





Welcome to

FinlaY Krishnachura

At House 02, Road 02, Khulshi Hills R/A, Chattogram

Exclusive life...

Finlay Krishnachura is coming up on the posh Khulshi Hills R/A, one of the most coveted addresses in Chattogram. Zakir Hossain road to its south, Foy's Lake and GEC circle to its west and east, the neighbourhood is renowned for its elite status, aristocratic elegance and quietude, in spite of being located in the heart of the city. A perfect blend of natural splendour, elegant lifestyle and architectural finesse, The Finlay Krishnachura dares to measure up to those who would never settle for less. Indeed, our goal is simple: to provide excellence in architecture and excellence in service.



Whatever
good things
we build...

Accommodates every comfort...

An apartment that expands beyond four walls to encompass an entire city. That's Finlay Krishnachura at Finlay Properties Limited. Built to uncompromising standards, the high-rise tower is an example of modern living at its finest. Amenities include:

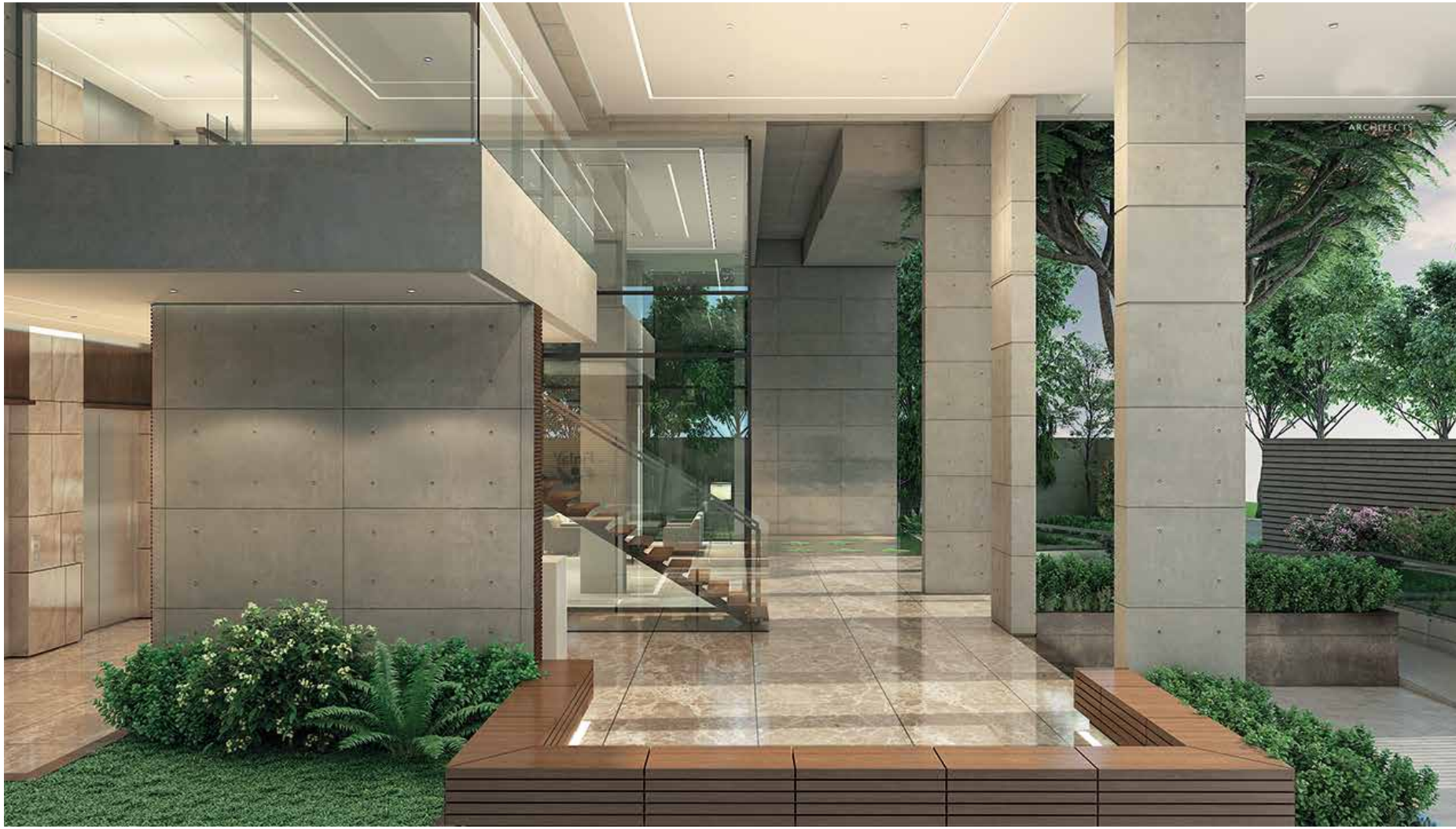
- Double Height Entry & Exit with Spacious Drop off Point.
- Double Height Well Furnished Welcome Lounge with Concierge desk.
- Kids' Play Area Interconnected with Surrounding Landscape.
- One Stretcher Lift & One Passenger lift. Lift will be available at Semi Basement to Roof Top.
- European Origin Generator & Dry Type X-Former.
- Deep Tube Well with Iron Treatment Plant.
- Parking free Ground Floor
- Two nos. parking for each Apartment.
- Lavish Double Height Air-Conditioned floating Party Hall with pantry & male female separate toilet zones.
- Multipurpose Room.
- Equipped Gym & Yoga room adjacent to green terrace, with Locker & Change Room Facility
- Game Room (Pool & Table Tennis) for social bonding & entertainment
- BBQ Zone (with Sink & Burner) & Lounge at Roof Top
- Enclosed 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.
- Landscaping with Seating Arrangement at GF & Roof Top.
- Water Body at Ground Floor
- Internet (WIFI) Connectivity Provision.
- Top of the Brands Fittings.
- Floor Height 10'- 4" (Floor to Floor)





A thousand getways, all next hatch...

Everything is conveniently located in Finlay Krishnachura. So, owning an apartment here lets you be a part of the exclusive zone. There is also The Khulshi area, one of the city's prestigious and secured area. It is situated off the GEC circle, and is near to the Foy's lake. This ensures lesser travel times, easy connectivity and more time spent with your family. You just simply have to step out to visit the city.



Architecture,
of all the arts,
is the one
which acts the
most slowly,
but the most
surely, on the
soul.



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



Architecture is a visual art, and the buildings speak for themselves...

