

Valencia Heights

Fully Family Residential Project



Located on Plot #9, Main Boulevard, FMC, B-17, Islamabad



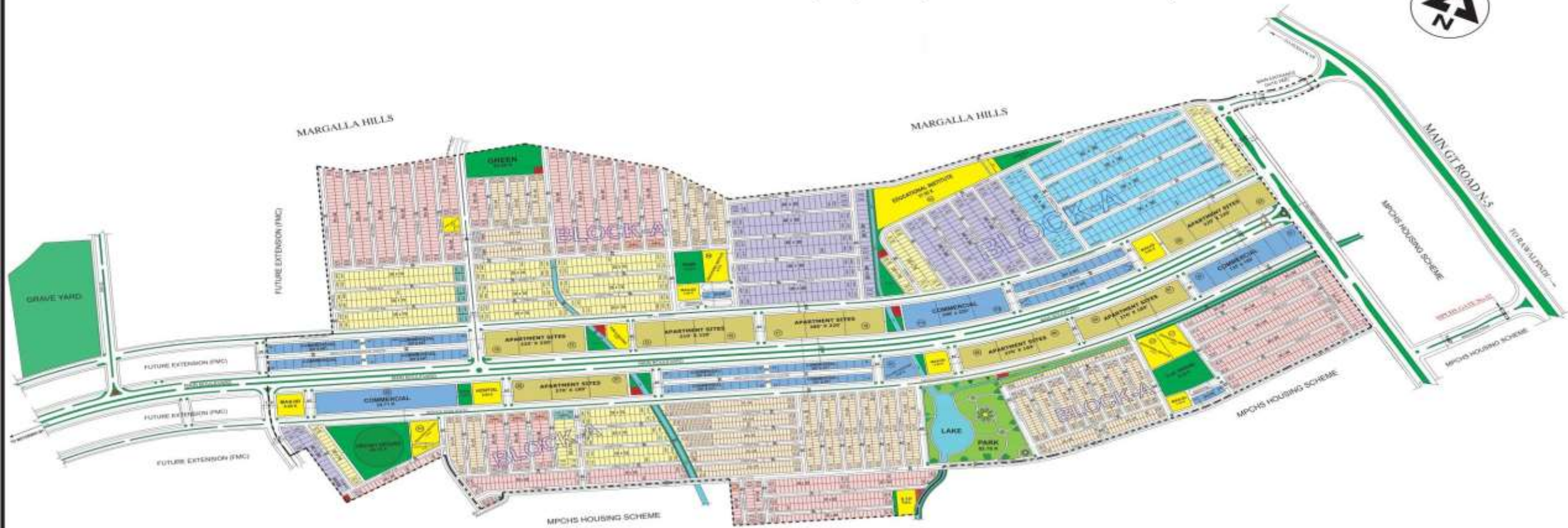
B-17, GATE 2, Islamabad (3 Minutes Drive)



FMC GATE (1 Minute Drive)

FAISAL MARGALLA CITY (FMC)

A PROJECT OF MARGALLA CITY (Pvt) Ltd. (APPROVED BY RDA)



SCHEDULE OF RESIDENTIAL PLOTS

S.No.	Size of plot	No. of plots
1.	50 x 90	207
2.	45 x 60	4
3.	40 x 60	377
4.	40 x 70	16
5.	35 x 70	565
6.	40x 60	22
7.	30 x 60	1362
8.	30 x 50	26
9.	25 x 50	1363
Total		3962

