

TOLL FREE
0800- MULTI (68584)

Head Office:

Office # 25, 1st Floor, Al-Hameed Mall,
G-11 Markaz, Islamabad.



A PROJECT OF



Development



THE VILLAS

BOUTIQUE APARTMENTS

EXCELLENCE THAT SETS SOMEONE OR SOMETHING APART FROM OTHERS



A NEW DESTINATION..



MODERN LIVING FOR AN
URBAN LIFESTYLE

WELCOME TO
THE VILLAS
BOUTIQUE APARTMENT,
JUST A FEW MINUTES DRIVE
FROM THE
NEW ISLAMABAD
INTERNATIONAL AIRPORT





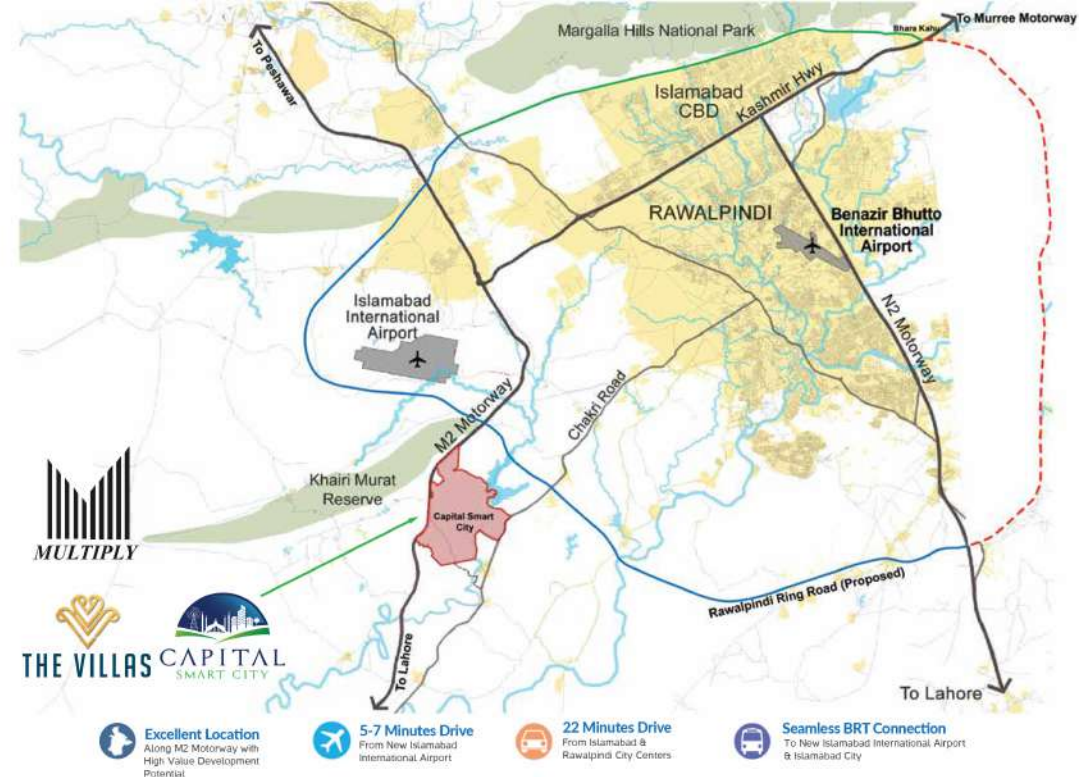
CAPITAL SMART CITY

PIONEERING THE SUSTAINABLE FUTURE OF PAKISTAN

The first ever smart city of Pakistan located in the heart of its capital, Islamabad. A quality housing project of Future Developments Holdings (Pvt.) Ltd. (FDHL), the leading real estate developers and asset management company operating in Pakistan. Situated on the M2 Motorway near the New Islamabad International Airport and the eastern route of CPEC. Capital Smart City is a model for environmentally stable development, pioneering an advanced and sustainable future in the region.



A BLINK AWAY
FROM THE
AIRPORT, YOUR
SMART LIFESTYLE
AWAITS YOU



RESOURCEFULLY DEvised SMART FEATURES

Get all the advanced features of smart living within the comfort of your own home. An experience like never before, with 24/7 connectivity and security to servant portal, citizen interaction App, intelligent buildings and smart city wallets with an online market place. These villas are fully equipped with features you will ever need.



FTTH GPON Network

Fiber cable connectivity to every house, office and building. This integrated network will provide Internet, Telephone and TV.

Wi-Fi Network

Wi-Fi Coverage with 24/7 internet connectivity.

IP Surveillance

24/7 Blanket Surveillance System through ANPR and alerts generation to ensure security.

Smart Street Lights

Next Generation Street lights with Vehicle detection and LED dimming control.

