



AT CHARPANIA & CHANDERCHAR, SIRAJDIKHAN
Munshiganj, Dhaka



"Rivers. Roots. Rest."

Some places you visit once. This is one you come back to — built beside a living river, in the soil of home, to give something back to every guest, and to the land itself."

Powered by
Armani
PROPERTIES LIMITED

MESSAGE
FROM AN ICON

MOHAMMAD ARIFUL ISLAM

Chairman & CEO
Armani Group



"Every landmark begins as a conviction, long before it becomes a place. Ours is simple: that Bangladesh deserves hospitality worthy of its rivers, its culture and its people — world-class, without compromise, and built here at home. For too long, the finest destinations meant somewhere else, a flight away, a currency away, never quite ours. We chose to change that on our own soil, with our own hands, and on terms our own people could be proud of. We are not building rooms. We are building somewhere our guests, whether they live an hour away or a world away, will always find their way back to. A place that greets them not as visitors, but as family returning to the riverbank they always belonged to. That is the standard we hold ourselves to, on every floor, in every detail, for every guest who walks through our doors and calls this home."

MESSAGE
FROM OUR LEADERSHIP

HASINA MUKTA

Vice Chairman
Armani Group



"Luxury is not measured in square footage — it is measured in how completely a place lets you belong. From the hush of the riverbank at first light to a family gathered under one roof at dusk, every detail of Armani ECO Resort is shaped by one belief: that the finest places do not simply host your moments, they give them room to matter. We have seen how a home can hold generations without feeling crowded, how a courtyard can carry laughter long after sunset, how one table can make a whole day feel complete. That is the feeling we set out to build — not marble for its own sake, not scale for its own sake, but the quiet work of making a stranger feel they belonged. Every cottage, every garden path, every view of the water carries that intention: to let you belong, fully, the moment you arrive."



MESSAGE
FROM THE YOUNG VISIONARY

MD JABER AL MAHMUD

Managing Director
Armani Group



"Excellence is never an accident — it is a thousand small decisions, each made in the guest's favour. From the Presidential Suite to the last riverside cottage, that same discipline runs through everything we build. It is in the height of a doorway, the weight of a towel, the time it takes for a call to be answered, and the exact shade of light at the hour a guest wakes up. None of it happens by chance, and none of it is left to guesswork or good fortune. Every choice is tested against one question: does this make a guest's stay better, in some way they may never consciously notice, but will always feel. We do not simply open doors; we open the door to how a stay should feel when nothing has been left to chance, and everything has been considered on your behalf, long before you ever arrive."



Armani
Eco Resort

Where Nature Meets Luxury
A Signature Hospitality & Investment Destination



Armani Eco Resort





Project Location

Charpania & Chanderchar,
Sirajdikhan, Munshiganj, Dhaka.

A riverfront eco-destination on an indicative 95-Bigha site, opening onto the ghats and connected to Dhaka via the Dhaka–Bhanga Expressway.



FOR GUESTS ARRIVING FROM ABROAD

Fly-In Access

For Bangladeshis abroad and first-time visitors alike, Armani ECO Resort is built to feel like an easy homecoming — a short drive from the capital, with a river, and a welcome, waiting at the end of the road.

~40–45
KM FROM HAZRAT
SHAHJALAL
INTERNATIONAL
AIRPORT

1
RIVER CROSSING

EN
ENGLISH-SPEAKING
CONCIERGE & GUEST
SERVICES

A dedicated airport transfer desk, a multilingual front-of-house team, and a warm on-site welcome are planned to carry you from the arrivals hall to your riverside door as smoothly as the stay itself.

Overview of Armani ECO Resort



Orientation:

Riverfront-facing, main arrival court opening onto the ghats



Site Area :

Charpania & Chanderchar, Sirajdikhan, Munshiganj Dhaka (**indicative 95 Bigha**)



Total built-up Area :

1,461,989 SFT across accommodation, dining, events, wellness and retail



369 total keys — **206** rooms & suites in the Main Building, plus **163** riverside cottages



A dedicated **Wedding Venue**, two large **Banquet Halls** and a full **Conference suite**