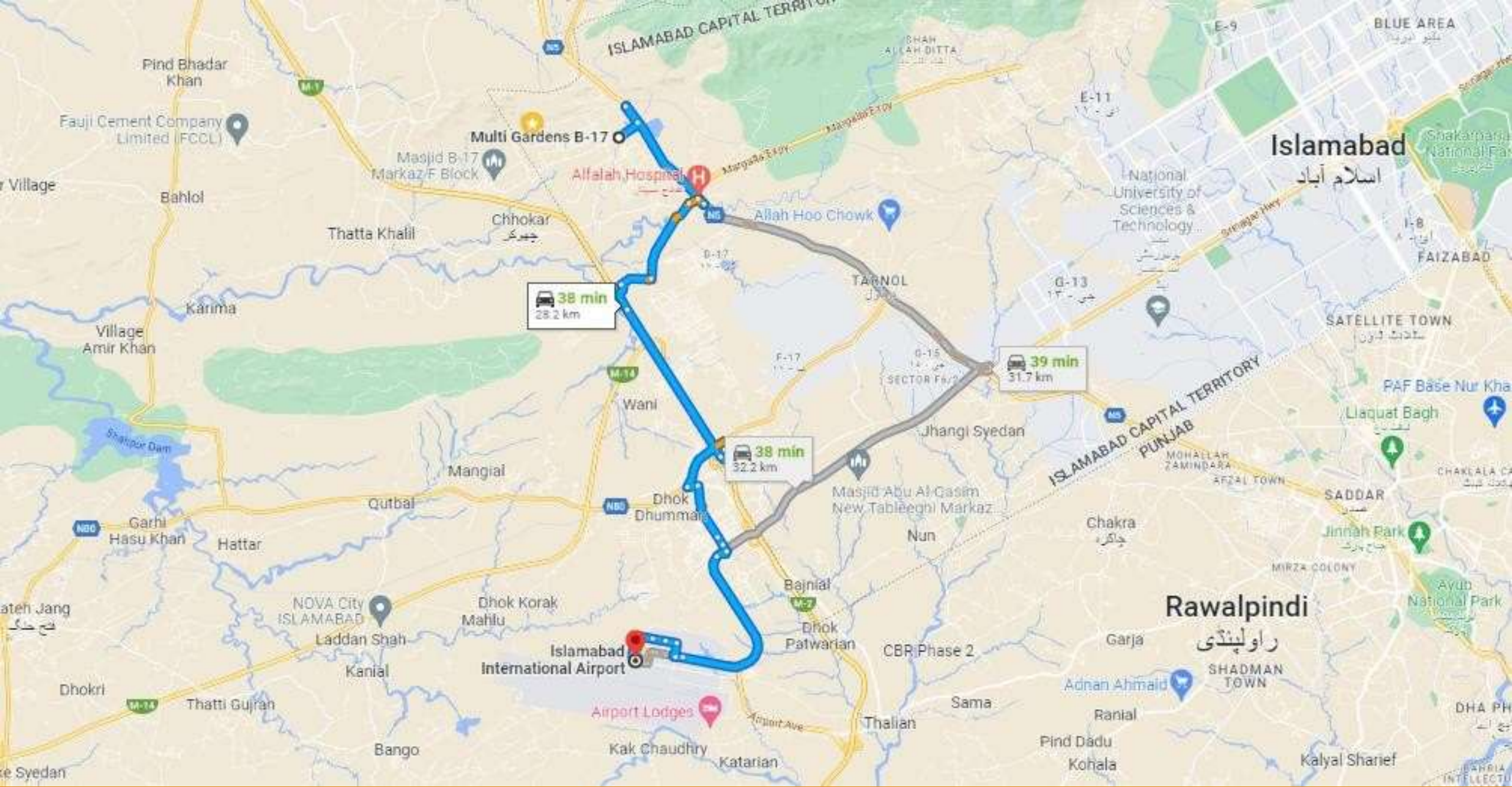
SITE LOCATION PLAN OF FAISAL MARGALLA CITY (FMC)



