

Abstract geometric lines in the top-left corner of the image, consisting of several thin, parallel lines of varying lengths and angles, creating a sense of movement and depth.

# SHARAVOGUE

MIRSAIGE - PRIYANKA GROUP



## LUXURY – REDEFINED

A home is so much more than just brick walls and enclosed spaces. It is where the heart beats to its happiest tune. A home is a shelter; a haven. It is where dreams are formed and fulfilled, wearies are put to rest and most importantly, lives are lived. We want our homes to make a statement about who we are; what we represent.

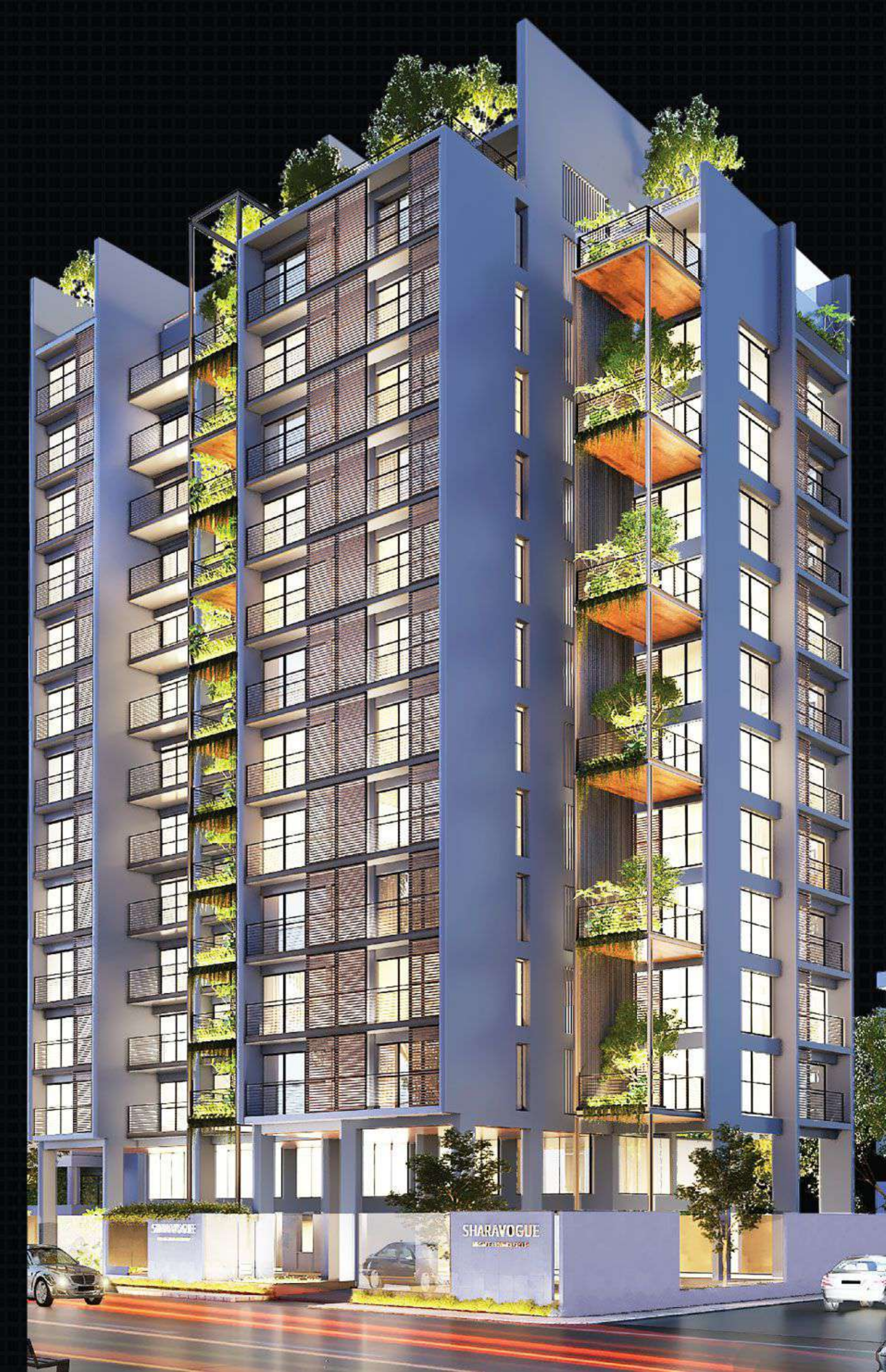
Designed by specialist lifestyle crafters, Sharavogue offers you the freedom of choice. Whether an expansive simplex residence, or a signature lifestyle spread across two floors - Sharavogue has it all. From large living areas to host friends and extended family, or a quiet, cosy nook to enjoy some quality family time, the premium residential units have you covered.

And that is precisely why Sharavogue does not need to make any statement; it IS the statement.

## SHARAVOGUE

Address:	Plot - 01, Lutfun Nesa Road, Priyanka Runway City, Baunia, Dhaka
Lot:	14 Katha   Corner Plot
Units:	22 [8 Duplex   14 Simplex]
Unit Types:	4
Units Size:	1960-3980sq ft
Building Orientation:	South West
Parking Space:	32
Expected Handover:	June 2024

\*\*All 3D renders and architectural plans as shown in this brochure are artist's representation of actual residential units. There may be some variance between the images shown here and the actual constructed building.







## PRIYANKA GROUP

Established in 1990, Priyanka Group is one of the leading enterprises in the land development & housing sector of Bangladesh. Since 1997, Priyanka Group has diversified their business portfolio to engage in local trade, arts & culture (film, music, drama, shooting etc.), fisheries & agriculture and international trade through establishing a diverse portfolio of sister concerns.

The Priyanka Group of Companies have rolled out an international acquisition program of residential and mixed-use assets located in high-density areas. Their objective is to converge on newly acquired properties with an in-house team of expert asset managers and developers to create value and boost the performance of the assets.



## MIRSAIGE PMC

Mirsaige PMC is a Construction Project Management and Consultancy start-up looking to carve out a niche in a market inundated by your typical name-brand real estate developers. We are in this space to deliver construction projects customised to meet client requirements, prioritizing on quality and project schedule.

We provide complete strategic construction consultancy and management service from inception to completion. From working with you to understand your requirements and figuring the best path forward to handing over the keys to your fulfilled dream, we will be with you every step of the way.



