



THE CORE
EIGHTEEN

CENTRO





WELCOME

A BUSINESS LOCATION
WHERE EVERYDAY THINGS
BECOME EXCEPTIONAL
AND EXCEPTIONAL THINGS
HAPPEN EVERY DAY



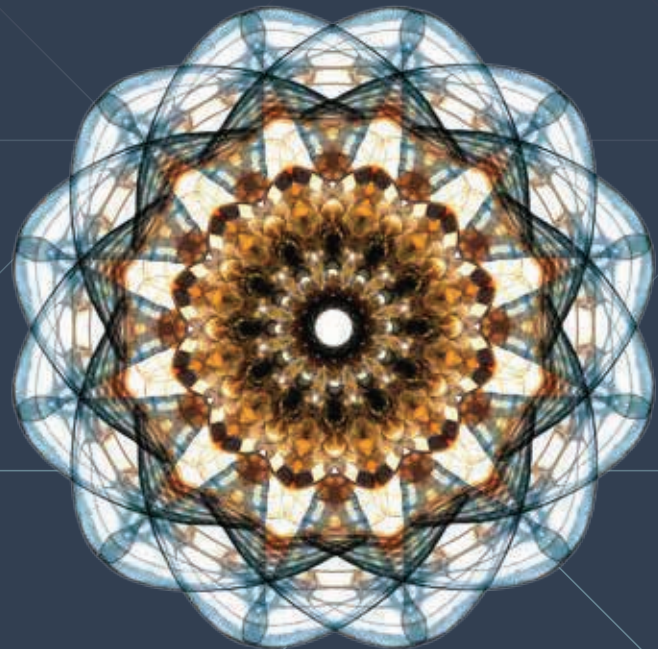


THE CORE

EIGHTEEN

SUPERB BUSINESS CENTRE AMENITIES

The Core is the Twin Cities' latest and most high-tech offering for commercial tenants. Spanning over 14 unique buildings, the design of this stunning business centre reflects local culture and architecture while delivering an exceptional range of modern office amenities, retail solutions and food & beverage outlets.







ISLAMABAD

INTERNATIONAL CAPITAL CITY

From its founding in the 1960s, Islamabad has been a city of the moment – an exciting and vibrant capital, representing change and the future. Now more than ever, its place on the world stage and at the heart of Pakistan makes it an important global destination and thrilling international home.

As the seat of government, Islamabad is the most important city in the country. Driven by commerce, a thriving economy and investment opportunities, it offers a heady mix of history and opportunity. And with its geographical location on the Pothohar Plateau between Rawalpindi and the Margalla Hills National Park in the hills northwest of Pakistan, it is also one of the most picturesque capitals in the world.

Eighteen is located in the 18th District of the Twin Cities. Benefiting from superb airport and highway connections, this beautifully designed development is conveniently situated to suit a variety of activities and lifestyles. From international business people to local families, everyone can find comfort and escape at Eighteen. It's an exceptional environment in which to work, to play – and to relax.



M-1

ISLAMABAD
PESHAWAR MOTORWAY

TARNOL

N80

GOLRA MORR
5KM

F-11

F-10

KASHMIR
HIGHWAY

AH2

8

NEW AIRPORT
11KM

ISLAMABAD
LAHORE MOTORWAY
3KM

M-2



EIGHTEEN

A PLACE TO REFLECT | A PLACE TO RELATE

AH1

N5

RAWALPINDI

LOCATION

PERFECTLY CONNECTED

The Core sits in an exceptional location, just 10 minutes' drive from the New Islamabad International Airport and only 20 minutes from Downtown Islamabad – making it perfect for local companies wanting international access, or for international corporations seeking the ultimate modern base in Pakistan. This prime position also puts the development 5 minutes away from both the M1 and M2 motorways, connecting The Core to Lahore and neighbouring cities within Punjab and to Peshawar and the nearby localities within KPK.



FAISAL MOSQUE
23KM

BLUE AREA
21KM



PARLIAMENT HOUSE
25KM

F-8



METRO BUS
BLUE AREA TERMINAL
20KM

ISLAMABAD CAPITAL
TERRITORY





CENTRO

THE MOST PRESTIGIOUS
BUSINESS ADDRESS

EIGHTEEN

THE CORE

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CENTRO

Building





MASTERPLAN

EXCEPTIONAL POSITION

The Core enjoys a prominent location at the forefront of the Eighteen development, with direct access from the Kashmir Highway via a dedicated interchange, which provides this premier business hub with excellent road connections in all directions. Visible along a 1.3km stretch of the highway as traffic travels to and from the airport, The Core is a striking landmark within the Islamabad region.



