


KARAKORAM  
GREENS  
ISLAMABAD







UNDENIABLY  
ISLAMABAD IS  
ONE OF THE  
MOST DESIRABLE  
LOCATIONS IN  
PAKISTAN TODAY





# KARAKORAM Introduction

## Welcome to Karakoram Enterprises

The Karakoram mountain ranges, home to the most dense collection of highest peaks to be found anywhere on earth. Karakoram developers aspired by aura of the majestic height and sophistication envision to build places and land marks of great significance to people and society, developments that positively impact and emotionally connect with people around us.



# [Mission]

To develop unique housing projects commensurate to present day requirements, which is a portrayal of an outstanding standard of workmanship, reliability, high quality of construction and timely completion.

Most of all being a Community Housing project that is managed and governed with the highest standards of professionalism.

We have an ethical and trustworthy approach to business and consider the impact of our actions on all parties ensuring peace of mind. We value being enlightened by looking to the future and thinking of how it should be and how we can contribute to bringing it to reality. We are finally distinctive by being cultured with a unique and premium approach to property development. These values ensure that we always behave with respect and consideration in everything we do.

# [Management & Background]

Karakoram Enterprises was founded in 1996 with the prime objective of Real Estate Development (particularly luxury apartment projects), Property Investment and Management Services - with the key principals having more than 60 years of combined work experience in the aforementioned specialized areas of Real Estate Development.

The unique and innovative combination of experience and professionalism among the key management is unmatched in the broad range of expertise and sources that the company brings to its projects.

**The group is proud to launch Karakoram Greens Islamabad, the new flagship project.**

# [Previous Successfully Completed Projects]

at Islamabad- delivered timely with high occupancy levels



We consistently uphold top quality of work in all our projects. Our recently completed project “Karakoram Diplomatic Enclave” in Islamabad is one of its example.

**Anytime you are welcome to visit this project.**

Project	Category		Location	Status
Karakoram Blessings	Luxury Apartment Complex		F11, Islamabad	completed in 1997, fully occupied
Karakoram Enclave,	Luxury	Apartment	F11,	completed in 2007, fully occupied
Phase I Karakoram	Complex	Luxury	Islamabad	completed in 2009, fully occupied
Enclave, Phase II	Apartment	Complex	F11,	completed in 2016, fully occupied
Karakoram Diplomatic	Luxury	Apartment	Islamabad	
Enclave	Complex		G5, Diplomatic Enclave, Islamabad	





# The Project

The project to be located within the Gulberg Greens Housing Society, off the Islamabad Highway. (The Islamabad highway itself is underway conversion into a six lane signal free corridor from Islamabad to the Grand Trunk (GT) road-that will yield in significant real estate development influx within the close vicinity and add convenience in terms of road network and travel times).

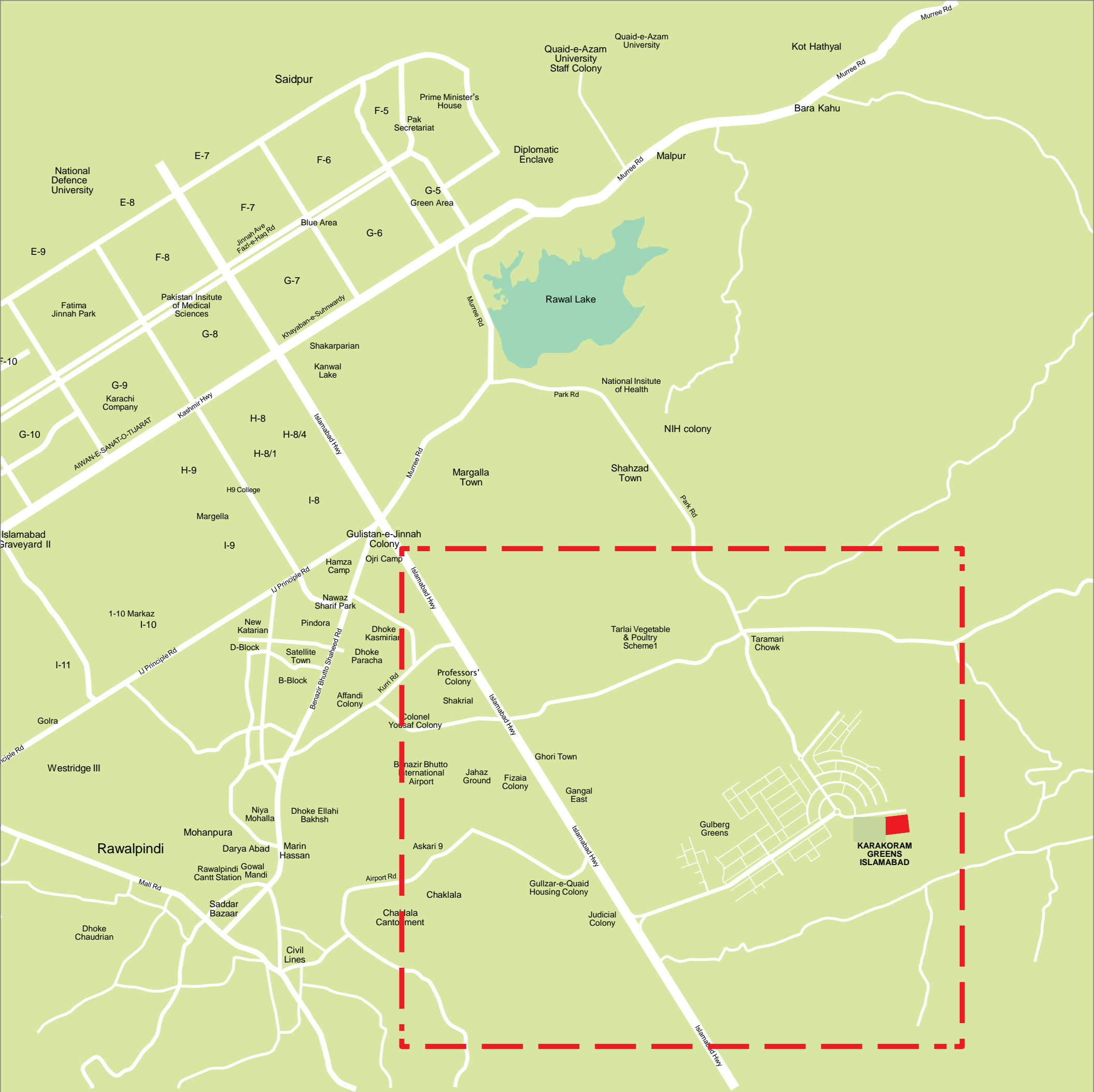
**Karakoram Greens Islamabad: A luxurious project being planned to deliver spacious, independent and free of congestion residential living space for families wishing to live and work in the Capital and or the Rawalpindi metropolitan area.**

