



MUNTASIR
LIVING LIMITED

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MEMBER REHAB




MUNTASIR HOWLADER
TOWER

www.muntasirbd.com



MUNTASIR HOWLADER
TOWER

PROJECT SUMMARY

PROJECT NAME	: MUNTASIR HOWLADER TOWER
PROJECT NATURE	: COMMERCIAL BUILDING
PROJECT ADDRESS	: 121/D, GULSHAN AVENUE, GULSHAN, DHAKA
PROJECT CATEGORY	: PLATINUM
LAND AREA	: 14 KATHA
STORY	: B3+ B2+ B1+ G+ 21 COMMERCIAL FLOORS
PARKING	: B3+ B2+ B1
NUMBER OF CAR PARKING	: 77 NOS
NUMBER OF ELEVATOR/ LIFT	: TWO (02) PASSENGER LIFT, ONE (01) CARGO LIFT



Key Features of



MUNTASIR HOWLADER
TOWER



PRIME LOCATION:

- SITUATED IN GULSHAN, DHAKA – THE MOST PREMIUM AND SOUGHT-AFTER COMMERCIAL ZONE IN BANGLADESH.
- SURROUNDED BY EMBASSIES, CORPORATE HEADQUARTERS, LUXURY SUITES AND FINANCIAL INSTITUTIONS.



ARCHITECTURAL EXCELLENCE:

- ICONIC, TWIN-BLADE TOWER DESIGN WITH A SCULPTURAL GLASS FACADE.
- CENTRAL OPEN CORE ENSURES MAXIMUM NATURAL LIGHT AND VENTILATION.
- SIGNATURE GRAND ENTRANCE LOBBY WITH DRAMATIC STRUCTURAL EXPRESSION.



PREMIUM COMMERCIAL SPACES:

- DESIGNED FOR HIGH-END OFFICES, CORPORATE HQS, AND MULTINATIONAL TENANTS.
- FLEXIBLE FLOOR LAYOUTS FOR BOTH OPEN-PLAN AND MODULAR WORKSPACES.
- FULL-HEIGHT GLAZED CURTAIN WALLS FOR PANORAMIC CITY VIEWS.



MODERN AMENITIES:

- MULTI-LEVEL BASEMENT PARKING WITH AUTOMATED ACCESS CONTROL.
- HIGH-SPEED ELEVATORS WITH DESTINATION CONTROL SYSTEM.
- FIRE SAFETY AND EMERGENCY SYSTEMS COMPLYING WITH INTERNATIONAL STANDARDS.



SECURITY & SUSTAINABILITY:

- 24/7 SECURITY SURVEILLANCE AND ACCESS CONTROL.
- ENERGY-EFFICIENT BUILDING SYSTEMS, SMART LIGHTING, AND HVAC.
- LEED-COMPLIANT SUSTAINABLE DESIGN APPROACH.



BIOPHILIC DESIGN & LANDSCAPING:

- INTEGRATED GREEN SPACES AND ROOFTOP TERRACE.
- LANDSCAPED ARRIVAL ZONE WITH WATER FEATURES AND SEATING.



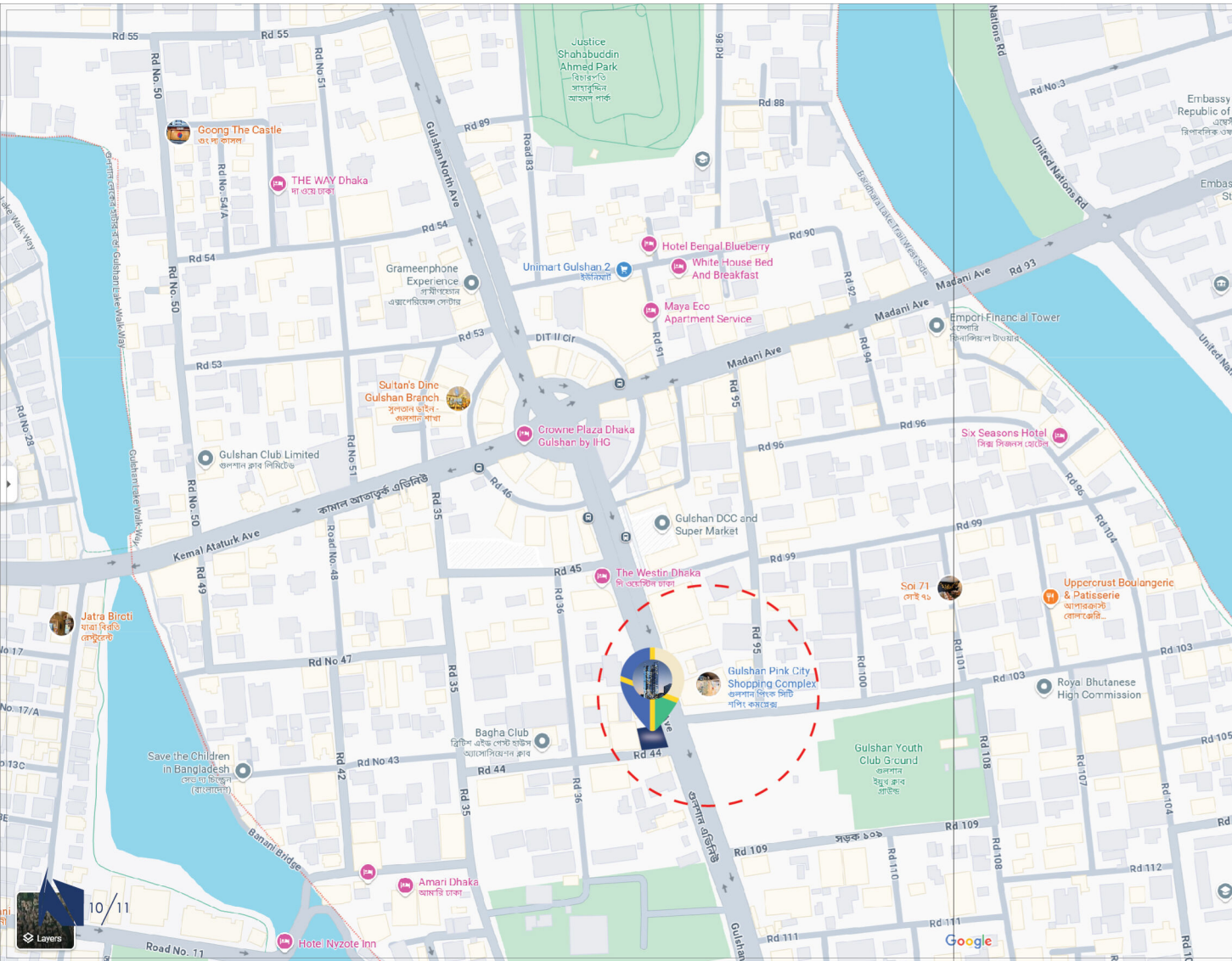
SMART BUILDING INFRASTRUCTURE:

- INTELLIGENT BUILDING MANAGEMENT SYSTEM (IBMS) FOR ENERGY AND FACILITY CONTROL.
- PROVISION FOR FIBER-OPTIC CONNECTIVITY AND ADVANCED TELECOM SYSTEMS.

An aerial view of a city, likely Dhaka, Bangladesh, seen through the rounded window of an airplane. The city is densely packed with buildings and green spaces, with a river winding through it. The sky is blue with scattered white clouds. The window frame is visible on the left and right sides of the image.

Welcome to Muntasir Howlader Tower — the address that defines ambition.

Key elements used and why :-
Strategically located in the heart of Gulshan-2, Dhaka's most prestigious commercial and diplomatic zone, **Muntasir Howlader Tower** is more than a landmark — it's a symbol of elevated business stature. As part of the Gulshan-Banani-Baridhara axis, this premier development benefits from a corridor long regarded as the epicenter of influence, connectivity and affluence. Designed to place you at the center of opportunity, the tower is surrounded by a rich ecosystem of Embassies, Corporate headquarters, Five-star hotels, Luxury retail, International schools and Green public parks. With immediate access to essential services and proximity to key decision-makers, it offers unmatched connectivity that's critical for dynamic enterprises and global investors alike. Aspirational in both form and function, the language of this project reflects its reality — exclusive, prestigious, unrivalled and world-class. Every element of **Muntasir Howlader Tower** has been thoughtfully crafted for businesses that demand excellence and presence in a globally recognized location.
This is more than real estate — it's your place in the city's future.



“ **WHERE PRESTIGE MEETS UNPARALLELED ADVANTAGE**

Step into the epicenter of Dhaka's most exclusive and dynamic landscape. **Muntasir Howlader Tower** rises within Gulshan-2, the crown jewel of Bangladesh's commercial, diplomatic and luxury sectors. This address is more than a location – it's a bold statement of success, offering a rare blend of global connectivity, premium amenities and strategic positioning. Gulshan-2 is home to multinational corporations, embassies, international banks and leading conglomerates, set against a backdrop of meticulously planned avenues and vibrant green spaces. Extending into the Gulshan–Banani–Baridhara axis (Gulshan Avenue, Kamal Ataturk Avenue), the location forms the city's most coveted and connected corridor. You're just moments away from:

- Diplomatic Power: Embassies and High Commissions.
- Global Business Hubs: Headquarters of multinationals and top-tier local enterprises.
- Luxury Hospitality & Living: Five-star hotels (Radisson Blu, The Westin, Sheraton), premium residences (Baridhara DOHS, Gulshan, Banani).
- Retail & Dining: International boutiques, gourmet restaurants and upscale shopping destinations.
- Essential Services: Renowned international schools, private hospitals and healthcare facilities.
- Urban Escape: Access to green spaces like Gulshan Lake Park. Choosing Muntasir Howlader Tower is more than securing space – it's positioning your brand at the center of Bangladesh's economic and social elite. With seamless access to decision-makers and premium infrastructure, this is where ambition meets achievement.



