

Where everything
is happening...



Finlay
Dilruba

Finlay Properties Limited creates a new type of living environment that enhances the city's best characteristics.



Welcome to

Finlay Dilruba

At House 5, Road 3, Khulshi Hills R/A, Chattogram

Turning dream...

Every space within Finlay Dilruba is a dream brought into reality by the genius Architect. It's a celebration of the essence of this particular place - its unique light, color, vibe and texture. Your housing cluster isn't just where you live. It's where you relax, rejuvenate, and integrate with your community. Hence The Finlay Properties Ltd. has been endowed with recreational amenities for you to unwind, social spaces for you to interact with people and enjoy the conveniences of quality living.

Finlay Dilruba gives you the luxury of living, away from the hustle and bustle of a busy city, yet being conveniently close to natural beauty.



Features & Amenities

Our each property is designed with a unique identity, offering stunning views, attractive open spaces, excellent amenities, exciting activities, all within one cohesive development.

- Double height entry & exit area with spacious drop off point
- Two lift with adequate capacity including one stretcher lift. One lift will be available at semi-basement to Rooftop.
- Grand furnished waiting lounge
- One dedicated floor for various community activities
- Dedicated stair for driver's movement
- Spacious party hall
- Game room with pool table
- Equipped GYM with locker, change room & toilet facility
- Swimming pool at Rooftop
- Kids' play zone
- Shower enclosure in master toilet & child toilet one
- Counter basin in all toilets except servant toilet
- BBQ corner at Roof Top
- 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
- Fire fighting system
- Intercom system
- Internet connectivity provision
- Large UGWR with 2 days reserve
- Dedicated car wash area
- Drivers' waiting area with toilet zone
- Caretaker room
- Professionally designed landscaping & lighting



Whichever unit you select at The Finlay Dilruba, recognize that you are joining an exclusive community of residents.



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
- Video Intercom System



LOCATION

Finlay Dilruba

At House 05, Road 3, Khulshi Hills R/A, Chattogram

LOCATED AT THE MOST PREMIUM LOCATION IN CHATTOGRAM

Finlay Dilruba 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 Hospitals, schools & colleges, parks, super Shops and Fine Dining Restaurants are all around the khulshi area to offer living with absolute fineness.



Yet, The Finlay Dilruba reminds you everyday of just how proximate you are to the city with its scenic view of skyline in the hills' horizon.

Project Details:



Land Area: 10 Katha

Location: House 05, Road 3, Khulshi Hills R/A, Chattogram

Building Height: 10 Story and 2 Basement.

Total Apartment: 16 Units.

Apartment Per Floor: 2 Units.

Total Parking: 32 Nos.

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

CDA Approval No: 25.47.1500.072.43.1148.23

Expected Handover: February 2028

Name of the Architect & Reg. no: Arct. Mohammad Foyez Ullah IAB.U-008

Name of the Engineer & Reg no: Engr. Monayem Hossain, IEB.F-6255

Front Road width: 35 ft.

Type & Apt Size (Approx.): A 3470-3500 SFT & B 2645-2665 SFT.

We create convenient living for the smart professional, while, our spacious project create a comfortable, spacious life for you and your family. A lifestyle that is most desired but few have the privilege to own.



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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Web: www.finlayproperties.com, Facebook: www.facebook.com/finlayproperties

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. 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 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.

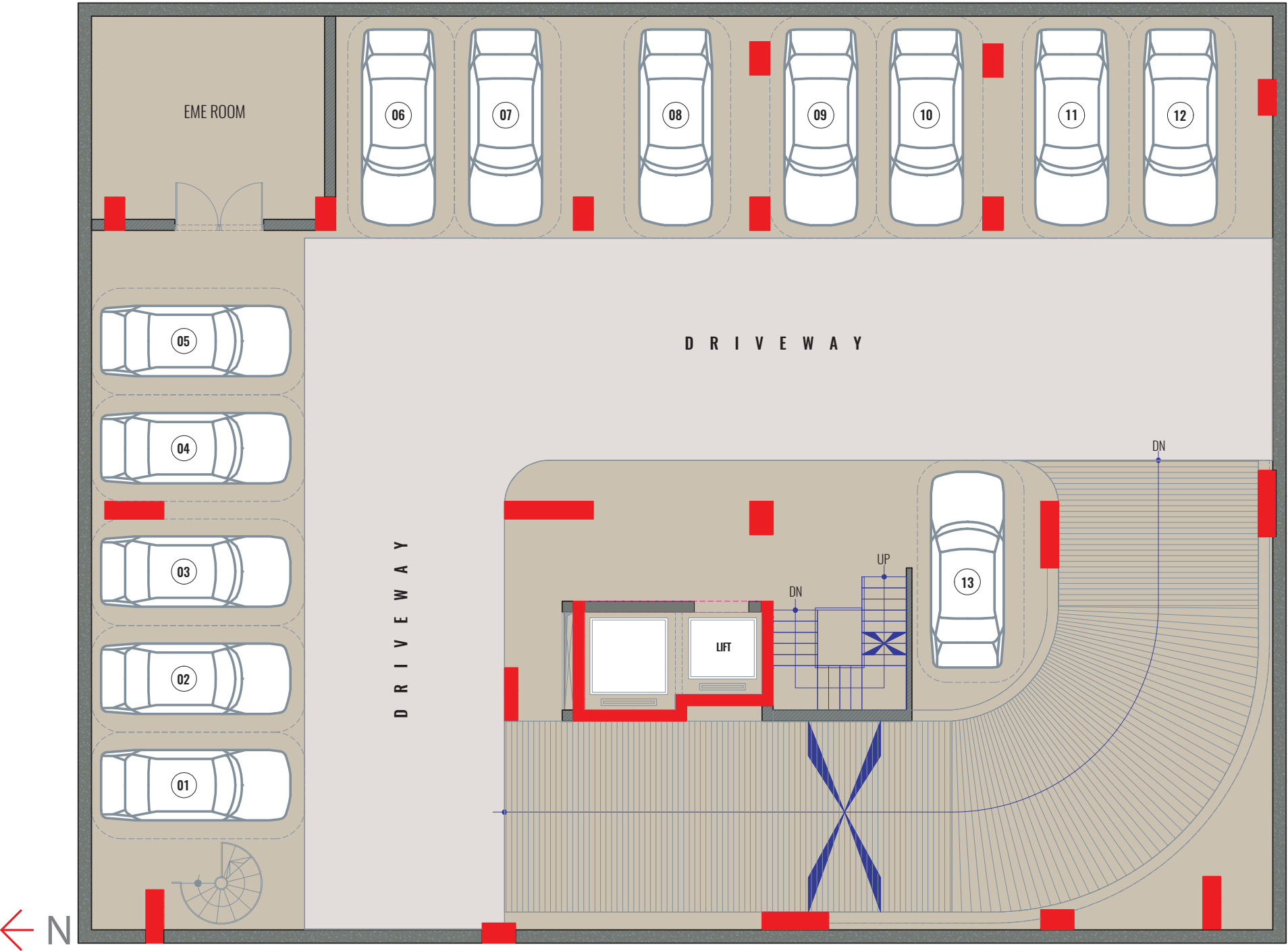
Owners Association: The buyer must undertake to become a member of the Owners cooperative society, which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must agree to pay an amount (finalized by the company) for cooperative/reserve fund.