**The project site at a naturally elevated area overlooking the Korang River tributaries encapsulated into a natural lake front along with backdrop distant view of the Islamabad and Rawalpindi cityscape.**

**A dedicated residential living project---to span over approx. 11acres, with 25% constructed and 75% open /green areas-to consist of independent blocks of 2, 3 and 4 bedroom units .**

The project will provide significant Capital Gain and Rental Income yield due to non-presence of similar nature of projects-at the same time families who desire to settle in a peaceful, quiet and secure neighborhood will be able to enjoy complete privacy-a pinnacle in the layout design.





[The Location]





# [ Gulberg Greens ]

## GULBERG GREENS

Gulberg Greens Islamabad is a housing project launched by Intelligence Bureau Employees Cooperative Housing Scheme (IBECHS) in 2005.

It is located on Islamabad Highway at the intersection of Zone-IV and Zone-V, 3 km from Benazir Bhutto International Airport and 12 km from Islamabad Club.

Renowned British Pakistani engineer Abdul Waheed of Urban Planning & Design (Pvt.) Ltd. (UPDL) is the principal project consultant and responsible for the town planning, engineering design and supervision of development work.

### Gulberg Greens Farmhouses

- Located at Mouza Koral Zone-IV, the project covers 3862 kanals of land with 409 residential plots.
- The layout plan was approved by Capital Development Authority on 26-08-2011.
- NCC was issued by Capital Development Authority on 28-05-2012.

# [ Karakoram Greens ]







## Salient Features & Services



## An Exclusive Residential Project in Gulberg Greens, Islamabad

**A dedicated residential space within a gated enclave at the Gulberg Greens Islamabad- a prime location with a security infrastructure in place by the Intelligence Bureau. A rare blend offering true living experience within an enclosed self-sufficient enclave.**

- Spacious bedrooms with attached bathrooms
- Wide balconies
- Double glazed outer windows. Modern kitchens. Modern Panel doors / cupboard. Box/store room.
- Cable TV connection in the lounge and bedrooms.
- Two basements for car parking. Exhaust fans in bathrooms and kitchen.
- Superior outer finish. Central security system.
- High quality spacious imported elevators.
- Standby generators for interruption free services for lifts, water supply, lighting of common areas and an emergency light in each apartment.
- The designing of apartments will ensure that they are well lit and well ventilated.
- Daily garbage collection.
- Firefighting system on each floor.
- Guest parking.





An urban  
Oasis





Welcome  
to the city  
life  
Redefined





# [ The Joy of Being Home ]

Immerse yourself with the things you love the most in a home planned to the very last detail. The apartments at Karakoram Greens are equipped with all the modern amenities you'd imagine a private paradise to have; gorgeous kitchen fittings, stunning bathroom fixtures and efficient lighting are all part of the flawless Karakoram Greens experience. It's the home you wouldn't want to leave.





# [ Life at its Finest ]

While life outside your apartment at Karakoram Greens allows you to make the most of your day, it's what you may find on the inside that allows you to truly make yourself at home.

Imported tiles for flooring, open plan modern Kitchens equipped with best quality appliances and maid quarters with separate external entry combine to exude a sense of refined comfort, form and functionality.





## Management of the Project Maintenance after completion

Karakoram Enterprises has been extremely sensitive to this most important aspect of our previous projects. We consider the management of a project as it's backbone for future success. Consequently, identifying the common concerns of Communal living the Karakoram Greens Islamabad project will provide for the management of all essential service aspects with utmost care and professionalism. These service aspects which are an integral part of the comforts of modern living will be coordinated, monitored and managed by the Karakoram Enterprises.

## Timely Completion of the Project

In time completion of the project is the hallmark of Karakoram Enterprises. Karakoram Enterprises is always committed to ensure that all of its projects are executed in time and at the same time ensuring the best quality standard.



**SECURITY:** State of the art security system, which shall have all the key areas under 24 hour surveillance. In addition round the clock security guards will be posted in the compound.