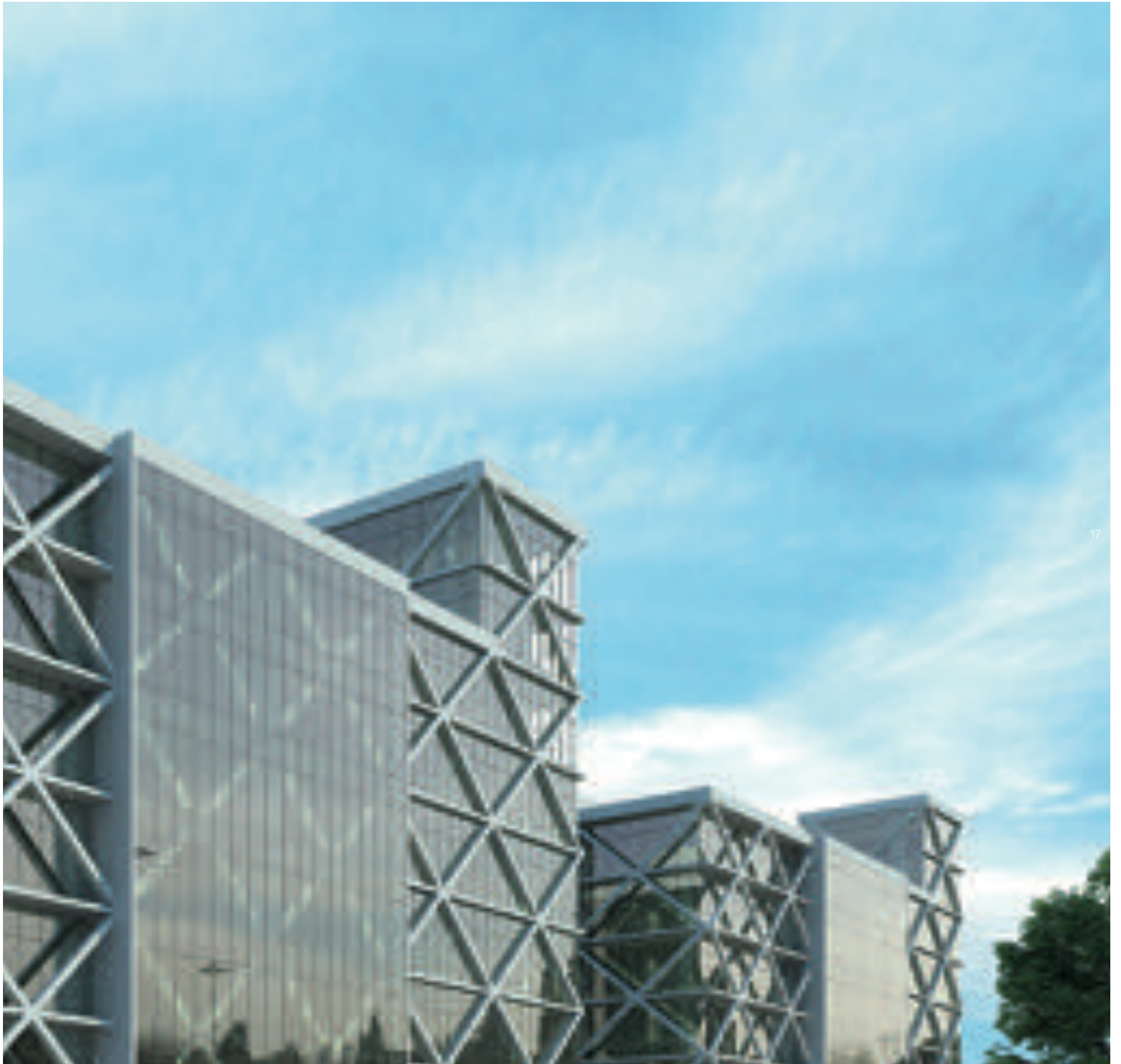


SMART CHOICE

STATE-OF-THE-ART ENVIRONMENT

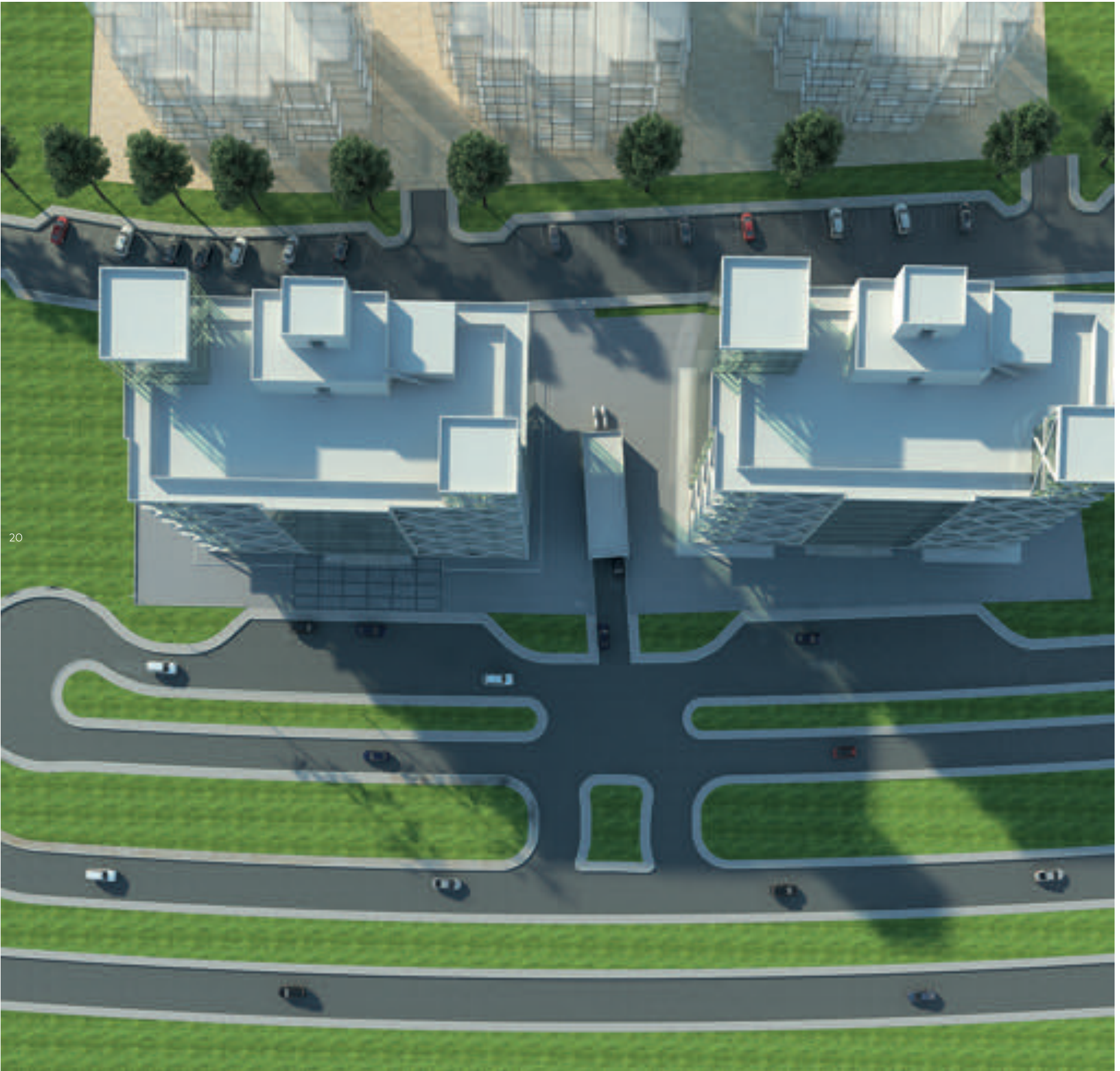
Centro sits at the heart of The Core, offering commercial tenants not only the most prestigious business address but also a state-of-the-art environment in which to work and relax. A smart choice from every perspective, Centro will be home to modern office space, as well as a selection of high-end restaurants, cafes and retail outlets. Available office space starts at 750 sq ft, with the modular nature of the floor plans offering full versatility for adaptation to accommodate a range of various sizes right up to whole floor plates. Advanced technological solutions feature throughout the building, including fast, fibre-optic internet provision, uninterrupted power supply, high-speed elevators and a host of other smart business solutions.

