



 **FinlaY**  
Properties Limited

An aerial photograph of a dense forest, likely a pine forest, with a thick layer of mist or fog hanging over the trees. The scene is captured from a high angle, showing the texture of the forest canopy and the way the mist fills the valleys and crevices between the trees. The overall atmosphere is serene and ethereal.

FinlaY.  
the pines



A Sanctuary Shaped  
by Architecture,  
Art & Urban Vision





# WELCOME TO FINLAY THE PINES

Finlay The Pines is envisioned as a refined retreat within the rhythm of the modern city—an address where architecture becomes art and living becomes an elevated experience. Each line, material choice, and spatial transition has been thoughtfully curated to reflect a deep respect for design, craftsmanship, and the evolving needs of urban life.

Rooted in a philosophy of purposeful elegance, the project harmonizes clean geometry with warm textures, allowing natural light, crafted surfaces, and open volumes to shape a sense of calm sophistication. From the considered façade expression to the intimate interior detailing, every element has been crafted with intention, offering a home that inspires creativity, nurtures ambition, and restores balance.

Finlay The Pines is more than a residence; it is a sanctuary within the city's embrace—a place where privacy meets openness, where everyday living feels artful, and where work and life complement each other effortlessly. Here, beauty is not an accessory but a principle, woven into the foundation of every space.

Crafted for Comfort.

Designed for Modern Living.

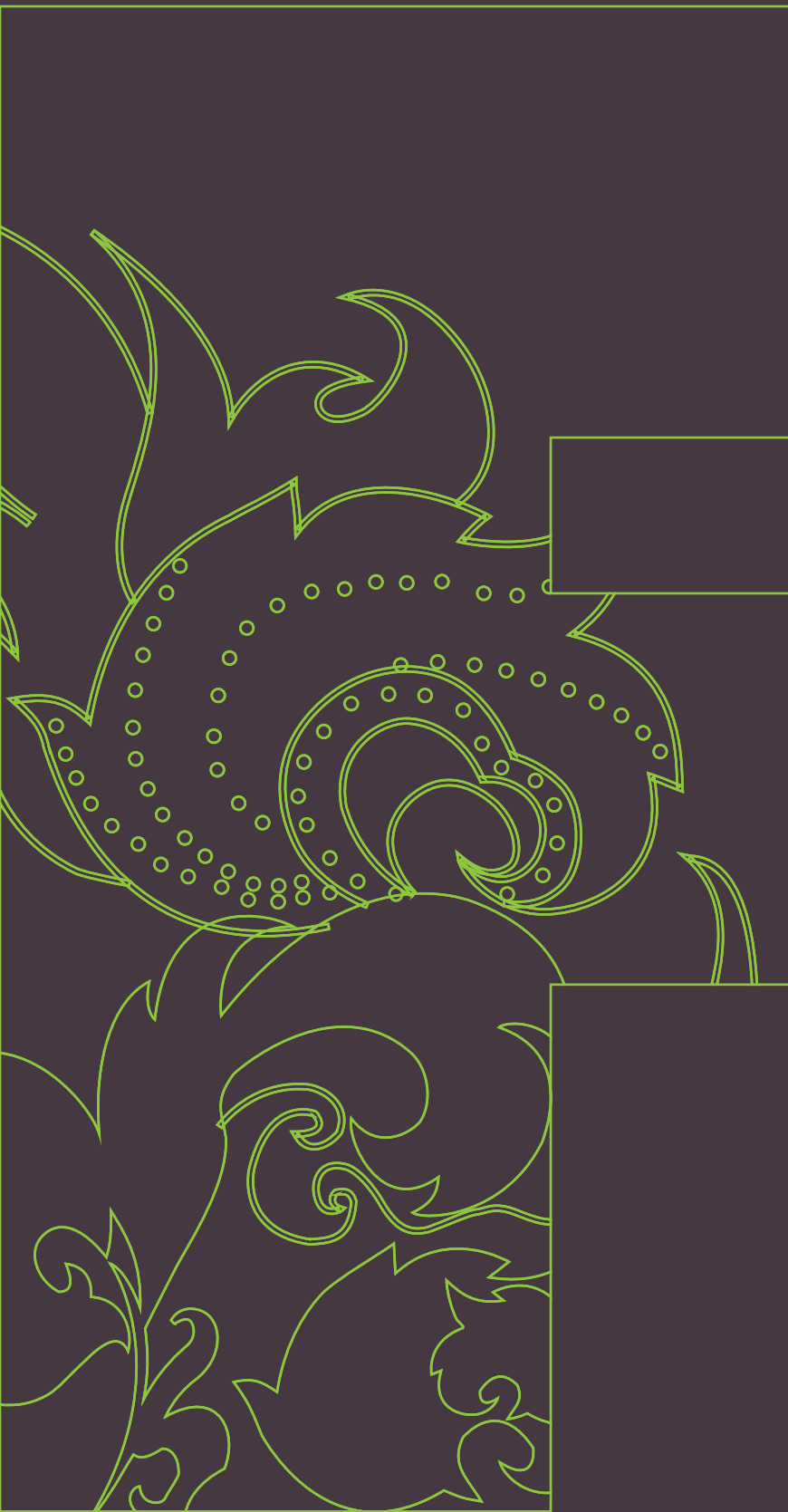
Finlay The Pines offers a curated selection of amenities that elevate daily life into an experience of calm sophistication. Each feature is designed to support wellbeing, foster community, and enhance the rhythm of modern urban living.