Basement-01

Level Presentation

PLAN

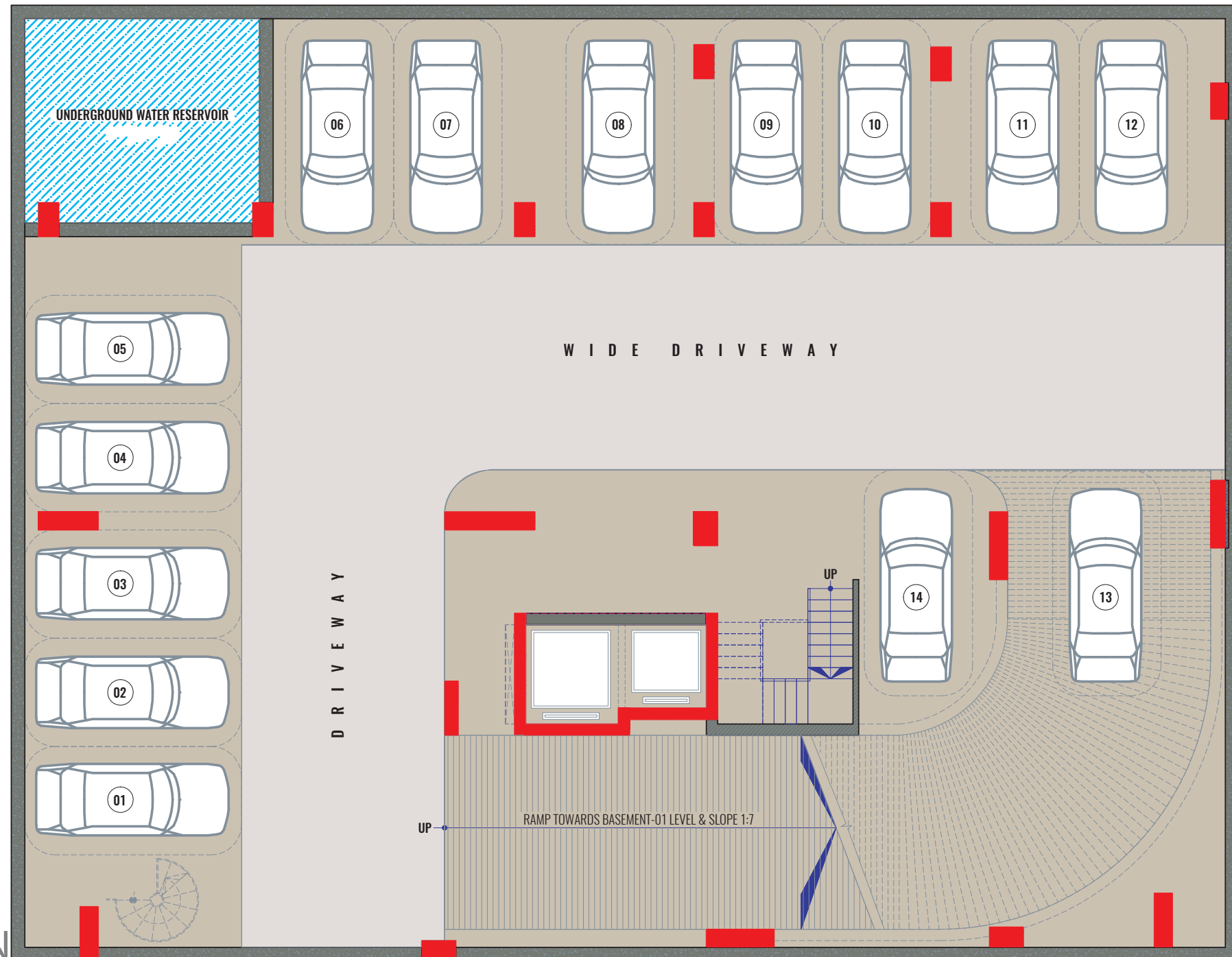
PARKING 13 NOS



Level Presentation
PLAN

Basement-02

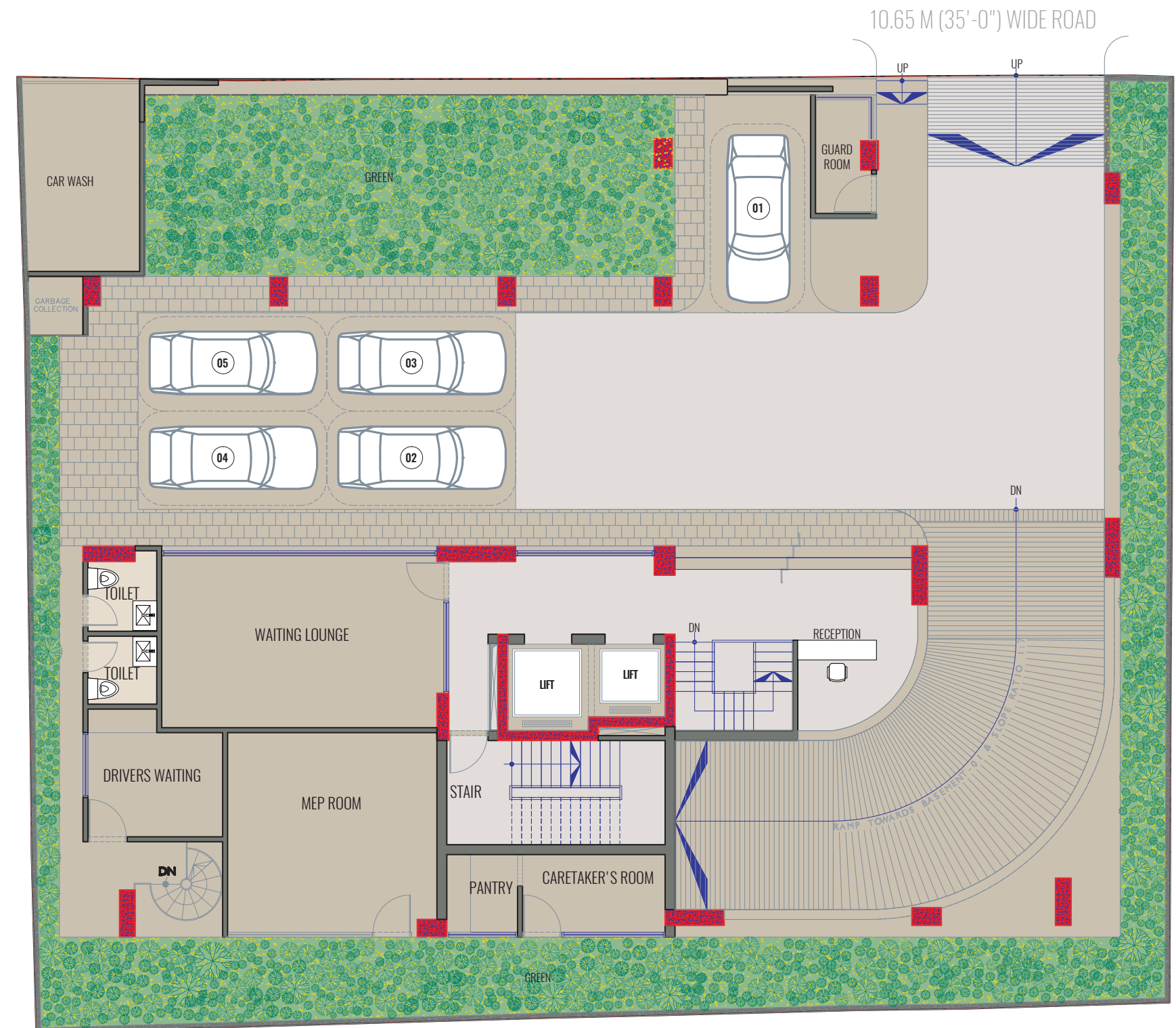
