



Finlay *Villa*  
NUR UN NABI

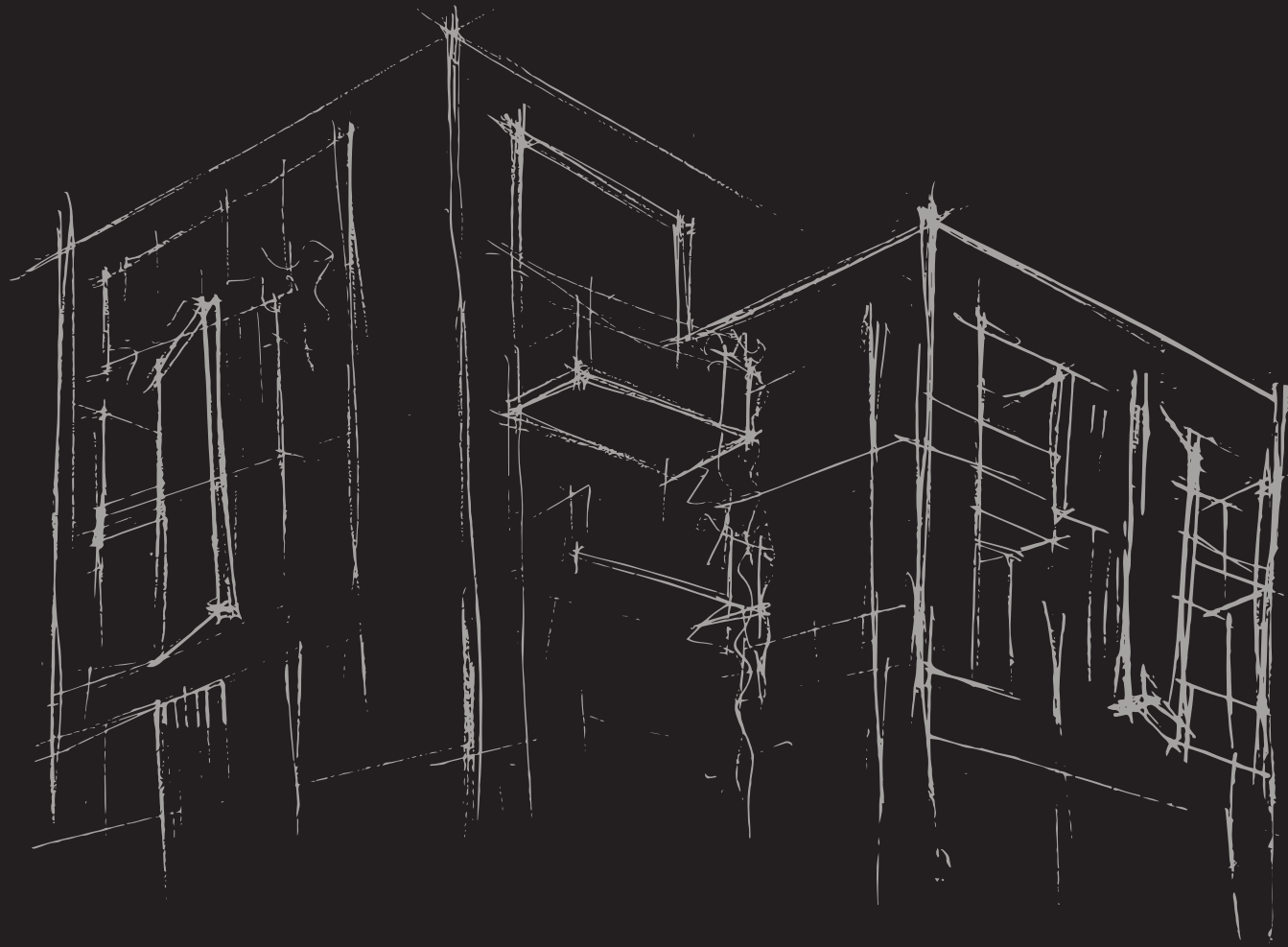


*it's a  
platinum  
project*



# *nurture and grow*

Finlay Properties Limited is steadily growing and establishing itself as a valuable contributor for ever changing skyline and lifestyle of Chattogram through its undisputed leadership. While constantly progressing in Chattogram, Finlay Properties Limited has not lost sight of its roots and continues to nurture and grow in the community and the real estate market.



