



GOLDEN FOUR STAR BUILDERS

Committed to Build your Dreams

Golden Four Star Builders Ltd.



THE PROJECT PROFILE
GOLDEN QAYYUM TWIN TOWER

 82/83, KHAJEDEWAN (1ST LANE) CHAWKBAZAR, DHAKA-1211



PROJECT AT A GLANCE

PROJECT NAME:

GOLDEN QAYYUM TWIN TOWER

NUMBER OF FLOORS:

B+G+9

UNITS

6 UNITS, APARTMENTS

BEDROOMS

3 BEDROOMS, PER UNIT

EARTHQUAKE RESISTANCE

APPROVAL & MEMBERSHIP

REHAB MEMBER & RAJUK APPROVED



DOUBLE HEIGHT ENTRANCE

GOLDEN QAYYUM TWIN TOWER

BUILDING ENTRANCE:



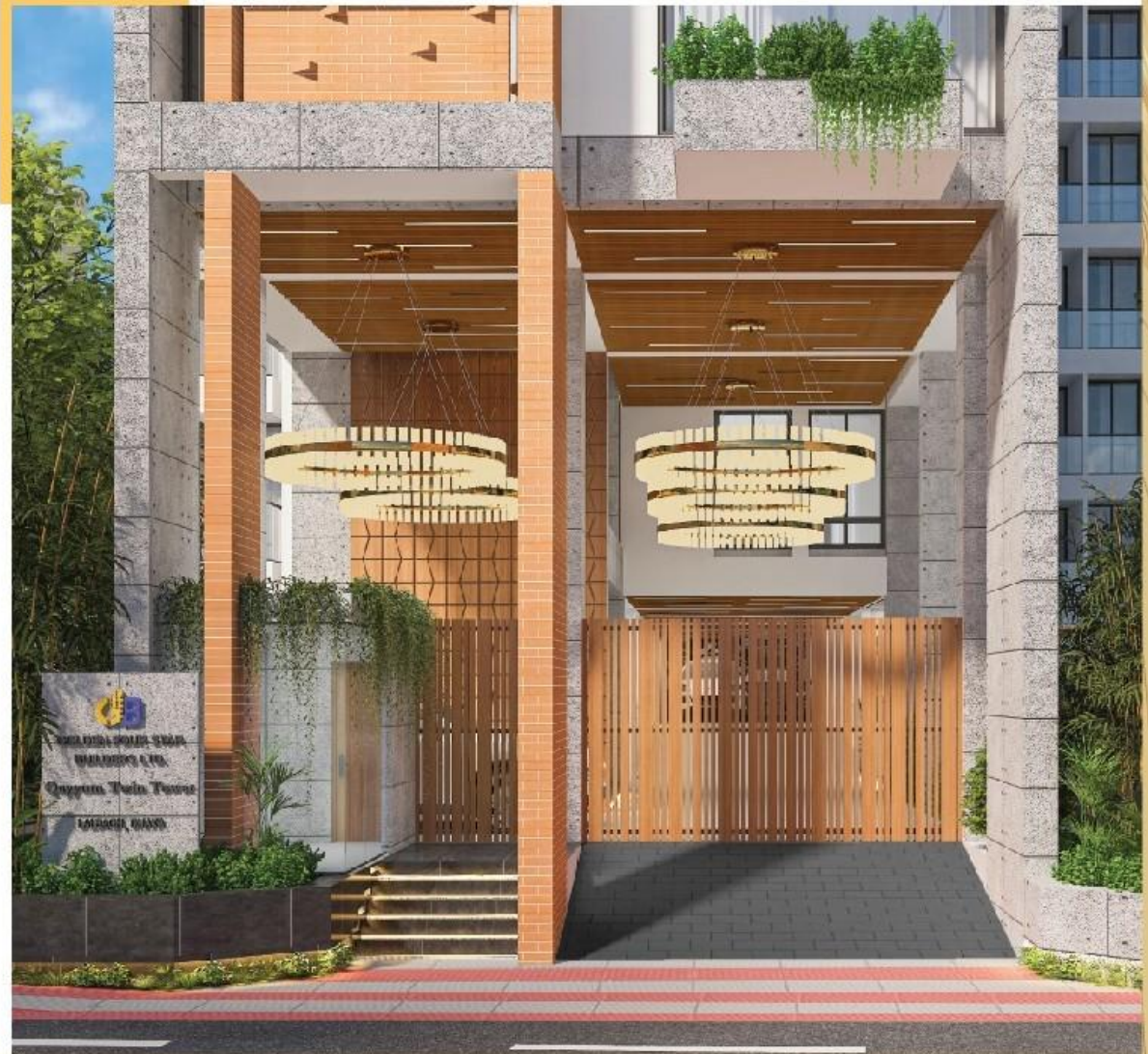
The front elevation of the building will have a stylish combination of Fair face Plaster, glass and paint (as per design)



Security control room with 24/7 CCTV Camera coverage in periphery, boundary wall & common area inside the building.



