



Skyline  
Hasnahena
TOWER

A DISTINCTIVE ADDRESS OF MODERN ELEGANCE



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TOWER

Semi Basement+G+13 Storied Super Luxurious Apartment Building with Glorious Lounge, GYM, Children Play & Party Zone, Grand Lobby Yoga Deck, Prayer Room, Community Space, Green Walkway, Open Seating, Garden, BBQ Zone, Senior's Lounge, Gas Bank System, 2 Lift, Generator & Sub-station, Deep Tubewell & Other Luxurious Facilities.

DEVELOPERS : SKYLINE BUILD

A Distinctive Address of Modern Elegance Gracefully set within the prestigious neighborhood of Panchlaish R/A, Chattogram. **Skyline Hasnahena Tower** embodies a refined blend of comfort, privacy, and contemporary sophistication. Spanning 20 katha of prime land at Plot no-69, Road no-03, this thoughtfully planned residence rises with a Semi-Basement, Ground and 13 residential floors, comprising only 50 exclusive homes designed for modern urban families. Each floor is planned with just four spacious apartments, ensuring exclusivity while offering abundant natural light, excellent cross-ventilation, and a seamless balance of elegance and practicality. Every detail has been carefully considered to create a serene yet functional living environment. Adding to the lifestyle experience, **Skyline Hasnahena Tower** presents a grand double-height entrance and welcoming lounge, landscaped rooftop with garden and BBQ zone, prayer space, multipurpose hall, children's play area, and a fully equipped gym-offering residents a perfect mix of relaxation, recreation, and community connection. Welcome to **Skyline Hasnahena Tower** - a home where elegance, exclusivity, and modern living blend seamlessly. Location Map : Strategically located in Panchlaish R/A, **Skyline Hasnahena Tower** ensures convenient access to leading educational institutions, reputed healthcare facilities, shopping destinations, and lifestyle hubs-making everyday living both effortless and rewarding.





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*Peaceful and Luxurious Apartment
where luxury and convenience converge...*

40' WIDE ROAD No.-3

United Nation Park
Panchlaish

Experience the Luxury of Location

Panchlaish R/A is extremely well connected to all parts of the city. Get away from the hustle of the busy metropolis while still being close enough for easy commute to the commercial hubs. Here, you will not have to choose between peace and convenience. This area has several hospitals, schools, university, restaurants and shops, that is, everything that you may need.

Hospitals

Chittagong Medical College
Chevron
Epic Health Care
Belle Vue Hospital
Parkview Hospital
Surgiscope Hospital
Child Care Hospital

Others

United Nations Park
Panchlaish Model Thana

Schools

Presidency International School
Little Jewels School
Chittagong Grammar School
Al Hidaayah International School
Mastermind International School

Shopping

Afmi Plaza
Mimi Super Market
Agora
Chawkbazar

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3 & 4 BED Luxurious Apartment


CDA Approval No.
AO/BCC- 2547.1500.072.43.864/23/171

 **20**
Katha Land Area

 **50**
No. Apartments

 **1100 sft.**
Total Walkway Area

 **787 sft.**
Total Health Activity/ GYM

 **50**
No. Car Parkings

2310 sft.
Total Community Area

2025 sft.
Total Sports & Fun Area

11,923 sft.
All Facilities & Services Area

E HASNAHENA

A DISTINCTIVE ADDRESS OF MODERN ELEGANCE



Double Height Lounge & Reception



SKYLINE
HASNAHENA



Prayer Space
in first floor



Kids Play Zone
in Rooftop



Gym
in Rooftop



Community Space
in first floor



Yoga & Comfort Zone
in Rooftop



Seating Area
in Rooftop



BBQ Zone
in Rooftop

FRONT ELEVATION

Front elevation is like getting a live picture of your would-be home, office, etc. way before the work is started. It gives us the pleasure to get introduced to the well-planned and well-designed landscaping, its visual impressions, placement of each and every exterior element and design.



