



The Build You Can Trust.....

ANZ AS-SAFA

AN EXCLUSIVE RESIDENTIAL PROJECT OF
ANZ BUILDERS & PROPERTIES LTD.
www.anzbuilders.com



Project Information

ANZ AS-SAFA

PROJECT ADDRESS

Plot-001, Road-512, Sector-11, Jolshiri Abason.

NATURE

Residential

STORED

G+M+8

FACING

South-East

NO OF APARTMENT

08 Nos.

APARTMENT SIZE

2850 SFT

APARTMENT FEATURES

4 spacious bedrooms, including 3 with attached bathrooms for a total of 4 baths. It offers 5 balconies, a well-appointed formal living room, a separate dining area, and a comfortable family living space. The modern kitchen is complemented by a dedicated store room, along with a servant bed and servant toilet.

COMMON FEATURES

The building includes a welcoming reception area, a dedicated guard post, a caretaker's bed space, a generator room, a substation room, and a drivers' waiting room on the ground floor. The mezzanine floor features a community room and a dedicated prayer room. Additionally, the rooftop offers a Bar-B-Q zone, plantation area, cloth-drying space, machine room, and a children's play area.



Introduction



It is our great pleasure to introduce **ANZ AS-SAFA**, located at Plot No.-001, Road-512, Sector-11, Jolshiri Abason. One of the most calm and serene residential areas designed for peaceful living.

In designing this project, our architects have focused on maximizing functionality while enhancing the aesthetic appeal, ensuring spacious, comfortable, and efficient living environments. Each apartment reflects contemporary architectural elegance, equipped with modern, stylish, and high-quality fittings and fixtures.

ANZ AS-SAFA is a premium residential complex featuring all the modern facilities and amenities you would expect for a refined, modern lifestyle. Our attention to detail is evident in every aspect—from the contemporary design language to the thoughtful integration of functionality and surroundings. Its close proximity to key civic facilities further enhances its uniqueness, making it a truly desirable place to call home.

Perspective View of **ANZ AS-SAFA**



Night view of ANZ AS-SAFE



Roof Top View View of ANZ AS-SAFA



TYPEICAL FLOOR PLAN WITH 2850 SET



GROUND FLOOR PLAN WITH 16 FT GRAND HEIGHT



MEZZANINE FLOOR VIEW





3D FLOOR PLAN
FLOOR AREA 2850 SFT

ANZ
AS-SAFA

ANZ AS-SAFA

Plot-001, Road-512, Sector-11

Jolshiri Abason



LOCATION MAP



Features & Amenities

Building Entrance

well-designed main gate that is easily movable and equipped with adequate lighting in harmony with the elevation and overall architectural perspective. The entrance lobby showcases premium logos crafted on polished marble, granite, or other attractive materials. A comfortable and functional internal driveway enhances smooth movement within the premises.

The prestigious main gate and boundary wall are constructed according to the approved design. Dedicated toilet facilities for guards, drivers, and the caretaker ensure convenience for on-site personnel. All sanitary pipes on the ground floor will be neatly concealed for a clean and organized appearance.

The building incorporates partial fair-face finishing with high-quality facing bricks, adding an elegant aesthetic. The mezzanine floor will be constructed exactly as per the architectural and structural design, ensuring both functionality and style.

Reception

The building offers an elegant reception lobby adorned with mirror-polished tiles, crafted according to the agreed design. A decorative ceiling with strategically placed lighting enhances the grandeur and welcoming ambiance of the space. The reception features an impressive and functional desk designed as per the architectural plan, along with comfortable seating arrangements for visitors. Each apartment is connected to the reception via an intercom system, and a CCTV monitoring setup ensures security and peace of mind.

Lift

1000 kg or 10 passengers capacity lift will be provided Brand of the Lift is Hyundai/Mashiba (Origin from Korea, Malaysia, Taiwan)

Adequate lighting, photocell sensor and emergency alarm, inverter.

Fast & reliable service to residents on all floors with ELD and stabilizer.

Impressive cabin & door with WVF simulator (as per agreed design).

Minimum lift speed 1.5 m/sec.

Hatch door of lift to be made of high quality glass and ss mirror etching.

Generator

International Standard Generator with canopy. [Cummins engine (USA) or Perkins directly imported from UK] (KVA as per electrical design).

Fuel consumption per hour should be as minimum as possible.

