

# YAS REAL ESTATE

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## ***RHODIUM RESIDENCIA***

DIPLOMATIC ENCLAVE, ISLAMABAD



# RHODIUM RESIDENCIA - PROJECT OVERVIEW

- Expected Possession = December 2027
- G + 14 floors Project
- Studio, 1, & 2 bed Luxury Apartments
- One entire floor is dedicated for Amenities (6th floor)
- Residential Floors start from Ground Floor
- 2 Basement Parking

## Amenities include:

1. 24/7 Secured Entrance
2. Coffee Shops
3. Steam & Sauna Rooms
4. Kids Area
5. Spacious & Modern Design
6. Infinity Pool
7. Gymnasium
8. 24/7 Power Backup, Fire Fighting System
9. Electric Car Charging Stations
10. High-Speed Internet Connectivity
11. Walkable Neighborhood

## Location:

Rhodium Residencia is located in the Diplomatic Enclave, at the heart of beautiful Islamabad.

It is one of the prominent and the securest places in Islamabad. It is home to 43 embassies and high commissions.

## Key Areas

- New International Airport
- Maroof International Hospital
- Faisal Mosque
- Pakistan Monument Museum
- The Centaurus Mall
- F-10 Markaz
- Bahria Town Rawalpindi

## Driving Time

- 38 minutes
- 20 minutes
- 18 minutes
- 16 minutes
- 14 minutes
- 20 minutes
- 49 minutes



# RHODIUM RESIDENCIA - INVESTMENT THESIS

## Pricing

- Rhodium Residencia launch price is between **PKR 48,000 – 53,000 / sqft**, which seems high at first glance but once compared with other projects in Diplomatic Enclave earning rents in **US Dollars** it seems pretty reasonable.
- For comparison sake, another project **Fantom** which is being constructed next to Rhodium, is priced at **55,000/ sqft**.

## Builder Track Record

- The renowned developers, **Potohar Builders** and **Sardar Group of Companies** have successfully delivered iconic and ultra-modern real estate projects inclusive of Silver Oaks, The Centaurus Mall and Maroof International Hospital. They have teamed up to deliver Rhodium Residency.
- Potohar Builders hold a rich history of 38 years. Their flagship project – **Silver Oaks** is considered to be a top-quality development with high demand by investors & end users.
- Sardar Group is known for professional excellence. They have given Islamabad its icon, **The Centaurus Mall**.

## 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**.

## Rent in USD Terms

- Premium projects like Rhodium in Diplomatic Enclave are highly sought out because of the **high rental yield potential**.
- Current Monthly Rents in Diplomatic Enclave:  
  
Studio / 1 Bedroom:  
~750 sqft:  
Rent = \$1,000  
  
2 Bedrooms:  
~1500 sqft:  
Rent = \$1,600 – \$1,800  
  
3 Bedrooms:  
~2200 sqft:  
Rent = \$2,000 – \$2,500

## Payment Flexibility

- Rhodium Residency is available on a flexible payment plan of ~3.5 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 in PKR terms and enjoy rents in future in USD terms.



# RHODIUM RESIDENCIA - OPTIONS AVAILABLE

Ground to 5th Floor	Per SQFT Rate	Price	Area (SQFT)	Down-Payment 25%	Remaining after DP*
1 Bed - Type A	48,000	56,736,000	1,182	14,184,000	42,552,000
2 Bed - Type B	48,000	69,552,000	1,449	17,388,000	52,164,000
1 Bed - Type C	48,000	59,232,000	1,234	14,808,000	44,424,000
1 Bed - Type D	48,000	55,776,000	1,162	13,944,000	41,832,000
2 Bed - Type E	48,000	75,840,000	1,580	18,960,000	56,880,000
2 Bed - Type F	48,000	61,392,000	1,279	15,348,000	46,044,000
1 Bed - Type G	48,000	57,744,000	1,203	14,436,000	43,308,000
1 Bed - Type H	48,000	51,552,000	1,074	12,888,000	38,664,000
Studio - Type I	48,000	35,280,000	735	8,820,000	26,460,000
1 Bed - Type J	48,000	50,688,000	1,056	12,672,000	38,016,000
7th to 14th Floor	Per SQFT Rate	Price	Area (SQFT)	Down-Payment 25%	Remaining after DP*
2 Bed - Type A	53,000	89,729,000	1,693	22,432,250	67,296,750
2 Bed - Type B	53,000	74,412,000	1,404	18,603,000	55,809,000
1 Bed - Type C	53,000	66,356,000	1,252	16,589,000	49,767,000
1 Bed - Type D	53,000	75,472,000	1,424	18,868,000	56,604,000

