



bti INTRODUCES

6 NEW ADDRESSES IN BASHUNDHARA R/A

When talking about lucrative residential areas in Dhaka, Bashundhara Residential Area's name often comes up in the top 3. Conveniently located within easy proximity to important areas such as Gulshan, Banani, Purbachal, Madani Avenue, Baridhara, and Uttara, this residential area is serene, secured and systematic. This winter, bti has launched five additional homes that are versatile in design and functionality in the heart of Bashundhara R/A. Let's take a look:



GOLD STAR

Built over a 10 Katha plot in Block K, Gold Star offers spacious double-unit homes which reflect spaciousness and comfort. Aesthetically rich with elements such as a grand double-height entrance, landscaped rooftop & gleaming water body, and functionally equipped with various amenities, including Smart Home features. Enjoy an amazing view from Gold Star while bliss is instilled in you from your home.



HAPPY DAYS

A joyous address awaits you at Block K on a 5 Katha land called Happy Days. Enjoy spacious single-unit homes, including scenic views while the privacy is all yours. The architectural design of this building is stunning, and the units are charmingly lit and breezy. With a greenery bedecked picturesque rooftop, BBQ facilities and Smart Home Features, homes from Happy Days are a catch!



LA MAISON

Built over a quaint little 5 Katha plot in Block K, La Maison is for those who appreciate the grandiosity of simplicity. Aesthetically pleasing, Smart and well-planned, homes from La Maison are nature immersive and welcoming. Perfect for a small, quiet life, this address offers amenities such as a gorgeous rooftop, spacious units and a breathable design to induce the peace of the mind.

THE RETREAT

Standing on a 9 Katha plot in Block E, The Retreat is for those with a heart that is passionately free. Its location will allow you to easily reach Madani Avenue and Purbachal within minutes. Situated conveniently close to daily urban amenities, The Retreat stands out in form and function amongst its neighbors. A quiet life awaits here with amenities such as a prayer hall, community space, and an enviably landscaped rooftop.





SPARKLE

Sparkle is the depiction of an architectural marvel that stands tall over 10 Katha land at Block K. The 2042 sft. apartments are spacious, functional, and for those with a taste for classy design. Being located in the heart of Bashundhara, you get to enjoy all sorts of urban amenities such as renowned educational institutions, hospitals, groceries, and proximity to Purbachal. The double-unit 3-bedroom homes offer you absolute comfort and privacy that let you enjoy quality time with your loved ones. You will love the beautifully landscaped rooftop with green lawn and walkways.



WINSOME HOME

The double-unit sprawling apartments built over an 8 Katha plot, Winsome Home offers you 'Smart Home' features with an open-to-sky children's play area and more. The artfully landscaped rooftop allows you to enjoy delightful BBQ parties along with greenery. Besides, the community hall and green lawn are sure to induce calmness and comfort. The epitome of functionality and aesthetics, Winsome Home awaits to welcome you.

If you are intrigued about the homes above, call 16604 now!



MADANI AVENUE: *THE NEXT GULSHAN?*

With the myriad of benefits and opportunities that Dhaka offers its residents, more and more people are migrating here for livelihood and for better housing options. As the population density intensifies, so does the demand for civic amenities. Madani Avenue is such a growing area that it is fast becoming a residential hub with vast advantages and is likely to take the form of Gulshan in the upcoming years! Hence, it is the next go-to center for homeowners to settle in. Since this locale offers the best from its bucket, it is a great future investment for anyone willing to settle in Dhaka now.





WHAT IS SO SPECIAL ABOUT THE AREA?

Madani Avenue is unlike any other place in Dhaka. It is not a strictly residential or a rigidly commercial area, and several infrastructural development processes are ongoing there at the moment, including a part of the Metro Rail. Since it is just a few minutes away from Gulshan, Baridhara, and Bashundhara, those with posh preferences will opt to live here for several reasons. It would be more affordable, yet residents will enjoy the same level of security enjoyed by those living in Gulshan and Baridhara. While those areas are usually jam-packed, Madani Avenue has a considerable amount of open space, allowing its inhabitants to breathe fresh air away from the bustling city. Several foreign embassies are nearby, and there will most likely be a mix of culture and a vibrant atmosphere here some time in the future.

