



10 PARK DRIVE

A Lifestyle, Not Just an Address!







Introducing an unparalleled residential opportunity in Islamabad's prestigious capital:

10

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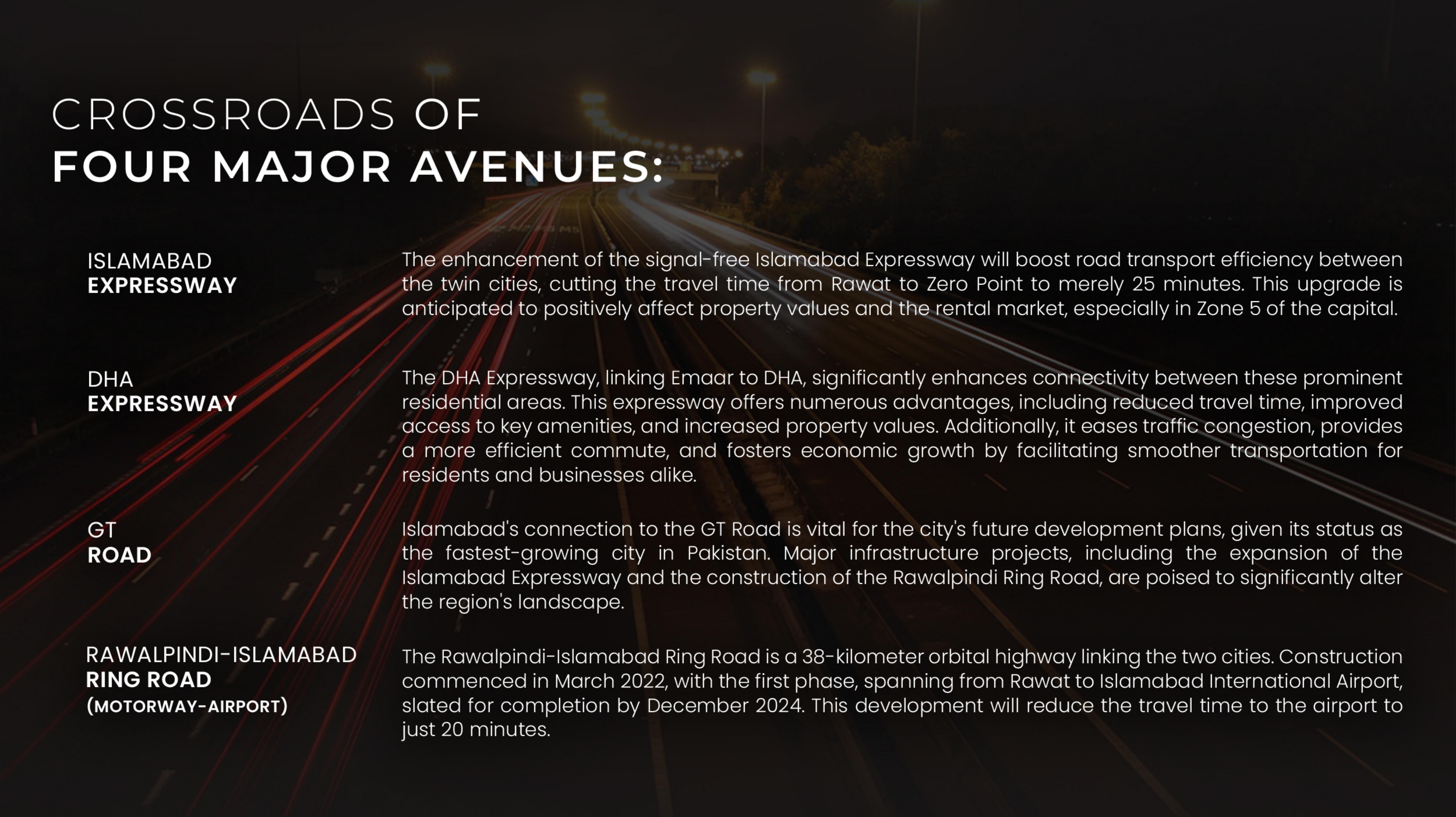
ENTERTAINMENT DISTRICT, **MAIN BOLUVARD, EMAAR, DHA**

Discover an unmatched residential gem in Islamabad's esteemed capital at 10 Park Drive. Nestled on a spacious 5 kanal plot, this prestigious development boasts 40 meticulously designed luxury apartments spread across five floors. Each apartment seamlessly blends modern elegance with supreme comfort, offering a unique residential experience in the heart of the city.

Residents of 10 Park Drive indulge in privileged access to an array of amenities. The ground floor features commercial spaces, enhancing the community's vibrancy and accessibility. Secure parking across two basement levels ensures convenience and peace of mind.

Furthermore, a rooftop oasis awaits, offering an infinity pool, gym, steam room, sauna, gaming lounge, BBQ area, & dedicated kids' playing area. This elevated amenity space complements the sophisticated living environment, setting a new benchmark for luxury living in Islamabad.

CROSSROADS OF FOUR MAJOR AVENUES:



ISLAMABAD **EXPRESSWAY**

The enhancement of the signal-free Islamabad Expressway will boost road transport efficiency between the twin cities, cutting the travel time from Rawalpindi to Islamabad to merely 25 minutes. This upgrade is anticipated to positively affect property values and the rental market, especially in Zone 5 of the capital.

