



bti Newsletter

**NEW PROJECTS
UNDER WELLNESS
COMMUNITIES IN DHAKA**

More and more prospective homeowners now want open space, natural beauty, privacy, and smart amenities all in one place. Bti is the first real estate company in Bangladesh to introduce all these facilities along with features that enhance your wellness and fitness, in secured gated communities called Wellness Communities. Currently we have five projects in Dhaka and one in Chattogram. These projects allow homeowners to participate in various fitness activities together. As a community, they can enjoy the greenery, open space, and plenty of recreational opportunities.

To meet this growing demand of community living, bti started the year with two new projects from our Wellness Communities collection – The Millennial and The Madison.



THE MADISON

Located in Diabari, Uttara on a staggering 63.23 kathas of land, the Madison offers easy access to plenty of facilities in Uttara, and yet has a secluded feel to it. Its apartments are packed into four well-designed towers. Ample parking facilities and wide driveways are available. As soon as you enter the project you will see a designated play area for children and an adjacent badminton court on the ground floor. Move up and experience the grand community hall with an open terrace and gardens, where you can enjoy some fresh air and greenery. The prayer room and gym for gents are connected to this terrace as well.

The Madison is also the first Wellness Community with a safe daycare space, where you can keep your child while you attend your daily business. The most stunning feature of The Madison is the large rooftop spread over all four towers. It is embellished with greenery and seating arrangements here and there. A gym and prayer space for women is available on the rooftop. These fantastic amenities along with smart home features and all-around security make The Madison a desirable place to live with your family.

THE MILLENNIAL

The Millennial is located on 100 ft Road, which is around 10 minutes away from Gulshan 2. This means you can avail all facilities of Gulshan, Baridhara, Banani, and Bashundhara. It consists of three towers with apartments that all share amenities designed to enhance your fitness and health.

For example, there is a badminton court and a basketball court, with a 215 feet long walking track. Enjoy some healthy sports time and walk some laps. There is also a prayer space for 40 people.

On the first floor, witness a spacious 800 sft fully-equipped gym and a play area for children. So while you hop on the treadmill for working out, your little one can enjoy some fun rides. There is also a lavish multipurpose hall, accompanied by an 1100 sft BBQ zone. You can make the most of a party here.

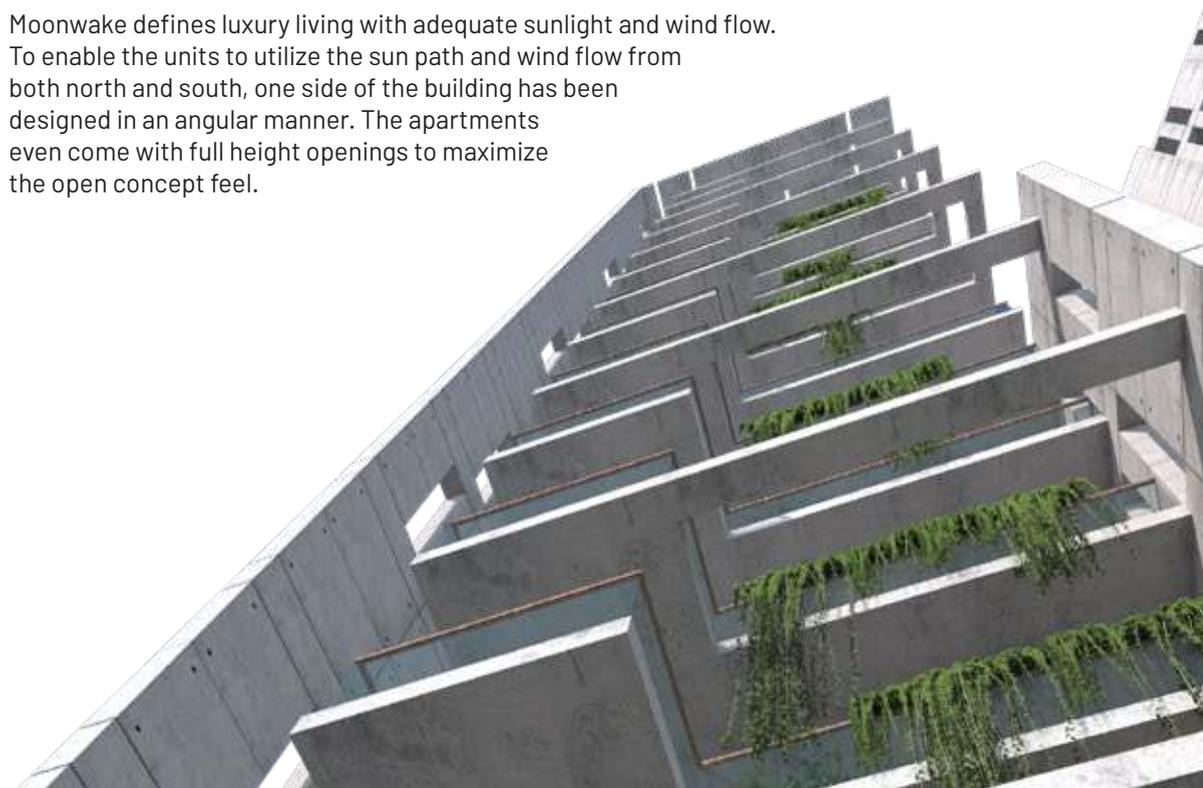
The gorgeous rooftop hosts an adult swimming pool 30 feet long and a 265 feet long walking track. Your child can practice swimming in the cute 28 feet long kid's pool. The Millennial also boasts of smart home features and unparalleled security measures. All in all, such amazing facilities make it a must-have home!



