

JOURNEY



CHUTI GROUP



www.chutigroup.com.bd

WELCOME

TO THE SPHERE OF CHUTI





About Chuti

In 2012, a group of young visionaries from the corporate and architectural professions joined hands together with a shared dream: to create a new dimension in Bangladesh's tourism industry by making nature, leisure, and quality hospitality more accessible to people.

Inspired by Rabindranath Tagore's timeless poem Chuti, the founders established FNF Resort better known today as Chuti Resort Gazipur in Sukundi village, Gazipur. The resort officially began its journey on 12 December 2012, surrounded by the lush green landscape and natural beauty of Gazipur. What began as a vision for eco-tourism has since evolved into a growing hospitality platform with destinations across some of Bangladesh's most prominent tourism locations.

Over the years, the trust and support of our guests, partners, well-wishers, and stakeholders have played an integral role in shaping Chuti Group into a recognized tourism and hospitality brand.

Today, Chuti Group continues to build on that foundation with a clear ambition: to develop distinctive, sustainable, and internationally benchmarked hospitality destinations across Bangladesh.

Our mission is to build Chuti into an international hospitality chain, taking a homegrown Bangladeshi tourism brand to destinations beyond the country while delivering consistent standards of quality, service, and guest experience.

EXPANDING THE HORIZON

Cox's Bazar represents one of Bangladesh's greatest tourism opportunities. Recognizing the potential of its coastline, natural landscape, and growing domestic and international tourism demand, Chuti Group has established a significant presence in the region.

In 2022, the Group initiated Chuti Resort Cox's Bazar and Chuti Tropical Villa along Marine Drive near Jahajpura, Teknaf.

Building on this experience, Chuti Group launched Chuti Bay at Kolatoli, Cox's Bazar, in 2025 a landmark hotel development envisioned to establish a new benchmark in premium coastal hospitality.

Together, these projects reflect Chuti Group's long-term commitment to transforming Cox's Bazar into a more sophisticated, sustainable, and internationally competitive tourism destination.

CHUTI RESORT COX'S BAZAR

Chuti Resort Cox's Bazar is being developed as a 5-star standard resort, combining contemporary architecture, nature-sensitive planning, and modern hospitality facilities to create a distinctive coastal destination. The project is scheduled to become fully operational by 2028.

The Construction officially commenced in January 2026 in collaboration with an internationally renowned Chinese construction company. The development is being executed using modern construction technologies, international-grade materials, and professional engineering and project-management practices. Despite challenging weather conditions, global economic volatility, and other external challenges, construction has continued uninterrupted and at full pace in accordance with the project programme.

CHUTI TROPICAL VILLA

Chuti Tropical Villa represents a distinctive approach to private resort living, bringing together privacy, nature, and contemporary comfort in an exclusive setting.

Developed on approximately 10 Katha of land, each villa is designed as a private retreat comprising four independent cottages, a private swimming pool, landscaped surroundings, open green spaces, and modern amenities.

The first unit, Villa-1, was successfully completed and handed over to its client within just 10 months. The handover was accompanied by the complete transfer of ownership through Saf-Kabala registration, reflecting Chuti Group's commitment to transparency, accountability, and fulfilling its promises to clients. Chuti Tropical Villa demonstrates the Group's ability to transform a carefully conceived hospitality concept into a completed, client oriented destination within a defined timeframe.

CHUTI BAY

A New Landmark on the Cox's Bazar Coast Launched in 2025 at Kolatoli, Cox's Bazar, Chuti Bay is envisioned as a 7-star standard hotel designed to redefine premium coastal hospitality in Bangladesh. The project brings together contemporary architecture, distinctive design, premium accommodation, and international-standard hospitality facilities to create an integrated destination for leisure, business, and high-end tourism.

Construction is progressing rapidly in line with the project schedule. The concrete casting of the building's third-floor roof slab has been completed, marking another significant milestone in the development.

CHUTI SANTORINI, KUAKATA

As part of its nationwide tourism expansion strategy, Chuti Group has commenced the Chuti Santorini project at Lembur Bon Sunset Point, Kuakata.

Designed as a premium oceanside retreat, the development will combine distinctive architecture, tropical landscaping, and contemporary hospitality to create an exceptional coastal experience. The project is planned to feature: 16 Luxury Tropical Villas, An International-Standard High-Rise Hotel, Premium hospitality, recreational facilities, carefully designed landscapes and open spaces, Architecture inspired by the unique coastal character of Kuakata. Kuakata holds an unique position among Bangladesh's coastal destinations, offering visitors the rare opportunity to experience both sunrise and sunset over the Bay of Bengal from the same location.

Chuti Santorini has been thoughtfully conceived around this extraordinary natural setting. The development seeks to bring together the beauty of the coastline with contemporary comfort, creating a destination where guests can experience nature, relaxation, and refined hospitality in one setting. Upon completion, Chuti Santorini is expected to add a distinctive new dimension to Kuakata's emerging tourism landscape and establish itself as an attractive coastal destination in Bangladesh.

CHUTI NOKKHOTROBARI RESORT

Preserving a Cultural Legacy, Creating a New Hospitality Experience

In 2026, Chuti Group added another distinctive property to its hospitality portfolio with Chuti Nokkhotrobari Resort, Gazipur.

Originally founded by celebrated artist couple Tauquir Ahmed and Bipasha Hayat, Nokkhotrobari was conceived as more than a conventional resort. Over the years, it evolved into a unique cultural and creative retreat where nature, art, cinema, theatre, and music came together.

The property became a cherished confluence for Bangladesh's creative community, hosting art exhibitions, art camps, film screenings, theatre rehearsals, and cultural programmes involving many of the country's renowned artists and cultural personalities. With its transition into Chuti Nokkhotrobari Resort, Chuti Group is committed to preserve the property's rich cultural heritage, serene environment and natural landscape while enhancing its hospitality offering to contemporary standards.

Future development will focus on upgrading accommodation, dining and culinary experiences, recreational facilities, conference facilities, events and cultural programmes as well as hospitality standards

The objective is not simply to develop another resort, but to preserve the spirit of Nokkhotrobari while creating a contemporary destination for a new generation.

A place where families gather, businesses connect, artists create, and people reconnect with nature.



EXECUTIVE *BOARD*



Muhammad Tariq Mahmud
Co-Founder & Chairman

The Chairman of Chuti Group brings 16 years of experience in the telecommunications industry, including Grameenphone and Telenor Group, with 12 years in leadership roles across People & Organization, Technology and Customer Relations.

He holds a Master of Science (M.Sc.) in Geography & Environmental Science from Jahangirnagar University. His professional experience includes 4 years in HR, 10 years in Technology and 2 years in Customer Relations, along with extensive experience in telecom rollout, organizational projects, stakeholder management and outsourced workforce management.

Drawing on this diverse corporate and leadership experience, he is shaping Chuti Group with a strong focus on professional management, corporate culture, technology, customer experience and sustainable tourism development—with a long-term vision to build Chuti into a leading Bangladeshi tourism and hospitality brand with international aspirations.

Architect Md. Mizanur Rahman, Managing Director of Chuti Group, brings a strong combination of architectural expertise, public-sector experience and a clear vision for tourism development. He holds a Bachelor of Architecture (B.Arch.) from Khulna University and has been serving as a Deputy Director at RAJUK since 2006. Throughout his career, he has been involved in the design and development of numerous projects across Bangladesh & internationally, gaining broad experience in diverse architectural & development contexts.

His journey with Chuti began in 2012 with Chuti Resort Gazipur, laying the foundation for a broader vision to develop distinctive tourism destinations in Bangladesh. He has led the conceptual Planning and architectural design of Chuti's major developments, including Chuti Resort Gazipur, Purbachal and Cox's Bazar.

Bringing together design excellence, professional planning and a deep understanding of Bangladesh's natural context, he is shaping Chuti Group into a modern, sustainable and destination-focused tourism brand.



Md. Mizanur Rahman
Co-Founder & Managing Director



Faisal Al Asaduzzaman
Vice Chairman

Faisal Al Asaduzzaman, Vice-Chairman of Chuti Group, is a Marine Chief Engineer with extensive international maritime experience. A graduate of Bangladesh Marine Academy, Chattogram, with a Certificate of Competency as Chief Engineer from Singapore Maritime Academy, he served 15 years at sea with one of the world's largest container fleets.

A core member of Chuti since its inception in 2012, he has played an active role in the Group's growth and currently oversees operations at Chuti Resort Cox's Bazar and Chuti Bay Limited. His maritime expertise, entrepreneurial experience and operational leadership contribute to Chuti Group's continued expansion in tourism and hospitality.



Abdullah Al Haroon Sharif
Co-Founder & Deputy Managing Director

Abdullah Al Haroon Sharif, Deputy Managing Director of Chuti Group, brings 20 years of corporate experience with Grameenphone Limited, with expertise across Acquisition, Human Resources, Administration and Corporate Sales.