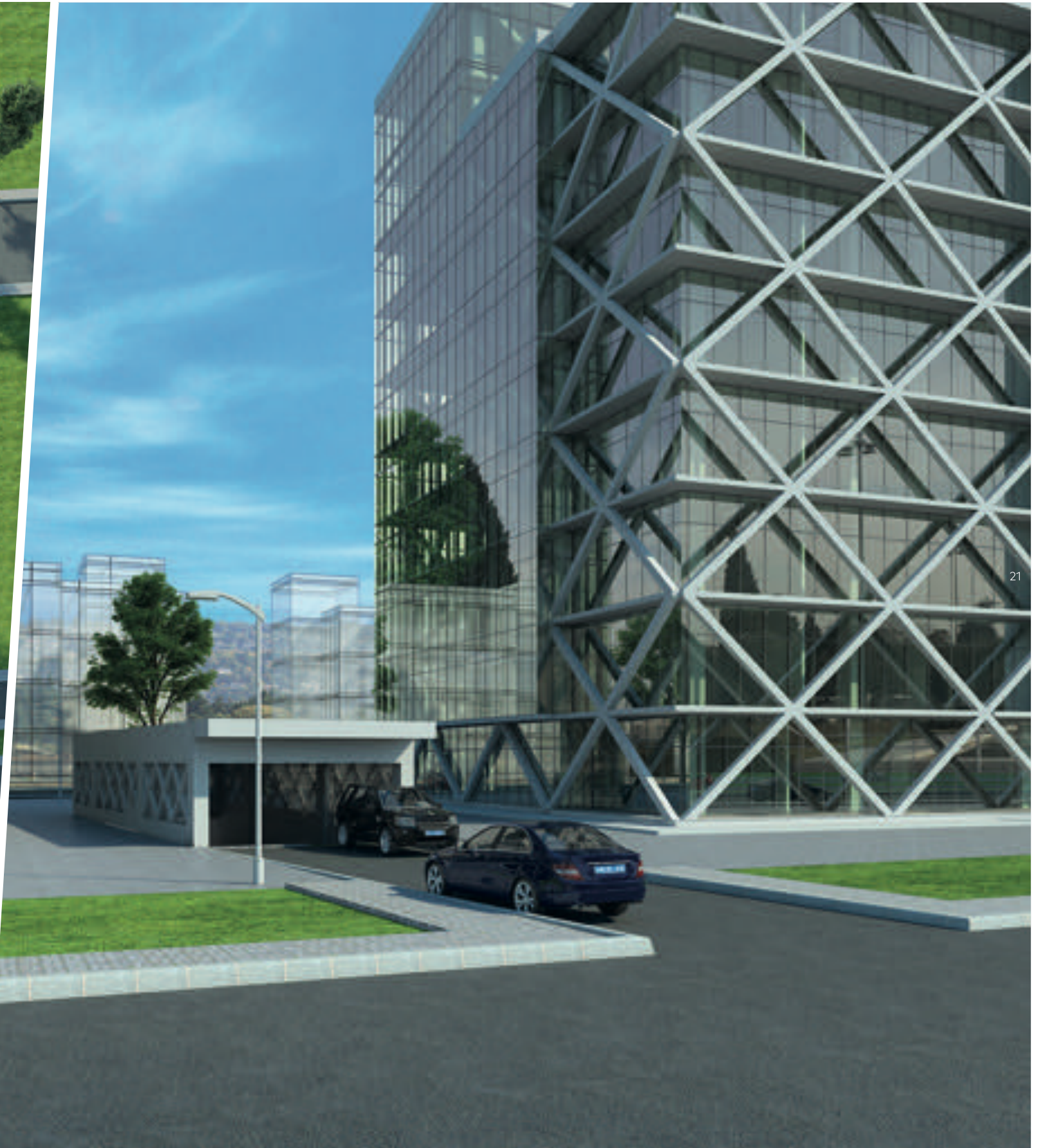






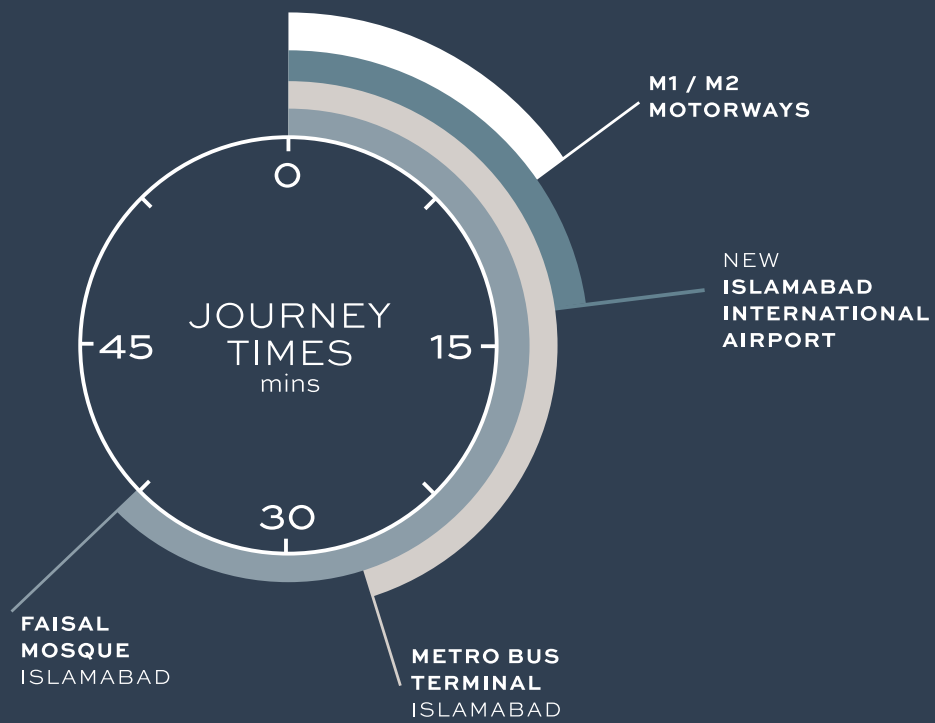




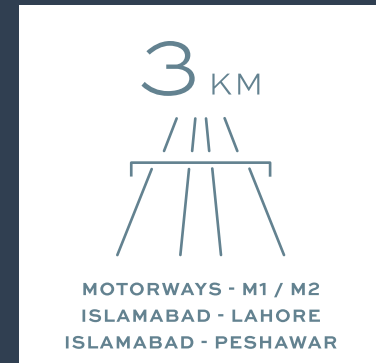


CONNECTIVITY

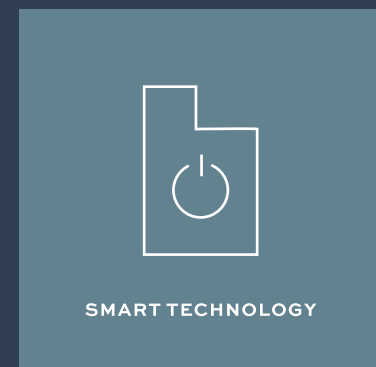
UNIQUE ADVANTAGES



LOCATION



FACILITIES



AMENITIES



11 KM



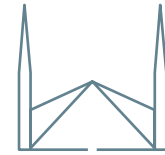
NEW
ISLAMABAD AIRPORT

20 KM



METRO BUS TERMINAL
ISLAMABAD

23 KM



FAISAL MOSQUE
ISLAMABAD



CLIMATE CONTROL



MODERN FACILITIES



UNDERGROUND
CAR PARKING



FOOD & BEVERAGE



HEALTHCARE CENTRE



GOLF CLUB





RETAIL

COMMERCIAL OPPORTUNITIES

Centro's ground floor is dedicated to offering flexible spaces for high-end shops and food & beverage outlets. Accessed via a stylish, spacious reception lobby, these retailers will provide a premium shopping and dining experience for both visitors to the Core and members of the business community based on the office floors above.





FACILITIES

SOPHISTICATED INFRASTRUCTURE

Commercial tenants at Centro will enjoy all the benefits of dedicated underground parking, ultra fast fibre-optic internet technology, uninterrupted power supply and high-speed elevators, plus CCTV surveillance complemented by top-grade 24/7 security solutions.





FLOOR PLANS

DESIGNED FOR VERSATILITY

A fully modular offering, designed, built and finished to the highest specifications, Centro offers complete versatility, with a choice of commercial spaces ranging from 750 sq ft to a 15,500 sq ft full floor.