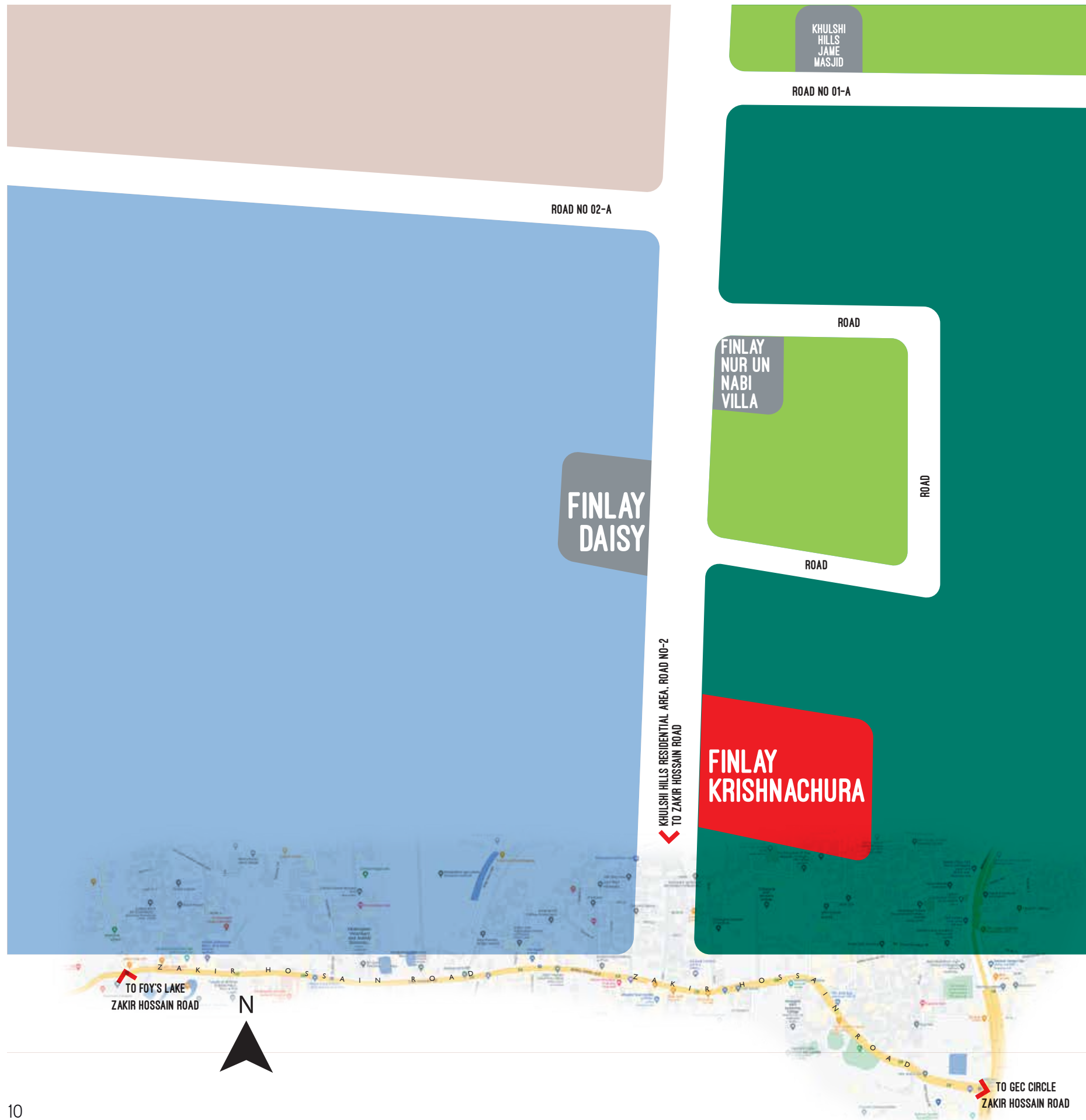


Finlay Krishnachura

Finlay Properties Limited is one of CTG's leading real-estate development company. With nearly one and half decades of experience, today it has become an established name with a track-record of developing innovative projects emphasizing on contemporary architecture, strong project execution and quality construction. With an aim to build aspirational developments with distinctive designs, functionality and finishes, Finlay Properties Limited continues to evolve as a company and create spaces that enhance the customer's lifestyle. While its primary focus is on residential projects, it has a diversified portfolio of projects covering every key segment of the real-estate market.

Volumezero story

Architect Mohammad Foyez Ullah is a man who is at the pinnacle of the architectural professionalism in Bangladesh. His architecture is recognizable by virtue of his pure and austere qualities and notable for their dignity and restraints. Well over a quarter century into the profession, his style has largely been accepted as a philosophy that responds to the socio-economic and tropical context of Bangladesh.



FinlaY Krishnachura

Location: House 02, Road 02, Khulshi Hills R/A, Chattogram.

Finlay Krishnachura stands in a place where nature, glamour and the future intersect. Experience good living in spacious 3 unit apartments in each floor as the lush 20 Katha provide a welcome distraction from the hustle and bustle of the city. The sprawling recreational facilities blend in perfect harmony with the finest from the Foy's Lake and GEC circle. So you don't just live here but enjoy the city around.



Built to uncompromising standards, the high-rise tower is an example of modern living at its finest.



Project Details:

Land Area: 20 Katha

Location: House 02, Road 02, Khulshi Hills R/A, Chattogram.

Building Height: 13 Story and 2 Basement

Total Apartment: 32 Units

Apt. per floor: 3 Units

Total Parking: 65 Nos.

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

CDA Approval no: 25.47.1500.072.43.021.23

Expected Handover: July 2027

Type & Apt Size (Approx.):

A 3180 sft., B 2950 sft., C 2970 sft., D 4740 sft., E 4900 sft.