Secured and well designed boundary wall to match the building faced Double height entry with Excellent design.



GOLDEN QAYYUM TWIN TOWER

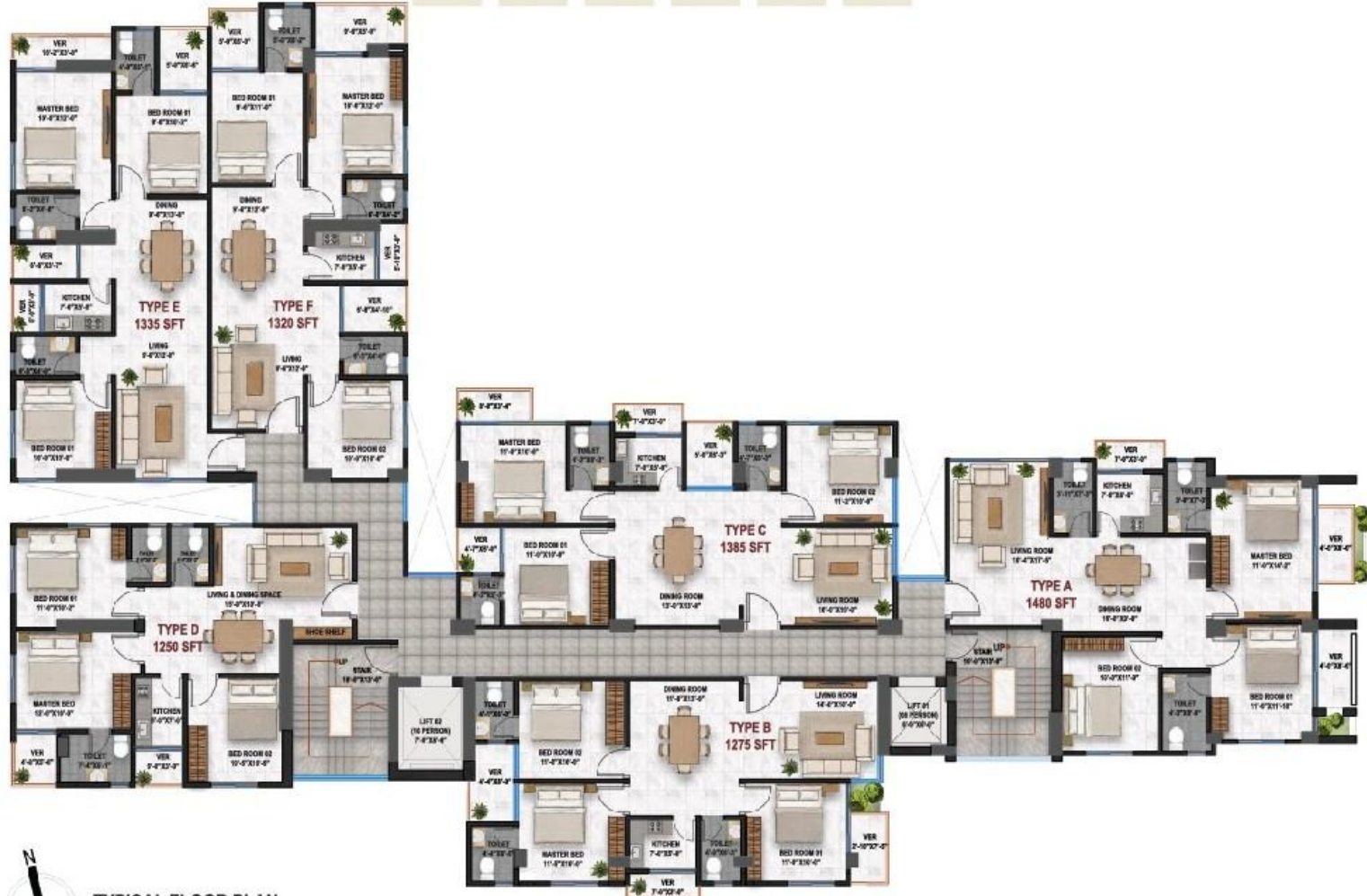


TYPICAL FLOOR PLAN

ALL UNIT TYPES IN ONE VIEW

GOLDEN QAYYUM TWIN TOWER

A B C D E F



TYPICAL FLOOR PLAN

UNIT A

GOLDEN QAYYUM TWIN TOWER

- Master Bed with Balcony
- Common Bed with Balcony
- Guest Bed
- Dining & Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 kitchen with Balcony



