

# Chayaneer @FinlaY

a premium residential project





a premium  
residential  
project



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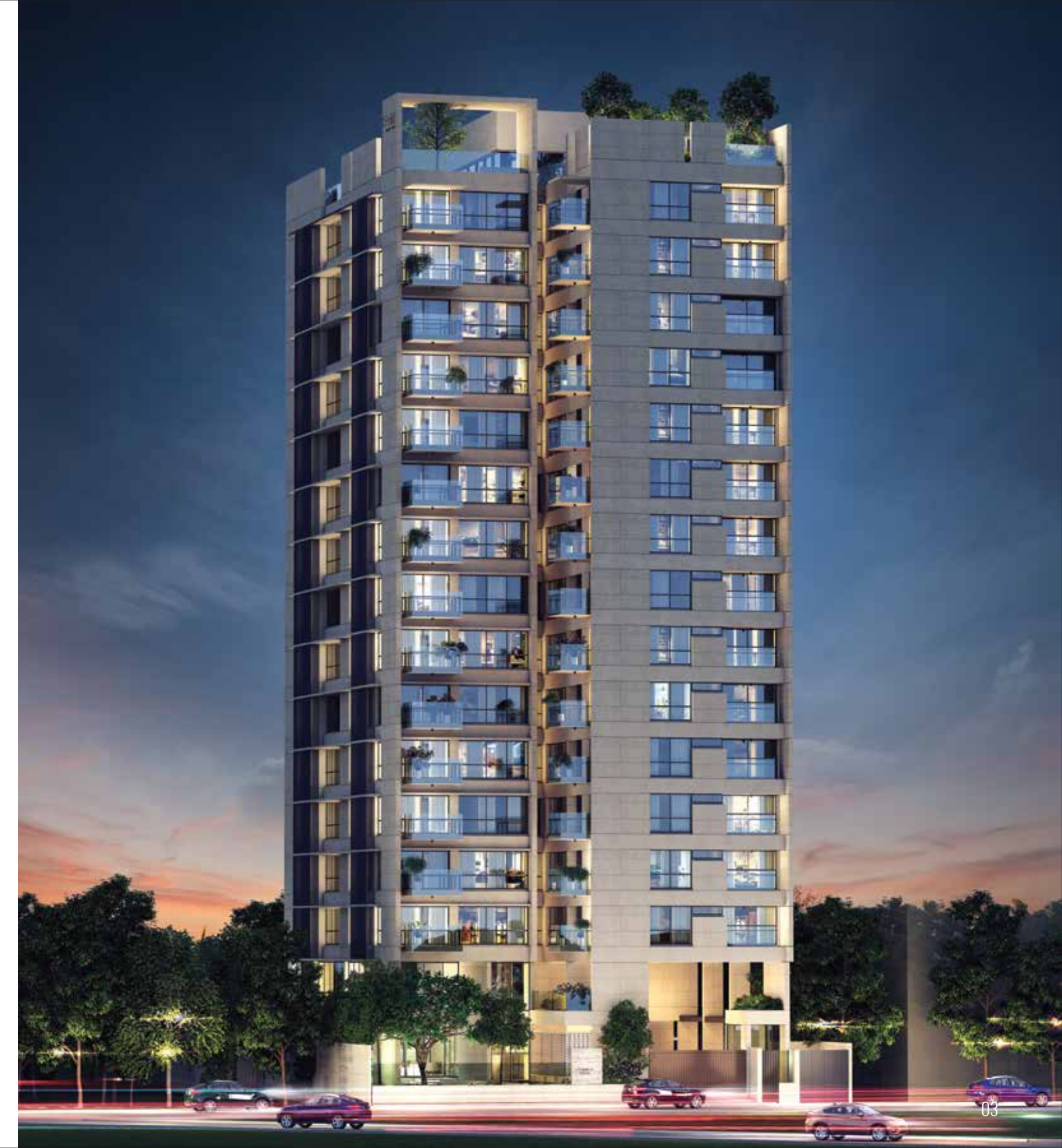
Chattogram is a city with an ambitious economic vision and unsurpassed growth. The constant increase in the number of residents in this City has motivated construction of posh residential properties at an impressive pace. The rapid growth of the economy has resulted in the development of mega-malls and entertainment destinations which contribute to a vibrant lifestyle that is hard to match anywhere else in the country. It is no wonder that most peoples who come to work in Chattogram end up making it their home.