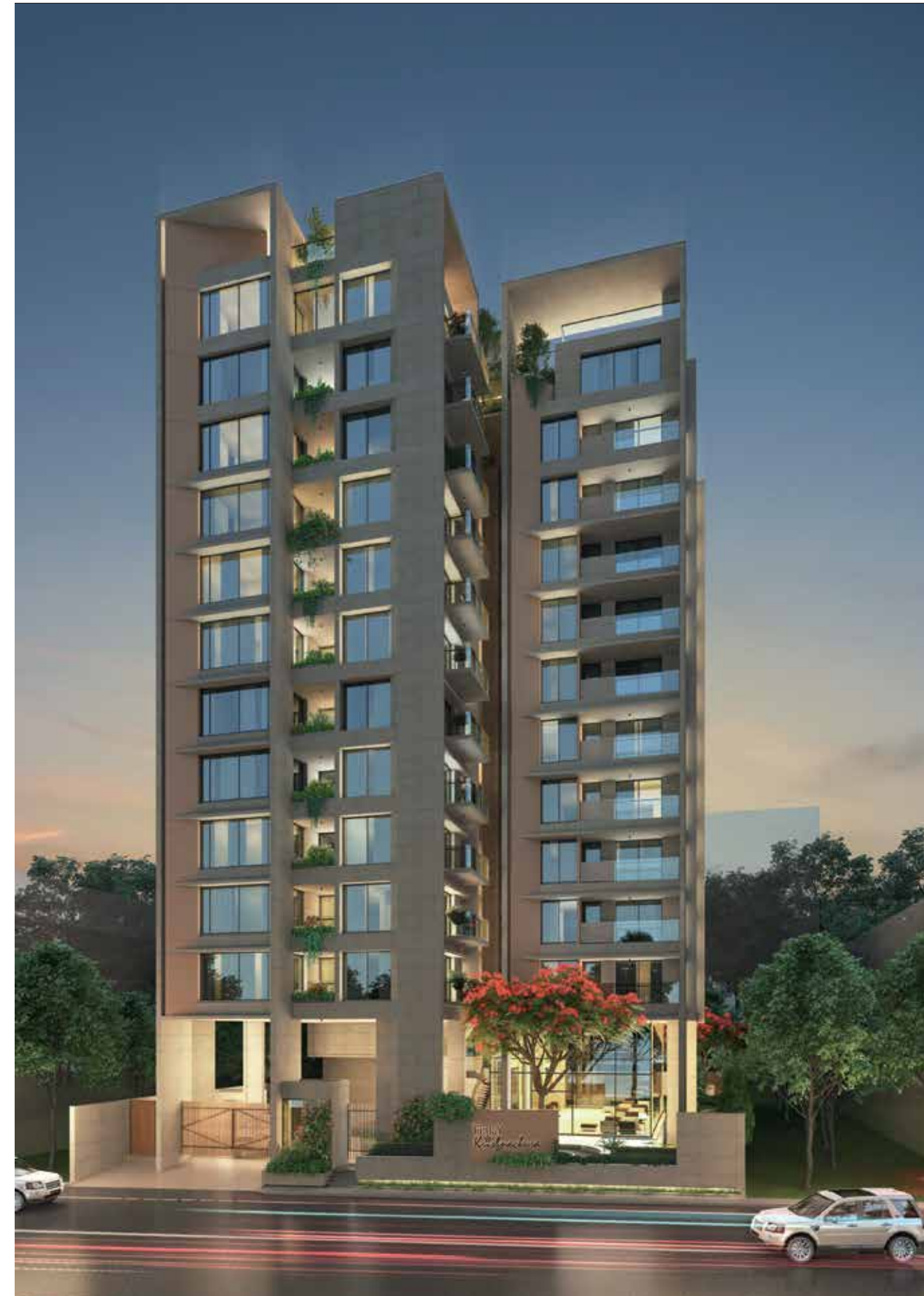
Life at Finlay Krishnachura



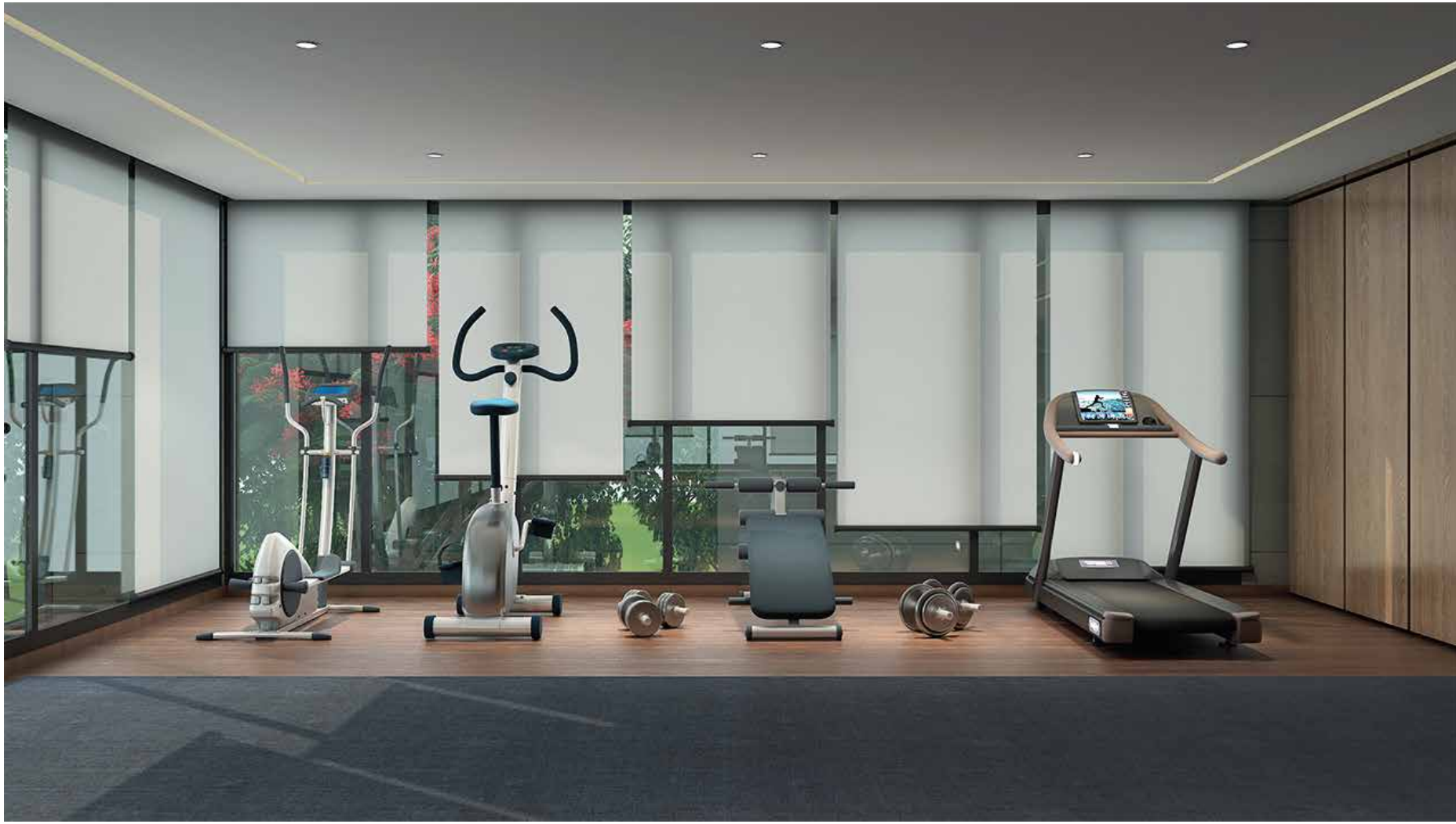
it is being designed and in the end must be unmeasurable...



expands beyond four walls to
encompass an entire city...