TYPE A
1480 SFT

UNIT B

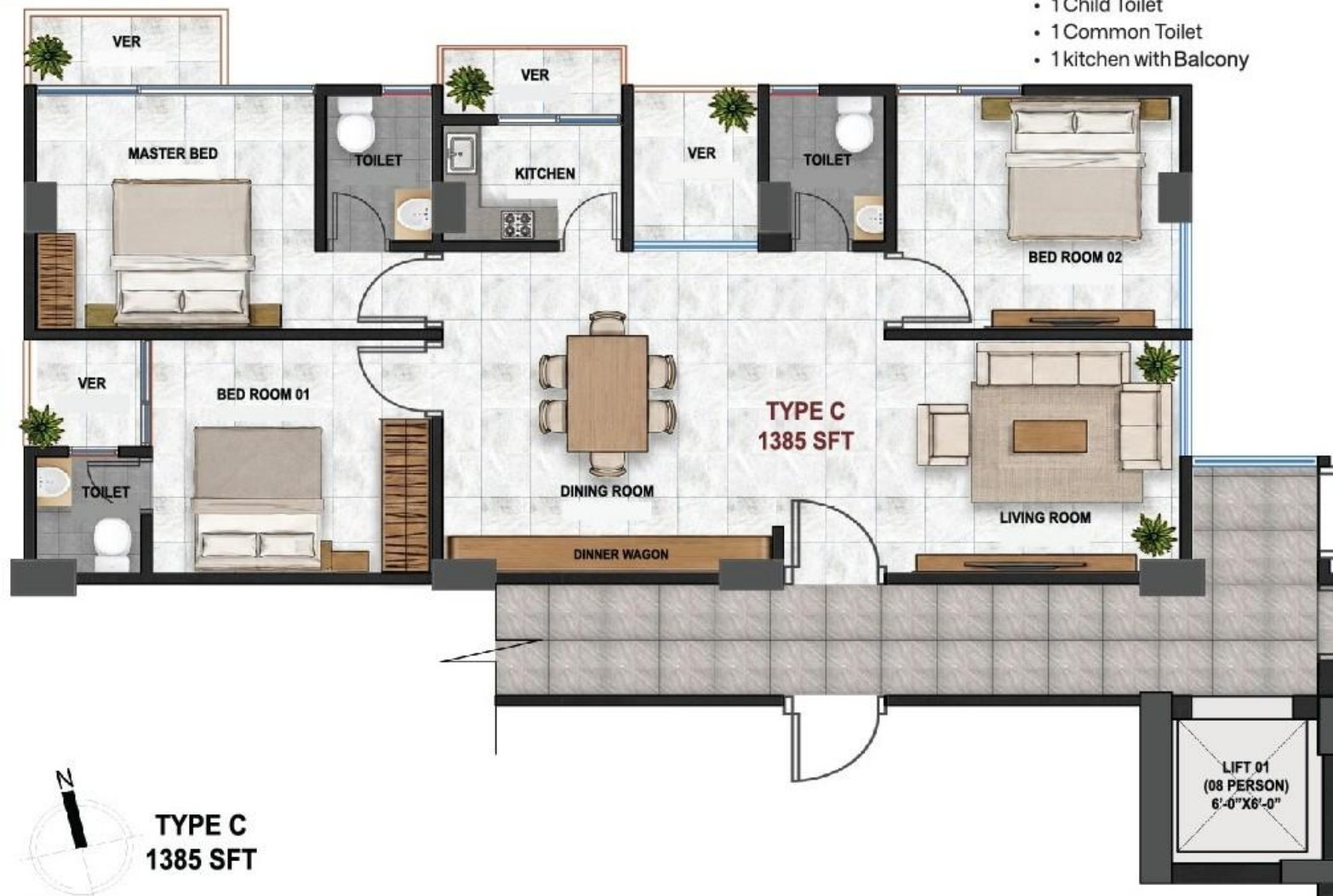


- Master Bed with Balcony
- Common Bed with Balcony
- Guest Bed
- Dining & Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 kitchen with Balcony

UNIT C

GOLDEN QAYYUM TWIN TOWER

- Master Bed with Balcony
- Common Bed with Balcony
- Guest Bed
- Dinning & Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 kitchen with Balcony