**MAINTENANCE:** In house maintenance staff for electrical, plumbing, air conditioning, carpenter and janitorial services. The maintenance staff will be available 24 hours within the premises.

**GENERATORS & LIFTS:** High quality and the most reliable brand of lifts shall be installed. The lifts will be supported by an efficient generator system to ensure 24 hour operational reliability.

**GARDENING & UPKEEP:** An efficient team of gardeners will be employed to ensure an excellent standard of upkeep of the surrounding environment. This will adequately augment environmental posture and design of the project.





# Master Floor Plan

Residential Tower A / B

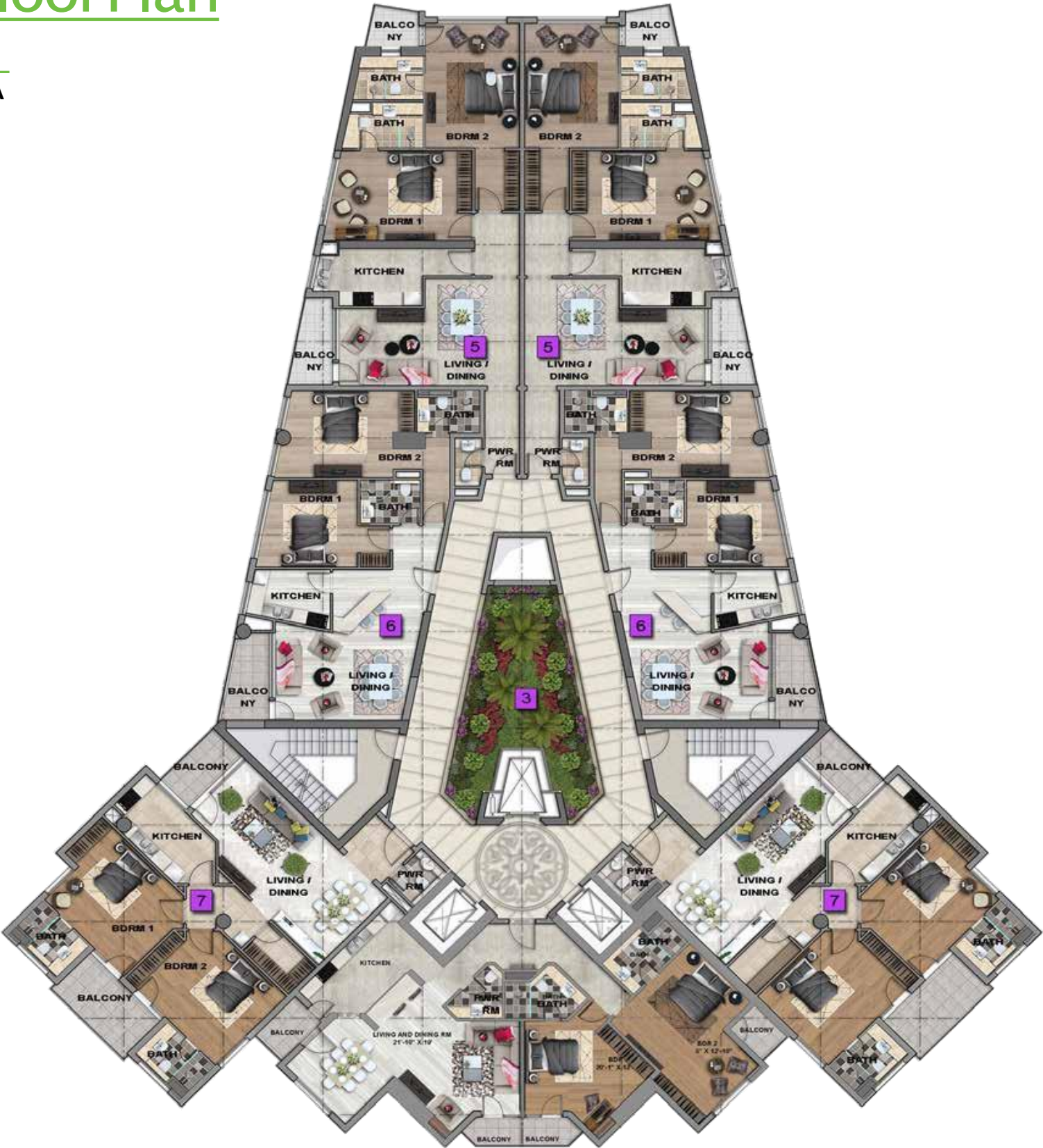






# Typical Floor Plan

2 Bed Room  
Residential Tower A







# Floor Plan

## 2 Bed Room

### Residential Tower A

Area: 1141 Sq.ft  
Common/Circ Area: 171.15 Sq.ft  
1 Parking : 250 Sq.ft  
**Total Area: 1,562.15 Sq.ft**







