

# ABC Crosswinds Condominium



The TALLEST Residential Complex in Panchlaish



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A building design should speak of its time and space but must yearn for timelessness

**Frank Gehry**



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## About Us

Over four decades ago, a group of committed professionals came together to set off a venture that would strive to build a better Bangladesh. Together, they achieved the perfect harmony of wisdom, new ideas and integrity. Today the name ABC is synonymous to quality and reliance.

On principle, ABC believes in quality, not quantity. Selective operations backed up by a strong foundation and earnest commitment has indeed allowed ABC to always offer only the very best to its valued clientele.

We at ABC guarantee you a safe structure, functionality-oriented architecture, superior technical standard, transparency & authenticity of legal & financial transactions and on-dot timeliness. We make you comfortable and a part of ABC family through our warm, supportive & personalized customer service.

ABC has successfully built and handed over numerous residential, commercial, industrial and infrastructural projects in Dhaka, Chittagong and all around Bangladesh. The outstanding leadership of ABC Management assures the credibility of our operations and excellent quality of our products.

Welcome to ABC. Be a partner of the legacy.





## Introducing ABC Crosswinds Condominium

Located on a junction of two important streets of the Panchlaish Residential Area of Chittagong city, ABC Crosswinds Condominium is the first-ever 16 storied building of Panchlaish - a wonderful urban residential complex. Featuring all the contemporary elements and services of a modern living environment, ABC Crosswinds Condominium is an excellently designed & fully featured uptown housing solution for modern inhabitants of Chittagong.

There are total 56 apartments of 4 different types in this 16-storied complex. The Ground Floor is facilitated with lavish concierge, air-conditioned waiting area, secured entrance and spacious elevator lobby. The entire First Floor is a community floor featuring Game Zone, Fitness Zone, Prayer Zone and Socialization Zone. The residential units have been thoughtfully laid out to provide easy flow of light and air into every type of apartment.

The architectural and aesthetic features of the façade/elevation of ABC Crosswinds Condominium are contemporary & stylish, making it a unique & exclusive-looking residential complex in Chittagong city.



<b>Project Name</b>	: <b>ABC Crosswinds Condominium</b>
<b>Project Address</b>	: Plot 12, House 52, Block C, Road 1, Panchlaish R/A
<b>Land Area</b>	: 25.65 katha
<b>Project Height</b>	: 16 Storied (Basement + Ground Floor + Community Floor + 14 Resi. Floors)
<b>Size of Apts</b>	: <b>Type A (North-East)</b> : 2250 sft. <b>Type B (South-East)</b> : 2250 sft. <b>Type C (North-West)</b> : 2250 sft. <b>Type D (South-West)</b> : 2250 sft.
<b>Nos. of Car Parking</b>	: 1 Car Park per Apartment
<b>Nos. of Elevators</b>	: 3 Elevators, incl. 1 Stretcher Elevator
<b>Community Features</b>	: Gymnasium, Multipurpose Community Hall, Indoor Games Zone, TV Room Prayer Room, Children's Playground etc.
<b>Facing</b>	: South East Corner

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ABC Crosswinds  
Condominium



# In the Middle of all Lifestyle Needs . . .

**ABC Crosswinds Condominium** is located in Panchlaish Residential Area - a posh residential area in Chittagong. Surrounded by greenery & calm, interconnected strategically with important roads, this is a very advantageous location of a housing complex. It's a safe & secured area with the advantage of having Panchlaish Model Police station situated within the walking distance from the apartment complex. A number of private clinics, good schools, shopping malls, parks along with other community facilities including Chittagong Medical College, Jatishangha Park (UN Park) are all around the project, making ABC Crosswinds Condominium a unique living experience in Chittagong.



**ABC Crosswinds Condominium**  
Plot No 12, House No 52 Block C  
Road No 1, Panchlaish R/A, CTG.

With an impressive entrance and effortless driving ramps, the underground level of ABC Crosswinds Condominium cater an efficient parking facility. Spacious mono-directional driveways ensure easy access to every car park. Every car parking spot will be designated with proper marking. One elevator and a stairway connect this level with the upper floors of the complex.

