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Building Trust, Creating Value



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Message from the Managing Director

At PQREC, we believe that true success belongs to those who dare to dream, build a clear vision, and dedicate themselves wholeheartedly to transforming those dreams into reality. Our company stands as a reflection of this philosophy a journey driven by ambition, determination, and an unwavering commitment to excellence.

From the very beginning, our foundation has been built on the core values of integrity, innovation, trust, and creativity. These principles have continuously guided our growth and inspired us to raise the standards of real estate development in Bangladesh. Today, with renewed energy, a stronger corporate identity, and a deep commitment to our clients, we proudly move forward with our mission to deliver exceptional property solutions that enrich lives and create lasting value.

As the renowned philosopher Eric Hoffer once said:

"In a time of drastic change, it is the learners who inherit the future."

Inspired by this wisdom, we embrace continuous learning, adaptation, and innovation in an ever-evolving real estate landscape. Our vision extends far beyond constructing buildings we aim to create landmarks that symbolize quality, trust, and modern living for generations to come.

For us, success is not measured by profit alone. Our greatest achievement lies in contributing to society by creating employment opportunities, supporting families, and developing meaningful projects that leave a positive and lasting legacy. We aspire to build structures that people will remember with pride, even long after we are gone. This is the true purpose behind our journey.

Every project undertaken by PQREC is designed with passion, precision, and responsibility. We are committed to turning your aspirations into reality by delivering homes and properties that combine comfort, elegance, security, and long-term value.

I would like to express my heartfelt gratitude to our valued clients, partners, well-wishers, and team members for your continued trust and support. Together, we will continue building a future where dreams are transformed into reality through vision, strategy, dedication, and excellence.

Thank you for being part of our journey.

CIP JALAL AHMED
Managing Director
PQREC



About PQREC

PQREC is a modern real estate and property development company committed to building high-quality residential and commercial spaces with innovation, trust, and long-term value. We focus on delivering thoughtful designed developments that combine modern architecture, functionality, and sustainable living standards.

With a vision to redefine urban living in Bangladesh, PQREC develops projects that reflect excellence in construction, premium craftsmanship, and customer satisfaction



01



Vision

To redefine the Bangladeshi urban landscape by spearheading transformative developments characterized by sophisticated craftsmanship, stewardship of the environment, and a commitment to unparalleled reliability.

02



Mission

Our mission is to deliver high-quality residential and commercial developments through superior craftsmanship, innovative design, and sustainable practices. We are committed to integrity, transparency, and creating lasting value for our clients, communities, and future generations.

03



Values

We specialize in creating sophisticated residential communities and high-performance commercial spaces that combine comfort, functionality, and modern design. Through advanced engineering and strict quality standards, we ensure every project is safe, durable, and built to last. Our expertise also includes transforming land into well-planned developments with modern infrastructure, while providing reliable asset management services that protect long-term value and ensure lasting client satisfaction.



Why Choose PQREC?

01

Quality Construction

02

Modern Design

03

Timely Delivery

04

Transparency

05

Customer Satisfaction

06

Our projects combine elegant architecture with practical living solutions

07

We are committed to completing projects within the promised timeframe

08

We believe in ethical business practices and transparent communication

09

We maintain high standards in materials, structural integrity, and finishing

10

Building lasting relationships through trust, reliability, and client satisfaction is at the

heart of everything we do



Our Strengths

- Experienced engineering and project management team
- Commitment to innovation and sustainability
- Strategic project locations
- Strong focus on safety and compliance
- Professional customer support
- Future Goals

PQREC aims to expand its footprint across Bangladesh by developing:

- Smart residential communities
- Eco-friendly housing projects
- Mixed-use urban developments
- Integrity
- Excellence
- Innovation
- Sustainability



Discover Jolshiri Abashon

Jolshiri Abashon is one of Bangladesh's fastest-growing planned residential communities, offering exceptional connectivity, modern infrastructure, and outstanding investment potential.

Jolshiri Central Park

Near top School & College

Golf Club & Recreational Facilities

300 Feet Expressway

Dhaka Elevated Expressway

Future Metro Rail Connectivity

Healthcare Facilities





Why Invest in Jolshiri?

