



GOLDEN FOUR STAR BUILDERS
LIMITED
Committed to Build your Dreams

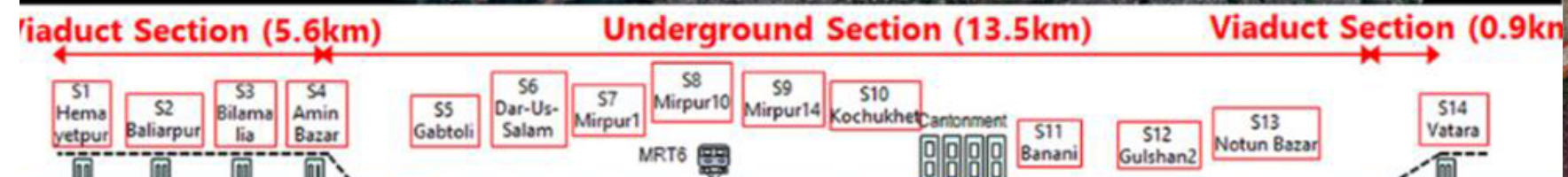
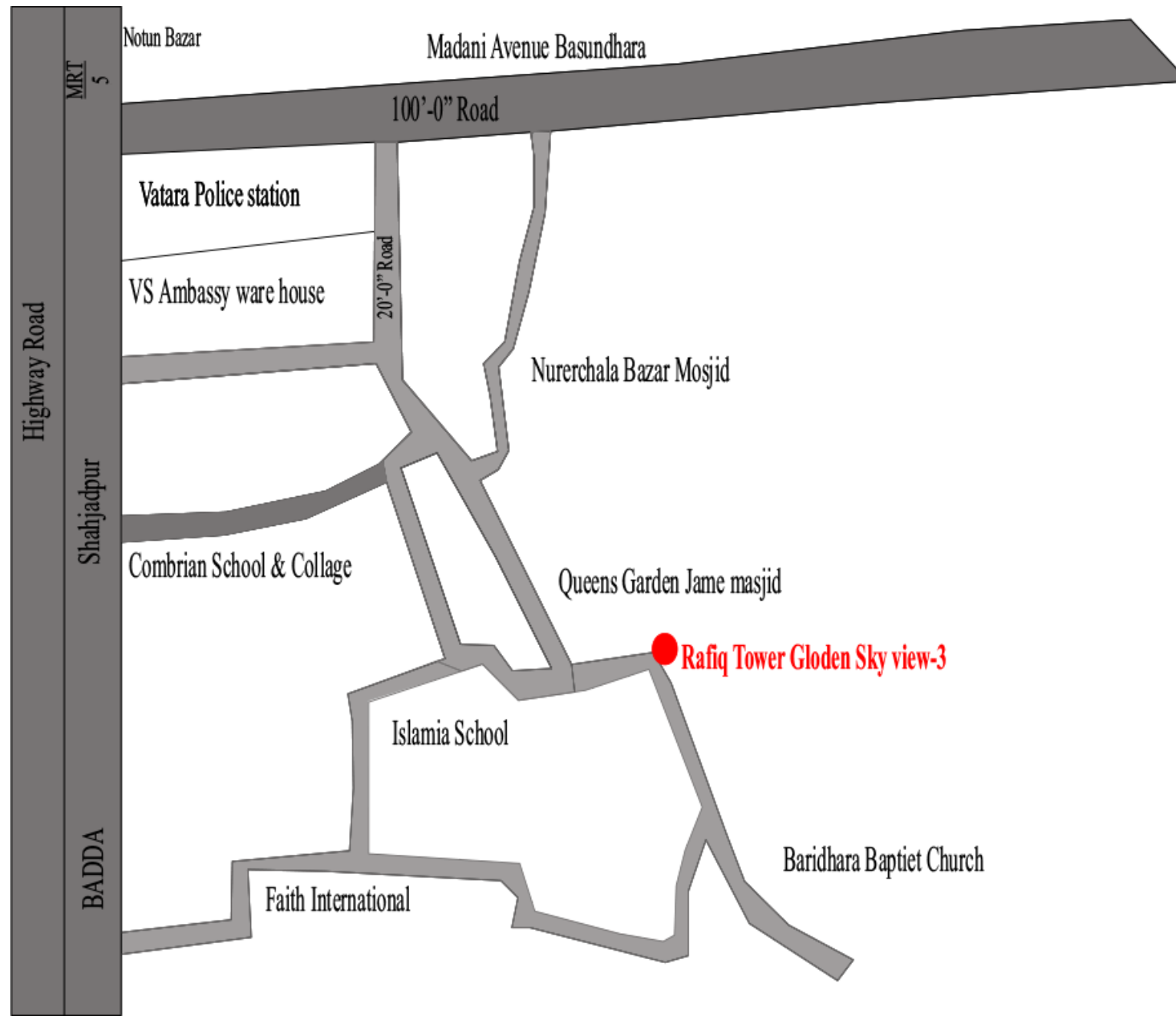


