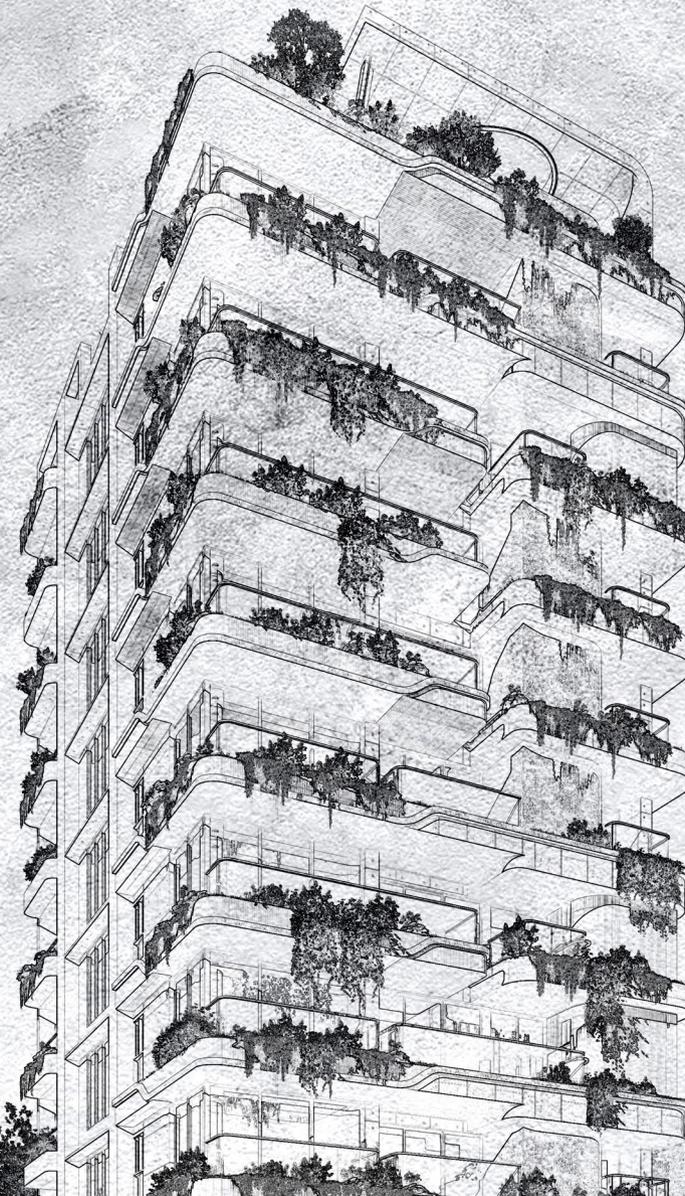


INSPIRE LAKE HORIZON

at Jolshiri
Plot- 006, Road- 404E, Sector- 06



| Crafting Your Ideas

About Us

Welcome to **Inspire Konsortium**- Crafting Tomorrow's Living, Today.

Inspire Konsortium is a visionary real estate development company founded with a deep passion for creating meaningful, sustainable, and elegant living spaces. With a commitment to excellence and innovation, we aim to redefine the standards of residential and mixed-use development across Bangladesh.

We are proud to introduce our inaugural signature project – **Inspire Lake Horizon**, located in the serene heart of Jolsiri Abason, Dhaka. This exclusive lakeside residential development blends architectural finesse with nature's tranquility, offering a unique lifestyle experience designed for comfort, peace, and timeless value.

At **Inspire Konsortium**, we don't just build structures – we build dreams, communities, and a future that inspires.

