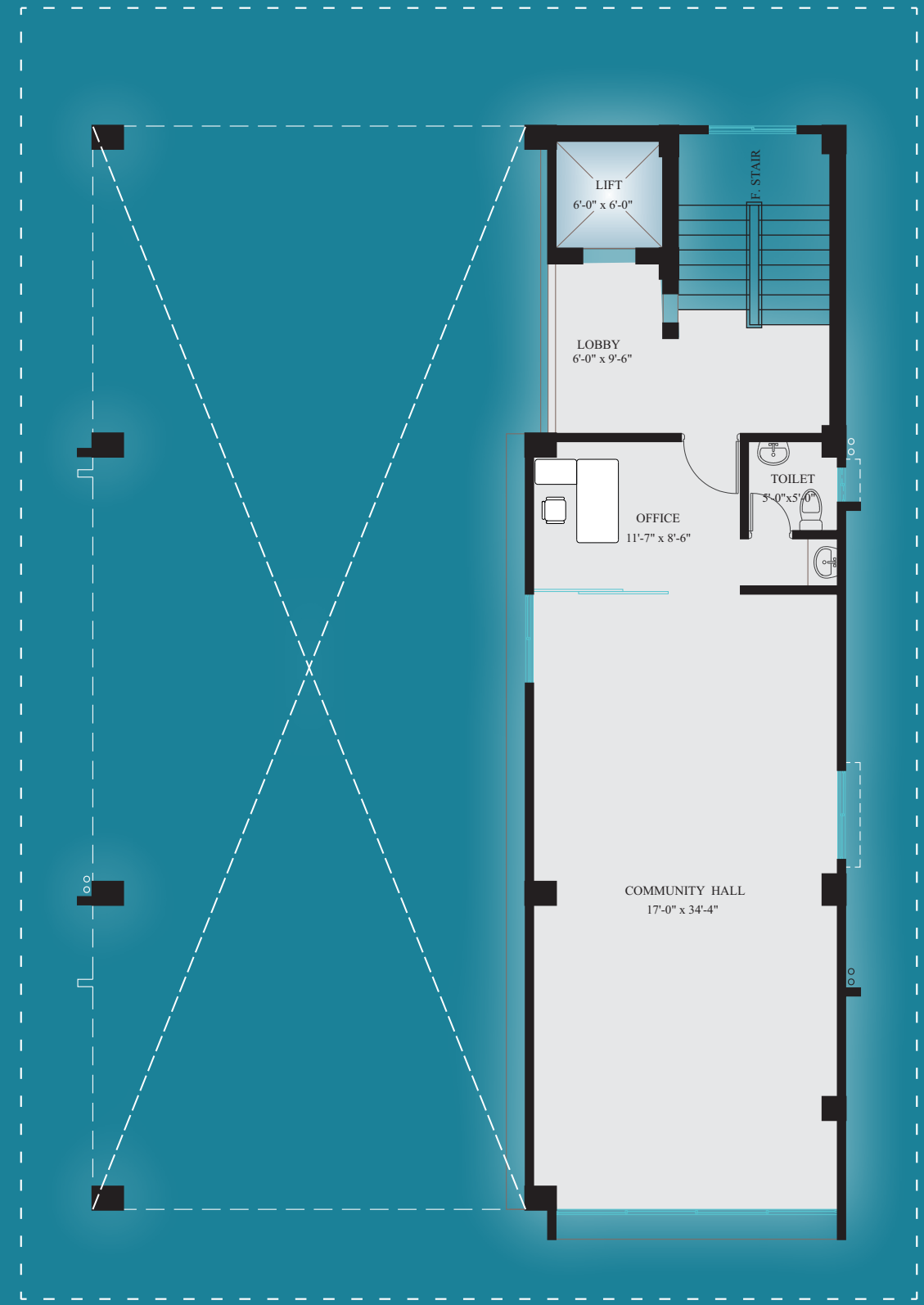
Walking Distance

2 parks each within 2-minute distance (Sector-9 Park)

1 minute from Sector-9 Lake
2 min Distance from Sector-9 Mosque
10 min distance from Central Masjid & Central Eid Ghah
(in the Commercial Zone)
2 minutes distance from police fari