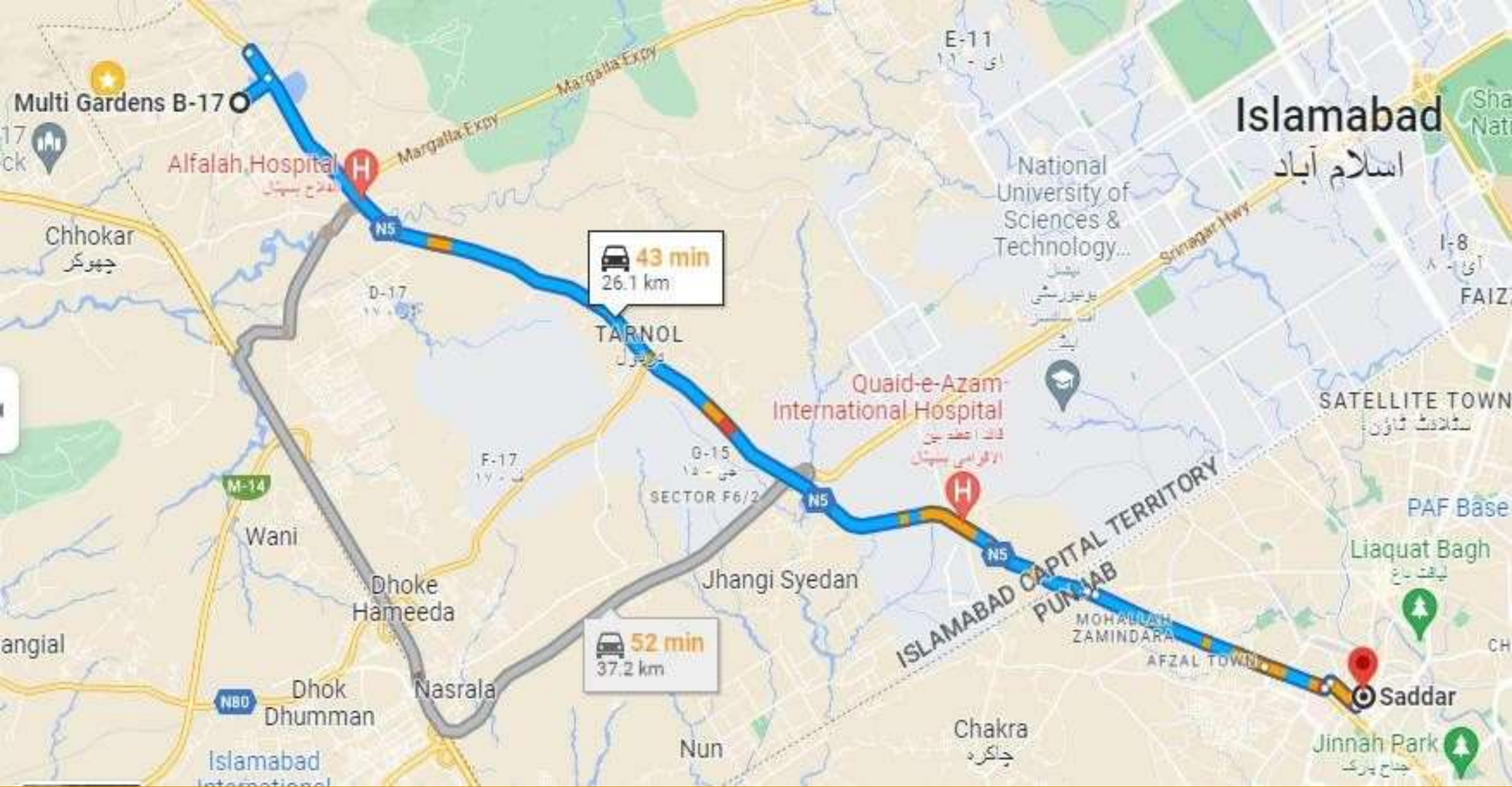
LAYOUT PLAN & COP of
FAISAL MARGALLA CITY (FMC)
 Project of
MARGALLA CITY (Pvt) Limited.
 A.N.Arcade, Phase No. 2, Street 7
 Sector G-10/2, Islamabad Pakistan.
 Consultants: TOWN PLANNING CENTRE
 Developer: F&M Construction (Pvt.) Limited



