



FinlaY
Jahan
Ara



“Finlay Jahan Ara”, the ultimate in luxury where contentment in lifestyle, is guaranteed due to the wealth of the finest details in every unit.

Welcome to

FinlaY *Jahan* Ara

At 76 Panchlaish R/A, Chattogram

The ultimate in luxury...

The history of Finlay Properties Limited began in 2010. Since then we have expanded the basis of our business while we continue to let our clientele enjoy a harmonious life amongst nature in the city. Finlay Properties Limited is a real estate development designed with the future generation in mind. We conduct overall management in designing, marketing, development and sales, as well as thorough quality control to retain long-lasting asset values. We developed mainly in Chattogram City, where we are confident of our information networks and we will continue expanding into wider areas in the future.



Features & Amenities

Living in "Finlay Jahan Ara" is living in perfect freedom in one's everyday life. In the meantime, the complete tranquility lies beneath luxurious details of facilities, ready to free your mind and dreams.

- Double Height Entry & Exit Area with Spacious Drop off Point
- 2 lift with adequate capacity including one Stretcher lift. One Passenger lift will be available at Semi Basement floor
- Furnished Reception Lounge with Concierge Desk
- One Dedicated Floor for Various Community Activities
- Dedicated Stair for Service Staff Movement
- Spacious Party Hall with Pantry & Toilet Facility
- Game Room with Pool Table
- Prayer Room With Ablution & Toilet Facility
- Equipped Gym With Locker, Change Room & Toilet Facility
- Infinity Swimming Pool at Roof Top
- Kids' Play Zone
- Shower Enclosure in Master toilet & Child toilet One
- Counter Basin in all toilets except Servant Toilet
- Walkway at Roof Top
- BBQ corner at Roof Top
- Roof Top Lounge
- Roof Top Garden with seating arrangement
- Dry Type Substation & European Origin Generator
- Floor to Floor Height 10'- 6"
- CCTV with DVR for 24/7 Surveillance
- Modern Fire Fighting System
- Intercom System
- Internet connectivity provision
- Large UGWR with 2 Days Reserve
- Dedicated Car Wash Area for 2 NOS Car at a Time
- Drivers' waiting area with attached toilet zone
- Caretaker room with attached toilet zone
- Landscaping

**“To build property that coexists in harmony
with both the city and nature” is the foundation
of our urban development.**



It's all in the details...

- Branded tiles flooring for living, dining, kitchen and all bedrooms
- Imported/ceramic tiles for bathroom flooring and dado
- Wash basin counters
- Vitrified/ceramic tiles dado with high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Anti-skid tiles in the balcony areas (wherever applicable)
- Aluminium windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches & sockets



LOCATION

FinlaY Jahan Ara

At 76 Panchlaish R/A, Chattogram

LOCATED AT THE PREMIUM LOCATION IN CHATTOGRAM

Finlay Jahan Ara is located at well planned and posh residential area adjacent to Panchlaish Circle in Chattogram. 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, super shop and community facilities along with Chittagong Medical College are all around the project to offer living with absolute fineness.





We are committed to
build perfect sympathy
of towns and residences
with each other.

Project Details:



Land Area: 13.31 Katha

Location: 76, Panchlaish R/A, Road 1, Panchlaish, Chattogram.

Building Height: 13 Story and 1 Basement, 1 Semi Basement.

Total Apartment: 22 Units

Apartment Per Floor: 2 Units

Total Parking: 40 Nos

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

CDA Approval no: 25.47.1500.072.43.1090.23

Expected Handover: June, 2028

Road width: 40 ft

Type & Apt Size (Approx.): A Type: 3650 - 3685 SFT
B Type: 3505 - 3580 SFT.



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.



CONTACT US

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For sales enquiries, get in touch with us on 09610 811811 or info@finlayproperties.com

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, 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 as utility charges. 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 transferred and registered in favor of each buyer as per the current rules and regulations of the government. Such transfer and 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 transfer and registration will be borne by the buyer.

