





“your home should tell the story of who you are, and be a collection of what you love brought together under one roof”

- Nate Berkus

At Finlay Properties Limited, we see things differently. Where others concentrate on land & building, bricks & structures, we give extra importance to our clients. Our motto is to be a trend setter in this field although we are a late starter. Quality & perfection is our hallmark & we strive hard to be creative, innovative & client oriented with utmost concentration towards their satisfaction. We look through our clients eyes & read their pulse, sentiment & expectation which combining together paves the way for achieving our cherished goal. We recognize & value the persons around us who in turn never hesitates to contribute whatever they have for the company & the clients.

where life, luxury  
and leisure complement  
each other

## CHATTOGRAM



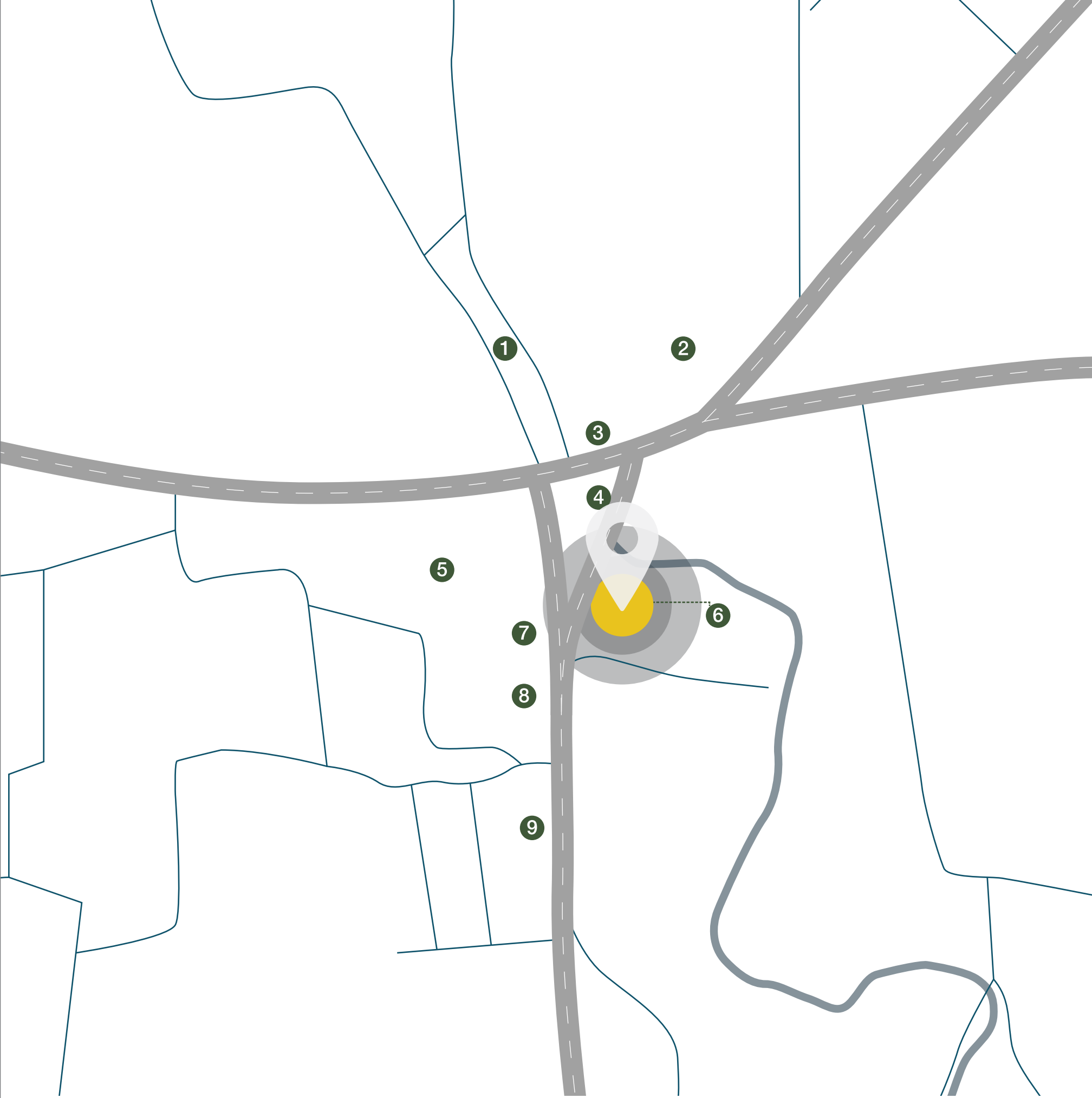
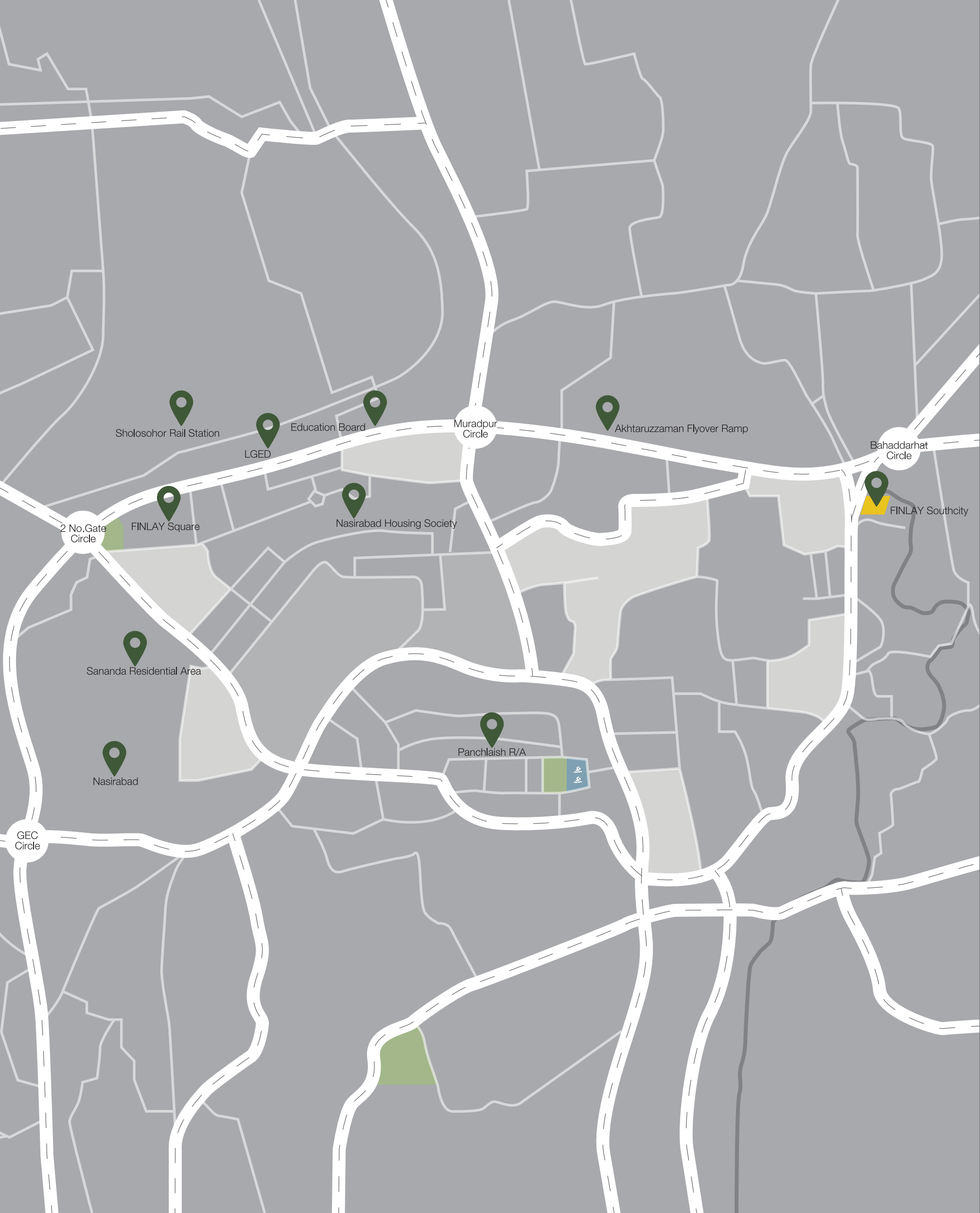


sophisticated  
lifestyle.



wonderful  
luxury  
made for you.