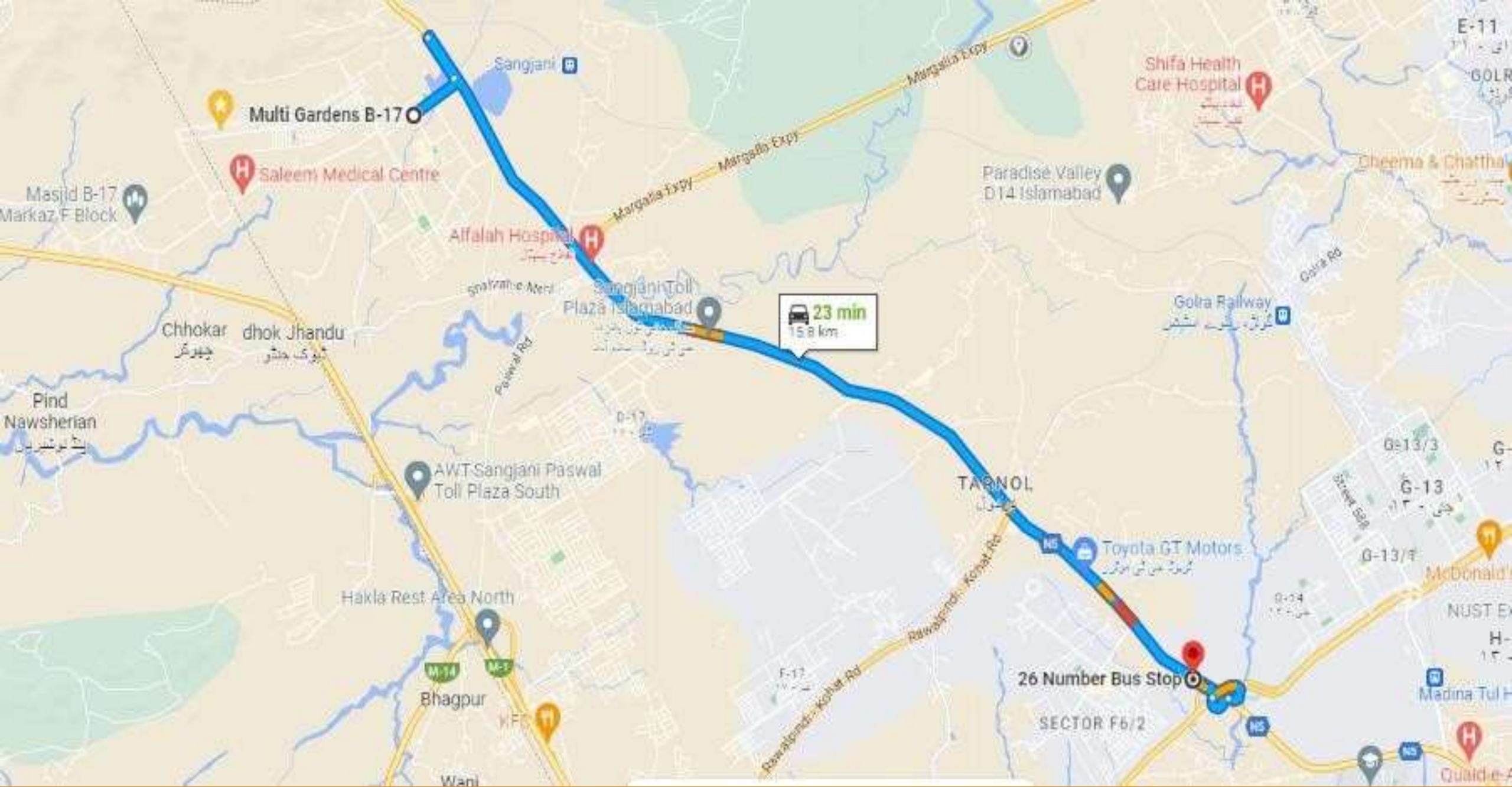
Margalla Road



AirPort, Islamabad(38 Minutes Drive)



Saddar(40 Minutes Drive)