DHA **EXPRESSWAY**

The DHA Expressway, linking Emaar to DHA, significantly enhances connectivity between these prominent residential areas. This expressway offers numerous advantages, including reduced travel time, improved access to key amenities, and increased property values. Additionally, it eases traffic congestion, provides a more efficient commute, and fosters economic growth by facilitating smoother transportation for residents and businesses alike.

GT **ROAD**

Islamabad's connection to the GT Road is vital for the city's future development plans, given its status as the fastest-growing city in Pakistan. Major infrastructure projects, including the expansion of the Islamabad Expressway and the construction of the Rawalpindi Ring Road, are poised to significantly alter the region's landscape.

RAWALPINDI-ISLAMABAD **RING ROAD** (MOTORWAY-AIRPORT)

The Rawalpindi-Islamabad Ring Road is a 38-kilometer orbital highway linking the two cities. Construction commenced in March 2022, with the first phase, spanning from Rawalpindi to Islamabad International Airport, slated for completion by December 2024. This development will reduce the travel time to the airport to just 20 minutes.

EMAAAR AS A COMMUNITY



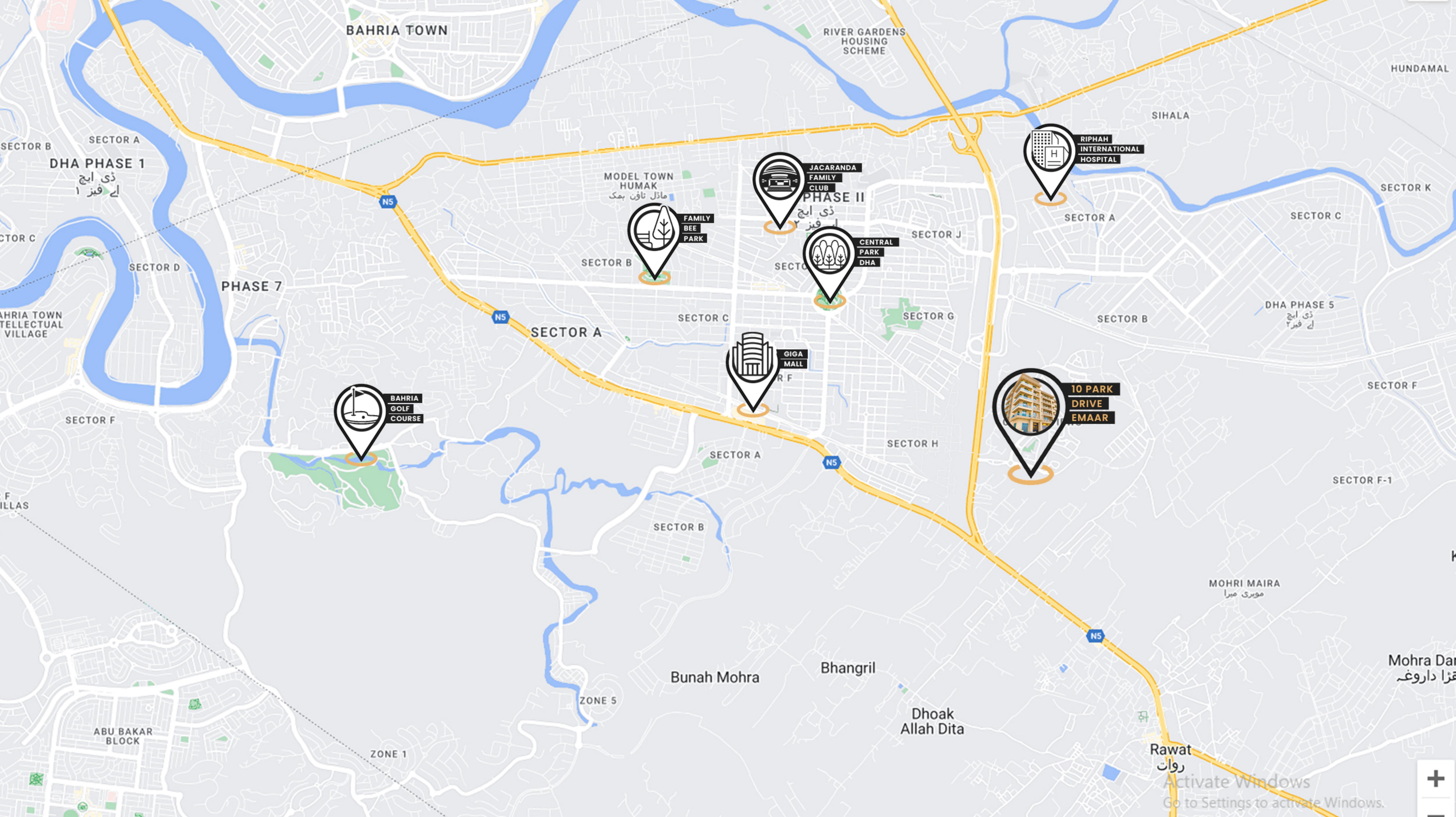
TWIN CITIES (ISLAMABAD - RAWALPINDI)

Islamabad, the capital of Pakistan, is distinguished as one of the most picturesque cities in South Asia. Its diverse sectors and zones are embellished with expansive, tree-lined avenues, enhancing both its navigability & charm. Masterfully designed by the esteemed Doxiadis Associates, Islamabad is the fastest-expanding city in Pakistan regarding population, economy, and urban development.