Golden Four Star Builders Ltd.

Rafiq Tower Golden Sky View-3
Vatara, Nurarchala, Gulshan, Dhaka-1212



LOCATION MAP





AT A GLANCE



RAFIQ TOWER GOLDEN SKY VIEW -3
HOLDING #152/65, VATARA
Nurerchala, Gulshan, Dhaka-1212



BUILD OVER 9.25 KATHA



4 UNIT APARTMENT



5167 SFT PER FLOOR



3 BEDROOM PER UNIT



NUMBER OF FLOORS B+G+9



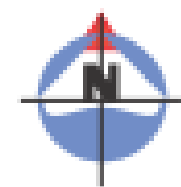
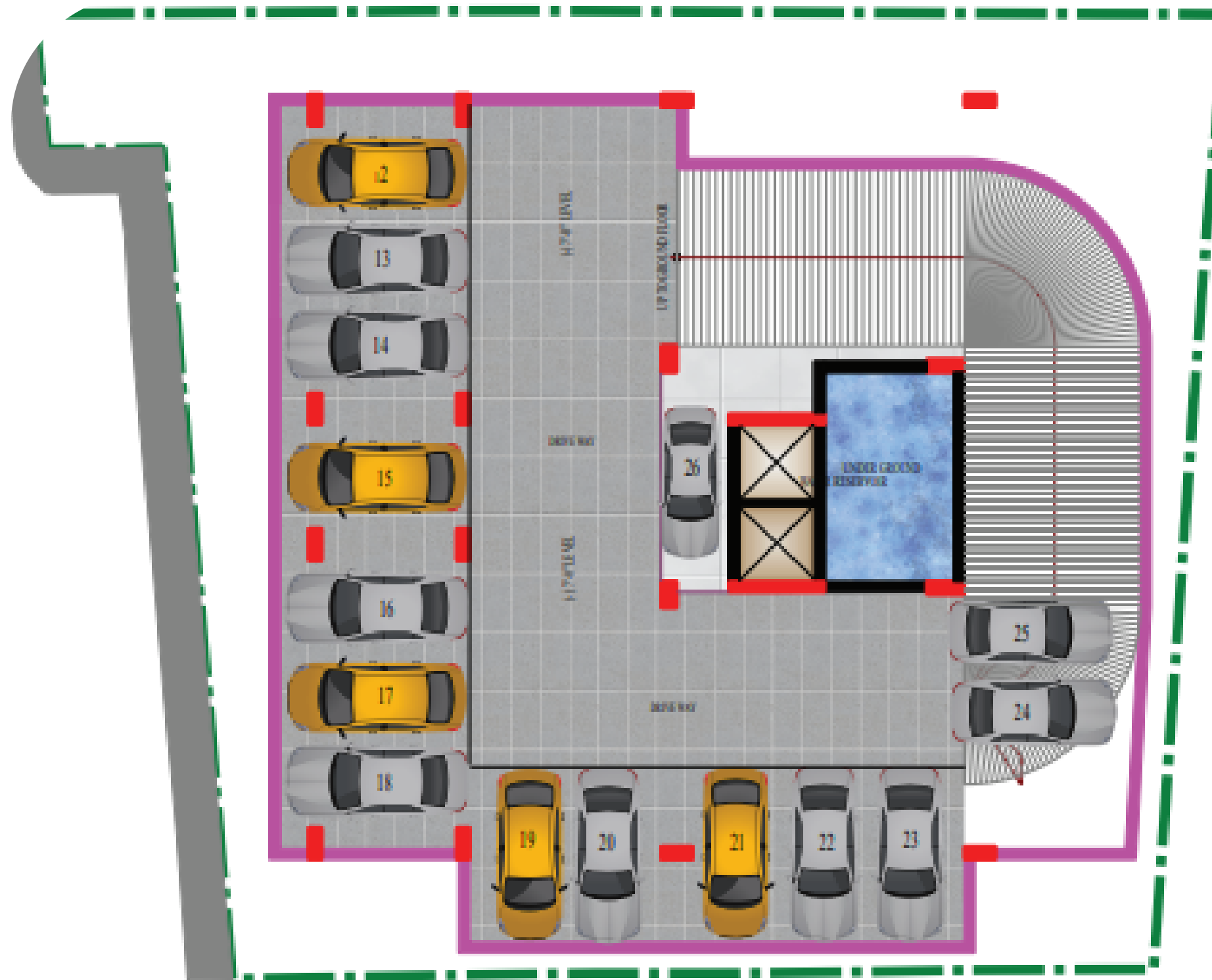
RAJUK APPROVAL