Development period :
2027 – 2030



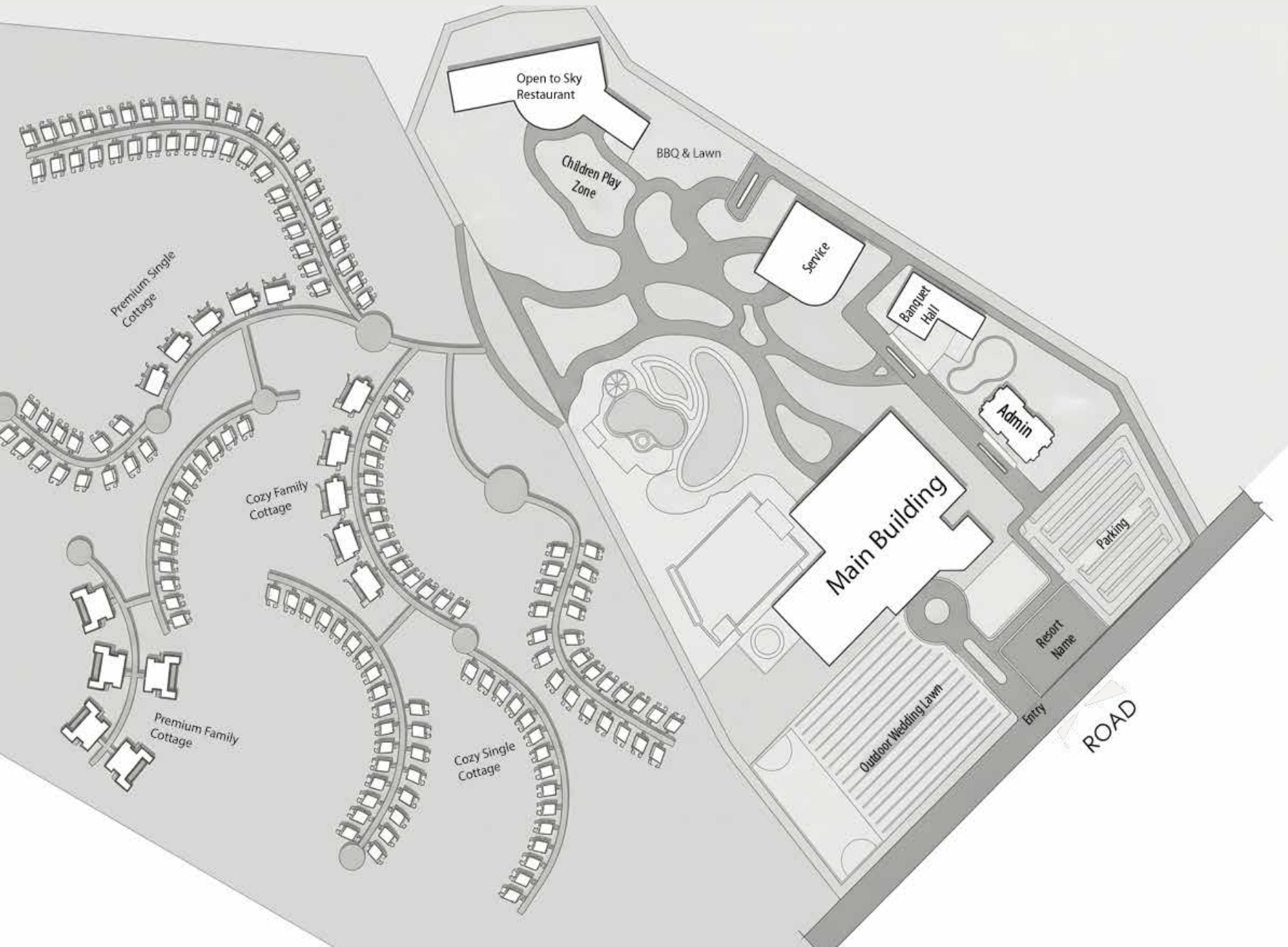
Target commercial operation :
2031



Master Plan

One riverside loop ties it all together — stays, dining, celebration and wellness, each turned toward the water. A whole world to wander without ever leaving the riverbank.

- Resort Main Entry & Arrival Court
- River Ghats
- Main Building
- Water top Cottage
- Community Plaza
- Cafe & Marketplace
- Armani Community Pavilion
- Corporate & Conference Suite
- Wellness & Water Deck
- Landscaped Gardens & Nature Trail



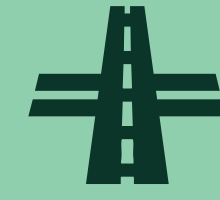
Nearby Landmarks



Padma Bridge



The Dhaka –
Bhanga
Expressway



Dhaka
Mawa Highway



Sirajdikhan Upazila
town centre



Local river ghats
and fishing villages
along the
Dhaleshwari
riverside



Jagannath
University New
Campus



Keraniganj
Railway Station



Nearby cultural and
heritage sites of
Munshiganj

Grand Entrance

A stepped arrival court that opens straight onto the river ghats — the first breath of the resort, and the moment the city quietly falls away behind you.



The Arrival Pergola

A shaded timber walkway carries you from the arrival court to the lobby — covered overhead, softened by greenery on either side, easing you gently into the stay.





