FinlaY
SOUTHWIND

HORIZON of **LIFE...**



Welcome to Finlay South Wind, a signature residential address by Finlay Properties Limited, set in the peaceful Ispahani Hills Khulshi, Chattogram. Built on a south-facing 12-katha land this elegant 10-storied development offers finely designed 3-bedroom apartments for families with comfort, and modern sophistication.

The south orientation welcomes natural light and cool breeze, keeping interiors bright, airy, and refreshing throughout the year. A grand driveway and stylish entrance open into a furnished lounge with concierge service, while landscaped greenery adds a sense of calm.

Residents can enjoy an active and social lifestyle with a gym, indoor games zone, and children's play area. Evenings come alive at the rooftop garden, ideal for relaxation or BBQ gatherings under the open sky.

At Finlay South Wind, every detail reflects comfort, elegance, and the harmony of nature with modern living.

FinlaY
SOUTHWIND
A TOUCH OF ELEGANCE IN EVERYDAY LIFE

Finlay South Wind

Project details

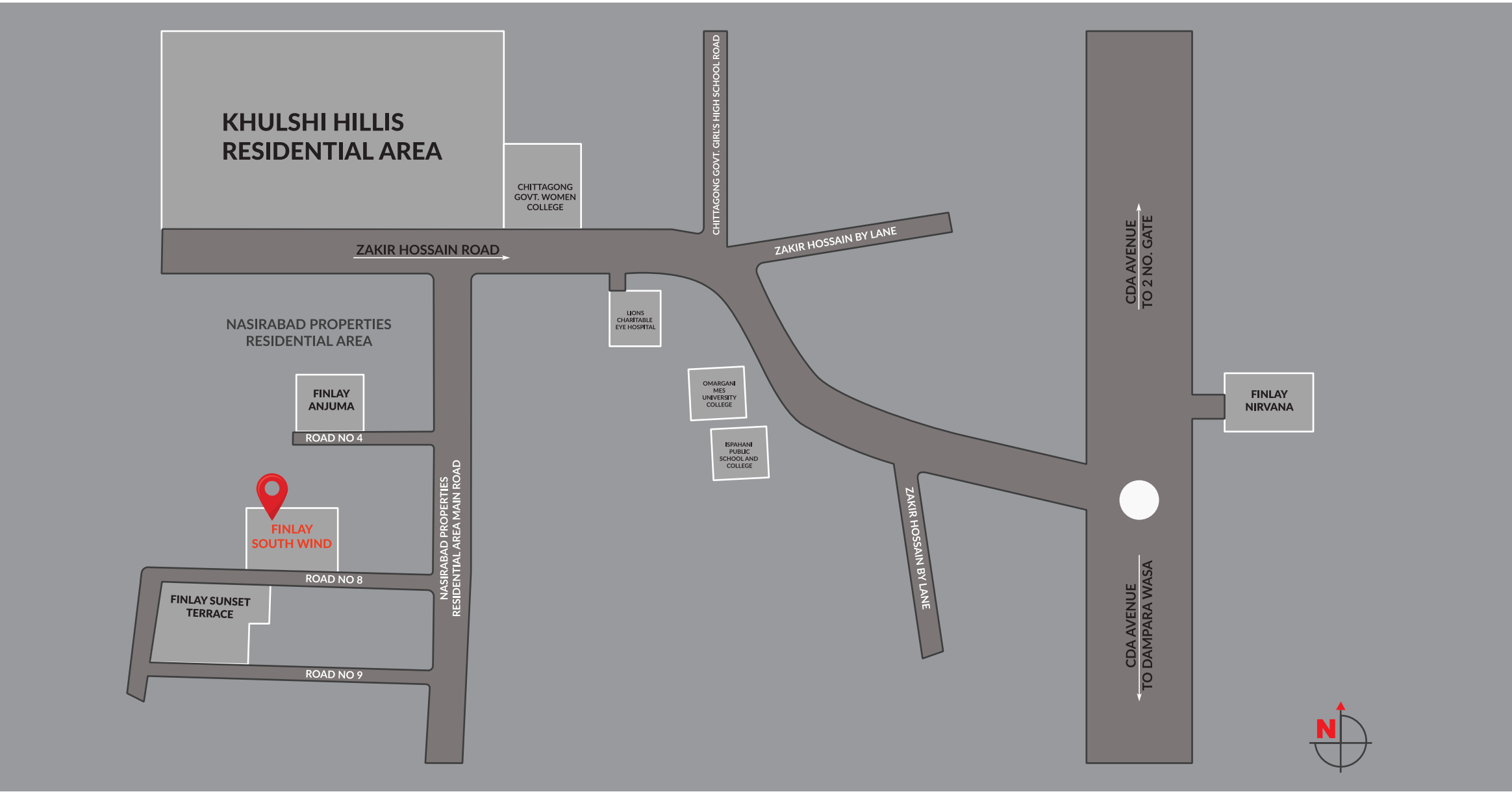
Land Area:	**12 Katha**
Location:	**Plot No. 118, Road No. 08, Nasirabad Properties R/A, Ispahani Hills, Khulshi, Chattogram.**
Building Heights:	**10 storied and Lower Ground Floor.**
Total Apartments:	**24 Nos**
Total Parking:	**24 Nos**
No of Lifts:	**02 Nos (1 Passenger & 1 Bed Lift).**
CDA Approval No:	**Under Process.**
Expected Handover:	**March 2029**
Type & Apt. Size (Approx.):	**A – 2385 sft, B – 2200 sft, C – 2385 sft.**

