

ORIENTAL  
ANTEDATE



# ORIENTAL ANTEDATE

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As the name suggests, Oriental Antedate stands as a tribute to the past and as witness to great things to come. The Oriental Antedate houses three dwelling units that have been organized around the concept of providing visual connectivity with the street and park that fronts the site, thus enabling a stronger sense of belonging and identity. Dhaka has witnessed a crisis in design, exhibiting hostility with high walls and closed facades, where as a result, a sense of place and belonging is at risk of being lost. The design layout welcomes ample views of the street & park front while maintaining proper privacy. Planes of concrete create crevices within the built form to bring in quality spaces while enhancing views towards the vista.

This creates a permeable membrane between private territory and the urban fabric, helping families identify with the place and community they dwell in. Folded planes of concrete shift rhythmically in the playful facade, breaking monotonous trends. Apart from having quality spaces within each unit, the residence contains designed communal places such as a swimming pool, gym facilities, community hall, joggers track, all combined within a landscape suiting the nature of a true dwelling.



## ANTEDATE IS THE NEW LOOKOUT ON DHANMONDI

The architectural marvel stands tall in the Dhanmondi area, towering over its prestigious neighborhood. The property offers an elite, expansive and uninterrupted view of the Abahani playing field and its surrounding area. Breathtaking from the outside and within, the property will spoil its dwellers with a suite of amenities that takes comfort to a whole new level.

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## EXPERIENCE EXCLUSIVE LIFESTYLE

The project's iconic form and luxuriously scaled apartments qualify Oriental Antedate as a residence of global standards. In fact, Oriental Antedate is modeled on and therefore recreates for its owner, the urban aesthetic of 5-star living. It is a direct reflection of the unique style of their distinguished dwellers. Always a cut above, the owner of an Oriental Antedate apartment will be looked up to in more ways than one.





## LOCATION

The building is situated in one of the most thriving parts of Dhanmondi, looking across Abahani Field. Connected to some of the most popular places of Dhanmondi, the location is bustling with energy and vibrancy and has all the amenities such as hospitals, schools and restaurants at an arm's length.



# HIGHLY COVETED ADDRESS

The building is situated in one of the most thriving parts of Dhanmondi, looking right across the Abahani Field. Connected to the most popular places around, the locality is bustling with energy and vibrancy. The location is highly desirable in terms of connectivity since the building is perfectly positioned in a place that has numerous links and attractive destinations spread all around. Significant and central amenities such as hospitals, schools and restaurants are all just an arm's length away. The presence of such diversity and vitality makes this site a rare gem amongst the ordinary.

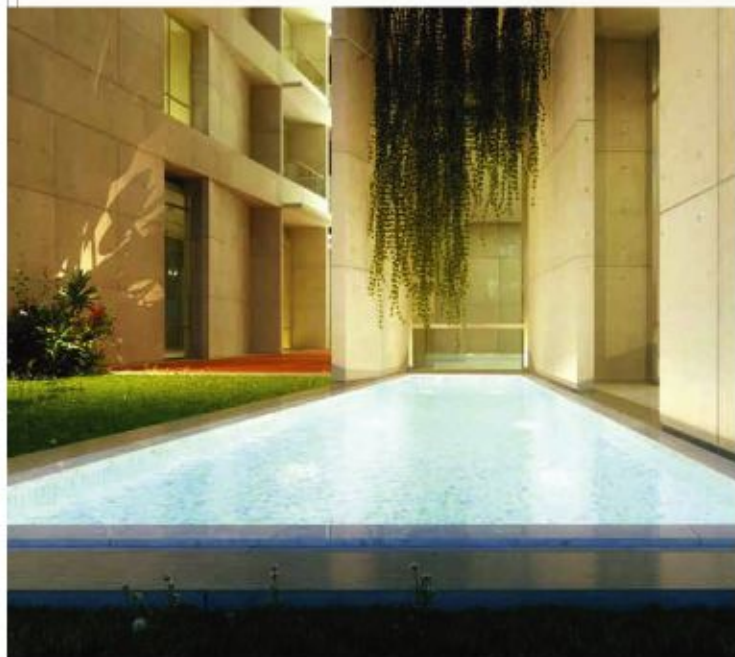
A unique feature of this location is its wide array of facilities located all throughout, ranging from healthcare to education, such as Maple Leaf International School, Bangladesh Medical College, SouthEast Bank Limited, and Drik Gallery to name a few. It also houses a number of fast food chains and restaurants of both local and international origin. Amongst the mammoth list of eateries present, the area proudly houses franchises such as KFC and Pizza Hut and popular eateries like Cooper's, Bella Italia, American Burger, BFC amongst many more. A vast number of departmental stores, such as Agora, Meena Bazar, Shopno, etc. are also prevalent in the surrounding neighborhood to cater to the daily needs of the residents of Dhanmondi. Not to mention, the location is also only a few blocks away from Dhanmondi Lake, which in itself is an iconic landmark of Dhaka city, beside which stands the historic residence of Bangabandhu Sheikh Mujibur Rahman in all its elegant and haunting grandeur.