Finlay  
the pines

# AT A GLANCE



## LOCATION

Road # 5, Khulshi Hills R/A , Chattogram

## LAND AREA

10 Katha

## FLOOR

14 Storied + 1 Lower Ground Floor & 1 Basement

## TOTAL NUMBER OF APARTMENTS

12 Units

## NO OF APARTMENT PER FLOOR

1 Unit Per Floor

## UNIT TYPES & SIZE

4500 sft (approx.)

## NO OF PARKING

24 Nos

## NO OF LIFT

2 Nos (1 Passenger & 1 Bed Lift)

## CDA APPROVAL NO.

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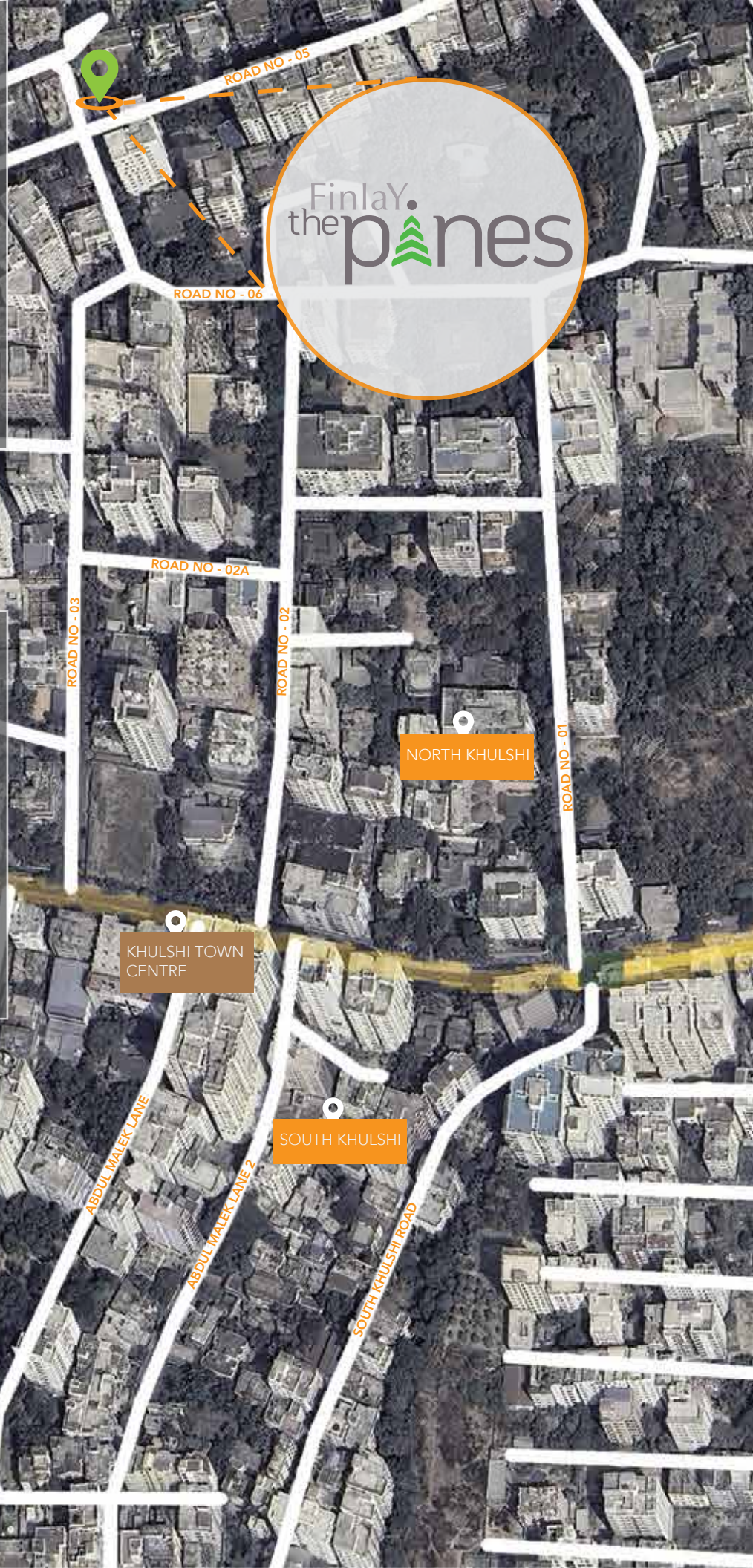
## EXPECTED HANDOVER DATE