PARKING 14 NOS



Level Presentation
PLAN

Ground Floor

PARKING 5 NOS





1st Floor

Presentation
Plan



2nd Floor

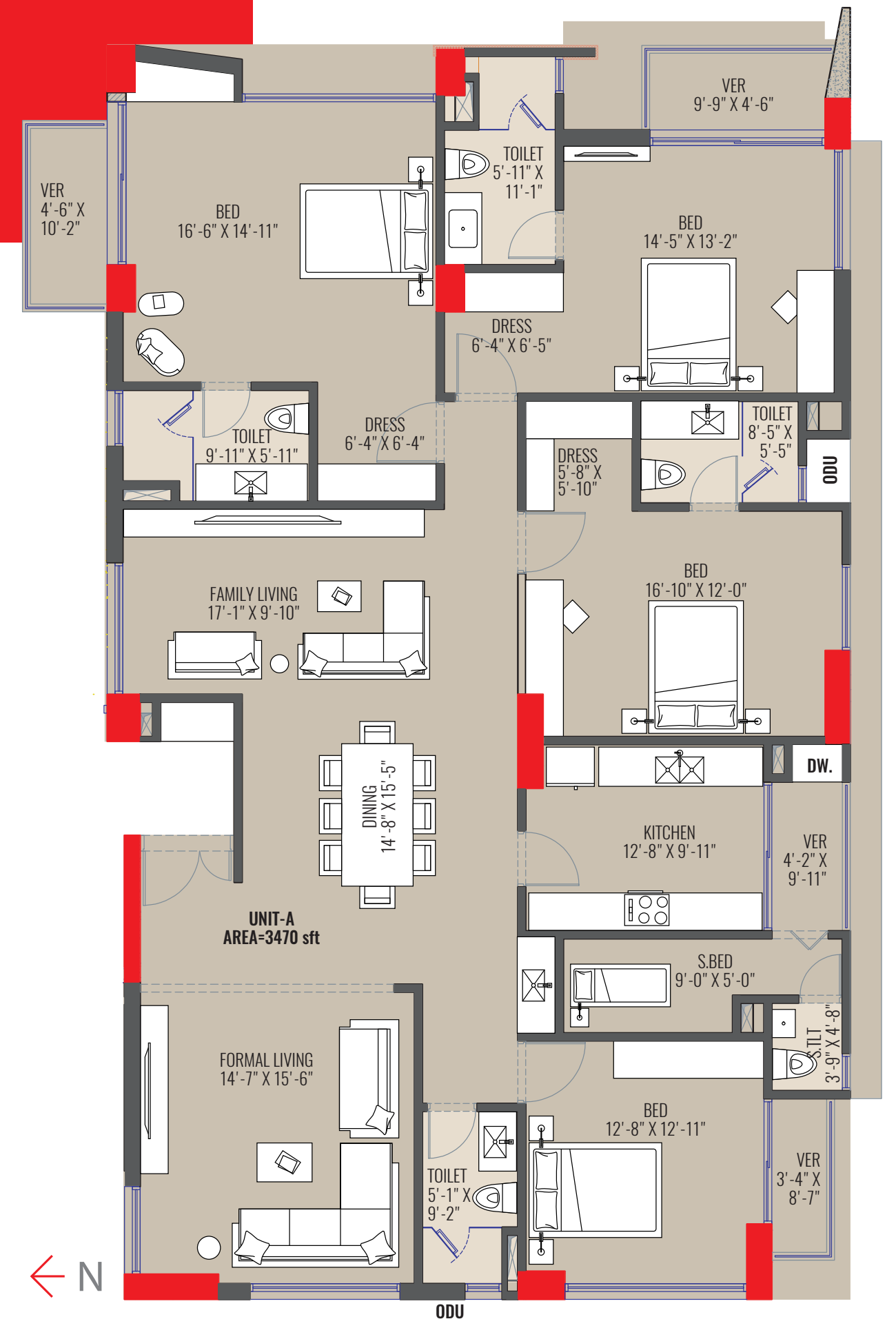
