



A PROJECT OF



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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





SALMAN HEIGHTS

A PROJECT OF
Royal Awan Builders & Developers (Pvt) Ltd

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.



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, Salman Heights 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.

Salman Heights is another addition of star in the galaxy. Salman Heights 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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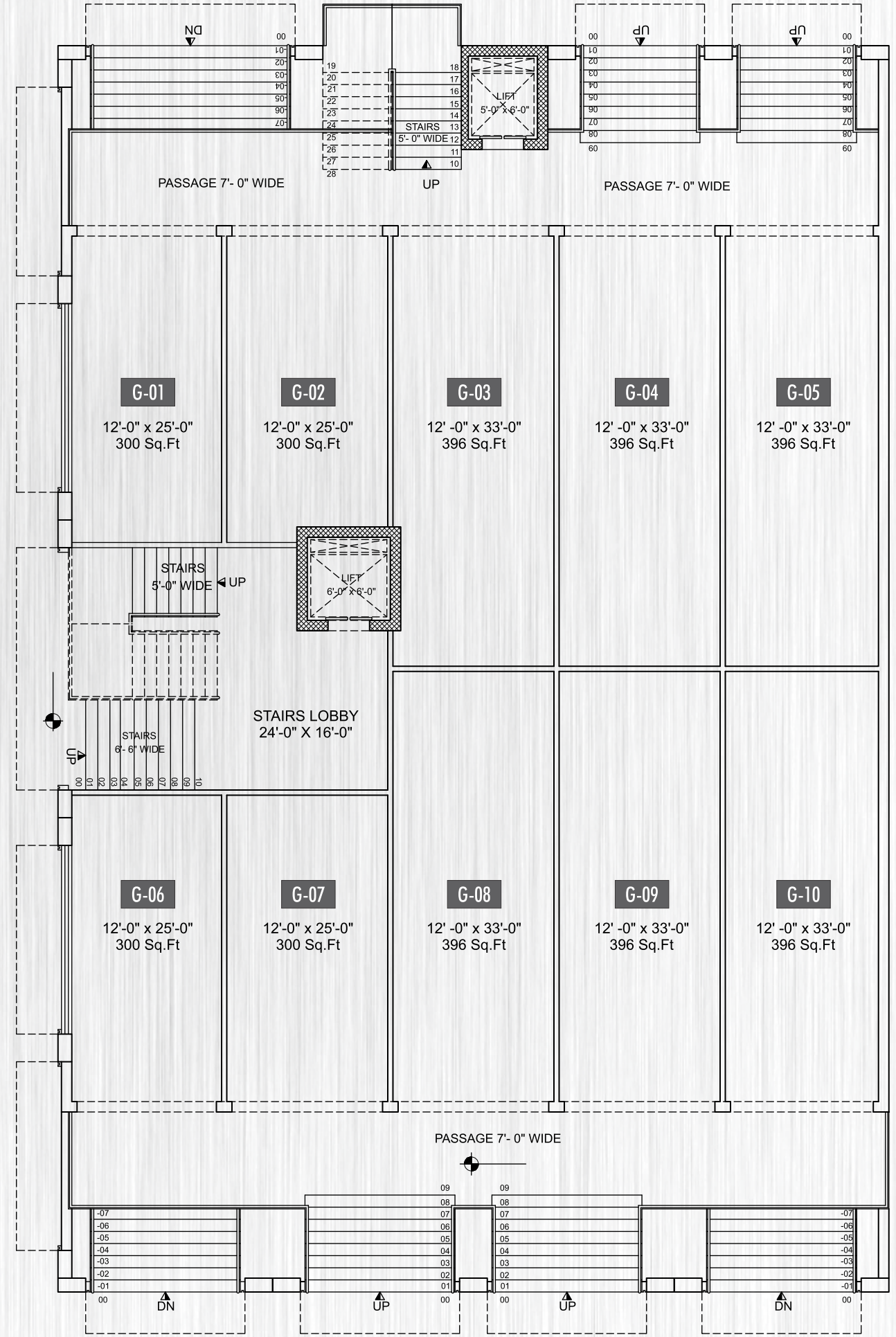
COMMERCIAL
EXPERIENCE