Features of Finlay South Wind

- 02 Spacious Lifts.
- Spacious Party Hall with Pantry & AC provision.
- Substation & Auto Standby Generator (Full Load Except AC & Power Point).
- Well Furnished Welcome Lounge with Concierge Desk.
- Equipped Fitness Center.
- Indoor Games (Billiard & Table Tennis).
- Children Play Area.
- BBQ on Rooftop.
- Dedicated Car Wash Area.
- Intercom System.
- Internet Connectivity Provision.
- CCTV with DVR.
- Drivers Waiting Zone.
- Roof Top Garden with Seating arrangement.
- Landscaping.

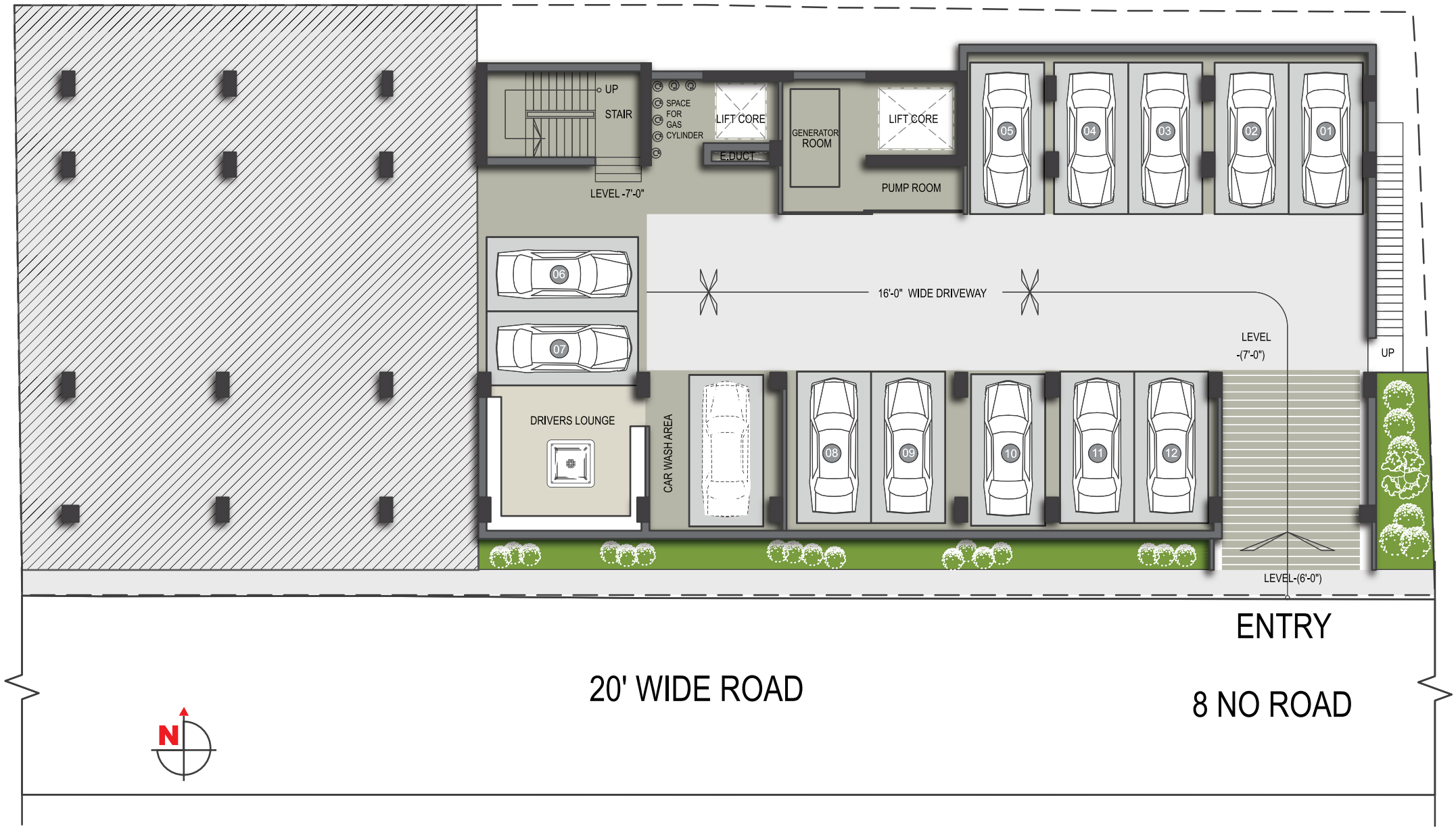
Location Map

SOUTHWIND

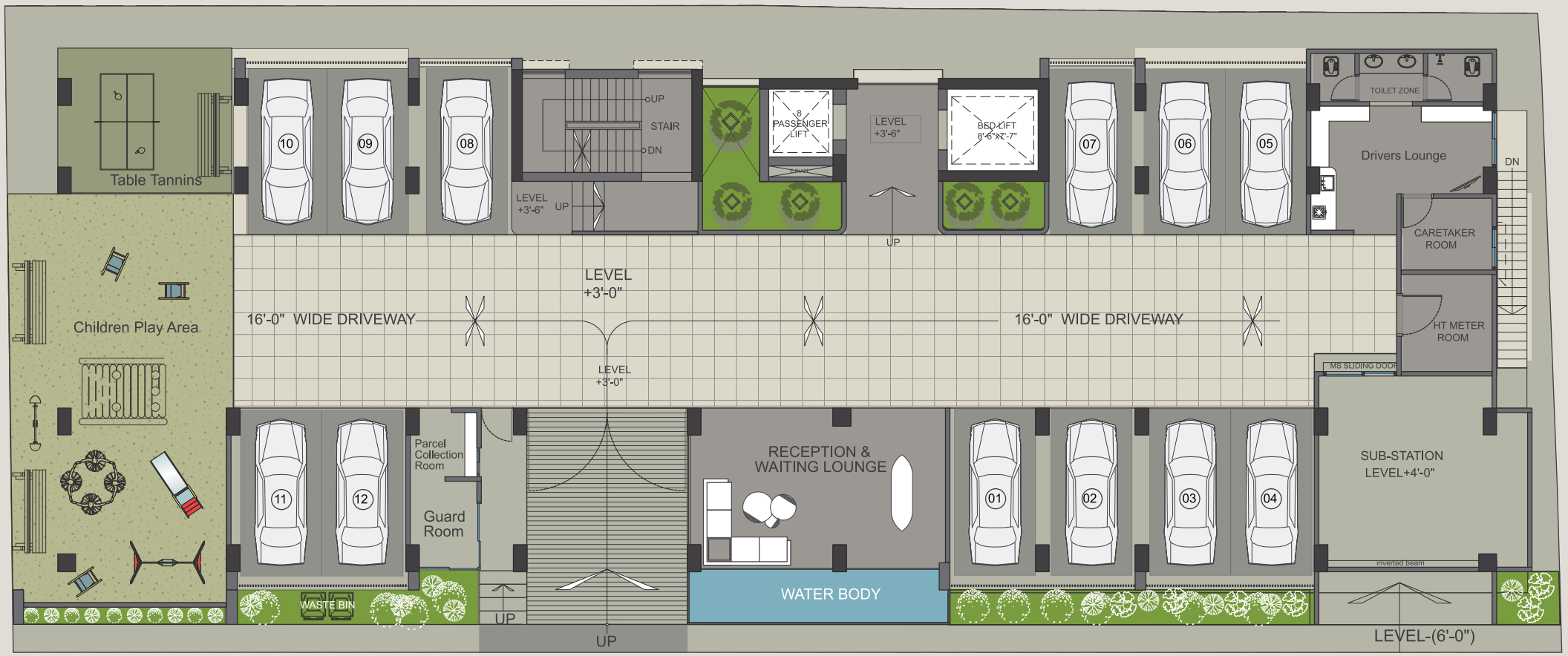


Plot No. 118
Road No. 08
Nasirabad Properties R/A
Ispahani Hills
Khulshi Chattogram.

Lower Ground Floor



Ground Floor



12 NOS PARKING

Ground Floor Overview

The ground floor of Finlay South Wind welcomes residents with vibrant spaces for leisure and comfort. A dedicated children's play area keeps the little ones entertained, while an indoor table tennis zone offers a fun spot for friendly games. Guests are greeted at the elegant reception and cozy waiting lounge, creating a warm first impression. Beyond these inviting spaces, the ground floor also includes a spacious driveway for smooth vehicle access, a driver's waiting area for convenience and a caretaker room for prompt assistance. Lush front landscaping completes the experience, giving the property a green and serene appeal from the moment you arrive.



Children's play area and indoor Table Tennis zone





Spacious Driveway and Lift Lobby

Elegant Reception and Cozy waiting Lounge

1ST FLOOR



1st FLOOR

TYPE - A 2385 SFT.
TYPE - B 2200 SFT.
TYPE - C 2385 SFT.


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2ND, 4TH, 6TH, 8TH

FLOOR PLAN



FINLAY SOUTH WIND
FLOOR PLAN- 2nd, 4th, 6th, 8th

TYPE - A 2385 SFT.
TYPE - B 2200 SFT.
TYPE - C 2385 SFT.