# Floor Plan

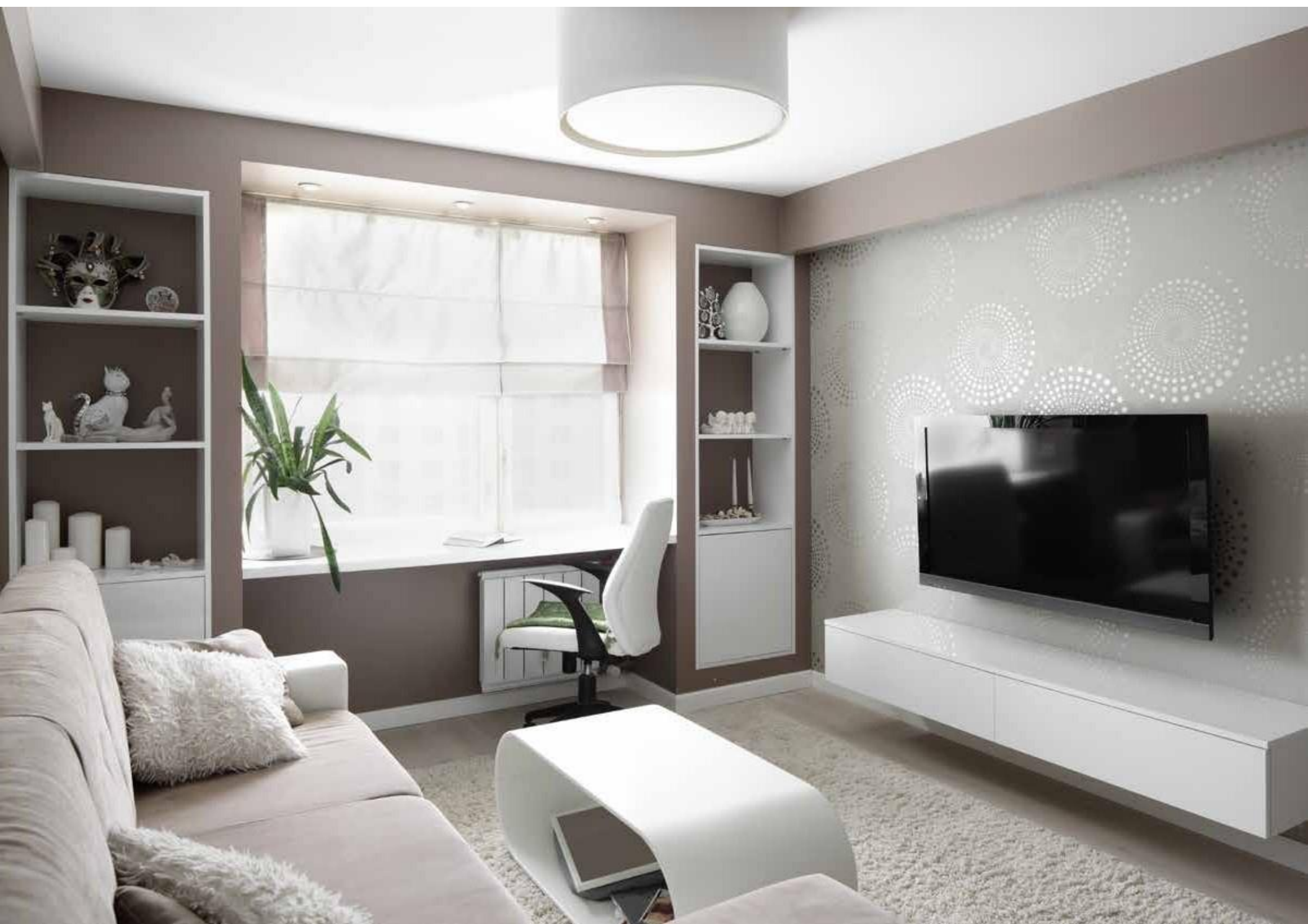
## 2 Bed Room

### Residential Tower A

Area: 1412 Sq.ft  
Common/Circ Area: 211.8 Sq.ft  
1 Parking : 250 Sq.ft  
**Total Area: 1,873.8Sq.ft**







