

# Valencia Heights

Fully Family Residential Project



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





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



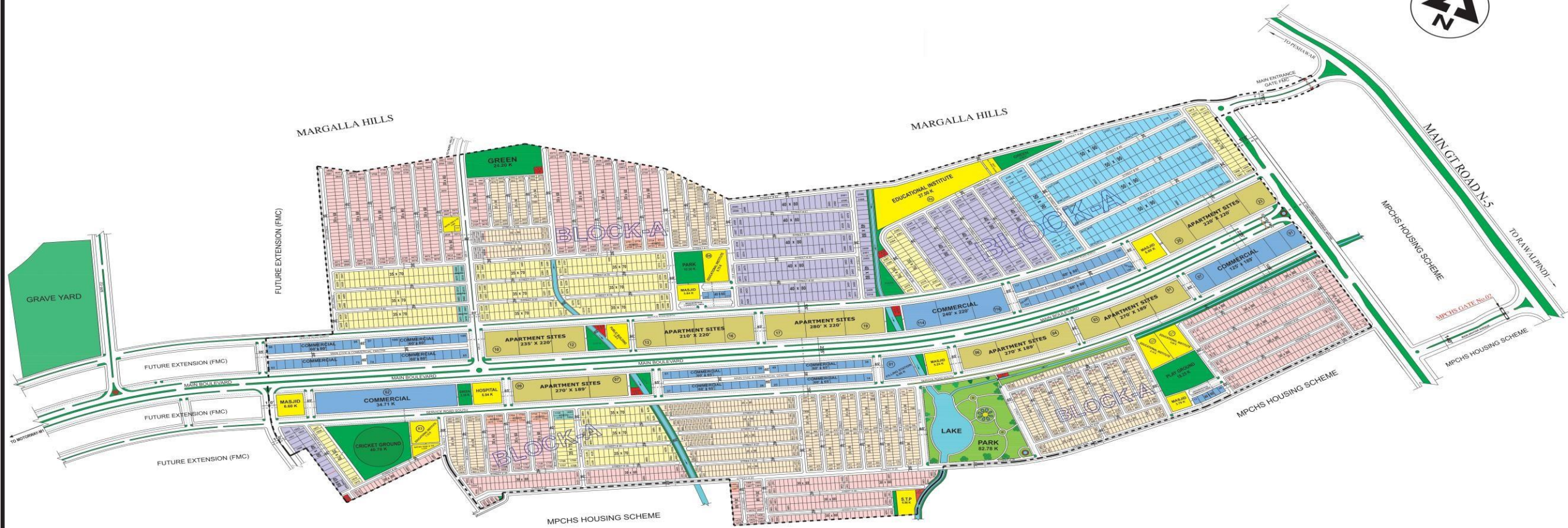


**FMC GATE (1 Minute Drive)**



# 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 80	4
3.	40 x 80	377
4.	40 x 70	16
5.	35 x 70	585
6.	40x 60	22
7.	30 x 60	1362
8.	30 x 50	26
9.	25 x 50	1363
<b>Total</b>		<b>3962</b>

## SITE LOCATION PLAN OF FAISAL MARGALLA CITY (FMC)



Layout Plan (LOP) of  
**FAISAL MARGALLA CITY (FMC)**

Project of  
**MARGALLA CITY (Pvt) Limited.**  
A.N Arcade, Plaza No. 2, Street 7  
Sector G-10/2, Islamabad Pakistan.

