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# DHAKA

## REALTY TRENDS

*Dhaka's skyline is rapidly evolving, with a wave of futuristic housing and commercial projects redefining the city's landscape. These state-of-the-art developments are not just about modern living and working spaces—they're about creating smarter, more sustainable environments. As the city grows, Dhaka's real estate trends are sparking a new era of innovation, where luxury, functionality, and eco-consciousness meet to shape the future of urban living.*



Chummary House, an iconic piece of Dhaka's architectural heritage, stands as a testament to the English colonial era. Built in 1920, this charming English cottage-style structure was originally designed as a residence for unmarried British women officials stationed in Dhaka, offering a unique glimpse into the city's colonial past. Nestled opposite the High Court, its picturesque façade and quaint design continue to capture the essence of early 20th-century British architecture.



## ESCAPE THE URBAN Chaos to Your Permanent Getaway with Sheltech

**Sheltech has already launched its latest ventures in various sectors of Jolshiri Abashon, particularly in sectors 12, 13, 16, and 17. Sheltech has started construction of 160 apartments under more than 20 housing projects in Jolshiri Abashon.**

In the bustling chaos of Dhaka city, the constant buzz of city life leaves little room for peace; people seek a sanctuary that offers a connection to nature, tranquility, and silence. At the same time, the city dwellers want to enjoy all city's facilities.

In Dhaka, people work from 9 to 5, only to find themselves stuck in heavy traffic congestion afterward, leaving them feeling restless and drained. The severely congested streets of Dhaka limit interactions between friends and relatives, and make it increasingly difficult to form close-knit communities. Not only that, the lack of open spaces, greenery, and parks forces children to turn towards video games and

urban life.

Since 1988, Sheltech has aimed to set standards of urban living with a commitment to exceptional architectural design, modern amenities, and a secure lifestyle. Sheltech has handed over 175 projects in the last three decades. Quality construction and safety practices have made Sheltech into the brand name that it is today, earning recognition the pioneering real estate to be acknowledged by the ISO 9001:2015 accreditation. Sheltech (Pvt.) Ltd. strictly adheres to the rules and regulations of RAJUK, the Bangladesh National Building Code (BNBC), and all other relevant codes,

across 2133 acres of land on the outskirts of the capital, Dhaka, where 52% of the land will be used for construction purposes only, with the remaining 48% as open space. 10 minutes away from Gulshan-Baridhara, Jolshiri Abashon has a planned road layout that will elevate the lifestyle of its future residents. The road system has been meticulously planned across 612 acres that will easily connect all parts of Dhaka city while also relieving future residents of heavy traffic. Apart from this, the charming lake of Jolshiri Abashon is one of the prominent attractions, spread over 205 acres in the outline of the planned city. The Jolshiri Abashon project consists of educational institutes, health care centers, spacious playgrounds, and recreation centers with all the necessary facilities for the residents. There will be a modern Central Business District (CBD) with world-class business facilities and community services. It also has modern recreational facilities like parks, lakeside walkways, cycle tracks, international standard golf courses, and amusement parks with luxurious five-star hotels.

Sheltech has already launched its latest ventures in various sectors of Jolshiri Abashon, particularly in sectors 12, 13, 16, and 17. Sheltech has started construction of 160 apartments under more than 20 housing projects in Jolshiri Abashon. Projects like Sheltech Astha, Sheltech Obokash Neer, Sheltech Meraj, and Sheltech Golf View, along with 16 other residential projects featuring approx. 2700-2800 sft apartments are currently on sale. These projects are expected to be handed over within 2027-2028. Each building is situated on a 5 Katha land area and consists of 9 stories, including a ground level, a mezzanine floor, and 8 additional floors with car parking facilities. Each floor features a single apartment unit featuring 4 bedrooms. These projects of Sheltech offer modern amenities like exquisite reception, community space, rooftop landscaping & rooftop seating arrangement, BBQ zone, ground floor landscaping, meeting room, zen garden, lavish green area, etc. Each of the buildings, designed with thoughtful precision, merges with functionality, enabling residents to lavishly experience their beautiful home in nature. Soon the residents of Sheltech's projects in Jolshiri Abashon are going to experience perfect harmony of smart city living, surrounded by the serenity of nature. They will find the serene connection with the environment that will inspire them to live a life filled with joy and contentment. Let Sheltech be your trusted partner in building your dream home in nature. Call our sales hotline at 16550 to know more about the projects of Sheltech.



mobile phones. Moreover, urban residents always feel the strong urge for family bonds, where they can live happily with their family in a calm and uplifting environment.