COMMERCIAL
BUSINESS
COMMUNITY
SPACE

- Brand Show Room
- Bank
- Insurance
- ATM Booth
- Corporate Office
- Food Zone
- Gymnasium
- Money Exchange
- Prayer Space
- Auditorium
- Helipad





MUNTASIR HOWLADER
TOWER





WHO WE ARE

MUNTASIR LIVING LIMITED is a diversified and fast-growing organization of sourcing and servicing to conceptualize, execute and manage residential, commercial and other projects on a turnkey basis from conceptualization to implementation. We have a perfect blend of knowledge and talent with a dedicated and efficient construction department collaborating with high-skilled workers, supervisors, architects, engineers & professionals to generate innovative ideas and deliver a quality structure on time, which helps us to understand and successfully meet the specific requirements of the client. We are doing everything in our competence to materialize your dreams and pledge to go beyond your expectations.

It is our pleasure to bring your kind notice of a new project by **Muntasir Living Ltd** into the most sought-after area by urban elite and heart of the city. **Muntasir Howlader Tower** is the venture by name, situated in the heart of Gulshan-2, Dhaka's most prestigious commercial and diplomatic zone.

EXPERIENCE
Luxury
EVERY DAY





BUILDING ENTRANCE

- The luxurious front elevation of the building will feature a combination of high-standard building materials. (Concrete, slate stone, tiles with double-height spaces, sandstone, cladding bricks, textured paint, Alucobond, glass, stainless steel plates, etc.) as per the architectural design of the front facade.
- Decorative Address plate. To-let, Key box, Letter box as per architectural design.
- Greenery enhanced entrance professionally designed with a green area water body (as available space) with waterproof halogen lights which sets the tone of landscaping and use of rockery throughout the building.
- Artistically crafted logo with a possible combination of brushed aluminum, glass marble or granite use for the project name, address and easily visible company logo on the front facade.
- Common area designed to highlight the landscaping and the vertical architectural features of elements of the building.
- The building will be surrounded by a secured and well-painted or as per architectural design with multicolor/texture paint.
- The building will have a heavy ornately designed entrance gate.
- CC TV Provision.
- Automated boom gate for car entry.



Car Parking & Driveway

- Functional and comfortable driveway with decorative pavement tiles on the whole Basement floor.
- Making plate for car parking with acrylic-designed tiles and metal on basement floor columns.
- Lighting arrangement in the parking area.
- Driver's seating arrangement and toilet.
- Safe height from road level to avoid storm water and easy ramp with pavement tiles.

Stair & Lobby

- Luxurious stair lobby finished with marble/granite from ground floor to roof floor.
- Granite marble on lift wall on all floors as per architectural design.
- Decorative stair railing with a combination of SS and wood.

Lift

Three (03) Nos: Two (02) Passenger lift , One (01) Cargo lift

Brand- Hyundai/Mitsubishi/Equivalent (European Standard).

Lift will be with-

- Inventor
- Adequate lighting, photocell sensor & emergency alarm.
- Well finished-door, cabin and mirror on the wall.
- Capacity to serve office of every floor.
- Hand phone.
- Hatch door of lift to be SS Mirror etching finish on every floor.
- Auto-stop to next possible floor system in case of power failure.
- Voltage Stabilized.



Generator

Two (02) canopied generator will ensure uninterrupted power supply.

The generator will have-

- **Engine-** Perkins / Cummins / Stamford or Mecc Alte.
- Rating as per calculated requirement.
- Capacity as per requirement.

Sub-Station

A Sub-station will be arranged on the ground floor.

Sub-station Equipment-

- Transformer rating as per equipment
- HT Switch Gear (LBS), if required.
- Power Factor Improvement (PFI) Plant.
- Drop Out Fuse (DOF).
- Lightening Arrestor (LA).

Special Modern Features

- Water supply, water reservoir and water pump.
- Sufficient capacity of UGWR and OHWT to fulfill water requirement of the building.
- Minimum three days of storing capacity UGWR and one day capacity of OHWT connected from WASA.
- Well finished plaster with under water tiles tank to ensure safe water.
- HP European water pump (Pedrollo) 02 nos. (01 Standby).
- Systematic water meter pit with water meter, Systematic and technical water line for sufficient pressure of water.
- Washing provision of both UGWR and OHWT with overflow system.



Fire Detection & Protection System

- Sprinkler
- Smoke Detector
- Fire Escape
- Fire Extinguisher
- Heat Detector System
- Flame Detector System

Electricity Supply

- Electricity connection from BPDB.
- Individual digital energy meter for each office & floor.
- LT meter will be provided in the meter room.
- Individual meter for common area.
- MDB for the whole building and SDB for each office.
- Functional wiring for the whole building.

Sewerage System

- Connected to WASA sewerage line.
- Sufficient slope sewerage line.



Speech from the Architect – EDGE 360

Assalamu Alaikum.