Proud alumnus of BN School, Chattogram Public College and Jahangirnagar University, he is recognized for strong execution, stakeholder management and cross-functional leadership. A Core Member of Chuti Group, he applies this experience to strengthen operations, organizational systems and business execution, supporting the Group's vision for sustainable growth in tourism and hospitality.



Sharfuddin Masum
Deputy Managing Director

Sarfuddin Masum is an accomplished entrepreneur with experience across trade, manufacturing and business development. A graduate of Kabi Nazrul College, he is the Proprietor of Sarfu Trade Int. Ltd. and Sarfu Plastic International, and is actively involved with leading trade organizations, including FBCCI and serves as the Senior joint secretary of The Bangladesh paper Marchants association. He is also the founder of Masjid Omar.

A founding member of Chuti Group since 2012, he has played a key role in the Group's journey from Chuti Gazipur to its growing portfolio of tourism and hospitality ventures. As Deputy Managing Director, he contributes his entrepreneurial experience, business acumen and stakeholder relationships to Chuti Group's continued growth and expansion.

DISCOVER

OUR *PREMIUM* PROJECT PORTFOLIO



***CHUTI RESORT
COX'S BAZAR***

1

Experience refined coastal living at Chuti Resort, Cox's Bazar where luxury, comfort, and nature come together.



CHUTI TROPICAL VILLA

2

A serene tropical retreat where contemporary architecture meets nature offering a refined blend of comfort, privacy, and effortless coastal living.



CHUTI BAY

3

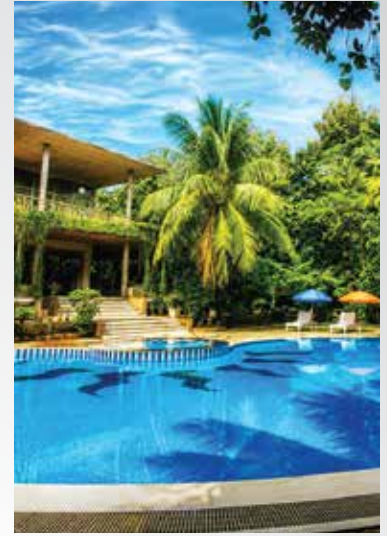
A premium coastal destination where modern luxury refined living, and the timeless beauty of Cox's Bazar come together to create an exceptional lifestyle experience.



CHUTI SANTORINI KUAKATA

4

Where Mediterranean Charm Meets Coastal Serenity
Experience a distinctive lifestyle inspired by Santorini beautifully blended with the natural beauty and tranquil charm of Kuakata.



CHUTI NOKKHOTTROBARI RESORT

5

Where Nature Meets Refined Resort Living
A thoughtfully designed destination blending serene surroundings, modern comfort and memorable hospitality crafted for relaxation, connection and unforgettable stays.

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CHUTI RESORT, GAZIPUR

Principal Architect
Md Mizanur Rahman

Construction Started
2012

Operation Commenced
2012

Chuti Resort Gazipur was established in 2012 in Sukundi village, Gazipur, marking the beginning of Chuti Group. The resort is situated on approximately 54 bighas of land, around 18 km from Hazrat Shahjalal International Airport, and is easily accessible from Dhaka by road.

The resort is located within a rich natural and cultural context, close to Bhawal Rajbari and Bhawal National Park. Its landscape is characterized by extensive greenery, water bodies, native flora and surrounding wildlife, creating a rural retreat away from the urban environment of Dhaka.

The original idea behind Chuti Resort Gazipur was to create a destination where hospitality and nature could coexist. Rather than treating the landscape simply as a backdrop to buildings, the resort experience is built around the natural environment greenery, water, wildlife, fresh air, rain and changing seasonal experiences.

One of its distinctive experiences is the opportunity to observe fireflies at night and enjoy moonlit landscapes. During full-moon nights, the resort follows a practice of keeping exterior lighting off, allowing guests to experience the natural darkness and moonlight with minimal artificial intervention.

Eco-Resort Philosophy

Chuti Resort has positioned itself as an eco-friendly boutique resort, incorporating practices intended to reduce environmental impact and encourage responsible hospitality. These include energy conservation, reducing water consumption, encouraging linen reuse, using environmentally conscious cleaning practices, serving local and organic food where possible, and considering waste-composting practices.

This approach connects the resort's hospitality experience directly with its natural setting and local community.

Boutique Hospitality

The resort comprises approximately 50 rooms, including cottages and suites, designed around a relaxed and tranquil landscape. Its architecture, lawns and landscaping create an atmosphere where guests encounter nature from the moment they arrive.

The resort caters for both leisure and corporate users, offering:

- Couple and family stays
- Cottages and suites
- Restaurant and food services
- Corporate meetings and workshops
- Landscaped recreational spaces
- Nature-oriented leisure experiences

Brand Significance

Chuti Resort is not simply a project within Chuti Group instead it is where the Chuti story began. Established in 2012, it represents the group's initial vision of hospitality destinations rooted in nature, place, culture and experience.

This history is particularly important when developing the broader Chuti Group brand narrative. Because subsequent Chuti projects can be presented as an evolution of the philosophy first established at Gazipur as meaningful destinations rather than simply building hotels or resorts.







CHUTI RESORT COX'S BAZAR

Jahajpura, Teknaf



Chuti Resort Cox's Bazar is the first coastal hospitality initiative of Chuti Group, envisioned as a premium 5-star hotel and resort in Jahajpura, Teknaf. Set along the Cox's Bazar–Teknaf Marine Drive, the project enjoys a distinctive natural setting surrounded by lush greenery hills and Bay of Bengal. Designed to blend contemporary architecture with its coastal landscape, the resort offer an unique destination for luxury stays, leisure and memorable experience.

LOCATION & BACKGROUND

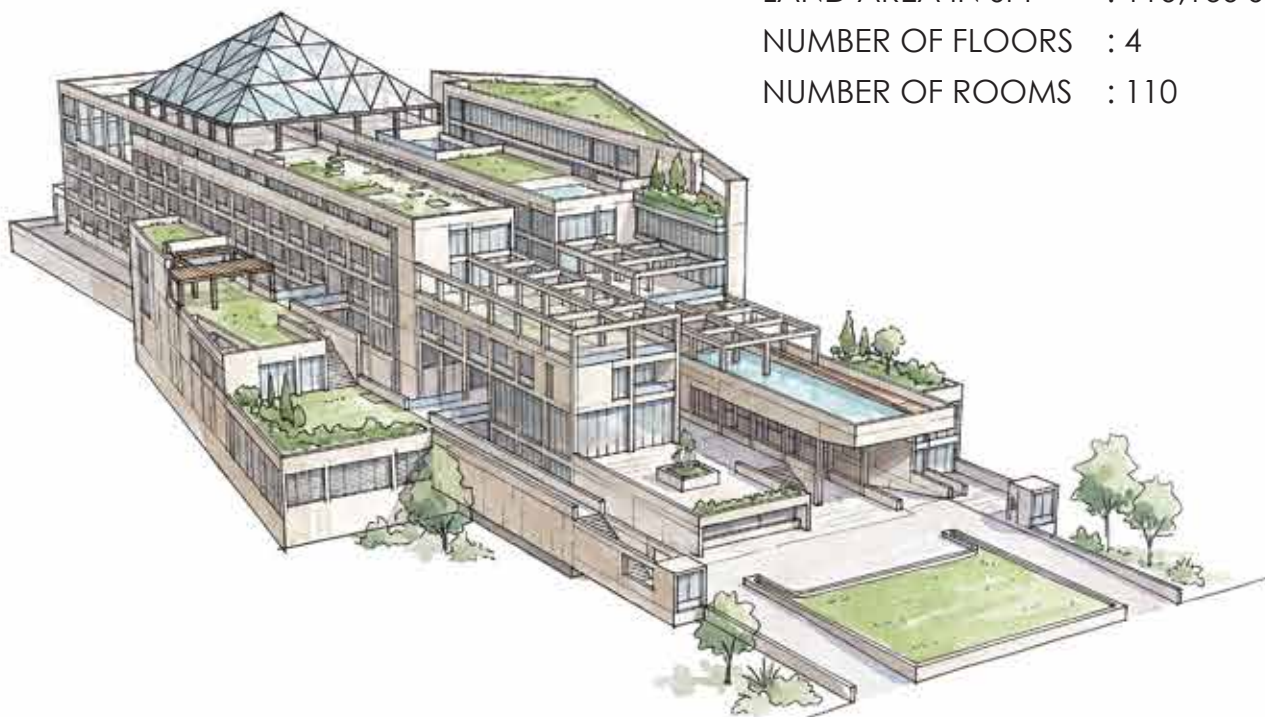
Chuti Resort Cox's Bazar is located at Jahajpura, Baharchhara Union, Teknaf Upazila, along the Cox's Bazar-Teknaf Marine Drive. The site is approximately 53 km from Cox's Bazar International Airport, with an estimated driving time of 70 minutes.