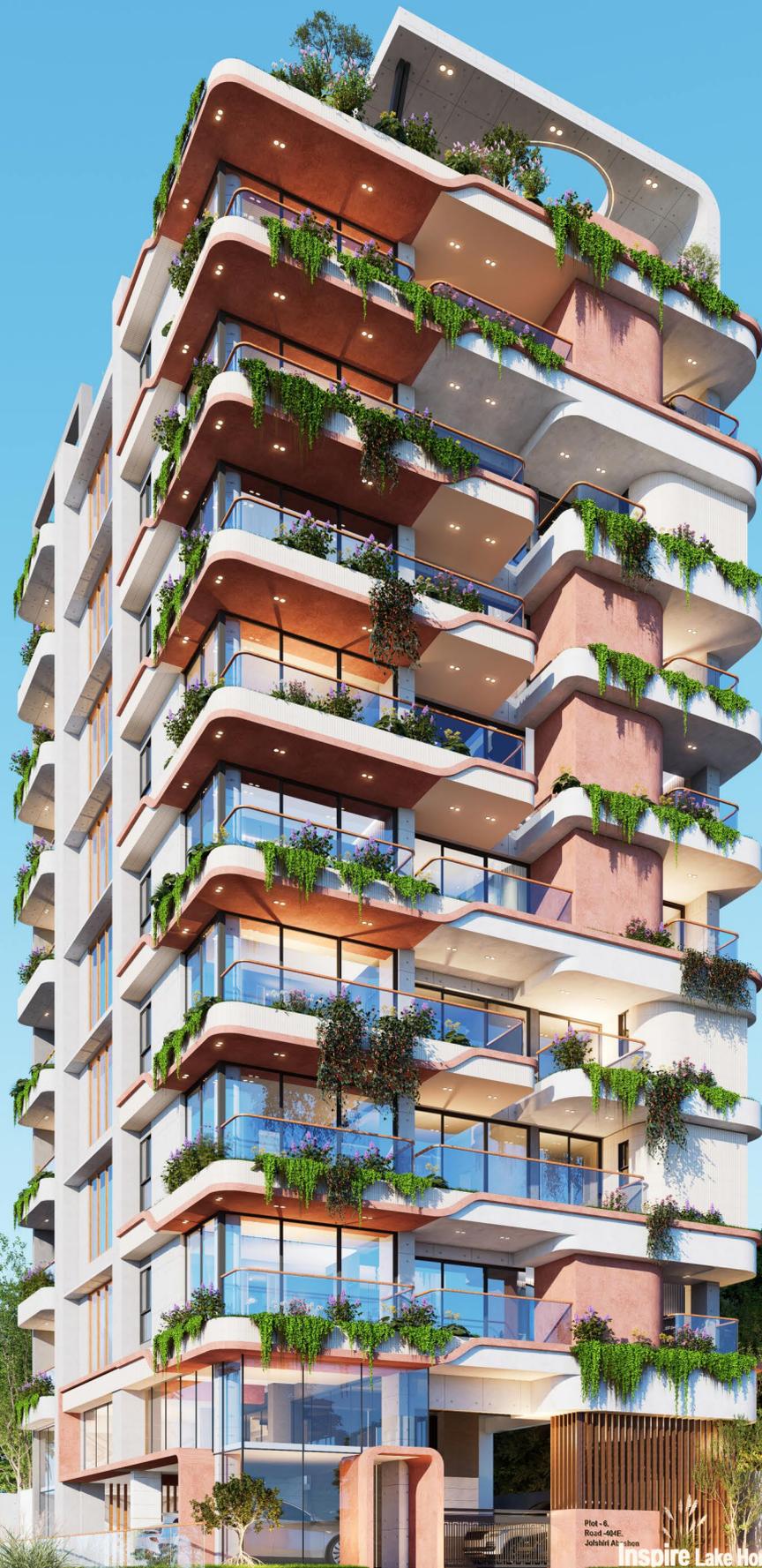
Jolshiri - The Hope of Harmonizing With Nature

- Only Aqua Green Smart City where ratio of greens, construction and water body is determined through BUET research. So this area will be living friendly.
- 60% open and only 40% constructed area means lavish living with the nature.
- Only 6 km from US embassy and 25 minutes journey from airport. Very close to the heart of Dhaka City Center but away from crowd & traffic congestion.
- A complete security solution with co-located Army Brigade, RAB Unit & 4 (four) Police Stations, Army Controlled Security System and encircled by a natural obstacle of lake system make the area totally secured.
- Beautiful Golf Course, Boat Club, Central Park, Amusement Park, Open Theatre, Community Center, Clubs, Lakeside Walkway within one Residential area which is unique in Bangladesh.
- Central Business District with large shopping mall, market, 5 star hotel, central hospital, clinics, super stores and all commercial and living amenities to make all your needs available at hand.
- 25 Cantonment Public schools/colleges/ kindergartens /Universities including branches of MIST, BUP, AFMC provide complete educational solution.
- Secured investment under the supervision and control of Cantonment Board and Army led Housing Society.