Presentation Plan

Unit-A
Area 3470 sft
Unit-B
Area 2665 sft



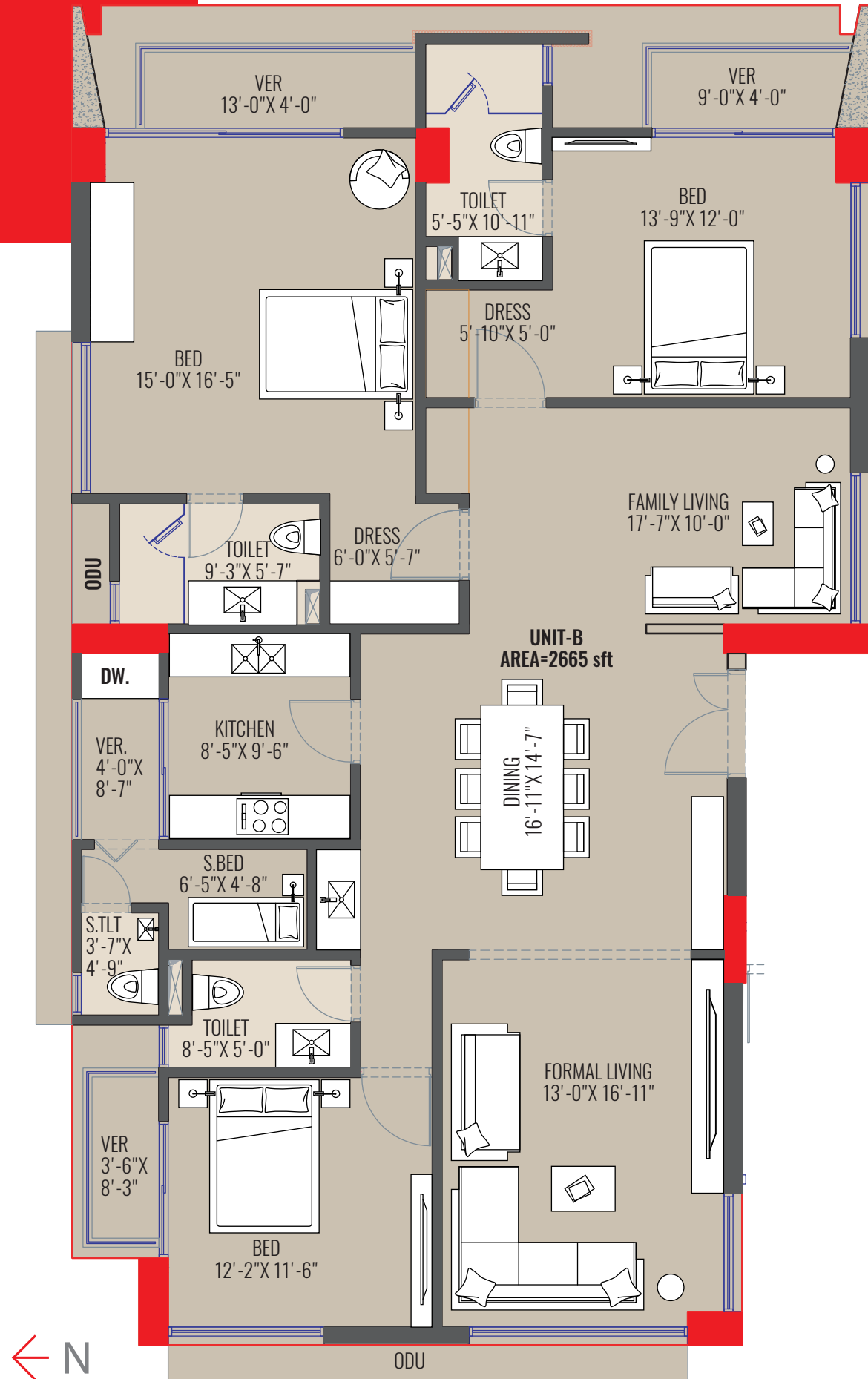
Type-A

3470 sft.



Type-B

2665 sft.



