



SHELTECH

# NEWSLETTER

MARCH, 2026



SHELTECH  
OPENS **NEW  
SALES OFFICE**  
AT TEJGAON



SHELTECH  
SPONSORED  
**BARIDHARA  
BADMINTON  
TOURNAMENT  
2026**



A CLOSER LOOK AT  
CHATTOGRAM'S  
EXPANDING REAL  
ESTATE SECTOR

by TANVIR AHMED

## A CLOSER LOOK AT CHATTOGRAM'S EXPANDING REAL ESTATE SECTOR

### MR. TANVIR AHMED

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

After Dhaka city, Chattogram is the most important city in Bangladesh for housing and urban development. Driven by its port-based economy, expanding industries, and growing employment opportunities, the city is experiencing a steady rise in demand for modern and planned residential spaces. The real estate sector in Chattogram continues to evolve to meet these changing needs.

### Industrial Growth Driving Housing Demand

Chattogram's development is closely linked to its export processing and economic zones. The Chattogram Export Processing Zone and Karnaphuli Export Processing Zone have attracted strong domestic and foreign investment over the years. Looking ahead, major projects such as the Bay Terminal at Chattogram Port—expected to begin operations by 2030—and the National Special Economic Zone are likely to generate substantial employment. When industries grow, people relocate closer to their workplaces. This naturally increases



MR. TANVIR AHMED

demand for housing. The impact is already visible in established neighborhoods such as Khulshi, Nasirabad, Mehediabag, Nizam Road, and Panchlaish, where residential demand remains strong.

### The Power of the Port

Chattogram has long served as Bangladesh's main commercial gateway. The port handles more than 90 percent of the country's international trade and nearly all container shipments. This level of activity supports a wide range of industries, including logistics, manufacturing, shipping, and banking.

As these sectors expand, they require land, office space, storage facilities, and housing for employees. In this way, the port's economic strength directly fuels real estate development. The relationship between trade and property growth in Chattogram is both strong and long-term.

### Infrastructure Expanding Possibilities

Infrastructure development has further strengthened Chattogram's property potential. The Karnaphuli Tunnel has improved connectivity between the city and Anwara, reducing travel time and opening new areas for residential and industrial use. The city's first elevated expressway and ongoing port expansions are also improving mobility and productivity.

Improved connectivity often transforms previously overlooked areas into attractive investment zones. As accessibility increases, land values tend to rise gradually, creating new opportunities for developers and investors.

### Tourism and Investment Potential

Chattogram also serves as the gateway to Cox's Bazar and the hill districts, adding a tourism dimension to its real estate prospects. As tourism grows, demand for hotels, serviced apartments, and hospitality infrastructure continues to increase.



Investor confidence in Chattogram remains steady. Non-Resident Bangladeshis (NRBs) and business conglomerates view the city as a strategically positioned and comparatively stable market. Industry projections suggest significant long-term growth in real estate investment, reinforcing Chattogram's position as a promising destination.

Chattogram's expanding real estate sector reflects broader economic transformation. Industrial growth, port activity, infrastructure development, and population expansion are reshaping the city's urban landscape. If current trends continue, Chattogram is set to strengthen its role as one of Bangladesh's most dynamic and opportunity-rich real estate markets.

In response to this growing housing demand, Sheltech is also expanding its projects in Chattogram for buyers seeking a better lifestyle and long-term value. In South Khulshi at VIP Residential Area, **Sheltech Hill View**, a modern residential project offers spacious apartments designed for privacy and comfort in a peaceful setting. Meanwhile, another project named **Sheltech Saber Marium Square** in Panchlaish introduces a mixed-use concept, combining residential and commercial spaces to meet the needs of professionals, entrepreneurs, and families seeking convenience and efficiency. Through these projects, Sheltech continues to contribute to Chattogram's evolving urban landscape with thoughtfully designed living spaces.

# I PROJECT HANDOVER: SHELTECH FELICIA

Sheltech proudly handed over its residential project **Sheltech Felicia**, located at Doctor's Goli, Maghbazar in Dhaka. The handover ceremony took place on January 31, 2026, at the Dr. Toufiq M. Seraj Lounge at Sheltech Tower, West Panthapath in Dhaka, marking the successful completion and delivery of another thoughtfully designed project. 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., were present at the event. The apartment owners also attended the ceremony, expressing their joy and satisfaction as they stepped into their new homes.

Sheltech Felicia is a 09-storied residential building (B+G+8) developed on 9.70 katha of land. The project comprises 24 well-planned apartments ranging from 1,248 to 1,350 sft., each featuring three bedrooms to ensure comfortable urban living. Designed with functionality and modern lifestyle needs in mind, the building includes 24 parking spaces, ensuring convenience for residents. Strategically located in the vibrant neighborhood of Maghbazar, the project offers excellent connectivity to key commercial, educational, and healthcare facilities across Dhaka. With smart design, optimal space utilization, and everyday comfort, Sheltech Felicia will be a distinct address for refined and convenient urban living. For more information about upcoming projects, contact our sales hotline at **16550**.