It covers Lift/ Pumps, staircase, lobby, intercom service and common space like car-parking spaces, reception area, security room and main gate.

It also covers required fan points and light points in each Apartment (as per agreed electrical design).

Sub-Station

A Sub-Station on Ground Floor as per design capacity

Brand: Siemens/ Legrand (as per agreed).

Transformer rating as per design capacity.

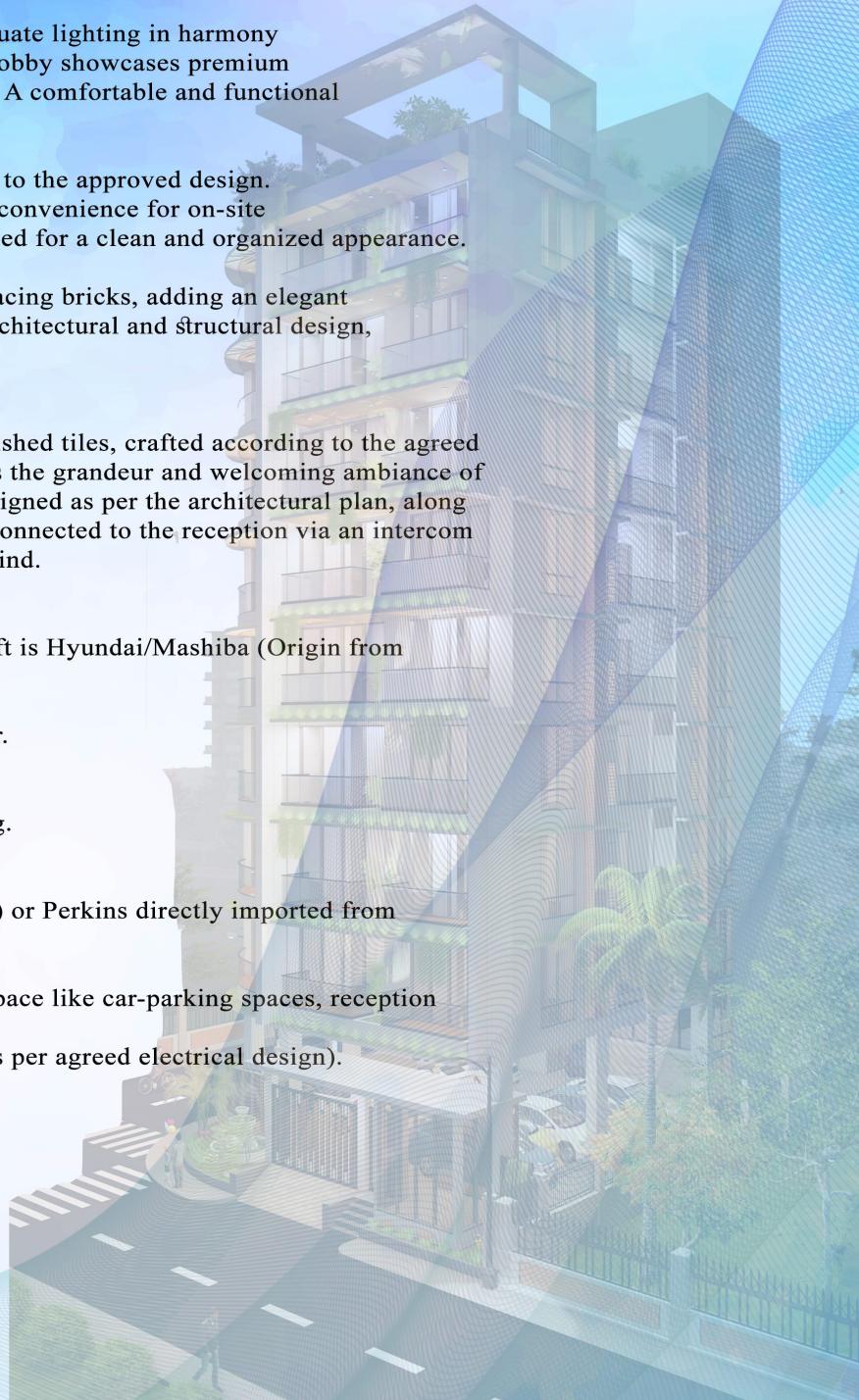
HT switch (If needed).

Power factor improvement plant (PFI).

Drop out fuse.

