



THE KINGDOM

[30 KATHA COMMERCIAL PLOT, SECTOR 2, 60 FEET COMMERCIAL AVENUE ROAD 1 @MATRIBHUMI CITY]

A 30 KATHA COMMERCIAL DUPLEX CONDOMINIUM WITH PRIVATE SWIMMING POOL
+ SMART OFFICE/STUDIO APARTMENT PROJECT



T H E B E S T P L A N F O R T H E F U T U R E *



Kingdom - Owned by 30 Shareholders
~3000 Sft Duplex Unit with Private Swimming Pool
+ ~500 Sft Smart Office/Apartment Studio
[Per Unit Share]

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



The Kingdom: Matribhumi City, Dhaka Mawa Adjacent Highway, Sirajdikhan
Matribhumi Corporate Office: 1, 1/1 Rupayan Taj, Nayapaltan, Dhaka

WHAT U GET!

Each out of 30 Shareholders projected ownership



- 1 Duplex Villa of 3000 SFT with Private Swimming Pool



- 1 Smart Office/Studio Apartment of 500 Sft



- Double Money Back Guarantee after 8 Years



The Empire: Matribhumi City, Dhaka Mawa Adjacent Highway, Sirajdikhan
Matribhumi Corporate Office: 1, 1/1 Rupayan Taj, Nayapaltan, Dhaka



THE HIGH RISE

**Each of the 30
owners will
receive a state-of-
the-art duplex villa
spanning 3500 sq.
ft., alongside a
cutting-edge, AI-
powered 500 sq.
ft. Smart
Commercial
Office/Studio
apartment.**





About “The Kingdom”

Rising as a beacon of **ultra-modern luxury and innovation**, this **30 Katha smart city development** in **Matribhumi City, Sector 2**, seamlessly blends **elite living with cutting-edge business infrastructure**.

The **16-floor duplex villa condominium** redefines **high-rise sophistication**, featuring **AI-powered smart home automation**, **brehtaking skyline views**, and **exclusive private swimming pools**, setting a new standard in contemporary urban living.

The **30 Smart Office/Studio Apartment units** on the first two floors establish a **next-gen business hub**, integrating **ultra-modern AI-driven workspaces**, **hyper-speed connectivity**, and **state-of-the-art digital infrastructure**, designed for the enterprises of tomorrow.

With an unwavering focus on **ultra-modern luxury, sustainability, and technological advancement**, this visionary development is the epitome of **smart urban living** for those who demand the extraordinary.

Overview

High Rise 16 Floor

[30 Katha Commercial Land]

42 Duplex with Private
Swimming Pool

[~3000 Sft each duplex size]

2 Storied Smart Office/Studio

[~500 sft 30 Studio Apartment/Office suites]

Each Shareholder own one Duplex +
one 500 Sft AI Powered Studio
Apartment in AI Park

[30 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 Kingdom

Cost/Price

Total cost 2.70 Crore BDT

30 Katha > 30 Shareholders of Land

9 Lac BDT per Katha Per Unit Share

Booking Money - 10K BDT/ Unite Share

Downpayment - 90K BDT/ Unit Share

***8 Years, 96 Installments,
8400TK monthly/ Unit Share***



Duplex Villa Condo

THE KINGDOM

“kingdom reimagines luxury with 42 exclusive duplex villas, elegantly perched from the 3rd to the 16th floor. Designed for the elite, these elevated sanctuaries offer breathtaking panoramas, refined sophistication, and a seamless fusion of modern innovation with timeless grandeur.”

Smart Office/Studio Apartment

**EACH SHAREHOLDER
WILL GET
500 SFT
SMART
OFFICE/STUDIO**

The first two floors will house a **futuristic commercial Smart Office** that would be designed in such a way so that it can also be used as a **Studio Apartment** featuring 30 studio in 30 different **AI theme**, creating a seamless blend of innovation for next generation technological advancements.



Location Map



**30 Katha Commercial
Land at Sector 2, Central Avenue
60 Feet Commercial Road 1, Plot
[3, 4, 5, 6, 7, 8]**

Location Map



Plot 29, 30, 31, 32, 33, 34
[5 katha each, Total 30 Katha Commercial
Land at Sector 1, Central Avenue 60 Feet
Commercial Road 1]

K I N G D O M P L A N N I N G



MASTERPLAN KINGDOM



TOWER

INFRASTRUCTURE

PROJECTION

-1 KATHA: 720 SFT

> 20 KATHA 14400 SFT

[30% to be spared for free space.]

