

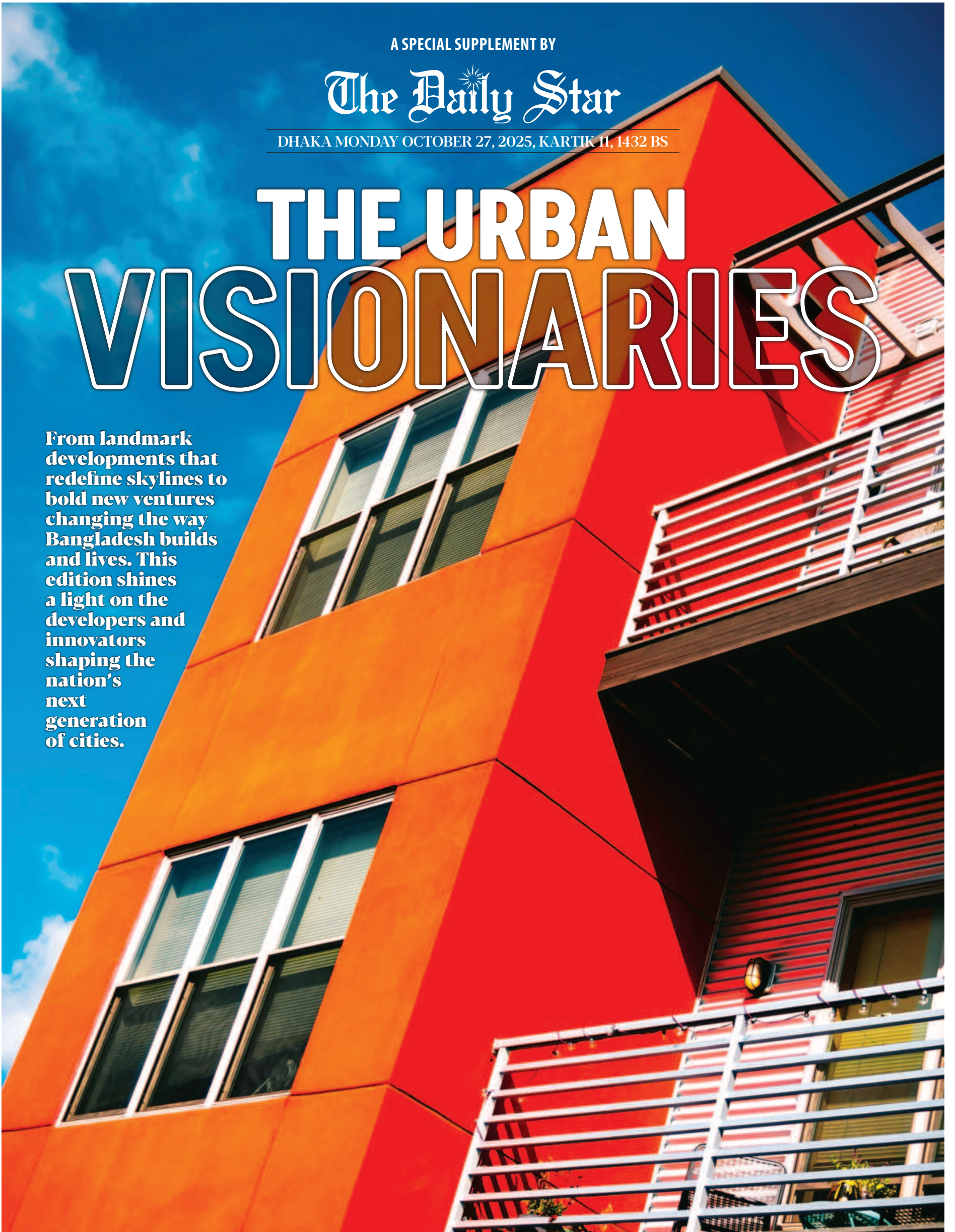
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The Daily Star

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# THE URBAN VISIONARIES

From landmark developments that redefine skylines to bold new ventures changing the way Bangladesh builds and lives. This edition shines a light on the developers and innovators shaping the nation's next generation of cities.





# Half a century of structural excellence

## Nirman Builders

### A NEW CHAPTER IN DHAKA'S SKYLINE

Deep beneath Dhaka's bustling streets, a new chapter in the city's skyline is quietly taking shape. Five basement levels down — nearly 70 feet into the earth — the substructure of Mirai, a futuristic 30-storey high-rise by Nirman, has already been completed, an impressive two weeks ahead of schedule. Each day, cranes stretch higher into the sky, revealing the rising silhouette of what is set to become one of the capital's most striking architectural landmarks.