# Spacious Underground Parking





## Ground Floor Plan



## A Grand Greeting

### Entrance & Car park

- ▣ Two decorative and secured Entry & Exit gates.
- ▣ Attractive imported lamps, name plaque and highly decorative landscape features along the entrance area.
- ▣ Guard's enclosure beside both the Gates.
- ▣ Adequate green gardens along the building periphery.
- ▣ Adequate illuminations in drive way, reception area and staircase.
- ▣ Spacious driveways finished with pavement blocks to ensure proper friction

### Reception & Lobbies

- ▣ Reception lobby with gleaming floors in combination of mirror-polished tiles and granite/marble.
- ▣ Smartly designed Concierge Counter.
- ▣ Air-conditioned & enclosed Waiting Lounge for guests.
- ▣ Intercom telephone connection in concierge connecting all apartments and important points.
- ▣ Personalized mailbox & decorative general notice board at the welcome lobby.
- ▣ Spacious staircase with floor tiles and sleekly designed railing.
- ▣ Exquisitely designed lift lobby with high-polished tile and marble/granite for a grand look.

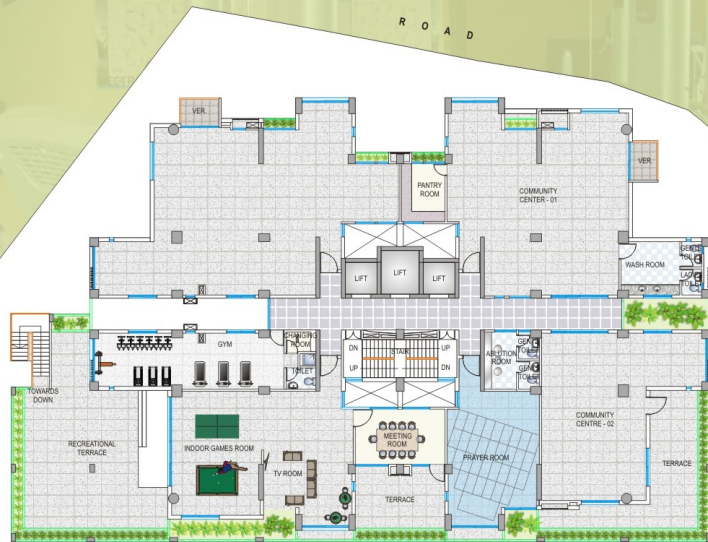
### Garden & Playground

- ▣ Adequate green gardens along the building periphery
- ▣ An open-air green lawn on the Northwest corner for the children equipped with colorful slides & swings

### Other Facilities

- ▣ Designated waiting area and toilet facility for Drivers
- ▣ A Caretaker's room, with Kitchenette & Toilet
- ▣ Fire Control Room & Pump Room
- ▣ Thoughtfully located Storage & Utility Rooms
- ▣ Adequate Dry type Fire Extinguishers in the building.
- ▣ In addition to Dry-type Fire Extinguisher on each Floor, there will be Wet type riser with fire hose reel cabinet on each floor and a hydrant point on the plinth level. Required capacity of Water Reservoir for firefighting shall also be installed.

# Community Zone



# Contemporary Common Features



### Celebrate the good times in good company

Two big spacious multipurpose halls for holding different types & sizes of celebration parties, milad mehfilis or meetings. Thoughtful layout finished with handwash facility, toilets for ladies & gents and a functional pantry area.