3rd To 6th Floor

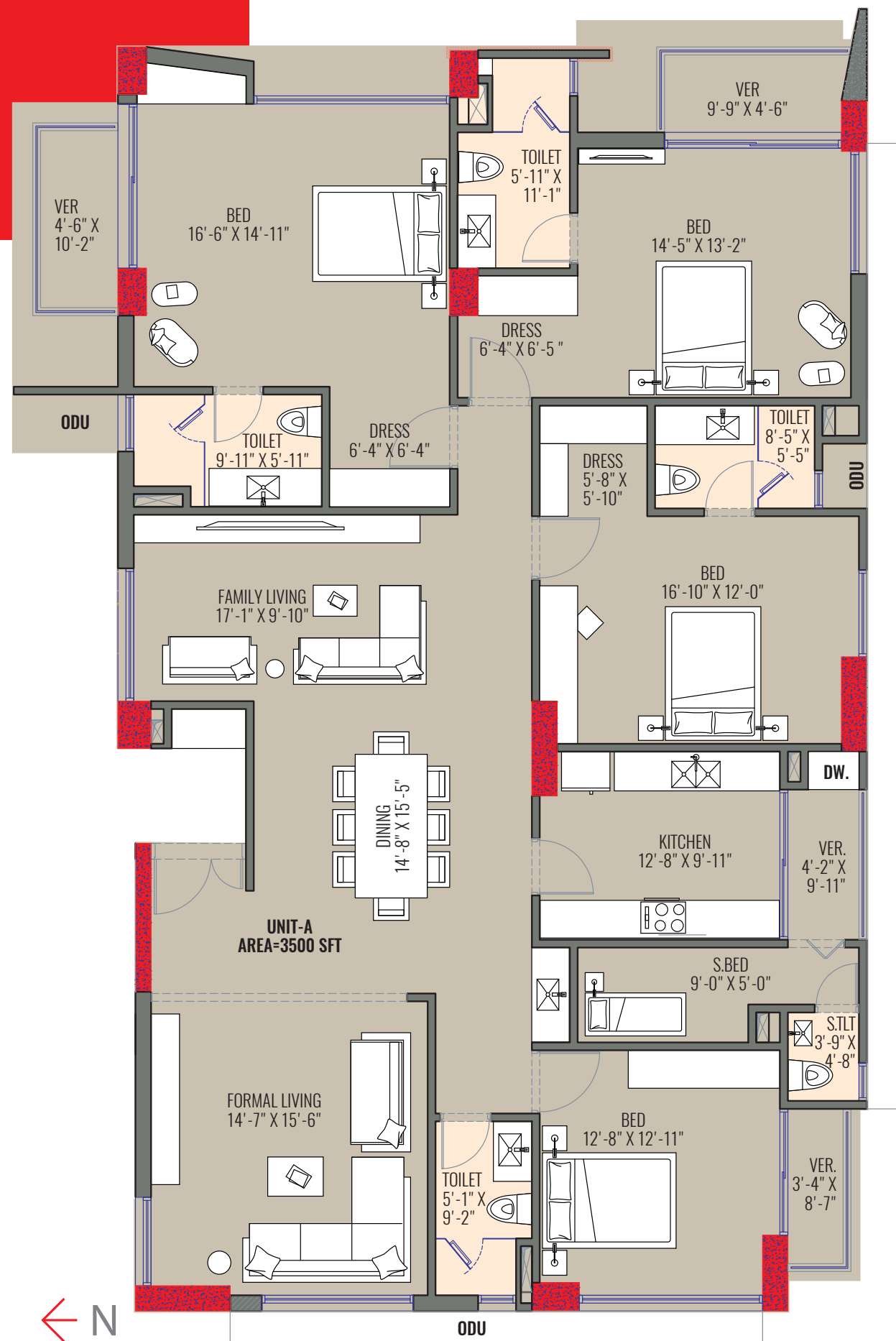
Presentation Plan

Unit-A
Area 3500 sft
Unit-B