### MIRAI: MORE THAN A BUILDING

For Nirman International, Mirai is a state-of-the-art office building in Tejgaon which represents more than a project; it is a statement. It demonstrates how technology, expertise, and global collaboration can converge to reach new heights in Bangladesh's construction landscape.

### BIM IN ACTION

"Our progress has been driven by technological advancement and an incredible global team," says Rahat Kamal, Managing Director of Nirman International. "At Mirai, we're using Building Information Modelling (BIM) — an intelligent 3D platform that allows us to design, simulate, and solve every structural challenge before construction even begins." With BIM, the entire building exists virtually long before the first beam is laid: every pipe, cable, and structural element is mapped, ensuring there are no surprises. "It saves time and cost, and prevents construction delays," adds Kamal. "We can anticipate issues before they happen."



**Project Director Kurita Toyoaki leads a multinational team of experts, steering the Mirai project with a firm focus on precision, quality, and timely delivery**

### ADVANCED STRUCTURAL TECHNIQUES FOR EFFICIENCY AND SAFETY

Mirai also introduces Post-Tension (PT) slab technology which is a structural technique more commonly seen in bridge construction. This allows for fewer columns, lighter floors, and greater earthquake resilience. "It's stronger, more efficient, and more sustainable," explains Project Manager Cernan Ibal.

### SAFETY AND SUSTAINABILITY AT THE CORE

Safety has been a defining focus. The tower's design underwent wind-tunnel testing in Italy to ensure structural integrity against high-speed winds. Guided by ARCO Architecture Company of Helsinki, the building blends Nordic minimalism with local sensibility, thus achieving LEED Gold environmental standards and a striking façade that reflects the dynamism of

modern Dhaka.

### A STORY OF EXPERIENCE AND VISION

"Behind every structure that pushes boundaries, there's a story rooted in experience, vision, and resilience," Kamal says. "For Nirman, Mirai is the continuation of a journey that began half a century ago, before the city had its skyline."

### FROM PIONEER TO CONTEMPORARY INNOVATOR

That journey began in 1976 with K.Z. Islam, Nirman's visionary founder. From the Bangladesh Bank to Sena Kalyan Bhaban and BRAC Center, Islam helped shape the nation's architectural backbone. His work extended abroad, including projects in Abu Dhabi, and established Nirman as a trusted name beyond Bangladesh's borders.

### BUILDING COMMUNITY BEYOND BRICKS AND MORTAR

Nirman's contribution has gone beyond construction. Through Nirman Cricket, the company built another kind of foundation which is nurturing young talent and discipline among aspiring athletes. One of those players, Rubaiyat Jamil,

played for the Under-16 team before embarking on his entrepreneurial journey. Today, he entrusts his land to Nirman for development, reflecting the same confidence and trust he experienced years ago. "Nirman helped me discover my potential," he recalls. "It built my confidence and that trust continues today."

### CONNECTING HERITAGE WITH INNOVATION

From K.Z. Islam's pioneering work to the cutting-edge innovations of today, Nirman International stands as a bridge between past and future combining heritage with innovation, and vision with achievement.

### EXPANDING FOOTPRINTS ACROSS DHAKA

Building on this legacy, Nirman is developing multiple projects across Dhaka, each reflecting a commitment to quality and innovation. Alongside Mirai, the company is advancing landmark developments in upscale areas such as Sirocco in Gulshan, Moitaly and Sayanti in Bashundhara, Chirantan in Dhanmondi, and Gardens in Hatirjheel, among others while continuing work on several other projects throughout the city, setting new standards for residential and commercial spaces.

### A BEACON OF CONTINUITY

As Dhaka continues to evolve, Nirman stands as a beacon of continuity. Proof that an organisation rooted in legacy can embrace innovation, shaping a skyline that tells the story of ambition, integrity, and progress.



**Mirai by Nirman which is located in the most visible and accessible part of Tejgaon, will be completed in September 2027.**



# THE SIMPLETREE WAY: SMART & SUSTAINABLE LIVING



A K M KAMRUZZAMAN, FCMA  
COO, SIMPLETREE

"Our vision is curated on establishing SIMPLETREE—the collective of which Volumezero Limited is the design arm and Spacezero Limited is the development arm—as the design led industry benchmark for future-proof living in smart Bangladesh. Over the next five years, we aim to expanding our presence into high-growth and premium urban hubs and selectively into emerging satellite cities while embedding sustainability, intelligent design and smart technologies across our developments. We are committed to engineering human-centric ecosystems that go beyond construction," says Kamruzzaman.