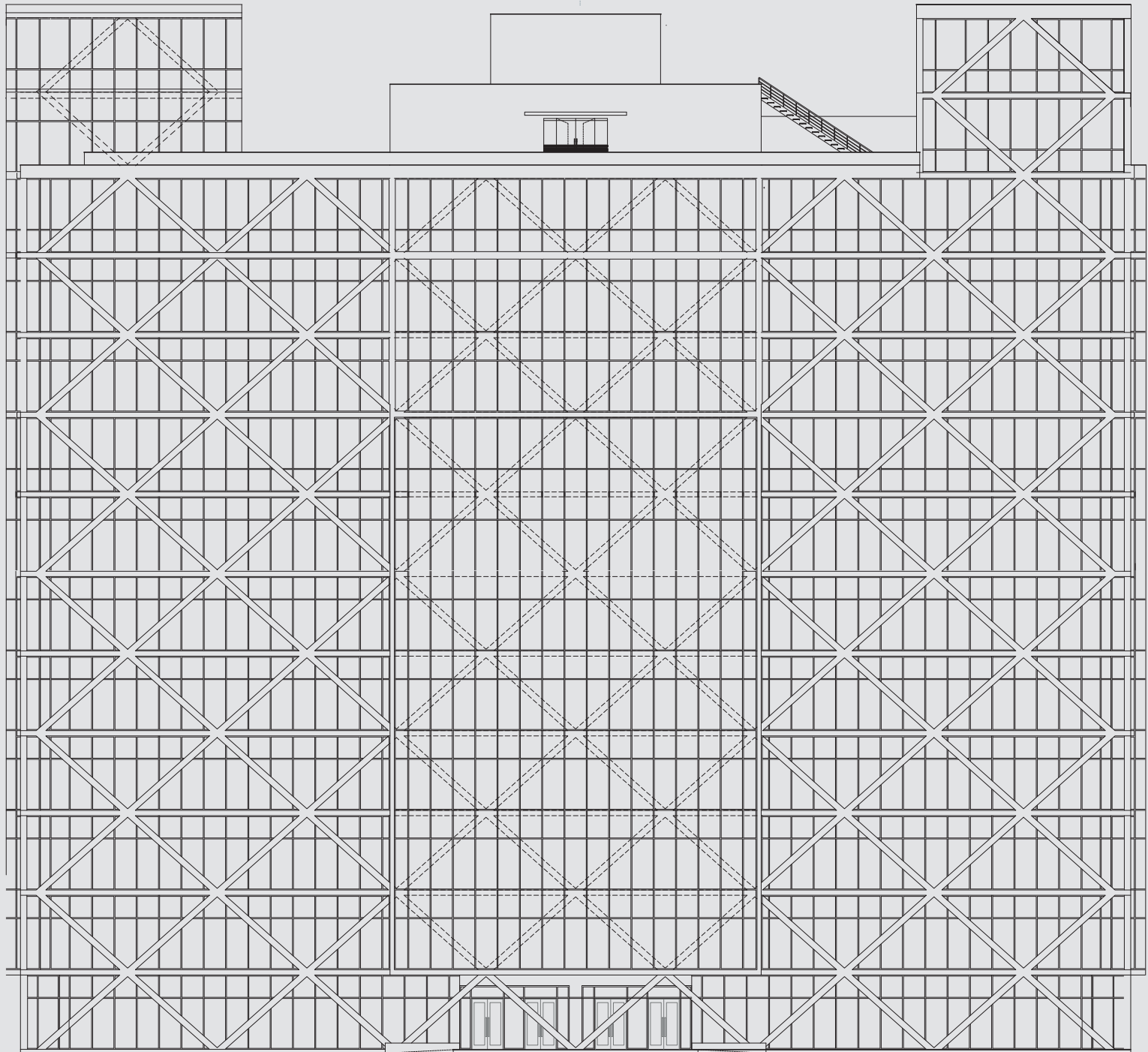
Featuring striking diagonal bracing, all of the floors are provided on a core & shell basis, with all facilities and utility services provided, to allow tenants to fit their designated spaces out to their own liking and preferred decoration. All common areas and the reception lobby within Centro will be fully fitted and finished.

The following pages clearly detail the full specifications of each of the floors.

CENTRO

ROOF TOP /
MECHANICAL
FLOOR

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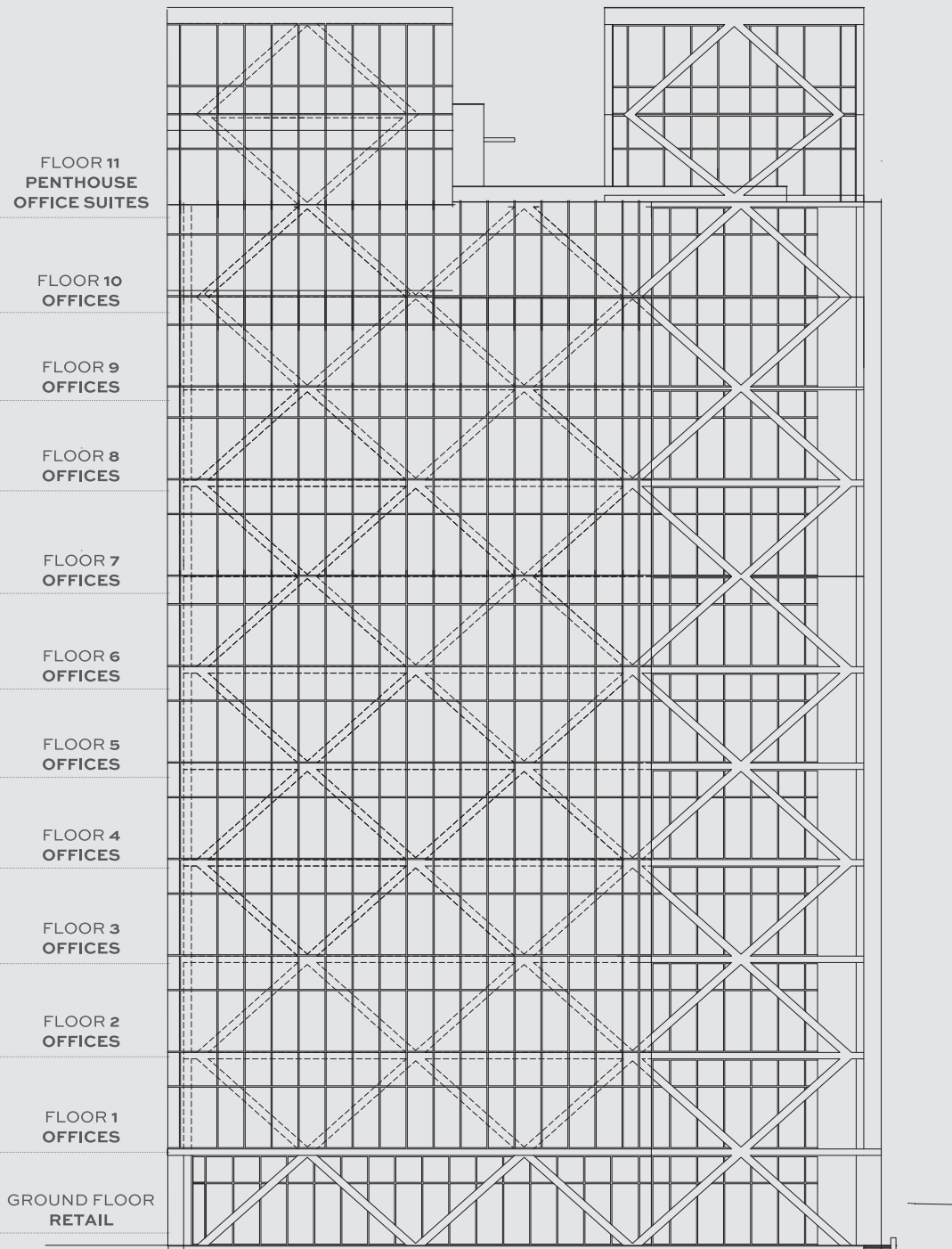