September, 2029



# LOCATION MAP

Khulshi Hills R/A — Elevated Living in an Evolving Urban Landscape



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A satellite map of Chattogram, Bangladesh, showing a network of roads highlighted in white and yellow. A prominent yellow road runs horizontally across the lower half of the image. White lines trace various paths through the city, including a large loop on the right side. Several educational institutions are marked with white location pins and labeled in orange boxes. The city is densely packed with buildings, and a large body of water is visible on the right side.

CHATTOGRAM GOVT.  
HIGH SCHOOL

CHATTOGRAM GOVERNMENT  
GIRLS COLLEGE

SANMAR TOWER  
ONE

SANMAR OCEAN  
CITY

NASIRABAD GOVT  
HIGH SCHOOL

OMARGANI MES  
UNIVERSITY COLLEGE

ISPAHANI PUBLIC  
SCHOOL & COLLEGE

GEC MORE

Situated on an elevated hillside plot in Khulshi, Chattogram, this 14-storey building embraces the natural slope with a clean, vertical massing. Rooted in modern architectural philosophy, the design prioritizes simplicity, openness, and a strong connection to nature. The refined material palette, rhythmic façade composition, and integrated greenery create a serene, context-responsive living environment that feels both contemporary and timeless.

# DESIGN PHILOSOPHY



# Purpose. Craft. Harmony.

At the heart of Finlay The Pines lies a design philosophy that blends architecture with art and function with emotion. Every spatial decision, material selection, and crafted detail is guided by three core principles:

## 1. Architectural Integrity

The building's form is defined by clean geometry, balanced proportions, and a façade that expresses elegance through simplicity. Structural function and aesthetic value are inseparable, creating a timeless architectural presence.

## 2. Sensory Experience

Light, texture, greenery, and crafted materials work together to shape atmosphere. Spaces are not just built—they are felt. From the warmth of natural finishes to the gentle flow of daylight, the living experience is immersive and intentionally soothing.

## 3. Urban Relevance

Designed for the rhythm of contemporary city life, The Pines anticipates the evolving needs of its residents. Flexible layouts, intuitive circulation, privacy zones, and shared community spaces work in harmony to support work, rest, and connection. Finlay The Pines is not merely designed to be inhabited; it is shaped to be lived in—deeply, comfortably, and beautifully.





Finlay The Pines is designed to offer more than convenience—it creates an environment where life unfolds gracefully, supported by thoughtful, human-centered spaces.



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## Elevated Entrance Lobby

A refined, double-height arrival experience that sets the tone for the home—welcoming, serene, and artfully composed.

## Secure Parking & Controlled Access

Thoughtfully managed circulation, adequate parking, and advanced security systems for peace of mind.



## Residents' Lounge

A thoughtfully furnished space designed for quiet conversations, reading, and moments of reflection.





 GROUND FLOOR PLAN

## Community hall

A well-appointed community hall is provided for residents to host social gatherings, events, and celebrations, fostering a sense of community within the development.

## State-of-the-art Fitness Studio

Equipped to support wellness, movement, and an active lifestyle within the comfort of home.





 FIRST FLOOR PLAN

## Formal Living Space

Thoughtfully designed as the heart of the home, the formal living space offers a refined setting for hosting guests and creating lasting impressions. With generous proportions, balanced natural light, and a seamless flow from entry to seating, it reflects both sophistication and comfort—perfect for intimate gatherings as well as larger social occasions.





 **2ND FLOOR PLAN** [ apartment size 4500 sft. approx ]



 3RD, 5TH, 7TH, 9TH FLOOR PLAN [ apartment size 4500 sft. approx ]



 4TH, 6TH, 8TH, 10TH FLOOR PLAN [ apartment size 4500 sft. approx ]



11TH , 12TH FLOOR PLAN [ apartment size 4500 sft. approx ]