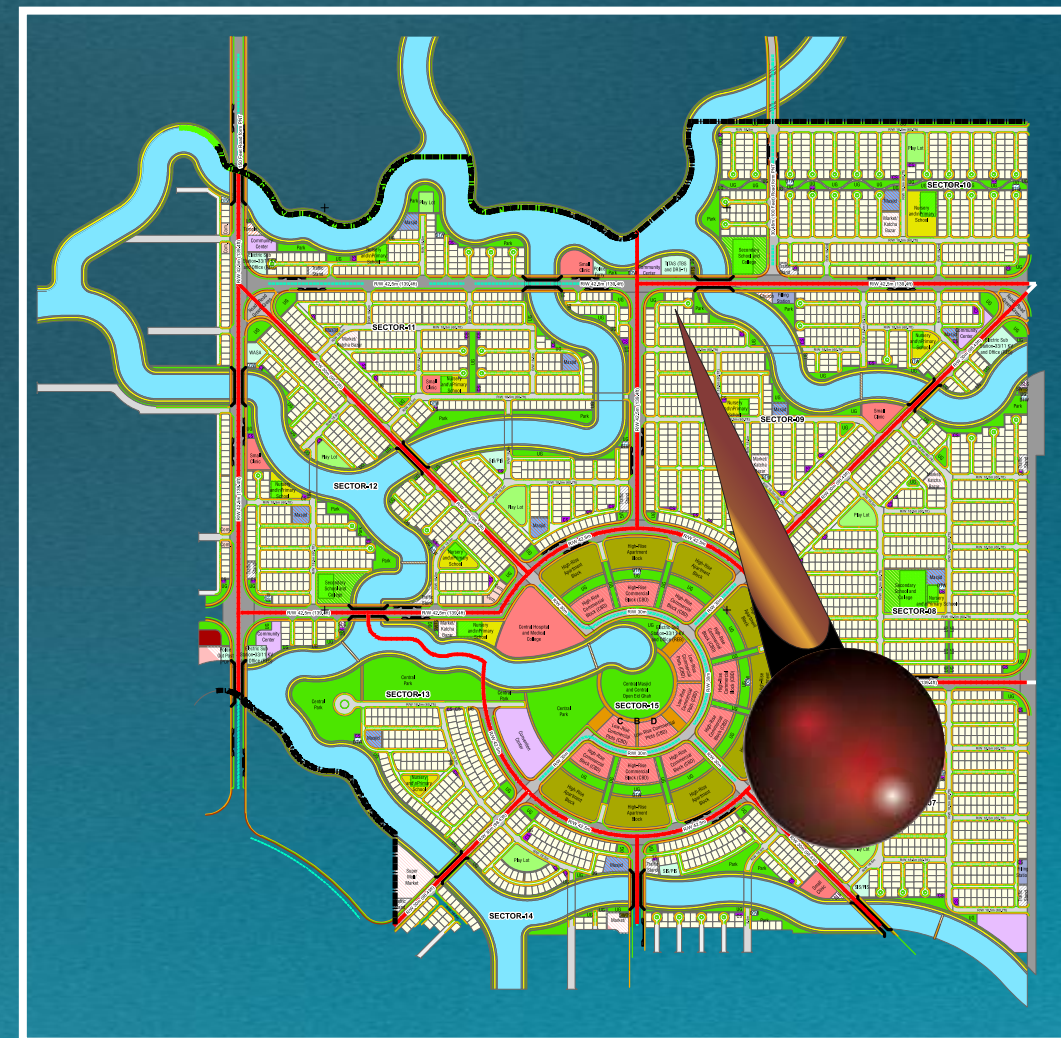
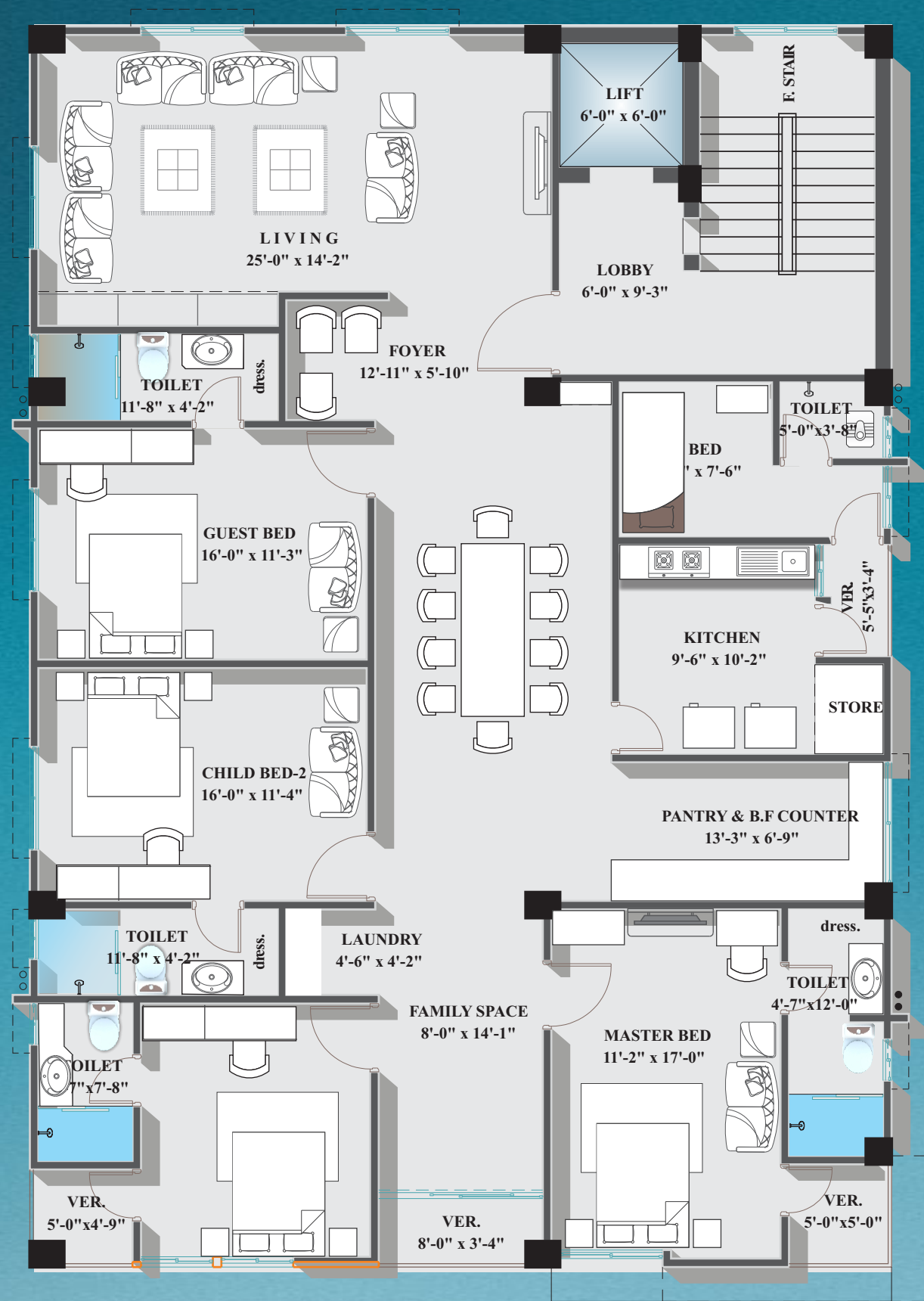
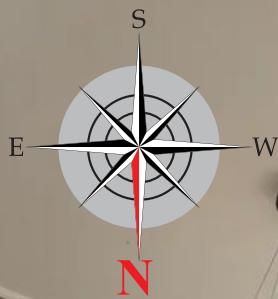


GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

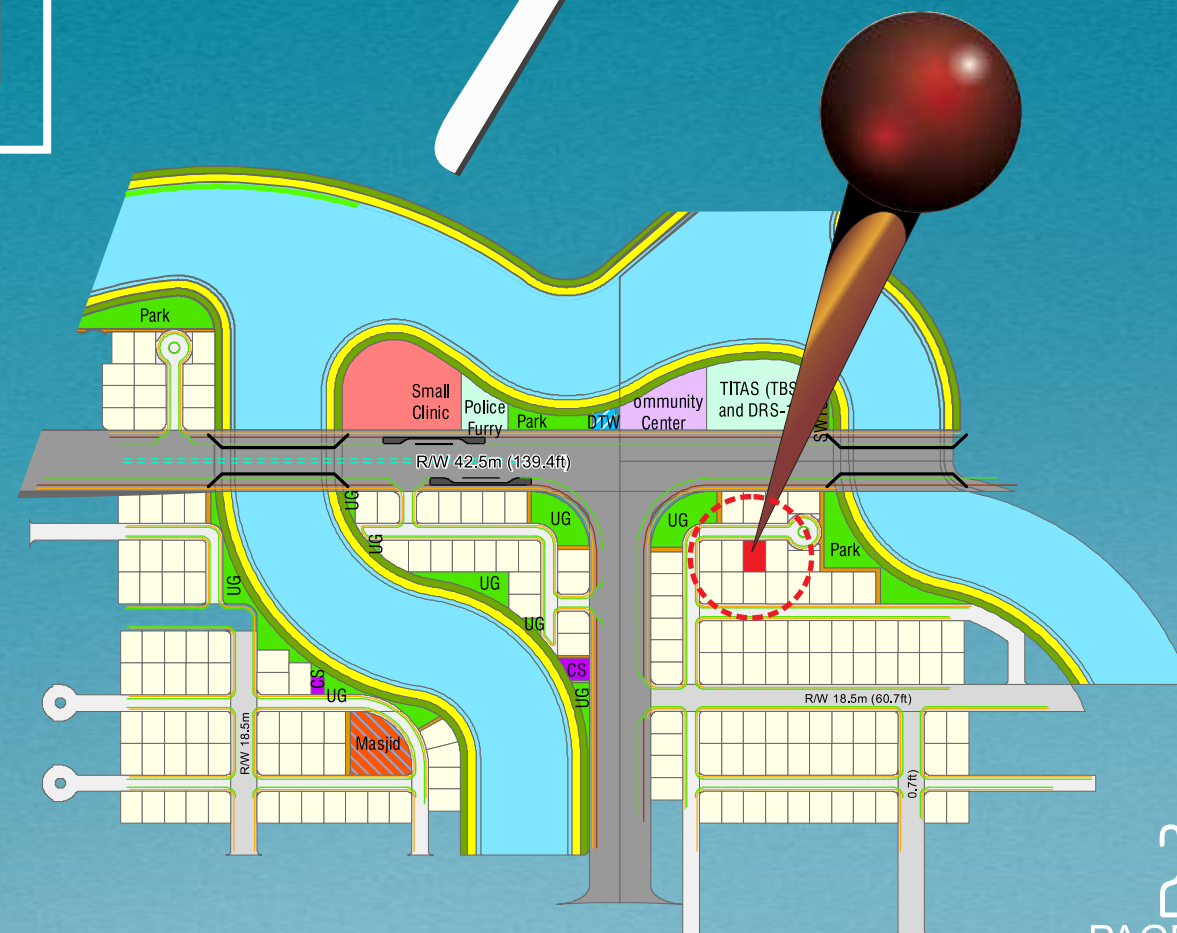
TYPICAL FLOOR PLAN
2850 sft



LOCATION MAP 

artisan *Azaan*
Jolshiri Abason
SECTOR-09
ROAD:501B, PLOT: 006

- Adamji Cant School & College
- Jolshiri onment Public School & College
- Lake (North-East)
- Play Ground
- Mosque
- Central Park
- Business Hub
- Golf Club
- 5 Star hotel



- **1 high quality 8 passenger capacity lift (from reputed international manufacturer as per developer's choice) to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor, and emergency alarm, mirrors on the wall, headphone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors.**
- **Tiled Staircase for easy maintainance and clean look**
- **Tiled floor with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.**
- **Sliding window in stair landing to ensure light and ventilation**

GENERATOR

- **A diesel-run emergency auto start/stop canopied generator will be for use in case of power failure with:**
 - 1. Engine-Perkins/Cummins or good quality as per the developer's choice**
 - 2. Alternator-Stamford/Mecc-Alte or good quality as per the developer's choice**
- **Generator will support the following:**
 - 1. Lift, water pump and lighting in common space and stairs.**
 - 2. One light and one fan point in every room, one light point in kitchen and all bathrooms.**
 - 3. One point for refrigerator and one point for television**



Apartment Features

Floors: 24"x24" imported mirror polish tiles in bedrooms, foyer, living room, dining room, family lounge area & all verandahs. Kitchen verandah and utility/staff room with non-slippery made-in-Bangladesh tiles matched to the floor scheme.

Main Door: Solid Chittagong Teak 3'-6" × 7'-0" main entrance door with door chain, apartment name plate, door handle with smart fingerprint access door lock, one look-over camera & 2-way voice support function.

Internal Doors: 7' high French polished veneer door shutters with Teak Chamble door frame for all internal doors except bathrooms.

Sliding doors & windows: Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier and fly-proof netting.

Security and Safety: Safety grills on windows & full height grill on kitchen verandahs.

Painting: Smooth finished plastic paint on all internal walls & ceilings.

Electrical: Imported gang type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all bedrooms, living room and dining area as per electrical design. Internet connection point in family lounge area.

Lights: Provision for wall brackets in all bedrooms, living, dining cum family lounge area and common area. Appropriate lighting in bathrooms.

Green spaces: The area has ample green spaces, lakes and landscaped gardens. It also uses green measures like grass-plated trenches, rainwater gardens and sunken green spaces to manage drainage.



Apartment Features



Kitchen Features:

- Platform: Tiles in kitchen countertop.
- Wall & Floor Tiles: Wall tiles (full height) and floor tiles made in Bangladesh.
- Waterline: Concealed Hot & Cold waterline.
- Sink: Double bowl sink.
- Provision for Kitchen Hood is available
- Gas Connection: Gas Cylinder connection for oven/ stove with gas detector connected to stop potential fire hazard through gas leakage.



Bathroom Features:

- Door: Laminated door shutter with PVC door, solid door frames
- Sanitary Ware: Local Sanitary ware.
- C.P Fittings & accessories: Made in Bangladesh
- Shower area: Customized shower area
- Tiles: Wall tiles (up to 7' height) floor tiles, made in Bangladesh.
- Waterline: Concealed Hot & Cold waterlines in all bathrooms including the staff bath.
- Staff Bathroom: Local wall & floor tiles with local long pan & moving shower.

