

SHELTECH
Windflower
@ ADABOR, MOHAMMADPUR



Why Choose Sheltech?



Maximum Return on Investment



RAJUK Approved



BNBC Code Compliant Design



On-time Handover



Safe & Quality Construction



Unencumbered Land



Occupancy Certified Building



ISO 9001:2015

*Choose Sheltech for a rewarding and worry-free
real estate investment journey!*



Message from THE MANAGING DIRECTOR



Dear Patrons,

I hope you will take pleasure in looking through the brochure of Sheltech Windflower and can envision this beautiful project to be your next dream house. At Sheltech, we operate every day on a minimal but heartfelt promise to build our clients a better urban life. Our team of expert architects, engineers, urban planners and management professionals are handpicked by the management and we continually innovate to bring the most creative and top-notch design solutions to our projects. All our buildings are code-compliant and our quality construction and safety practices have made Sheltech into the brand name that it is today, with the entitlement of being the pioneering real estate to be acknowledged the ISO 9001:2015 accreditation.

We hope that you'll continue to be with us in all our future projects. Our clients from the very heart of our business, and we believe that our most important achievement to date has been earning the trust and self-assurance of clients, like yourself, and being given the opportunity to build the shelter of your dreams.

TANVIR AHMED
Managing Director







ABOUT THIS PROJECT

Sheltech Windflower is the latest residential project from Sheltech at Baitul Aman Housing Society, Adabor, Mohammadpur. This unique project has 192 innovatively designed apartments (1440 sqft.) that was carefully crafted by BINYASH to provide you with a beautiful and functional home, equipped with all the conveniences for a modern urban life.

We invite you flip through the pages of this brochure and see all that Sheltech Windflower has to offer to Its future residents. Once you personally experience the unparalleled splendor of this magnificent project, we assure you that you'll be irresistibly drawn to envision and create your dream home.





SHELTECH

SHELTECH
Windflower

PARKING +

EXIT +

BUILDING 1 +



FEATURES & OVERVIEW



A framed structure

As par BNBC



81.04 Katha

Land Area



10 Storied (G+9)

No. of Floor



A Well Planned

Roof Arrengments



Fire Hydrant System

With Smoke Detection & Alarm



192

No. of Total Units



4

No. of Towers



CCTV Surveillance

With Intercom Facilities



Generator Backup

For All Important Points



1440 Sft.

Apartment Size



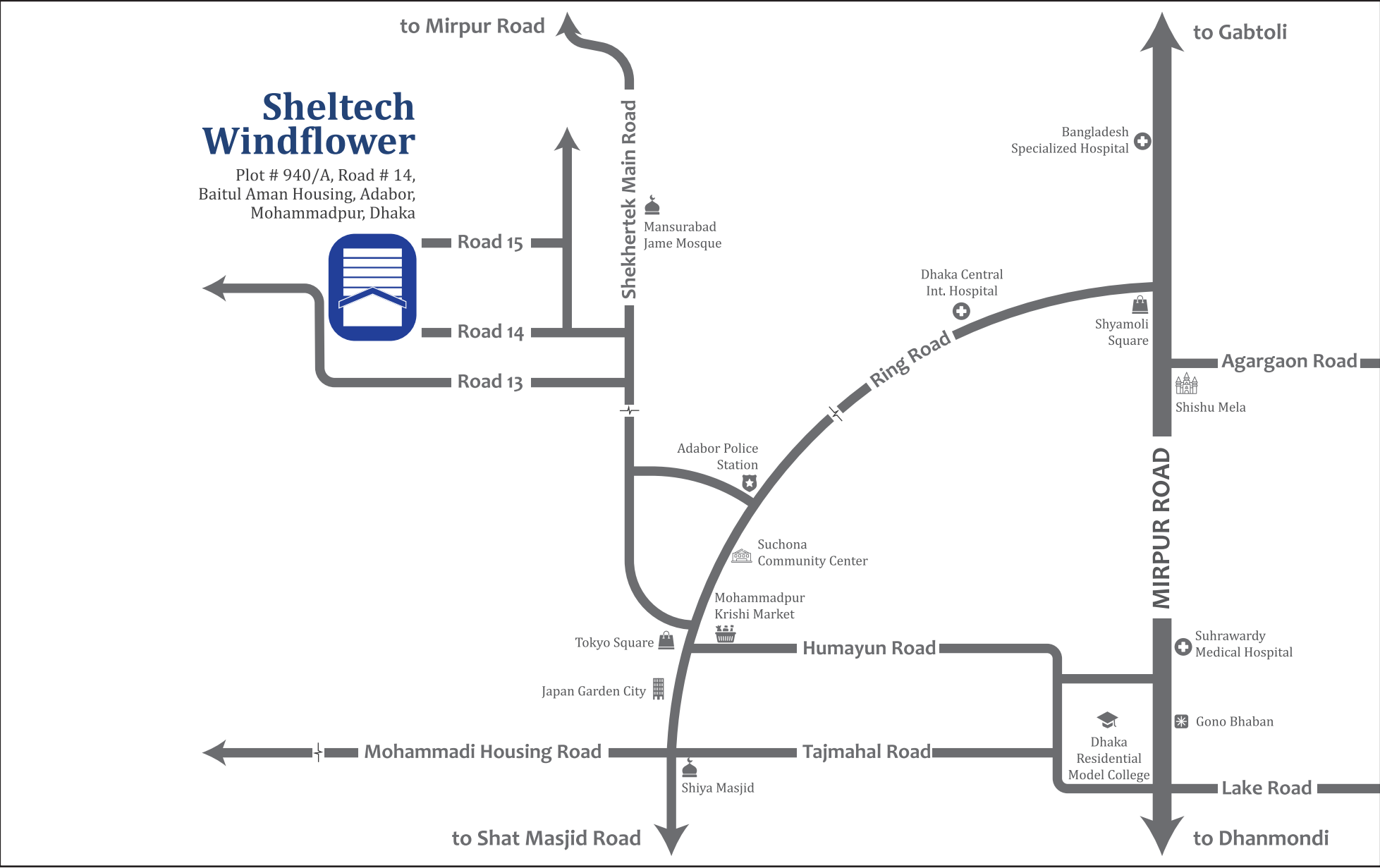
2027

Date Of Completion



Global Lift Standard

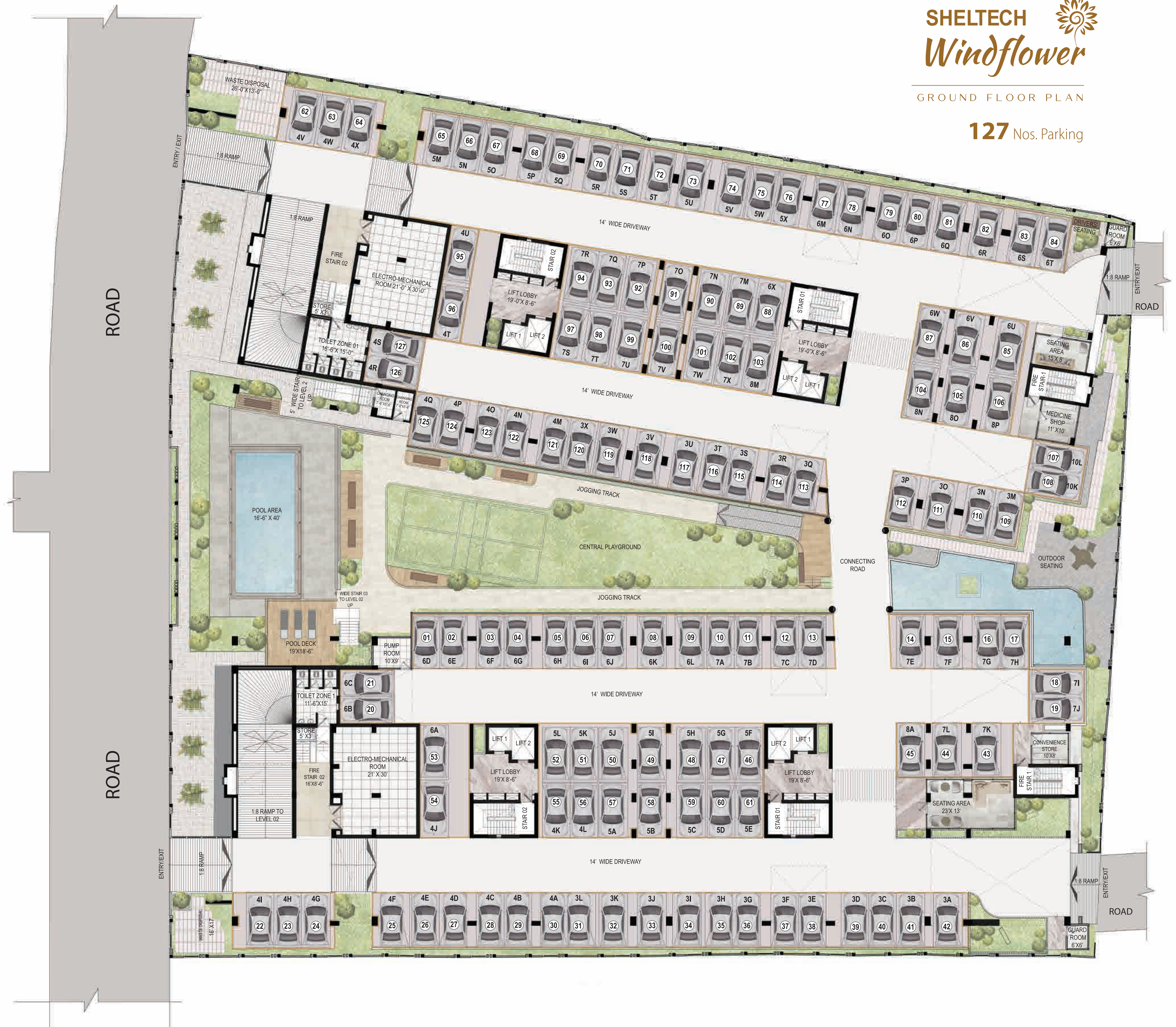
Lifts on an International Scale



LOCATION MAP
~ Not to scale

GROUND FLOOR PLAN

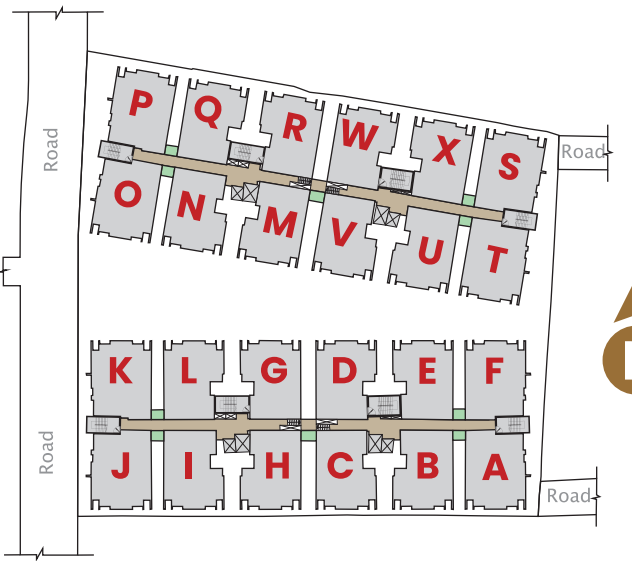
127 Nos. Parking



* Indicative drawing only. Changes may be made for technical reasons & requirements of approval authority.

