

CPEC ENCLAVE

WORLD CLASS COMMUNITY ON THE CORRIDOR OF OPPORTUNITY





LUXURIOUS, AFFORDABLE & MODERN HOUSING COMMUNITY
IN CLOSE PROXIMITY TO ISLAMABAD-RAWALPINDI



“The CPEC is as important to China as it is to Pakistan and we will continue to work day and night to bring it to more fruition.”

Peng Zhengwu

Acting Consul General Chinese Consulate General



The China Pakistan Economic Corridor (CPEC)



China-Pakistan Economic Corridor is a multi-billion dollar framework of regional connectivity to benefit China and Pakistan, link the broader region including Iran, Afghanistan, and the Central Asian Republics. The enhancement of geographical linkages will improve road, rail and air transportation systems for frequent and free exchanges, economic growth, and people to people contact.

China Pakistan Economic Corridor is a journey towards economic regionalization in the globalized world, and is a hope of a better future through progress, prosperity, and peace.



Preamble



The China Pakistan Economic Corridor, popularly known as CPEC, a part of China's One Belt initiative is aimed at connecting Asia and Europe, to turn the continents into one global community.

CPEC Enclave, lying at the crossroads of the China Pakistan Economic Corridor, is an answer to the huge demand for a global standard residential and commercial community in the dynamic and bustling Rawalpindi-Attock region.

CPEC Enclave has been envisioned as a highly accessible community from Islamabad, Rawalpindi, Attock, Khyber-Pakhtunkhwa and beyond. It is a modern and secure enclave at par with the very best housing societies in Pakistan, both location and facility wise.



Directors and Sponsors

Chairman's Message



Having worked in the real estate sector of Islamabad for more than 10 years, I can clearly see the impact the China-Pakistan Economic Corridor (CPEC) is having on the capital as well as the surrounding districts of Rawalpindi, Attock, and adjacent cities. Already, the expanding network of motorways and roads have turned this entire region into one contiguous metropolis. This trend is bound to accelerate.

Situated at the crossroads of this fast evolving landscape, the CPEC Enclave occupies an area where we have ample space to meticulously master-plan a modern community. Here, we have the opportunity to carve a majestic lifestyle destination into the natural and serene environment, without compromising on urban planning, infrastructure, luxuries and facilities, and the quality of life of our residents.

A smart and sustainable community, CPEC Enclave offers wide boulevards, expansive parks and green areas, international standard education and healthcare facilities, and more. Beyond being serene residential community, CPEC Enclave is also designed and destined to be the regional hub of commercial opportunities to cater to local, regional, and global demand emerging out of the CPEC corridor.

I am extremely grateful for the hard-work our teams have put into the project development, and with this commitment and dedication, I have no doubt that, InshaAllah, CPEC Enclave will soon emerge as a model community beyond compare.

Ghulam Jillani
Chairman

Directors and Sponsors

Message



The CPEC Enclave has been master-planned as an international standard residential and commercial community to match the grandness of its namesake, the China Pakistan Economic Corridor.

Its location at the crossroads of the China-Pakistan Economic Corridor and Islamabad-Rawalpindi-Attock region is a major vantage point for cashing in on the opportunities of the present and the future. Equally significant are its meticulous designed infrastructure, wide roads and streets, education, healthcare and entertainment facilities, and public amenities, to make it an abode of luxury. The scenic topography with natural greenery and water bodies is a bonus for the entertainment, tranquility, and peace of mind of the residents.

What makes me most proud is our team - the leadership, management and workers of CPEC Enclave, who are single-mindedly committed to delivering a world-class community packed with opportunities. Even in these very initial phases of project development, in the successful planning and approvals, their visionary approach and expertise are all making a difference, for example in the choice of our location, in land acquisition for the project, in ensuring all necessary government approvals and in the incorporation of modern community concepts into the project.

I absolutely have no doubt that, InshaAllah, within a few years, CPEC Enclave will emerge as the standard bearer of luxury and opportunity, and a model of excellence around the region.

Usman Ullah
Director Operations

Directors and Sponsors



Muhammad Usman Khalid
Chief Operating Officer



Badar Munir
Director Operations



Ehsan ul Haq
Master Planner of CPEC Enclave
& CEO, BiaSain Design Studio

A Graduate in Urban Planning from the University of Engineering and Technology (UET) Lahore with distinction and honors, a Master's in Smart Cities from the University of Barcelona, and an alumnus of IHE Netherlands and other top educational institutions, Ehsan ul Haq is a reputed and famous urban master-planner in Pakistan. His brilliance adorns the cities of Rawalpindi, Islamabad, Lahore, Nawabshah, Murree, and Karachi in the shape of awe-inspiring Bahria Towns and DHAs. He has planned and designed more than 100,000 Acres of modern urban developments across Pakistan.