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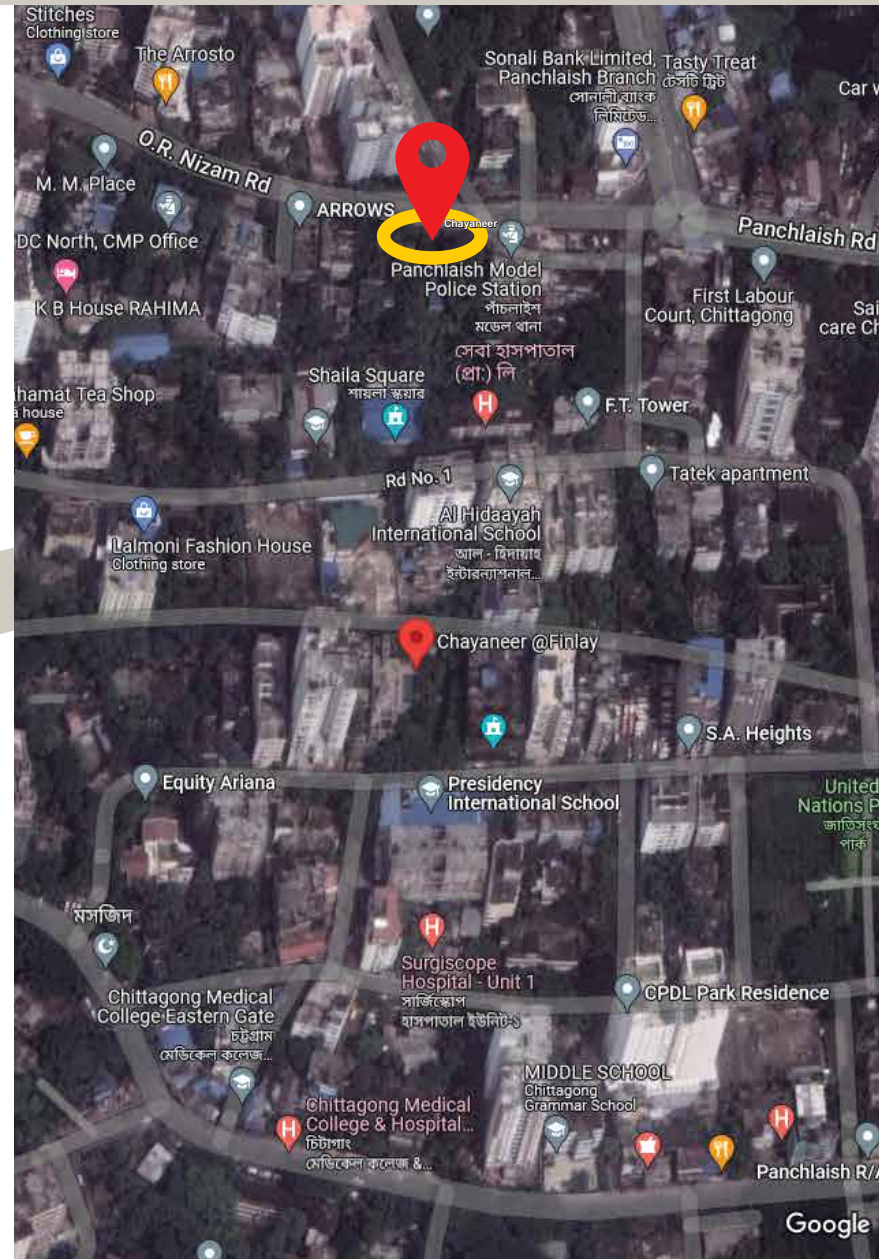
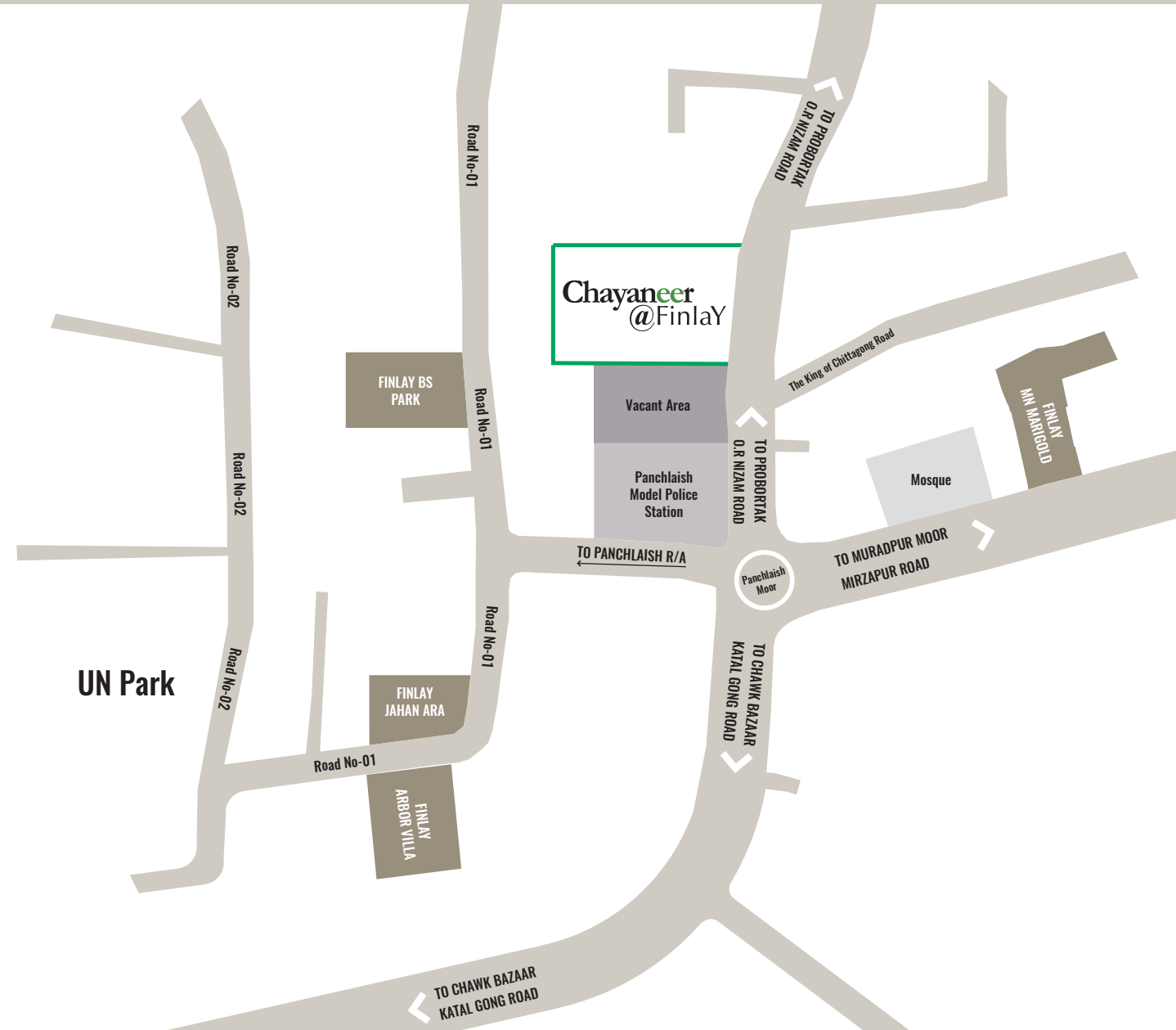


*Finlay Properties Limited is one of the leading developers and owners of first-class real estate in Chattogram. Our properties are intelligently designed for optimum use of space and use appropriate technology to deliver excellent value for money and ensure healthy lifestyle for a respected customer. We stand for transparent business practices and have 100% customer satisfaction as a core value.*