Drop-Off & Parking

A dedicated drop-off driveway is built into the arrival court, guiding vehicles straight to covered parking — so the main court stays clear for footsteps, greetings and first impressions.





Landscaping

Native, low-maintenance planting frames the Main Building and arrival court, so the first thing you see is green, growing and alive — not concrete.

Facade Signage

After dark, the Armani ECO Resort name glows softly across the tower façade — a quiet, confident landmark you can find your way home to across the water.

OUR COMMITMENT

Rooted in Care for the Land and Its People

Building this close to a living river carries a responsibility beyond hospitality. Armani ECO Resort is planned around six standing commitments — to the River, to the land, and to the people of Sirajdikhan and Munshiganj who call it home:

Energy & Architecture

Energy-efficient design and solar-ready infrastructure across the Main Building and cottages

Landscape & Biodiversity

Landscape and biodiversity planning suited to the riverbank ecosystem, with controlled waste management.

Local Employment

Local employment, apprenticeship and supplier-development opportunities for Sirajdikhan and Munshiganj.

Water Stewardship

Water conservation measures and responsible wastewater management for a riverside site.

Single-Use Plastic Reduction

A planned reduction in single-use plastics across guest and back-of-house operations.

Community Enterprise

Dedicated commercial space reserved for qualified local food, craft and tourism-linked small businesses.

Project at a Glance

Bangladesh's Largest Integrated Resort Destination

369

TOTAL KEYS

206

ROOMS & SUITES,
MAIN BUILDING

163

OVER WATER
COTTAGES

2

WEDDING VENUE,
INDOOR
+ OUTDOOR

2

BANQUET
HALLS

7

MEETING &
CONFERENCE
ROOMS

~95

Bigha
RIVERSIDE SITE

~40–45

KM FROM
DHAKA'S INT'L
AIRPORT

2031

TARGET
COMMERCIAL
LAUNCH

Materially larger than any single resort in Bangladesh today — and within an hour of Dhaka, closer than any beach or hill.



Armani Eco Resort

ACCOMMODATION

Main Building & Over Water Cottages

Main Building Accommodation

Regular Room

Where the Main Building first welcomes you in – a bright, generous room finished to a true international standard, for guests who simply want comfort they can count on, night after night.

- Plush bedding with premium linens
- Work desk and high-speed WiFi
- En-suite bathroom with rain shower
- City or garden-facing views

Regular Room
165 Keys



Regular Room Floor Plan

500 Sqft
Room size

-  Bedroom
-  Washroom
-  Varanda
-  Pantry



Main Building Accommodation

VIP Room

A little more room to breathe — the VIP Room adds a quiet lounge corner and richer furnishings, for guests who like to settle in and stay a while.

- Larger floor plan with a lounge seating area
- Premium washroom amenities
- Enhanced in-room entertainment
- Priority housekeeping service

VIP Room
20 Keys



VIP Room Floor Plan

600 Sqft

Room size

- Bedroom
- Washroom
- Varanda
- Dressing Area
- Pantry



Main Building Accommodation

Regular Suite

Room to spread out — with living and sleeping areas set apart, the Regular Suite suits longer stays, small families, and anyone who likes their rest and their relaxation kept in separate spaces.

- Separate living and sleeping zones
- Dining/work table for in-room meals
- Walk-in wardrobe
- Premium river or garden views

Regular Suite
08 Keys



Regular Suite Floor Plan

1000Sqft
Room size

- 2 Bedrooms
- Washroom
- Dressing Room
- Living Room
- Varanda
- Pantry



Main Building Accommodation

Presidential Suite

The Main Building at its finest — expansive living space, warm materials and quiet, butler-style service, for the guests and the moments that call for nothing less.

- Expansive living, dining and sleeping zones
- Private balcony with panoramic river views
- Butler and concierge service on call
- Premium marble and dark-timber finishes

Presidential Suite
13 Keys

Presidential Suite Floor Plan

1600Sqft
Room size

- Bedroom
- Washroom
- Dinning Space
- Dressing Room
- Varanda
- Pantry



The Over Water Cottages

Cozy Single Cottage

Your own front door among the riverbank greenery — the Cozy Single Cottage is a private, ground-level retreat, and an easy first step into cottage living over the water.

