



[SECTOR 1, 60 FEET COMMERCIAL AVENUE ROAD 1, 40 KATHA COMMERCIAL LAND PROJECT
@MATRIBHUMI CITY]



A 40 KATHA COMMERCIAL DUPLEX CONDOMINIUM WITH PRIVATE SWIMMING POOL
+ AI STUDIO HOTEL PROJECT



THE BEST PLAN FOR THE FUTURE *

SKY TOWER

40 Shareholders

~4000 Sft Duplex Unit with Private Swimming Pool
+ ~500 Sft AI Studio Apartment Premium Suits
[Per Unit Share]

M A T R I B H U M I C I T Y



The Empire: Matribhumi City, Dhaka Mawa Adjacent Highway, Sirajdikhan

Matribhumi Corporate Office: 1, 1/1 Rupayan Taj, Nayapaltan, Dhaka

WHAT U PLAN TO GET!

40 Shareholders

- **1 Duplex Villa of ~4000 SFT with Private Swimming Pool**



- **1 AI Powered 500 Sft Studio Apartment in AI Theme Hotel**



- **Double Money Back Guarantee after 8 Years**

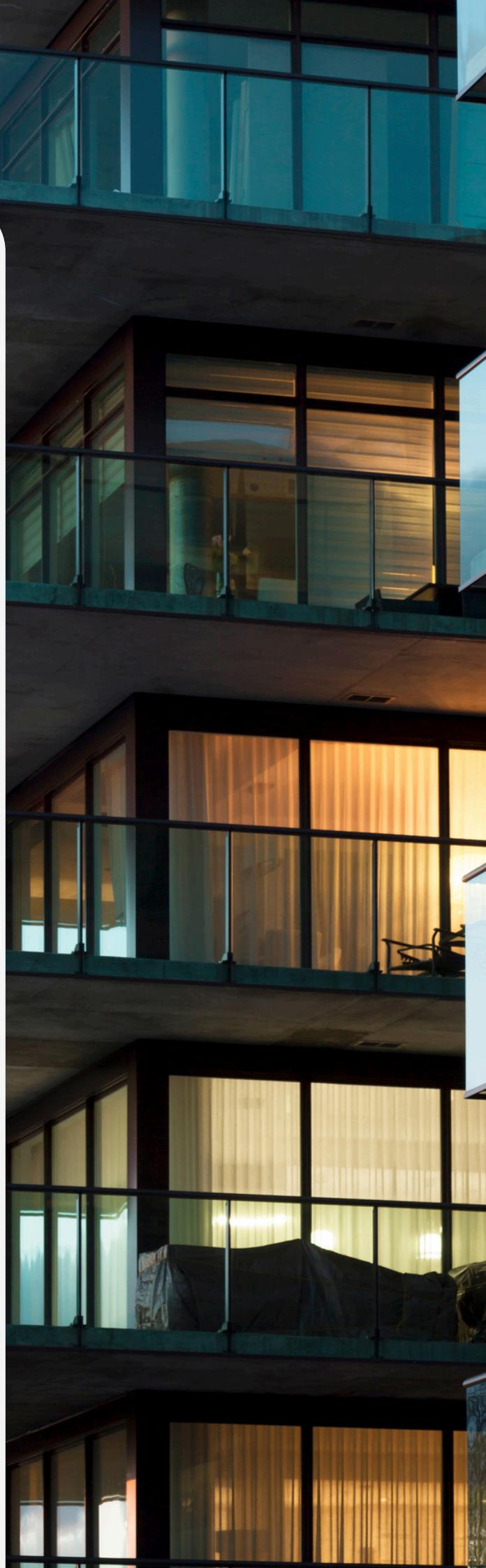


- **1 additional car park opportunity for 1st 10 Shareholders in additional cost.**



THE HIGH RISE

The plan- Each of the 40 owners will receive a state-of-the-art Sky Tower duplex villa spanning approximately 4,000 sq. ft., alongside a cutting-edge, AI-powered 500 sq. ft. studio hotel apartment.





About “The Empire”

This 40 **Katha ultra-modern smart city development** in the heart of Matribhumi City, Sector 1, seamlessly fuses aristocratic living with cutting-edge business infrastructure. The 4 Tower that comprises of **14th-floor duplex villa condominium**, epitomizes high-rise sophistication, featuring AI-powered smart home automation, panoramic skyline views, and exclusive private swimming pools. 40 **AI Powered Studio Apartment** unit in **AI Park Hotel**, spanning the first three floors, serves as a next-gen innovation hub as it will attract the tourists with its 40 different AI themes, integrating AI-driven workspaces, hyper-speed connectivity, and state-of-the-art digital infrastructure. Designed for elite lifestyles and future-ready enterprises, this development redefines luxury, innovation, and sustainability in an era of smart urban living.