## The Location



- 1. Bahaddarhat Kacha Bazar
- 2. Bahaddarhat Haque Market
- 3. Bahaddarhat Circle
- 4. Bahaddarhat Police Box
- 5. Merit Bangladesh School & College

- 6. Finlay South City
- 7. Khwaja Market
- 8. Exim Bank Limited
- 9. A K Convention Hall

# FinlaY SOUTH CITY

LOCATION  
Bahaddarhat Circle, Chattogram

LAND AREA  
43 Katha

FLOOR  
19 Storied + 2 Basement  
[residential starts from 8<sup>th</sup> floor ]

TOTAL NUMBER OF APARTMENTS  
80 Units

NO OF APARTMENTS PER FLOOR  
8 Units

UNIT TYPES & SIZE  
A - 1710 & 1750 sft. | B - 1660 sft. |  
C - 1880 sft. | D - 1365 sft. |  
E - 1625 sft. | F - 1630 sft. |  
G - 1840 & 1860 sft. | H - 1905 sft. |

NO OF PARKING  
82 Nos

NO OF LIFT  
3 Nos (3 Spacious Passenger Lift)

CDA APPROVAL NO.  
473/01/18-19

EXPECTED HANDOVER DATE  
June 2025 (Residential)

AT A GLANCE





GROUND FLOOR







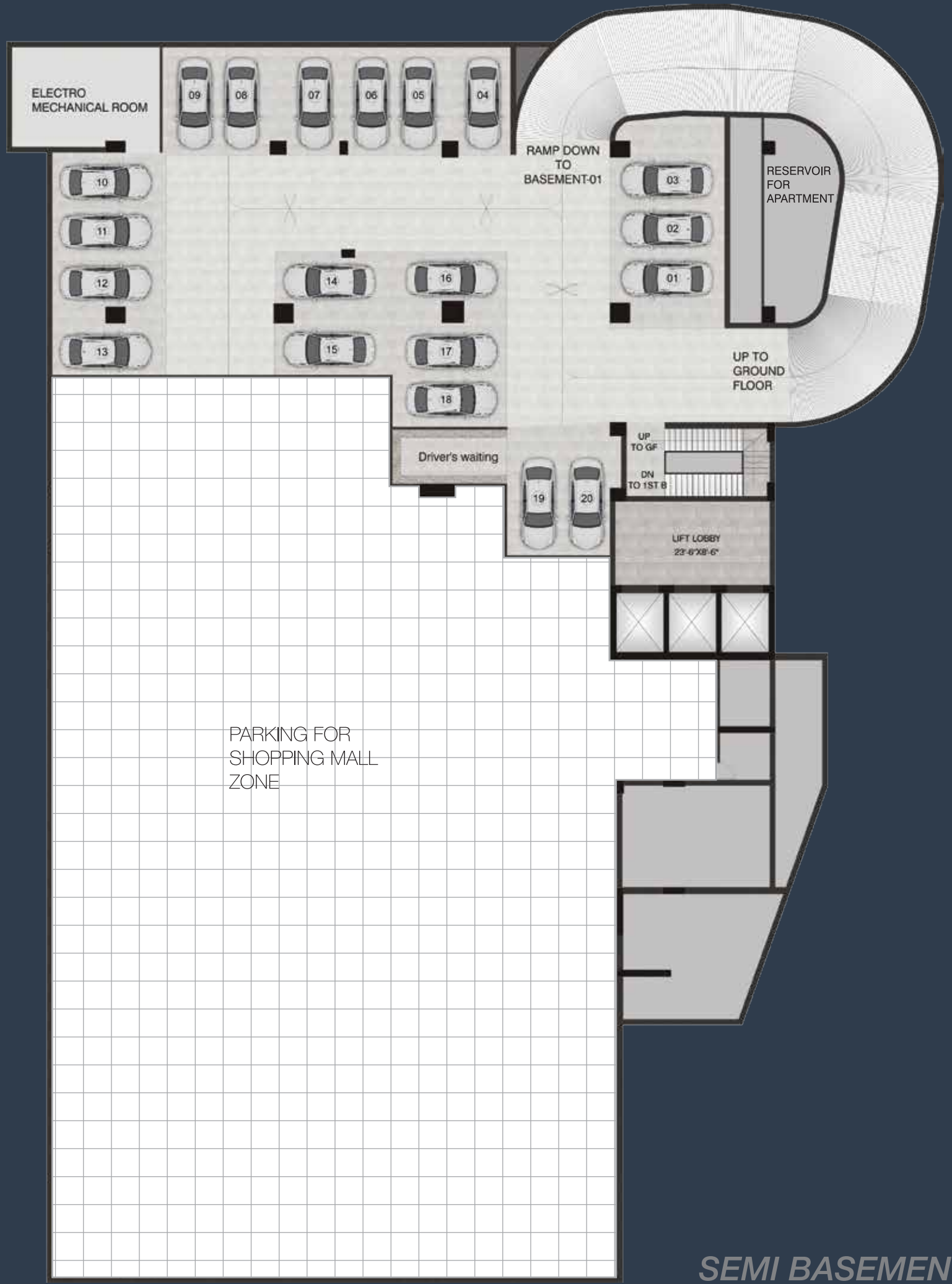
life  
live  
love



- Three spacious lift
- Impressive entrance and exit
- Wide staircase
- Generator
- Adequate parking space
- Spacious car drop off point
- CCTV with DVR
- Fire hydrant & fire extinguisher
- Fire Exit
- Kid's play area
- Gym
- BBQ corner
- Spacious community hall
- Separate community space for female
- Garden with seating arrangement
- Walk way
- Prayer space
- Car wash
- Drivers' waiting area
- Termite control
- Landscaping

## features & amenities





SEMI BASEMENT



BASEMENT 01



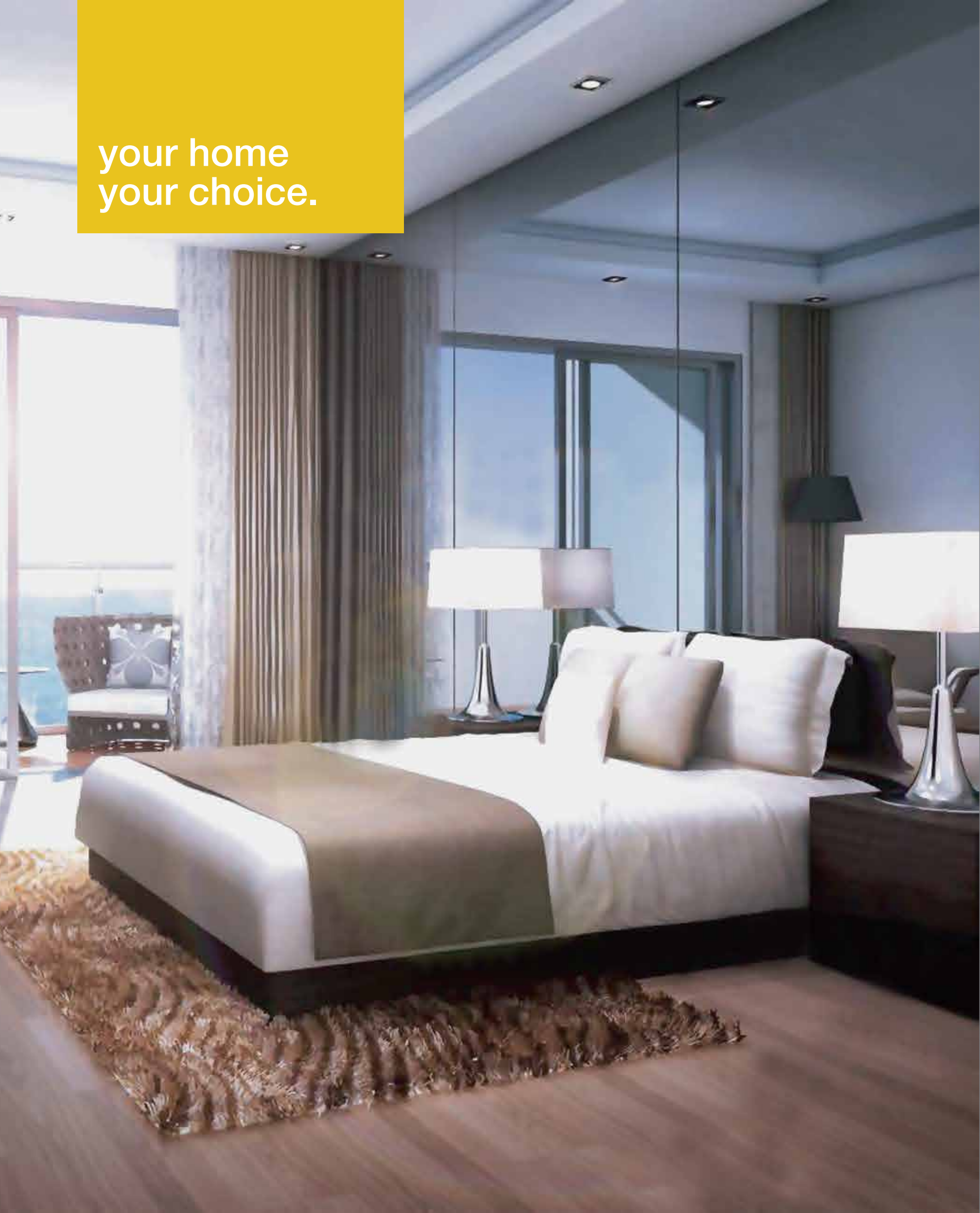
a classical  
enrichment of  
taste and  
luxury within  
your own  
reach.