- Standalone single-occupancy
- layout
- Private entrance and small deck
- Garden or riverside setting
- Direct walking access to resort grounds

Cozy Single Cottage
141 Units



Cozy Single Cottage Floor Plan

1245Sqft
Room size

-  Bedroom
-  Washroom
-  Dinning Space
-  Private Deck
-  Pool
-  Water Slider



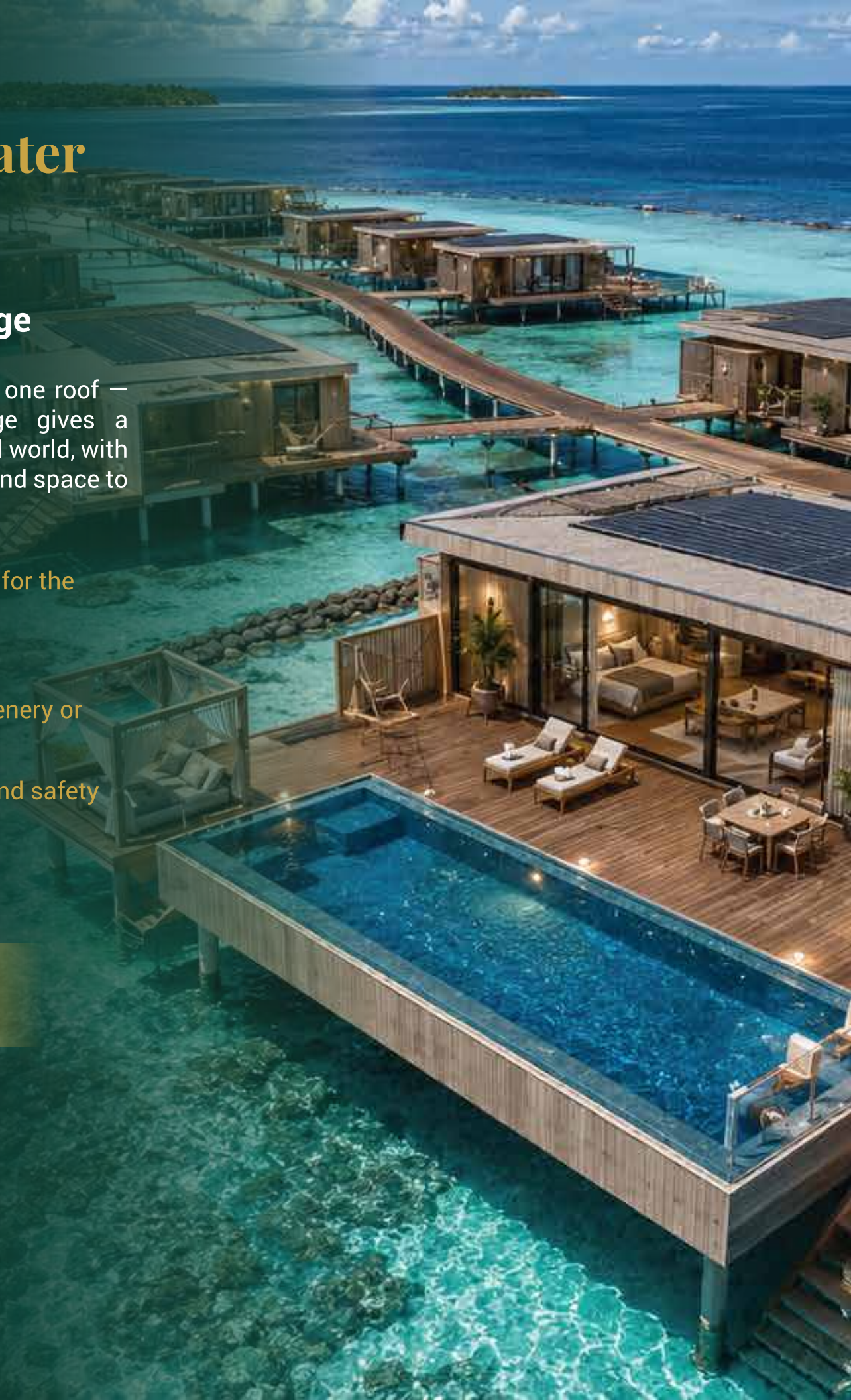
The Over Water Cottages

Cozy Family Cottage

Room for everyone under one roof — the Cozy Family Cottage gives a family its own ground-level world, with space to gather together and space to slip away.

- Multiple sleeping areas for the family
- Shared living space
- Private deck facing greenery or river
- Family-friendly layout and safety features

Cozy Family Cottage
07 Units



Cozy Family Cottage Floor Plan

3450 Sqft
Room size

- 2 Bedrooms
- Washroom
- Living Room
- Mini kitchen
- Private Deck
- Hammock
- Open Dinning
- Infinity Pool
- Outdoor Shower
- Water Slider