Smart Access Control

Intelligent and efficient traffic control and automated entry for residents and visitors.

Wireless PA System

Wireless Public Announcement System through Wi-Fi enabled speakers.

Water Management

Water usage, water PH and water purity sensors will be installed to monitor the quality of water

Energy Management

Energy analytic to predict electricity bill and to save electricity with the help of machine learning & Artificial Intelligence. Save upto 30% of electricity bill.

Smart Homes

A Home equipped with smart gadgets & sensors; tied together in one App to reduce the energy bill through machine learning and artificial intelligence.

Weather Stations

Equipped with temperature, humidity, atmospheric pressure, air quality and ultraviolet radiation sensors to monitor weather conditions.

Fleet Management

Tracking of CSC internal operational services for transport like BRT system and providing real time location to the residents.

Smart City Wallet

A Virtual wallet which will be connected to all payment gateways so that residents don't have to carry cash within the city.

Intelligent Buildings

State-of-the-art buildings equipped with the real time monitoring of utilities like electricity, water and natural gas. Wireless climate control and access control from command center is the main feature.

Online Market Place

Society's residents can order goods and food by using their Smart City Wallet.

Citizen Interaction App

Citizen interaction CRM App where residents can raise complaints and incident reporting.

Servants Portal

An e-portal where servants and maids will be registered who will work within the society.

Emergency Services

SOS App for residents to call paramedics and law enforcement agencies on a single tap.





FASCINATING NEIGHBORHOODS THAT MAKES YOU MARVEL

The Villas have the most secure & serene neighborhoods, as they are located in the heart of Capital Smart City. A place full of greenery, comfort and exquisite landmarks – a safe heaven you have always desired for you and your family!





CAPITAL SMART CITY

What makes us great city? On the surface, its YOU!

We push ourselves further to plan and bring the best for the best of you.

Digging down little deeper and we find the incredible environment, the incredible art, the incredible architecture, the incredible economy, the incredible transit system artistically and smartly connected to you to create the platform for the best among you and your smart Urban lifestyle.

We are now in a phase to create a cohesive culture. Capital Smart City has so much to offer whether its lush green farm houses or golf course community to already practiced neighbourhood homes or diversity of exclusive living locations to balanced lifestyle.

We have pooled in all our resources, opportunities and experiences to bring balanced chance to you to experience the true Urban lifestyle by availing the opportunity to be a part of newly conceived and designed affordable housing block in Capital Smart City, [The Harmony Park](#).

A beautiful yet affordable living area, once again designed by our international team of world class professionals, brings you your dream home, [The Villas - Boutique Apartments](#). A new Serene environment within the smart Master Piece, The Capital Smart City



5 MARLA VILLA APARTMENTS





AXONOMETRIC VIEW



5 MARLA VILLA APARTMENT (856 SQ FT)

DOWN PAYMENT (10%)	MONTHLY INSTALLMENT	TOTAL PRICE
Rs. 361,000	Rs. 30,000	Rs. 3,610,000

4 YEARS EASY INSTALMENT PLAN

*LIMITED UNITS AVAILABLE



LAYOUT PLAN

Ground Floor



Program Brief

2 Bed Room
Child Bed/Study
1 Bath Room
Kitchen
Living Room/Dining

Area Specification

Covered Area = 848 SFT
Back Passage/Laundry Area = 150 SFT
Total Plot Area = 1125 SFT



LAYOUT PLAN

Typical First & Second Floor Plan



Program Brief

2 Bed Room
Child Bed/Study
1 Bath Room
Kitchen
Living Room/Dining

Area Specification

Covered Area = 856 SFT



3.5 MARLA VILLA APARTMENTS





AXONOMETRIC VIEW


THE VILLAS


MULTIPLY



3.5 MARLA VILLA APARTMENT (660 SQ FT)

DOWN PAYMENT (10%)	MONTHLY INSTALLMENT	TOTAL PRICE
Rs. 268,500	Rs. 22,375	Rs. 2,685,000

4 YEARS EASY INSTALMENT PLAN

*LIMITED UNITS AVAILABLE

LAYOUT PLAN

Ground Floor



Program Brief

1 Bed Room
1 Bath Room
Kitchen
Living Room/Dining

Area Specification

Covered Area = 651.2500 SFT
O.T.S/Laundry Area = 28.7500 SFT
Total Plot Area = 800 SFT



LAYOUT PLAN

Typical First & Second Floor Plan



Program Brief

1 Bed Room
1 Bath Room
Kitchen
Living Room/Dining

Area Specification

Covered Area = 660 SFT





CIVIL WORKS AND MEP FEATURES

- Earthquake-resistant Structure
- Large Size Concrete Water Tanks
- Underground Septic Tank
- RCC Concrete Slab Structure
- PPRC Pipes (Master Brand or Equivalent)
- UPVC Pipes (Accufit Brand or Equivalent)
- Electrical Conduits (Popular or Equivalent)
- Electrical Wiring (Newage Cables or Equivalent)
- Lighting (SMD Lighting)
- Minimal Circuit Breakers (Schneider or Equivalent)
- Double DPC System
- Anti-Damp Treatment
- Anti-Termite Treatment



THE VILLAS

* The list of above material is to classify the quality of products.