Simpletree GSR

## SPACES. SOULS. STORIES.

In Dhaka's ever-evolving skyline, where steel and glass often dominate, a quiet revolution is taking shape – one that redefines how we experience the built environment. SIMPLETREE, a design-led real estate brand, is leading this transformation by blending architectural intelligence, sustainability, and human-centric ecosystems into every project it undertakes.

The philosophy of SIMPLETREE is encapsulated in its tagline: "Spaces. Souls. Stories."—building environments that inspire comfort, foster trust, and nurture enduring narratives. The company's DNA is rooted in the visionary leadership of Architect Mohammad Foyez Ullah, one of Bangladesh's most celebrated architectural minds. "We believe in architecture that adapts to human needs and environmental realities – buildings that respond, breathe, and evolve" – says Architect Foyez, Managing Director of SIMPLETREE.



Simpletree Anarkali

## ALIGNED WITH THE SMART BANGLADESH VISION

The Smart Bangladesh 2041 roadmap envisions cities that are intelligent, efficient, and sustainable. SIMPLETREE's upcoming developments are perfectly aligned with this national ambition.

By integrating smart building technologies, energy optimization systems, and data-driven facility management, SIMPLETREE is pioneering a new model of "smart living." Its projects feature IoT-based monitoring, centralized automation, energy-efficient HVAC, and daylight-responsive lighting systems — all aimed at reducing energy waste and improving quality of life.

"Our goal is to move beyond luxury," says Morsheda Nasmeen, Chairman of SIMPLETREE. "We are redefining what 'modern living' means in Bangladesh — it's not just about beautiful spaces, but intelligent, sustainable ones that make everyday life better."

Simpletree Mahbub Plus



## LANDMARK PROJECTS THAT DEFINE A VISION

Every SIMPLETREE project tells a story — of design excellence, urban responsibility, and human experience. Over the years, the brand has built a portfolio that reflects both ambition and authenticity.

SIMPLETREE redefined luxury commercial developments through its signature projects, like Simpletree Anarkali, Simpletree Attalika, Simpletree GSR (an iconic tower housing the corporate office of SIMPLETREE) all located at Gulshan Avenue, and Simpletree Lighthouse at Banani (to list a few), each embodying a unique dialogue between form, function, and feeling. These projects combine modern and futuristic architecture with maximum functionality — integrating natural light, cross ventilation, and refined material palettes that age gracefully for timeless experience.

In the heart of Gulshan and Banani, SIMPLETREE's iconic residential developments, such as Simpletree Mahbub Plus, Kafil Manor, Amena, Sunny, Kanakchura and Thikana at Gulshan; Simpletree Aysha, Shanur, Hashi and Nazma at Banani stand as quiet statements of sophistication — timeless, elegant, aesthetic and deeply personal.

Beyond its completed works, SIMPLETREE's upcoming flagship projects named Simpletree Treelogy at Bashundhara Residential Area aim to set new benchmarks for Dhaka's real estate. These include integrated mixed-use developments that



Simpletree Kafil Manor

bring together living, working, and leisure in one cohesive ecosystem — echoing the brand's belief that true urban progress is about connection, not separation. In a much rare feat in Dhaka, all of its three consecutive lands will be surrounded by an 80 feet wide road at the front and 25 feet wide roads on two sides. Each plot is approximately 30 katha in area, having minimal footprint with 60% of open spaces. Treelogy will house residential apartment buildings on all the three lands with amenities including splendid entrance and community areas, an infinity pool, modern and well-equipped gym, and basement parking, to list a few.

To further lead in design innovation, SIMPLETREE has launched many iconic residential projects in prime Dhaka, like Simpletree Henakunjo, Zero Six, Habib Villa, House 25, Saleh's Popy, Afza at Gulshan, Simpletree Gitanjali, Shahzada, Parc Lily, House 6A at Banani, A R Rahim at Baridhara and Silver Spring at Dhanmondi, and commercial projects like Mustafiz Place & SR7 at Gulshan, The September at Tejgaon, Simpletree 352 & Corner 256 at Dhanmondi.

