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SKY EDGE

*Creation of a
Dream Abode*



About Grey.D' Studio

We are the leading architectural consultancy and development agency that started our journey back in 2013. We executed several projects of construction throughout the country, all while maintaining top quality workmanship with an emphasis on creativity for interior design solutions.

Mission

We aim to offer our clients a luxurious experience, with a comfortable and stylish atmosphere along with global endurance. We make sure that you spend money to make your space feel like you.

WHAT WE DO



CONSTRUCTION MANAGEMENT

We offer 360 solutions with the implementation of engineering support, construction consultancy, design, material sourcing, and procurement.



INTERIOR SOLUTION

We listen carefully to our client's preferences making the best decision to utilize space and maximize satisfaction with style.



EXTERIOR DESIGNING

We start by collecting insights by site visiting and finish with implementing suggested ideas and designs keeping your comfort in mind.



ARCHITECTURAL & ENGINEERING CONSULTANCY

We will lay out our own blueprint designed by our expert architects and engineers, building you a perfect premise following your preferences.



LANDSCAPING

We focus on enhancing the look and feel of the exterior by guiding you through proper tree plantation and maintenance methods for your choice of plants.





PROJECT DETAILS

Project Name :	SKY EDGE
Address :	Plot 2313, Afroza Begum Road, Block-L, Bashundhara R/A, Dhaka.
Land Area :	2880 square feet
Architect :	Md. Rahmatul Aziz Salehin
Facing of the Land :	South Facing
Front Road :	40' ft Width
Number of Apartments :	08
Size of Units :	1950 square feet
Number of Car Parking :	08

LOCATION

Plot 2313, Afroza Begum Road, Block-L, Bashundhara R/A, Dhaka.



**CUSTOMIZED
COMMON SPACES**



VAASTU
(OPTIMIZED SPACE &
AIR CIRCULATION)



**RAJUK-APPROVED
BUILDING PLAN**

Standing on 2880 square ft. of the conservation area of land, Sky Edge is a construction that can be termed "Futuristic". It is a good distance away from the hustle & noise of this growing metropolitan- being located in Bashundhara L block, yet it is well connected to the city by more than one commuting road.