1st Floor Plan Details:

- Shops (LG-01 to LG-10):**
 - LG-01: SHOP 12' -0" x 33'-0" 396 Sq.Ft
 - LG-02: SHOP 12'-0"X31'-0" 336.00 Sq.ft
 - LG-03: SHOP 12' -0" x 33'-0" 396 Sq.Ft
 - LG-04: SHOP 12' -0" x 33'-0" 396 Sq.Ft
 - LG-05: SHOP 12' -0" x 33'-0" 396 Sq.Ft
 - LG-06: SHOP 12' -0" x 33'-0" 396 Sq.Ft
 - LG-07: SHOP 12'-0"X35'-0" 420.00 Sq.ft
 - LG-08: SHOP 12' -0" x 33'-0" 396 Sq.Ft
 - LG-09: SHOP 12' -0" x 33'-0" 396 Sq.Ft
 - LG-10: SHOP 12' -0" x 33'-0" 396 Sq.Ft
- Passages:**
 - PASSAGE 6'-0" WIDE (multiple locations)
 - PASSAGE 5'-0" WIDE
 - PASSAGE 6'-0" WIDE
 - PASSAGE 6'-0" WIDE
- Other Features:**
 - LIFT 5'-0"X6'-0"
 - DIET WELL 6'-0"X6'-0"
 - UP (multiple locations)
 - 6'-0" (vertical dimension)

GROUND FLOOR PLAN (SHOPS)



OFFICE # 101
22'-0" x 21'-0"
AREA = 601 Sq.Ft

OFFICE # 102
26'-0" x 15'-3"
AREA = 555 Sq.Ft

OFFICE # 103
12'-0" x 36'-3"
AREA = 561 Sq.Ft

OFFICE # 104
12'-0" x 30'-0"
AREA = 533 Sq.Ft

OFFICE # 105
12'-0" x 41'-0"
AREA = 618 Sq.Ft

OFFICE # 106
12'-0" x 44'-0"
AREA = 637 Sq.Ft

OFFICE # 107
12'-0" x 41'-0"
AREA = 618 Sq.Ft

OFFICE # 109
14'-0" x 41'-0"
AREA = 700 Sq.Ft

OFFICE # 108
12'-0" x 41'-0"
AREA = 617 Sq.Ft

BATH
7'-0" x 7'-0"

BATH
7'-0" x 7'-0"

BATH
5'-0" x 5'-6"

BATH
5'-0" x 5'-6"

BATH
5'-0" x 5'-6"

BATH
5'-0" x 5'-6"

BATH
5'-0" x 5'-6"

BATH
5'-0" x 5'-6"

STAIRS
5'-0" WIDE

STAIRS
5'-0" WIDE

LIFT
5'-0" x 6'-0"

LIFT
5'-0" x 6'-0"

PASSAGE
8'-0" WIDE

PASSAGE
8'-0" WIDE

PASSAGE
6'-1" WIDE

PASSAGE
6'-6" WIDE

PASSAGE
6'-6" WIDE

PASSAGE
5'-3" x 6'-0"

DUCT
2'-0" x 2'-0"

DUCT
2'-0" x 2'-0"

DUCT
2'-0" x 2'-0"

DUCT
2'-0" x 2'-0"

DUCT
2'-0" x 2'-0"

DUCT
2'-0" x 2'-0"

SKY LIGHT
5'-0" x 8'-0"

DN

UP

UP

DN

This floor plan illustrates a 10-unit apartment building, organized into two wings: Wing A (left) and Wing B (right). The plan includes detailed room layouts, dimensions, and common areas.

