



— 5 —
W E S T



— 5 —
W E S T

BRILLIANCE LUXURY GRANDEUR



Brilliance . Luxury . Grandeur

TABLE OF CONTENTS

1. INTRODUCTION
2. TWIN CITIES
3. MUMTAZ CITY
4. ABOUT DEVELOPER
5. MISSION & VISION
6. PROFILE
7. CONCEPT
8. PROJECT
9. LAYOUT AND 3D FLOOR PLANS (WITHOUT SIZES)
10. UNIQUE LOCATION
11. PROJECT FEATURES
12. COMMUNITY FEATURES
13. FUTURE PROSPECTS
14. CONTACT



BRILLIANCE
LUXURY
GRANDEUR

5 WEST

BRILLIANCE LUXURY GRANDEUR

FOREWORD

With the dream to "rise above," we aim to provide superior living by creating new standards in real estate development. Our firm, S.A. Holdings is based on the core principles of honesty, professionalism, and unprecedented commitment. We value clients as our biggest asset, and their interests take precedence over all other things. Our unparalleled dedication and resolve towards luxury construction are aimed at offering the very best in all the ventures that we undertake. To fulfill this dream, we are launching a project by the name of "5 West" that is just conveniently located on the main dual carriageway of the main Civic Commercial no. 5 and is envied by the most due to its marvelous architecture and top-notch location.

I welcome you to be part of our trophy possession which promises to uphold our established tradition. Here is your chance of experiencing a wonder of engineering and construction. Step forward and seize the opportunity!

Asim Muntaz Butt

S.A Holdings







TWIN CITIES

Islamabad, the capital city, is the heart and soul of Pakistan, and embodies the ambitions of young and vibrant nation that looks forward to a glorious future for its people. The city is well-planned with mesmerizing scenery, natural beauty, pollution free atmosphere, green areas, wide roads, hospitals, parks, market and malls as well as a lot more that distinguishes itself from other cities of the world.

Rawalpindi is the capital city of Rawalpindi Division in Punjab and strategically located at the juncture of Punjab, KPK and Azad Jammu and Kashmir. Rawalpindi is part of the Pothohar Plateau, known for its ancient Buddhist heritage, Gandhara Civilization and diverse culture. Both cities are in such close proximity to each other that they grow into each other. These two cities are jointly known as the "twin cities" on account of strong social, urban and economic links between them.





MUMTAZ CITY

MUMTAZ CITY

Nestling against the backdrop of beautiful Margalla Hills, Mumtaz City is significant not only for its unique location but also for its urban planning and development.

Mumtaz City is a well-planned town, offering modern facilities for living, which were considered to be a luxury in the past but are now essential and integral features of the housing sector. From housing thousands of dwellers to providing a doorway to travelers traveling towards the jaw-dropping north, Mumtaz city has become an epicenter for commercial activity in Twin cities.



Brilliance . Luxury . Grandeur

ABOUT DEVELOPER



S.A Holdings is real estate developing company built on the values of trust, commitment to uncompromising quality, excellence in every sphere of operations, providing ultimate customer satisfaction, genuineness and aspiration for perfection. We are well aware of the fact that property owners have to make the most important emotional and financial decision of their lives, so our team of professional engineers, well known architects, interior designers and skilled labor, coupled with the finest quality material suppliers make us ahead of our competitors. To uphold our integrity, we ensure customer satisfaction in all areas, with attention to detail, and a service-oriented attitude.



5
WEST

VISION

We share a vision that is
"to create a hallmark of quality and aesthetics, while achieving excellence both in terms of architecture and uncompromising quality of construction."

MISSION STATEMENT

"We at S.A Holdings are committed to provide the premium quality living in judicious prices, mindful about the provision of following features:

- Resilient Structure
- Immaculate Architecture
- Alluring Aesthetics
- High-quality Finishing
- Environment Friendly and Temperature controlled ambience

Our mission is to become the finest property developer by earning our customer's loyalty by satisfying their needs and bridging the gap between their expectations and fulfillment.





PROFILE AND BACKGROUND

The everlasting urbanization and rising demand of affordable housing in the country has created bullish market in housing and construction sectors.

