

COMMERCIAL
BUSINESS
COMMUNITY
SPACE



AGC

Agrabad city center



MUNTASIR
Living Limited.

MEMBER REHAB

AGRABAD CITY CENTER



WHO WE ARE

MUNTASIR LIVING Ltd. is a diversified and fast growing organization of sourcing and servicing to conceptualize, execute and manage residential, commercial, industrial and other projects on turn-key basis from conceptualization to implementation. We have perfect blend of knowledge and talent by dedicated and efficient construction department collaborating with high skilled workers, supervisors, architects, engineers & professionals for generating innovative ideas and delivering quality structure on time , which helps us in understanding and successfully meeting the specific requirements of the client. We are doing everything in our competence to materialize your dreams and pledge to go beyond your expectation.

It is our pleasure to bring your kind notice of a new project of Muntasir living ltd at the most sought after area by urban elite and heart of the city. **Agrabad city center** is the venture by name, situated at Access road, Agrabad commercial area. Chattogram, a centrally located place having access to almost all the urban facilities.

INTRODUCTION

To get a brief idea about Agrabad city center this brochure will be a good guide. We appreciate your sending mails, making calls and visiting our office. Our effective and friendly marketing will be delighted to provide you any kind of information.



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PROJECT FEATURES

-  GYMNASIUM
-  JAME MASJID
-  COMMUNITY SPACE
-  GRAND RECEPTION
-  ROOFTOP GARDENING
-  WATERBODY AND SCULPTURE
-  FOUNTIAN
-  FULL HIGHT CABIN LIFT
-  FULL BACKUP GENERATOR
-  A MARBLE FLOOR AND WALL BE FOUND IN THE STAIR WAY AND LIFT

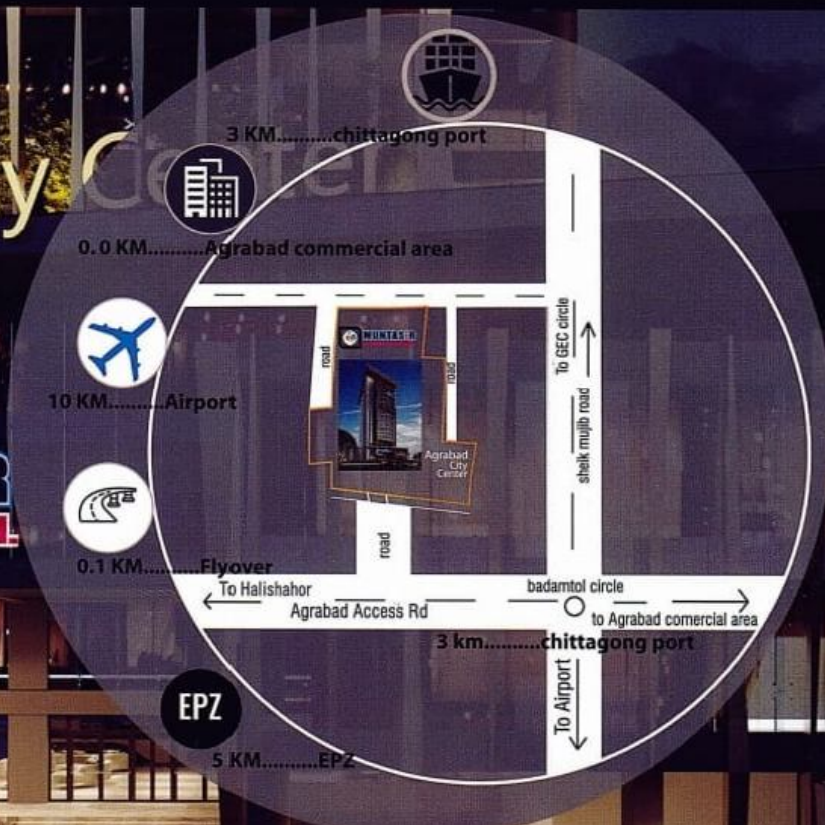
- Brand show room
- Bank
- Insurence
- Atm booth
- Corporate office
- Food zone
- GYM
- Money exchange
- Halipad