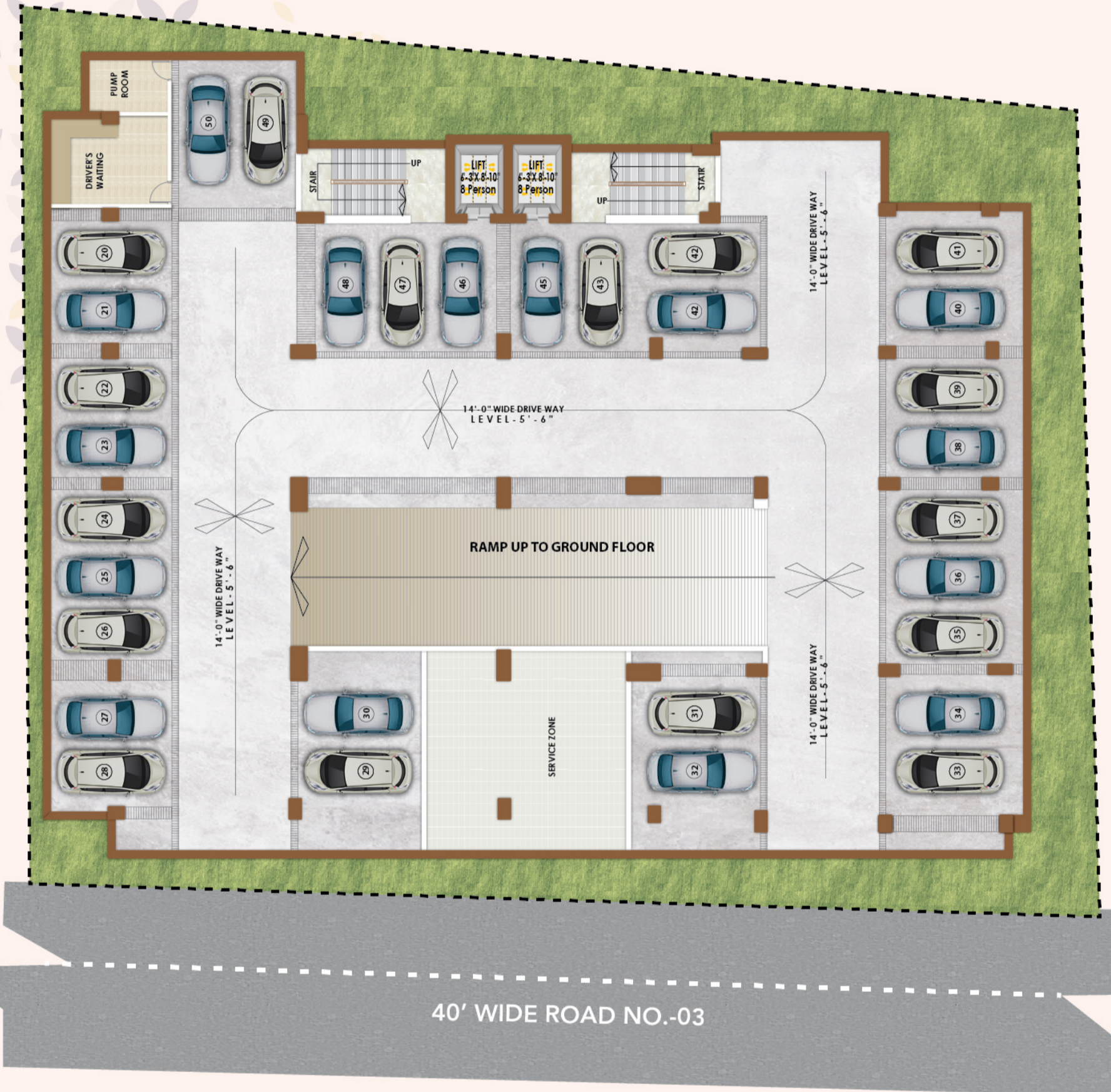
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FLOOR PLANS

A floor plan is a scaled diagram of a room or building viewed from above. The floor plan may depict an entire building, one floor of a building, or a single room. It may also include measurements, furniture, appliances, or anything else necessary to the purpose of the plan.

Floor plans are useful to help design furniture layout, wiring systems, and much more. They're also a valuable tool for real estate agents and leasing companies in helping sell or rent out a space.

