



CALACHI ICON
A NEW DESTINATION OF LUXURY



CALACHI ICON - PROJECT OVERVIEW

- G + 25 floors Project
- 4 Beds & 5 Beds Luxury Apartments
- 3 Levels of car parking

Amenities include:

1. Swimming Pool
2. Play Area for Kids
3. Community Hall
4. Reception Area
5. Lobby for guests
6. Prayer Hall
7. Gymnasium
8. CCTV Surveillance, 24/7
9. Power Backup

Location: Plot No. 6, Callachi Co-operative Housing Society Block 10 A Gulshan-e-Iqbal, Karachi

Key Areas

- Shaharah-e-Faisal
- Agha Khan Hospital
- Shaheed-e-Millat expressway
- Lucky one mall
- Airport
- Dolmen Mall Tariq Road
- DHA
- Il Chundrigar
- Clifton

Driving Time

- 10 Minutes
- 13 Minutes
- 15 Minutes
- 15 Minutes
- 17 Minutes
- 18 Minutes
- 30 Minutes
- 32 Minutes
- 32 Minutes

CALACHI ICON - INVESTMENT THESIS

Pricing

- Calachi Icon launch price is between **PKR 13,000 – 16,700 / sqft**, which is super attractive and competitive with other comparable projects in the vicinity. Therefore, upside potential is huge.
- **Other projects** prices in Gulshan are similar to Calachi Icon, but are old and do not offer the same amenities and construction quality as Calachi Icon.

Builder Track Record

- Calachi Icon is a project by renowned developers – **Zifan Group**.
- Same builder as the most prominent building on Shahrāh-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

- Calachi Icon 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 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

- Calachi Icon is located in the heart of Karachi, the economic hub of Pakistan.
- It is located in main gulshan-e-Iqbal near National Stadium road at Calachi co-operating housing society.
- Easy access to nearby hospitals and commercial areas like, restaurants, pharmacy shops and grocery stores.



CALACHI ICON - OPTIONS AVAILABLE

Calachi Icon	Per SQFT Rate (PKR)	Price (PKR)	Area (Square Footage)
4 BED LIVING	15,258	32,500,000	2,130
4 BED DD	13,718	38,000,000	2,770
5 BED LIVING	14,074	38,000,000	2,700
5 BED DD	16,721	51,000,000	3,050

- Booking can be done with 5% Down-payment
- Payment Plans on the next four pages



CALACHI ICON - 4 BED LIVING PLAN

DESCRIPTION	AMOUNT
4 BED LIVING	32,500,000
ON BOOKING (5%)	1,625,000
AFTER BOOKING, 04 MONTHS (5%) EACH	
(5%) 1st Month	1,625,000
(5%) 2nd Month	1,625,000
(5%) 3rd Month	1,625,000
(5%) 4th Month	1,625,000
54 Monthly Instalments (325,000 x 54)	17,550,000
8 half yearly Instalments (600,000 x 8)	4,800,000
Balance before possession	2,025,000
Total (100%)	32,500,000

2130 SQFT (INCLUDING SERVICES)



CALACHI ICON - 4 BED DD PLAN

DESCRIPTION	AMOUNT
4 BED DD	38,000,000
ON BOOKING (5%)	1,900,000
AFTER BOOKING, 04 MONTHS (5%) EACH	
(5%) 1st Month	1,900,000
(5%) 2nd Month	1,900,000
(5%) 3rd Month	1,900,000
(5%) 4th Month	1,900,000
54 Monthly Instalments (380,000 x 54)	20,520,000
8 half yearly Instalments (700,000 x 8)	5,600,000
Balance before possession	2,380,000
Total (100%)	38,000,000

2770 SQFT (INCLUDING SERVICES)



CALACHI ICON - 5 BED LIVING PLAN

DESCRIPTION	AMOUNT
5 BED LIVING	38,000,000
ON BOOKING (5%)	1,900,000
AFTER BOOKING, 04 MONTHS (5%) EACH	
(5%) 1st Month	1,900,000
(5%) 2nd Month	1,900,000
(5%) 3rd Month	1,900,000
(5%) 4th Month	1,900,000
54 Monthly Instalments (380,000 x 54)	20,520,000
8 half yearly Instalments (700,000x 8)	5,600,000
Balance before possession	2,380,000
Total (100%)	38,000,000

2700 SQFT (INCLUDING SERVICES)



CALACHI ICON - 5 BED DD PLAN

DESCRIPTION	AMOUNT
5 BED DD	51,000,000
ON BOOKING (5%)	2,550,000
AFTER BOOKING, 04 MONTHS (5%) EACH	
(5%) 1st Month	2,550,000
(5%) 2nd Month	2,550,000
(5%) 3rd Month	2,550,000
(5%) 4th Month	2,550,000
54 Monthly Instalments (510,000 x 54)	27,540,000
8 half yearly Instalments (850,000 x 8)	6,800,000
Balance before possession	3,910,000
Total (100%)	51,000,000

3050 SQFT (INCLUDING SERVICES)

CALACHI ICON - PROJECT PICTURES



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