

# ALLAHDAD

JOLSHIRI



**SHELTER**  
HOUSING LIMITED



**ALLAHDAD**



## Chairman's Message

At Shelter Housing Ltd., our mission is to deliver lasting value through responsible real estate development. With a strong focus on quality, transparency, and client satisfaction, we have built a reputation as a trusted name in the industry.

Our upcoming residential project in **Jolshiri Abashon** reflects our continued commitment to excellence. Designed with care and built to modern standards, it embodies our vision of creating thoughtful, sustainable communities.

We remain dedicated to exceeding expectations at every stage—from planning to possession—and look forward to welcoming you to a future shaped by trust and integrity.

With sincere regards,  
**Md. Abul Hashem**  
Chairman  
**Shelter Housing Ltd.**



## Managing Director's Message

At Shelter Housing Ltd., we remain steadfast in our commitment to delivering excellence in every aspect of real estate development. From ensuring superior construction standards to maintaining strict timelines, our approach is defined by discipline, integrity, and a dedication to quality.

The residential project at **Jolshiri Abashon** has been planned and executed with meticulous attention to structural durability, aesthetic value, and functional design. We place equal importance on timely handover, sound administrative practices, and responsive client service—knowing that these are essential to earning and retaining the trust of our valued clients.

We look forward to continuing our pursuit of excellence by upholding the principles and standards that define our organization: professionalism, accountability, and an unwavering focus on client satisfaction.

With sincere regards,  
**Md. Hedayet Hossain**  
Managing Director  
**Shelter Housing Ltd.**



# JOLSHIRI: A SMART CITY BY DESIGN

A smart city rising east of Dhaka, Jolshiri blends water, green space, and architecture into a visionary Central Business District. Designed by HDD (Shanghai Huadu Architecture and Urban Design Co., Ltd.), the plan radiates like ripples—connecting commercial, business, and residential zones with culture, sustainability, and national pride.