Rest 70% Ground Space in
Every Floor ~ 70% of 14400 Sft

INFRASTRUCTURE OF 20
KATHA COMMERCIAL
LAND

[REST 10 KATHA
COMMERCIAL LAND WILL
BE SOLD TO FINANCE THE
FOUNDATION OF THE
TOWER]

TOTAL AREA PER FLOOR ~ 10000 SFT
TOTAL PROJECTED FLOOR 16

MASTERPLAN KINGDOM

DUPLEX VILLA CONDO



- FIRST TIME EVER- GREEN LAWN WITH PRIVATE SWIMMING POOL FOR EACH UNIT

A 3000 Sft Unit

Upper Floor ~ 1500 sft

Lower Floor ~ 1500 sft

Featuring

GREEN LAWN WITH PRIVATE SWIMMING POOL FOR EACH UNIT

- 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 42
Duplex Villa

- Total Floor for
42 Duplex Villa
(3rd - 16th)

- EACH FLOOR ~ 10000 SFT
> TOTAL AREA ~ 13000 SFT (13TH FLOOR)
>> TOTAL DUPLEX UNIT ~ 13000/3000 SFT -
42 UNIT
>> PER 2 FLOOR - 6 DUPLEX UNIT

Smart Office/ Studio Apartment

First Ever in Bangladesh

Residence + Office Hybrid Concept

Total floor 16

>> 1st 2 floor : 30 Office+Studio Units and Other Facilities

> Total area in two floors ~ 20000 Sft

~ 30 Office Studio Units: 15000 SFT, 500 Sft Each Unit

~ Rest 5000 sft are amenities)

Each owner will get 15000 sft/ 30

~ One 500 Sft Studio Apartment / Commercial Office

Total Units

30 Studio Apartment

**• 1 Office+ 1 Living
with Bed+ 1 Mini
kitchen + 1 Toilet**

**• 1 Studio
per Share**

**• 500 Sft
area/Studio**

**• Hybrid-Use as Office
or/and Residence**

Financing The Kingdom



The Projection



**IS IT NOT SAFE TO
ASSUME THAT
ALMOST 80% OF
THE PROJECT WILL
BE COVERED
WITHOUT
FURTHER INVEST?**

**LET'S
SEE
HOW!!!**



A. SELLING OF 10 KATHA COMMERCIAL LAND

- The Kingdom will be built with 20 Katha Commercial Land. Therefore, 10 Katha Land will be kept for sale out of 30 Katha for Foundation & Piling work of the tower.
- After 8 years, assuming the value of the land to be 50 Lakhs (Right Now the Value is 16 Lac!), the selling value of 10 katha will be 5 Crore

5 Crore from A.

B. SELLING THE EXTRA 12 DUPLEX VILLA

- The Kingdom comprises 42 duplex villa. 30 duplex villa will be taken by 30 shareholders. Rest 12 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 7500 TK/Sft, the price of each 3000 Sft unit will be ~ 2.3 Crore. Therefore 12 Unit will value 27 Crore ++

27 Crore from B.

32 CRORE!!!

**“GENERATING 32 CRORE FROM THE PROJECTED CALCULATION WILL BE A
GOOD AMOUNT TO FINANCE MOST OF THE COST OF THE KINGDOM”**

Amenities



Sky Deck



Conference Room



Prayer Room



Rooftop Infinity Swimming Pool



Gym



Private Swimming pool



Jacuzzi



Lounge



Amenities

Guess what not!!!

Smart
Parking



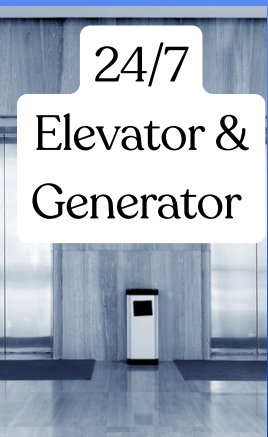
Sky Bar &
Live BBQ



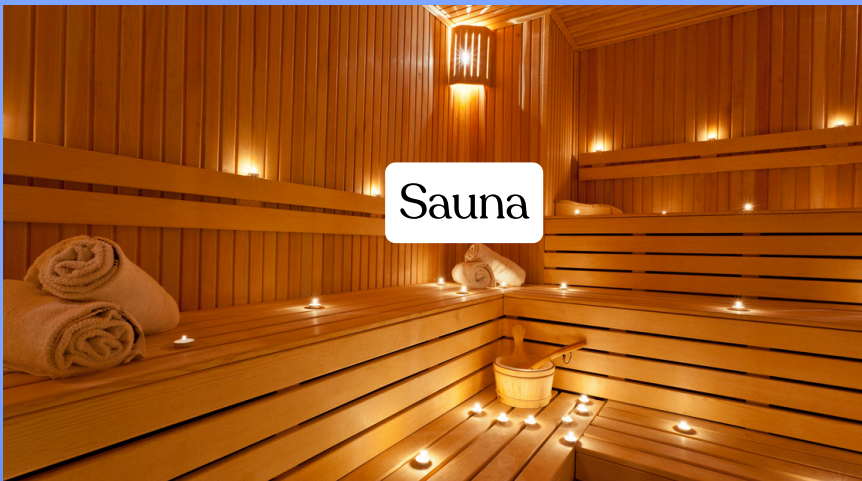
Smart
Building



24/7
Elevator &
Generator



Sauna



Kids Zone



Indoor
Games



STEAM

Steam



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

**CONTACT US
FOR BOOKING**

**THE
HERE**

FUTURE

AWAITS

[MATRIBHUMI SMART CITY]