The project occupies a highly distinctive coastal landscape, with the hills and natural vegetation at the rear, Marine Drive along the site and the Bay of Bengal toward front. This creates a layered combination of mountain and the sea.

Jahajpura itself carries a distinctive local identity. According to local oral tradition and historical folklore, the name is associated with a wartime incident involving a Japanese aircraft or vessel that was reportedly destroyed or crashed in the surrounding area. While this account is part of local folklore rather than firmly established historical documentation, it contributes to the cultural identity of the locality.

The area is also known for its natural landscape, including Gorjon Bon and old Gorjon trees, some locally described as being around 200 years old. This natural heritage adds another important layer to the site's context and reinforces the need for a sensitive relationship between architecture and landscape.





LAND AREA	: 7.65 BIGHA
LAND AREA IN SFT	: 110,160 SFT
NUMBER OF FLOORS	: 4
NUMBER OF ROOMS	: 110

The primary design philosophy is "Architecture as an Extension of Nature." The building is carefully integrated with the existing landscape, allowing natural light, ventilation, and panoramic views to become essential elements of the architectural experience. The elongated building form, open courtyards, water features, green roofs, and landscaped pathways are strategically arranged to enhance environmental comfort while maintaining a continuous visual relationship with the surrounding natural beauty.

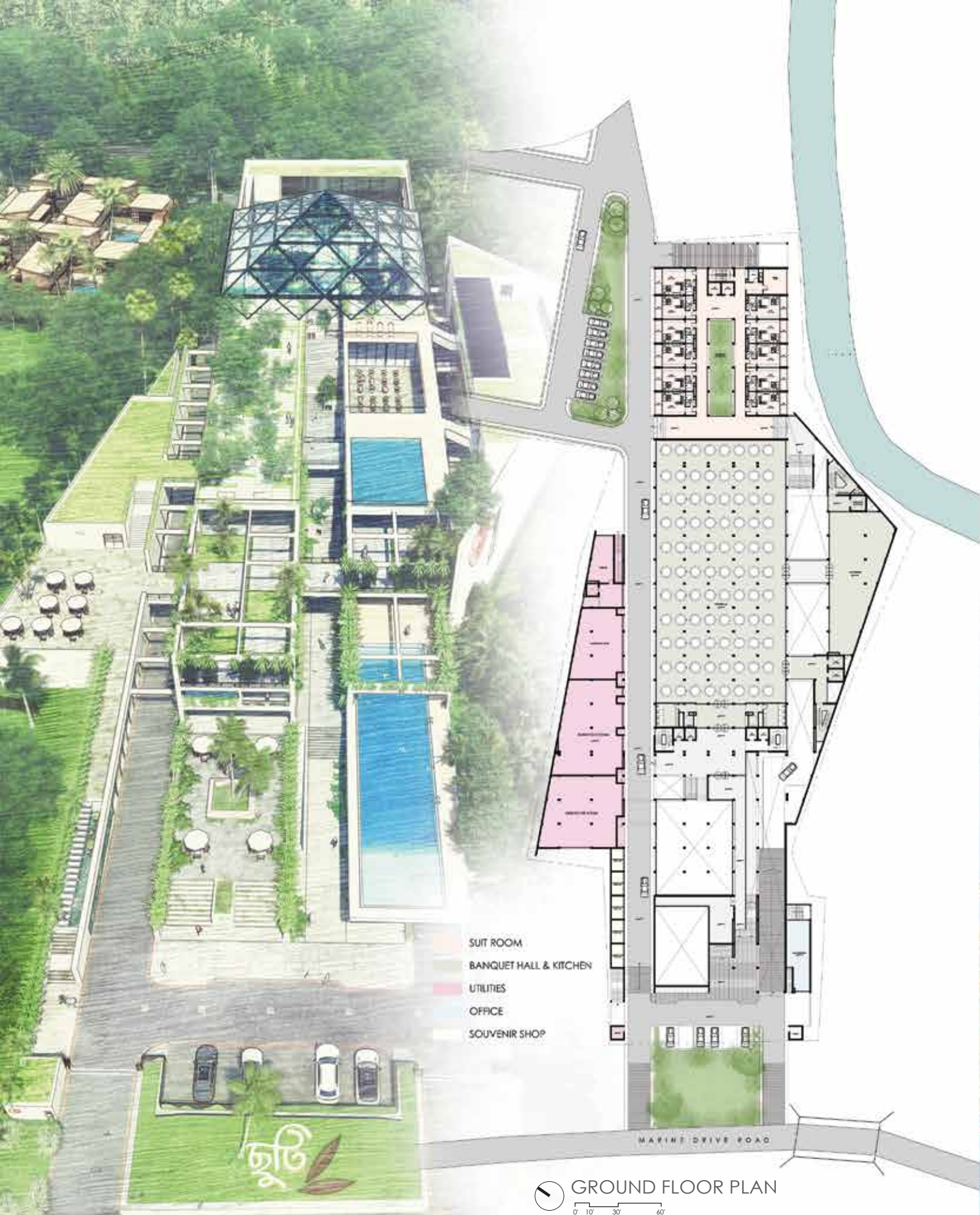
THE DESIGN CONCEPT OF CHUTI RESORT IS INSPIRED BY THE HARMONY BETWEEN NATURE, MODERN HOSPITALITY

and the coastal landscape of Teknaf, Cox's Bazar. The architecture follows the philosophy of "Architecture as an Extension of Nature," where the building blends with its surroundings through open spaces, greenery, water features, and natural views.

The elongated form, landscaped courtyards, shaded walkways, and open terraces are designed to maximize natural light, ventilation, and user comfort. Contemporary materials, glass elements, and structural features create a modern identity while responding to the tropical coastal climate.

The resort provides a seamless connection between indoor and outdoor spaces, offering guests a relaxing experience surrounded by nature. Chhuti Resort represents a balance of sustainable design, modern architecture, and the unique beauty of the coastal environment of Teknaf.







- SLEEP ROOM
- TENNIS COURT
- INDOOR GAMES
- SUNSET TERRACE
- KITCHEN

3RD FLOOR PLAN

- ROOF TOP RESTAURANT
- SUNSET TERRACE
- JACUZZI
- MAINTENANCE AREA

ROOF PLAN





Principal Architect
Md Mizanur Rahman

Construction Started
2026

Expected Handover
2028

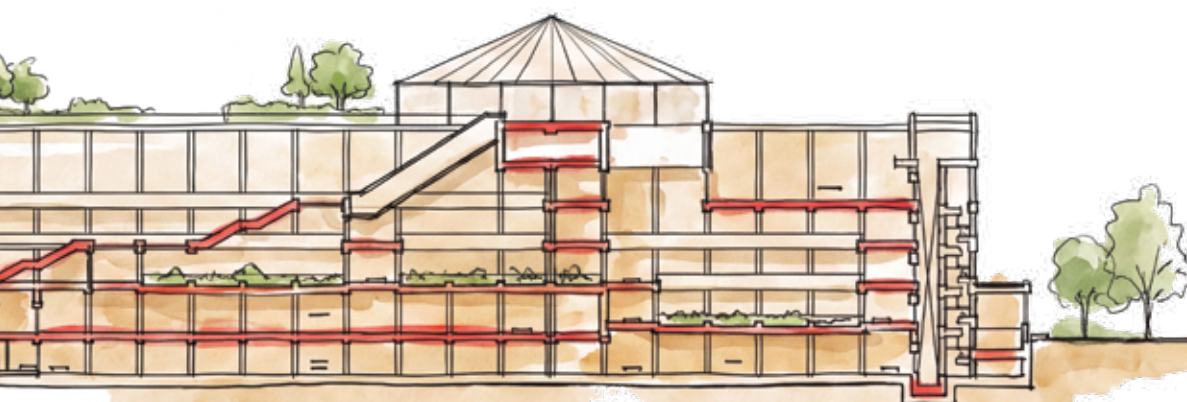
Construction by
TIEC (Chinese Construction
Company)

The elongated form responds directly to the site's geometry and allows a larger number of guestrooms and public areas to establish visual connections with the surrounding sea and hills.

One of the principal architectural features is the central open-to-sky corridor, extending vertically from the ground level toward the roof. This internal spatial spine brings natural light and sky views deep into the building and creates a dramatic sense of openness and vertical continuity.

The building mass is deliberately staggered, breaking the long linear form into a series of visually connected volumes. This arrangement creates opportunities for terraces and view corridors, particularly toward the sea and sunset.

The infinity swimming pool is positioned as an extension of this visual strategy, creating the impression that the pool merges with the horizon and allowing guests to experience the sunset directly over the Bay of Bengal.



WHERE THE HILLS EMBRACE THE SEA

Luxury Comes Alive.



