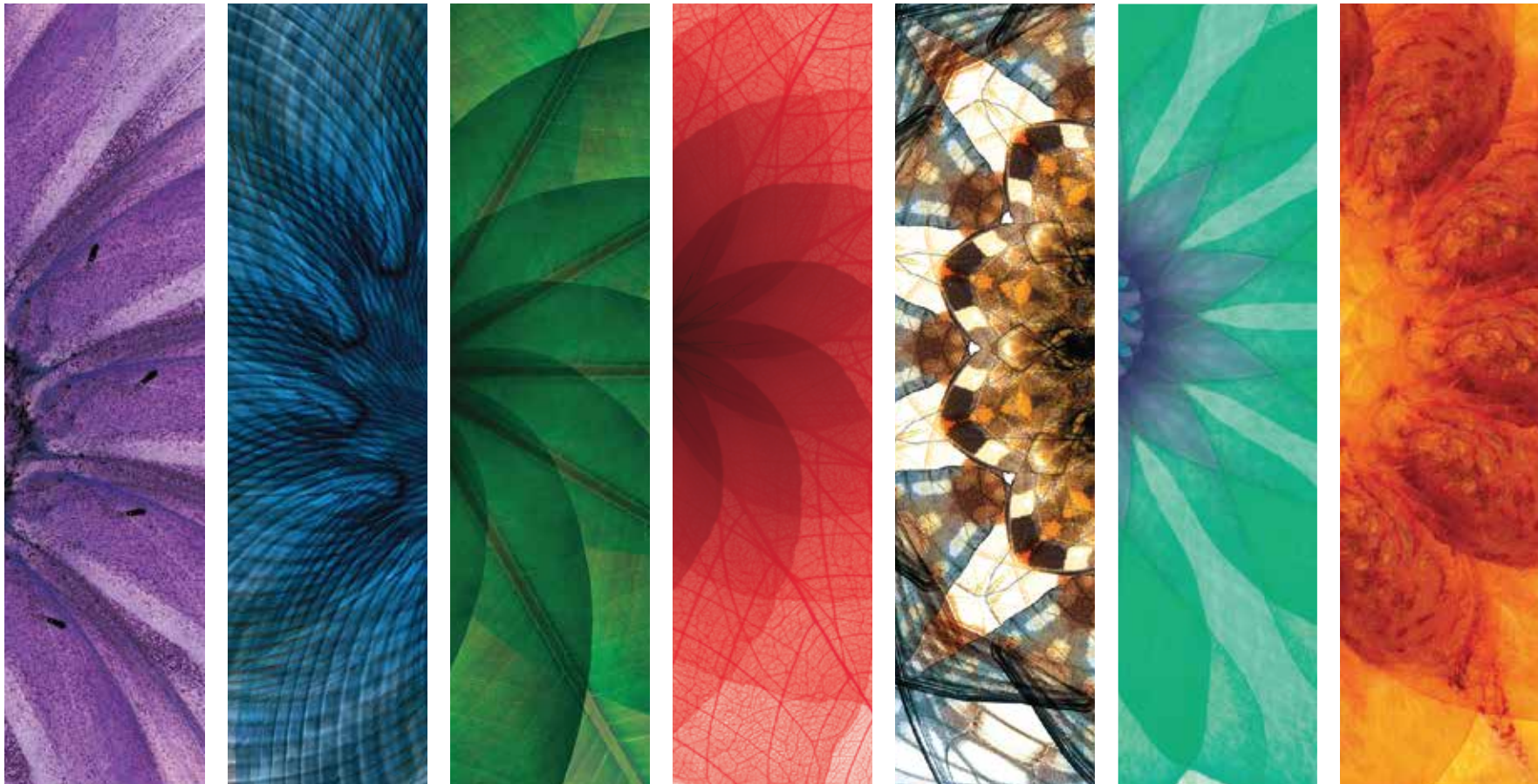




EIGHTEEN

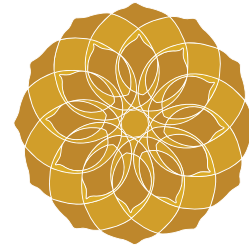
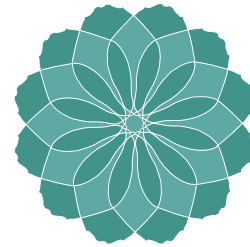
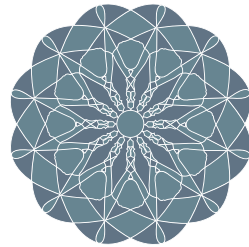
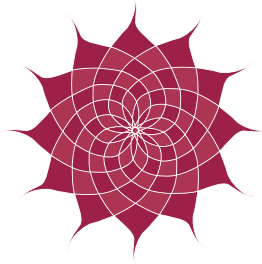
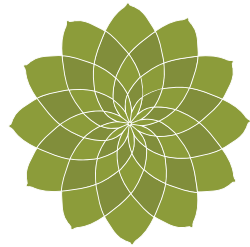
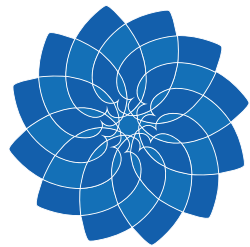


A PLACE TO REFLECT | A PLACE TO RELATE



EIGHTEEN

A PLACE TO REFLECT | A PLACE TO RELATE





WELCOME TO EIGHTEEN

Over two years ago, Ora Developers in partnership with Saif Group and Kohistan Builders & Developers, had a vision of bringing a new and international way of living to Pakistan. Together, they assembled the best in design, construction and sustainable living to create the ultimate lifestyle destination.

They designed a community of villas and apartments serviced by world-class amenities, a secure, relaxing, luxurious environment created for people who expect the very best. Today, their dream is a reality, and they proudly present a rare and exceptional development which you can make your home.

In these pages, you will learn more about Eighteen, marvel at the contemporary architecture set around a championship golf course, and better understand how this exclusive, coveted lifestyle can be yours.

