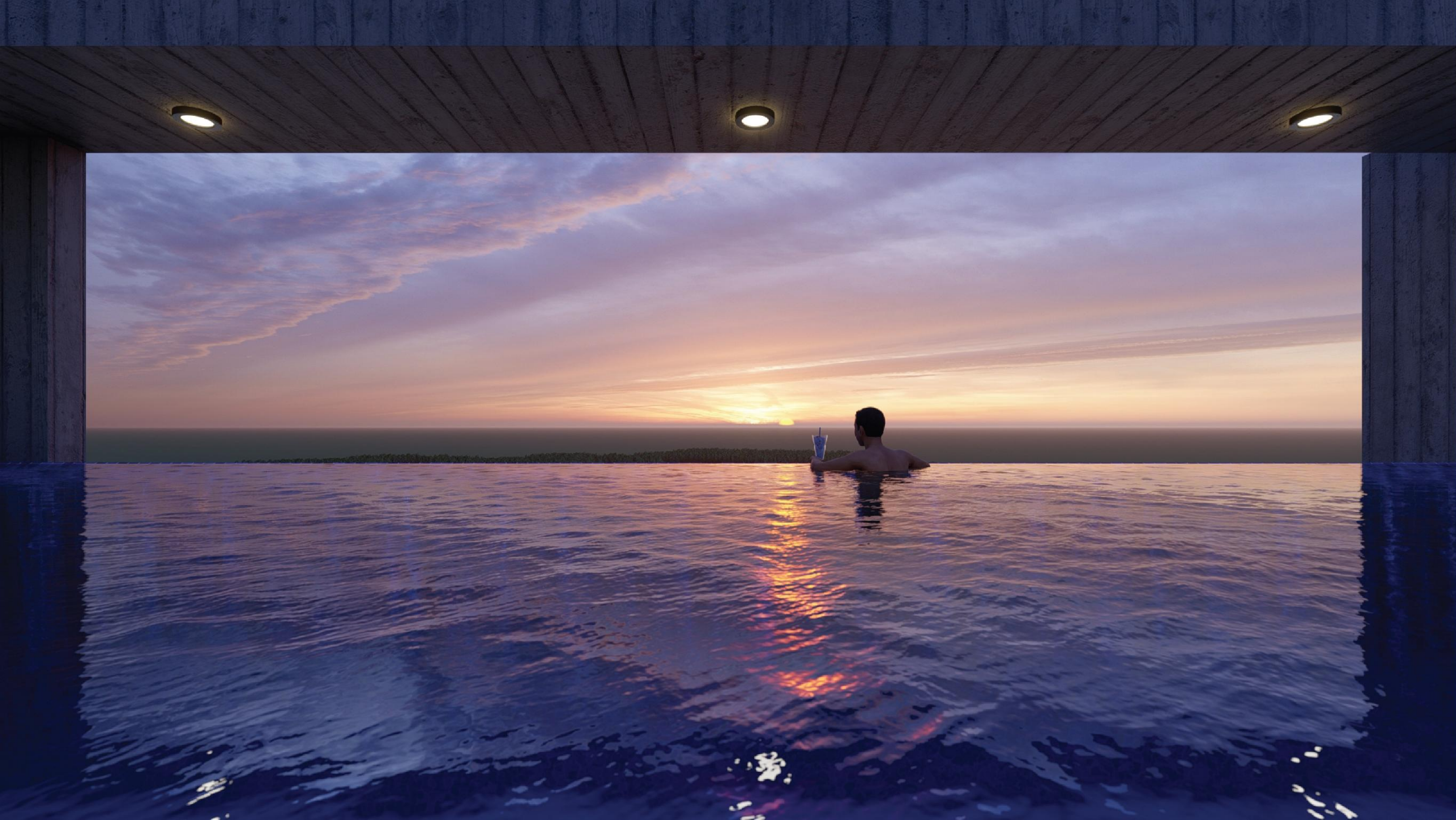


FinlaY
SUNSET
TERRACE

Exclusive Living In A Paradisiacal Place





“SUNSETS
ARE PROOF THAT NO
MATTER WHAT
HAPPENS, EVERY

DAY CAN END BEAUTIFULLY .”

