



SALMAN SQUARE

REDEFINING LIFESTYLE

Site: Plot # 38-B, Block A,, Kanwar Block, TopCity-1



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REDEFINING LIFESTYLE

PROJECT OF



Islamabad Office:

Suite 304, Salman Arcade,
Plot#19, Main Commercial Area,
Block B, Multi Gardens, B-17,
Islamabad



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CONSULTANTS



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REDEFINING LIFESTYLE

OUR VISION

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



CEO MESSAGE

Sine 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 coordinate with our 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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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.

PROJECT OF



ROYAL AWAN
Builders & Developers (Pvt) Ltd





OUR LANDMARK

Royal Awan Builders & Developers (Pvt) Ltd. aim at redefining residential and commercial projects that are unparalleled in countless ways. From the aesthetic exteriors to the elegant interiors, Salman Square is destined to become the iconic project of TopCity-1, Islamabad. We have earned trust and reputation worldwide.

Royal Awan Builders & Developers (Pvt) Ltd. 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

Salman Square is another addition of star in the galaxy of Royal Awan Builders & Developers (Pvt) Ltd. Salman square 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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COMMERCIAL
EXPERIENCE

PROJECT OF

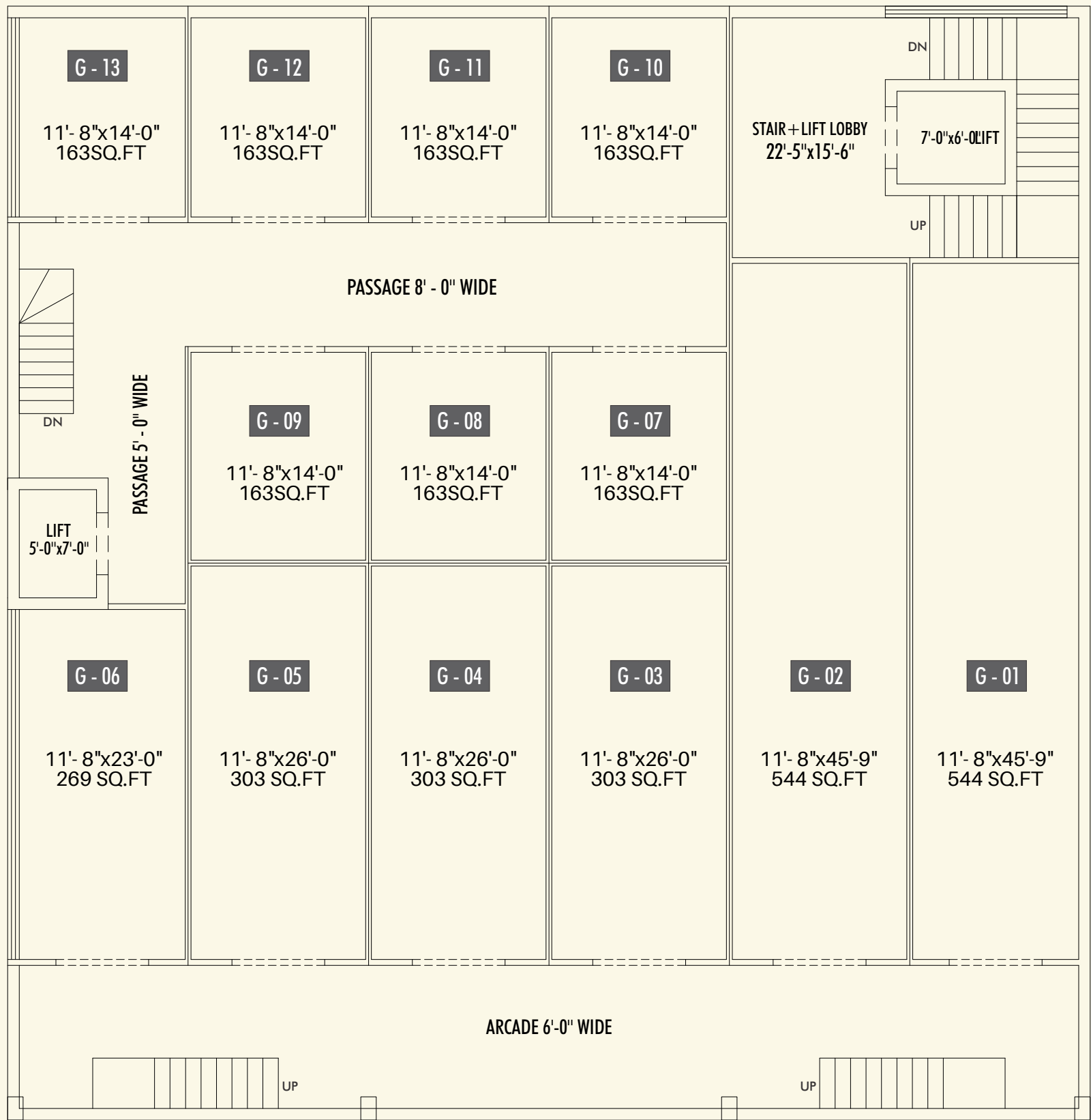


ROYAL AWAN

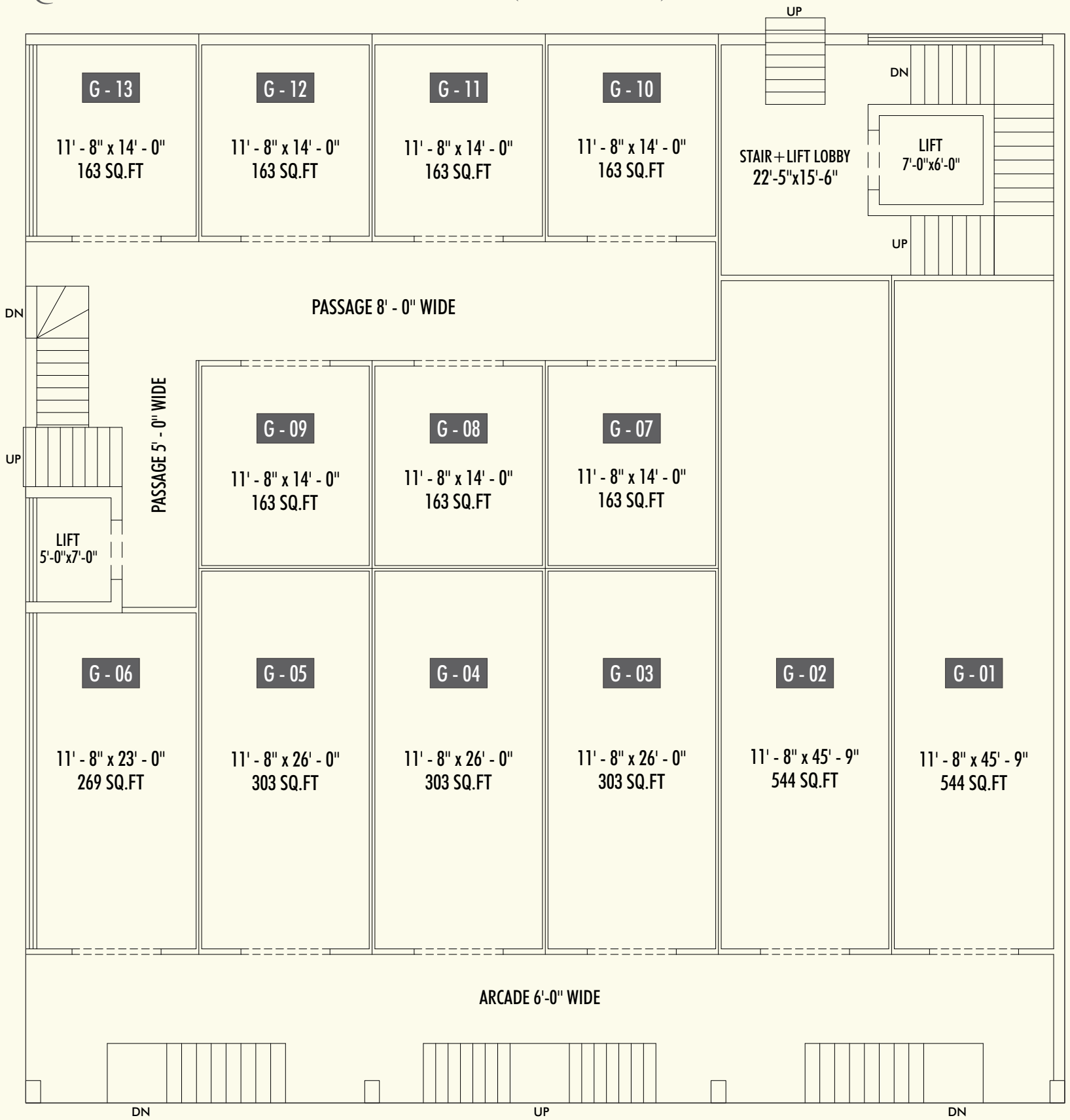
Builders & Developers (Pvt) Ltd



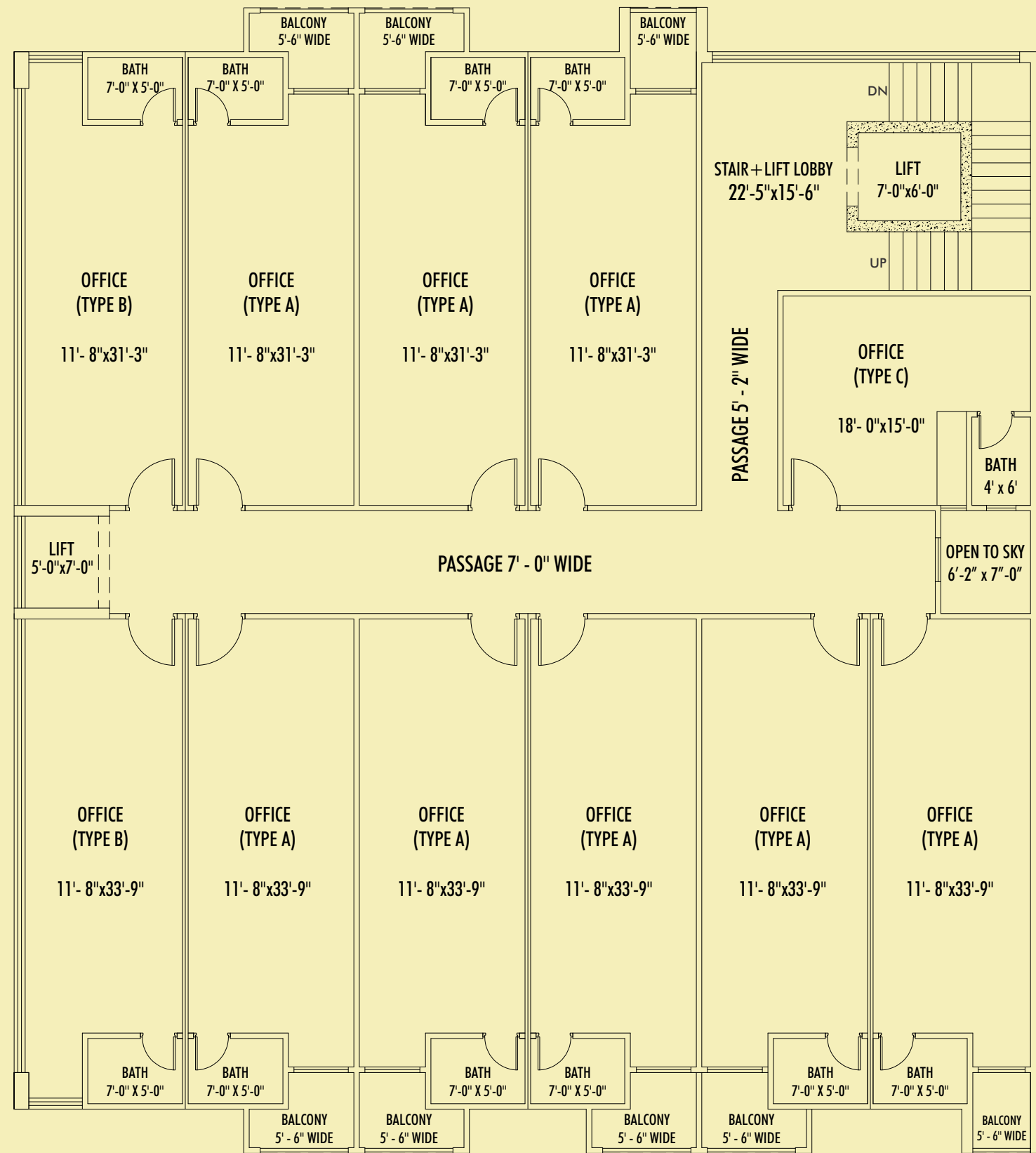
LOWER GROUND FLOOR PLAN (SHOPS)