Live The

# *extraordinary*

Buildings mean a lot to Finlay. Our clients are the pulse of any building. At Finlay, we take care of the smooth lifestyle of our valued customers. Built to the highest quality standards, every apartment in this stylishly elegant 12 storey apartment building is a work of beauty. The class edifice offers 04 bedroom apartments. Every home is bright, roomy and well ventilated. The master bedroom leads to a spacious balcony that offers panoramic views of the garden and the vibrant Finlay Nur Un Nabi Villa neighborhood. The complex on the typical floor offers Floor Height 10' - 10" ( Floor to Floor), Double Height Furnished Reception Lounge, Double Height Entry and Exit, Landscaping, Garden with seating arrangement on the roof top and other exclusive features like Two Separate Entry of each Apartment including one Service Entry, Individual Verandah for each room, Dedicated Green Area beside Family living, Equipped Health Club, Yoga & Game Room to provide its owners all the necessities of life without having to leave their home.

## LOCATION



**Finlay**  
NUR UN NABI Villa

**Land Area:** 8 Katha

**Location:** House no 08, Road No 2, Khulshi Hills R/A, Chattogram.

**Building Height:** 12 Story and 2 Basement

**Total Unit:** 10 Nos

**Total Parking:** 23 Nos

**No of Lift:** 2 Nos. (1 Passenger lift and 1 Stretcher lift)

**CDA Approval no:** 314/01/2021-2022

**Expected Handover:** September 2024

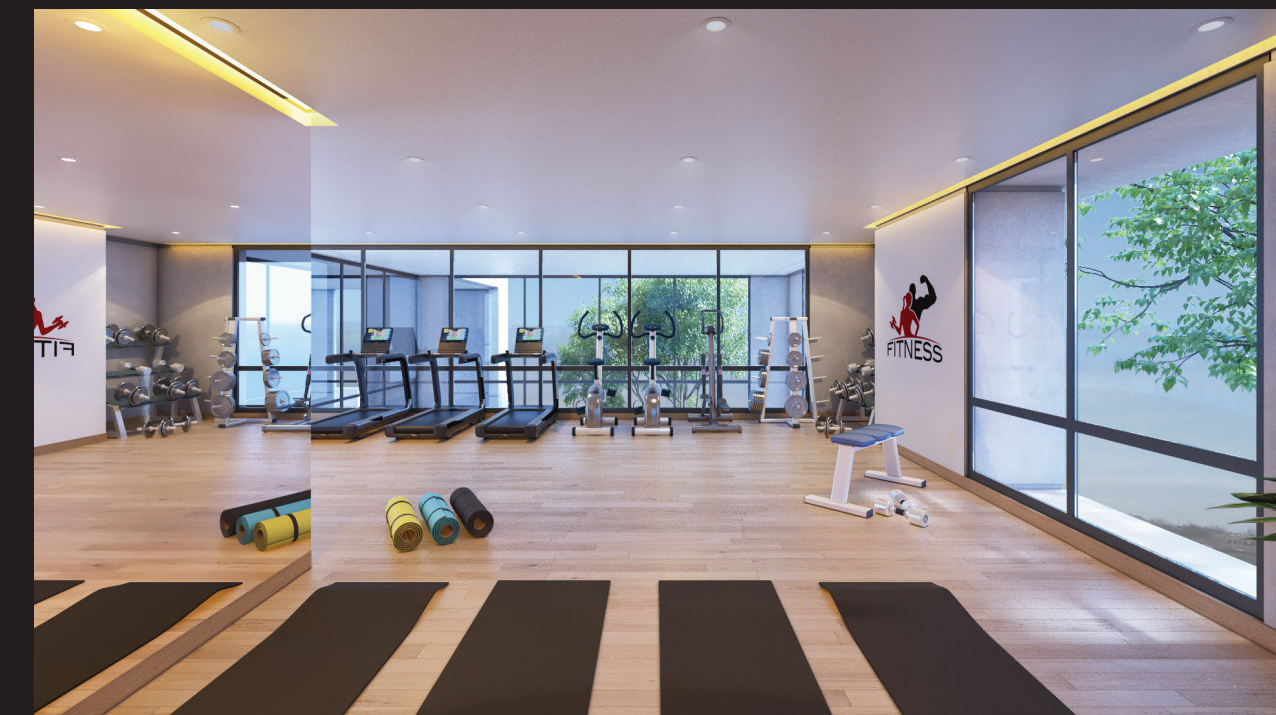
**Apt Size (Approx.):** 3900 sft.