65 Nos. Parking





KEY PLAN

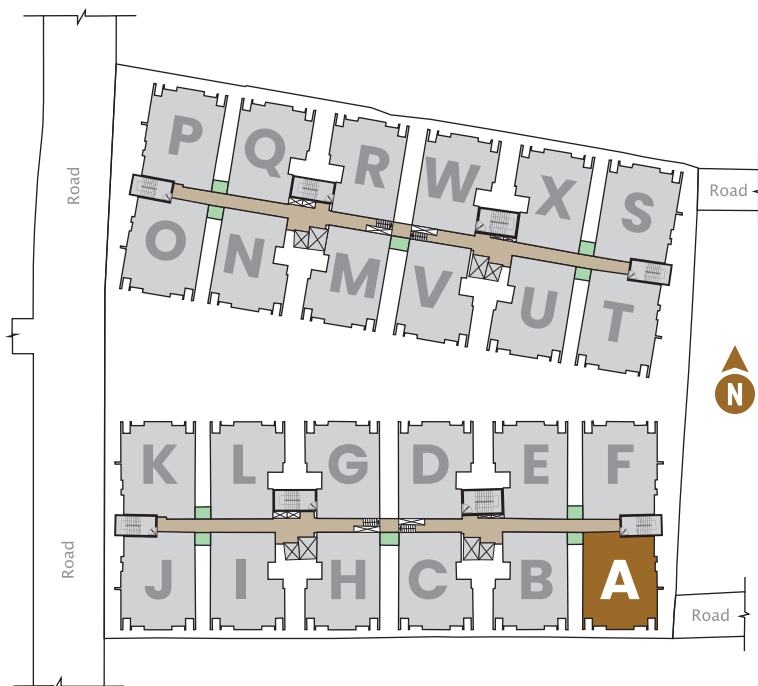
* Indicative drawing only. Changes may be made for technical reasons & requirements of approval authority.

SHELTECH Windflower

TYPE A

LEVEL 3-10

1440 SQ.FT. 133.8 SQ.M.



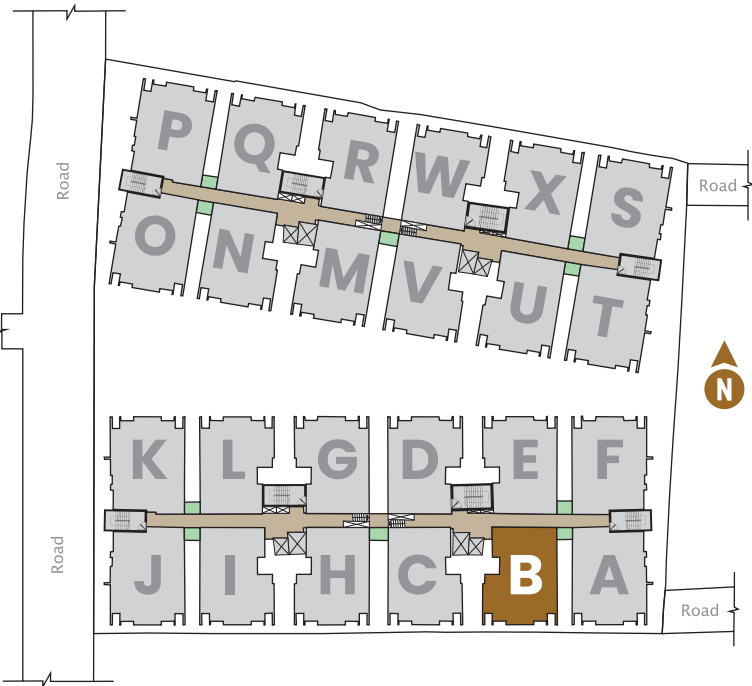
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SHELTECH
Windflower

TYPE B

LEVEL 3-10

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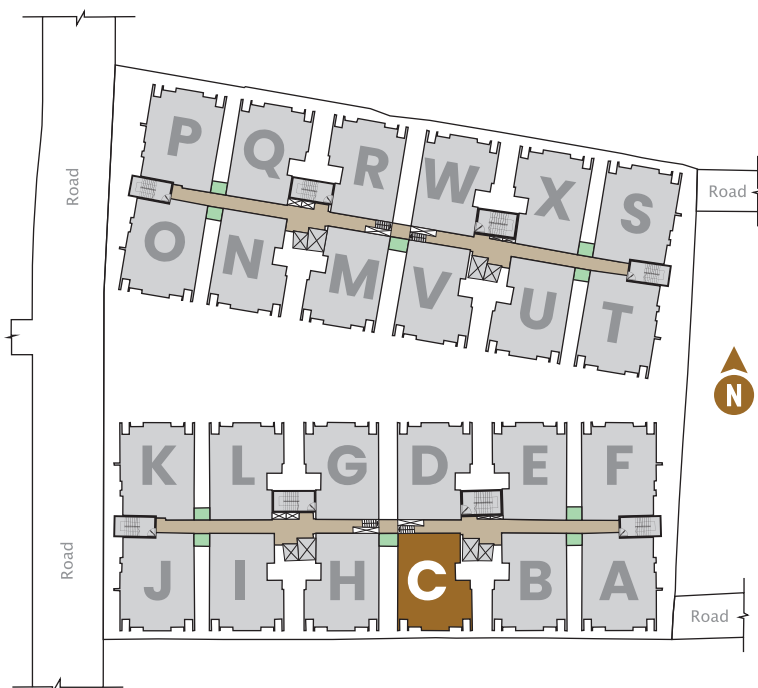
SHELTECH

Windflower

TYPE C

LEVEL 3-10

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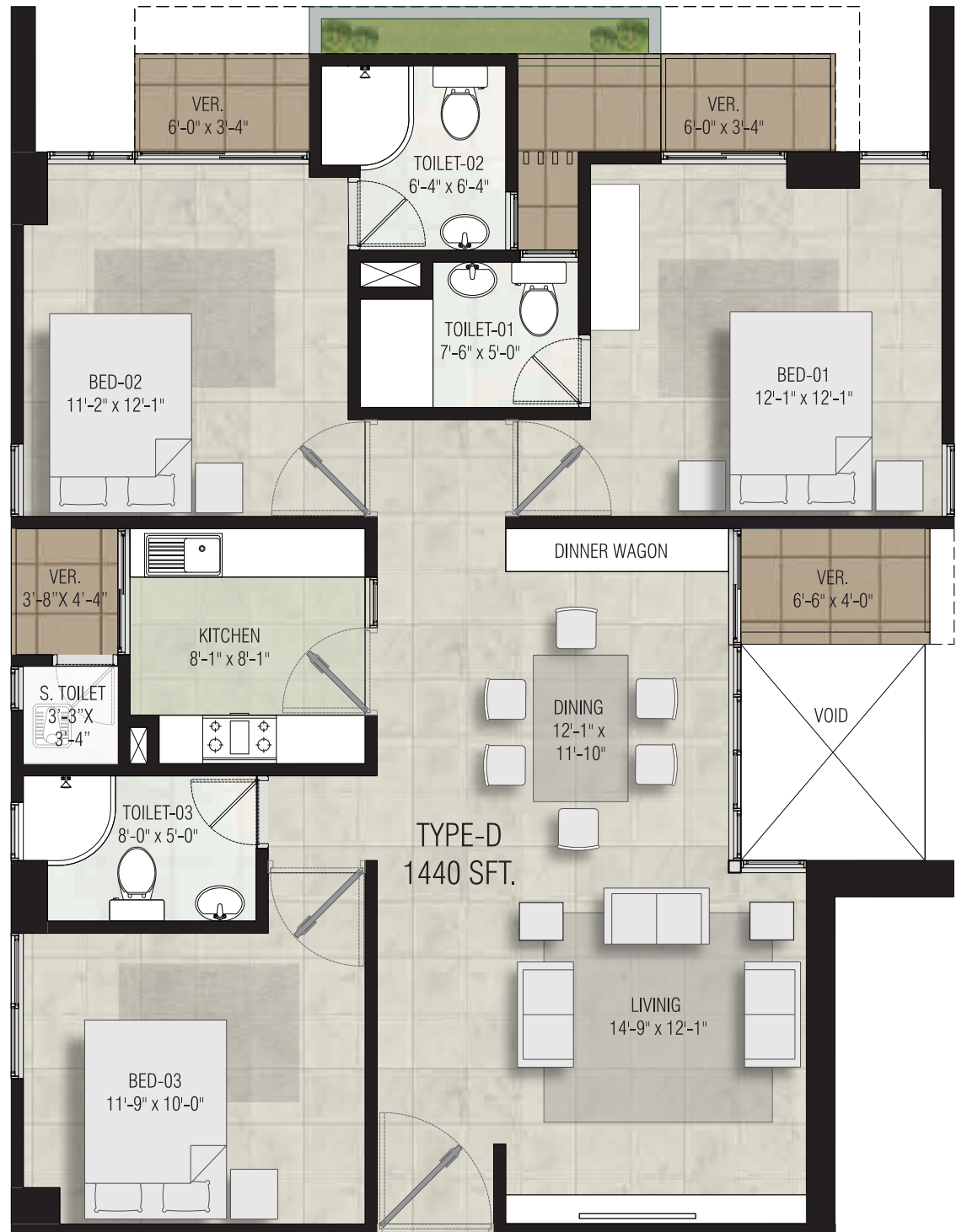
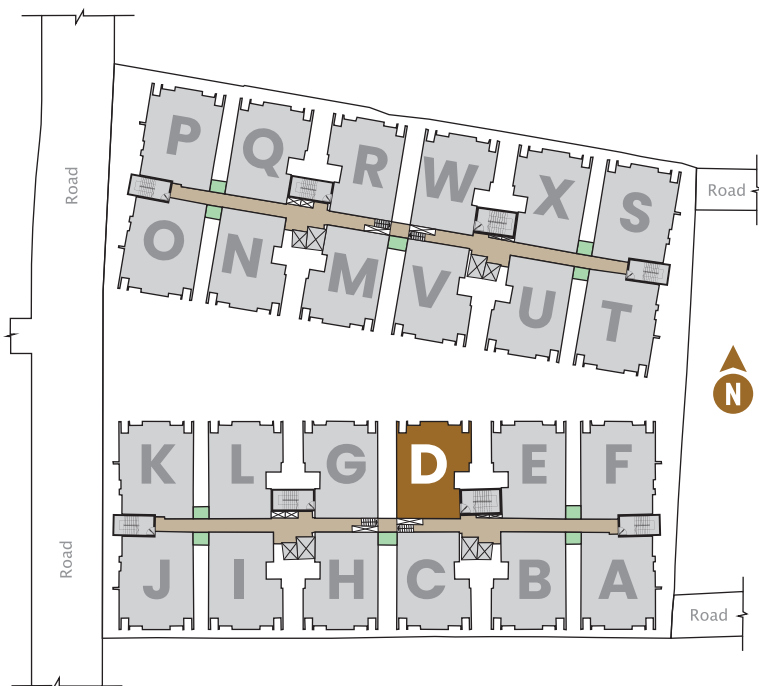
SHELTECH

