
PRANTIK
HOMES

Project Highlights

Prantik Homes introduces a considered vision of contemporary residential living in Noddapara, Kawla, Dakshinkhan, Dhaka, towards Northern University. Conceived as a private retreat within the evolving urban fabric, the project places architectural clarity and everyday comfort at the heart of its identity.

The architectural approach centres on balanced proportions, spatial continuity, and a thoughtful relationship between privacy and openness. Natural light and ventilation inform the design intent, while carefully composed living spaces provide a setting for both quiet moments and shared family life. The emphasis is on enduring quality—spaces that feel refined, purposeful, and comfortable to inhabit.

At Prantik Homes, luxury finds expression through the quality of space and the experience of everyday living. It is a vision of home shaped by thoughtful architecture, understated elegance, and a lasting sense of belonging.

Orientation	East side(Plot)
Front Road	20 Feet
Land Size	20 Katha
Apartment Size	1550 SFT
Number of Apartments	(Approx) 90 Nos
Number of Parking	75 Nos
Handover Date	September 2030
Number of Floors	B1+B2+G+13

Nearby Conveniences













EDUCATIONAL INSTITUTIONS

Northern University Bangladesh Permanent Campus
Winston Grammar School
Ashkona Government Primary School
Kawlar Government Primary School
Al-Sabah Academy
Jamia Muhammadia Arabia
Madrasatur Rahman Al Arabia
Ashkona Adarsha Uccha Bidyalay
Darus Salam Madrasa
Rawzatul Atfal School
Dakshinkhan Darul Ulum Madrasa
Anmah International School
Dakshinkhan Ideal School
Dakshinkhan Adarsha Girl's High School
Gawair Adarsha High School
Sardar Surujjaman Mohila Degree College
Medical College for Women & Hospital
Ashiyan Medical College
Uttara Adhunik Medical College
Armed Forces Medical College — AFMC
American International University-Bangladesh — AIUB
North South University — NSU
Independent University, Bangladesh — IUB
Anwer Khan Modern University — AKMU

SHOPPING MALLS

F.A Shopping Complex
Centrepoint Shopping Mall
Lakecity Shopping Complex
RAK Tower Shopping Mall
Rajlaxmi Complex
Amir Complex
RAJUK Commercial Complex, Uttara
Mascot Plaza
North Tower Shopping Complex
Polwel Carnation Shopping Centre
Jamuna Future Park

GROCERY

Meena Bazar
Shwapno
Unimart
Agora
Trust Family Needs
Amana Big Bazar

HOSPITALS

KC Hospital & Diagnostic Centre
Ashkona Medical Center
Uttarkhan General Hospital
ARK Hospital
Medical College for Women & Hospital
Uttara Community Hospital
Ashiyan Medical College Hospital
Uttara Crescent Hospital
Uttara Adhunik Medical College Hospital
Kurmitola Multicare Specialized Hospital
Lubana General Hospital & Uttara Cardiac Center
Evercare Hospital Dhaka

CONVENTION CENTER

Ashkona Community Center
United Convention Centre
International Convention City Bashundhara — ICCB
Uttara Community Centre
Green View Resort & Convention Center
Polwel Convention Center — Blue Moon Hall
Baridhara DOHS Convention Center

A distinguished Address to call Your own





Plot: Noddapara, Kawla, Dakshinkhan, Dhaka.
(Near Northern University Permanent Campus)



Thoughtful architecture meets refined living at Pranrik Homes.

At Pranrik Homes, architectural elegance finds expression through balanced proportions, carefully composed spaces, and attention to the rhythms of everyday life. Conceived as a welcoming urban retreat, the residence brings together contemporary design, comfort, and privacy. Each space is envisioned to create a sense of calm and belonging, offering an understated expression of luxury and a setting for lasting memories.




DAY VIEW

A stunning residence that dazzles in every light.

