

ESCAPE THE URBAN Chaos to Your Permanent Getaway with Sheltech

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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