BUILDING ENTRANCE

The front elevation of the building will have a stylish combination of cladding, grove glass and paint (as per design) security room control room with CCTV camera coverage on periphery, boundary wall and common area inside the building, Sequire and well designed boundary wall to match the building facade.

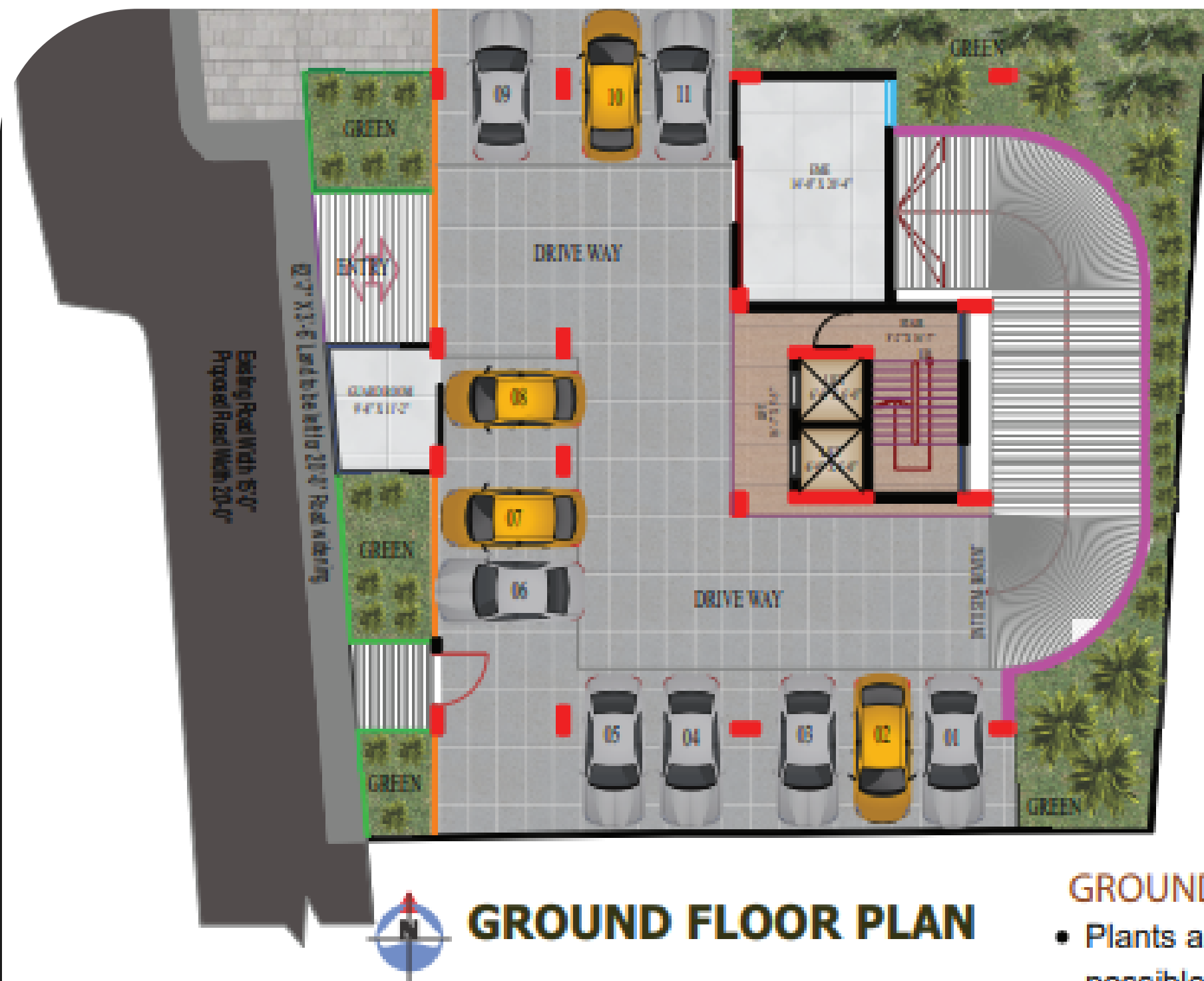


SEMI-BASEMENT



SEMI-BESEMENT

- There will be 15 parking spaces on Semi-Basement.
- Parking spaces will be reserved for the respective apartments.
- Intercom connection from concierge to all apartments.



GROUND FLOOR PLAN

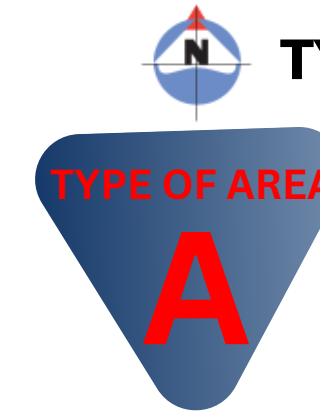
GROUND FLOOR

- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Common area lighting designed to highlight the lush landscape, vertical architectural features and elements of the building.
- Proper drainage facility around the periphery of the building for easy water drainage on ground area.
- There will be 11 parking spaces on ground floor.
- Guard room, drivers waiting area & Caretaker Room.
- Parking spaces will be reserved for the respective apartments.
- Intercom connection from concierge to all apartments.



