

Newsletter

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Picture source: bdnews24.com

L E A D S T O R Y

THE METRO RAIL A New Chapter for Mirpur Residents

Not long ago, Mirpur was just an area filled with historical landmarks, points of interest, museums, and notable institutions, with affordable housing options scattered here and there. Today the scenario has completely changed. Now Mirpur not only holds large gated communities, homeowners can now also opt for lavish and spacious residences, including our Wellness Communities. Several of such homes revolve around the Metro Rail construction. Once the coveted project is launched, the connectivity from Mirpur to other areas will become extremely easy, which is a blessing for its residents.



ROYAL PINES

FOR FITNESS AND HEALTH

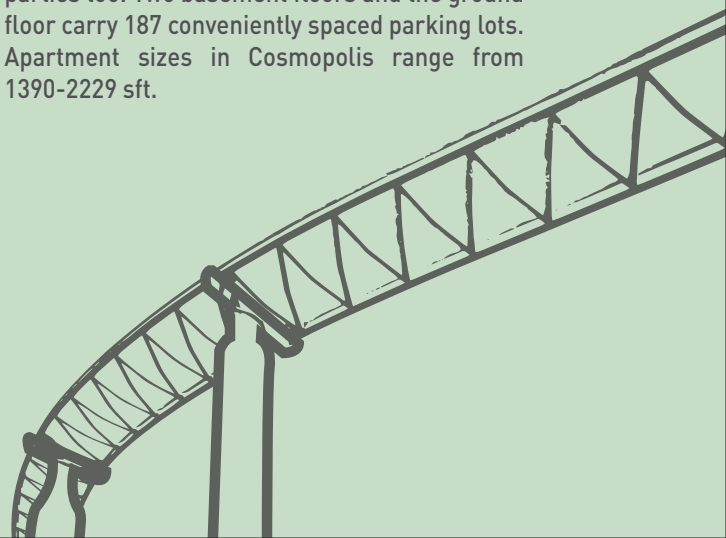
Precisely located at ECB Circle, Royal Pines is the first Wellness Community launched in Dhaka from the House of bti. Here you are sure to have a joyful experience and also explore the various available options for fitness and health, such as a fully equipped gym, sauna, yoga studio, swimming pools, kids' play zone, walking track, etc. For spiritual and mental health you can opt for a quiet moment in the rooftop garden or sink in prayer in the prayer hall. A movie theater and spacious community hall are also there to give you a much-deserved entertainment time. With greenery galore and an active community geared towards fitness and health, you can find your home here. Apartment sizes range from 1600-2205 sft.



COSMOPOLIS

A PROACTIVE COMMUNITY FOR YOU

Cosmopolis is located on DOHS Road, in Shagufta area of Mirpur. Also a Wellness Community, Cosmopolis carries a staggering number of features dedicated to your fitness and overall well being. This includes a fully-equipped gym, yoga studio, sauna, swimming pools for adults and kids, walkway, and an outdoor badminton court. Two indoor play area for youngsters are also available. An open air movie theater is there for you and your loved ones to binge on movies, and the community hall is where you can enjoy celebrations. The BBQ area would be perfect for parties too. Two basement floors and the ground floor carry 187 conveniently spaced parking lots. Apartment sizes in Cosmopolis range from 1390-2229 sft.





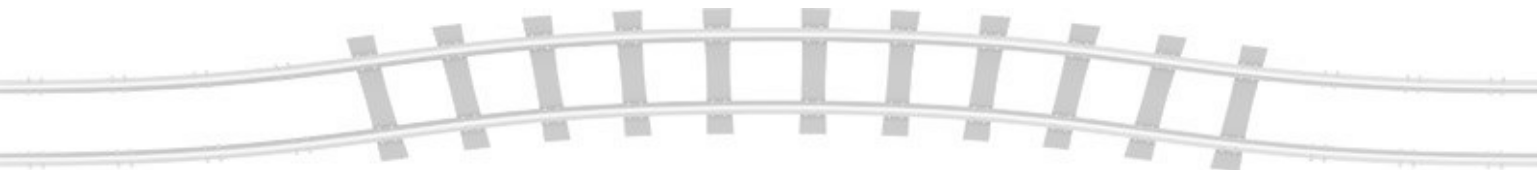
CITY LITE

Located in Mirpur-12, these homes are near the Pallabi Bus Station, and the soon-to-be Pallabi MTR station as well. These 1600+ sft well-designed 3-bedroom homes have 'Smart Home' features in store to give you a convenient and modern lifestyle. You will love the gorgeously landscaped rooftop. With a BBQ area, green lawn and a sparkling water body for you to slightly dip in, the rooftop will certainly de-stress you after a long day of work.