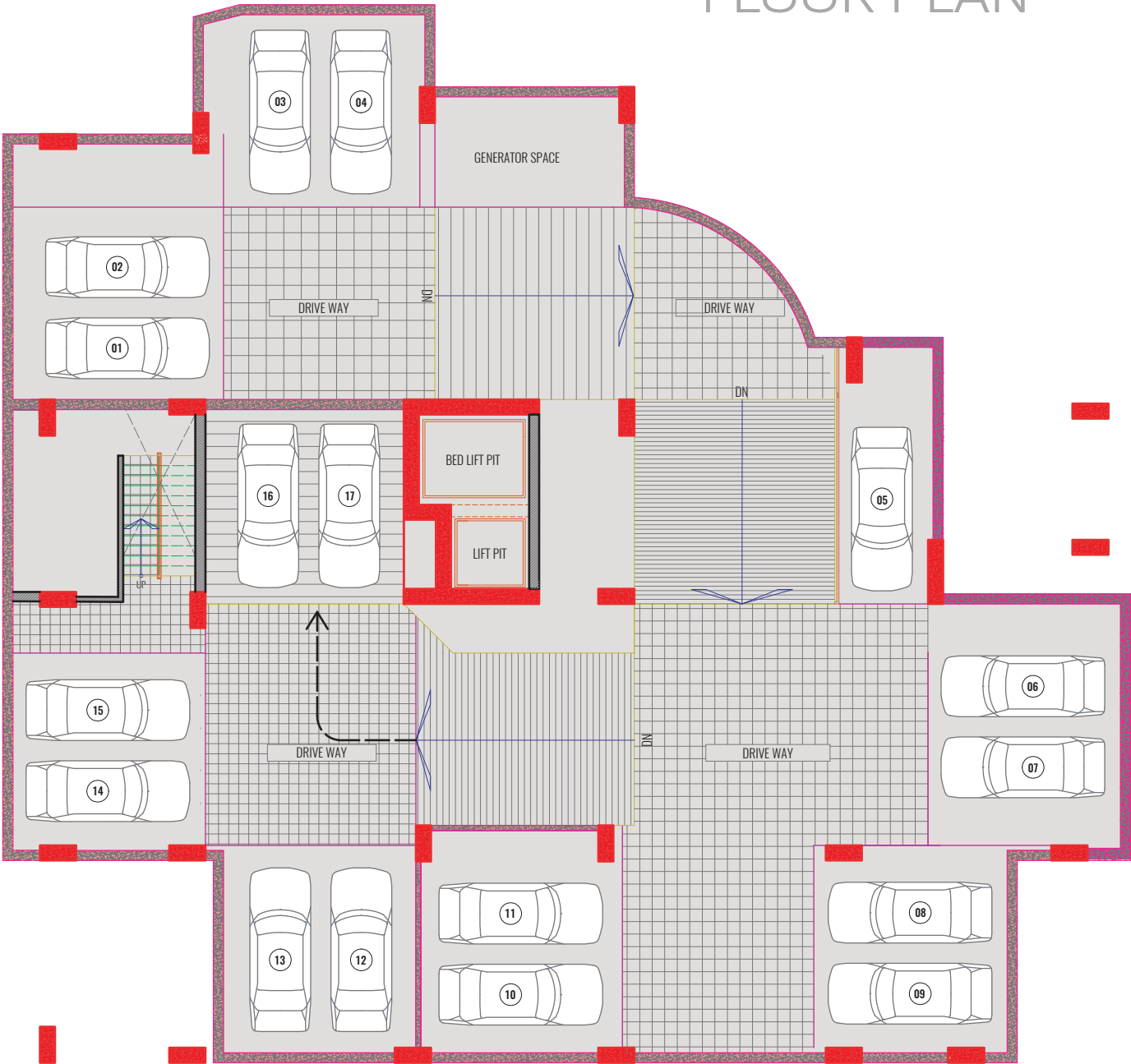
Handover: The possession of the apartment will be handed over as mentioned except unavoidable circumstances beyond the control of the company, like Global Economic Crisis, Force Majeure, Natural calamities, Political disturbances, Act of God, Strike, non availability of material, change in the Policy 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.