Sheltech, a well-known real estate company of the country, is currently leading the way in shaping the skylines of Jolshiri Abashon, a self-sufficient smart city designed by Bangladesh Army. Sheltech has paved the way for you to enjoy the sweetest moments of your life with family in a peaceful, natural environment while enjoying all the modern amenities of

validating our dedication to upholding the highest standards of integrity, quality, and regulatory compliance. All of the buildings are thoughtfully designed to ensure earthquake and fire safety, ample green space to prioritize green practice and inclusive community amenities. With 37 years of experience, Sheltech has constructed over 4100 apartments across Dhaka, earning the trust and confidence of clients. Now Sheltech is proudly extending its presence across Jolshiri Abashon.

The Jolshiri Abashon project is spread



## EDISON IRIS

# Standout Embodiment Of Life's Elements



this level sets the tone for refined living. The outdoor space includes a lush, landscaped garden with a large playfield and a semi-outdoor play area, providing a vibrant yet tranquil atmosphere right at the building's entrance.

### COMMUNITY SPACES: Crafted for Connection and Belonging

Edison Iris provides a range of inviting community areas, thoughtfully designed to foster interaction and a shared sense of home. These include a versatile multipurpose hall, an equipped gym, and welcoming waiting areas on the mezzanine level. A unique community bridge connects each floor, beautifully accented with green planters and comfortable seating, creating natural gathering spots that invite residents to connect, relax, and engage.

### THE ROOFTOP: A Serene Escape with Stunning Views

Crowning Edison Iris is a rooftop paradise complete with a swimming pool, sun

**Every element, from the initial sketches to the final finishes, is dedicated to creating a sanctuary of comfort, style, and peace amidst the city's energy. With open sides that welcome abundant sunlight and fresh air, Edison Iris seamlessly blends indoor elegance with natural beauty, creating a sophisticated urban haven.**

SYED MOHAMMED IMRAN & MRIDULA  
YOUSUF SUNNYA

"Thousand freshwater flowers of several colours

That she appeared, methought, like the fair nymph

That feeds the lake with waters, or as Iris  
Newly dropped down from heaven."

*The Two Noble Kinsmen, Act IV, Scene 1, The Tempest by William Shakespeare (1611).*

Welcome to Edison Iris, redefining luxury living in the heart of the city. it began as a vision from the Edison Real Estate to bring luxury and warmth to city living. Every element, from the initial sketches to the final finishes, is dedicated to creating a sanctuary of comfort, style, and peace amidst the city's energy. With open sides that welcome abundant sunlight and fresh air, Edison Iris seamlessly blends indoor elegance with natural beauty, creating a sophisticated urban haven. These 4-bedroom, 44 modern homes of Edison

Iris are being constructed on 30 katha of its own land with two open sides in a serene and well-connected neighborhood of A Block, Bashundhara Residential Area. Offering sumptuous amenities such as a double-height entrance, jogging track, and 6-katha open play area. A reading lounge, a couple of multipurpose halls, water bodies, a gymnasium, a swimming pool with a kids' pool, a sun deck, a rooftop garden and leisure area, and a charging facility for electric vehicles.

### THE GROUND FLOOR: A Grand Entrance to Tranquility

The ground floor of Edison Iris offers a calm and inviting ambiance. With a spacious reception, double-height entry, waiting lounges and a reading corner,



deck, BBQ area, leisure spaces, jogging track, and gym. This rooftop is designed for both relaxation and recreation, providing panoramic city views and spaces for social gatherings or personal retreats, making it a peaceful escape that embraces the essence of refined urban living.