One of the major design challenges is the site's approximately 15-foot level difference from Marine Drive. Rather than filling the site extensively, this natural difference is incorporated into the architectural planning. The lower level is utilized for parking and supporting functions, while the main hotel levels are developed above it.

The resulting split-level arrangement creates a more dynamic arrival sequence and adds architectural richness to the building.

The design also responds to the coastal environment through solar shading, waterproofing, drainage, corrosion-resistant materials and protection from saline air and strong coastal winds.

Most importantly, the project seeks to preserve the site's relationship with the natural environment, allowing the sea, hills, vegetation and sunset to become part of the resort experience.







PROJECT *FEATURES*

World Class Restaurant
Suite Room
Theater
Sauna
Spa
Salon
Changing Room
Meeting Room
Conference Room
Banquet Hall
Storage
Game Zone
Indoor Lounge
Roof Top BBQ area
Juice Bar

BBQ Kitchen
Car Parking Facility
Heater Facility
Air Conditioning Facility
Swimming Pool
Elegant Guest Rooms
24/7 Room Service
Luxury Concierge
Medical Service
Valet Service
Laundry Service
Money Exchange
Gym
Fitness Center
All communication





Where Coastal Elegance
Meets Timeless

Luxury



Experience Beyond Expectations

From tranquil mornings to unforgettable evenings, every moment at Chuti Resort Cox's Bazar is designed to elevate your stay. Enjoy thoughtfully curated spaces,

immersive entertainment, refreshing beverages, and refined hospitality, all brought together in an atmosphere where coastal elegance meets timeless luxury.

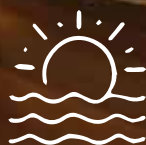
SAVOR THE FINEST

By the Sea

At Chuti Resort Restaurant, every detail is crafted to delight your senses. From world-class flavors to a serene ambience, enjoy unforgettable dining experiences with breathtaking ocean views and warm hospitality.



WORLD-CLASS
CUISINE



OCEAN VIEW
DINING



IMPECCABLE
SERVICE



ELEGANT
AMBIENCE

Invest in Our Future

Enjoy Premium Return & Luxury Privileges

BENEFITS

01
Saf-kabla
Registration.



02
Passive
income.



03
Premium
Lifestyle with
5 Star Hotel
Experience



04
Free stay
facilities
yearly
2 Nights 3
Days.



05
Membership
Card facilities on
Accommodation
50% Discount
on all Chuti
Hospitality
Projects



06
Secure and
managed
hospitality
operation



07
Lifetime
Halal
Income
source.



08
Resalable &
Transferable
Facilities.



09
Yearly
Return on
investment



10
Asset
Appreciation







CHUTI TROPICAL VILLA

Jahajpura, Teknaf

A Private Tropical Retreat by the Bay

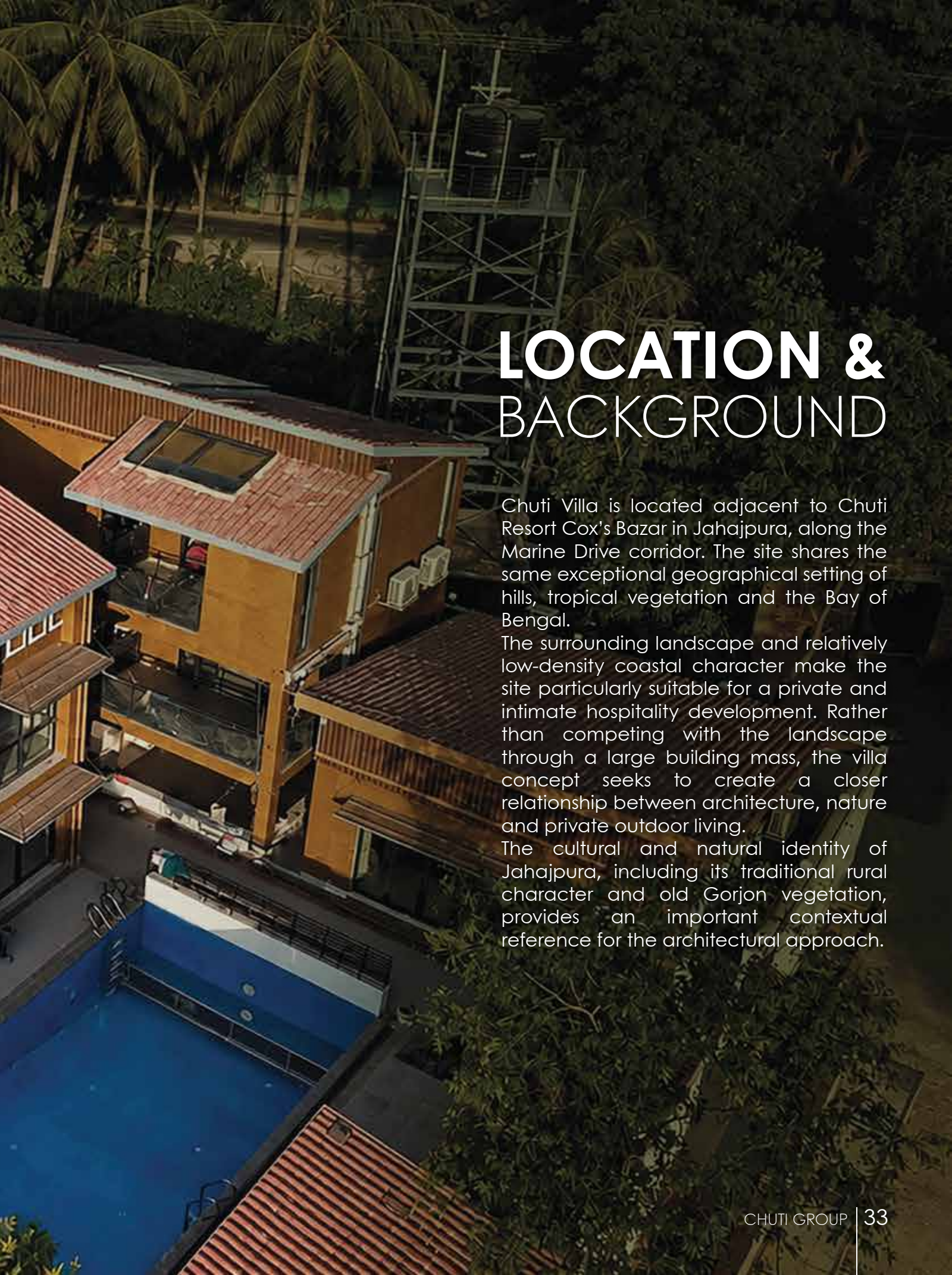
Nestled beside Chuti Resort in Jahajpura along Cox's Bazar's Marine Drive, Chuti Villa brings together the timeless beauty of hills, tropical greenery and the Bay of Bengal.

Inspired by the character of traditional tropical and tribal homes, the villa reimagines nature, privacy and contemporary luxury through four intimate private cottages, shaded outdoor spaces, seamless indoor-outdoor living and a private swimming pool.

Where architecture meets nature, and every stay becomes a private escape.





An aerial photograph of a modern villa complex. The villa features a prominent red-tiled roof and a large swimming pool in the foreground. In the background, a tall metal water tower stands amidst dense tropical vegetation, including palm trees. The overall scene is captured in a warm, golden-hour light.

LOCATION & BACKGROUND

Chuti Villa is located adjacent to Chuti Resort Cox's Bazar in Jahajpura, along the Marine Drive corridor. The site shares the same exceptional geographical setting of hills, tropical vegetation and the Bay of Bengal.

The surrounding landscape and relatively low-density coastal character make the site particularly suitable for a private and intimate hospitality development. Rather than competing with the landscape through a large building mass, the villa concept seeks to create a closer relationship between architecture, nature and private outdoor living.

The cultural and natural identity of Jahajpura, including its traditional rural character and old Gorjon vegetation, provides an important contextual reference for the architectural approach.



LAND AREA PER VILLA : 10 KATHA
LAND AREA IN SFT : 7200 SFT
NUMBER OF COTTAGES : 4 (FOUR)
PER COTTAGE : 2 BEDROOMS , DINING AREA,
LIVING AREA, KITCHEN & 2 TOILETS.



The design concept of Chuti Villa is inspired by the harmony between modern living and the natural beauty of the coastal environment of Teknaf, Cox's Bazar. The design philosophy focuses on

“Living with Nature,”

creating a seamless connection between indoor spaces, landscape, and outdoor living.

The villa is organized around a central courtyard and pool area to enhance natural ventilation, daylight, and privacy. The use of large openings, balconies, skylights, and sloped roofs responds to the tropical climate while providing comfort and a relaxing atmosphere.

The combination of modern architectural forms, natural textures, and warm materials creates a unique identity that blends contemporary lifestyle with the surrounding greenery. Chuti Villa represents a balanced approach to sustainable tropical architecture, offering a peaceful retreat connected with nature.