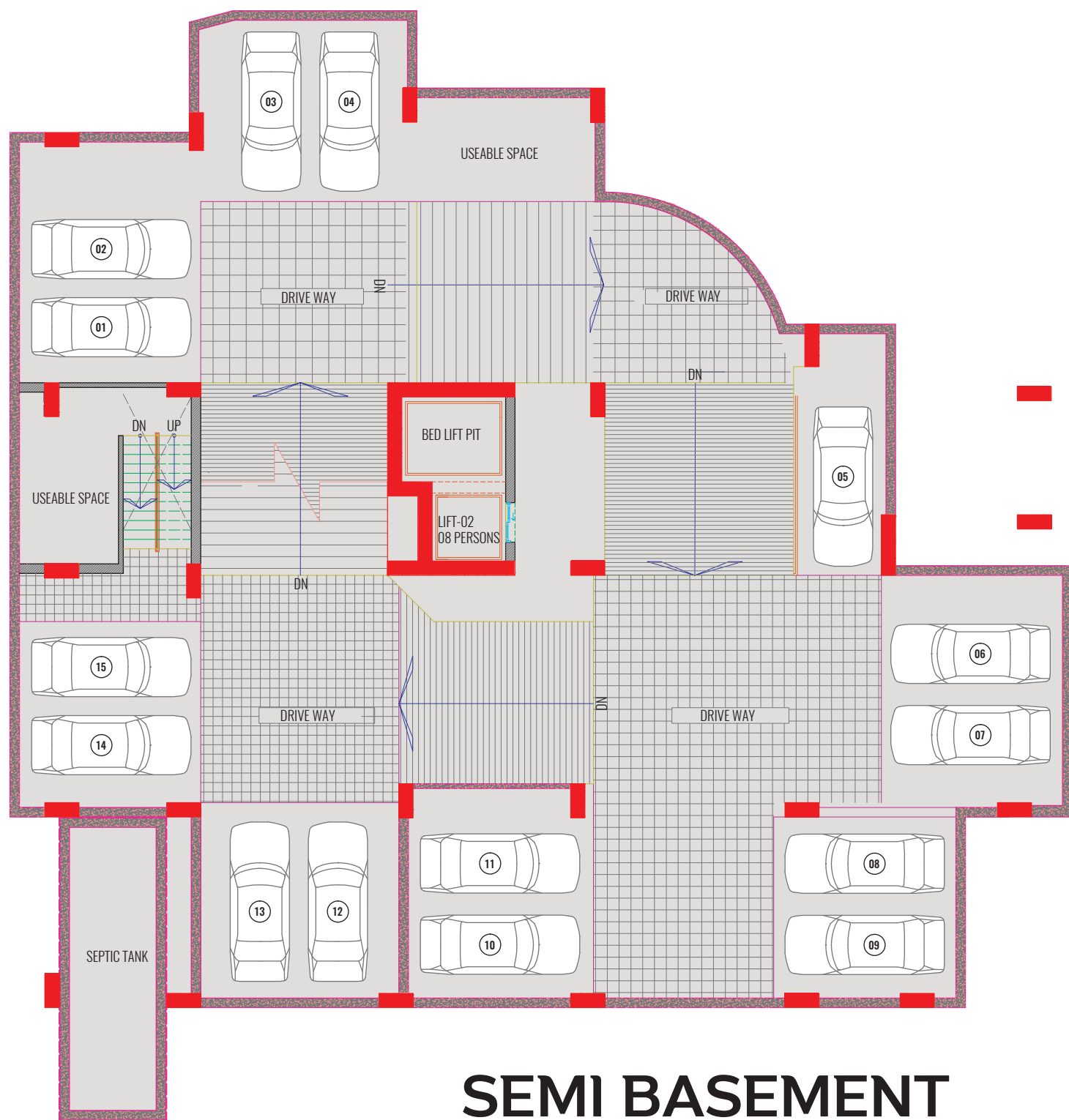
FLOOR PLANS

BASEMENT
FLOOR PLAN



PARKING 17 NOS



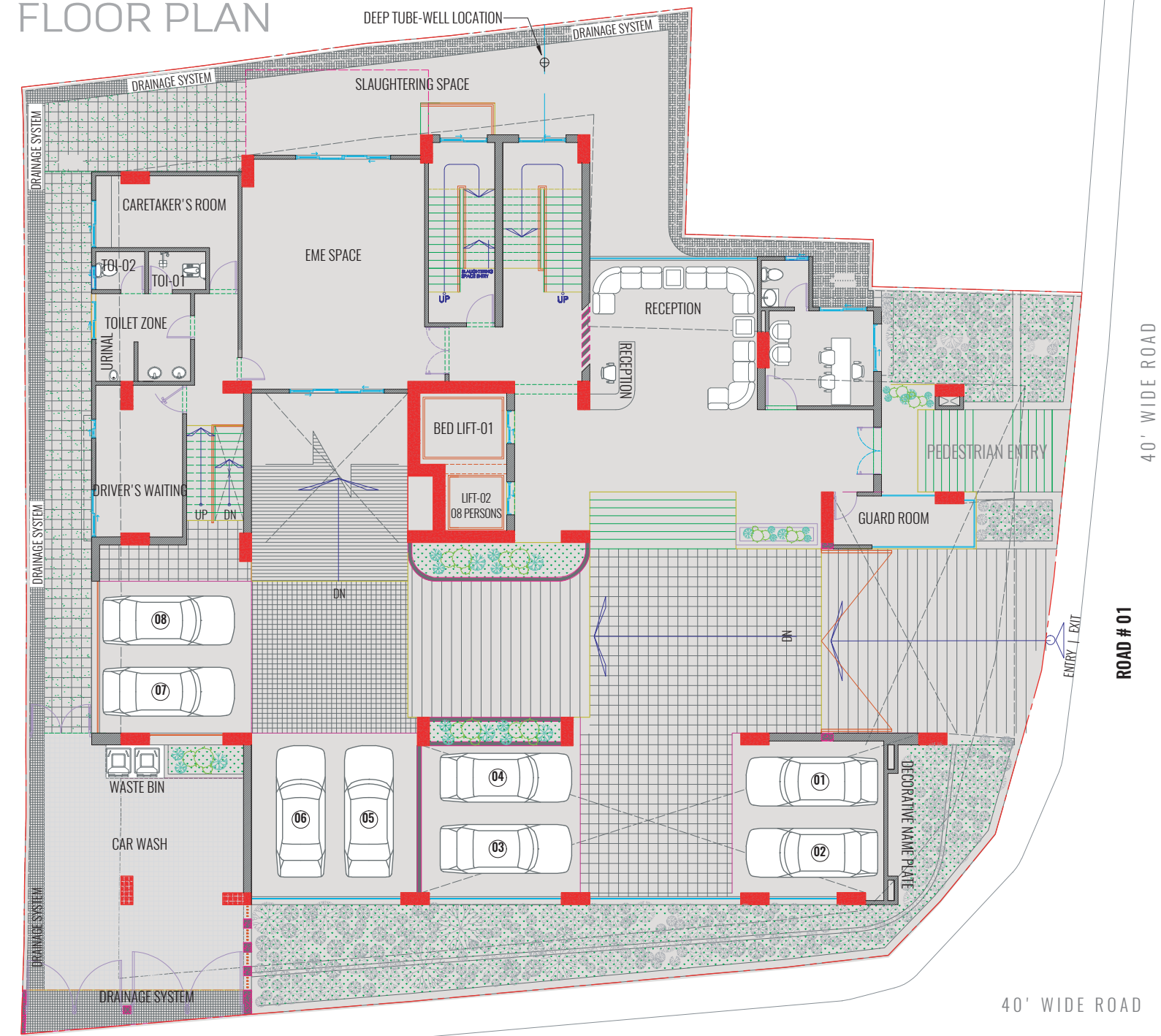


SEMI BASEMENT
FLOOR PLAN

PARKING 15 NOS



GROUND
FLOOR PLAN