Wing A (Left):

- Apartment A-1:** Features a Bath Room (9'-4 1/2" x 8'-0"), Terrace (5'-7 1/2" x 6'-0"), Bed Room (12'-0" x 15'-0"), Study (8'-1 1/2" x 3'-9"), Kitchen (7'-1 1/2" x 10'-4 1/2"), TV Lounge (17'-0" x 14'-0"), and a central Duct (7'-1 1/2" x 2'-0").
- Apartment A-8:** Features a Terrace (6'-11" x 3'-0"), Study (6'-11" x 3'-9"), Kitchen (15'-0" x 7'-0"), TV Lounge (24'-0" x 14'-0"), and a central Duct (7'-1 1/2" x 2'-0").

Wing B (Right):

- Apartment B-2:** Features a Bath Room (6'-2" x 8'-0"), Terrace (5'-9 1/2" x 6'-0"), Bed Room (12'-0" x 15'-0"), Kitchen (6'-0" x 8'-6"), TV Lounge (12'-0" x 11'-9"), and a central Duct (6'-0" x 6'-0").
- Apartment B-7:** Features a Bath Room (5'-9 1/2" x 8'-0"), Terrace (6'-2" x 6'-0"), Bed Room (12'-0" x 15'-0"), Kitchen (6'-0" x 6'-6"), TV Lounge (12'-0" x 11'-9"), and a central Duct (6'-0" x 6'-0").

Common Areas:

- Stairs:** Located in the center of Wing A, labeled "STAIRS 5'-0" WIDE" with "UP" and "DN" directions.
- Lift:** Located in the center of Wing A, labeled "LIFT 6'-0" x 6'-0".
- Passage:** A central "PASSAGE 8'-0" WIDE" runs through the middle of the building.
- Skylight:** A "SKYLIGHT 5'-0" x 8'-0" is located in the bottom right corner.