SIMPLETREE's developments are designed to nurture families, communities, and lasting memories.



Simpletree Hashi

## BUILDING RESPONSIBLY, THINKING SUSTAINABLY

SIMPLETREE is the leader in promoting green-building or energy-efficient standards with the highest number of LEED-certified (by USGBC) commercial and residential projects including the first one in the country named Simpletree Anarkali. SIMPLETREE treats these standards not as optional add-ons, but as foundational design principles. Though market is not yet ready to compensate, SIMPLETREE bears the cost as the commitment is rooted in its DNA.

## A LEGACY IN THE MAKING

Three decades ago, SIMPLETREE began as an architectural vision. Today, it's a story of ambition, integrity, and evolution — written through

concrete, glass, and the human spirit. Because at SIMPLETREE, every space holds a soul, and every soul carries a story worth building.



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Simpletree Lighthouse







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# TURNING FRAMEWORKS INTO REALITY

The Daily Star S5

DHAKA MONDAY  
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## Ready for an Inspired Lifestyle

Credence Housing Limited

Thinking about upgrading your lifestyle? One of the smartest ways to elevate your living experience is by embracing a ready apartment—where comfort, convenience, and contemporary living come together under one roof.

In a fast-paced city like Dhaka, many urban professionals don't want to spend months chasing after the right location, developer, and design. For them, ready apartments have become the go-to choice—offering immediate possession, visible quality, and zero construction delays. Beyond being a place to live, a ready apartment today represents a stable and secure investment. With property prices in Dhaka rising by 7 to 10 percent annually, and rental

**In a city where property values rise up to 10% a year, a ready apartment is more than a place to live — it's a smart investment in peace of mind.**

demand continuously growing, a ready apartment ensures both financial return and lifestyle satisfaction.

What you see is what you get. Since construction is already complete, buyers can personally inspect the apartment's finishing, surroundings, and overall



ambience before making a decision. It's the perfect balance between practicality and peace of mind.

Renowned real estate developer Credence Housing Limited is at the forefront of lifestyle transformation through its range of ready apartments in prime areas of Dhaka. From Dhanmondi, Lalmatia, Kalabagan, Humayun Road, and Babar Road to Uttara Sector 6, Credence offers homes designed for those who value both elegance and efficiency.

In a conversation with Mr Rezaul Karim, Head of Sales at Credence Housing Limited, he shared insights

into their exclusive ready projects. In Dhanmondi 4/A, there is a stunning 2315 SFT. apartment adjacent to the Dhanmondi lake, blending luxury with tranquillity—perfect for those seeking the true essence of Dhanmondi living. In Lalmatia Block C, there are compact yet elegant 1321 SFT. homes designed for modern urban comfort. In Kalabagan offers ready apartments ranging from 1316 to 1385 SFT. On Humayun Road, two premium projects are located right beside a green playground. The south-facing apartments, ranging from 1600 to 2012 SFT, ensure open views and abundant natural light all year round.

On Babar Road, ready-to-move-in apartments ranging from 1808 to 1943 SFT. are available, offering privacy, security, and serenity. In Uttara Sector 6, on Road 5, Credence offers a 1954 SFT. ready apartment adjacent to the sector's park, with every urban amenity just a doorstep away.

Each apartment features sleek architectural design, modern fittings, MRL lifts, full-time power backup, and advanced security systems—ensuring an elevated lifestyle. Credence Housing Limited prioritises prime locations that make daily life effortless. Every project is surrounded by essential urban facilities—schools, hospitals, shopping, and convenient transport connectivity—all within reach.

Beyond location, Credence focuses heavily on design and construction quality. The company uses world-class building materials and emphasises functional layouts that cater to real human needs, not just aesthetics. To further enhance customer satisfaction, Credence offers premium client support, ensuring that homeowners continue to experience comfort and trust long after they move in.

A ready apartment from Credence Housing Limited isn't just a home—it's a lifestyle statement. It's where modern design meets urban convenience, and where your life truly begins.





# TURNING FRAMEWORKS INTO REALITY

The Daily Star S6

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## Rethinking the way Dhaka lives AK Developers Limited

**Quality shouldn't  
be expensive,  
and affordability  
shouldn't mean  
compromise — our  
homes prove both  
can coexist.**



In a market where real estate often swings between extravagance and compromise, AK Developers Ltd. stands apart for its ability to merge elegance with practicality. The company has redefined modern living through homes that are aspirational, enduring, and genuinely affordable.