### Sweat it out, get fit, revive yourself

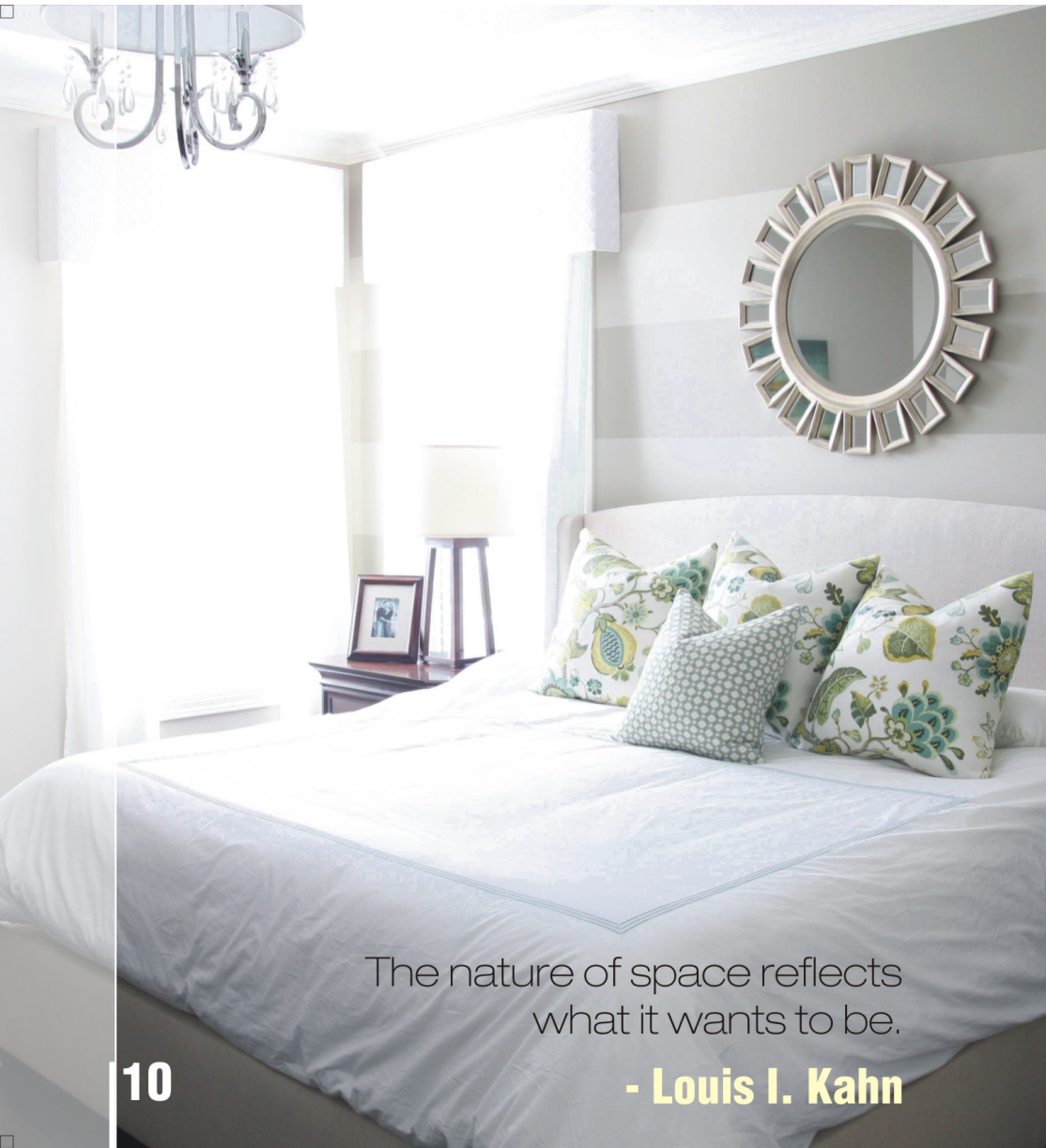
Two separate Fitness Centers for men and women. The gyms will be complete with changing room and washrooms. This is an essential community-facility to help you revive your fitness in this fast-paced urban life with almost no time or opportunity for physical activities.



### Where neighbors become friends

With 56 families living in the complex, some mingling zones have been thoughtfully provided. A Game Room for indoor games like Table Tennis, Pool/Snooker or Carom. Even a small Reading Area or Movie-viewing area can be set up in this zone. A quiet spacious Prayer Hall, complete with ablution facilities, is provided for taking prayer together with neighbors.