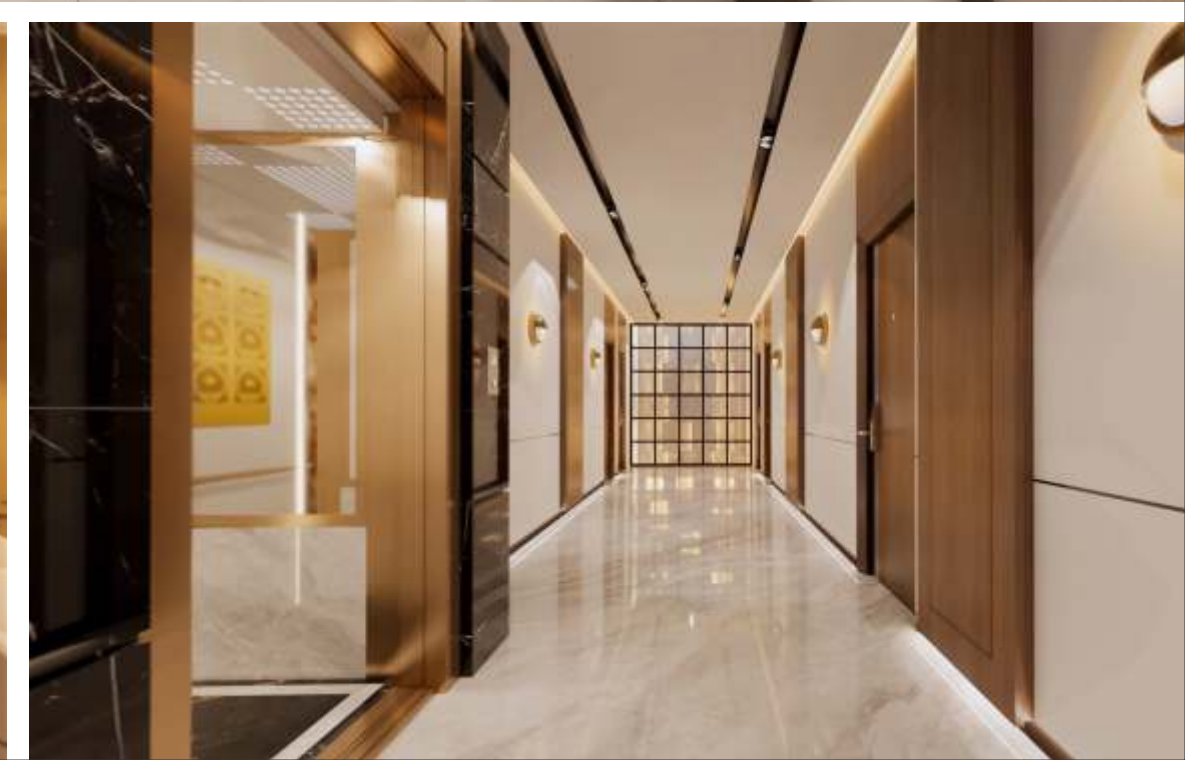
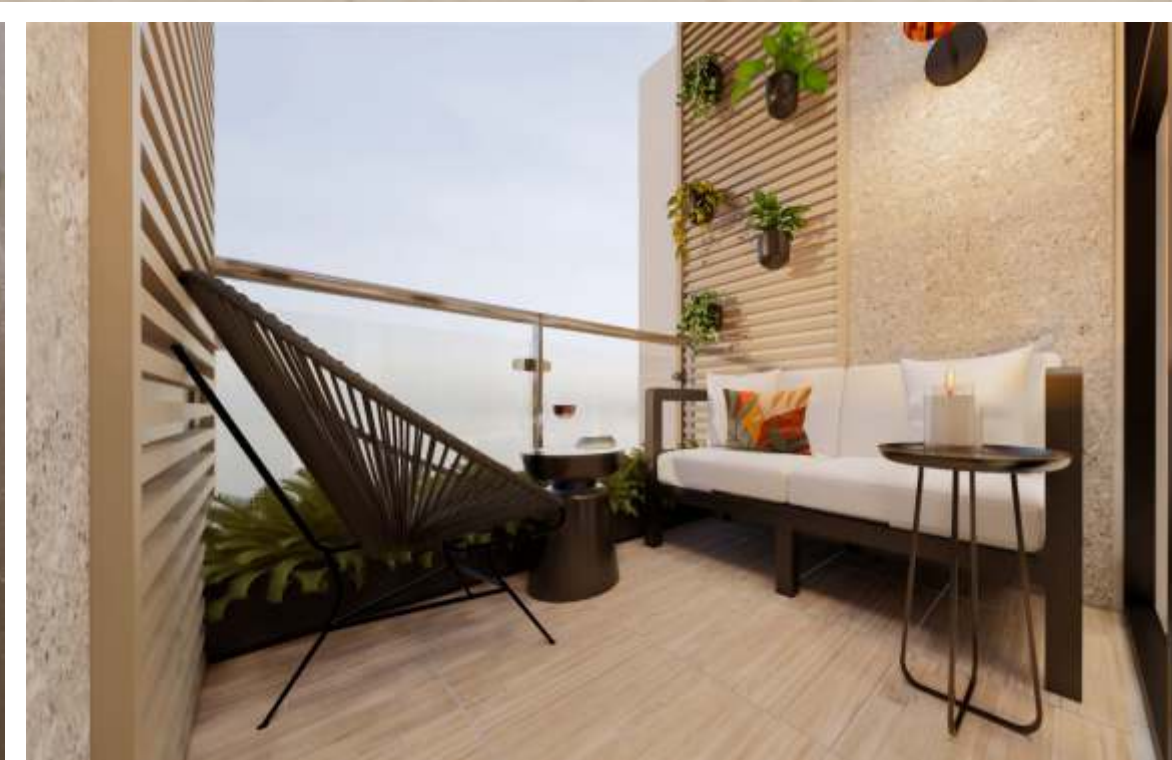
Room Dimensions:

- Bed Rooms:** 12'-0" x 15'-0"
- Bath Rooms:** 9'-4 1/2" x 8'-0", 6'-2" x 8'-0", 5'-9 1/2" x 8'-0", 6'-0" x 8'-6", 5'-7 1/2" x 6'-0", 6'-4 1/2" x 8'-0"
- Kitchens:** 7'-1 1/2" x 10'-4 1/2", 15'-0" x 7'-0", 6'-0" x 8'-6", 6'-0" x 6'-6"
- TV Lounges:** 17'-0" x 14'-0", 24'-0" x 14'-0", 12'-0" x 11'-9"
- Studies:** 8'-1 1/2" x 3'-9", 6'-11" x 3'-9"
- Terraces:** 5'-7 1/2" x 6'-0", 6'-11" x 3'-0", 6'-2" x 6'-0", 6'-0" x 6'-0", 5'-9 1/2" x 6'-0", 6'-4 1/2" x 8'-0"
- Ducts:** 7'-1 1/2" x 2'-0", 6'-0" x 6'-0"
- Lift:** 6'-0" x 6'-0"
- Skylight:** 5'-0" x 8'-0"



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

UNIT NO	AREA	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLEMNTS
LG-01	396 SQ.FT	23,760,000	7,128,000	1,663,200
LG-02	336 SQ.FT	20,160,000	6,048,000	1,411,200
LG-03	396 SQ.FT	23,760,000	7,128,000	1,663,200
LG-04	396 SQ.FT	23,760,000	7,128,000	1,663,200
LG-05	396 SQ.FT	23,760,000	7,128,000	1,663,200
LG-06	396 SQ.FT	23,760,000	7,128,000	1,663,200
LG-07	420 SQ.FT	25,200,000	7,560,000	1,764,000
LG-08	396 SQ.FT	23,760,000	7,128,000	1,663,200
LG-09	396 SQ.FT	23,760,000	7,128,000	1,663,200
LG-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

GROUND FLOOR SHOPS PAYMENT PLAN

UNIT NO	AREA	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLEMNTS
G-01	300 SQ.FT	21,000,000	6,300,000	1,470,000
G-02	300 SQ.FT	21,000,000	6,300,000	1,470,000
G-03	396 SQ.FT	27,720,000	8,316,000	1,940,400
G-04	396 SQ.FT	27,720,000	8,316,000	1,940,400
G-05	396 SQ.FT	27,720,000	8,316,000	1,940,400
G-06	300 SQ.FT	21,000,000	6,300,000	1,470,000
G-07	300 SQ.FT	21,000,000	6,300,000	1,470,000
G-08	396 SQ.FT	27,720,000	8,316,000	1,940,400
G-09	396 SQ.FT	27,720,000	8,316,000	1,940,400
G-10	396 SQ.FT	27,720,000	8,316,000	1,940,400

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



OFFICES PAYMENT PLAN

UNIT NO	AREA	TOTAL AMOUNT	DOWN PAYMENT (30%)	10 QUARTERLY INSTALLEMNTS
O-1	601 SQ.FT	16,828,000	5,048,400	1,177,960
O-2	555 SQ.FT	15,540,000	4,662,000	1,087,800
O-3	560 SQ.FT	15,680,000	4,704,000	1,097,600
O-4	532 SQ.FT	14,896,000	4,468,800	1,042,720
O-5	617 SQ.FT	17,276,000	5,182,800	1,209,320
O-6	636 SQ.FT	17,808,000	5,342,400	1,246,560
O-7	617 SQ.FT	17,276,000	5,182,800	1,209,320
O-8	617 SQ.FT	17,276,000	5,182,800	1,209,320
O-9	700 SQ.FT	19,600,000	5,880,000	1,372,000

- 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	21,762,000	6,528,600	1,523,340
B-2	607SQ.FT	10,926,000	3,277,800	764,820
B-3	601SQ.FT	10,818,000	3,245,400	757,260
B-4	609SQ.FT	10,962,000	3,288,600	767,340
B-5	609SQ.FT	10,962,000	3,288,600	767,340
B-6	601SQ.FT	10,818,000	3,245,400	757,260
B-7	611SQ.FT	10,998,000	3,299,400	769,860
A-8	1336SQ.FT	24,048,000	7,214,400	1,683,360

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