THE NEST

Prospective residents of Mirpur have a demand for spacious well-lit homes now. That is exactly what you will get in The Nest, located in Mirpur 10, just a couple of minutes away from the Mirpur 10 MTR station. You will enjoy daily amenities as well as reputed hospitals, academic institutions, and plenty of recreational facilities nearby. These single-unit 3-bedroom homes will ensure that you live a life of privacy, with 'Smart Home' features available to give you even more convenience and ease of life.





SPLENDOR MANSION

Located on the vibrant 60 ft road, Splendor Mansion is a gated community that enjoys plenty of security due to the surrounding government office zone. Also, since Kalyanpur, Kazipara, Agargaon, and Shyamoli are nearby, you get plenty of exposure to schools, medical institutes, banks, offices, etc. Apartment sizes range from 1713-1945 sft. Best part about Splendor Mansion is the opportunity to enjoy with your community members and create special moments, such as in the community hall, gym space, outdoor terrace, the kids' play area, and even the dazzling rooftop. Splendor Mansion is the happy place meant for you.



WELCOME HOME

Situated in South Pirerbag, Mirpur, Welcome Home is a unique gated community that offers convenience. Not because of its stunning exterior, but also because it has unique architectural elements displayed. You will notice at first look the 'Urban Windows' on the 4th and 9th floors. They are South-facing double-height floors that appear like windows and have amazingly designed spaces for leisurely activities and joyous moments. This design will allow residents to bask in maximum light and breeze. The ground floor has an outdoor space where you and your mates can play friendly badminton games. Apart from these amenities, Splendor Mansion also holds a gym space, community hall, and prayer room. The 13th floor will surprise you with its open-to-sky pocket space and lovely BBQ area by the water body. Last but not least, the fine rooftop will make you feel joy with its greenery.



FEATURE STORY

TOP FLOOR LIVING: BEATING THE HEAT

Many people select top floors simply because these floors tend to receive more light and wind, and with the rooftop above they get plenty of space for themselves. The view from the windows also looks amazing. However, residents of the top floor often complain about the scorching heat. Here are some ways that could help you beat the heat:

1. Use air conditioners, ceiling fans, and dehumidifiers. Although this will increase the electricity bills, it will provide temporary relief. Try to avoid using too many electronics all the time since they also produce heat.
2. Close the blinds when it is peak hot, for example in the afternoons.
3. Turn off lights when not needed and use energy-efficient ones.
4. Keep windows open at night to let the cold wind in, then close the windows and doors during the day to prevent the cold winds from escaping.
5. Do not forget to keep plants on the balconies and rooftop. The more the better.

While most developers do have a water roof installed in the top floor, sometimes it is not enough to mitigate heat. We at bti want to ensure a joyful experience for all our residents, and as a result we already take a few extra steps to reduce the top floor heat, because a simple water roof is not enough.

- We landscape the rooftop with adequate greenery and gardens, and install shading devices wherever appropriate.
- All our homes are built with our concrete hollow blocks, which are known to absorb heat by 40%, keeping you cool in the summers and warm in the winters.
- Interior designs and rooftop portions involving our pavement tiles would also help to reduce heat.

Your happiness matters. For further suggestions on mitigating heat, our experts from Square Feet Story can certainly help you!

HOUSE OF BTI: UPDATES



We are proud to announce that bti Property Management has extended its services to external customers of both residential and commercial zones. Now bti customers and other customers can avail our wide range of services. Already we are seeing a great response. Recently, an agreement has been signed with Suruj Miah Group, Priyo Shop BD, and Wood House Grill, for using our services.