FINISHING FEATURES

- | | |
|---|---|
| ▶ Porcelain Floor Tiles (Master or Equivalent) | ▶ Outdoor Paint (ICI Weather Shield or Rock Wall) |
| ▶ Imported Bath Tiles (Master or Equivalent) | ▶ Prime Aluminum or Equivalent Windows |
| ▶ Kitchens & Wardrobes (Al-Noor Lamination or Equivalent) | ▶ Imported Brand Sanitary Wares |
| ▶ Premium Imported Granite (Kitchen Counter Top) | ▶ Sanitary Fittings (Master or Equivalent) |
| ▶ Premium Imported Granite (Stairs/Steps Finish) | ▶ Electrical Switches (Clipsal Brand or Equivalent) |
| ▶ Imported Wood Veneer Doors | ▶ Stainless Steel Stairs Railing |
| ▶ Marble Window Sills | ▶ Imported SMD/LED Down Lights |
| ▶ Indoor Paint (ICI Emulsion or Equivalent) | |



THE PLACEMAKERS



JAHANZAIB ZAHID | DIRECTOR FDHL

We have entered the most exciting phase in the history of housing sectors in Pakistan. Thanks to our exceptionally hardworking and competent team. The resounding vote of confidence from our clients has motivated us to deliver affordable housing product such as The Villas at Harmony Park within the Capital Smart City. Our company has redefined the dynamics of property developments which now serves as a template for others across the country. Our clients' support and trust is the driving force through which we were motivated to create a world class affordable living experience for the future residents of these villas.

Business development models are being reshaped across the world, companies that do not respond to these changes, risk being

exposed to irrevocable remedy that affects their long term prospects. Our strategies are sharpened and renewed with the most innovative and revered companies. Our goal is to become a company that creates great value for our stakeholders and our economy. We allocate significant human and financial resources to propel the housing sector in the local, regional and international market. Our vision is clear and our objective is to meet our clients' needs. Our internal and external relationships are effective and we plan on achieving quick gains to reach our strategic deadlines. All this will benefit Pakistan immensely as a better living standard will be set in the country, enhancing and improving our national as well as international footing in the market, which is our ultimate mission.



MUHAMMAD ASLAM MALIK | GROUP COO

My warmest regards and greetings to everyone involved in The Villas project at Harmony Park within the Capital Smart City. The beginning of this project marks an era of sustainable progress and success in achieving our desired outcomes.

This brochure serves as a window into the plan we have made for a smart and affordable lifestyle which will be the benchmark of the living standard within the Capital Smart City. We have tried to deliver our best in all the spheres of modern housing, infrastructure, amenities and construction. We stand tall in bringing innovative ideas and their physical execution at its optimum level.

The Villas have been designed to supplement the growing housing needs. Our Villa designs

are exceptional and will provide an exquisite living experience to our customers.

Royal Orchard Multan, Royal Orchard Sahiwal and Royal Orchard Sargodha are real examples of state-of-the-art housing projects and the trust reposed by our worthy clients. I am highly indebted to the dedicated team of professionals for their resounding support at all levels. We promise to deliver the value in this project that we owe to each one of you and this company.

May Almighty Allah guide us to fulfill this dream!
Ameen.



CONSULTANTS

Established Since Origin Speciality	: 1960 : Singapore : Master Planning Smart City Solutions	
Established Since Origin Speciality	: 1987 : United Kingdom : Urban Master Planning & Landscape Design	
Established Since Origin Speciality	: 1929 : Switzerland : Golf Course Design & Construction Supervisor	
Established Since Origin Speciality	: 1990 : USA : Golf and Club Management	
Established Since Origin Speciality	: 1985 : South Africa : Architectural & Interior Design	
Established Since Origin Speciality	: 2003 : Spain : Masterplan, Architecture, Interior and Landscape	
Established Since Origin Speciality	: 1999 : Singapore : 3D Architectural Visualization	
Established Since Origin Speciality	: 2016 : Pakistan : Smart Technology Solutions	
Established Since Origin Speciality	: 1973 : Pakistan : Engineering Consultancy Organization	
Established Since Origin Speciality	: 1997 : Pakistan : Consulting Engineers	
Established Since Origin Speciality	: 1990 : Pakistan : Engineering Design, Wind, Solar & Hydro power Plants Engineering	