PROJECT SUMMARY

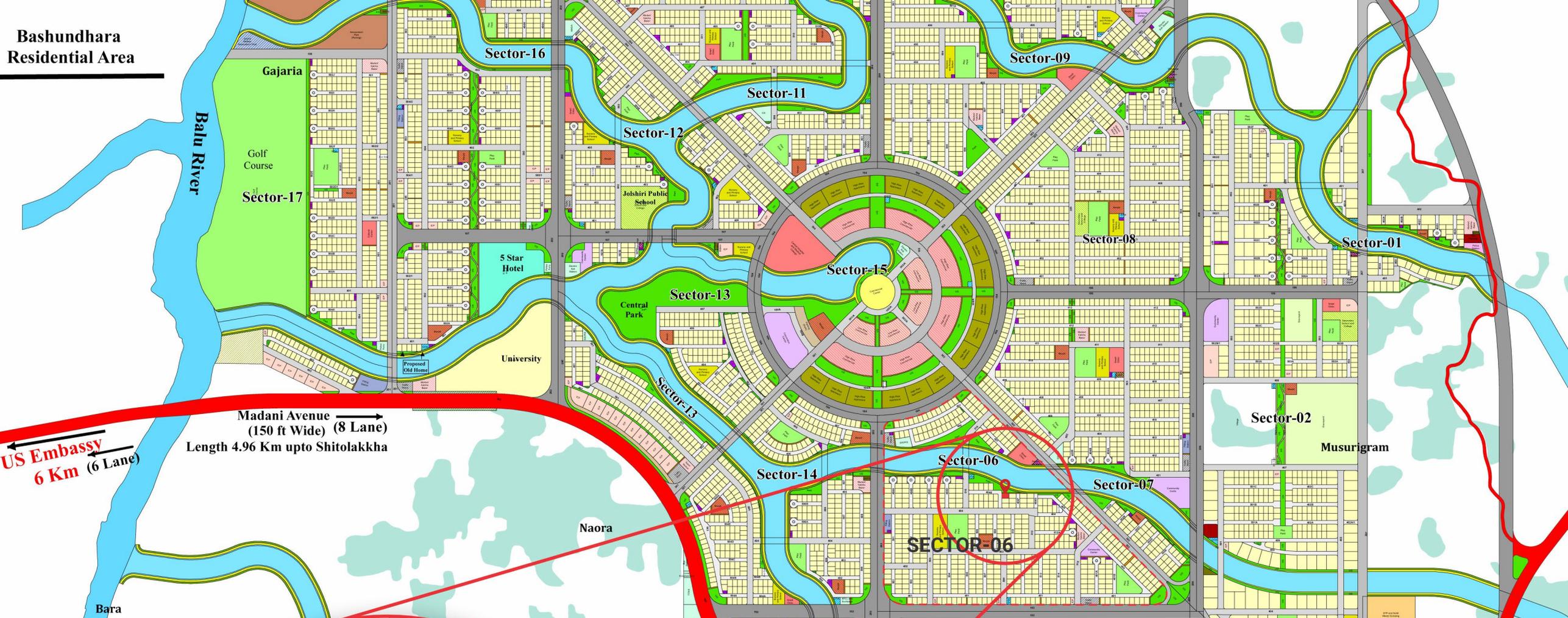
- **Project Name:**
Inspire Lake Horizon
- **Project Address:**
Plot- 006, Road- 404E, Sector- 06, Jolshiri Abason, Dhaka
- **Apartment size:**
Single Unit 2850 sft. (Approx.)
- **Number of Apartment:**
08 nos
- **Building Heights:**
G + Mezzanine + 8 (Nine Storied)
- **Project Position:**
Lake and Park side
- **Project Facade:**
Fair-Faced Concrete Building
- **Land Size:**
5.00 Katha
- **Status:**
Ongoing
- **Completion :**
Expected June 2028
- **Cantonment Board Approval:**
Approved