Windflower

TYPE D

LEVEL 3-10

1440 SQ.FT. 133.8 SQ.M.



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EMBRACE HOME'S COMFORT
LIKE NEVER BEFORE



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TYPE E

LEVEL 3-10

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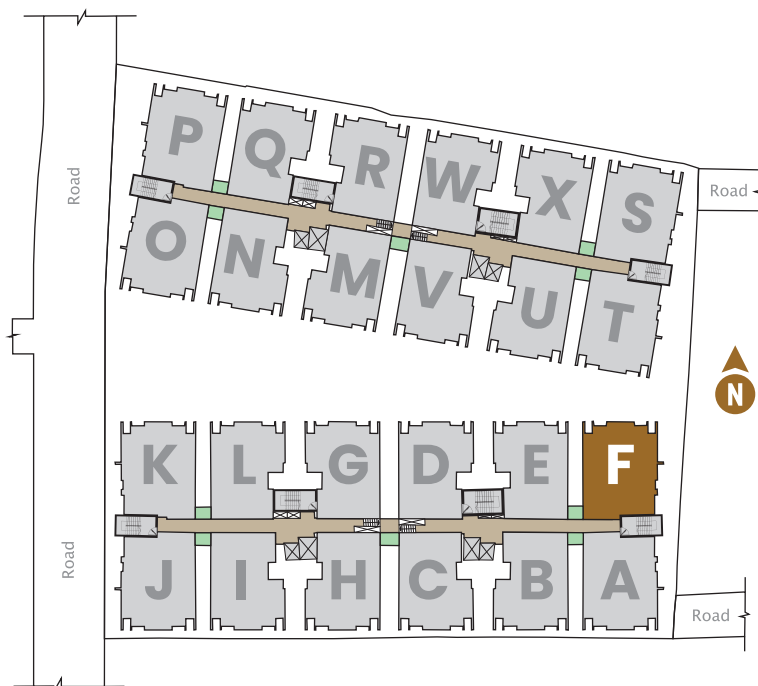
SHELTECH

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TYPE F

LEVEL 3-10

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SHELTECH

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TYPE G

LEVEL 3-10

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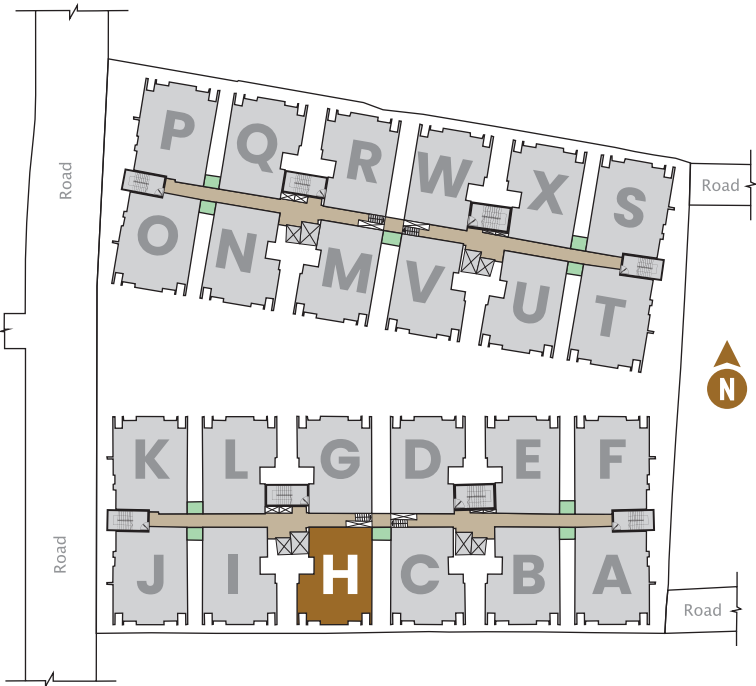
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TYPE H

LEVEL 3-10

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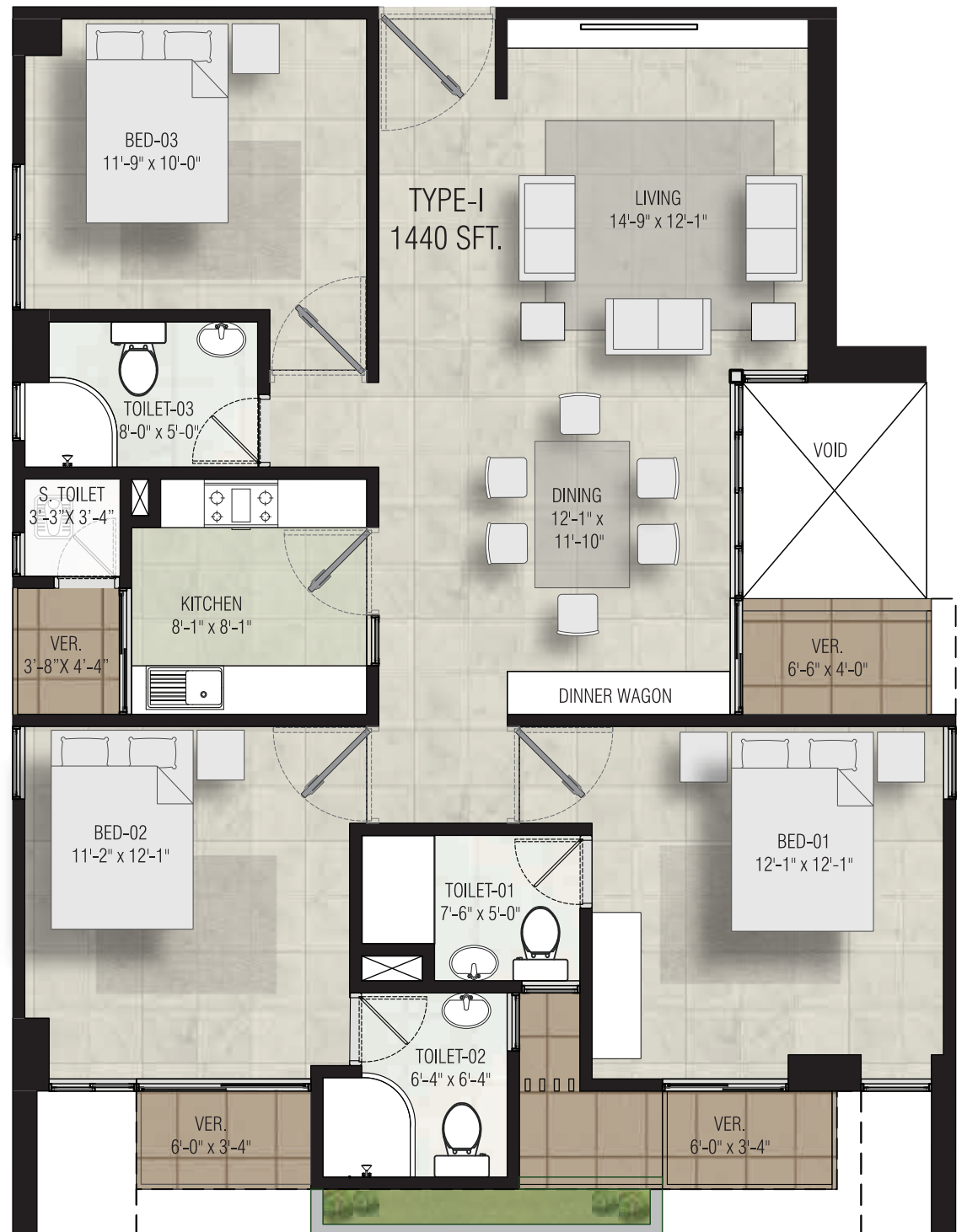
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TYPE I