## WHERE IS SHARAVOGUE ?

Situated adjacent to Uttara Model Town and nestled at the border of Hazrat Shahjalal International Airport, Baunia is indeed the next growth corridor of Dhaka city. Well connected on all ends with access to key areas such as Mirpur, Banani and not to mention Uttara, Baunia is far away from the crazy frenetics of city life; yet a stone's throw away from every modern necessity.

Within Baunia, Priyanka Runway City where Sharavogue is located, is a landmark land development project at par with some of the premium localities of Dhaka. Nestled very close to transportation hubs, reputed schools, hospitals, shopping centres and Uttara's famous entertainment precincts, Runway City is a smart and master planned haven within the bustling Dhaka metropolis.

And Sharavogue is THE premier residence within Runway City.







The sunlight highlights Sharavogue's minimalistic ethos, accentuating straight building edges. The clean, sharp building lines are accentuated by an intricate interplay of glass and metal on the facade. The result is a sight to behold - an elegant, mastercrafted abode quietly exuding regality and commanding the skyline.



As the sun goes down and the lights come out to play, a whole other story is crafted. The night lights illuminate Sharavogue in her regal glory. The expansive terrace balconies, grand entrance, intricate facade - all work together in cementing Sharavogue's claim as THE premier residence within Priyanka Runway City.

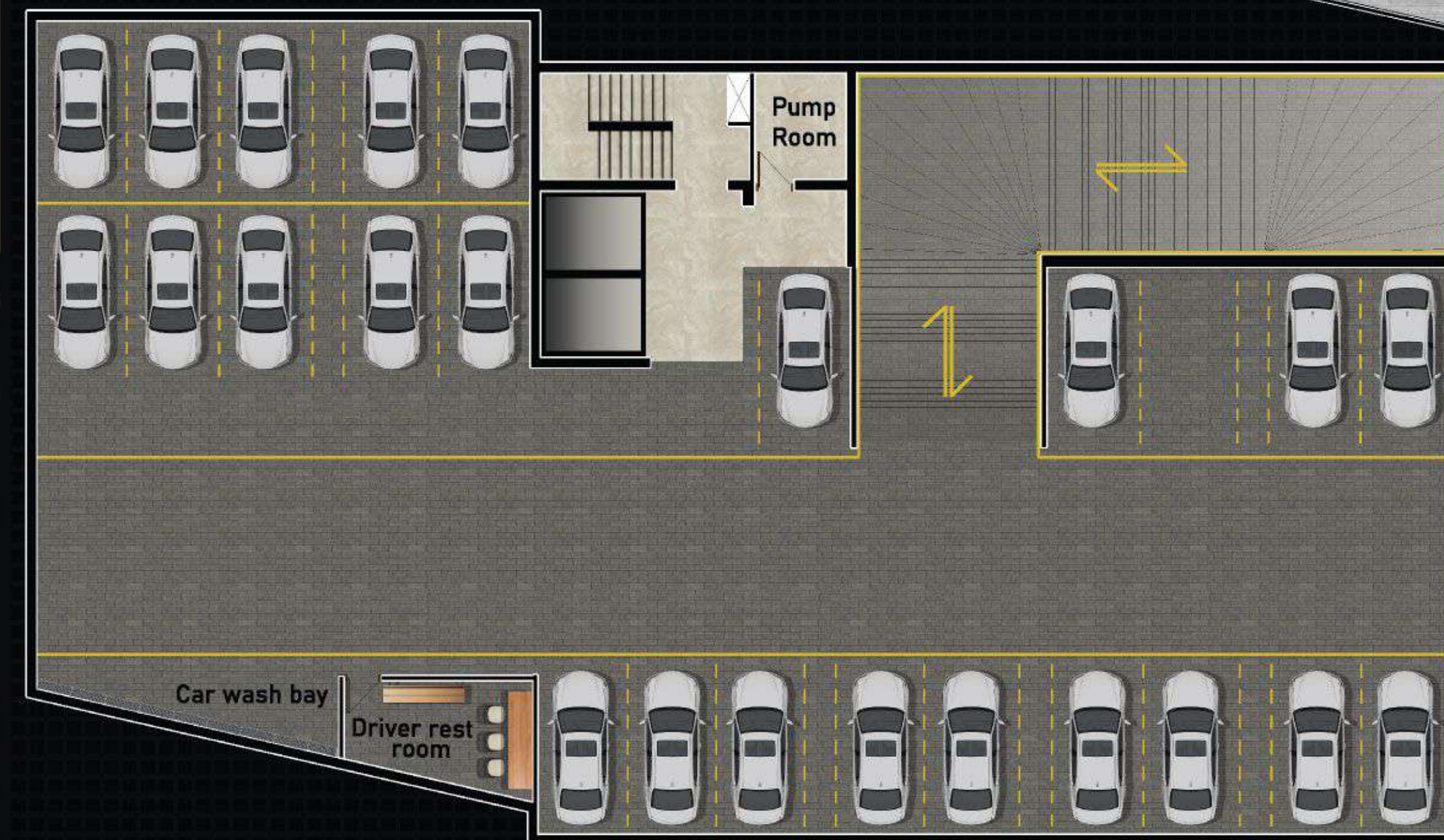






## GROUND FLOOR

- Grand double height entrance
- Separate entry and exit points
- Children's playground
- 14 parking spaces



## BASEMENT

- Accessible by both lifts
- 18 parking spaces (5 dependant parking spaces)
- Driver's waiting room
- Car wash bay



Sharavogue has been designed to help you EXCEL. Whether a RELAXED evening in the plush GAMES LOUNGE or a FULFILLING training session at the fully equipped GYMNASIUM - Sharavogue offers you solutions for your PHYSICAL and MENTAL EXCELLENCE.







From a rooftop OASIS for you to REST and REJUVENATE amidst an UNPARALLELED VIEW, to a PLAYGROUND for your LITTLE ONES to enjoy—Sharavogue offers plenty of LIFESTYLE FEATURES to truly make it your HAVEN.



# MEZZANINE



Physical wellness and communal camaraderie are integral aspects of healthy, functional living. That is why at Sharavogue, great focus has been given to ensure that its residents enjoy comprehensive lifestyle features.

To that end, Sharavogue boasts a state of the art gymnasium to provide a safe option for its residents to exercise and excel. Sharavogue also features an indoor games room for the residents to enjoy and unwind together and truly build a sense of community.

Because Sharavogue is not just a residence; it is more...

