

Open the doors
to a luxurious
Lifestyle



Shaiia's
River View
Apartments

Zone - V, Islamabad



islamabad
the beautiful



In the heart of it all!

Islamabad, the beautiful capital city of Pakistan, nestled against the backdrop of fascinating Margalla Hills, offers a healthy climate, lush green locale, pollution free atmosphere and elegant living to its residents. The city, symbolizing the aspirations of a vibrant nation, is a modern and carefully planned urban centre. Originally envisaged only as a centre of administration, Islamabad has now transformed into a thriving city with a population of around a million. Needless to say, Islamabad has emerged as the most favourite choice as a place of residence in Pakistan.





SAMBARA
BUILDERS & DEVELOPERS

The Company

Sambara Builders & Developers is a name which is now synonymous with housing and development in the country. The projects they have accomplished over the years speak loud for their professional expertise, innovative flair and business integrity.



Sambara Builders & Developers are

backed by a team of qualified and experienced engineers, architects, planners and contractors who, together, contributed a lot in bringing



countrywide recognition to

the company. The company now stands committed to provide world-class residential facilities to the people through technical collaborations and joint ventures.



Completed Projects



Citizen Plaza
Main Jamshoro Road, Hyderabad



Sambara Tower
Main Thandi Sarak
Hyderabad



Shaia's Vista
Main Jamshoro Road, Hyderabad

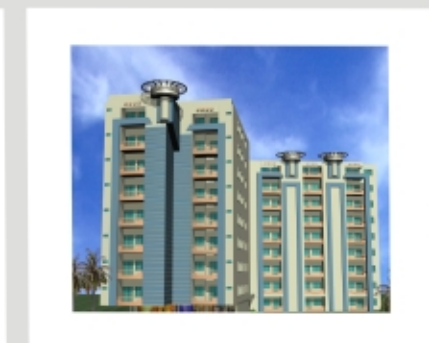
Ongoing Projects



Shaia's Paradise
By pass, Hyderabad



Sambara Lodges
Bani Gala, Islamabad



Shaia's Tower
Minara Road, Sukkur



Shaia's Residency
Main Jamshoro, Hyderabad

Get your dream location within reasonable costs



In the days of extravagant and sky-rocketing prices, Shaia's promises to be the only residential complex of Islamabad to suit your needs and pockets. Living in the sophisticated capital is now no more a dream.

With a bare minimum of booking amount, the builders are determined to provide the dwellers with affordable residences in the high-priced Islamabad. All you have to do is to glance through the schedule of payments. Affordability, so rare to be found nowadays, seems to have finally arrived at your threshold.

Uniquely Designed

From the free-flowing space of an open plan studio apartment to the capacious 1 bedroom, double and triple bedroom apartments, all residences are defined by contemporary luxury with superb comfort and exceptional convenience. All apartments enjoy free and easy access to the amenities of international standards that make Shaia's River View Apartments so unique.



life in its own style

In Shaia's River View Apartments, you will find what you have always hoped to find in one place. Luxury, design and functionality join hands to reach the ideal harmony with the majestic view of a beautiful valley from your terraces. Practicality and beauty combine here to reward your life. The formula for a whole new life style, rest your soul, inspire your senses.



The Modern Mood

Simple and functional, Shaia's River View Apartments are a true fusion of the East and the West. Open terraces, expansive living areas and the seamless spillover of indoor into outdoor spaces reflect the modern mood of Shaia's River View Apartments. Using quality materials and natural finishes, the exposure of harmonious living in its true form will certainly arouse your aesthetics.



the best location in town

Shaia's River View Apartments are situated in Zone - V, Islamabad. Comprising of Single Bed, Two Bed and Three Bed Luxury Apartments, Shaia's River View Apartments offer stunning Soan Valley view to all its residents. The Apartments are located in the beautiful Soan Valley, just a few minutes away from many of Islamabad's fine restaurants and bustling markets. In addition to the beautiful Valley views and inspiring architecture, lush green hills will add to the overall capital experience. The apartments blend the best of modern amenities with the luxury one would expect of a similar residential complex in the developed world. Set conveniently in a gated, secure estate, the project offers the highest standards to the most discerning buyers.

