



Corporate office:
ABC Tower (5th Floor) 1113/1140, Enayet Bazar Road,
Chattogram - 4000, Bangladesh.
PABX: +88 031-631404-06, 017555 35 325-32
Email: info@finlayproperties.com, www.finlayproperties.com

Brochure for FINLAY IQBAL ARBOR VILLA, design firm: IMAGES, contact: 01613339696



P R E M I U M

FinlaY
Iqbal Arbor Villa



**Happiness is not a luxury.
It is a necessity.
When we are happy, we are in the
best possible place to be good to
ourselves and those we love.**

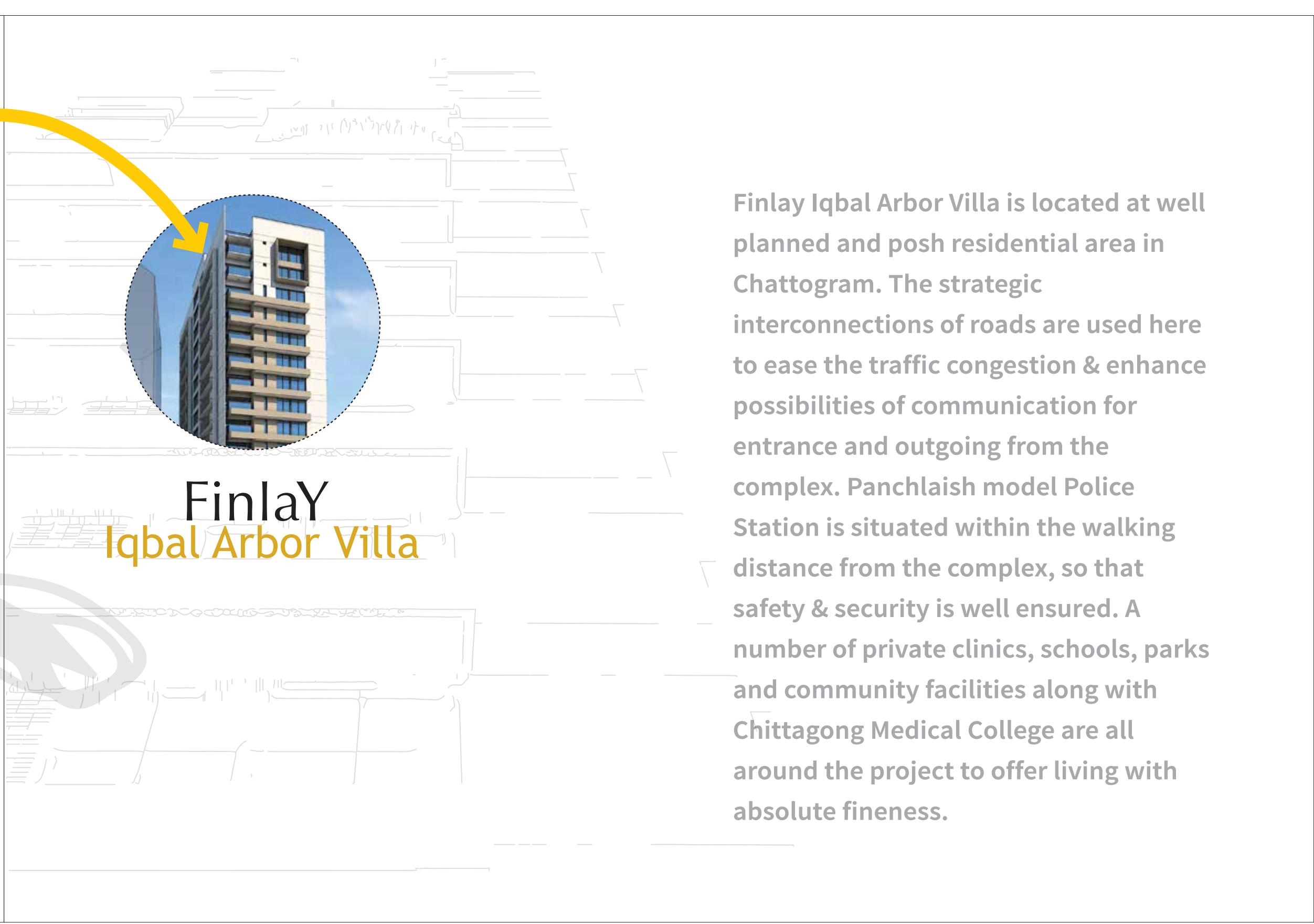


commit ourselves to excellence



LOCATED AT THE MOST PREMIUM LOCATION IN CHATTOGRAM

Location



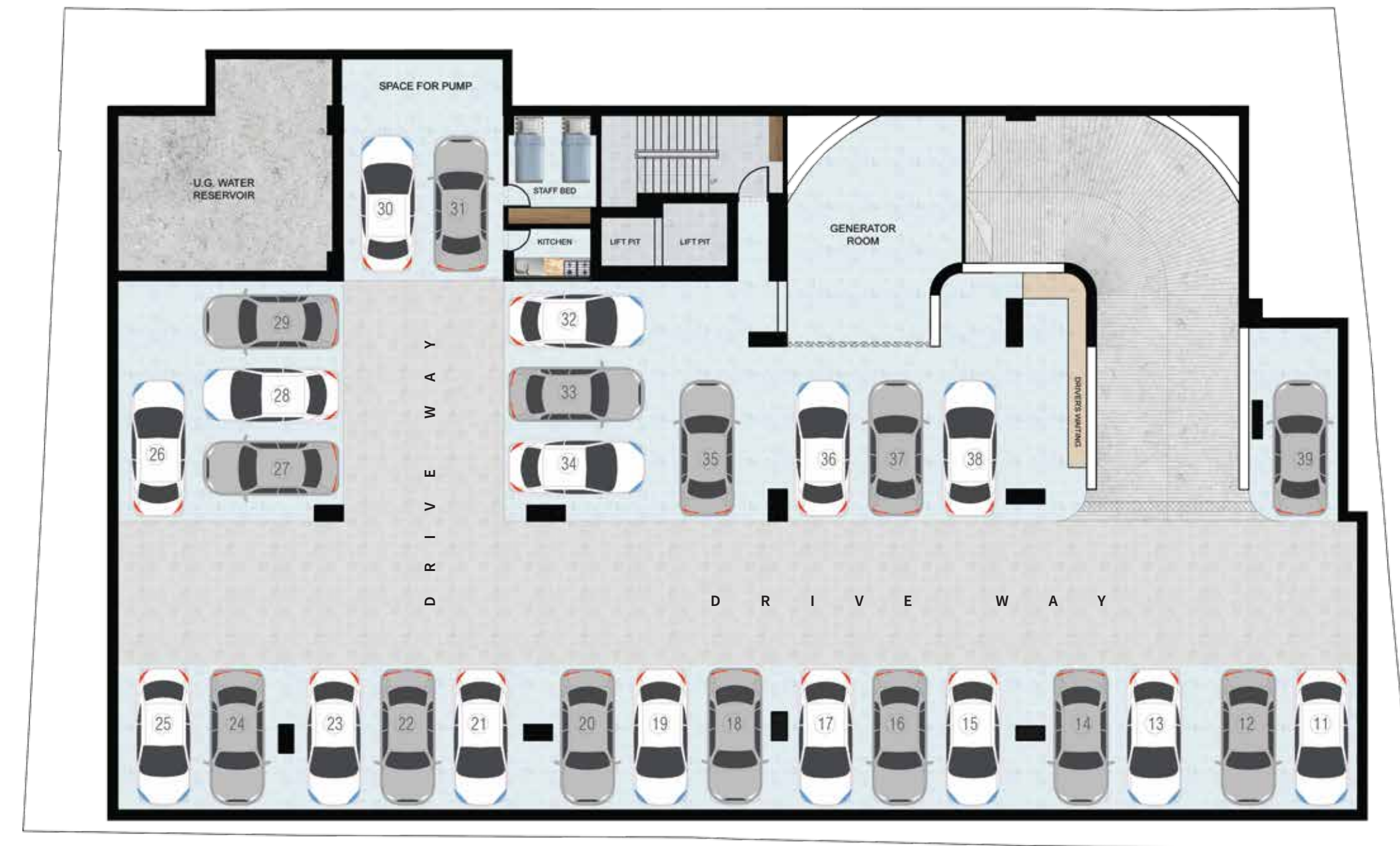
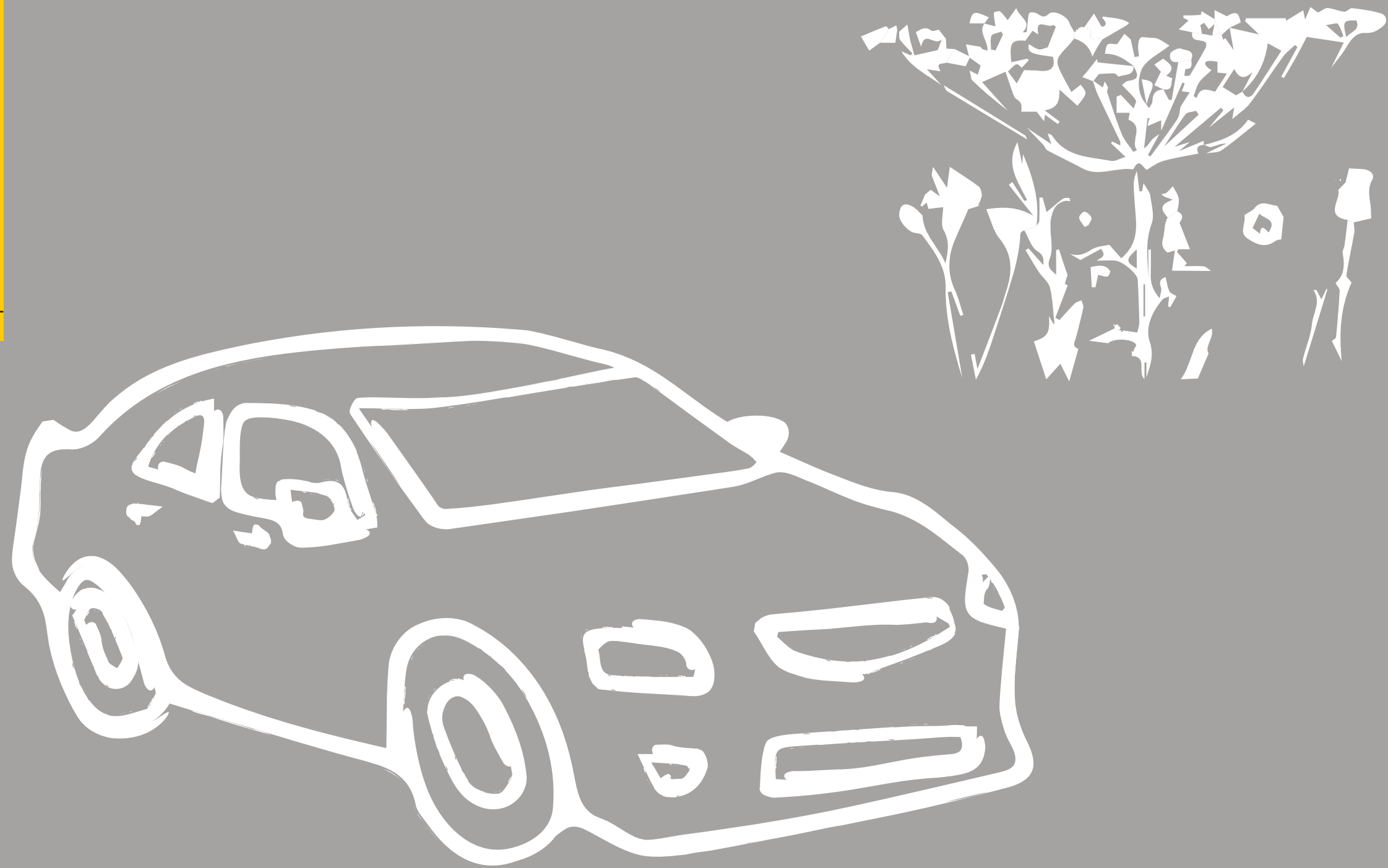
Finlay Iqbal Arbor Villa