\* to be paid in quarterly instalments

# RHODIUM RESIDENCIA - PROJECT PICTURES





TYPE – (A)

Gross Area : 1182 Sq. Ft

No. of Beds : 1

1-Ent. Lobby : 4'-3" x 8'-6"

2-Lounge : 12'-0" x 15'-0"

3-Kitchen : 7'-6" x 8'-6"

4-Bed : 12'-6" x 14'-6"

5-Dress : 6'-3" x 8'-9"

6-Bath : 6'-0" x 8'-9"

7-Balcony : 15'-0" x 2'-9"



TYPE – (C)

Gross Area : 1234 Sq. Ft

No. of Beds : 1

1-Ent. Lobby : 8'-6" x 4'-6"

2-Lounge : 15'-6" x 11'-6"

3-Kitchen : 8'-6" x 7'-0"

4-Bed : 14'-3" x 12'-9"

5-Dress/ Bath: 6'-3" x 11'-6"

6-Covered -Terrace: 9'-9" x 13'-3"



TYPE – (B)

Gross Area : 1449 Sq. Ft

No. of Beds : 2

1-Ent. Lobby : 4'-6" x 8'-3"

2-Lounge : 14'-6" x 12'-0"

3-Kitchen : 10'-3" x 8'-0"

4-Bed 1 : 11'-3" x 12'-0"

5-Dress 1 : 4'-6" x 5'-9"

6-Bath 1 : 7'-6" x 6'-0"

7-Bed 2 : 13'-6" x 11'-9"

8-Dress/ Bath: 6'-6" x 10'-6"

9-Balcony 1 : 7'-0" x 2'-6"

10-Balcony 2 : 7'-0" x 2'-6"



TYPE – (D)

Gross Area : 1162 Sq. Ft

No. of Beds : 1

1-Ent. Lobby : 8'-6" x 4'-6"

2-Lounge : 15'-6" x 11'-6"

3-Kitchen : 8'-6" x 6'-9"

4-Bed : 14'-3" x 12'-9"

5-Dress/ Bath: 6'-3" x 11'-6"

6-Terrace : 6'-6" x 22'-3"



# GROUND TO 5TH FLOOR

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### TYPE - (E)

Gross Area : 1580 Sq. Ft

No. of Beds : 2

1-Ent. Lobby : 4'-6" x 7'-6"

/Lounge

2-Dining : 12'-6" x 15'-6"

3-Kitchen : 10'-0" x 6'-9"

4-Bed 1 : 13'-6" x 11'-6"

5-Dress/ Bath 1: 6'-6" x 11'-9"

6-Bed 2 : 12'-0" x 12'-0"

7-Dress 2 : 4'-6" x 5'-3"

8-Bath 2 : 7'-0" x 6'-3"

9-Balcony 1 : 29'-0" x 3'-6"

10-Balcony 2 : 3'-0" x 5'-6"



### TYPE - (F)

Gross Area : 1279 Sq. Ft

No. of Beds : 2

1-Ent. Lobby : 4'-0" x 8'-6"

/Lounge : 12'-0" x 15'-0"

2-Kitchen : 7'-9" x 8'-6"

3-Bed 1 : 11'-0" x 11'-3"

4-Dress 1 : 6'-0" x 4'-9"

5-Bath 1 : 5'-9" x 6'-6"

6-Bed 2 : 9'-6" x 11'-9"

7-Bath 2 : 5'-3" x 7'-6"

8-Balcony 1 : 10'-6" x 3'-3"