EVERY IMAGINABLE
URBAN AMENITY



Plot: 6,
Road-404E,
Jahshil Al-Horizon
Inspire Lake Horizon

Bashundhara Residential Area



US Embassy
6 Km (6 Lane)

Madani Avenue
(150 ft Wide) (8 Lane)
Length 4.96 Km upto Shitolakha



RAB Bn

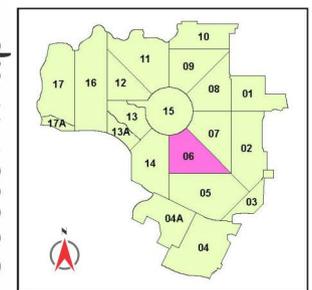
JOLSHIRI

THE ONLY SMART CITY IN BANGLADESH
60% PRESERVED AS OPEN SPACE

All Within Walking Distance

- 60' feet wide road
- Lake/ Lake Drive
- Urban Green Park
- Urban Green Walkway
- Masjid
- Play ground
- Clinic
- Primary School
- Shopping Mall / Bazar

Location Map

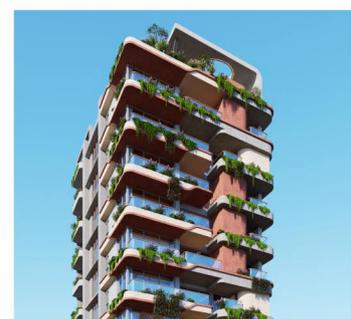


Sector Map

INSPIRE
LAKE HORIZON

INSPIRE
KONSORTIUM LTD.

PLOT-006
ROAD - 404E
SECTOR-06





GROUND FLOOR PLAN

GUARD ROOM | CARETAKER ROOM | OFFICE-WAITING LOUNGE | KITCHEN | TOILET | EMR ROOM



Parking with
Ample Light And
Ventilation

Parking **08** Nos.

