



GS | Horizon

A New Perspective on Living

at BASHUNDHARA R/A



A home is more than a place to live — it is where life unfolds, families grow and memories take shape. HORIZON is created with that understanding, bringing together thoughtful architecture, privacy, comfort and nature in a setting designed to make everyday living feel effortless.

Set in Bashundhara R/A, it reflects a modern way of living while preserving what makes a home truly meaningful — space, calm and a sense of belonging. Designed for today and envisioned for the years ahead, HORIZON is where your next chapter begins.

Plot:

1192, Block - M, Road - 40, Bashundhara R/A, Dhaka - 1229

FEATURES

Properties



MODERN ARCHITECTURE



WAITING AREA COMMUNITY SPAC



ROOFTOP BBQ ZONE



CROSS VENTILATION



24/7 POWER BACKUP



DEEP TUBEWELL



GREEN & OPEN AREA



ROOFTOP GARDEN



RECEPTION LOBBY



WAITING AREA



KOREAN LIFT



360° SECURITY SURVEILLANCE



At a Glance

PROJECT NAME : GS Horizon

ADDRESS : Plot - 1192, Block - M,
Road - 40, Bashundhara R/A,
Dhaka - 1229

LAND AREA : 4 Katha

BUILDING TYPE : Residential

NUMBER OF UNIT : 01

SIZE OF APARTMENT : 1850+ sq. ft.

NUMBER OF APARTMENTS : 8 Nos.

BUILDING FACING : North

PROJECT **LOCATION** & SURROUNDINGS AREA



GS Horizon Exclusive Residential Project is located in Block-M, BASHUNDHARA R/A, the most prominent residential area in Dhaka, with close proximity to the major functional landmarks. A number of reputed schools, universities, hospital, market place, hotel and prominent bank branches are within comfortable walking distance from this apartment complex. Living in GS Horizon means living at the heart of all urban lifestyle facilities.



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PLOT
1
1
9
2

HORIZON

By

GS Developers Ltd.