PROJECT FUNCTIONS

- Project name **Agrabad city center**
- Project address **Agrabad Access road**
- Nature **Commercial building**
- Story **Basement Sami**
Basement 20 floors
- Land area **40 kathas**
- Parking **Sami Basement**
Basement
- Number of lift **4 pessengers lift**
one cargo lift casual lift
- Number of car parking **136 Nos**
- Floor size **20000 sft**
- Floor **23 Nos**

Agrabad City Center

MUNTASIR
Living Limited



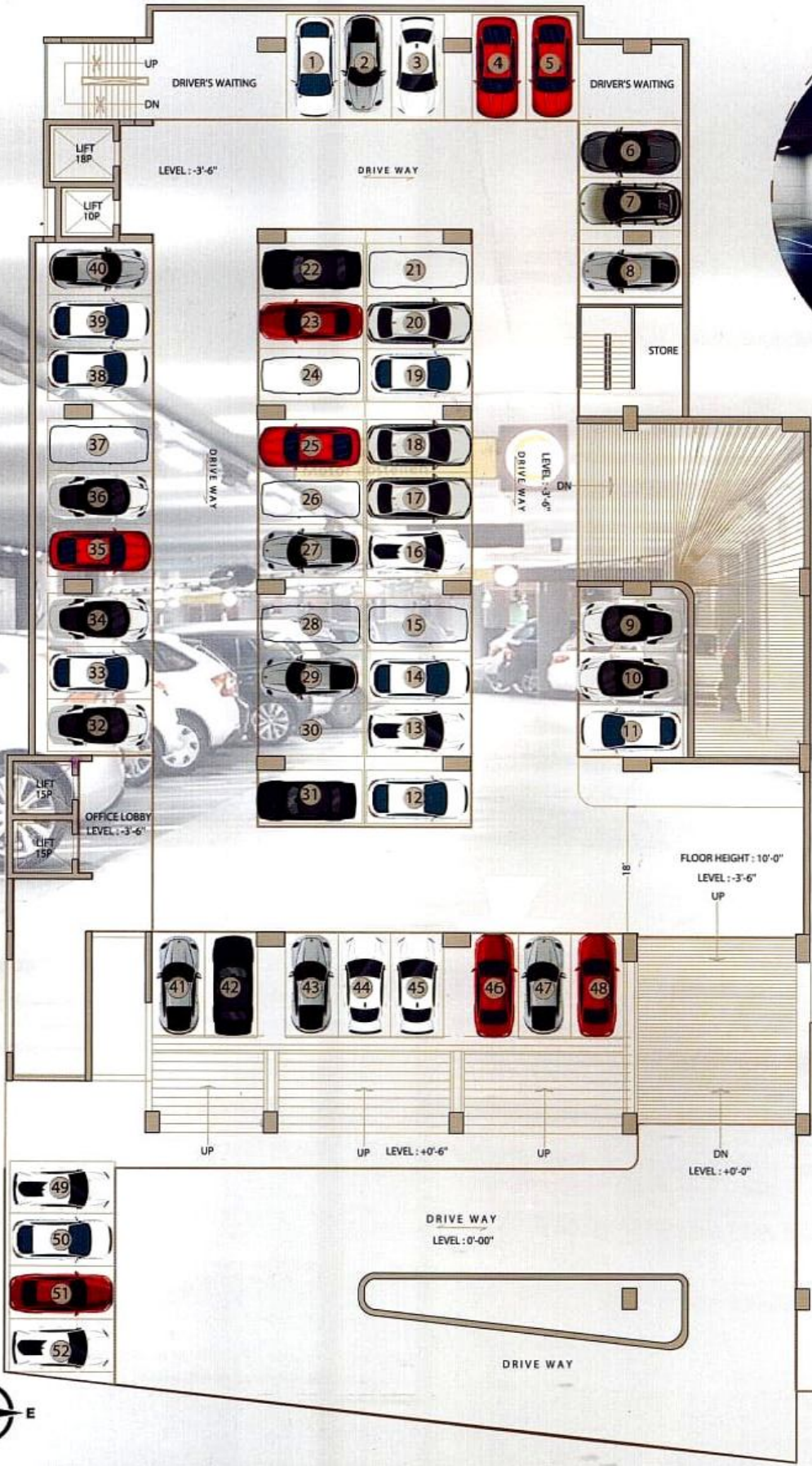
LOCATION

Agriabad City Center

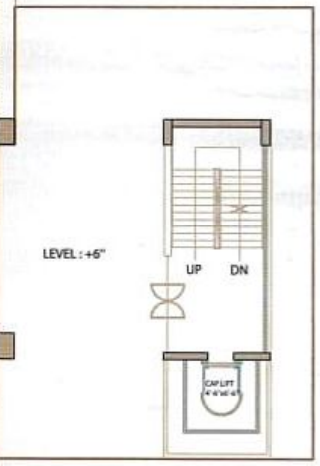


AGRIABAD CITY CENTER

ENTRY TOP VIEW

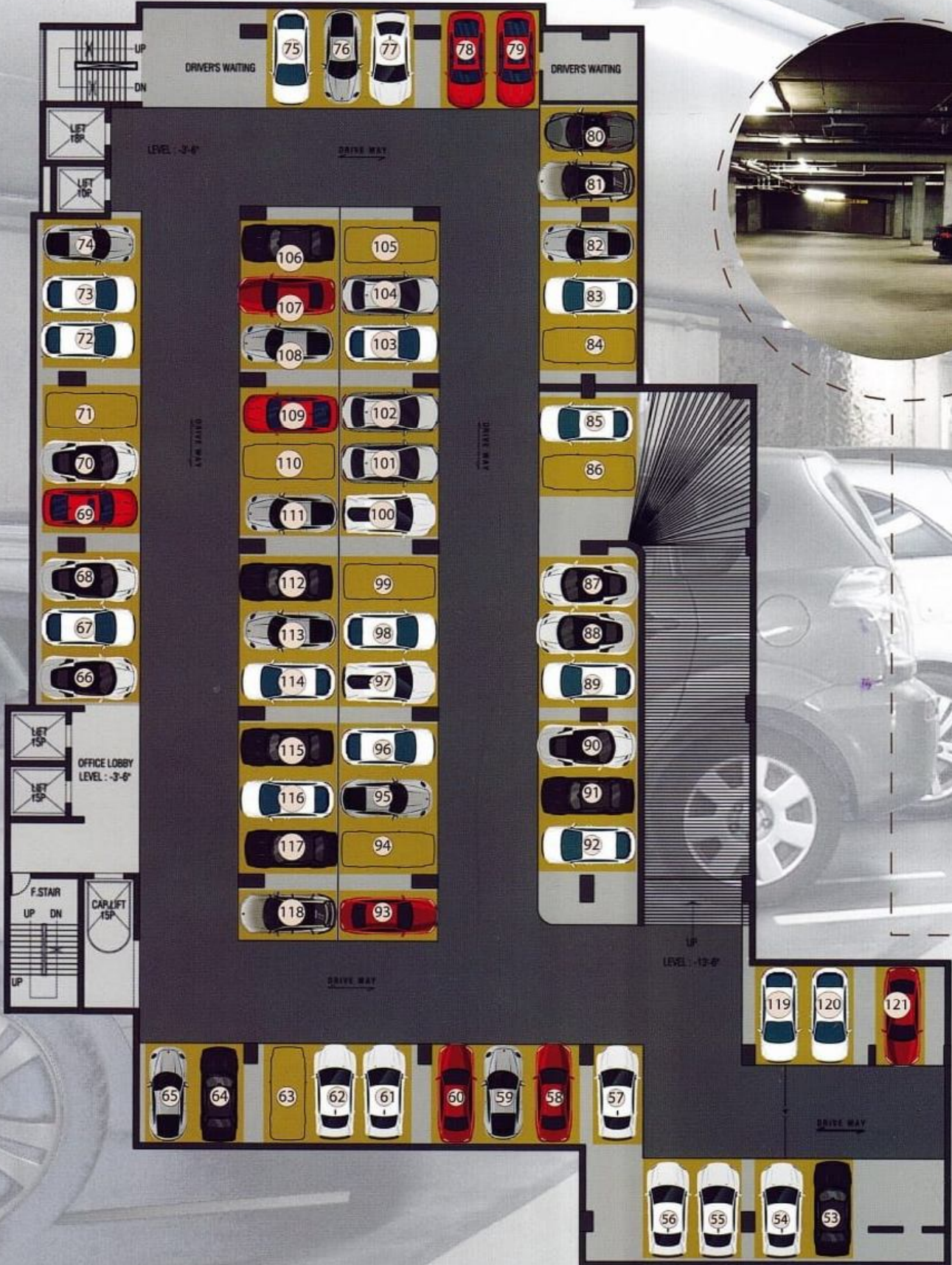


NUMBER
OF CAR
PARKING
136 NOS



SEMI BASEMENT

CAR PARKING



BASEMENT PLAN



GROUND FLOOR PLAN



- SHOP 01 3080SFT
- SHOP 02 1890SFT
- SHOP 03 1890SFT
- SHOP 04 1890SFT
- SHOP 05 672SFT
