

GULSHAN | **CENTRE POINT**



Gulshan Centre Point

A blend of post-modern and contemporary urban design, this shall be a commanding edifice in the Dhaka skyline.

Right from the drawing boards to the building blocks, we have crafted a 26-storied energy efficient mixed-use development conveniently located at the **North Gulshan**.



Harmoniously Segregated

The dignity of the corporate world and the vibrance of the retail arena coexist in harmony through the establishment of **independent entry points** through separate access roads.

It is a perfect embodiment of the yin and yang, striking a balance between two very different functional spheres.



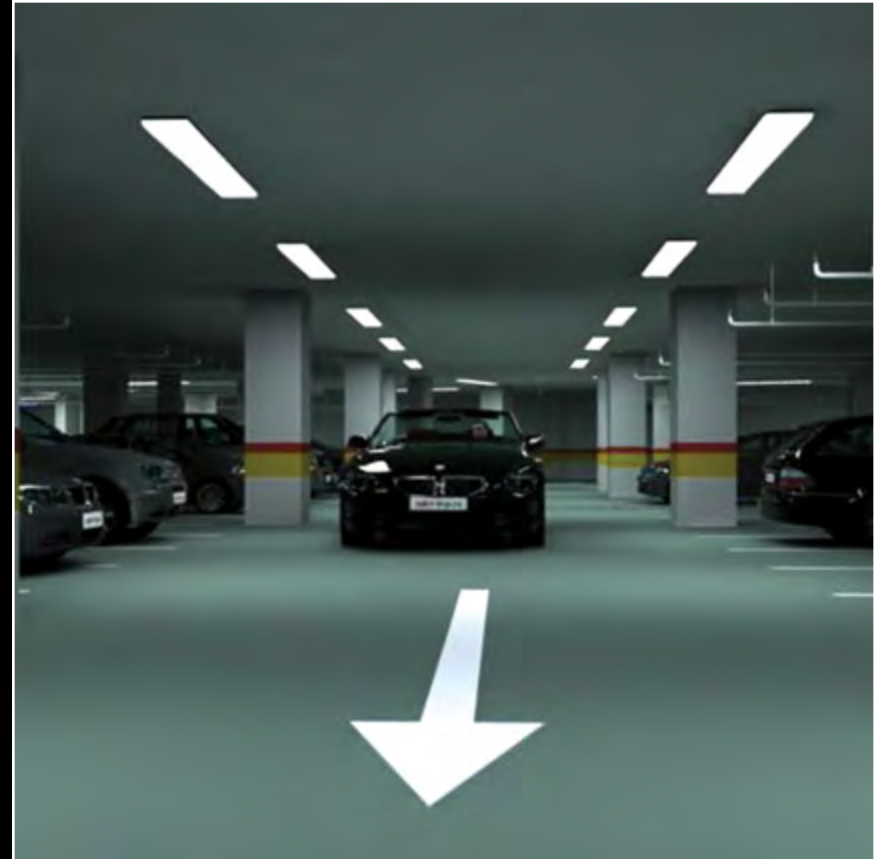
Beating Heart of Gulshan

At the heart of the neo central business district of Gulshan 2, it is within easy reach of the **diplomatic zones** of Gulshan and Baridhara and their intimate residential neighborhoods.



Parking Convenient

The building facilitates 500 secure and separate covered car parks for the retail and corporate tenants. With separate entrances and exit roads, we have tried to ensure unhindered traffic flow.



Features

The Building:

Earthquake Resistant Design (Zone-2)
Uninterrupted Power Supply
Water Treatment Plant
Two High-speed Service Elevators