# JOLSHIRI: FEATURES AND AMENITIES



Hospital



School



College



Corporate  
Office



Shopping  
Mall



Low Rise  
Apartment



High Rise  
Apartment



Commercial  
District



Convention  
Center



Bus Stops



Golf  
Course



Central Park



Lake Front



Stadium



Lucrative  
Bridges



Fire Fighting  
Utility



ICT Network  
Utility



Mosques



Filling  
Station



Waste Management  
Utility



Kid's  
Playground



Cycling  
Track



Walkway



Amusement  
Park



Graveyard

Not just a space  
A captivating symbol to reside in

SOUTH FACING  
UNIT 2850 SFT







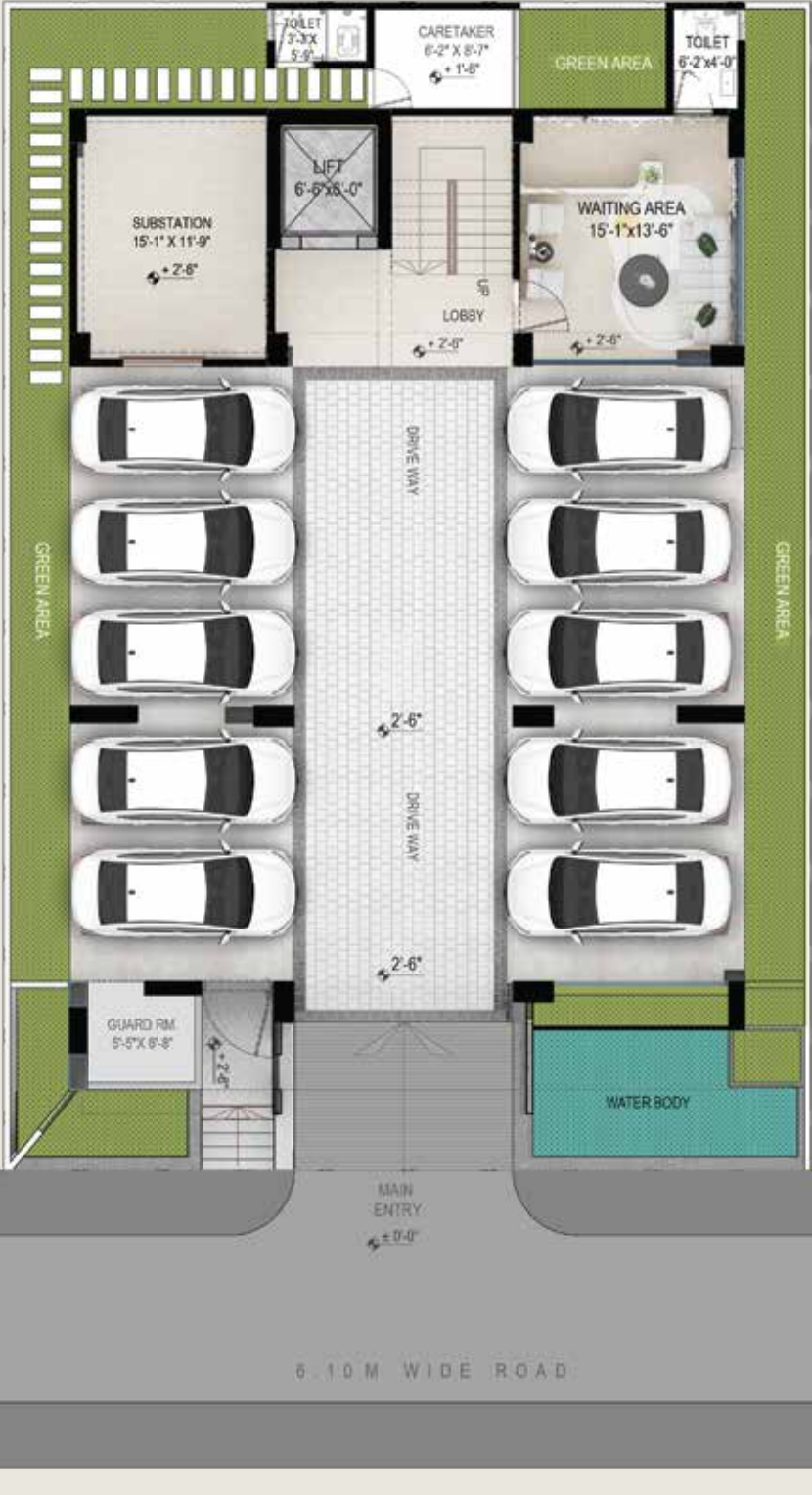




A location that truly lives  
with you



Plot 14, Sector 16, Road 407  
Jolshiri Abashon