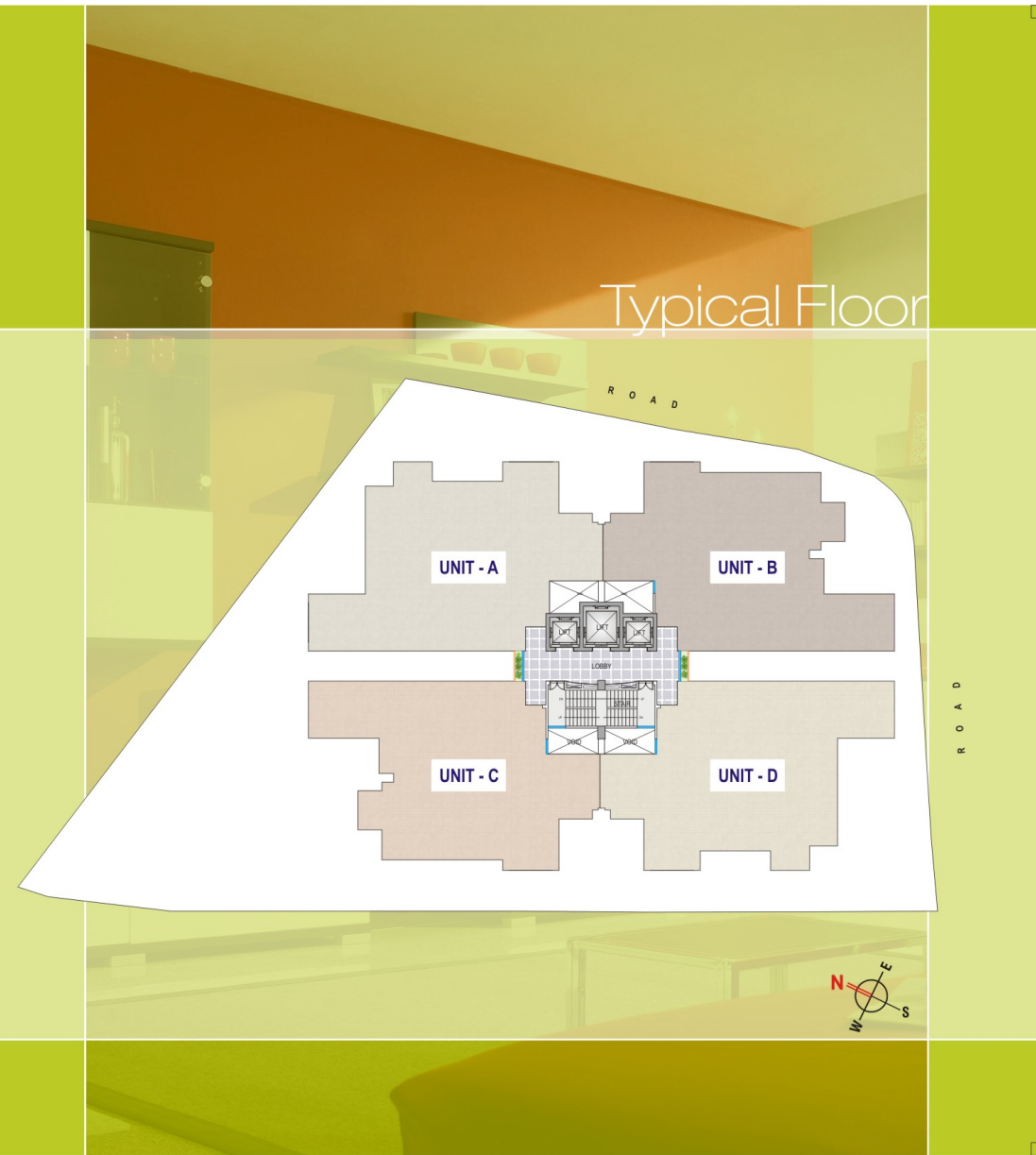




The nature of space reflects  
what it wants to be.

- Louis I. Kahn

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Typical Floor

R O A D

UNIT - A

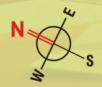
UNIT - B

LOBBY

UNIT - C

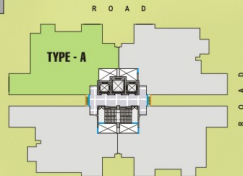
UNIT - D

R O A D



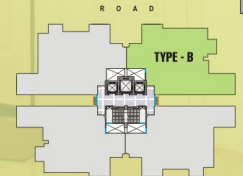
# TYPE - A

2250 sft.



# TYPE - B

2250 sft.