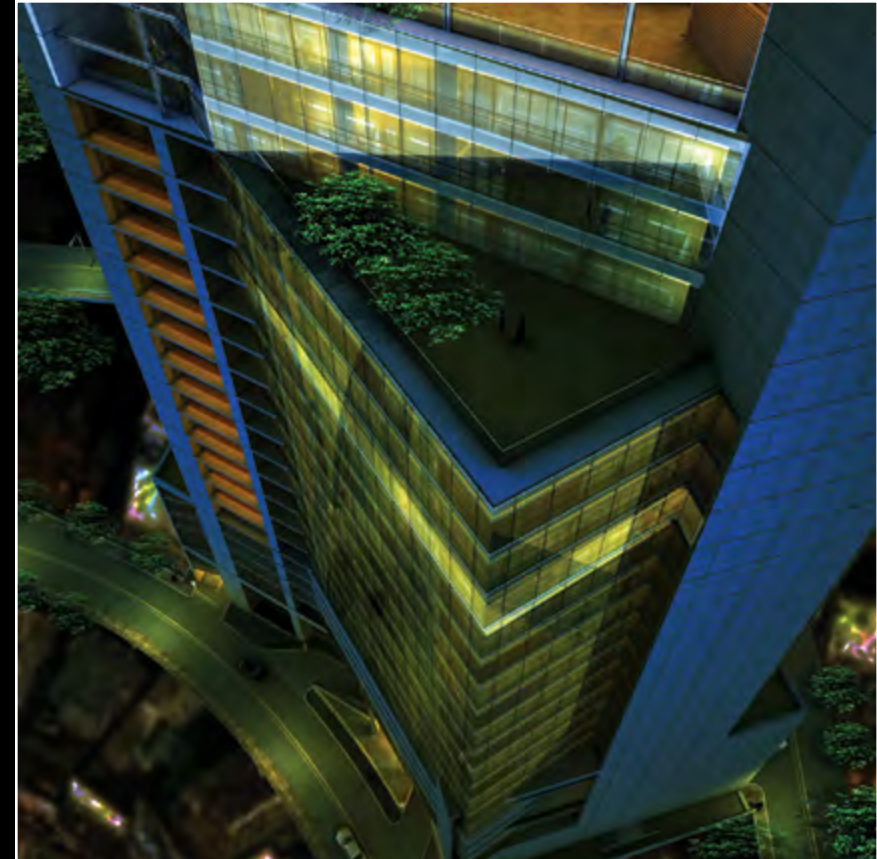
Office Tower:

500,000 sft. Office Area
30,000 sft. per Floor
300 Car Parking Facility
60' Access Road to Main Entrance
8 High-speed Elevators

Retail Mall:

150,000 sft. of Shopping Area
200 Car Parking Facility
8 Escalators and 2 Elevators
Two Separate Grand Entrances

State-of-the-Art Security Control
24/7 CCTV Surveillance
Swimming Pool
Health Club
Roof Gardens



Uniquely Prestigious

The **grandeur** of the corporate reception is a class apart, providing your business the aesthetic dignity it deserves.



Dynamic Retail Spaces

With its **modern amenities** and naturally vibrant spaces, your store would be a part of a whole new shopping experience.



Catering to All Your Needs

We have gone to great lengths to ensure that utmost care is given to even **the smallest of details**. From entertainment to spirituality, from playfulness to functionality, no stones were left unturned to create a world class experience for you and your stakeholders.



Health is Wealth

Relieve your stresses at the **world-class gym** and swimming pool at the end of a busy day at work.



Beautifully Free

Corporate life shall never become overwhelming thanks to our **garden** in the **skies**.



A Healthy Environment

With fresh air supply intake from the roof, the **intelligent HVAC system** with BMS control mechanisms maintain an optimum environment for your wellbeing within the building.



Priority of Security

The building will have a 24/7 centrally controlled security system with **regulated control** over the traffic and movement of individuals and vehicles. The access and exit from the office tower will be RFID card controlled with vertical segregation through elevator access rights.



The architect speaks about his art

The process of design began with due consolidation to contextual constraints such as site condition, local climate, culture, social norms and prevailing values, and eventual formulation into an embryonic three-dimensional solution.

The hectic and chaotic growth of the four hundred year old Dhaka city has an inherent mechanism via which it sustains itself—a multi use commercial complex strategically positioned at an important junction should endorse that history while celebrating the endeavor that lead to its growth. The juxtaposed forms of the commercial tower are derived from the cardinal and site axes while the placement of the shopping arcade and the commercial office spaces facilitates the existing traffic pattern. Commercial entry is strategically located at the north while the other at the south matches the existing traffic pattern. The edges created by the resulting juxtaposition conform to an inherent order much like the city itself. The outer surface of the complex was duly maximized to exploit daylight while minimizing energy demand.

