

YAS REAL ESTATE

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OTEL RESIDENCY A NEW DESTINATION OF LUXURY





OTEL RESIDENCY - PROJECT OVERVIEW

- G + 28 floors Project
- 3 Beds & 4 Beds Luxury Apartments

Amenities include:

1. Swimming Pools & Jacuzzi
2. Play Area for Kids
3. Seamless Jogging Track
4. Community Hall with Outdoor Seating Area
5. Fitness Centre
6. Coffee Shops
7. Daycare Centre
8. Supermarket
9. Indoor Gaming Area
10. CCTV Surveillance, 24/7 Power Backup, Fire Fighting System

Location: Otel Residency is located adjacent to KPT interchange opposite DHA Phase 7 Ext.

Key Areas

- Shaheed-e-Millat Expressway
- DHA
- National Hospital
- Clifton
- Shahrah-e-Faisal
- Dolmen Mall Clifton
- Dolmen Mall Tariq Road
- Il Chundrigar
- Airport

Driving Time

- 01 minutes
- 03 minutes
- 08 minutes
- 10 minutes
- 10 minutes
- 15 minutes
- 15 minutes
- 25 minutes
- 35 minutes

OTEL RESIDENCY - INVESTMENT THESIS

Pricing

- Otel Residency launch price is between **PKR 15,300 – 18,000 / sqft**, which is super attractive and not available in other comparable projects in the city. Therefore, upside potential is huge.
- For comparison sake, please see pricing for other projects:

Emaar: PKR 47k – 65k/ sqft
DHA Phase 8 Karachi

Ok Builder Project: PKR 28k/ sqft
Alamgir Road, Bahadarbad

Grove Residency: PKR 25k/sqft
Dolmen Project – same location as Otel Residency

Builder Track Record

- Same builder as the most prominent building on Shahrah-e-Faisal, **Emarah Suites**, trades at PKR 35,000+ / sqft. Well-constructed and luxuriously maintained project. Builder enjoys very good reputation as being honest and fair in their dealings.
- We recommend investing in projects with honest parties that are known for their good practices 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

- Otel Residency is available on a flexible payment plan of 5 years, where you can get exposure to a great project with little upfront investment.
- We highly recommend it due to already mentioned increasing cost of construction. Best would be to lock in that construction cost today.

Other Buyers

- Key players who are well familiar with the Real Estate Market of Karachi are booking units in Otel Residency, including our own family. There is no bigger vote of confidence than putting your family money into a project.



OTEL RESIDENCY - OPTIONS AVAILABLE

Otel Residency	Per SQFT Rate (PKR)	Price (PKR)	Area (Square Footage)
3 Bed Lounge - Type C	15,333	23,000,000	1,500
3 Bed DD - Type B	17,222	31,000,000	1,800
4 Bed Lounge - Type B1	16,666	35,000,000	2,000
4 Bed DD - Type A	17,073	35,000,000	2,100



OTEL RESIDENCY - 3 BED LOUNGE PLAN

Unit Type:	Type C (3 Beds Lounge)		Total Price:	23,000,000
Size:	1500		Price per Sqft:	15,333.33
Tower:	Otel Residency			
Milestone	Payment	Description	Payment %	Instalment Amount
1	May-23	On Booking	10%	2,300,000
2	Jun-23	Digging Amount	5%	1,150,000
3	Jul-23	Digging Amount	5%	1,150,000
4	Aug-23	Digging Amount	5%	1,150,000
5	Sep-23	Digging Amount	5%	1,150,000
6	Starting from Oct-23	48 Monthly Instalments	42%	9,600,000
		200,000 x 48		
7	Starting from Jan-24	8 Half Yearly Instalments	13%	3,050,000
		381,250 x 8		
8		Possession Amount	15%	3,450,000
		Total Amount	100%	23,000,000



OTEL RESIDENCY - 3 BED DD PLAN

Unit Type:	Type B (3 Beds DD)		Total Price:	31,000,000
Size:	1800		Price per Sqft:	17,222.22
Tower:	Otel Residency			
Milestone	Payment	Description	Payment %	Instalment Amount
1	May-23	On Booking	10%	3,100,000
2	Jun-23	Digging Amount	5%	1,550,000
3	Jul-23	Digging Amount	5%	1,550,000
4	Aug-23	Digging Amount	5%	1,550,000
5	Sep-23	Digging Amount	5%	1,550,000
6	Starting from Oct-23	48 Monthly Instalments	39%	12,000,000
		250,000 x 48		
7	Starting from Feb-24	8 Half Yearly Instalments	16%	5,050,000
		631,250 x 8		
8		Possession Amount	15%	4,650,000
		Total Amount	100%	31,000,000



