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# THE AVALON

LUXURY LIVING

Site: Plot # 3-B, Block A,, Kunwar Block, TopCity-1

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# THE AVALON

LUXURY LIVING

PROJECT OF



**Islamabad Office:**  
Suite 304, Salman Arcade,  
Plot#19, Main Commercial Area,  
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Islamabad



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CONSULTANTS



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THE NEST MAKERS  
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THE AVALON  
LUXURY LIVING

OUR VISION

We want to create marvels for customers, like what we would create for ourselves, with zero compromise on quality, standarization and attention to detail. Our values and expertise will help to make your dreams a reality.





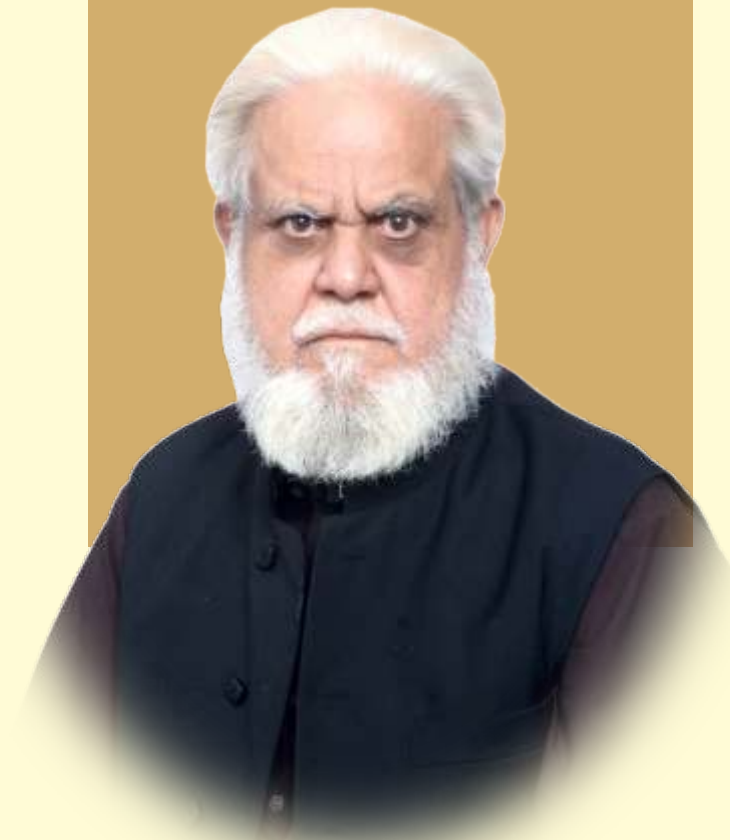
# CEO MESSAGE

Since its inception in 2000, Royal Awan Builders & Developers (Pvt) Ltd (formerly Awan Enterprises) has earned its reputation in construction industry as a leading Real Estate Developer and Builder in Karachi and Islamabad. We pride ourselves on developing smart, high-tech apartments buildings, always with a sustainable footprint. Working with a strong team of industry professionals, we have a proven track record in unlocking value in sites and translating visions into reality. We are dedicated and committed to meet deadlines and coordinates with out investors and clients. we maintain open communication with you to keep you up to date on the status of our projects. We do this to guarantee that the project is completed according to your preferences.

**Abdur Rashid Awan**

CEO

Royal Awan Builders & Developers (Pvt) Ltd







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THE AVALON

LUXURY LIVING

OUR CORE VALUES  
THE DREAMS THAT KEEP US ALIVE.

Perfection in the quality of finish, maintaining exceptional skills, attention to detail in dealing with multi-disciplinary construction tasks and most important of all, an honest communication with the client. These are the core values of our company and we like to stand by them. No matter what.



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## ISLAMABAD THE BEAUTIFUL

Islamabad, the capital of Pakistan - a modern city nestled at the foot of the beautifully lush Margalla Hills. The city is home to many migrants from different regions of Pakistan and has cultural and religious diversity of considerable antiquity. We, at Royal Awan Builders & Developers (Pvt) Ltd, were inspired by this diversity and wanted to build a place where everyone can come together and experience the mix of cultures in a congenial environment that's relaxing and entertaining for the whole family.





