



SHELTECH

NEWSLETTER

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**PROJECT
HANDOVER:
SHELTECH
ZAHARA BAKUL**



**SHELTECH
ENGINEERING
LIMITED
SIGNED TWO
AGREEMENTS**



THE RISE OF
CONDOMINIUM AND
GATED COMMUNITY
LIVING IN DHAKA

by TANVIR AHMED

THE RISE OF CONDOMINIUM AND GATED COMMUNITY LIVING IN DHAKA

MR. TANVIR AHMED

Managing Director,
Sheltech Group, Envoy Legacy,
Envoy Textiles Ltd., and Green Textile Ltd.

Dhaka's residential landscape has been undergoing a significant transformation over the past few decades. Rapid urbanization, rising land prices, increasing population density, and changing lifestyle expectations have collectively reshaped how people choose to live in the city. One of the most visible outcomes of this shift is the growing popularity of condominiums and gated communities, along with a distinct hybrid model that blends features of both.

In simple terms, a condominium is a housing arrangement where residents own their individual apartment units, while common areas such as lifts, staircases, lobbies, and shared facilities such as gymnasium, community space, prayer space, swimming pool, etc. are jointly owned and maintained by all residents through an owners' association. Condominiums allow efficient land use while offering modern amenities, better maintenance, and a structured management system.



MR. TANVIR AHMED

On the other hand, a gated community refers to a secured residential area that is physically enclosed with boundary walls or fencing and has controlled entry and exit points to ensure security, privacy, and lifestyle. These communities typically offer shared amenities such as internal roads, parks, playgrounds, community centers, and round-the-clock security.

Whatever the differences, condominium and gated community projects both represent a shift toward more organized, planned residential growth. While

not a complete solution to Dhaka's housing challenges, these models promote better infrastructure planning, improved living standards, and more efficient use of scarce urban land. For investors, such developments often offer stronger rental demand and long-term value retention due to their amenities, security, and proper management systems.

As Dhaka expanded and residents' expectations evolved, developers began responding with a hybrid residential model that combines the legal structure of condominiums with the lifestyle features of gated communities. In this model, residents own apartment units like a condominium, but the entire project operates as a gated community with controlled access, perimeter security, landscaped open spaces, and shared lifestyle amenities. This approach has become increasingly popular in large-scale residential developments across Dhaka City.

Several factors have driven the rise of this hybrid living concept. Security concerns rank high among

them. In a dense and fast-paced city like Dhaka, controlled access, CCTV surveillance, and organized security services offer residents peace of mind. Lifestyle convenience is another key driver. Modern families prefer housing that integrates daily needs such as grocery shops, pharmacies, salons, coffee shops, restaurants, car wash, etc. Not only that, they look for community needs like community space, prayer space, play field, jogging track, along with some other value-added amenities such as gymnasium, swimming pool, theatre, etc., within the residential compound itself. Additionally, better property management reduces the burden of maintenance, which is particularly appealing to working professionals and dual-income households.

In conclusion, Dhaka's residents increasingly seek greenery, open spaces, community interaction, and shared amenities along with safety and security while still enjoying the convenience of city living. The hybrid model, which blends condominium ownership with gated community features, responds directly to these needs, making it an increasingly popular and sustainable urban living choice.



I PROJECT HANDOVER: SHELTECH ZAHARA BAKUL

Sheltech proudly handed over one of its **SAPPHIRE SERIES** residential projects named **Sheltech Zahara Bakul**, located at Sector 04 in Uttara, Dhaka. The handover ceremony was held on December 30, 2025, at ZIZZI Banquet Hall, Platinum Grand in Banani, Road 11, Dhaka. The event marked the successful completion and delivery of another thoughtfully designed luxurious project by Sheltech. Md. Sharif Hossain Bhuiyan, Executive Director (ED), Operations and Mr. Shajahan, Chief Operating Officer (COO), along with architects, engineers, and other professionals of Sheltech (Pvt.) Ltd., as well as the apartment owners of the project were present during the ceremony. Our clients were very happy to be able to move into their dream homes.

Sheltech Zahara Bakul is a 14-storied (G+13) residential building developed on 7.32 katha of land, featuring 13 spacious apartments, each measuring 2,877 sft., with one unit per floor to ensure privacy and exclusivity. Each apartment comprises three bedrooms, while the project offers modern amenities, including two elevators, fire-protected staircases, and designated parking facilities, ensuring a safe and comfortable living environment. Designed by Volume Zero Limited, the project blends contemporary architectural design with functional planning. Located in a well-connected neighborhood of Uttara, the project ensures convenient access to key urban facilities, making it an ideal choice for modern city living. Contact our sales hotline at **16550** to explore upcoming projects from Sheltech!