KIRSTEN BUTLER

FinlaY
SUNSET
TERRACE

AT A GLANCE

LOCATION

Plot no 127 (Part), 128, 129, 137 (Part), 138 and 139, Road no 8 & 9, Nasirabad Properties R/A, Ispahani Hill, Khulshi, Chattogram.

LAND AREA

27.95 Katha

FLOOR

10 storied + 1 lower ground floor

TOTAL NUMBER OF APARTMENTS

43 Units

NUMBER OF APARTMENTS PER FLOOR

5 Units

UNIT TYPES & SIZE

A - 2875 sft | B - 2880 sft |
C - 2145 sft | D - 2170 sft |
E - 2230 sft |

NUMBER OF PARKING

51 Nos

NUMBER OF LIFT

2 Nos (1 Passenger & 1 Stretcher Lift)

CDA APPROVAL NO.

592/01/2020-2021

EXPECTED HANDOVER DATE

December 2025

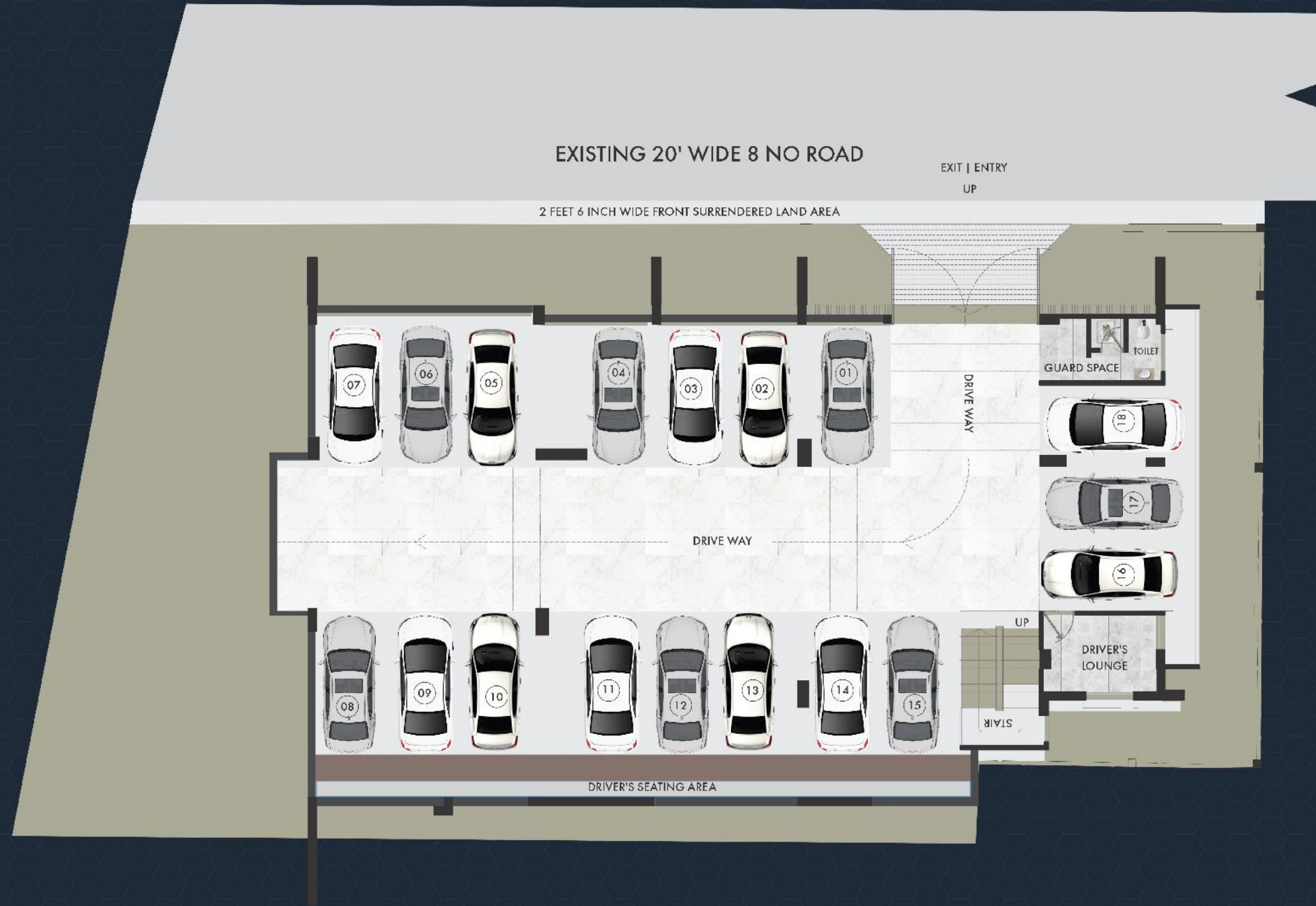




"an elevated living in every sense of word where every detail matters"



LOCATION



lower ground floor

lavish parking area. [18 car parking]



upper ground floor

car parking | playground | car wash area | parents waiting | grand reception





1st floor

apartment a,b,c | Community hall | Gymnasium | Prayer hall



typical floor

apartment a,b,c,d & e





FinlaY
SUNSET
 TERRACE

Features and Amenities

- | | | | |
|--|--|--|--|
| SPACIOUS COMMUNITY HALL | | INTERNET CONNECTIVITY PROVISION | |
| CHILDREN'S PLAY AREA | | YOGA SPACE | |
| ROOF TOP GARDEN WITH SEATING ARRANGEMENT | | GYMNASIUM | |
| DEEP TUBEWELL | | PRAYER HALL | |
| DEDICATED CAR WASH AREA | | PARENTS LOUNGE | |
| GRAND FURNISHED RECEPTION LOUNGE | | BBQ ZONE | |
| LANDSCAPING | | SWIMMING POOL (INFINITY POOL) @ ROOF TOP | |
| FIRE FIGHTING SYSTEM | | JOGGING TRACK | |
| TERMITE CONTROL | | 24 HOUR CCTV WITH DVR FACILITIES | |