 **13TH FLOOR PLAN** [ apartment size 4500 sft. approx ]

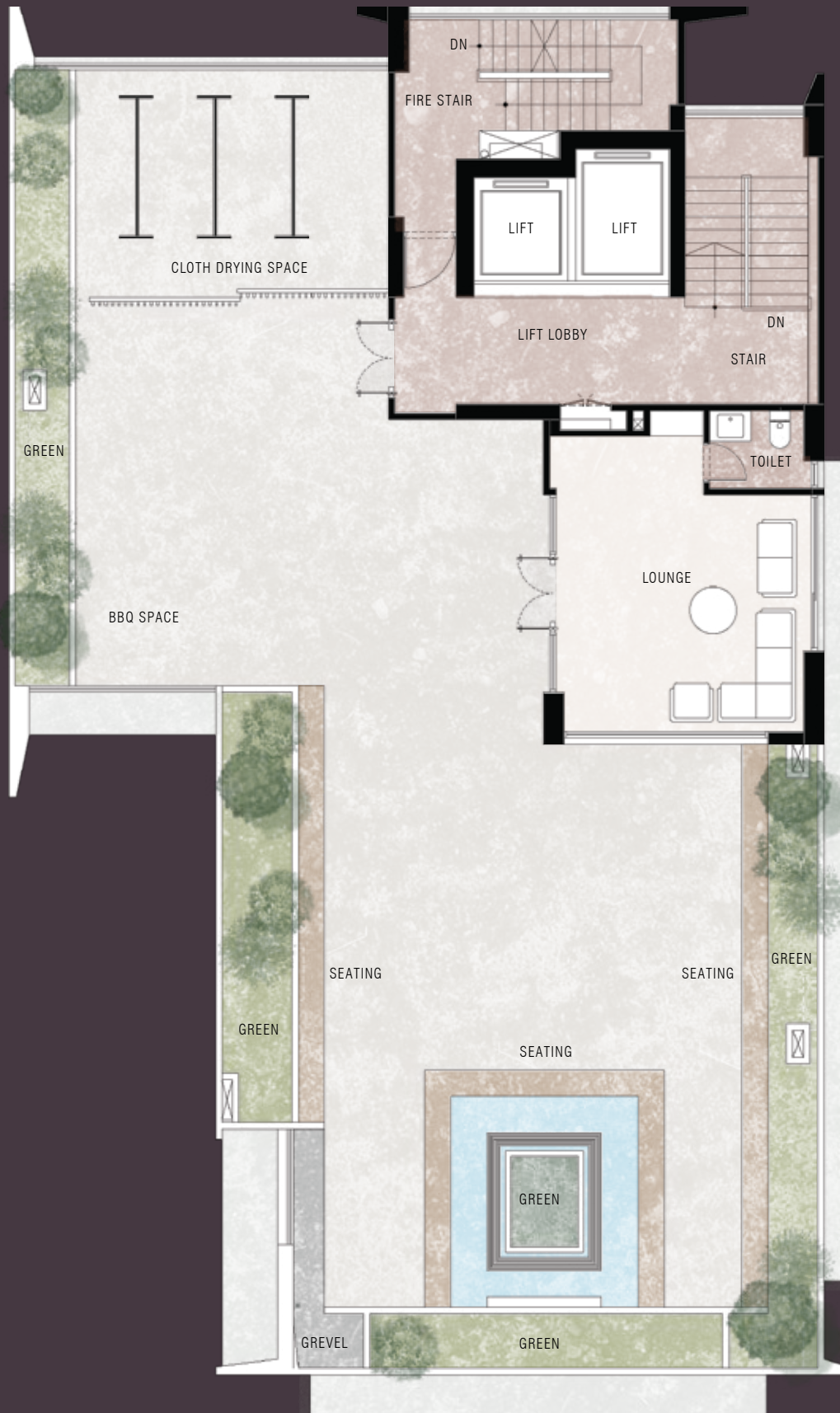
## Rooftop Terrace & Green Deck