- MEP ROOM 1174SFT
- SUPPER SHOP 1708SFT



GROUND FLOOR

COMMERCIAL ARCHITECTURE

Commercial Architecture has witnessed a significant boost since the advent of the industrial revolution. Though typologically, office space is still defined with expansive floor plates and cubicles, the forms, however, these features have attained and the approach towards office space design has become more user-centric than function-centric. Quality of space is the lead hero of this narrative of commercial space design and a driving factor in outlining the design for such commercial complexes.

The Muntasir Living preamble goes by the following:

- To play-IN into the continuum as opposed to playing OUT an egoistic expression of Disruptivism.
- To embellish with thoughtful contemporary interventions echoing the aspirations of our times while discarding architectural vestiges.
- To animate with meaningful newness; combining the use of a problem-solving approach with sensitive and delightful Urban Artistry.
- To be reverend to the substantive context – both Immediate and Cosmic.
- To pursue a practice of Architecture with a Conscience- a Karmic Architecture that belongs to its PEOPLE and its PLACE.

Therefore, going by these philosophies, the commercial projects catered by Muntasir Living and doshomik sthapha witness the incorporation of ideas and features like green architecture, incorporation of buffer and communal spaces and materiality consciousness and innovation. Through this project, Agrabad city centre one would clearly be able to understand the evolution in thoughts and designs projecting commercial architecture.