Block - M , Road - 40

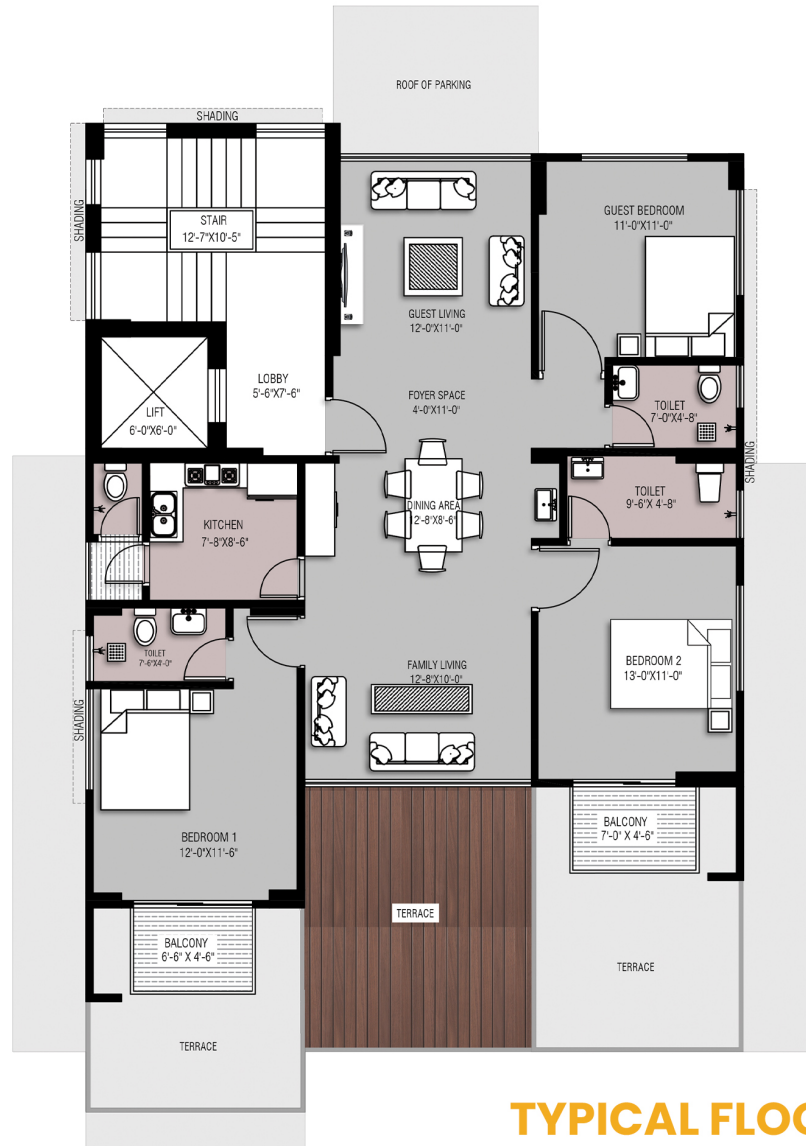
GS Horizon
A New Perspective on Living





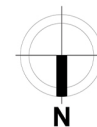
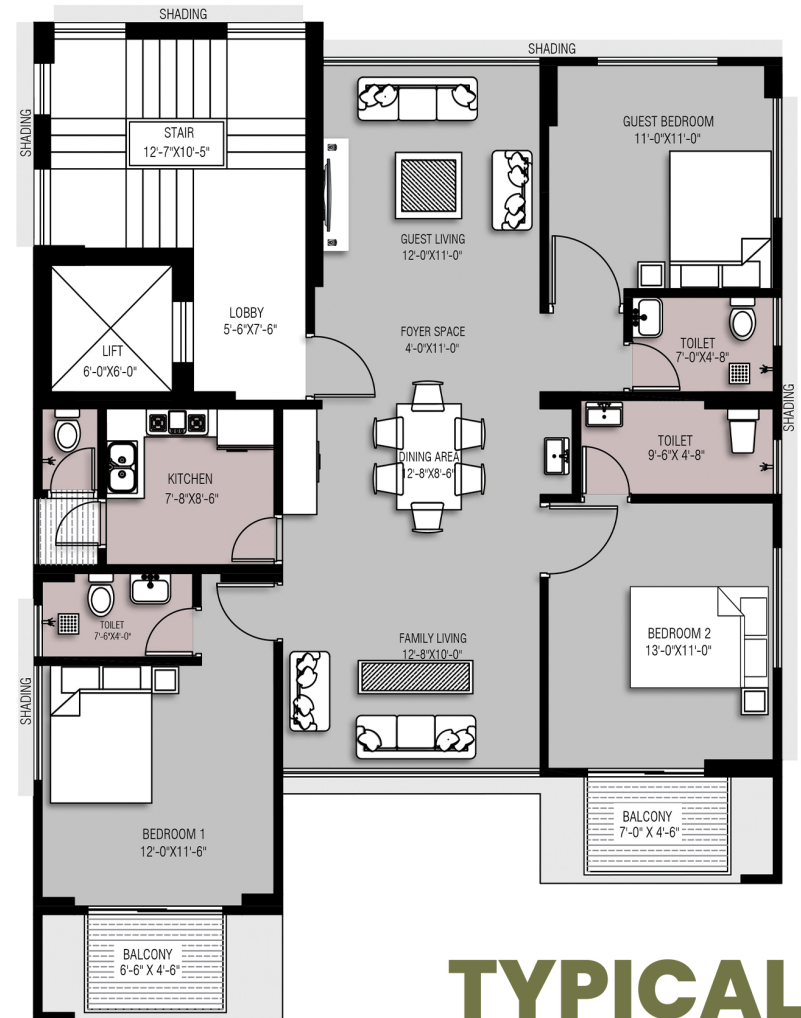
8 Total Parking

GROUND FLOOR



First Floor Plan

TYPICAL FLOOR FIRST FLOOR



Typical Floor Plan

TYPICAL FLOOR



Master Bed

12.0x11.6



Washroom

7.6x4.0



Washroom 9.6x4.8



Child Bed

13.0x11.0



Guest Bed

11.0x11.0



Washroom 7.4x4.8



Kitchen

7.8x8.6



Drawing Room



Dining Room



ROOFTOP

Facilities



Landscaped
Rooftop
Garden



BBQ &
Outdoor
Dining Area



Family
Gathering &
Community
Space



Children's
Play
Area



Prayer
space

CONVENIENCES *nearby*



RESTAURANTS

- ✓ Burger King
- ✓ Khana's Magpie Restaurant
- ✓ Dhali Food Court
- ✓ Urban Void Food Court
- ✓ PizzaBurg Bashundhara
- ✓ Chittagong Express etc.