The Empire

Cost/Price

40 Katha > 40 Shareholders of Land

9.9 Lac per Katha Per Unit Share

**Booking Money - 10K
Downpayment - 1 Lac**

8 Years, 96 Installments

1st Two Years- 6500tk per month [1-24 Months]
3rd Year onwards- 10000tk per month [25-96 Months]



Duplex Villa Condo

THE SKY TOWER

“Skytower redefines opulent living with 20 exquisite duplex villas per tower, gracefully elevated from the 3rd to the 14th floor. Designed for the elite, these sky-high sanctuaries offer unparalleled elegance, breathtaking panoramas, and a fusion of modern sophistication with timeless grandeur.”

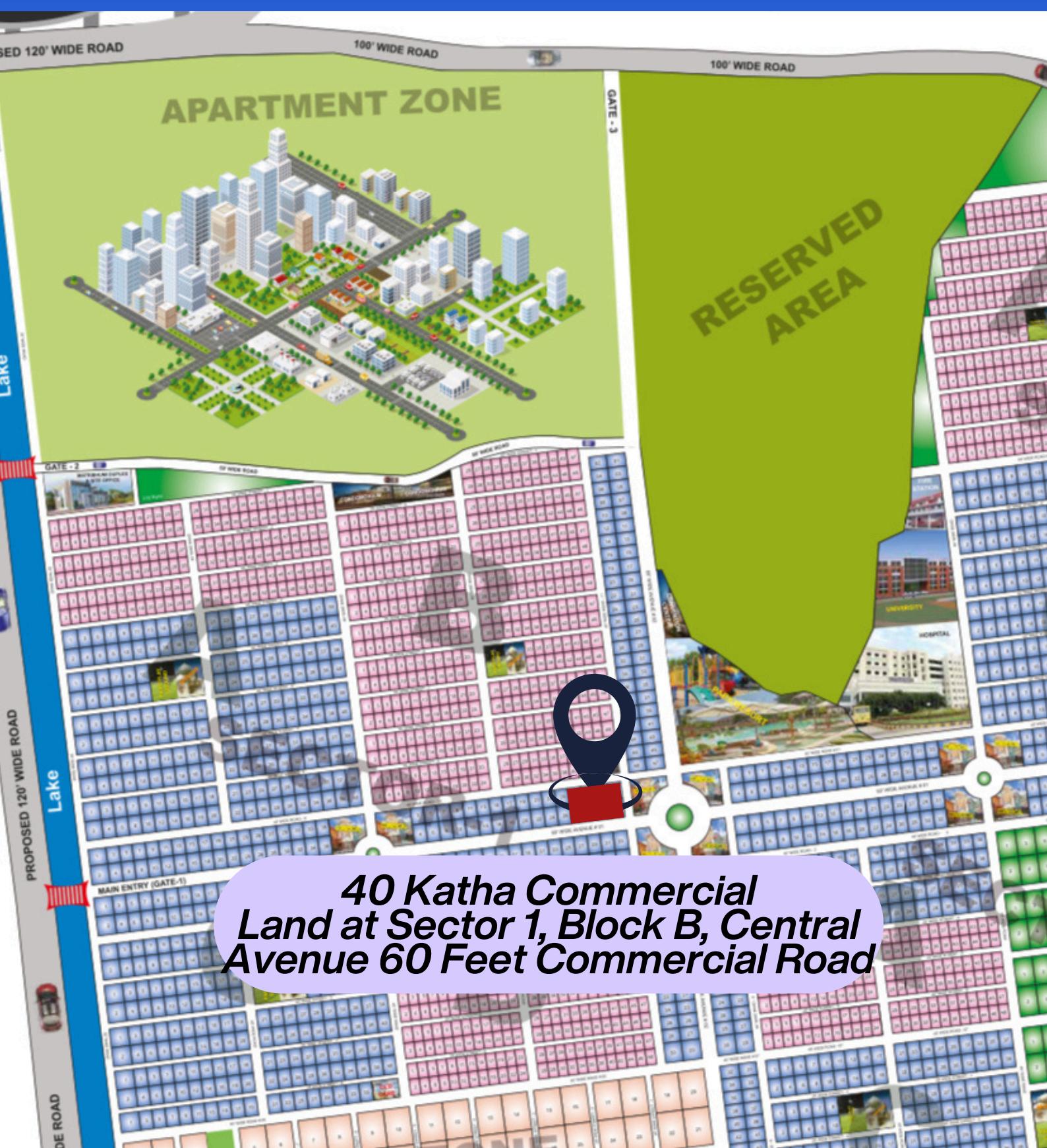
**EACH
SHAREHOLDER
WILL GET
500 SFT
AI POWERED
STUDIO HOTEL**