Founded on integrity and innovation, AK Developers has become known for crafting residences that balance thoughtful design with lasting value. Each project reflects a clear belief: a home should serve families for generations, not just attract buyers for a moment.

### **A DISTINCT APPROACH TO REAL ESTATE**

In Bangladesh's evolving housing market, where competition is fierce and expectations are rising, AK Developers has found its niche by focusing on smart affordability.

Instead of chasing volume, the company prioritises thoughtful design and precise execution. Each project is carefully planned to make the best use of space, natural light, and airflow—proving that good design doesn't need to be expensive to feel extraordinary.

Every project under the AK Developers name is built on one unwavering promise: to deliver the best value for money without compromising on quality.

### **SMART DESIGN AND HONEST CRAFTSMANSHIP**

Every AK Developers project begins with a simple principle—intelligent design leads to better living. Spaces are planned to maximize natural light, airflow, and comfort, offering a sense of openness even within the bustle of the city.

Rather than chasing grandeur, the

company focuses on substance. It uses grade-A materials, trusted construction technologies, and skilled craftsmanship to ensure that every building is safe, durable, and timeless. The result is homes that combine aesthetic appeal with structural integrity, providing true value for money.

### **EXCLUSIVE LOCATIONS, ELEVATED VALUE**

Location defines a lifestyle. AK Developers concentrates its efforts in some of Dhaka's most promising neighbourhoods, including



Bashundhara R/A, Mirpur DOHS, and Jalshiri Abashon. These areas offer the right balance of connectivity, accessibility, and livability.

Each address is chosen for more than its map position. AK DEVELOPERS looks for neighborhoods that promise growth, convenience, and community, ensuring every home remains both a comfortable haven and a strong investment.

### **HOMES FOR EVERY CHAPTER OF LIFE**

AK Developers understands that no two homeowners are alike. Its portfolio caters to diverse lifestyles—from young couples taking their first step into homeownership to established professionals seeking a

trusted developer for a lifelong investment.

Buyers appreciate AK Developers' personal approach. The company welcomes input on fittings, fixtures, and layout revisions, giving clients the freedom to shape spaces around their preferences. Every apartment feels bespoke, a reflection of its owner's taste and lifestyle.

### **SHAPING THE FUTURE OF URBAN LIVING**

Looking ahead, AK Developers is preparing to introduce gated condominium communities that combine comfort, security, and sustainability. These developments will feature landscaped courtyards, fitness zones, play areas, and shared lounges—creating vibrant, self-contained environments for families to grow.

Built with modern efficiency and community living in mind, these future projects represent AK Developers' commitment to building homes that meet tomorrow's expectations while honouring today's realities.

### **A NAME BUILT ON TRUST**

At the heart of AK Developers lies a promise of trust, quality, and transparency. Each decision, from design to delivery, reflects a commitment to doing things the right way. Homebuyers know that an AKDL property is more than a purchase—it is an investment backed by integrity.

In an industry often defined by excess, AK Developers has quietly built its legacy through consistency, craftsmanship, and care. It continues to stand for what truly matters in real estate: reliability, value, and a home that feels genuinely one's own.





**RUPAYAN**  
PHAB Tower  
@ Naya Paltan  
Showroom: 315 - 1085 Sft.  
Office: 5635 Sft.  
Premium Penthouse: 5130 Sft.



**RUPAYAN**  
Millennium Square  
@ North Badda  
Ready Shop: 80-130 Sft.



**RUPAYAN**  
Sunarya Tower  
@ Bashundhara R/A  
Apartment: 1235-2360 Sft.

**READY TO  
MOVE IN !**  
DON'T MISS OUT  
GRAB THE GREAT  
**INVESTMENT**  
*Opportunity*



**RUPAYAN**  
Latifa Shamsuddin  
Square  
@Mirpur - 1  
Office: 3667 Sft.  
Food Court: 3189 Sft.  
Showroom: 1120-2451 Sft.



**RUPAYAN**  
Century Lan-ded  
@Halisahar Chattogram  
Shop: 162 - 238 Sft.  
Showroom: 935-1525 Sft.



**RUPAYAN**  
Alif Meem Tower  
@Chattogram Chatteswari  
Showroom: 500-1820 Sft.

**100% READY  
PROJECTS**



**RUPAYAN**  
**LAKE  
CASTLE**  
CONDOMINIUM PROJECT  
Plot No - 338/A, Block - E,  
Bashundhara R/A, Dhaka  
CONDO SIZE: 1480 - 3645 SFT.