It is gradually expanding as a meeting place of today's residential and commercial establishments. Urban facilities like specialized hospitals, super shops, corporate offices, banks, business enterprises, well-known brand outlets, and standard educational institutions are just a door away, but there is room for even more expansion. Several recreational facilities and restaurants line the Balu River, allowing those in

Madani Avenue to enjoy quality time with their loved ones from time to time.

ACCESSIBILITY TO BASHUNDHARA R/A AND PURBACHAL

The rising facilities are greatly attracting the buyers and tenants to move to Madani Avenue. With the increasing demands of modern houses and apartments, Those who are seeking spacious accommodation and entertainment within their budget can definitely opt for Madani Avenue. Studio apartments are becoming a norm here. The direct connection with Bashundhara R/A and Purbachal means that residents in Madani Avenue can easily enjoy the amenities of those areas along with several modes of transport available there.

The prime facility that Madani Avenue offers is cost-effective living. Choosing a location with an affordable housing option with accessibility will save your expenditure a lot as you can shrug off the cost of moving. Being strategically connected to Baridhara and Bashundhara ensures an easy commute to the nearby areas. It takes a few minutes to reach Badda as well. Hospitals and super shops are also near at hand.

The construction of the Purbachal 300 feet road of the capital has made communication between Dhaka and Narayanganj much easier. Since the connectivity and transportation facilities are increasing to a great extent, Madani Avenue is a lucrative place for those seeking better housing options at great prices. Now is the best time to invest, so choose wisely!



Although the new year has been hard-hit with the surge of Omicron, our team has still managed to hold the incredible progress we made so far. We have witnessed an increase in apartment rent and sales this month, but more importantly we are also gaining more properties in our inventory, with requests also pouring in from existing bti customers.



This month was all about expansion for us. We have received plenty of requests for construction management, especially on lands shared by multiple owners. We recognize that this trend will soon take over Dhaka and Chattogram extensively, and are working accordingly.



The recent government announcement that construction with hollow blocks will be made mandatory by 2025 has changed the minds of many people who still preferred the traditional red bricks. As a result, our concrete hollow blocks are in great demand now. More people are now inclined to go for cost-effective and sustainable construction.



This month our team mostly focused on expansion plans. We hope that in 2022 we will become the go-to brand for customers who want to give utmost care to their property, especially those who are living abroad. The journey so far has been exceptionally rewarding for us.



WHAT'S NEW IN SBUS



Freelancers, entrepreneurs, and independent souls looking for a cosy working space can give us a knock. Our ready-to-use office spaces will give you the professional environment required for your focus at rates you cannot refuse! You can also use our virtual office services from the convenience of your home.



WHAT'S NEW IN REAL ESTATE?

HOUSING, BUSINESS HUBS BLOSSOM CENTERING METRO RAIL

According to railway officials, the train will run from Diabari in the capital to Agargaon via Pallabi and Mirpur by December this year. In 2024, the train will run from Diabari to Motijheel. About 75% of the project, called MRT Line-6, has already been completed. Housing hubs, various business establishments, factories, educational institutions, hospitals and various civic centers are already being set up in Uttara 12, 15, 16, 17 and 18 sectors, Mirpur 11 and 12, and Pallabi areas of the capital centering the project. The MRT-6 centers Mirpur 11, 12, Pallabi, Diabari Uttara 15, 16, 17 and 18 Sectors, Panchabati, Uttara West Avenue and Birulia. Various real estate and housing companies have started work on hundreds of new

housing projects in these areas.