Realizing the potential, we embarked upon establishing companies both in construction as well as in the fields of real estate, land acquisition and housing. The journey started with the creation of "Mumtaz Construction Company Private Limited (MCC)", in the year 1982 as a civil engineering, town-planning, infrastructure development company. Soon "MCC" became a 'No-limit' company with ISO 9001 certification. In its successful journey of 38 years, MCC has successfully delivered government, semi-government and private land development projects spanning over thousands of kanals. The parent company slowly expanded into creation of Ali Amair Associates- a trading and indenting house, Mumtaz City, a marvel of urban town planning, Mumtaz Associates, a land acquisition and holding company, Mumtaz 6A A media and production house and Mumtaz Farms, a fresh dairy, orchard and vegetable farm.

CONCEPT

Our utmost priority is to offer our valued clients and proud property owners, not only top class commercial and office space, but also a golden opportunity to get good returns on their investments in the long and short run. If you are looking for a property in the vicinity of Islamabad, S.A Holdings offers a host of solutions. We are offering various categories of investment opportunities in Mumtaz City, a well-planned housing town neighboring new Islamabad International Airport. The town provides a gateway for economic activity fulfilling the needs of the ever-growing housing sector as well as an array of commercial and office spaces in the Twin Cities.





THE PROJECT

A prodigious spectacle with its distinct design and remarkable layout, 5 West is envisaged to become the new commercial hub. A beacon of progress and a symbol of creativity, 5 West is a perfect embodiment of Victorian era inspired architecture. Its unique location and exceptional façade make it a fantasy to be a part this commercial venture. While it is unique in several aspects, 5 West has an exceptional design that makes it stand out. The architecture is an assimilation of Nine floors divided over retail area, corporate office complex and a roof-top dining area.





ROOFTOP CAFE

CORPORATE SPACE

RETAIL SPACE



Brilliance . Luxury . Grandeur

(MARKAZ VIEW) STREET#7



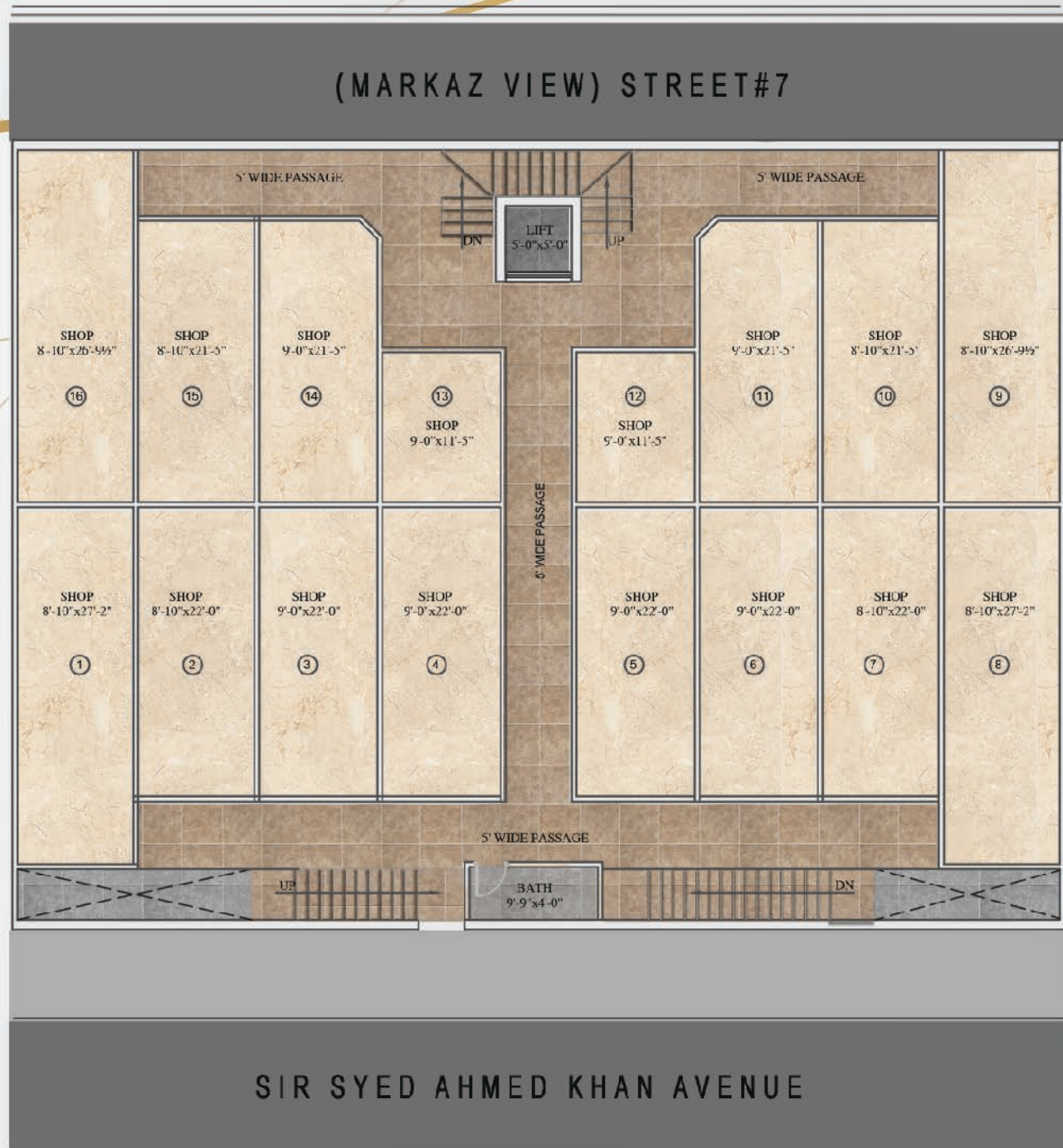
LOWER GROUND FLOOR PLAN (M)