Tarek Hamdy

Chief Executive Officer



EIGHTEEN

A WORLD-CLASS LIFESTYLE DESTINATION





M-1

ISLAMABAD
PESHAWAR MOTORWAY

TARNOL

N80

GOLRA MORR
5KM

NEW AIRPORT
11KM

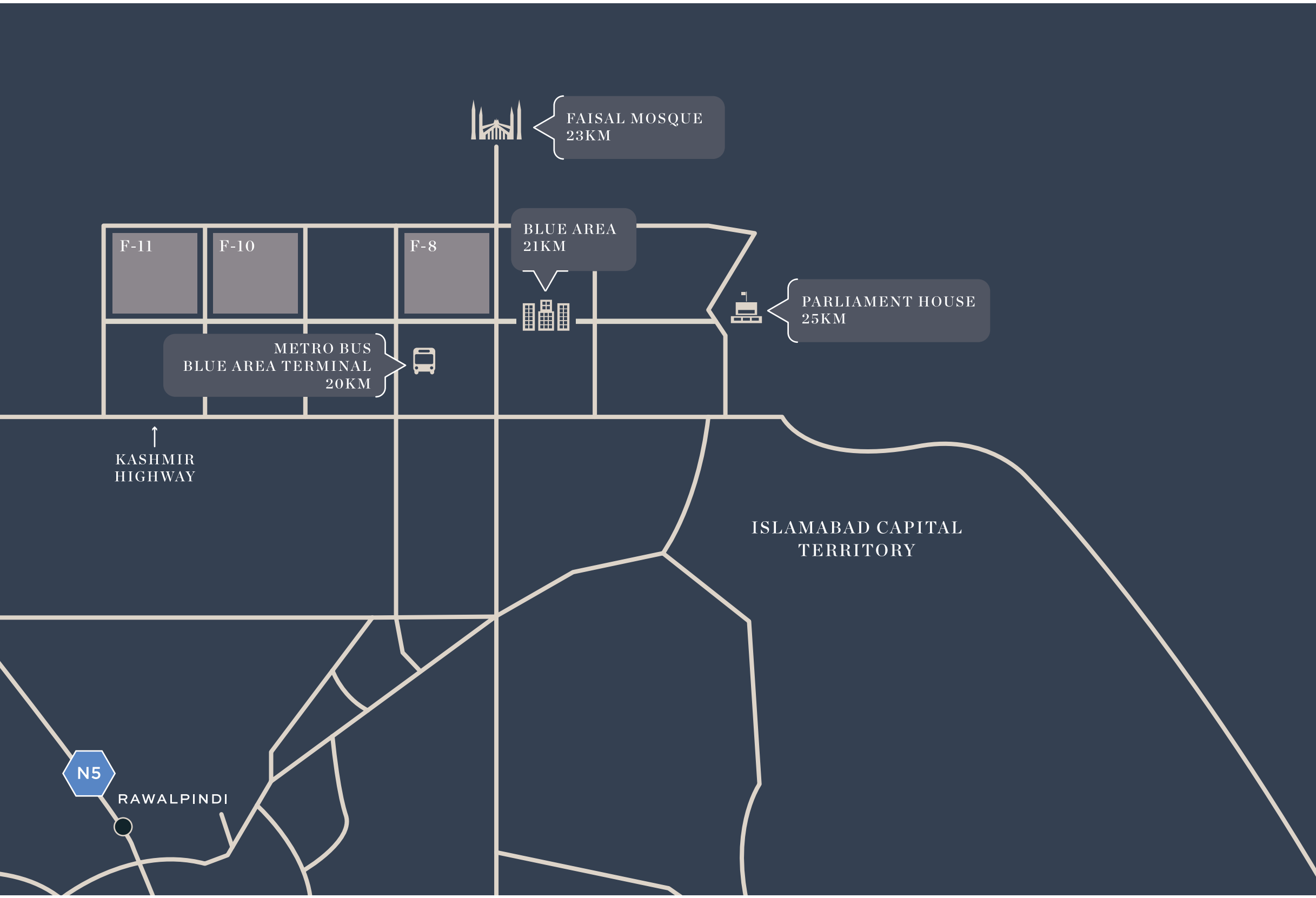
ISLAMABAD
LAHORE MOTORWAY
3KM

M-2

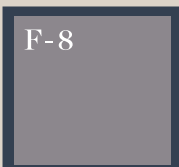
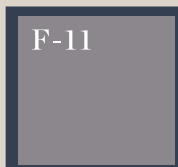
EIGHTEEN

AH2

AH1



FAISAL MOSQUE
23KM



BLUE AREA
21KM



PARLIAMENT HOUSE
25KM

METRO BUS
BLUE AREA TERMINAL
20KM



↑
KASHMIR
HIGHWAY

ISLAMABAD CAPITAL
TERRITORY



RAWALPINDI





Primrose Residences (Cluster B)



Marigold Residences (Cluster D)



Dandelion Residences (Cluster E)



Lantana Residences (Cluster G)









VILLAS AT EIGHTEEN – COME HOME TO THE FINEST



The villas, peaceful and extremely private, are created to comfort and delight both Pakistani families and overseas nationals – anyone familiar with international living and with expectations of the very best. With four, five (up to seven) bedroom models, they are exceedingly well-constructed and blend beautifully with their natural surroundings. No expense has been spared, no detail left to be considered. Their contemporary design features elegant living areas, large kitchens and indulgent bedroom and bathroom suites. Each villa looks out onto wide parkways, and all are carefully sited to maximize vistas of the golf course and rolling hills of Eighteen.



FITTED KITCHEN



FITTED WARDROBES



PREMIUM FINISHES



AIR CONDITIONING



GOLF COMMUNITY

1/2 KANAL



PLAN A

PLOT AREA:	2,206 ft ² to 5,941 ft ²
VILLA AREA:	2,745 ft ²
BEDROOMS:	4
BATHROOMS:	4 En Suite, 1 for the maids
POWDER ROOM:	1
PARKING SPACE:	2 semi covered
CAR PORCH:	263 ft ²



BEDROOMS



PARK
VIEWS

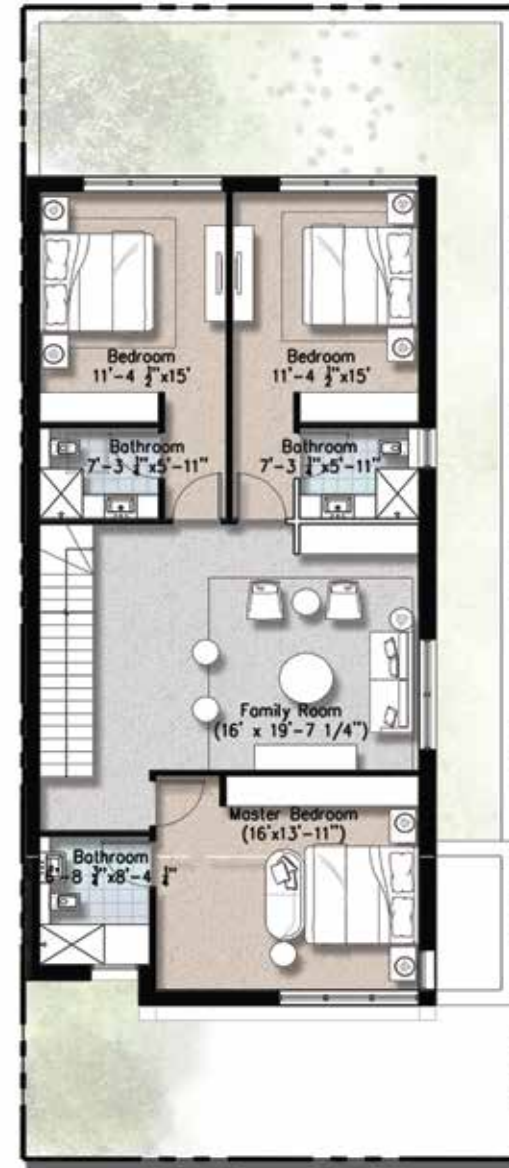


PARKING
SPACES

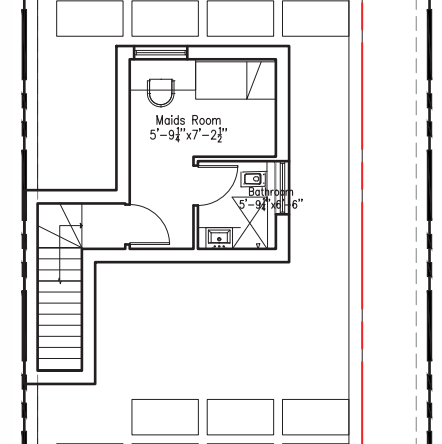
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



1/2 KANAL



PLAN B

- PLOT AREA: 2,206 ft² to 5,941 ft²
- VILLA AREA: 2,745 ft²
- BEDROOMS: 4
- BATHROOMS: 4 En Suite, 1 for the maids
- POWDER ROOM: 1
- PARKING SPACE: 2 semi covered
- CAR PORCH: 263 ft²



BEDROOMS



PARK VIEWS



PARKING SPACES

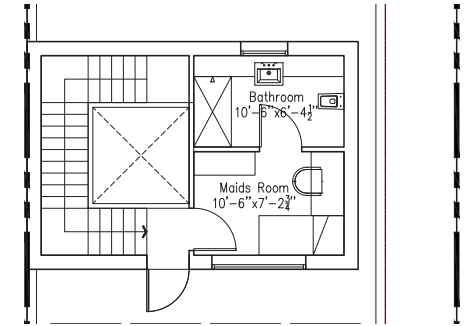
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



I KANAL



PLAN

- PLOT AREA: 4,477 ft² to 8,977 ft²
- VILLA AREA: 5,005 ft²
- BEDROOMS: 5
- BATHROOMS: 5 En Suite, 1 for the maids
- POWDER ROOM: 1
- PARKING SPACE: 2 semi covered
- CAR PORCH: 327 ft²



BEDROOMS



PARK VIEWS



PARKING SPACES

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



2 KANAL



PLAN A

PLOT AREA:	8,331 ft ² to 10,494 ft ²
VILLA AREA:	7,212 ft ²
BEDROOMS:	5
BATHROOMS:	5 En Suite, 2 for the maids
POWDER ROOM:	1
PARKING SPACE:	2 covered
SWIMMING POOL:	Optional
CAR PORCH:	371.79 ft ²