Consultants:  
TOWN PLANNING CENTRE

Developer:  
CAM Construction (Pvt.) Limited

01 Aug 19 Creative Projects: 051-2747000, 3333-8120001

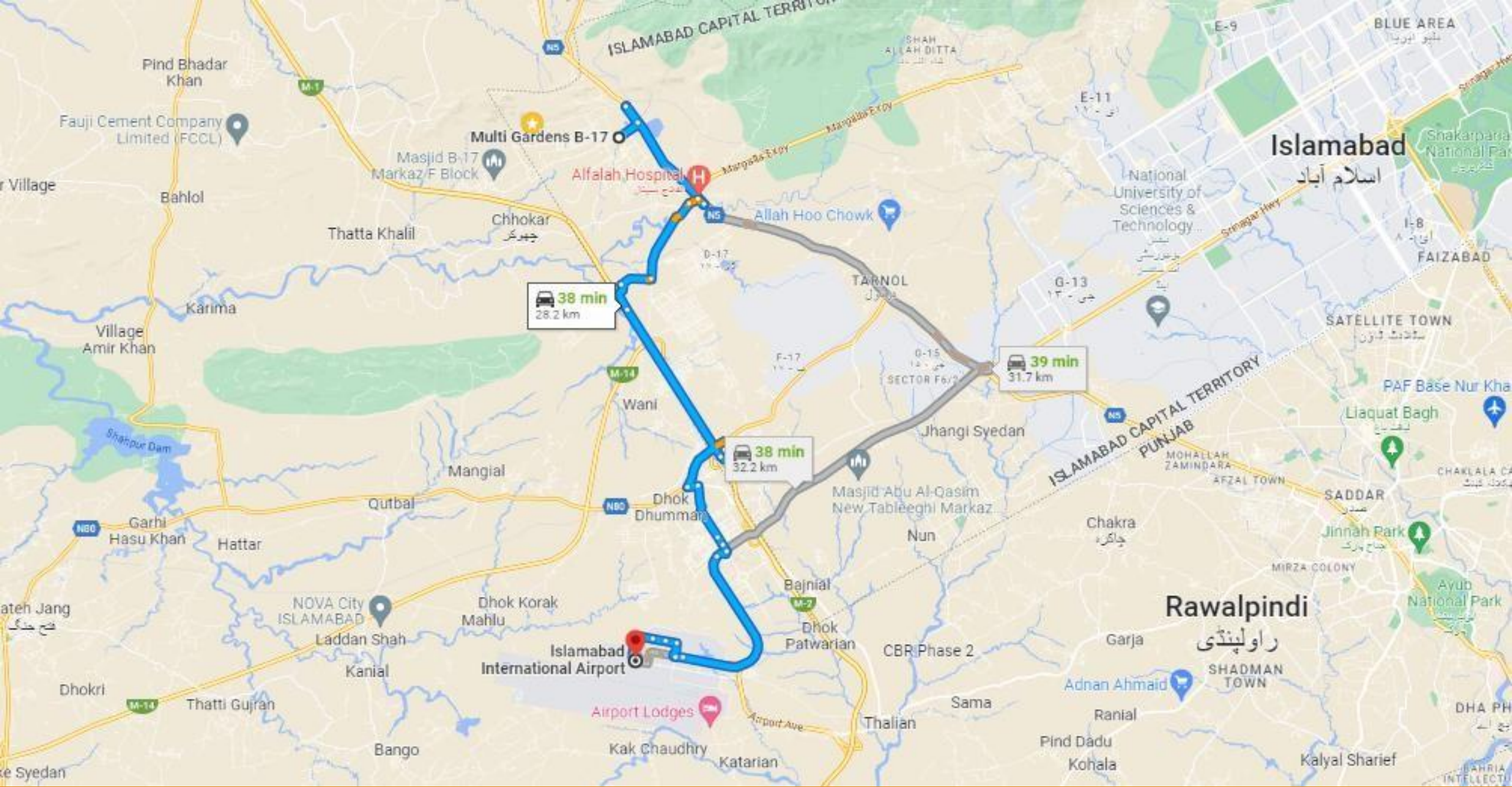