# OUR LANDMARK

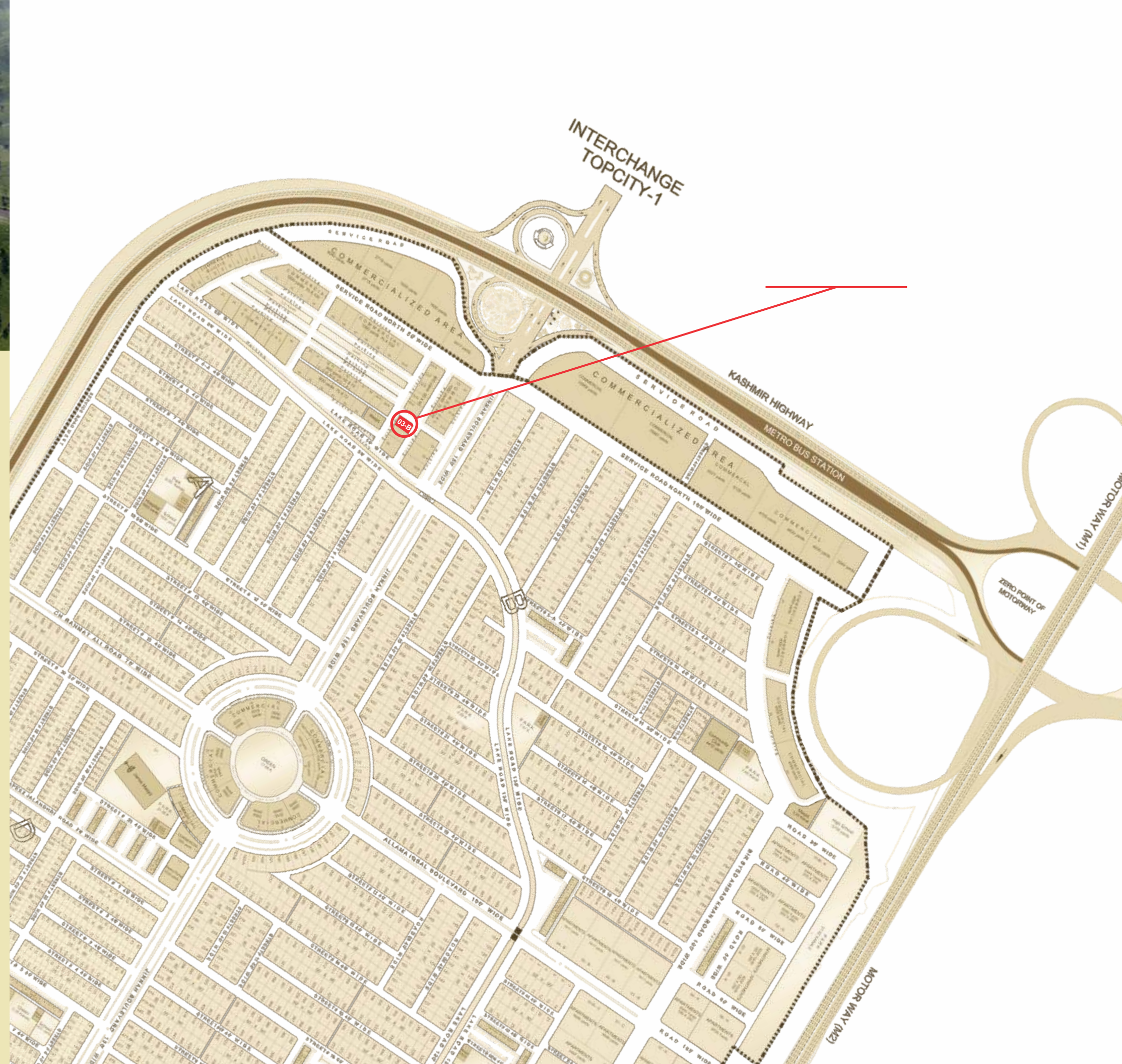
Our aim to redefining residential and commercial projects that are unparalleled in countless ways. From the aesthetic exteriors to the elegant interiors, Avalon is destined to become the iconic project of TopCity-1, Islamabad. We have earned trust and reputation worldwide.