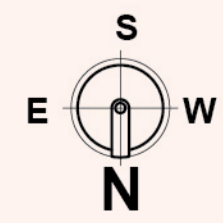




40' WIDE ROAD NO.-03

BASEMENT

Car Parking- 31 nos | Drivers Waitng Zone | Pump Room

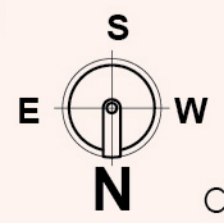


40' WIDE ROAD NO.-03

United Nation Park
 Panclhailsh

GROUND FLOOR

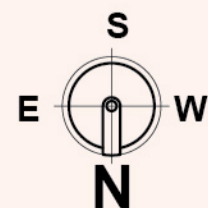
Car Parking- 19 nos | Lounge Area & Reception | Drivers Waitng Zone | Guard Room | Caretaker Room





FIRST FLOOR

Community Space | Prayer Space | Flat-2 nos

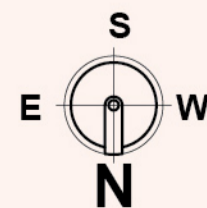


40 Ft ROAD

Park Side

TYPICAL FLOOR

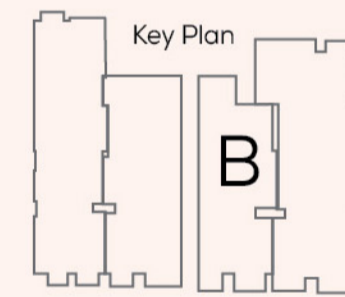
Flat: A-3262 sft | B-2220 sft | C-2331 sft | D-2753 sft





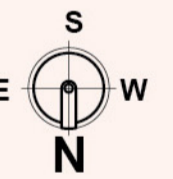
Flat- A | 3262 sft

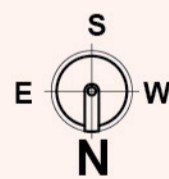
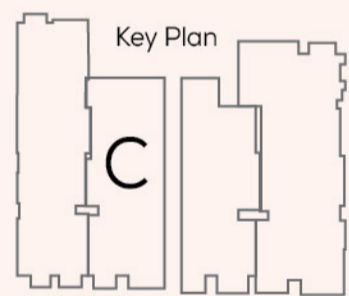
Living	14'-6" x 16'-5"	Ver-2	10'-6" x 4'-0"
Kitchen	9'-5" x 8'-6"	Ver-3	3'-0" x 16'-4"
Dining & F. Living	12'-6" x 39'-4"	Ver-4	8'-5" x 3'-6"
Utility/Study	14'-6" x 9'-0"	K. Ver	4'-2" x 9'-5"
Master Bed-1	15'-4" x 15'-0"	Toilet-1	8'-3" x 5'-0"
Master Bed-2	14'-0" x 14'-8"	Toilet-2	8'-6" x 5'-0"
Master Bed-3	12'-0" x 14'-4"	Toilet-3	8'-10" x 5'-0"
Bed-4	14'-0" x 12'-0"	Toilet-4	5'-0" x 8'-7"
Servant Bed	8'-7" x 6'-0"	Servant Toilet	5'-11" x 3'-1"
Ver-1	14'-2" x 4'-0"		



Flat- B | 2220 sft

Living	12'-4" x 10'-0"	Ver-1	10'-0" x 5'-7"
Kitchen	7'-0" x 9'-3"	Ver-2	7'-0" x 5'-7"
Dining & F. Living	14'-0" x 38'-6"	K. Ver	4'-6" x 3'-8"
Master Bed-1	12'-10" x 13'-1"	Toilet-1	8'-0" x 5'-0"
Master Bed-2	11'-11" x 11'-6"	Toilet-2	7'-8" x 5'-0"
Bed-3	11'-11" x 10'-0"	Toilet-3	6'-0" x 5'-5"
Bed-4	12'-1" x 10'-1"	Toilet-4	7'-0" x 4'-5"
Servant Bed	5'-7" x 6'-7"	Servant Toilet	4'-6" x 3'-0"





Flat- C | 2331 sft

Living	17'-0" x 10'-2"	Ver-1	11'-2" x 4'-0"
Kitchen	7'-0" x 8'-8"	Ver-2	7'-0" x 4'-0"
Dining & F. Living	15'-8" x 36'-1"	K. Ver	4'-3" x 4'-3"
Utility/Study	12'-1" x 7'-0"	Toilet-1	10'-6" x 5'-0"
Master Bed-1	14'-3" x 13'-0"	Toilet-2	6'-0" x 7'-0"
Master Bed-2	11'-0" x 13'-0"	Toilet-3	10'-6" x 5'-0"
Bed-3	10'-0" x 12'-0"	Servant Toilet	4'-3" x 4'-3"
Servant Bed	9'-9" x 7'-2"		