SIR SYED AHMED KHAN AVENUE

GROUND FLOOR PLAN (M)



LOWER GROUND
FLOOR PLAN (S)



(MARKAZ VIEW) STREET#7

GROUND FLOOR
PLAN (S)



SIR SYED AHMED KHAN AVENUE

FIRST FLOOR PLAN





5 WEST

BRILLIANCE LUXURY GRANDEUR

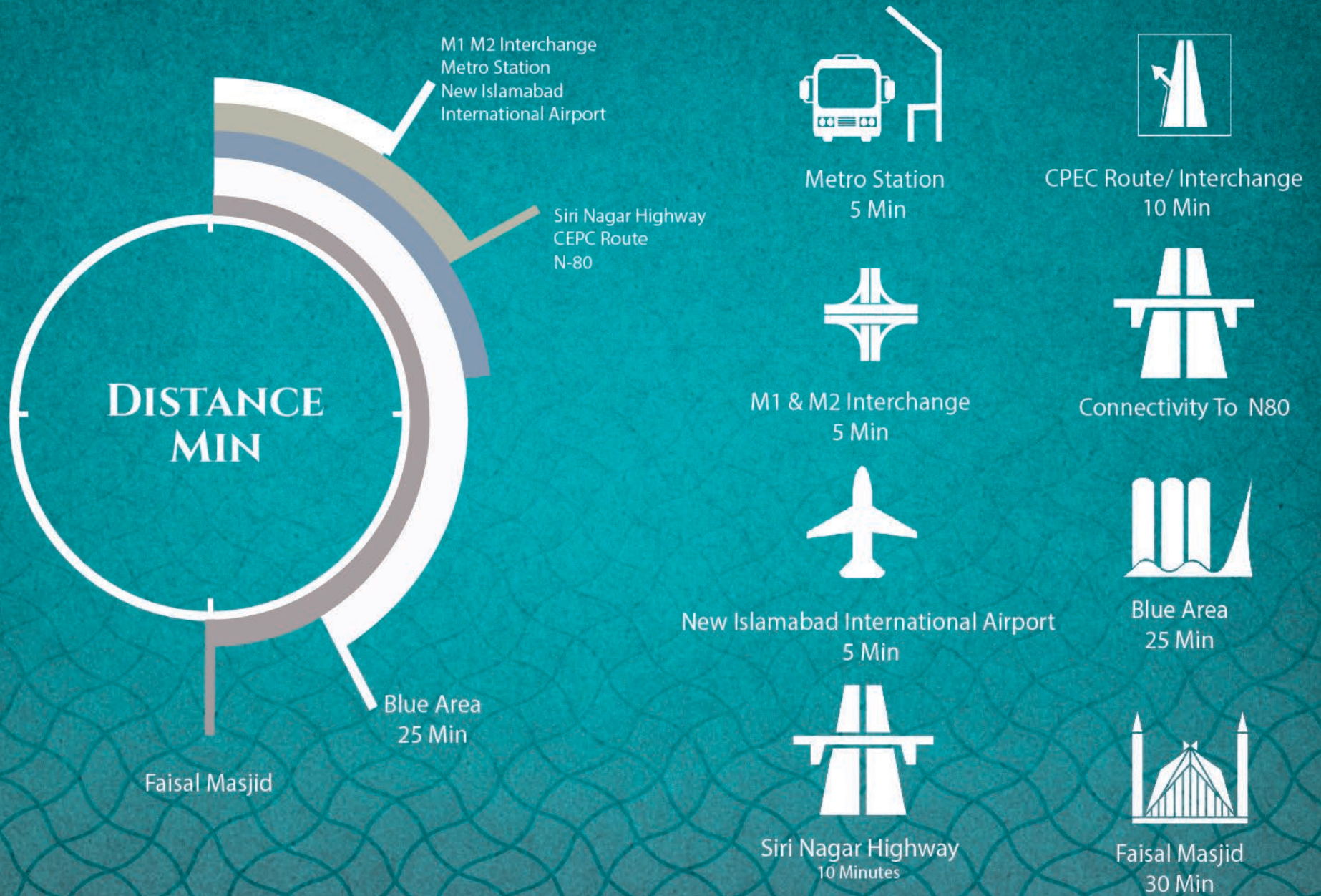


UNIQUE LOCATION

5 West promises to deliver a classy commercial hub and an elegant office space located well within the reach of residents dwelling in the surrounding neighborhoods. The project is very ideally situated on the main dual carriage way, that serves as a bypass for incoming local and national traffic from KPK, Southern Punjab and Sindh. 