Spectacular View to Satisfy the Soul

DHA Islamabad	5 Minutes Drive
Air Port	10 Minutes Drive
Zero Point	15 Minutes Drive



Amenities at a Glance

With a wide range of modern facilities and amenities, Shaia's River View Apartments are an exquisite blend of Immaculate planning and designing. The rock-solid residential complex brings you a whole world of amenities including:

- Round the Clock Security
- Covered Car Parking
- Stand-by Generator
- Intercom Facility
- High Speed Elevators
- Fire Fighting Equipment
- Wide Stairs
- Elegant Balconies
- Tiled Roads across the Project
- Maintenance Team on Call



Highlights

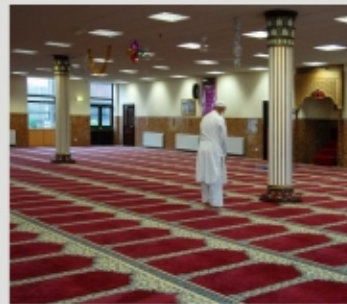
A blend of Eastern charm and Western convenience!!

Stamps a stylish new aesthetics on Islamabad's modern skyline. Set against the backdrop of the magnificent Shaia's River View Apartments, the luxury apartments soar gracefully up in the sky.

The sleek simplicity of the exterior compliments the modern luxury of the interior to create a living space that's exclusive, beautiful and utterly unique. Shaia's River View Apartments reinvent living and redefines Islamabad.



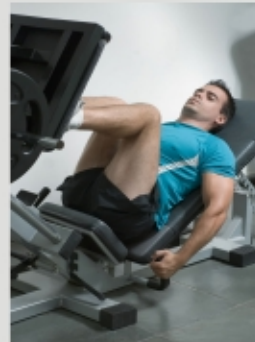
Well-maintained Reception Lobby



Mosque



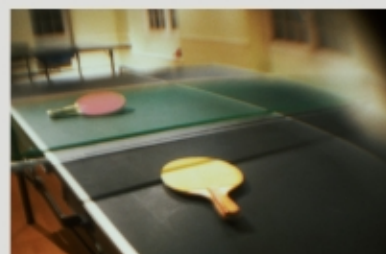
Health Club & Gym



Children's Play Area



Indoor Games

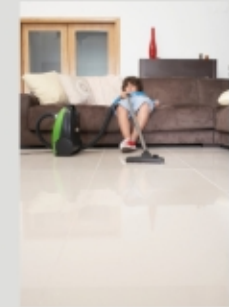


Structure

- Earthquake resistant foundation with R.C.C
- Block masonry incorporating all safety measures

Exterior & Interiors

- External surface finished with weather shield
- Internal surface finished with top quality distemper
- Painted with good quality enamel paint



Imported Tiled Flooring

- Flooring with 4 inch skirting on all walls



Kitchen

- American style kitchen with hot and cold water lines
- Stainless steel sinks of the best quality.
- Space for Oven

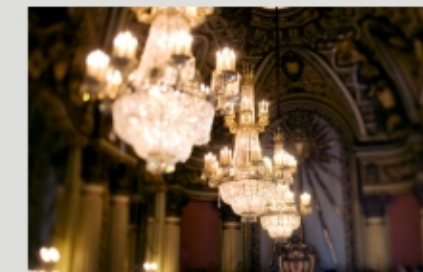


Bathrooms

- Glazed tiled floor and walls up to 7 feet height in all bathrooms.
- Concealed hot and cold water lines.
- Top quality local sanitary-ware and fittings

Electrification

- All wiring to be concealed in P.V.C pipes
- Call bell point
- Power plugs & T.V. Point



Doors

- Flush doors

An architectural rendering of a modern apartment complex. The scene features several tall, multi-story apartment buildings with a light beige facade and dark brown accents. The buildings are arranged in a row, with a central fountain and a parking area in front. The foreground is dominated by a large, calm body of water that reflects the buildings and the sky. The sky is a clear blue with a few birds flying. The overall atmosphere is bright and modern.