— Your space should feel like You —

GROUND FLOOR PLAN



TOP-NOTCH SECURITY



EXCLUSIVE EXTERIOR



GROUND FLOOR PLAN



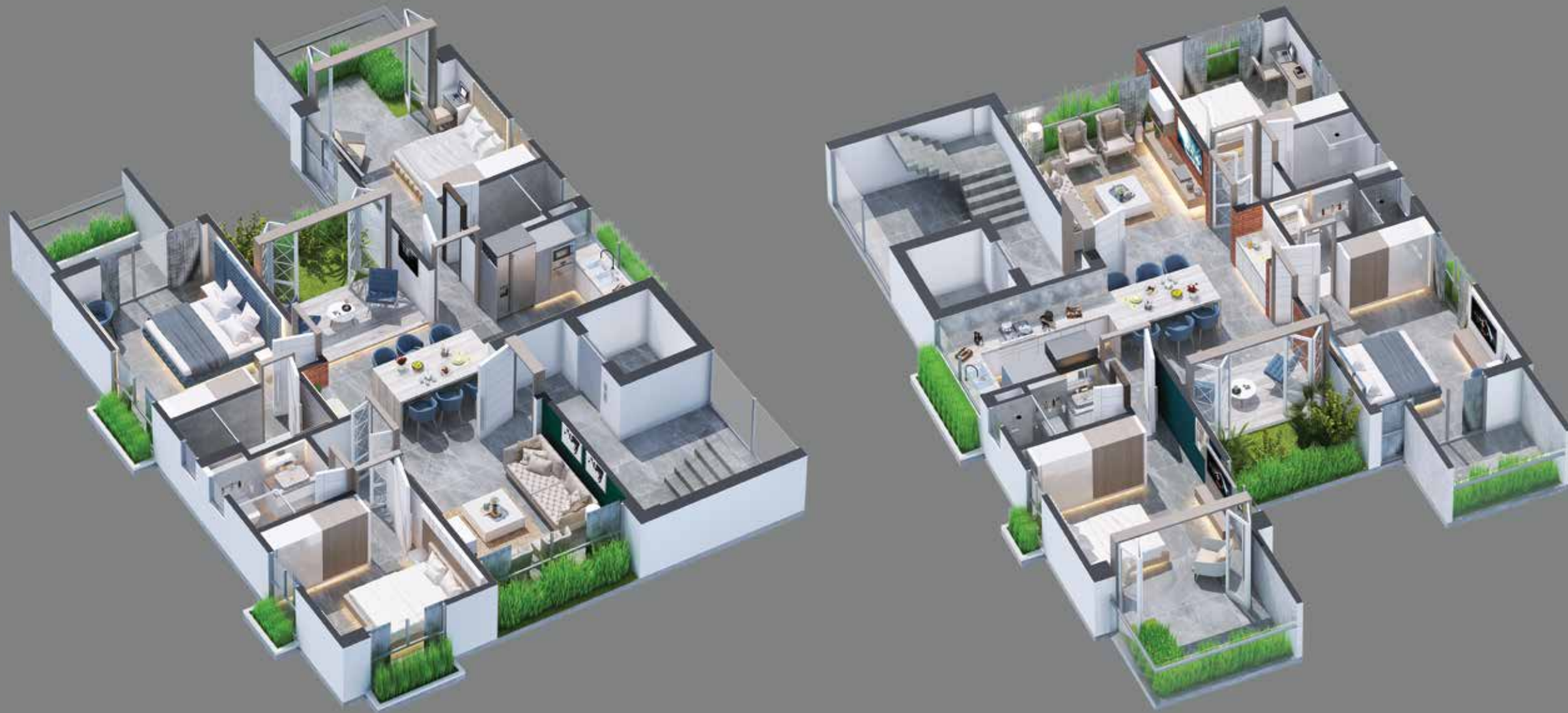


CAR PARK AND DRIVEWAY

Entering Sky Edge through a decorative gate, there is a huge ramp for Ground Floor Parking. Besides the Parking Area, Guardroom, Caretaker Room, Driver's Waiting Room, Kitchen, Toilet, and Dustbin areas are designed.

Drive through a comfortable internal driveway with paved tiles, column guards, and reserved car parking identified by numbers. Reach your home through reliable lifts with designed cabin interiors.

There is Electric Vehicle Charging Station, provision for LPG cylinders, and Generator and Electro-Mechanical room for easiest use. In general floor mat polish 24"x 24" RAK tiles are used.



INTERIOR FUNCTIONALITY

SIMPLY THE BEST

With premium imported tiles, quality wooden doors, and sliding windows with rainwater barriers and mosquito nets, we offer you a blend of functionality and style. Our walls are donned with the finest bricks and branded paint, ensuring a luxurious experience.

ROOFTOP PLAN

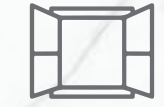
In this concrete-made city, being close to nature is the first thing for an innate living. With a large patio on the rooftop, lawn facilities & open terrace, you can enjoy sunsets with close ones over a proper cup of coffee sitting on a marble top inside a wild garden you grew yourself. The luxurious infinity Water Body with LED Lighting, Central Kitchen, Plumtree Facilities & BBQ Deck can take your enjoyment to the next level.

With protective parapet walls with non-slippery & weather-resistant paved mat tiles ensure your safety from every side.





CONSTRUCTION OF FUTURE



LANDSCAPE VIEW



HANGING GARDEN



GYM



INDOOR GAMES

The building has been thoughtfully designed to maximize the benefits associated with cool summer daylight and winter sunlight from all sides with cross-ventilation. There are also naturally inaccessible green garden areas. Bedrooms are located away from guest bedrooms and main entertainment areas to emphasize privacy.

AMENITIES



**REALISTIC
MATERIALS**



**CUSTOMIZED
ACCESSORIES**

Shedding light from the proper angles on minimalist items of furniture can look aristocratic and classy. We offer a range of customized and curated items such as chandeliers, bedsheets, dishes, showpieces, pottery, and paintings so that your living space looks exclusive just like you.