Area 2665 sft



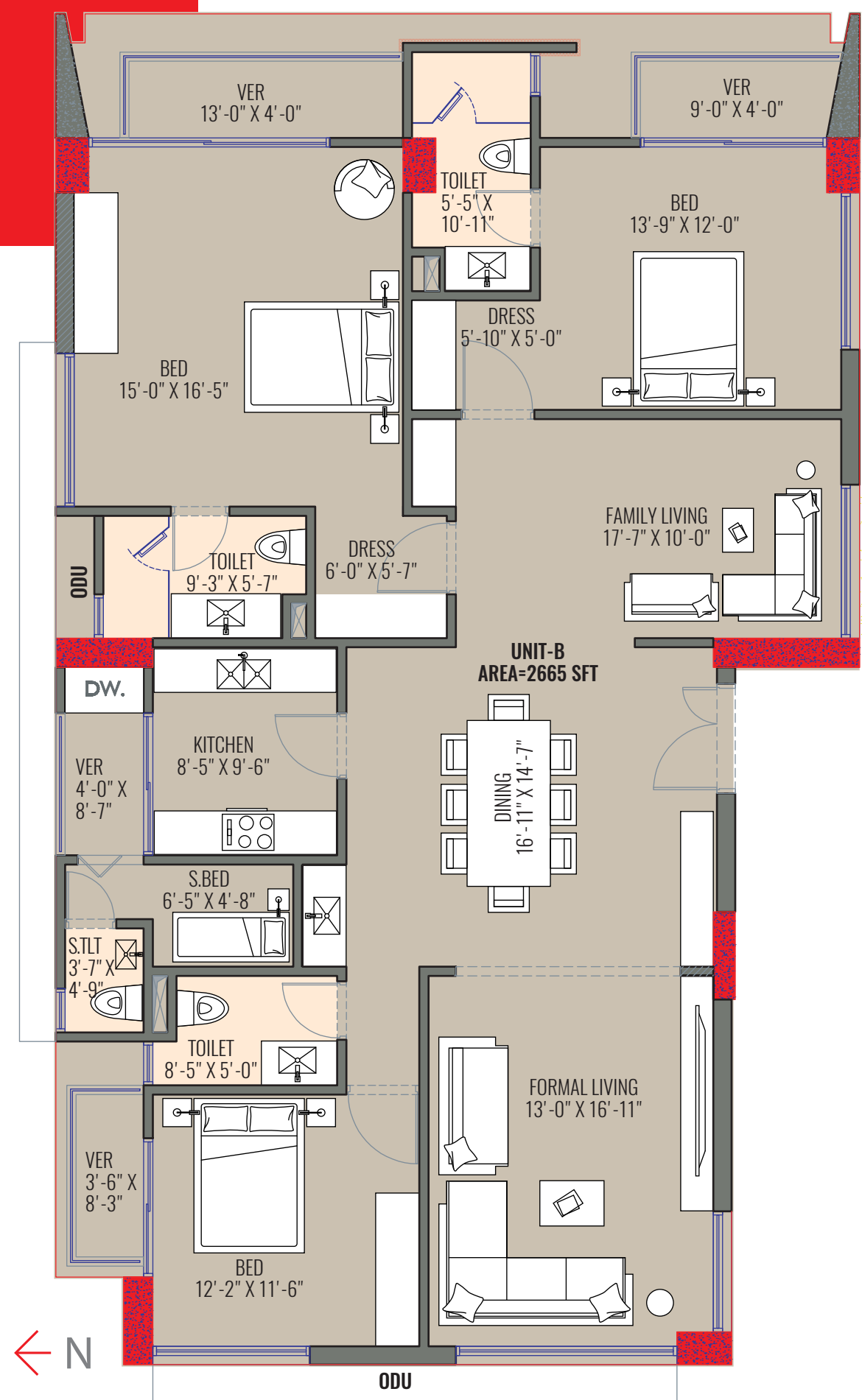
Type-A

3500 sft.



Type-B

2665 sft.