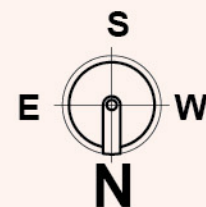
Flat- D | 2753 sft

Living	11'-6" x 15'-2"	Ver-1	7'-0" x 3'-6"
Kitchen	7'-0" x 10'-0"	Ver-2	6'-0" x 3'-6"
Dining & F. Living	12'-6" x 33'-0"	Ver-3	6'-0" x 3'-0"
Utility/Study	12'-1" x 6'-0"	K. Ver	4'-4" x 5'-0"
Master Bed-1	11'-0" x 13'-0"	Toilet-1	5'-6" x 7'-0"
Master Bed-2	12'-2" x 13'-0"	Toilet-2	6'-10" x 8'-0"
Bed-3	11'-4" x 12'-0"	Toilet-3	8'-6" x 5'-3"
Bed-4	11'-6" x 13'-9"	Toilet-4	7'-0" x 7'-1"
Servant Bed	10'-0" x 7'-2"	Servant Toilet	4'-3" x 4'-3"



ROOF TOP

- GYM
- Child Play & Party Zone
- BBQ Zone
- Comfort Zone
- YOGA Deck & Comfort Zone
- Green Walkway
- Garden



ELEVATION



THE IMPORTANCE OF ROOFTOP PLAN DESIGN

Imagine you're at work and for your lunch break you decide to leave the house. You take the lift up to the highest floor only to emerge in a beautiful park with incredibly privileged views. Doesn't sound too bad, does it? Rooftop gardens provide contact with nature in places where it has become a bit of a luxury, such as in big crowded cities.



TERMS & CONDITIONS

Booking & Allotment

- Our honorable clients can book/reserve a flat by filling the Booking Form of SKYLINE BUILD and by paying Minimum 30% down payment of the total value of the flat.
- Original Booking Form will be at SKYLINE BUILD office and copy of that will be given to client with original money receipt.
- SKYLINE BUILD will prepare 2 original SALE DEED on non-judicial stamp after getting Minimum 30% down payment. One deed for client and another for SKYLINE BUILD office.
- SKYLINE BUILD reserves full right to accept or reject any booking request without showing the reason.
- SKYLINE BUILD will issue formal ALLOTMENT LETTER in favor of the client after getting total value of the flat.

Mode Of Payment

- Minimum 30% Down Payment at Booking of a flat
- Balance Amount of total value will be paid by monthly installment (30 months).
- Different Mode of Payment also can be fixed by mutual understanding.

Cancellation & Delay Charges

- In case of non-payment of maximum 3 monthly installments on due time, SKYLINE BUILD reserves full right to cancel the booking deducting 10% of paid amount as cancellation charge.
- For any unavoidable circumstances, client also can cancel the booking by submitting written cancellation letter. SKYLINE BUILD will refund all the paid amount by 06 (Six) Months from the cancellation date deducting 10% of paid amount as cancellation charge.
- In case of non-payment of installments, SKYLINE BUILD will charge 3% DELAY CHARGE on the due amount per month.

Registration

- Utility Connections: Connection Fees, Security Deposit for WASA, Gas, Electricity, Deep Tubewell and incidental costs are not included in the Apartment Price. SKYLINE BUILD makes these payments directly to the concerned authorities and the buyer shall reimburse the amount to SKYLINE BUILD.
- Transfer of Ownership: Proportionate share of indivisible land as well as Apartment will be registered in favor of each buyer as per the current rules and regulations of the government.
- Transfer Cost: All costs related to transfer of ownership like Stamp duty, Registration cost, Apartment VAT, Government Tax, Documentation charges, incidental expenses will be borne by the Buyer.

Owner's Association

The Buyer must undertake to become a member to the Owner's Association, which will be formed by the Owner's of the Apartments with a view to maintaining the general affairs of the complex for common interest. Each Apartment Owner must initially deposit Tk. 50,000/- to the Reserve Fund at the time of taking over the possession of the Apartment.





SKYLINE BUILD

Real Estate & Construction Solution

Head Office:

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Construction Partner:

N. MOHAMMAD
ENGINEERING & INFRASTRUCTURE LTD.



N.MOHAMMAD