Shaiia's
River View
Apartments
Zone - V, Islamabad

Internal Plan



Type A: 3 Bed, Drawing & Lounge
1285/sq.ft
Including Service Area

Internal Plan



Type B: 2 Bed, Drawing & Lounge
989/sq.ft
Including Service Area

Internal Plan



Type C: 2 Bed & Lounge
659/sq.ft
Including Service Area

Internal Plan



Type D: 1 Bed & Lounge
495/sq.ft
Including Service Area

Payment Schedule



TYPE B

MODE OF PAYMENTS	AMOUNT	DISCOUNT
Booking	125,000.00	
Allocation	125,000.00	If paid at the time of booking 5%
Confirmation	125,000.00	
Start Of Work	125,000.00	
38 monthly Installments (23000 X 38)	874,000.00	
06 Half Yearly Installments (75000 X 6)	450,000.00	
Possession	126,000.00	
Total Cash	1,950,000.00	
Expected Loan	800,000.00	
Total Cost Of Flat	2,750,000.00	

Extra Charges:

Corner _____ 5% River Facing _____ 5%
 Ground, 1st, 2nd & 3rd Floor _____ 5% Covered Parking _____ 150,000/-

Important Note:

- (A) All Extra Charges Will be payable within (180) Days from the date of Booking
- (B) Documentation charges for lease, loan, connection charges for gas line, Electricity Transformer will be charged extra as and when demanded by the company.
- (C) The allocation of unit shall remain provisional until full & final payment is received by the builders.
- (D) All discounts are subject to regular payments as per decided schedule.
- (E) All payments and installments must be paid through payees account Cheques /Pay Order/ Demand draft, in favour of company

Read, Understood & Signed

NIC No.

Note:

10% Discount on 100% payment.
 5% Discount on 50% payment.

Name: _____

Unit No.: _____

Type: _____

Floor: _____

Block: _____

Total Cost: _____

Booked by: _____

Date: _____



Zone - V, Islamabad

Internal Plan



Type B: 2 Bed, Drawing & Lounge

989/sq.ft

Including Service Area

Payment Schedule



TYPE A

MODE OF PAYMENTS	AMOUNT	DISCOUNT
Booking	175,000.00	
Allocation (After 30 days of Booking)	175,000.00	If paid at the time of booking 5%
Confirmation (After 60 days of Booking)	175,000.00	
Start Of Work (After 90 days of Booking)	175,000.00	
38 monthly Installments (30,000 X 38)	11,40,000.00	
06 Half Yearly Installments (110000 X 6)	660,000.00	
Possession	150,000.00	
Total Cash	2,650,000.00	
Expected Loan	900,000.00	
Total Cost Of Flat	35,50,000.00	

Extra Charges:

Corner _____ 5% River Facing _____ 5%
 Ground, 1st, 2nd & 3rd Floor _____ 5% Covered Parking _____ 150,000/-

Important Note:

- (A) All Extra Charges Will be payable within (180) Days from the date of Booking
- (B) Documentation charges for lease, loan, connection charges for gas line, Electricity Transformer will be charged extra as and when demanded by the company.
- (C) The allocation of unit shall remain provisional until full & final payment is received by the builders.
- (D) All discounts are subject to regular payments as per decided schedule.
- (E) All payments and installments must be paid through payees account Cheques /Pay Order/ Demand draft, in favour of company

Read, Understood & Signed

NIC No.

Note:

10% Discount on 100% payment.
 5% Discount on 50% payment.