To know more about this marvelous creation comprising elements of contemporary lifestyle visit: <https://edisonrealestatebd.com/projects/edison-iris> or call 16760.



## 45-STOREY SKYSCRAPER REDEFINING DHAKA'S SKYLINE

### A spotlight on TA Tower



AYMAN ANIKA

In recent years, Dhaka's urban skyline has undergone a dramatic transformation, with towering skyscrapers becoming a dominant feature of the cityscape. One prominent contributor to this architectural evolution is Tropical Homes Limited, which has been a renowned name in Bangladesh's real estate industry for the last three decades.

Tropical Homes Limited, known for its commitment to innovation and excellence, has consistently set new benchmarks in commercial and residential projects. Among their ambitious undertakings is TA Tower, a state-of-the-art commercial building in the heart of Malibagh – which also stands out as the tallest skyscraper in Dhaka so far, setting new standards for commercial infrastructure.

#### Introducing TA Tower

Nestled at 468, DIT Road, Malibagh, Dhaka, TA Tower is designed as a futuristic space for the next generation of business enterprises. The commercial complex spread over 46 katha of land, boasts a strategic southwest-facing corner plot. With its sleek design and advanced features, the tower embodies the perfect blend of functionality and aesthetics.

Tropical Homes Limited has collaborated with some of the best names in the industry for this project. Dcon Design Studio leads the architectural design, while Prof Dr Syed Fakhrul Ameen, PhD, a distinguished former faculty member of Bangladesh University of Engineering and Technology's (BUET) Department of Civil Engineering, provides structural expertise. Engr Mustafizur Rahman lends his expertise to ensure the highest standards in electrical and mechanical engineering.

#### State-of-the-art features

A meticulously crafted world-class commercial building, TA Tower is designed to meet the diverse needs of modern businesses.

Firstly, standing tall with six

basements, a ground floor, and 44 additional floors, the structure offers a vast built-up area of approximately 888,500 square feet. It accommodates a range of office unit sizes, from 455 sq. ft. to an expansive 17,982 sq. ft. – which will ensure flexibility for businesses of varying scales.

Secondly, the tower's modern accessibility is highlighted by 14 international-brand passenger elevators, two service elevators, and six pairs of escalators, ensuring seamless vertical movement. A five-layer basement, equipped with a mechanical

**TA Tower stands as a testament to the future of commercial real estate – not only does it redefine Dhaka's skyline as the tallest skyscraper in the city, but it also sets a new standard for sustainability.**

ventilation system, provides parking for 328 vehicles, addressing one of Dhaka's persistent challenges.

That said, TA Tower is designed for more than just work. The building includes luxurious amenities, including a boutique hotel with an open terrace, a men's saloon and ladies' parlour, a separate and fully equipped gym for men and women, a steam room, sauna, jacuzzi, and a rooftop swimming pool. It is also equipped with advanced safety features that comply with the Bangladesh National Building Code (BNBC), such as a fire-fighting and fire detection system, pressurised fire stairs with fire-resistant doors, and a 24/7 central security surveillance system.

Every detail of the building is visualised to blend functionality with luxury, redefining the expectations of modern commercial spaces.

#### A work and lifestyle destination

TA Tower is designed to offer a holistic work-life balance. From the grand

double-height atrium entrance to the exquisitely designed reception lobby, every corner of the building exudes sophistication.

Additional features include an indoor gaming zone, a 3D movie theatre, a VR room, a well-equipped kid's play area, and a coffee corner with a telescope on the roof, making the tower a destination for relaxation and recreation. The building also includes a helipad, an exquisite restaurant offering unparalleled views of the city, and executive washrooms with each office space. TA Tower truly redefines what a modern workplace can be.

In terms of location TA Tower's accessibility is unparalleled. Located on a 120-foot-wide front road with side roads of 100 and 20 feet, the building's central position in Malibagh and proximity to Motijheel and Hatirjheel make it a convenient choice for businesses seeking connectivity and visibility.