OTEL RESIDENCY - 4 BED LOUNGE PLAN

Unit Type:	Type B1 (4 Beds Lounge)		Total Price:	35,000,000
Size:	2100		Price per Sqft:	16,666.67
Tower:	Otel Residency			
Milestone	Payment	Description	Payment %	Instalment Amount
1	May-23	On Booking	10%	3,500,000
2	Jun-23	Digging Amount	5%	1,750,000
3	Jul-23	Digging Amount	5%	1,750,000
4	Aug-23	Digging Amount	5%	1,750,000
5	Sep-23	Digging Amount	5%	1,750,000
6	Starting from Oct-23	48 Monthly Instalments	41%	14,400,000
		300,000 x 48		
7	Starting from Jan-24	8 Half Yearly Instalments	14%	4,850,000
		606,250 x 8		
8		Possession Amount	15%	5,250,000
		Total Amount	100%	35,000,000



OTEL RESIDENCY - 4 BED DD PLAN

Unit Type:	Type A (4 Beds DD)		Total Price:	35,000,000
Size:	2050		Price per Sqft:	17,073.17
Tower:	Otel Residency			
Milestone	Payment	Description	Payment %	Instalment Amount
1	May-23	On Booking	10%	3,500,000
2	Jun-23	Digging Amount	5%	1,750,000
3	Jul-23	Digging Amount	5%	1,750,000
4	Aug-23	Digging Amount	5%	1,750,000
5	Sep-23	Digging Amount	5%	1,750,000
6	Starting from Oct-23	48 Monthly Instalments	41%	14,400,000
		300,000 x 48		
7	Starting from Feb-24	8 Half Yearly Instalments	14%	4,850,000
		606,250 x 8		
8		Possession Amount	15%	5,250,000
		Total Amount	100%	35,000,000