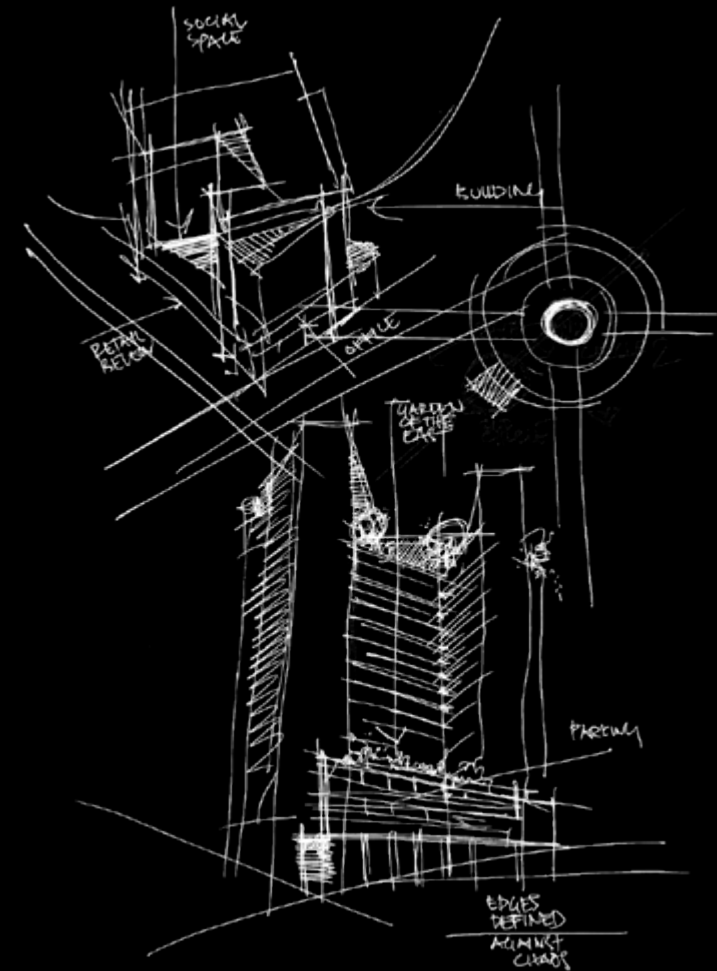
The design culminates into a glass-structure mass that makes an absolute sweep across the sky ending in substantially glass-edged silhouettes. Volumes of masses that form a coherent whole despite the differential function and physical modulation attempts

to characterize the statement of a prestigious edifice – Gulshan Center Point. As a whole, the complex buildings have been carefully sited to optimize ease of access, parking and entry. The design utilizes a universal grid and modular planning, consolidates core services and optimizes building support system and floor slabs to achieve a higher 'net to gross' ratio, thereby reducing the overall building area and volume. This promotes maximum flexibility and results in lowered maintenance and operation costs.

The entrance lobbies are attempted to create as generously as possible with crisscrossed escalators running to and fro as a 'dynamic hub' that would in effect act as major social space. The tubular form coupled with the exceptional form of a 'sculpture of glass' of towering block would stimulate urbanites' mind and awareness of perpetual design process at the living fabric of future Dhaka. Thus through use the literally edgy design would create a sense of longing and belonging for the users not just to the complex itself but also to the living and breathing entity known as Dhaka, after all it is but home!



MOHAMMAD FOYEZ ULLAH



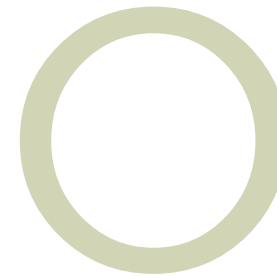
Design Team

Architectural Design : Volume Zero

Services Design (MEP) : EEC WSP (Thailand)

Structural Design : ASE & BUET

VOLUMEZERO



ARCHITECTS



BUET



From modest beginning in 1978, United Group has today grown into one of the leading business houses in Bangladesh. From its inception the Group has concentrated in providing value added services and fostering business opportunities including provision of total solutions to an increasingly developing economy. The fundamental strength of United Group is “commitment and enthusiasm” to provide an excellent service for our clients and this has never diminished.