Bank



1ST FLOOR PLAN

DAY
VIEW



Abrabad City Center

ACC

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NIGHT
VIEW



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HELIPAD

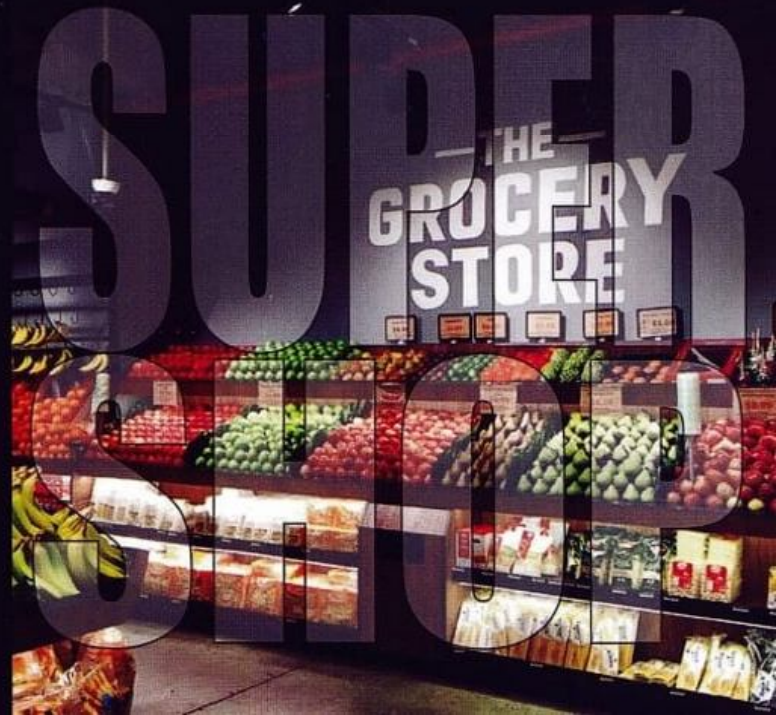




JAME MASJID



ROOFTOP RESTAURANT



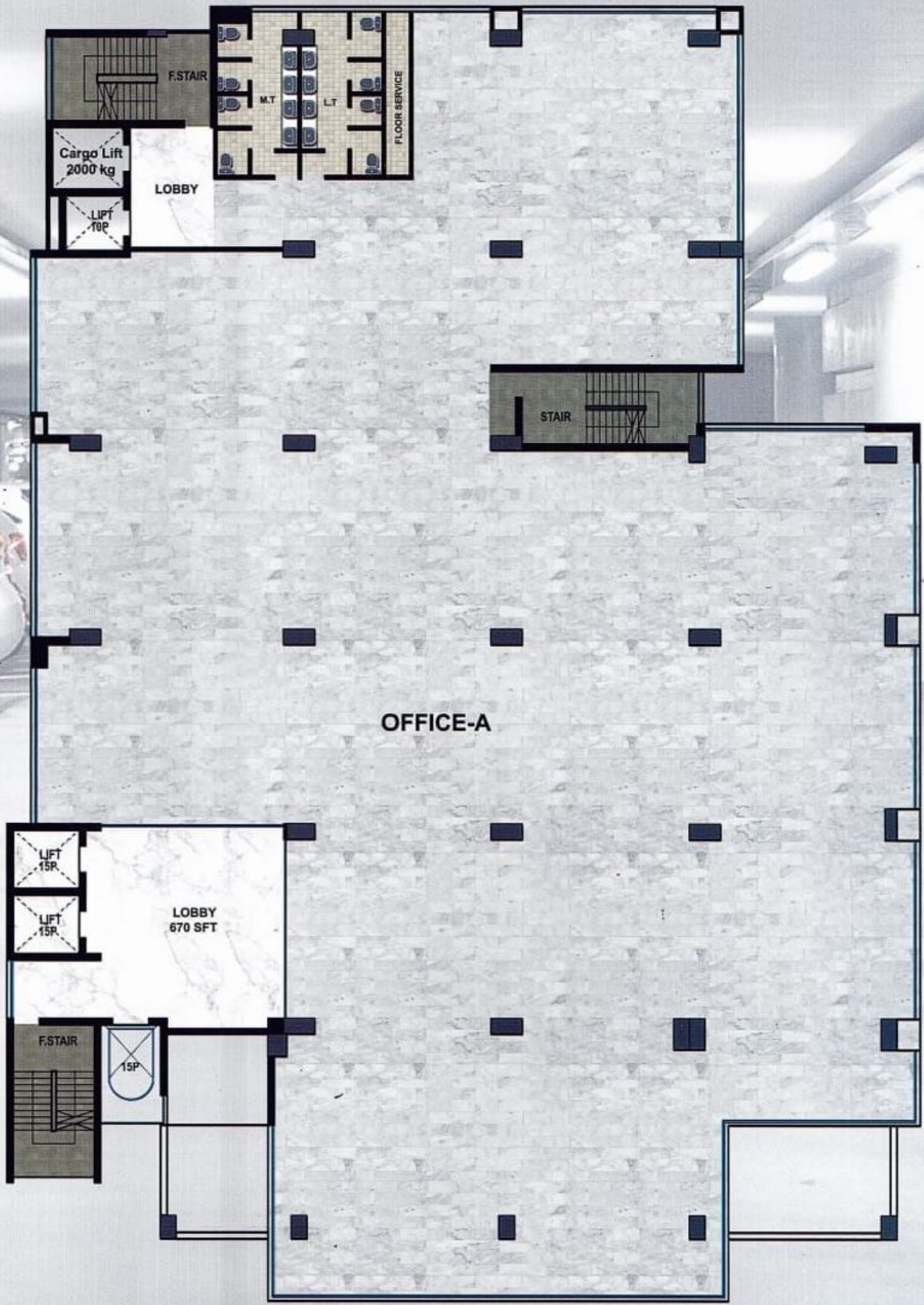
SUPER THE GROCERY STORE

TYPICAL FLOOR



OFFICE 01 21150FT