AMENITIES



**APT INTERIOR
COMPONENTS**



**1 YEAR AFTER
SALES SERVICE**

Available products from the best local vendors - Shansi, HEE, Vision, Super Star, Pyramids, Marquis, Teka, Swish, etc. Smart kitchens with modern facilities like Electric Oven Power Provision, Kitchen Hood Provision, Separate Electric Plug Point for Geyser in the kitchen, concealed hot and cold-water lines and Double Burner Gazi Gas outlet, etc. are designed for our customers.

SPACIOUS LIVING ROOMS

Placed at the center of Sky Edge's apartments, the open living rooms serve as a connecting point for the family members. They cater to the household functions of each family, ensuring that the common space is convenient for each inhabitant.





COSY BEDROOMS

With soothing color themes and functional fixtures, Sky Edge's bedrooms are exceptionally designed to relieve stress.

COMFORTABLE BEDROOMS

These personal rooms ensure that everything is within reach and can be easily decluttered - so that the owners can feel a sense of calm and comfort after a long day.





FUNCTIONAL KITCHENS

The kitchens at Sky Edge are exclusively catered to its users. Multiple cabinets, tailored kitchen platforms, and spacious kitchen granite top ensure a hassle-free and convenient experience for anyone working in the kitchen.

STYLISH BATHS

Separate wet sides and dry sides in the baths ensure organized spaces for its users. Cotto or Swish branded commode and cabinet basin are used in the master bedroom and the second toilet. In other toilets, Swish/ MSI/ RAK brands are used for the commode and cabinet basin.

Chrome-plated fixtures and fittings offer an incredibly luxurious experience. Glossy/matt finish and matching floor tiles provide comfortable and soothing feelings.





GREEN EXPERIENCE

Each and every apartment is equipped with large balconies and window panels adorned with greenery. These minimalist spaces are easy to maintain so that you can be in the presence of nature at all times.

BUILDING ENTRANCE

The building gate is decorated with scenic lights and the logo is displayed on polished Marble, Granite, and Metal. For proper security management of the building, the security post provides 24 hours surveillance. This feature is embedded in the design to ensure proper vigilance.



LANDSCAPING

Every corner of the building has a serene feeling. The Balcony Area, Rooftop Area, and Parking Area are decorated with multiple evergreen plants.

RECEPTION LOBBY

The reception lobby has a waiting area and a deck area with a long height. Reception desks are made of Marble or Granite table tops and the floor is made of Marble, Granite and Tiles as per design. The walls have one Wall/Ceiling Fan.

LIFT

The building lift is of international quality. The brands used are Mitsubishi/ Schindler, Hyundai/ Schneider and ThyssenKrupp. The lift has the capacity of holding 8 people at a time. 1 NOS imported lift of international standard passenger lift is used.

LIFT LOBBY & STAIRCASE

Sky Edge lift lobby, wall, and staircase are made of good quality imported Marble, Granite, or Tiles. The whole building's staircases are superbly proportioned with decorative railings. Heavy-duty 12"*24" stair tiles are used for all flights.

GENERATOR

The building has one brand new imported international standard generator (Welland Power, Electro, GLAD) with a residential Canopy System and manufacturer warranty. The generators have features like Engine: Perkins; Alternator: Mecc Alte/ Stamford (UK); Control Panel: Deep Sea (UK); ATS: Local/ Energypac / Cat. The generator has adequate KVA capacity to cover the Lift, Water Pump, Common Light, and one-light and one fan in all Bedrooms, one light in Kitchen, one light and one fan in Dining and Living and one light in all Toilet.

WATER PUMPS

Sky Edge has two imported pumps one of which is fully operational and the other one is for standby support. The brands used at Sky Edge are Pedrollo/Sear/Pentax, Marquise, and RFL.