TYPE C
1385 SFT

UNIT D

GOLDEN QAYYUM TWIN TOWER



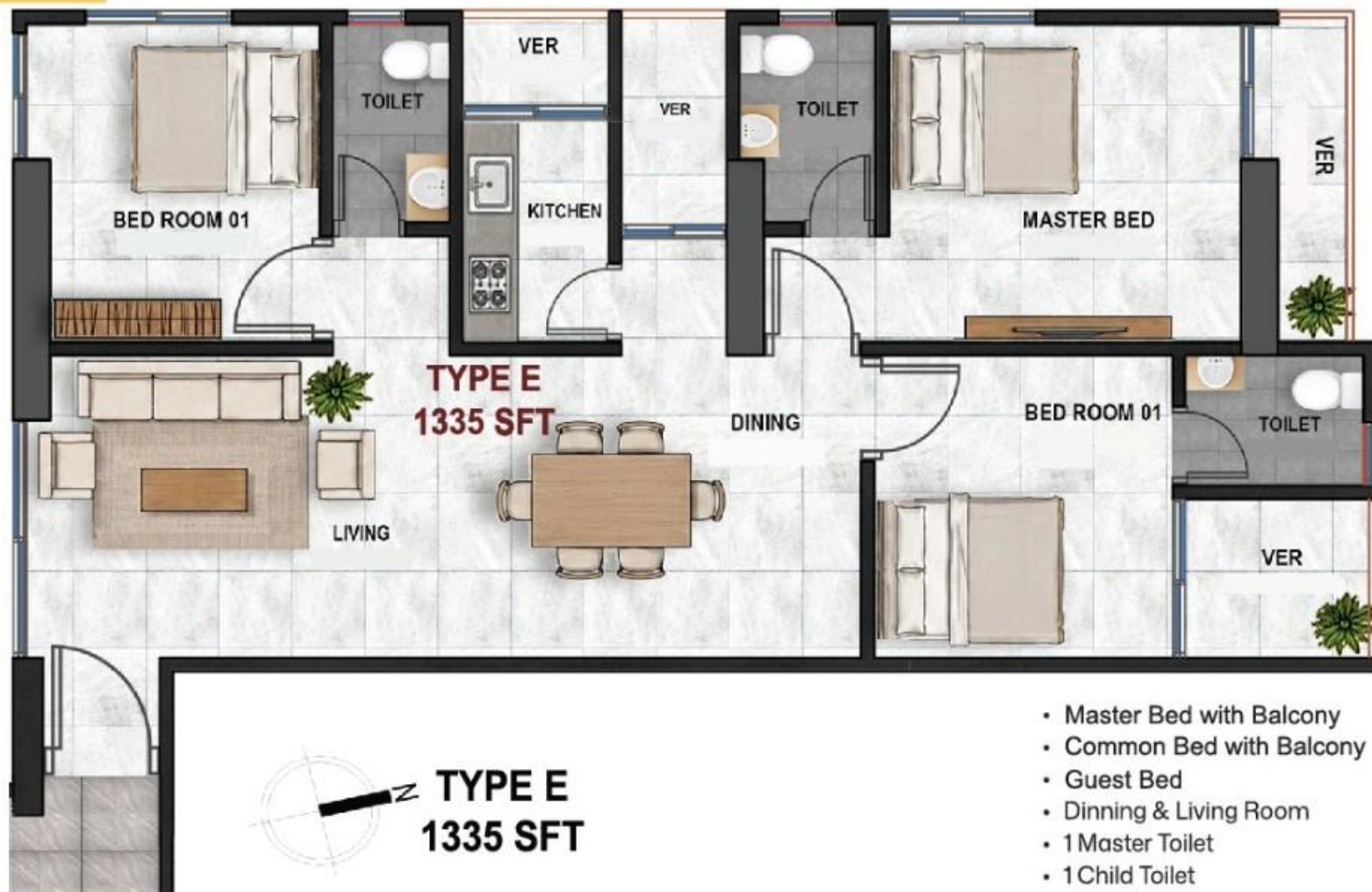
- Master Bed with Balcony
- Common Bed with Balcony
- Guest Bed
- Dining & Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 kitchen with Balcony