LEVEL AT +5 FT
0' 2.5' 5' 10'



LEVEL AT +18 FT
0' 2.5' 5' 10'



LEVEL AT +13 FT
0' 2.5' 5' 10'



MASTER PLAN
0' 2.5' 5' 10'



Principal Architect
Md Mizanur Rahman

Construction Started
2025

Handed Over
2026

Construction by
Chuti Group



Chuti Villa is conceived as a contemporary tropical retreat, comprising four private cottages, common facilities and a private swimming pool.

The cottages are inspired by traditional tropical and tribal houses, particularly their relationship with climate, shaded outdoor spaces, natural ventilation and the surrounding landscape. These principles are reinterpreted using contemporary construction, modern fittings and high-end hospitality amenities.

The interior organization incorporates split-level spaces, allowing different areas to remain visually connected while maintaining privacy. Changes in floor level create a more dynamic spatial experience and allow guests to experience multiple layers of the villa simultaneously.

The architecture is deliberately low-rise and landscape-oriented, allowing the cottages to feel integrated with their surroundings rather than imposed upon them.

WHERE TROPICAL LIVING
MEETS TIMELESS

Luxury

The design emphasizes privacy, natural ventilation, shading, daylight and indoor-outdoor connectivity. Transitional spaces such as verandas, terraces and pool areas become important components of the overall experience.

Traditional tropical architectural principles are adapted to contemporary living, creating a balance between local character and modern comfort.

Material selection, landscape integration and climatic responsiveness are also important considerations. The objective is to create a private retreat that reflects the character of the tropical coastal environment while providing the amenities expected from a contemporary luxury villa.







PROJECT *FEATURES*

Private Swimming Pool
Private Beach
Ambient Environment
Common Restaurant & Cuisine
Central Courtyard
BBQ Area
Master Bed & Children's Bedroom
Living Space
Dining Space
Private Balcony
Smart Fittings
Vegetation





Designing Harmony Between Luxury, *Nature* & Life

Our Villas Are Inspired By The Calm Of The Coast And The Elegance Of Contemporary Architecture. Every Line, Every Material, And Every Space Is Thoughtfully Designed To Create A Timeless Retreat That Blends Natural Beauty With Refined Luxury.



INSPIRED BY NATURE

Drawing inspiration from the coastline, sunlight, and natural landscape.



CONTEMPORARY AESTHETIC

Modern architectural language with clean lines and balanced proportions.



OPEN & AIRY SPACES

Thoughtful planning ensures natural light, ventilation and open views in every space.



SUSTAINABLE APPROACH

Using eco-friendly materials and design strategies for a better tomorrow.



DESIGNED FOR LIVING

Spaces crafted to elevate everyday moments and create a true sense of home.





Invest in Our Future

Enjoy Premium Return & Luxury Privileges

BENEFITS

01

Saf-kabla
Registration.



02

Passive
income.



03

Premium
Lifestyle with
Private Villa
Experience



04

Free stay
facilities
yearly
4 Nights 5
Days.



05

Membership
Card facilities on
Accommodation
50% Discount
on other Chuti
Hospitality
Projects



06

Secure and
managed
hospitality
operation



07

Lifetime
Halal
Income
source.



08

Resalable &
Transferable
Facilities.



09

Yearly
Return on
investment



10

Asset
Appreciation







CHUTI BAY

Kolatoli, Cox's Bazar

A landmark luxury hotel envisioned at the meeting point of hills and the Bay of Bengal, Chuti Bay brings together approximately 270 guestrooms, premium dining, ballroom, recreation and lifestyle facilities.

Inspired by the dynamic movement of ocean waves, its flowing two-tower architecture, layered façades and infinity pools create a distinctive coastal identity while maximizing panoramic views of the sea and surrounding hills.

Chuti Bay- where architecture, water and the horizon become one.

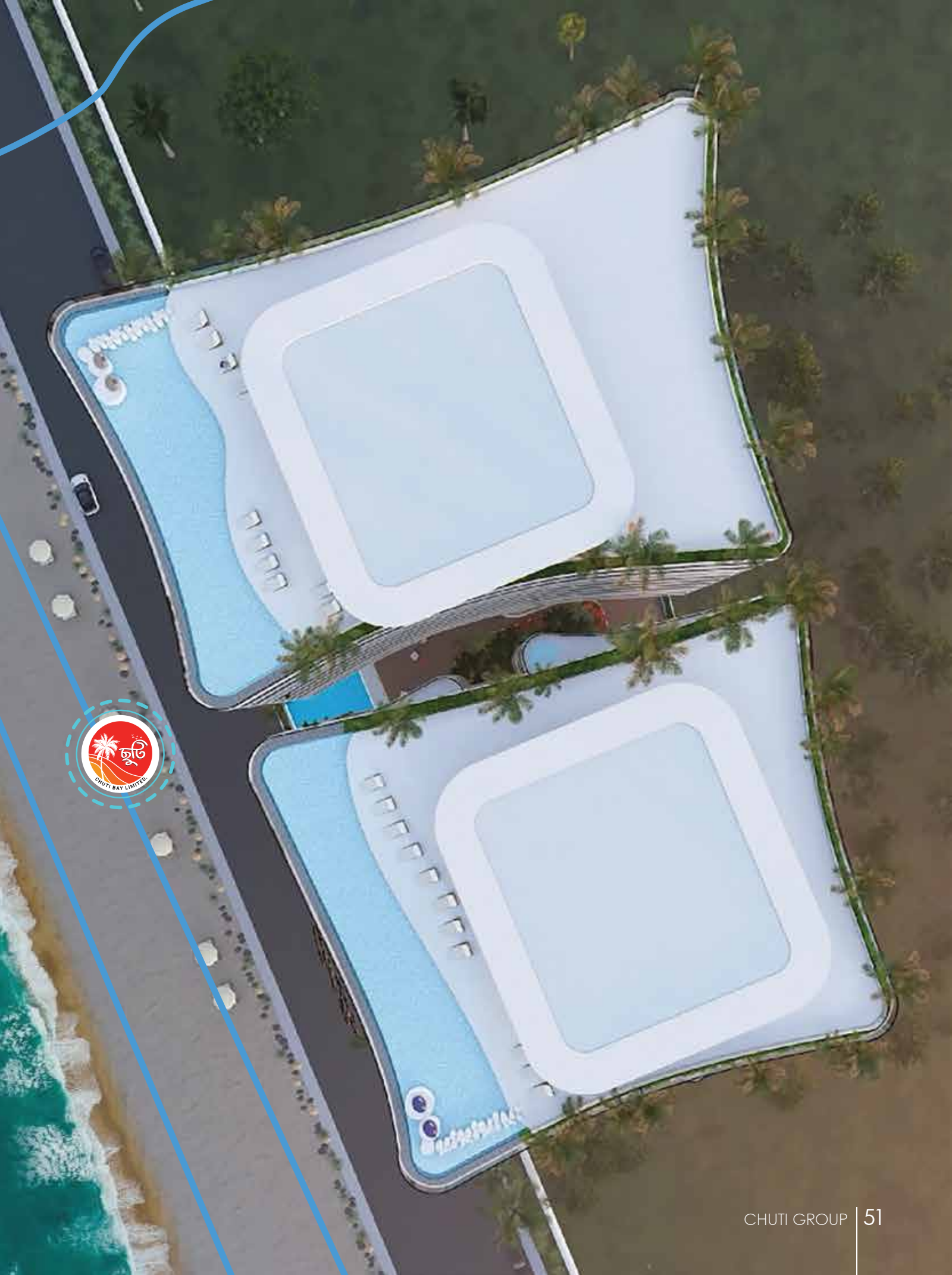


LOCATION & BACKGROUND

Chuti Bay is located at Kolatoli, Cox's Bazar, one of the most important tourism areas along the Bay of Bengal and the northern gateway of the Cox's Bazar-Teknaf Marine Drive. Kolatoli Point is a major beach and hospitality zone, with extensive tourism activity and direct connections to the coastal road network. The name Kolatoli is traditionally associated with the area's earlier landscape and agricultural character. Local accounts connect the area with extensive banana cultivation, while toli is commonly associated with low-lying land or the base of a hill. This historical landscape has gradually transformed into one of Cox's Bazar's major tourism destinations.

The project is located approximately 350 metres from Dolphin More, in a remarkable geographical setting where hills rise behind the site and the Bay of Bengal extends toward the front. This direct relationship between mountain and sea creates a strong natural identity and provides the principal contextual foundation for the project.





LAND AREA	: 36.5 KATHA
LAND AREA IN SFT	: 26,280 SFT
STOREYS	: 14 STOREY BUILDING WITH 1 BASEMENT
TOTAL ROOMS	: 270 ROOM



A Landmark Hospitality Development Chuti Bay is envisioned as a landmark luxury hospitality destination in Cox's Bazar, featuring 14 storeys and 270 guestrooms, complemented by restaurants, ballroom and event spaces, commercial and recreational facilities, and three infinity swimming pools.

