



# Newsletter

NOVEMBER 2023

**yess<sup>®</sup>**  
by bti

Introduces

**5 New Packages!**



[www.yessbd.com](http://www.yessbd.com)



YESS, the co-living initiative by bti, is dedicated to delivering cost-effective and adaptable living arrangements tailored for individuals living independently. Located within a minute's walk from Uttara, Jashimuddin Circle, YESS presents a comprehensive array of amenities to facilitate your adjustment to a new city. While it was previously dedicated to serving young professionals, the newer packages are aimed at a wider variety of people, including students, out-of-towners here to attend government/ professional exams and interviews, etc.

<p><b>1 Day</b></p> <hr/> <p>6-Seated Room <b>1,000 BDT</b></p> <p>4-Seated Room <b>1,100 BDT</b></p>	<p><b>3 Days</b></p> <hr/> <p>6-Seated Room <b>2,300 BDT</b></p> <p>4-Seated Room <b>2,600 BDT</b></p>	
<p><b>5 Days</b></p> <hr/> <p>6-Seated Room <b>3,200 BDT</b></p> <p>4-Seated Room <b>3,500 BDT</b></p>	<p><b>7 Days</b></p> <hr/> <p>6-Seated Room <b>3,900 BDT</b></p> <p>4-Seated Room <b>4,200 BDT</b></p>	<p><b>15 Days</b></p> <hr/> <p>6-Seated Room <b>7,200 BDT</b></p> <p>4-Seated Room <b>7,800 BDT</b></p>

\*These packages are excluding meal plan

They have recently introduced five new seat packages lasting 1, 3, 5, 7, 15, and 30 days. The pricing starts at 1000 Tk, offering a seat in a six-seater room excluding the meal plan. To know more about their packages, visit [www.yessbd.com](http://www.yessbd.com).



**bti** KNOW YOUR  
*Neighbors*

at Dandelion

building technology and ideas ltd. (bti) is dedicated to going above and beyond to provide their customers with exceptional experiences. Continuing in this tradition, they proudly hosted their signature event, 'Know Your Neighbors,' at the exquisite Dandelion in Baridhara Park Road. This grand affair brought together homeowners of Dandelion and their neighboring residents, creating an atmosphere of warmth and camaraderie.

The event was a resounding success, with attendees engaging in delightful conversation while taking a comprehensive tour of the meticulously designed residence. The homeowners expressed their utmost satisfaction with the 'Ahead of schedule' handover of the project, a testament to bti's commitment to punctuality and customer satisfaction.



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*Dandelion*  
by bti



The exceptional design of the building left the attendees awe-inspired. The architecture seamlessly blended elegance and functionality, providing a truly remarkable living experience. bti's meticulous attention to detail and unwavering dedication to creating aesthetically pleasing spaces have consistently set them apart in the industry.



Moreover, customers have repeatedly praised bti for being true to their commitments. From the initial stages of project planning to the final handover, bti has remained transparent, reliable, and accountable. This unwavering commitment to fulfilling promises has forged long-lasting relationships with their customers.

*Dandelion*  
by bti





Another aspect that has left homeowners delighted is the superior quality of construction. bti's unwavering focus on using top-notch materials and employing skilled craftsmen has resulted in durable, safe, and aesthetically pleasing homes. Customers have marvelled at the attention to detail evident in every nook and corner of their residences, ensuring a premium living experience.



With every endeavor, bti continues to exceed expectations, setting new standards of excellence in the industry.

*Dandelion*  
by bti



# What's New in SBUs



In the spotlight this November, Square Feet Story (SFS) has handed over the exquisite project “Dandelion”, a fusion of luxury and meticulous interior design. Every element, right from furniture selection to colour schemes, has been thoughtfully chosen to create an ambiance that exudes sophistication. Dandelion embodies a commitment to creating spaces that not only reflects the client’s taste, but also pushes the boundaries of design innovation.

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# What's New in Real Estate?

## Increasing Demand for Secondary Apartments across Bangladesh

In this economy of inflation, people who wish to buy apartments have been showing more interest in buying secondary apartments rather than going for brand-new ones, as the ones fresh in the market have become extortionately priced. Used apartments are also comparatively low-maintenance in that there is less hassle to buy them and utility connections have already been made, particularly piped gas and metered electricity. Also, compared to the growing demand for housing, there are simply not enough new units available to be sold.





Since the latest Detailed Area Plan (DAP) for Dhaka was introduced, real estate developers have been having a harder time beginning and successfully completing new projects. The new DAP is said to have decreased their profitability, while simultaneously the rising cost of raw materials has put an additional pressure on the sector. Even though there is barely any difference between old and new property, there is a stark contrast in the prices of the two. For those who have a limited budget, the length and uncertain process of buying a new flat often deters prospective customers from investing in such property.

Uttara, Mirpur and Bashundhara R/A are just some of the areas that have become the key focus of potential customers in terms of seeking good secondhand apartment deals, especially for smaller, studio-sized apartments. Sales and demand for used property marked a significant rise in the last three years, sources say.



For medium-sized secondhand apartments, these are the areas prospective clients will look at, in terms of availability: Gulshan, Dhanmondi, Banasree, Bashundhara R/A and Banani. Sellers' average asking price was approximately Tk. 6,800 per sq. ft. and the average buying price was about Tk 6,300 per sq. ft.

Seeing this trend of interest being shown in buying and selling of used property, many leading real estate developers are also opening up their own brokerage wings to try and dive into the used apartment sector. There are certain challenges in dealing with secondhand property, such as proper documents from owners, the apartment's lifespan, etc. Usually non-resident Bangladeshis as well as service holders who are eligible for home loans look to invest in secondary apartments. Since the prices of new flats went up by around 30-35%, many middle-class buyers cannot afford to invest in brand-new apartments.





**YEARS OF  
EXCELLENCE**