We have been providing customers the high quality and well designed residential and commercial projects. The team derives core competency from technological superiority and a huge resource base that allows it to undertake massive and challenging development projects

The Avalon is another addition of star in the galaxy. The Avalon is a multi-purpose 9 storey residential cum commercial building, situated in the most ideal location of Top City-1, Islamabad. The building has 4 floors of commercial use and 5 floors for residential purpose.







## IDEAL LOCATION

The ideal location of TopCity-1 near Kashmir Highway, is one of its most attractive features. Although the housing society is located at a 20-minute drive from downtown G 11 Markaz Islamabad, it can be easily accessed through Kashmir Highway, Lahore and Islamabad Motorways and Grand Trunk Road. The new Islamabad International Airport is also situated at a distance of approximately 3 kilometers from TopCity-1. That means it will take residents just 5 minutes to reach the airport through New Islamabad Airport Road. It is also connected by a grand and an exclusive Interchange making a Loop on Kashmir Highway giving direct access to residents in TopCity-1. The newly started Metro bus service connects TopCity-1 through two terminals while the International CPEC City is located at a short distance.



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THE AVALON

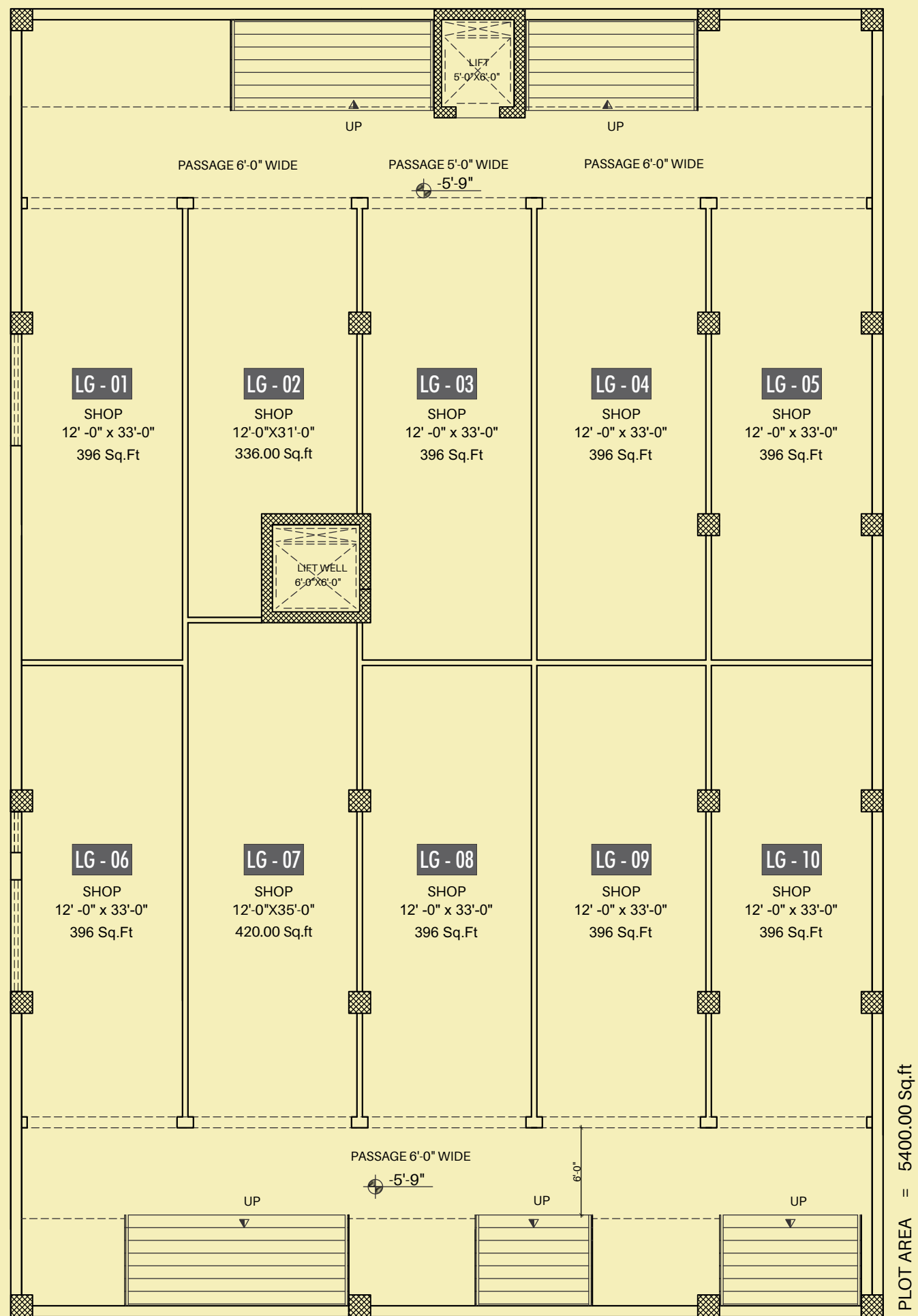
LUXURY LIVING

COMMERCIAL  
EXPERIENCE





LOWER GROUND FLOOR PLAN (SHOPS)