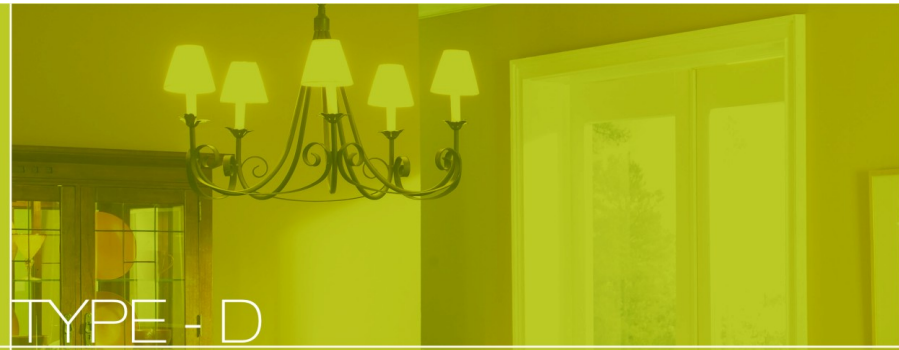
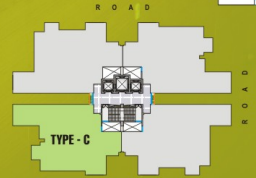






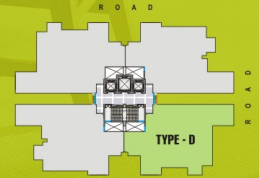
# TYPE - C

2250 sft.



# TYPE - D

2250 sft.



# TECHNICAL FEATURES



## STRUCTURAL FEATURES

- ▣ Structural Design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- ▣ For all service connections and disposals British / American building codes will be followed. If applicable, Bangladesh Standards & CDA's rules may be followed.
- ▣ Considering wind velocity 260 kmph according to BNBC.
- ▣ Earthquake resistance criteria according to BNBC standard for Seismic Zone - 2 is followed in designing the RCC Frame Structure.
- ▣ Soil investigation has been done by an experienced and qualified firm using standard method & equipments.
- ▣ 72.5/60 grade deformed bar would be used in all structural members.
- ▣ All structural design would be done by highly experienced & proficient structural engineer and will be checked & verified by prominent structural designer.



## ELECTRO-MECHANICAL FEATURES

- ▣ Residential power supply with separate energy meter for each apartment
- ▣ 3 (Three) units of lifts two 08 (Eight) passenger lifts and one 14 (Fourteen) passenger lift - will be provided in the complex. One of these lifts would be capable to accommodate stretcher beds in case of medical emergency. All lifts will be supplied by credible dealers of reputed international brands (LG-Otis / Equivalent).
- ▣ Standby Diesel Generator of required capacity to serve Lift, Pump, Lobbies, Intercom Service, Common spaces like Staircase, Car Parking area and Reception area etc. will be provided.
- ▣ In addition to the above, all Light & Fan points and a TV point in each apartment are also to be served by the Standby Generator
- ▣ Transformer with LT panel board, PFI Plant etc. of required capacity will be provided.
- ▣ Imported Electrical Switches, Circuit Breakers, Plug points and other accessories will be used.
- ▣ Good quality Light Fixtures in stair and lobby
- ▣ Individual Electric Meter & Electrical Distribution Box with Main Switch will be provided in each apartment.
- ▣ All common areas/facilities to be covered by one common energy meter.
- ▣ All electrical wiring will be concealed.

# TECHNICAL FEATURES



## WATER PURIFICATION PLANT FOR WHOLE BUILDING



## Utility Service Features

(subject to availability & approval by Government)

- ▣ Deep tube well for continuous water supply.
- ▣ Underground and overhead RCC water reservoir with continuous & standby pumps (Pedrollo/SAER/Equivalent) with auto-start system.
- ▣ All service lines (electricity, sewerage, water, gas etc.) shall be concealed.
- ▣ Hot & Cold water supply in Bathrooms & Kitchen (except maid's Bath).
- ▣ Connection of one double-gas burner will be provided in each apartment.



## ROOF

- ▣ Concealed Hot & Cold water line in roof.
- ▣ Magnificent architectural and landscaped design of the rooftop area
- ▣ Secured gate with hatch-bolt will be provided at entrance to the open roof.
- ▣ Protective parapet wall maintaining safe height-level will be provided around roof top.
- ▣ Water proofing on the roof top.
- ▣ Clotheslines for drying wet clothes will be located in a secluded portion.
- ▣ The proposed building will have two Lightning Arrestors.
- ▣ Built-in seats on rooftop for recreation
- ▣ Green garden patches on rooftop.