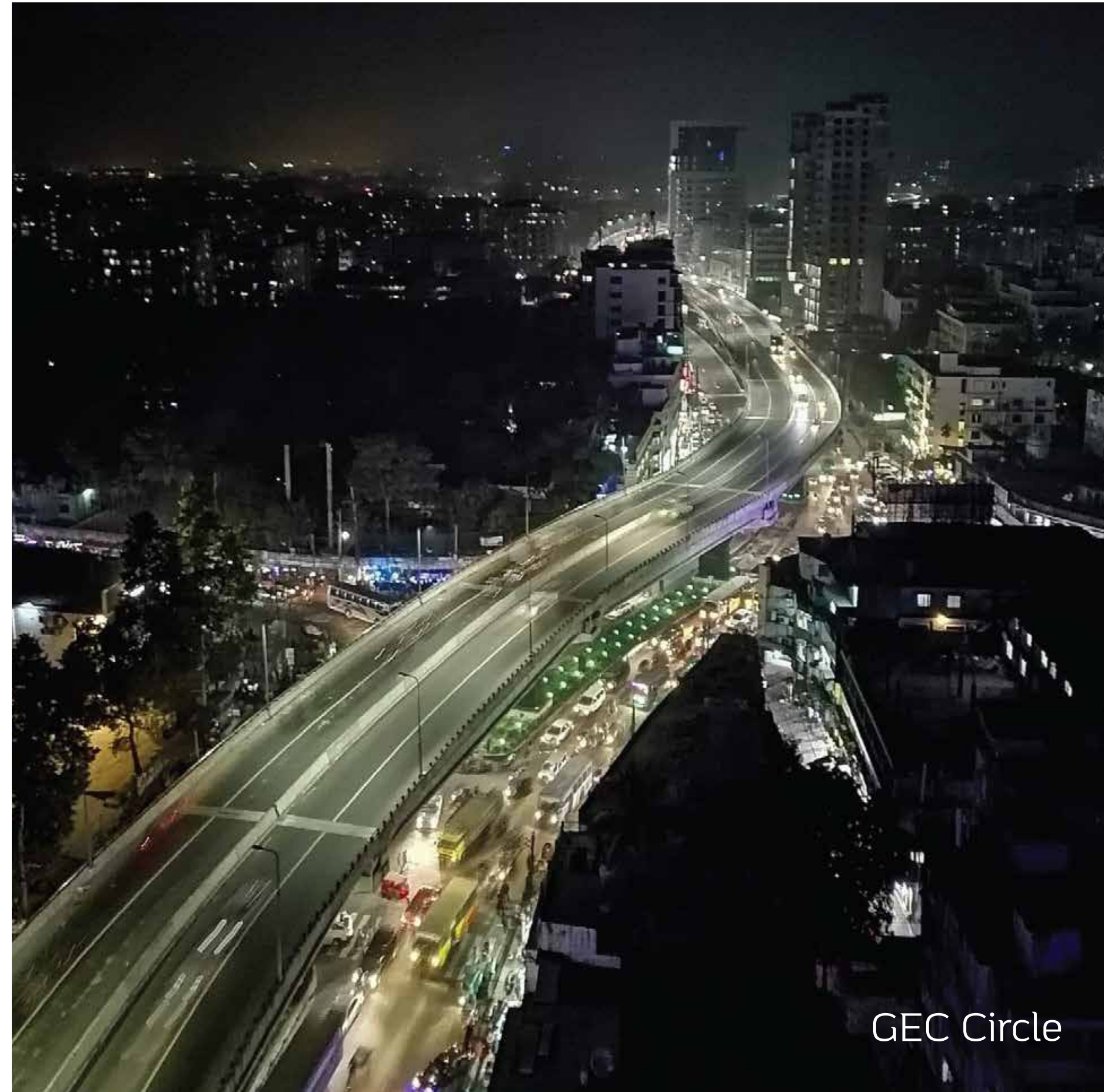
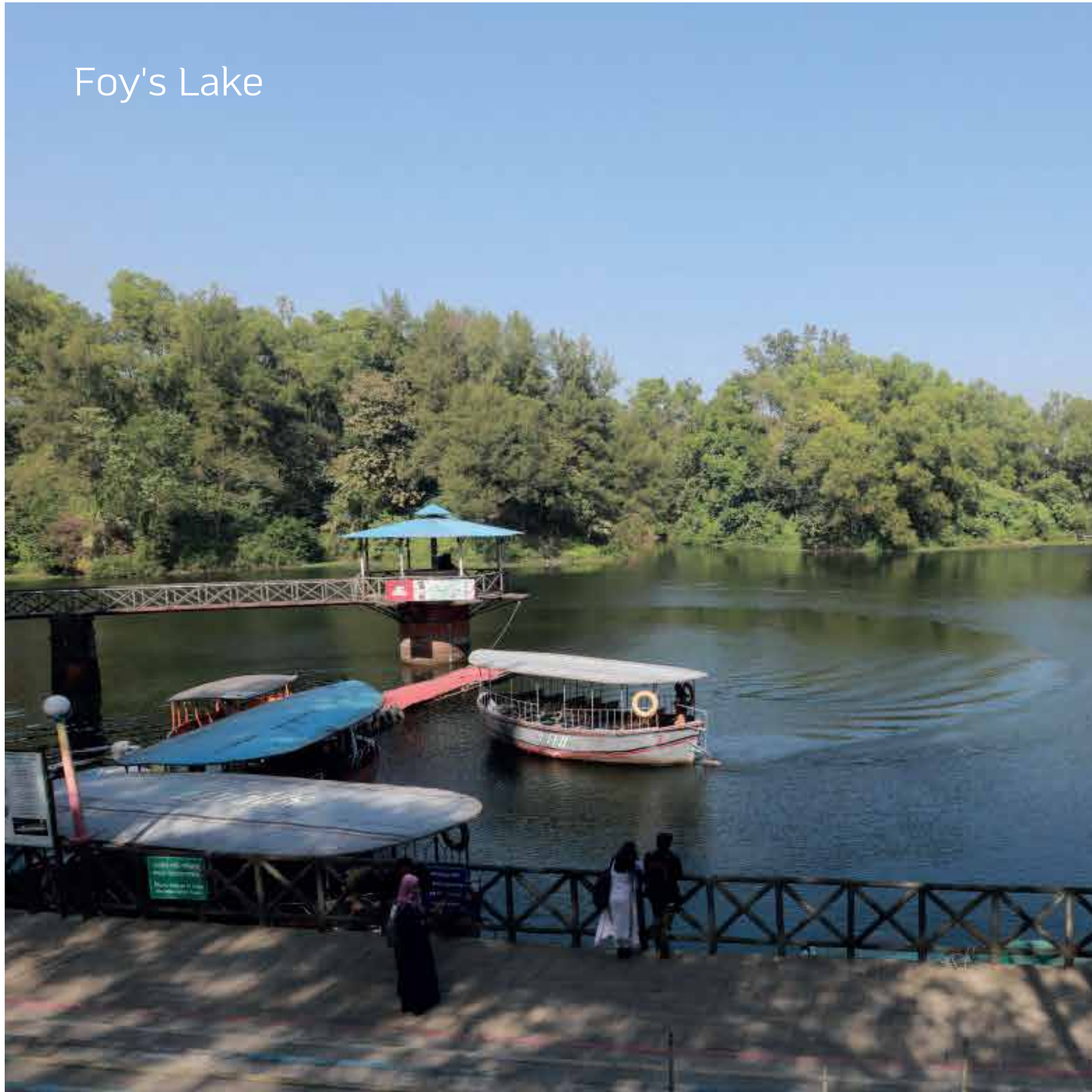
architecture is a
social activity that
has to do with some
sort of
communication or
places of
interaction, and that
to change the
environment is to
change behaviour...



A structure becomes architectural, and not sculptural, when its elements no longer have their justification in nature...



Foy's Lake



GEC Circle



Finlay Daisy and Finlay Nur un Nabi Villa are two other important projects of Finlay next to Finlay Krishnachura on the same location.



Land Area
8 Katha

Floor
12 Storied + 2 Basement

Total Number of Units
10 Units

Unit Type & Size
Single Unit - 3900 sft

Expected Handover
March 2025

CDA Approval No
314/01/2021-2022

Location
Khulshi Hills R/A, Chattogram.

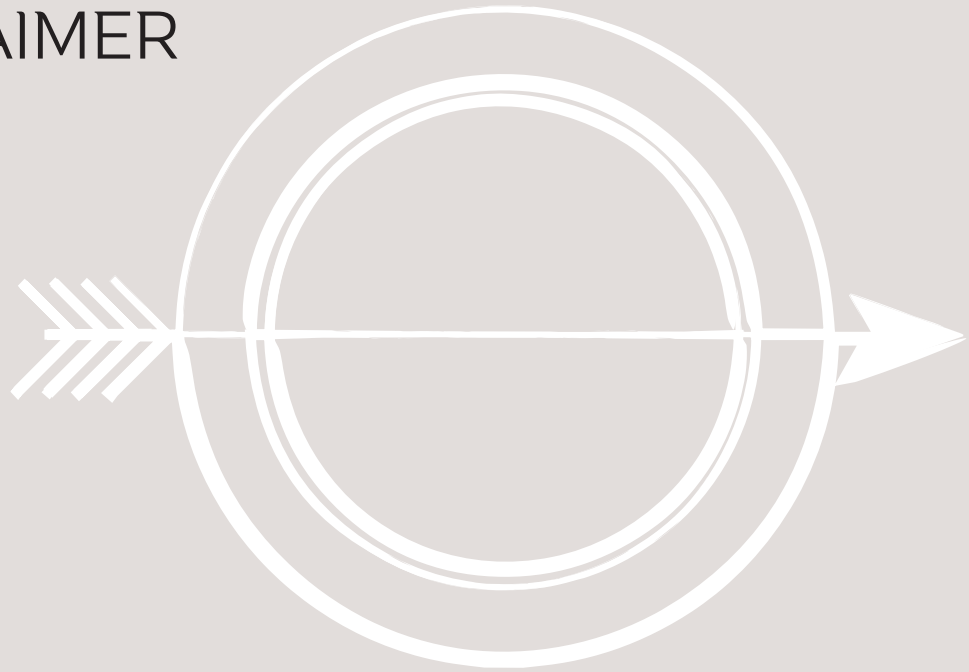


Finlay Nur Un Nabi Villa is located at Khulshi Hills residential area, a well planned and posh residential area in Chattogram. The strategic interconnections of roads are used here to ease the traffic congestion & enhance possibilities of communication for entrance and outgoing from the society. Khulshi 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.

Meet up at The
FinlaY Villa
NUR UN NABI



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. 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.

