



YAS REAL ESTATE

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***A PROJECT BY AL FERROZ
(PVT.) LTD***

PROJECT HIGHLIGHTS



4 Bed Duplex Pent House

3 Bed Typical Apartments

Recreational Podium Floor

3 Floors For Car Parking

Retail

Grand Lobby

MOST PREMIUM LOCATION

BRENTWOOD SIGNATURE 27

 [View On Google Maps](#)



AIRMEN GOLF COURSE

SHAUKAT KHANAM

GOLF CLUB

DO DARYA

DOLMEN MALL CLIFTON

ICON TOWER

CREEK VISTA

SOUTH CITY HOSPITAL

BILAL MASJID

KHAYABAN-E-ITTEHAD

SUNRISE AVENUE - DHA PHASE 7 EXT

KPT INTERCHANGE

BRENTWOOD SIGNATURE 27- PROJECT OVERVIEW

- G + 27 Floors Project
- 3 Bed Apt & 4 Bed Pent Houses
- 3 Floors for Parking
- Commercial Showrooms on Ground Floor

Location: Brentwood Signature 27 is located at Sunrise Avenue, DHA Ph 7 Extension
Close to KPT Interchange.

Amenities include:

1. Spacious High-Speed Lifts
2. Porcelain Tile Flooring
3. Premium Fixtures & Finishes
4. Swimming Pool
5. Welcoming Grand Lobby Area
6. Gym with Locker Rooms
7. Children Play Area
8. Prayer Hall
9. 24/7 Stand-by Generators
10. Jogging Track
11. CCTV Monitoring, 24/7
12. Garbage Chute System

Key Areas

- | | <u>Distance</u> |
|---------------------------|------------------------|
| • KPT Interchange | 2 Minutes |
| • Imtiaz Mega | 2 Minutes |
| • Defence Mall | 4 Minutes |
| • Shaukat Khanam Hospital | 9 Minutes |
| • DHA Golf Club | 18 Minutes |
| • Creek Vista | 18 Minutes |
| • South City Hospital | 19 Minutes |
| • Dolmen Mall Clifton | 20 Minutes |
| • Do Darya | 23 Minutes |
| • Airport | 26 Minutes |

BRENTWOOD SIGNATURE 27 - INVESTMENT THESIS

Pricing

- Brentwood Signature 27 launch price is **PKR 27,000/sqft**, which is super attractive for what they are promising to deliver. The concept is unique and high-yielding, and the good part is its only 1 year from being delivered.
- AL Feroz (Pvt.) Ltd has a phenomenal track record of outperforming their commitments in their other delivered projects, so we are hopeful they will deliver on their promises in this project.

Track Record

- The developer of Brentwood Signature 27 is **AI FERROZ (PVT.) LTD**
- AI Feroz has been serving in the construction field **since 1982**.
- Delivered Projects include: the famous **Dolmen Mall and The Sky Towers** along with the collaboration of Dolmen Group.
- To be launched projects include **The Shore** and **Grand Bazar**.
- We recommend investing in projects with honest & well known parties esp. in countries like Pakistan.

Global Inflation, USD Appreciation & Construction Cost

- Given the global inflation, cost of construction will continue to increase.
- And we will not only pay for the expensive material, but also expensive dollar. Therefore, our construction cost in PKR will have a double negative impact.
- We recommend it is a good time to get exposure to construction projects, where you can lock in the price today.

Payment Flexibility

- Brentwood Signature 27 is available on a flexible payment plan of **12 months**, where you can get exposure to a great project with little upfront investment.
- We highly advise taking advantage of the current situation to lock in today's construction costs. This will help mitigate the rising expenses in construction and ensure a financially sound decision.

Location

- Brentwood Signature 27 is located at **Sunrise Avenue, DHA Ph 7 Extension**. which is known for its well-planned infrastructure, including wide roads, parks, and proximity to near by amenities.
- It offers a community-oriented living experience, with quick access to schools, healthcare facilities and shopping centers, to foster a well-rounded lifestyle..



