

📍  
Mirpur-2, Dhaka



# THE FALCON HEIGHTS CONDOMINIUM

A 5-Star Category Eco-Friendly Residential Empire

We Build Our Dream Together...





**ABSTRACT**



**THE FALCON HEIGHTS  
CONDOMINIUM**

*Discover your dream apartment in a 5 star standard condominium project The Falcon Heights,—your gateway to modern living! Nestled in the heart of vibrant Mirpur-2, one of Dhaka's most thriving neighborhoods. The project offer a perfect blend of comfort, where the development will be in a nonprofit model and installment system facility. Based on your active participation and opinions, your dream project will be built using the best construction materials. It will be a luxurious home to live in and a highly affordable and profitable investment. Don't miss the chance to own your ideal home in this prime location!*



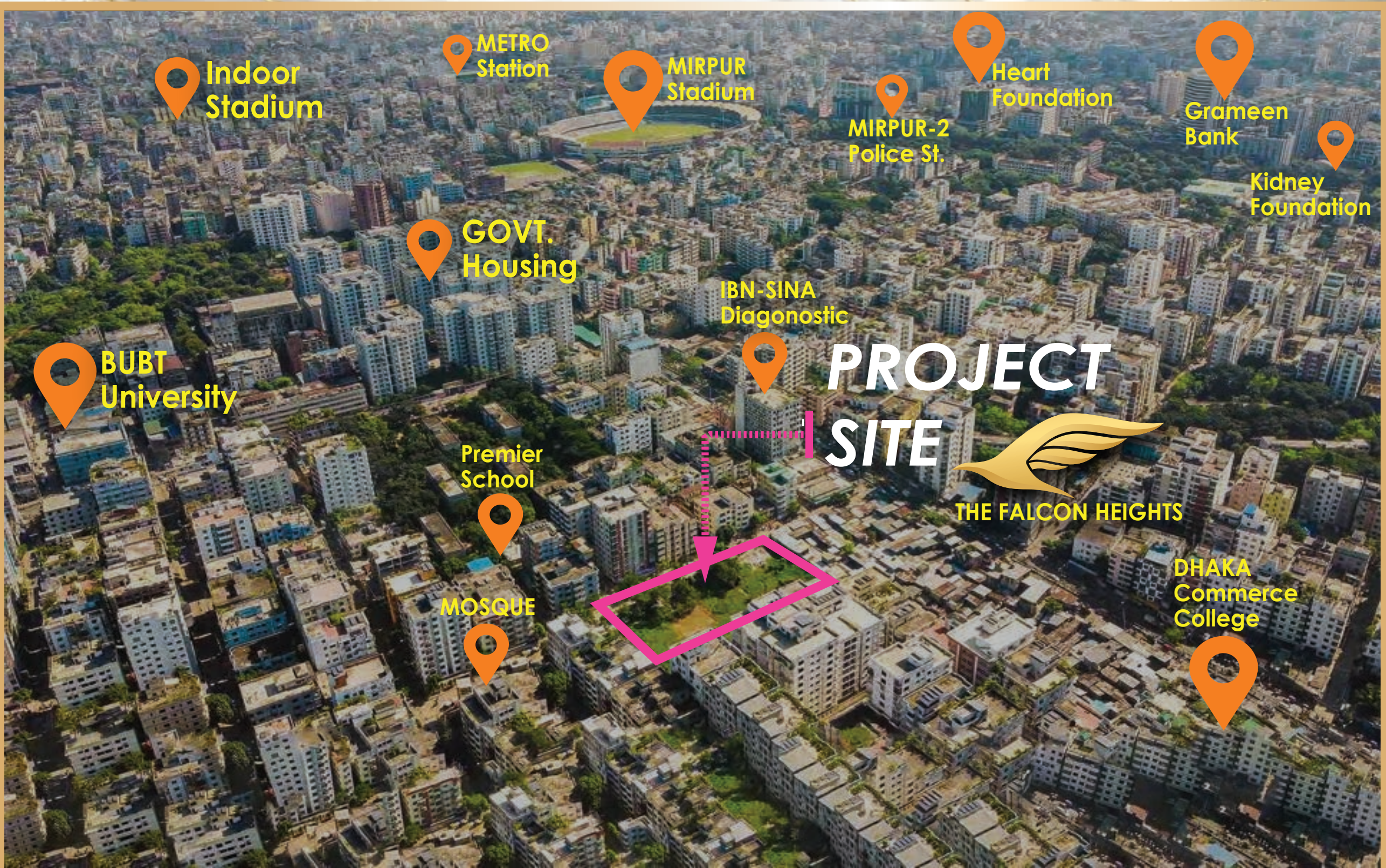
# AERIAL VIEW



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# DRONE VIEW





## LOCATION MAP





# Common Facilities



**DOUBLE HEIGHT  
ENTRY**



**LOBBY with  
LOUNGE**



**LARGE  
PLAYFIELD**



**DOUBLE HEIGHT  
RECEPTION**



**ROOF TOP  
RELAX AREA**



**ROOF TOP BBQ  
ZONE**



**COMMUNITY  
CENTER**



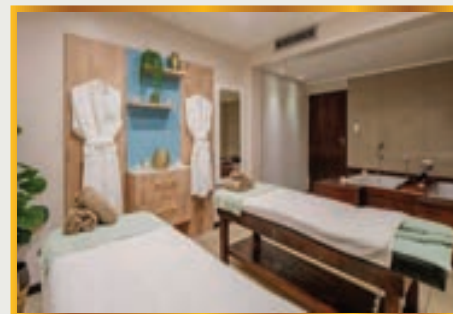
**WALKING  
TRACK**



**BILLIARD ZONE**



**INDOOR  
GAMES**