# HIGH END DESIGN & ARCHITECTURE

## EMBELLISHING DHAKA'S SKYLINE

Antedate is an important 21st century addition to Dhanmondi's architectural landscape. This luxurious property from Oriental Properties has been cleverly designed and carefully executed. The building has been designed to live up to your dreams. The verdant greens and the exquisite views breathe life into the air. Luxury has been paved and built with minute details to let you live in absolute lavishness. It is a landmark building that is iconic in form and path-breaking in design while maintaining respect for the environment at all times. The façade at Oriental Antedate features a blend of elegant sophistication with natural interior finishes.





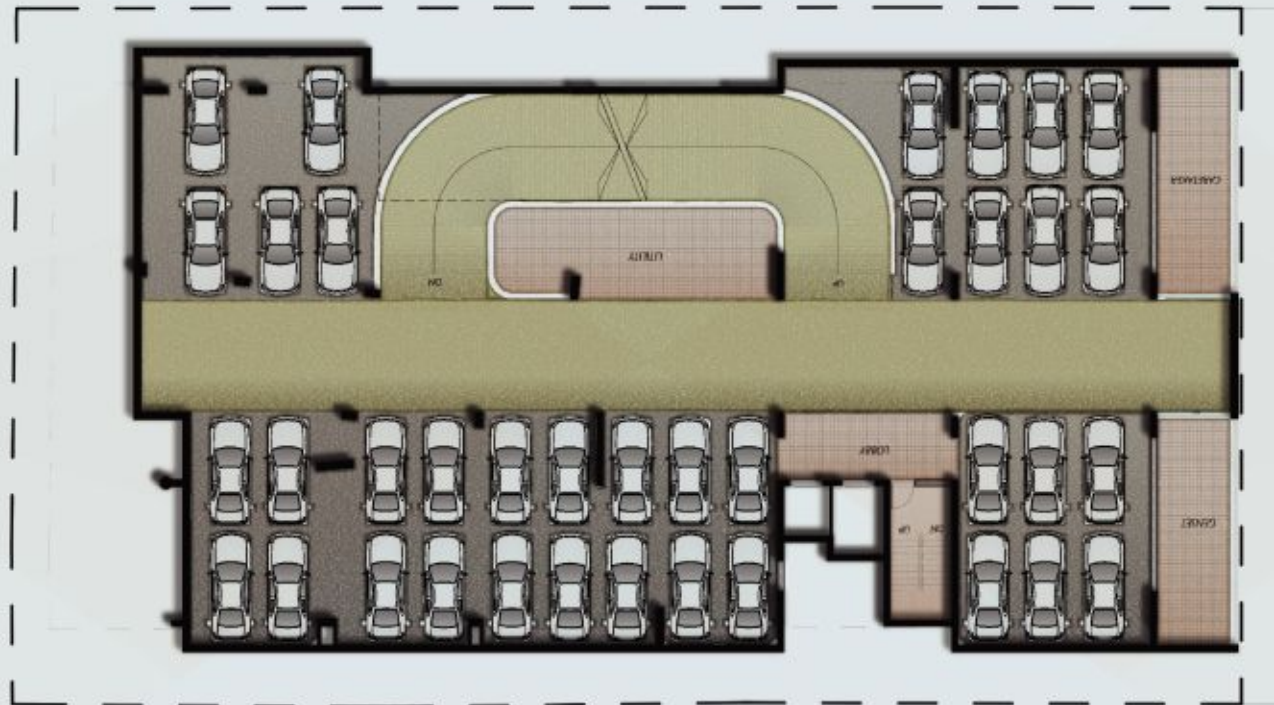
## THE EPITOME OF ELEGANCE AND SOPHISTICATION