5 West is also bound to become the primary commercial hub for the intra-city commuters traveling to and from the airport via Srinagar Highway and the proposed CPEC route.

- 5 mins from Airport
- 5 mins from Walk to Metro Station
- 5 mins from M1 And M2
- 5 Mins to Srinagar Highway
- 5 Mins from CPEC Route
- 15 mins from Zero point
- 25 mins from PIMS Hospital
- 25 mins from Blue Area
- 25 mins from F-10 Markaz

CONNECTIVITY

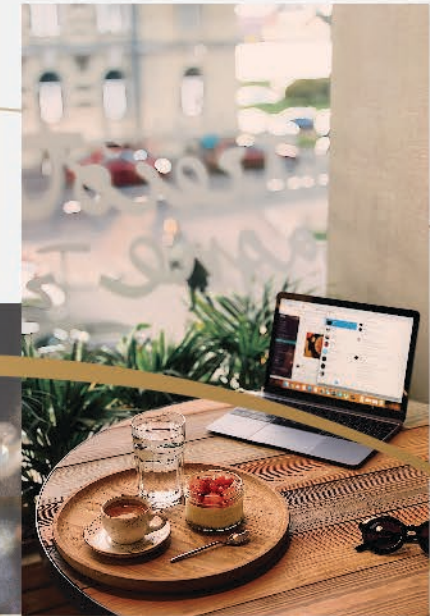
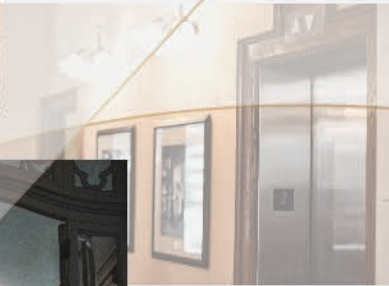
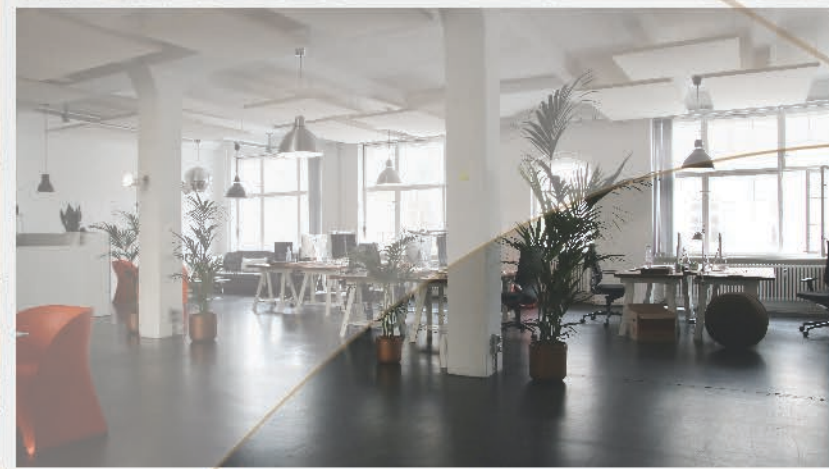




