

# ANONDO ROSEMONT ESTATE

## Where Elegance Becomes Heritage

*Where the Hills Whisper and Roses Welcome You Home*

## Elegantia in Aeternum – Elegance Forever

### A New Chapter of Estate Living

In a world where cities rise higher and living spaces grow smaller, the longing for land, openness, and tranquility becomes ever stronger. True luxury today is not measured by height, but by space — space to live, to breathe, and to belong.

**Anondo Rosemont Estate** is conceived as a timeless answer to that aspiration.

Located in the serene landscape of **Ulukhola near Purbachal New Town**, on the gentle southern banks of the Turag River, Rosemont Estate introduces a new standard of residential living in Bangladesh. Inspired by the grace of European countryside estates and enriched by the natural beauty of the Bhawal region, this remarkable development creates an environment where architecture, nature, and community coexist in perfect harmony.

Spread across an impressive **807 bigha of land**, Anondo Rosemont Estate is a carefully master-planned villa community designed for families who seek elegance, privacy, and permanence.

Here, every home stands not merely as a residence, but as part of a greater legacy.

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### The Spirit of Rosemont

The name **Rosemont** evokes the romance and refinement of classical European estates.

“Rose” symbolizes beauty, harmony, and timeless grace.

“Mont” reflects elevation — land that rises gently above its surroundings, offering perspective and distinction.

Together, Rosemont becomes a symbol of elegant living — a place where refined architecture meets natural serenity.

Under the guiding philosophy “**Where Elegance Becomes Heritage,**” the estate has been designed not simply for modern living, but for generations to come.

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## A Masterpiece of Planning

Unlike conventional housing projects, Anondo Rosemont Estate has been envisioned as a **complete residential environment** where every element contributes to a harmonious lifestyle.

The estate features wide avenues, landscaped boulevards, serene water bodies, and carefully distributed residential clusters that ensure both privacy and accessibility.

A thoughtfully designed road network includes:

- 60-foot and 40-foot wide grand avenues
- 25-foot residential streets for villa neighborhoods

These spacious roads create a sense of openness rarely experienced in modern developments.

Every residential plot and villa is elevated **18 to 24 inches above road level**, enhancing drainage, visual elegance, and architectural prominence.

The result is a residential landscape that feels ordered, dignified, and timeless.

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## Elegant Duplex Villas

At the heart of Rosemont Estate lies its defining feature — **beautifully designed duplex villas built within each residential plot.**

Rather than leaving construction to individual homeowners, the estate provides thoughtfully designed houses that maintain architectural harmony throughout the community.

Three categories of villas are available:

### 5 Katha Residences

An elegant **2750 sq. ft. duplex villa**, designed for modern family comfort.

Ground Floor: 1350 sq ft

First Floor: 1400 sq ft

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### 10 Katha Villas

A spacious **4500 sq. ft. duplex residence** offering generous living areas and landscaped gardens.

Ground Floor: 2000 sq ft  
First Floor: 2500 sq ft

Optional private swimming pools may be incorporated for owners who desire a resort-style lifestyle.

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## **20 Katha Signature Estates**

The most prestigious homes within the estate, featuring **7200 sq. ft. villas** with the option for triplex configuration.

Ground Floor: 4000 sq ft  
First Floor: 3200 sq ft

These grand residences provide expansive gardens, private leisure areas, and the possibility of elegant swimming pools.

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## **A Unique Estate Landscape**

One of the most distinctive features of Rosemont Estate is its open landscape philosophy.

The **front side of each plot remains open**, framed by lawns and elegant streetscapes rather than boundary walls.

Property boundaries are marked by **deeply rooted structural pillars**, creating clarity without disrupting visual continuity.

For privacy, boundary walls are constructed at the rear and partially along the sides of each plot.

This design creates a streetscape reminiscent of classical European estates — graceful, open, and harmonious.

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## **Nature at the Heart of the Estate**

Nature is not merely an addition to Rosemont Estate; it is an essential element of its identity.

At the center of the development lies a magnificent **12-bigha central park**, offering residents a peaceful environment for relaxation, recreation, and community gatherings.

Adjacent to the park is a **12-bigha scenic lake**, whose calm waters reflect the surrounding greenery and create a refreshing microclimate throughout the estate.

Walking paths, garden landscapes, and quiet seating areas transform these spaces into everyday retreats for residents.

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## **Recreation and Community Life**

A vibrant community requires spaces where residents can gather, exercise, and celebrate life together.

Anondo Rosemont Estate includes a **Grand Sports Complex** designed to encourage an active and healthy lifestyle.

The estate also provides:

- Three separate playgrounds for children and youth
- Fitness and recreational facilities
- Open lawns for sports and leisure

These amenities ensure that families of all ages can enjoy an active and fulfilling lifestyle within the estate.

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## **Community Farming – A Rare Lifestyle Feature**

One of the most extraordinary elements of Rosemont Estate is its **dedicated community farming area**.

Residents who enjoy gardening or small-scale agriculture may cultivate plants, vegetables, or flowers within this shared space.

This unique feature reconnects residents with the agricultural traditions of Bangladesh while promoting healthy outdoor activity.

For many families — particularly those returning from abroad — it offers a meaningful way to reconnect with nature and heritage.

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## **Essential Community Facilities**

Rosemont Estate is designed as a **complete residential ecosystem**.

Land has been allocated for essential community facilities including:

- School and college
- Hospital and healthcare center
- Commercial convenience area
- Mosque, Mandir, and Church

These institutions ensure that residents have access to essential services within a comfortable distance from their homes.

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### **Security and Peace of Mind**

Safety is a fundamental aspect of residential comfort.

The estate incorporates modern security infrastructure including:

- 24-hour CCTV surveillance
- Controlled entry points
- Professional security personnel
- Organized property demarcation

These systems provide residents with a secure and well-managed living environment.

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### **A Location of Exceptional Potential**

Anondo Rosemont Estate is located in **Ulukhola**, just beside the rapidly developing **Purbachal New Town**.

This strategic location offers the perfect balance between accessibility and tranquility.

Residents enjoy proximity to major urban developments while living within a peaceful natural landscape along the Turag River.

One section of the estate is uniquely located on a **river island**, creating an extraordinary waterfront residential experience.

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### **A Home for Global Bangladeshis**

For **Non-Resident Bangladeshis**, Rosemont Estate offers an opportunity to maintain a meaningful connection with their homeland.

The developer-built villa model ensures that NRB owners can enjoy beautifully constructed homes without the challenges of managing construction remotely.

With secure infrastructure, professional planning, and strong investment potential, Rosemont Estate becomes a prestigious address for Bangladeshis living around the world.

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### **A Legacy for Generations**

Homes are more than buildings. They are places where families grow, memories are created, and traditions are passed from one generation to the next.

Anondo Rosemont Estate has been designed with that understanding.

Its spacious homes, natural landscapes, and thoughtfully planned amenities create an environment where life unfolds gracefully.

Under the guiding motto “**Elegantia in Aeternum – Elegance Forever,**” Rosemont stands as a testament to timeless living.

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### **ANONDO ROSEMONT ESTATE**

#### **Where Elegance Becomes Heritage**

A place where elegance is not temporary.

A place where homes become legacy.