LOCATED AT THE MOST PREMIUM LOCATION IN CHATTOGRAM



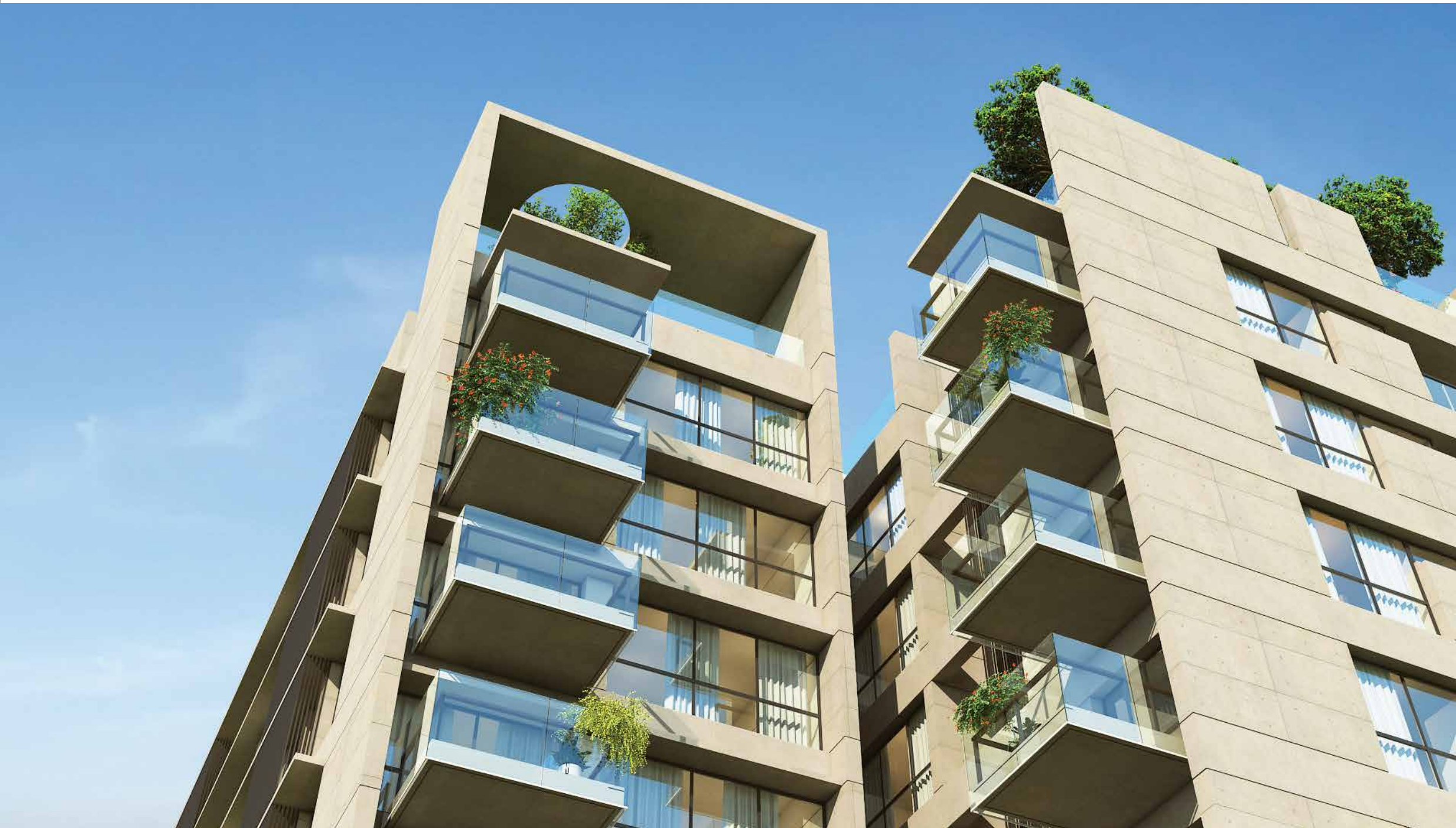
Location: 29 Panchlaish R/A (Adjacent to Panchlaish Circle), Chattogram.

# Chayaneer @FinlaY



Chayaneer @ Finlay is located at well planned and posh residential area adjacent to Panchlaish Circle in Chattogram. Panchlaish model Police Station is situated within the walking distance from the complex, so that safety & security is well ensured. A number of private clinics, schools, parks and community facilities along with Chittagong Medical College are all around the project to offer living with absolute fineness.