COMMUNITY ZONE

The community zone of sky Edge has a luxurious ambiance with an elegantly designed Visitors Lounge. This lounge is the highlight of the reception lobby complete with an impressive marbled concierge on the Ground Floor. Community Hall Room, Community Children's Playground, and a Community Meeting Room on the roof floor for get-togethers and complex management coordination. The community zone has Central Kitchen, Guard Room, Caretaker Room, Driver's Waiting Room, Toilet, and Dustbin area for easy access. The multipurpose Community Hall has also a Prayer Space in it.

INTERCOM

Sky Edge has an International standard PABX System which is connected to Phones in Family living. The intercom connects the apartment with the reception desk on the ground floor.

DOOR

The Main entrance of each Apartment shall be a Single shutter door which is made of Hatil flash door 38 mm thick and the main door frame is made of Teak Chamble. The entrance door is decorated with Mortise lock with Handle (Yale, Hafele, DorSet), Non- Magnetic Security Lock (Gulli, Yale, Hafele, Dorset), Door Chain (Ezset), Door Viewer (Taiwan, Ezset), Door Stopper (Magnetic), Apartment Number Plate (Brass/ Crafted) & Calling Bell Switch (Standard Brand). Internal door frames are made of Solid wood and Internal door Shutters are made of Partex, Hatil, and Amber with a waterproof finish.

WINDOWS

Sky Edge has Sliding windows with a fixed lower portion and sliding glass in the upper portion as per the Architectural Design of the complex. Bedrooms have Double glazed sliding glass which is 5 mm thick clear glass with mohair lining.

WALL

The walls are made of first class bricks and the thickness is 5" to 10" as per the designs with smooth finishing.

PAINTING & POLISHING

Sky Edge has used Plastic Paint on all internal walls and ceilings. Exterior Walls are as per design with colors or textures according to the architect's choice. For Door Frame and Shutter, Lacquer Polished has been chosen and Mat enamel paint has been chosen for the Internal and External MS Surface with Prime Coat paint. Berger/ Asian Paints are their favorite choices for painting.

ELECTRICAL

All bedrooms and living and dining areas are air-conditioned. The main switch in each apartment has SDB and is from Breaker Brands like ABB/ Schneider/Siemens/LS/ Togami or other renowned brands. There is also the facility of TV Dish Point in all Bedrooms, and formal and family living areas. For security purposes, CCTV facilities on Ground Floor, Basement, Rooftop, and display are placed in the Ground floor area.

SAFETY MATTERS

Sky Edge buildings are well protected by a safety net/enclosure. Engineers and workers have to use helmets, safety belts, and safety shoes as per requirement while working. Also, a Canopy slab is there in the outer periphery area of the building.

MAJOR STRUCTURAL MATERIALS

Sky Edge buildings are made with the best quality local steel, rods and local PCC and OPC cement. The best quality stone chips, Sylhet sand and medium sands sourced from trusted vendors provide the buildings with an attractive finish.

STRUCTURE

The building's total foundation and superstructure design are supervised by a team of professional structural design engineering/architects. Structural design parameters are based on BNBC Code. All floor slabs are of reinforced cement concrete and a systematic structural combination of steel-reinforced concrete frame and shear wall core. To keep a luxurious vibe, all inner walls are made with the first auto bricks. Heavy reinforced cement concrete and a systematic structural combination of a steel-reinforced concrete frame with a shear wall core have been provided in the building. Sub-soil investigation and soil composition comprehensively have been analyzed. Also, the structure has been designed to withstand earthquakes of prevalent intensity. Thunder Arrester system is also activated. The construction site equipment that has been employed includes vibro hammers, mechanical rollers, steel cutting and bending equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, materials handling equipment, leveling instruments and theodolite etc.

UTILITY CONNECTIONS

All Apartments have independent Gas Connection Lines for two burners & independent electric meters in Sky Edge. All apartments have independent gas connection lines for two burners for easy access. The building has a common WASA meter for total complexes. All utility connections are subject to the approval of the concerned authority.



Indulge in the blend of
Luxury and Style

at your new nest

GREY.D' STUDIO'S

**SKY
EDGE**