BEDROOMS



GOLF
VIEWS



PARKING
SPACES

GROUND FLOOR



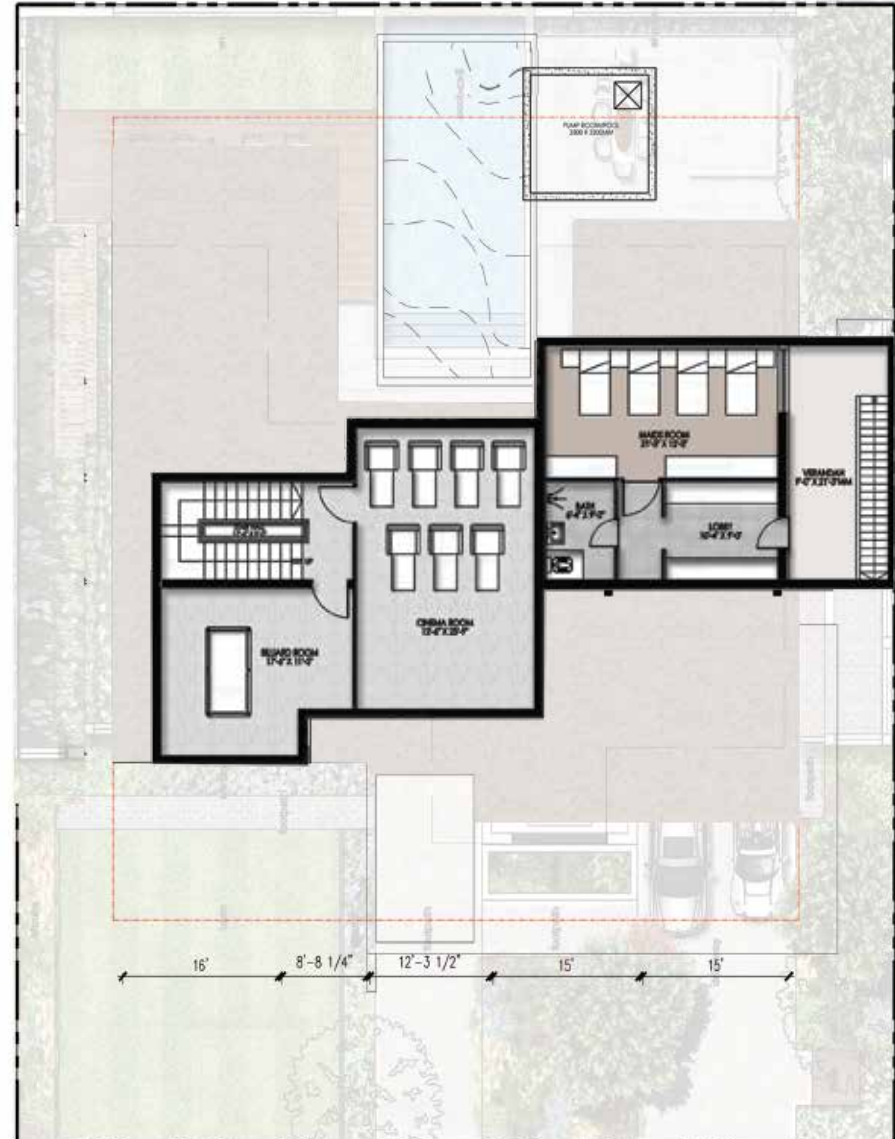
SECOND FLOOR



FIRST FLOOR



BASEMENT



2 KANAL



PLAN B

- PLOT AREA: 8,331 ft² to 10,494 ft²
- VILLA AREA: 7,212 ft²
- BEDROOMS: 5
- BATHROOMS: 5 En Suite, 2 for the maids
- POWDER ROOM: 1 Powder Room
- PARKING SPACE: 2 covered
- SWIMMING POOL: Optional
- CAR PORCH: 371.46 ft²



BEDROOMS



GOLF VIEWS

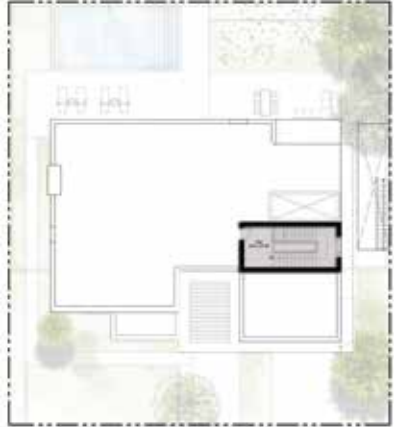


PARKING SPACES

GROUND FLOOR



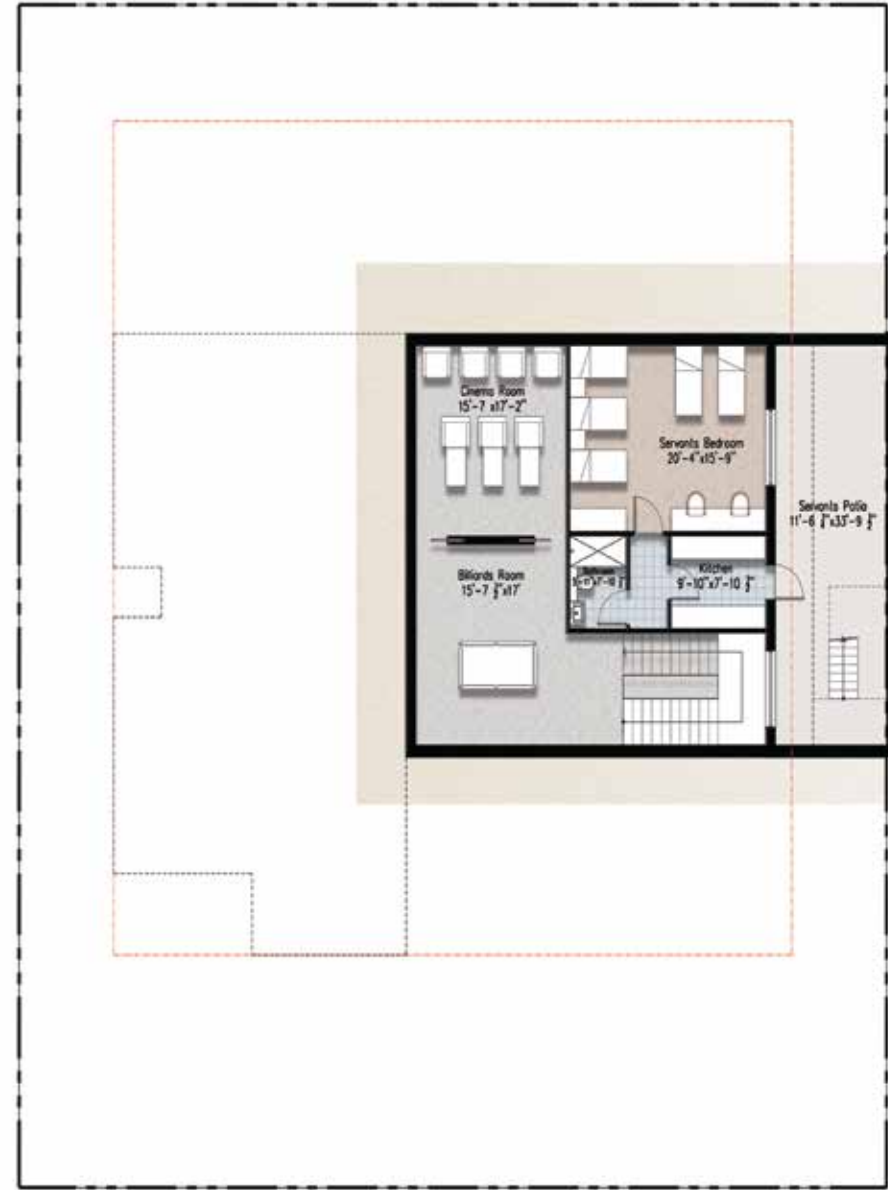
SECOND FLOOR



FIRST FLOOR



BASEMENT



4 KANAL



PLAN A

- PLOT AREA: 18,008 ft² to 27,717 ft²
- VILLA AREA: 9,903 ft²
- BEDROOMS: 6
- BATHROOMS: 6 En Suite, 2 for the maids
- POWDER ROOM: 1
- PARKING SPACE: 3 covered
- SWIMMING POOL: Optional
- CAR PORCH: 553.26 ft²