## The Location

Finlay Nur Un Nabi Villa is located at Khulshi Hills residential area, a 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 society. Khulshi Police Station is situated within the walking distance from the complex, so that safety & security is well ensured. World class hospital, schools & colleges, parks and super shop are all around the khulshi area to offer living with absolute fineness.

Chattogram





Khulshi Hills R/A



*featuring*

**a selection of the greatest contemporary apartment complex at NORTH KHULSHI, CHATTOGRAM**







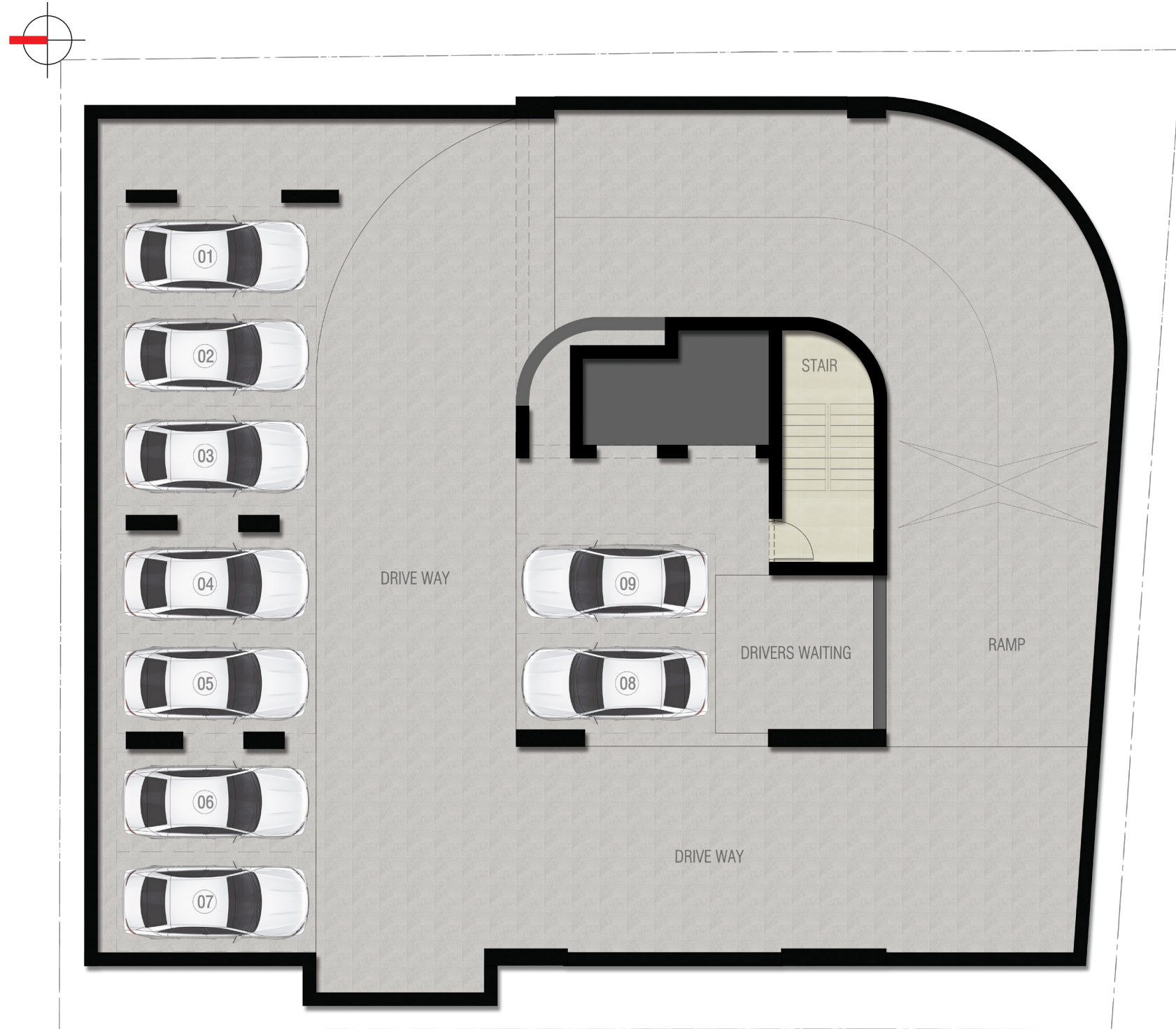
Full fair face building