Merging a rich historical tapestry & a fusion of various civilizations with a temperate climate, Islamabad is strategically positioned at the junction of Punjab and Khyber Pakhtunkhwa, with the Margalla Pass acting as an entryway to Khyber Pakhtunkhwa. The city was constructed in the 1960s to succeed Karachi as the nation's capital.

As the epicenter of government, Islamabad holds paramount importance in the country. It offers a distinctive amalgamation of historical depth & contemporary opportunities, driven by a flourishing economy and abundant investment prospects.





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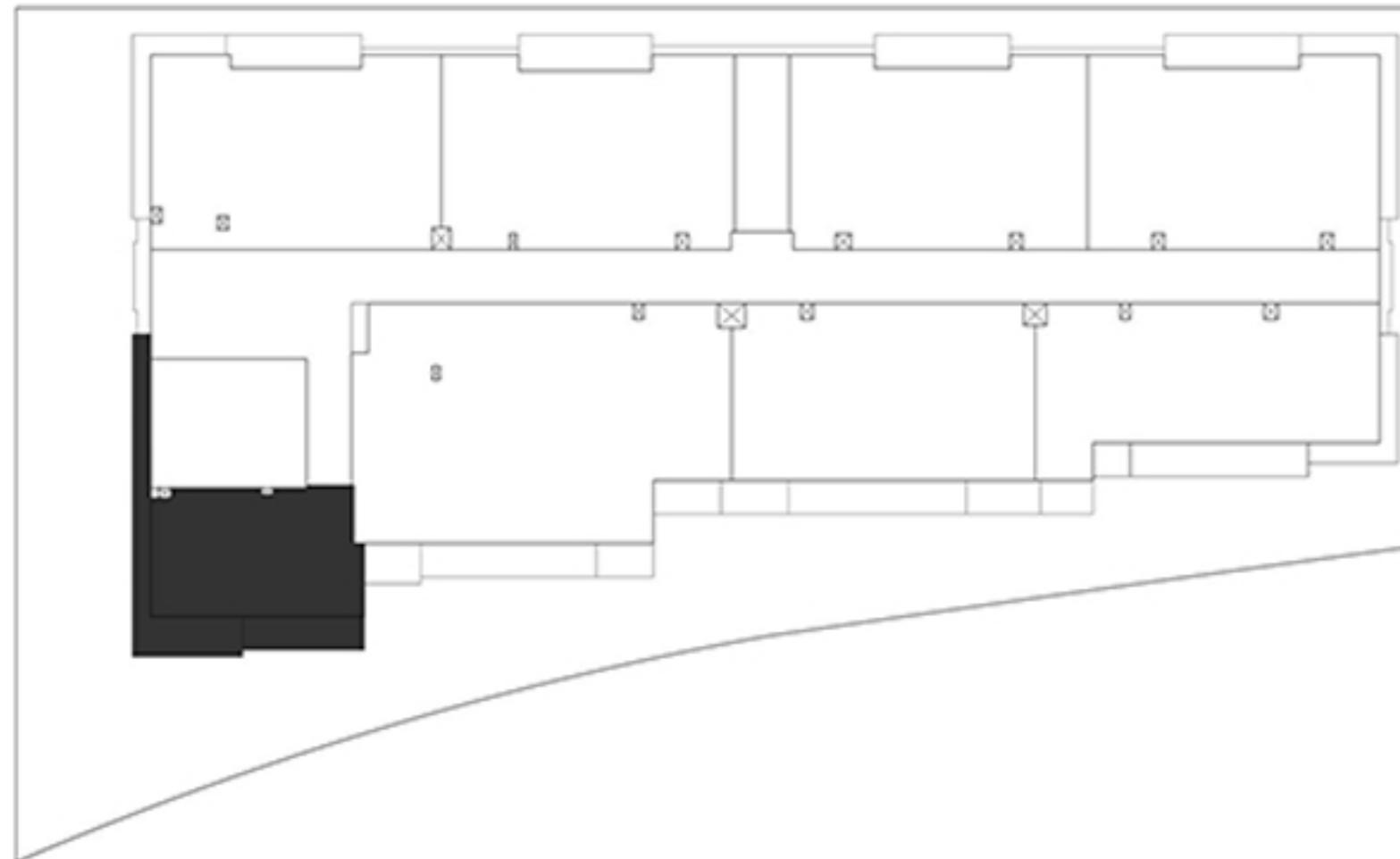
FLOOR PLAN

1 Bed Apartment

	Square Feet	Square Meters
Unit Area	1,002	93.1
Allocated Common Area	172	16.0
Allocated Parking Area	128	11.9
Total Assigned Area	1,302	121.0