**WELLNESS &  
DIABETIC CARE**



**VERTICAL  
LANDSCAPING**



**COFFEE SHOP &  
RESTAURANT**



# Common Facilities



**Beauty Parlour**



**Super Shop**



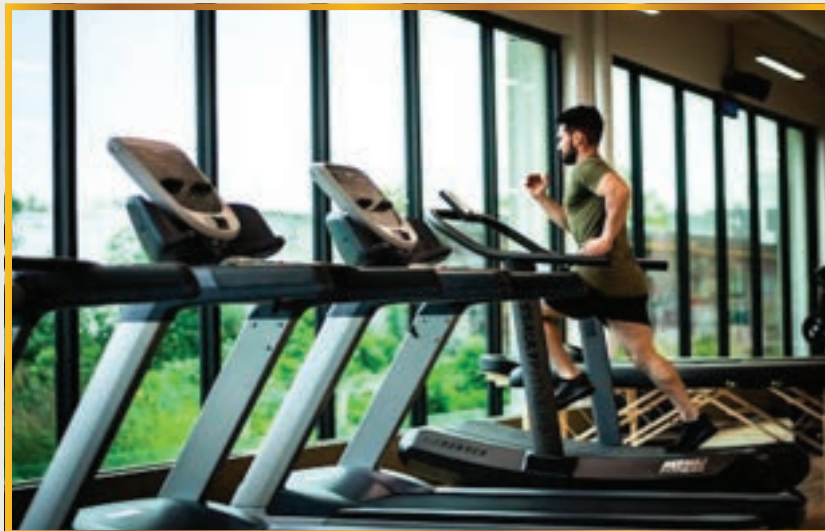
**Men Salon**



**Laundry**



**Mini Clinic and  
Pharmacy**



**Gymnasium**



**Swimming Pool**



**Car Wash &  
Recharge**



**ATM Booth**



**Badminton Court**



**Library and  
Daycare**



**Prayer Space**



**Child Play Zone**





# Project Information....

Lorem ipsum

**Project Name** : The Falcon Heights Condominium  
**Project Address** : Plot: 11, Road: 2/1, Block:J  
Mirpur-3, Rupnagar R/A, Dhaka-1216  
**Land Size** : 3.83 Bigha/ 76.5 Katha  
**Front Road** : 40 Feet  
**Playground** : 5,760 SFT (8 Katha)  
**Total Tower** : 4 Tower (A,B,C,D)  
**Building Type** : Commercial Cum Residential  
**Total Flat** : 280 units  
**Lift** : 12 Lifts (3 lifts: 2 Service + 1 Cargo)  
**Floor Type** : Basement 1,2  
+  
Ground Floor (Double Height / 18 feet)  
+  
Typical Floor  
+  
Roof Top

**Parking** : Each Single Unit 1 Parking and Duplex Unit 2 Parking ( 7 Guest Parking )

**Flat Size** :

1 640 sft	<b>SINGLE</b> Flat	2050 sft		3280 sft	<b>DUPLEX</b> Flat	4100 sft
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## THE FALCON HEIGHTS CONDOMINIUM

A 5-STAR Residential Project....