## PROJECT DETAILS

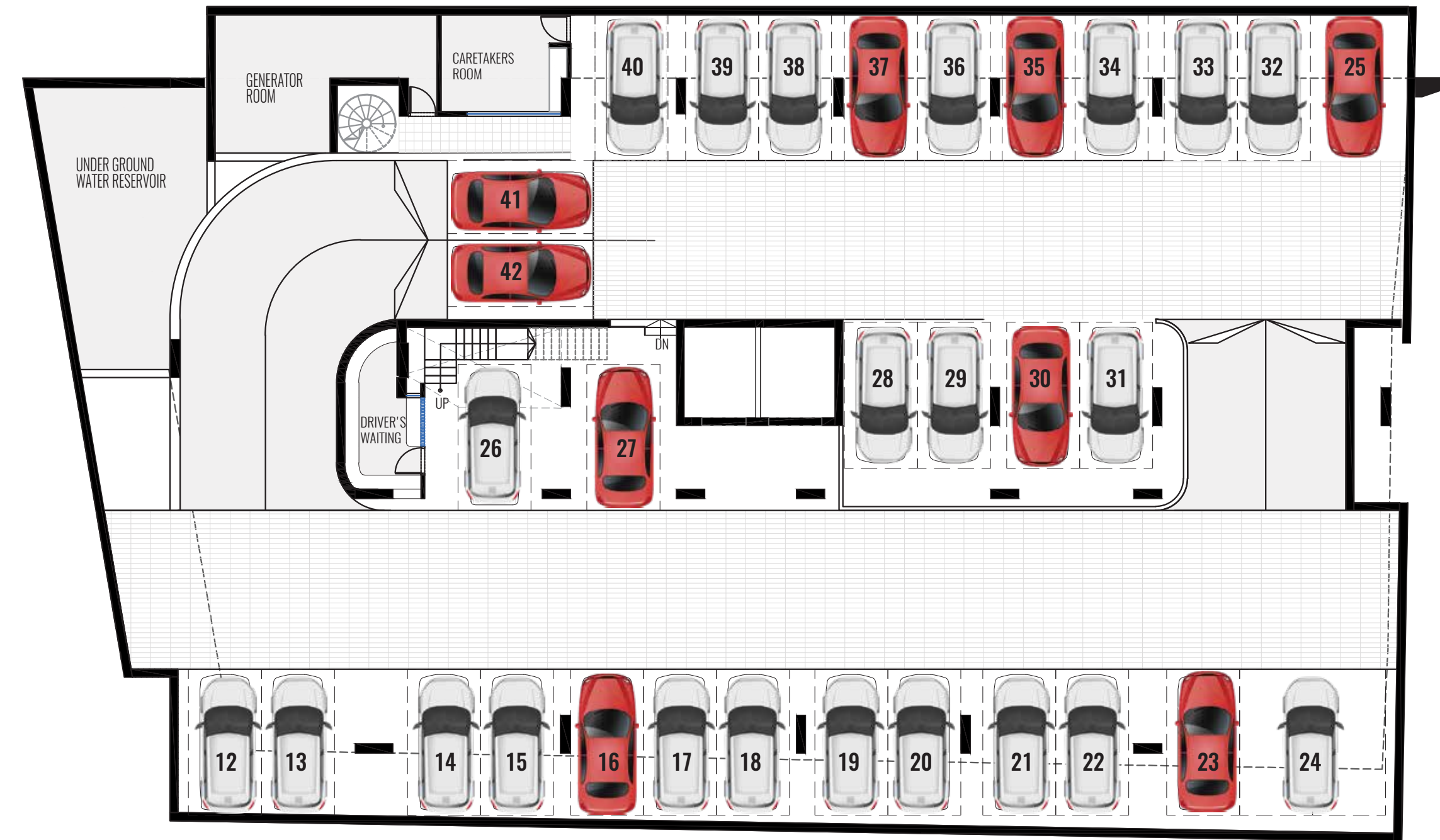
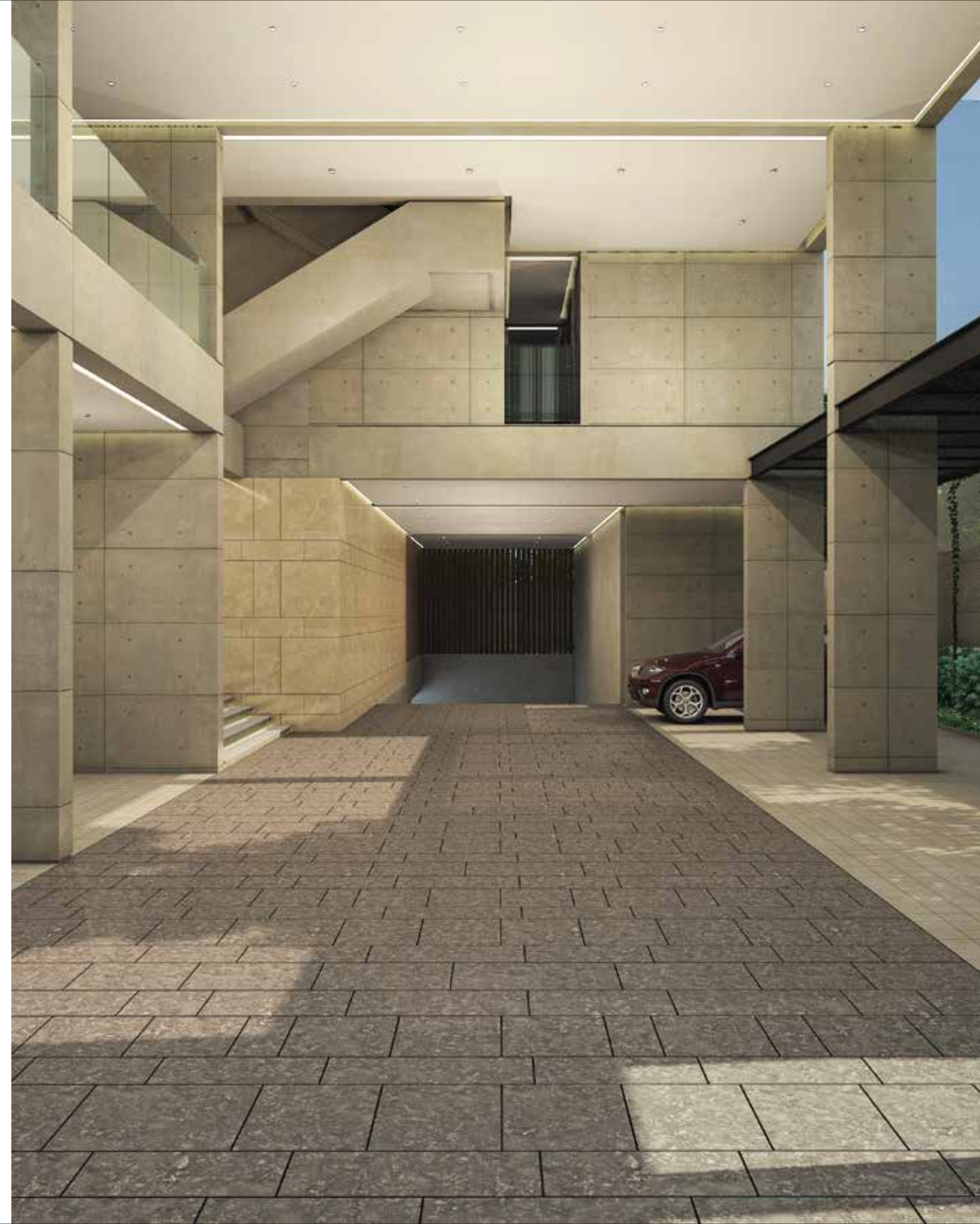
- **Land Area:** 18 Katha
- **Location:** 29 Panchlaish R/A (Adjacent to Panchlaish Circle), Chattogram.
- **Building Height:** 16 Story and 1 Semi Basement
- **Total Apartment:** 42 Units
- **Apt. per floor:** 3 Units
- **Total Parking:** 43 Nos
- **No of Lift:** 2 Nos. (1 Passenger lift of 12 persons and 1 Stretcher lift)
- **CDA Approval no:** 629/01/21-22
- **Expected Handover:** March 2026
- **Type & Apt Size (Approx.):** A 3085 sft, B 2400 sft, C 2300 sft



*Finlay Properties Limited is a vibrant and imaginative company focusing on unique, high quality property development of residential and commercial areas.*