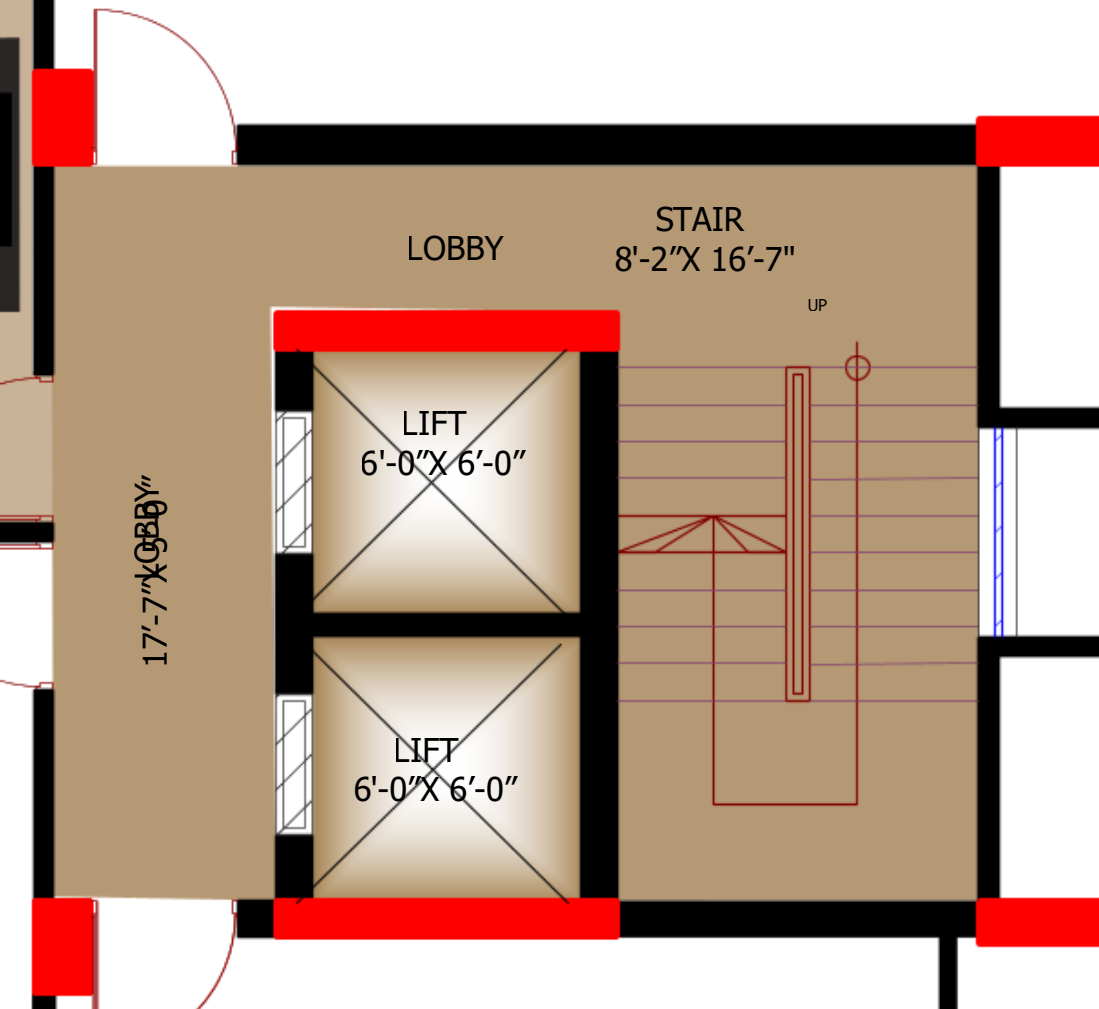


2nd,4th,5th(B & D)6th 7th Floor Plan



TYPE-A AREA = 1302 SFT

- 1 Master Bed With Verandah
- 1 Child Bed With Verandah
- 1 Guest Bed With Verandah
- 1 Dining Cum Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 Kitchen