- Fully equipped gymnasium with separate His & Hers changing rooms with shower facilities
- Plus relaxation lounge with indoor games facilities
- Meet and Greet lounge
- Well furnished multipurpose meeting room for management association meetings and conferences

# ROOF TOP

At 14 stories high, Sharavogue truly stands as a giant among its peers in Priyanka Runway City. And from its rooftop, you'll be treated to a view like no other. Sit back in the luxurious Cabana style sitting arrangement and relax like never before. Or show off your cooking chops at the bbq zone, complete with rustic trestle style sitting area to enjoy a quiet, family picnic. You can even take advantage of the multi purpose rooftop function hall to celebrate special occasions—all from the comfort of home.

Because at Sharavogue—the choice is yours!

- Luxurious cabana style sitting area
- Fully equipped bbq zone with trestle style sitting area
- Landscaped roof with designated sitting zones
- Discreet clothes drying area
- Rooftop multipurpose function hall



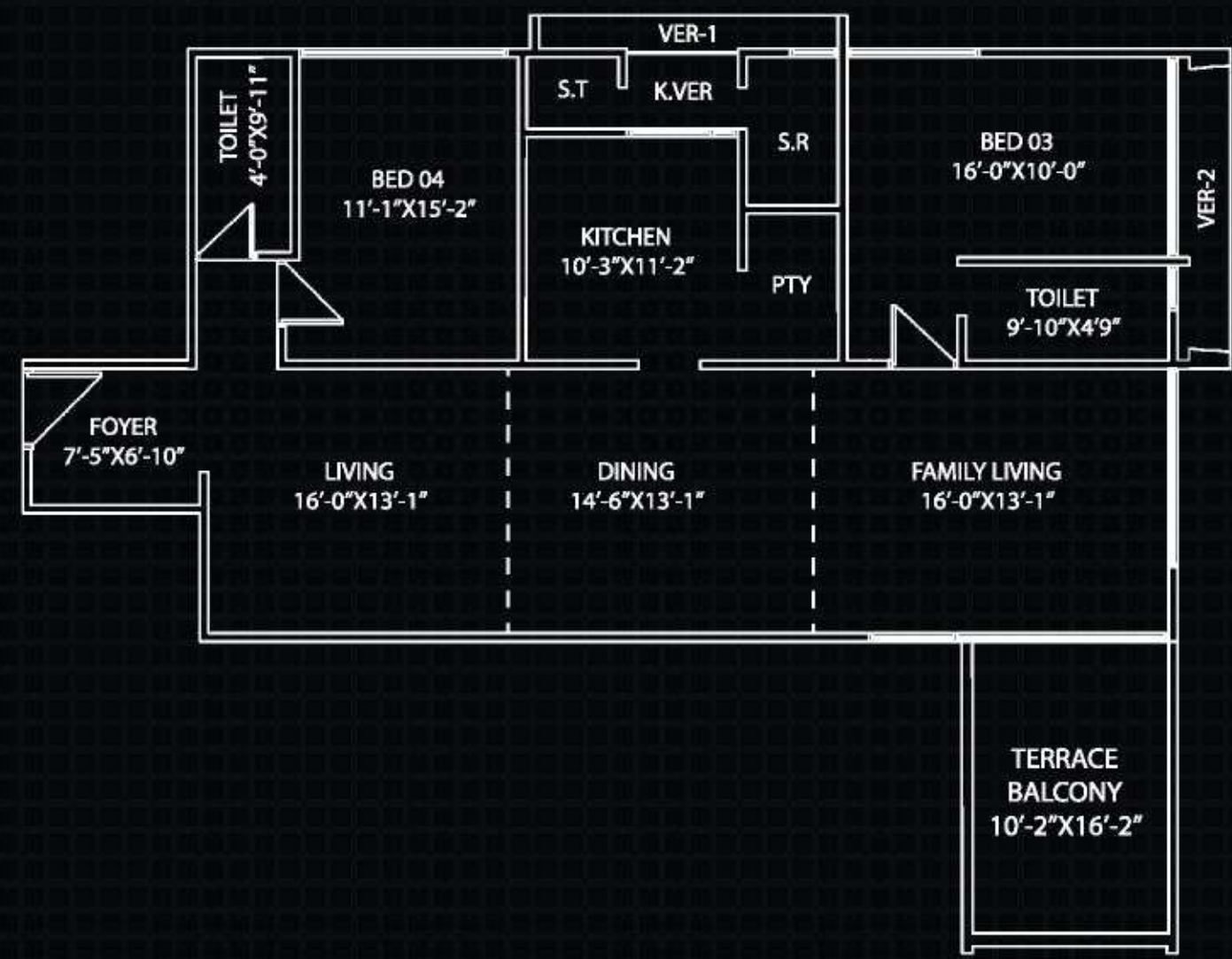




Sharavogue's crafters understand the value of PRIVACY and the FULFILMENT of sharing times with FRIENDS and FAMILY. With this in mind, great care has been taken to ensure you have a PRIVATE UPSTAIRS NOOK, and also an EXPANSIVE GRAND LIVING AREA to entertain friends and family.







LEGEND		
S.T	Staff Toilet	4'-6"X3'-7"
K.VER	Kitchen Verandah	5'-6"X3'-9"
S.R	Staff Room	4'-3"X7'-5"
VER-1	Verandah-1	14'-6"X1'-8"
VER-2	Verandah-2	2'-7"X14'-4"
PTY	Pantry	4'-5"X7'-3"