LEVEL 3-10

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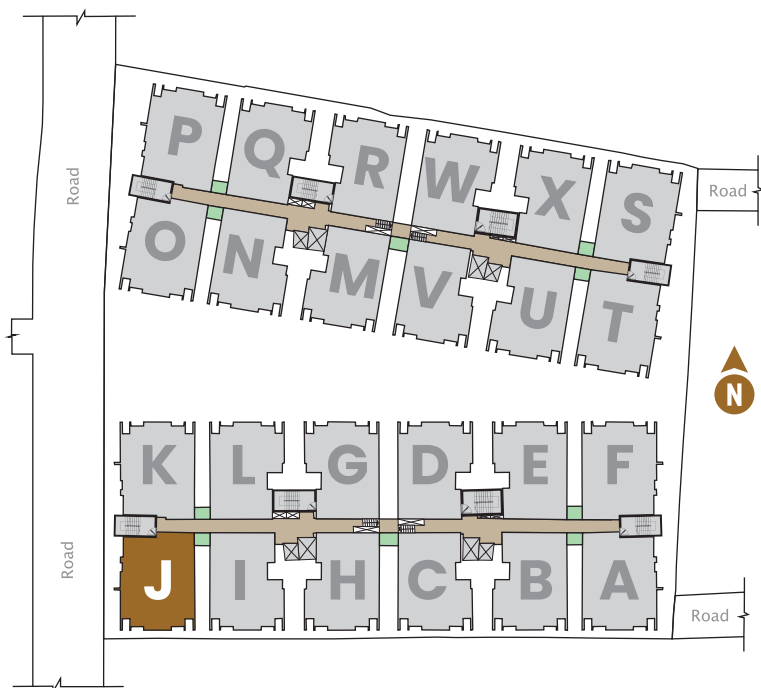
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TYPE J

LEVEL 3-10

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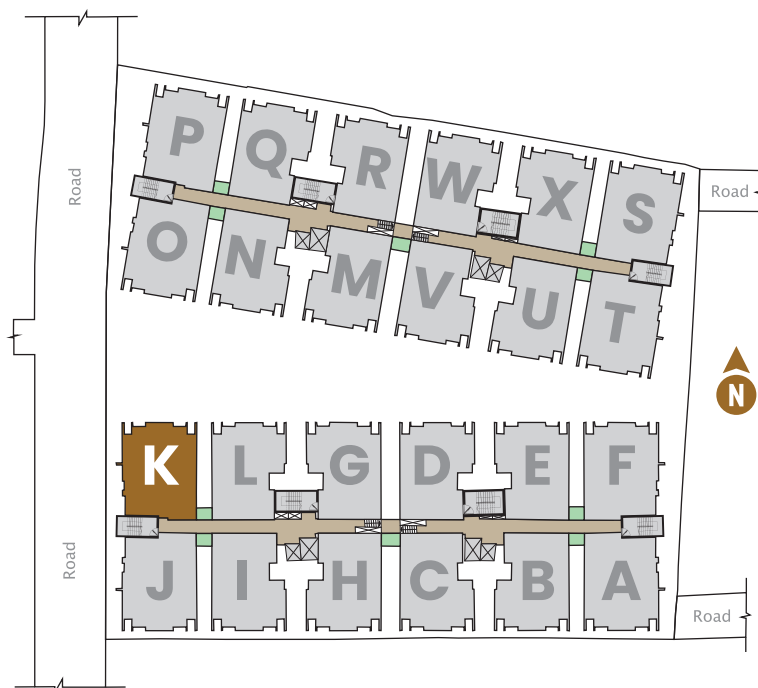
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TYPE K

LEVEL 3-10

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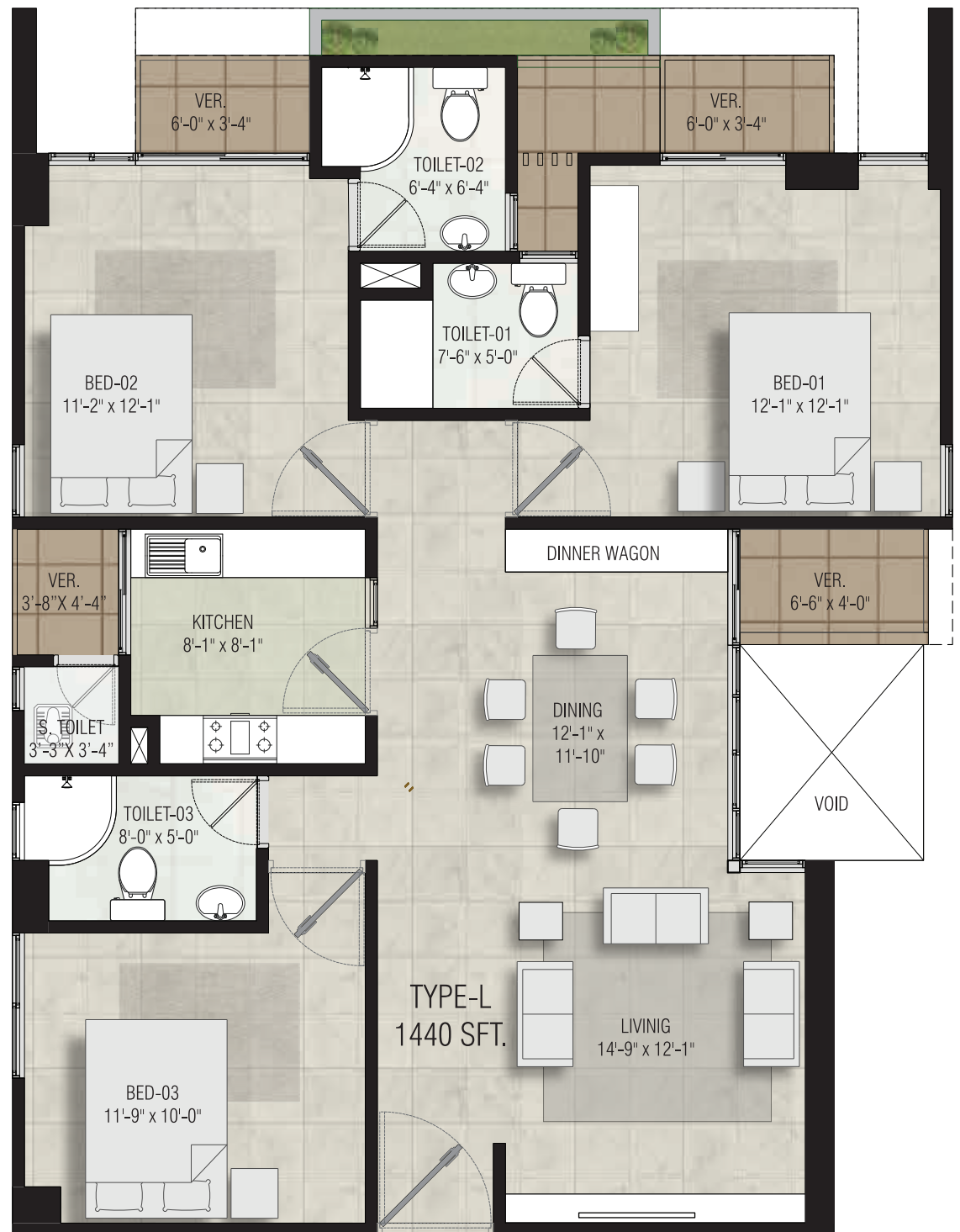
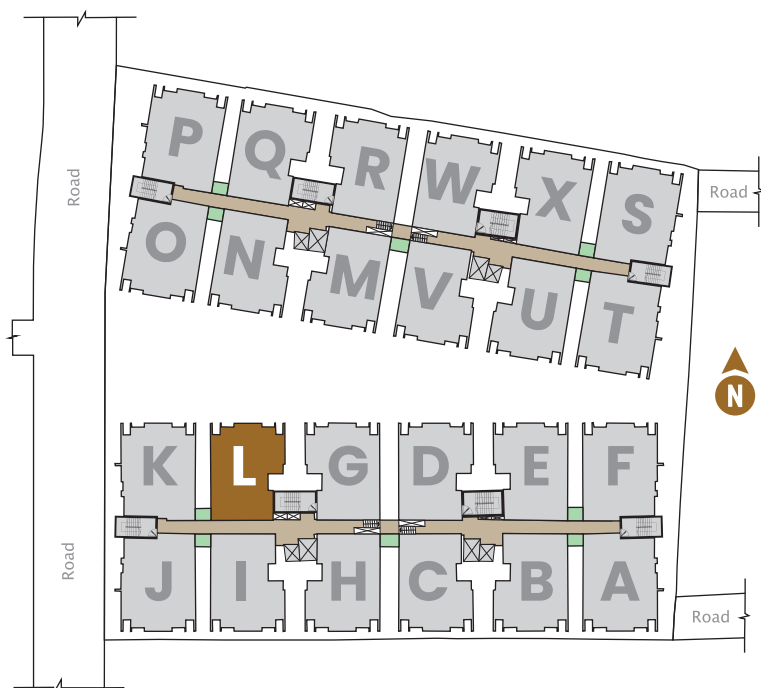
SHELTECH

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TYPE L

LEVEL 3-10

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A N E X C L U S I V E A R E A

Exquisite, Thriving, Unparalleled

Discover unparalleled Luxury in Mohammadpur's
esteemed locality. Handily located at Baitul Aman
Housing Society, Windflower offers the epitome of living.