3RD, 5TH, 7TH

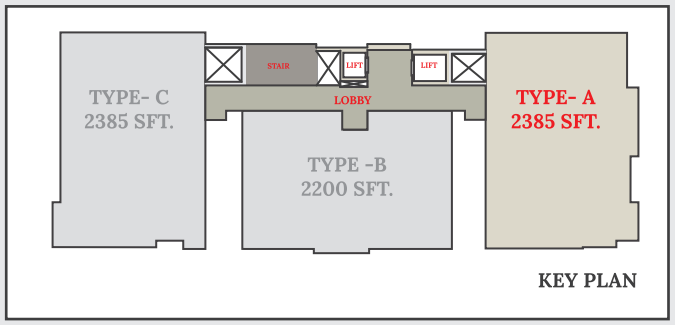
FLOOR PLAN

SOUTHWIND

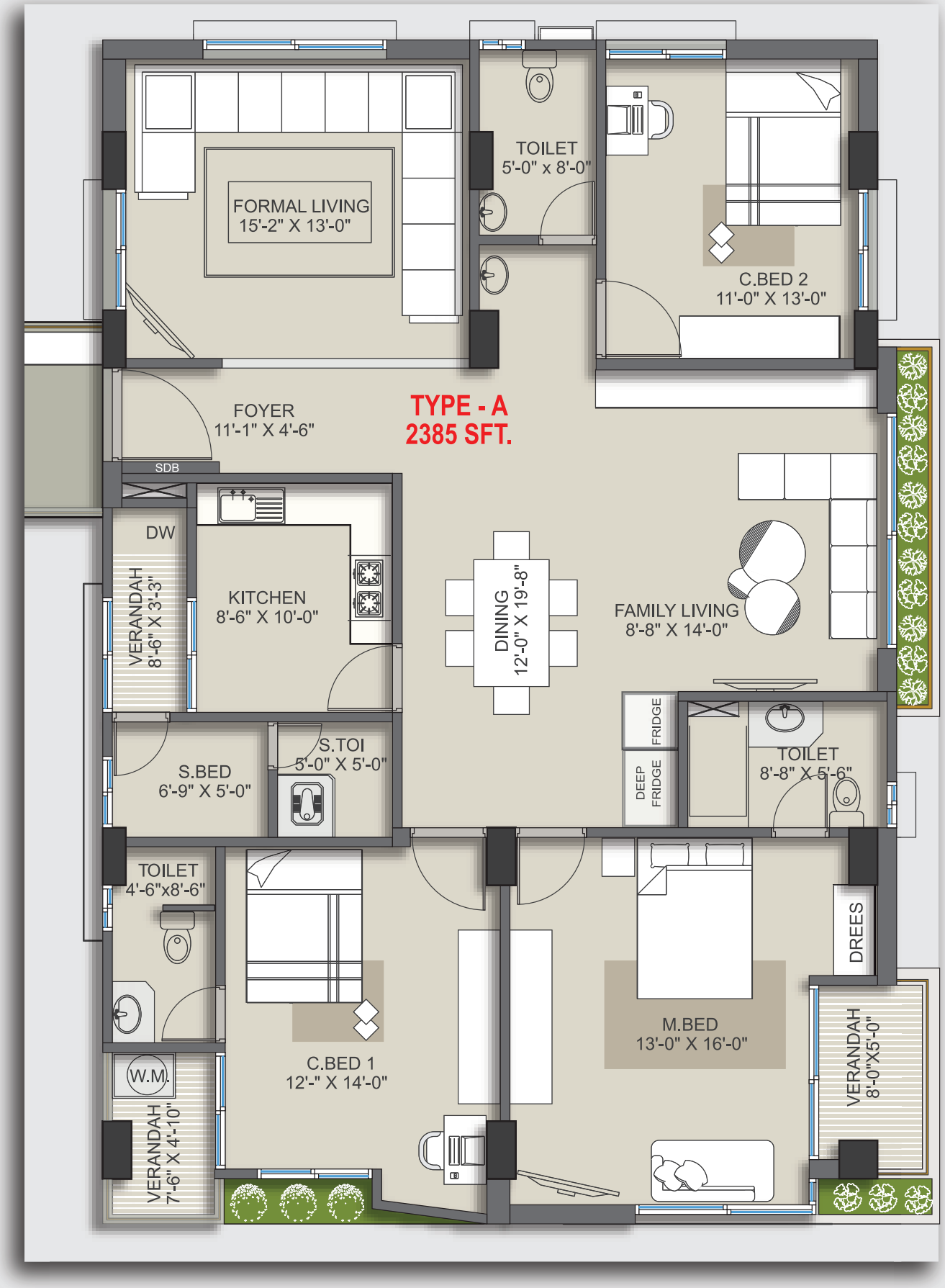


FINLAY SOUTH WIND
FLOOR PLAN- 3rd, 5th, 7th

TYPE - A 2385 SFT.
TYPE - B 2200 SFT.
TYPE - C 2385 SFT.

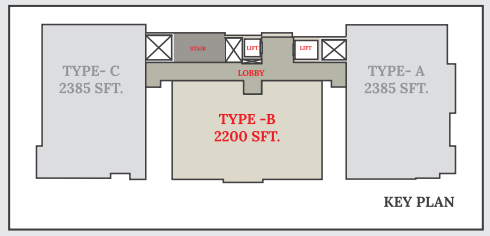


TYPE - A
FLOOR PLAN
2385 SFT.