BEDROOMS



GOLF VIEWS

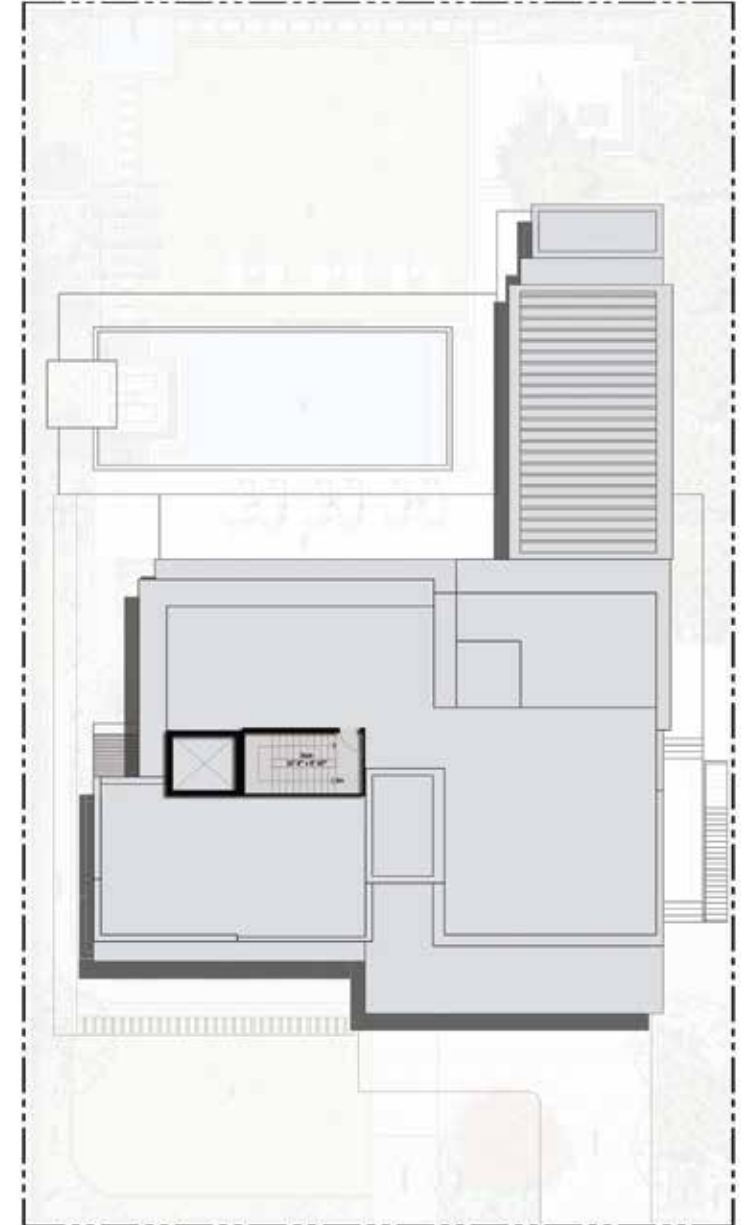


PARKING SPACES

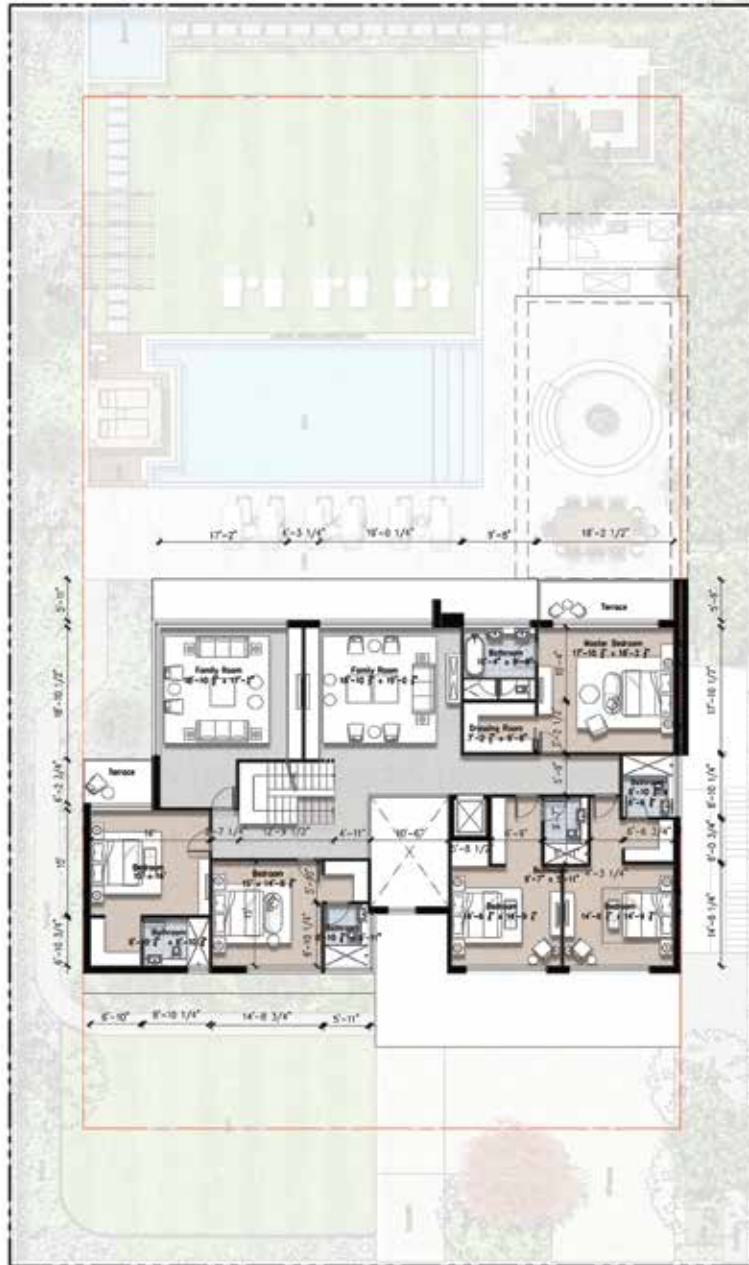
GROUND FLOOR



MUMTY FLOOR



FIRST FLOOR



BASEMENT



4 KANAL



PLAN B

- PLOT AREA: 18,008 ft² to 27,717 ft²
- VILLA AREA: 9,903 ft²
- BEDROOMS: 6
- BATHROOMS: 6 En Suite, 2 for the maids
- POWDER ROOM: 1
- PARKING SPACE: 3 covered
- SWIMMING POOL: Optional
- CAR PORCH: 678 ft²