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## Reshaping urban living with SUSTAINABLE HOMES



| Shamsul Alamin Real Estate Ltd.

**Shamsul Alamin Real Estate Ltd., founded in 1992, reshapes Bangladesh's urban living with sustainable, tech-enabled, affordable-luxury homes that prioritize comfort, community and long-term value.**

**The Daily Star (TDS):** What is your company's vision for the next five years?

**Wasif Shamsul Alamin (WSA):** Shamsul Alamin Real Estate, founded in 1992, aims to transform Bangladesh's urban landscape into vibrant, sustainable communities by 2030. We view a home as

sustainable architecture, and we aim to use intelligent systems: rooftop solar, rainwater harvesting, greywater recycling, low-VOC materials, energy-efficient façades and integrated access control. Nearly 40% of current developments comply with BNBC and are targeting LEED certification; all upcoming projects are designed to meet recognised green standards. For example, Alamin Business Bay, our almost ready prestigious business address at Banani isn't just another building, it's a vision of how workspaces should evolve in a city like Dhaka. We wanted to create more than square foot; we wanted to design an atmosphere that helps people feel inspired, comfortable, and connected to their work. Certainly,

layouts, quality craftsmanship and timeless finishes rather than short-term trends. Since 1992, we have delivered over 70 projects without compromising design or customer service. Client feedback illustrates impact: homeowners often say our spaces feel like homes rather than speculative units. For commercial buildings we emphasise wellness, natural light and functional circulation so tenants enjoy productive, healthy work environments and lower energy bills.

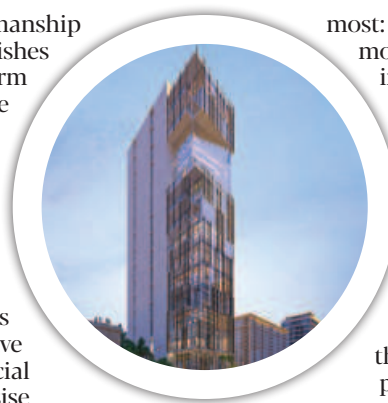
**TDS:** How does the company contribute to affordable housing and respond to buyer demand for smart or green features?

**WSA:** Though recognised for prime-zone projects, we pursue accessibility through product mix and financing. Developments in Shyamoli and Mirpur 14 provide mixed residential-commercial options for upper-middle buyers, with integrated retail and community amenities that lower daily living costs. We partner with local banks to offer low-interest mortgages and tailored payment plans to improve affordability. Market conversations show buyers prioritise green features

most: many are willing to pay a modest premium for solar installations, efficient appliances, or certified materials. Our product strategy is to offer options that deliver long-term operating savings and better indoor comfort.

**TDS:** From your experience, what are the main barriers to project delivery and what policy change would you prioritise?

**WSA:** Project delivery is delayed by multi-agency approvals, slow land registration, high fees and occasional utility connection delays. These obstacles inflate timelines and discourage formal investment. If one policy could change, reducing property registration fees from 15% to a flat single-digit rate would be transformational: it would encourage formal sales, expand the tax base through higher transaction volumes, create construction employment and lower barriers for first-time buyers. Streamlining approvals and creating a single-window process would greatly reduce delays and uncertainty.



Alamin Business Bay at Banani



**If we build a home with heart, our homes will stand forever.**

Wasif Shamsul Alamin  
Director, Shamsul Alamin Group

more than shelter: it is the foundation for dreams and relationships. Our five-year focus is on affordable luxury that blends smart technology, energy efficiency, and human-centered design. We plan to integrate IoT systems, AI-driven security, passive design for climate comfort, and generous green spaces so residences and workplaces are resilient, effective over the long term.

**TDS:** How do your projects align with national smart-city plans and green-building standards, and how many meet these standards?

**WSA:** We align closely with Smart Bangladesh and RAJUK smart-city objectives. Projects in Gulshan, Banani, Baridhara, Tejgaon and Uttara use

the building's glass façade is not just for aesthetics; it helps maintain energy efficiency and temperature balance throughout the year. Implementing these measures raises upfront costs, require careful sourcing and training, and lengthen procurement timelines.

**TDS:** What makes your developments stand out in today's market?

**WSA:** Our distinction is both emotional and practical. We prioritise human-centric



Alamin Tonmoy-Luxury Resident  
at Baridhara