Finlay
Properties Limited

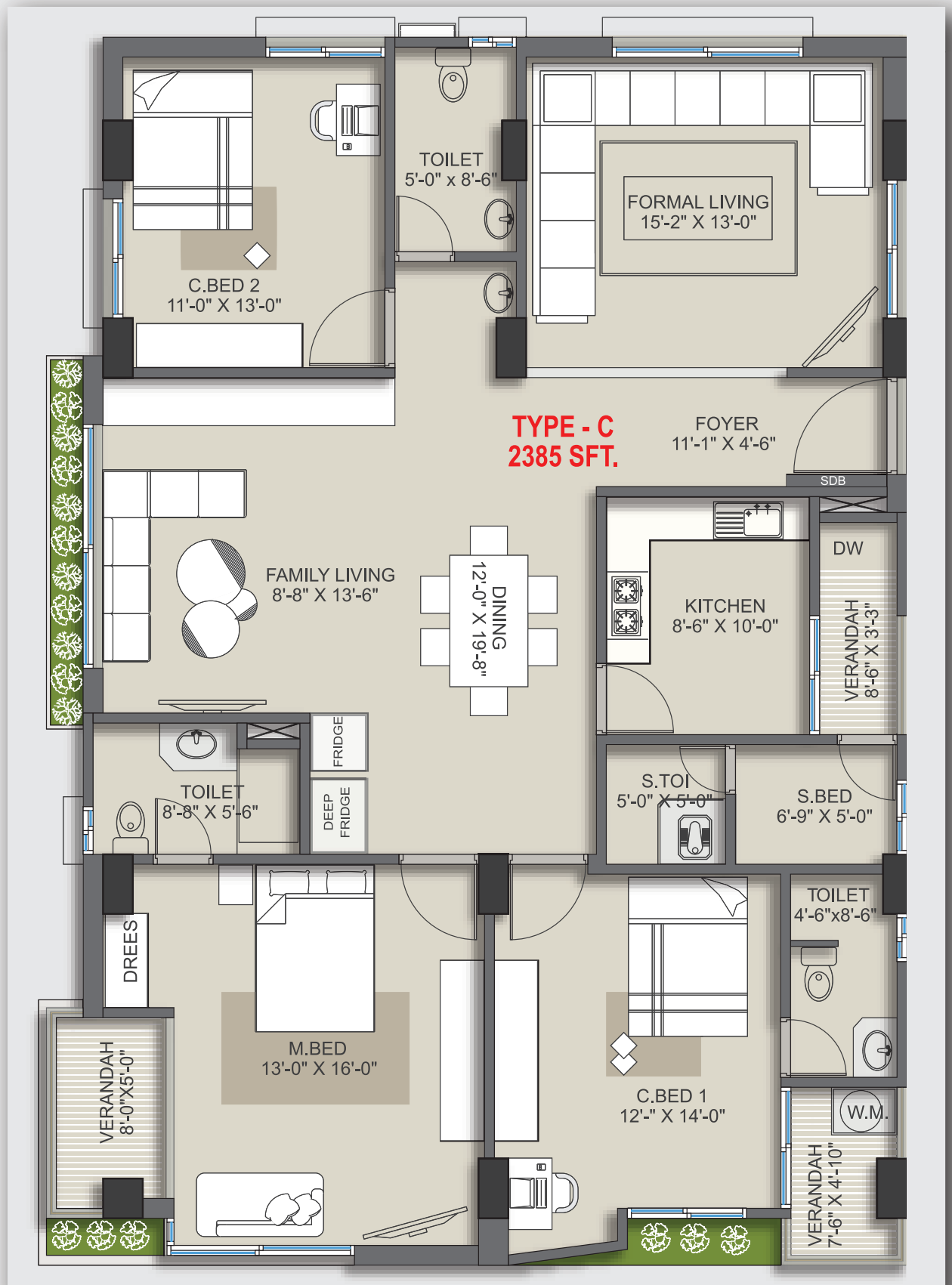


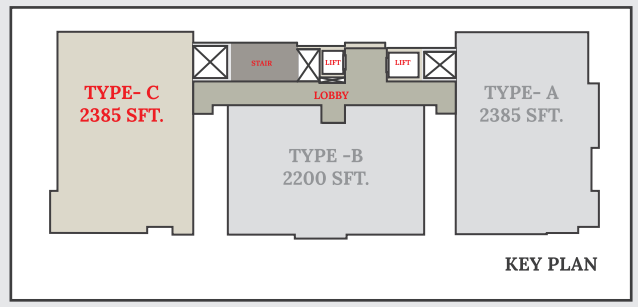




TYPE - B
FLOOR PLAN
2200 SFT.