BEDROOMS



GOLF VIEWS

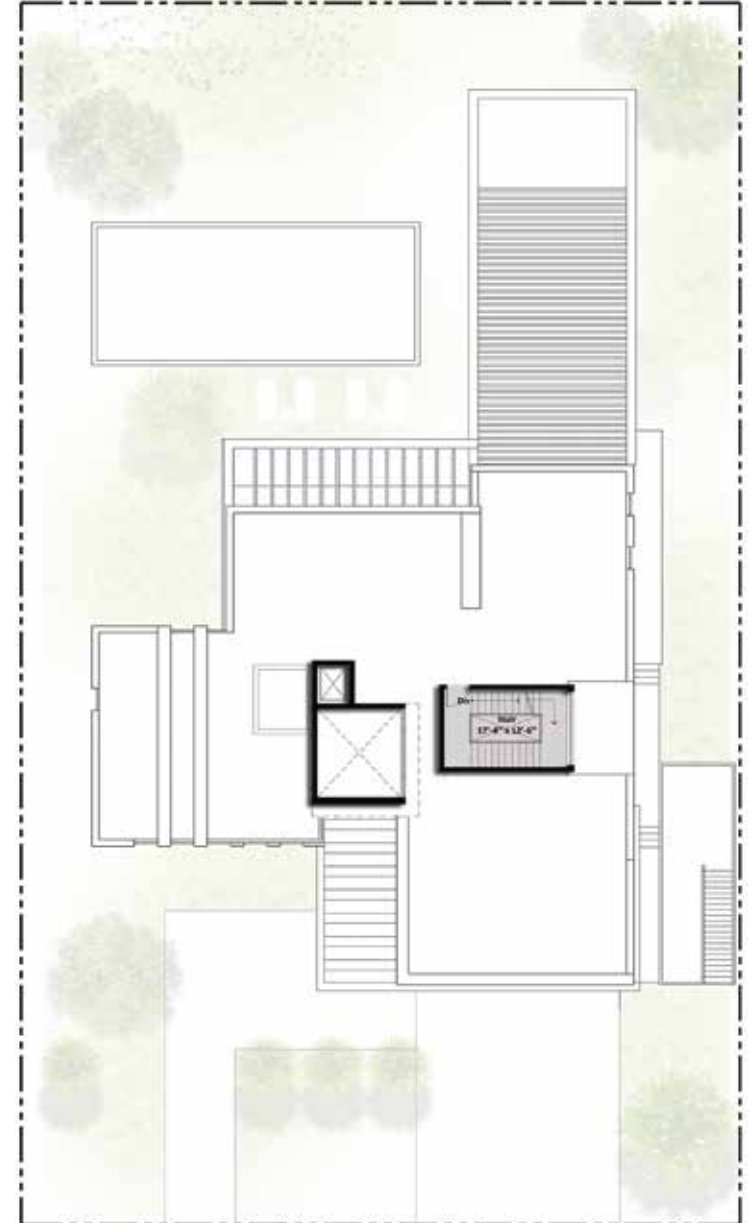


PARKING SPACES

GROUND FLOOR



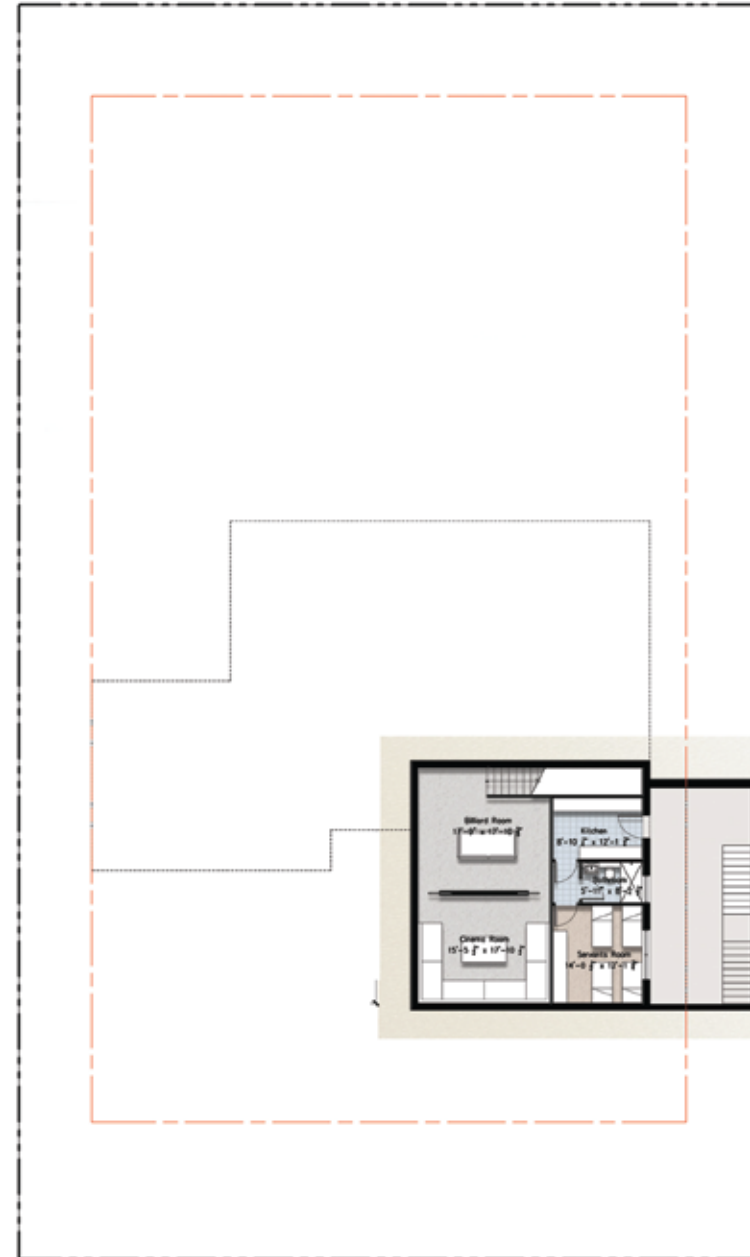
MUMTY FLOOR



FIRST FLOOR



BASEMENT



8 KANAL



PLAN

- PLOT AREA: 38,760 ft² to 44,465 ft²
- VILLA AREA: 13,993 ft²
- BEDROOMS: 7
- BATHROOMS: 7 En Suite, 3 for the maids
- POWDER ROOM: 4
- PARKING SPACE: 3 covered, 3 uncovered
- SWIMMING POOL: Optional
- CAR PORCH: 1007 ft²