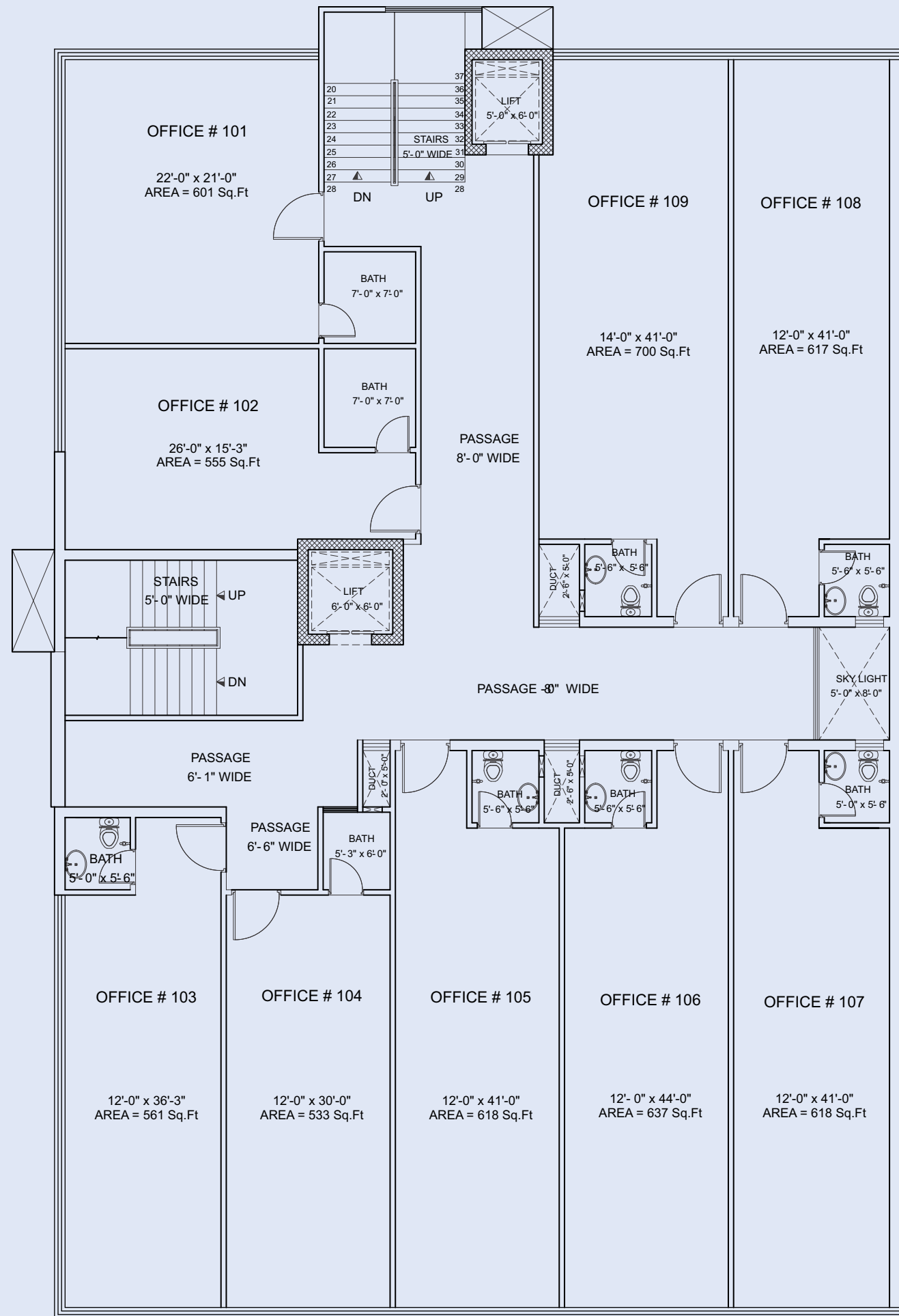


GROUND FLOOR PLAN (SHOPS)