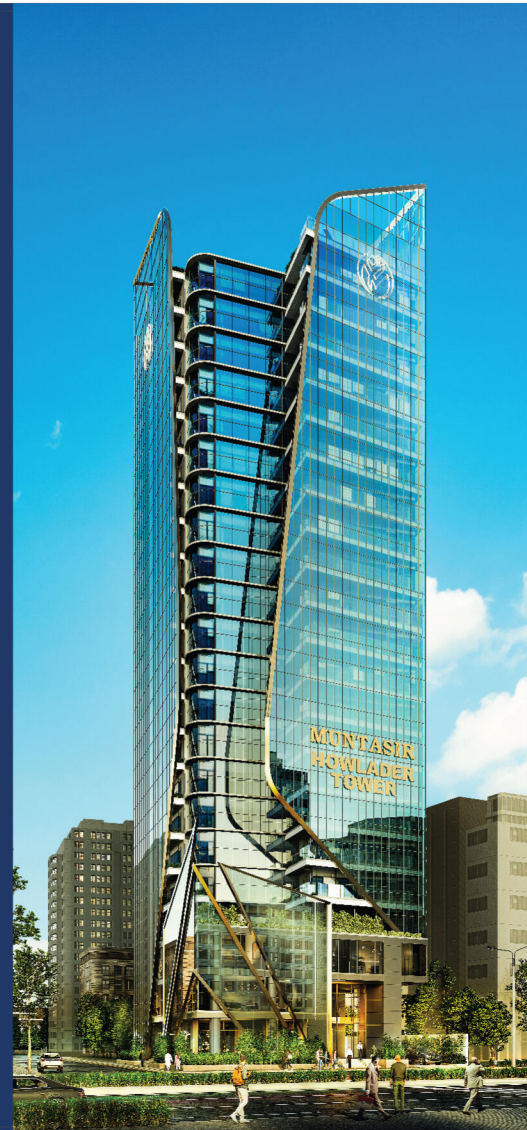
It's an honor to be here today as we unveil **Howlader Tower**—a bold new addition to the skyline of Gulshan, one of Dhaka's most dynamic and prestigious districts.

When **Muntasir Living Limited** entrusted EDGE 360 with this project, we envisioned more than a commercial high-rise. We set out to create a symbol of modern Bangladesh—where innovation, sustainability and design excellence come together. Inspired by movement, light and connectivity, the tower's sculptural twin-blade form, open central core and transparent façade invite natural light and reflect human-centered design. Every element was carefully crafted to balance functionality, aesthetics and environmental responsibility.

Beyond its striking appearance, **Howlader Tower** is equipped with smart systems and sustainable features—designed to serve the needs of today's businesses while preparing for tomorrow.

We thank **Muntasir Living Limited** and all our partners for making this vision a reality. This is not just architecture—it's a reflection of ambition, progress and the future of our cities.

Thank you.
MD MUSTIAFIZ AL MAMUN
(Architect and urban planner)
PhD Researcher
Faculty of Architecture and the Built Environment
Delft University of Technology
The Netherlands



Commercial Architecture: Evolving with Purpose

Commercial architecture has undergone a remarkable transformation since the industrial revolution. While traditional elements like expansive floor plates and standardized cubicles still define the typology, the design approach has shifted from purely function-driven to one that prioritizes human experience and spatial quality. Today, the quality of space stands at the forefront—shaping environments that are not only efficient but also engaging, responsive and attuned to the needs of their users. Contemporary commercial design embraces thoughtful interventions that reflect the aspirations of our time, moving beyond outdated architectural conventions. Key guiding principles in this new era of commercial architecture include:

- **Thoughtful innovation** that reflects current aspirations while shedding outdated design legacies.
- **A problem-solving approach**, infused with urban sensitivity and aesthetic richness.
- **Contextual reverence**, responding meaningfully to both the immediate urban fabric and broader cultural narratives.
- **Conscious design**, rooted in social and environmental responsibility—a practice we describe as karmic architecture.

Aligned with these philosophies, **Muntasir Living Limited**, in collaboration with **Doshomik Sthapatha**, is redefining commercial spaces through projects that prioritize sustainability, well-being and innovation. Concepts such as **green architecture**, **communal and buffer zones** and **material intelligence** are integral to their vision. The **Muntasir Howlader Tower** stands as a testament to this evolving narrative—demonstrating how commercial architecture can progress beyond conventional norms to embody a more thoughtful, purposeful and future-forward identity.