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# THE FALCON HEIGHTS





# Why You Should Stay with us...

We are planning to construct a 5-star quality condominium residential project on a non-profit basis, ensuring direct participation of shareholders. This project aims to create a high-quality, sustainable living space and ensuring the best facilities for residents.

## Key Highlights of the Project

- 1. Land Ownership and Security:** A Sabkobra deed will be signed against each shareholder's land portion during the payment process.
- 2. Construction Quality:** The project will use premium-grade materials, including top-quality rods, cement, and stone, as recommended by share holders.
- 3. Spacious and Ventilated Design:**
  - A. Flats will feature adequate light, ventilation, and open space with a 5 to 12 feet void around each unit.
  - B. The project will reserve plenty of land as open space.
- 4. Recreational Spaces:** Spacious open playgrounds, walkways, a badminton court, and dedicated kids' play zones.
- 5. Building Features:** Each tower will be equipped with 3 lifts, 2 staircases, and 6-feet wide corridors.
- 6. Community Facilities:**
  - A. A 10,000 sq. ft. community hall for family programs.
  - B. Swimming pool, roof garden, barbecue zone, restaurant, and a mosque.
  - C. A walking path on the rooftop.



# Why You Should Stay with us...

- 7. Convenience Amenities:** A super shop, medicine corner with first aid clinic, laundry, salon, ladies' parlor, and an ATM booth.
- 8. Facilities provided include:** A gymnasium, badminton court, indoor games zone, children's play area, daycare center, and library.
- 9. Prayer Room:** Dedicated space for prayer and maktob education facility.
- 10. Parking and Amenities:** Inclusive car parking, a shared car wash area, electric car charging stations, and a driver's waiting room.
- 11. Comprehensive Security Measures:**
  - A. On-site security personnel dedicated to ensuring the safety of all residents.
  - B. Centralized CCTV monitoring system covering the entire project.
  - C. A nearby police station for enhanced security and peace of mind.
- 12. Prime Location with Reputed Retail Options:**
  - A. The Avenue Road near the project features showrooms of reputed brands, including Sony Shopping Mall, Agora, Aarong, Daily Shopping, and Mina Bazar, offering unmatched convenience and lifestyle benefits for residents.
- 13. Important facilities near the project:**
  - A. BUBT, BUP, Commerce College, Manipur High School College.
  - B. Cricket Stadium, Swimming Pool, Indoor Stadium
  - C. National Heart Foundation, Kidney Foundation, Alok Hospital, Ibn Sina Diagnostic Center.
  - D. National Zoo, Botanical Garden
  - E. Metro Rail Station, Airport.
  - F. Big wholesale vegetable market, Mirpur 1, Mirpur 6 raw market.
  - G. Bangladesh-German Technical Training Centre (BG TTC)
  - H. Directorate of Primary Education





# PROJECT FEATURES

## General Features:

1. Architectural design by MACRO Design and Consultant Ltd in collaboration with experts from U.S.A.
2. Structure, Electrical and Plumbing design by experienced engineers from BUET and U.S.A.
3. A comprehensive Building Management System (BMS) will be established and will be monitored 24/7.
4. 24/7 security service.
5. The building construction, fire safety system and earthquake resilience will follow the latest Bangladesh National Building Code (BNBC).
6. Direct supervision at every stage of construction by a team of experienced and qualified engineers to ensure highest quality of workmanship.
7. All structural materials including Steel, Cement, Brick, Sand and other aggregate will be best quality.

## Construction Features:

1. Cement : Locally manufactured Portland cement, e.g. Supercrete/Holcim/Scan/Bashundhara/ Shah/ Seven Rings.
2. Steel : TMT 500w MS. deformed bar as per design requirement.
3. Brand : BSRM/AKS
4. Chips : Stone chips will be used in foundation, columns, beams, stairs and slab construction.
5. Bricks : Standard good quality first class available Bricks.