NIGHT VIEW







Elevate Your Everyday at Prantik Homes

A Rooftop for Relaxation, Play & Togetherness.
Discover a thoughtfully designed rooftop at Prantik Homes, where every generation has a space to enjoy. Landscaped gardens offer a peaceful setting to unwind, while a dedicated children's play zone invites little ones to explore, play, and make happy memories. Gather with family and friends at the BBQ zone and enjoy moments together under the open sky. With convenient elevator access and a designated clothes-drying area, this rooftop brings recreation and everyday practicality together—creating a welcoming extension of your home.





Where Architecture Embraces Nature

At Prantik Homes, warm brick textures, bold architectural lines, and cascading greenery come together to create a welcoming retreat. Open balconies and thoughtfully framed spaces bring light, air, and a sense of calm into everyday living.



Elevate Your Culinary Experience

At Prantik Homes, thoughtfully designed kitchens bring ease and elegance to everyday cooking. Practical layouts, ample storage, and stylish finishes create an inviting space to prepare family favourites and explore new flavours—turning everyday meals into moments to savour.

Your Personal Retreat

Unwind in the comfort of thoughtfully designed bathrooms at Prantik Homes. Elegant finishes, modern fixtures, and practical layouts create a calming space to refresh and recharge. From an energising morning routine to a relaxing end to the day, enjoy everyday comfort with a touch of sophistication.





*This visualization is a suggested example

Unwind in Serenity

Discover a peaceful retreat in the thoughtfully designed bedrooms at Prantik Homes. Soft textures, warm tones, and gentle lighting create a welcoming space to rest, while a cosy window seat invites quiet moments with a book or a morning cup of tea. Blending elegant details with everyday comfort, this is a space to unwind, recharge, and wake up refreshed.

A Space to Relax & Connect

Feel at home in the thoughtfully designed living spaces at Prantik Homes, where comfort and elegance come together. An inviting atmosphere sets the scene for relaxed evenings, lively conversations, and cherished family moments. Whether welcoming guests or enjoying a quiet afternoon, discover a space that makes every moment together feel special.



*This visualization is a suggested example

Gather, Dine & Celebrate

Create cherished memories in our beautifully designed dining rooms, where elegance and functionality intertwine. Whether hosting grand gatherings or intimate meals, Prantik homes sets the stage for unforgettable dining experiences