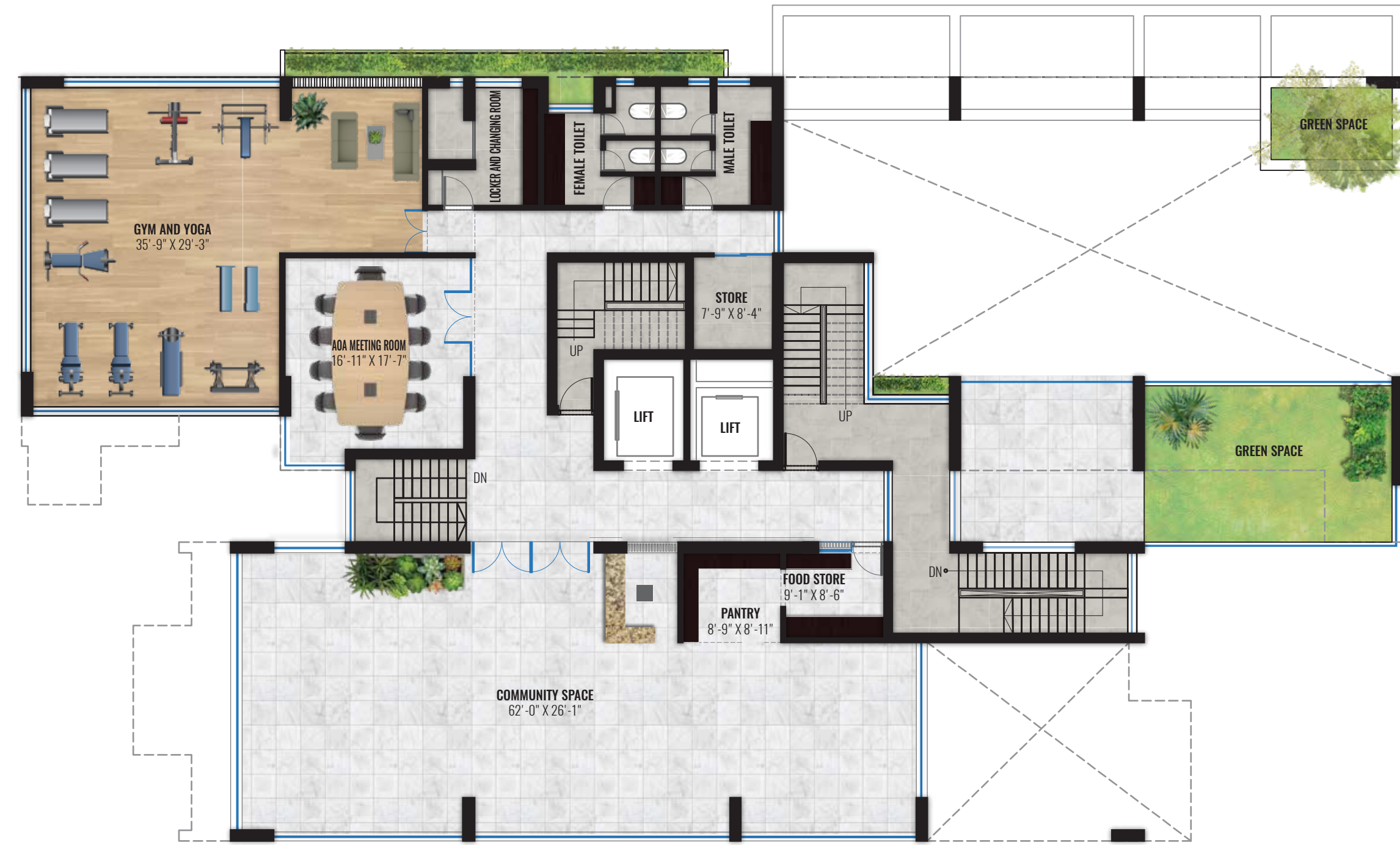






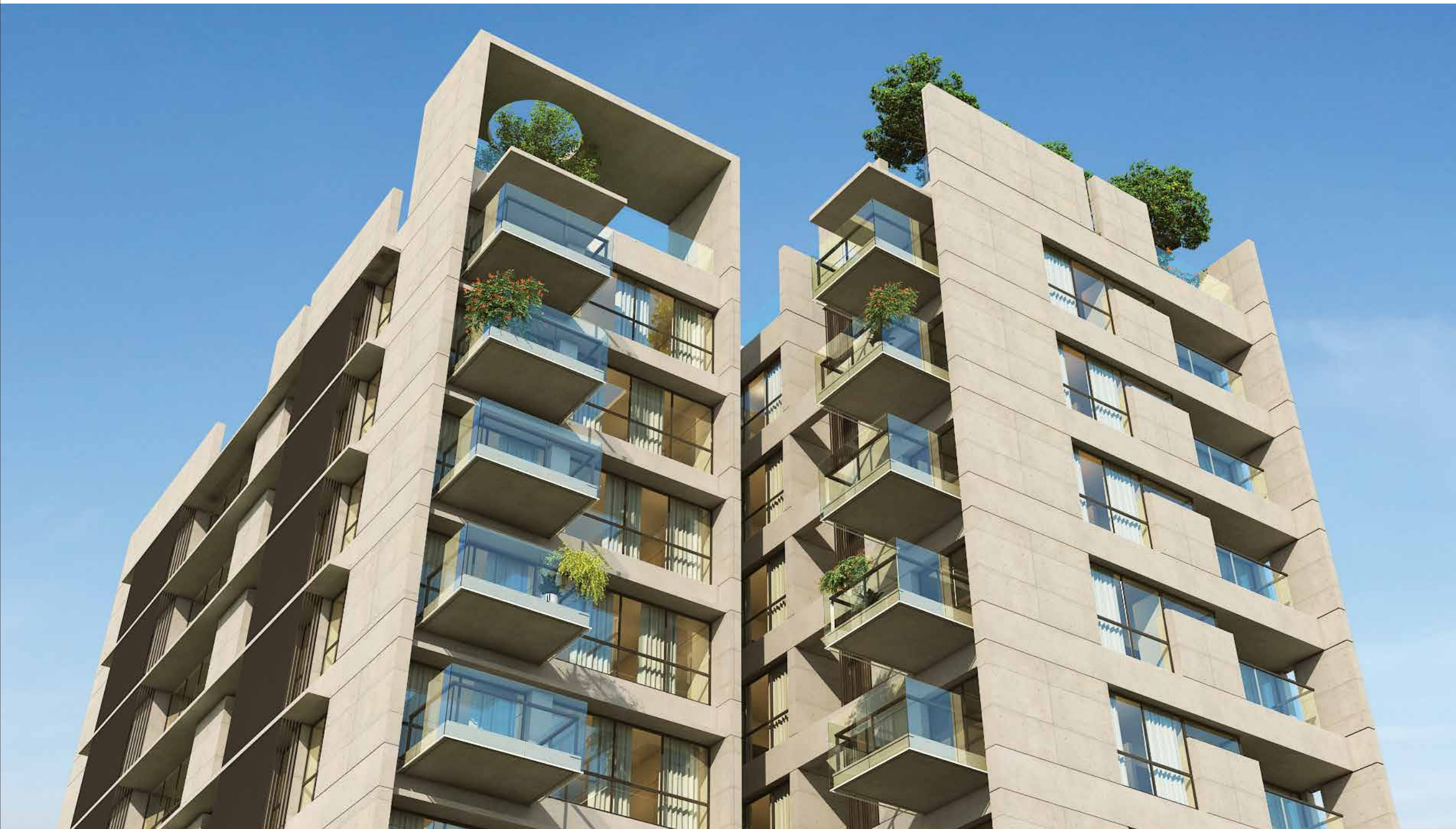
 **SEMI BASEMENT**





 **1ST FLOOR**



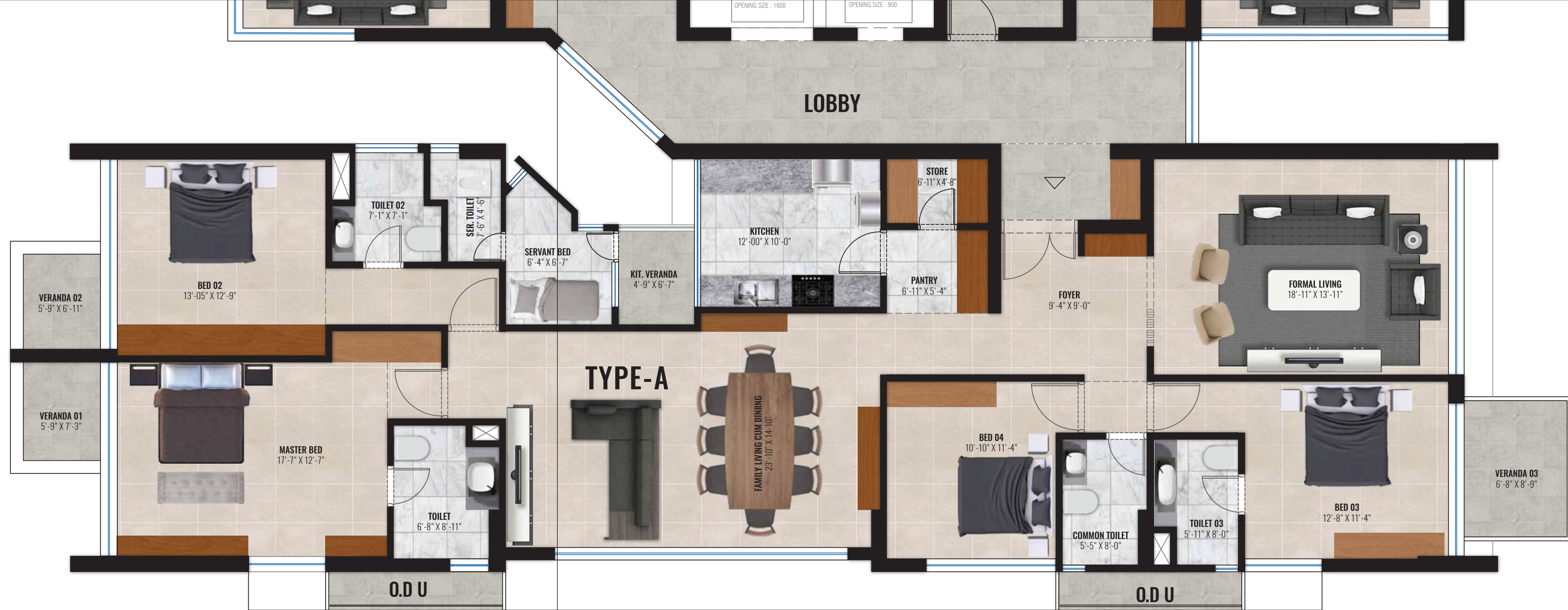


 **TYPICAL FLOOR**





*Chayneer Finlay is more than just a development. It's the creation of a thriving residential community. The contemporary architecture features designed spaces for living and entertaining.*