OTEL RESIDENCY - PROJECT PICTURES

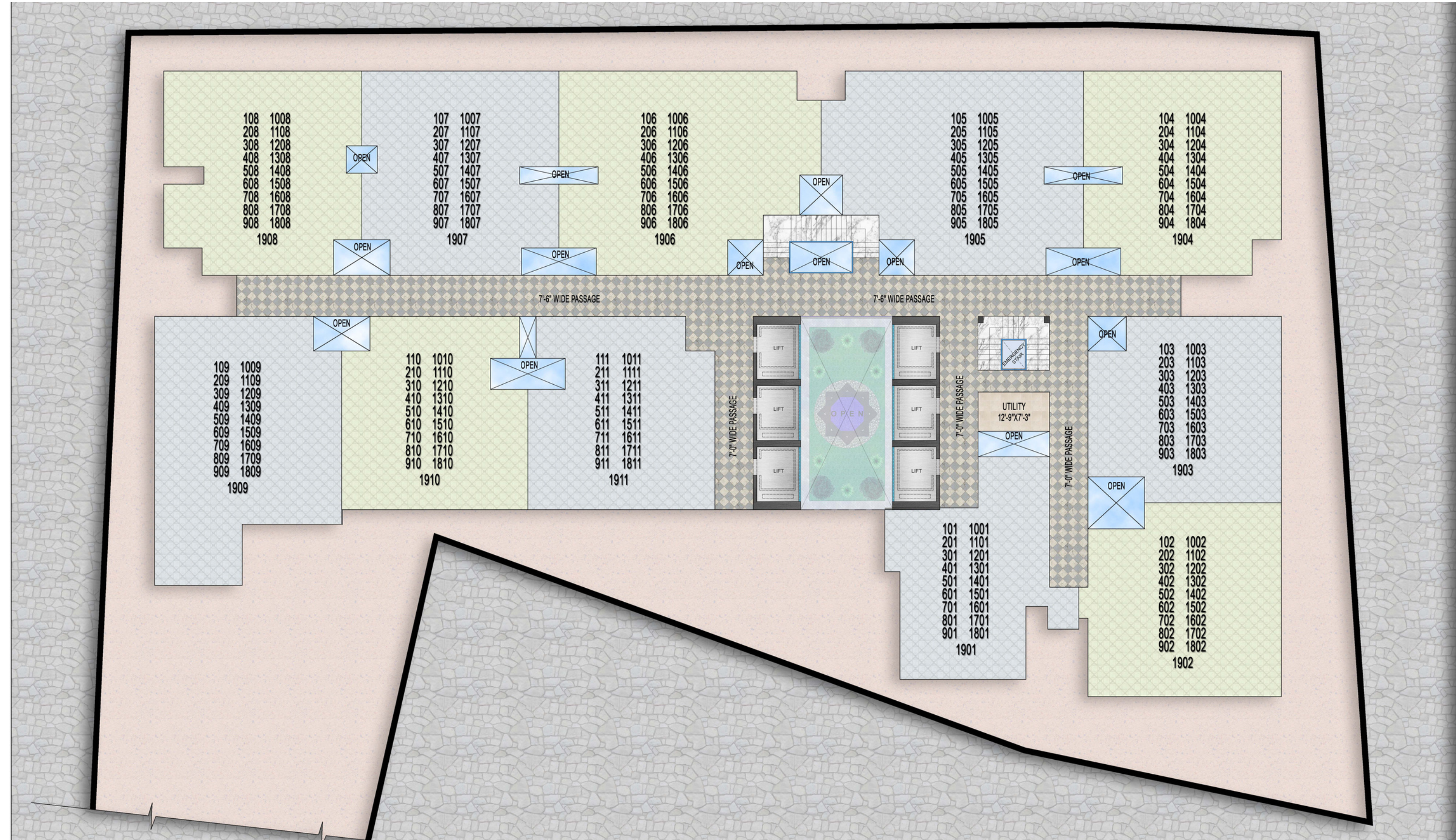


TRULY UNIQUE ADDITION
TO THE KARACHI
SKYLINE

SAFE & SECURED GATED ENTRANCE

Otel Residency offers state of the art 24/7 CCTV monitoring system with smart access. The entrance is designed for your safety and well-being, creating a grand first impression for any visitor.

FLOOR LAYOUT



FLOOR PLAN

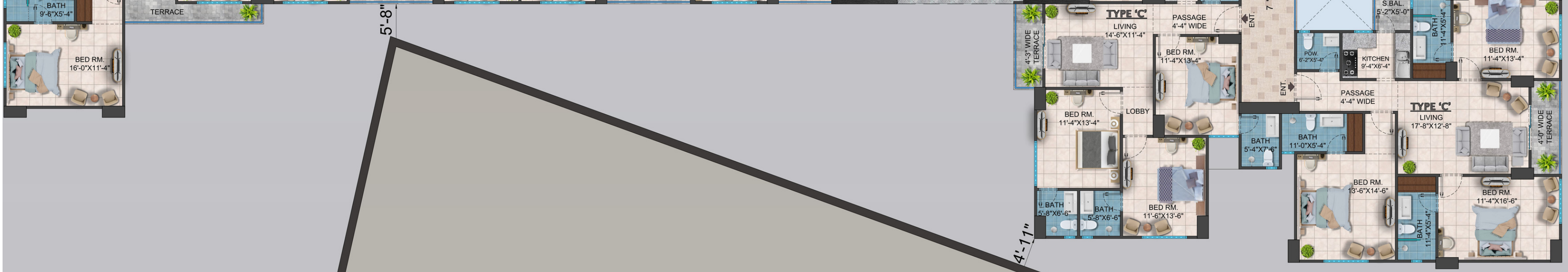


TYPICAL FLOOR PLAN

DETAIL OF PER FLOOR APARTMENT

TYPE 'A' = 4 BED, DRAWING, LOUNGE, DINING. (APARTMENT) = 02 NOS.
 TYPE 'B1' = 3 BED, DRAWING, LOUNGE, DINING. (APARTMENT) = 01 NOS.
 TYPE 'B' = 3 BED, DRAWING, LOUNGE, DINING. (APARTMENT) = 03 NOS.
 TYPE 'C' = 3 BED, LIVING. (APARTMENT) = 05 NOS.
TOTAL NO. OF APARTMENT = 11 NOS.





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