**FMC MAP**





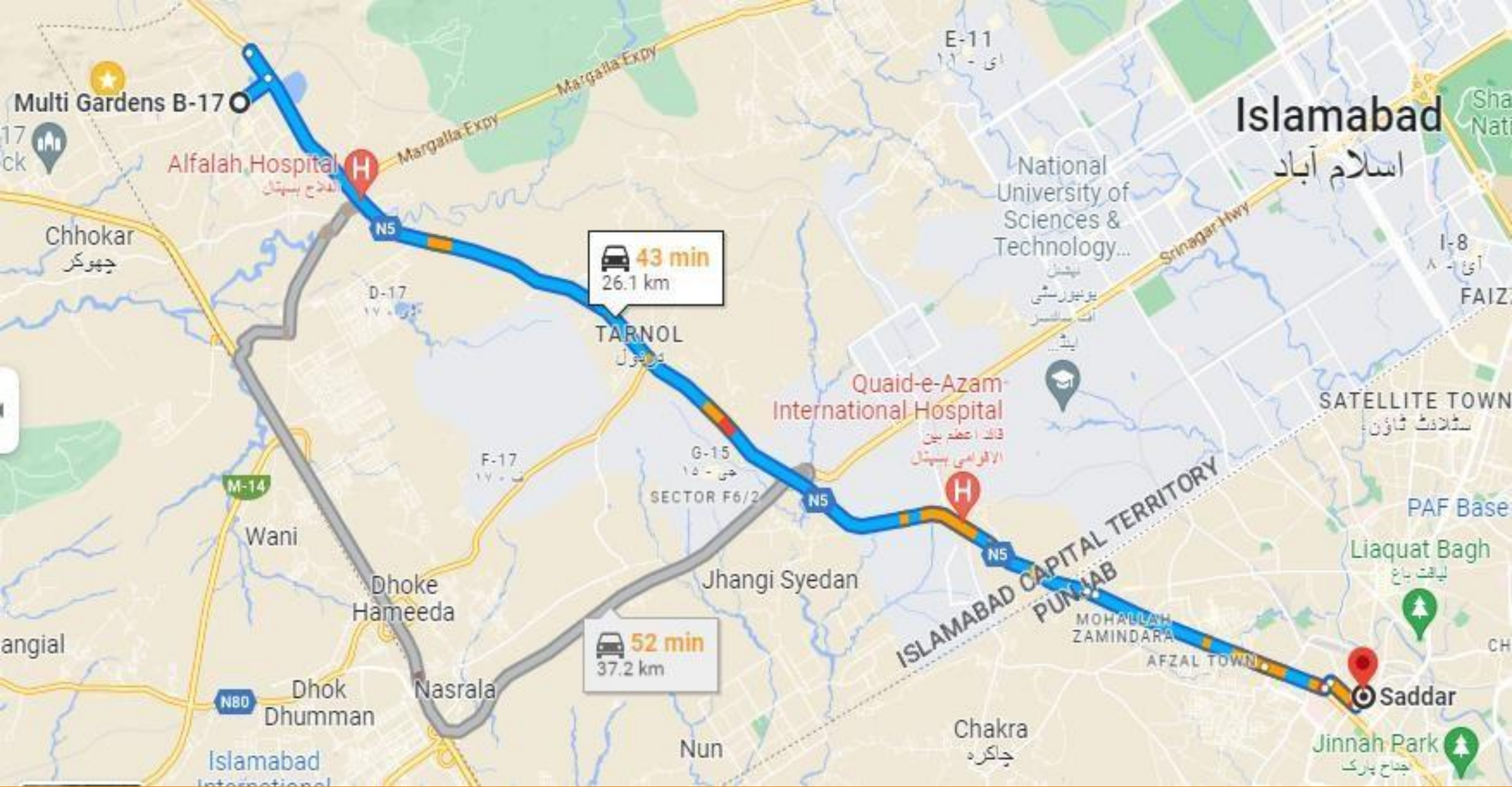
**Margalla Road**





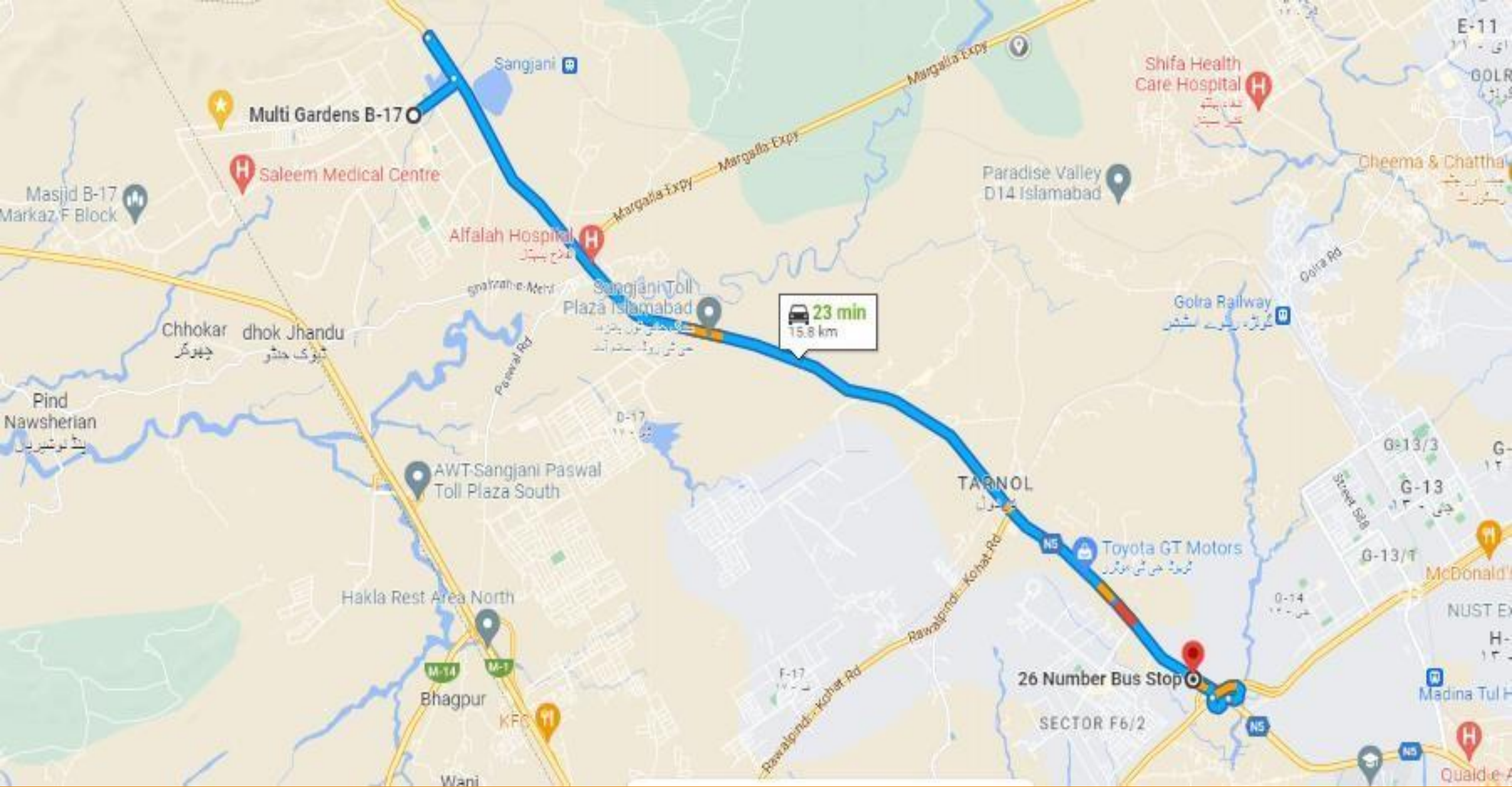
**AirPort, Islamabad(38 Minutes Drive)**