UNIT

A

BEDROOM

04

BATHROOM

04

LOWER FLOOR

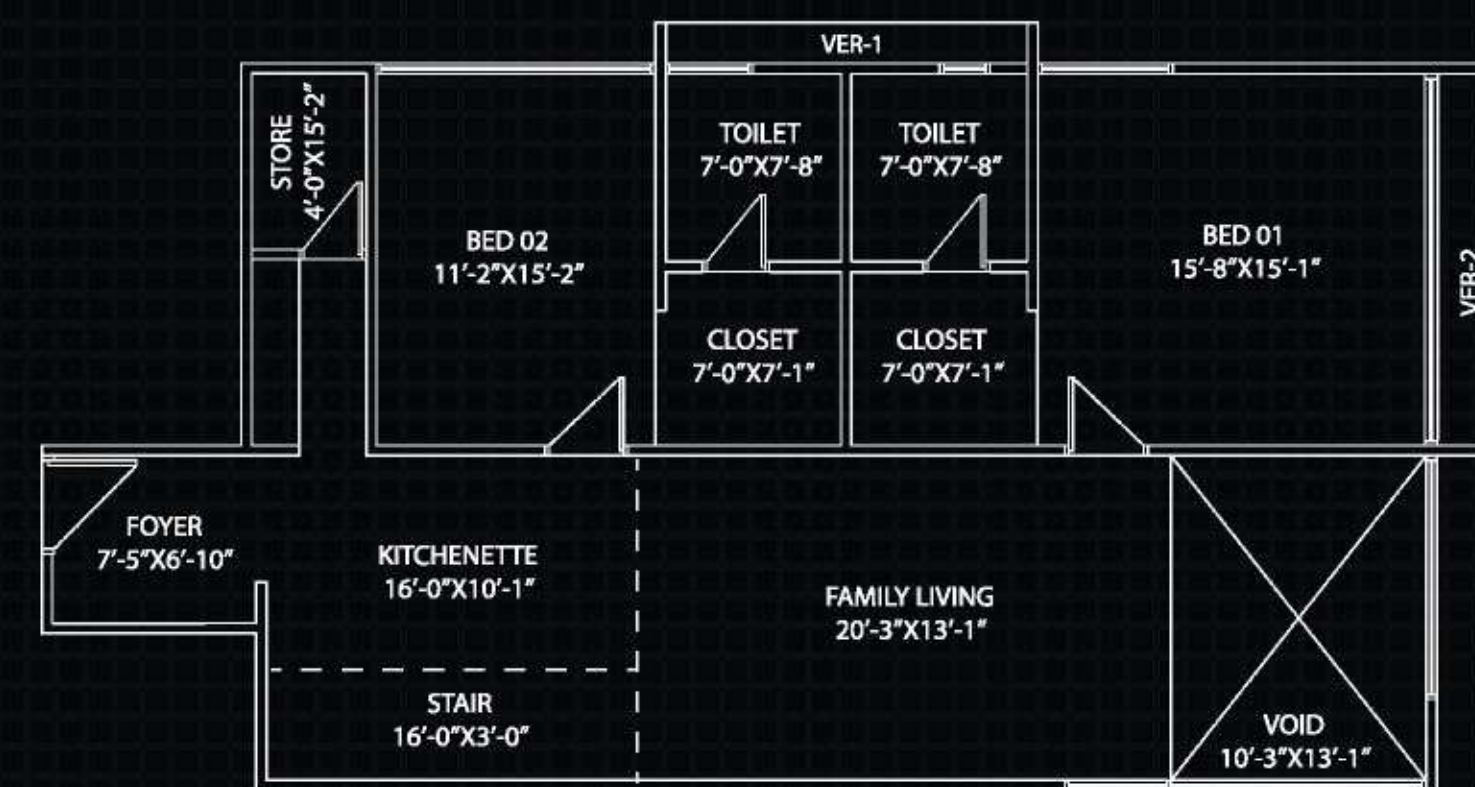
2040+ SQ FT

UPPER FLOOR

1820+ SQ FT

TOTAL AREA

3860+ SQ FT

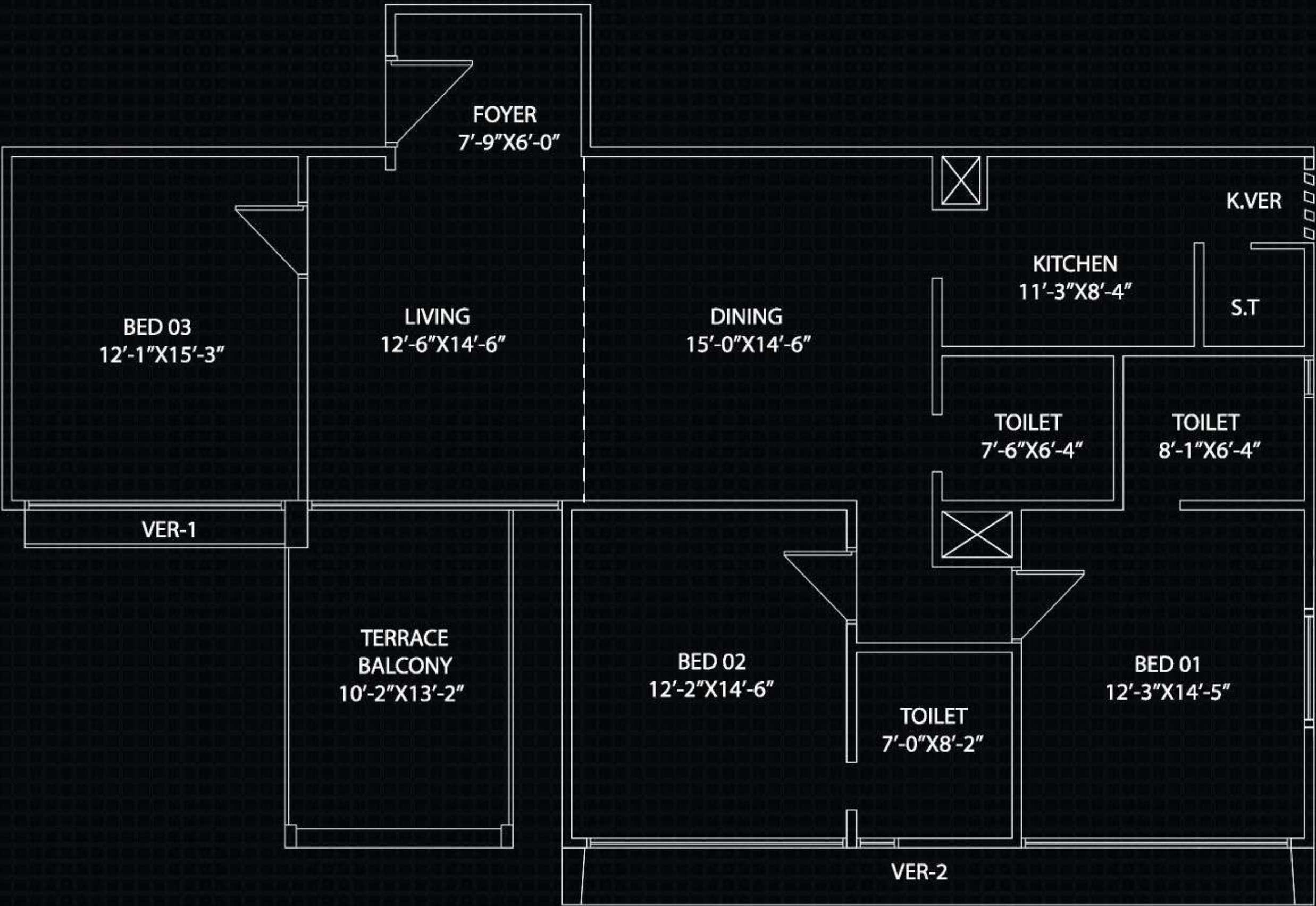
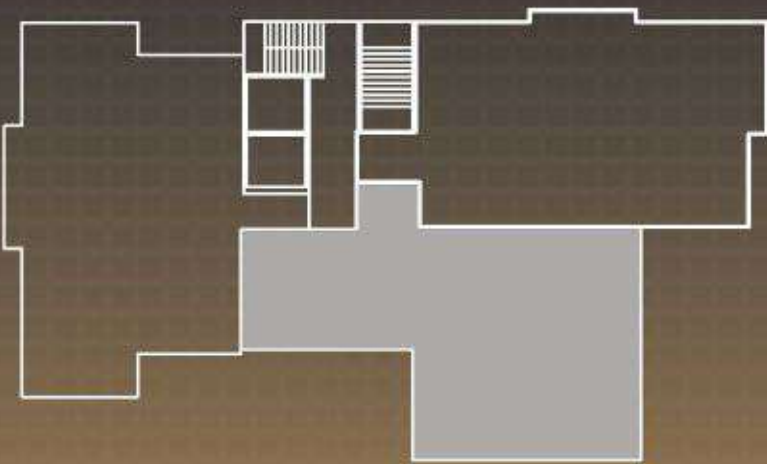