The project is structured as a strategic 50:50 Landowner–Developer partnership between Landowner and Chuti Bay. Landowner will contribute the land and retain 50% ownership, while Chuti Bay will undertake the development and retain the remaining 50% ownership.

This equal partnership brings together the Landowner and Chuti Bay's hospitality expertise, development vision and execution capabilities, creating a shared platform to develop and maximize the long-term value of the project.

The collaboration aims to establish Chuti Bay as a distinctive hospitality landmark and high-value destination in Cox's Bazar, with both partners sharing ownership, commitment and long-term benefits.



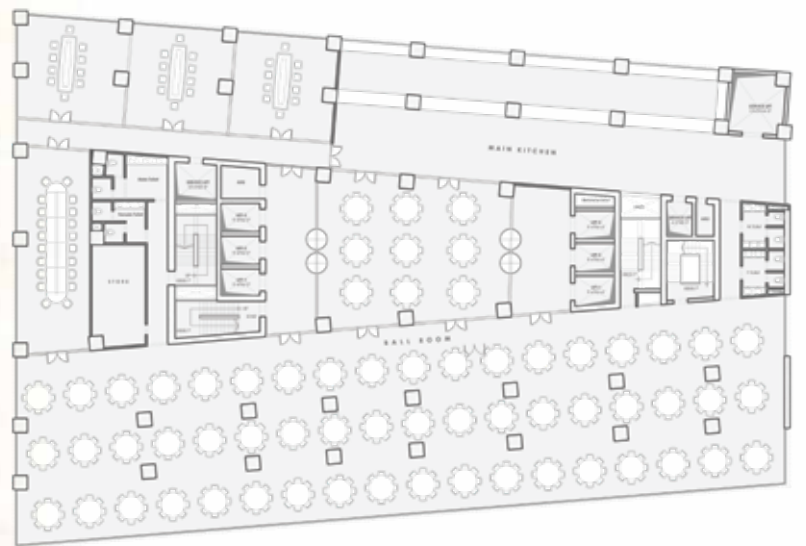


MARINE DRIVE ROAD



GROUND FLOOR PLAN

0' 10' 30' 60'

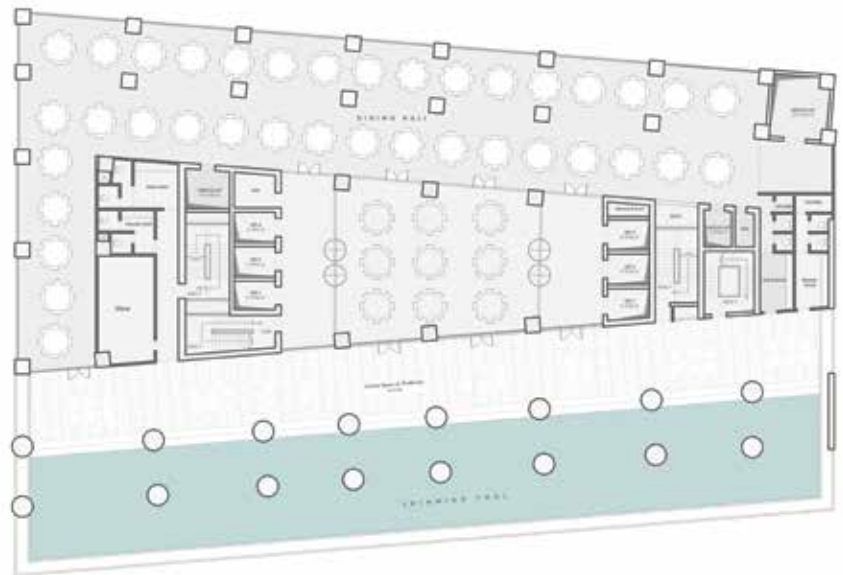


1ST & 2ND FLOOR PLAN

0' 10' 30' 60'

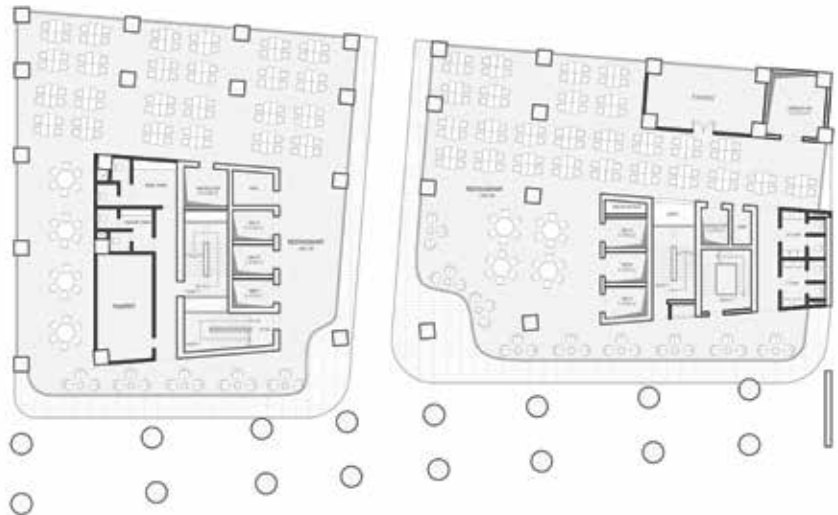
3RD FLOOR PLAN

0' 10' 30' 60'



5TH TO 6TH FLOOR PLAN

0' 10' 30' 60'



6TH TO 13TH FLOOR PLAN

0' 10' 30' 60'







A 7 STAR STANDARD ICON OF
Elegance
 BY THE SEA



Chuti Bay is envisioned as a landmark luxury hotel, rising approximately 14 storeys and accommodating around 270 guestrooms, together with restaurants, ballroom, commercial spaces, recreational facilities and other high-end hospitality amenities.

The architectural form takes inspiration from the dynamic movement of waves in the Bay of Bengal. The organic and flowing outline creates a sculptural silhouette that contrasts with conventional rectangular hotel architecture while responding symbolically to its coastal setting.

The two-tower configuration is developed to maximize panoramic views toward both the sea and surrounding hills. Approximately half of the guestrooms and major facilities are oriented toward the sea while the remaining spaces establish strong connections with the hill landscape.

A distinctive shaded dropping and layered facade treatment creates depth, identity and environmental protection. Three infinity swimming pools further reinforce the relationship between architecture, water and horizon, allowing the natural landscape to become an integral part of the guest experience.



WHERE THE BAY *Meets* SOPHISTICATION

The design prioritizes views, climate, orientation, shading and landmark identity. Deep projections and façade articulation provide protection from intense sunlight and rainfall, while material selection must address humidity, saline air and coastal exposure.

The building is organized to create a hierarchy between public, commercial, recreational and private hospitality spaces. The overall objective is to create not only a hotel but a recognizable architectural landmark for Kolatoli and Cox's Bazar.







PROJECT *FEATURES*

Private Sea Beach

Three infinity Swimming Pool
Deluxe Room
Presidential Suite with Jacuzzi
Banquet Hall
Multipurpose Hall
Suite Rooms
Cineplex
Shopping Area
Bar
Kids Zone
Spa & Salon
Sauna
Gymnasium
BBQ Zone







Where Nature Meets *Timeless* Luxury



INSPIRED BY
NATURE



CONTEMPORARY
AESTHETIC



OPEN & AIRY
SPACES



SUSTAINABLE
APPROACH



DESIGNED
FOR LIVING

Chuti Bay is envisioned as a contemporary coastal retreat where architecture, nature and the rhythm of the sea come together. Its flowing forms, open spaces and panoramic views create a distinctive environment designed for relaxation, connection and refined living.



Invest in Our Future

Enjoy Premium Return & Luxury Privileges

BENEFITS

01

Saf-kabla
Registration.



02

Passive
income.



03

Premium
Lifestyle with
7- Star
Standrad
Hotel
Experience



04

Free stay
facilities
yearly
2 Nights 3
Days.



05

Membership
Card facilities on
Accommodation
50% Discount
on other Chuti
Hospitality
Projects



06

Secure and
managed
hospitality
operation



07

Lifetime
Halal
Income
source.



08

Resalable &
Transferable
Facilities.



09

Yearly
Return on
investment



10

Asset
Appreciation







CHUTI SANTORINI

Lembur Ban, Kuakata

A Coastal Retreat Inspired by Santorini

Chuti Santorini is envisioned as an exclusive coastal destination where Santorini-inspired architecture meets the natural beauty of Kuakata. Comprising 16 private triplex villas with pools and a high-rise hotel, the development is shaped around sea views, sunlight, landscaped spaces and outdoor experiences. White architectural forms, blue accents, terraces and a dramatic central corridor create a distinctive identity, while the rooftop garden and juice bar offer elevated moments overlooking the sea and horizon. A contemporary expression of coastal elegance, created for Kuakata.