- Rapid Infrastructure Development
- High Future Appreciation
- Planned Residential Environment
- Excellent Transportation Network
- Green & Sustainable Community
- Secure Long-Term Investment
- Growing Demand
- Government Development Projects



Project Map

Sector-11





Project Shukh Alay

Where Comfort Meets Modern Living



About Suhkh Alay

Designed for families seeking comfort, convenience, and long-term value, Shukh Alay offers thoughtfully planned residential plots in a peaceful environment.



Project Details

- **Type:** Residential
- **Orientation:** West Facing
- **Front Road:** 60 Ft Wide
- **Land Size:** 5 Katha
- **Apartment Size:** 2850 Sq. Ft.
- **Number of Units:** 08 Exclusive Units
- **Bedrooms:** 04 (Including Master Bedroom)
- **Living & Dining:** Spacious Living & Dining Area
- **Kitchen:** Modern Kitchen Design
- **Rooftop:** Garden & BBQ Zone
- **Parking:** 01 Car per Floor
- **Building:** G+M+8 (9 Storied)
- **Community Space:** Mazzmine
- **Adjacent of Lake**
- **Facilities:** High Quality Lift, Generator & Electricity Backup





Features & Amenities



Advanced Security System

Round-the-clock protection and surveillance for total peace of mind.



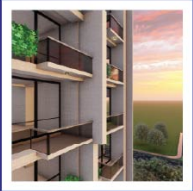
24/7 Security

Round-the-clock protection and surveillance for total peace of mind.



Secure Living

A safe environment where your loved ones can thrive without worry.



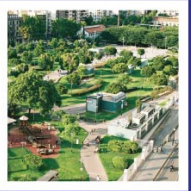
Modern Architecture

Smooth and spacious navigation throughout the community.



Modern Drainage System

Advanced infrastructure to ensure a clean, waterlog-free environment.



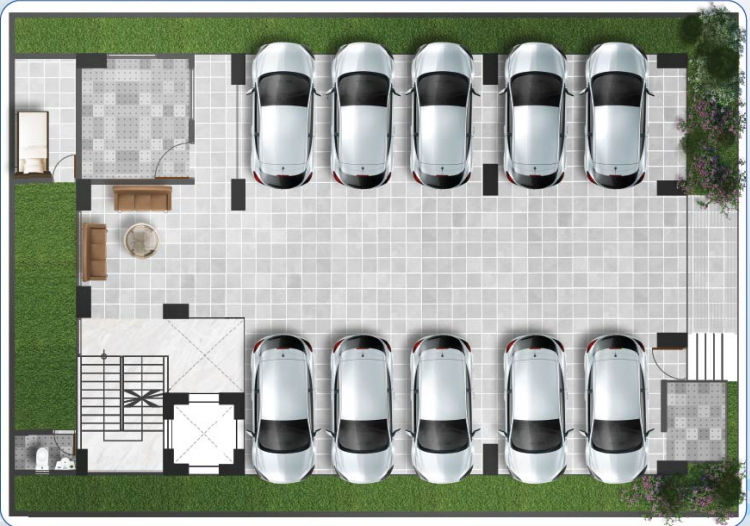
Green Open Spaces

Refreshing landscapes designed for nature and relaxation.



Shukh Alay Floor Plan

Shukh Alay offers a perfect balance between urban convenience and natural surroundings, creating a peaceful environment for modern families.