FLOOR  
07<sup>th</sup>



your home  
your choice.





**FLOOR**  
09<sup>th</sup>, 10<sup>th</sup>, 13<sup>th</sup> & 14<sup>th</sup>

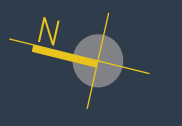


**FLOOR**  
11<sup>th</sup>, 12<sup>th</sup>, 15<sup>th</sup> & 16<sup>th</sup>

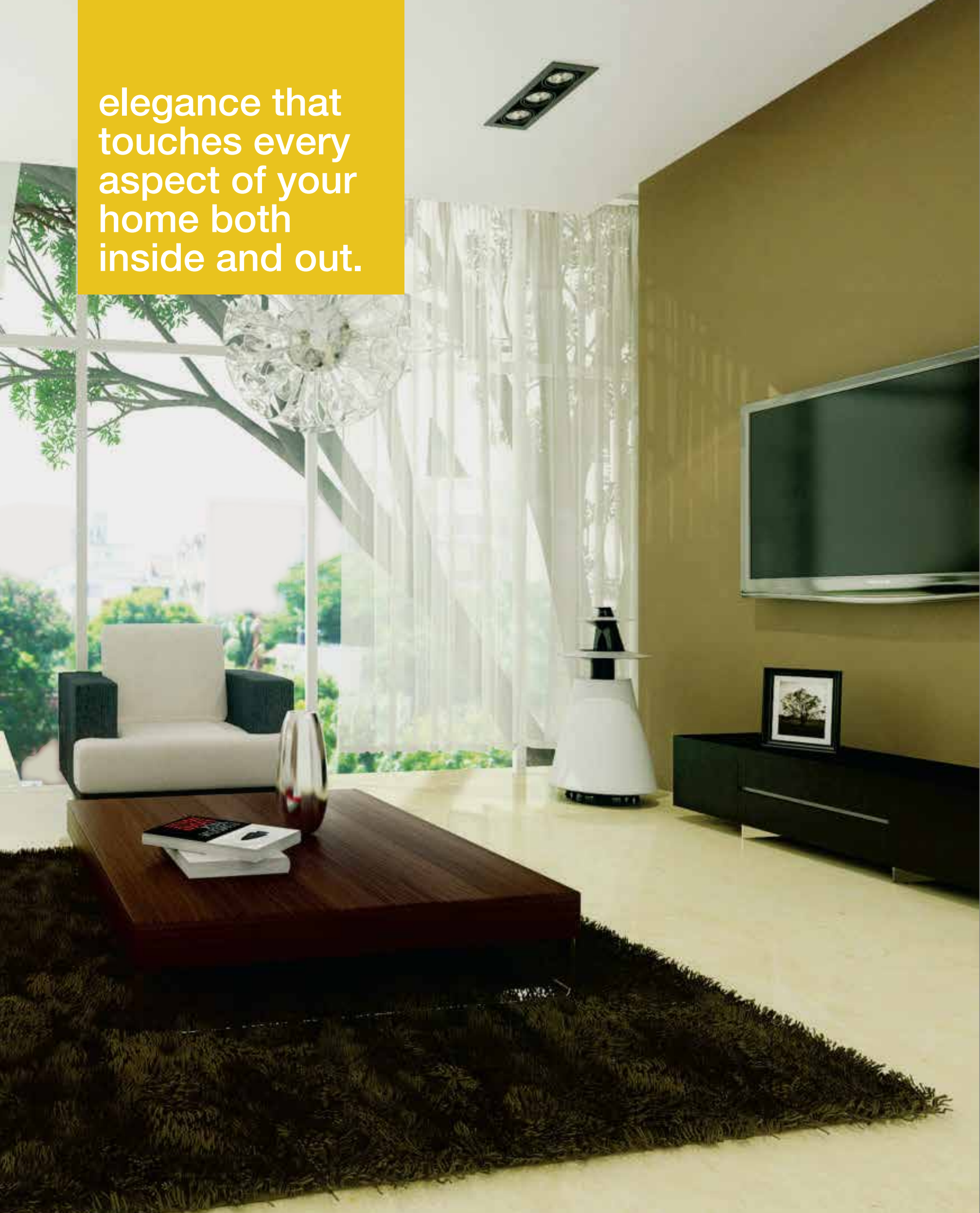
beautiful panoramic views.



