

CITY STAY MUMTAZ CITY, ISLAMABAD







CITY STAY - PROJECT OVERVIEW

- Expected Completion - 2027
- City Stay comprises of 4 towers
 1. Maple,
 2. Oak,
 3. Pine,
 4. Palm
- All four towers are G + 10 floors
- The project offers 1, 2, & 3 Bed Luxury Apartments

Amenities include:

1. Gymnasium
2. Day Care
3. Coffee Shop
4. Spa & Sauna
5. Business Offices
6. Day Dormitories
7. Electric Charging for Cars
8. Laundry

Location: **City Stay** is inside "**Mumtaz City**" which is near Kashmir Highway & the Islamabad International Airport. It is a well-known housing society that is designed to provide modern amenities and a comfortable living environment. Its location is strategic, with easy access to major highways, commercial areas, educational institutions, and healthcare facilities. It is a secure and gated community.

Key Areas

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

Driving Time

- 29 minutes
- 33 minutes
- 41 minutes
- 33 minutes
- 29 minutes
- 74 minutes
- 29 minutes
- 10 minutes

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Entry Price

- **City Stay** launch price is **PKR 14,500/ sqft**, which is super attractive compared to the builder quality and reputation as it's the same builder as Silver Oaks behind this project. We believe this represents good upside potential.
- Projects in proximity include:
Eighteen at **23,000/ sq.ft**
Top City at **26,000 / sq.ft**

Builder Track Record

- The renowned developers, **Potohar Builders** have **successfully delivered** iconic and ultra-modern real estate projects inclusive of **Silver Oaks, Roshan Center** and **Maroof International Hospital**.
- 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.

Attractive Location & Return Potential

- Islamabad is the capital and a hub of economic & political activities. It attracts a significant population of government officials, expats, & investors, creating a steady demand for real estate.
- Islamabad's real estate has shown consistent appreciation over the years. As the city grows, prices are expected to rise. **There is a huge potential for generating long-term returns on investment via capital gains.**

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

- City Stay is available on a flexible payment plan of ~4.0 years, where **you can get exposure to a great project with little upfront investment.**
- By taking action now and locking in today's construction costs, you can protect yourself from the rapidly increasing costs of construction. We highly recommend this approach to ensure you get the best value for your investment.



CITY STAY - PROJECT PRICING

Block A - Maple Tower					
Type	Per SQFT Rate	Price	Area (SQFT)	Down-Payment 25%	11 Qtrly Payments
A-01	14,500	23,925,000	1,650	5,981,250	1,631,250
A-02	14,500	32,770,000	2,260	8,192,500	2,234,318
A-03	14,500	23,200,000	1,600	5,800,000	1,581,818
A-04	14,500	30,885,000	2,130	7,721,250	2,105,795
A-05	14,500	26,825,000	1,850	6,706,250	1,828,977
A-06	14,500	23,925,000	1,650	5,981,250	1,631,250
A-07	14,500	23,925,000	1,650	5,981,250	1,631,250
A-08	14,500	26,825,000	1,850	6,706,250	1,828,977
A-09	14,500	30,885,000	2,130	7,721,250	2,105,795
A-10	14,500	23,200,000	1,600	5,800,000	1,581,818
A-11	14,500	32,770,000	2,260	8,192,500	2,234,318
A-12	14,500	23,925,000	1,650	5,981,250	1,631,250



CITY STAY - PROJECT PRICING

Block B - OAK Tower					
Type	Per SQFT Rate	Price	Area (SQFT)	Down-Payment 25%	11 Qtrly Payments
B-13	14,500	12,687,500	875	3,171,875	865,057
B-14	14,500	15,225,000	1,050	3,806,250	1,038,068
B-15	14,500	11,962,500	825	2,990,625	815,625
B-16	14,500	15,805,000	1,090	3,951,250	1,077,614
B-17	14,500	16,312,500	1,125	4,078,125	1,112,216
B-18	14,500	16,312,500	1,125	4,078,125	1,112,216
B-19	14,500	16,675,000	1,150	4,168,750	1,136,932
B-20	14,500	13,050,000	900	3,262,500	889,773
B-21	14,500	13,412,500	925	3,353,125	914,489