Typical Floor Plan
Apartment Size: 2850 sqft (including all amenities)

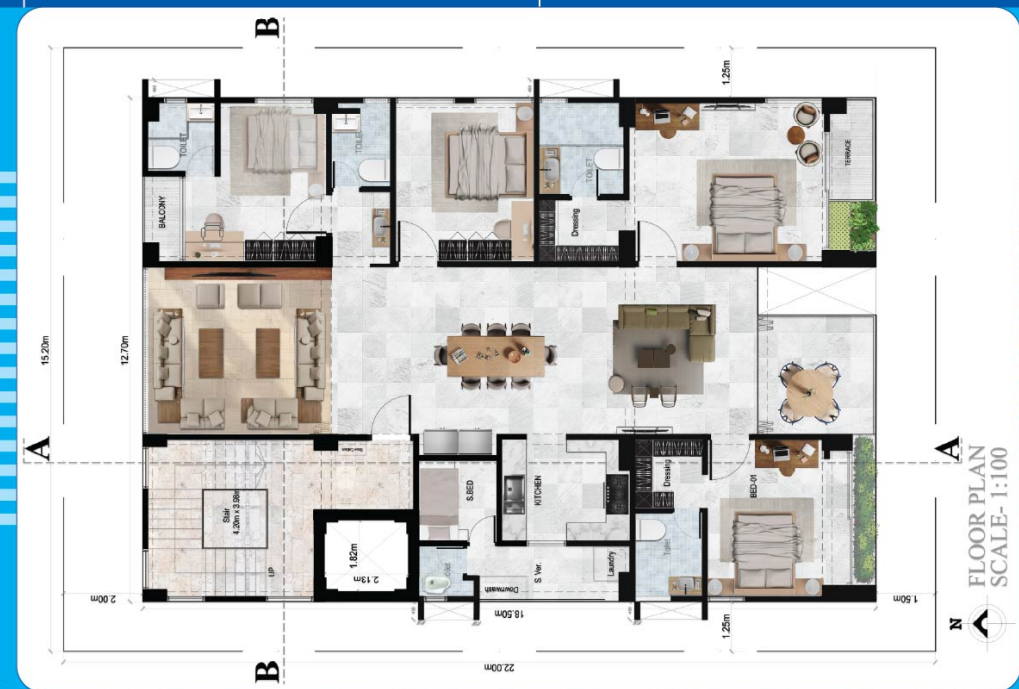
Inspired by Nature



Jaldhara is a premium residential project by PQREC., located in the prestigious Jalsiri Abashon. Designed for modern living, it offers a perfect blend of strategic location, quality infrastructure, and peaceful surroundings, making it an ideal choice for both homeowners and investors. With well-planned road networks, open green spaces, and excellent connectivity, Jaldhara provides a comfortable and future-ready lifestyle.

Project Details

- | | |
|--|--|
| ● Type: Residential | ● Living & Dining: Spacious Living & Dining Area |
| ● Orientation: North Facing | ● Kitchen: Modern Kitchen Design |
| ● Front Road: 40 Ft Wide | ● Rooftop: Garden & BBQ Zone |
| ● Land Size: 5 Katha | ● Parking: 01 Car per Floor |
| ● Apartment Size: 2850 Sq. Ft. | ● Building: G+M+8 (9 Storied) |
| ● Number of Units: 08 Exclusive Units | ● Facilities: High Quality Lift, Generator & Electricity Backup |
| ● Bedrooms: 04 (Including Master Bedroom) | ● Adjacent of Lake |





Premium Features



Eco-Friendly Environment

A serene, sustainable, and pollution-free community close to nature.



Smart Utility Management

Uninterrupted and efficient power, water, and utility systems.



24/7 Security

Round-the-clock protection and surveillance for total peace of mind.



Dedicated Parking Space:

Well-planned, spacious parking zones to keep the area congestion-free.



Secure Living

A safe environment where your loved ones can thrive without worry.



Children's Play Zone

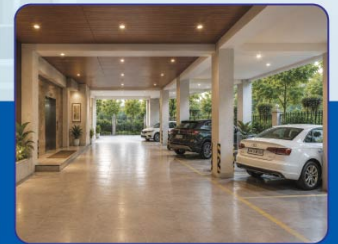
A safe recreational space equipped for children's growth and fun.



Live Close to Nature

Experience the perfect harmony between nature and modern living at Joldhara. Surrounded by lush greenery, open landscapes, and peaceful surroundings, the project offers an environment where families can truly thrive. Every element is thoughtfully planned to promote comfort, wellness, and a higher quality of life.