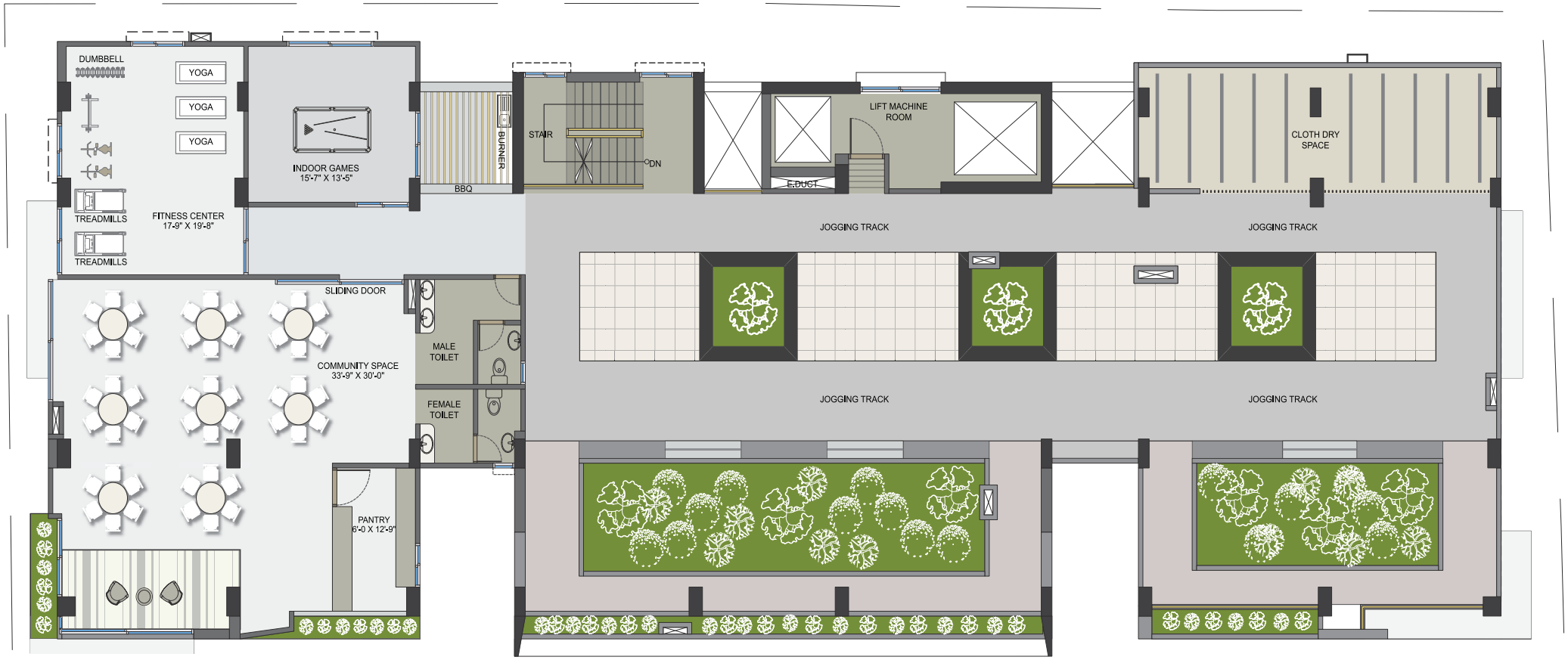




TYPE - C
FLOOR PLAN
2385 SFT.



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SOUTHWIND



N

ROOF TOP




FITNESS




Dynamic
GERMANY

Terms & Conditions

FinlaY SOUTHWIND

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.

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.

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.

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.

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.

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.

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.

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.

Disclaimer:

The information contained in this brochure and plan is subject to change as may be required by the authority or the project Architect without any prior notice. All measurement is approximate. All illustrations are artist's impression only. Furniture in the layout plan are only for clear understanding of the special quality of the apartment & are not included with the price of the apartment.


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