# UNIT B

BEDROOM 03  
BATHROOM 03  
TOTAL AREA 2037 SQ FT



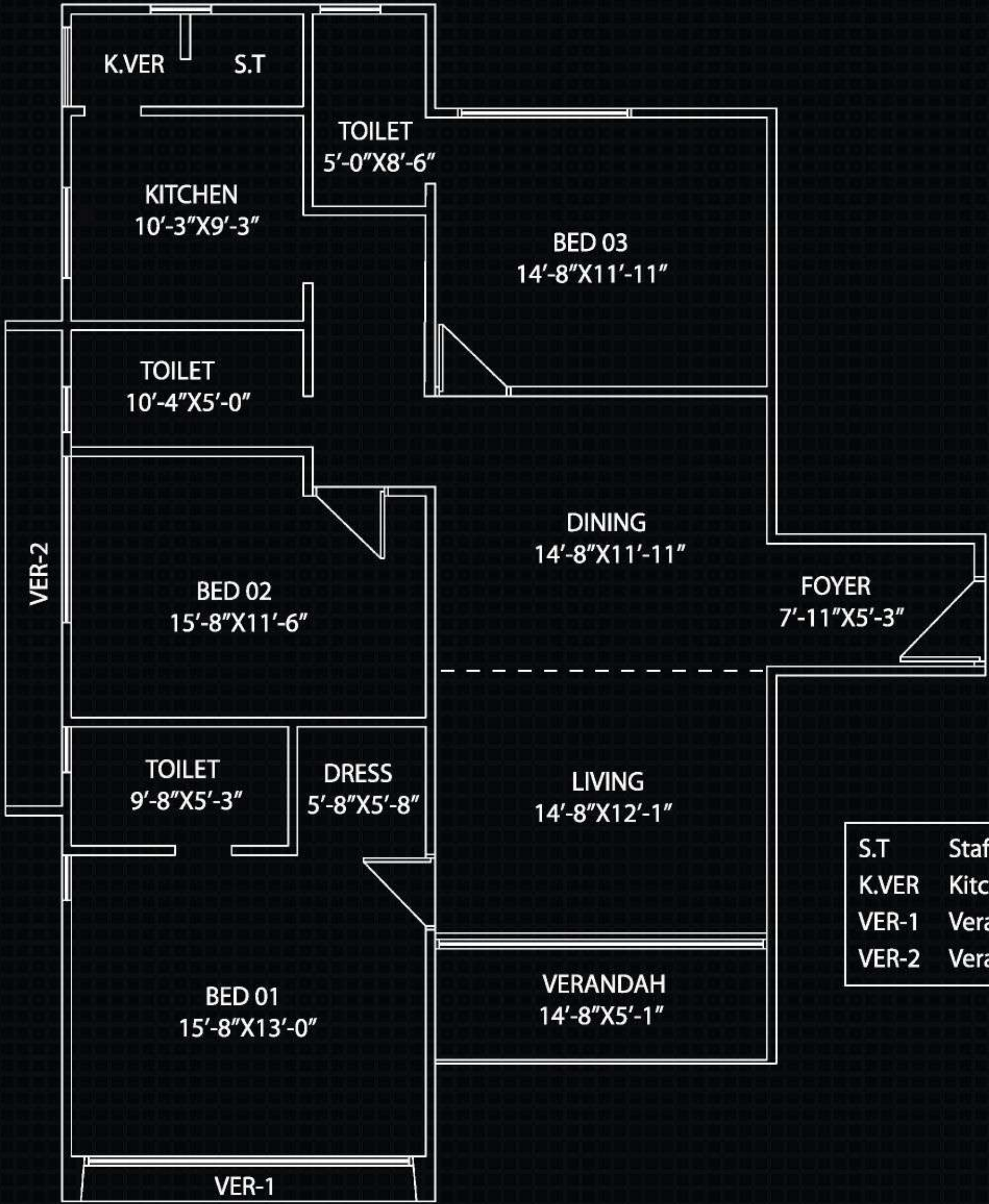
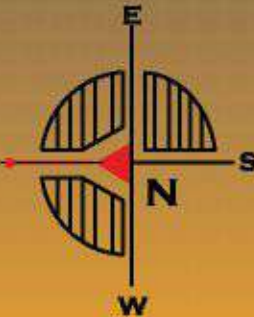
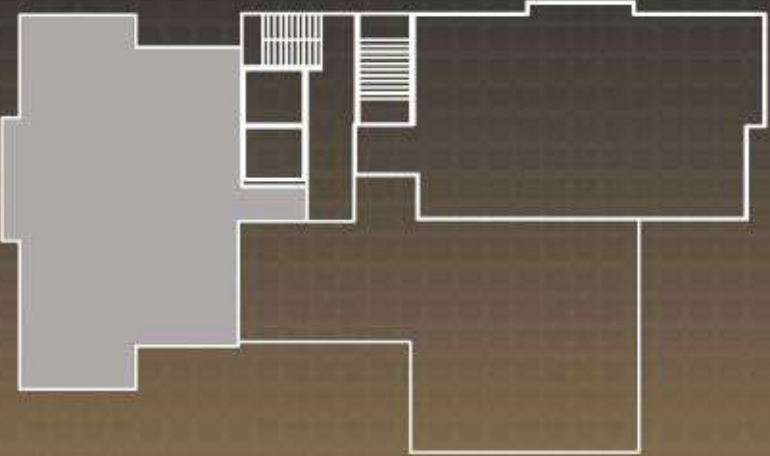
LEGEND		
S.T	Staff Toilet	4'-0"X3'-9"
K.VER	Kitchen Verandah	4'-5"X4'-3"
VER-1	Verandah-1	11'-0"X1'-6"
VER-2	Verandah-2	31'-3"X2'-2"