MOONWAKE:

A MASTERPIECE ARCHITECTURE

Moonwake defines luxury living with adequate sunlight and wind flow. To enable the units to utilize the sun path and wind flow from both north and south, one side of the building has been designed in an angular manner. The apartments even come with full height openings to maximize the open concept feel.

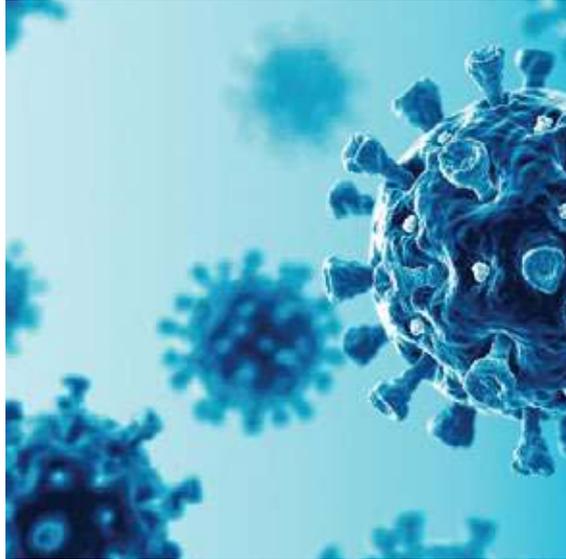


ABOUT MOONWAKE

The sense of openness has been important in the building's design. This is why a double-height entrance, a mezzanine floor with an outdoor area, and lush greenery have been added. Moreover, the addition of the heightened spaces has increased the grandeur of Moonwake's outlook. Every feature of Moonwake has been designed with the comfort and convenience of the residents in mind. From a multipurpose hall to advanced security details, everything has been thought of. Convenience and comfort embrace luxury at Moonwake to define natural living in an urban lifestyle.



WHAT'S NEW IN REAL ESTATE



COVID-19 IMPACTS ON HOUSING FINANCE

The housing industry is a globally elemental sector. The more developed a country the more dynamic its property market is. It does not only provide physical shelter but also affects the holistic well-being of the citizens. This is why the housing finance sector of a developing country like Bangladesh did not suffer much during the pandemic. Construction work got postponed, not canceled. People opting for home loans usually belong to the upper SECs is why their plans were not hindered along with the owner-financed builders. It is a time-tested observation that investment in real-estate is scarcely ever a bad idea when the ROI and value expansion overtime is always on the positive quadrant of the graph.