BEDROOMS

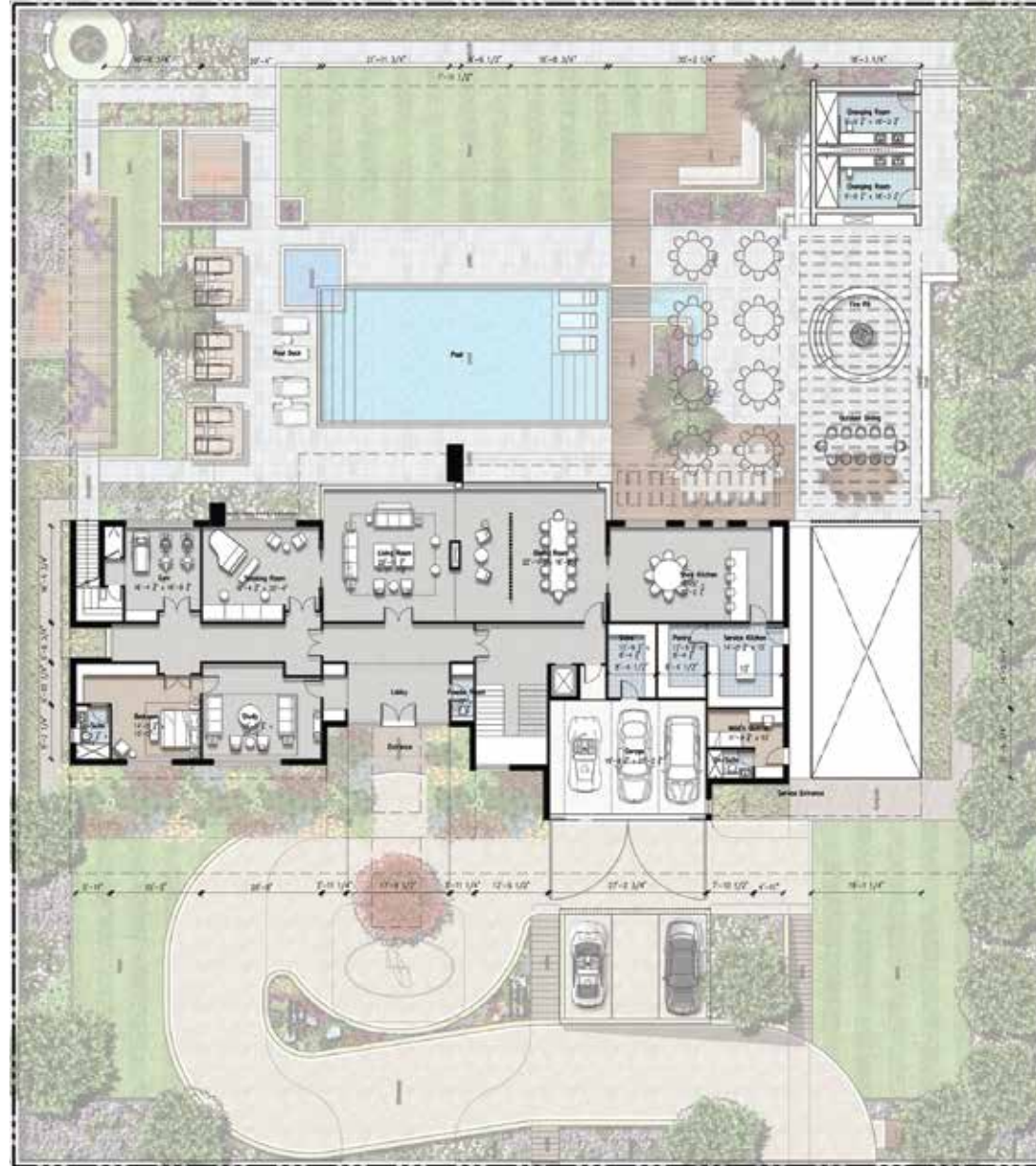


GOLF VIEWS

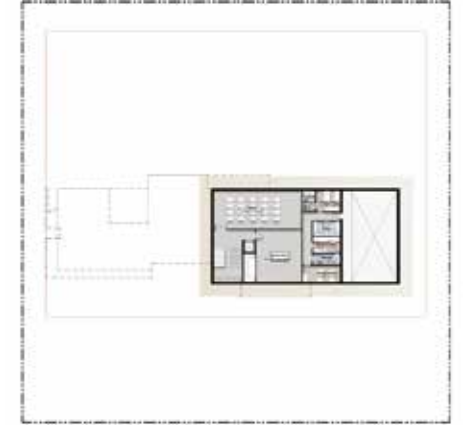


PARKING SPACES

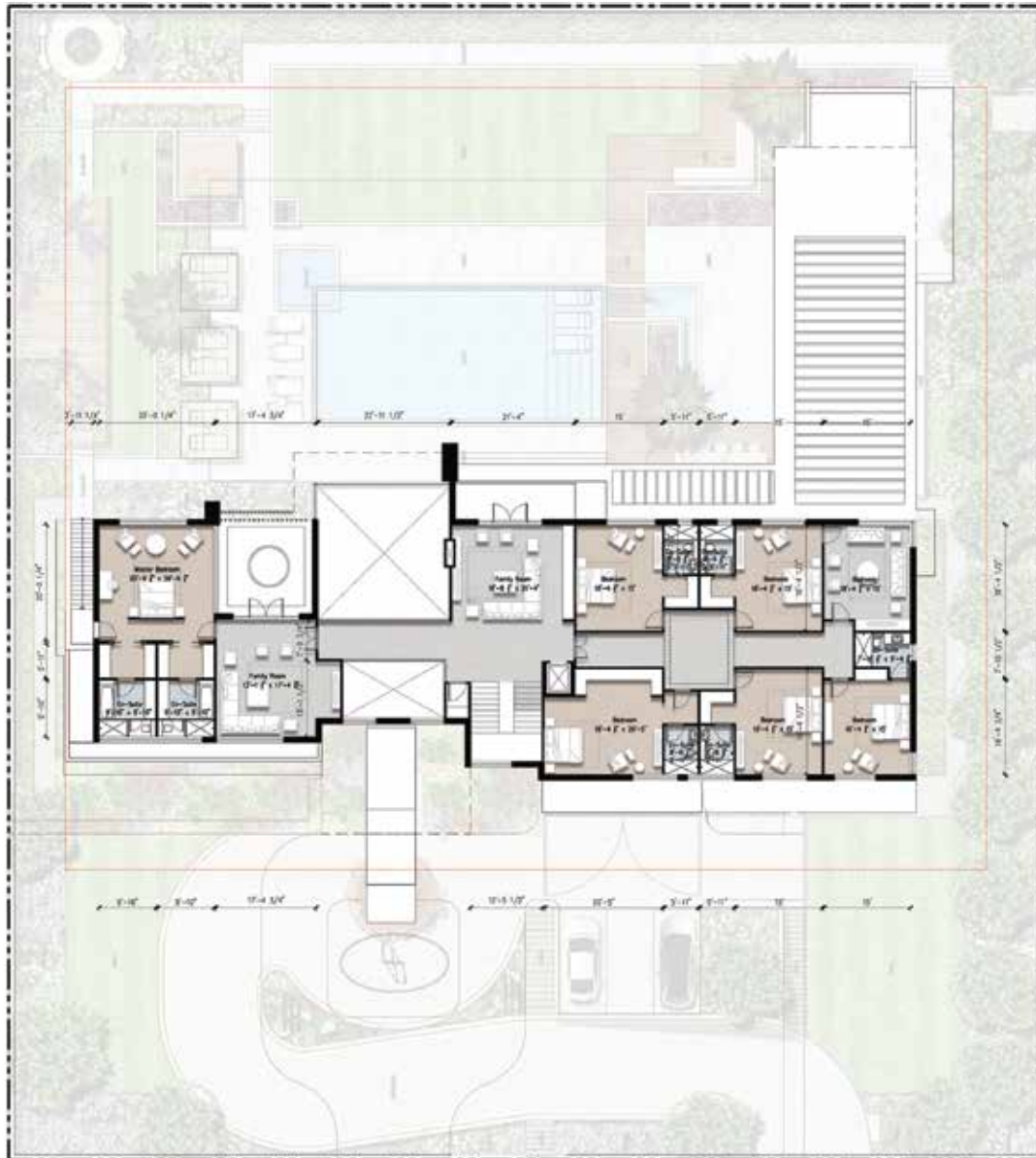
GROUND FLOOR



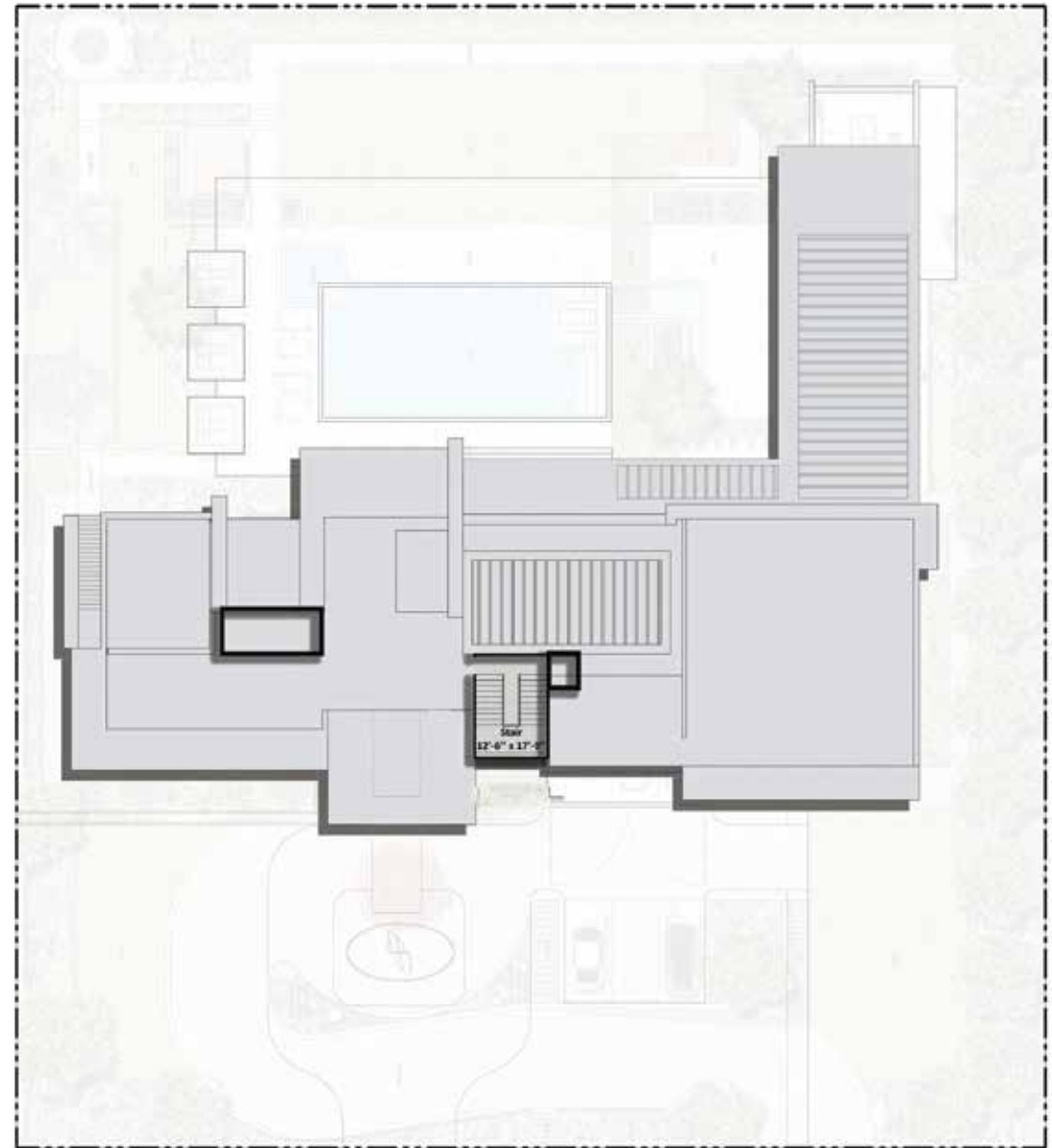
BASEMENT



FIRST FLOOR



MUMTY FLOOR







THE HEIGHTS AT EIGHTEEN

Spread over 28 pavilion-style buildings, the Heights at Eighteen offer gracious, low-rise apartment living at a luxurious new standard. Apartments range from studio to five bedroom Penthouse, flexible enough to please a range of needs and lifestyles, and each one enjoys stunning views across the championship 18-hole golf course. Elegant, intimate and exclusive. The Heights combines the cosmopolitan appeal of apartment living with the privacy and service of Pakistan's finest development.