*This visualization is a suggested example

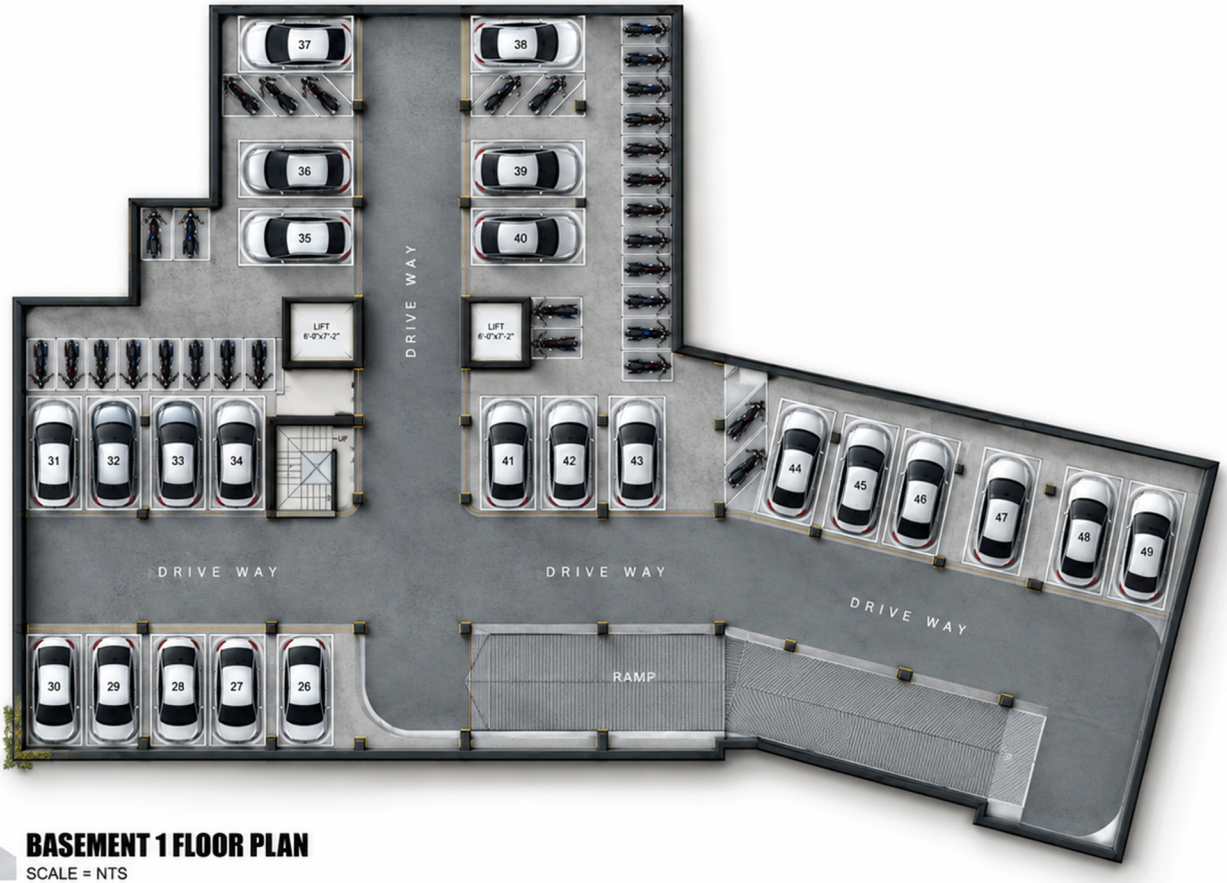
PLANS

*For Presentation Purpose only. Actual Working Drawing may vary.