# UNIT C

BEDROOM 03  
BATHROOM 03  
TOTAL AREA 1960 SQ FT



LEGEND		
S.T	Staff Toilet	4'-2"X4'-1"
K.VER	Kitchen Verandah	6'-0"X4'-1"
VER-1	Verandah-1	14'-10"X1'-9"
VER-2	Verandah-2	2'-6"X22'-0"



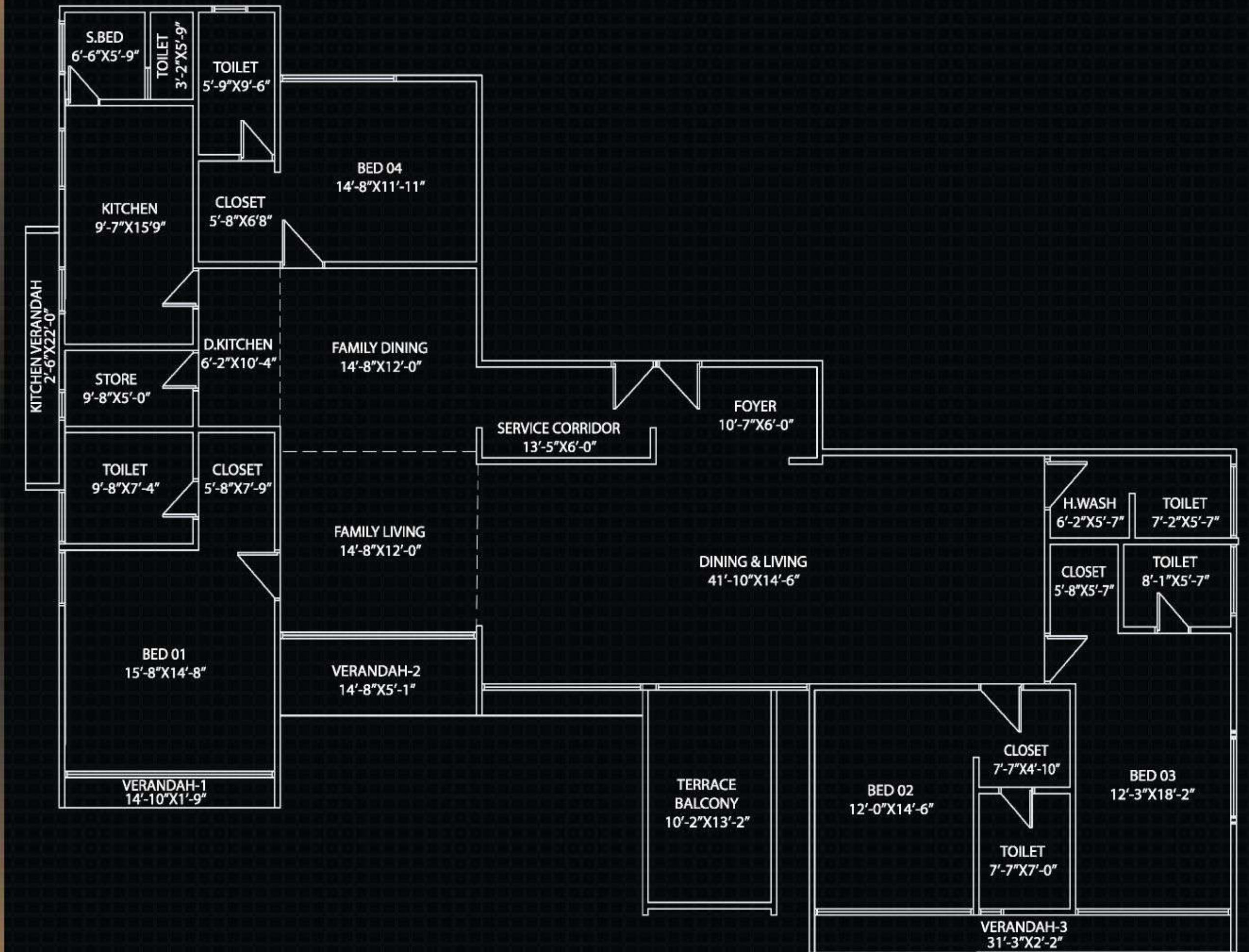


# UNIT D

BEDROOM 04

BATHROOM 05

TOTAL AREA 3980 SQ FT





Come home to the PALATIAL  
BEDROOMS at Sharavogue.  
Designed to facilitate LIGHT &  
AIR flow and deliver the perfect  
blend of COMFORT & LUXURIY.