True to their ethos of responsible development, Tropical Homes Limited incorporates energy-efficient designs and sustainable materials in all their projects. Likewise, TA Tower features double-glazed, low-emission heat-resistant glass, full power backup, and a central PA system for announcements, ensuring both energy efficiency and convenience.

#### A glimpse into the future

As Dhaka continues to grow, the need for cutting-edge infrastructure to support business expansion becomes even more critical. TA Tower stands as a testament to what the future of commercial real estate can look like – it not only redefines Dhaka's skyline as the tallest skyscraper in the city but also sets a new standard for sustainability.

With its unmatched facilities and strategic location, TA Tower by Tropical Homes Limited is set to become a landmark in Dhaka's bustling business district. It offers a vision of how urban commercial spaces can cater to modern demands while maintaining a sense of luxury and comfort. For businesses looking to position themselves at the centre of innovation, TA Tower presents an unmissable opportunity.





# COLOSSEUM

## A Landmark of Success

You step into a sleek, modern building and instantly it feels like you've entered a tranquil world away from the busy streets of Dhaka. The first thing that grabs your attention is the abundance of light creating a bright, airy space which stretches out before you together with the floor-to-ceiling windows that frame stunning views of the city's skyline. It's not just the design that leaves an impression; it's the energy that flows through the building, a quiet buzz of opportunity that makes the air feel alive.

Welcome to the Anwar Landmark Colosseum, a 14-storey commercial building rising in the heart of Dhanmondi. As you walk through the building, you can almost feel the promise it holds in its very walls- a promise of development and success, backed by the legacy of Anwar Group.

### A Prime Location in Dhanmondi

Dhanmondi is more than just a place to live or work; it represents the energy and progress of Dhaka. With its tree-lined streets, busy cafes, and a rising number of businesses, this central area is at the core of the city's business scene. The Colosseum's unique structure will only add desirability to this prime location. Situated on Plot No.18, Road 2, on a large 21-katha land, businesses will have easy access to Dhaka's key areas, making it an ideal base for both local and international companies.

### A Hub for Connections and Growth

Dhanmondi is home to a wide mix of businesses, government offices, cultural spots, and educational institutions. This variety creates countless opportunities for networking and collaboration. By

choosing the Colosseum, companies are not just getting great office space; they're becoming part of a business community where partnerships, fresh ideas, and growth are always nearby. Perfectly suited for banks, MNCs, corporations and other varied organisations, the Colosseum offers a dynamic environment where leading enterprises can thrive and connect, driving success and innovation at every turn.

For investors, the Colosseum is a smart choice. Given the rising demand for top-quality office spaces in Dhanmondi, this office building is set to offer strong value today and in the long run.

As Dhaka keeps growing, properties like the Colosseum are likely to increase in value, making it a smart investment for the future.

### Designed for Business Success

The Colosseum is a well-designed space that combines modern style with practicality. Its sleek exterior and large

glass panels make it stand out in Dhanmondi's skyline. It offers flexible office spaces ranging from 4,500 to 9,000 square feet, perfect for businesses of all sizes. The smart layout ensures that each unit feels open,

inviting, and is designed to support productivity.

Whether you are part of a multinational corporation with a goal for expansion or a local startup chasing your big break, the Colosseum offers something beyond just office space; it's a platform where visions come to life. Here, the potential is limitless, and the journey is only just beginning.



Anwar Landmark Colosseum



## A Coastal Jewel: Krishibid Brings Five-Star Luxury to Kuakata

MIPTAHUL JANNAT

In the serene and picturesque coastal town of Kuakata, where the Bay of Bengal meets the horizon with breathtaking sunrises and sunsets, a pioneering venture is set to redefine luxury and investment. Krishibid Sea Palace, a flagship project of Krishibid Properties, is the first five-star hotel in Kuakata. This monumental development offers luxury and a unique investment opportunity for those seeking to seize the booming tourism industry in Kuakata.