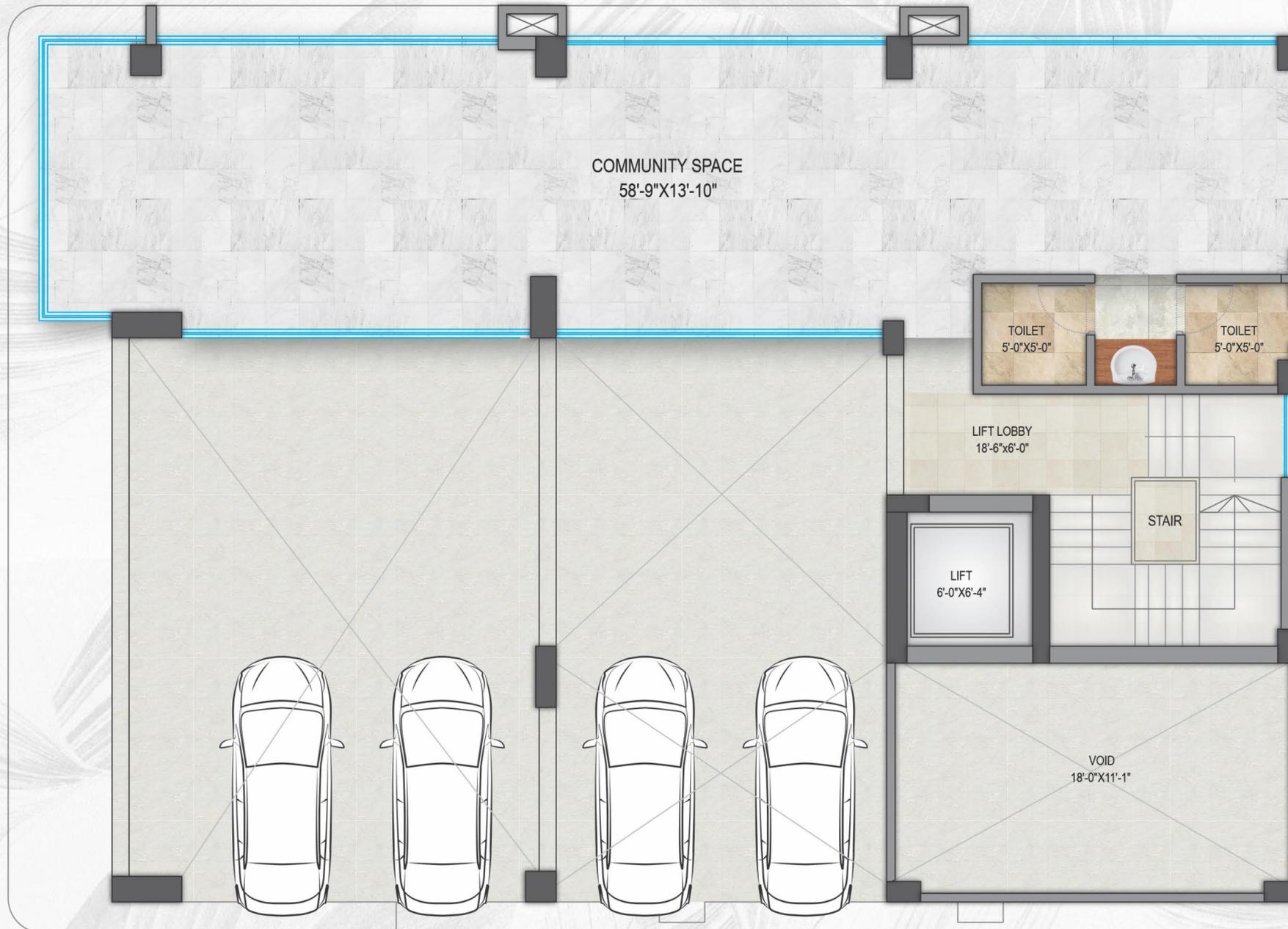
MODERN ARCHITECTURE REDEFINED
FOR COMFORT AND STYLE



PRI-5
Road-104E
Jalim Abashan
Inspire Lake Horizon

MEZZANINE FLOOR PLAN

SPACIOUS LOBBY | COMMUNITY SPACE | POWDER ROOM | GYM



16 feet height Garage + Mezzanine



A HARMONIOUS BLEND OF
STYLE AND FUNCTIONALITY FOR
YOUR LIFESTYLE

SINGLE UNIT FLOOR PLAN

5 BED ROOMS | LIVING | FAMILY LIVING | DINING | KITCHEN | 5 TOILETS | 5 VERANDAS



FLOOR SIZE 2850 sft. (approx)