PLOT COVERAGE

● Building	41%
● Landscape (hard and soft)	59%

MAIN ENTRANCE LOBBY

FRONT ELEVATION



SIDE ELEVATION

ELEVATION

LATERAL FLOOR PLAN

Centro is a landmark building, boasting sleek, modern architecture, with unique signature design elements.

BUILDING

- Striking modern architecture, featuring bold diagrid bracing
- Attractive floor-to-ceiling glass façade
- 2 basement floors, ground floor, plus 11 storeys
- 3 spacious passenger elevators
- 3-sided open building
- Visible from Motorway Link road

ENTRANCE

- 2 building entrances; one at front, the other via underground parking
- Main entrance approach from dedicated highway interchange and service road

PARKING

Surface parking 15

BASEMENT

2 basement floors for underground parking with separate building entrance

Basement # 01

Car parking 70

Basement # 02

Car parking 81

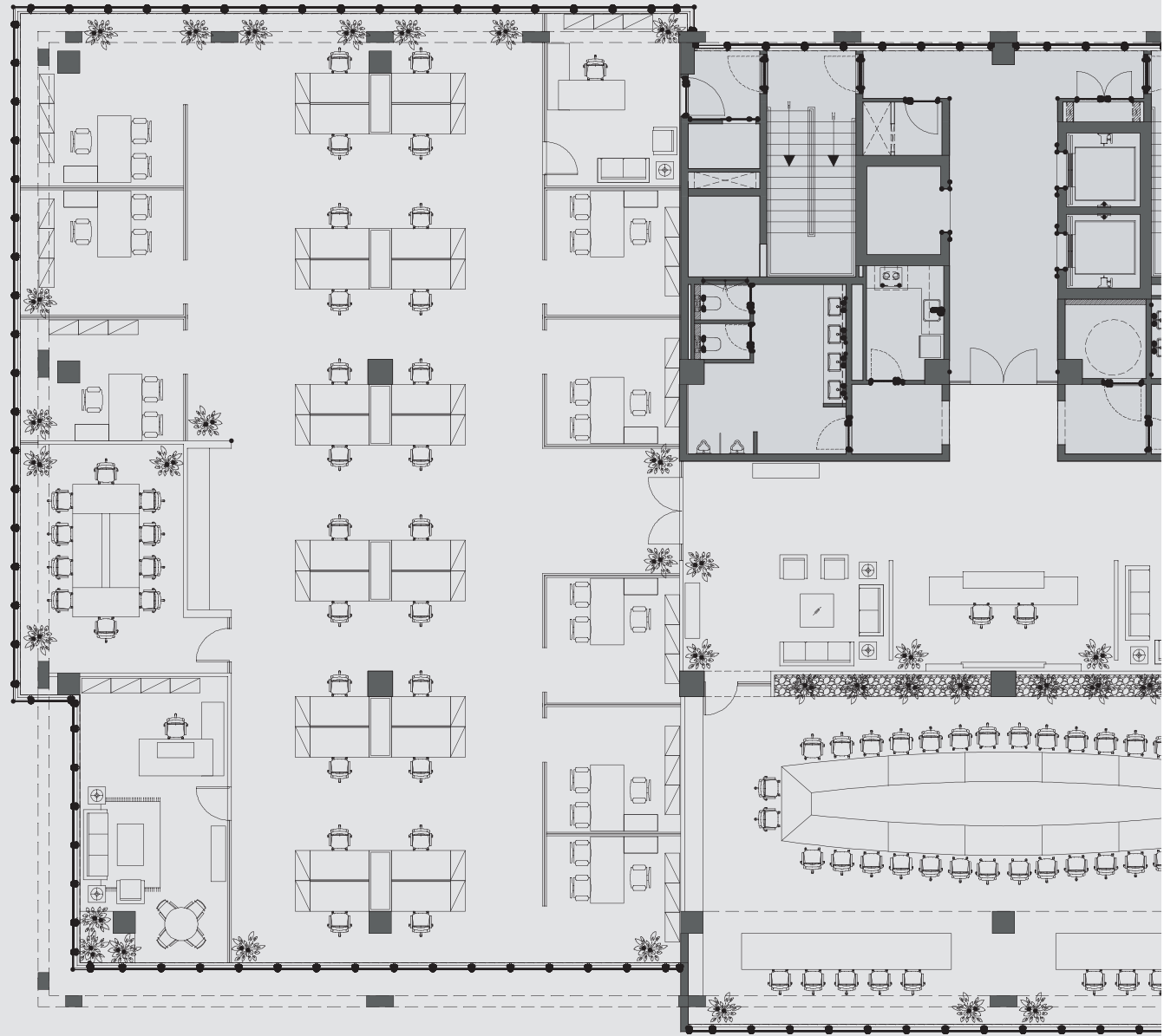
CENTRO

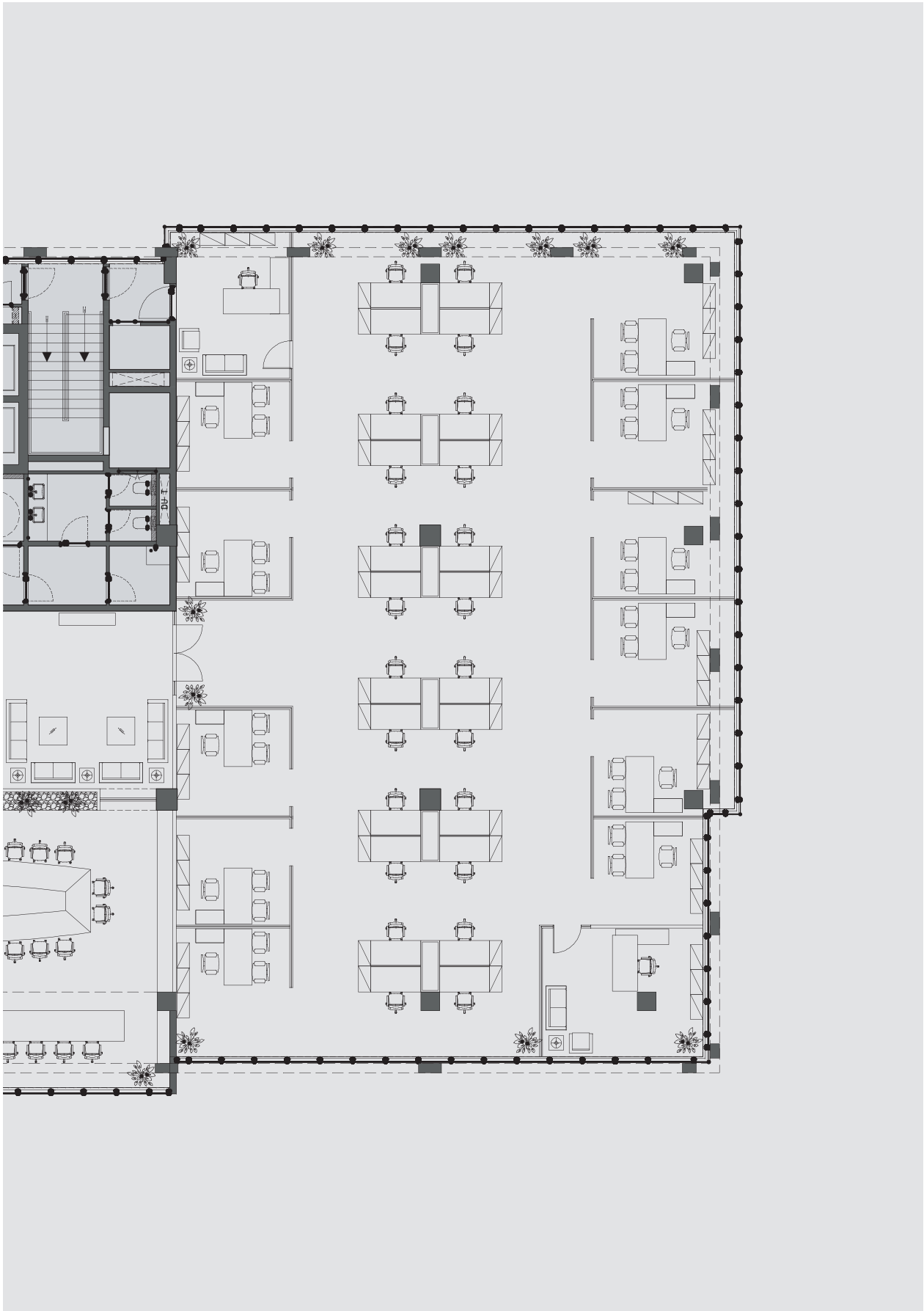
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SUMMARY SPECIFICATION

This Grade A building is constructed to the following MEP specifications:

- Chiller system
- Back-up electricity generator system
- Fire-fighting system
- Complete MEP system monitoring and control through building management system (BMS) technology
- Suspended ceilings with LED Lighting
- Staircases pressurization system for safe exit in case of emergency
