

FinlaY
NIRVANA

 FinlaY
Properties Limited



Project Details

Land Area: 8.32 Katha

Location: House 27, Road 2

O R Nizam Road R/A, Chattogram

Building Height: 9 Story

Total Apartment: 14 Units

Apt. per floor: 2 Units

Total Parking: 14 Nos

No of Lift: 2 Passenger Lift

CDA Approval no: 25.47.1500.072.43.545.23

Expected Handover: September 2026

Type & Apt Size (Approx.): A 2160-2185 sft &

B 2810-2830 sft



Finlay Nirvana is not just a place to live; it's a lifestyle experience. Step into a world where every single detail speaks of grandeur and tranquility. From meticulously designed interiors to awe-inspiring architecture, this project sets a new standard in luxurious living.

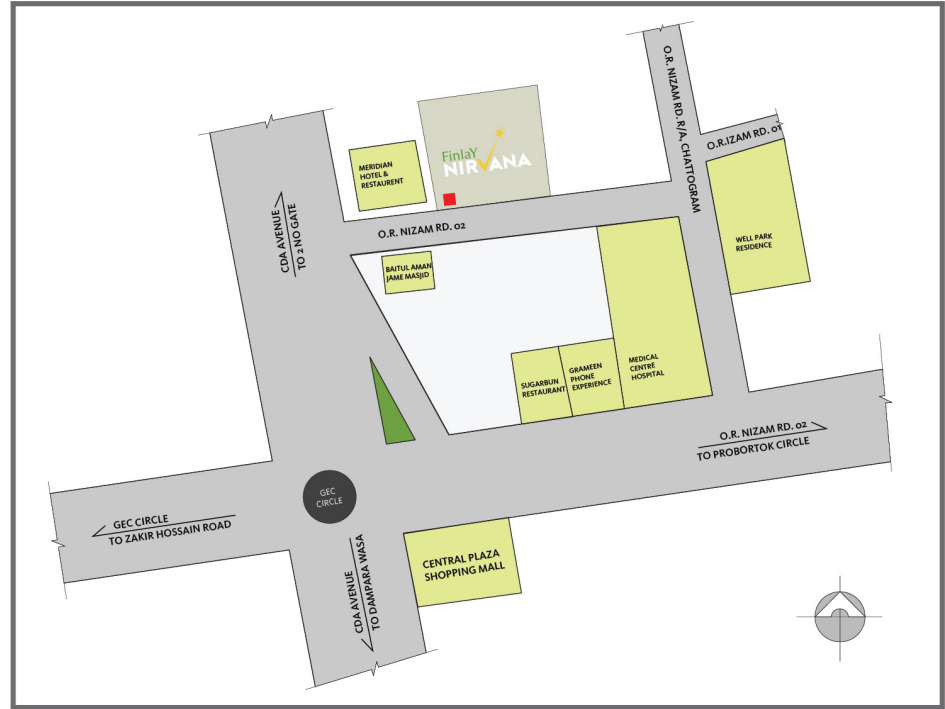
Experience Finlay Nirvana—a state of perfect happiness and peace—right here. As you enter this exclusive sanctuary, a sense of calmness envelops you. Immerse yourself in the seamless fusion of lavish amenities and lush green landscapes, creating a haven that rejuvenates your mind and soul.



Finlay
NIRVANA



LOCATION
HOUSE 27, ROAD 2
O R NIZAM ROAD R/A





Computer-generated image. Artist's Impression. Image not to Scale.

THOUGHTFULLY DESIGNED HOMES

At Finlay Nirvana the wind path, air circulation, sunlight exposure, heat levels and water usage have been thoroughly analyzed. The design based on the analysis that ensure every home is comfortable, low on power consumption and energy friendly.

GROUND FLOOR PLAN



1ST FLOOR PLAN



TYPICAL FLOOR PLAN



TYPE - A

SIZE - 2185 SFT





TYPE - B
SIZE - 2830 SFT





ROOF TOP FLOOR PLAN



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 recent 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.

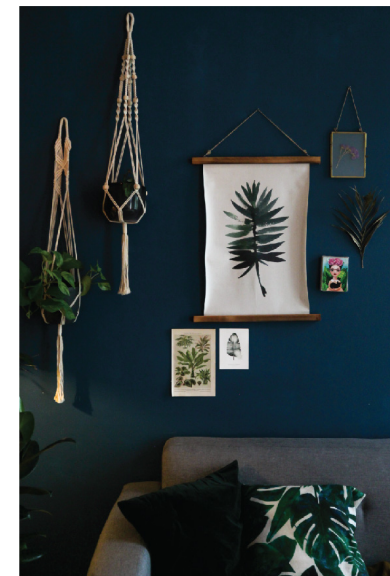
Registration: Proportionate share of undivided and undemarcated land as well as apartment will be registered in favor of each buyer as per the current rules and regulations of the government. Such registration will be made only after receiving the full and final payment against the apartment. All cost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

FEATURES & AMENITIES

Double Height Entry & Exit with Spacious Drop off Point.
Well Furnished Welcome Lounge with Concierge desk.
Kids' Play Area Interconnected with Surrounding Landscape.
2 Passenger lift.
European Origin Generator & Dry Type X-Former.
Deep Tube Well.
Lavish Party Hall with Toilet & Wash Facility.
Equipped Gym & Yoga with Locker Facility
Game Room (Pool & Table Tennis)
BBQ Zone with Sink & Burner at Roof Top
Walkway at Roof Top
Cloth Drying Space at Roof.
Roof top Green Lawn with Seating Arrangement.
Spacious Car Parking and Drivers' Waiting Area with Toilets.
Caretaker Room with Kitchen & Toilet Facility
CCTV with DVR.
Dedicated Car Wash area.
Dedicated Garbage Collection Point.
Internet (WIFI) Connectivity Provision.
Landscaping.





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