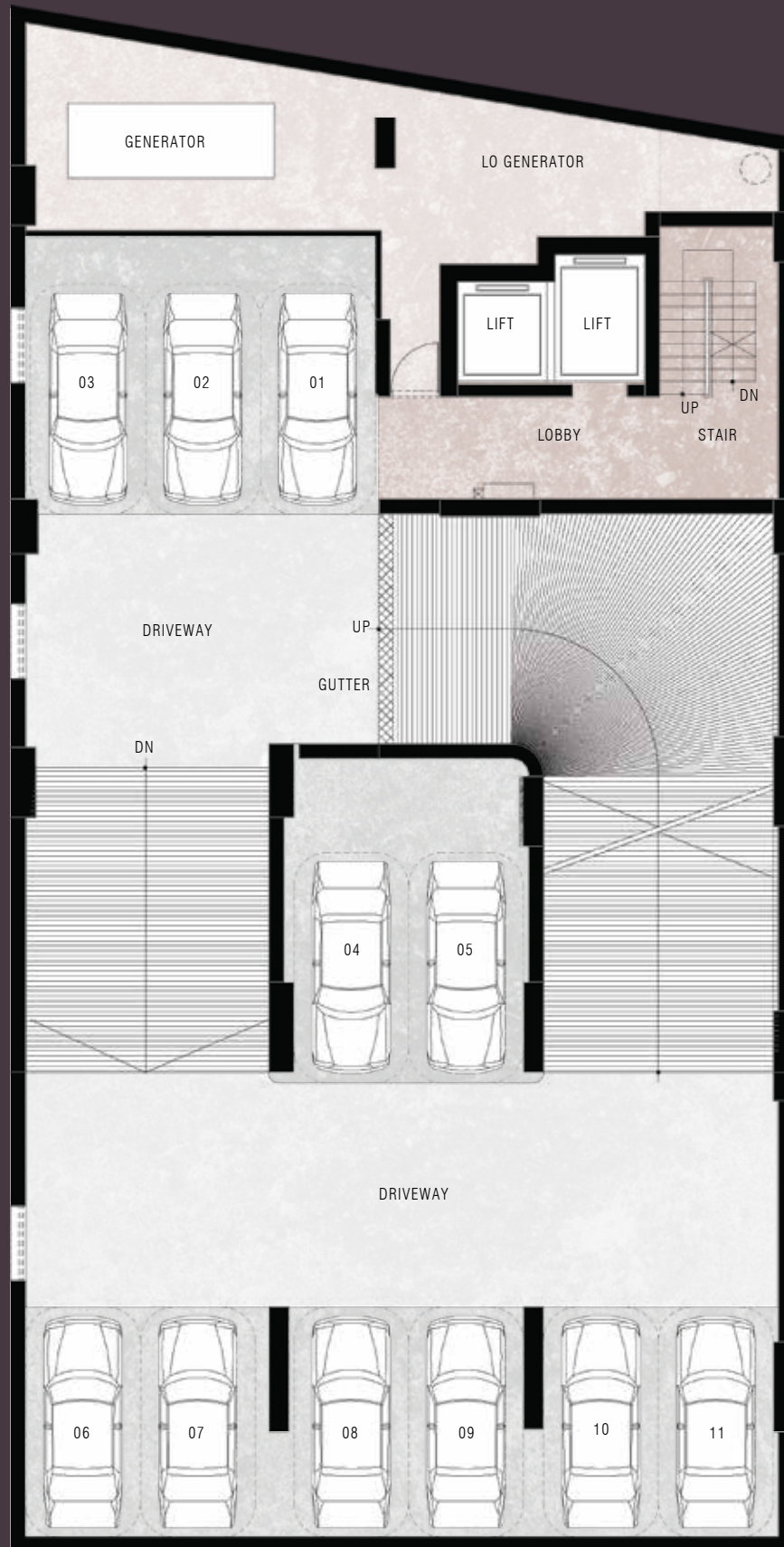
A landscaped escape above the city—ideal for relaxation, gatherings, and reconnecting with nature.