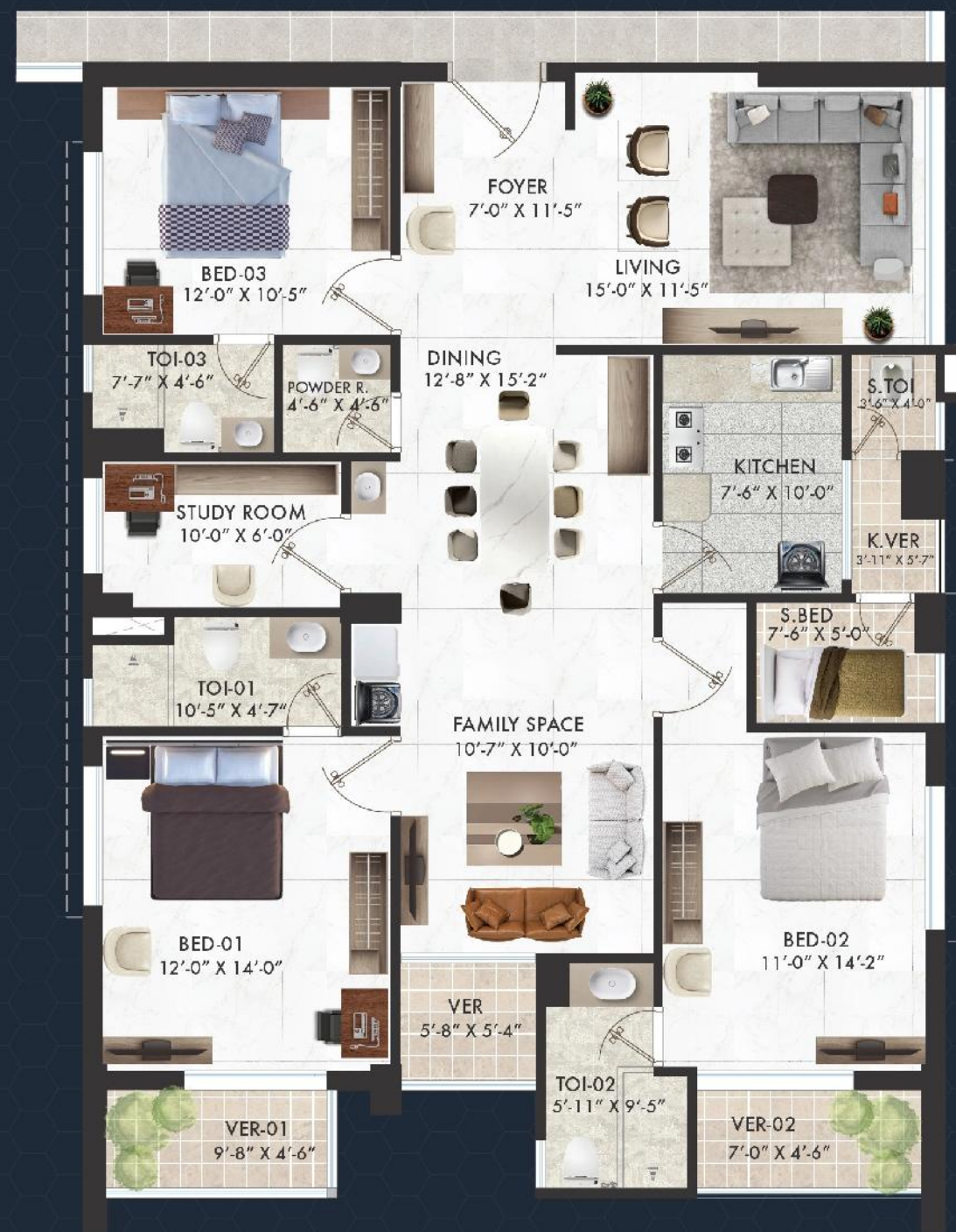
unit - A
area - 2875 sft.





unit - B
area - 2880 sft.





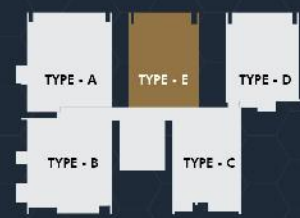
unit - C
area - 2145 sft.





unit - D
area - 2170 sft.