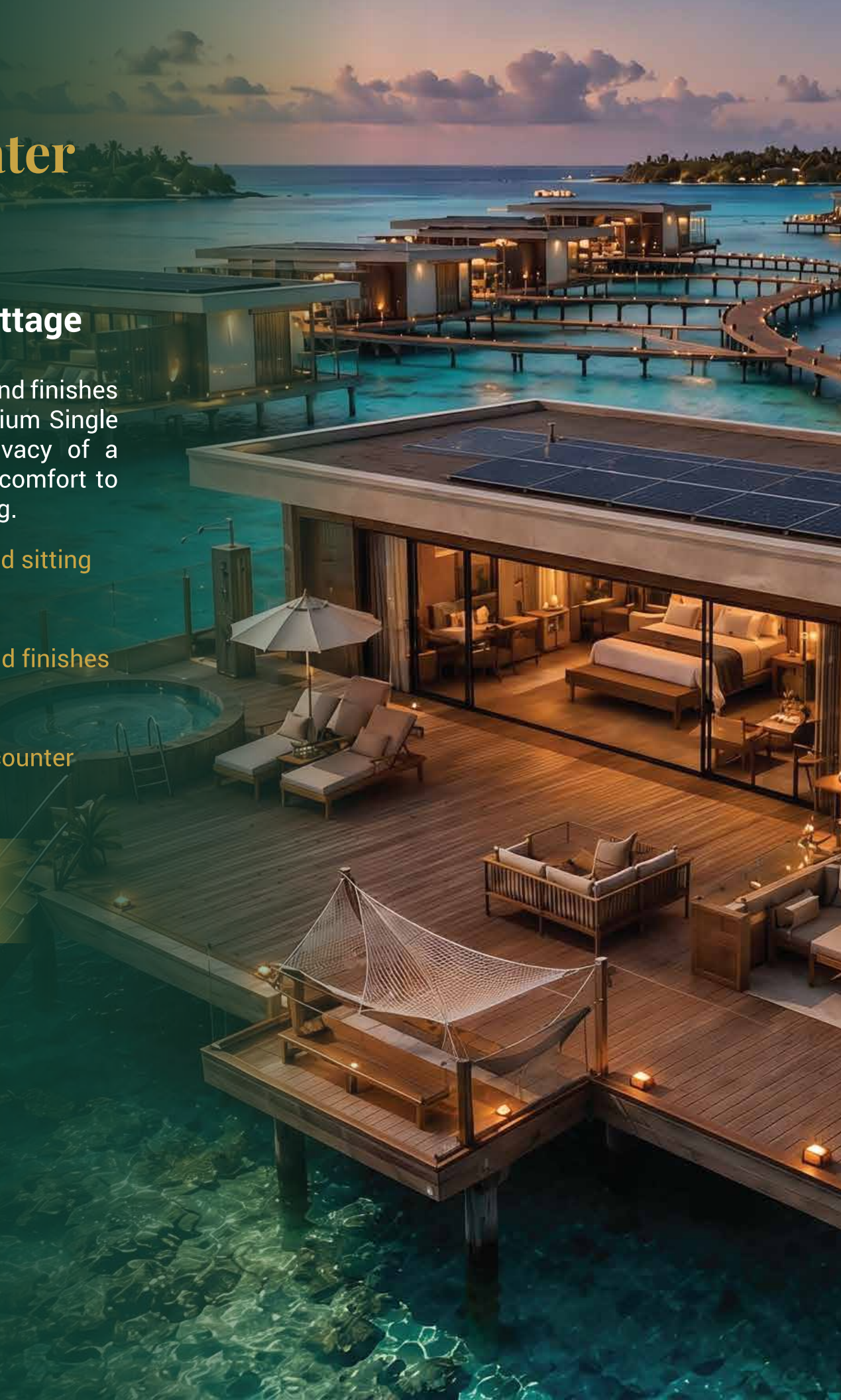
The Over Water Cottages

Premium Single Cottage

More space, a wider deck, and finishes a notch above — the Premium Single Cottage keeps all the privacy of a cottage, with a little more comfort to come home to each evening.

- Enlarged private deck and sitting area
- Upgraded furnishings and finishes
- Premium positioning
- In-cottage refreshment counter

Premium Single Cottage
10 Units



Premium Single
Cottage Floor Plan

2110 Sqft
Room size

- Bedroom
- Washroom
- Dressing Room
- Living Room
- Mini kitchen
- Private Deck
- Hammock
- Pool
- Water Slider