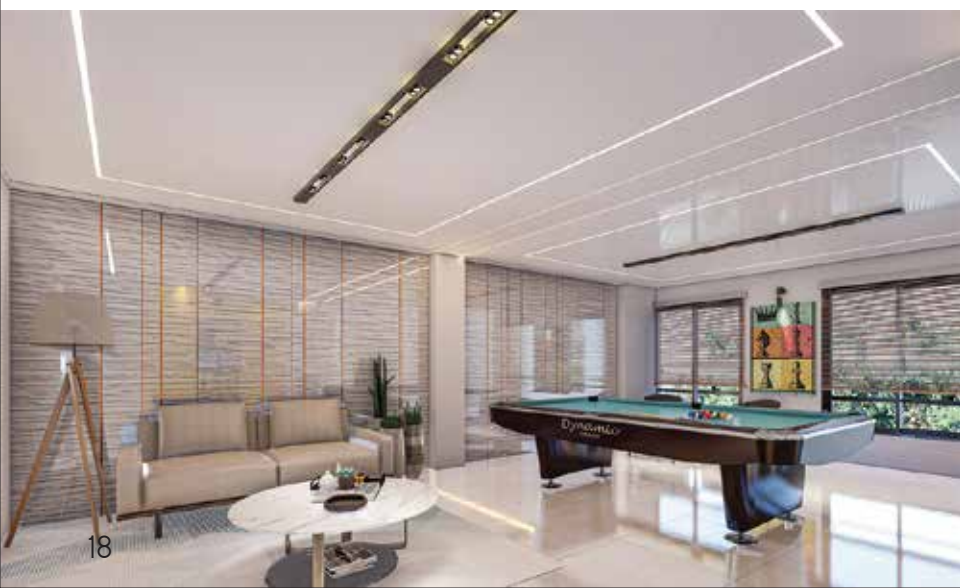


PARKING 08 NOS





THE LUXURY OF CONTENTMENT IN LIFESTYLE



1ST FLOOR FLOOR PLAN



COMMUNITY FACILITY





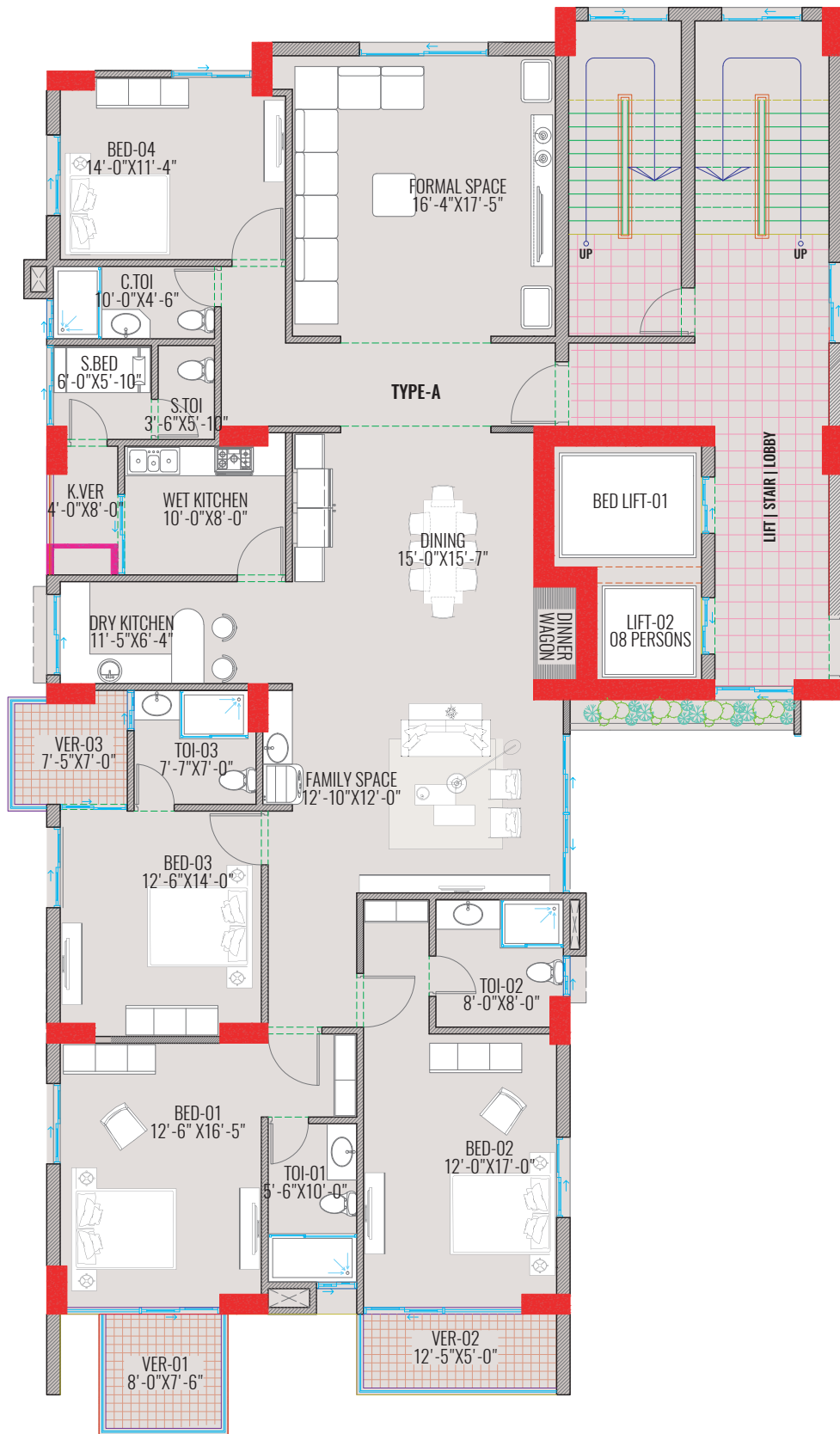
Every facility is designed with exquisite taste to suit senses. You can spend your day living a dynamic life of relaxation or being entertained. No matter what your desire, there is always time for you to complete your day.