Enjoy wide roads, landscaped open spaces, fresh air, and a serene atmosphere while staying well connected to the city's major destinations. Whether you are building your dream home or making a smart investment, Joldhara offers a lifestyle that combines natural beauty with long-term value and everyday convenience.





PROJECT Aranya

A Perfect Blend of Nature & Modern Living



About Aranya

Project Details

- Type: Residential
- Orientation: South Facing
- Front Road: 40 Ft Wide
- Land Size: 5 Katha
- Apartment Size: 2850 Sq. Ft.
- Number of Units: 08 Exclusive Units
- Bedrooms: 04 (Including Master Bedroom)
- Living & Dining: Spacious Living & Dining Area
- Kitchen: Modern Kitchen Design
- Rooftop: Garden & BBQ Zone
- Parking: 01 Car per Floor
- Building: G+M+8 (9 Storied)
- Community Space: Mazzmine
- Adjacent of Lake
- Facilities: High Quality Lift, Generator & Electricity Backup





Premium Features



Prime Location

Strategically positioned within Jalsiri Abashon.



Green Environment

Peaceful surroundings with abundant greenery.



Wide Roads

A safe environment where your loved ones can thrive without worry.



Modern Infrastructure

Designed for contemporary residential needs.



Open Spaces

Spacious areas for a refreshing lifestyle.



Secure Community

A comfortable and peaceful residential environment.



A Lifestyle Beyond Expectations

Aranya offers a peaceful lifestyle where nature, comfort, and modern living come together seamlessly. Surrounded by greenery and open spaces, it creates a refreshing environment for families to relax, connect, and grow. Thoughtfully planned surroundings and quality infrastructure ensure everyday comfort and convenience. With its serene atmosphere and promising location, Aranya is designed for a better quality of life. It is more than a place to live—it is a place to create lasting memories and a brighter future.





PROJECT Haque Palace

Luxury Living



Haque Palace



Prime Advantages

GENERAL AMENITIES

- > 220w/440V electricity with LT panel
- > Underground water reservoir with pump
- > Planned sewerage system
- > Quality shegun/veneered doors
- > Decorative main entrance door with modern fittings

BUILDING ENTRANCE

- > Decorative gate with lamp post
- > Logo tiles area
- > Comfortable driveway
- > Modern generator + standby backup
- > Emergency lights & fans in each apartment

IFT & STAIRCASE

- > 8-person standard lift (Sigma, Fuji)
- > Non-slip tiles in stairs & lift walls
- > SS hand railing with kingpost
- > Adequate lighting

STRUCTURAL & GENERAL ENGINEERING FEATURES

Designed and supervised by experienced engineers following ACI, ASTM & BNBC standards. Earthquake (7.5 Richter) and cyclone-resistant structure with sub-soil investigation, quality-tested materials, and strict laboratory testing. Continuous supervision and quality control ensured at every stage of construction

UTILITY & SERVICES

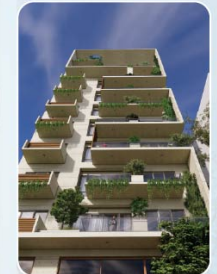
- > Individual electricity meters
- > Common water & sewerage system
- > Gas connection provision ELECTRICAL
- > Quality fittings & full lighting points
- > AC power points in all rooms

ROOFTOP

- > Garden space & tiled rooftop
- > Parapet wall safety

WALL & FINISHING

- > Solid brick walls with smooth plaster
- > DISH TV & INTERCOM
- > Satellite TV & intercom system in apartments



Apartment Design
Aronno is a premium architectural project designed with modern minimalism, combining elegance, comfort, and long-lasting structural strength.