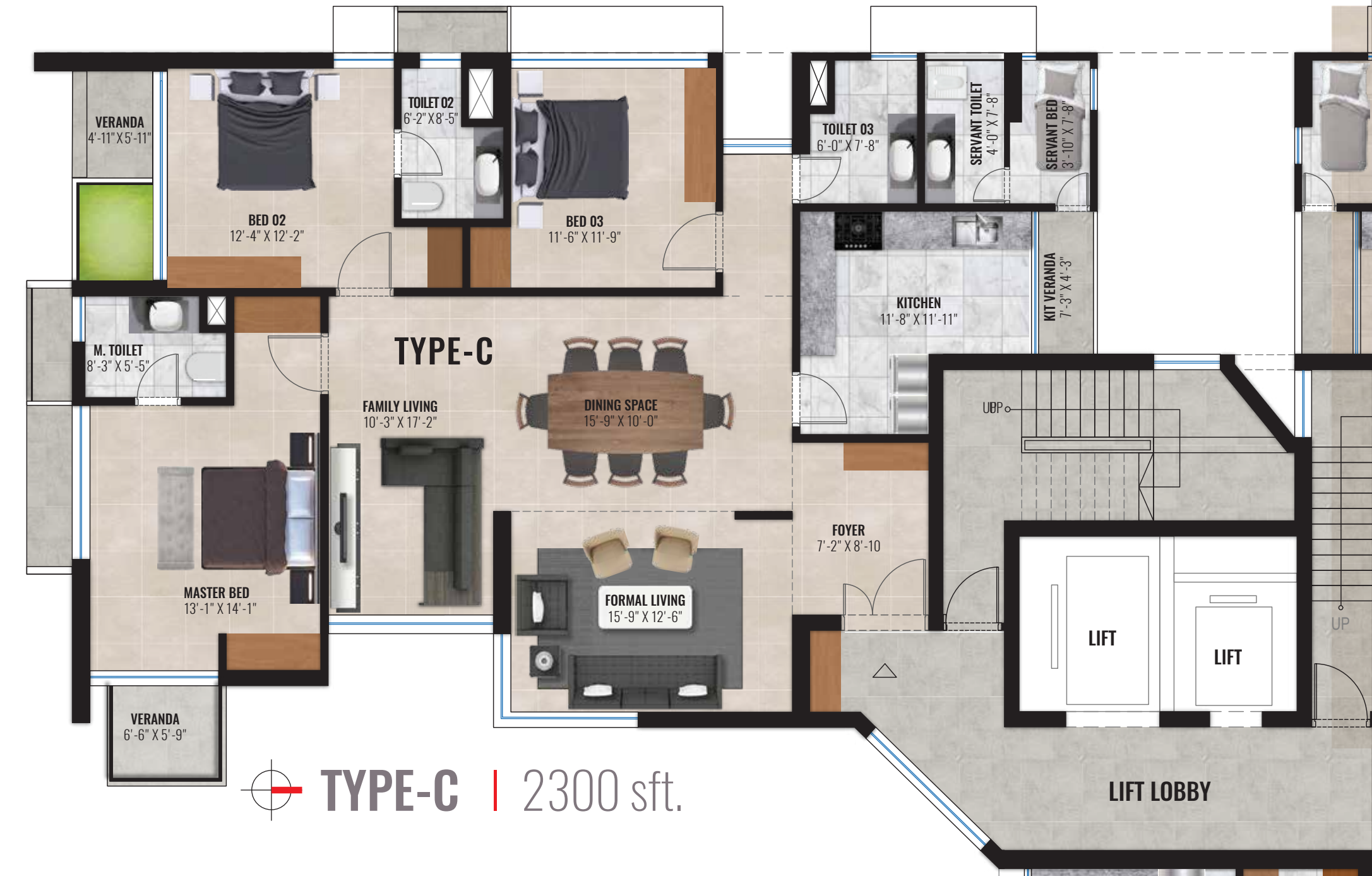
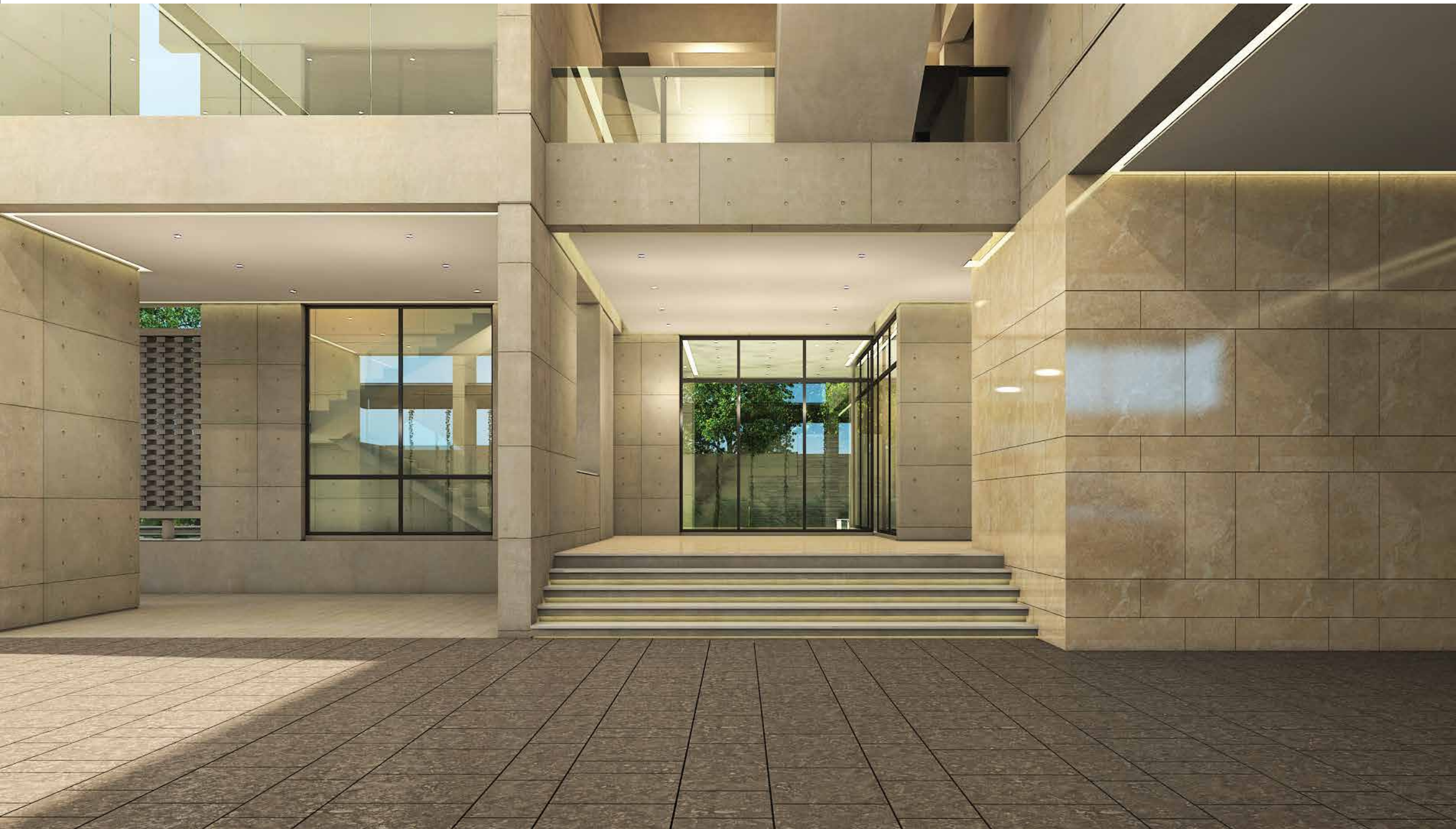


TYPE-A | 3085 sft.













*Our projects are developed and managed by the best possible team of experts to meet and exceed all technical standards. They set the standard for superior real estate development and are designed to enrich the lives and everyday environment of all who use them.*