Finlay Iqbal Arbor Villa is located at well planned and posh residential area in Chattogram. The strategic interconnections of roads are used here to ease the traffic congestion & enhance possibilities of communication for entrance and outgoing from the complex. 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:

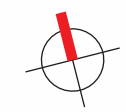
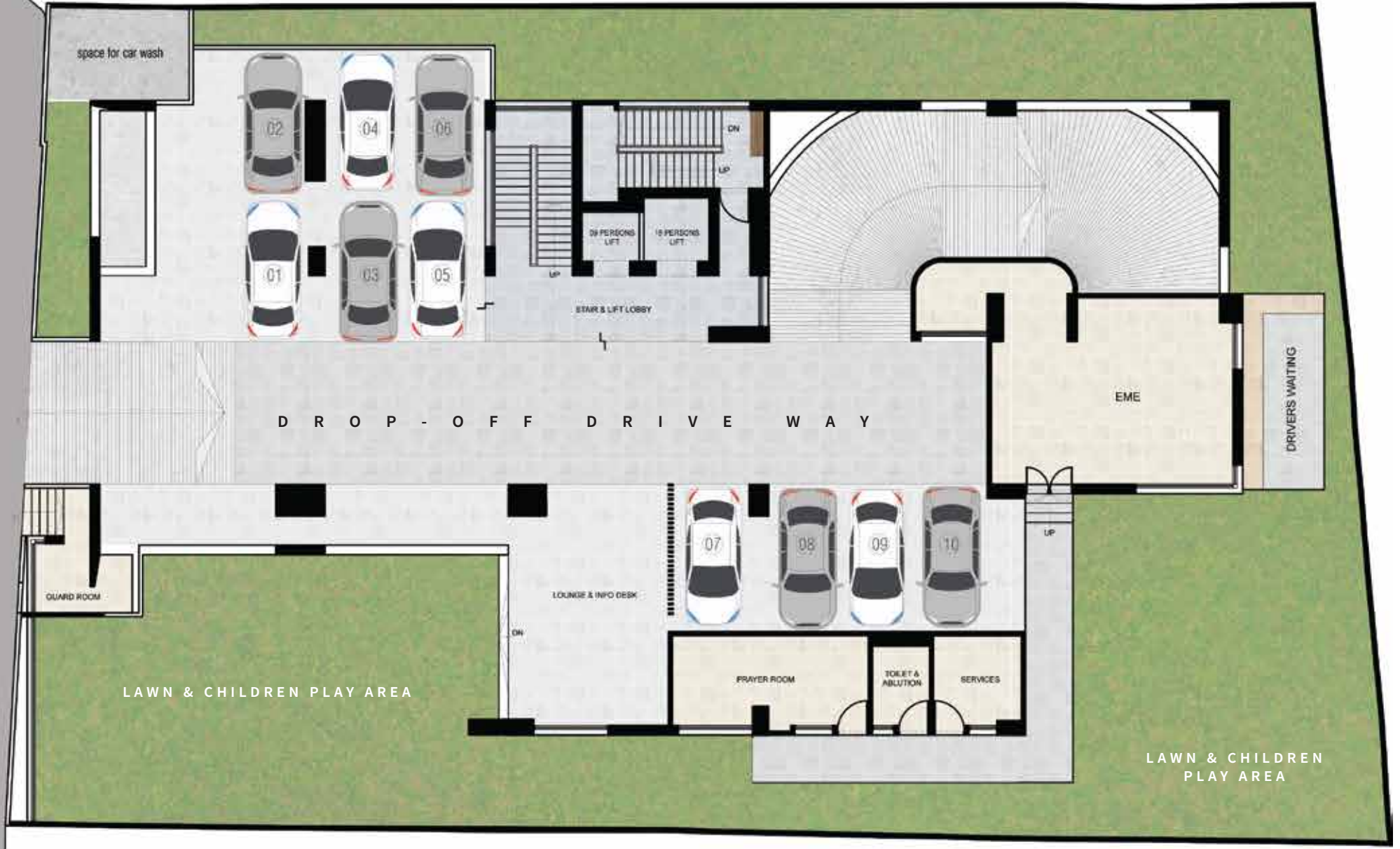
- Land Area: 15.80 Katha
- Location: Plot no - 78, Road no - 1, Panchlaish R/A, Chattogram
- Building height: 13 storied+1 Semi Basement
- Total Unit: 35 Nos
- Total Parking: 39 nos
- No. of Apartment per floor: 3 Units
- CDA Approval no: 917/01/18-19
- Type & Apt Size (Approx.): A 2525 sft, B 2270 sft, C 2075 sft
- Expected Handover: June 2024