Bti Brokerage has been going strong both with sales and rent. Just recently we have sold some units, including one unit in bti Premier Plaza in Progoti Shoroni, and two units of Junction 54 in Uttara. Several rental deals were also signed, including units from bti Amber, bti Sunflower, Pine Mont, and Belvoir Castle. Our team members practice all the company core values to the fullest. There have been moments when certain members sealed the deal in the weekends, or midnight, or dealt with customers through long Zoom sessions during the lockdown. We are very proud to have such a customer-dedicated team.



We are glad to announce that we have a new Director on board, who will spearhead the activities of Square Feet Story. Apart from our stellar ongoing work progress, we have also signed into new projects. For example, recently we agreed on a design consultancy service of a 5-katha landowner in Bashundhara R/A.



FIRE EVACUATION AND SAFETY DRILL PROGRAM

As part of bti's SOP on fire safety practices, a fire evacuation and safety drill program is conducted every quarter. However, the social distancing rules of the Covid pandemic and several lockdowns prevented any fire safety programs from taking place within the office premises. Many employees newly joined bti and had little idea about fire safety. Finally, this August a fire safety drill was conducted along with a firefighting demonstration, involving all fire safety team members and Celebration Point tenants. This whole session was conducted by the Honorable AMD, Brigadier General Mr. Mohammad Ayub Ansari (retd). The demonstration covered important points, such as what causes fire, applications of dry powder, carbon dioxide, hydrants, and hosepipes. The program has been conducted in accordance with the physical distance.



DENGUE PREVENTION CAMPAIGN

The alarming rise in the number of deaths caused by dengue this year has caused widespread fear among Dhaka citizens. We at bti felt the need to do something about this issue and decided to clear the streets off mosquitoes. While it is not possible to prevent mosquito growth all over Dhaka, we have taken our first humble step in Uttara. The campaign is aimed to eliminate the growth of mosquitoes in several locations across Dhaka, especially hotspots, so that further dengue infections can be prevented.

WHAT'S NEW IN REAL ESTATE?



REAL ESTATE COMES BACK ON LOW INTEREST RATES

Real estate companies in Bangladesh have now almost run out of ready apartments. Undisclosed money whitening opportunities since July 2020 along with a moderate reduction of registration costs have been helping the companies sell more apartments since the second half of 2020. The sustained historic low interest against bank deposits and home loans has further fuelled the demand for housing, with more people opting for owning rather than renting apartments. Alamgir Shamsul Alamin, president of the Real Estate and Housing Association of Bangladesh (REHAB) told The Business Standard, "The real estate sector has almost sold out ready flats and booking for under-construction flats has also increased." At this point, some savers are counting on capital gain potentials in apartments, and around 5% of the applications for apartment loans are for second apartments. Ceramic tiles, kitchen and sanitaryware items are needed at the finishing stage of housing construction. The increased demand for their products nowadays reflects much better sales of apartments and homebuilding.

Source: (Paraphrased, The Business Standard, 05/08/2021)



FLAT PRICES ON THE RISE

The prices of flats have started to rise in Dhaka ending a three-year stagnation as demand for new homes increased and construction costs surged. Flats in Dhaka are as much as 6 per cent more expensive now, depending on their location and amenities. Prices could go up further in the coming months, according to realtors. Cement and steel prices increased 10 per cent and 34 per cent respectively over the past year in the wake of the spiralling cost of scraps in the global market. Kamal Mahmud, vice-president of the Real Estate and Housing Association of Bangladesh, said the prices increased by at least 8 to 10 per cent in the last one year. Niketan is experiencing a boom in property prices as data showed a 21 per cent increase compared to last year. Properties in the areas like Aftabnagar, Rampura, Ibrahimpur, and Nikunja see price increases of 7.8 per cent, 9.8 per cent, 14.9 per cent and 9.4 per cent, respectively. Dhanmondi has seen a 0.9 per cent rise so far in 2021, while it was 1.9 per cent in Mirpur and 2.7 per cent in Uttara. The price declined by 2.4 per cent in Gulshan.

Source: (Paraphrased, The Daily Star, 25/05/2021)