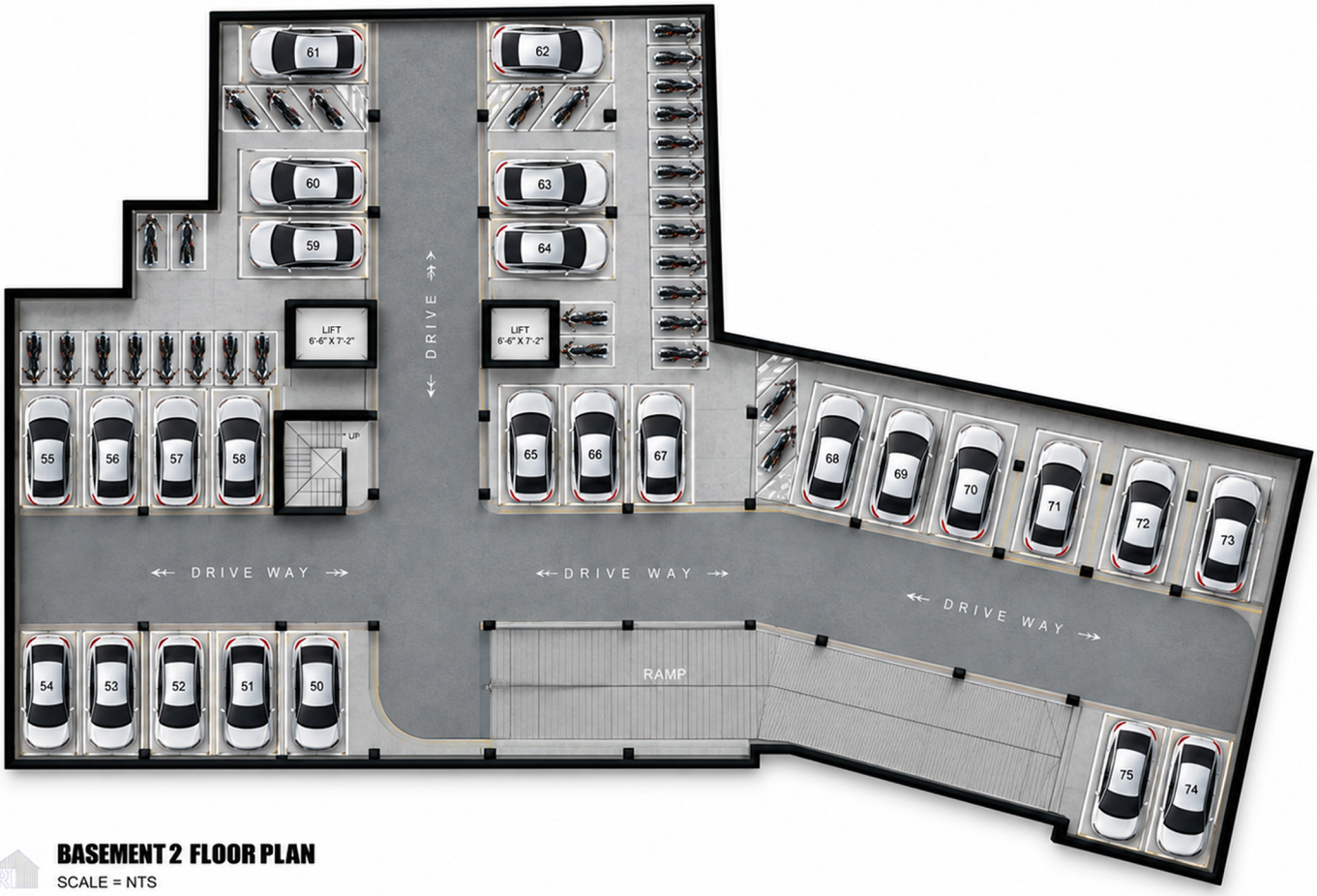
GROUND FLOOR PLAN

SCALE = NTS



BASEMENT 1 FLOOR PLAN

SCALE = NTS



BASEMENT 2 FLOOR PLAN

SCALE = NTS



TYPICAL FLOOR PLAN

SCALE = NTS



TYPICAL UNIT

FLAT SIZE: 1550SFT (APPROX)



ROOF PLAN

SCALE = NTS

BUILDING FEATURES:

BUILDING ENTRANCE:

- Decorative Gate as per design.
- Logo on Polished Marble/Granite/Metal Plate as per design. To-Let plate at suitable location in front of project.
- Security post to provide 24/7 surveillance duty, as per Design.

CAR PARK AND DRIVEWAY:

- 14' Wide internal driveway.
- Local paved tiles.
- MS/SS Column Guard.
- 75 numbered parking spots.
- Adequate lighting at parking and driveway area.
- Approach ramp will be covered with elegant paving tiles (as per design).

GROUND FLOOR FACILITIES:

- Decorative ceiling with lights as required.
- Ground floor level will be suitable height from the road level.
- Reticulated gas system at ground floor for each apartment LPG piped gas supply with meter.
- Guard rest room with toilet & kitchen.

LIFT LOBBY & STAIRCASE:

- Good quality local rustic tiles on Lift lobby floor & wall as per design.
- Heavy duty stair tiles in all flights.
- Brand:RAK / DBL / Akij / Sheltech / Charu.

LIFT:

- One imported 8-10-person passenger lift. Brand: OTIS / SHANGHAI MITSUBISHI / SIGMA / TKE. Origin: Chinese (with AC-V.V.V.F, Auto landing device and voltage stabilizer)
- Built-in Automatic Rescue Device.