## Rooftop Multi-Purpose Lounge

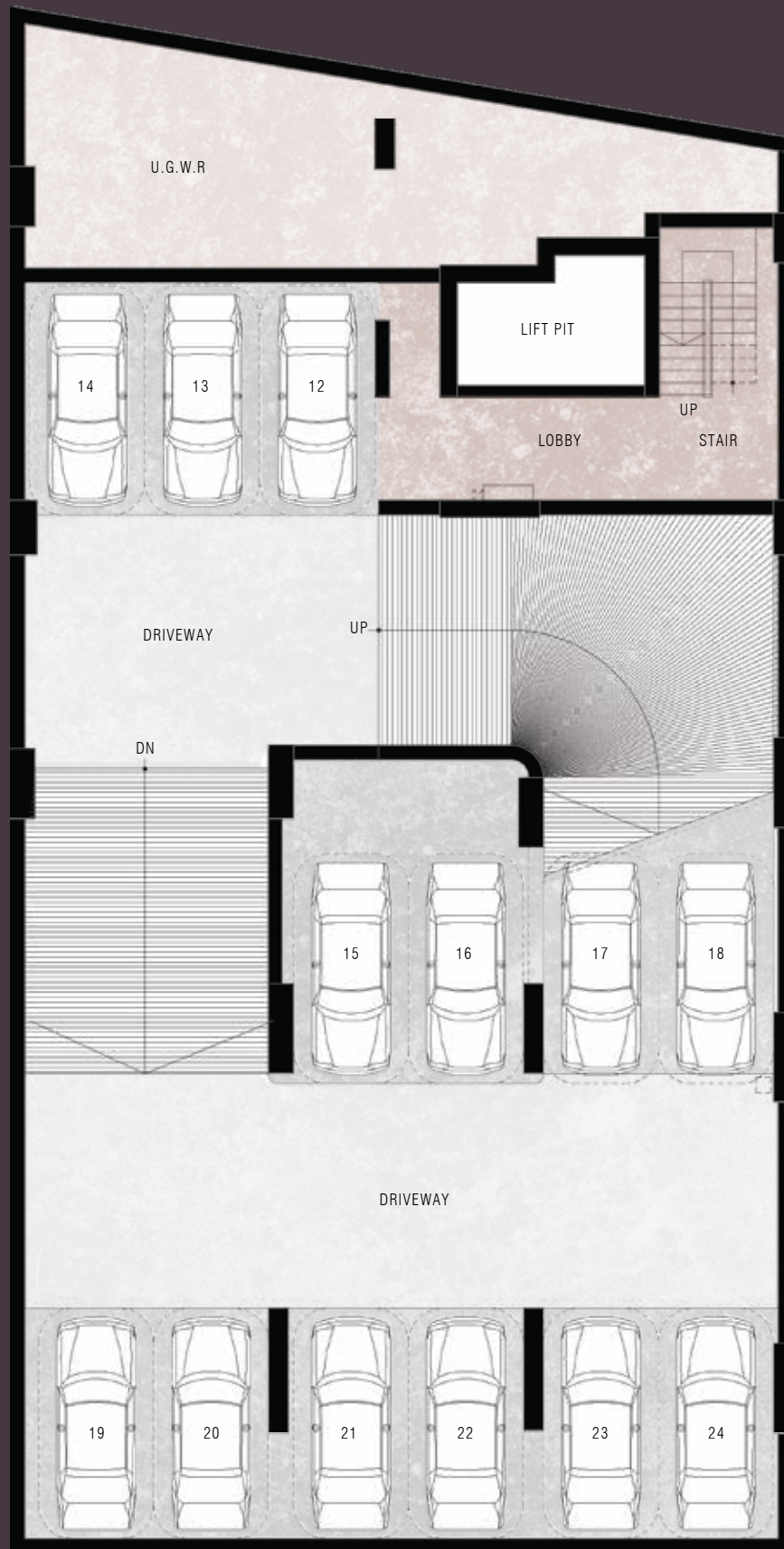
Perfect for small events, private celebrations, and resident activities.







## LOWER GROUND FLOOR



# BASEMENT FLOOR PLAN

# SPECIFICATIONS



## Premium Flooring

High-quality branded tiles are used throughout the living, dining, kitchen, and all bedrooms, ensuring durability, easy maintenance, and a refined visual appeal across all primary living spaces.

## Elegant Bathroom Finishes

Imported and premium ceramic tiles are applied to bathroom floors and wall dado, offering water resistance, hygiene, and a clean, contemporary aesthetic.

## Stylish Wash Basin Counters

Well-designed wash basin counters with durable finishes enhance functionality while adding a touch of sophistication to bathroom interiors.

## Kitchen Wall Dado Protection

Vitrified or ceramic tile dado is provided above the kitchen platform up to a considerable height, ensuring easy cleaning, stain resistance, and long-lasting wall protection.

## Efficient Kitchen Platform Setup

The kitchen features a robust platform fitted with a high-quality stainless steel sink and drain board, designed for daily convenience and long-term use.

## Safe Anti-Skid Balcony Flooring

Anti-skid tiles are installed in balcony areas wherever applicable, enhancing safety without compromising on design or finish.

## Durable Aluminium Windows

Double-Glazed EDF Aluminium windows ensure strength, weather resistance, low maintenance, and a sleek modern appearance while allowing ample natural light and ventilation.

## Neatly Concealed Plumbing System

Concealed plumbing is provided for a clean and clutter-free interior finish, improving aesthetics and reducing visible maintenance elements.

## Branded C.P. Fittings

All bathrooms and kitchen areas are equipped with branded chrome-plated fittings, ensuring reliability, water efficiency, and a premium look.