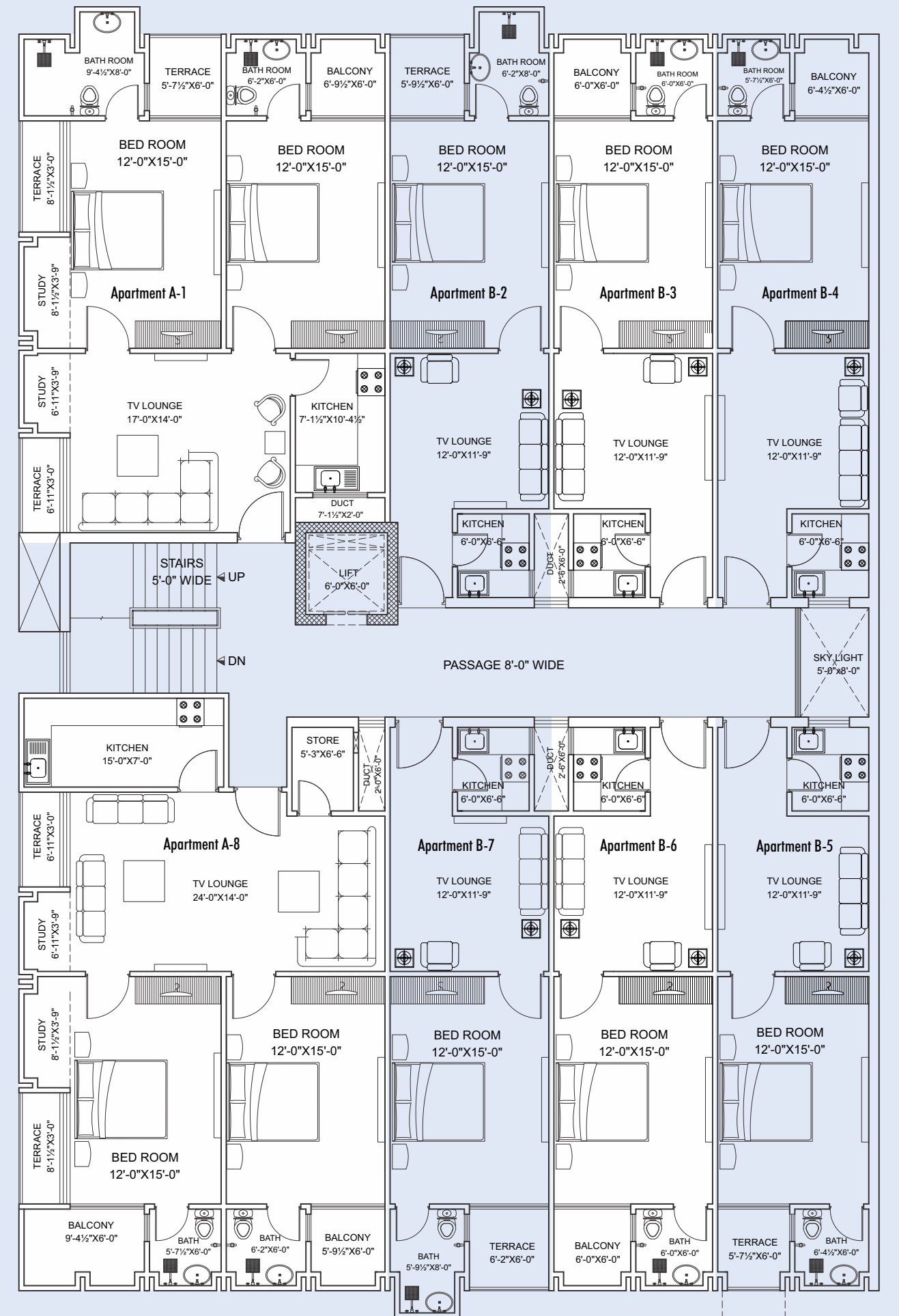




1ST & 2ND FLOOR PLAN (OFFICES)



TYPICAL FLOOR PLAN (APARTMENTS)