Previously, as the Director General Planning & Design at Bahria Town (Pvt.) Limited for 22 years, Ehsan ul Haq has envisioned and conceived a majority of Bahria Town city-scale developments as well as all the DHA-Bahria Town joint ventures. These include residential communities, commercial zones, and dual-use high-rise buildings. His creativity continues to inspire engineers and town planners across Pakistan as is evident from the many Bahria Town inspired communities in big and small cities.

Being the Chief Master Planner, Ehsan ul Haq is personally leading his teams of urban planners, architects, engineers and creatives, and overseeing the planning and design of the luxurious residential and commercial community, CPEC Enclave.



Your Home of Luxury & Opportunity

Ideally located along the Hakla-D.I. Khan motorway at Malal in Attock District and Rawalpindi Division, **CPEC Enclave** is a master-planned modern gated community for your luxury, security, and peace of mind, at merely 200 meters distance from the interchange.





Modern Community Lifestyle

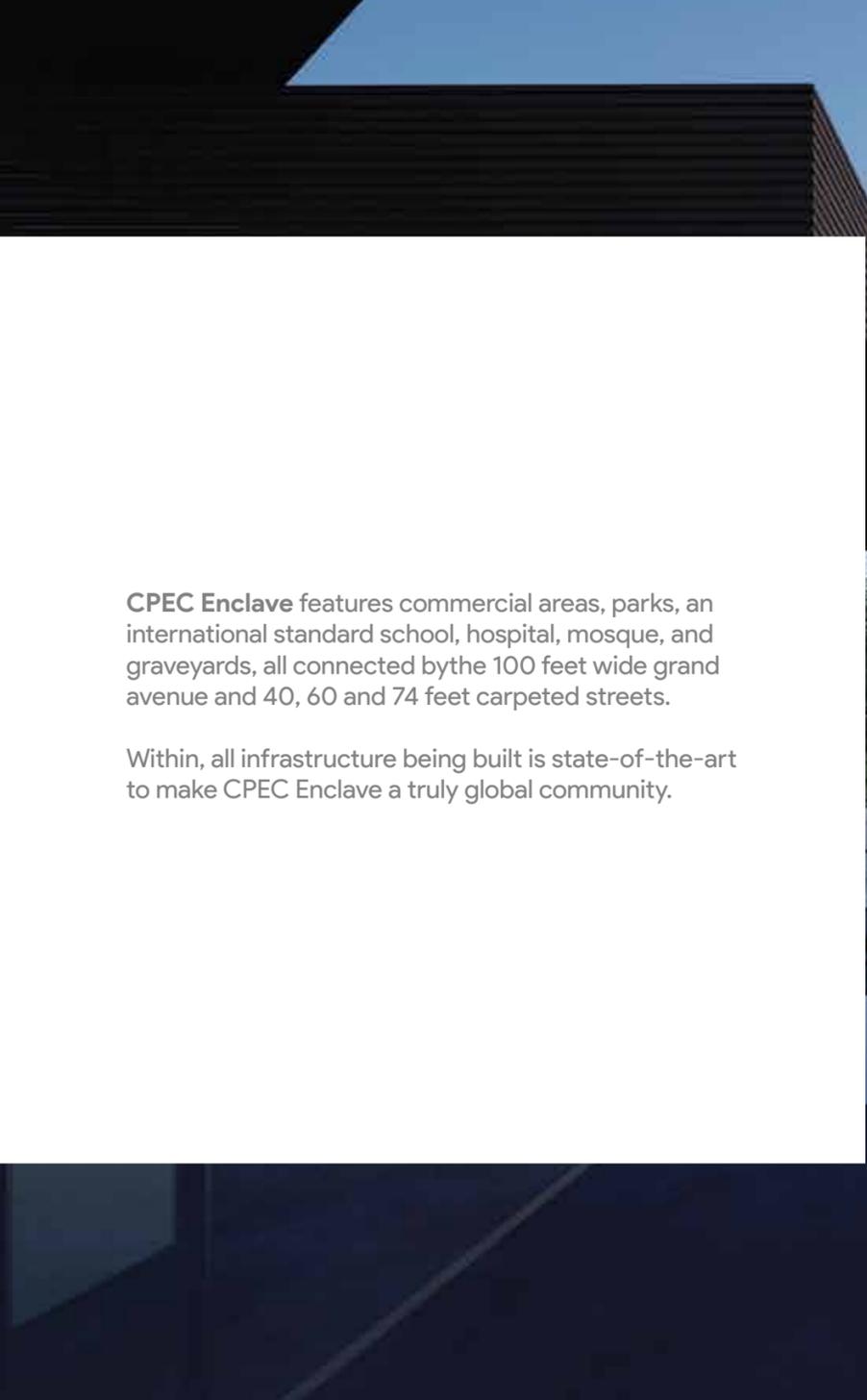
Offering a modern community lifestyle aplenty with contemporary residential and commercial facilities, **CPEC Enclave** is modern and up to mark with its grand avenue, carpeted streets, family parks, serene green areas, with a majestic lake right in its center.