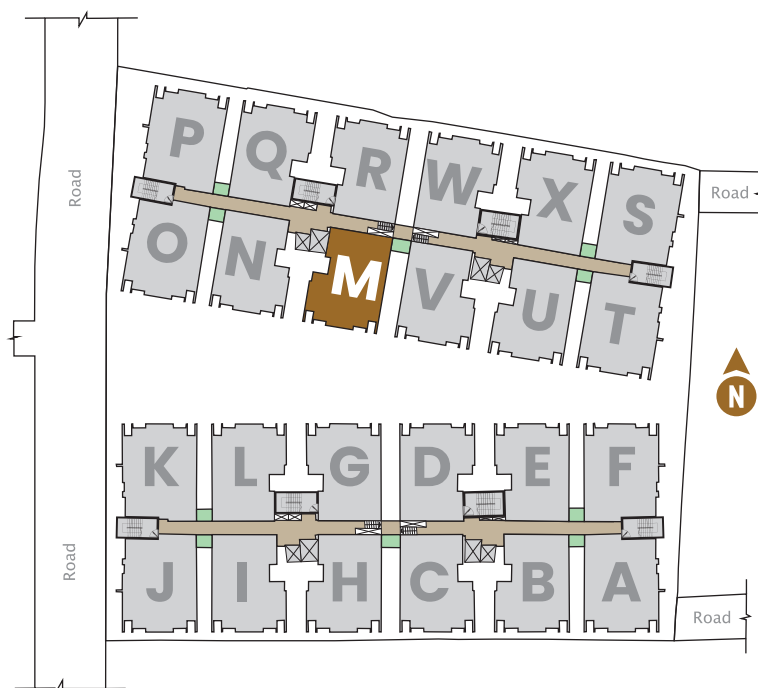
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TYPE M

LEVEL 3-10

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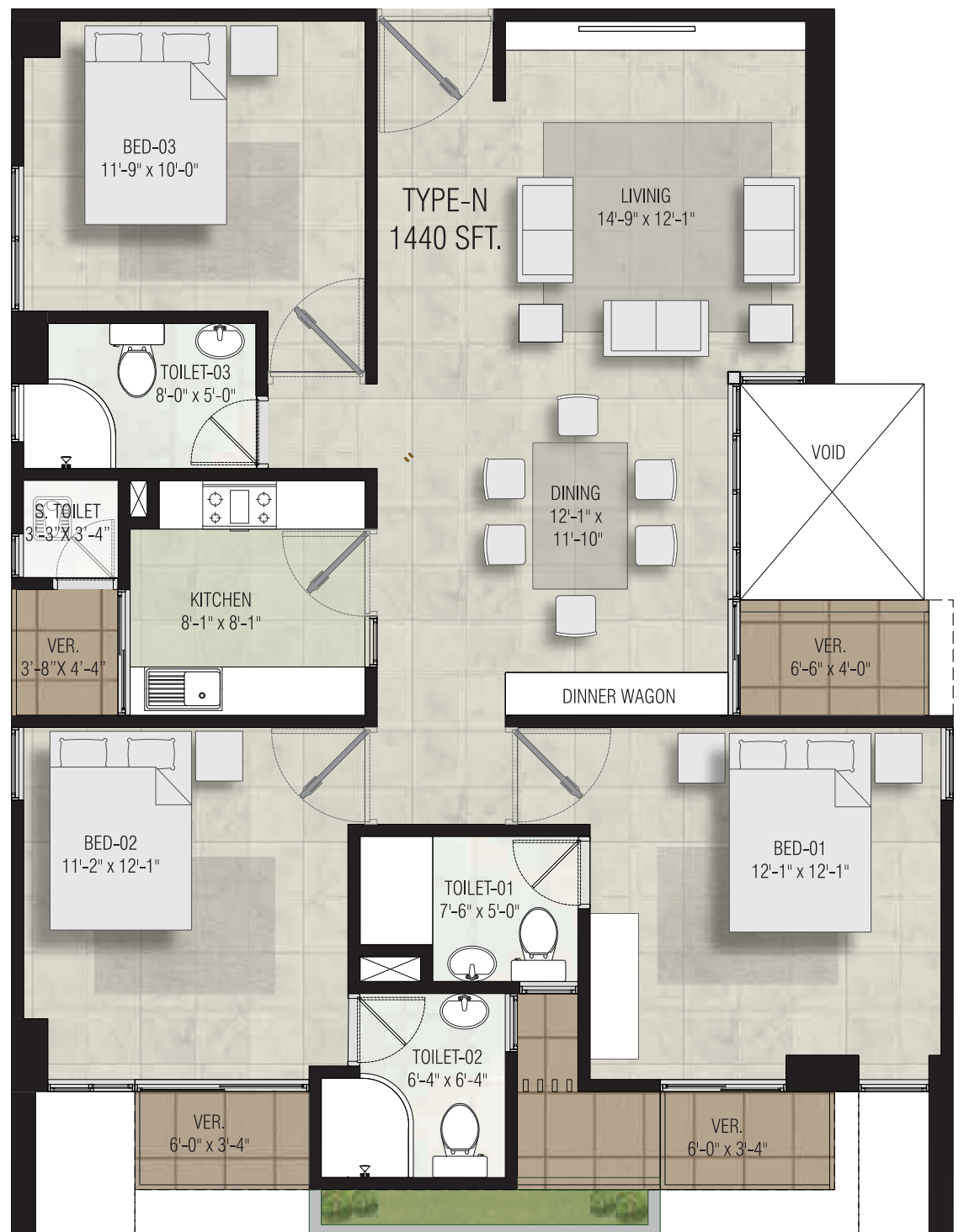
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TYPE N

LEVEL 3-10

1440 SQ.FT. 133.8 SQ.M.



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TYPE O

LEVEL 3-10

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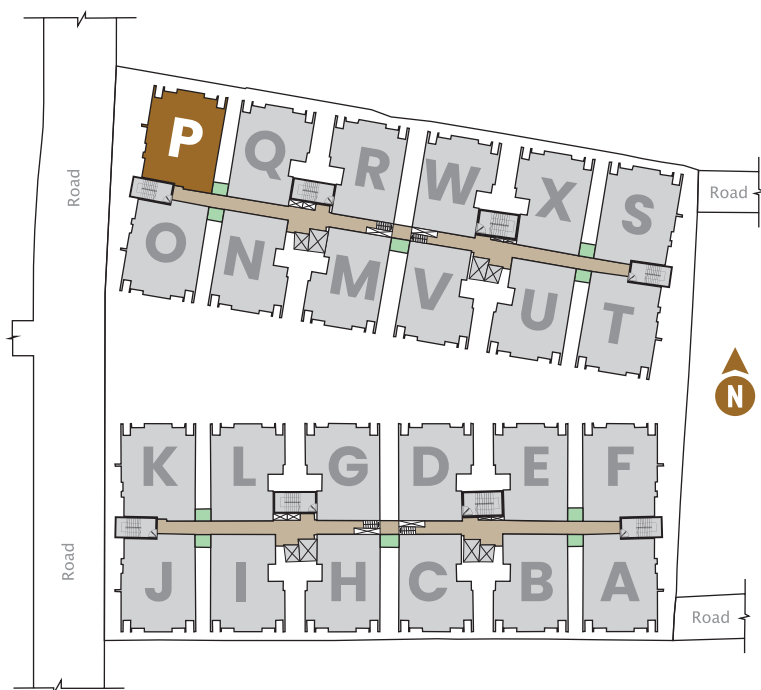
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TYPE P

LEVEL 3-10

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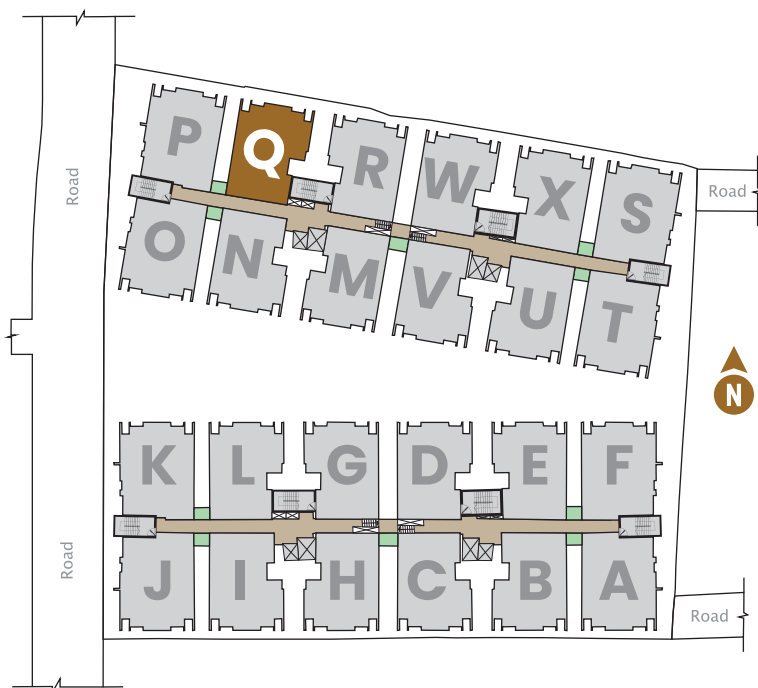
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TYPE Q

LEVEL 3-10

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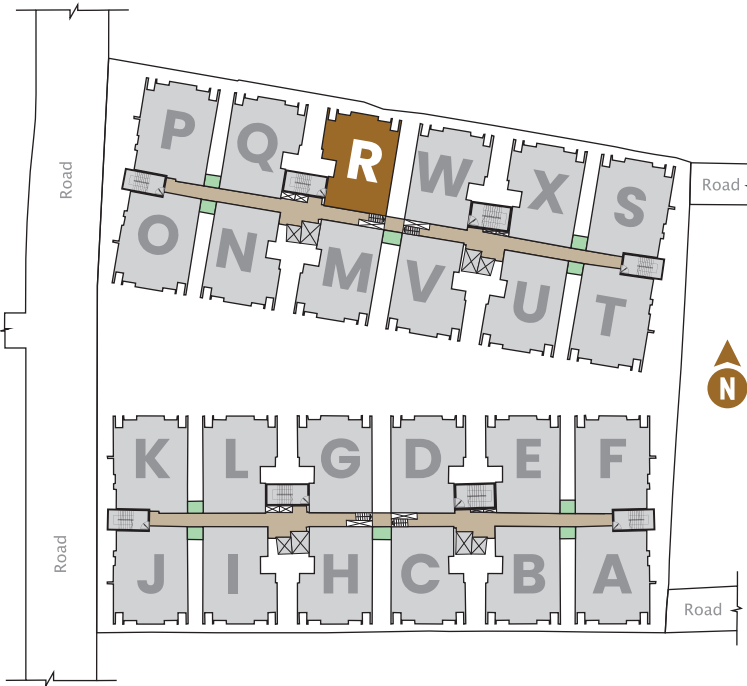
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TYPE R