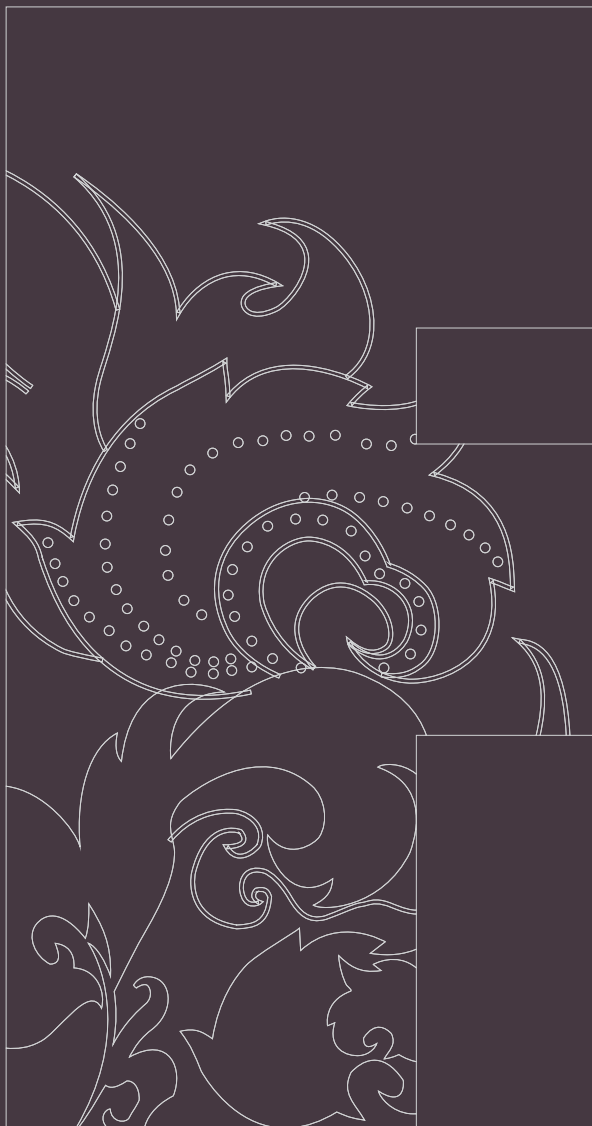
## Quality Electrical Switches & Sockets

Branded electrical switches and sockets are installed throughout the apartment, offering safety, durability, and a refined finish.



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# SPECIAL FEATURES



## Lavish Air-Conditioned Community Hall

A spacious, elegantly designed community hall opening to a beautifully landscaped green lawn—perfect for gatherings and celebrations.

## Generous Floor Height

Impressive 10'-10" floor-to-floor height ensuring brighter, airier, and more luxurious interior spaces.

## Air-Conditioned Gym & Yoga Studio

A well-equipped fitness space designed for wellness, movement, and mindful living.

## Air-Conditioned Residents' Lounge

An elegantly furnished indoor sanctuary designed for leisure and intimate conversations. Whether greeting guests or enjoying a quiet moment away from home, this climate-controlled space offers the ultimate in comfort and refined relaxation.

## Rooftop BBQ Zone

An open-air culinary and social space ideal for weekend get-togethers and relaxed evenings.

## Rooftop Garden with Seating Areas

A serene green escape above the city, offering thoughtfully designed seating to unwind, reflect, or socialize.

## Dedicated Car Wash Area

Convenient, resident-only car wash facility within the premises.

## Double-Height Furnished Concierge Desk

A sophisticated, concierge lobby providing a welcoming and premium arrival experience.

## Double-Height Entry & Exit with Handicapped Ramp

Grand access points designed with accessibility, comfort, and fluid circulation in mind.

## Parking-Free Ground Floor

Efficient vehicular management with Basement and lower ground floor

## Natural Green Spaces

Lush greenery at both the ground level and rooftop, featuring curated seating for relaxation and community engagement.

## Passenger Lift + Bed Lift

One dedicated passenger elevator and one stretcher lift, ensuring comfort and emergency readiness.

## Lift Access from Lower Ground Floor to Rooftop

Seamless vertical connectivity from the Lower Ground Floor up to the rooftop.

## Internet Connectivity Provision

Infrastructure ready for high-speed digital connectivity.

## Premium Brand Fittings

Top-quality fixtures and fittings throughout to ensure durability, performance, and refined aesthetics.

## Convenient Double Parking Facility

Provision for double parking ensures added convenience for residents with multiple vehicles, offering ease of access and organized parking management.

## Three-Sided Open View

The apartment enjoys open views from three sides, allowing enhanced natural light, cross-ventilation, and a strong connection to the surrounding outdoor environment.