INTERCOM:

- International standard PABX system. Brand: Panasonic/IKE/Gaoxenki, origin: Japan/China
- PABX connection with phone in family living (1 set in each apartment).

APARTMENT LAYOUTS:

- Building & apartments are designed by award winning reputed architectural firm-Cube Inside to get the best output in terms of living and enhancing lifestyle.
- Will maximize advantages especially in relation to the daylight and outside view.
- Functionality is the main concern in designing the layout.

SUB- STATION:

- A Sub-station will be arranged on the ground floor. Brand- Edison Emerson/ United Shakti/PEL/.
- Sub Station Equipments- Transformer -rating as per equipment, HT Switch Gear (LBS), if required Power Factor Improvement (PFI) Plant, Drop Out Fuse (DOF), Lightening Arrestor (LA) and Heat Shrink.

GENERATOR:

- One brand new imported International standard generator (Welland Power, Electro, and GLAD) with residential Canopy System and manufacturer warranty.
- Engine: Parkins, with auto start & sound proof canopy system.
- ATS: Local.
- Adequate KVA Capacity to cover building common (Lift, Water pumps, Staircase, Lobby, Intercom service, Car parking space, Security room, Main gate, etc.,Lift, Water Pump, Common Light)
- One light in each bedroom, living, dinning, kitchen & all toilet (except staff bath)
- One fan in all bed, living & dining (except staff bed)
- One power point for fridge & TV

WATER PUMPS:

- wo imported pumps: one for full operation & one for stand by support.
- Brand: Pedrollo/Sear/Pentax, origin: Italy.
- Systematic water meter pit for water meter.

ROOF TOP:

- Water & heat proof protective parapet wall (as per design).
- Cloth drying area.
- Garden / landscaping area.
- Non slippery & weather resistant homogenous mat tiles.
- Water proofing treatment on roof top.
- Water proofing finished roof top with well-designed rain water drainage system.

GENERAL AMENITIES:

- Electricity supply approx. 220v/440v from DESA/DESCO source with separate main cable and LT Panel/ distribution board
- Water supply connection from WASA sufficient as per total calculated consumption
- Underground water reservoir with one main lifting pump and one standby pump.
- Sewerage lines planned for compatible

requirements.

- Gas pipeline up to each apartment for LPG use.
- Termite protection treatment of ground.
- A fire extinguisher on each floor.
- 24 Hours IP camera surveillance for building compound (ground floor, common area, boundary, lift lobby as per design) with 15 days recording storage.

STRUCTURAL FEATURES:

- Total foundation and superstructure design and supervision by a team of professional structural design engineering
- Structural design parameters based on BNBC code.
- Heavy reinforced cement concrete.
- Systematic structural combination of steel reinforced concrete frame and shear wall core.
- All floor slabs are of reinforced cement concrete
- Sub-soil investigation and soil composition comprehensively analyzed.
- Comprehensive checking and testing all steel reinforcement by professional design and supervising engineers.
- All structural materials including steel, cement, stone, Sylhet sand and other aggregates etc. of highest available standard and screened for quality.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Construction site equipment employed includes vibro-hammers, mechanical rollers, steel cutting & bending equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, materials handling equipment, leveling instruments, and theodolite etc.
- Systematic testing of concrete and other completed work samples stage from quality control laboratories.
- Prevent from cyclone winds up to prevalent speeds incorporated in design.
- Structure designed to withstanding earthquakes of prevalent intensity.
- Thunder arrester.

MAJOR STRUCTURAL MATERIALS:

- Best quality local steel and rods (BSRM/ GPH/AKS/KSRM)
- Best quality local PCC and OPC cement (Lafarge Holcim/Insee/Scan)
- Best quality stone chips, Sylhet sand and medium sands sourced from trusted vendors
- High-quality Machine-made auto bricks used in wall

UTILITY CONNECTIONS:

- All apartments will have independent gas connection line for two burners.
- All apartment will have independent electric meter (as per required load).
- A common WASA meter for total complex.
- Note: all utility connections are subject to approval of concerned authority.