AI Park- Theme Hotel

The first three floors will house a **futuristic commercial AI Powered theme hotel** featuring 40 studio apartment in 40 **different AI theme**, creating a seamless blend of innovation for next generation technological advancements.



Location Map



Location Map

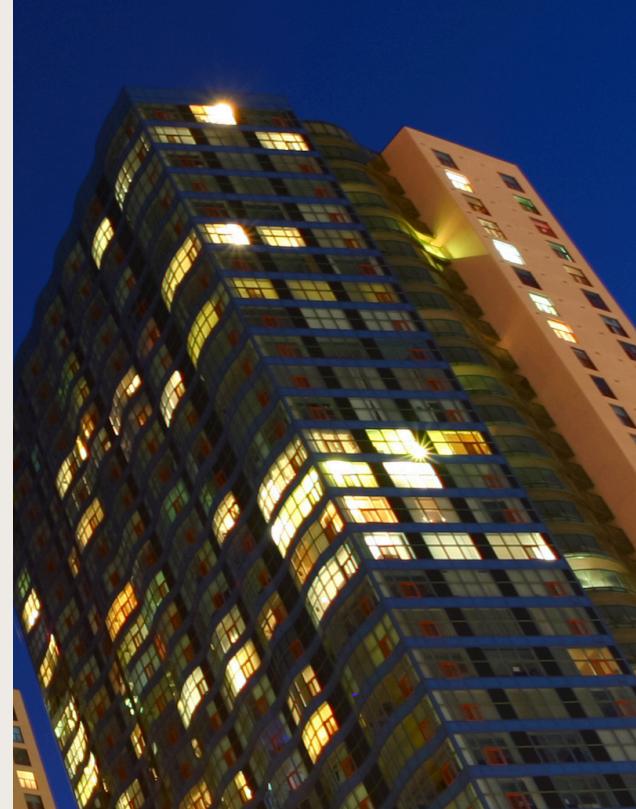


SKY TOWER PLAN

4
TOWERS



MASTERPLAN SKY TOWER



TOWER INFRASTRUCTURE PROJECTION

-1 KATHA: 720 SFT

> 10 KATHA — 7200 SFT

INFRASTRUCTURE OF
40 KATHA COMMERCIAL
LAND

[30% to be spared for free space
for B1+B2+G+14 floor per tower.]

Rest 70% Ground Space in
Every Floor ~ 70% of 7200 Sft
~5040 Sft++ for each floor

- TOTAL AREA PER FLOOR ~ 5040 SFT
- TOTAL PROJECTED FLOOR 14
- TOTAL AREA FOR THE DUPLEX FOR 1 TOWER ~ 60,480 SFT (12 FLOORS, 3RD-14TH)
- 4 TOWERS ~ TOTAL 2,41,920 SFT DUPLEX AREA
- 4 TOWERS ~ TOTAL 70,560 SFT PER TOWER (B+G+14), 282540 SFT IN TOTAL AREA

MASTERPLAN PROJECTED SKY TOWER

DUPLEX VILLA CONDO

A ~4000 Sft Duplex Unit

GREEN LAWN WITH
PRIVATE SWIMMING POOL
FOR EACH UNIT

Upper floor ~ 1500 Sft

Lowet Floor ~ 1500 Sft

Community ~ 1000 sft

Community break down {{

Premium Facility ~ 500 sft per duplex unit
(Infinity Swimming Pool, Gym, Sauna, Steam, Jacuzzi, Prayer Room)

Common Space ~ 350 Sft

(Party Center, Business Meeting Hub, Laundry, Restaurant & Juice Bar, Sky Deck, Indoor Games, Kids Playground)

Rooftop, 1st floor and Ground Floor~ Community

Parking~ 150 SFT

}}}

- Duplex Inside: 4 Bedroom, 4 Bathroom, 1 Living room, 1 Dining Room, 1 Kitchen, 1 Maid Room with Toilet, 1 Private Swimming Pool, 1 Green Lawn Terrace, 1 Parking