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









Gymnasium





Studio Apartment





Single Bed Apartment





**Double Bed Apartment**





**Triple Bed Apartment**



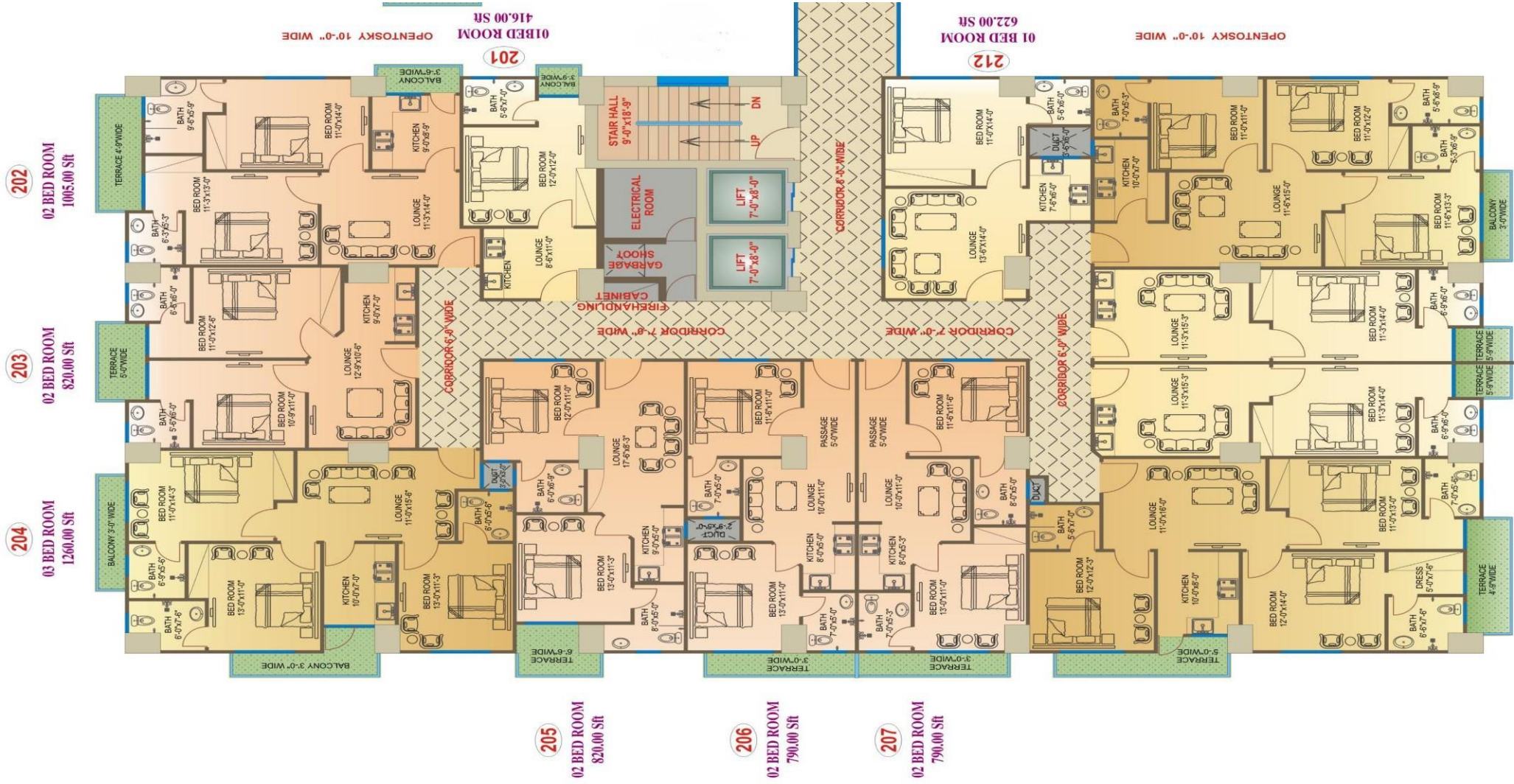