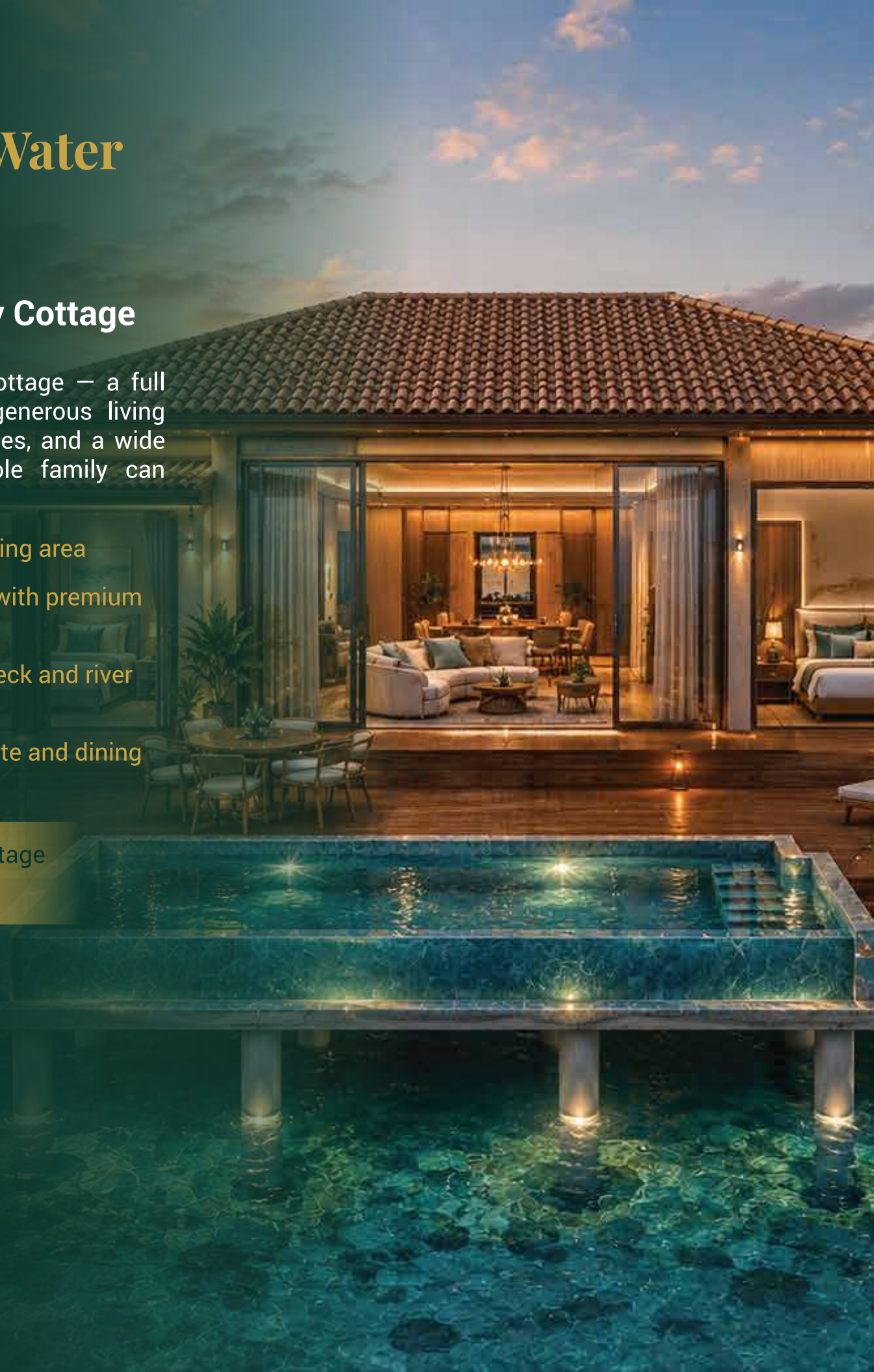
The Over Water
Cottages

Premium Family Cottage

Our most spacious cottage — a full private retreat with generous living space, premium finishes, and a wide deck where the whole family can watch the river drift by.

- Grand living and dining area
- Multiple bedrooms with premium bedding
- Expansive private deck and river views
- In-cottage kitchenette and dining nook

Premium Family Cottage
05 Units



Premium Family
Cottage Floor Plan

4900 Sqft
Room size

- 3 Bedrooms
- 3 Washrooms
- Dinning Space
- Living Room
- Mini kitchen
- Private Deck
- 2 Hammock
- Down Deck
- Open Dinning
- Infinity Pool



Armani
Eco Resort

DINING & LEISURE

THE COMMUNITY PLAZA, CAFÉ & MARKETPLACE



The Community Plaza

Boutique Shops

Ten curated boutique shops line the Community Plaza — retail, handcraft and service outlets that put local artisans and small businesses on a premium stage, side by side with resort guests.

- Curated local handcraft and retail outlets
- Warm shopfront lighting for evening browsing
- Direct plaza-facing storefronts
- Premium portion for local Sirajdikhan and Munshiganj enterprise

Boutique Shops
10 Shops



The Community Plaza

Tourism-Zone Kiosks

A lively cluster of 100 tourism-zone kiosks brings local textiles, produce and craft right to your path — a walkable, living introduction to the culture of the region, and a homecoming for the senses.