Sheltech Zahara Bakul-a Luxurious Residential Project at Sector- 4, Uttara



Scan the QR Code to watch the project video of **Sheltech Zahara Bakul**



Handover Ceremony of Sheltech Zahara Bakul

GROUNDBREAKING OF SHELTECH PARK PALACE

Sheltech arranged a groundbreaking ceremony of one of the newest residential projects, **Sheltech Park Palace** on January 22, 2026, at the project premises in West Rampura, Dhaka. The ceremony marked the formal commencement of construction for another thoughtfully planned residential development by Sheltech. Mr. Shajahan, Chief Operating Officer (COO) of Sheltech (Pvt.) Ltd., along with engineers, officials, and the landowners of the project were present during the ceremony.

The project will be developed on 11.73 katha of land as a 10-storied residential building (B+G+Community+8), comprising 32 apartments ranging from 1,100 to 1,762 sq. ft. The project will feature three bed apartments, modern amenities, two elevators, fire-protected staircases, and 33 parking spaces, ensuring safety, comfort, and convenience for future residents. Located in West Rampura, the project offers excellent connectivity to key parts of the city, making it an attractive choice for urban living. Sheltech continues to expand its portfolio with a focus on quality construction, functional design, and on-time delivery. Contact our sales hotline at **16550** to know more about the project!



*Groundbreaking Ceremony of
Sheltech Park Palace at West Rampura, Dhaka*

SHELTECH ENGINEERING LIMITED SIGNS TWO NEW AGREEMENTS

Sheltech Engineering Limited, an associated company of Sheltech Group, recently signed and construction commenced of two projects, further strengthening its role in delivering quality engineering solutions across the country.

On December 8, 2025, Sheltech Engineering signed an agreement at the Montrims Head Office for the construction works of an eight-storied factory building at Mouchak, Kaliakair, Gazipur. The scope of work includes ground floor to 3rd floor slab construction, along with ETP and associated civil, finishing, and structural works, executed as per approved drawings. The signing ceremony was attended by senior management and key officials of Montrims Ltd. including Dr. Aminul Haque, CEO of Montrims Ltd., and Mohammed Ashek Salam, Chief Engineer of Sheltech Engineering Limited along with other officials of Sheltech Engineering.



Agreement Signing Ceremony of Sheltech Engineering Ltd. and Montrims Ltd.

Subsequently, on January 12, 2026, Sheltech Engineering Limited commenced the construction of a 10-storied institute building at the Khulna University of Engineering & Technology (KUET) campus. The project includes comprehensive civil works, internal sanitary and water supply systems, electrical works, as well as the supply and installation of lift and firefighting systems. The program was attended by KUET's senior officials including Prof. Dr. Md. Maksud Helali, Vice

Chancellor of KUET, as well as Director, Registrar, Project Director, and Executive Engineers of KUET, along with Mohammed Ashek Salam, Chief Engineer of Sheltech Engineering Limited and concerned officials of Sheltech Engineering.



Construction Commencement Ceremony at Khulna University of Engineering & Technology (KUET)

Through these initiatives, Sheltech Engineering Limited continues to expand its portfolio, demonstrating technical excellence, reliability, and a strong commitment to institutional and industrial development. Both projects reflect Sheltech Engineering's capability to handle complex construction scopes while maintaining quality, safety, and timely execution.



SHELTECH HILL VIEW



**Plot 44-45, VIP R/A,
South Khulshi, Chattogram**



**6.45 Katha
Land Area**



**2220 sqft.
Apartments**



**10 Storied (G+9)
Residential Building**

Sheltech launched a brand-new residential project, Sheltech Hill View, at VIP R/A, South Khulshi, Chattogram. Designed for refined urban living, Sheltech Hill View offers a calm and exclusive residential experience in one of the most sought-after neighborhoods of the port city. The project has a land area of 6.45 katha and will feature a 10-storied (G+9) residential building with 9 spacious apartments, each measuring 2,220 sqft., ensuring one unit per floor.

This elegant project will offer exceptional locational advantages, nestled in the serene and elevated surroundings of South Khulshi. Residents will receive benefits from close proximity to educational institutions, healthcare facilities, shopping destinations, and other daily necessities. The project's thoughtfully planned design, combined with ample parking facilities, modern elevator service, and fire-protected staircases ensures safety, comfort, and convenience. Sheltech Hill View presents an excellent opportunity for both end-users and investors seeking long-term value in Chattogram's premium residential market. Call our sales hotline at **16550** to know more about the project!



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- www.sheltech-bd.com

শেলটেক SHELTECH Since 1988

Corporate Office:
Sheltech Tower, 60 Sheikh Russel Square, West Panthapath, Dhaka 1205
Chattogram Office:
Rubiya Heights (2nd Floor), House 7/A/1, Road 3, Zakir Hossain Road
South Khulshi, Chattogram 4225