Name: _____

Unit No.: _____

Type: _____

Floor: _____

Block: _____

Total Cost: _____

Booked by: _____

Date: _____



Zone - V, Islamabad

Internal Plan



Type A: 3 Bed, Drawing & Lounge

1285/sq.ft

Including Service Area

Payment Schedule



TYPE D

MODE OF PAYMENTS	AMOUNT	DISCOUNT
Booking	55,000.00	If paid at the time of booking 5%
Allocation	55,000.00	
Confirmation	55,000.00	
Start Of Work	55,000.00	
38 monthly Installments (9500 X 38)	361,000.00	
06 Half Yearly Installments (55000 X 6)	330,000.00	
Possession	59,000.00	
Total Cash	970,000.00	
Expected Loan	380,000.00	
Total Cost Of Flat	1,350,000.00	

Extra Charges:

Corner _____ 5% River Facing _____ 5%
 Ground, 1st, 2nd & 3rd Floor _____ 5% Covered Parking _____ 150,000/-

Important Note:

- (A) All Extra Charges Will be payable within (180) Days from the date of Booking
- (B) Documentation charges for lease, loan, connection charges for gas line, Electricity Transformer will be charged extra as and when demanded by the company.
- (C) The allocation of unit shall remain provisional until full & final payment is received by the builders.
- (D) All discounts are subject to regular payments as per decided schedule.
- (E) All payments and installments must be paid through payees account Cheques /Pay Order/ Demand draft, in favour of company

Read, Understood & Signed

NIC No.

Note:

**10% Discount on 100% payment.
 5% Discount on 50% payment.**

Name: _____

Unit No.: _____

Type: _____

Floor: _____

Block: _____

Total Cost: _____

Booked by: _____

Date: _____



Zone - V, Islamabad

Internal Plan



Type D: 1 Bed & Lounge

495/sq.ft

Including Service Area

Payment Schedule



TYPE C

MODE OF PAYMENTS	AMOUNT	DISCOUNT
Booking	100,000.00	
Allocation	100,000.00	If paid at the time of booking 5%
Confirmation	100,000.00	
Start Of Work	100,000.00	
38 monthly Installments (12000 X 38)	456,000.00	
06 Half Yearly Installments (70000 X 6)	420,000.00	
Possession	74,000.00	
Total Cash	1,350,000.00	
Expected Loan	500,000.00	
Total Cost Of Flat	18,50,000.00	

Extra Charges:

Corner _____ 5% River Facing _____ 5%
 Ground, 1st, 2nd & 3rd Floor ___ 5% Covered Parking _____ 150,000/-

Important Note:

- (A) All Extra Charges Will be payable within (180) Days from the date of Booking
- (B) Documentation charges for lease, loan, connection charges for gas line, Electricity Transformer will be charged extra as and when demanded by the company.
- (C) The allocation of unit shall remain provisional until full & final payment is received by the builders.
- (D) All discounts are subject to regular payments as per decided schedule.
- (E) All payments and installments must be paid through payees account Cheques /Pay Order/ Demand draft, in favour of company

Read, Understood & Signed

NIC No.

Note:

**10% Discount on 100% payment.
 5% Discount on 50% payment.**

Name: _____

Unit No.: _____

Type: _____

Floor: _____

Block: _____

Total Cost: _____

Booked by: _____

Date: _____



Zone - V, Islamabad

Internal Plan



Type C: 2 Bed & Lounge

659/sq.ft

Including Service Area



SAMBARA

BUILDERS & DEVELOPERS

ISLAMABAD

1 & 2 Abdullah Chamber, Block A, Fazl-e-Haq Road, Blue Area
Ph: +92-51-2801481-4 Fax: +92-51-2801485

SITE OFFICE

Soan Garden , Block - H, Zone - V, Islamabad
Ph: +92-51-5738357, 5738457, 5738247

KARACHI

E-42, Executive Floor, Glass Tower, Beside PSO House, Clifton
Ph: +92-21-5639993 Fax: +92-21-5639982

HYDERABAD

Ground Floor, Shaias Vista, Main Jamshoro Road
Ph: +92-22-2638149, 3641155 Fax: +92-22-263515

www.sambarabuilders.com.pk
info@sambarabuilders.com.pk
E-mail: sambarabuilder@yahoo.com