BANKS

- ✓ Bank Asia
- ✓ Eastern Bank Ltd.
- ✓ DBBL
- ✓ Mutual Trust Bank
- ✓ IFIC Bank
- ✓ City Bank
- ✓ Standard Chartered Bank
- ✓ Dhaka Bank etc.



HOSPITALS

- ✓ Evercare Hospital Dhaka
- ✓ Bashundhara Eye Hospital and Research Institute
- ✓ D' Akbar Health Care Pvt. Ltd.
- ✓ Diabetic Association of Bangladesh



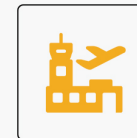
SCHOOLS & UNIVERSITIES

- ✓ International School Dhaka (ISD)
- ✓ Hurdco International School
- ✓ Playpen School
- ✓ The Aga Khan School
- ✓ Viqarunnisa Noon School & College
- ✓ Sunnydale School
- ✓ American International University of Bangladesh (AIUB)
- ✓ Independent University
- ✓ North South University etc.



SHOPPING

- ✓ Jamuna Future Park
- ✓ Rupayan Shopping Square
- ✓ Apon Super Shop
- ✓ Shwapno
- ✓ Meena Bazar etc.



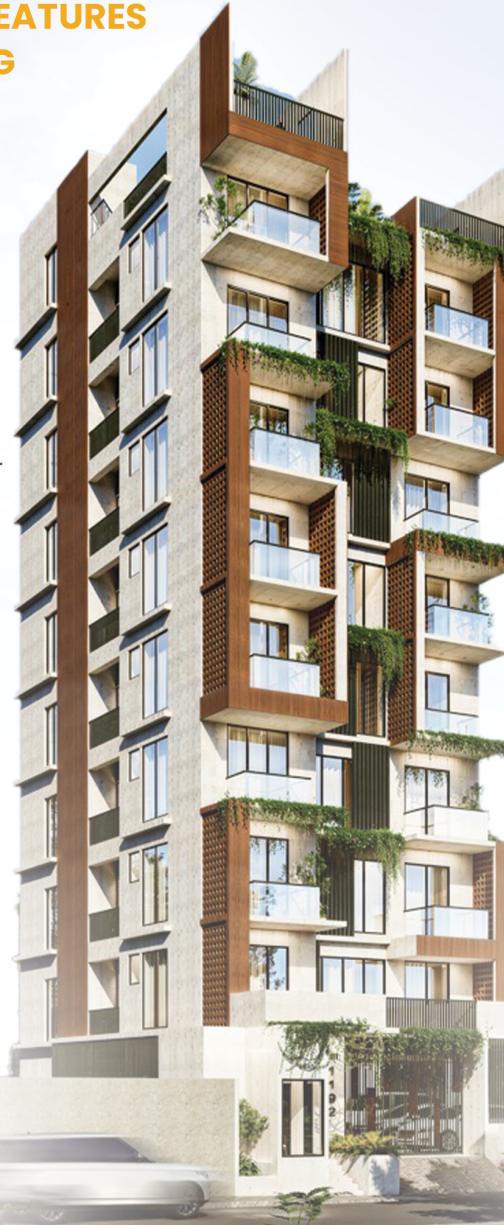
TRANSPORTATION

- ✓ Hazrat Shahjalal International Airport
- ✓ Metro Railway
- ✓ Purbachal Expressway
- ✓ Madani Avenue

FEATURES & amenities (Building)