26 Number Chungi(20 Minutes Drive)



Day View



Night View



Ariel View



Entrance



Cat Eye View



Left Angle View



Right Angle View



Swimming Pool/Terrace in Penthouse



Bed Room



Dinning



Living Room



Kitchen



Bathroom



Powder Room



Double Basement Car Parking



Reception



Elevators



Apartments Corridor



Mosque



Daycare Center



Gymnasium



Studio Apartment



Single Bed Apartment



Double Bed Apartment



Triple Bed Apartment



Duplex Penthouse

Motorway (M-1) View Side

Islamabad View Side



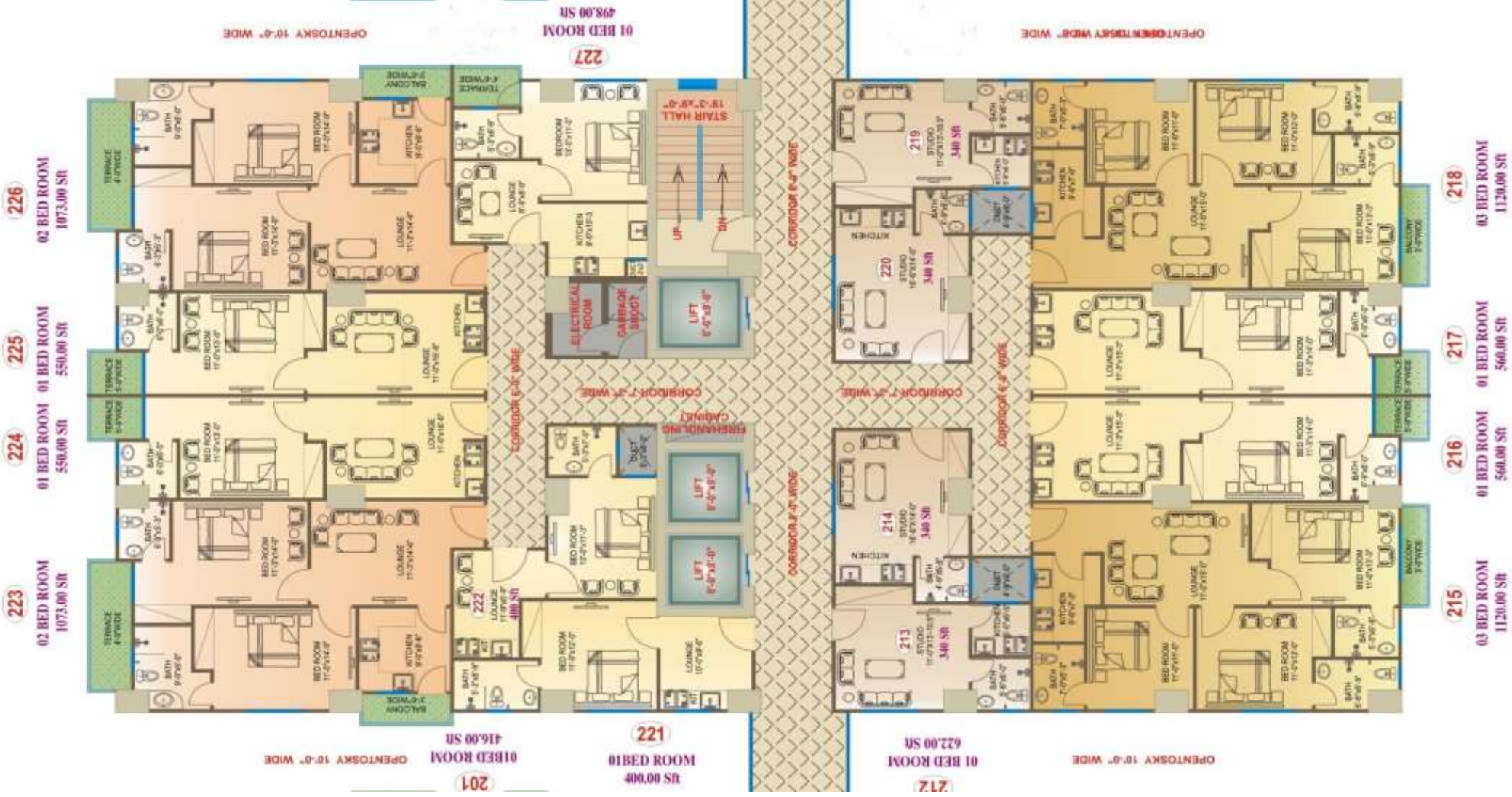
Murree View Side

Margalla View Side

Tower A (Apartments)

Tower B (Apartments)