APARTMENT COMPLEX COMMON MANAGEMENT:

- All the co-owners shall jointly with all other Purchasers/Allottees of the residential units in the Apartment complex compulsorily form and constitute the Common Management of the Apartment Complex. All the Allottees will be abide by the Rules, Regulations and By-Laws of the Management Committee which shall be binding on all Purchasers/ Allottees. All the Common expenses incurred by the said committee shall be borne and paid equally by the Purchasers/ Allottees of each residential Units. An amount decided by the Developer will be collected from each purchasers as Reserve Fund/ Apartment Owners' Association Fund before Handover.

APARTMENT FEATURES:

DOORS:

- Main door of solid decorative door shutter (Chittagong teak)
- Main door frame made of Chittagong teak (5.75" x 2.25") up to 7' height
- Decorative main entrance door with
  - Imported handle lock (Brand: Guli/Yale/Dorset, origin: China)
  - Imported security lock (Brand: Yale/Guli/Hafele/Dorset, origin: USA/UAE/Germany/India)
  - Imported door viewer with knocker (Brand: Guli/Yale /Dorset, origin: China)
  - Door hinge 5" SS hinge (Brand: Guli/Yale/Dorset)
  - Imported SS tower bolt (Brand: Guli/Yale/Dorset)
  - Imported door chain (Guli/Yale/Dorset, origin: China)
  - Imported magnetic door stopper (Brand: Guli/Yale/Dorset)
  - Apartment number plate as per design
  - Calling bell switch (standard brand)
- Internal door frames of solid wood (Teak Chamble/Shill koroi) 5.75" x 2.25" up to 7' height
- Internal door shutter (bedroom & kitchen) made of teak champ veneered flash door, thickness: 36mm (Partex / Super / Amber / Akij)
- Bathroom door frame of teak chamble/shill koroi 6.25" x 2.25" up to 7' height
- Formica door shutters of all bathrooms (Partex / Super / Amber / Akij)

WINDOWS:

- Sliding windows as per architectural design of the complex.
- 5 mm thick glass with mohair lining.
- Rain water barrier in 4" aluminum section (BTA/KAI/Altech/Chung Hua).
- Safety Grill in all window and Bed room verandah as per design.
- Mosquito net in all window & Sliding door 1.55mm aluminum thickness (BTA/KAI/Altech/Chung Hua)

WALLS:

- 1st class auto bricks.
- Wall thickness will be 5" to 10" as per design.
- Smooth finish wall.
- Chemical will be used to protect the wall from dampness and salt.
- Water barrier at window seal and drip course at sunshade will be provided to protect rain water.

PAINTING & POLISHING:

- Plastic paint on all internal walls and ceilings. Color as per architecture design (Berger/Asian/Nippon/Dulux).
- Natural polished on door frame and shutter.
- Exterior wall will be weather coat/ master paint. Color as per design (Berger/Asian/Nippon/Dulux).
- Enamel paint in internal & external MS surface with prime coat paint (Berger/Asian/Nippon/Dulux).

ELECTRICAL:

- Switch socket and other fittings. Brand: Honeywell (Lonon Series) / ART DNA / ALMO / EG, origin: China.
- All power outlet with earthing connection.
- Wall bracket with light in all bed, living, dining, family living area.
- Provision for air conditioners in all bedroom (except staff bed) and living area.
- Ceiling light in all verandah.
- SDB with main switch in each apartment (Breaker Brand: ABB/ SIEMENS/Schneider/Togami).
- Fire resistant cable. Brand: BRB/BBS/Partex/Poly.
- Internet point in master bed & living.
- Tv dish point in master bed, 2nd bed & living.