LEVEL 3-10

1440 SQ.FT. 133.8 SQ.M.



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SHELTECH Windflower

TYPE S

LEVEL 3-10

1440 SQ.FT. 133.8 SQ.M.



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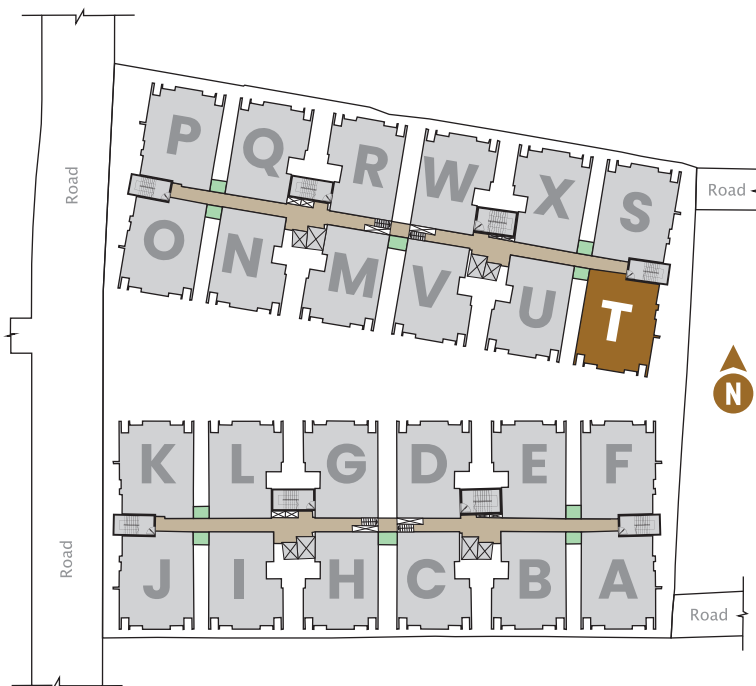
SHELTECH

Windflower

TYPE T

LEVEL 3-10

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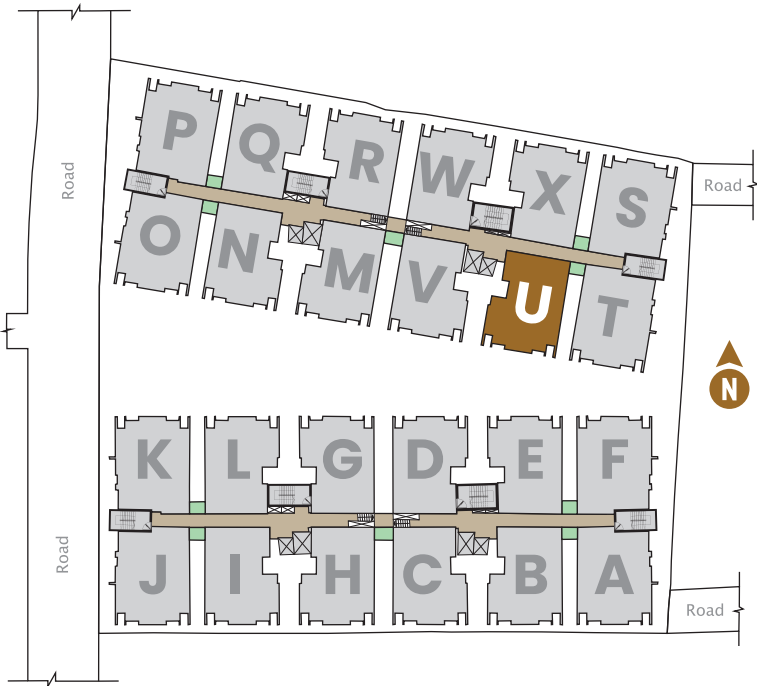




TYPE U

LEVEL 3-10

1440 SQ.FT. 133.8 SQ.M.



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SHELTECH

Windflower

TYPE V

LEVEL 3-10

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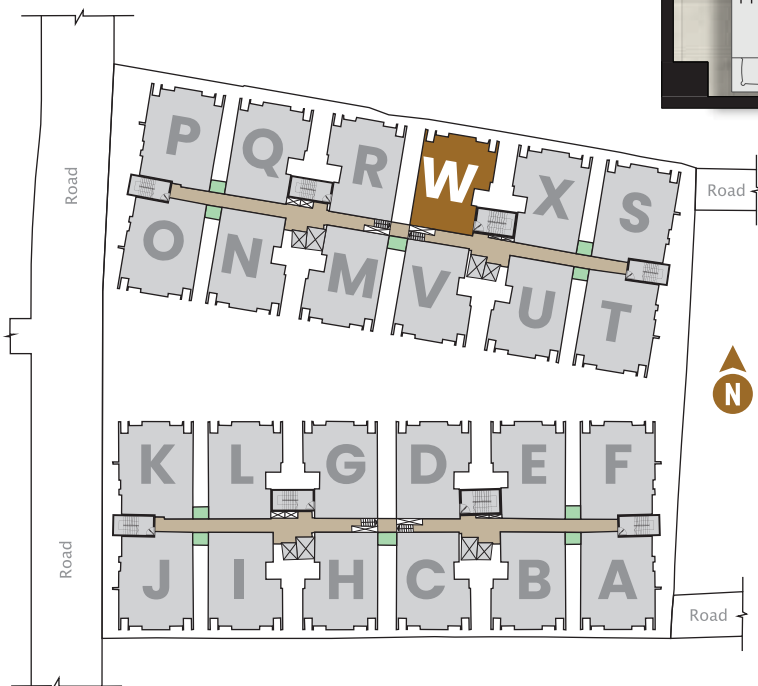
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SHELTECH Windflower

TYPE W

LEVEL 3-10

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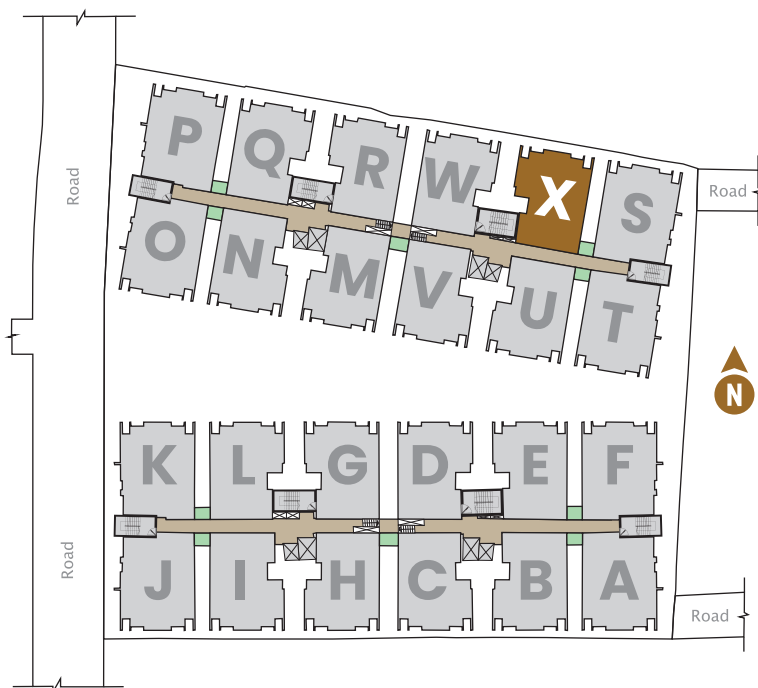


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TYPE X

LEVEL 3-10

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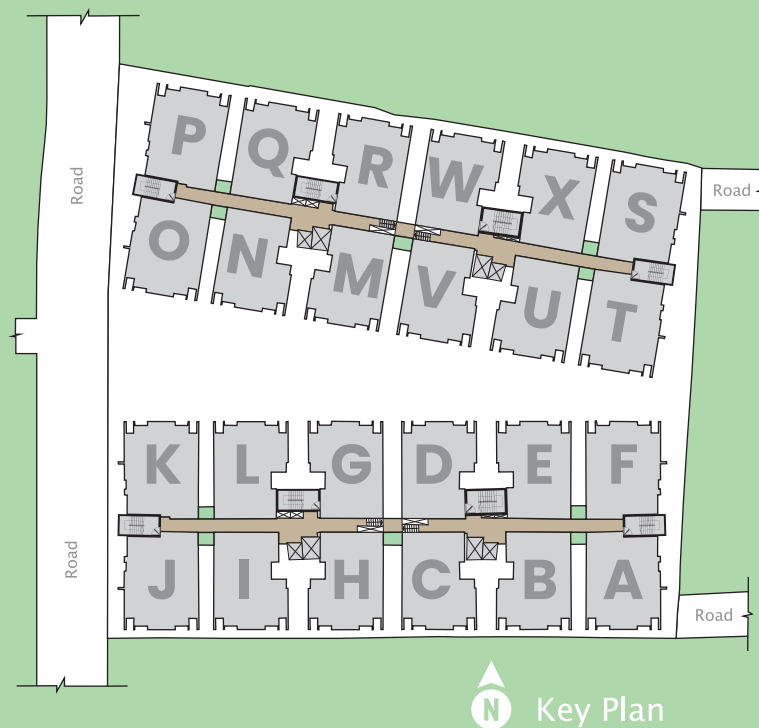
A U N I Q U E S P A C E