- Local textiles, produce and craft on display
- Bright, saturated daytime plaza energy
- Neutral paved plaza floor for easy browsing
- A living showcase of Sirajdikhan and Munshiganj enterprises

Tourism-Zone Kiosks
100 Kiosks



Everyday Moments

The Resort Café

At the heart of the Community Plaza, the resort's own café is where a morning coffee, an afternoon pastry, or a quiet catch-up between activities happens — without ever leaving the grounds.

- Certified Halal, internationally sourced coffee
- Rotating local-bakery selection
- Indoor seating or a shaded riverside terrace
- Open from early morning through late evening

Open Daily



Convenience Redefined

The Resort Marketplace

A dedicated marketplace in the Community Plaza keeps certified Halal groceries, fresh produce, local snacks and everyday essentials a short, easy walk from every suite and cottage.

- Certified Halal groceries and fresh produce
- Local snacks and everyday essentials
- Bright, evenly lit aisles with clean shelving
- A short walk from any suite or cottage

Halal Groceries & Essentials



Armani Eco Resort

EVENTS & CELEBRATIONS

THE COMMUNITY PAVILION & CORPORATE CONFERENCE SUITE

The Social Heart – "Armani Community Pavilion"

Wedding Venue – Indoor

An elegant indoor setting for weddings and the celebrations families remember for a lifetime – every ritual and every guest held under one roof, a world away from the quiet of the guest floors.

- Full indoor climate control for year-round events
- Flexible staging for ceremony and reception
- Dedicated facilities for every need of indoor wedding
- Professional in-house event coordination

1 Venue



The Social Heart – "Armani Community Pavilion"

Wedding Venue – Outdoor

An open-air lawn beside the resort's greenery – for couples who dream of saying their vows under open sky, with the river and gardens as a backdrop no hall could match.

- Landscaped outdoor lawn setting
- String-lit evening ambiance
- Riverside and garden backdrop
- Capacity for large gatherings and processions

1 Venue



The Social Heart - "Armani Community Pavilion"

Large Banquet Hall

Two large banquet halls give Armani ECO Resort the scale for the biggest moments—grand weddings, corporate galas and festival gatherings—each hall fully independent of the other.

- Two independently bookable large halls
- Flexible seating for formal or buffet-style events
- Full audio-visual and stage capability
- Dedicated back-of-house catering access

1 Hall



The Social Heart - "Armani Community Pavilion"

Small Banquet Hall

For the smaller, closer gatherings — family celebrations, intimate functions and private dinners — the Small Banquet Hall brings the same standard of care to a warmer, more personal scale.

- Intimate scale for private functions
- Full catering and service support
- Flexible seating arrangements
- Quiet, self-contained setting

1 Hall



Corporate & Conference



Main Conference Hall

A full-scale conference hall for retreats, seminars and corporate galas — seating 200 to 300 guests theatre-style, with full audio-visual capability, an hour from the capital.

- Seating for 200–300 guests
- Full stage, screen and AV setup
- Flexible layout: theatre, banquet or classroom
- Dedicated corporate catering service

**200 - 300
Seats**

Corporate & Conference

Meeting Room — 20 Seats

Two mid-sized meeting rooms for workshops, training and departmental offsites — scaled for focused, collaborative work, with the river never far from the window.

- Boardroom-style seating for 20
- Screen and video-conferencing ready
- Natural light and greenery views
- Available for scheduled time

**20 Seats
Capacity X 2**



Corporate & Conference

Meeting Room — 10 Seats

Four intimate meeting rooms for small teams, private negotiations and one-on-one sessions — quiet, private, and close to the Main Building's guest floors.

- Boardroom-style seating for 10
- Private, quiet setting
- Screen and video-conferencing ready
- Ideal for small team or private meetings

10 Seats
Capacity X 4



Armani
Eco Resort

WELLNESS & RECREATION

THE EXCLUSIVE WELLNESS & WATER DECK

An Exclusive Wellness & Water Deck

Infinity Pool & Water Park

A central infinity-edge pool and water park anchor the wellness deck — built for long, lazy afternoons, unhurried swims, and the kind of family play that turns into memory.

- Infinity-edge central pool
- Dedicated water park zone
- Sun-lounger deck with river views
- Poolside food and beverage service

Central Deck



An Exclusive Wellness & Water Deck

Gymnasium

A state-of-the-art gymnasium keeps your routine uninterrupted — fully equipped, filled with natural light, and open throughout your stay.

- Full range of cardio and strength equipment
- Natural light and garden views
- Personal training available on request
- Open extended hours daily

State-of-the-art



An Exclusive Wellness & Water Deck

Prayer Hall

A serene, dedicated prayer hall gives every guest a quiet place to pause and reflect — held with the same care as any other space in the resort, because rest and faith belong together here.