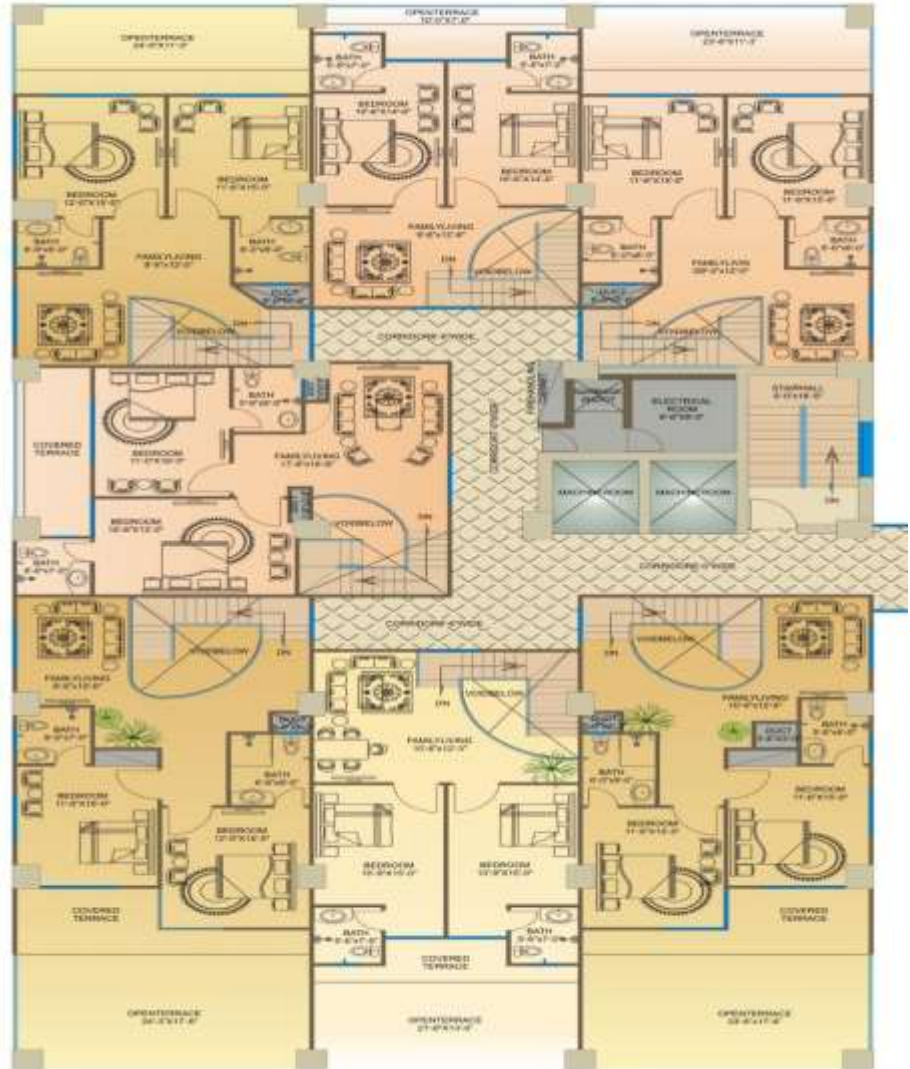
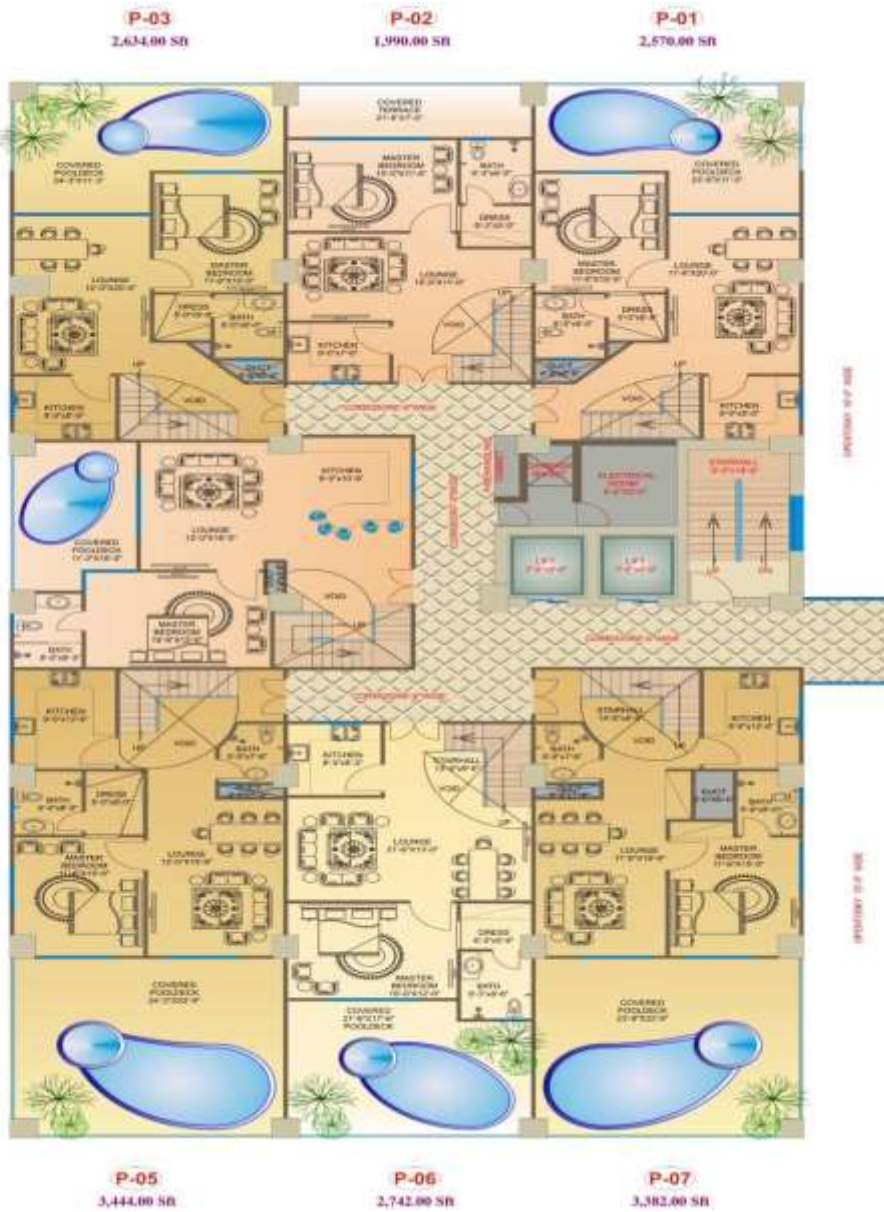
Islamabad View Side