- Fresh air exhaust system in wet areas
- Breem Rating Excellent (Building Research Establishment Environmental Assessment Method)
- First-class security system





OFFICE PLANS

OCCUPATIONAL DENSITY 1:16

Reception	01
42- Persons Board Room	01
10- Persons Meeting Room	01
Chief Executive Office	01
1- Person Office Closed	03
1- Person Office Open	19
Open Plan Areas	48
Waiting Areas	02
Refreshment Bar	01
Document Center	01
Indoor Garden & Plantation	01
Total Occupancy	73

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Floor Space: 15,500 Sq. ft

CENTRO



GOLF COURSE / PAVILION VIEW

Measurements
in SQ.FT

UNIT 1 946

UNIT 2 576

UNIT 3 598

UNIT 4 824

UNIT 5 694

UNIT 6 726

UNIT 7 726

UNIT 8 694

UNIT 9 824

UNIT 10 598

UNIT 11 576

UNIT 12 946

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GREEN AREA VIEW



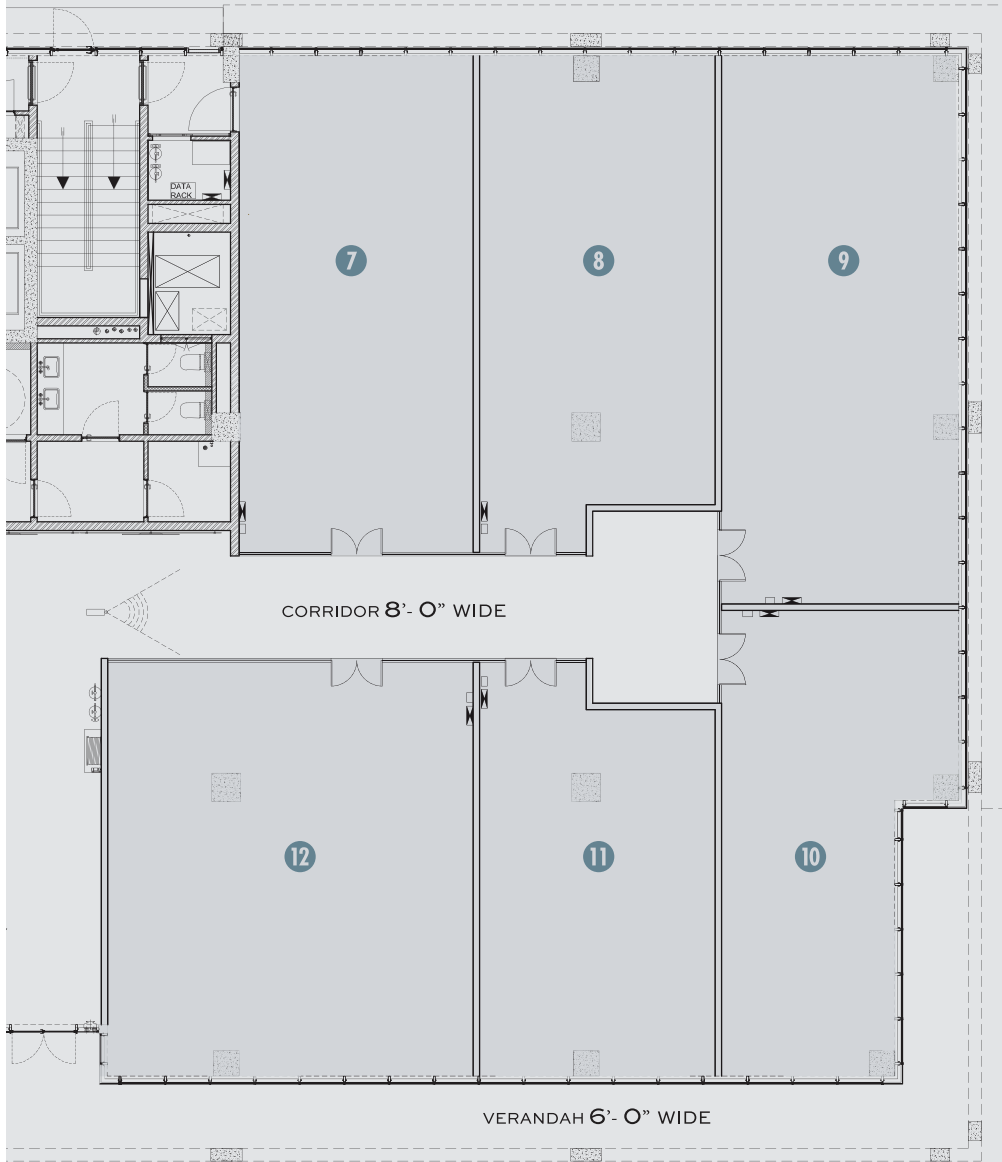
MOTORWAY LINK ROAD VIEW



MAIN ENTRANCE LOBBY



GOLF COURSE / PAVILION VIEW



OFFICE BUILDING D VIEW



MOTORWAY LINK ROAD VIEW



GROUND FLOOR

RETAIL SCHEMATIC

The Ground Floor of Centro is reserved for commercial tenants looking to provide high-end retail and food & beverage offerings. Accessed by a spacious lobby, the entire floor plate is modular in nature, ensuring the availability of flexible, interconnected spaces.