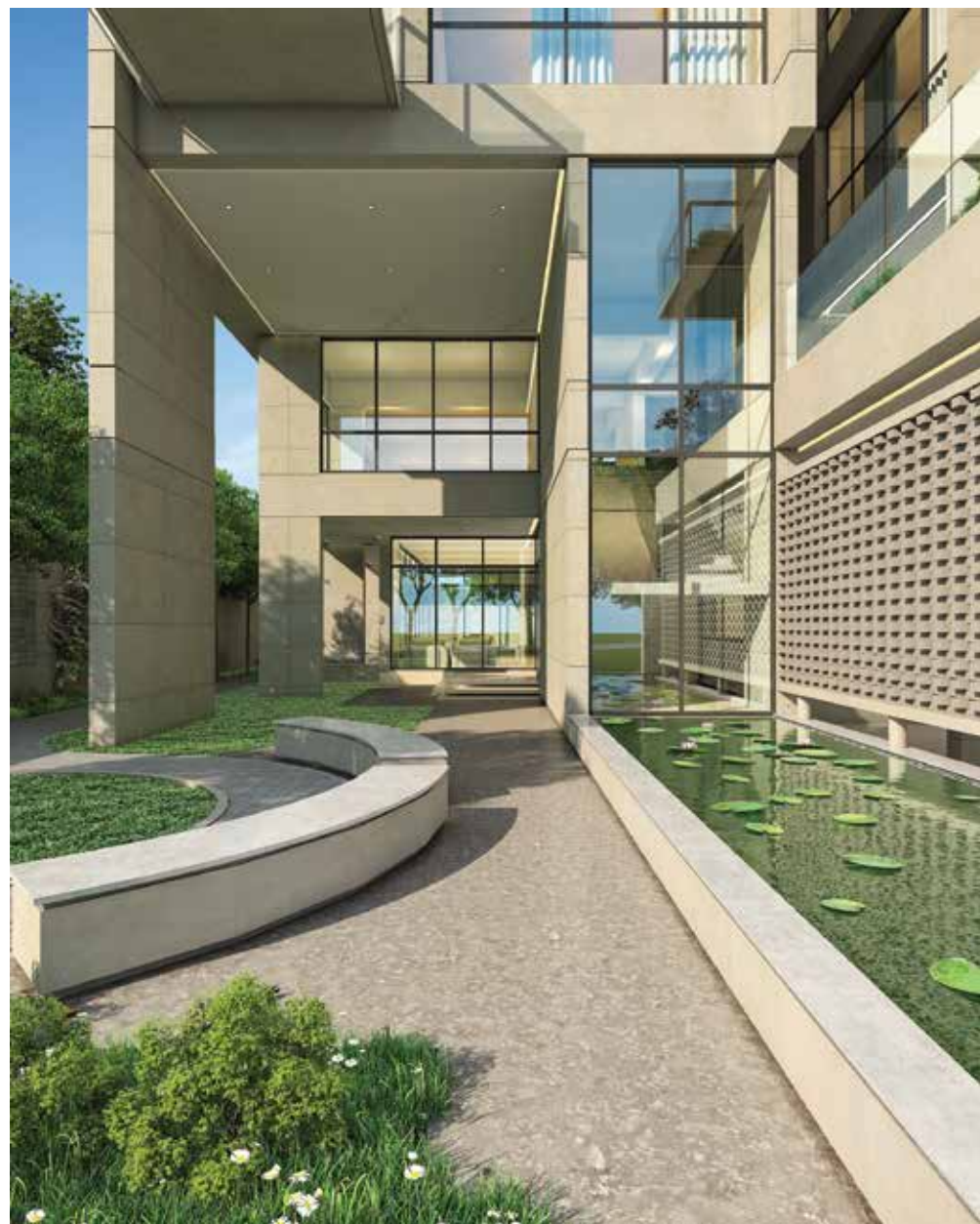




 **ROOF TOP**



## FEATURES & AMENITIES



- Double Height Entry & Exit with Spacious Drop off Point
- Well Furnished Floating Welcome Lounge with Concierge desk
- Large Water Body/Lily Pond at Ground Floor
- Almost 300FT Long Wide Jogging Track at Ground Floor with greenery and seating alley
- Childrens' Play Area Interconnected With Surrounding Landscape
- Lavish Air Conditioned Party Hall with Food Storage and Pantry.
- Air Conditioned Apartment Owners Meeting Room
- Yoga & Gym
- BBQ Zone at Roof Top with Community Space
- Roof top Green Lawn with seating arrangement.
- Covered Cloth Drying Space
- Spacious Car Parking and Drivers' Waiting Area
- Store Room
- Dedicated Car Wash area
- Dedicated Garbage Collection Point
- Guest Parking Facility
- Landscaping at Ground Floor & Roof Top
- Deep Tube well Facility
- Internet Connectivity Provision
- Top of the Brands Fittings
- Floor Height 10' - 4" (Floor to Floor)

## TERMS & CONDITIONS

**Application:** Interested clients(s) will submit application in prescribed form provided by Finlay Properties Limited and duly signed by the buyer (s) along with down payment and other necessary documents like National ID/Passport, PP size photograph etc. The company has the right to accept or reject any application without assigning any reason whatsoever. Company reserves the right to forfeit Cancellation Charge as per company policy if the buyer (s) wants to cancel the booking.

**Allotment:** Allotment will be made on first come first serve basis. Upon acceptance of application, down payment and other necessary papers, Finlay Properties Limited will issue an allotment letter in favor of the applicant. This will include the payment schedule, which the buyer should follow on receiving the allotment letter. The buyer is not entitled to transfer the allotment to third party till the apartment is handed over to him/her.

**Payment procedure:** All kind of payment like Down Payment, Installments, Car Parking costs, additional work & other charges payable shall be made by **A/C payee Cheque/Pay-Order/DD** in favor of **FINLAY PROPERTIES LIMITED.**



The company will issue the acknowledgement of the above Cheque/Pay-Order/DD in favor of the ALLOTTEE. Buyers residing abroad may remit payments by wire transfer to designated bank account of Finlay Properties Ltd. Cash payment is strictly prohibited. Delay charge on due amount and the cancellation process will be as per company rules and regulations.

**FINLAY'S Right:** The Company reserves the right to make minor changes in both architectural and structural design of the project. Limited changes can be made in specifications for overall interest of the project.

**Utility connections:** Connection fees, security deposit for Wasa, Electricity, Deep Tube-well and incidental costs are not included in the apartment price. Finlay makes these payments directly to the concerned authorities and the buyer shall reimburse the amount to Finlay Properties Limited. One Gas Cylinder will be provided during handover from any reputed & authorized gas distribution company and it will be installed in a safe zone at ground floor of the complex. Solar power system and any other requirement from the govt. /local authority except the above, the buyer will be liable to pay the costs before handover. However, if the concerned authorities do not able to provide any utility services within the expected time frame, then FINLAY PROPERTIES LIMITED will not be held liable for this delay.

**Registration:** Proportionate share of undivided and undemarcated land as well as apartment will be registered in favor of each buyer as per the current rules and regulations of the government. Such registration will be made only after receiving the full and final payment against the apartment. All cost related to transfer of ownership like Stamp duty, Registration cost, Apartment Vat, Government Tax, VAT, AIT, Gain Tax, Transfer fees, Documentation Charges, Incidental charges and any other expenses related to registration will be borne by the buyer.

**Handover:** The possession of the apartment will be handed over as mentioned except unavoidable circumstances beyond the control of the company, like Global Economic Crisis, Force Majeure, Natural calamities, Political disturbances, Act of God, Strike, non availability of material, change in the Policy of the govt., etc. This handover will only be made after receiving full and final payment against the allotted apartment.

**Owners Association:** The buyer must undertake to become a member of the Owners cooperative society, which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must agree to pay an amount (finalized by the company) for cooperative/reserve fund.





**DISCLAIMER** The Information contained in this brochure and plan is subject to change as may be required by the authority or the project Architect without any prior notice. All measurement are approximate. All illustrations are artist's impression only. Furniture in the layout plan are only for clear understanding of the special quality of the apartment & are not included with the price of the apartment.







**Corporate office:**

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Chattogram-4000, Bangladesh

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