The home should be  
the treasure chest  
of living.  
- Le Corbusier



# INTERIOR FEATURES & AMENITIES

## DOORS & WINDOWS

- ▣ Main door at the Apartment entrance will have decorative door shutter and doorframe made of solid well-seasoned Chittagong teak or equivalent.
- ▣ Main door will have secured lock, check viewer, security door chain etc. Decorative Apartment Number Plaque will be set up on the outside of the main door.
- ▣ All other door frames will be of Solid seasoned Teak Chambal.
- ▣ All internal doors will be of Teak Chambal Veneered Flush Door with cylindrical Mortice lock.
- ▣ All bathroom & Verandas door shutter will be of Veneered Plain Flush Door with Mortice lock. Wood textured UPVC doors in Maid's Toilet.
- ▣ Sliding windows with 5 mm clear / light tinted Glass with 4" Aluminum Section with security grill, completed with built-in sliding frame locks and mohair lining.
- ▣ Sliding partition doors with 5 mm clear / light tinted Glass with 3" Aluminum Section completed with built-in sliding frame locks and mohair lining.

## FLOORS

- ▣ All floors except kitchen & toilets will be finished with 24"x24" imported mirror-polished floor tiles in light sophisticated color.

## SANITARY FITTINGS AND FIXTURES

- ▣ Concealed hot & cold water lines in all toilets except Maid's Bath.
- ▣ All other disposal pipes (soil, waste etc.) are also to be concealed and should have easy access to repair / replacement.
- ▣ Good quality Sanitary-wares (Washbasin, commode etc.) & Sanitary Fixtures (head shower, basin mixer, water faucets etc.) in all bathrooms. (RAK/Equivalent)

- ▣ Glazed ceramic wall tiles (up to false-ceiling) in contemporary design and non-slip ceramic tiles on the floor of all bathrooms in matching colors.
- ▣ Imported bathtub in Master Bath and bordered shower-areas in other Baths.
- ▣ Marble-topped Cabinet basin in Master Bath. Pedestal basins in all other Baths.
- ▣ 4-pcs bathroom accessories set with matching surrounding color & large mercury-coated high-finish Mirror in all baths as applicable.
- ▣ Mercury-coated high-finish mirror will be set behind the washbasins.
- ▣ All toilets will have provisions for Exhaust Fans.
- ▣ Maid's bath will be finished with local ceramic tiles on wall & floor, low-down pan, local water faucet and a framed mirror.

## KITCHEN FINISHING

- ▣ Slip resistant homogeneous floor tiles in kitchen floor. (RAK/Equivalent)
- ▣ Glazed ceramic wall tiles over counter (RAK/Equivalent) up to 7'-0" from floor.
- ▣ One high polished stainless steel counter-top sink (single bowl-single tray) with mixer (imported) will be set up.
- ▣ Provision for Gas burner inlet & outlet
- ▣ Space provision for oven and refrigerator.
- ▣ Cast worktop at 2.67 feet from floor level, finished with Granite-cladding.
- ▣ Provision for exhaust fan.

# INTERIOR FEATURES & AMENITIES

## PAINTING SPECIFICATION

- ▣ Weather Coat on the exterior walls & boundary walls
- ▣ Acrylic Plastic Emulsion in light pastel shades on all internal walls
- ▣ Acrylic Plastic Emulsion in "Brilliant White" on all ceilings.
- ▣ All wooden door shutters and door frames will have French polish.
- ▣ All paints will be from Berger or equivalent reputed manufacturers

## ELECTRICAL FITTINGS

- ▣ One transformer with LT panel board, PFI plant etc.
- ▣ Imported electrical switches, circuit breakers, plug points and other accessories.
- ▣ High quality or equivalent imported light fixtures in stair and lobby.
- ▣ Individual electric meter and electrical distribution box with main switch for each Apartment.
- ▣ Imported calling bell switch at Entrance door.
- ▣ Concealed electrical wiring & fan hook.
- ▣ All bed rooms, living room, dining space, kitchen and toilets will have sufficient light points, concealed fan hooks and plug points. One light point will be given in each verandah.
- ▣ Power outlets to be provided for electrical appliances at suitable locations
- ▣ Designated space & suitable power points for Air-Conditioners in all bed rooms.
- ▣ Concealed Cable TV connection outlet in Family Lounge.
- ▣ Concealed telephone connection points in Family Lounge and Master Bedroom.
- ▣ Concealed internet connection point in two bedrooms.
- ▣ One intercom set with concealed intercom line to be provided in each apartment.