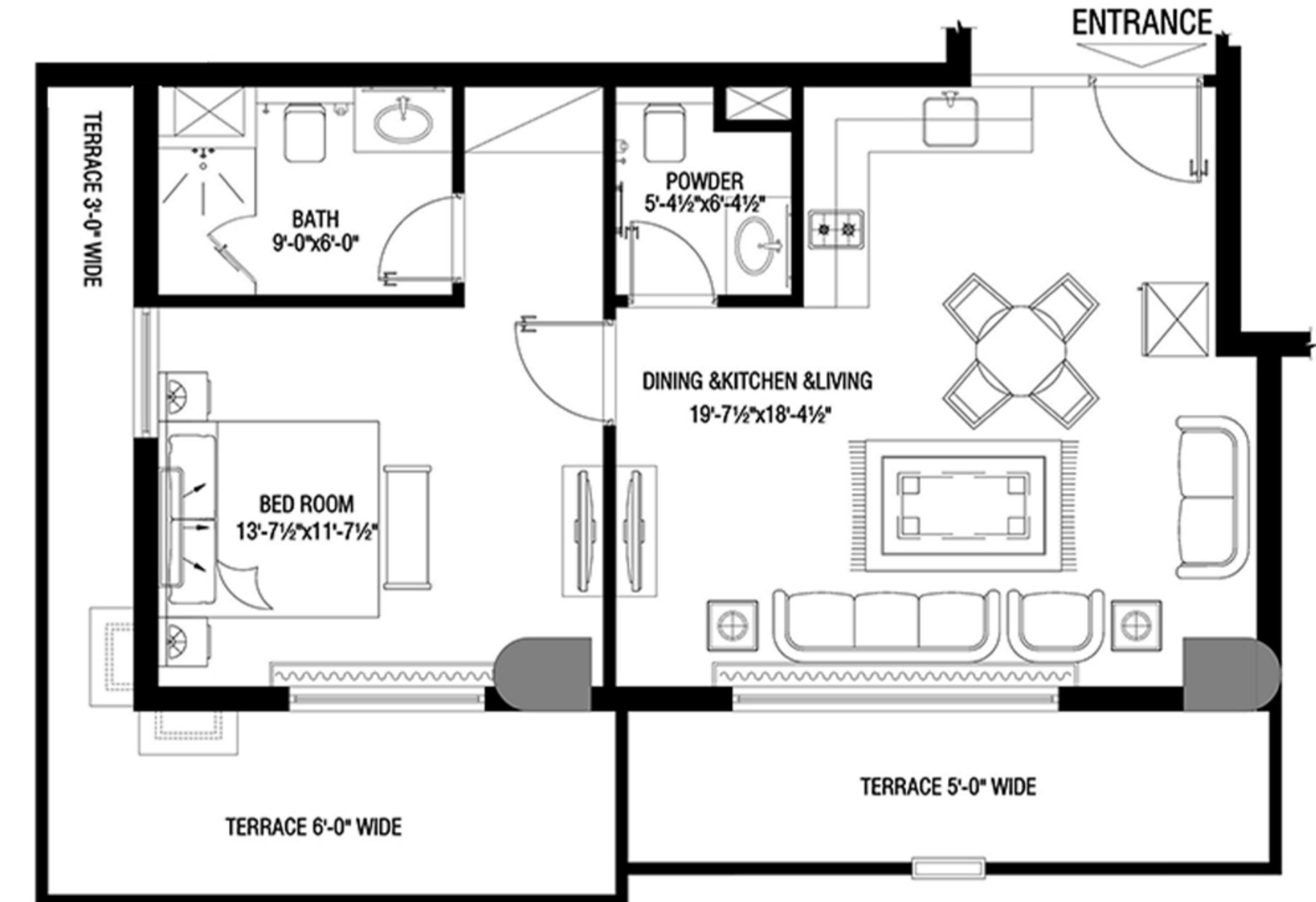
KEY PLAN



KEY SECTION



FRONT ELEVATION



FLOOR PLAN 1. Measurements are provided in both imperial and metric units, taken from the finishing point and do not include construction tolerances. 2. The materials, sizes, and designs presented are only estimations. 3. The developer reserves the right to modify information at any time without prior notice. 4. The actual size of the area might differ from what has been stated. 5. The provided drawings are not created to scale. 6. The images used are solely for demonstration purposes and may not accurately reflect the actual dimensions, features, specifications, fixtures, and furnishings. The developer has the complete authority to make changes or modifications as deemed necessary, without any obligation or liability.