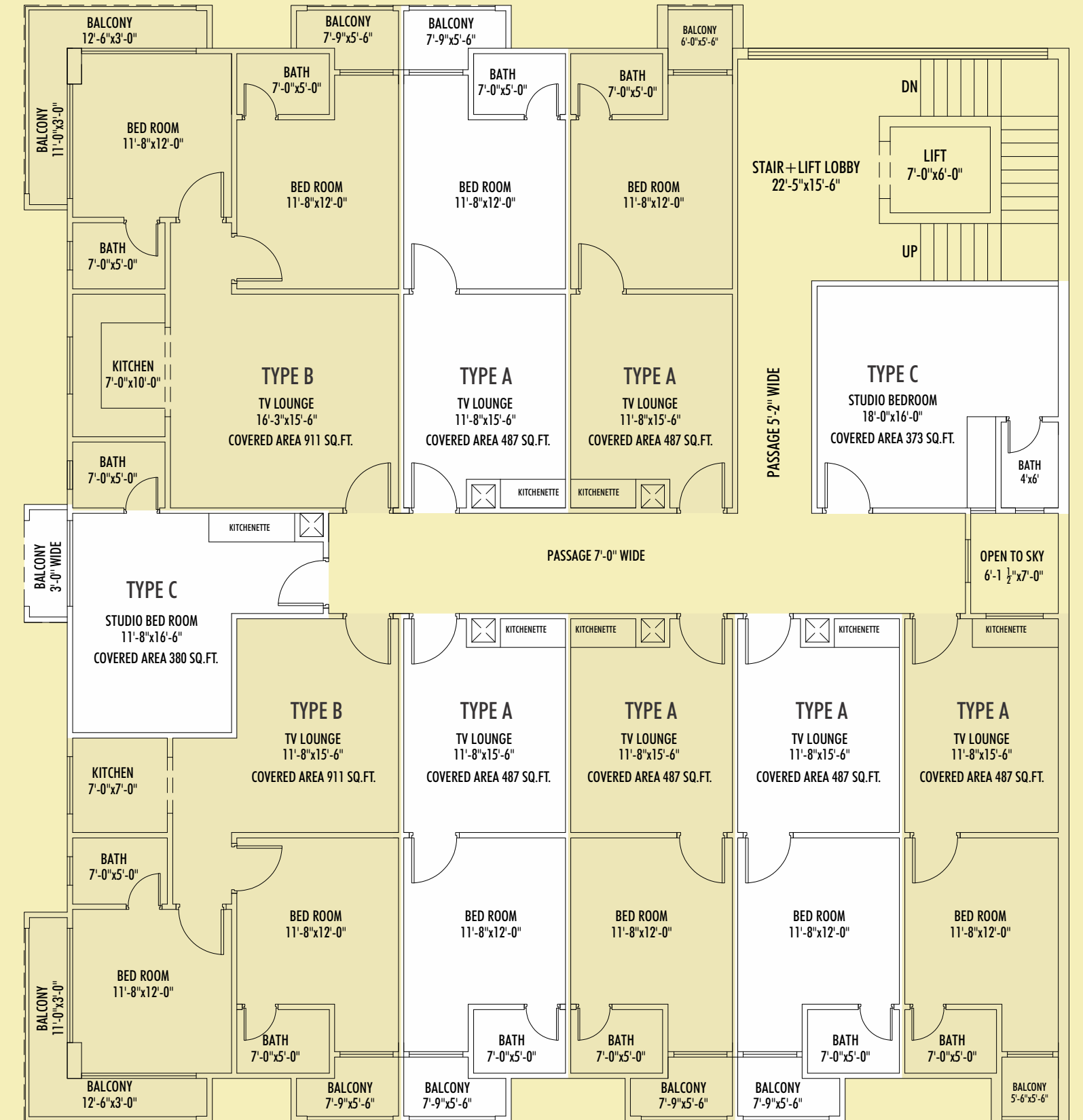
GROUND FLOOR PLAN (SHOPS)



1ST & 2ND FLOOR PLAN (OFFICES)



TYPICAL FLOOR PLAN APARTMENTS





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RESIDENTIAL
INSPIRATION

PROJECT OF



ROYAL AWAN

Builders & Developers (Pvt) Ltd



3D MODELS
SHOP INTERIOR



Restaurant

3D MODELS
OFFICE INTERIOR



TYPE A Office

TYPE B Office

3D MODELS
APARTMENT INTERIOR

3D MODELS
APARTMENT INTERIOR

TYPE C
(Studio Apartment)

TYPE A
(1 Bed Apartment)

