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SKVEST
GROUP



S.K. HOLDINGS
LIMITED



MESSAGE FROM CHAIRMAN

DEAR READERS,

S.K Holdings Ltd., real estate development company and a first-class contracting , has been steadily growing since its establishment in 2018. In today's competitive business environment, staying dynamic, embracing change, and seizing new opportunities at the right time are essential to excellence. From the very beginning, we have focused on strengthening our expertise in engineering, construction, and real estate development.

With a highly skilled workforce and a professional approach, **S.K Holdings Ltd.** has earned a reputation for quality, innovation, and reliability. We strive to set new benchmarks in the industry by adopting modern technologies, using environmentally sustainable construction materials, and delivering projects that contribute meaningfully to Bangladesh's infrastructure and urban development.

Since our inception, we have undertaken a wide range of projects, including high-rise buildings, residential and commercial complexes, infrastructure development, and real estate ventures. We have also diversified into related sectors such as construction materials manufacturing, tourism and hospitality, and affordable housing initiatives—always aiming to meet the evolving needs of our clients and communities.

Trust, integrity, and professionalism are at the core of everything we do. **S.K Holdings Ltd.** is committed to conducting business ethically, maintaining strong corporate governance, and fostering lasting relationships with our clients, partners, and employees. This commitment has earned us immense goodwill, forming a solid foundation for future growth.

Looking forward, we aim to reach greater heights by setting ambitious goals and delivering excellence in every project. Our ultimate mission is to improve the quality of life of the people of Bangladesh through sustainable, innovative, and high-quality construction and development.

I extend my heartfelt gratitude to our dedicated management team and staff across the country, whose efforts have shaped **S.K Holdings Ltd.** into a leader in real estate development and a first-class contracting company and Finally, I give thanks to Almighty Allah for His blessings and guidance, which have made our vision a reality.

Chairman
S.K Holding Ltd.