**Duplex Penthouse**



# Tower A (Apartments)

## Islamabad View Side



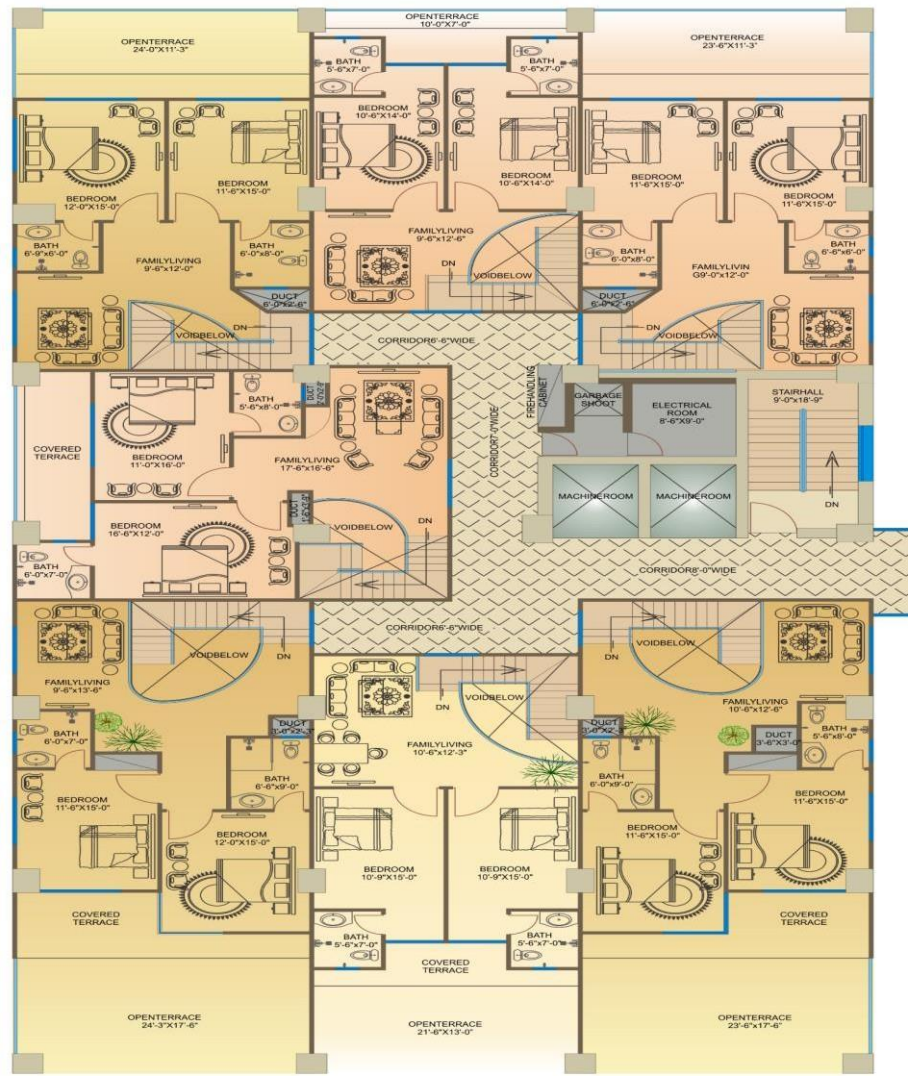
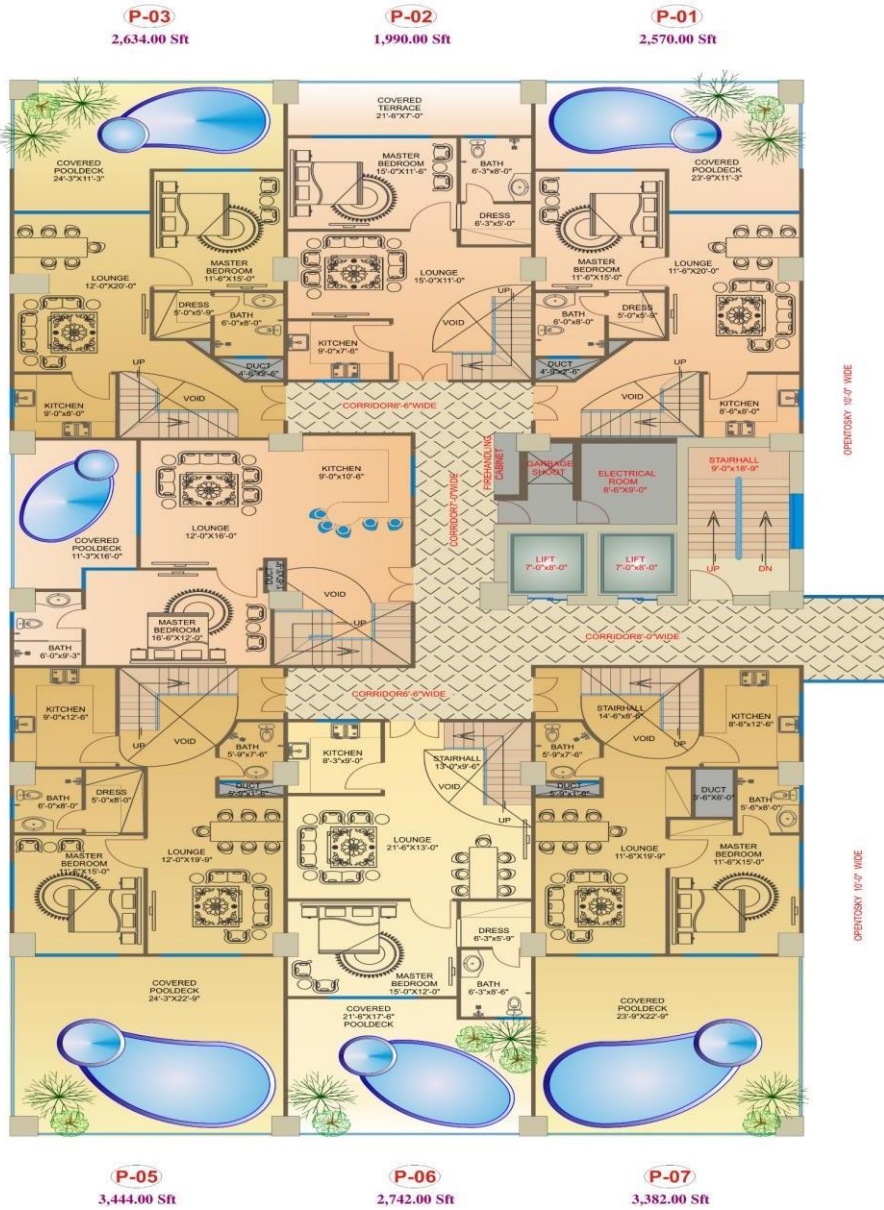
## Murree View Side