FITTED KITCHEN



FITTED WARDROBES



PREMIUM FINISHES



AIR CONDITIONING



GOLF VIEWS

STUDIO APARTMENT

AREA: 775 ft²
BEDROOM: 1
BATHROOM: 1
PARKING SPACE: 1



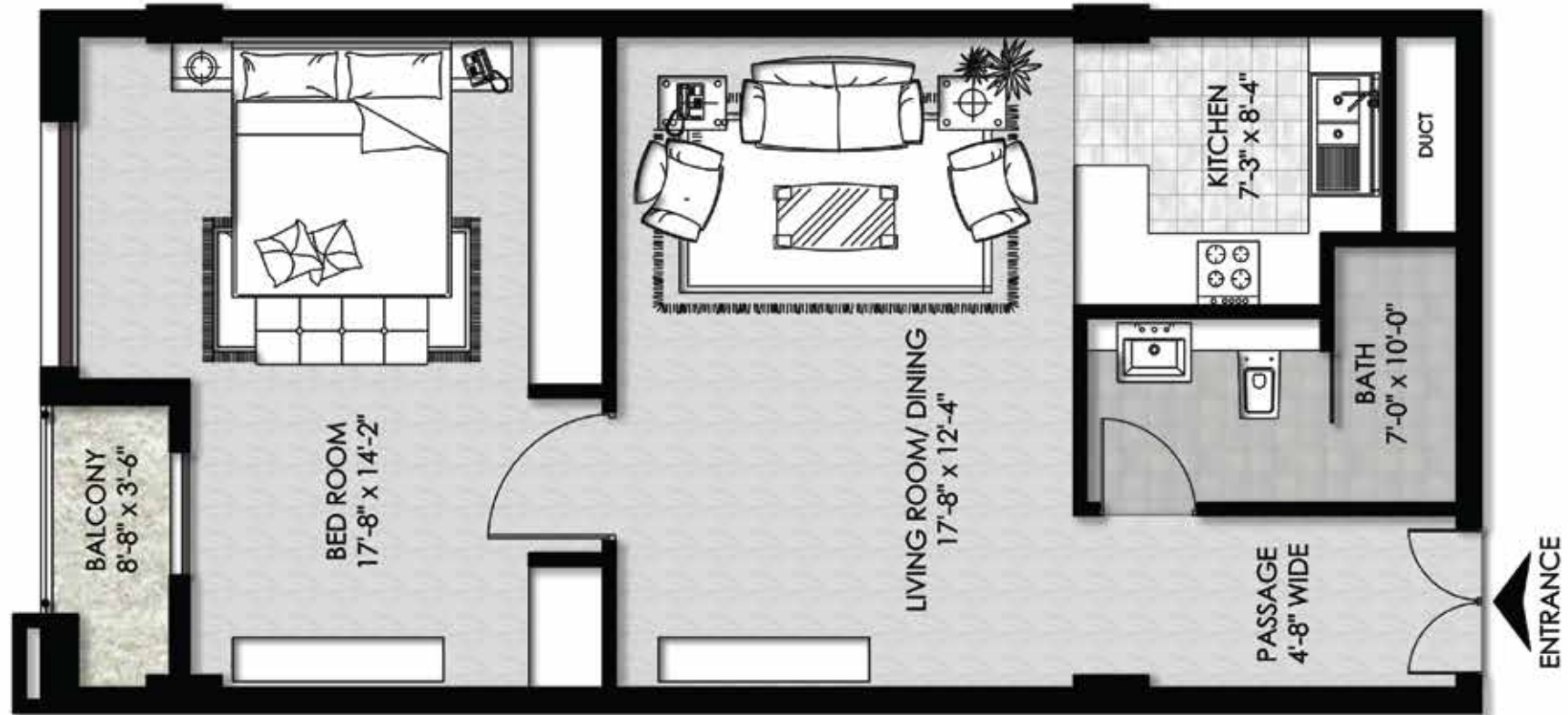
BEDROOMS



FITTED
KITCHEN



FITTED
WARDROBES



1 BED APARTMENT

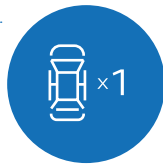
AREA: 969 ft²
BEDROOM: 1
BATHROOM: 1 En Suite
POWDER ROOM: 1
PARKING SPACE: 1



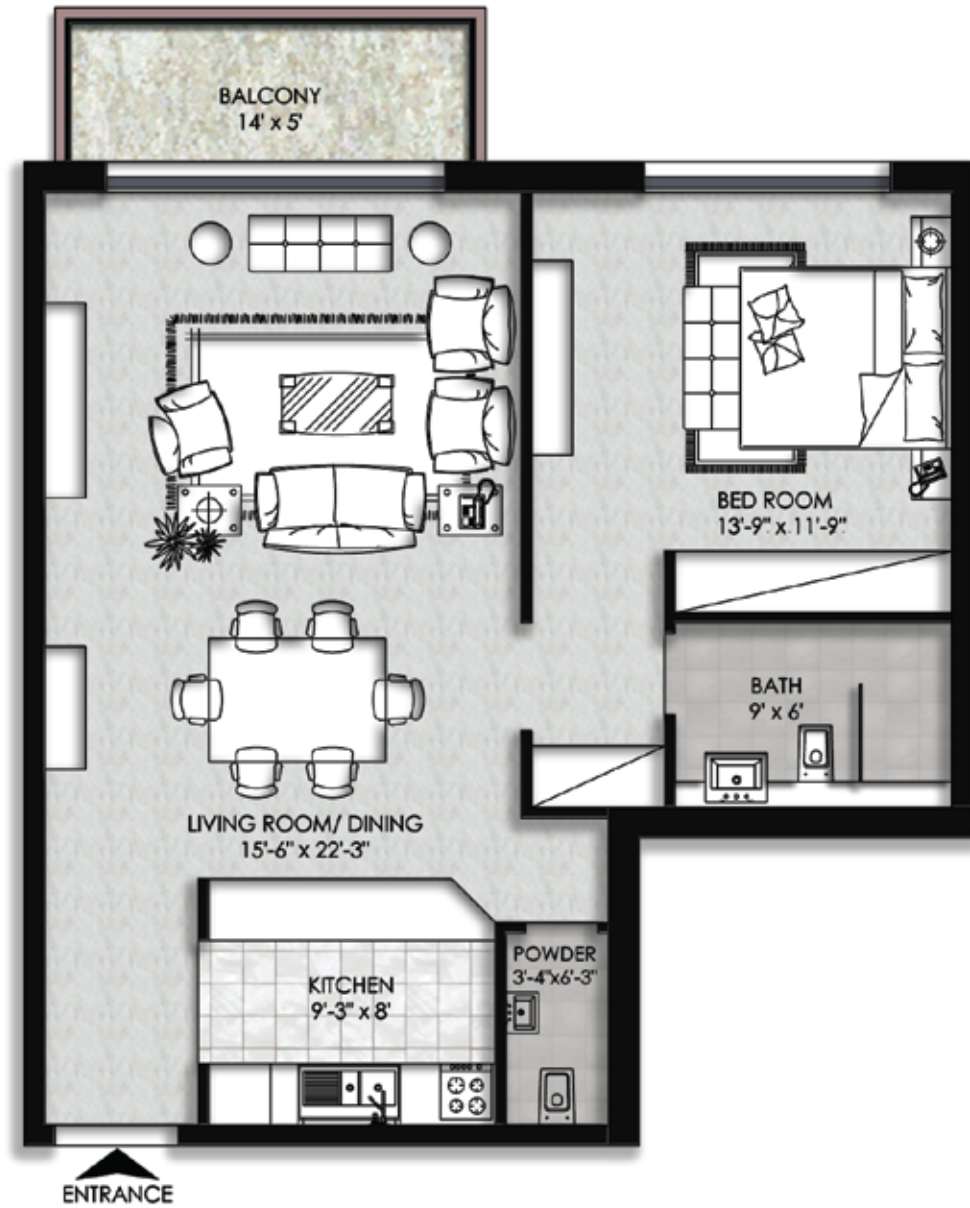
BEDROOMS



FITTED HOMES



PARKING SPACES



2 BED APARTMENT

AREA: 1,668 ft²
BEDROOMS: 2
BATHROOMS: 2 En Suite
POWDER ROOM: 1
PARKING SPACE: 1



BEDROOMS



FITTED HOMES



PARKING SPACES



3 BED APARTMENT

PLAN A

AREA: 2,196 ft²
BEDROOMS: 3
BATHROOMS: 3 En Suite, 1 for the maids
POWDER ROOM: 1
PARKING SPACE: 1



BEDROOMS



FITTED HOMES



PARKING SPACES



3 BED APARTMENT

PLAN B

AREA: 2,207 ft²
BEDROOMS: 3
BATHROOMS: 3 En Suite, 1 for the maids
POWDER ROOM: 1
PARKING SPACE: 1



BEDROOMS



FITTED HOMES



PARKING SPACES



PENTHOUSE

PLAN A

- AREA: 4,410 ft²
- BEDROOMS: 5
- BATHROOMS: 5 En Suite, 1 for the maids
- POWDER ROOM: 1
- PARKING SPACE: 2



BEDROOMS



FITTED HOMES



PARKING SPACES



PENTHOUSE

PLAN B

AREA: 4,575 ft²
 BEDROOMS: 5
 BATHROOMS: 5 En Suite, 1 for the maids
 POWDER ROOM: 1
 PARKING SPACE: 2



BEDROOMS



FITTED HOMES



PARKING SPACES









THE CLUB AT EIGHTEEN



The heartbeat of Eighteen is the Club, a modernist masterpiece with a central location overlooking the 18-hole championship course. The Club is the home of golf at Eighteen and also the social and entertainment hub of the development. Beautifully situated to be both convenient and to take advantage of the very best views of the lakes and fairways at Eighteen, it is a favorite spot for gourmet dining, drinks at sunset on the rooftop terrace, a range of leisure activities, or simply as a place to relax, unwind, and connect with friends. Because the Club was created from locally sourced materials, it harmonizes perfectly with the surrounding landscape while providing everything an amateur or professional golfer may want.