Engineering Features

- > Designed by expert architects & engineers
- > Built following ACI, ASTM & BNBC standards
- > Earthquake resistant structure (as per BNBC code 2020)
- > Detailed soil testing & quality control
- > High-quality materials (steel, cement, bricks, sand)
- > Continuous supervision by professionals
- > Lab-tested construction at every stage
- > Protection against cyclone winds

GENERAL FEATURES

- > Internal/Smooth Driveway at Ground Floor
- > One Speed Lift: Sigma/Fuji
- > Standby generator (Cummins/Perkins/Ricardo)
- > Intercom
- > Water Pump (Pedrollo/Saer)
- > Underground water reservoir
- > Provision for six air conditioners in each flat
- > Concealed hot water provision in all bathrooms & kitchen
- > Concealed electric, intercom, gas & water supply lines
- > Fire Service & CCTV surveillance with Wi-Fi system
- > Own Sub-Station & Modern Fire Fighting

Lift Lobby and Staircase

- > 8 person international standard lift (Thyssenkrupp/Hyundai)
- > Stair tiles in all staircases 300 mm x 600 mm non-slip mat tiles
- > & on lift wall 300x600 mm homogenous tiles from RAK/Charu/Akij/Fresh/Equivalent
- > SS pipes/Wooden stair hand railing with kingpost
- > Adequate lighting

Rooftop

- > Provision for garden in plant tub only in one line
- > Protective parapet walls
- > Rooftop covered by pavement tiles

General Amenities of the Complex

- > Electricity supply approximately 220W/440V from electricity supply authority source with separate main cable and LT panel/distribution board
- > Underground water reservoir with main lifting pump
- > Sewerage system planned for long-term requirement
- > Door frame will be made of Chattogram barmatik shegun except toilet
- > Internal door shutter will be veneered/Shegun/Partex/equivalent flush door
- > Decorated solid door at the main entrance of seasoned Chattogram barmatik shegun with good quality handle lock, viewer, calling bell, impressive designed apartment number plate

Project Overview

SHUKH ALAY

Shukh Alay is a thoughtfully planned residential development designed to create a harmonious blend of modern architecture, comfort, and peaceful living. With carefully planned spaces and a focus on quality and functionality, the project offers a refined lifestyle where contemporary living meets everyday convenience.



JALDHARA

Jaldhara is a contemporary residential development envisioned to offer comfortable living within a thoughtfully designed environment. Combining elegant architecture, functional spaces, and modern lifestyle considerations, the project reflects a commitment to quality, convenience, and lasting residential value.



ARANYA

Aranya is a nature-inspired residential development that brings together contemporary architecture and a peaceful living environment. Designed with thoughtful spaces and a strong connection to nature, the project offers residents a refreshing lifestyle focused on comfort, harmony, and modern living.



HAQUE PALACE

Haque Palace is an elegant residential development created with a focus on sophisticated design, functional living, and enduring quality. Combining contemporary architecture with thoughtfully planned spaces, the project provides a refined and comfortable environment designed for modern family living.



Terms & Conditions

Payment & Possession

- > Apartment will be handed over only after full payment
- > Any delay in payment = delay in possession

Payment Rules

- > Payments must follow the given schedule
- > Pay via cheque / bank draft / pay order
- > Foreign payments allowed via TT/DD

Late Payment

- > 3% monthly late fee on due amount
- > If unpaid for 60+ days allotment may be cancelled
- > Refund will be partial (5% deduction) and delayed

Registration & Transfer

- > Deed transfer after full payment
- > All registration, VAT, and taxes paid by buyer

Extra Costs

- > Gas, water, electricity, parking, etc. are not included
- > Buyer must pay separately

Force Majeure

- > Company not responsible for delays due to disasters, war, or govt. issues

Company Rights

- > Company can modify design if needed

Allotment Transfer

- > Cannot transfer before full payment
- > Exception: family (with approval)

Owner's Association

- > Maintenance society will manage the building
- > Tk. 50,000 reserve fund before moving in
- > Monthly service charge required



Modern Architecture



Quality Construction



Secure Living



Comfort for your family

Upcoming Project Map

Sector-16



Sector-14



Closing Statement

At POREC, we recognize that every endeavor transcends mere construction-it serves as the cornerstone for enriched living, resilient communities, and a prosperous future. We are steadfast in our commitment to cultivating environments where individuals can thrive, work, and evolve with unwavering confidence and refined comfort.



Located in
Jalshiri Abashon

A peaceful and well-connected residential neighborhood with easy access to all essentials