- Mix of retail and food & beverage outlets
- Modular, interconnectable layouts
- Provided on core & shell basis
- Central reception lobby
- Dedicated entrances from service road and underground parking

CENTRO



GOLF COURSE / PAVILION VIEW

Measurements
in SQ.FT

- UNIT 1 1389
- UNIT 2 790
- UNIT 3 750
- UNIT 4 909
- UNIT 5 1248
- UNIT 6 907
- UNIT 7 949
- UNIT 8 949
- UNIT 9 907
- UNIT 10 1248
- UNIT 11 1015
- UNIT 12 799
- UNIT 13 839
- UNIT 14 1389

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GREEN AREA VIEW



MOTORWAY LINK ROAD VIEW





GOLF COURSE / PAVILION VIEW



OFFICE BUILDING D VIEW



MOTORWAY LINK ROAD VIEW



FLOOR 1-9

OFFICE SCHEMATIC

Floors 1 and upwards of Centro are reserved exclusively for business use. Offering a choice of interesting views, either across the golf course of Eighteen or towards other aspects of The Core business development and the main link road beyond, these floors offer modular, interconnectable layouts. Available space ranges from 750 sq ft to a maximum of 15,500 sq ft.

- Spacious and light, with striking architecture
- Open views through floor-to-ceiling glazing
- Modular, interconnectable layouts
- Provided on core & shell basis
- Serviced by high-speed elevators

CENTRO



GOLF COURSE / PAVILION VIEW

Measurements
in SQ.FT

UNIT 1 1389

UNIT 2 790

UNIT 3 750

UNIT 4 909

UNIT 5 1712

UNIT 6 1392

UNIT 7 949

UNIT 8 907

UNIT 9 1248

UNIT 10 1421

UNIT 11 1232

UNIT 12 1389

GREEN AREA VIEW

CORRIDOR 8'-0" WIDE

MOTORWAY LINK ROAD VIEW





GOLF COURSE / PAVILION VIEW



OFFICE BUILDING D VIEW



MOTORWAY LINK ROAD VIEW



FLOOR 10

OFFICE SCHEMATIC

The top two floors of Centro offer excellent views out across the Eighteen community, and its beautifully designed golf course. Most spaces are modular and fully interconnectable. Two exclusive corner units are specifically designed as duplex offices with staircase access from each to the penthouse office suites and the rooftop for events and recreation.

- Exclusive duplex office suite
- Access to penthouse office and rooftop
- Spacious and light, with striking architecture
- Fantastic views through floor-to-ceiling glazing
- Modular, interconnectable layouts
- Provided on core & shell basis
- Serviced by high-speed elevators