1st, 4th, 5th, 6th & 8th Floor Plan

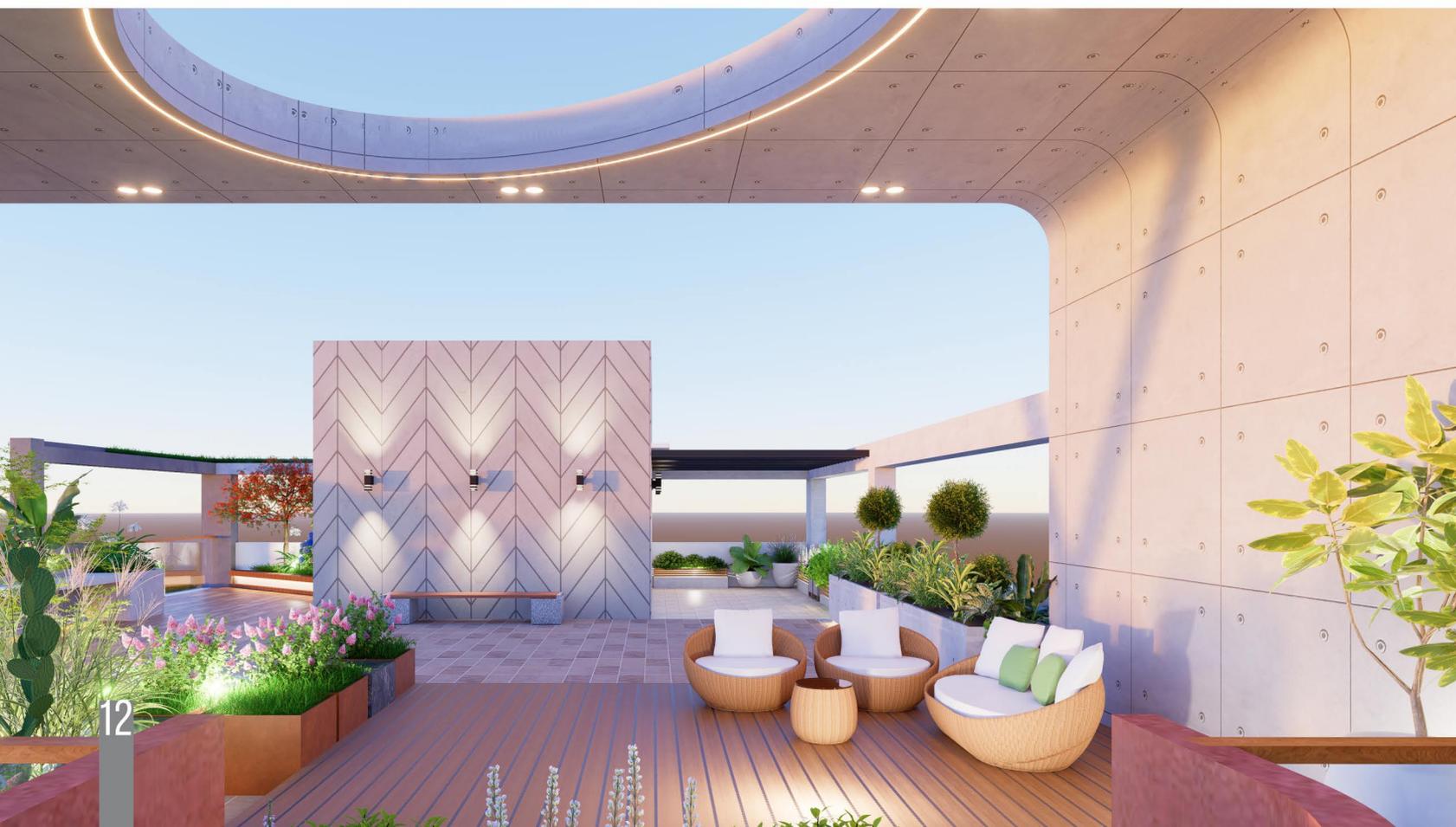
SINGLE UNIT FLOOR PLAN

5 BED ROOMS | LIVING | FAMILY LIVING | DINING | KITCHEN | 5 TOILETS | 5 VERANDAS



FLOOR SIZE **2850** sft. (approx)

2nd, 3rd & 7th Floor Plan





BREATHTAKING BIRD'S EYE VIEW
AMAZES YOU WITH VIBRANT COLORS

FEATURES AND AMENITIES

Building Materials Specification

R.C.C Work

Reinforcement

MS bar 72 grade (KSRM / BSRM / GPH / AKS / RAHIM STEEL or Equivalent) steel uses structural elements as per design & 40 grade steel uses non-structural elements as per design

Concrete for Foundation & Column

Concrete (mix proportion as per design requirement)
Crushed stone chips
Sylhet sand

Concrete for Beam, Slab & Stair

Ready Mix Concrete (RMC)
Stone chips
Sylhet Sand

Concrete for other non-structural members (False ceiling, Lintel, Shelves etc.)

Concrete mix proportion: 1: 2: 4
Picket brick chips
Medium sand

Brick Work

External/internal wall: 125mm thick Well burnt 1st class bricks (Machine Made).
For brick laying, mortar (mix proportion for brick wall of 1:5) of used medium sand.

Plaster Work

Sand cement plaster (mix proportion of 1:4 for concrete surface and 1:5 for brick surface) using washed clean medium sand to avoid salinity.
Admixture will be used for external plastering to protect dampness.

Floor

Apartment (except kitchen and bathrooms)
32" X 32" mm DBL / SHELTECH / AKIJ / CHARU / RAK / CBC / CHUNG HUA or equivalent with 4" skirting.