FLOOR  
17<sup>th</sup>



elegance that touches every aspect of your home both inside and out.



FLOOR  
18<sup>th</sup>



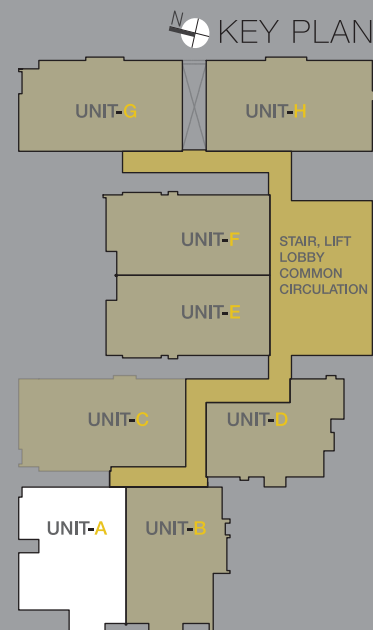


homely & functional.

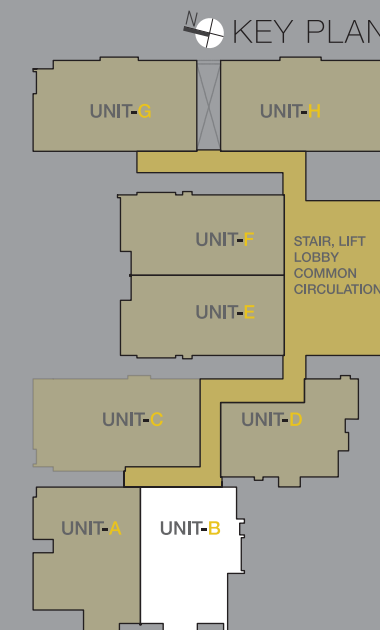




**UNIT-A**  
| 1710 & 1750 sft |

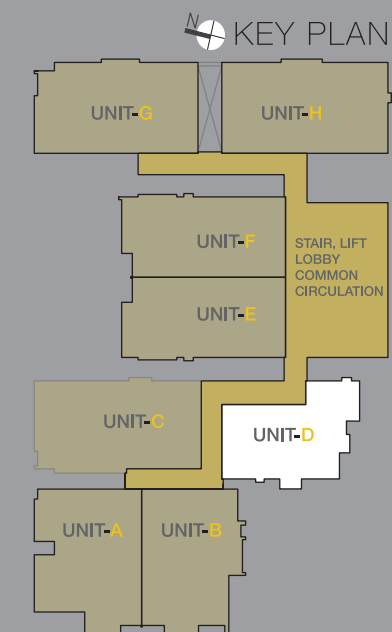
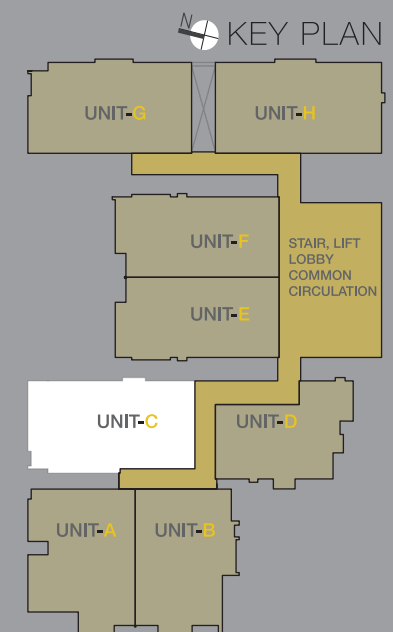