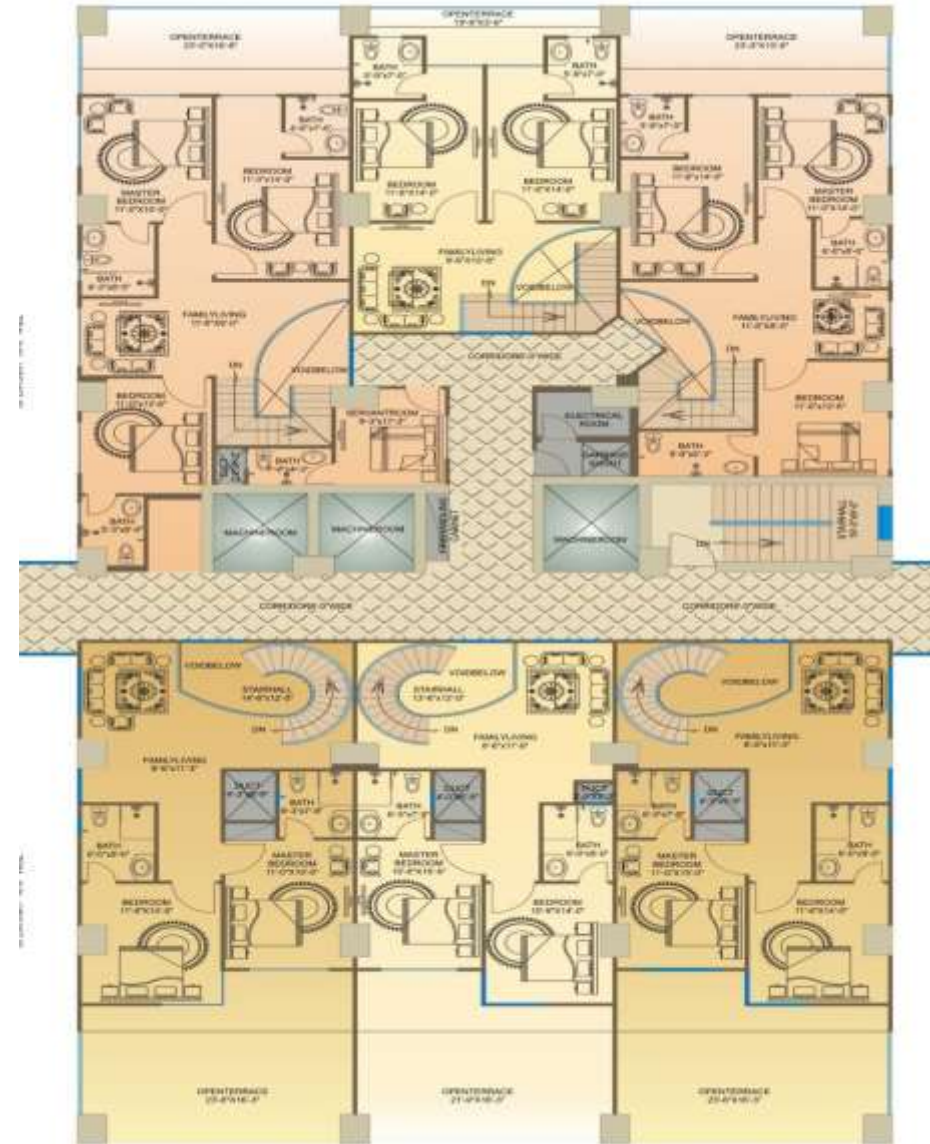
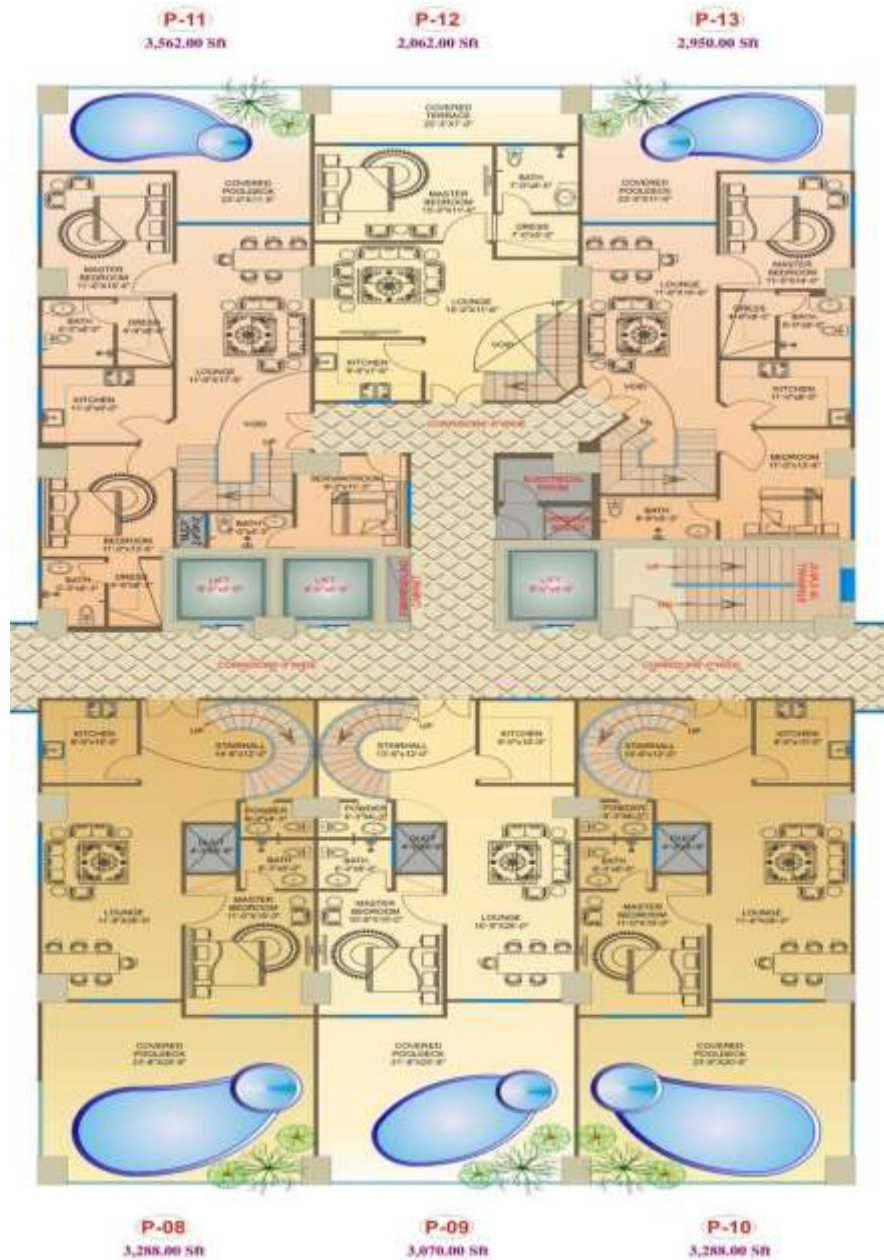
Murree View Side