Exceptional sporting facilities include a cricket pitch, squash courts, a sports hall, swimming pool, pro shop, yoga studio and a cigar lounge.



GOLF COURSE



ROYAL LOUNGE



F&B

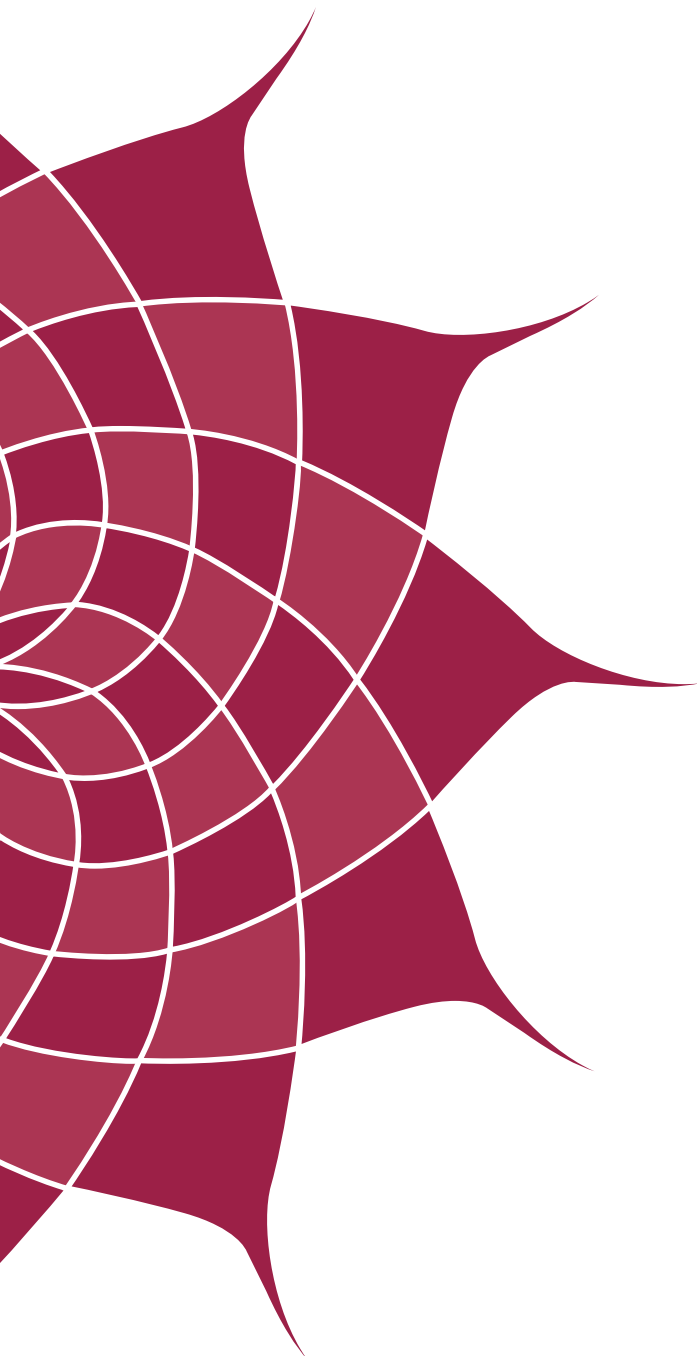


SPORTS



SWIMMING POOL





THE SQUARE AT EIGHTEEN



The Square at Eighteen provides residents and visitors alike with exclusive high-end shopping and dining centred around a welcoming, open-air square. The selection of stores and restaurants has been curated to provide options for a range of tastes and needs, from exclusive fashion retailers to those catering to more everyday purchases, from full-service gourmet dining to casual spots for drinks or coffee. Split over three levels, The Square is the perfect spot for couples and families to dine, shop, or take a relaxing stroll, and a dedicated entrance from the highway allows easy access for the twin cities.



RETAIL



FINE DINING



F&B



CAFES



SHOPPING



THE CORE AT EIGHTEEN



The Core is the twin cities latest and most high-tech offering for commercial tenants. Housed in 13 unique buildings, the design of this business centre reflects local culture and architecture while delivering the very latest in modern office amenities. The Core also enjoys an exceptional location - 10 minutes from the new Islamabad International Airport and just 20 minutes from downtown Islamabad – perfect for local companies wanting international access, or for international corporations desiring the ultimate modern base in Pakistan.



OFFICE SPACES



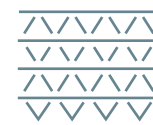
BUSINESS CENTRE



F&B



MODERN FACILITIES



UNIQUE BUILDINGS





THE CLINIC AT EIGHTEEN



The Clinic offers Eighteen residents both emergency and non-emergency medical facilities onsite and just moments away from their homes. With a fully equipped A&E unit, inpatient and outpatient wards, and a wide array of specialists, The Clinic is prepared to handle all medical issues directly within the development.



HEALTHCARE



A&E UNIT



DOCTOR



MEDICAL CENTER



SURGERY



THE RESORT AT EIGHTEEN



The Resort at Eighteen offers the same exceptionally high standards that Eighteen residents enjoy, presented in a five-star boutique hotel. Limited to just 150 keys, it provides the privacy and seamless personal service expected from the world's finest hoteliers. With a spa, gym facilities, extraordinary dining options and an event space capable of hosting and catering 1,000 guests, The Resort at Eighteen is unlike any other facility in the twin cities.



SERVICES



SPA



FINE DINING



FIVE STAR HOTEL



BALLROOM







A WINNING TEAM

Eighteen is presented by Ora Developers in partnership with Saif Group and Kohistan Builders & Developers, combining three of the most reputable, trusted and innovative entrepreneurs from Egypt and Pakistan. Following their Mobilink telecommunications partnership, these groups have come together to set a new standard for destination living in Pakistan.



Ora Developers has a proven and diverse history of successful international projects, including the Grosvenor Square in the UK, Ayia Napa Marina in Cyprus, Silver Sands in Grenada, and Pyramid Hills, Pier 88, Crimson Bar & Grill and the Nile City Towers in Egypt.



The Saif Group was established in the late 1960's and has created a rich portfolio in textiles, power generation, oil and gas exploration, optical fibre and health care.



Kohistan Builders & Developers is a name trusted around the country. Making their mark with projects like Midway Centrum, Royalson Hotel and Hamza Tower, they have proved their capability at every point.

EXCEPTIONAL
LOCATION



EXCLUSIVE
EXPERIENCE



FINEST
STAY



LUXURY AND DESIGN LEADERS

WATG

WATG are the concept architects and masterplanners for Eighteen. They are one of the world's leading integrated design firms and are recognised for their work in creating smart, energy-efficient developments with contemporary architectural design. WATG took on an initial outline plan which had been prepared by Callison RTKL.

Wimberly INTERIORS

Wimberly Interiors are an internationally recognized design practice and is the design studio for WATG. Wimberly have created breathtaking interior designs for our villas and apartments combining modern and traditional, local and international.

International Golf Design

IDG are world renowned championship golf course and landscape architects who have brought all their years of design expertise to bear in creating the stunning resort 'oasis' that is Eighteen.



ULTIMATE
LIVING



PREMIUM
FINISHES



LUXURY
LIFESTYLE





Eighteen

HEAD OFFICE:

2nd Floor, Razia Sharif Plaza, Blue Area, Islamabad - Pakistan

ELITE SITE OFFICE:

Kashmir Highway, 6 - 7 Kilometers from New Islamabad International Airport

KARACHI:

Ground Floor, Palace Cinema Building, Civil Lines,
Opposite Avari Towers, Karachi - Pakistan

LAHORE:

46-A, XX Commercial Avenue, Phase III, DHA Lahore - Pakistan

www.eighteenpk.com