TYPE D
1250 SFT

UNIT **E**

GOLDEN QAYYUM TWIN TOWER

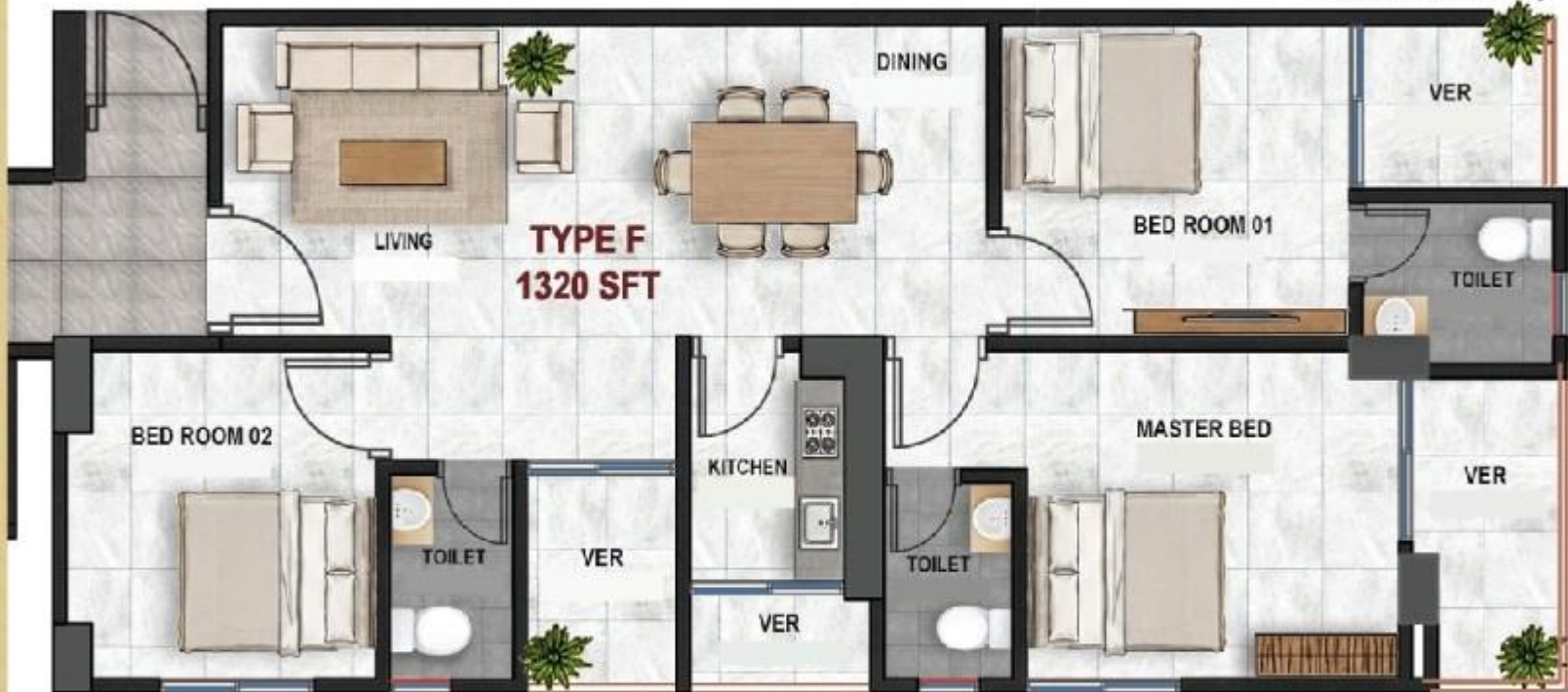


- Master Bed with Balcony
- Common Bed with Balcony
- Guest Bed
- Dining & Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 kitchen with Balcony