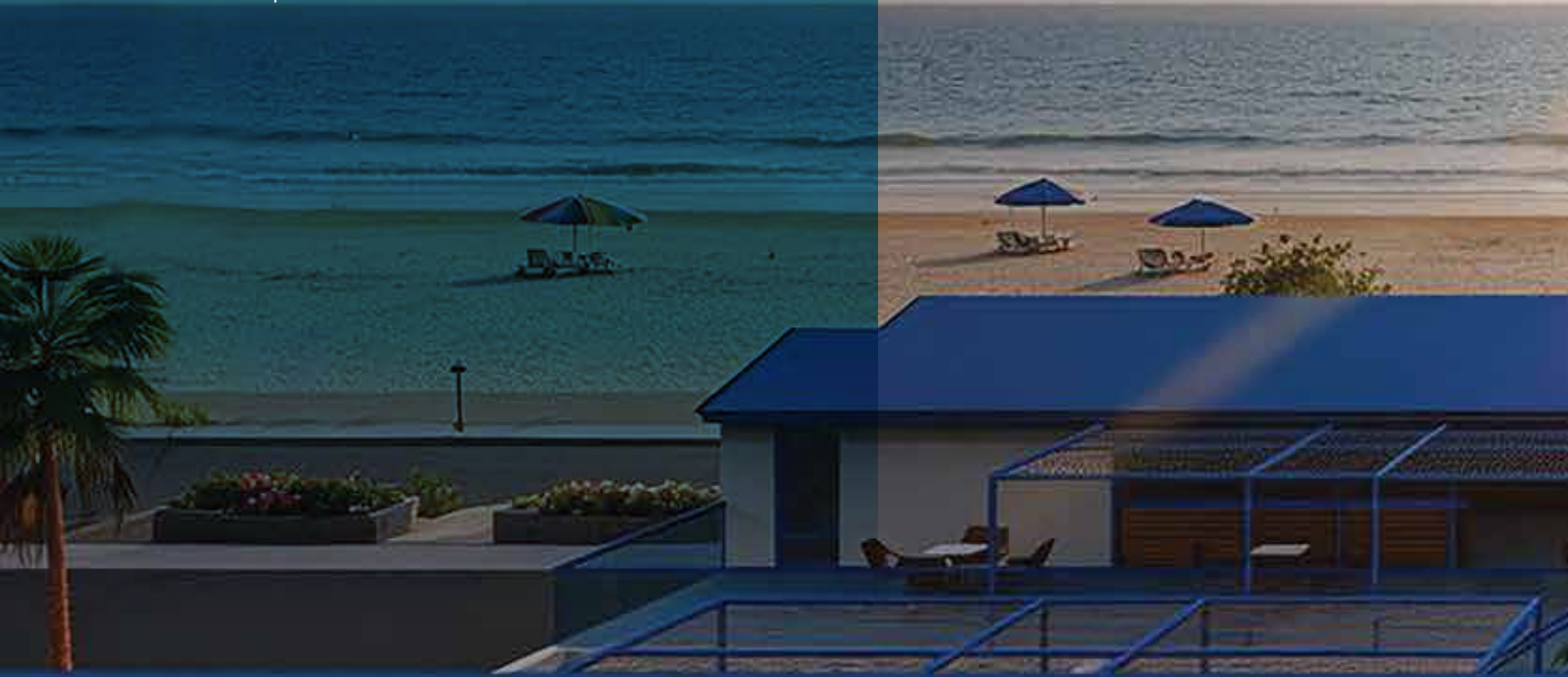


LOCATION & BACKGROUND

Chuti Santorini is located at Lembur Ban, Kuakata, one of the most distinctive coastal tourism destinations in southern Bangladesh. Kuakata is popularly known as “Sagar Kannya” or “Daughter of the Sea” and is renowned for its long sandy beach and unobstructed views of both sunrise and sunset. The ability to experience both events from the same coastline is one of the defining characteristics of Kuakata and becomes a major inspiration for the project.

Kuakata also has a strong cultural history associated with the Rakhine community. The name Kuakata is generally traced to the Bengali word “kua” (well), referring to wells dug by early Rakhine settlers seeking fresh drinking water after arriving from the Arakan region.

This combination of sea, sunlight, cultural heritage and coastal landscape creates a strong contextual foundation for the development.





LAND AREA : 6.85 BIGHA
NO OF VILLAS : 16
HOTEL : A 14 STOREY 5 STAR STANDARD HOTEL



The architectural concept of Chuti Santorini is inspired by the coastal character, natural beauty, and relaxed lifestyle of Kuakata. The design aims to create a unique resort experience by blending modern tropical architecture with the surrounding coastal environment, providing visitors with a peaceful retreat connected to nature.

The building is designed to maximize natural light, ventilation, and visual connection with the surroundings.

Open balconies, shaded areas, landscaped spaces, and water elements enhance user comfort while creating a seamless transition between indoor and outdoor environments. The arrangement of spaces encourages relaxation, social interaction, and appreciation of the coastal landscape.

The use of contemporary materials, elegant forms, and natural elements creates a balance between luxury and simplicity. Climate-responsive features such as proper shading, open circulation, and greenery integration contribute to a sustainable and comfortable environment suitable for the coastal region.

Chuti Santorini represents a harmonious combination of modern resort architecture and the natural charm of Kuakata. The design creates a memorable destination where architecture, landscape, and coastal lifestyle come together to provide a unique hospitality experience.



HOTEL AREA

VILLA AREA


 FIRST FLOOR PLAN (VILLA)





01	ENTRANCE	
02	LIVING & DINING	363 SFT
03	KITCHEN	112 SFT
04	BEDROOM	250 SFT
05	TOILET	100 SFT
06	VERANDAH	100 SFT
07	BACKYARD	315 SFT
08	POOL DECK	160 SFT
09	CHANGE ROOM	100 SFT
10	SWIMMING POOL	312 SFT

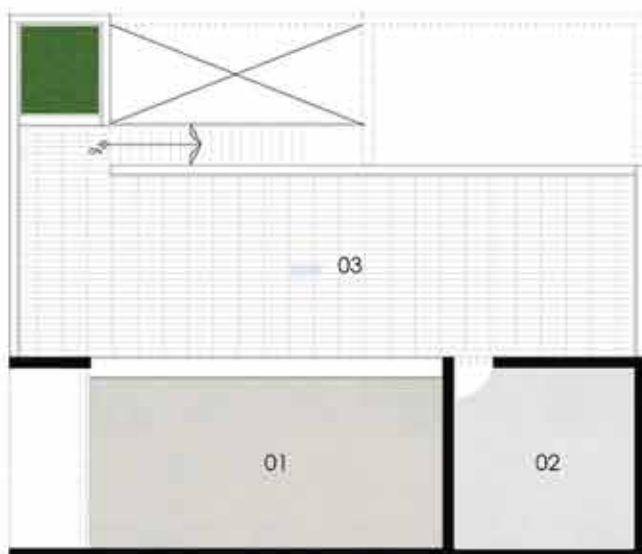
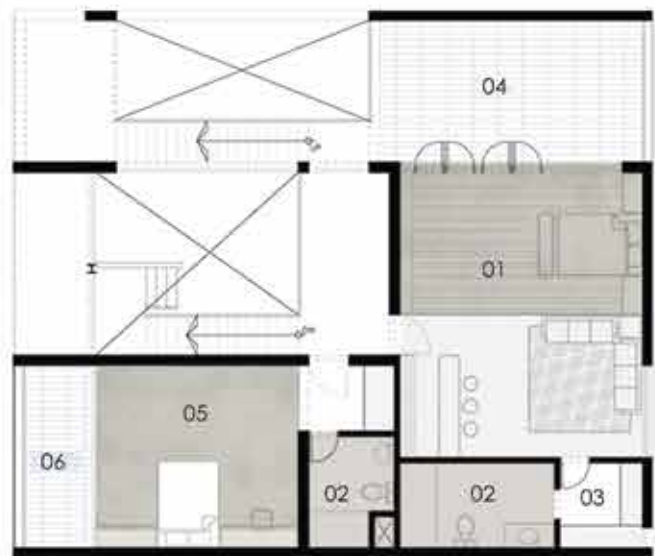
GROUND FLOOR PLAN (VILLA)

0' 5' 10' 20'

01	MASTER BEDROOM	315 SFT
02	TOILET	171 SFT
03	DRESSING	100 SFT
04	TERRACE	315 SFT
05	BEDROOM	300 SFT
06	VERANDAH	100 SFT

FIRST FLOOR PLAN (VILLA)

0' 5' 10' 20'



01	JUICE BAR	515 SFT
02	STORE	280 SFT
03	ROOF	920 SFT

ROOF PLAN (VILLA)

0' 5' 10' 20'



Principal Architect

Md Mizanur Rahman

Construction Will be Started

2027

Chuti Santorini consists of 16 triplex villas and a high-rise hotel. Each villa is planned with four bedrooms and a private swimming pool, creating an exclusive coastal retreat experience.