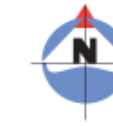


TYPE-B AREA = 1347 SFT



TYPE-B

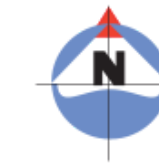
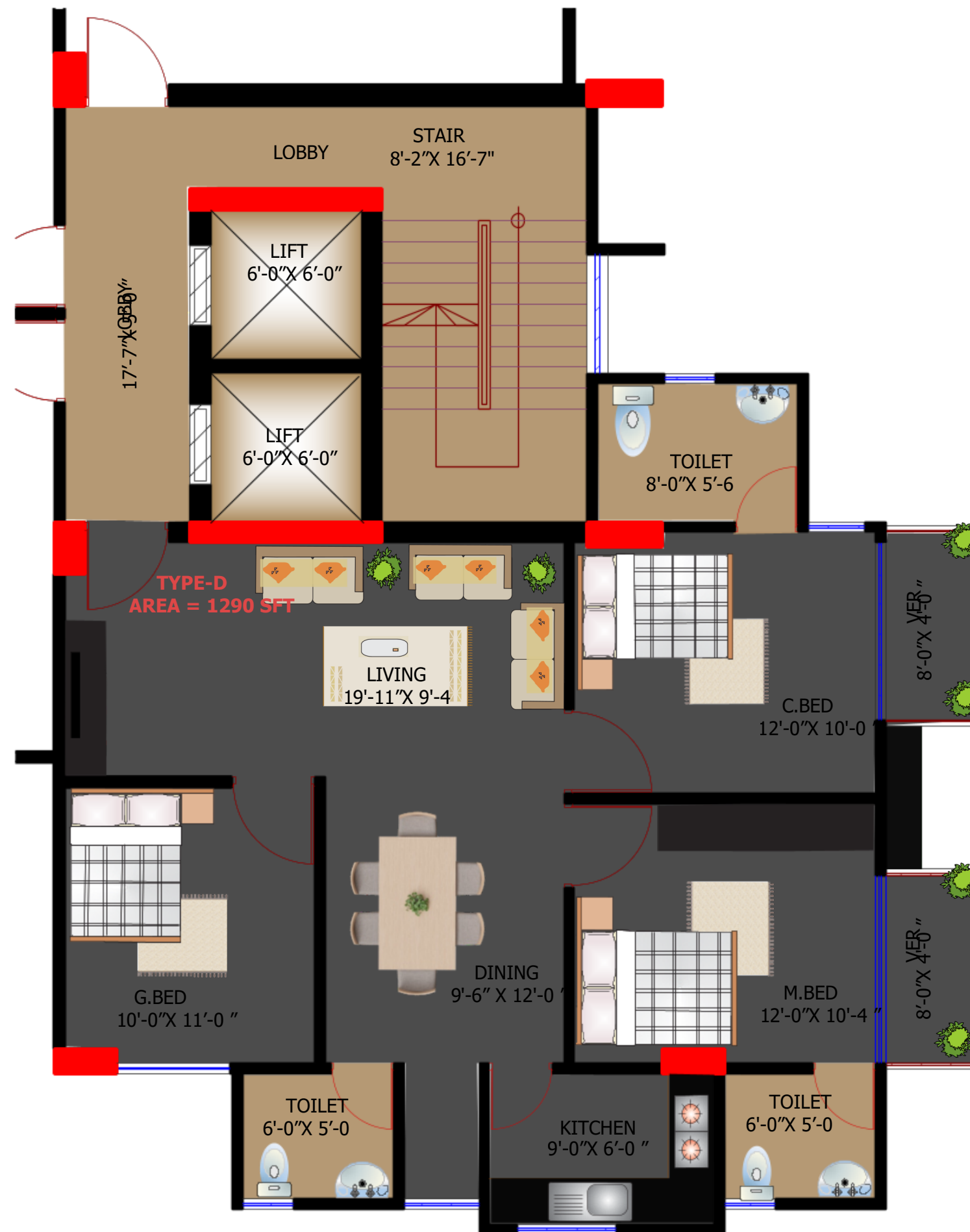
- 1 Master Bed With Verandah
- 1 Child Bed With Verandah
- 1 Guest Bed With Verandah
- 1 Dining Cum Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 Kitchen