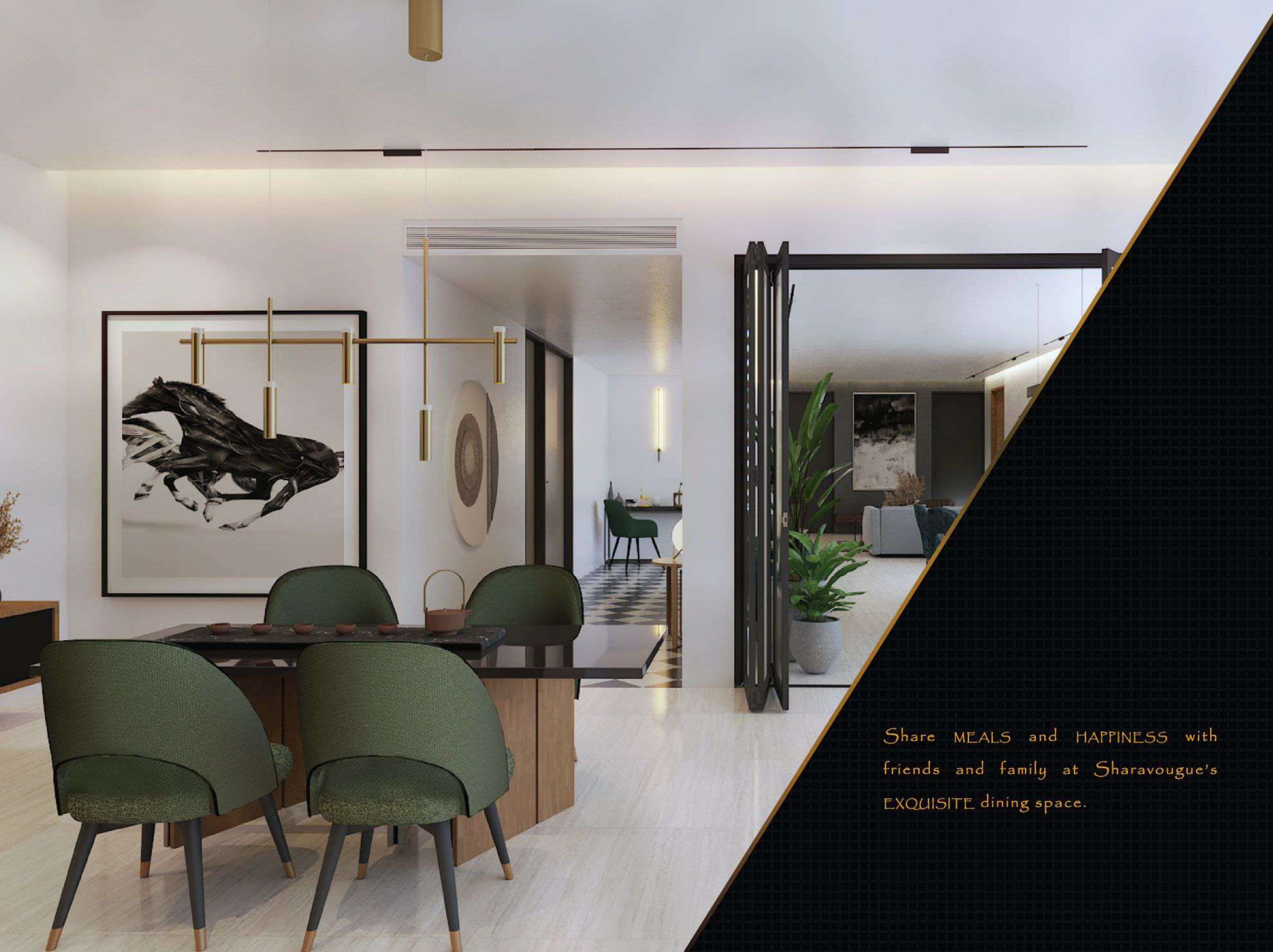
Enjoy the LUXURIOUS bath  
suites in Sharavogue, with  
designer HIS & HER sinks and  
distinct BATH & SHOWER zones  
in Master Suites



The light is what guides you  
home, the warmth is what  
keeps you there.  
-Ellie Rodriguez

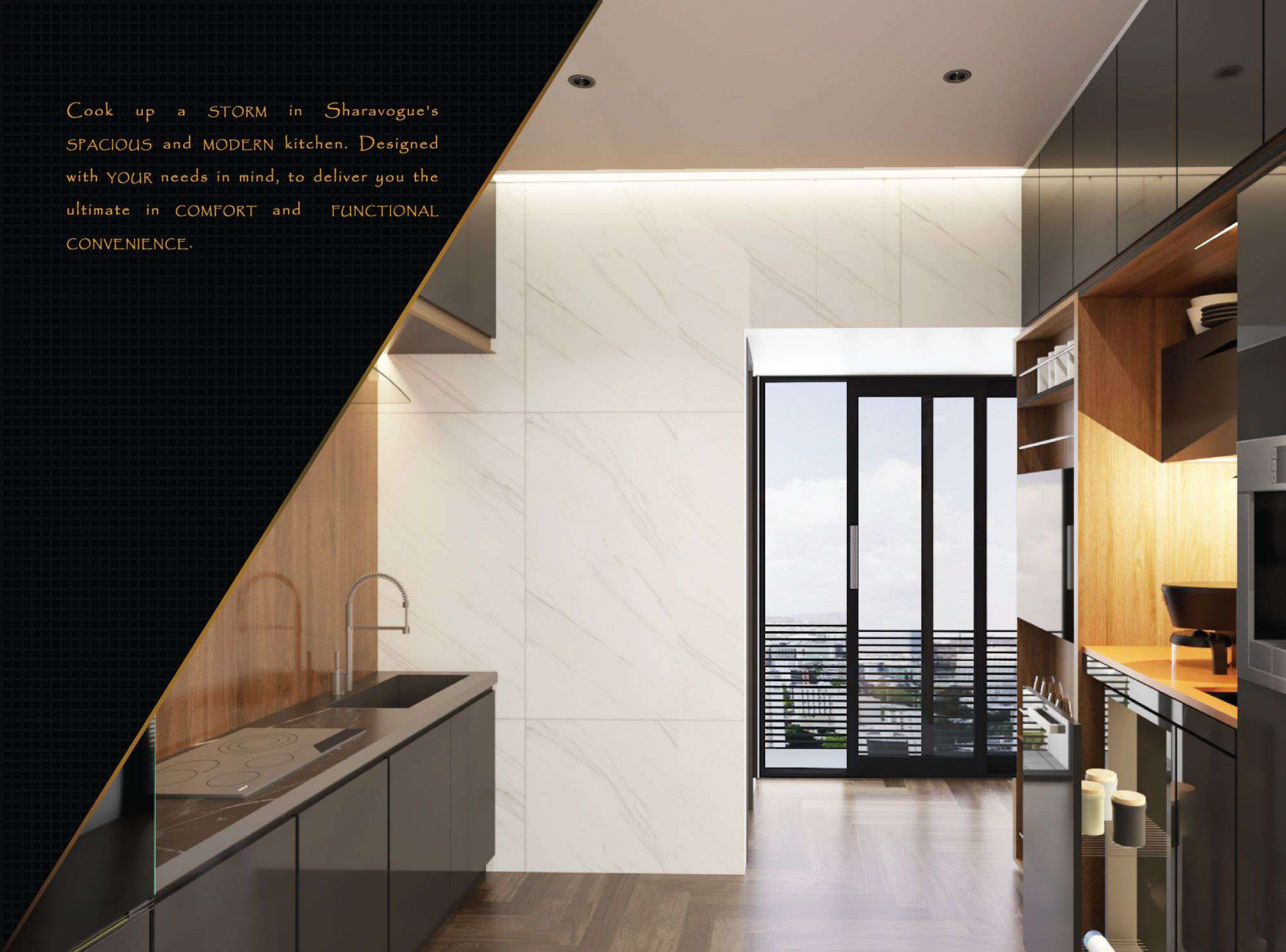
If you know you are going  
home, the journey is never  
too hard.  
-Angela Wood





Share MEALS and HAPPINESS with  
friends and family at Sharavougue's  
EXQUISITE dining space.