## Margalla View Side









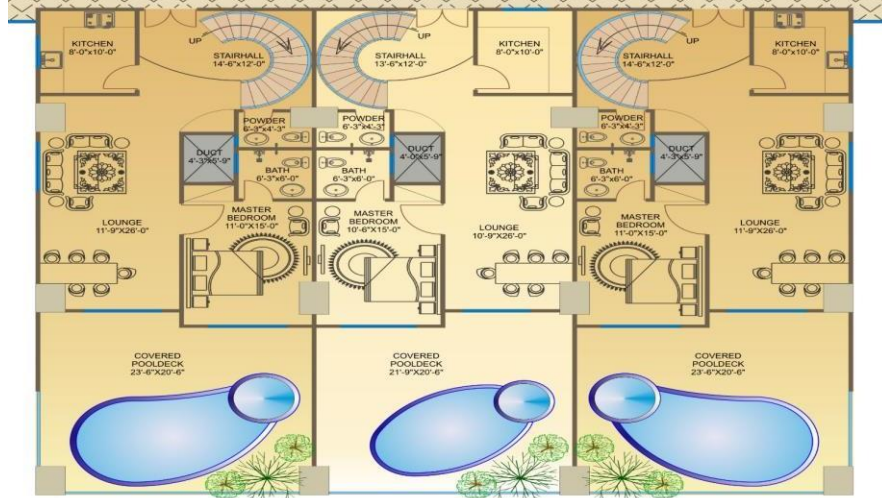
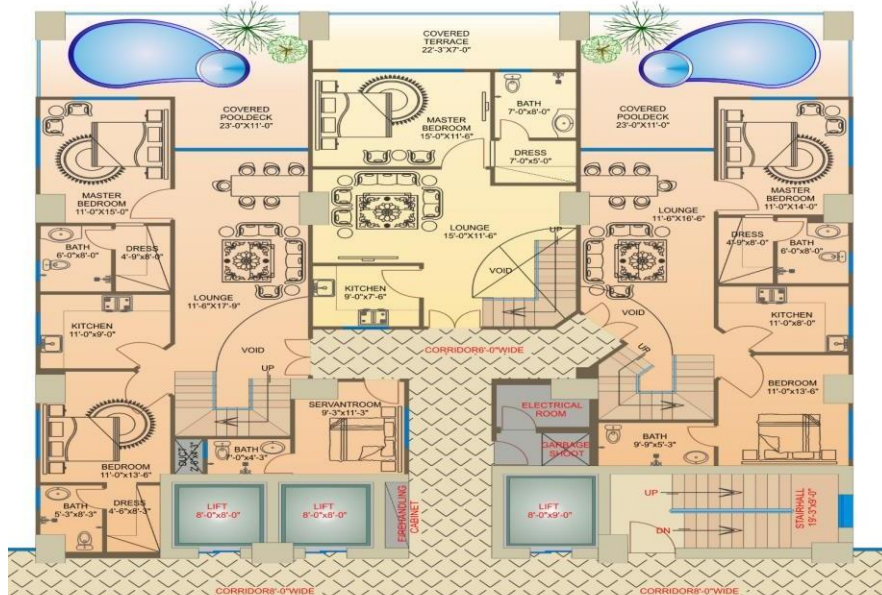
# Tower A (Duplex Penthouses)