Ingeniously designed, Oriental Antedate is equipped with a vast array of modern amenities fit for the very best. The landscape stimulates the imagination, celebrates the land and evokes a sense of serenity and instills joyfulness. Inspired from the urban location and detailing of the architecture, the landscape at Antedate uses a combination of the elements to bring to you a modern architectural marvel.

An architectural wonder that is too striking to behold and a pleasure to inhabit from within.

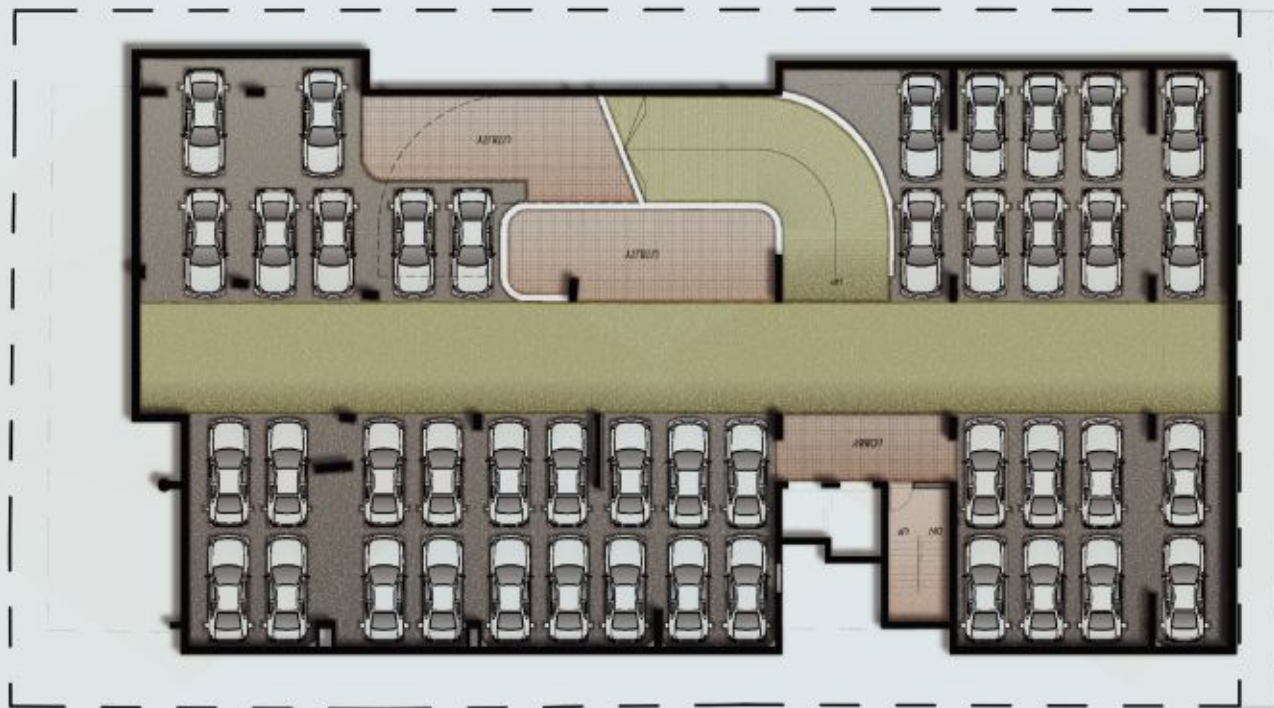


# BASEMENT PLAN 01





## BASEMENT PLAN 02



# GROUND FLOOR PLAN





# TYPICAL FLOOR PLAN

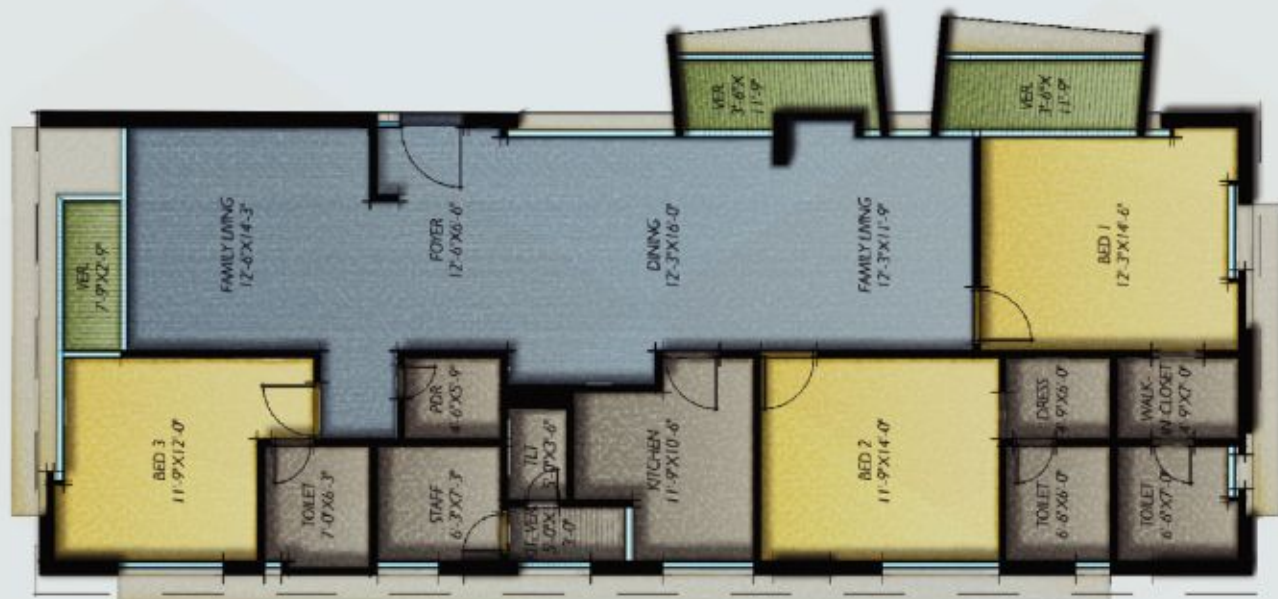






# TYPICAL FLOOR PLAN B

2250 SFT



# TYPICAL FLOOR PLAN C

2250 SFT





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# Specifications

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<b>Structure</b>	Reinforced Concrete
<b>Wall</b>	Machine Made Bricks
<b>Facilities</b>	<p>Basement 1 &amp; basement 2 for car parking.</p> <p>Superior quality LFE / Similar lifts from internationally reputed manufactures with stoppage in each floor.</p> <p>Sub-Station for adequate power supply.</p> <p>Fire fighting equipments.</p> <p>World Class Eco-friendly low noise AIRMAN Generator will be backup supported as full loaded.</p> <p>Swimming pool &amp; Reflection pool</p> <p>Play ground &amp; Jogging track</p> <p>Grand reception &amp; Community Space</p> <p>Prayer room</p> <p>GYM</p>

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Doors	Main Entrance	Solid Core Timber Decorative Door
	Bedrooms Bathrooms	Flush Door/Composite Wooden Door Composite Wooden Door
Frame	All Frame	Composite Wooden/ Solid Timber