10 Parking

Waiting lounge  
with toilet

Generator room

Caretaker's room  
with toilet

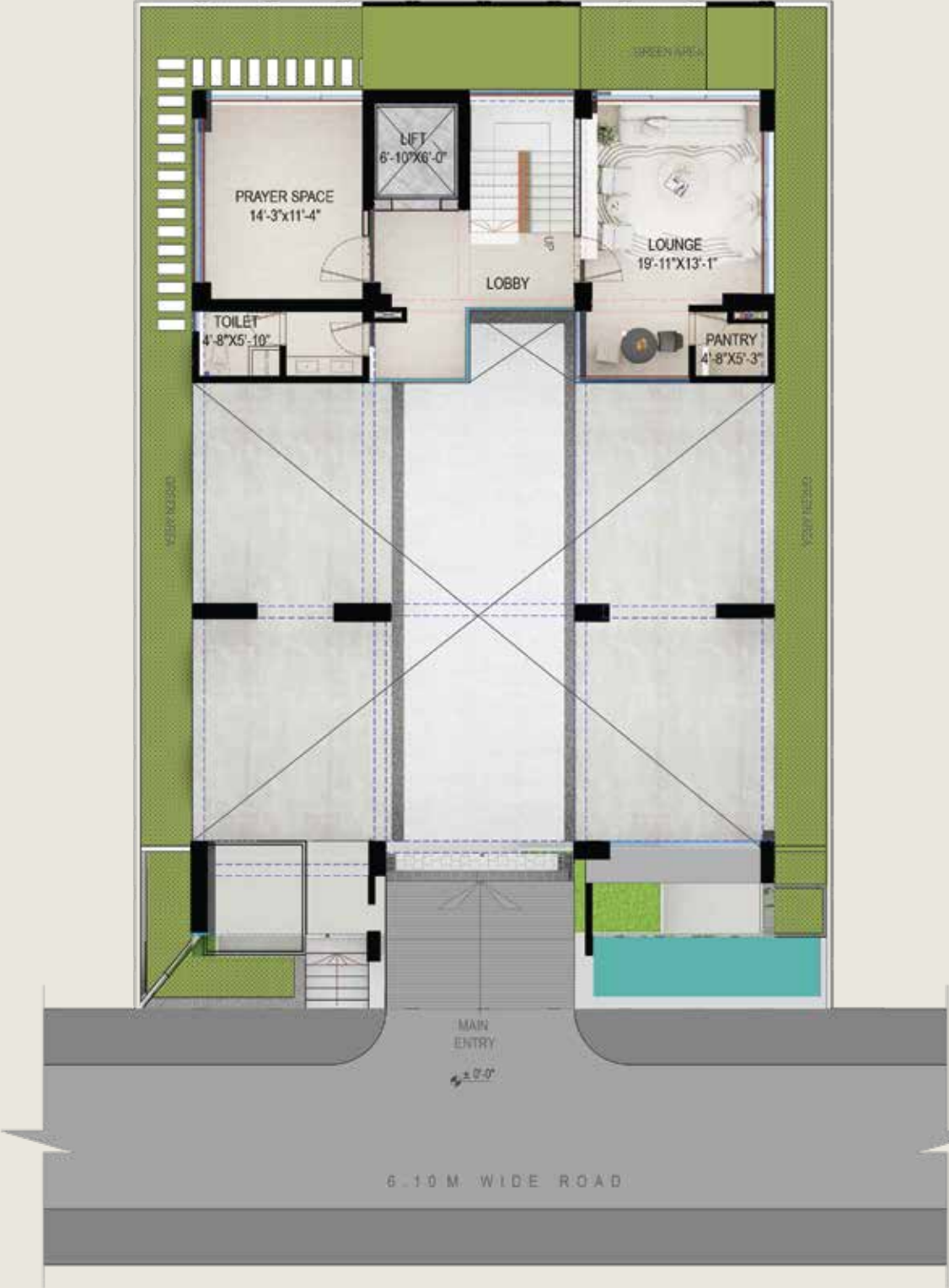
Drivers' waiting  
area

Guard room



Ground Floor Plan





Prayer space  
with toilet

Community  
space with  
pantry



Mezzanine Floor Plan



## Drop-Off + Parking Entry

A double-height entry court creates a grand yet grounded impression. Thoughtfully designed with soft lighting and landscape buffers, this space seamlessly blends convenience and quiet luxury.

# Community Lounge

An indoor-outdoor lounge curated for comfort—ideal for casual hangouts, quiet reading, or hosting guests. With warm textures, garden views, and a calm color palette, it reflects the very essence of refined living.