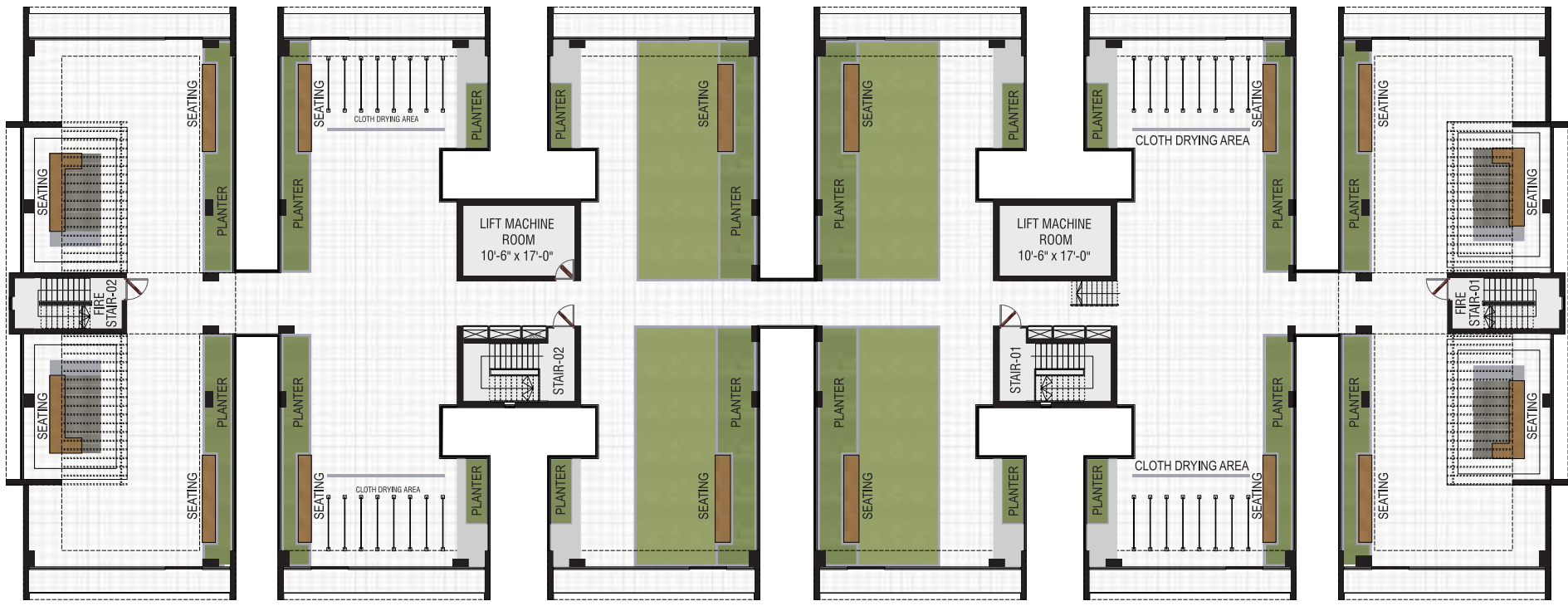
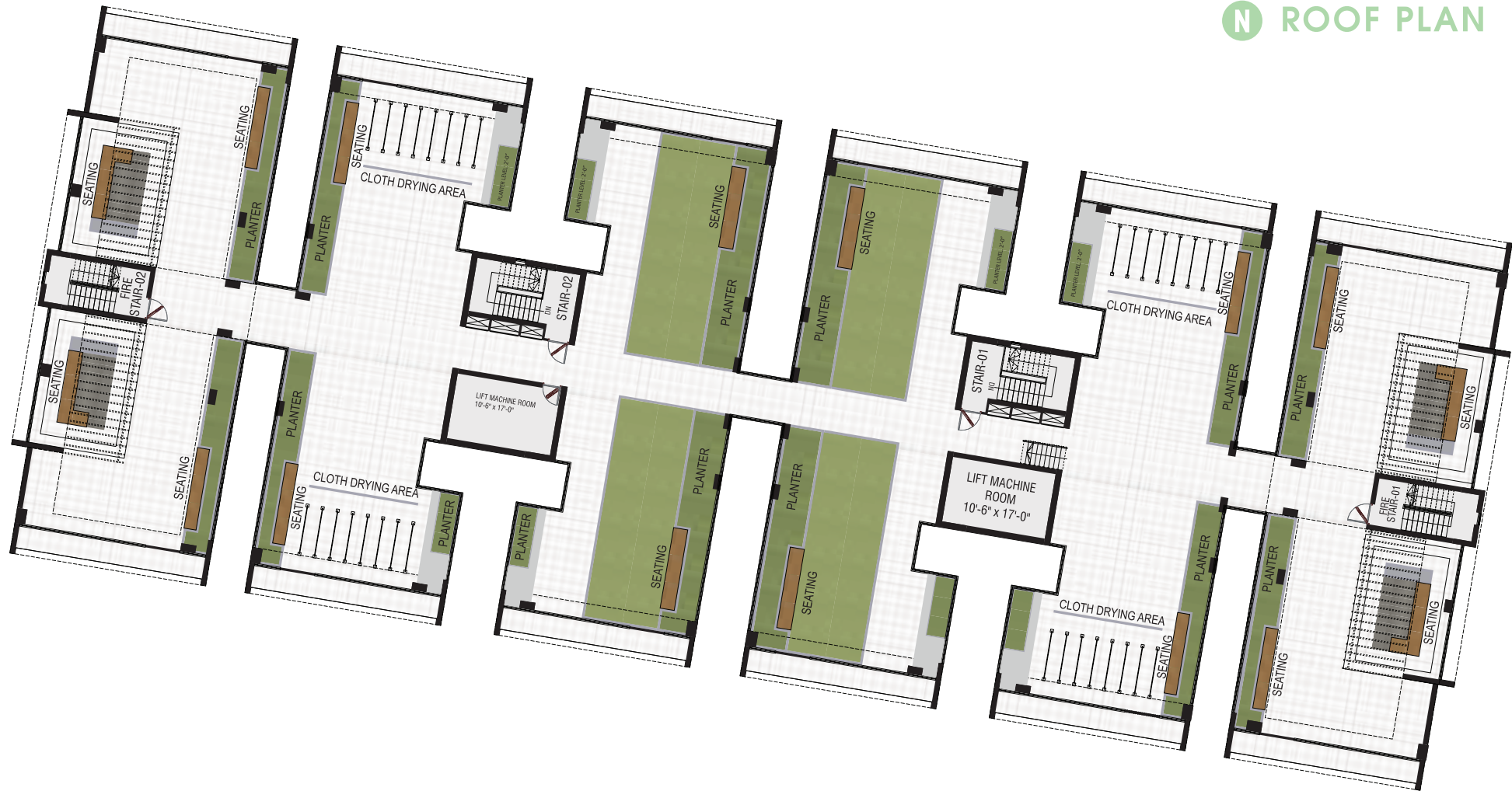
Tailored Luxury Living

Discover Windflower's 192 exclusive flats whether with a terrace or balcony, every apartment is adapted to your needs. With spacious opening windows towards the inner court you can enjoy the green and activity of your children.

SHELTECH *Windflower*

ROOF PLAN







GYMNASIUM

SCULPT YOUR STRENGTH



D I S T I N C T I V E S T Y L E

Elegant Grey Aesthetics

Unique building with character. Unmatched gray color
fusion exudes distinctive nature at Sheltech Windflower.









POOLSIDE
DIVE INTO SERENITY



PLAYZONE

A WORLD OF LAUGHTER AND PLAY



M O D E R N L I V I N G

Welcome to Windflower Apartments, where elegance and comfort unite. Experience modern living with a plethora of amenities including a pool, play area, gym, and more.



Swimming Pool



Walking Track



Community Hall



Convenience Shops



Gymnasium



Children Play Area









WALKING AREA
DISCOVER SERENE PATHWAYS

EXQUISITE AMENITIES

Elegantly modern and peacefully serene, Sheltech Windflower apartments offer a light-filled retreat containing tranquil contemporary composition.



Tranquil Retreat



Thoughtful Layout



High-quality Materials



Resort-like Amenities









B R I G H T
S T Y L I S H
I N T E R I O R

The light and serenity of the outdoors pour in through the large windows. Deep balconies make the barriers between the indoor and outdoor almost melt away. Every apartment is rectilinear and efficient in the use of space while each room encapsulates sumptuous contemporary design.









I N T E R I O R

Timeless Sophistication Abounds

Experience Windflower's unique character in every aspect, from meticulously designed floor tiles to carefully crafted doors, windows, and railings. The choice of materials and combinations reflects originality and long-lasting quality, adding timeless sophistication to every single component.

I N T E R I O R

Eternal Grace Prevails

Indulge in Windflower's allure. Meticulously designed, each tile, door, window, and railing exudes timeless sophistication.

From materials to combinations, every particulars showcases novelty and permanence, creating an unmatched experience.

FACILITIES & SPECIFICATIONS



- **A framed structure as per BNBC.**
- 5” thick brick walls.
- **5” thick concrete solid block/ first class brick wall/concrete hollow block.**
- Stone aggregate used for all structural components.
- **60/72.5 grade deformed bar used in all structural members.**
- Good quality cement used.
- **General floor tiles: 24”x24” homogeneous/mirror polish floor tiles (Sheltech Ceramics/ Equivalent).**
- Plastic paint (Berger/Equivalent) for interior walls and ceilings.
- **Weather coat paint (Berger/Equivalent) for exterior walls on plastered surface.**
- Verandah with railing (as per design).
- **Aluminum sections with clear glass and mosquito proofing net at windows.**
- Aluminum sliding glass door for verandah (as per design).



- **Standard switch, socket & fan dimmer from Schneider/Equivalent.**
- One motion sensor light at main door entry/foyer.
- **SDB of Apartments: Havells/ Equivalent.**
- One light fixture in each bed room, each toilet, dining, kitchen and living.
- **Provision for AC at master bed, bed-2 and living area.**
- Provision for two nos. fridge.
- **Provision for one no. washing machine at each apartment.**
- Provision for TV points/dish connection/set top box (AKASH) at master bed & living.
- **One WIFI router provision for internet at suitable location.**
- Provision for telephone at master bed and living (Parallel).
- **Electric geyser provision at master toilet, toilet-2 and kitchen sink (One might be shared).**
- Exhaust fan at all toilets and kitchen except maid’s toilet.



- **19 nos. generator back-up points for each apartment.**
 - 9 nos. light points (3- bed rooms, dinning, living, master toilet, toilet-2, C toilet and kitchen).
 - 5 nos. fan points (3-bed rooms, dining and living).
 - 1no. TV point.
 - 1no. three pin for fridge.
 - 1no. calling bell.
 - 1no. water purifier point.
 - 1 no. wifi power point.
- **Full generator back-up for building common area.**
- Generator backup for water pumps and lift.