Lobby

32" x 32" DBL / SHELTECH / CHARU / AKIJ / RAK / CBC / CHUNG HUA or equivalent with 4' skirting.

Driveway and Car parks

Pavement Tiles + Patent stone in car parks.

Staircase

10" x 24" Homogenous stair tiles [DBL / SHELTECH / CHARU / AKIJ / RAK / CBC / CHUNG HUA or equivalent] with 4" skirting.

Lift front wall

12" x 24" wall tiles [DBL / SHELTECH / CHARU / AKIJ / RAK / CBC / CHUNG HUA or equivalent]

Doors, Windows & Balconies

Entrance Door

Chowkat: Decorative wall covered Chowkat of solid Teak Chamble wood with polish
Shutter: Decorative Solid door shutter (Chittagong Teak)
Handle Lock
Door viewer
Apartment's number plate

Internal Door

Bed Rooms, Kitchen:
Chowkat: Decorative wall covered Chowkat of solid Teak Chamble wood with ready polish
Shutter : Flush door (veneered) with clear varnish/ WPC

Bathrooms

Chowkat: Wall covered decorative Chowkat of solid PVC wood with enamel paint/WPC
Shutter : Flush door (Veneered) with clear polish
Servant Bath PVC Door.

Window

Sliding Aluminum window with 4" standard sections (Mosquito net provision) Black color
Glazing will be of 5 mm (clear glass) completed
Window grill of appropriate M.S section painted with Enamel paint of elegant color.
Painting
Exterior
Weather coat paint of elegant color. [BERGER]

Internal (Rooms, kitchen, balconies and bathrooms)
Plastic Emulsion paint of elegant color [BERGER]

Bathrooms

Bathroom attached with bedroom

12" X24" Glazed tiles [DBL / AKIJ / SHELTECH / CHARU / RAK / CBC / CHUNG HUA or equivalent] in wall up to false ceiling height]
16" x16" wall matching glazed tiles [DBL / AKIJ / SHELTECH / CHARU / RAK / CBC / CHUNG HUA or equivalent] on floor.
Hot & cold line (Excluding Geyser)

Sanitary fixtures and fitting

Kombi commode (RAK / CHARU / COTTO or equivalent)
Cabinet Basin (RAK / CHARU / COTTO or equivalent) with marble top
Shower mixer (SHARIF/ROSA / CHINA or equivalent)
Mirror (18" X 30")
Basin mixer (SHARIF /ROSA/ CHINA or equivalent)
Bib cock (SHARIF/ROSA / CHINA or equivalent)
Head shower (Imported)
Towel rail (Imported)
Toilet paper holder (Imported)
Soap case (Imported)
Push Shower (Imported)

Common Bathroom

12" x 24" Glazed tiles [DBL / AKIJ / SHELTECH / CHARU / RAK / CBC / CHUNG HUA or equivalent] in wall up to false ceiling height
16" x 16" Homogenous tiles [DBL / AKIJ / SHELTECH / CBC / CHARU / RAK / CHUNG HUA or equivalent] on floor.

Sanitary fixtures and fitting:

Squatting W.C (RAK or equivalent)
Pedestal Basin (RAK or equivalent)
Concealed stopcock (SHARIF/ROSA / CHINA or equivalent)
Mirror (18" X 30")
Basin pillar cock (SHARIF/ROSA / CHINA or equivalent)

Bib cock (SHARIF/ROSA / CHINA or equivalent)
Head shower (standard)
Towel rail (standard)
Toilet paper holder (standard)
Soap case (standard)

Kitchen Floor

24" x 24" Mirror polish [DBL / SHELTECH / AKIZ / CHARU / RAK / CBC / CHUNG HUA or equivalent]

Wall

12" x 24" glazed tiles [DBL / SHELTECH / AKIZ / CHARU / RAK / CBC / CHUNG HUA or equivalent] 7'-0" Height around work top.