## Floor Plan

### 2 Bed Room

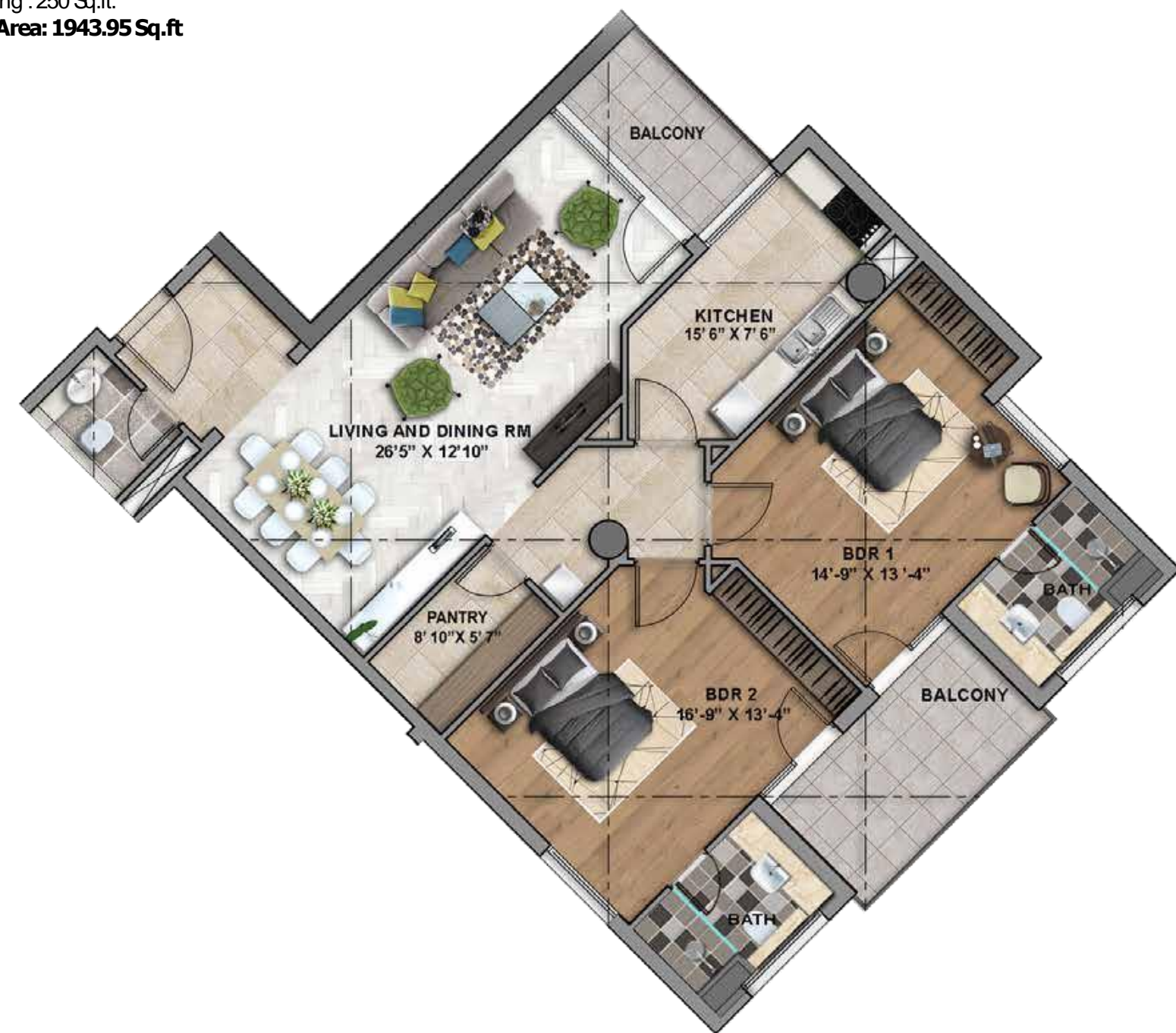
#### Residential Tower A

Area Size: 1473 Sq.ft.

Common/Circ Area: 220.95 Sq.ft.

1 Parking : 250 Sq.ft.

**Total Area: 1943.95 Sq.ft**







# Floor Plan

## 2 Bed Room Residential Tower A

Area Size: 1605 Sq.ft  
Common/Circ Area: 240.75 Sq.ft.  
1 Parking: 250 Sq.ft.  
**Total Area: 2095.75 Sq.ft**