# TERMS & CONDITIONS



1. Application: Interested clients(s) will submit application in prescribed form provided by Finlay Properties Limited and duly signed by the buyer (s) along with down payment and other necessary documents like National ID/Passport, PP size recent photograph etc. The company has the right to accept or reject any application without assigning any reason whatsoever. Company reserves the right to forfeit Cancellation Charge as per company policy if the buyer (s) wants to cancel the booking.
2. Allotment: Allotment will be made on first come first serve basis. Upon acceptance of application, down payment and other necessary papers, Finlay Properties Limited will issue an allotment letter in favor of the applicant. This will include the payment schedule, which the buyer should follow on receiving the allotment letter. The buyer is not entitled to transfer the allotment to third party till the apartment is handed over to him/her.
3. Payment Procedure: All kind of payment like Down Payment, Installments, Car Parking costs, additional work & other charges payable shall be made by A/C Payee Cheque/Pay-Order/DD in favor of FINLAY PROPERTIES LIMITED. The company will issue the acknowledgement of the above Cheque/Pay-Order/DD in favor of the ALLOTTEE. Buyers residing abroad may remit payments by wire transfer to designated bank account of Finlay Properties Ltd. Cash payment is strictly prohibited. Delay charge on due amount and the cancellation process will be as per company rules and regulations.
4. FINLAY'S Right: The Company reserves the right to make minor changes in both architectural and structural design of the project. Limited changes can be made in specifications for overall interest of the project.
5. Utility Connections: Connection fees, security deposit for Wasa, Electricity, Deep Tube-well and incidental costs are not included in the apartment price. Finlay makes these payments directly to the concerned authorities and the buyer shall reimburse the amount to Finlay Properties Limited. One Gas Cylinder will be provided during handover from any reputed & authorized gas distribution company and it will be installed in a safe zone at ground floor of the complex. Solar power system and any other requirement from the govt./local authority except the above, the buyer will be liable to pay the costs before handover. However, if the concerned authorities do not able to provide any utility services within the expected time frame, then FINLAY PROPERTIES LIMITED will not be held liable for this delay.
6. Registration: Proportionate share of undivided and undemarcated land as well as apartment will be registered in favor of each buyer as per the current rules and regulations of the government. Such registration will be made only after receiving the full and final payment against the apartment. All cost related to transfer of ownership like Stamp duty, Registration cost, Apartment Vat, Government Tax, VAT, AIT, Gain Tax, Transfer fees, Documentation Charges, Incidental expenses and any other expenses related to registration will be borne by the buyer.
7. Handover: The possession of the apartment will be handed over as mentioned except unavoidable circumstances beyond the control of the company, like Global Economic Crisis, Force Majeure, Natural calamities, Political disturbances, Act of God, Strike, non availability of material, Lock down, pandemic, change in the Policy of the govt., etc. This handover will only be made after receiving full and final payment against the allotted apartment.
8. Owners Association: The buyer must undertake to become a member of the Owners cooperative society, which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must agree to pay an amount (finalized by the company) for cooperative/reserve fund.

# Contract

The objectives set for a contract are how you gain sales by acquiring and keeping customers. A marketing strategy helps in making good messages with the right kind of marketing approaches to reach a target audience of your sales and marketing activities. It is a process to set an organization to help maximize its the greatest opportunities to increase sales and achieve the marketing target. Marketing strategy's goal is to increase sales and achieve advantage over other competitors. It includes short term and long term activities of marketing that can be set with strategy of a contract. A contract and customer to its objectives. Making your strategy with action is how your marketing plan should work. Marketing budgets will be set at the same time it will also show you how you're going to make your targets. It maybe through advertising, advertising etc.

Having the overall strategy with your objectives to fit your business leading sales will help you saving money and maximizing sales. The marketing strategy should be consistent. It should have the ability to help your users are followed up and the activities you doing to develop your offers. Branding is defined as the process of setting up or making a unique name or design for a certain product. The strategy of branding you have should be consistent because it leads to a strong brand equity. The objectives will be based on how you gain sales by acquiring and keeping customers. A marketing strategy helps in making good messages with the right kind of marketing approaches in order to have a good outcome of your sales and marketing activities. The objectives will be based on how you gain sales by acquiring and keeping customers. A marketing strategy helps in making good messages with the right kind of marketing approaches in order to have a good outcome of your sales and marketing activities.

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(A) It is a process to allow an organization to focus resources on the greatest opportunities to increase sales and achieve the company's target marketing that has to do with the analysis of a company's situation and contribute to its objectives.

(B) Marketing strategy's goal is to increase sales and achieve advantage over other competitors. It includes short term and long term activities of marketing that has to do with the analysis of a company's situation and contribute to its objectives.

(C) The objectives will be based on how you gain sales by acquiring and keeping customers. A marketing strategy helps in making good messages with the right kind of marketing approaches in order to have a good outcome of your sales and marketing activities.

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(E) Putting your strategy with action is how your marketing plan should work. Marketing budgets will be set at the same time it will also show you how you're going to make your targets. It maybe through advertising, advertising etc. Having the perfect timing with your activities to fit your customers buying cycles will help you saving money and maximizing sales. The marketing plan should be innovative. It should have the details on how your sales are followed up and the activities you're going to develop your offers.

(F) Improvement should be measured regularly and assessed in order for you to know what's beneficial and what is not. This will help you set new targets.

(G) Brand messages are delivered and planned based on the questions how, what, when, to whom and where your brand strategy is. Advertising, visual communication and distribution channels are parts of brand strategy.

Signature 1



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### FOR DISCUSSION



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