Its futuristic design offers a serene urban lifestyle with every state-of-the-art facility in close proximity to the major cities of Islamabad, Rawalpindi, Attock, and other major cities of the Punjab and KPK.





State-Of-The-Art
Facilities



CPEC Enclave features commercial areas, parks, an international standard school, hospital, mosque, and graveyards, all connected by the 100 feet wide grand avenue and 40, 60 and 74 feet carpeted streets.

Within, all infrastructure being built is state-of-the-art to make CPEC Enclave a truly global community.

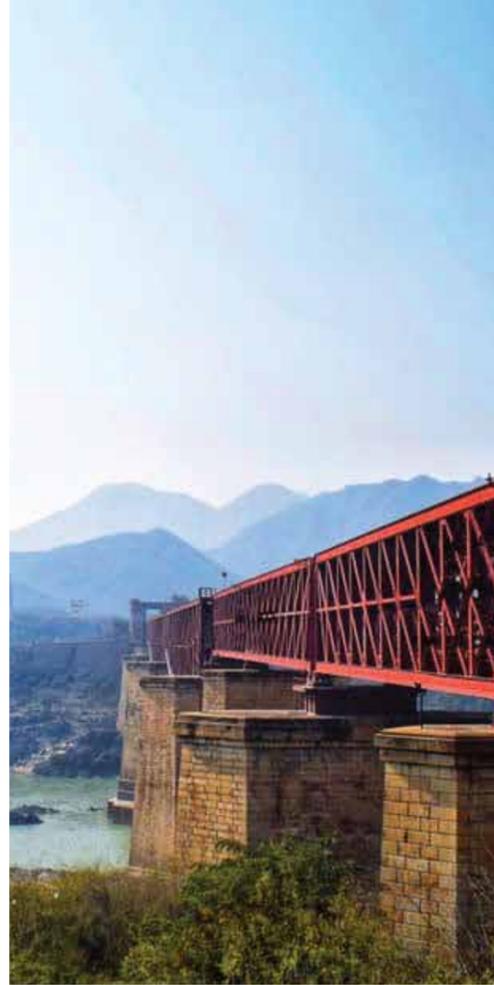


Project Location



Being part of the Rawalpindi division, the unique location of CPEC Enclave, coupled with the modern and extensive infrastructure of roads and motorways surrounding it, puts it closest to the capital city, Islamabad. CPEC Enclave and the broader Rawalpindi-Attock region is connected to the Corridor via three major motorways, M1 (Peshawar-Islamabad), M2 (Lahore-Islamabad), and M14 (Hakla-D.I. Khan), as well as an extensive road and rail network, and is therefore a major beneficiary of this grand regional development.

Living at CPEC Enclave, you are just 25 minutes away from the Islamabad International Airport, 40 minutes from Zero Point Islamabad, 40 minutes from Saddar Rawalpindi, and just 40 minutes from the historic city of Taxila, with easy access to all cities of Punjab and KPK.



200 Meter from M14 Interchange
at Malal, District Attock



40 Minutes to Zero Point Islamabad
via D.I. Khan Islamabad
Motorway (M-14)



30 Minutes to Islamabad
International Airport



30 Minutes to
Tarnol Rawalpindi



40 Minutes to Saddar,
Rawalpindi



40 Minutes to Taxila,



42 Minutes to Wah Cantt
via M1 and M14

Principal Location



Project Master Plan

CPEC Enclave has been master-planned by Pakistan's leading town planners to be a serene, sustainable, and smart city of the future, catering to both residential and commercial demands. The entire community is an artistic marriage between the modern and the natural, the its modern ultra-infrastructure perfectly harmonised with the abundance of greens, the pristine topography and large water bodies and small streams.