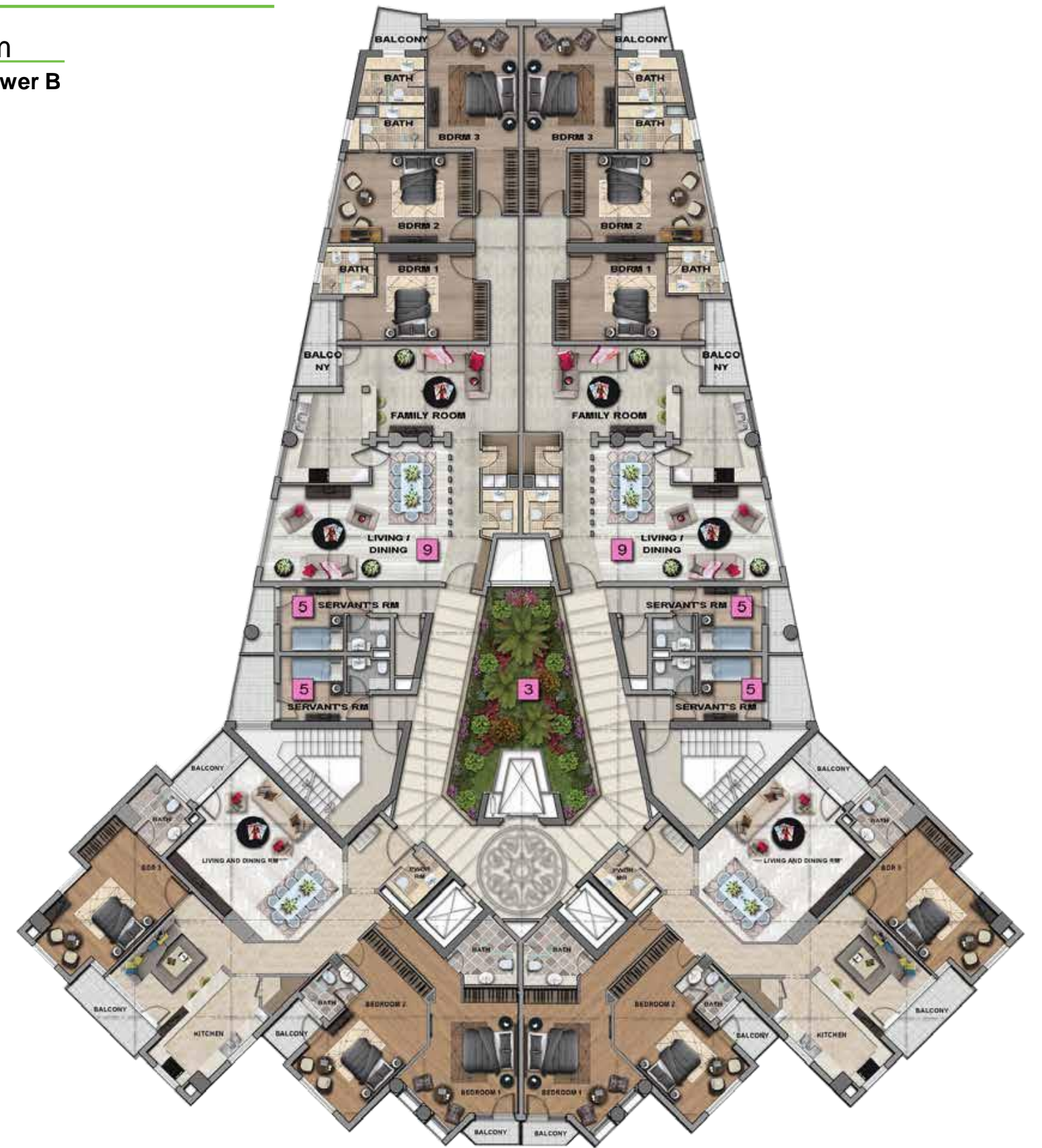






## Typical Floor Plan

3 Bed Room  
Residential Tower B







## Ground Floor Plan

### 3 Bed Room

#### Residential Tower A / B

Area Size: 2388 Sq.ft

Common/Circ Area: 354.9 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 3242.9 Sq.ft**

Private Garden Area = 1648 Sq.ft.







## Typical Floor Plan

### 3 Bed Room

#### Residential Tower A / B

Area: 2388 Sq.ft

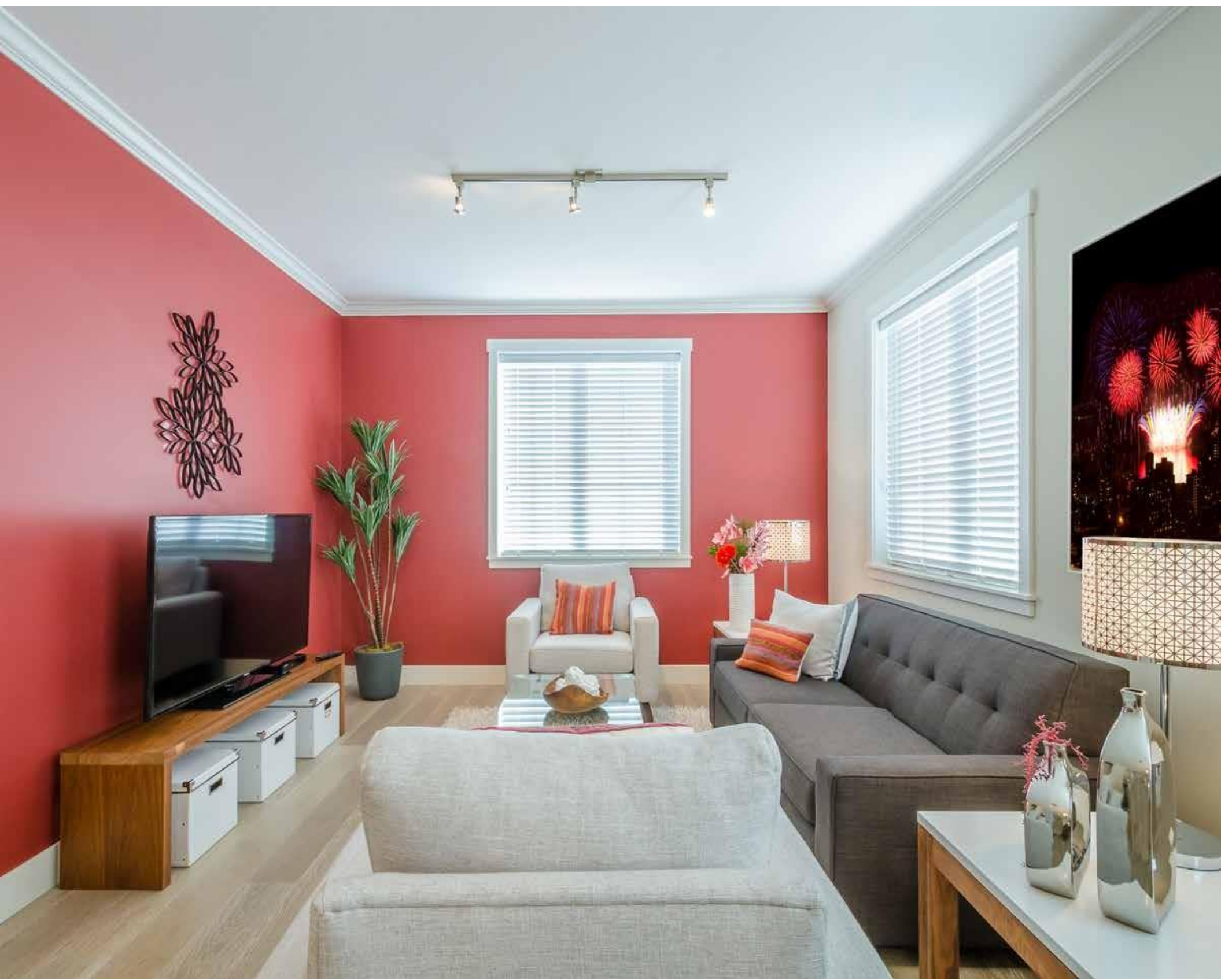
Common/Circ Area: 354.9 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 3242.9 Sq.ft**