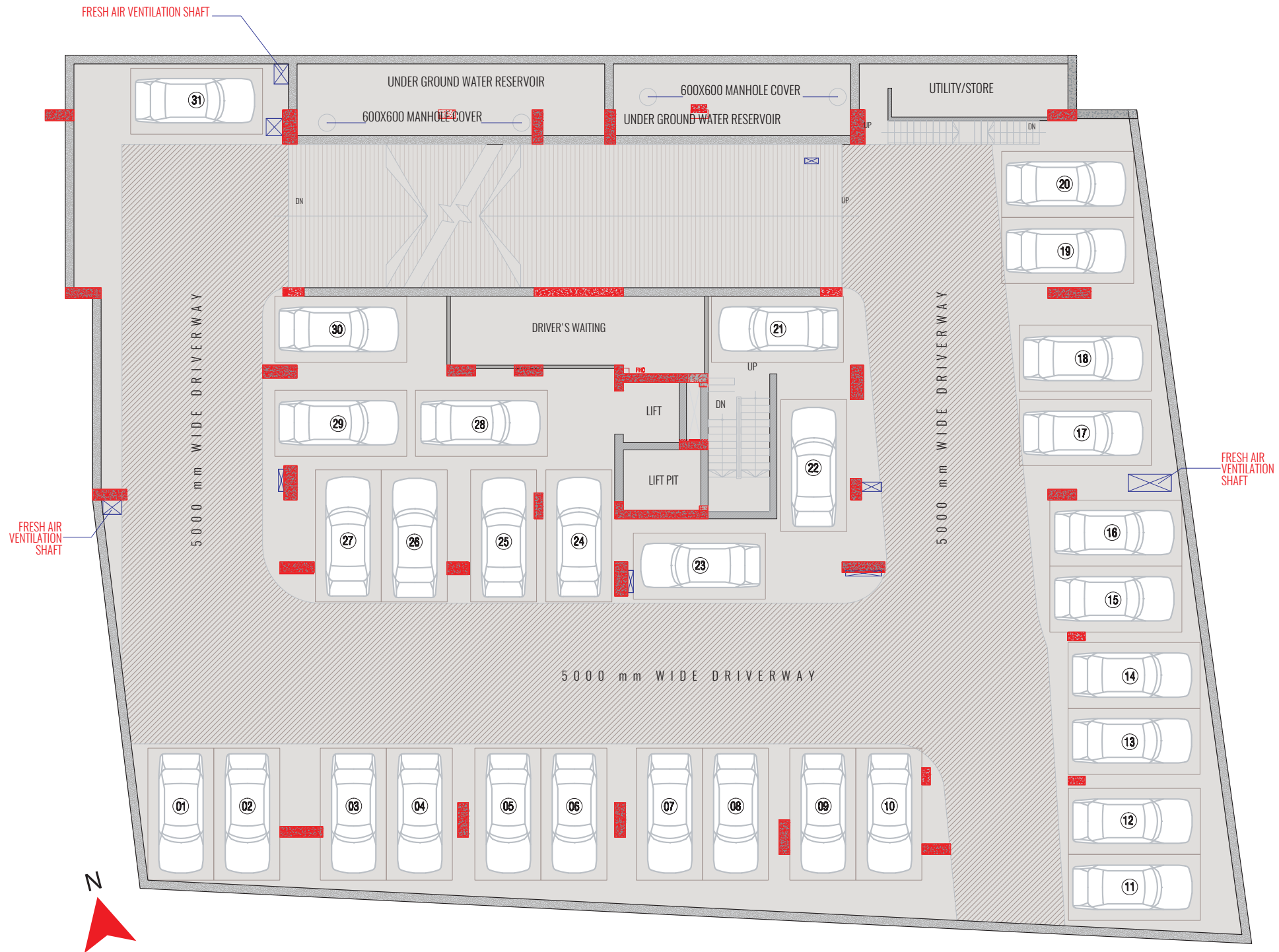
Registration: Proportionate share of undivided and undemarcated land as well as apartment will be registered in favor of each buyer as per the current rules and regulations of the government. Such registration will be made only after receiving the full and final payment against the apartment. All cost 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.

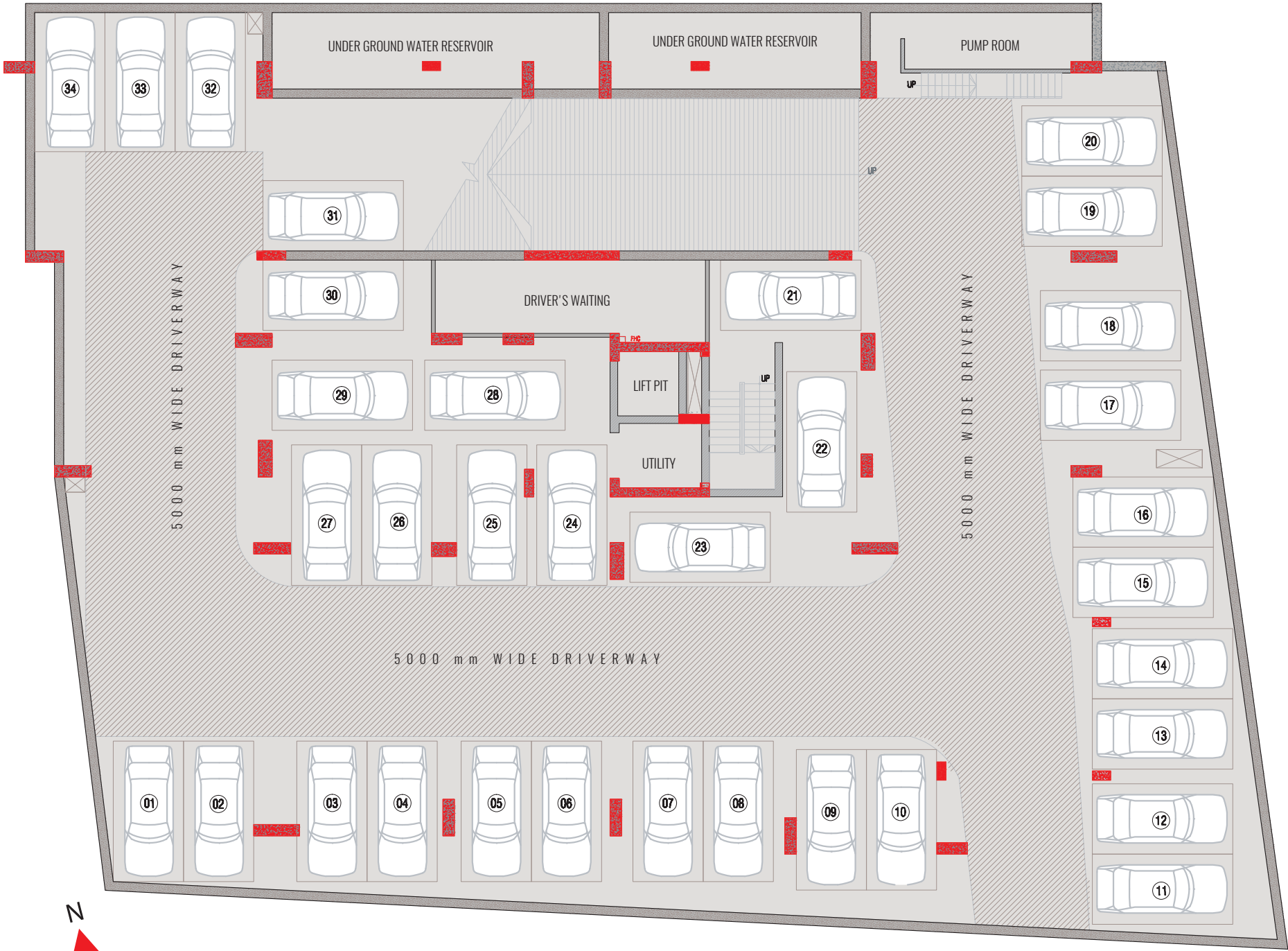
Owners Association: The buyer must undertake to become a member of the Owners cooperative society, which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must agree to pay an amount (finalized by the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