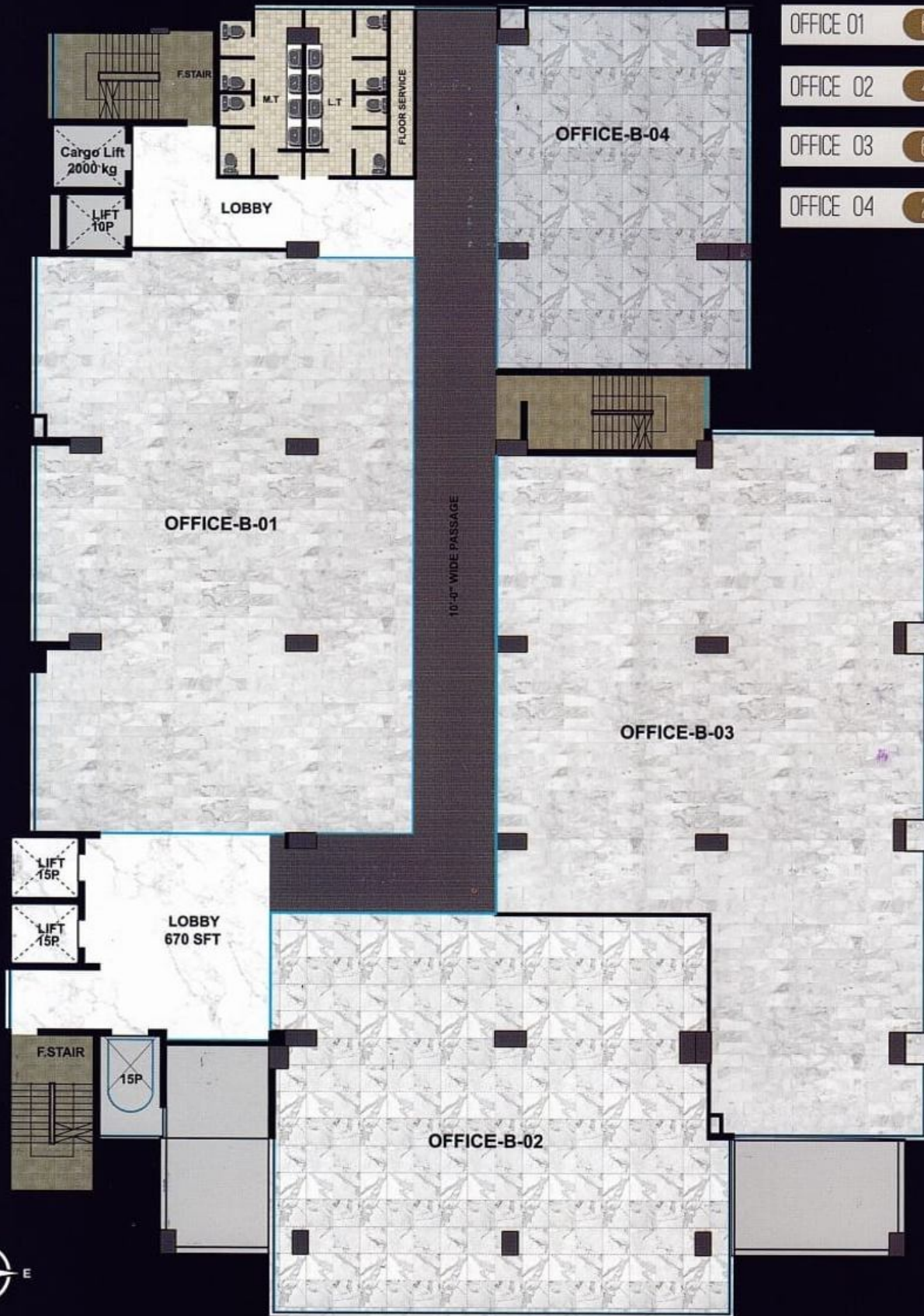
2ND AND 3RD FLOOR PLAN



OFFICE 01 20167SFT

TYPE-A

TYPICAL FLOOR



- OFFICE 01 6032SFT
- OFFICE 02 4870SFT
- OFFICE 03 6756SFT
- OFFICE 04 2508SFT

TYPE-B

OFFICE 01	2004 SFT	OFFICE 04	2443SFT	OFFICE 07	2536SFT
OFFICE 02	2004 SFT	OFFICE 05	2443SFT	OFFICE 08	2536SFT
OFFICE 03	2004 SFT	OFFICE 06	1771SFT	OFFICE 09	2426SFT