Brilliance . Luxury . Grandeur

PROJECT FEATURES

1. Victorian Era inspired Elevation
2. Location - Main Avenue at the juncture of M1, M2, N80 and Airport
3. Great Visibility from outside
4. Wide and spacious balconies
5. Earthquake resistant structure
6. Ample Parking at the front and rear of the building
7. Energy Saving Electrical system and SMD ceiling lights
8. High glazed aluminum windows for insulation
9. Larger windows for better view and sunlight
10. OTS for natural ventilation
11. Air Circulation / Ventilation & Sunlight
12. Imported Tiles
13. Pre-Installed Lan Cables for offices
14. Wooden doors
15. Exceptional finishing
16. Roof top Dining
17. 24/7 CCTV support
18. Tenant management





COMMUNITY FEATURES

1. Wide Carpeted Road, 40 feet to 150 feet wide
2. Guarded Entrance
3. Direct Entrance from Main Srinagar Highway
4. Parks and green area
5. Shopping malls and cinema
6. Class III markets (Sectorial markets for daily/ routine grocery and shopping)
7. Mosques
8. Five-star Hotel
9. Security patrolling force
10. Multi story Residential and Commercial Complexes
11. Underground Electricity, gas, and cable and telephone network
12. Garbage collection and disposal unit
13. Sewerage treatment plant
14. Overhead Water tank
15. Underground Water supply, sewerage and drainage lines.



Brilliance . Luxury . Grandeur

FUTURE PROSPECTS

Pakistan is undergoing perpetual urbanization whereby the people in the middle-income group have increasingly started to opt for affordable housing located in an environment with well-developed infrastructure and amenities. This obviously has created a potent housing market. Real Estate, and housing in particular, being one of the largest industries has employed millions of people directly and indirectly, hence playing a pivotal role in the development of the economy. Pakistan has a housing shortfall of 9.5 million houses, and the numbers are ascending consistently. The housing demand is rising, and the real estate business is thriving as a direct consequence of internal migration into cities like Islamabad. Likewise, the population growth rate of Islamabad is one of the highest globally, and the city is expected to double in size over the next decade.

With extraordinary increase in property prices and traffic congestion in Islamabad, people are looking for the newly developed towns and well-planned and executed legal housing colonies. The demand is particularly high in towns where access from main regional roads is very easy and are not far from the center of Islamabad. Therefore, Mumtaz city has gained a lot of attention in the industry. With outstanding infrastructure, rapid development, business opportunities,



Brilliance . Luxury . Grandeur



Brilliance . Luxury . Grandeur

proximity to the new International airport, excellent peripheral road connections to motorways and CPEC Route, Mumtaz City has attracted hundreds of foreign and local investors, property developers and house buyers etc., as it has always minimized the risks and maximized the returns. With the airport and its cargo facilities fully operational, it is expected that Civil Aviation Authority, airlines and allied services will house at least 5000 to 6000 employees in our vicinity. Similarly, the demand for housing and commercial activities in nearby area is expected to rise exponentially, as living in the twin cities is no more affordable for middle income households, creating a huge gap between the supply and demand which is indicative of exceptional returns.

The surge in population coupled with internal migration will lead to a commercial activity growth in the newer parts of the city. Due to the shortfall of houses, prices are expected to rise in the future and investors are keen to invest in the area. We are excited to play a very essential role in addressing the problem of housing shortage by building well-rounded and sustainable communities.



5
WEST

5/34 Sir Syed Ahmad Khan Avenue Mumtaz City Near New Islamabad
International Airport.

A Project of



Located at



Sales & Marketing Partner



UAN 111-111-160



— 5 —
WEST