Since the beginning of the last decade the objectives of the Group has been to participate and take up investment opportunities in selected key infrastructure sectors and enable it to meet the challenges of the new century which has coincided with the most exciting period of nation building that Bangladesh has seen. The Group has the distinction of being the pioneer in several private sector initiatives particularly related to maritime and power generation. United Group consists of seventeen companies and one university foundation.

We have kept ourselves busy in extending a helping hand towards the development of the lives and lifestyles of the people around us. Our endeavors therefore continue to make a difference and Gulshan Centre Point, a state-of-the-art building developed by United City Twin Tower, which is a venture of United Group designed right from the blueprints to cater to both corporate and retail businesses is fast emerging as a structure that Gulshan, the new business hub in town will soon be able to boast of.

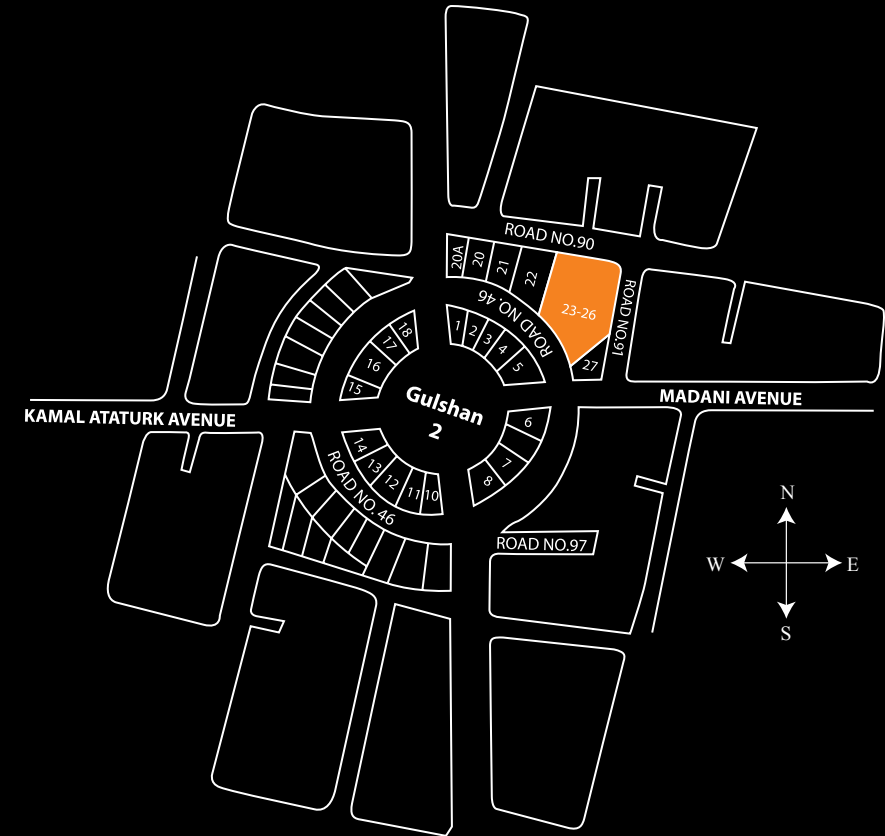
Sister Concerns of United Group

 United Hospital Limited	 United International University	 United Power Generation & Distribution Co. Ltd.
 Neptune Land Development Ltd.	 NOVO Healthcare and Pharma Ltd.	 United Landport Teknaf Limited
 Comilla Spinning Mills Ltd.	 United Property Solutions Limited	 United Maritime Academy
 Khulna Power Company Ltd.	 Ipco Development (Bangladesh) Ltd.	 United Heavy Equipments & Rental Services Ltd.
 Neptune Commercial Ltd.	 United Makkah Madina Travel & Assistance Co. Ltd.	 United Polymers Limited

Location

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Dhaka-1212

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