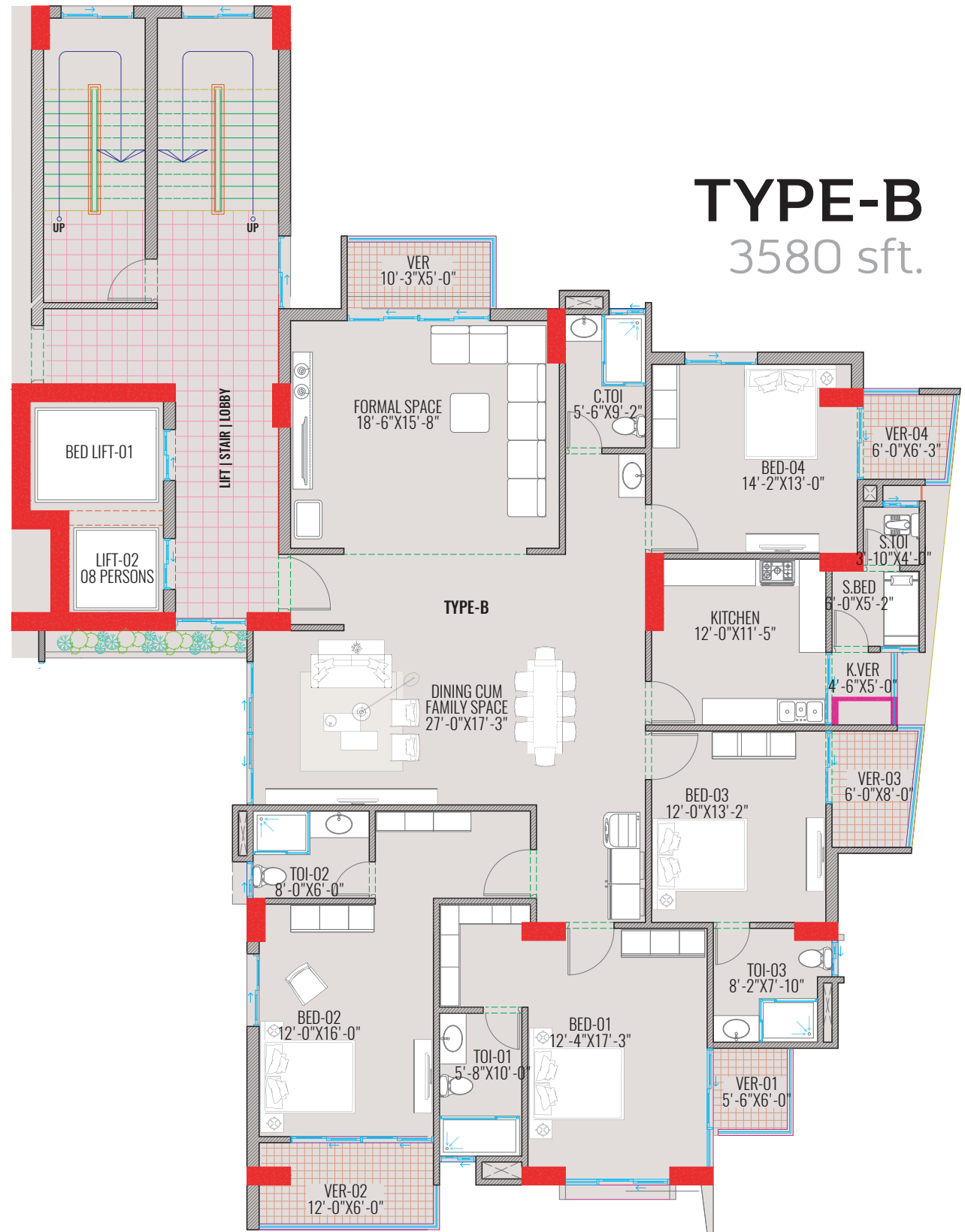
2ND, 4TH, 6TH, 8TH, 10TH & 12th FLOOR PLAN



TYPE-A
3650 sft.