 **SEMI BASEMENT**



40' WIDE ROAD



GROUND FLOOR



 1ST FLOOR



 **2ND TO 12TH FLOOR**

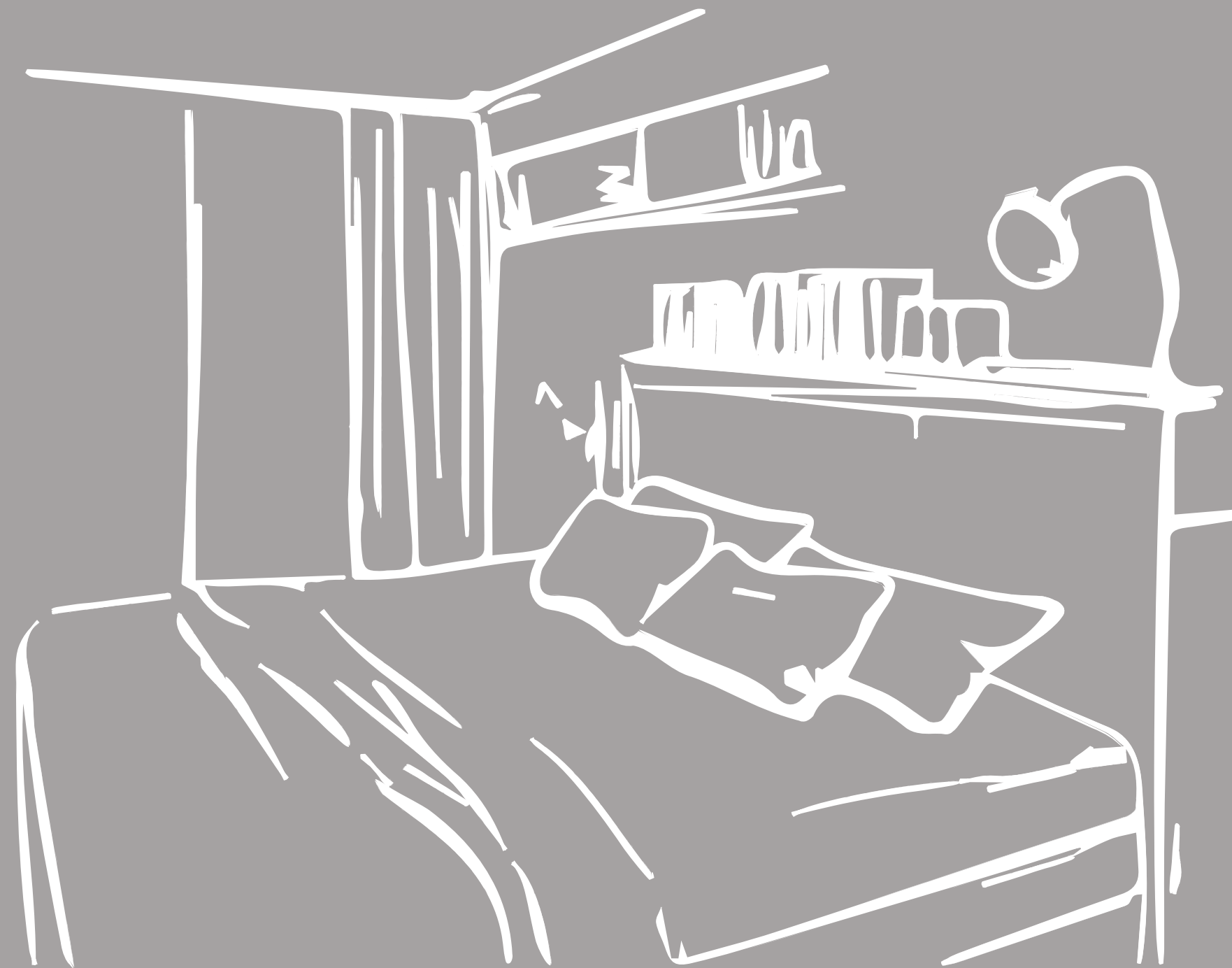


TYPE-A
AREA= 2525 SFT

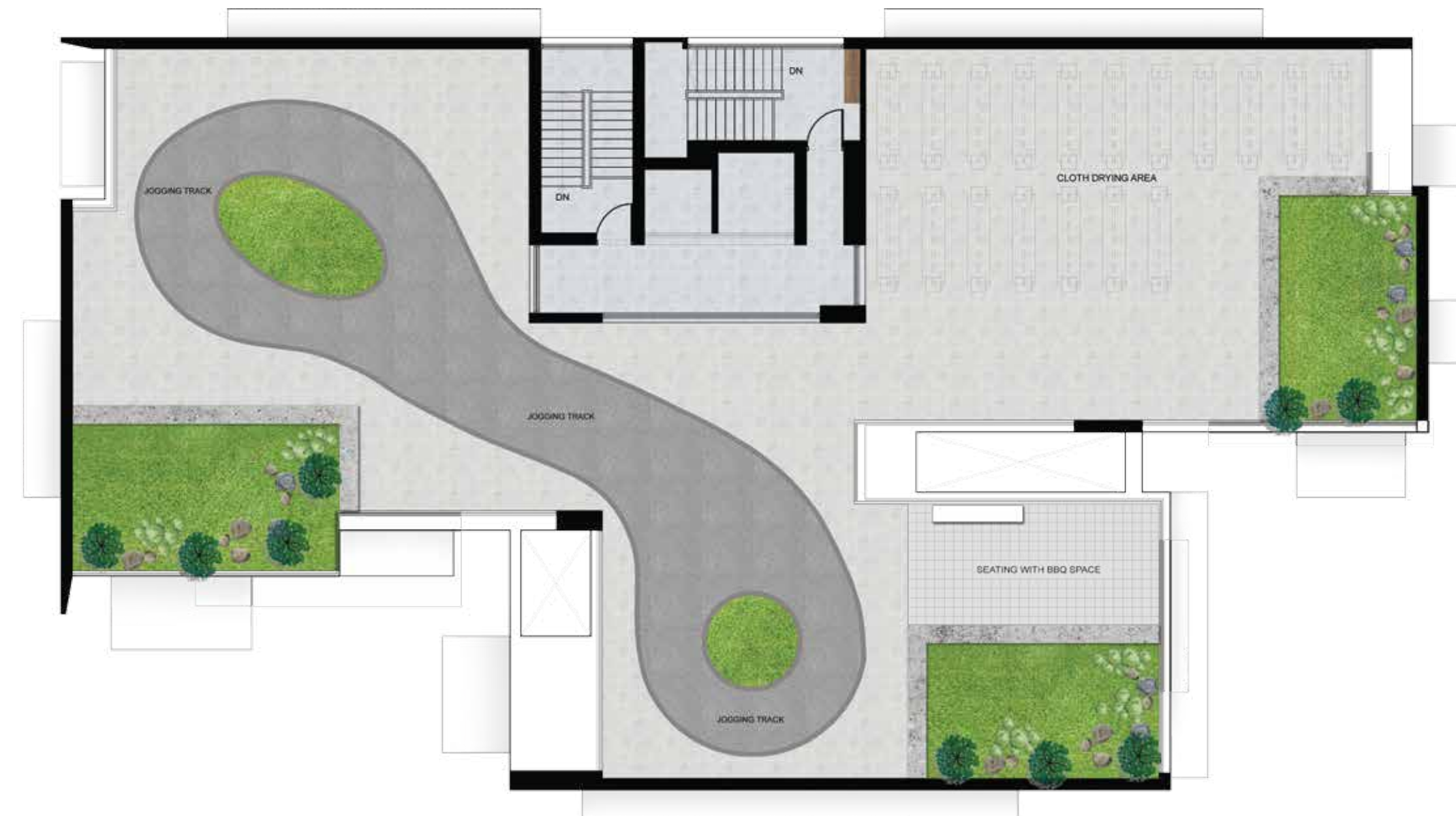


TYPE-B
AREA= 2270 SFT

PLANTER



 **TYPE-C**
AREA= 2075 SFT



 **ROOF LEVEL**

Features & Amenities



 2 LIFT WITH ADEQUATE CAPACITY INCLUDING ONE STRETCHER LIFT	 FLOOR TO FLOOR HEIGHT 10' - 6"	 KITCHEN CABINET & KITCHEN HOOD	 EQUIPPED GYM	 KIDS' PLAY AREA