TYPE-C
AREA = 1228 SFT

TYPE-C

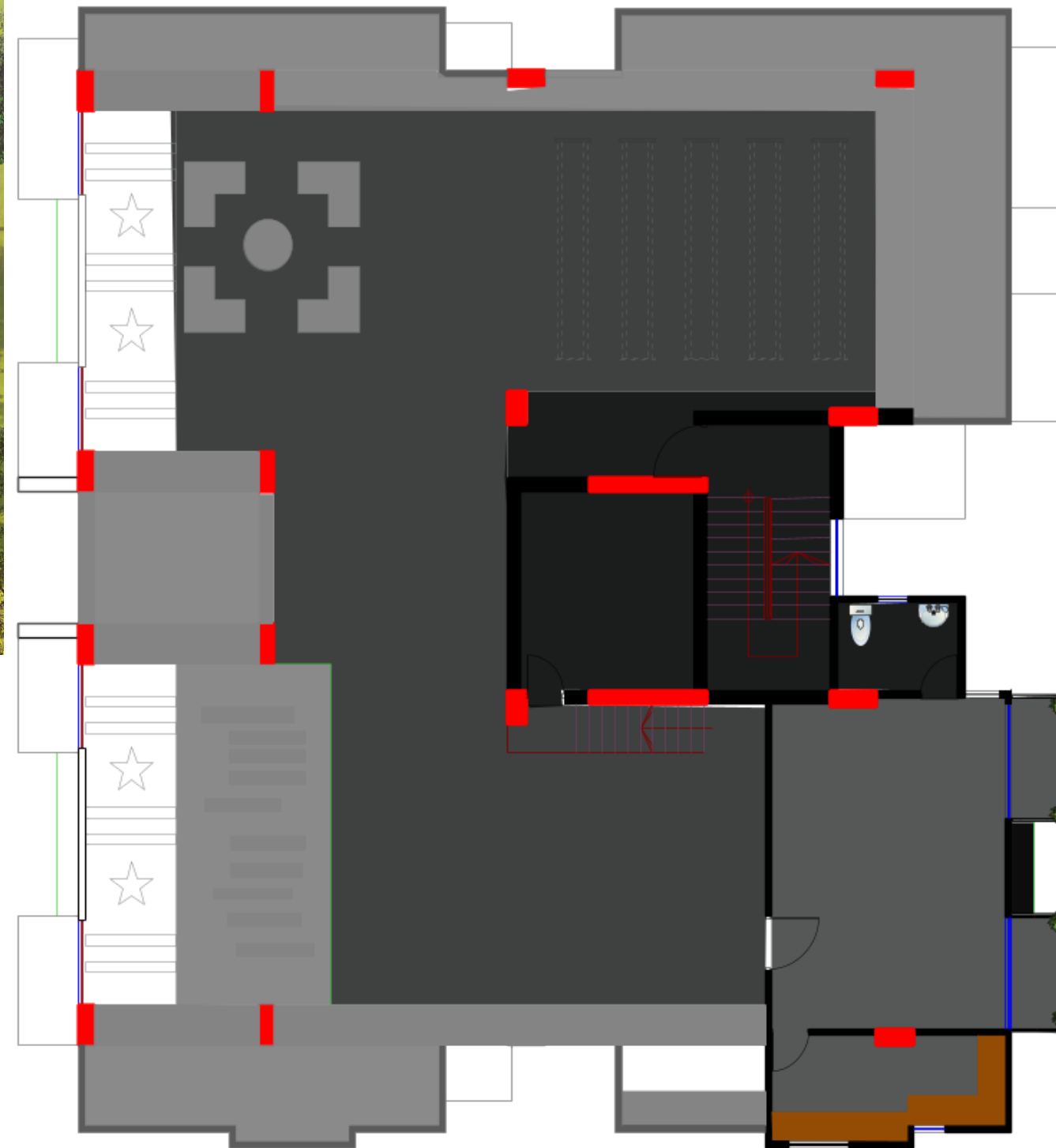
- 1 Master Bed With Verandah
- 1 Child Bed With Verandah
- 1 Guest Bed
- 1 Dining & 1 Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 Kitchen



**TYPE-D AREA =
1290 SFT**

TYPE-D

- 1 Master Bed With Verandah
- 1 Child Bed With Verandah
- 1 Guest Bed
- 1 Dining & 1 Living
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 Kitchen



ROOFTOP FEATURES

- Designed landscaped rooftop. BBQ area with portable BBQ table.
- Play Ground area & Water Body. Protective parapet wall/ railing
- 4'-0" high around the periphery. Separated clothes drying area with
- lines for drying laundry. Community room, Pantry, Toilet with Verandah.

Apartment Feature

Floor: 24"*24" mirror polished made in Bangladesh(RAK/CHARU/DBL/Equivment) tiles in bedroom,drawing,Dining and all veranda.