TOTAL DUPLEX UNITS

—Total 20 Duplex Villa per Tower

—Total 80 Duplex Villa in 4 Towers ;
4000 sft per unit

—Total Floor for Duplex Villa per tower - [Floor 3 - 14]

— EACH FLOOR ~ 5040 SFT

> TOTAL AREA ~60480 SFT

>> TOTAL DUPLEX UNIT 20 PER TOWER

~ 60480/20 UNITS (++1000 SFT
COMMUNITY*)

— 4000 SFT 20 UNITS PER TOWER

— 80 UNIT FOR 4 TOWERS



First Ever in Bangladesh

**40 Premium
AI Studio in 1 tower
[1 per shareholder]**

AI Powered Studio Apartment

Residence + Hotel Hybrid Concept

Total floor 14

>> 1st floor : AI Powered Studio Apartment

> Total area in first floor~~ 5040 sft

~ For AI powered Premium 10 studio per tower 500 Sft each

~AI Powered 40 Executive Studio: 20000 Sft (in total 4 tower)

Total Units: 40 Premium Studio

- 1 Bed + 1 Drawing +
1 Dining with Living +
1 kitchen + 1 Toilet

Each shareholder will get one AI Powered Studio Apartment that he/she can use as hotel or can use as residence. Regardless, how the design & construction layout or the spacing changes, the proportion of the studio allotment has to be kept like the abovementioned order.

Name: _____

Parking Allotment

Draw a line to drive the cars to the parking lot.

Each 40 shareholders will get 1 (One) parking only for both of their Duplex & Premium Studio

1st 10 Shareholders will get 1 additional parking for 1 lac taka for their deluxe studio apartment+duplex. This will be written in the agreement.

Regardless how the design & constructions layout changes, this proportion of allotment has to be kept as it is.



Financing the Sky Tower: The Projection Plan

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IS IT NOT SAFE TO
ASSUME THAT
ALMOST ENTIRE
COST OF THE
PROJECT WILL BE
COVERED FROM
WITHIUT FURTHER
INVEST?

LET'S SEE
HOW THE
PROJECTION
IS!!!

A. SELLING OF 10 DUPLEX OUT OF 20 UNITS PER TOWER

- The Sky Tower each will be built with 10 Katha Commercial Land.
- After 8 years, assuming the value of the duplex to be 10000 tk psf (Right Now the Value is 5000 tk), the selling value of 1 duplex will be 3.2 Crore minimum

B. SELLING 40 DUPLEX VILLA OUT OF 4 TOWERS

- The 4 Sky Tower comprises 80 duplex villa. 40 duplex villa will be taken by 40 shareholders. Rest 40 duplex will be sold in order to finance the tower.
- After 8 years, assuming the minimum value of the Duplex Villa with Private Swimming pool to be 8000 Sft minimum, the price of each unit will be ~ 3.2 Crore. Therefore 40 Unit will value 120 Crore++

Selling off

40 DUPLEX

128 Crore revenue

Where as current cost ranges from 70 Crore for 4 premium towers (Total of 282000 sft++, ~2500 Tk psf) considering 2500 TK per sft

“GENERATING 128 CRORE FROM THE PROJECTED CALCULATION MAY SOUND ENOUGH TO FINANCE 80 % OF THE 4 SKY-TOWERS”