- **CCTV Surveillance at**
 - Building entrance
 - Driveway
- **Intercom facilities between security and apartments**



- **Floor tiles: 24”x24” floor tiles (Sheltech Ceramics/Equivalent).**
- Wall Tiles (full height): 12”x24” wall tiles (Sheltech Ceramics/Equivalent).
- **Work top: Concrete platform with granite.**
- Double burner LPG point with provision for LPG connection (LPG reticulation system)
- **Standard quality single bowl single tray stainless steel sink (Franke/Haibali/ Sweet Home Equivalent).**
- Provision for kitchen hood.
- **Provision for water purifier at suitable location.**
- Hot & cold water lines for kitchen sink (provision of electric geyser).
- **Down wash in kitchen verandah with tiles finishing.**
- Exhaust fan.



BATH

- **Master toilet, toilet-2 and common toilet:**
 - Wall tiles (up to 7’-0” height): 12”x24” wall tiles (Sheltech Ceramics/ Equivalent).
 - Floor tiles: 12”x24” floor tiles (Sheltech Ceramics/ Equivalent).
 - Sanitary ware set (commode, basin, etc): (Charu/Stella/Rosa/RAK/ Equivalent).
 - Toilet accessories (towel rail, soap case, etc): Remac/Sattar/Sharif Metal/Equivalent .
 - CP fittings (shower mixer, basin mixer, etc): Remac/Sattar/Sharif Metal/Equivalent .
 - Marble finished counter with basin (Charu/Stella/Rosa/RAK/ Equivalent) in master toilet (Subject to space availability).
 - Pedestal basin (Charu/Stella/Rosa/RAK/ Equivalent) at toilet-2 & common toilet.
 - Hot & cold water line (provision of electric geyser) at master toilet & toilet-2.
 - False slab on all toilets (if floor to floor height is 10’-0”).
 - Coat hook at master toilet, toilet-2 and common toilet.
 - Mirror with standard frame and mirror light at master toilet, toilet-2 and common toilet.
 - Booster pump will be provided for top floor apartment.
 - Disability access with grab rail at any single toilet (preferably common toilet).
- **Maid’s toilet (as per architectural design, where applicable):**
 - Wall tiles (up to 7’-0” height): 8”x12”(Sheltech Ceramics/ Equivalent).
 - Floor tiles: 12”x12” (Sheltech Ceramics/ Equivalent).
 - Sanitary ware set: Oriental pan with PVC lowdown (RAK/charu/Rosa/Equivalent)
 - CP fittings: Remac/Sattar/Sharif Metal Equivalent.



DOORWAYS

- **Main door**
 - Frame: Teak Chamble/Equivalent (11”x2½ ”) with face molding (lobby side).
 - Shutter: Malaysian Marpha Wood/ Equivalent decorative main entrance.
 - Good quality handle lock.
 - Door accessories: Check viewer, door guard, security lock and magnetic door stopper.
- **Internal door**
 - Frame: Teak Chamble/Equivalent (6”x2½ ”).
 - Shutter: Teak Chamble veneered flash door shutter / Equivalent.
 - Door accessories: Round mortise lock, magnetic door stopper, tower bolt.
- **Toilet door**
 - Frame: Teak Chamble / Equivalent (5 “x2½”).
 - Shutter: Laminated flash door shutter / Equivalent.
 - Door accessories: Round mortise lock, door stopper, tower bolt.
- **Kitchen door:**
 - Aluminum sliding glass door for kitchen.
- **Verandah door:**
 - Aluminum bottom sliding glass door.
- **Maids toilet:**
 - PVC door and shutter.
- **Standard quality accessories for all doors.**



ELEVATOR

International standard lift from Sigma/ Sakura/ Fuji/Xizi Surapid/Schneider Equivalent

- 04 nos. 10 passengers lift.
- 04 nos. 13 passengers lift.



FIRE FIGHTING

- Fire protection system:**
- Fire hydrant system, fire door, fire extinguisher, PA system.
- Fire detection system:**
- Smoke detection, heat detection, fire alarm, manual call point and fire control panel.
- Means of escape:**
- Non-skid tiles finishing stair.



ROOF

- Well planned roof arrangement with seating and gardening.
- Cloth drying arrangement for apartments at roof.
- Lime terracing on roof with pavement tile finishing.



SPECIAL AMENITIES

- Community Space.
- Prayer Space.
- Gymnasium.
- Space for Indoor Games .



OTHERS

- Well-finished reception room.
- Dining basin for each apartment.
- Demarcated garbage disposal zone.
- Water supply line at ground floor for car wash facility.

Windflower



Occupancy Type: A-2; Apartment and Flat

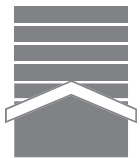
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মোঃ হাসানুজ্জামান
অথরাইজড অফিসার

৩ সদস্য সচিব
ইমারত নির্মাণ কমিটি জোন - ০৩
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

তারিখঃ 28 February 2023

অনুলিপিঃ
১. সাপ্তাহিক ইমারত শরীদ শীফের কপি
২। আবেদনকারীর কপি
৩। অফিস কপি



Founder's Legacy: **Dr. Toufiq M. Seraj**

Dr. Toufiq M. Seraj, the Founder and Managing Director of Sheltech and its associated companies, was a true visionary and pioneer of real estate in Bangladesh. His passion for providing beautiful, quality homes to the residents of Dhaka led to the development of over 3700 apartments across the city, making Sheltech synonymous with excellence in the industry.

As a former president of REHAB and BIP, and a respected faculty member at BUET, Dr. Seraj's contributions extended beyond real estate. His expertise in urban planning and numerous publications enriched Bangladesh's development landscape.

We honor his legacy by continuing his pursuit of integrity and innovation, ensuring that Sheltech remains a beacon of excellence in the real estate industry.

In loving memory of Dr. Toufiq M. Seraj (1956 - 2019)



General Disclaimer

Info may change. Approx. measurements. Illustrations for presentation. Apartments unfurnished. No furniture incl. Features may vary based on availability, market, design.

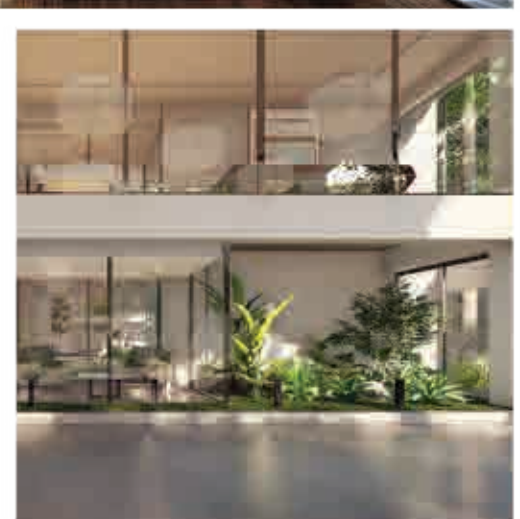
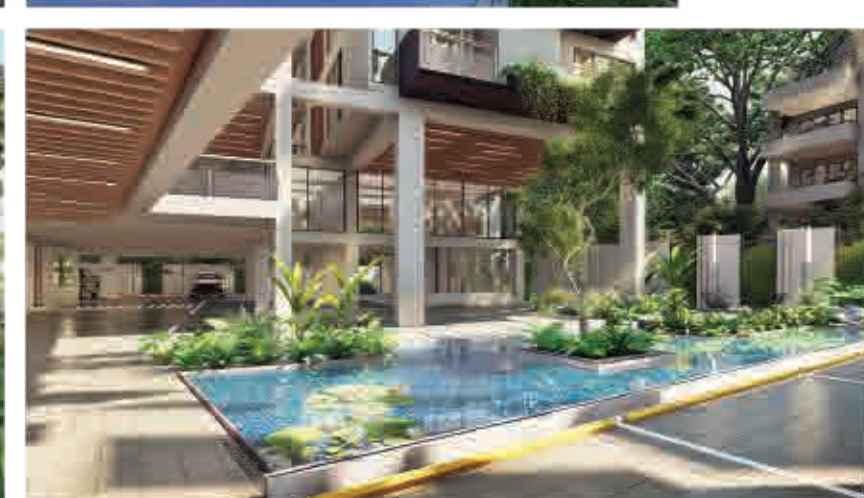
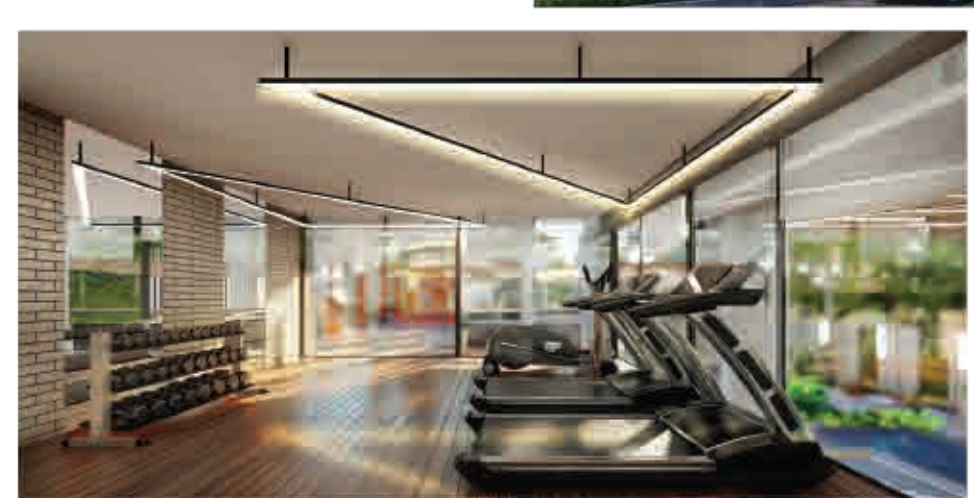
Head Office:

Sheltech Tower
60 Sheikh Russel Square, West
Panthapath, Dhaka-1205,
Bangladesh



www.Sheltech-bd.com

SHELTECH
Windflower



PROJECT
AT A GLANCE