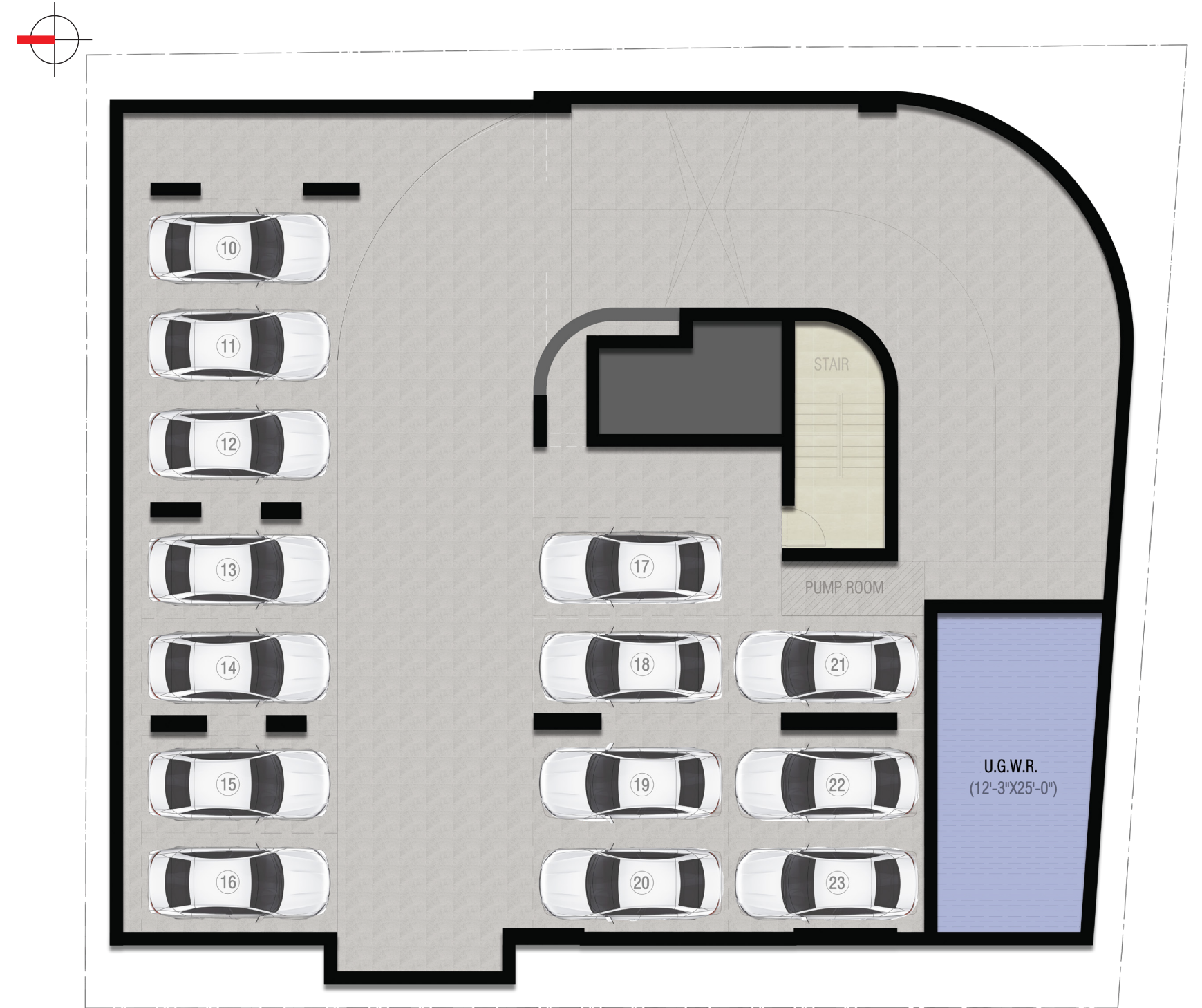
GROUND FLOOR PLAN



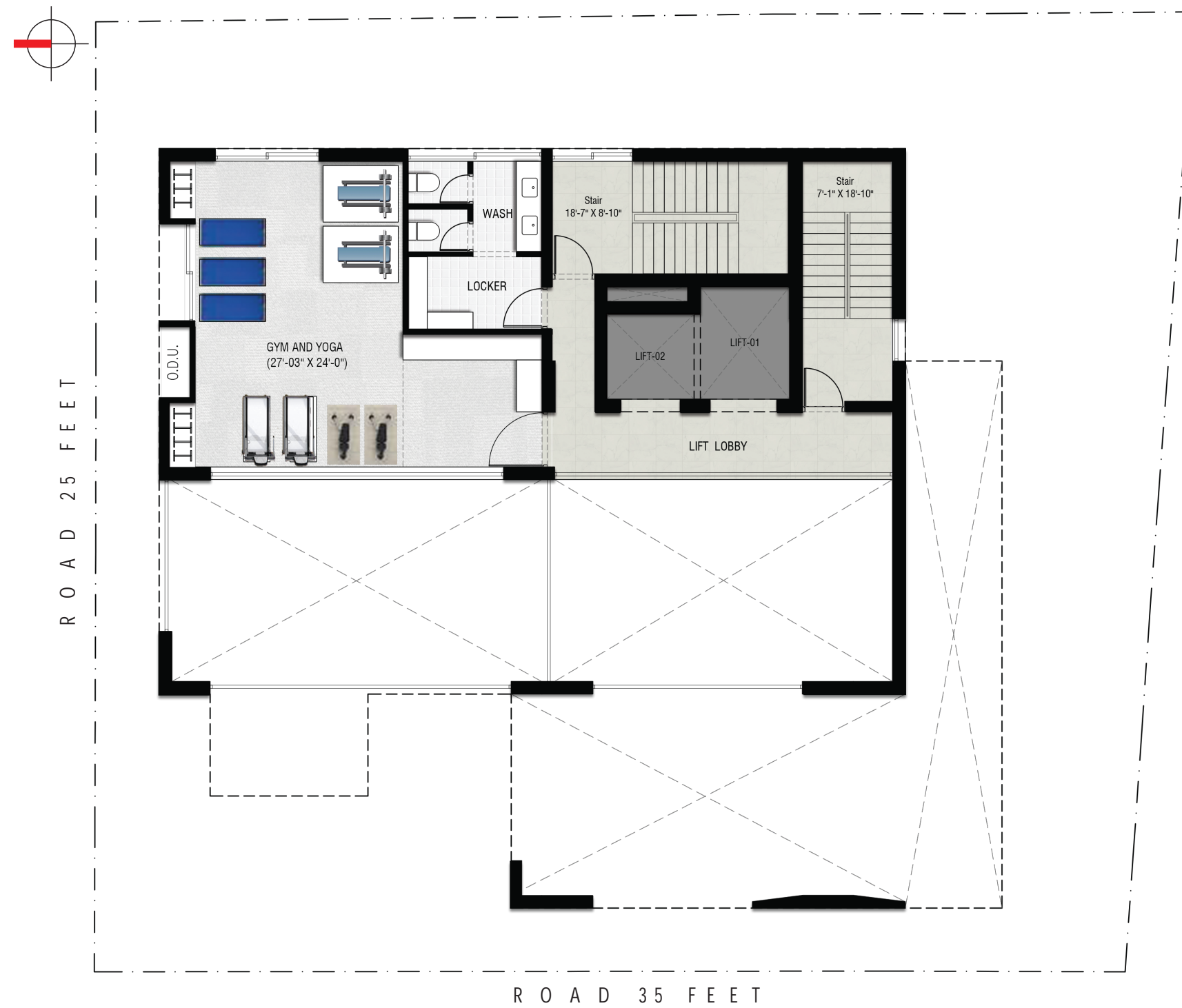
FinlaY  
Properties Limited



1ST BASEMENT PLAN



2ND BASEMENT PLAN



1ST FLOOR PLAN

FinlaY Villa  
NUR UN NABI



GARDEN



TYPICAL FLOOR PLAN | APARTMENT SIZE 3900 SFT





# features & amenities

- Air Conditioned Lavish Community Hall with Green Garden Lawn at Front
- Floor Height 10'-10" ( Floor to Floor)
- Air Conditioned Gym and Yoga
- BBQ Zone at Roof Top
- Game Zone (Pool and Table Tennis)
- Roof Top Garden with Seating Arrangement.
- Dedicated Car Wash Area
- Double Height Air Conditioned Furnished Concierge Desk
- Double Height Entry and Exit with Separate Handicapped Ramp
- Two Basement and Parking free Ground Floor
- Natural Green at Ground Floor and Roof Top with Seating
- One Passenger lift and One Stretcher Lift
- Lift will be available at 1st Basement to Roof Top
- Deep Tube Well with Water Treatment Plant
- Internet Connectivity Provision
- Top Brands Fittings

Finlay Villa  
NUR UN NABI

DOUBLE HEIGHT ENTRY



Lavish Community

Hall

Floor Height

BBQ zone

Equipped

Gym

Yoga

double height

Entry & Exit



10' 10'

Double

Height Lounge

Furnished Reception

Internet connectivity provision

ROOF TOP

garden with seating arrangement



apt. size (approx.)