BRENTWOOD SIGNATURE 27- RESIDENTIAL OPTIONS AVAILABLE

	Type	Per SQFT Rate	Price	Area (SQFT)	Down-Payment	12 Monthly Instalments
3 Bed Apartment	Type - Stylish C	26,997	63,550,000	2,354	3,000,000 (5%)	5,045,833
3 Bed Apartment	Type - Stylish B	26,986	63,850,000	2,366	3,000,000 (5%)	5,070,833
3 Bed Apartment	Type - Persona A	26,998	64,850,000	2,402	3,000,000 (5%)	5,154,167
4 Bed Pent House	Type - A / B / C	34,000	136,000,000	4,000	27,200,000 (20%)	9,066,667

EXTRA CHARGES FOR 3 BED APARTMENTS

From Floor (11th-18th) = PKR 800,000

From Floor (19th -20th) = PKR 1,050,000

From Floor (21st - 23rd) = PKR 1,350,000

Pool View Type (B & C) (05th – 14th) = PKR 1,000,000

West Open Type (A & C) (05th – 25th) = PKR 750,000



BRENTWOOD SIGNATURE 27- COMMERCIAL OPTIONS AVAILABLE

	Type	Per SQFT Rate	Price	Area (SQFT)	Down-Payment (20%)	12 Monthly Instalments
Ground Floor Showroom	Type - A	125,000	298,250,000	2,386	59,650,000	19,883,333
Ground Floor Showroom	Type - B	125,000	313,125,000	2,505	62,625,000	20,875,000
Ground Floor Showroom	Type - D	125,000	322,500,000	2,580	64,500,000	21,500,000
Ground Floor Showroom	Type - C	125,000	323,500,000	2,588	64,700,000	21,566,667

3 BED APARTMENT

Type (Stylish C)

PAYMENT SCHEDULE :				
S. No.	Installment	Description	Installment %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	5%	3,000,000
2	Installment 02	60 days from the Down Payment	10%	6,355,000
3	Installment 03	120 days from the Down Payment	10%	6,355,000
4	Installment 04	180 days from the Down Payment	10%	6,355,000
5	Installment 05	Monthly 01	7%	4,448,500
6	Installment 06	Monthly 02	7%	4,448,500
7	Installment 07	Monthly 03	7%	4,448,500
8	Installment 08	Monthly 04	7%	4,448,500
9	Installment 09	Monthly 05	7%	4,448,500
10	Installment 10	Monthly 06	5%	3,355,000
17	Installment 11	Possession	25%	15,887,500
TOTAL UNIT PRICE (PKR)				63,550,000



FLOOR PLAN

3 BED APARTMENT

Type (Stylish B)

PAYMENT SCHEDULE :

S. No.	Installment	Description	Installment %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	5%	3,000,000
2	Installment 02	60 days from the Down Payment	10%	6,385,000
3	Installment 03	120 days from the Down Payment	10%	6,385,000
4	Installment 04	180 days from the Down Payment	10%	6,385,000
5	Installment 05	Monthly 01	7%	4,469,500
6	Installment 06	Monthly 02	7%	4,469,500
7	Installment 07	Monthly 03	7%	4,469,500
8	Installment 08	Monthly 04	7%	4,469,500
9	Installment 09	Monthly 05	7%	4,469,500
10	Installment 10	Monthly 06	5%	3,385,000
11	Installment 11	Possession	25%	15,962,500
TOTAL UNIT PRICE (PKR)				63,850,000



FLOOR PLAN

3 BED APARTMENT

Type (Persona A)

PAYMENT SCHEDULE :				
S. No.	Installment	Description	Installment %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	5%	3,000,000
2	Installment 02	60 days from the Down Payment	10%	6,485,000
3	Installment 03	120 days from the Down Payment	10%	6,485,000
4	Installment 04	180 days from the Down Payment	10%	6,485,000
6	Installment 05	Monthly 01	7%	4,539,500
7	Installment 06	Monthly 02	7%	4,539,500
8	Installment 07	Monthly 03	7%	4,539,500
9	Installment 08	Monthly 04	7%	4,539,500
10	Installment 09	Monthly 05	7%	4,539,500
11	Installment 10	Monthly 06	5%	3,485,000
12	Installment 11	Possession	25%	16,212,500
TOTAL UNIT PRICE (PKR)				64,850,000