FLOOR PLANS

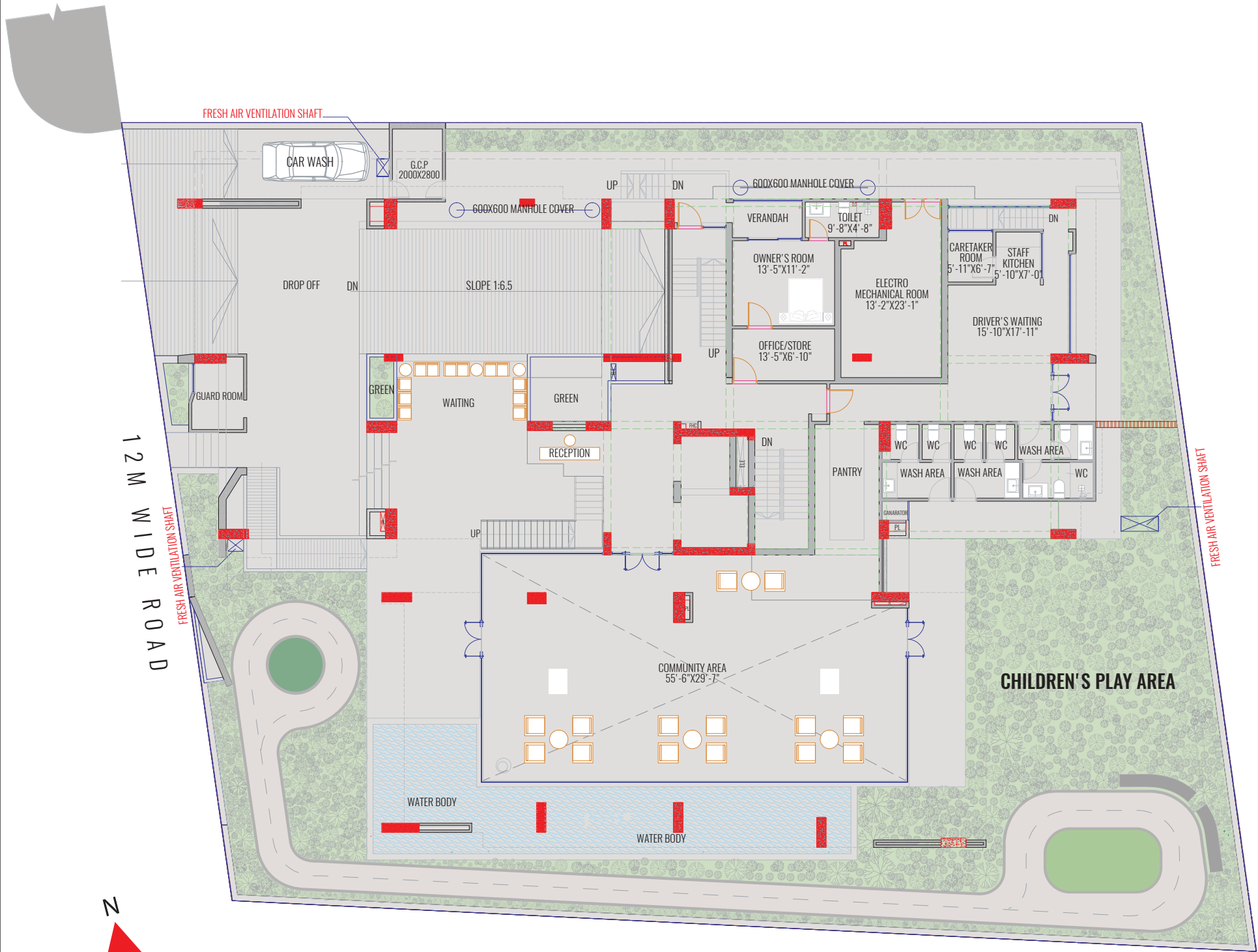
BASEMENT 01 (31 CAR)



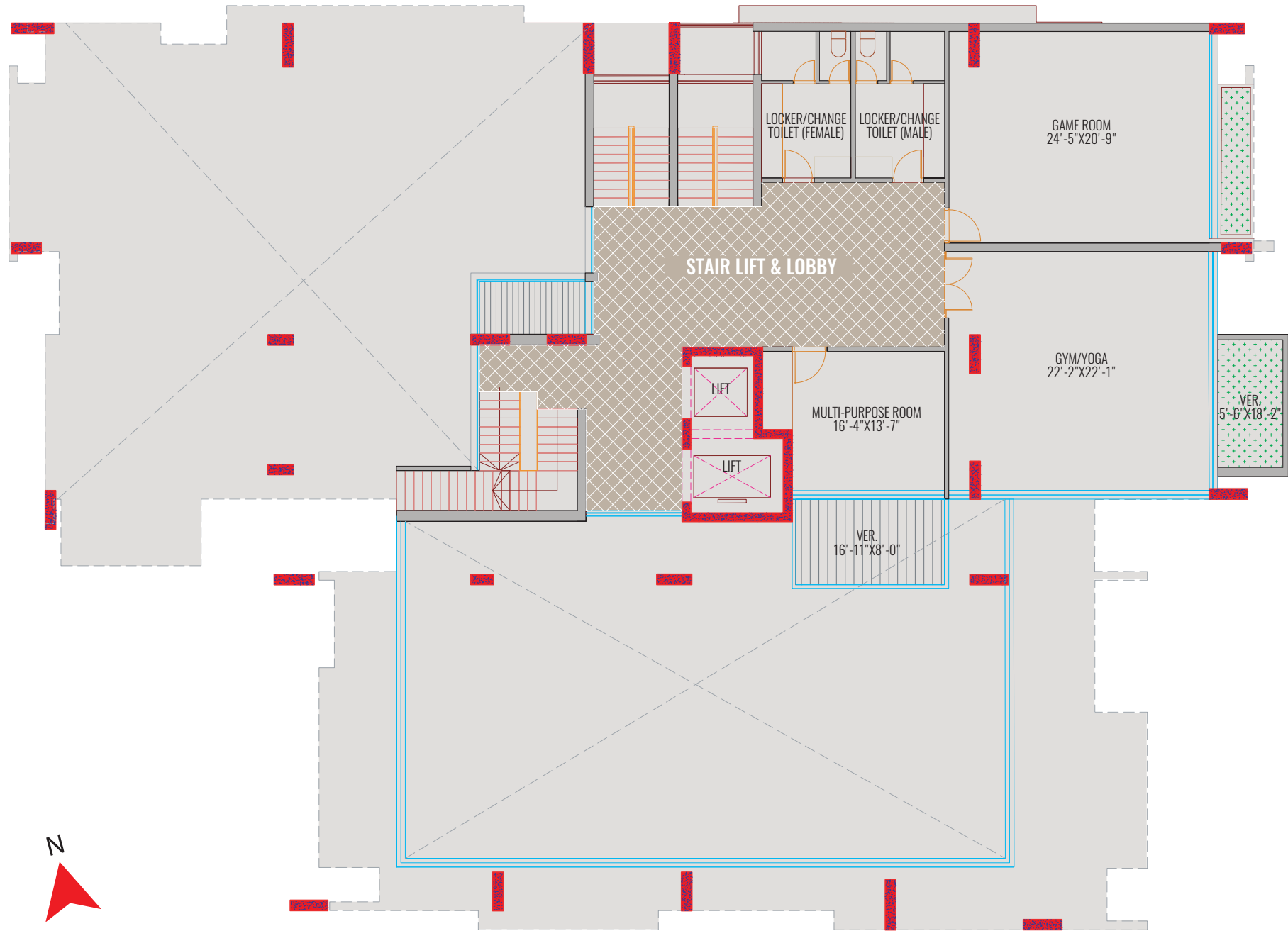
BASEMENT 02 (34 CAR)