The Financial Express, 18 February 2021, paraphrased

Source: Scan the QR code.



HOUSING BOOMS IN CHATTOGRAM

The real estate business in Chattogram is now going through a purple patch, riding on the rising demand for housing. Industry insiders say investment in the sector will reach Tk20,000 crore, rising four-times over the next 10 years. The Bangabandhu Industrial City is being developed on 30,000 acres of land in the region, which will create jobs for 30 lacs people. Many housing projects have started to spring up in the vicinity of the industrial city. On the other hand, Anwara Upazila, an industrial area, is going to be connected with Chattogram through the Karnaphuli tunnel, giving rise to new businesses. Housing projects are being developed around this under-construction tunnel. Some 83 real estate companies are currently implementing 250 housing projects in the port city with an investment of Tk5,000 crore. Around 5,000 residential and commercial apartments will be constructed under these projects and will be handed over to their owners this year or the next, according to the Chattogram regional office of the Real Estate and Housing Association of Bangladesh (REHAB).

The Business Standard, 8 February 2021

Source: Scan the QR code.



GOVERNMENT GOES GREEN, HOLLOW BRICKS BECOME MANDATORY

Environment, Forests and Climate Change Minister Md. Shahab Uddin has declared that the production and use of hollow bricks and blocks will gradually be made mandatory by 2025 in the country to prevent air pollution. Besides, several initiatives to encourage the production of environment-friendly hollow bricks and blocks will be taken, he said while addressing the media after the 15th meeting of the executive committee of the National Environment Committee on 18 February 2021.

Mentioning that the government will take and implement all possible decisions for the development and protection of the environment at any cost, he said initiatives will be taken on how to stop air pollution and those will be included in tender schedules. Besides, steps will be taken to reduce tariffs or provide government incentives for producing hollow bricks. Effective measures will be taken to increase the use of hollow bricks users, he added.

The Business Standard, 19 February, 2021

Source: Scan the QR code.





HEALTHY HARVEST

The newest SBU of bti, Healthy Harvest, safely delivers healthy food including fresh agro-based products. Well-trained deliverymen ensure proper and timely delivery while the produce still retains freshness and health benefits. Using hydroponic technology and organic farming, Healthy Harvest's fruits & vegetables are grown, harvested, preserved, processed, marketed, and delivered maintaining the highest hygiene, safety, and nutrition values.

bti Brokerage has established agreements with 76 individual property owners in February for selling and renting their properties. This independent networking platform has become all the rage for its large database of clientele consisting of interested buyers and sellers. It is a one-stop solution for all real estate needs including buying, selling, and renting properties through which clients can avail attractive prices.



WHAT'S NEW IN SBU

Square Feet Story has completed the interior sales of Apartment A-11 of Three, the tallest building in North Gulshan being built by bti. This endeavor has brought in a revenue of tk69.5 lacs, marking a true feat for the unit.

The Square Feet Story team has confirmed a building construction project on a 5 Katha land in Bashundhara R/A. Designed by F4 Architects, this G+8 floors building was supposed to be given to another building company by the owner. But the team managed to convince the owner to hand the project over to SFS by informing him about the unit's knowledge and expertise on construction materials and management.



bti Property Management has done wonders this month as well. Recently, the unit has completed plenty of paint works in certain handed-over projects. Apart from gaining revenues, it has helped establish and improve the brand image of bti in older projects besides generating customer satisfaction.



The Bangladesh Government has adopted measures to make such environment-friendly bricks mandatory by 2025. bti Building Products, has introduced concrete bricks with that perspective, as an eco-friendly replacement for red clay bricks. Some of the outstanding features of concrete bricks are: they are machine-made, consistent in finish, and highly durable, with the same size, weight and cost as traditional red bricks. It can be used for both residential and commercial spaces. Other real estate developers can also use our concrete bricks for schools, factories, gardens, sidewalks, and squares.