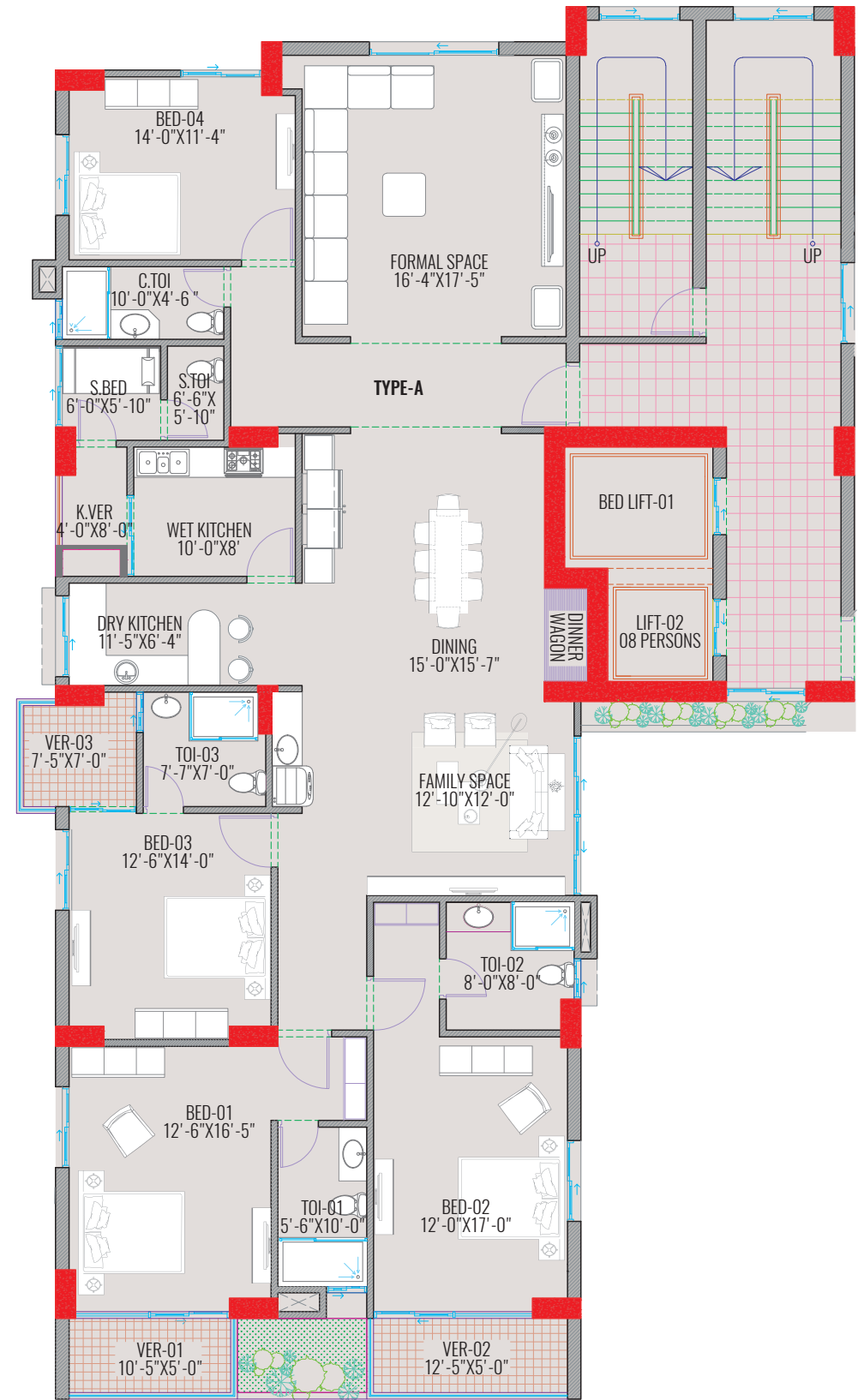
TYPE-B
3580 sft.



3RD, 5TH, 7TH, 9TH & 11TH FLOOR PLAN



TYPE-A 3685 sft.



TYPE-B
3505 sft.

Room Schedule:

Room	Dimensions
Dining cum Family Space	27'-0" x 17'-3"
Formal Space	18'-6" x 15'-8"
Kitchen	12'-0" x 11'-5"
Bed-01	12'-4" x 17'-3"
Bed-02	12'-0" x 16'-0"
Bed-03	12'-0" x 13'-2"
Bed-04	14'-2" x 13'-0"
TOI-01	5'-8" x 10'-0"
TOI-02	8'-0" x 6'-6"
TOI-03	8'-2" x 7'-10"
TOI-04	5'-6" x 9'-2"
VER-01	5'-6" x 6'-0"
VER-02	12'-0" x 6'-0"
VER-03	4'-6" x 8'-0"
VER-04	4'-3" x 6'-3"
LIFT-01	BED LIFT-01
LIFT-02	LIFT-02 08 PERSONS