3900 sft.

ROOF TOP




ROOF PLAN

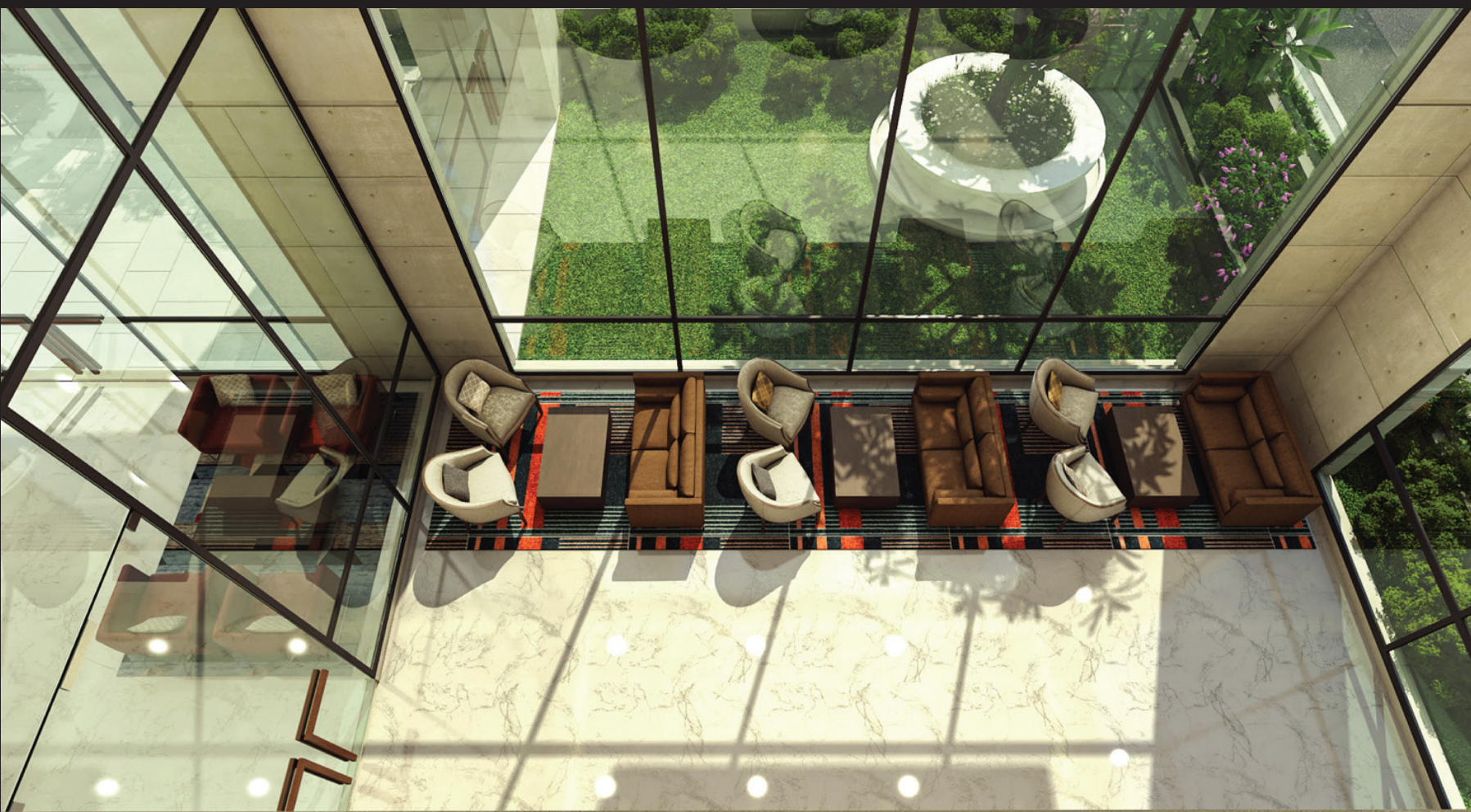


**Our ambition is to  
ensure the comfort  
and  
safety of every  
single person**





*elegance*  
is not a dispensable luxury  
but *factor...*





## 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.





FinlaY  
NUR UN NABI *Villa*



## 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.





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