PROJECT INFO



Holding - 88/1/E/3,
Baruntek, Mirpur, Pallabi,
Dhaka - 12



Number of
Floors:G+ 9



3 Bedrooms
per unit



Semi-outdoor
Play Area



4 units
Apartment



1 Passenger
Lift



18
Parking



Lobby with
Lounge



One Multipurpose
Hall



Rooftop Garden



Rooftop Leisure
Area

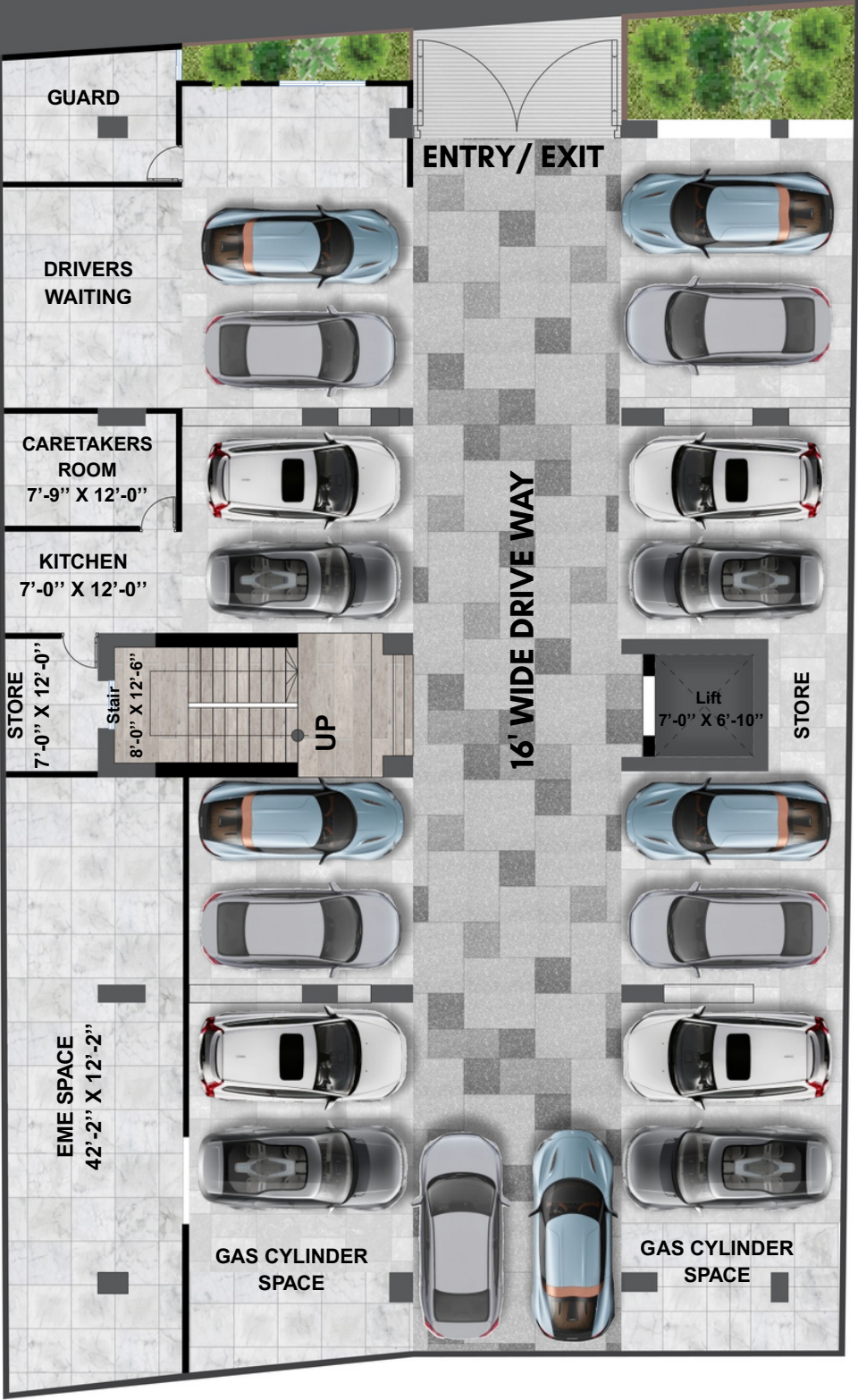


TO A PROMINENT SURROUNDING

WHERE LIFE LOOKS AT YOU



GROUND FLOOR





COZY SPACES





TYPE - A

TYPE - C



1325 SFT



1300 SFT



WELL -PLANNED HOME





TYPE - B

TYPE - D

1300 SFT

1325 SFT





THE VITAL INGREDIENT IN EVERY RECIPE





ROOF PLAN





ROOF TOP BARBEQUE EXPERIENCES





BUILDING ENTRANCE:

- Secured decorative MS gate with lamp as per elevation & perspective view of the building.
- Attractive apartment logos.
- Comfortable internal driveway.
- Guard post.

RECEPTION LOBBY:

- Reception desk with intercom set.
- Tiles floor in reception area.
- Well decorative guest waiting area.
- Intercom connection from every apartment to reception.
- Security guard room and driver's waiting room with toilet & kitchen facilities.

APARTMENT LAYOUT

- Total layout thoroughly arranged to maximize advantage, especially in relation to the daylight from all sides and cross ventilation throughout. Privacy has been emphasized by spreading the layout from end to end.
- All rooms can take advantage of both the winter sunlight and cool summer breeze.

DOORS:

- Chittagong Teak wooden solid decorative main entrance door with brass plated apartment number, chain, check viewer and handle lock.
- Bathroom doors of durable PVC with matching color.
- Mahagoni/Shilkori or Veneer imported decorative door including mortise lock with French polish for internal door.

WINDOW/GRILL:

- Aluminum sliding with 5mm thickness tinted/clear glass.
- Standard safety grills in all window with matching enamel paint.
- Provision for Mosquito net shutter in all external windows.

FLOOR & VERANDAH:

- All floor will be 24"X24" RAK/ Fu-Wang / Greatwall / CBC or equivalent tiles.
- All verandah will be 24"X24" RAK / Fu-Wang / Greatwall / CBC or equivalent tiles.

WALLS & PARTITIONS:

- Internal and external wall of 5" thick first class bricks.
- Wall surfaces of smooth finished plaster.
- Plastic paint in all internal walls and ceiling of soft colors.

LIFT:

- One Superior quality 06 passenger lift Fuji/Sigma/ equivalent to serve every floor.
- Lift will have adequate lighting, well finished doors, cabin, emergency alarm and intercom line.

KITCHEN FEATURES:

- Gas point with tiles topped platforms.
- One high polish stainless steel sink.
- Exhaust fan at kitchen in each apartment.
- Kitchen hood provision.

GENERATOR:

- One Standby Generator of required capacity for operating the lift, water pumps, lighting in common areas, stair and four light points & four fan points in each apartment in case of power failure.





FEATURES & AMENITIES...

BATHROOM FEATURES:

- RAK/Victory/equivalent sanitary fixtures in all bathrooms.
- RAK/ Fu-Wang/ Great-wall/ CBC (12" X 12") tiles in floor and (10" X 18") wall for all bathrooms.
- Best quality chrome plated fittings with manufacturer's warranty.
- Hot water provision in master and child bathroom.
- Mirror in bathrooms with overhead lamp provision.
- Showerheads, towel rail, soap cases and tissue paper holder.

ELECTRICAL FEATURES:

- BRB/BBS/SQ/Super/Walton Sign wires.
- MK switches and sockets.
- Separate electric distribution box for each apartment.
- All 3 pin power outlets with earth connection. Telephone sockets in master bed and living room. High quality intercom system.
- Concealed satellite TV cable in the living room, master & child bedroom.
- Provision for air-conditioner in living room, master and child bedroom.
- Provision for water geyser.

ENGINEERING FEATURES:

- Total Foundation and superstructure design and supervision by a team of reputed and Professional Structural Engineers.
- Structural design parameters based on American Concrete Institute (ACI) and American Standards for Testing Materials (ASTM) codes and Bangladesh National Building Codes

- 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 frame and shear wall core.
- All structural materials including steel, cement, bricks, Sylhet sand and others aggregates of highest standard screened for quality including laboratory testing.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional design and supervising Engineers.
- Structure Designed to withstand Earthquakes of prevalent intensity.
- Systematic testing of concrete and steel reinforcement at every stage from quality control laboratories (BUET)
- Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality of workmanship.

Service Warranty

- After Apartment Handover the Developer Company will provide 10 Years of Plumbing and Electrical Service Warranty.

HOTLINE

01897974000



S.K. HOLDINGS LIMITED

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