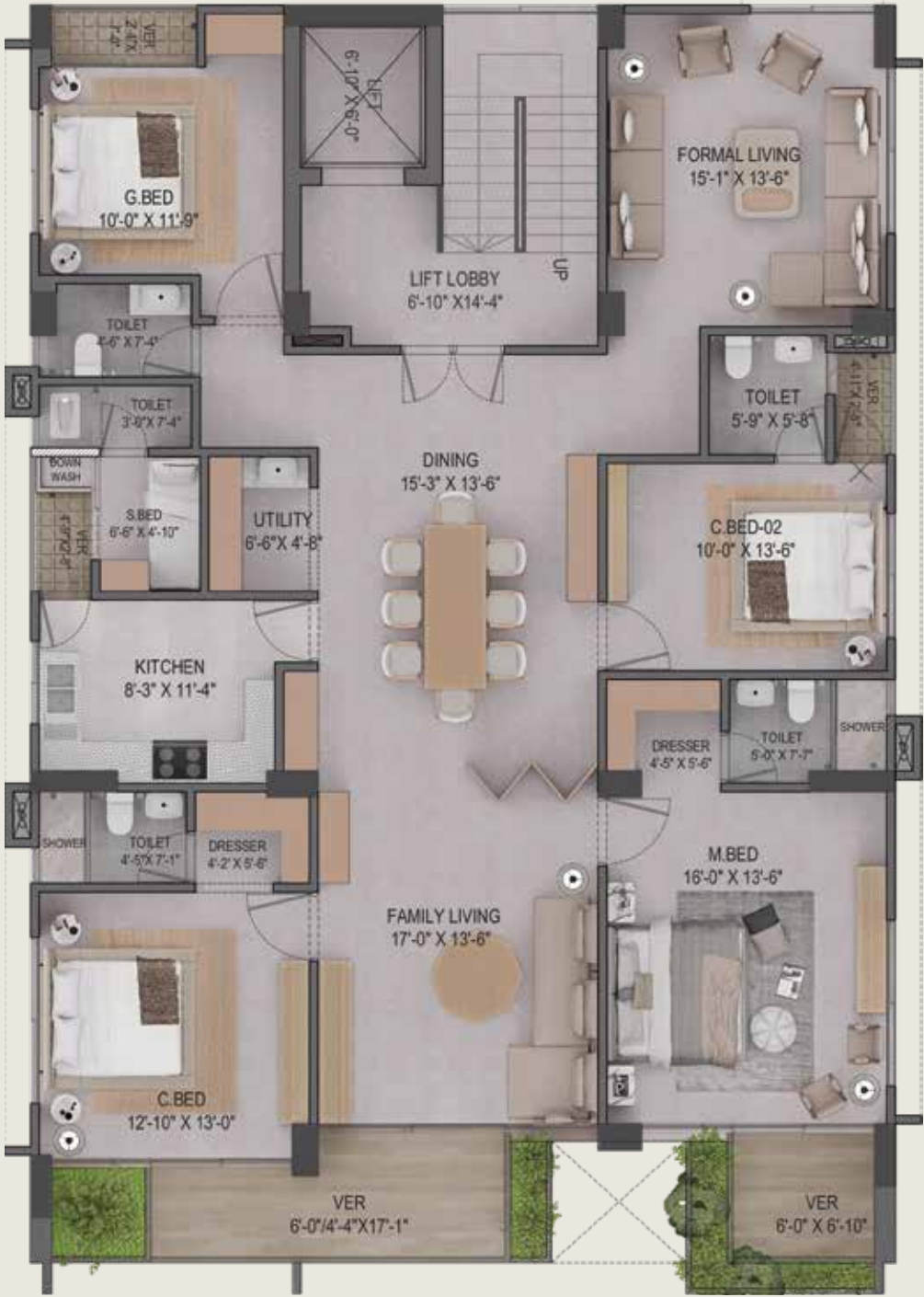




enter your  
dream address...



Step through the gates of ALLAHDAD into a world where nature and architecture co-exist in harmony. Lush surroundings, curated lighting, and a private driveway embrace you with the comfort of home before you even enter your door.



4 bedrooms

5 bathrooms

6 balconies

Formal living area

Family living area

Kitchen

Dining area

Maid's bedroom

Utility area



Typical Floor Plan



Sun deck

Lily pond

Elevated green space

Roof garden

Mini pool

BBQ zone



Roof Plan







# Where Architecture Meets Grandeur

The façade flows like a vertical garden—layered in spacious balconies, sky gardens, and gentle green terraces. Homes open generously to light and air, offering sweeping indoor-outdoor transitions that reflect a new standard of urban luxury.

# Sky Garden Pavilion

A tranquil terrace that fuses flora, water, and stone. The perfect setting to unwind, meditate, or host friends—surrounded by soft light and city views.







# Private Horizon Deck

A minimalist luxury zone with poolside seating and panoramic skyline views. Where you can start your day with a sunrise or end it with quiet reflection.





Framed in modern geometry and softened by planters, this shaded space invites gatherings with intimacy and ease.

a rooftop that balances calm and connection

A landscaped escape layered with soft lawns and gentle textures—ideal for yoga, barefoot strolls, or morning tea.







The Green  
Crown Above









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# Nature at Your Threshold

Each balcony at ALLAHDAD is designed as an extension of nature—with curated planters, built-in benches, and private green corners. These verdant thresholds act as buffers—offering shade, serenity, and a gentle rhythm of life right outside your window.





# COMMON FEATURES AND AMENITIES

**Building  
Entrance and  
Reception**

**Main Gate**

The main gate follows the architectural design, offering a warm and secure entry.

**Building  
Reception**

The reception features cozy seating, soft lighting, and elegant décor—creating a welcoming space for visitors.