GROUND FLOOR

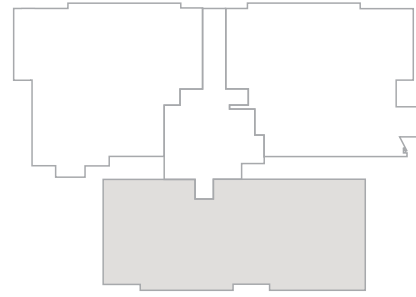


1ST FLOOR

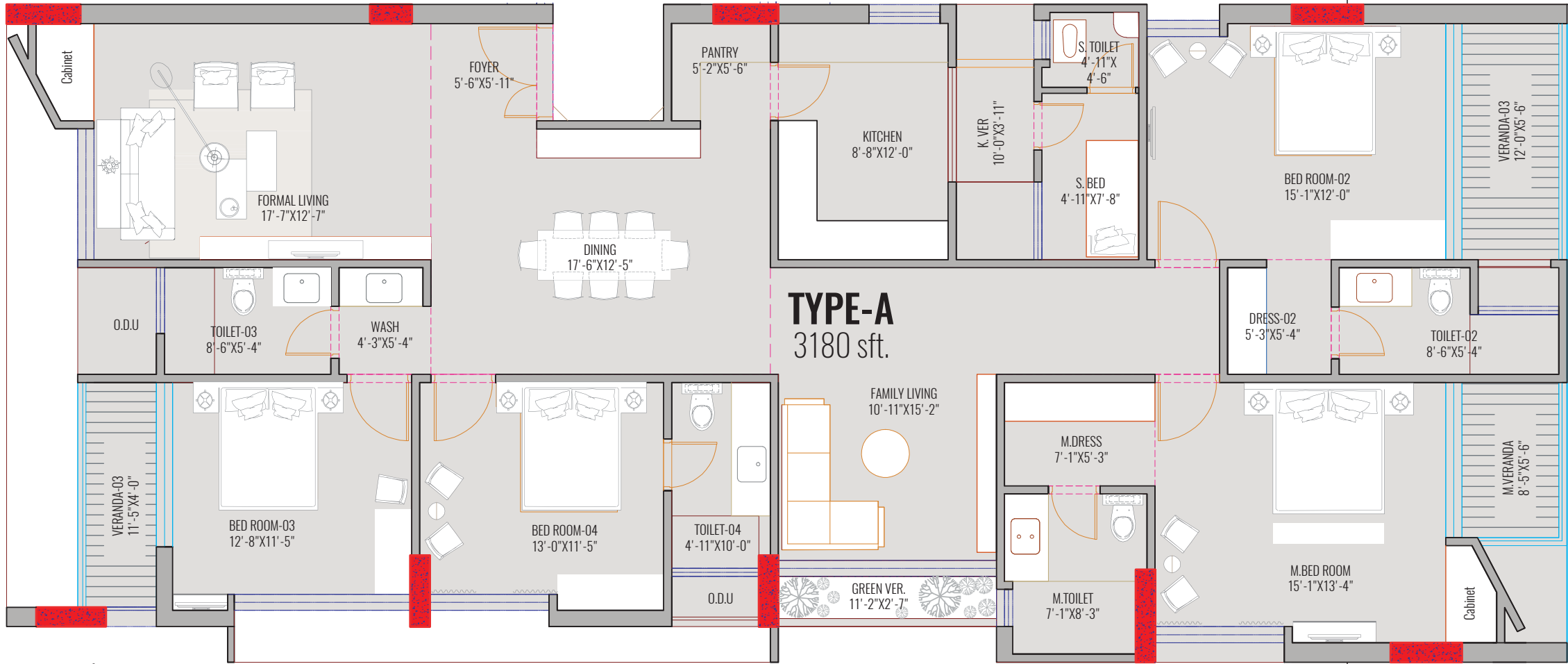


TYPICAL FLOOR





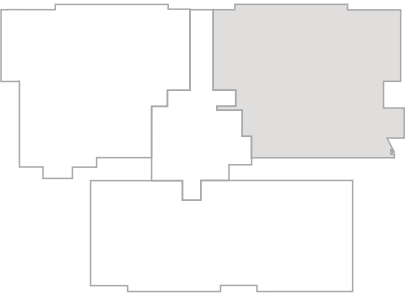
TYPE-A 3180 sft.



TYPE-B 2950 sft.