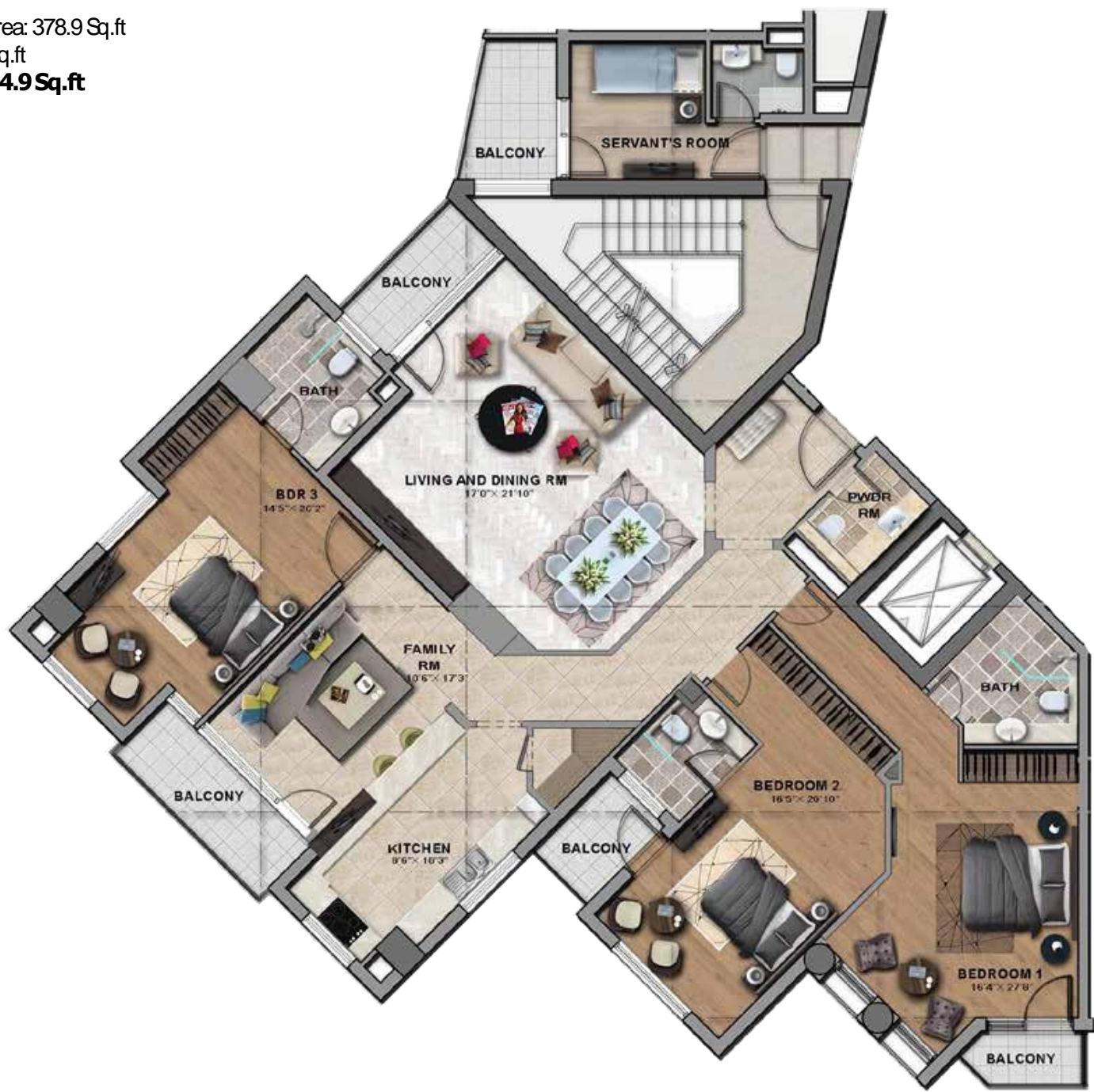


# Typical Floor Plan

## 3 Bed Room

### Residential Tower B

Area: 2526 Sq.ft  
Common/Circ Area: 378.9 Sq.ft  
2 Parkings: 500 Sq.ft  
**Total Area: 3404.9 Sq.ft**







## Ground Floor Plan

### 3 Bed Room

#### Residential Tower A / B

Area: 1887 Sq.ft

Common/Circ Area: 283.05 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 2670.05 Sq.ft**

Private Garden Area = 1103 Sq.ft.







## 2nd & 3rd Floor Plan

### 3 Bed Room

#### Residential Tower A / B

Area: 2330 Sq.ft

Common/Circ Area: 492.6 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 3322.6 Sq.ft**







# Ground Floor Plan

## 4 Bed Room Residential Tower A / B

Area: 2933 Sq.ft  
Common/Circ Area: 439.95 Sq.ft  
2 Parkings: 500 Sq.ft  
**Total Area: 3872.95 Sq.ft**  
Private Garden Area = 1041Sq.ft.







## Ground Floor Plan

4 Bed Room (Outer most of the cluster)

**Residential Tower A / B**

Area: 3172 Sq.ft

Common/Circ Area: 492.6 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 4164.6 Sq.ft**

Private Garden Area = 1270 Sq.ft.