"We're not just building a hotel—we're creating a place where unforgettable memories can be made. As the first five-star hotel in Kuakata, we're combining luxury with the natural beauty of the Bay of Bengal to offer our guests an experience like no other," remarked Md. Alikarim Biswas, Managing Director of Krishibid Properties.

### OVERVIEW OF KRISHIBID SEA PALACE

Located at the prime Zero Point on Marine Drive Road, Krishibid Sea Palace stands as an iconic structure. Built on 88.94 Katha, this 10-storey establishment blends luxury, eco-friendliness, and world-class design to complement Kuakata's natural beauty. The hotel offers panoramic views of the Bay of Bengal, where guests can enjoy the unique phenomenon of both sunrise and sunset from the comfort of their rooms.

With state-of-the-art facilities, Krishibid Sea Palace caters to every kind of traveler. The hotel boasts an array of luxurious accommodations, from Executive Suite to grand Presidential



Suite. For events and gatherings, the hotel offers spacious banquet halls and conference rooms equipped with the latest technology, making it the perfect venue for weddings, conferences, and special occasions. Whether you are visiting for leisure or business, it ensures an experience of unparalleled comfort and elegance.

### AN INVESTMENT OPPORTUNITY LIKE NO OTHER

Krishibid Properties has gone beyond creating a luxury hotel; they have opened the doors to a lucrative investment opportunity. The shares of Krishibid Sea Palace are priced at BDT 4,80,000, but buyers opting for the installment plan receive a special offer of BDT 3,80,000.

The installment plan is designed to be accessible, with a minimum down payment of 30% (BDT 1,14,000) and the remaining balance spread over 48 monthly installments of just BDT 5,600. For those who prefer a one-time payment, there is an exclusive discounted price of BDT 3,50,000

**With state-of-the-art facilities, Krishibid Sea Palace caters to every kind of traveler. The hotel boasts an array of luxurious accommodations, from Executive Suite to grand Presidential Suite.**

per share.

Investing in Krishibid Sea Palace guarantees more than just financial returns. With an impressive annual profit margin of 10%-15% and Saf Kabla ownership registration (including land), this venture not only generates income but also offers significant resale potential and transferable ownership.

"By purchasing shares with us, you're securing a lifetime of halal income along with enjoying exclusive privileges, including a complimentary 3-night, 2-day stay at the hotel every year," added the Managing Director of

Krishibid Properties.

### WHY CHOOSE KRISHIBID SEA PALACE?

**Kuakata's First Five-Star Hotel:** Krishibid Sea Palace marks a historic milestone as the first five-star hotel in Kuakata, setting new standards for luxury in the region.

**Prime Location:** Situated at Zero Point on Marine Drive Road, the hotel provides stunning beachfront views and easy access to Kuakata's attractions.

**World-Class Management:** Managed by Qatar's Retaj Hotels and Hospitality, guests can expect top-tier service and unforgettable experiences.

**Eco-Friendly Design:** The hotel's design incorporates sustainable features, blending seamlessly with Kuakata's natural environment.

**Flexible Investment Plans:** With affordable installment options and discounted one-time payments, the project is accessible to a wide range of investors.

**High Returns:** An annual profit margin of 10%-15% makes this investment not only smart but also highly rewarding.

Krishibid Sea Palace is more than a luxurious getaway, it is a catalyst for Kuakata's burgeoning tourism industry. By creating a world-class facility in this coastal gem, Krishibid Properties is paving the way for economic growth and enhanced infrastructure in the region. Whether you are a seasoned investor or someone looking to secure a lifetime of halal income, Krishibid Sea Palace promises a future filled with opportunity, elegance, and growth.





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REAL ESTATE DIVISION

# PROMISE DELIVERED

A glimpse of the remarkable residences and thriving business hubs from 2024



Diorama  
Gulshan



Miranda  
Banani



KM Square  
Uttara



FS Heights  
Baridhara



Khan Plaza  
Agrabad, Chattogram



Kayra  
Mohakhali DOHS



Avenue 27  
Dhanmondi



The Reflection T1  
Uttara



Merisa  
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