Main Door: Solid Chitagong teak 3'-6"*7 main entrance door with door chain , cheak viewer,apartment name plate, handle door lock.

Internal Door: 7` high French polished venner finish door shutters with mahogani door frame for all internal doors except bathrooms.

Sliding Door & Windows: sliding glass windows and doors used as per floor plan complete with mohair lining,rainwater barrier, and fly-proof netting provision.

Basin Provision: provision for basin at dining area.

Sequiry And Safety: safetyb grills on windows.

Painting: Smooth finished plastic paint on all internal wall & ceilling

Electrical: Branded (Energipack/superstar/equivalent) gang-type electrical switches,plug points and others fittings.Provision for AC with power point in all bed rooms,living rooms,dining as per electrical design.

Loights: provision for wall brackets in bedrooms,dining and drawing rooms.Appropriate lighting in all bathrooms, kitchen and varandas.

Cable: Concealed television line all bedrooms and Drawing room.



Bathroom Feature

Door: Branded (Partex/ akij/equivalent) plastic door and Door frames.

Tiles: Wall tiles and floor tiles are made-in-Bangladesh(RAK/CHRU/DBL Equivment)(Wall=10"*16", floor=12"*12").

Basin & Mirror: Pedestal basin in as per developer's all bathroom choice mirror in all bathrooms.

Kitchen Feature

Plarform :- Tiles in kitchen countertop (12 X 2 4).

wall & Floor: Wall tiles (up to 7" height,wall tiles=10"*16") Floor (12"*12") Made-in Bangladesh(RAK/CHRU/DBL Equivment).

Waterline : Concealed hot and cold waterline.

Sink : Singal Bowl sink.

Gas Connection & Detector: LPG connection with gas leakage detector to prevent fire hazard.

Lift, Lobbies and Stair Cases

- High quality 8 passenger capacity 2 no's lift (from reputed international manufacture as per developer choice)to be installed with auto voltage regulator,inverter,adequete lighting, full height photocell sensor and emergency alarm ,mirrors on the wall, hand phone stainless steel, mirror catching finish on the ground floor and hairline finish on other floors.
- Tiles staircase for easy maintanance and clean looks.
- Tiles floors with atractive designed lift walls will complete the elegant look fifth lobbies on every floor.
- Sliding window in star landing to ensure light and ventilation

Generator

- A diesel run emergency auto starts top generator will be imported from reputed int. manufacture as per developer's choice for use in case of power failure with.
 1. Engine-Perkins/equivalent as per developer's choice.
 2. Alternator- Stamford/mace-Alte or good Quality as per developer's choice.

Generator will super the fo llowing

1. Lift water pump and lighting in common space and stairs.
2. One light one fan point in master bed room, one light in kitchen and master bathroom.
3. One light and one fan point in drawing cum dining area.



Generator will super the following

- Underground water reservoir with lifting pump to store two days consumption capacity
- An overhead water tank above the rooftop with capacity
- On e s t a n d b y w a t e r p u m p for emer gency .

Note: All optional work or additional fitting and fixture (according to customer choice) may be done at additional cost after approval of developer's. kitchen cabinets and built in wardrobes may be ordered separately at an additional cost. interior design consultation set up through bit is also available at an extra cost.

When you buy a GFSB apartment, you gate to enjoy peace of mind

- An earthquake-resistant design is applied under the supervisor of a team of experienced and qualified civil engineers to ensure the highest quill of workmanship and safety.
- Our unparalleled customer are more than just happy with us.

Golden Four Star Builders Ltd.

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GOLDEN FOUR STAR BUILDERS
L I M I T E D

Committed to Build your Dreams

General Disclaimer:

Information contained in this brochure is subject to change. the measurements are approximate. illustrations provided are only to facilitate presentation. Apartments are sold unfurnished. Furniture and fixtures are not part of the offer or contract. Features and amenities may vary as per availability based on market prices/design Requirement price fluctuation.