## 1st Floor Plan

### 4 Bed Room

#### Residential Tower A / B

Area: 3284 Sq.ft

Common/Circ Area: 492.6 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 4276.6 Sq.ft**







## 1st Floor Plan

4 Bed Room (Outer most of the cluster)

**Residential Tower A / B**

Area: 3136 Sq.ft

Common/Circ Area: 492.6 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 4128.6 Sq.ft**







## 2nd / 3rd Floor Plan

4 Bed Room (Outer most of the cluster)

**Residential Tower A / B**

Area: 3095 Sq.ft

Common/Circ Area: 492.6 Sq.ft

2 Parkings: 500 Sq.ft

**Total Area: 4087.6 Sq.ft**







## 2nd / 3rd Floor Plan

### 4 Bed Room

#### Residential Tower A / B

Area: 3126 Sq.ft

Common/Circ Area: 492.6 Sq.ft

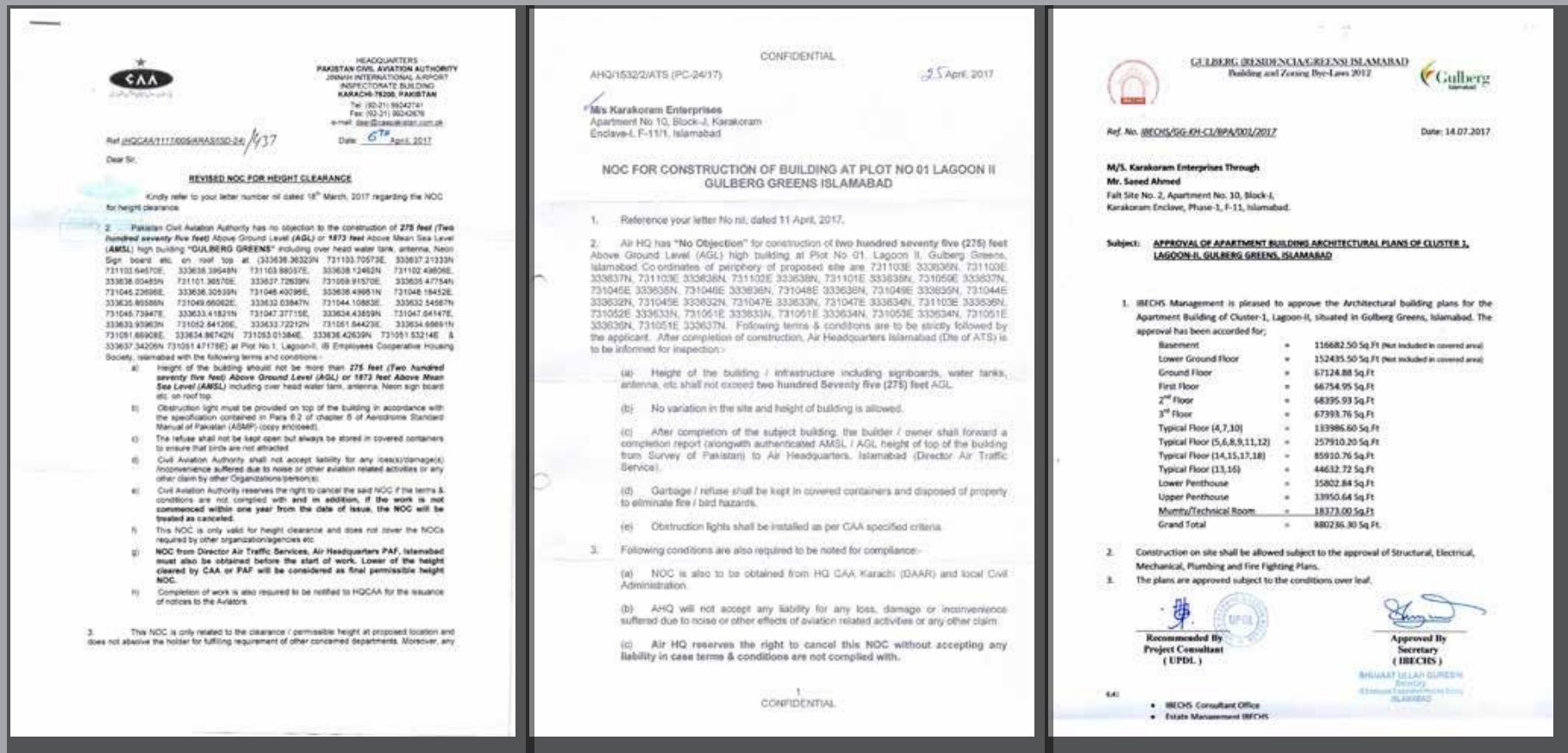
2 Parkings: 500 Sq.ft

**Total Area: 4118.6 Sq.ft**





# [NOC Letters]



## Partners in Progress

### PRINCIPAL ARCHITECTS AND ENGINEERS

ARTEC - DUBAI

Architectural & Engineering Consultants

### STRUCTURAL ENGINEERS

Amin Tariq CEO, MSc.Engg (structures)

Amin Tariq Associates

Consulting Engineering Architects

### RESIDENT ARCHITECTS

Qaiser Hassan

Architectural Design Systems

Islamabad

### CHARTERED ACCOUNTANTS

Rafaqat Mansha Mohsin Dossani Masoom & Co.

### BANKERS

Silk Bank, Islamabad, Pakistan

### Disclaimer Clause – Preventing Unauthorized Third Party Reliance.

"This brochure is intended solely to provide an expected layout through the images and photographs of the proposed design without assuming any responsibility of its accuracy".





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