BATHROOMS:

- Company standard commode, cabinet basin & fitting & fixing in master toilet. Brand: Cotto / JASEE / American Standard / Jaquar, origin: Bangladesh / China / India.
- Company standard commode and pedestal basin in other toilets. Brand: Cotto/JASEE/American Standard/Jaquar origin: Bangladesh / China / North America / India (except staff's bath).
- Good quality local ceramic wall tiles 12" x 24" Ceramic Tiles (KCL / RAK / DBL / Akij / CHARU / STAR). Matching floor Tiles in all bathrooms except staff bath.
- Company standard imported chrome plated fixtures and fittings in apartment toilets. (American Standard / Jaquar / COTTO / DADA) except staff bath.
- Company standard one 6" round exhaust fan (Brand: Hee/Sanshe/ Bajaj/National, origin: China/India), basin mirror & mirror light

except staff bath.

- Staff's toilet with long pan, shower & lowdown and company standard ceramic floor tiles and wall tiles up to 7 feet.
- CPVC pipe & fitting for all internal plumbing water line. Brand: RFL/Sajon/ Ashirvad/Astral/A1 polymer/Akij.
- Hot & cold water lines in all bathrooms except staff bath.
- Electric Geyser provision in all bathroom's false ceiling except staff bath.
- One power point for beauty equipment uses in all bathrooms except staff bath.

KITCHEN:

- Kitchen worktop with imported granite slab, thickness: 18 mm.
- 304 grade ss/food grade & corrosion free imported kitchen sink (single bowl single tray) size: 20"x40". Brand: Koto/Marquis/Teka/Sweet Home/Boss.
- Company standard wall tiles 12" x 24". Brand: KCL / RAK / DBL / Akij / CHARU / STAR). Matching homogeneous floor tiles.
- Company standard imported chrome plated fixtures and fittings in kitchen. Brand: American Standard / Jaquar / COTTO / DADA /BRAVAT.
- Electric oven power provision.
- Kitchen hood provision.
- Washing machine provision.
- Hot & cold-water lines.
- Double burner gas outlet.
- 10" plastic square shape exhaust fan, brand: Hee/Sanshe/Bajaj/National.
- Wash corner at kitchen verandah.

GENERAL FLOOR:

- 24" x 24" double loading mirror polish tiles. Brand: RAK/Charu/Akij/DBL.

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At Prantik Homes, we believe a home should reflect the aspirations of the people who live in it. Our vsion is bo create thoughtfuilly desjgned rsidercass that bring ropether architectural character, everyday comfort, anda saning value. With a focus on tthe evolving spaces of sraimitis isn Dangladesh, we aim to shape welcoming spaces where people an ogrow, connect, and feel a sense of belongning.

We approach and development with attention to how a home looks, functions, and feels over time. From the building's architectural expression to the details of its shared spaces, our goal is to create a living experience that residents can take pride in.

DESIGNED AROUND YOUR LIFE

Our design philosophy brings natural light, ventilation, greenery, and practical planning into the heart of residential living. Warm materials, open balconies, and carefully considered spaces create a connection between contemporary architecture and the comfort of home.

We recognize that a rewarding living experience extends beyond the apartment itself. A welcoming entrance, conventint circuleation, and thoughttuily planned common areasl ad contribute to everry-daye tres. Through careful material seticetion, attsation to construction quality, and clear communication, we aspire to earn our customers' trust and create homes that remain meaningful for generations.

Site Office: Noddapara, Kawla, Dakshinkhan, Dhaka.
(Near Northern University Permanent Campus)
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Disclaimer:

Images
- These photographs may not represent actuals.
- Interiors, surrounding views are computer generated rendered images used in this brochure to conemunicate space usability and scale.

Location Map
- Map may not be to scale and distances and travel times (may vary) are as available on Google Maps.

Drawing Plan
- Ail iayouts, plags, dimensions, and measurements are indicative and not to scale.
- The furnitere/fixture etc. shown here are only for the purpose of illustrating a possible layout of an apartment.

General
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