## Land-Share Features:

1. Flat distribution method by choice depending on payment mode.
2. A sab-kobla deed will be signed and registration will be completed as per the rules of Bangladesh Govt.
3. A distribution deed will be signed.
4. During construction period 10% management charge will be applicable.
6. If any shareholder want to discontinue he/she can sell out their share/flat anytime by taking permission of the authority.
7. The construction will start within 5-6 months after RAJUK Approval



# GROUND FLOOR PLAN





# FRONT ELEVATION





# TYPICAL FLOOR PLAN





# ROOF TOP PLAN



1. SWIMMING POOL
2. TABLE TENNIS & BILLIARD
3. GYMNASIUM
4. CHILD PLAY
5. YOGA ZONE
6. BBQ ZONE
7. ROOF TOP RESTAURANT



# CENTRAL PLAYGROUND



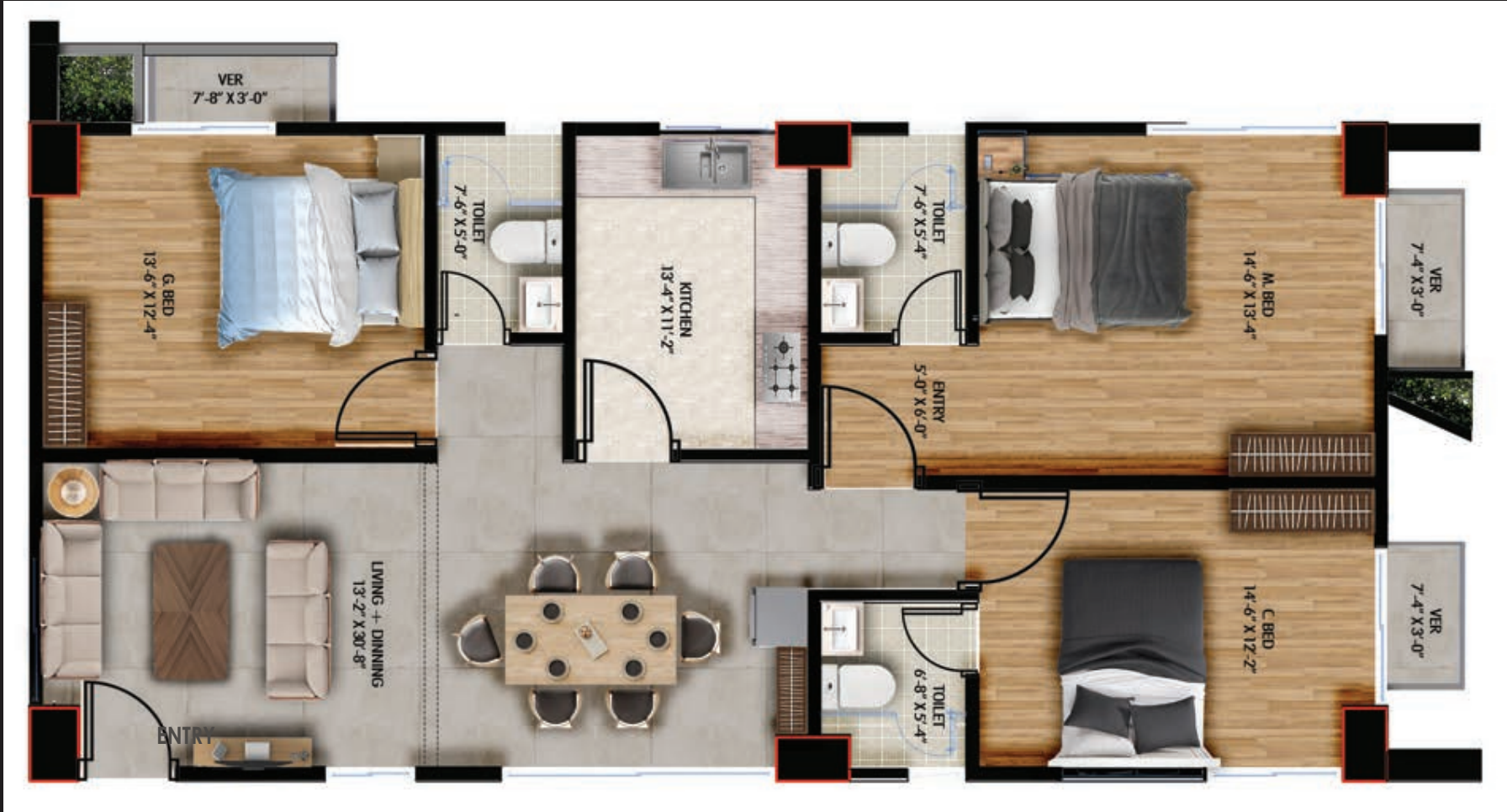
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# Single Flat Layout: 1640 sqft

## Flat Size

Type S1 : 1640 SFT (Gross)  
Net: 1203 sft / Commercial: 73 sft / Common: 205sft  
Parking & Driveway : 160sft



