

# AES SHOPNEEL

Plot-34, Road-501, Sector-13A  
Jolshiri Abason, Dhaka, Bangladesh

An Exclusive Residential Project of  
**ALLIANCE ENGINEERING & SERVICES**

[www.alliance-eng.com](http://www.alliance-eng.com)

Plot-34, Road-501, Sector-13A

# PROJECT INFORMATION

## PROJECT NAME

AES Shopneel

## PROJECT INFORMATION

Plot-34, Road-501, Sector-13A, Jolshiri Abason  
Dhaka, Bangladesh

## NATURE

Residential

## LAND AREA

5 Katha

## APARTMENT SIZE

**Type A-** 2422 SFT + Common Space

**Type B-** 2422 SFT + Common Space

## APARTMENT CONTAINS

**Type A-** 04 Beds, 04 Baths (03 attached and 01 common), 04 Balconies  
Formal Living, Family Living, Dining, Kitchen, Kitchen veranda,  
Store/Maid room, Maid toilet

**Type B-** 03 Beds, 03 Baths (02 attached and 01 common), 04 Balconies  
Formal Living, Family Living, Dining, Kitchen, Kitchen veranda,  
Store/Maid room, Maid toilet

## COMMON FEATURES

Lift, Generator, Sub-station, Drivers Waiting, Caretaker Room, Caretaker/  
Driver Toilet, Caretaker Kitchen, Rooftop Space, Provision for Clothes  
Drying Area, Machine Room



**AES  
SHOPNEEL**



## PROJECT INFORMATION

Welcome to ALLIANCE Shopneel, the nexus of modern elegance, timeless design and top class safety. This thoughtfully crafted apartment building showcases contemporary architecture with great aesthetics and comes with modern, stylish, elegant fittings and fixtures. The apartments provide a calm and quiet living experience with all the community facilities at close proximity. The project is situated in Sector 13A of Jolshiri Abashon which is one of the most prestigious and promising residential areas of Dhaka city. It is very close to the Central Park, university and is nearer to the Lake of Jolshiri Abashon and has a wide green space on the South. The project is beside 100 feet wide road originated from Madani Avenue and it is at close distance of US Embassy.

ALLIANCE ENGINEERING & SERVICES, owned by senior Retired Officer of Corps of Engineers of Bangladesh Army. The company is involved in Apartment Housing Projects since 2011. The stakeholders of the company are equipped with long-standing and extensive engineering experiences. The company ensures top class safety, comfort and pleasant living environment to its residents.

Vulua  
Royel  
City

## LOCATION MAP

### ALLIANCE SHOPNEEL

Plot-34, Road-501, Sector-13A  
Jolshiri Abason, Dhaka, Bangladesh

Purbachal  
1.8 Km from  
Jolshiri

Sheikh Russel  
Cantt Public School & Coll



Sector-10

Sector-13

Sector-16

Balu River

Golf Course

Sector-17

5 Star Hotel

University

Sector-13

Jolshiri Public School

Sector-15

Sector-13

Sector-08

O4

Madani Avenue  
(150 ft Wide) (8 Lane)

Length 4.96 Km upto Shitolakkha

PERSPECTIVE VIEW OF  
AES  
**SHOPNEEL**



# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN - TYPE A



# TYPICAL FLOOR PLAN - TYPE B



# INTERNAL VIEW



## CAR PARKING & DRIVEWAY

- Reserved parking with clear marking
- Pavement tiles
- Comfortable driveway
- Adequate lighting

## RECEPTION

- Elegantly designed reception lobby
- Waiting area for Drivers
- Wide and comfortable Lift lobby & Stair entrance

## GROUND FLOOR FACILITIES

- 16' (sixteen feet) height
- Mezzanine floor
- Guard/Care taker room
- Toilet and kitchen
- Drivers waiting area

## LIFT, GENERATOR & SUB-STATION

- One superior 08 passengers' capacity lift (Brand Fuji equivalent from China)
- One superior Generator
- One power sub-station

## KITCHEN

- Impressive and comfy Granite finished work top
- Double Gas burner provision
- Hot and cold-water line provision
- Exhaust fan and Kitchen hood provision

## DINING BASIN

- Cabinet Dining Basin with marble counter top
- Hot and cold water line provision

## STRUCTURAL FEATURES

- Total Foundation and Superstructure Design and supervision by team of reputed and professional Structural Design Engineers.
- Structural Design Parameters based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI), and British Standard (BS)
- Structural Analysis for Design utilizes latest Methodology.
- Direct supervision at every stage of construction by a team of experienced and qualified engineers
- Quality checking for all construction material

## MAJOR STRUCTURAL MATERIAL

- Re-bar manufactured by KSRM/Rahim Steel or equivalent
- Cement manufactured by Holcim/Crown or equivalent
- Stone Chips for major structures (column, beam, slabs)
- 1st class machine made bricks/local
- Sand



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