TYPE B
(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 apartmenrs
- Panasonic lobby station system 24/7 security
- CCTV cameras on each floor
- Plastic emulsion paint for Interior walls
- Premium quality finishing
- Electric fitting for each shop and apartment



LOWER GROUND FLOOR SHOPS BOOKING PLAN

UNIT NO	SIZE	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLMENT
LG-01	544 SQ.FT	27,200,000	8,160,000	1,904,000
LG-02	544 SQ.FT	27,200,000	8,160,000	1,904,000
LG-03	303 SQ.FT	15,150,000	4,545,000	1,060,500
LG-04	303 SQ.FT	15,150,000	4,545,000	1,060,500
LG-05	303 SQ.FT	15,150,000	4,545,000	1,060,500
LG-06	269 SQ.FT	13,450,000	4,035,000	941,500
LG-07	163 SQ.FT	8,150,000	2,445,000	570,500
LG-08	163 SQ.FT	8,150,000	2,445,000	570,500
LG-09	163 SQ.FT	8,150,000	2,445,000	570,500
LG-10	163 SQ.FT	8,150,000	2,445,000	570,500
LG-11	163 SQ.FT	8,150,000	2,445,000	570,500
LG-12	163 SQ.FT	8,150,000	2,445,000	570,500
LG-13	163 SQ.FT	8,150,000	2,445,000	570,500

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

GROUND FLOOR SHOPS BOOKING PLAN

UNIT NO	SIZE	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLMENT
G-01	544 SQ.FT	32,640,000	9,792,000	2,284,800
G-02	544 SQ.FT	32,640,000	9,792,000	2,284,800
G-03	303 SQ.FT	18,180,000	5,454,000	1,272,600
G-04	303 SQ.FT	18,180,000	5,454,000	1,272,600
G-05	303 SQ.FT	18,180,000	5,454,000	1,272,600
G-06	269 SQ.FT	16,140,000	4,842,000	1,129,800
G-07	163 SQ.FT	9,780,000	2,934,000	684,600
G-08	163 SQ.FT	9,780,000	2,934,000	684,600
G-09	163 SQ.FT	9,780,000	2,934,000	684,600
G-10	163 SQ.FT	9,780,000	2,934,000	684,600
G-11	163 SQ.FT	9,780,000	2,934,000	684,600
G-12	163 SQ.FT	9,780,000	2,934,000	684,600
G-13	163 SQ.FT	9,780,000	2,934,000	684,600

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



OFFICES BOOKING PLAN

UNIT NO	SIZE	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLMENT
A-101	486 SQ.FT	11,201,000	3,360,300	784,070
A-102	486 SQ.FT	11,178,000	3,353,400	782,460
A-103	486 SQ.FT	11,178,000	3,353,400	782,460
A-104	486 SQ.FT	11,178,000	3,353,400	782,460
A-105	486 SQ.FT	11,178,000	3,353,400	782,460
B-106	468 SQ.FT	10,764,000	3,229,200	753,480
B-107	468 SQ.FT	10,764,000	3,229,200	753,480
A-108	486 SQ.FT	11,178,000	3,353,400	782,460
A-109	486 SQ.FT	11,178,000	3,353,400	782,460
A-110	486 SQ.FT	11,178,000	3,353,400	782,460
C-111	372SQ.FT	8,556,000	2,566,800	598,920

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



APARTMENTS BOOKING PLAN

UNIT NO	SIZE	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLMENT
A-301	487 SQ.FT	7,792,000	2,337,600	545,440
A-302	487 SQ.FT	7,792,000	2,337,600	545,440
A-303	487 SQ.FT	7,792,000	2,337,600	545,440
A-304	487 SQ.FT	7,792,000	2,337,600	545,440
B-305	911 SQ.FT	14,576,000	4,372,800	1,020,320
C-306	380 SQ.FT	6,080,000	1,824,000	425,600
B-307	987 SQ.FT	15,792,000	4,737,600	1,105,440
A-308	487 SQ.FT	7,792,000	2,337,600	545,440
A-309	487 SQ.FT	7,792,000	2,337,600	545,440
C-310	373 SQ.FT	5,968,000	1,790,400	417,760

- 1) PAYMENT PLAN IS OF 2.5 YEARS
- 2) PRICES ARE VALID FOR 6 MONTHS
- 3) 10% ADDITIONAL CHARGES FOR CORNER APARTMENT
- 4) 10% OFF ON FULL PAYMENT