STRUCTURAL & GENERAL ENGINEERING FEATURES STRUCTURAL AND GENERAL ENGINEERING

- Complete foundation and superstructure design by a team of experienced and professional Structural Design Engineers.
- Structural design parameters shall comply with the Bangladesh National Building Code (BNBC) and applicable standards of ACI (American Concrete Institute) and ASTM (American Society for Testing and Materials).
- Structural analysis and design shall be carried out using modern engineering software and internationally accepted design practices.
- Heavy reinforced cement concrete foundation designed according to approved structural requirements.
- All floor slabs shall be constructed with reinforced cement concrete.
- Comprehensive sub-soil investigation and analysis shall be carried out using appropriate testing equipment and laboratory facilities.
- All reinforcement steel shall be checked and tested under professional design and supervision to ensure quality and safety.
- Construction works shall be directly supervised by experienced engineers and qualified technical personnel to maintain the highest standard of workmanship.
- Modern construction equipment shall be used where required, including vibro-hammers, mechanical rollers, steel cutting & bending equipment, concrete mixers, concrete vibrators, water pumps, material handling equipment, leveling instruments, theodolites and other necessary machinery.
- Structural design shall consider prevailing wind conditions and applicable cyclone/wind-load requirements.
- Systematic testing of concrete and other construction materials shall be conducted at different stages of construction through qualified laboratories.
- The building structure shall be designed considering applicable earthquake-resistant structural requirements.
- Provision for lightning and thunder protection system.



MAJOR STRUCTURAL MATERIALS

- High-quality reinforcement steel from approved and reputed manufacturers.
- High-quality Portland Composite Cement (PCC) and Ordinary Portland Cement (OPC) from approved manufacturers.
- Quality stone chips, Sylhet sand and locally sourced coarse/medium aggregates meeting required specifications.
- Sylhet Sand and Local Sand shall be used according to the approved mix design and construction requirements.
- Structural concrete members, including columns, beams and slabs, shall be constructed using approved concrete mix and quality-controlled materials.
- High-quality first-class bricks/blocks shall be used as specified in the architectural and structural design.

UTILITY CONNECTIONS

- Each apartment shall have an independent electricity meter as per applicable authority requirements.
- Provision for individual gas connection/meter shall be made subject to availability and approval from the relevant authority.
- A common WASA water meter/connection shall be provided for the overall complex, subject to authority approval.
- Utility connection charges applicable to the landowner's apartment shall be borne by the developer, as specified in the agreement.
- All utility connections shall remain subject to approval, availability and requirements of the respective government/utility authorities.

BUILDING ENTRANCE

- Heavy-duty and aesthetically designed main entrance gate with appropriate lighting, as per the approved architectural design.
- Landscaped and greenery-focused entrance to create an elegant and welcoming approach.
- Premium-quality wall/facade finishing with suitable marble-texture tiles, metal or other approved materials.
- Dedicated security post with 24-hour security surveillance.
- Provision for CCTV surveillance at important access and common areas.
- Professional signage and GS Developers Ltd. branding at the main entrance.

CAR PARK & DRIVEWAY

- Spacious internal driveway for convenient vehicle movement.
- Quality paving/tile finish at designated driveway and parking areas.
- MS column guards/protective barriers at required parking locations.
- Dedicated and numbered car parking spaces for apartment owners.
- Proper circulation and maneuvering space designed for comfortable vehicle access.

RECEPTION LOBBY

- Elegant and well-designed reception lobby according to the approved architectural concept.
- Premium-quality flooring and wall finishes.
- Decorative lighting and ceiling treatment.
- Feature wall with GS Developers Ltd. branding/logo.
- Dedicated security/reception point as required.

LIFT LOBBY & STAIRCASE

- Well-designed lift lobby with premium-quality wall finishes as per GS Developers Ltd.'s standard.
- High-quality floor tiles in lift lobby and common areas, except where otherwise specified for the ground floor.
- Premium-quality stair tiles, approximately 12" x 24" or as approved by the architectural design.
- Proportioned staircases designed for safe and comfortable movement.
- Decorative MS/SS railings with durable finishing.
- Adequate natural and artificial lighting throughout the staircase.
- Staircase design and dimensions shall comply with applicable building and fire-safety requirements.