7th to 9th Floor

Presentation Plan

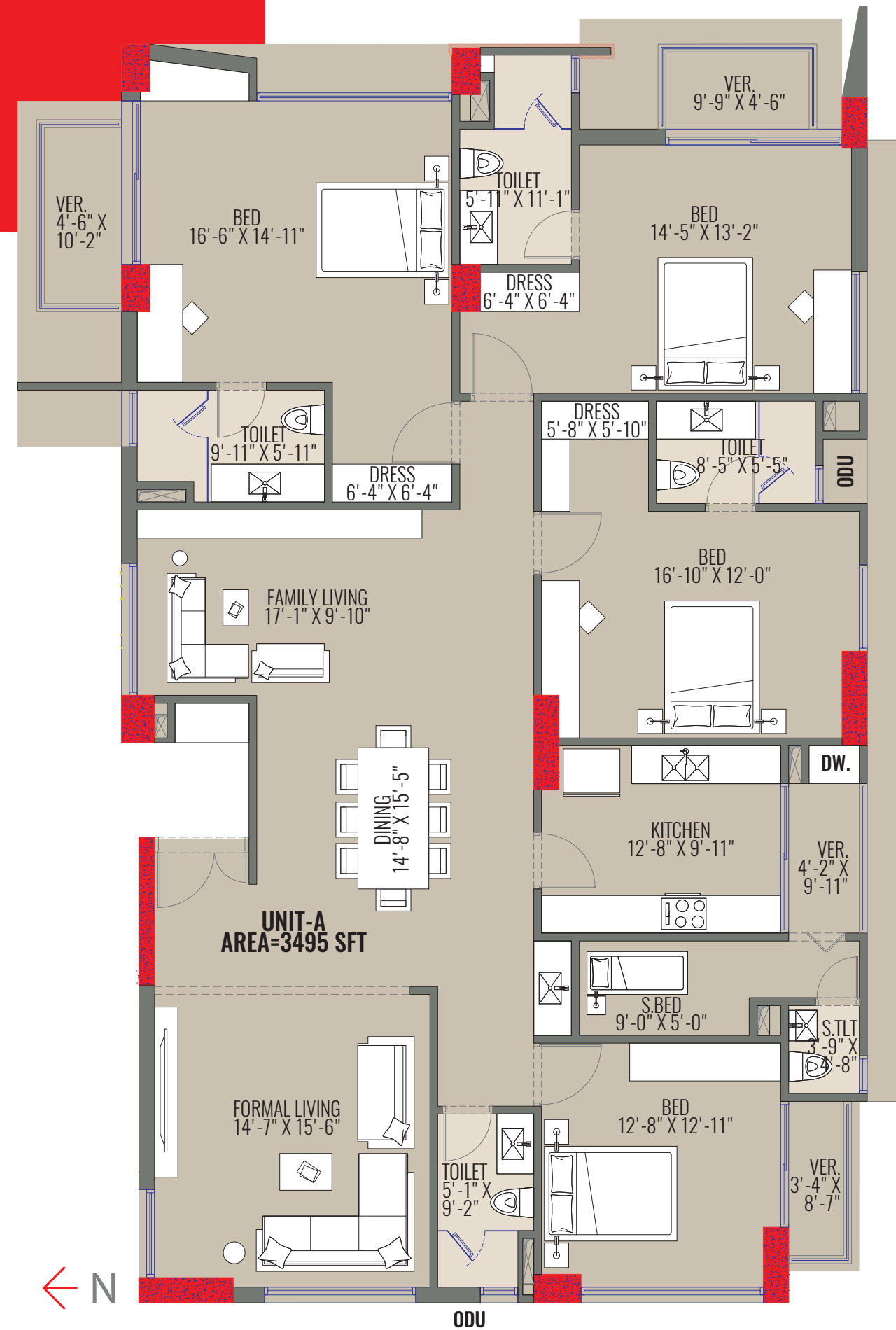
Unit-A
Area 3495 sft

Unit-B
Area 2645 sft



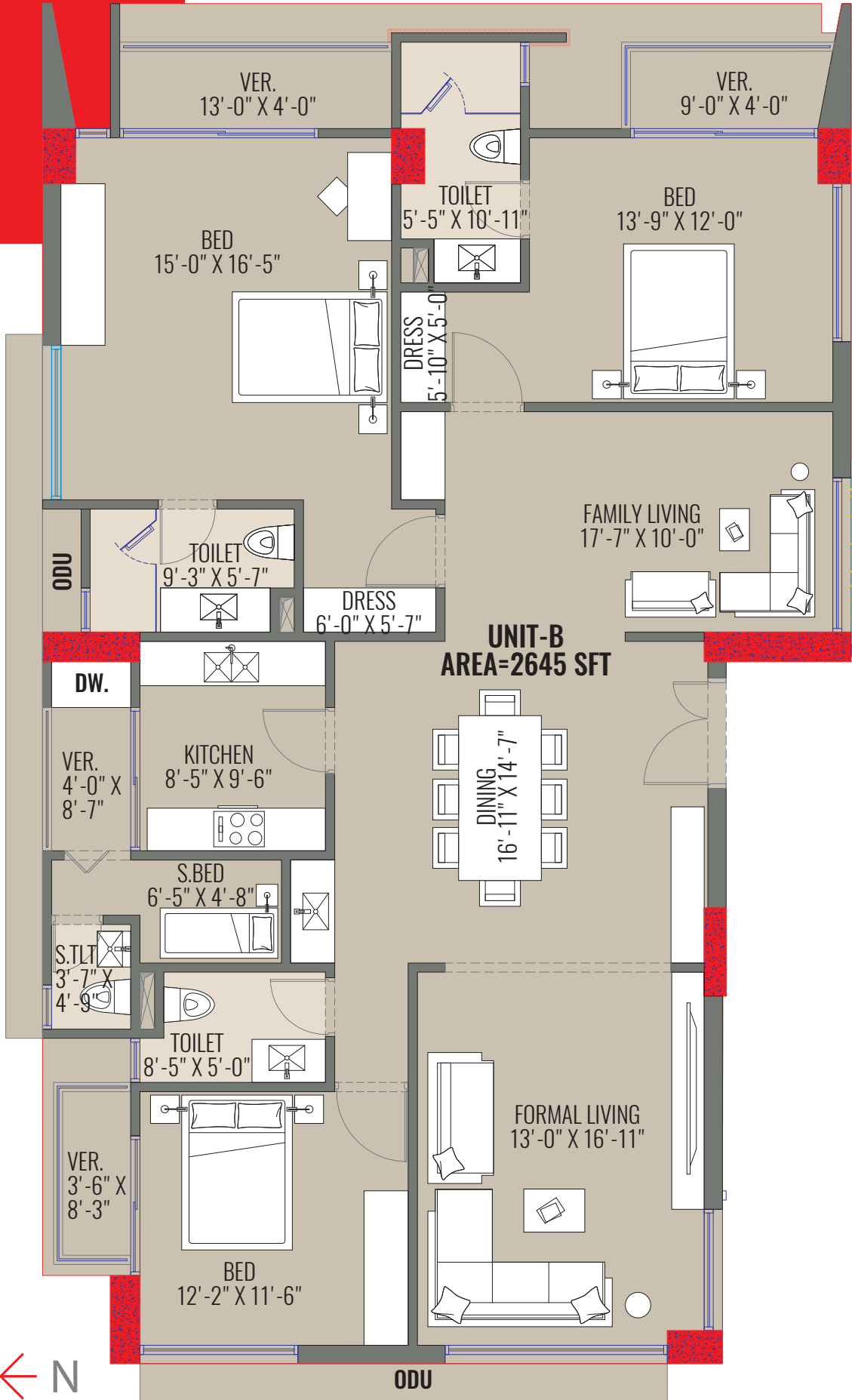
Type-A

3495 sft.



Type-B

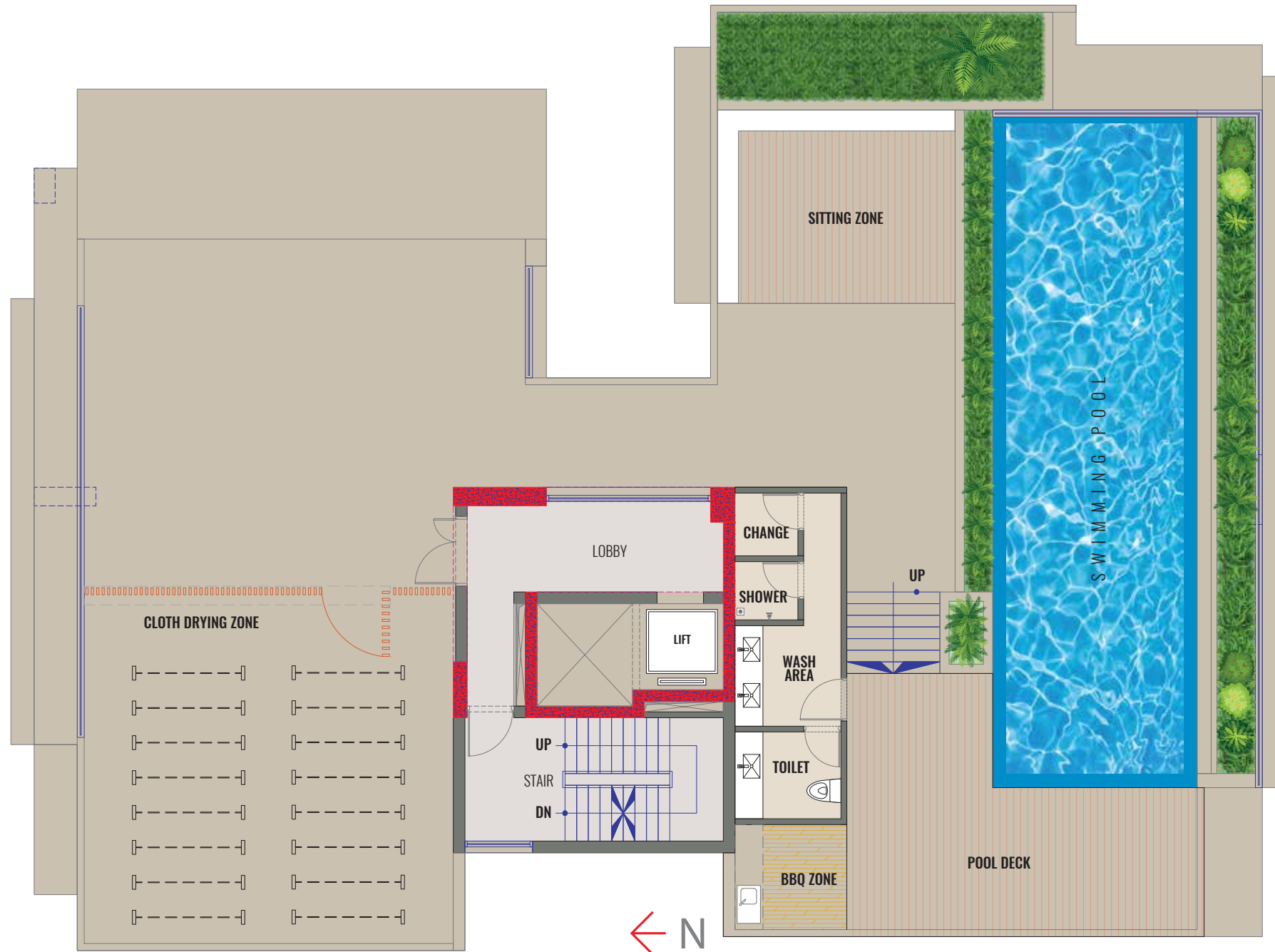
2645 sft.



Finlay Dilruba's unique setting, has guided the master plan's evolution into a first class residential destination providing excellent choices for all.

Roof Top

Layout
Plan



FinlaY
Dilruba

Where everything is happening...





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