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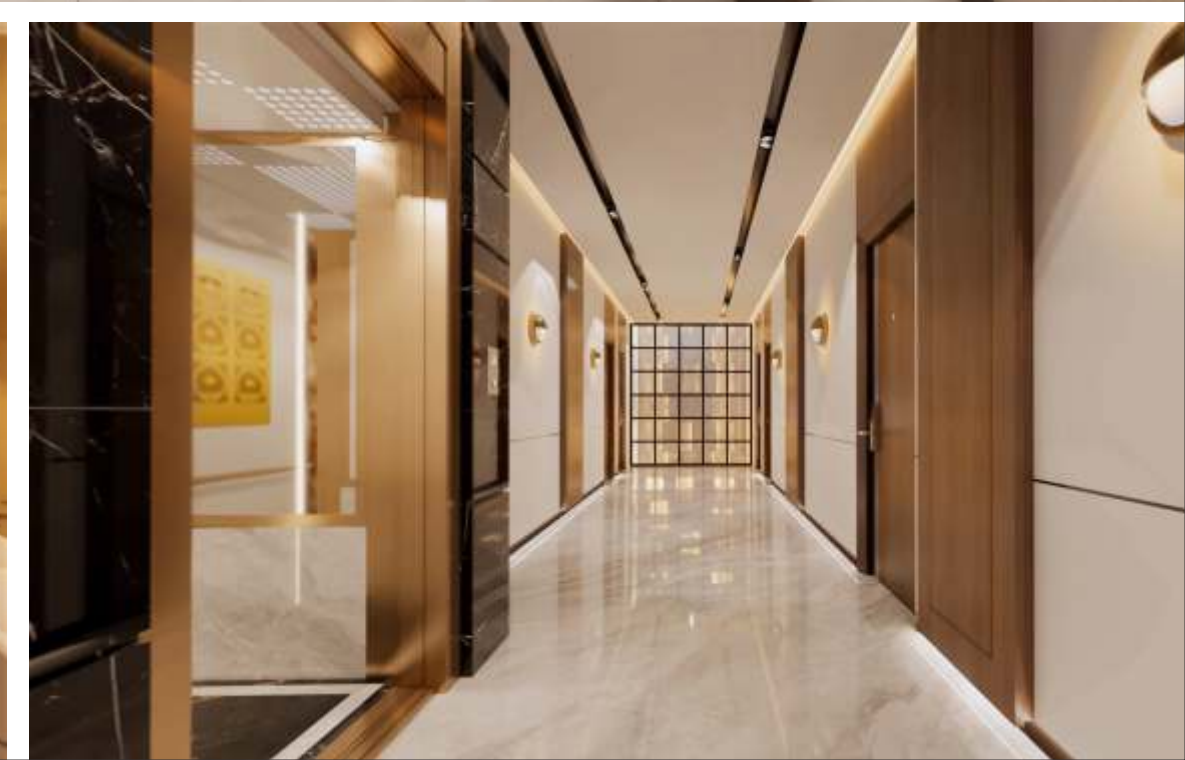
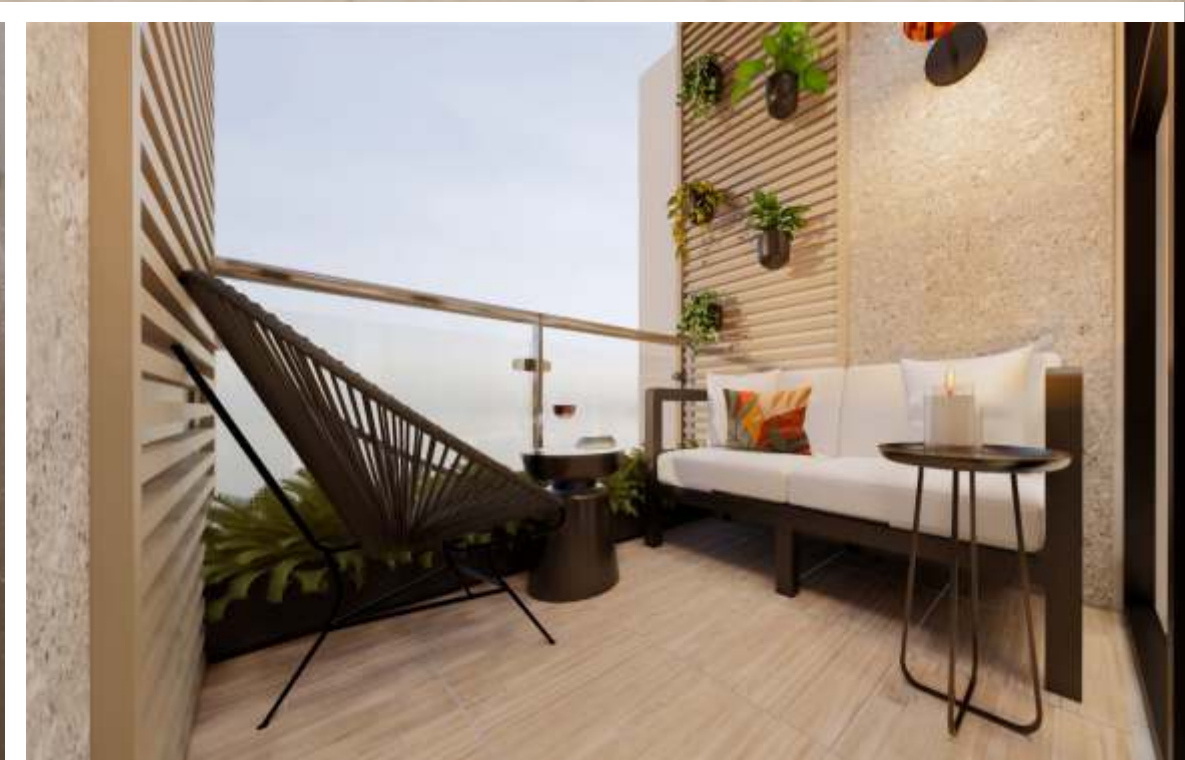
THE AVALON

LUXURY LIVING

RESIDENTIAL  
INSPIRATION









3D MODELS  
1 BED INTERIOR



1 Bed Apartment

3D MODELS  
2 BED INTERIOR



2 Bed Apartment



# PROJECT FEATURES

- Well Planned layout
- Earthquake resistant
- Elevators & Uninterrupted Lift facility
- Backup Generator
- 3 sides wide Car Parking facility
- Fire Fighting Equipment
- Prayers Area
- Lobby Area for Apartments
- 12mm glass door (First Floor, Ground Floor, and Basement shops)
- Separate elevator for offices
- Air conditioning
- Free wifi and TV cable connectivity
- Fire prevention system and sensors
- Keycard access to apartments
- Panasonic lobby station system 24/7 security
- CCTV cameras on each floor
- Plastic emulsion paint for Interior walls
- Premium quality finishing