STANDARD FEATURES & AMENITIES BATHROOMS

- Premium-quality sanitary ware and bathroom fittings from reputed brands or equivalent approved brands.
- Quality ceramic/vitrified floor and wall tiles with attractive contemporary designs.
- Anti-skid floor tiles for enhanced safety.
- Hot and cold-water lines with appropriate plumbing provisions.
- Concealed plumbing system with high-quality CPVC/PPR/approved pipes and fittings.
- Premium-quality basin, commode, shower and other sanitary fixtures as per approved design.
- Health faucet and necessary bathroom accessories.
- Floor drain with proper slope for efficient water drainage.
- Adequate ventilation and provision for exhaust fan.
- Water-proofing treatment in all wet areas according to approved construction standards.

APARTMENT DETAILS

- Apartment layouts are thoughtfully designed to maximize usable space, natural light and cross ventilation.
- Spacious living and dining areas with functional and elegant planning.
- Large windows designed to provide ample daylight and ventilation.
- Well-planned bedrooms with appropriate wardrobe spaces.
- Modern kitchen layout with adequate countertop and storage provisions.
- Separate utility/washing area where applicable.
- High-quality internal doors and hardware.
- Premium electrical switches, sockets and fittings.
- Provision for air-conditioning in designated rooms.
- High-quality floor finishes throughout the apartment.
- Smooth and durable wall finishes with premium-quality paint.

GENERAL AMENITIES OF THE COMPLEX

- CCTV surveillance covering important common areas and building entrances.
- 24-hour security arrangement for the building/complex.
- Electricity supply with appropriate backup facilities for common areas.
- Adequate water supply with underground and overhead water reservoirs.
- Modern water pumping system with suitable automatic controls.
- Underground and overhead water storage facilities as per project requirements.
- Proper drainage and sewerage system.
- Dedicated garbage/waste disposal arrangement.
- Landscaped green areas and decorative plantation within available common spaces.
- Adequate lighting throughout common areas, entrance, driveway and circulation spaces.
- Fire safety equipment and fire extinguishers at designated locations.
- Proper maintenance provisions for common facilities.

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LIFT

- High-quality, internationally recognized passenger lift from a reputed manufacturer or equivalent approved brand.
- Lift capacity and specifications shall be designed according to the building's occupancy and applicable requirements.
- Automatic door operation with safety sensors.
- Emergency alarm and emergency lighting system.
- Attractive and durable lift cabin interior.
- Stainless-steel/approved premium-quality lift finishing.
- Lift shall be maintained and serviced periodically by qualified technicians.

GENERATOR / POWER BACKUP

- Provision of a high-quality generator from a reputed manufacturer or equivalent approved brand.
- Generator capacity shall be designed according to the project's electrical load requirements.
- Backup power for essential common facilities, including lift, water pumps, security systems, lighting and other designated services.
- Automatic/manual changeover system as required.
- Properly designed generator room with necessary ventilation and safety arrangements.

WATER PUMP SYSTEM

- High-quality water pumps from reputed manufacturers.
- Automatic pumping system for efficient water distribution.
- Underground and overhead water reservoirs with adequate capacity according to project requirements.
- Separate provisions for domestic water supply and common facilities where required.
- Quality plumbing network using approved materials.

INTERCOM

- Modern intercom system for communication between apartments and the security/reception area.
- Provision for communication with the main entrance/security post.
- Reliable and user-friendly communication system.

ROOFTOP

- Well-planned rooftop area with proper waterproofing treatment.
- Protective parapet walls and safety arrangements.
- Adequate rooftop drainage system.
- Provision for clothes drying/utility area where applicable.
- Proper lighting and electrical points at designated locations.
- Water tanks and essential service equipment arranged in a planned manner.
- Rooftop facilities shall be developed according to the approved architectural and engineering design.

COMMUNITY ZONE

- Dedicated common/community space where provided in the approved project design.
- Suitable seating and gathering area for residents.
- Landscaped/green elements to enhance the living environment.
- Community facilities shall be developed according to available space and approved project planning.

STANDARD FEATURES & AMENITIES OF THE APARTMENTS GENERAL FLOOR

- Premium-quality vitrified tiles, approximately 24" x 24" or equivalent, in living, dining and bedroom areas as per approved design.
- High-quality anti-skid tiles in bathrooms and balconies.

DOORS

- Main entrance door with durable and elegant finish.
- High-quality door frame and shutter with appropriate thickness and finishing.
- Premium-quality lockset and door hardware.
- Mortise/lever handle or equivalent quality hardware.
- Internal bedroom and bathroom doors as per approved design.
- Door viewer/eyelet for main entrance door.
- Door stopper and necessary accessories.