- Dedicated, serene prayer space
- Separate facilities for men and women
- Ablution facilities on site
- Open throughout the day

For Reflection



An Exclusive Wellness & Water Deck

Kids' Zone

A dedicated kids' zone keeps the youngest guests happily busy and safe — giving parents room to breathe, and children a river holiday they will want to return to.

- Supervised play area for children
- Age-appropriate activities and games
- Safety-first design and materials
- Close proximity to family accommodation

Family Enjoyment



An Exclusive Wellness & Water Deck

Spa, Sauna & Massage

A full wellness suite — spa, sauna and massage — offers a private-club calm within the resort, for the kind of rest that reaches deeper than sleep.

- Full-service spa treatments
- Sauna and steam facilities
- Professional massage therapy
- Privacy-conscious booking for individuals and couples

Wellness Suite





INVESTMENT & OWNERSHIP

Saf Kabla Land Ownership · Fractional Investment Models

A cost-based participation structure — 49% investor ownership, 51% company holding



SITE CLASSIFICATION Land & Built-Up

Total developed area of 1,461,989 SFT across the site



Total Land Area

1,365,606 SFT



Total Identified Land Footprint

655,201 SFT



On-Land Built-Up

1,208,161 SFT



Over-water Cottage Built-Up

253,828 SFT



Total Identified Land Footprint
On-land + over-water developed area

1,461,989 SFT



REGISTERED OWNERSHIP

Saf Kabla Commitment

Every investor receives registered land ownership after full payment



30 working days. After successful completion of full payment, every investor receives Saf Kabla registration for the allocated land within 30 working days — subject to the verified land schedule, survey, title review and approved legal documentation.



Allocation Basis

0.60 Ojutangsho for every BDT 5 Lakh invested



Investor Saf Kabla Land

171.92 Decimal (17,192 Ojutangsho) allocated



Company Land Held

≥ 51% of total land retained by the company



Unit Conversion

1 Decimal = 100 Ojutangsho = 435.6 SFT

Saf Kabla note: The calculation assumes 0.60 Ojutangsho for each BDT 5 lakh invested. Final transfer remains subject to full payment, verified land schedule, survey, title review and approved legal documentation.

OWNERSHIP PACKAGES

Investment Models

What each share includes — built-up area and Saf Kabla land per package

Investment Model	Package Price (BDT)	Built-Up Area	Land (Ojutangsho)	Land (Decimal)	Saf Kabla
Core Directorship	1,00,00,000 (1 Crore)	500 SFT	12	0.12	30 days
Noble Directorship	2,00,00,000 (2 Crores)	1,000 SFT	24	0.24	30 days
Prime Directorship	3,00,00,000 (3 Crores)	1,500 SFT	36	0.36	30 days
Premium Ownership	5,00,000 (5 Lakh)	25 SFT	0.6	0.006	30 days
Elite Ownership	35,00,000 (35 Lakh)	175 SFT	4.2	0.042	30 days
Premium Elite Ownership	70,00,000 (70 Lakh)	350 SFT	8.4	0.084	30 days

716,350 SFT

Allocated Built Up (49% ceiling)

171.92 Decimal

Saf Kabla Land to Investors



WHAT YOU RECEIVE

Investor Benefits

Entitlements across the five investment models

Benefit / Entitlement	Core Directorship	Noble Directorship	Prime Directorship	Premium	Elite	Premium Elite
Allocated Built-Up Area	500 SFT	1,000 SFT	1,500 SFT	25 SFT	175 SFT	350 SFT
Allocated Land	12 Oj.	24 Oj.	36 Oj.	0.6 Oj.	4.2 Oj.	8.4 Oj.
Saf Kabla Registration	30 days	30 days	30 days	30 days	30 days	30 days
Annual Complimentary Stay	08 nights/yr	10 nights/yr	12 nights/yr	2N / 3D	4N / 5D	6N / 7D
Accommodation Discount	20%	20%	20%	10%	12.5%	15%
Restaurant & Café Discount	20%	20%	20%	5%	10%	15%
Event / Convention Discount	20%	20%	20%	5%	10%	15%
Booking Priority	Highest	Highest	Highest	Standard	Enhanced	Highest
Profit Participation	Audited share	Audited share	Audited share	Audited share	Audited share	Audited share

Benefits are provisional and subject to advance reservation, availability, capacity, operating policy, service charges and the final legal & Shariah-approved prospectus. Complimentary stays and discounts are hospitality privileges, not guaranteed financial returns.



"Armani ECO Resort is more than a destination; it is a response to what modern Bangladesh needs — a place where rivers, family, faith and rest come together, built for a lifetime of return visits."



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