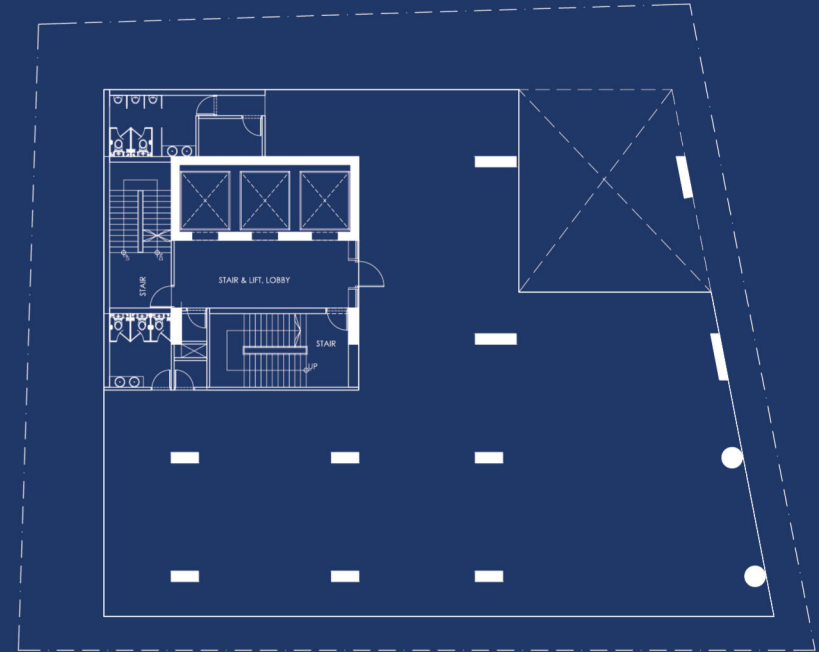
GROUND FLOOR PLAN



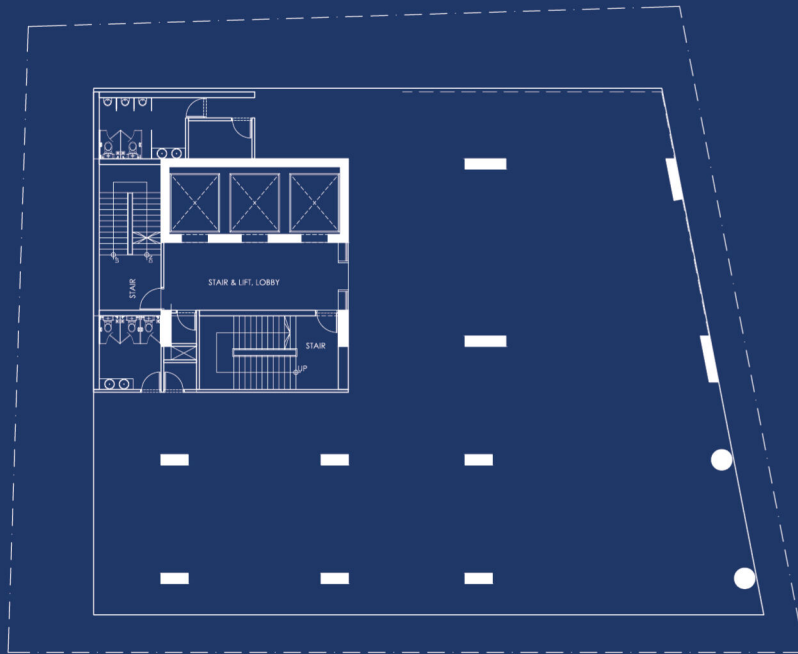
ROAD NO- 44 GULSHAN AVENUE ROAD



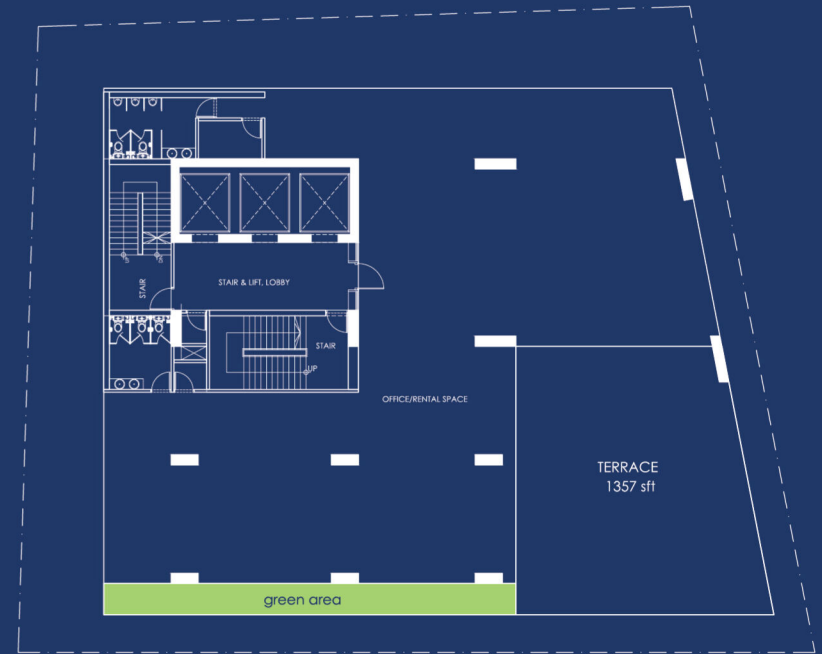
1ST FLOOR PLAN 6657 SFT



2ND FLOOR PLAN (7457 SFT)