UNIT F

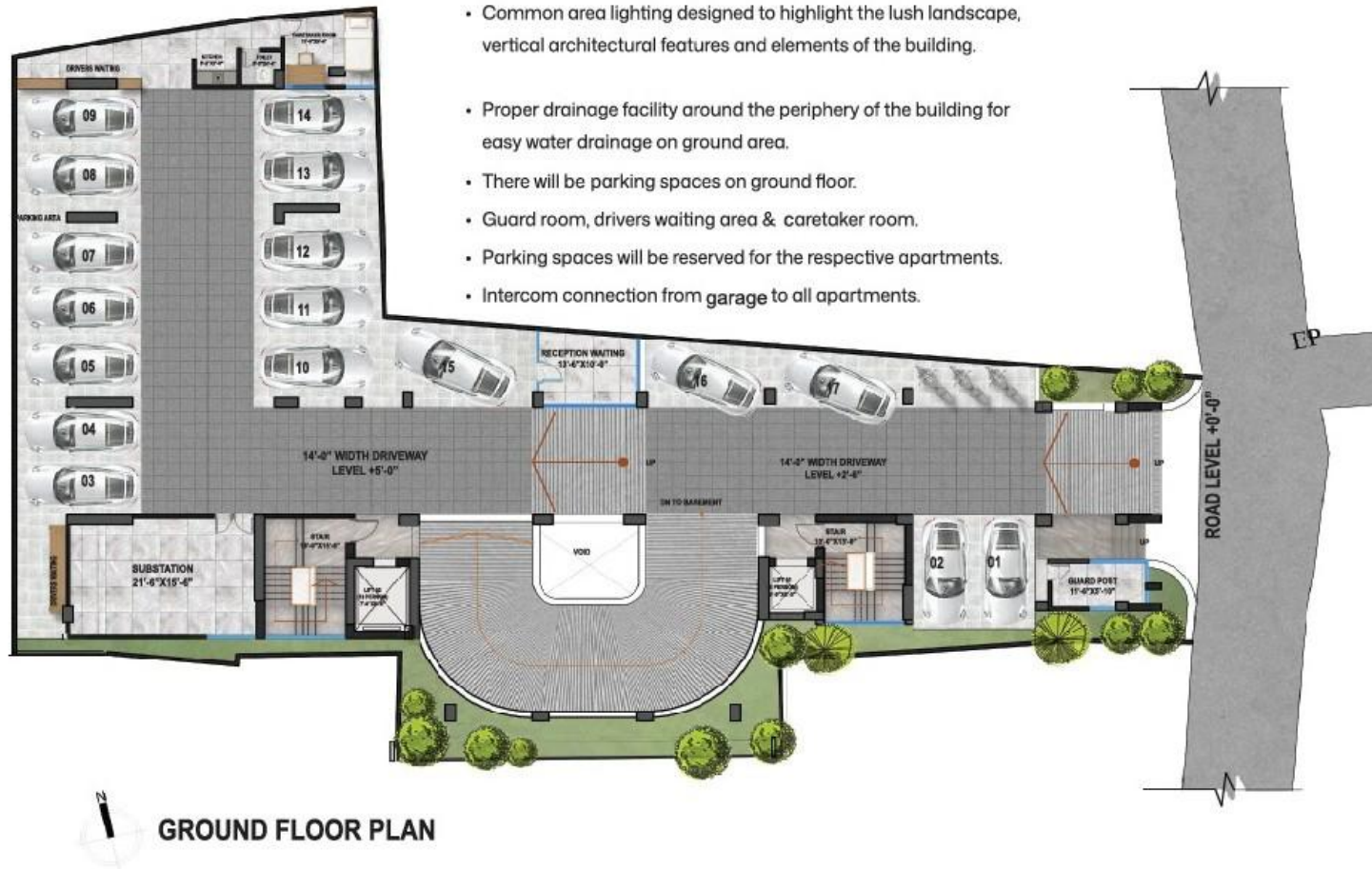
GOLDEN QAYYUM TWIN TOWER

- Master Bed with Balcony
- Common Bed with Balcony
- Guest Bed
- Dining & Living Room
- 1 Master Toilet
- 1 Child Toilet
- 1 Common Toilet
- 1 kitchen with Balcony



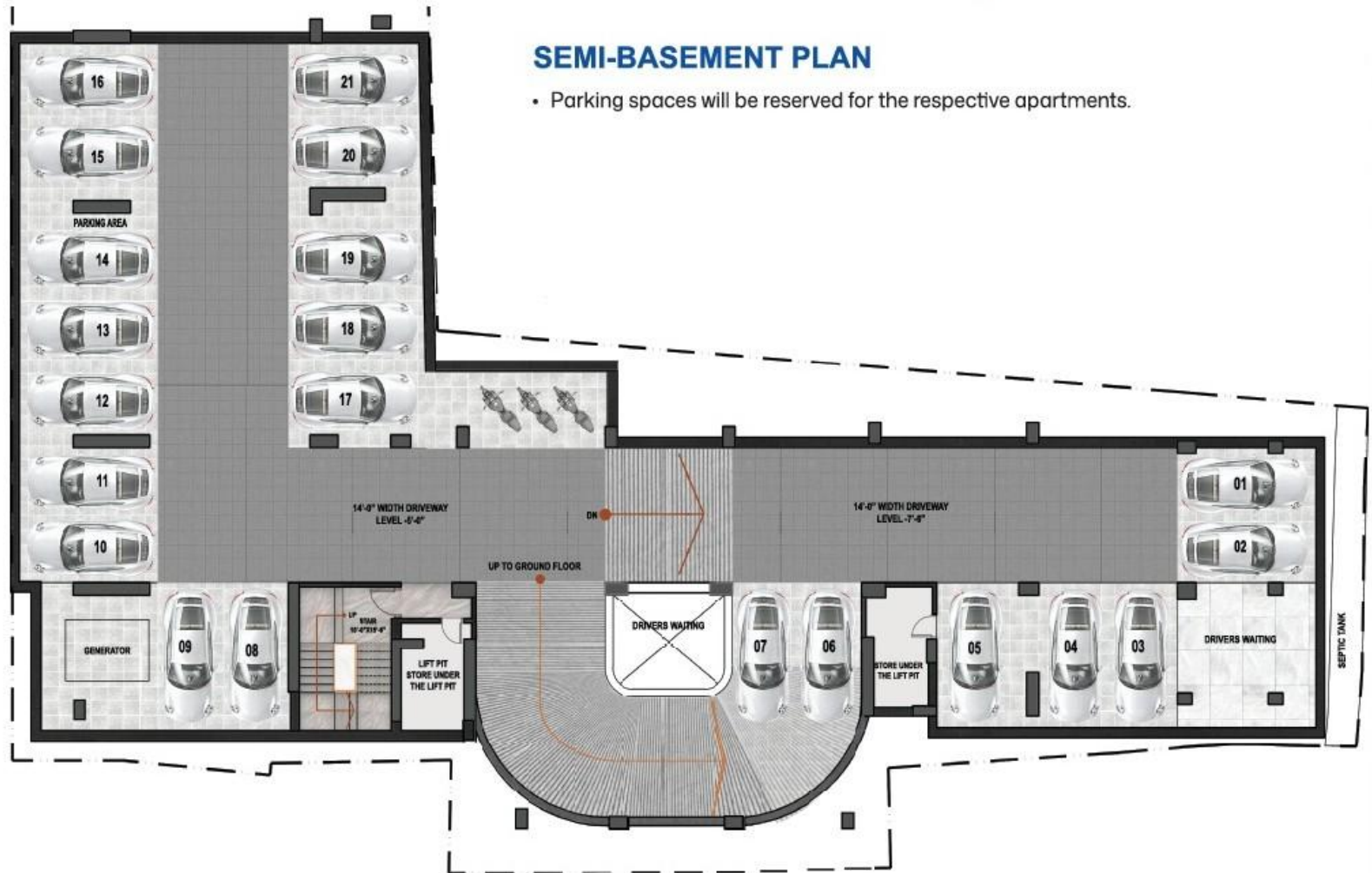
GROUND FLOOR PLAN

GOLDEN QAYYUM TWIN TOWER



SEMI-BASEMENT PLAN

- Parking spaces will be reserved for the respective apartments.