ISOMETRIC

1 Bed Apartment



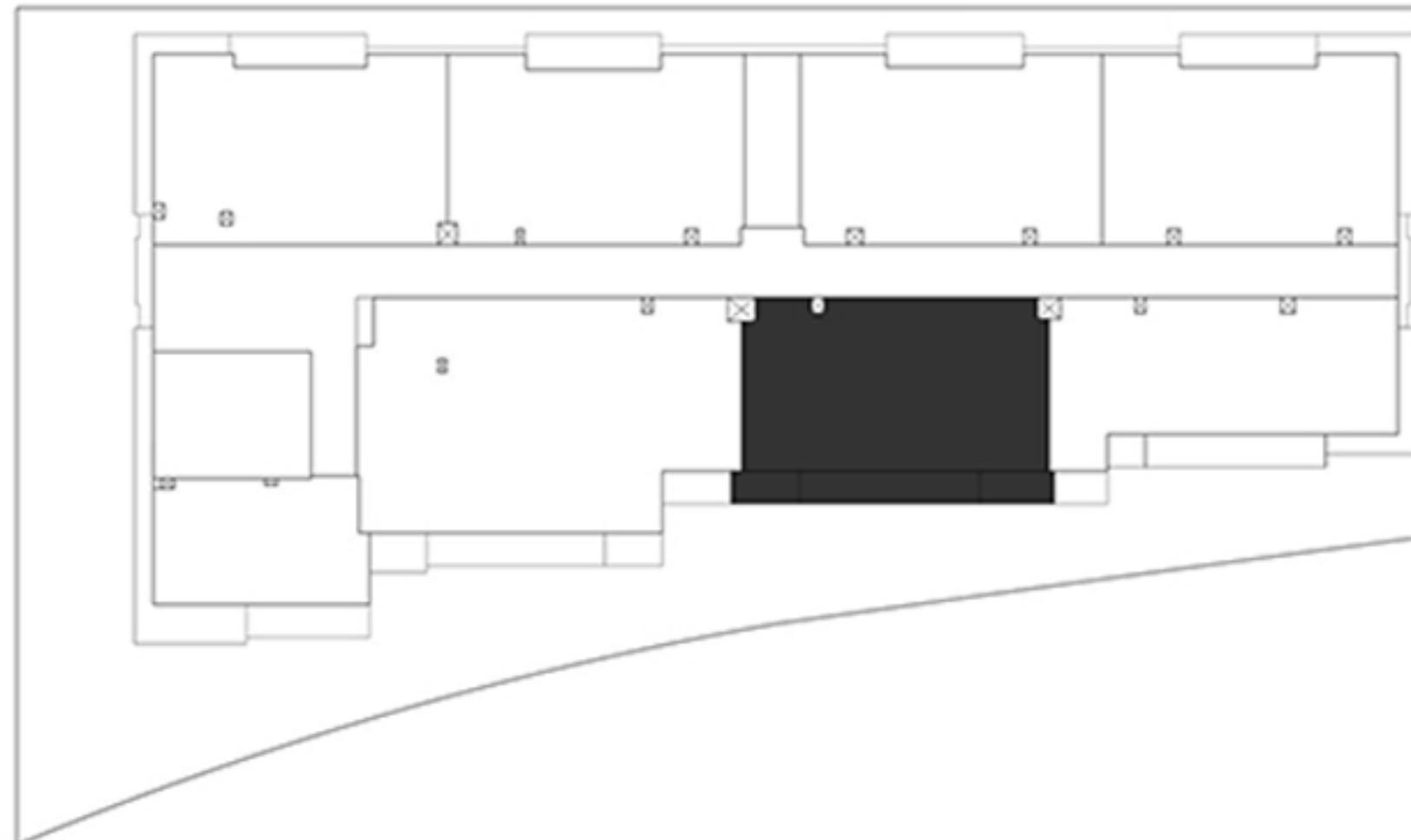
FLOOR PLAN

2 Bed Apartment

	Square Feet	Square Meters
Unit Area	1,580	146.8
Allocated Common Area	340	31.6
Allocated Parking Area	128	11.9
Total Assigned Area	2,048	190.3