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Windows	Aluminium Framed Window With safety Grill
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Floor Finishes	All Bedroom	Mirror Polish Tiles Imported
	Family Room	Mirror Polish Tiles Imported
	Master Bathroom	Ceramic Tiles
	All other Bathrooms	Ceramic Tiles
	Servant Toilet	RAK Tiles
	Servant Bedroom	RAK Tiles
Stair	Staircases	Stair Tiles (RAK or Equivalent)
Others	Car Porch	Pavement Tiles

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Wall Finishes	Kitchen	Ceiling-height Ceramic Tiles
	All Other bathrooms	Ceiling-height Ceramic Tiles
	Master Bath/2nd & Servent Bathroom	Ceiling-height Ceramic Tiles
	Others Plaster & Paint	RAK Ceramic Tiles

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Painting	Emulsion paint internally & Weather-resistant paint externally
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Sanitary Wares	WC Imported	4
	Wash Basin Imported	4
	Shower Imported	5
	Kitchen Sink Imported	1
	Toilet and kitchen all are imported	

Fittings

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Telephone & Electrical Installation	Light Point	40
	Power Point	34
	Air-conditioner Point	6
	Fan Point	12
	Telephone Point	2
	TV Point	2
	Intercom Point	1
	Bell Point	1
	3-phase Wiring	1

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Utility Lines	Gas and Water Line
	Hot and Cold Water Line
	Water Reservoir

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# ORIENTAL REAL ESTATE LTD.

" In the emerging shape of the capital city of Dhaka's present urban outlook and life style. Oriental Real Estate limited is the name of belief that has already marked its success as one of the distinct Real Estate Company in the horizon of Real Estate business in Bangladesh. Success is its pride and satisfaction is its pillar. It promises the essence of time and best quality within the reach of the urban dwellers. We started our journey in the real estate sector of Bangladesh, as one of the pioneer within the industry, back in 1982. Standing in 2013, we have yet added another significant milestone to our track record of having successfully progressing in this industry for 30 years, a milestone that in it itself makes Oriental Real Estate a Brand of assurance and reliability. Minimize

The success of the company goes to its experienced and skilled professionals. It has successfully developed many apartments & commercial projects located at Gulshan, Banani, Niketan (Gulshan), Uttara, Paribagh, Central Road, Mirpur Road, Shewra Para (Mirpur), Karwan Bazar, Mogh Bazar, Purana Paltan, Dlu Road, Mohammadpur, Zigatola, New Baily Road, Siddeshwari Lane, New Eskaton Road, DOHS, Cantonment, Ibrahimpur, Adabor, Tikatuli. It has successfully developed many apartment & commercial projects located at Dhanmondi R/A, Gulshan, Banani, Niketan (Gulshan), Uttara, Paribagh, Central Road, Mirpur Road, Shewra Para (Mirpur), Karwan Bazar, Mogh Bazar, Purana Paltan, Dlu Road, Mohammadpur, Zigatola, New Baily Road, Siddeshwari Lane, New Eskaton Road, DOHS, Cantonment, Ibrahimpur, Adabor, Tikatuli of Dhaka city while more projects are either under construction or ready for sale.

Oriental is credited with introducing and pioneering the revolutionary concept of developing commercial complexes in the vicinity of residential areas. Oriental has successfully launched commercial complexes and has already effectively made its presence felt across throughout the city. It promises the essence of time and quality within the reach of the urban dwellers. The main objective of the company is to serve its esteem clients with devotion and effortlessly unto their satisfaction. To fulfil with devotion, the rigorous demands of its clients. Oriental real Estate limited is working with its efficient team of Architects, Engineers, Corporate Staffs and experienced Management Body. The success in their past achievements and their trend of involving better comprehension in configuring the needs and aspirations of urban home dwellers leading the company

Oriental Real Estate Ltd.  
Future Address:  
House # 75/A, Road # 5/A  
Dhanmondi Dhaka 1205