TYPICAL FLOOR

TOTAL FLOOR 20167SFT
TYPE-C

AGRABAD CITY CENTER



OFFICE VIEW

TERMS AND CONDITION

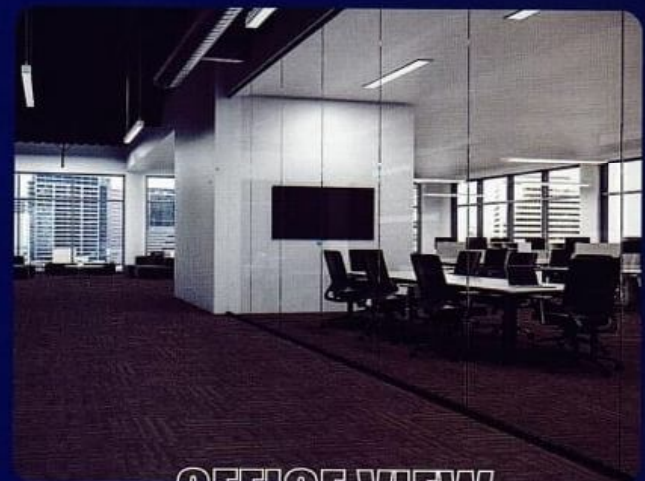
1. Application for allotment should be made on the prescribed application form duly signed by applicant with the booking money.
2. On acceptance of an application Muntasir Living Ltd. will issue an allotment agreement with specific terms and conditions to the applicant. The applicant shall then make payments as per the schedule of payment.
3. All payment of booking money in instalment, additional works and other charges shall be made by the bank draft pay order or account pay check in favor of Muntasir Living Ltd. For which respective receipts will be issued. Bangladeshi residents abroad remit payments by TT and DD.
4. Payment of instalments, car parking costs and all other charges are to be made on due dates. ACC may issue Reminder to the allottee must adhere to the schedule of payment to ensure timely completion of construction.
5. Delay in payment beyond the due date will make the allottee liable to pay a delay Charge on day base as per deed of agreement. If the payment is delayed beyond 90 days, Muntasir Living Ltd shall have the right to cancel the allotment. In such an incident the amount paid by the allottee will be refunded after deducting a certain amount (10 % of the total) and refund will be given after resale of the space.
6. Muntasir Living Ltd and allottee will be required to execute an agreement to the interest of the allottee as well as Muntasir Living Ltd.
7. Muntasir Living Ltd may make Limited charges in the specification, design and layout of the commercial space and other fatalities due to unavoidable reasons.
8. Muntasir Living Ltd limited can cancel the allotment on nonpayment of instalment in disregard of reminders and after final installment of an allottee by registered post at the address given in the application form.
9. The possession of each commercial space shall be duly handed over to the allottee on completion & on full payment of instalments and other charges and duties. Till then the possession will be with Muntasir Living Ltd.
10. The buyer will pay stamp duties, Registration fees, documentation charges, vat, Taxes & expenses likely to be incurred in connection with the deed of agreement, allotment, Registration and transfer etc. Only the actual sums shall be charged.
11. After taking over the space of the project the owner must consult Muntasir Living Ltd prior to undertaking any structural or layout change within the building complex.
12. The schedule of implementation has been methodically prepared to ensure both high quality and smooth progress of work.
13. The completion period of the construction of the project can be affected by the unavoidable circumstances beyond the control of Muntasir Living Ltd like force majeure natural calamities, political disturbance, material security, price escalation, strikes & changes in the fiscal policy of the country.

PROJECT DETAILS

Agrabad City cCenter, Access Road, Chattogram

A truly advanced solution to the needs of a corporate lifestyle, ACC is clearly the most preferred destination for high-end clientele, where several multinationals have already nestled. ACC is the place to be – an exclusive commercial hub sculpted out of 40.68 kathas of Chattogram's most prestigious property. Going to construction to the rigors of international standards, ACC has become the city's premier building.

- Full power back-up for air-conditioners by synchronized
- Building Automation System (BAS)
- Intelligent voltage stabilization
- Strong Motion Sensors, optional
- Service dock for trucks and tradesmen entry for deliveries
- Goods and fireman's lift
- Building maintenance by highly trained technicians
- 136 cars in a one-way, easy drive-through high-tech basement
- Handicapped friendly features throughout
- 5 Star lavatory facilities
- Rain water harvesting and smart hot & cold water system



OFFICE VIEW

www.muntasirliving.com



MUNTASIR
Living Limited.
MEMBER REHAB

Corporate Office

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