Amenities



Sky Deck



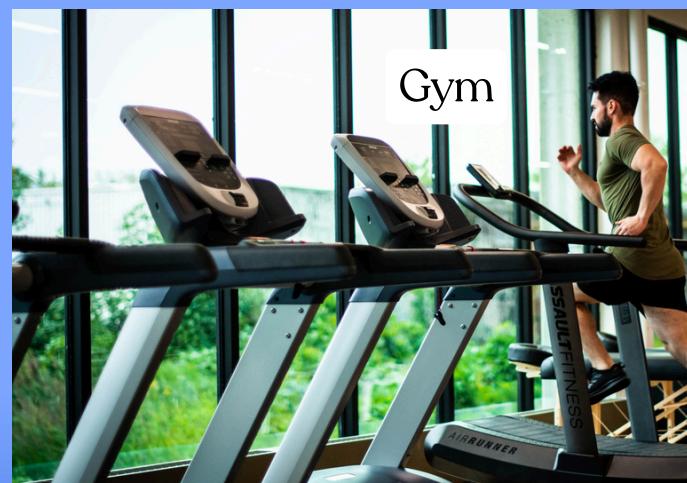
Conference Room



Prayer Room



Rooftop
Infinity
Swimming
Pool



Gym



Private
Swimming
pool



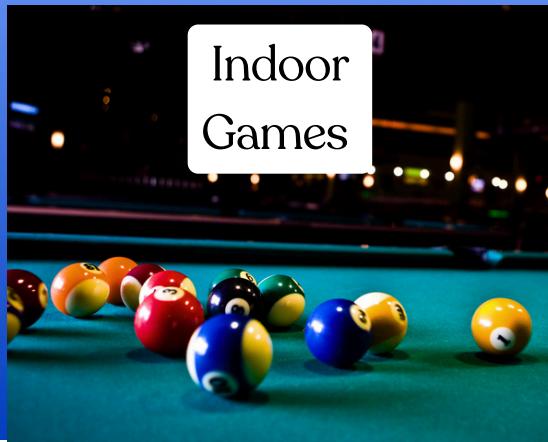
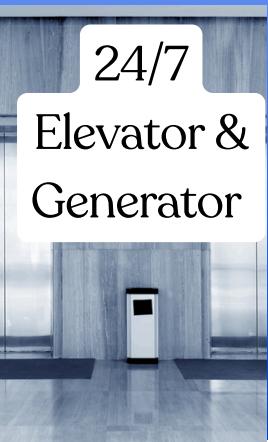
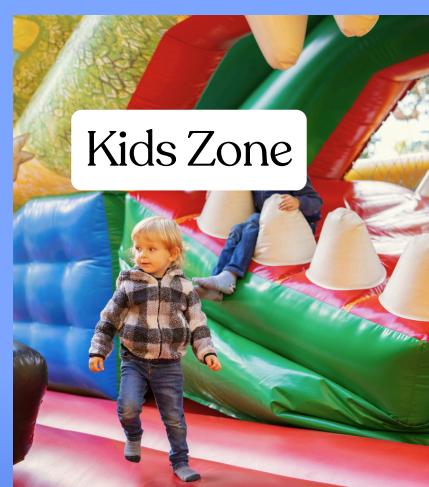
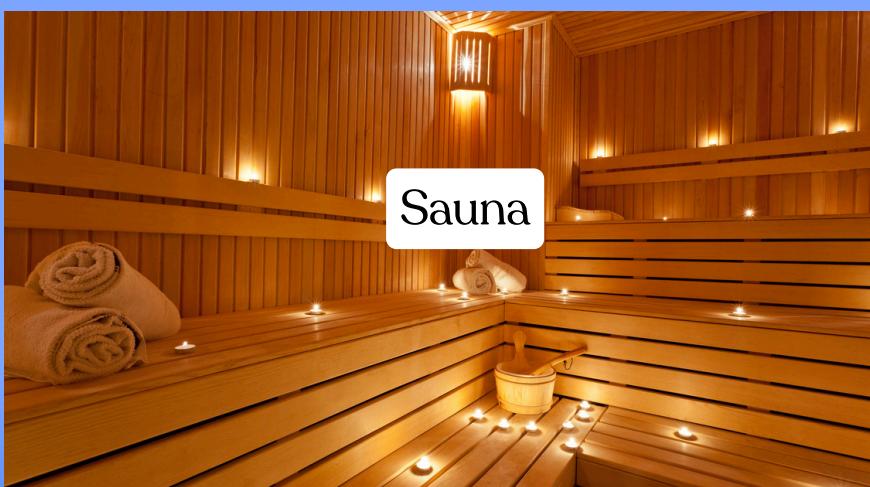
Jacuzzi



Lounge

Amenities

Guess what not!!!



Summary

High Rise 14th Floor
[40 Katha Commercial Land]

80 Duplex with Private Swimming Pool
[~4000 Sft each duplex size]

~500 sft AI Powered Hotel
[~500 sft 40 Premium Studio Apartment/AI Suite]

Each Shareholder own one ~4000 Sft
Duplex + one 500 Sft AI Powered Studio
Apartment in AI Park
[40 Shareholders]

Double Money Back Guarantee from
Matribhumi if after 8 years the shareholder
want to return back the share.
[Safest Invest- your money is secured]

The Duplex & AI Hotel allocation sequence will be as per the booking serial. Please secure your purchase as soon as possible to select your preferred floor and location of your unit.

**CONTACT US
FOR BOOKING**

**THE FUTURE AWAITS
HERE**

[MATRIBHUMI SMART CITY]