FLOOR PLAN

4 BED PENT HOUSE

Pricing Table For Type (A/B/C)

PAYMENT SCHEDULE :				
S. No.	Installment	Description	Payment Progress %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	20%	27,200,000
2	Installment 02	2 Months from the Down Payment	10%	13,600,000
3	Installment 03	4 Months from the Down Payment	10%	13,600,000
4	Installment 04	6 Months from the Down Payment	10%	13,600,000
5	Installment 05	8 Months from the Down Payment	10%	13,600,000
6	Installment 06	10 Months from the Down Payment	10%	13,600,000
7	Installment 07	12 Months from the Down Payment	10%	13,600,000
9	Installment 08	Possession	20%	27,200,000
TOTAL PRICE (PKR)				136,000,000

4 BED PENT HOUSE (Layouts)



Type - A



Type - B



Type - C

GROUND FLOOR SHOWROOMS

PAYMENT SCHEDULE :				
S. No.	Installment	Description	Payment Progress %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	20%	59,650,000
2	Installment 02	2 Months from the Down Payment	10%	29,825,000
3	Installment 03	4 Months from the Down Payment	10%	29,825,000
4	Installment 04	6 Months from the Down Payment	10%	29,825,000
5	Installment 05	8 Months from the Down Payment	10%	29,825,000
6	Installment 06	10 Months from the Down Payment	10%	29,825,000
7	Installment 07	12 Months from the Down Payment	10%	29,825,000
9	Installment 08	Possession	20%	59,650,000
TOTAL PRICE (PKR)				298,250,000

Type-A

PAYMENT SCHEDULE :				
S. No.	Installment	Description	Payment Progress %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	20%	62,625,000
2	Installment 02	2 Months from the Down Payment	10%	31,312,500
3	Installment 03	4 Months from the Down Payment	10%	31,312,500
4	Installment 04	6 Months from the Down Payment	10%	31,312,500
5	Installment 05	8 Months from the Down Payment	10%	31,312,500
6	Installment 06	10 Months from the Down Payment	10%	31,312,500
7	Installment 07	12 Months from the Down Payment	10%	31,312,500
9	Installment 08	Possession	20%	62,625,000
TOTAL PRICE (PKR)				313,125,000

Type-B

GROUND FLOOR SHOWROOMS

PAYMENT SCHEDULE :				
S. No.	Installment	Description	Payment Progress %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	20%	64,500,000
2	Installment 02	2 Months from the Down Payment	10%	32,250,000
3	Installment 03	4 Months from the Down Payment	10%	32,250,000
4	Installment 04	6 Months from the Down Payment	10%	32,250,000
5	Installment 05	8 Months from the Down Payment	10%	32,250,000
6	Installment 06	10 Months from the Down Payment	10%	32,250,000
7	Installment 07	12 Months from the Down Payment	10%	32,250,000
9	Installment 08	Possession	20%	64,500,000
TOTAL PRICE (PKR)				322,500,000

Type-D

PAYMENT SCHEDULE :				
S. No.	Installment	Description	Payment Progress %	Installment Amount (PKR)
1	Installment 01	Down Payment /Booking	20%	64,700,000
2	Installment 02	2 Months from the Down Payment	10%	32,350,000
3	Installment 03	4 Months from the Down Payment	10%	32,350,000
4	Installment 04	6 Months from the Down Payment	10%	32,350,000
5	Installment 05	8 Months from the Down Payment	10%	32,350,000
6	Installment 06	10 Months from the Down Payment	10%	32,350,000
7	Installment 07	12 Months from the Down Payment	10%	32,350,000
9	Installment 08	Possession	20%	64,700,000
TOTAL PRICE (PKR)				323,500,000

Type-C

PROJECT PICTURES



OUR CONTACT

Saniya Bilal Doni, CFA
CEO - YAS Real Estate

Phone : +92-310-5523455

Website : www.yasmarketingpk.com

Email : yasmarketingpk@gmail.com

Address:

401-402, Building 11C, Main Khayaban-e-Nishat,
Phase 6 Defence Housing Authority, Karachi,