**P-11**  
3,562.00 Sft

**P-12**  
2,062.00 Sft

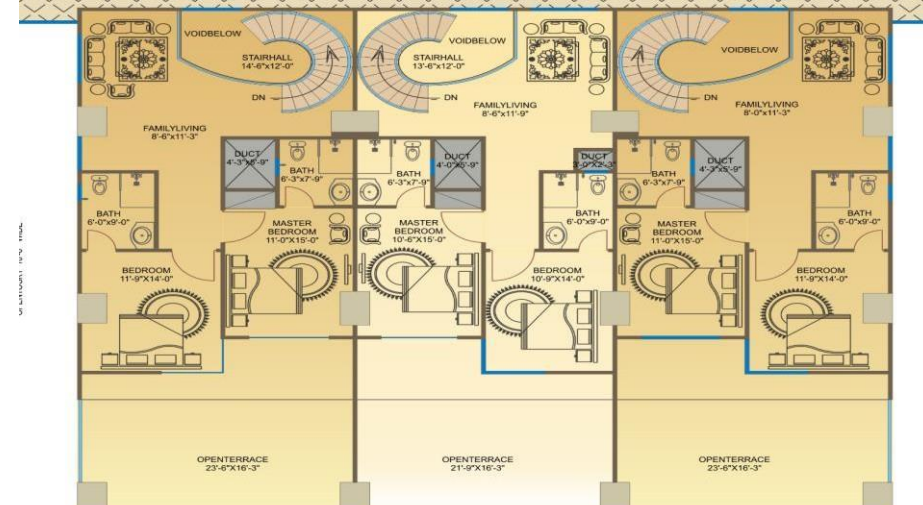
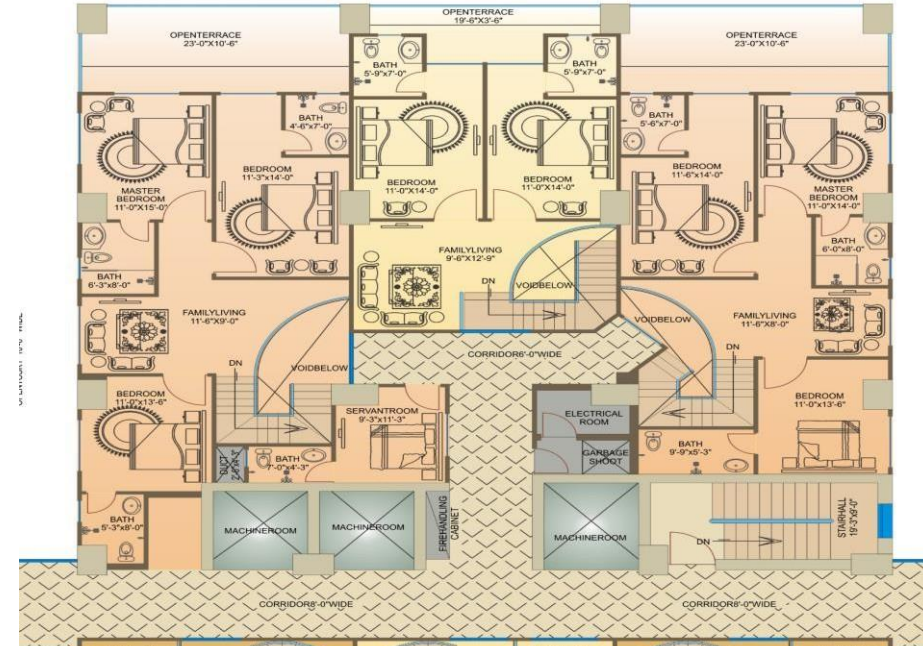
**P-13**  
2,950.00 Sft