Cook up a STORM in Sharavogue's  
SPACIOUS and MODERN kitchen. Designed  
with YOUR needs in mind, to deliver you the  
ultimate in COMFORT and FUNCTIONAL  
CONVENIENCE.







Bask in the MAJESTIC twilight AFTERGLOW after a long, taxing day out in the urban wild. Share a QUIET moment; a LAUGH or two. Soak in the BREATHTAKING vista from Sharavogue's resplendent TERRACE BALCONIES, and feel the wearies of the world wash away. Oh what a JOY it is to be HOME!





Intermediate Moment Resisting Frame for earthquake resistance as per BNBC and ACI code



Utmost consideration given towards maintaining timely construction schedule and quality



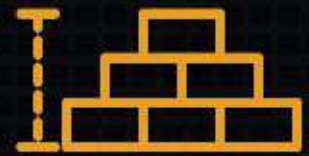
Building designed in accordance with BNBC, ACI and ASTM



Building designed, constructed and supervised by an expert team of architects, engineers and construction professionals



Systematic structural combination of BSRM and equivalent steel reinforced concrete frame and shear wall core



Highest quality sand, aggregate and machine made bricks used in construction



Strict supervision and Quality Control checked at every stage of construction



Only the best quality Lafarge-Holcim and equivalent cement used in construction



State of the art fire safety features installed including fire exit, sprinklers, hydrants and extinguishers

## STRUCTURAL FEATURES

Sharavogue is a mastercrafted abode created by an A-Team of architects, engineers and expert lifestyle crafters who take great pride in their work. Each aspect of the dwelling has been well thought out, so that the ultimate in residential luxury and comfort can be delivered to the select few who'll call Sharavogue home. From carefully planning the internal layout to maximize harmonious interplay of light and air, to using only the very best of materials to create a structure of gravitas and grandeur— great care has been taken to ensure that Sharavogue is more than just brick walls and enclosed spaces. In fact, it has been crafted to be THE statement on luxurious living.

### CONCRETE

- RCC Materials in Foundation, Column & Beam: Imported Crushed Stone, Coarse Sand and Cement
- RCC Materials in Slab: Crushed Bricks, Sylhet Sand and Cement
- RCC Materials in Drop Wall, False Slab: Crushed Bricks, Coarse Sand and Cement

### AGGREGATE

- Coarse Aggregate: Imported Crushed Stones, Crushed Bricks
- Fine Aggregate: Sylhet Sand, Coarse Sand

### REBAR STEEL

- Rebar Steel Grade: 72.5
- Rebar Steel Brand: BSRM and equivalent

### CEMENT

- RCC Frame: Lafarge - Holcim and equivalent
- RCC Brickwork: Lafarge - Holcim and equivalent

### WALLS

- External Wall: 5" Brick work with cement plastering
- Internal Wall: 5" Brick work with cement plastering
- Bricks: Machine made bricks

\*\* Utmost effort will be made to use the specified brands. Only in case of unavailability of specified brands, shall equivalent alternatives be used.



# FEATURES & AMENITIES

## LIFESTYLE

- Secure children's play area
- Fully equipped gym with separate Men's and Women's changing rooms on the Mezzanine floor
- Spacious indoor games room for relaxation of residents
- Functional multi-purpose conference room for association meetings and residents' use
- Plush waiting lounge for guests of residents
- Landscaped rooftop with bbq zone and cabana style sitting arrangement

## ENTRY & CAR PARK

- Grand 20'-00" height entry with convenient separate entry and exit gates for ease of pick up and drop off
- Strategically placed planters and landscaped area to accentuate ground floor interior with greenery
- Elegant water feature to add a touch of luxurious sensory comfort
- Secure two level car park (Ground Floor and Basement) with wide ramp for basement access
- Ornately designed concierge lobby with reception desk and security post

## FACADE

- Artistically crafted nomenclature bearing project name placed adjacent to entry and exit points
- Stylish combination of glass and brick construct boundary walls adjacent to entry and exit points

## ELEVATOR & LOBBY

- 2 nos high quality, luxurious 12-14 person international branded elevator
- Tile finished internal staircases
- Attractively designed elevator lobbies to complement a luxurious accent

## SAFETY & UTILITES

- Separate fire exit staircase in addition to regular internal staircase
- Fire extinguisher and hydrant on all floors and common areas
- CCTV monitoring system
- Separate water reservoir for fire safety
- Clothes drying area on rooftop
- Underground and overhead water reservoirs for household water usage
- Standby generator to provide backup power

## DESIGN

- Expansive simplex and palatial duplex units to suit every lifestyle
- Expertly crafted layout to facilitate seamless interplay of light and air
- Grand terrace balcony to unwind and enjoy a majestic vista
- Carefully thought out design to maximize functionality and luxurious comfort
- Sweeping living and dining areas for entertaining friends and family
- Stately bedrooms and grand bath suites for heightened grandeur

## APARTMENT

- Decorative, solid wooden entry door with premium handle lock and security lock and stylish apartment number plate
- Solid wooden door frames for main entry and internal doors (except bathrooms)
- Premium quality veneer flush doors for interior rooms (except bathrooms)
- RAK or equivalent mirror polish, laser cut 24" x 24" tiles for all internal floor areas (except bathrooms and kitchen)
- High quality Mortis lock on internal doors
- Telephone/Internet and TV line in Master Suite and Living Room
- Intercom connection to concierge desk
- Branded electrical switches, plug points and other fittings
- Provision for hot water in bathrooms
- Provision for air conditioner in bedrooms and living areas

## BATHROOM

- RAK or equivalent toilet suite and basin across all bathroom
- RAK or equivalent 12" x 12" floor tiles and 10" x 16" full height wall tiles across all bathrooms
- Dual His & Her basin in Master Bath
- Polished mirror
- RAK or equivalent chrome internal fittings
- Provision for concealed hot & cold water line in all bathrooms (except staff bath)
- Provision for exhaust system in all bathrooms

## KITCHEN

- Concrete kitchen top at 2'-9" height from floor with imported marble/granite top
- Provision for double burner gas stove
- RAK or equivalent 12" x 12" floor tiles
- RAK or equivalent 12" x 16" wall tiles up to 7' high
- One double bowl high polish countertop stainless steel sink with faucet
- Separate wash area in utility verandah adjacent to kitchen
- Provision for LP gas
- Provision for kitchen hood
- Provision for concealed hot & cold water line

\*\* Upgrade options available





MIRSAIGE

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