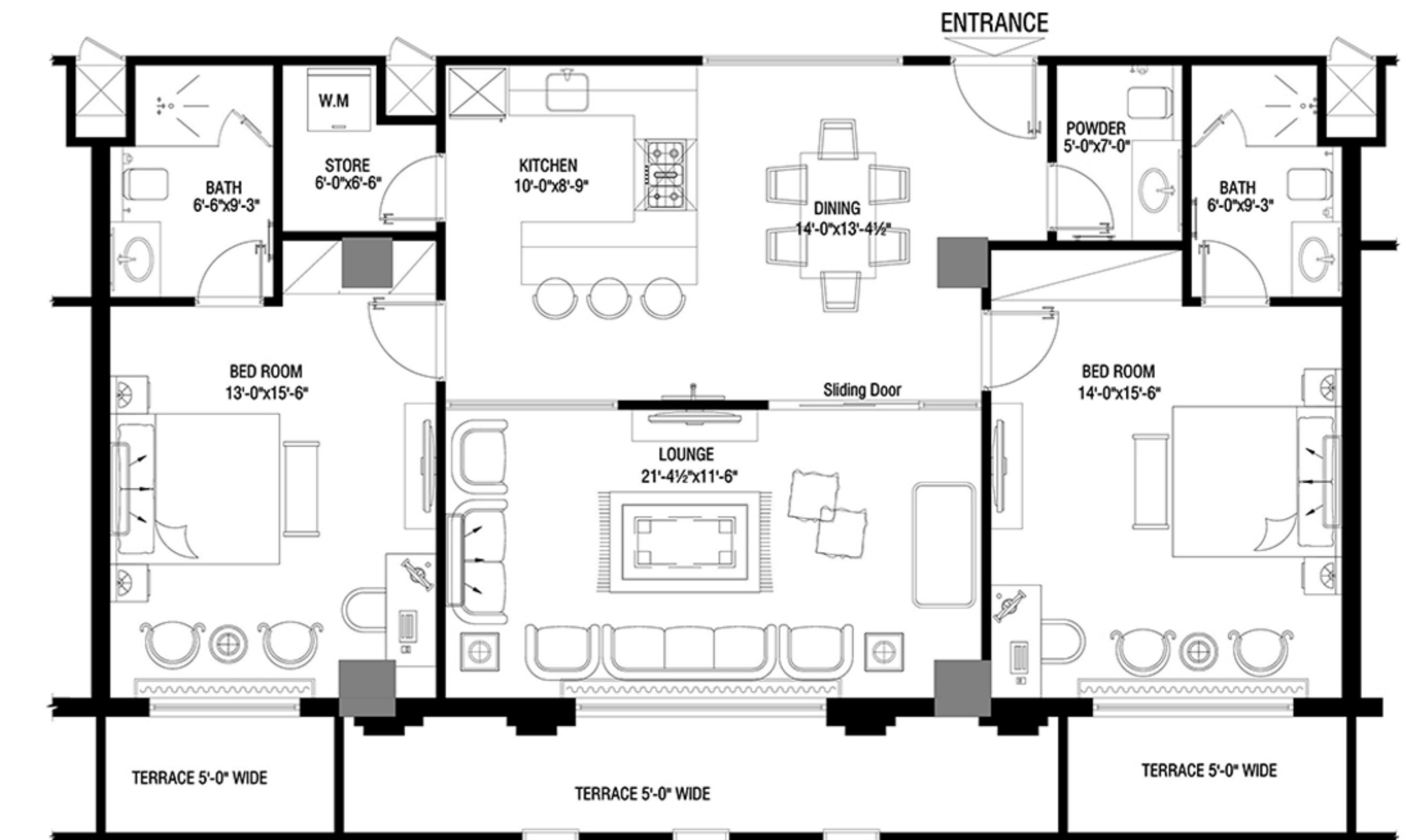
KEY PLAN



KEY SECTION



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ISOMETRIC

2 Bed Apartment



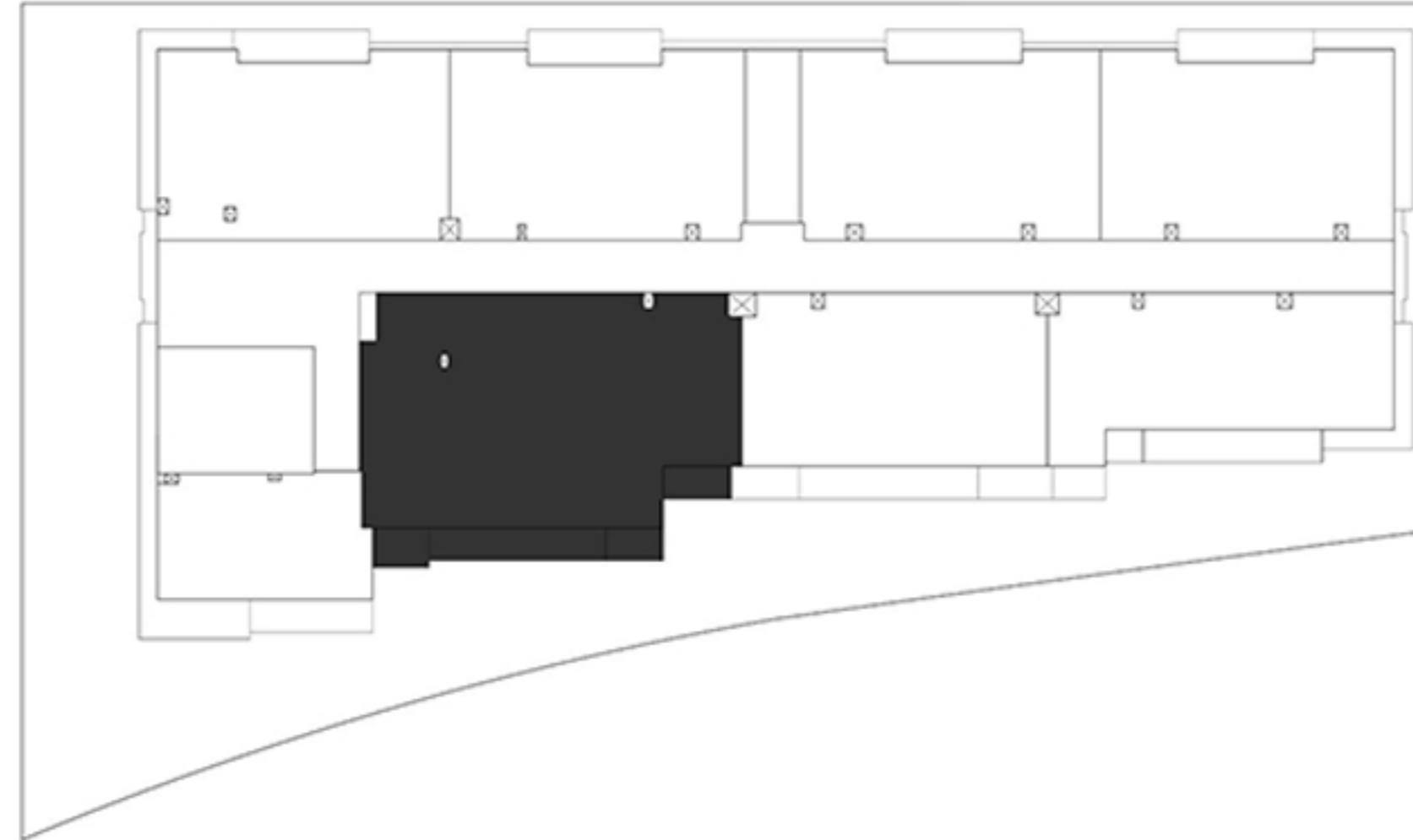
FLOOR PLAN

3 Bed Apartment

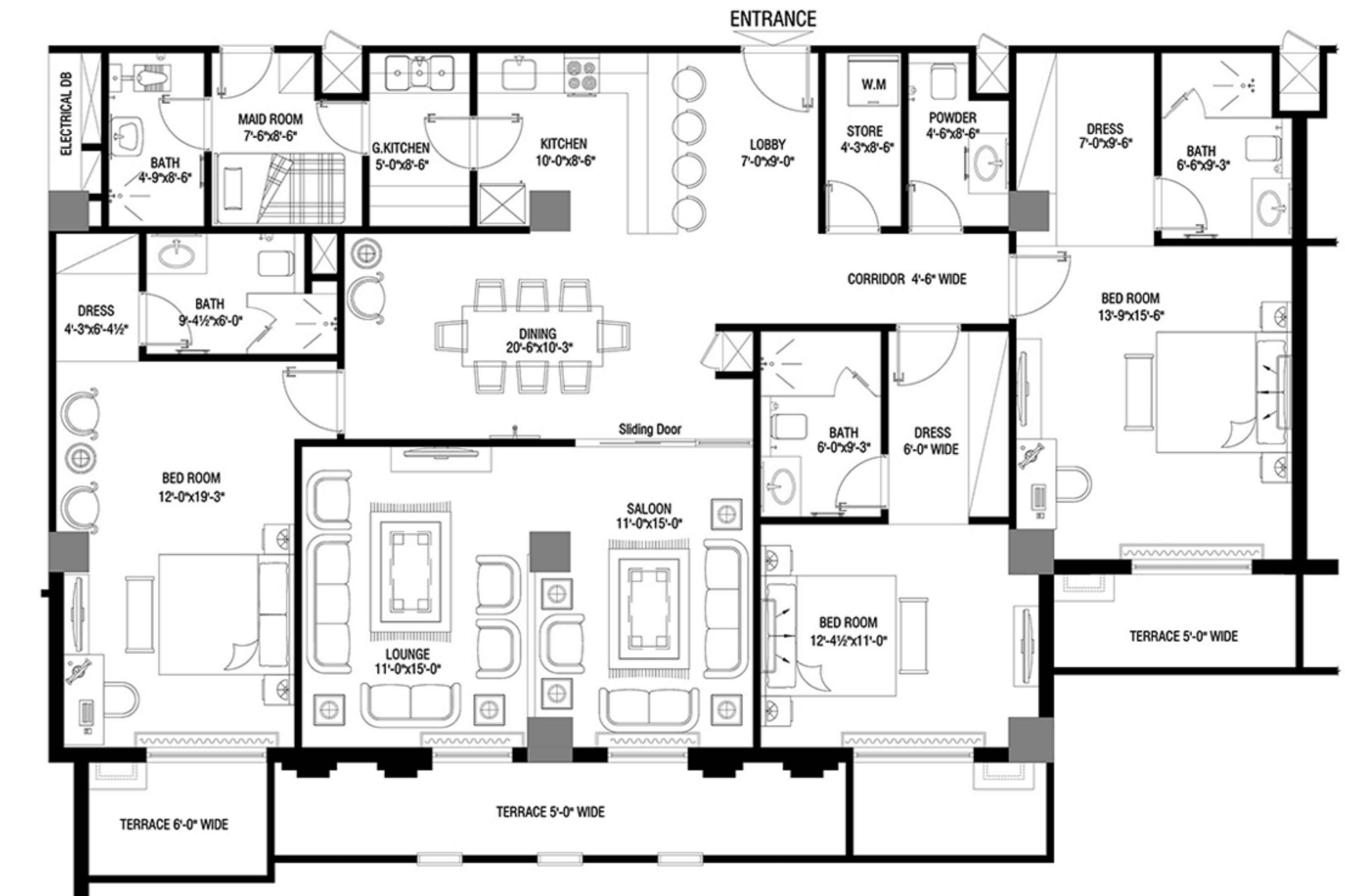
	Square Feet	Square Meters
Unit Area	2,349	218.2
Allocated Common Area	538	50.0
Allocated Parking Area	256	23.8
Total Assigned Area	3,143	292.0



KEY PLAN



KEY SECTION



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ISOMETRIC

3 Bed Apartment







LUXURY AMENITIES & FACILITIES



Concierge
24/7 Dedicated Concierge



Kids Playing Area
Safe & Engaging Spaces



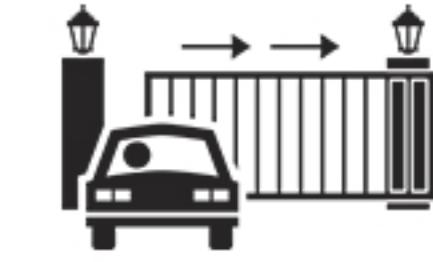
Rooftop Infinity Pool
Rooftop Swimming Pool for Residents