Project Master Plan



Grand Avenue with Wide Carpeted Streets

The 100 feet wide grand avenue connects to the service road and onto the nearby interchange at a 200 meters to the Hakla-DI Khan Motorway, M14, which is part of the CPEC project. On entrance through the society's magnificent gate, a royal roundabout greets and enchants the visitor. Throughout, the community is connected by 40, 50, 60 feet street in addition to the wider 74 feet Lake View Boulevard.

Promenades & Walkways

Along the grand avenue and all around, CPEC Enclave features promenades to accommodate and entertain the visiting pedestrians as well as serve as leisurely walkways and strolling space for the residents, which besides being a convenience, serve as additional recreational facility for families.





Eden Lake

Spanning 32.73 kanal, the pristine Eden Lake at the CPEC Enclave is being turned into a key attraction and a picnic point. Here, residents from within the community and outside will come in the evenings and on weekends to unwind and enjoy quality time by the water around the serene. The Eden Lake will feature water body based activities like row boating, aqua-cycles, paddle boards, kayaking, and fishing, for families and friends to paddle the day away or laze around the weekend.

Park and Green Areas

CPEC Enclave offers a vast 5.94 kanal family and children park with swings, slides, sea-saws, and rides, for the resident families to have quality time together, play and have fun. In addition, the society has ample green areas with shady trees, pathways and benches, where residents can stroll around or sit down for a relaxing time.





Smart, Global
Standard Facilities

State-of-the-Art Hospital & Health Center

CPEC Enclave has an allocation for large, modern hospital spanning 8.98 kanals to be staffed by qualified doctors and equipped with every necessary health facility. This state-of-the-art 100-bed hospital will feature modern facilities including a gynaecology, paediatric, cardiology, orthopaedic, wards, a dialysis center, and modern medical diagnostic and surgical facilities. Besides the main hospital, CPEC Enclave will also have private sector health and diagnostic centers dedicated to the care of the residents.



International Standard School Spanning 9 Kanals

CPEC Enclave has made a generous allocation 9 kanals of land for allotment to an international standard school chain. This primary, secondary and higher secondary educational facility will be equipped with modern classrooms, science labs, and football and cricket grounds. While also catering to children from around the region, admission to children of CPEC Enclave residents will be allowed on a priority basis at subsidized fees.



Jamia Mosque

Spanning 3 kanals of land, the community is adorned by a grand jamia mosque to cater to the spiritual needs of the residents.





Parking Spaces for Commercial Areas

The Grand Avenue, being lined up with the commercial sector, has parallel parking spaces along the lines of modern global cities to cater to commercial activity. Residents can shop and hop around the commercial and corporate centers with the convenience and peace of mind, without the usual hassle of a search for parking space .



Civic Amenities



When it comes to provision of civic amenities, CPEC Enclave leaves no stone unturned. For ensuring superior quality and management, some facilities are:

- ✦ Water supply network
- ✦ Underground Electrification
- ✦ Sui gas
- ✦ Solid waste management system
- ✦ Underground sewerage system and STPs
- ✦ Telephone, internet and cable TV
- ✦ Storm water drainage system
- ✦ Graveyard



Lifetime Maintenance

Home building is not just a one-time undertaking. The beauty of CPEC Enclave will be sustained through proper maintenance and management around the year. We are committed to providing you a healthy and clean environment, for life.