The architectural language is inspired by Santorini, particularly its white architectural masses, blue accents, terraces and dramatic relationship with the sea. Rather than directly reproducing the Greek island, these characteristics are reinterpreted into a contemporary architectural language suitable for Kuakata.

A major design element is the central corridor running through the development. Its orientation is carefully considered to allow sunset rays to penetrate the project, transforming natural sunlight into an active architectural element.

The rooftop is designed as an experiential destination with a roof garden and juice bar, providing elevated spaces from which guests can enjoy the sea, horizon, sunrise and sunset.





INSPIRED BY SANTORINI *Designed* FOR MODERN LUXURY

The site's approximately 15-foot level difference from Marine Drive is incorporated into the planning strategy, with the lower level utilized for parking and supporting functions. The main pedestrian arrival is positioned at the upper level to create a more controlled and contemporary guest entrance.

The overall planning is driven by sun orientation, sea views, pedestrian movement and outdoor experience. Private pools, landscaped spaces, central corridors and rooftop facilities provide multiple opportunities for guests to engage with the coastal environment.

As a coastal development, the project also considers solar exposure, humidity, heavy rainfall, saline air, waterproofing and drainage.



Durable materials and appropriate facade protection are essential for long-term performance.





PROJECT *FEATURES*

- 4 Bedrooms Luxury Villa
- Private Swimming Pool
- Spacious Living Area
- Modern Kitchen & Dining
- Private Balcony/Open Space
- Premium Interior Design
- Smart Fittings
- Sunset Point
- Natural and Calm Environment
- BBQ/Outdoor Sitting Area
- Ideal for family vacation







A Mediterranean Dream
Reimagined on the Shores at

Kuakata

Chuti Santorini is envisioned as a sophisticated coastal destination inspired by the timeless architecture and relaxed lifestyle of Santorini. The design blends clean Mediterranean forms, soft curves, white-toned architecture, open terraces, and natural elements to create a distinctive resort experience.

Every space is thoughtfully designed to maximize openness, natural light, and connection with the surrounding environment. Layered terraces, panoramic views, lush tropical landscaping, and contemporary amenities come together to create a

seamless balance between architectural elegance, comfort, and coastal living.

Chuti Santorini is more than a destination—it is a lifestyle concept where Mediterranean charm meets modern luxury, offering an elevated experience of relaxation, exclusivity, and refined coastal living.





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BENEFITS

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Registration.



02

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income.



03

Premium
Lifestyle with
Private Villa
Experience



04

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facilities
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2 Nights 3
Days.



05

Membership
Card facilities on
Accommodation
50% Discount
on other Chuti
Hospitality
Projects



06

Secure and
managed
hospitality
operation



07

Lifetime
Halal
Income
source.



08

Resalable &
Transferable
Facilities.



09

Yearly
Return on
investment



10

Asset
Appreciation

WHERE THE SUN RISES OVER THE SEA &
SETS BEYOND THE MANGROVES

Kuakata

WHERE EVERY HORIZON
TELLS A STORY.





CHUTI NOKKHOTROBARI RESORT

Founder

Tauquir Ahmed &
Bipasha Hayat

Operation Started

2011

A New Chapter of Nature, Culture & Hospitality

Located in the lush landscape of Gazipur, Chuti Nokkhotrobari Resort brings together nature, culture, creativity and contemporary hospitality.

Originally founded by celebrated artist couple Tauquir Ahmed and Bipasha Hayat, Nokkhotrobari was envisioned as more than a conventional resort. At a time when the potential of a resort outside Dhaka was still widely questioned, they imagined a natural retreat that could also serve as a cultural centre a place for art, cinema, theatre, music and creative expression.

Over the years, Nokkhotrobari became a distinctive gathering place for Bangladesh's creative community. Art exhibitions, art camps, film screenings, theatre rehearsals and cultural programmes took place here, welcoming renowned artists and cultural personalities including Mustofa Monowar, Quamrul Hassan, Hashem Khan, Farida Zaman and Shishir Bhattacharjee.

This history has given Nokkhotrobari something that cannot simply be built: a cultural memory and a unique feeling of Peace.

The Meaning Of Nokkhotrobari

Inspired partly by the poetry of Jibanananda Das, the name Nokkhotrobari reflects the founders' deep connection with nature and light. Nokkhotro represents the Sun the source of light and energy, symbolized at the property through the sunflower. Bari represents home—a place of belonging, gathering and connection.

Location & Natural Context

Situated within the green landscape of Gazipur, and conveniently accessible from Dhaka, the resort offers an escape from the pace of urban life. Its trees, gardens, open spaces and natural surroundings are integral to the experience. Here, nature is not simply a backdrop—it is part of the destination.

The Chuti Vision

With the transition to Chuti Nokkhotrobari, our objective is to preserve the soul of Nokkhotrobari while elevating its hospitality experience.

Chuti will focus on three priorities:

Preserve- Protect the natural landscape, mature trees, artistic identity and cultural heritage.

Enhance- Upgrade accommodation, dining, recreation, conference facilities and guest services to contemporary hospitality standard.

Activate- Develop the resort as a year-round destination for leisure, corporate programmes, conferences, weddings, social events and cultural activities.

The founders' commitment to nature will remain in special focus. Among the property's trees are twelve avocado trees personally grown from seeds by Bipasha Hayat, symbolising the idea of nurturing something for future generations.

The transition to Chuti is therefore a continuation, not an ending. The artistic soul and natural character of Nokkhotrobari will meet Chuti's hospitality experience, creating a destination where families gather, businesses connect, artists create and people reconnect with nature.

A LEGACY CONTINUES. A NEW CHAPTER BEGINS.





CHUTI HOUSE

The Corporate Home of Chuti Group

Chuti House is the corporate office and central working hub of Chuti Group, bringing together the people, systems, ideas, and leadership driving the Group's growing tourism and hospitality portfolio. Located at House 21, Road 28, Block K, Banani, Dhaka, Chuti House represents the Group's evolution from a single resort venture into an expanding hospitality and property development organization.

A Corporate Culture Built for Growth

As Chuti Group expands, we are building a culture based on professionalism, accountability, teamwork, innovation, and continuous improvement. At Chuti House, we aim to create a structured corporate environment where responsibilities are clearly defined, decisions are information-driven, and performance is measured against established objectives.

Systems, Processes & Professional Management

The growing scale of Chuti Group requires systems capable of supporting multiple projects, companies, locations, and business functions. Its aim to integrate all wings of a standard corporate management.

Through transparent process, reporting, documentation, coordination, and defined responsibilities, the Group is building a scalable organizational structure to support its expanding portfolio.



People Behind the Projects

Every Chuti destination begins with an idea, but its success depends on people. Chuti House brings together professionals from architecture, engineering, hospitality, finance, marketing, administration, sales, customer relations, and business development to achieve common goals.

We encourage our people to understand how their individual roles contribute to the larger Chuti ecosystem. This collaborative approach connects design with development, investment with hospitality, and strategy with execution.

From Office to Destination

The work carried out at Chuti House extends far beyond the office from planning new destinations and managing development projects in building investor's trust relationships and preparing for future hospitality ventures.

Today, Chuti Group's portfolio spans Gazipur, Cox's Bazar, Kuakata, and other emerging tourism destinations, with a growing sense of hospitality and property development concerns.

Chuti House brings these diverse initiatives together, providing the corporate coordination and institutional foundation required for continued growth.

Building an Institution for the Future

Chuti Group began its journey in 2012 with a vision for nature-based tourism. More than a decade later, that vision has evolved into a broader ambition: to build Chuti into an international hospitality chain originating from Bangladesh.

Chuti House is an important part of this transformation. As the Group expands into new destinations and markets, its corporate culture, management, and professional workforce will remain focused to its goal.

Chuti House is more than a corporate office.

It is where the Chuti vision is planned, coordinated, and transformed into reality.





CHUTI LOUNGE

A Little Escape, Right in the City

Chuti Lounge is a contemporary coffee and lifestyle destination created for people to pause, connect, work, and unwind over great coffee. The first flagship outlet will be located on the Ground Floor of Chuti House, establishing the concept before expanding into a wider chain across Dhaka and other major cities of Bangladesh.

Offering quality coffee, refreshing beverages, light bites, and a relaxed yet refined ambience, Chuti Lounge will bring together the spirit of Chuti leisure, comfort and escape in a modern urban setting.

From Chuti House to cities across Bangladesh, Chuti Lounge is designed to become a coffee brand people can call their everyday escape.

a growing portfolio. a trusted team. a vision beyond destinations.

Chuti brings together hospitality, property and investment opportunities to build a future-ready tourism brand from Bangladesh to the world.

Invest in the vision. Experience the destination. Grow with Chuti.

EDITORIAL-2026

An In-House Production of Chuti Group

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