Facilities of Each units	Quantity
Drawing	1
Dining	1
Bedroom	3
Family Living	0
Kitchen	1
Toilet	3
Varanda	3
Lift	3
Stair	2



# Single Flat Layout: 2050 sqft

## Flat Size

Type S2 2050 SFT (Gross)

Net: 1510 sft / Commercial: 98 sft / Common: 263 sft

Parking & Driveway : 180sft



Facilities of Each units		Quantity
	Drawing --	1
	Dining --	1
	Bedroom --	4
	Family Living --	1
	Kitchen --	1
	Toilet --	4
	Varanda --	4
	Lift --	3
	Stair --	2



# Duplex Flat Layout: 3280 sqft



LEVEL-2



LEVEL-1

## Flat Size

Type S1      3280 SFT (Gross)  
Net: 2406 sft\* / Commercial: 146ft / Common: 410 sft  
Parking & Driveway : (2) 320sft

Facilities of Each units	Quantity
Drawing	1
Dining	1
Bedroom	4
Family Living	2
Kitchen	1
Toilet	4
Varanda	5
Lift	3
Stair	2

\*Net area mentioned here including the void space



# Duplex Flat Layout: 4100 sft



## Flat Size

Type S2 4100 SFT (Gross)

Net: 3020 sft\* / Commercial: 196 sft / Common: 526 sft  
Parking & Driveway : (2) 360sft

Facilities of Each units	Quantity
Drawing	1
Dining	1
Bedroom	6
Family Living	2
Kitchen	1
Toilet	6
Varanda	6
Lift	3
Stair	2

\*Net area mentioned here including the void space



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# ROOF TOP BBQ AREA





# ROOF TOP WALKWAY



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# PERSPECTIVE VIEW



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# 10,000 SFT COMMUNITY HALL





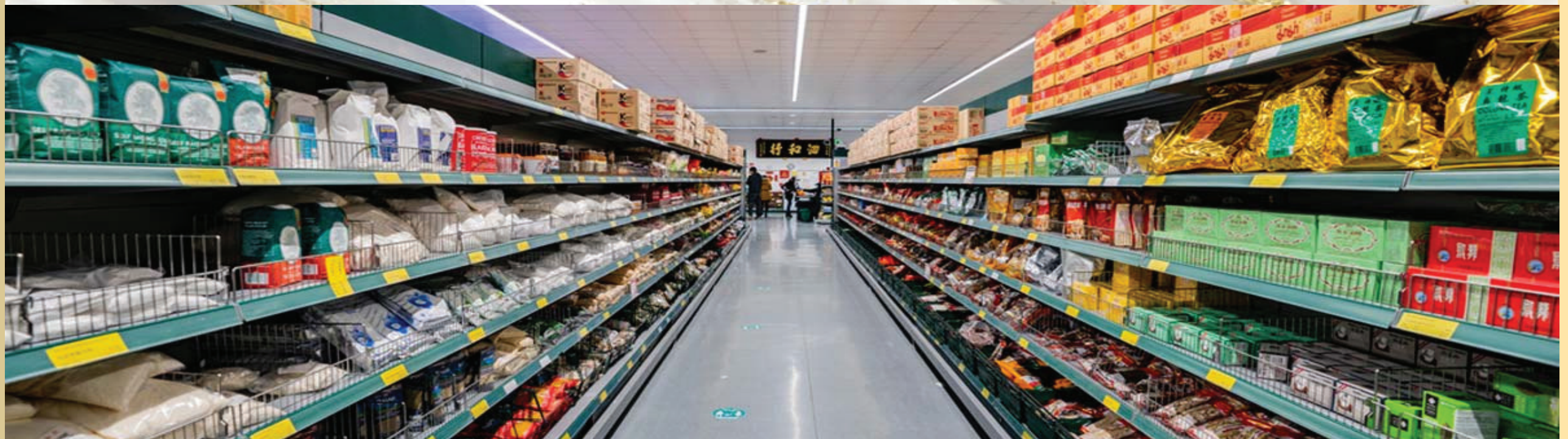
# PRAYER SPACE



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# 10,000 SFT SUPERSHOP





# SWIMMING POOL & BADMINTON COURT





# KIDS PLAY, TABLE TENNIS AND BILLIARD ZONE





# GYMNASIUM (LADIES & GENTS)





# AERIAL VIEW



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# THE FALCON HEIGHTS CONDOMINIUM

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Project Organized By



Associate Partners



Architected by



Designed by



Marketing by