## PLEASE NOTE:

- ▣ Please contact us at Chittagong Zonal Office for detailed & full information on Finishing Specifications, Refund Rates & other relevant information.
- ▣ Any optional work or improvement proposal of the interior features, given that it is approved by structural engineer and project architect, may be carried out by the Developer at an extra cost to the owner after approval of both the parties.
- ▣ In case of non-availability (or shortage of supply) of the materials mentioned in the proposal, equivalent materials in terms of quality and price available in the market will be used after approval of both the parties.



# TERMS AND CONDITIONS

## RESERVATION & ALLOTMENT

Application for reservation of apartment/commercial space must be made on this Application Form, duly filled up & signed by the applicant, along with Down Payment. Until full receipt of Down Payment, the DEVELOPER reserves the right to accept or reject any application without assigning any reason thereto. After full receipt of Down Payment, the DEVELOPER will issue a Letter of Allotment with agreed payment schedule, which confirms the allotment.

## PAYMENTS

All payments of booking money, down payment, installments, additional works and other charges shall be made by A/C payee cheque, Bank draft or pay order, against which proper receipts will be issued. Bangladeshis residing abroad may make payment by TT or DD as per exchange rate issued by Bangladesh Bank on the date of receiving payment.

## SCHEDULE OF PAYMENT

The ALLOTTEE must strictly adhere to the agreed schedule of payments. Delay in payments beyond the scheduled date will make the ALLOTTEE liable to pay a Delay Charge (@ 0.1% per day on the amount of payment delayed) from the scheduled date of payment. If the payment is delayed beyond 60 days, the company shall have the right to cancel the allotment and the amount paid by the ALLOTTEE will be refunded after deducting 2% of the total Sales Price only after resale of the apartment/commercial space.

## LOAN

Application & sanction of Home Loan is responsibility of the ALLOTTEE while the DEVELOPER will extend sincere cooperation and get into Tri-partite agreement with the loan-provider of ALLOTTEE's choice. No exemption of Delay Fee will be granted for delay in payment due to any delay in loan processing or disbursement. Therefore, the ALLOTTEE must start the loan application process well ahead of time.

# TERMS AND CONDITIONS

## OTHER CHARGES

The ALLOTTEE will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, registration and transfer etc. Besides, connection fees, security deposits and incidental expenses relating to gas, water, sewerage, power connections are also not included in the price of the apartment/commercial space, which the ALLOTTEE will reimburse proportionately on these accounts.

## CAR PARKING

The car parking space will be allotted to the ALLOTTEE from the available parking spaces, only after receipt of full payment of the Total Sales Value. The DEVELOPER reserves the right to adjust the car parking plan or allotment if needs arise.

## TRANSFER OF ALLOTMENT

If any ALLOTTEE wants to transfer the allotment of apartment/commercial space to other person or company, he/she shall be liable to pay to the company a Service Charge of 3% of total purchase price of the apartment/commercial space.

If any ALLOTTEE wants to transfer the allotment to his/her relative of first degree of blood (i.e. parents, spouse, children), he/she shall be liable to pay to the company a Service Charge of Tk. 10,000.00 (Taka Ten Thousand only) per apartment/commercial space.

## HANDOVER

The DEVELOPER is responsible for construction & completion of the project within promised time including Grace Period but is not liable for any delay caused by reasons evidently beyond DEVELOPER's control and ALLOTTEE's personal failures in (i) paying installments on scheduled dates, (ii) giving finishing decisions by deadline or (iii) completing personal interior works.

Please contact us at the Office for detailed & full information on Terms & Conditions applicable for the allotment & registration of the apartment.

ABC Crosswinds  
Condominium

All architecture is great architecture after sunset ;  
perhaps architecture is really a nocturnal art,  
like the art of fireworks  
**-Gilbert Chesterton**



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**Disclaimers:**

- The information contained in this brochure and Floor Plans are subject to change as may be required by the authority or the Project Architect.
- All measurements are approximate and all illustrations are artist's impression only.
- Figure not drawn to precise scale.
- All areas mentioned here are approximate figures based on architectural drawing. Actual measurement may vary.
- The apartment area includes share of common area.