Lightening arrester (Up to the boring level minimum).

Heat sinkable kit.



Features & Amenities

Main Entrance Door & Door Frame

Solid Segun door frame (6") and decorative shutter of Segun. Main door shutter will be wider than normal.
Lucrative Apartment number at each floor.
Heavy duty handle Lock with security lock (Imported).
Door Chain (Imported).
Check viewer
Apartment number plate.

Internal Door & Door Frame

All internal door shutters (including kitchen and veranda doors) will be of Partex veneer (Segun) Flush door (Single Shutter).
All the above Door frames will be Segun(Size 6" x 2.25") or equivalent.
French polish / Enamel Paint (Berger).
Superior quality chrome plated heavy type cylinder lock with wooden shutter (imported).
Wooden Door in Servant baths.
All Bath room door shutter inside will be laminated with pvc.

General Floor & Verandahs

RAK/Akij/DBL (Local) mirror polish floor tiles (24" x 24").
6 inch skirting tiles matching with floor.

Windows

Silver Sliding Aluminum section (Cung Hua/B.T.I/K.A.I/Fu Wong/Equivalent), minimum thickness 3mm and width minimum 4".
5mm Tinted glass (Clear Color).
Mohair lining & rainwater barrier (1" height) in all aluminum section as per design.
Security grill by MS (square bar) with Mosquito net system.
Windows may be made wider and height maximum.

Bathrooms

Ceramic wall tiles (12" x 24") up to bathroom ceiling of Local origin Grate wall, RAK/Akij/DBL.
Floors with non-slippery homogeneous Ceramic floor tiles (16" x 16") of RAK/Akij/DBL.
Wooden door shutter and frame in all baths.
RAK Sanitary wares for all toilet.
Counter basin in Master Bath with marble finished worktop.
24" x 30" mirror above basin in all baths except servant bath.
Soap tray and towel rails are RAK/ equivalent as selected by Client .
Concealed hot and cold water lines in all bath with Geyser system.
RAK Shower for all toilet.
Nazma/Sharif/as per agreed CP fittings.

Kitchen

Mirror polish tiles on floor of local origin (24"x 24") RAK/Akij/DBL.
Electrical points for oven. Fridge/ freezer point will be provided in dinning space.
Concealed hot and cold water lines from Electric geyser.
Double burner gas outlet over the platform to support burners.
Stainless steel sink (Double bowl) with mixer of agreed sample.
RAK/Akij/DBL (10" x 16") wall tiles as agreed by the customer.
Exhaust fan provision in suitable location
Nazma, TANVIR or equivalent CP fittings
kitchen will have complete arrangement for gas connections from LPG.
Kitchen Top will be marble finished.
Electrical point for washing machine will be provided and washing machine to be located as per design.
2 kitchen slab to be placed at 5'-6" height and 7'-0" height.
Dining Basin at Dining Space
Washing Machine provision at Dining Space.





OUR PROJECTS



ANZ - Shouhardo
at Bashundhara



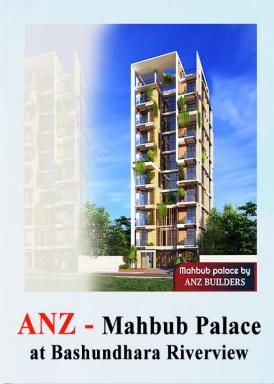
ANZ-Engineers Lodge
at Bashundhara



ANZ - Southern Park
at Bashundhara



ANZ - Samad House
at Bashundhara Riverview



ANZ - Mahbub Palace
at Bashundhara Riverview



ANZ-Sopno Neer
at Bashundhara



ANZ-Riverview
at Bashundhara



ANZ- Lake Park View
at Bashundhara



ANZ- SHARITA
at Jolshiri



ANZ-Orchid Villa
at Jolshiri



OUR PROJECTS



ANZ - Florence Villa
at Bashundhara



ANZ - Amity Villa
at Bashundhara



ANZ - Cherry Bloosom
at Bashundhara



ANZ - Luxury Palace
at Bashundhara



ANZ - Paradise
at Bashundhara



ANZ - Aftabnagar 5 katha
at Aftabnagar



ANZ - Aftabnagar 3 katha
at Aftabnagar



ANZ - Lake View
at Bashundhara



ANZ - My Home
at Basundhara



ANZ - South face
at Bashundhara



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