Real estate insiders say the investment in these new housing projects is around Tk50,000 crore. The development has also meant scores of jobs. Work is underway on about 10 new housing projects in the Uttara West Avenue area. More than 200 apartments are being built in these ten projects. About 30 new projects are also underway in Pallabi, and Mirpur 11 and 12 areas, sources said. Work for another 20 real estate projects is also underway on the east side of Birulia Bus Stand and Dhaka Beta Club area. Naimul Hassan, director, Real Estate and Housing Association of Bangladesh (REHAB), said that not only noise-free housing, but also about 10,000 new jobs are being created in these areas as the houses need security personnel, electricians, cleaners, building managers, etc. In all, housing for one lakh people is being provided in these areas.

<https://www.tbsnews.net/bangladesh/housing-business-hubs-blossom-centering-metro-rail-363487>



RUSH FOR DUPLEX - A NEW SHIFT IN REAL ESTATE

According to the Real Estate and Housing Association of Bangladesh (REHAB), about 100 duplex housing projects have been undertaken in different areas in the outskirts of the capital, including Purbachal, Keraniganj, Munshiganj, Narayanganj, Gazipur and Savar, over the past 10 years, involving a cost of around Tk100,000 crore. Of these projects, around 30 are being developed in Keraniganj and Munshiganj along the Dhaka-Mawa Expressway. Besides, six duplex projects are in the vicinity of Jhilmil residential project in Keraniganj.

REHAB says 25 city-centric duplex projects are being developed in Sylhet division, 18 in Chattogram, six in Cox's Bazar and several others in Bogura. People have been attracted to buy houses in this project as the site is near the capital city, and is suitable for living in solitude and comfort, the communication system also is good. Duplex projects are attracting an increasing amount of investment as they are developed ensuring ecological balance and open environment. The scope for buying land and buildings in the capital has shrunk. As a result, many people are choosing to buy a duplex house or this type of real estate by investing some portion of their money. As a result, the number of duplex houses is growing.

<https://www.tbsnews.net/dropped/real-estate/rush-duplex-new-shift-real-estate-354541>

AS PANDEMIC BITES, OLD FLAT SALES SURGE

Government property registration offices logged Tk8,000 crore sales deals for old apartments and flats – a record in recent years – thanks to Covid-hit owners moving out and new people with deep pockets filling in. Many sold their apartments thanks to the pandemic-led income crunch, while non-resident Bangladeshis snapped up the comparatively cheap homes. There are few more factors fueling this fire sale such as the dwindling number of flats ready to move in, rising prices of construction raw materials and a real estate market set to charge buyers double in upcoming months, making those looking for real estate investment to scramble for older flats instead of brand new ones. The property registration offices recorded around Tk6,000 crore and Tk5,500 crore old apartment sales deals in 2020 and 2019 respectively. Most expatriates want decent living for their families staying back in the country and arrange better housing for them. They usually invest money in sectors which are readily available. That's why they preferred buying old flats or plots. Besides, there are also many businessmen who are also interested in investing in housing. According to people involved in old apartment sales, old flats are in high demand in Moghbazar, Uttara, Bashundhara, Dhanmondi, Mohammadpur and Mirpur areas of the capital. Old property usually costs Tk2,000 less per square foot than a new one.

<https://www.tbsnews.net/economy/industry/pandemic-bites-old-flat-sales-surge-357952>



bti HOLDS VIRTUAL EVENT ON FIRE SAFETY MEASURES

Building Technology and Ideas (bti) Ltd virtually organized a discussion on "Fire Safety Measures" on January 22.

The attendees discussed various precautionary and safety measures that should be in place according to the earthquake resistance and fire safety measures, the realtor said in a press release. Brigadier General Mohammad Ayub Ansari, acting additional managing director of bti, conducted the virtual event. bti has been working on design and architectural innovation to incorporate various safety measures such as earthquake resistance and fire safety measures since the inception of the company.

The company firmly believes that precautionary and disaster-control measures to deal with fire hazards should be a set of training that is unanimously adopted by all. Major (retd) AKM Shakil Newaz, ex-director for operations and maintenance at the Bangladesh Fire Service and Civil Defense, also spoke at the discussion.

Source: The Daily Star, 23.01.2022