WINDOWS

- High-quality aluminum/uPVC/glazed window system as per architectural design.
- Large window openings wherever possible to maximize natural light and ventilation.
- Quality glass panels suitable for the project's architectural requirements.
- Proper window locking system.
- Provision for mosquito/insect screens where specified.
- Weather-resistant and durable window frames.

WALLS

- Internal walls finished with smooth plaster and premium-quality paint.
- Selected feature walls may receive decorative treatment according to the interior design.
- Kitchen walls finished with suitable tiles in designated areas.
- Bathroom walls finished with high-quality ceramic/vitrified tiles up to the specified height.
- Exterior walls finished according to the approved architectural façade design.

PAINTING & POLISHING

- Premium-quality interior emulsion paint on walls and ceilings.
- Weather-resistant exterior paint/coating suitable for Bangladesh's climatic conditions.
- Metal surfaces shall receive appropriate anti-rust treatment and finishing.
- Wooden doors and selected wooden elements shall receive approved polish/paint finish.

ELECTRICAL

- Concealed electrical wiring using high-quality cables from reputed manufacturers.
- Adequate electrical points for lighting, fans, appliances and other standard requirements.
- Premium-quality modular switches and sockets.
- Separate electrical circuits for major appliances as required.
- Provision for air-conditioning points in designated rooms.
- TV and telephone/data points at designated locations.
- Proper earthing and electrical safety system.
- MCB/RCCB/DB system as required by the electrical design.
- Fire-resistant/approved electrical cables where required.

LIVING & DINING

- Elegant and spacious living/dining arrangement according to the approved floor plan.
- Premium-quality floor tiles.
- Adequate lighting and electrical points.
- TV/data point at designated location.
- Provision for air-conditioning.
- Large windows/openings for natural light and ventilation.

KITCHEN

- Modern kitchen layout with functional working space.
- Granite/quartz or approved equivalent countertop as per design.
- High-quality stainless-steel sink with suitable fittings.
- Adequate kitchen wall tiles above countertop/work areas.
- Provision for exhaust/chimney.
- Provision for refrigerator and other major kitchen appliances.
- Adequate electrical points for kitchen appliances.
- Proper water supply and drainage connection.
- Provision for washing machine where applicable.
- High-quality kitchen cabinets may be provided according to the specific project package/agreement.

BEDROOMS

- Premium-quality floor finish.
- Adequate electrical and lighting points.
- Provision for air-conditioning.
- TV/data point where specified.
- Provision for wardrobe/cabinet spaces according to the approved layout.
- Large windows for natural light and ventilation.

BALCONY

- Premium-quality anti-skid floor tiles.
- Durable and aesthetically designed MS/SS/glass railing as per architectural design.
- Proper drainage outlet.
- Adequate lighting and electrical point.
- Weather-resistant exterior finish.



FIRE & SAFETY

- Fire extinguishers at designated common areas.
- Fire safety equipment and systems according to applicable building requirements.
- Emergency lighting/signage where required.
- Adequate fire escape/staircase arrangements as per approved architectural and fire-safety design.
- Smoke/fire detection provisions where required by applicable regulations.

SECURITY & SURVEILLANCE

- 24-hour security arrangement.
- CCTV surveillance at main entrance and selected common areas.
- Controlled building entrance.
- Security/reception point.
- Visitor management arrangements where applicable.

GS DEVELOPERS LTD.

— QUALITY COMMITMENT

***“Quality Construction • Thoughtful Design
• Modern Living • Trusted Delivery”***

GS Developers Ltd. is committed to delivering homes that combine structural safety, quality materials, functional planning, modern aesthetics and comfortable living. All specifications, materials, brands, sizes and finishes shall be subject to the approved architectural/engineering design, availability in the market and the terms of the individual sale/landowner agreement.

DISCLAIMER

All specifications mentioned above are indicative and may be modified, upgraded or substituted with equivalent or better-quality materials/products according to technical requirements, market availability, authority requirements and approved project design. Final specifications shall be governed by the applicable agreement and approved drawings.





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