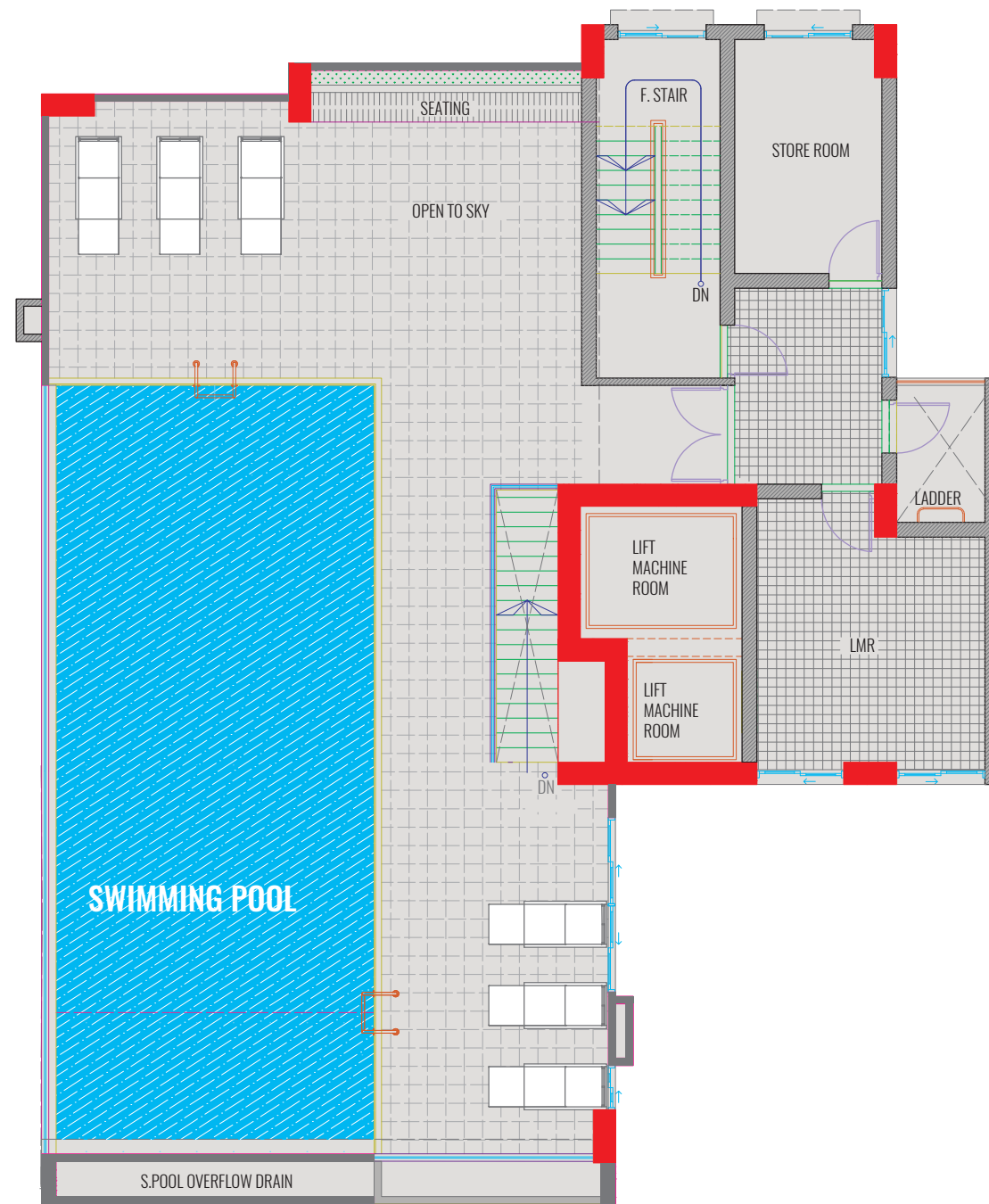


The floor plan shows a community center layout. At the top left is a Pump Room. To its right are restrooms (W/C), a Shower, a Basin, a Change room, and a Locker. Further right are the F. Stair and M. Stair, both with 'UP' arrows. A central area contains two Lift Machine Rooms and a Loft Stair Lobby. To the left of the lift rooms is a Rain Water Drain and a staircase with an 'UP' arrow. Below the lift rooms is a Lounge area with several white chairs. A central Void area is marked with a large 'X'. To the left of the Void is a Fountain and a BBQ Space. To the right of the Void is a large area with a Jogging Track and a Kids Play Zone. Further right is a Clothing Dying Area. The plan includes various symbols for doors, windows, and furniture, and is color-coded to distinguish different areas.



SWIMMING POOL

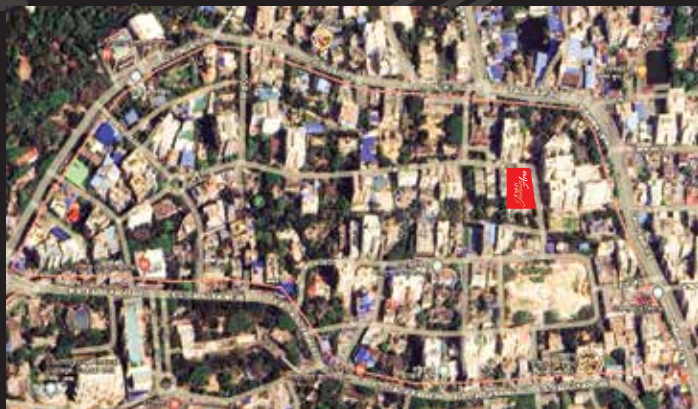
TOP FLOOR PLAN



The rooftop lounge will embrace you with lavish luxury, with its panoramic city view while you revel in your favorite lifestyles.



HORIZON of LIFE...



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