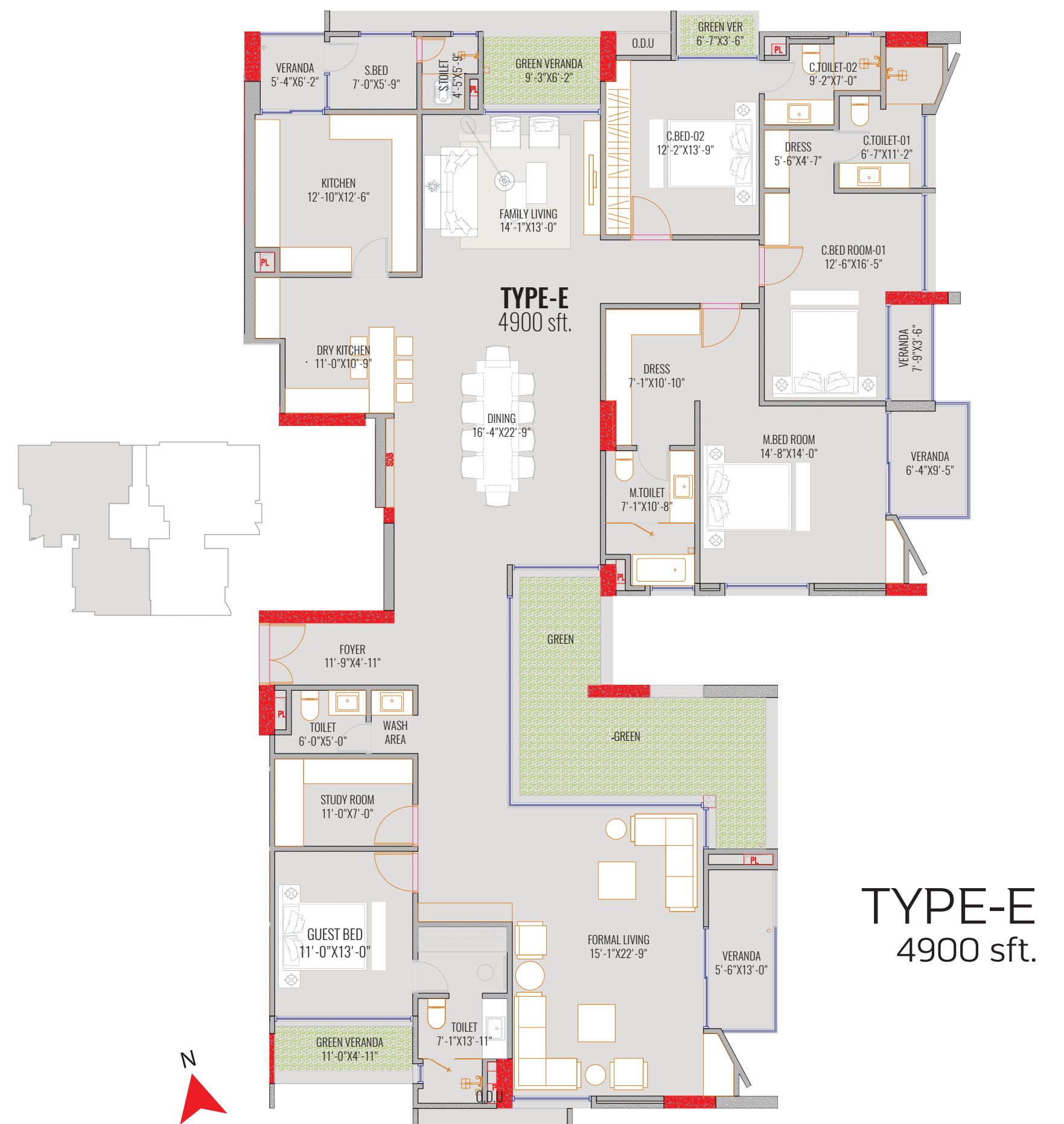
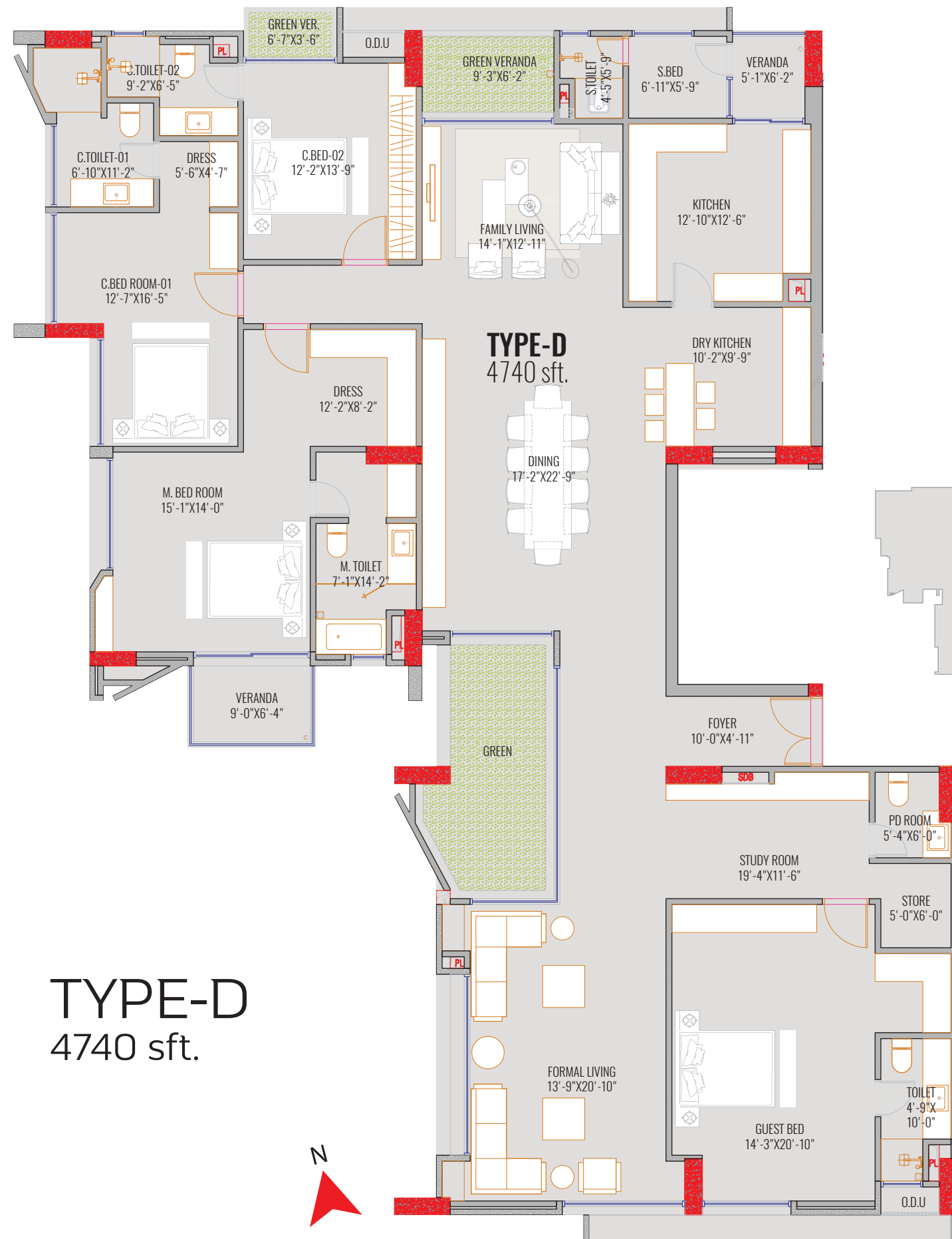


TYPE-C 2970 sft.

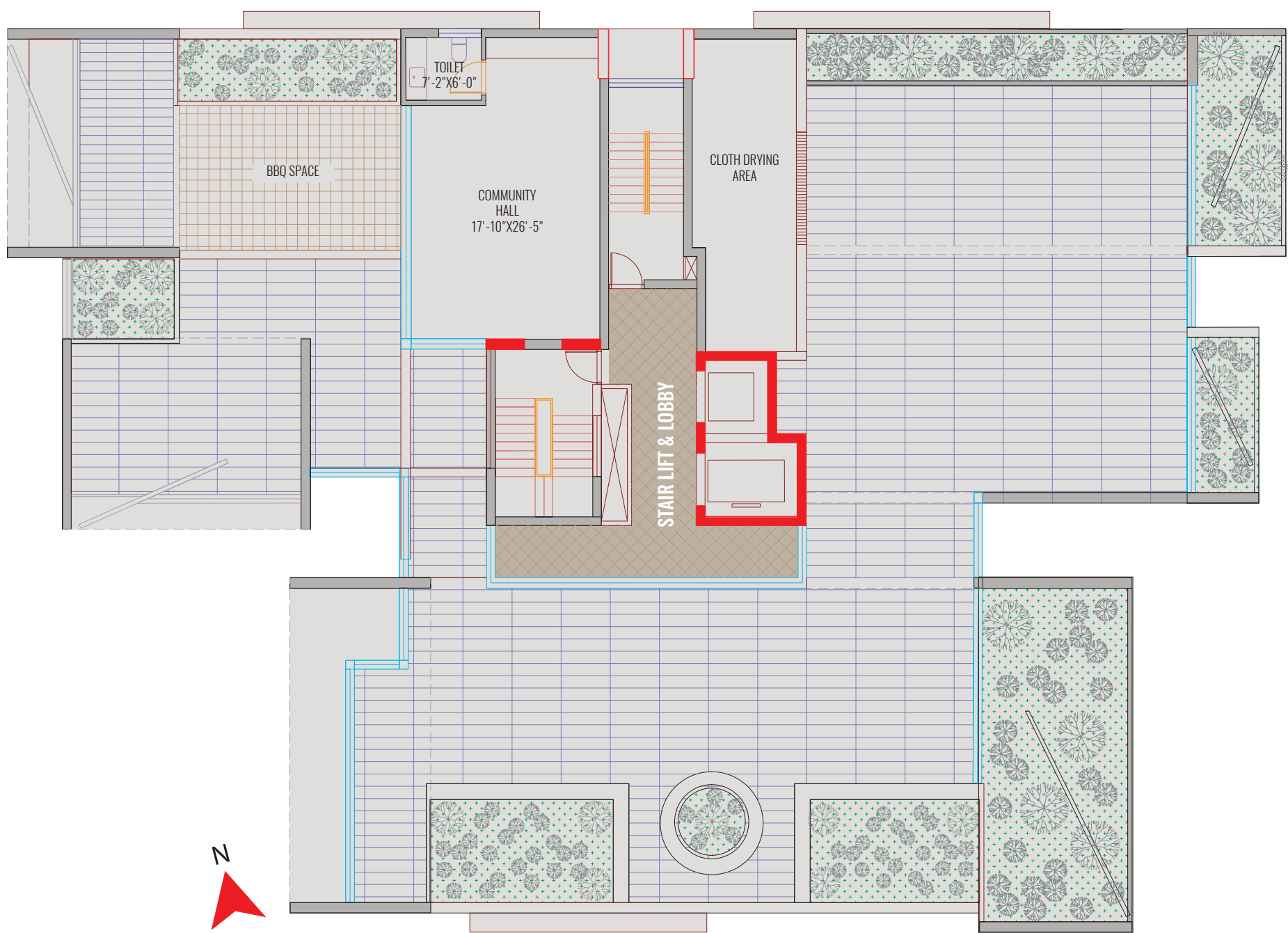


12TH FLOOR





ROOF TOP



HORIZON of **LIFE...**



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