SEMI-BASEMENT PLAN

ROOFTOP FLOOR PLAN

GOLDEN QAYYUM TWIN TOWER



ROOF FLOOR PLAN

- Design landscaped rooftop.
- BBQ area with portable BBQ table
- Kids play zone
- Reception area
- Protective parapet wall / Railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- Community hall, washroom and wash area.



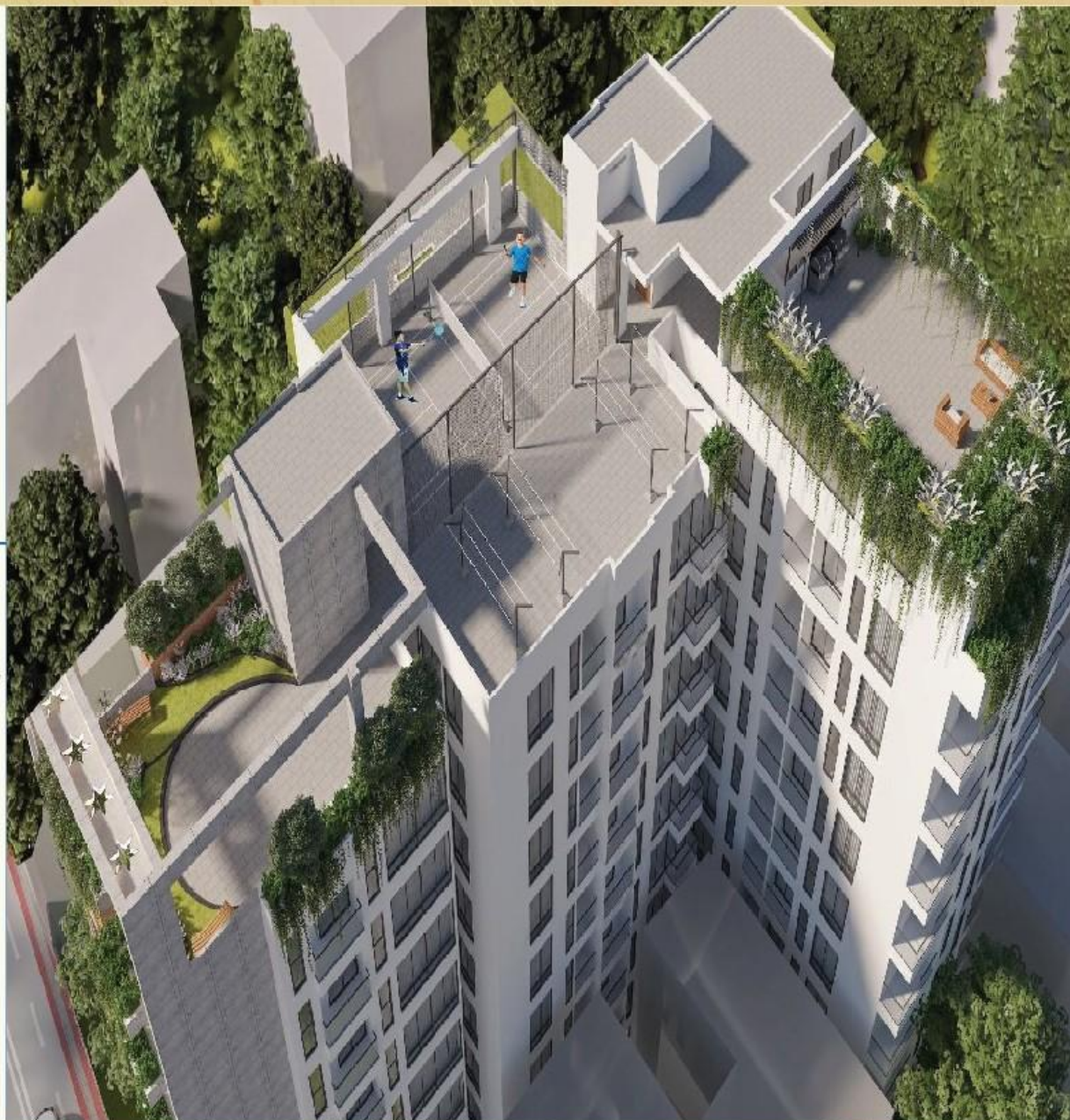
GOLDEN FOUR STAR BUILDERS
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HEAD OFFICE:

House 16 (1st floor), Road 2/B,
Block -J, Baridhara, Gulshan,
Dhaka -1212

CORPORATE OFFICE:

Madina Ashik Tower (Level -12),
21-24, Chawk Circular Road,
Chawkbazar, Dhaka-1211



APARTMENT FEATURE



Floor:

24"X24" made in Bangladesh (MIR/SUN POWER/GREAT WALL / AKIJ/ FRESH/DBL/ Equivalent) tiles in Main Floor and 16"x 16" Will be all verandah.