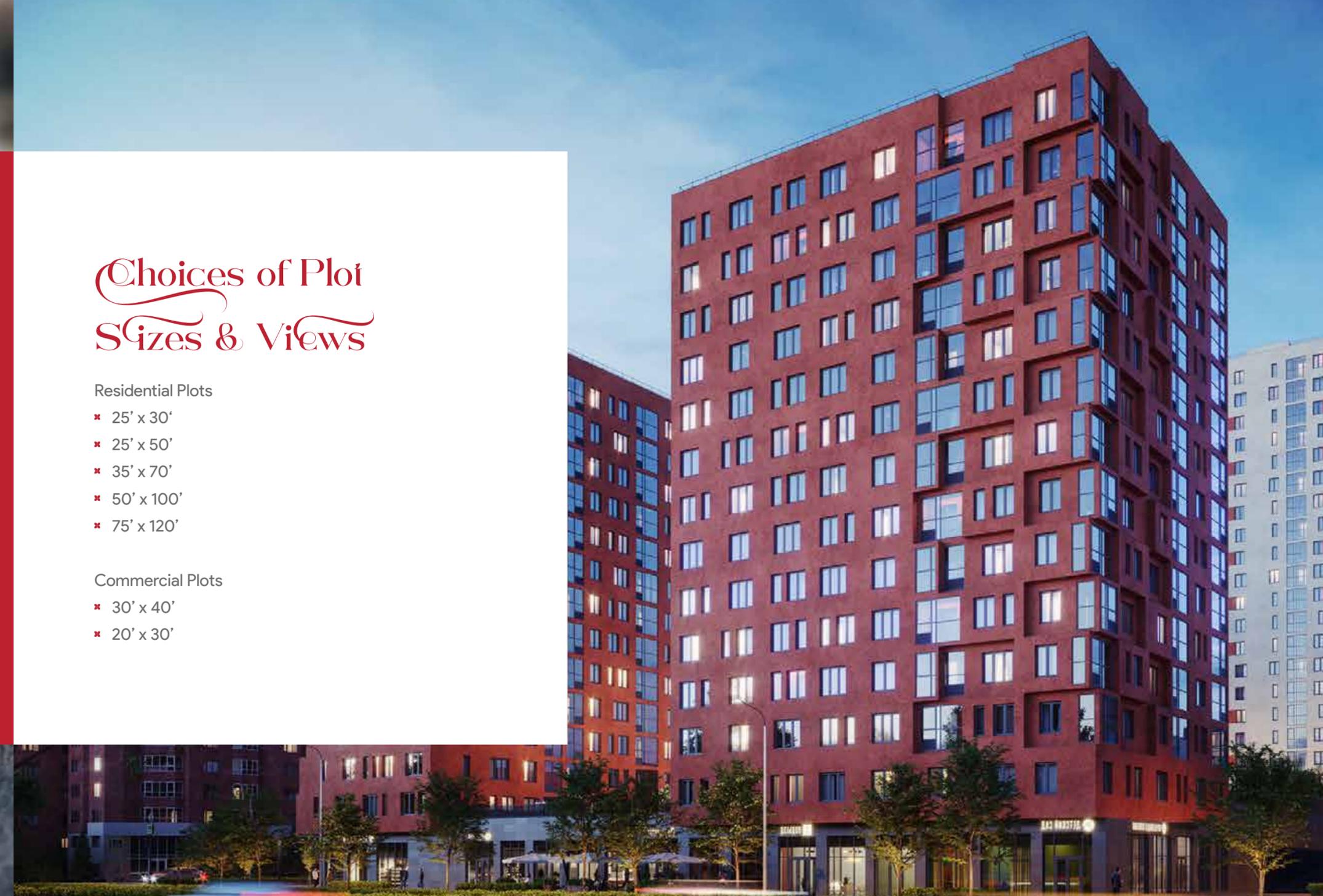
Choices of Plot Sizes & Views

Residential Plots

- ✦ 25' x 30'
- ✦ 25' x 50'
- ✦ 35' x 70'
- ✦ 50' x 100'
- ✦ 75' x 120'

Commercial Plots

- ✦ 30' x 40'
- ✦ 20' x 30'





Price Plan



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IN CLOSE PROXIMITY TO ISLAMABAD-RAWALPINDI

BOOKING ON 25% - BALANCE IN 3.5 YEARS INSTALLMENTS

Sr. #	Plot Size	Dimensions	Total Price* (PKR)	25% Down Payment	Per Month	Quarterly Installments
1.	3 Marla	25x30	1,650,000	412,500	29,464	88,393
2.	5 Marla	25x50	2,750,000	687,500	49,107	147,321
3.	7 Marla	30x58	3,850,000	962,500	68,750	206,250
4.	10 Marla	35x70	5,350,000	1,337,500	95,536	286,607
5.	1 Kanal	60x100	10,700,000	2,675,000	191,071	573,214