 PRAYER ROOM	 SPACIOUS COMMUNITY HALL	 BBQ CORNER ON ROOF TOP	 SHOWER ENCLOSURE IN MASTER & CHILD TOILET	 CABINET BASIN IN ALL TOILET
 GRAND FURNISHED RECEPTION LOUNGE	 SUBSTATION & GENERATOR	 CCTV WITH DVR	 FIRE HYDRANT & FIRE EXTINGUISHER	 INTERCOM SYSTEM
 INTERNET CONNECTIVITY PROVISION	 ROOF TOP GARDEN WITH SEATING ARRANGEMENT	 DEDICATED CAR WASH AREA	 DRIVERS' WAITING AREA	 LANDSCAPING
 TOP OF THE LINE FITTINGS	 JOGGING TRACK	 TERMITE CONTROL		

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.

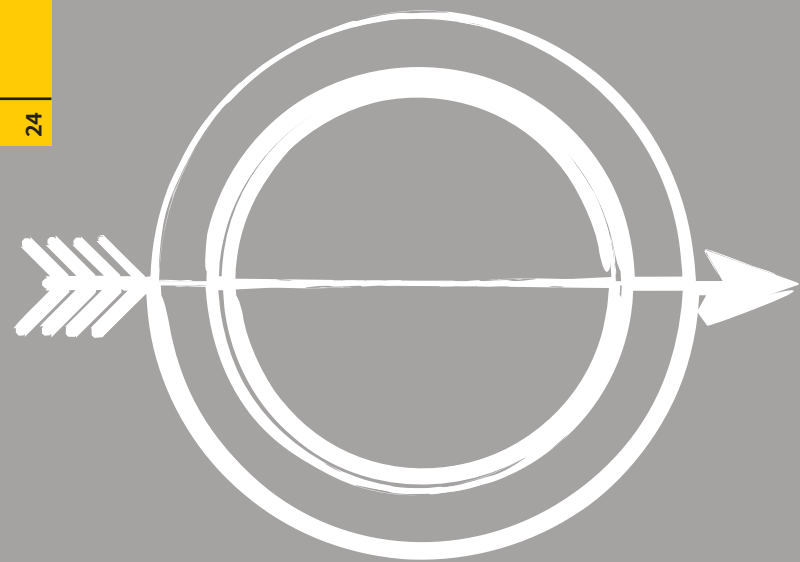
Utility connections: Connection fees, security deposit for Wasa, Gas, Electricity, Deep Tube-well and

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.

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.