### LOWER GROUND FLOOR SHOPS PAYMENT PLAN

### GROUND FLOOR SHOPS PAYMENT PLAN

UNIT NO	AREA	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLEMNTS
LG-01	396 SQ.FT	19,800,000	5,940,000	1,386,000
LG-02	336 SQ.FT	16,800,000	5,040,000	1,176,000
LG-03	396 SQ.FT	19,800,000	5,940,000	1,386,000
LG-04	396 SQ.FT	19,800,000	5,940,000	1,386,000
LG-05	396 SQ.FT	19,800,000	5,940,000	1,386,000
LG-06	396 SQ.FT	19,800,000	5,940,000	1,386,000
LG-07	420 SQ.FT	21,000,000	6,300,000	1,470,000
LG-08	396 SQ.FT	19,800,000	5,940,000	1,386,000
LG-09	396 SQ.FT	19,800,000	5,940,000	1,386,000
LG-10	396 SQ.FT	19,800,000	5,940,000	1,386,000

UNIT NO	AREA	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLEMNTS
G-01	300 SQ.FT	18,000,000	5,400,000	1,260,000
G-02	300 SQ.FT	18,000,000	5,400,000	1,260,000
G-03	396 SQ.FT	23,760,000	7,128,000	1,663,200
G-04	396 SQ.FT	23,760,000	7,128,000	1,663,200
G-05	396 SQ.FT	23,760,000	7,128,000	1,663,200
G-06	300 SQ.FT	18,000,000	5,400,000	1,260,000
G-07	300 SQ.FT	18,000,000	5,400,000	1,260,000
G-08	396 SQ.FT	23,760,000	7,128,000	1,663,200
G-09	396 SQ.FT	23,760,000	7,128,000	1,663,200
G-10	396 SQ.FT	23,760,000	7,128,000	1,663,200

- 1) PAYMENT PLAN IS OF 2.5 YEARS
- 2) PRICES ARE VALID FOR 6 MONTHS
- 3) 10% OFF ON FULL PAYMENT

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### OFFICES PAYMENT PLAN

UNIT NO	AREA	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLEMNTS
O-1	601 SQ.FT	13,823,000	4,146,900	967,610
O-2	555 SQ.FT	12,765,000	3,829,500	893,550
O-3	560 SQ.FT	12,880,000	3,864,000	901,600
O-4	532 SQ.FT	12,236,000	3,670,800	856,520
O-5	617 SQ.FT	14,191,000	4,257,300	993,370
O-6	636 SQ.FT	14,628,000	4,388,400	1,023,960
O-7	617 SQ.FT	14,191,000	4,257,300	993,370
O-8	617 SQ.FT	14,191,000	4,257,300	993,370
O-9	700 SQ.FT	16,100,000	4,830,000	1,127,000

- 1) PAYMENT PLAN IS OF 2.5 YEARS
- 2) PRICES ARE VALID FOR 6 MONTHS
- 3) 10% OFF ON FULL PAYMENT

### APARTMENTS PAYMENT PLAN

UNIT NO	AREA	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLEMNTS
A-1	1209SQ.FT	19,344,000	5,803,200	1,354,080
B-2	607SQ.FT	9,712,000	2,913,600	679,840
B-3	601SQ.FT	9,616,000	2,884,800	673,120
B-4	609SQ.FT	9,744,000	2,923,200	682,080
B-5	609SQ.FT	9,744,000	2,923,200	682,080
B-6	601SQ.FT	9,616,000	2,884,800	673,120
B-7	611SQ.FT	9,776,000	2,932,800	684,320
A-8	1336SQ.FT	21,376,000	6,412,800	1,496,320

- 1) PAYMENT PLAN IS OF 2.5 YEARS
- 2) PRICES ARE VALID FOR 6 MONTHS
- 3) 10% OFF ON FULL PAYMENT