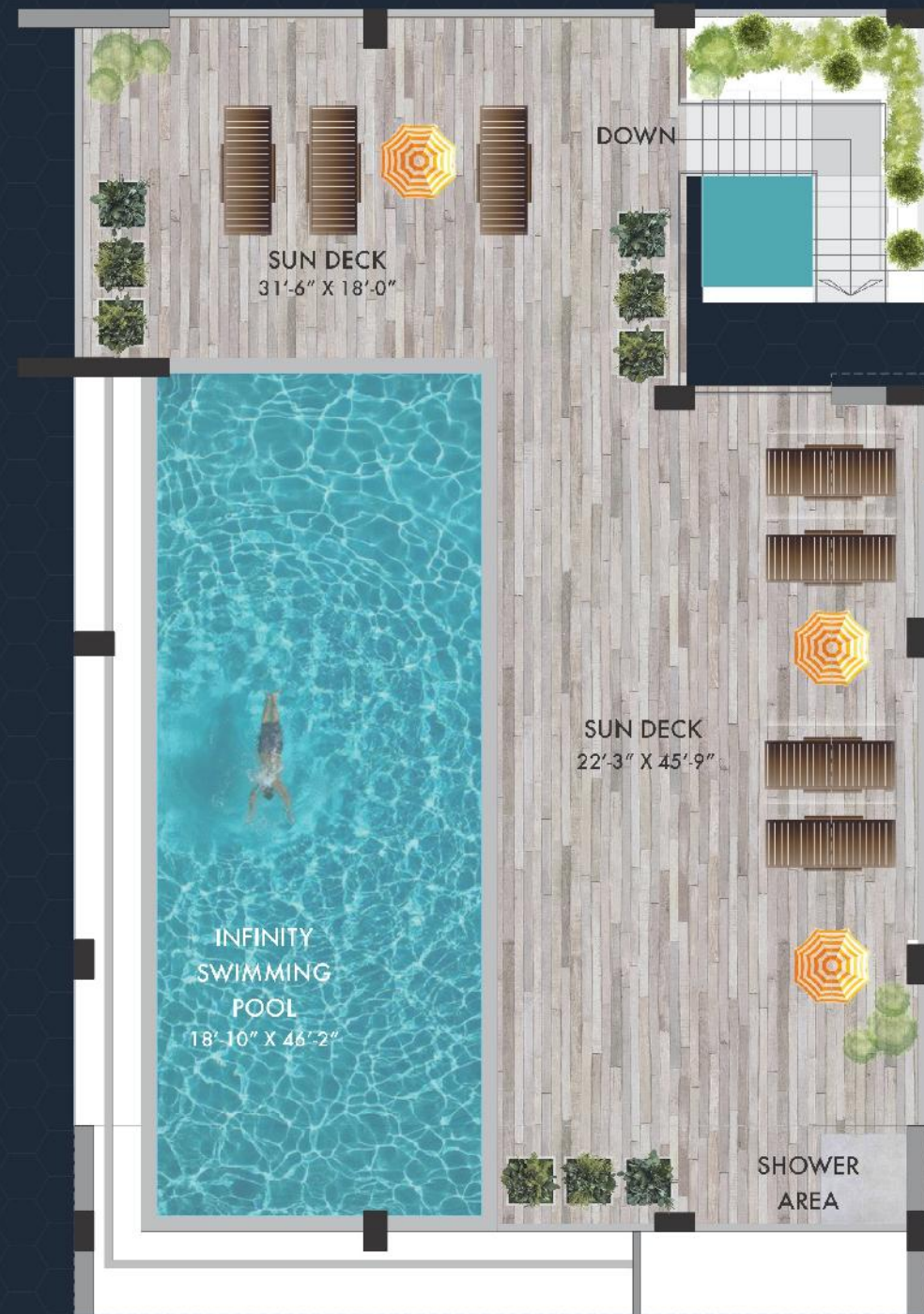


unit - E
area - 2230 sft.



roof floor
yoga space | jogging track | bbq space | cloth drying area





ROOF OF
OHWR/MECHANICAL ROOM
/SOLAR PANEL PROVISION

swimming pool
infinity pool with sun-deck





TERMS & CONDITIONS.

1. APPLICATION

Interested client(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.

2. 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.

3. 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.

4. 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.

5. UTILITY CONNECTIONS

Connection fees, security deposit for Wasa, Gas/Gas Cylinder, 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. 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.

6. 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, Gain Tax, Government Tax, VAT, Transfer fees, Documentation Charges, Incidental charges and any other expenses related to registration will be borne by the buyer.

7. 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, Pandemic, Political disturbances, Act of God, Strike, Lock Down, 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.

8. 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 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.



CORPORATE OFFICE

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FOR DISCUSSION

M: 01755 535325 | 01755 535326
01755 535327 | 01755 535328
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DISCLAIMER:

The information contained in this brochure and plans are subject to change as may and when required by the authority or the project architect without any prior notice. All measurements are approximate. All illustrations are artist's impressions only. Furniture in the layout plans are only for clear understandings of the special quality of the apartments & are not included with the price of the apartment.