CITY STAY - PROJECT PICTURES



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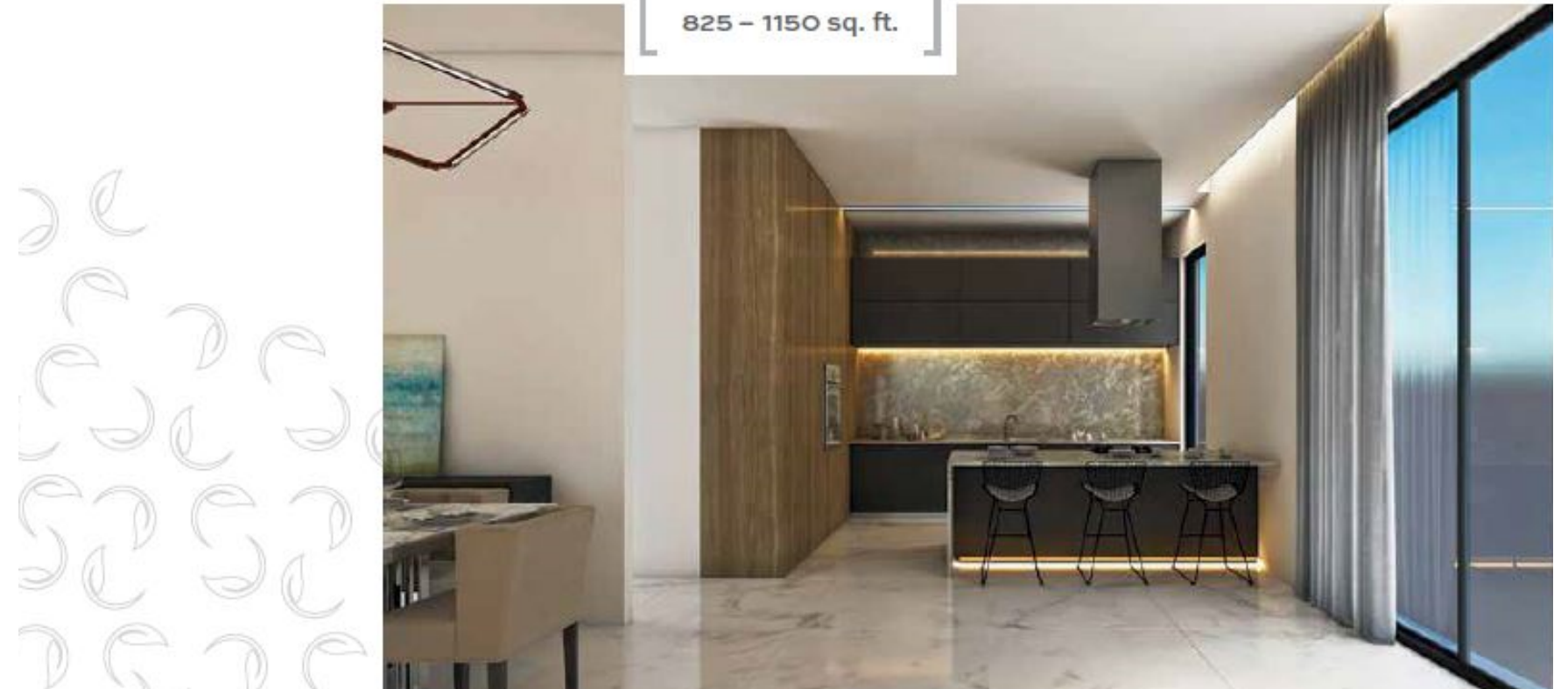
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BLOCK A
2 Bed
1600 - 1850 sq. ft.
3 Bed
2130 - 2260 sq. ft.



BLOCK B
1 Bed
825 - 1150 sq. ft.



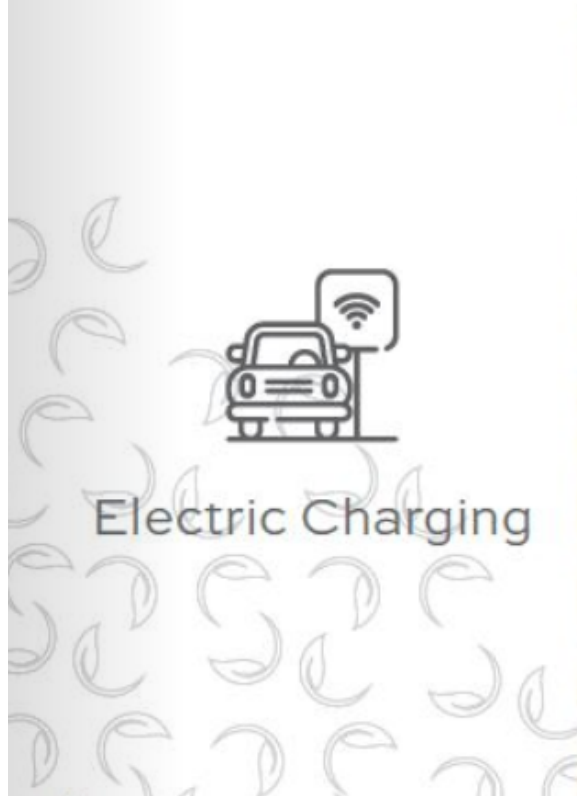
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Business Offices



Day Dormitories



Electric Charging



Laundry



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Gymnasium



Day Care



Coffee Shop



Spa & Sauna



OUR CONTACT

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