We make home ownership a joyful experience.

you have chosen to buy from

The Classic Collection
Live in Style

ask about our other collections
Pine Ridge has been designed for your ultimate comfort. It offers privacy with single unit apartments in a 9-storied building. Being south facing, it ensures bright and airy rooms with strategically placed balconies. Pine Ridge also includes a delightful rooftop retreat with greenery, BBQ space and community hall where you can relax and enjoy life’s best moments.
Situated in the convenient neighborhood of Bashundhara, at Pine Ridge you have easy access to reputed schools, universities, shopping centers, medical facilities right around the corner.
Everything within easy reach

Medical Facilities
Apollo Hospital

Educational Institutes
Viqarunnisa Noon School & College
International School Dhaka (ISD)
The Aga Khan School
Independent University
North South University

Recreation & Shopping centers
Bashundhara International Convention Center
Jamuna Future Park
Mehdi Mart
Food zone at 300 ft Road

Easy Commute
Hazrat Shahjalal International Airport
Railway Station
300 ft road to Purbachal
Refresh yourself
with a short drive
any time you want
on 300ft road to
Purbachal
South facing apartments give you ample light and ventilation.
The building will have an architecturally designed entrance gate.
The full front elevation of the building will have a stylish combination of cladding, glass and paint.
Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
Artistically crafted logo used for the project name, company logo and easily visible address on the front façade.
Separate provision for putting up ‘to-let’ board.
Common area lighting designed to highlight the lush landscape, vertical architectural features and elements of the building.
Secured and well designed boundary wall to match the building façade.
• Smart reception lobby designed to suit the building’s character will be made up of a selection of stylish and elegant materials.
• Focus will be on energy saving lights inside the building wherever possible.
• Intercom connection from concierge to all apartments.
• Register dock for visitor’s check-in at the concierge.
• Decorative material will be used on the ground floor reception lobby and lift walls.
Ground Floor Plan and features

- Drivers’ waiting area along with lavatory.
- Caretaker’s room
- CCTV monitoring
- High ceiling to allow ample light and ventilation.
- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Garbage bin with easy access for the residents and garbage collectors.

Greenery enhanced spacious entryway
Parking

- 8 parking spaces.
- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location and will be according to the allotment.
- Car parking spaces with tiles or cladding bricks in different combinations.
- All columns will be partly painted, tiled or dressed with bricks with column guards to prevent damage by cars.
Lift, Lobbies & Staircases

- High quality 8 passenger lift from reputed international manufacturer or as per developer’s choice to be installed with auto voltage regulator, inverter, capacity to serve residents on every floor, adequate lighting, full-height photocell sensor and emergency alarm, mirrors on the wall, hand phone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding window in stair landing to ensure light and ventilation.
**Generator**

- A diesel run emergency auto start/stop canopied generator will be imported from Europe for use in case of power failure with:
  1. Engine- Perkins/Cummins or as per developer’s choice.
  2. Alternator- Stamford/Mecc-Alte or as per developer’s choice.
- Generator will support the following:
  1. Lift, water pump and lighting in common space and stairs.
  2. One light and one fan point in every room including maid’s bedroom, one light point in kitchen and all bathrooms.
  3. One point for refrigerator and one point for television.

**Fire Protection System**

- Fire escape for emergency exit with fire protected door.
- Fire alarm and fire extinguisher on every floor.
Water

- 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 requirement.
- Suction Pump to ensure uninterrupted water supply.
- One standby water pump for emergency.
Each floor will have 1 unit

Rooms are well ventilated with adequate lighting as best as possible.

Special emphasis has been placed on the orientation and the location of the plot.

Carefully arranged verandahs, doors and windows also contribute to the design.

Most apartments have a foyer space for privacy.
Typical plan • 2039 sft.
4th, 5th & 8th Floor

Choose from the Typical floor plan or Flexi plan to suit your needs
Flexi plan • 2039 sq.ft.
4th, 5th & 8th Floor
Enjoy the open sky from your rooftop.
- Sitting arrangement in the green area.
- Garden Lights in the green area
- Community hall with attached powder room and provision for air conditioning, lighting and power points.
- BBQ area
- Separated clothes drying area with lines for drying laundry
- Lime terracing of adequate thickness for protection from heat.
- Proper slope for efficient roof drainage.
- Use of light reflective texture paint in combination with paving tiles for protection against dampness.
- Protective parapet wall/ railing 4'-0" high around the periphery.
For your comfort

Floors, Walls & Ceilings
- Smooth finish plastic paint on walls and ceilings in soft colors.
- 24” x 24” mirror polished imported/local tiles as per developer’s choice in foyer, bedrooms, dining room, living room and family living area.
- Ceilings will be 10'-0" high.
- Provision for ceiling fans in all rooms.
- All internal walls will be of concrete hollow blocks or machine made solid bricks as per developer’s choice.
- Grills will be colored with enamel paint.