*Sheltech Felicia—a Modern Residential Project at Maghbazar, Dhaka*



*Handover Ceremony of Sheltech Felicia*

# GROUNDBREAKING OF TWO RESIDENTIAL PROJECTS AT JOLSHIRI ABASHON

Sheltech recently arranged two groundbreaking ceremonies for its upcoming residential projects in Jolshiri Abashon, marking another significant milestone in its journey of developing thoughtfully planned urban homes. Both ceremonies were held on February 16, 2026, at the respective project premises in Jolshiri Abashon. Mr. Shajahan, Chief Operating Officer (COO), along with engineers, architects, officials of Sheltech (Pvt.) Ltd., and the landowners were present at the ceremonies.



*Groundbreaking Ceremony of Sheltech Golf Vista*

The groundbreaking of Sheltech Golf Vista was arranged at Plot 016, Road 502D, Sector 17, while the groundbreaking of Sheltech Lakeshore was arranged at Plot 03, Road 401, Sector 13A, Jolshiri Abashon, Narayanganj, Dhaka.

Both projects are planned as premium 09-storied residential buildings (G+Mezzanine+8) developed on 5 katha land each. Designed as single unit per floor

residences, the buildings will feature approximately 2,800 sft. (Sheltech Golf Vista) and 2,774 sft. (Sheltech Lakeshore) four-bedroom apartments, ensuring exclusivity, privacy, and spacious living. Each project will comprise 08 residential units with 08 dedicated parking spaces. The architectural planning emphasizes optimal space utilization, natural light, and ventilation suited for modern families while maintaining a refined sense of aesthetic harmony.



*Groundbreaking Ceremony of Sheltech Lakeshore*

Located within Jolshiri Abashon—Dhaka’s most secure and meticulously planned township by the Bangladesh Army, the projects are surrounded by greenery, serene lakes, and well-structured wide roads. This thoughtfully planned environment enhances residents’ quality of life while maintaining a peaceful and secure neighborhood. With Sheltech Golf Vista and Sheltech Lakeshore, residents will enjoy refined living within a carefully designed community. Contact our sales hotline at **16550** for details and booking.

# SHELTECH SPONSORED BARIDHARA BADMINTON TOURNAMENT 2026

Sheltech proudly sponsored the Baridhara Badminton Tournament 2026, a vibrant two-day sporting event organized by the Baridhara Society Youth Engagement and Development Committee (YEDC). The tournament was held on February 6-7, 2026, bringing together enthusiastic residents from the tri-state areas—Baridhara, Gulshan, and Banani for a spirited celebration of sportsmanship and community bonding.

The doubles-only tournament followed a knockout format, where teams competed with energy and determination on the court. Open exclusively to residents of the tri-state neighborhoods, the event encouraged participation from all skill levels. Participants without partners were thoughtfully paired with fellow players, ensuring inclusive engagement and maximum involvement.

Beyond the competitive matches, the tournament created a lively and welcoming atmosphere. Attendees enjoyed complimentary traditional treats from the Platinum Hotels along with exclusive merchandise for registered participants. Attractive prizes for the winners added further excitement to the event.

Through its sponsorship, Sheltech continues to support initiatives that foster active living, youth engagement, and stronger community ties. The Baridhara Badminton Tournament 2026 truly reflected the spirit of "Playing Together, Growing Together," strengthening the bond among residents of these vibrant neighborhoods. Such community-driven engagements align with Sheltech's vision of building not just residences, but meaningful and connected living environments.



*Participants Actively Engaging in the Baridhara Badminton Tournament 2026, Showcasing Energy, Teamwork, and Community Spirit on the Court*

# SHELTECH OPENS NEW SALES OFFICE AT TEJGAON-GULSHAN LINK ROAD

Sheltech (Pvt.) Ltd. has inaugurated a new sales office at its Sheltech Experience Centre, further strengthening its client service network across Dhaka. The inauguration ceremony was held on February 14, 2026, at the Trade Intercontinental located on the Tejgaon-Gulshan Link Road in Dhaka. Md. Sharif Hossain Bhuiyan, Executive Director (ED), Operations; Mr. Shajahan, Chief Operating Officer (COO) of Sheltech (Pvt.) Ltd.; Mr. Naushad Choudhury, Advisor, Strategic Planning, PR & Marketing of Sheltech Group along with officials and members of the sales team of Sheltech (Pvt.) Ltd. were present at the event.

The newly established office has been designed to provide clients with easier access to comprehensive project information and professional property consultation services. At the Experience Centre,

visitors can explore details of ongoing and upcoming projects, interact directly with experienced sales representatives, and receive personalized guidance to support informed decision-making.

With more than three decades of experiences, Sheltech (Pvt.) Ltd. has successfully developed numerous residential and commercial projects across Dhaka and Chattogram city as well as Jolshiri Abashon in Narayanganj city. Sheltech remains committed to quality construction, thoughtful design, and timely handover—continuing its legacy of trust and excellence.

The new sales office is located at the Trade Intercontinental (Level 08), Tejgaon-Gulshan Link Road, Dhaka, welcoming clients to experience Sheltech's projects in a dedicated and professional environment.



*Sheltech Management and Officials at the Inauguration of Sheltech's New Sales Office at Tejgaon-Gulshan Link Road, Marking a New Milestone in Client Engagement and Service Excellence*



**SHELTECH**  
CERAMICS

## CRAFTING TOMORROW

Built for  
the future we imagine



📞 16719



For more details

☎ 16550

- /sheltechprivatelimited
- /sheltechprivatelimited
- /company/sheltechpvtltd
- /sheltechprivatelimited
- www.sheltech-bd.com

শেলটেক  *Since 1988* **SHELTECH**

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