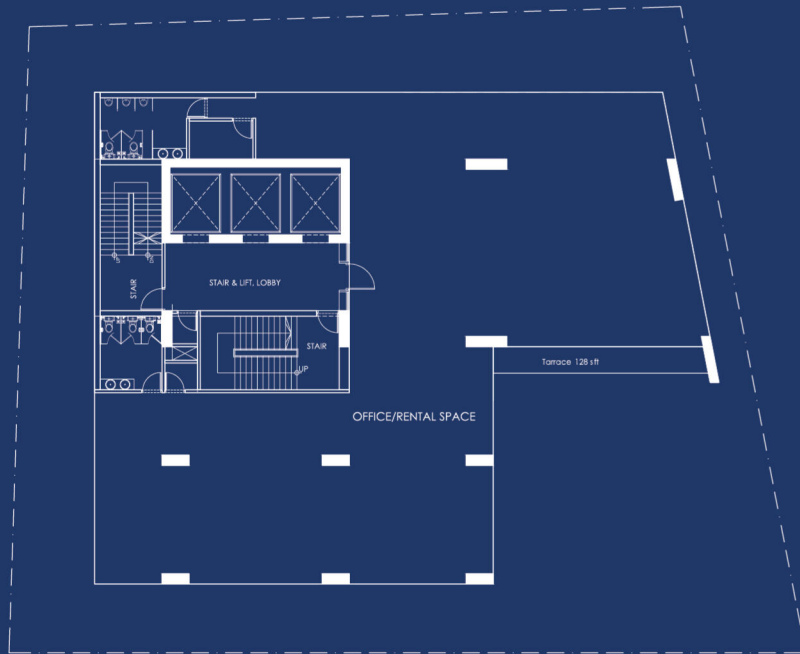
3RD FLOOR PLAN (7457 SFT)



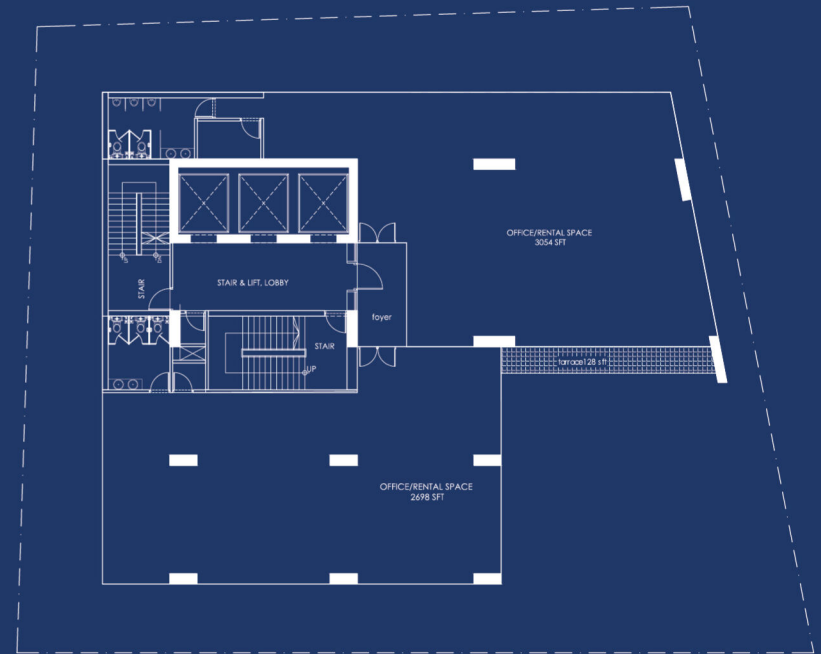
YOUR FUTURE BEGINS
With The
RIGHT ADDRESS