Doors, Windows & Verandahs
- Teak decorative 3'9" wide main entrance door with door chain, check viewer, door knocker, apartment name plate, door handle with mortise lock.
- Termite protected, pretreated wood will be used as doorframe throughout the building.
- French polished strong and durable veneer door shutters used for internal doors.
- Modern molding on internal door frames of teak chamble.
- Formica pasted door shutters and wooden door frames used for bathrooms.
- Mortise lock on all doors except maids’ toilet.
- Sliding glass windows and doors as per design complete with mohair lining, rainwater barrier and fly proof netting in all aluminium section.
- Flat bar safety grills on all windows.
- M.S. verandah railings.
- Local floor tiles - RAK or as per developer's choice.
- Local wall tiles with border & decor up to 7'0" height - RAK or as per developer's choice.
- Strong and durable veneer flush door shutters with wooden frame.
- Concrete platform at 2’8” height from floor level with granite top.
- Double burner gas outlet over concrete platform to support burners.
- LPG provision in kitchen verandah.
- Provision for washing machine with water inlet, outlet and electric connection.
- One high polish counter top double bowl sink with mixer.
- Tiled down wash area in the kitchen verandah.
- Exhaust fan suitably located.
- Provision for kitchen hood.
- Tube light sets and provision for energy saving light brackets.

**Kitchen features**
Bathroom features

- Combiclosets in all bathrooms-RAK or as per developer’s choice.
- Local floor and wall tiles in all bathroom walls up to full height.
- Shower area with curtain in all bathrooms.
- Marble countertop cabinet basin with under counter cabinet in master bathroom -RAK or as per developer’s choice.
- Other bathrooms will have local pedestal basin-RAK or as per developer’s choice.
- Full width mirror along countertop in master bathroom.
- Formica pasted door shutters with wooden frame.
- Local chrome plated fittings in all bathrooms except the maids' toilet-Sattar or as per developer’s choice.
- Stainless Steel cockroach gratings in all bathrooms except maids' toilet.
- Push-shower with combined bib cocks in all bathrooms.
- Porcelain soap cases, towel rail, shower curtain rail, toilet paper holder in bathrooms -RAK or as per developer’s choice.
- Concealed hot and cold water lines in the master and 2nd bathroom.
- Tube light sets and provision for energy saving light brackets.
- Exhaust fan in all bathrooms.

Maids’ Bathroom

- Locally manufactured floor and wall tiles up to 7'-0" high and PVC false ceiling.
- Long pan, moving shower and mirror.
Independent digital electric meter for main electric supply - Hosaf or Hayda or equivalent for each apartment.

Electric distribution box with main circuit breaker - Siemens/ABB or as per developer’s choice.

Concealed television line in master bedroom, living room and family living area.

Telephone connection points in master bedroom and living room.

Imported gang type electrical switches, plug points and other fittings - Fulina or as per developer’s choice.

 Provision for wall brackets in all bedrooms, dining area, family lounge, living room & common areas as per design.

Tubelight sets in the kitchen, maid’s room and bath rooms for adequate lighting.

 Provision for air conditioners with power points in all bedrooms, living room and dining room.

Internet connection point in master bedroom and living room.

All power outlets with earthed connections.

Concealed ceiling fan provision in all bedrooms, living room, dining room & family living area.

 Maids’ calling bell switch in master bedroom.
All optional work or additional fittings and fixtures according to customers’ choice may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost.
Structural & general engineering features

- Building built to 99'-0" height with ground floor car park height 12'-0" and floor to floor height of each apartment 10'-0" in accordance with FAR and RAJUK regulations.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- High strength deformed (HSD) steel reinforcement.
- Adequate concrete design strength based on USD.
- Stone as aggregate to be used in column and footing only.
- All bricks to be used will be machine made or hollow block and damp treated salinity proof.
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- Structural analysis for design carried out by “EXACT” method that utilizes the latest computer software.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by latest testing equipment and laboratory techniques.
- Comprehensive section-by-section checking and testing of all steel reinforcement by professional design and supervising engineers.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc screened for quality including laboratory testing.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Modern construction site equipment employed includes steel cutting equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, leveling equipment, steel shutter & steel scaffoldings etc.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.
- Earthquake resistant feature on ground floor.
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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.