Margalla View Side

Motorway (M-1) View Side



Tower A (Duplex Penthouses)



Tower B (Duplex Penthouses)

2nd to 13th Floor Per Sqft Rate	TYPE	Size in Sqft	Total Price	Booking 25%	48 Monthly Installments	After Every Six Months x 8	Possession 10%
12,700	STUDIO	340	4,318,000	1,079,500	29,986	287,867	431,800
	SINGLE BED	400	5,080,000	1,270,000	35,278	338,667	508,000
	SINGLE BED	416	5,283,200	1,320,800	36,689	352,213	528,320
	SINGLE BED	498	6,324,600	1,581,150	43,921	421,640	632,460
	SINGLE BED	550	6,985,000	1,746,250	48,507	465,667	698,500
	SINGLE BED	557	7,073,900	1,768,475	49,124	471,593	707,390
	SINGLE BED	560	7,112,000	1,778,000	49,388	474,133	711,200
	Double Bed	650	8,255,000	2,063,750	57,326	550,333	825,500
Studio and Single Bed Apartment							

2nd to 13th Floor Per Sqft Rate	TYPE	Size in Sqft	Total Price	Booking 25%	48 Monthly Installments	After Every Six Months x 8	Possession 10%
12,700	DOUBLE BED	790	10,033,000	2,508,250	69,673	668,866	1,003,300
	DOUBLE BED	820	10,414,000	2,603,500	72,319	694,266	1,041,400
	DOUBLE BED	1005	12,763,500	3,190,875	88,635	850,900	1,276,350
	DOUBLE BED	1073	13,627,100	3,406,775	94,633	908,473	1,362,710
	TRIPLE BED	1120	14,224,000	3,556,000	98,778	948,267	1,422,400
	TRIPLE BED	1145	14,541,500	3,635,375	100,983	669,825	1,454,150
	TRIPLE BED	1260	16,002,000	4,000,500	111,125	1,066,800	1,600,200
	TRIPLE BED	1363	17,310,100	4,327,525	120,209	1,154,007	1,731,010

Double And Triple Bed Apartments

14th & 15th Floor (Duplex Pent Houses) Per Sqft Rate Tower A	TYPE	Size in Sqft	Total Price	Booking 25%	After Every four Months x 12	Possession 10%
17,500	Duplex Pent House	2570	44,975,000	11,243,750	3,248,194	4,497,500
	Duplex Pent House	1990	34,825,000	8,706,250	2,515,139	3,482,500
	Duplex Pent House	2634	46,095,000	11,523,750	3,329,083	4,609,500
	Duplex Pent House	2290	40,075,000	10,018,750	2,894,306	4,007,500
	Duplex Pent House	3444	60,270,000	15,067,500	4,352,833	6,027,000
	Duplex Pent House	2742	47,985,000	11,996,250	3,465,583	4,798,500

Duplex Penthouses

14th & 15th Floor (Duplex Pent Houses) Per Sqft Rate Tower B	TYPE	Size in Sqft	Total Price	Booking 25%	After Every four Months x 12	Possession 10%
17,500	Duplex Pent House	3288	57,540,000	14,385,000	4,155,667	5,754,000
	Duplex Pent House	3070	53,725,000	13,431,250	3,880,139	5,372,500
	Duplex Pent House	3288	57,540,000	14,385,000	4,155,667	5,754,000
	Duplex Pent House	3562	62,335,000	15,583,750	4,501,972	6,233,500
	Duplex Pent House	2062	36,085,000	9,021,250	2,606,139	3,608,500
	Duplex Pent House	2950	51,625,000	12,906,250	3,728,472	5,162,500

Duplex Penthouses