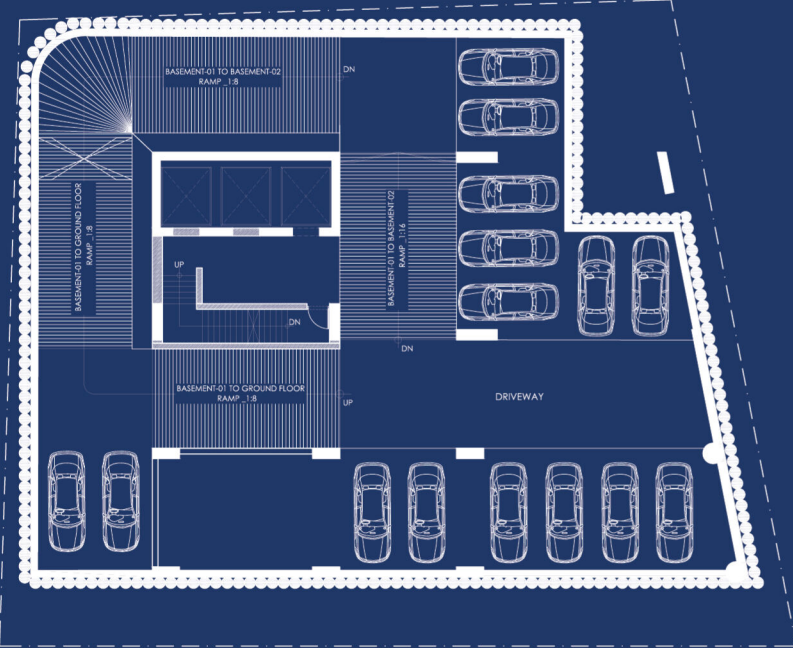
TYPICAL FLOOR PLAN (5752 SFT)
OPTION- A



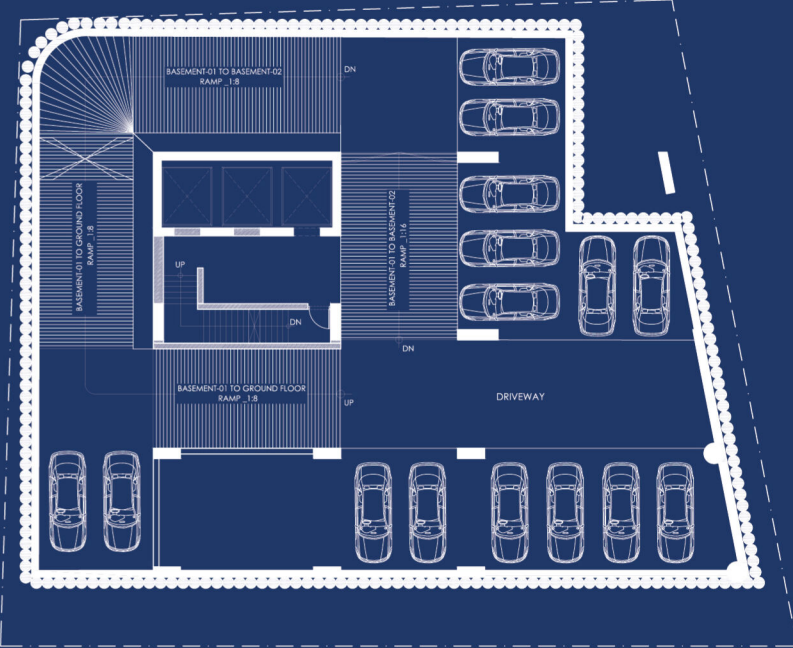
TYPICAL FLOOR PLAN (5752 SFT)
OPTION- B



FLOOR PLAN BASEMENT (01)
PARKING - (15 NOS)

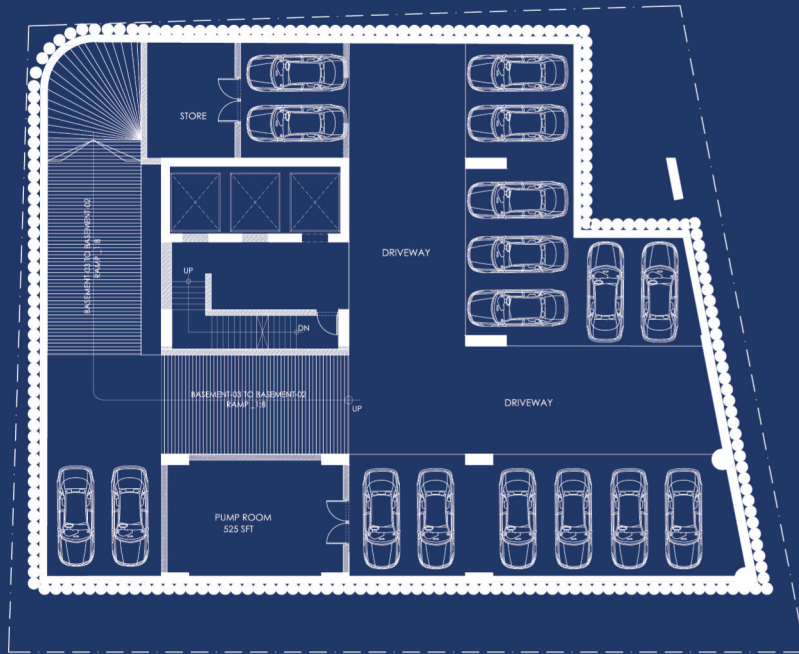


FLOOR PLAN BASEMENT (02)
PARKING - (15 NOS)