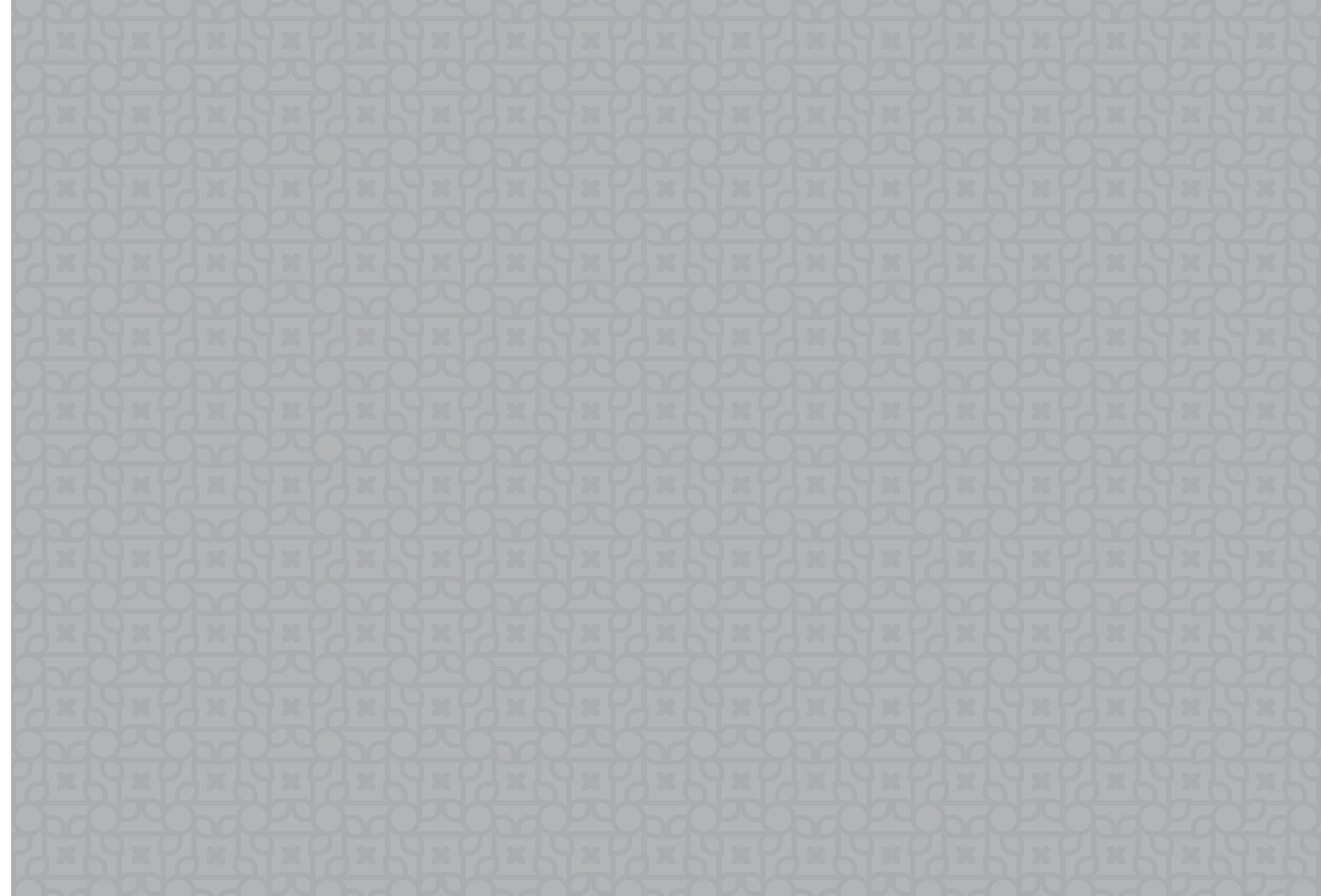
***Development charges included**

- ✘ Payment shall be made through P.O/D.D/Cross cheque in favor of J&B Associates and Developers Pvt Ltd.
- ✘ Membership Fee 03 Marla: 5,000
- ✘ Membership Fee 5-7 Marla: 7,500
- ✘ Membership Fee 10 Marla - 1 Kanal: 10,000
- ✘ Additional 10% will be charged on each category: Main Boulevard/Park Facing/Corner Plot
- ✘ 10% Discount on lump-sum payment





CPEC ENCLAVE





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FOR INFORMATION & BOOKING:

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3RD FLOOR, OFFICE:1, SILVER CITY PLAZA, G-11 MARKAZ ISLAMABAD.

SITE OFFICE:

CPEC ROAD, ON FATEH JHANG INTERCHANGE, NEAR ATTOCK PETROL PUMP.