Worktop

2" thick Ferro-cement work top with marble. (INDIAN)

Others

36" long double-bowl single tray stainless steel sink with sink cock
Double burner gas outlet
Dish washing corner on the floor of the kitchen

Electrical, Telephone, Cable TV line

Concealed electrical wiring with RR/BBS/BRB or equivalent cables through PVC conduits.
All MK Type gang switches, plug points etc.
Earthed power points for air conditioners in 3 bedrooms and living area.
Electrical distribution boxes with circuit breakers for each apartment.
Individual electrical meter for each apartment.
Full house Light & Fan will be supported by generator.
Concealed Internet cables with outlets in the Dining room (connection not included)
Concealed Cable TV lines with outlets in family living rooms and master bedrooms. (connection not included)

FEATURES AND AMENITIES

Generator

01 (One) Diesel Generator PERKINS / CUMMINS (with residential type silencer & sound canopy) to backup lift, water pump, intercom system, staircase and parking and supply to each flat full house light & fan point will be supported by generator

Lift

01 no (One) 08(Eight) persons MITSUBISHI or equivalent.

Intercom

PABX system connecting all flats, apartment association's room and guard post.

Water Pump

Two electric water pumps (MARQUIS).

Fire Extinguisher

Fire extinguishers will be provided at vulnerable locations on each floor.

Ground Floor

Secured attractive Gateway with gate name plate. Spacious and comfortable driveways and car parks.

All the corners of columns at ground floor will be covered with fluorescent colored M.S angle to protect the columns from any accidental damage. Provision for the plantation at suitable locations will be provided.

Electro-Mechanical room.

Guard post

Caretaker room.

Substation

Engerypac or equivalent.

TERMS AND CONDITIONS

Application for allotment of apartments should be made on the prescribed application form duly signed by the Applicant(s) along with the Booking Money. Allotment will be made on "First Come First Allot Basis". Inspire Konsortium has the right to accept or reject any application without assigning any reason thereto.

On acceptance of an Application, Inspire Konsortium will issue an allotment letter & a specimen of agreement copy with specific terms & conditions to the Applicant(s). The Applicant(s) / Allottee(s) shall then start making payments as per the payment schedule.

All payments including the Booking Money, Down Payment, Installments, Additional Works charges should be made by Cash/ Pay Order / Account Payee Cheque in favour of Inspire Konsortium for which respective receipts will be issued. Bangladeshis residing abroad may remit payments by Bank. Remittance copy should be sent to Inspire Konsortium

All the down payment, installments and other charges are to be made on the due dates. Inspire Konsortium may issue reminders to the allottee(s) to strictly adhere to the schedule of payment, to ensure timely completion of construction.

Delay in payment beyond the due date will make the allottee(s) liable to pay a delay charge as per the deed of agreement. If the payments are delayed beyond 90 days, Inspire Konsortium shall have the right to cancel the allotment. In such an incident the amount paid by the allottee(s) will be refunded after deducting a certain amount (5% of total sale value) and the refund will be given after resale of the apartment.

Inspire Konsortium and the allottee(s) will be required to execute an agreement for safeguarding the interest of the allottee(s) as well as Inspire Konsortium

Minor changes in the specifications, design and / or Layout of the apartments and other facilities may be made by Inspire Konsortium in overall interest or due to unavoidable reasons.

The possession of each apartment shall be handed over to the allottee(s) on completion of construction and on full payment of installments, other charges and dues. Before that the possession will rest with Inspire Konsortium

Inspire Konsortium may cancel an allotment on non-payment of installment in disregard to reminders and after final intimation to allottee(s) by registered post at the address given in the application form.

The allottee(s) will pay stamp duties, registration fees, commission fee, documentation charges, VAT, any taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration and Transfer etc.

After taking over the apartment of the project, the allottee(s) must consult Inspire Konsortium prior to undertaking any structural or layout changes within the apartment complex. Failure to do so will be at the sole risk of the allottee(s).

For any reason if the implementation of the project is abandoned, Inspire Konsortium will refund to the allottee(s) the booking money and all installments deposited within 120 days from the announcement made to this effect. In this eventuality, the allottee(s) will not be entitled to any claims of damage whatsoever.

Each allottee must deposit an amount for each apartment to the Flat Owner's Association Fund (Common reserve fund) for initial common service expenses after completion of the complex.

Note: This brochure is for illustrative purpose only.
Company reserves the right of making any modification.



HOTLINE
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01911 310 994

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