Main Door:

Solid Chittagong teak 3'-6"X7' main entrance door with door chain, check Viewer, Apartment Name plat, Handle door lock.

Internal Door:

7' high French polished veneer finish door shutters with Mahogany door frame for all internal doors except bathrooms.

GOLDEN QAYYUM TWIN TOWER

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.

Security and Safety:

Safety grills on windows.

Painting:

Smooth Berger Distemper/ Equivalent paint on all internal wall & ceilings.

Electrical:

Branded (Energypac/super star/equivalent) gang-type electrical switches, plug points and others fittings. Provision for AC with power points in all bed rooms, living room, dining area as per electrical design.

Lights:

Provision for wall brackets in bedrooms, dining and Drawing rooms. Appropriate lighting in all bathrooms, kitchen and verandahs.

Cable:

Concealed television line in all bedrooms and Drawing room.

WHY CHOOSE US?

GOLDEN FOUR STAR BUILDERS LIMITED

Uncompromising Quality:

We use premium construction materials, modern engineering practices, and strict quality control to ensure durability, safety, and excellence in every project.

Prime & Strategic Locations:

Our projects are carefully selected in high-potential locations, offering excellent connectivity, convenience, and long-term investment value.

Innovative Architectural Design:

Our thoughtfully designed apartments maximize space, natural light, ventilation, comfort, and modern lifestyle requirements.

Professional Expertise:

A dedicated team of experienced architects, engineers, planners, and project management professionals ensures every project is executed with precision and excellence.

At Golden Four Star Builders Limited, we believe that every property is more than just a building—it is a place where dreams are realized, families grow, and investments flourish. With an unwavering commitment to quality, innovation, and customer satisfaction, we strive to deliver exceptional developments that stand the test of time.

GOLDEN QAYYUM TWIN TOWER

Timely Project Handover:

We are committed to completing our projects within the promised timeframe while maintaining the highest construction standards.

Transparency & Trust:

Clear documentation, transparent pricing, and ethical business practices form the foundation of our relationship with every customer.

Customer-First Approach

From booking to handover and after-sales support, we provide professional guidance and dedicated customer service at every stage.

Value-Driven Investment

Our developments are designed to provide lasting value, superior living experiences, and strong future appreciation for homeowners and investors alike.



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/Equivalent) (Wall=10" X 16", floor= 12" X12").



KITCHEN FEATURE

GOLDEN QAYYUM TWIN TOWER



Platform:

Tiles in kitchen countertop (12" X 24").

Wall & floor tiles:

Wall tiles (up to 7' height, Working Area wall tiles = 10" X 16") Floor (12" X12") Made-in Bangladesh (RAK/CHRU/DBL/Equivalent).

Waterline:

Concealed hot & cold waterline.

Sink:

Single Bowl sink.

Gas Connection & Detector:

LPG connection with gas leakage detector to prevent fire hazard.

Basins & Mirrors:

Pedestal basin in as per developer's all bathroom choice.
Mirrors in all bathrooms.

LIFT, LOBBIES AND STAIR CASES

- High Quality 16 and 8 passengers capacity 2 no's lift (from reputed international manufacture as per developers choice) to be installed with auto voltage regulator, inverter, adequate lighting, full height photocell sensor and emergency alarm,

- Tiled staircase for easy maintenance and clean look.

- Tiled floors with attractive designed lift walls

- Sliding window in star landing to ensure light and ventilations.

- A diesel run emergency auto start/stop generator will be imported from reputed International manufacture as per developer's choice for use in case of power failure with.
- Alternator-Stamford/mace-Alte or good Quality as per developer's choice.

GENERATOR

GOLDEN QAYYUM TWIN TOWER

A diesel run emergency auto start/stop generator will be imported from reputed International manufacture as per developer's choice for use in case of power failure with.

The Generator Will Supply Power to the Follower

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.

Water Supply

- Underground water reservoir with lifting pump to store two days consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half day requirements. One standby water pump for emergency.
 - Deep Tubwell facilities

NB: All optional work or additional fittings and fixture (according to customer choice) may be done at additional cost after approval of developer Kitchen cabinets and built in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through loft is also available at an extra cost.

The mentioned square feet may vary (moreless) at the time of final measurement.