**UNIT-B**  
| 1660 sft |





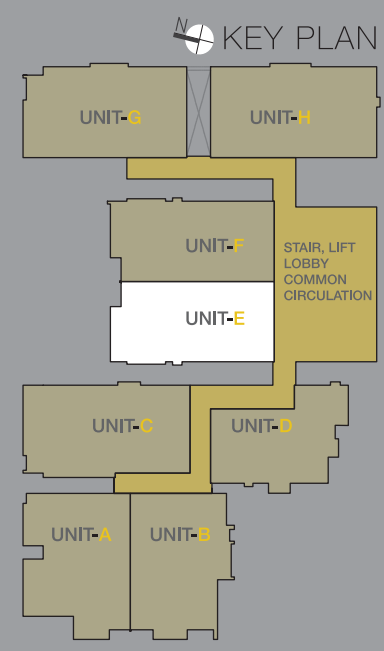
**UNIT-C**  
|1880 sft|



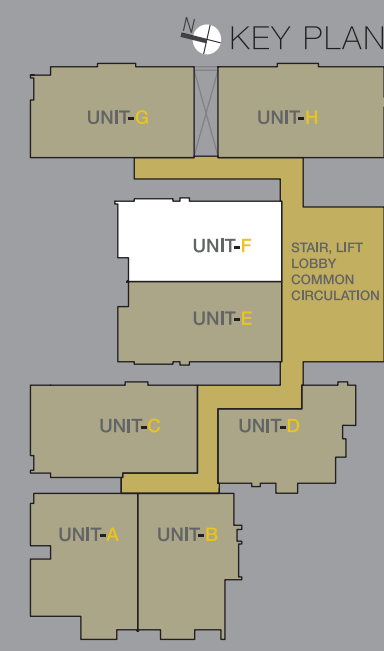
**UNIT-D**  
|1365 sft|

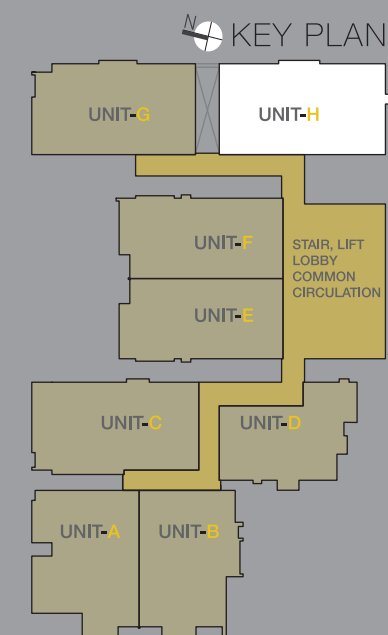
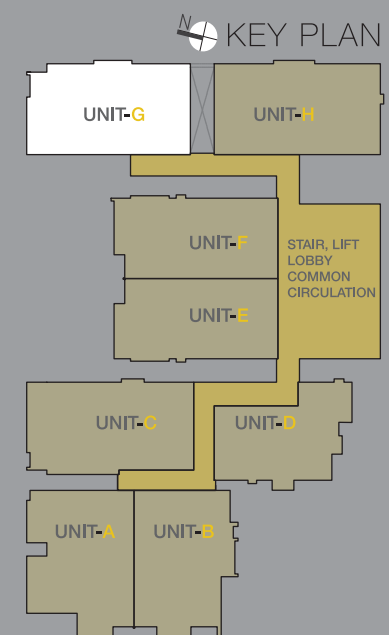


**UNIT-E**  
|1625 sft|



**UNIT-F**  
|1630 sft|





**UNIT-G**

| 1840 & 1860 sft |



**UNIT-H**

| 1905 sft |



## 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, 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, 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.

## 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

ABC Tower (5th Floor)  
1113/1140, Enayet Bazar Road  
Chattoqram - 4000, Bangladesh.  
PABX: +88 031 - 631404-06  
Email: [info@finlayproperties.com](mailto:info@finlayproperties.com)  
Website: [www.finlayproperties.com](http://www.finlayproperties.com)  
[/finlayproperties](#)

## FOR DISCUSSION

M: 01755 535325 | 01755 535326  
01755 535327 | 01755 535328  
01755 535329 | 01755 535330  
01755 535332

## 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.