9-Balcony 2 : 13'-6" x 3'-3"



### TYPE - (G)

Gross Area : 1203 Sq. Ft

No. of Beds : 1

1-Ent. Lobby : 6'-0" x 9'-6"

2-Lounge : 12'-6" x 14'-0"

3-Kitchen : 8'-3" x 9'-6"

4-Bed : 12'-6" x 16'-0"

5-Bath : 10'-9" x 9'-6"

6-Balcony 1 : 10'-6" x 3'-3"

7-Balcony 2 : 10'-6" x 3'-3"



### TYPE - (H)

Gross Area : 1074 Sq. Ft

No. of Beds : 1

1-Lounge : 14'-9" x 14'-0"

2-Kitchen : 7'-9" x 9'-0"

3-Bed : 12'-9" x 15'-9"

4-Bath : 5'-9" x 14'-0"

5-Balcony : 7'-6" x 5'-0"





TYPE – (I)

Gross Area : 735 Sq. Ft

No. of Beds : Studio

1-Ent. Lobby : 5'-9" x 10'-0"  
/Lounge

2-Kitchen : 11'-6" x 8'-6"

3-Bed : 11'-6" x 9'-0"

4-Bath : 5'-3" x 7'-0"



TYPE – (J)

Gross Area : 1056 Sq. Ft

No. of Beds : 1

1-Lounge : 14'-0" x 14'-0"

2-Kitchen : 8'-0" x 9'-3"

3-Bed : 11'-9" x 13'-9"

4-Dress/ Bath: 5'-9" x 14'-0"

5-Balcony : 7'-9" x 5'-0"







**TYPE – (A)**

Gross Area : 1693 Sq. Ft

No. of Beds : 2

- 1-Lounge : 15'-6" x 13'-6"
- 2-Dining : 9'-3" x 10'-9"
- 3-Kitchen : 8'-0" x 9'-0"
- 4-Bed 1 : 16'-3" x 12'-6"
- 5-Dress 1 : 6'-0" x 6'-3"
- 6-Bath 1 : 11'-0" x 6'-3"
- 7-Bed 2 : 11'-6" x 13'-0"
- 8-Dress 2 : 4'-3" x 4'-0"
- 9-Bath 2 : 4'-3" x 7'-9"
- 10-Balcony : 3'-6" x 8'-6"



**TYPE – (C)**

Gross Area : 1252 Sq. Ft

No. of Beds : 1

- 1-Ent. Lobby : 4'-9" x 9'-0"
- 2-Lounge : 12'-9" x 16'-0"
- 3-Kitchen : 7'-9" x 9'-0"
- 4-Bed : 12'-6" x 20'-0"
- 5-Bath : 6'-3" x 10'-0"
- 6-Balcony : 10'-6" x 3'-6"



**TYPE – (B)**

Gross Area : 1404 Sq. Ft

No. of Beds : 2

- 1-Ent. Lobby : 4'-6" x 9'-0"
- 2-Lounge : 12'-6" x 16'-0"
- 3-Kitchen : 7'-9" x 9'-0"
- 4-Bed 1 : 10'-6" x 12'-0"
- 5-Bath 1 : 5'-6" x 9'-9"
- 6-Bed 2 : 9'-9" x 12'-9"
- 7-Bath 2 : 5'-6" x 7'-6"
- 8-Balcony 1 : 10'-6" x 3'-6"
- 9-Balcony 2 : 3'-6" x 8'-6"



**TYPE – (D)**

Gross Area : 1424 Sq. Ft

No. of Beds : 2

- 1-Lounge : 10'-9" x 12'-9"
- 2-Kitchen : 8'-0" x 9'-0"
- 3-Bed 1 : 12'-0" x 13'-3"
- 4-Dress 1 : 5'-9" x 4'-6"
- 5-Bath 1 : 5'-9" x 9'-0"
- 6-Bed 2 : 11'-9" x 12'-6"
- 7-Dress 2 : 6'-3" x 4'-6"
- 8-Bath 2 : 5'-9" x 8'-6"
- 9-Balcony : 3'-6" x 8'-6"



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