Smart Home Tech
Smart Latest Technology



Food Court
Food Street for Residents



Gated Community
Walled & Gated Community



Gaming Lounge
Fun Games to play around



BBQ Areas
Rooftop Eatery



Security
24/7 CCTV Surveillance



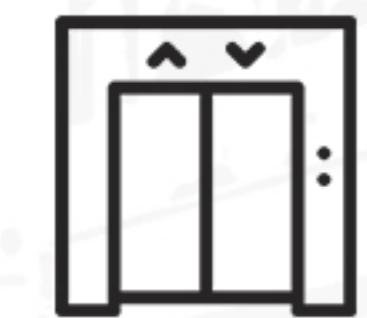
Community Centre
Resident's Lounge



Gym
Health & Fitness Centre



Power Backup
24/7 Power Backup in Common Areas



Elevator
High-Speed Elevators



Waste Mgmt.
Outgoing Waste Separation



Community Wifi
GPON System



Building Mgmt.
Facility Management System



Energy
Energy Efficient Design



ATM
24/7 Cash Withdrawal

A lifestyle of
ENDLESS SERENITY

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ROOFTOP INFINITY POOL

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DEDICATED CONCIERGE

BRYAN

A lifestyle
WHERE FOOD
MEETS FASHION

10

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A blurred background image of a gym interior featuring a row of dumbbells on a rack. The dumbbells are dark-colored with metallic plates and black handles. The background is out of focus, showing other gym equipment and bright lights.

A lifestyle beyond
JUST A WORKOUT

FITNESS CENTER

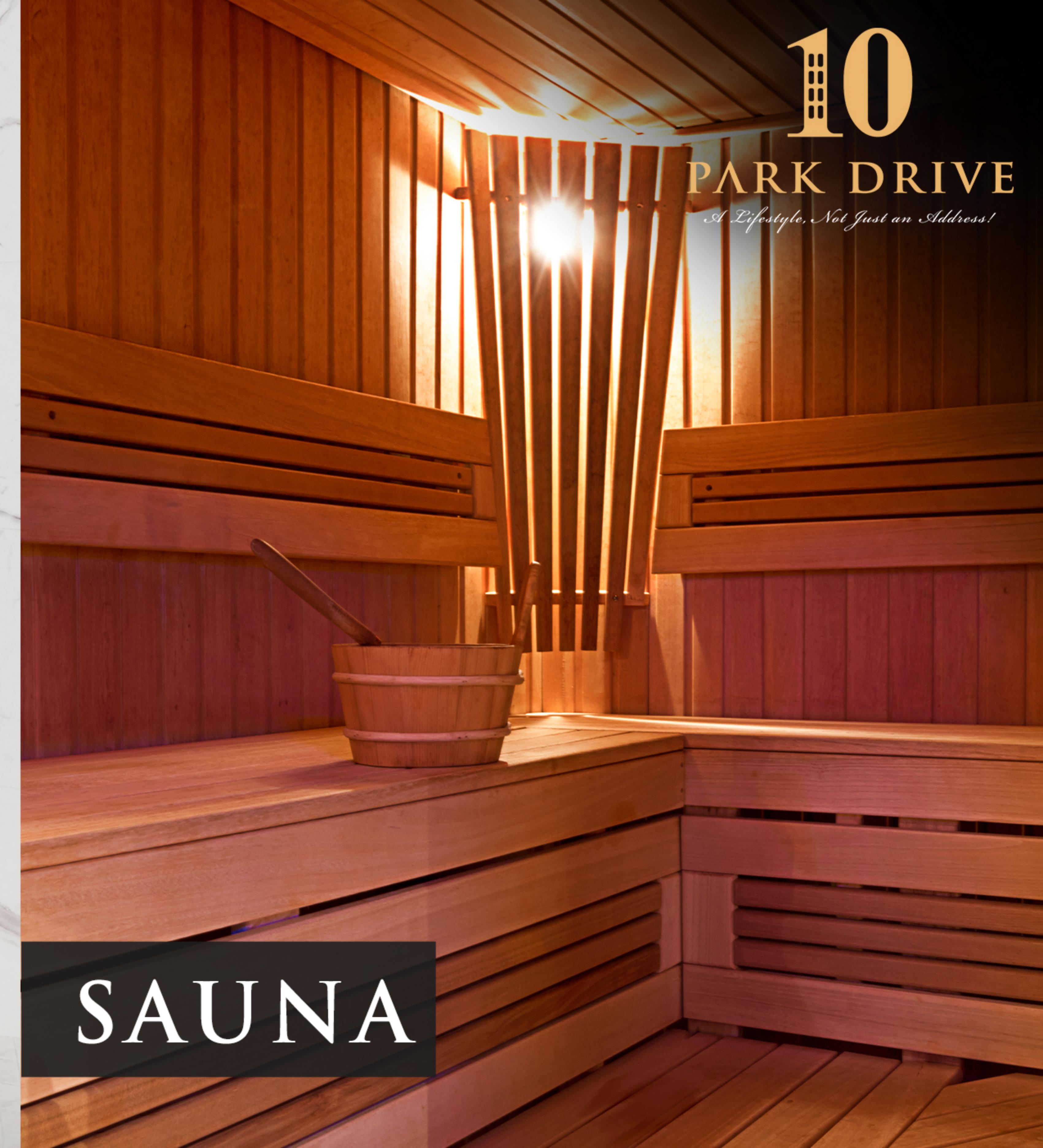
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A lifestyle of
WELLNESS &
RELAXATION

STEAM



SAUNA



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BOOKING & INQUIRIES

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MALIK & MALIK ARCHITECTS PVT (Ltd)