**Access and  
Circulation**

**Car Park and  
Driveway**

Total of 10 car parking spaces in Ground floor, with spacious driveway

**Lift Lobbies and  
Staircases**

Finished with quality tiles and MS railings, the lift lobbies and stairs ensure both safety and visual harmony across all floors

**Safety and  
Lifestyle  
Features**

**Firefighting and  
Protection**

Equipped with fire extinguishers for safety and compliance

**Rooftop**

Green rooftop with a lounge, small pool, and BBQ area—ideal for relaxing or hosting.



# MAJOR STRUCTURAL MATERIALS

Foundation	Main Gate	Precast concrete piles, supplied by the renowned Bangladesh Machine Tools Factory (BMTF). These piles are precision-manufactured to ensure uniform strength and durability
Steel/MS Bar	Grade	60 Grade/70 grade Deformed Bar (TMT 500w Steel Rod)
	Brand	Rahim Steel/ A.K.S/KSRM/Anwar Ispat or equivalent
Cement	Manufacturer	LafargeHolcim/ Bashundhara/ Fresh/ Premier or equivalent
Aggregates	Foundation, columns, beams, and slabs	Foundation, columns, beams, and main slabs will be constructed with RCC with stone chips or Ready-mix Concrete
	Lintels and false-ceilings	Lintels and false-ceilings will be constructed using RCC with brick chips
Bricks	Type of Brick	1st Class Bangla Bricks
Sand	Type of Sand	Sylhet/Shariatpur coarse sand





# SERVICE EQUIPMENTS

Lift	Specification	01 Korean origin, 8-passenger lift
Generator	Capacity	60 KVA standby generator in case of power failure for operating: lift, water pump, adequate lights & fans in each apartment and community spaces
	Brand	Ricardo or equivalent
Substation	Equipment	Standard quality transformers, distribution boards, LT/HT panels, PFI panels and circuit breakers
	Cable	Concealed electrical wiring (BRB/RR).
	Power	100 kVA
Internet, Cable TV and Telephone Services	Internet	Provision for LAN (Ethernet) connection in each apartment
	Cable TV	Provision for cable TV connection in master and second bedrooms, living, and family rooms
	Telephone	Provision for telephone connection in master bedroom and family living room



# APARTMENT FEATURES AND AMENITIES

Doors	Main Door	Segun frame, solid Segun shutter as per design
	Bedroom Doors	Segun frame, veneered flush shutter
	Bathroom Doors	Wooden/PVC frame, wooden/PVC shutter
	Kitchen Doors	Segun frame, veneered flush shutter
Windows	Type	Aluminum Sliding Windows as per architectural design, with 5mm clear glass.
	Additional Feature	Provision for mosquito net.
Tiles and Fittings	Type	Living, Dining & Bedrooms: 24” x 24” premium tiles
	Bathrooms	RAK or equivalent tiles, fittings, hot/cold water lines
	Kitchen	Granite top, SS sink, Exhaust Fan
Painting and Polishing	Interior	Plastic Paint
	Exterior	Weather-resistant exterior paint
	Doors	Lacquer/Wax Polish





Electrical	Switches and Sockets	Energypac/ Superstar/ Orchid or equivalent
	Power Outlets	2 outlets in every room, with independent Electric Meter for each Apartment.
	Air Conditioning	Every flat will have provision for 05 air conditioners, with power and drainage lines.
Miscellaneous	Solar Power	As per DESA/ DESCO/ DPDC requirements
	CCTV	CCTV coverage in the building front, entrance gate, ground floor lobby and rooftop
	Caretaker & Drivers' Facilities	Furnished caretaker's room with toilet and cooking area, plus drivers' waiting area with toilet, on the ground floor
	Landscaping	As per Architectural Design
Utility and services	Utility Permissions Gas	TITAS pipeline if permitted. Otherwise, provision for LPG cylinder will be provided.
	DESA/ DESCO/ DPDC	Source with separate main cable and distribution board
	Water Supply	Connection from WASA. A common WASA meter for the entire complex.





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ALLAHDAD











# OUR PROJECTS

# DHAKA

BANGLADESH

23.80°N | 90.41°E

“Across Dhaka, our projects rise as landmarks of progress, shaping the future skyline.”



## CONTACT

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01755605080

We'd love to guide you toward your next chapter at ALLAHDAD. Whether you want a private tour, availability details, or simply a conversation—our team is always ready. Reach out and step closer to your dream.

### Office Address

51, Madani avenue , Grameen Banglar akshay tower , level 7

### Website

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





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