**P-08**  
3,288.00 Sft

**P-09**  
3,070.00 Sft

**P-10**  
3,288.00 Sft



# 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%
<b>11,500</b>	<b>STUDIO</b>	340	<b>3,910,000</b>	977,500	<b>24,438</b>	171,063	<b>391,000</b>
	<b>SINGLE BED</b>	400	<b>4,600,000</b>	1,150,000	<b>28,750</b>	201,250	<b>460,000</b>
	<b>SINGLE BED</b>	416	<b>4,784,000</b>	1,196,000	<b>29,900</b>	209,300	<b>478,400</b>
	<b>SINGLE BED</b>	498	<b>5,727,000</b>	1,431,750	<b>35,794</b>	250,556	<b>572,700</b>
	<b>SINGLE BED</b>	550	<b>6,325,000</b>	1,581,250	<b>39,531</b>	276,719	<b>632,500</b>
	<b>SINGLE BED</b>	557	<b>6,405,500</b>	1,601,375	<b>40,034</b>	280,241	<b>640,550</b>
	<b>SINGLE BED</b>	560	<b>6,440,000</b>	1,610,000	<b>40,250</b>	281,750	<b>644,000</b>
	<b>SINGLE BED</b>	622	<b>7,153,000</b>	1,788,250	<b>44,706</b>	312,944	<b>715,300</b>
<b>Studio and Single Bed Apartment</b>							



<b>2nd to 13th Floor Per Sqft Rate</b>	<b>TYPE</b>	<b>Size in Sqft</b>	<b>Total Price</b>	<b>Booking 25%</b>	<b>48 Monthly Installments</b>	<b>After Every Six Months x 8</b>	<b>Possession 10%</b>
<b>11,500</b>	<b>DOUBLE BED</b>	790	<b>9,085,000</b>	2,271,250	<b>56,781</b>	397,469	<b>908,500</b>
	<b>DOUBLE BED</b>	820	<b>9,430,000</b>	2,357,500	<b>58,938</b>	412,563	<b>943,000</b>
	<b>DOUBLE BED</b>	1005	<b>11,557,500</b>	2,889,375	<b>72,234</b>	505,641	<b>1,155,750</b>
	<b>DOUBLE BED</b>	1073	<b>12,339,500</b>	3,084,875	<b>77,122</b>	539,853	<b>1,233,950</b>
	<b>TRIPLE BED</b>	1120	<b>12,880,000</b>	3,220,000	<b>80,500</b>	563,500	<b>1,288,000</b>
	<b>TRIPLE BED</b>	1145	<b>13,167,500</b>	3,291,875	<b>82,297</b>	576,078	<b>1,316,750</b>
	<b>TRIPLE BED</b>	1260	<b>14,490,000</b>	3,622,500	<b>90,563</b>	633,938	<b>1,449,000</b>
	<b>TRIPLE BED</b>	1363	<b>15,674,500</b>	3,918,625	<b>97,966</b>	685,759	<b>1,567,450</b>

## **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%
<b>16,500</b>	Duplex Pent House	2570	<b>42,405,000</b>	10,601,250	<b>2,296,938</b>	<b>4,240,500</b>
	Duplex Pent House	1990	<b>32,835,000</b>	8,208,750	<b>1,778,563</b>	<b>3,283,500</b>
	Duplex Pent House	2634	<b>43,461,000</b>	10,865,250	<b>2,354,138</b>	<b>4,346,100</b>
	Duplex Pent House	2290	<b>37,785,000</b>	9,446,250	<b>2,046,688</b>	<b>3,778,500</b>
	Duplex Pent House	3444	<b>56,826,000</b>	14,206,500	<b>3,078,075</b>	<b>5,682,600</b>
	Duplex Pent House	2742	<b>45,243,000</b>	11,310,750	<b>2,450,663</b>	<b>4,524,300</b>
	Duplex Pent House	3382	<b>55,803,000</b>	13,950,750	<b>3,022,663</b>	<b>5,580,300</b>

**Duplex Pent Houses**



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%
<b>16,500</b>	Duplex Pent House	3288	<b>54,252,000</b>	13,563,000	<b>2,938,650</b>	<b>5,425,200</b>
	Duplex Pent House	3070	<b>50,655,000</b>	12,663,750	<b>2,743,813</b>	<b>5,065,500</b>
	Duplex Pent House	3288	<b>54,252,000</b>	13,563,000	<b>2,938,650</b>	<b>5,425,200</b>
	Duplex Pent House	3562	<b>58,773,000</b>	14,693,250	<b>3,183,538</b>	<b>5,877,300</b>
	Duplex Pent House	2062	<b>34,023,000</b>	8,505,750	<b>1,842,913</b>	<b>3,402,300</b>
	Duplex Pent House	2950	<b>48,675,000</b>	12,168,750	<b>2,636,563</b>	<b>4,867,500</b>

**Duplex Penthouses**