CENTRO



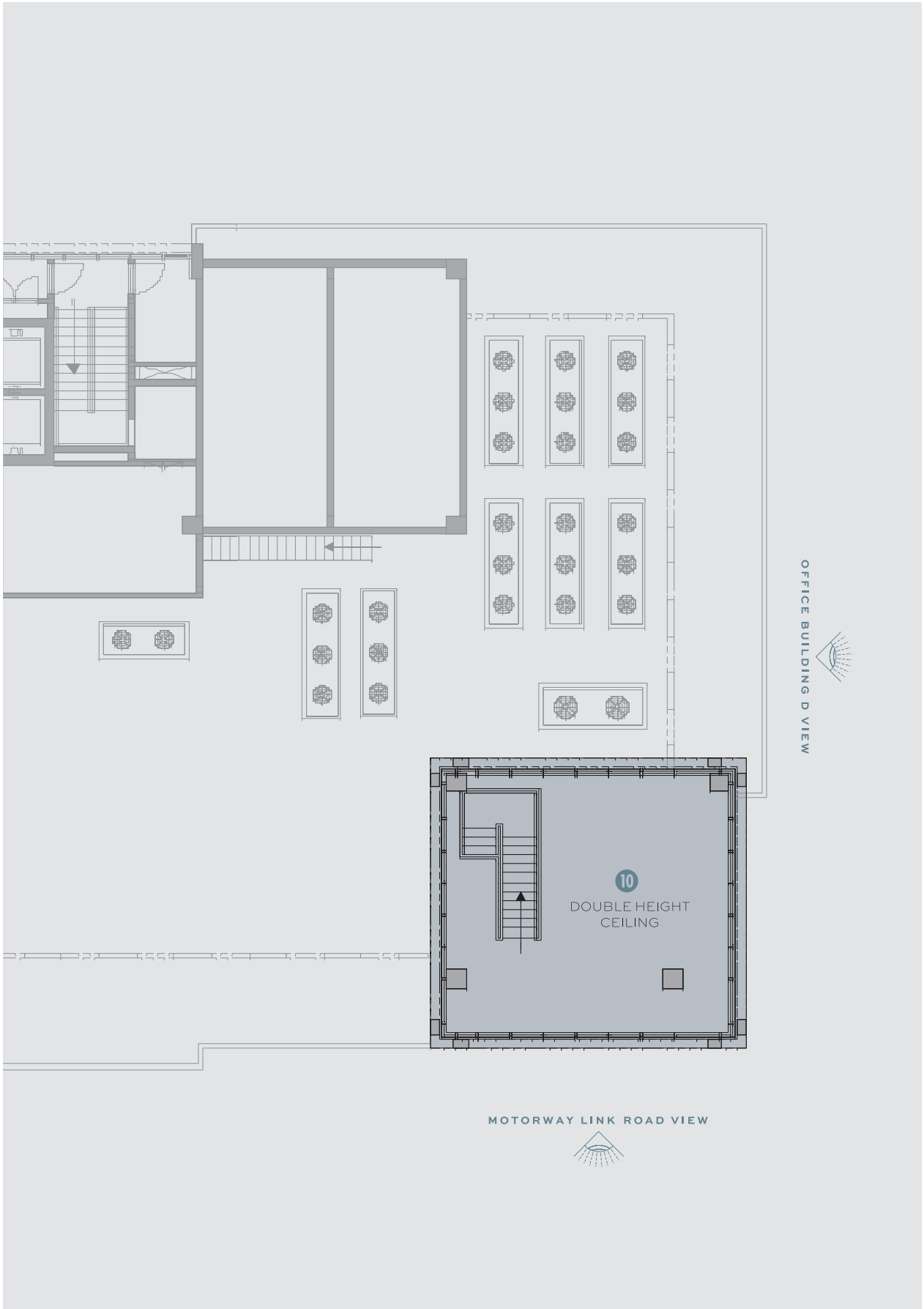
GOLF COURSE / PAVILION VIEW

Measurements
in SQ.FT

MEZZANINE 5 1631

MEZZANINE 10 1239





FLOOR 11

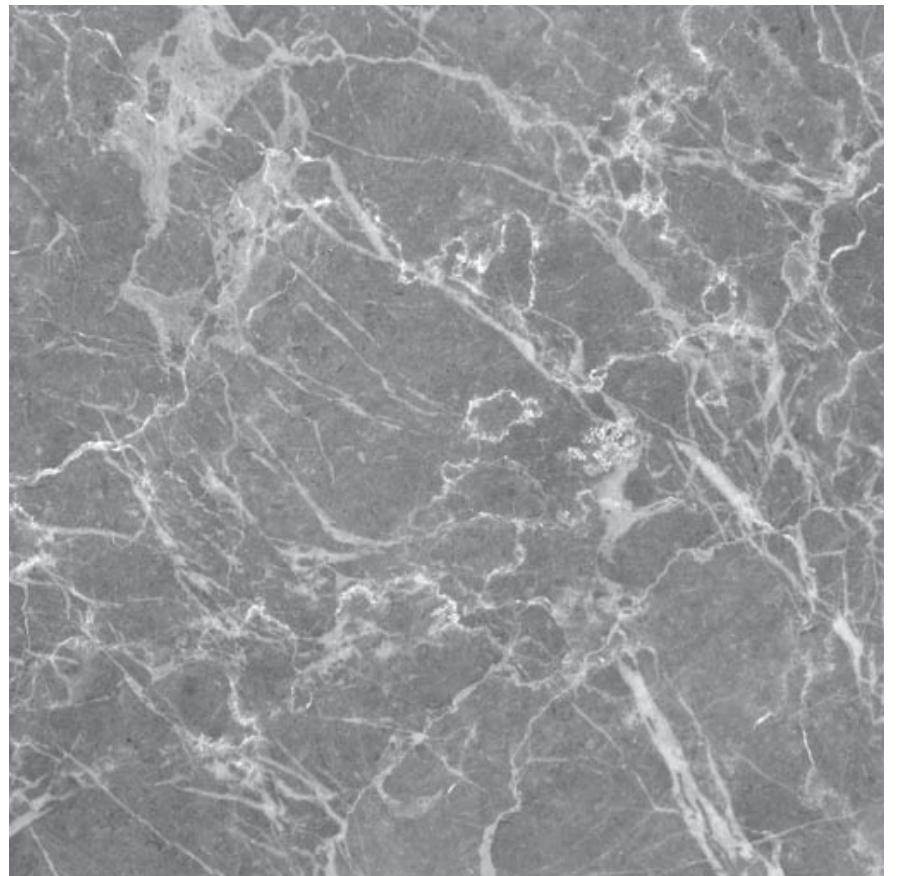
PENTHOUSE OFFICE SUITES

The top floor of Centro provides panoramic views across the Eighteen community, and its beautifully designed golf course. Each exclusive penthouse unit is specifically designed as a duplex office suite with a double-height ceiling, mezzanine level, staircase access to the office below and access to the rooftop for corporate events and recreation.

- Exclusive penthouse duplex office suite
- Access to rooftop for events and relaxation
- Spacious and light, with striking architecture
- Exceptional panoramic views
- Provided on core & shell basis
- Mezzanine level with double-height ceiling



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BATHROOMS

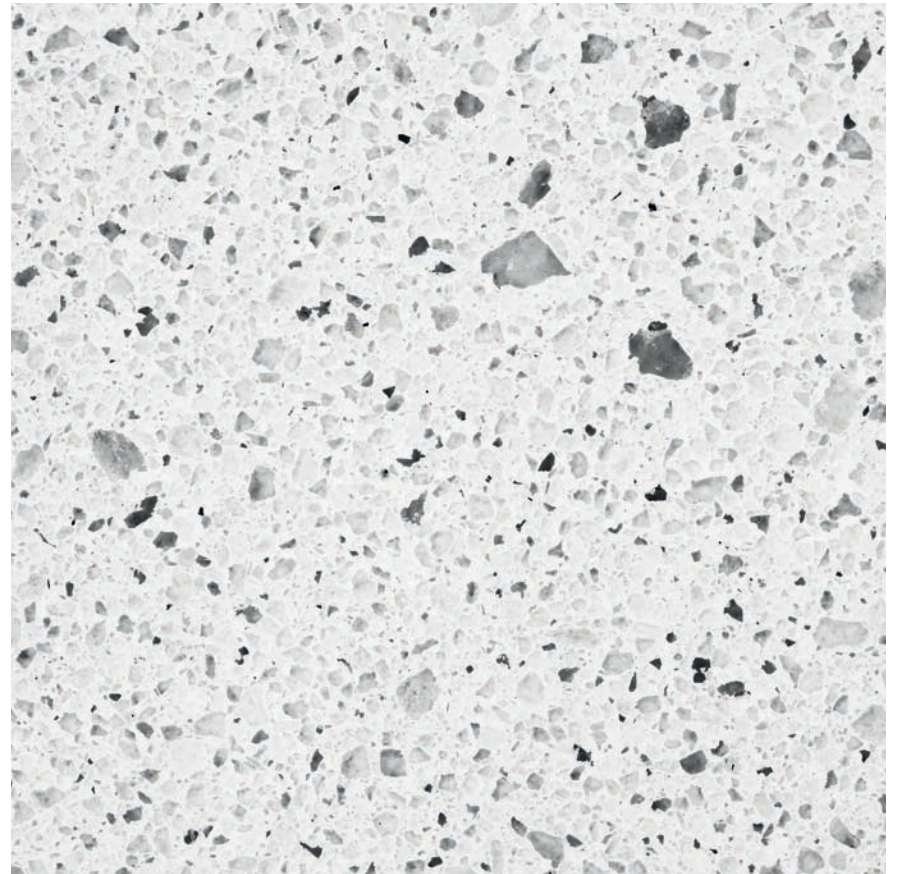
SPACIOUS AND STYLISH

Provided on all floors of Centro, the bathrooms are designed and fitted to the highest specifications.

- Sleek, clean designs
- Modern look and feel
- Premium imported fittings
- Marble and granite surfaces



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KITCHENS

CATERING FOR EVERY NEED

Dedicated kitchen facilities are specified on every floor of Centro. Carefully designed to provide all the essential equipment and space. They are smart, clean and brightly lit.

- Sleek, clean designs
- Modern look and feel
- Fitted with essential equipment
- Marble and granite surfaces



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EXPERIENCES

MORE THAN A PLACE TO WORK

So much more than a landmark business centre, The Core offers a premium destination experience for its commercial tenants and visitors alike. Work, play and relax, all in one exceptionally designed lifestyle development set around an international standard golf course.

Whether you are working, meeting business contacts, shopping, dining, catching up with friends at the mall, or enjoying time out with fellow sports players, a world of excitement and opportunity awaits at Eighteen.

CONTACT

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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 1960s 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.

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LUXURY AND DESIGN LEADERS



WATG are the concept architects and master planners 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 Callisson RTKL.



The firm has evolved into a full service architectural, town planning, corporate & commercial interiors consultancy with its head office in Islamabad and associate offices in Lahore, Peshawar and Karachi.



IDG is the 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.