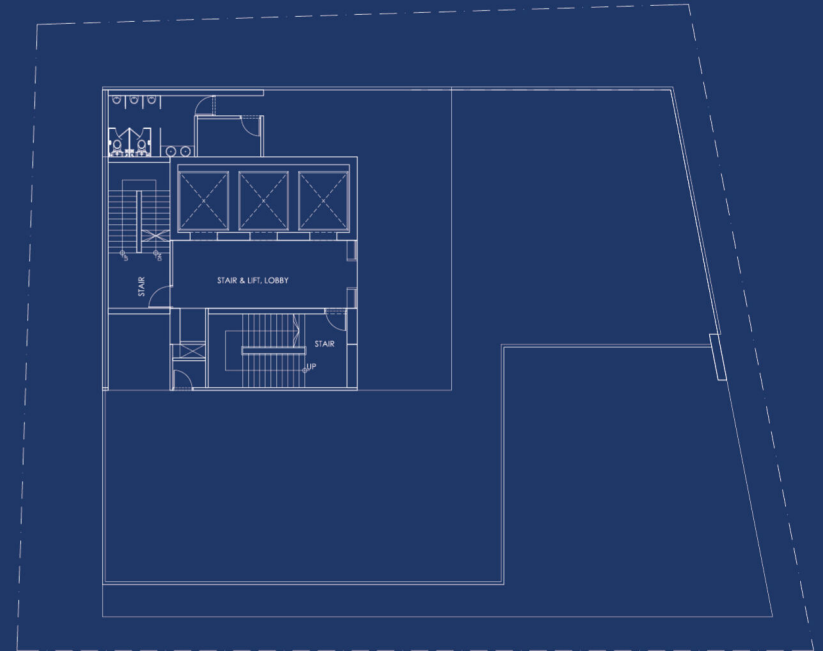



TURNING
Spaces
INTO SMILES

FLOOR PLAN BASEMENT (03)
PARKING = 17 NOS



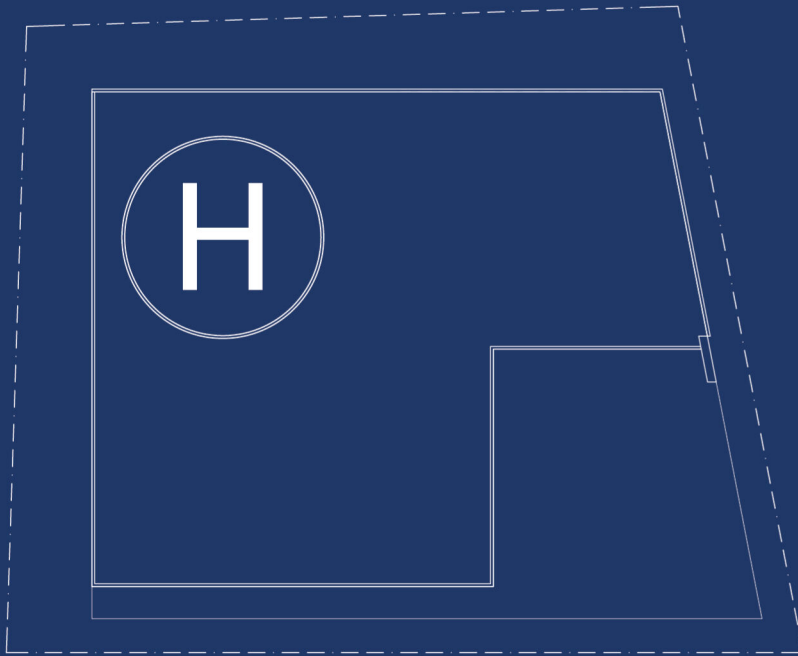
ROOF TOP FLOOR PLAN





REDEFINING
Urban
LIVING...

TOP FLOOR PLAN



Terms & Conditions

RESERVATION

Application for allotment of commercial space / floor in **Muntasir Howlader Tower** should be on the prescribed application form, duly signed by the applicant along with the earnest money and other necessary documents. Allotment will be made on "first come first serve" basis.

ALLOTMENT

After receipt of the applicator and booking money, **MUNTASIR LIVING LTD** will issue an allotment letter and payment schedule. The applicant/ allottee shall then start making payments as per the schedule of payment.

ALLOTMENT TRANSFER

Until full payment of all installment and other charges & registration, the buyer shall not have the rights to transfer the allotment to a third party. In case of transfer before registration, buyer must be paid 9% money of total property value of the developer.

PAYMENT

All payment of booking money, installments, additional works and other charges should be made by A/C payee cheque or pay order or bank draft or cash in favor of **MUNTASIR LIVING LTD**. Foreigners and Non-Residence Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments paid.

SCHEDULE OF PAYMENTS

That the second party must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make the allottee liable to pay a delay charge of 5% per month interest on the amount of payment delayed. If the payment is delayed for 30 days the company shall have the right to cancel the allotment in such case the amount paid by the allottee will be refunded after deducting 10% of the total sales price only after resale of the commercial space.

LOAN FACILITIES

If the allottee desire a housing loan, the company will do all that is possible to help secure the loan.

DOCUMENTATION VAT & OTHER CHARGES

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, registration and transfer etc. Only the actual sums shall be charged.

DEVELOPER'S RIGHT

The company reserves the right to make changes in both architectural and structural design of the project.

POSSESSIONS

The possessions of the commercial space/ floor will be handed over to the purchaser after completion of the commercial space and after full payment of the installment and other charges. Until and unless the dues are not paid, possession of commercial space will be hold by the company.

DESIGN CHANGE

During the construction work, all allottee must consult with **MUNTASIR LIVING LTD** about any changes of both architectural & structural within commercial space. Otherwise, the developer will not be liable for any risk/damage due to lack of previous notice.

CUSTOMER CARE

After performing the deed of agreement, Clients will contact the customer care department for any kind of co-operation as their requirements. The customer care department is committed to serve each and every purchaser through their thick & thin.

INTERIOR & SERVICE

MUNTASIR LIVING LTD also provides interior solution for making your ordinary spaces transform into a cozy and extra ordinary living spaces.

OWNER'S ASSOCIATION

The Clients must undertake to become a member of the owner's association, which will be formed by the developer with the view of maintaining the general affairs of the complex interest. For reserve fund each commercial space/ floor owner may have to deposit an amount of money as per the floor owner's association decision. The company reserves the right to accept or reject any application without assigning any reason there to.

NOTE

Other financial terms and conditions will be followed according to the company rules. Client will not enforce any change in building elevation. Upgradation of different finishing material will be done on the basis of additional payment.


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