

# YAS REAL ESTATE

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## ***SAIMA WATERFRONT***

A NEW DESTINATION OF LUXURY



# SAIMA WATERFRONT - PROJECT OVERVIEW

- A 40-storey luxurious residential development of iconic significance coming up right in front of the Arabian Sea
- Expected Possession in December 2027
- 1, 2, 3, & 4 bed Luxury Apartments, Duplexes, Penthouses
- 6 Floors of Parking (2 Basement and 4 Podium)
- Amenities are located on 5th Floor

## Amenities include:

1. Sea Front
2. Gated Community
3. 1.6 Km Sea Front
4. Promenade
5. Exclusive Beach
6. Beach Club House
7. Grand Jamia Mosque
8. Community Parks
9. RO Plant
10. CCTV Surveillance, 24/7 Power Backup, Fire Fighting System

## Location:

**Saima Waterfront** is located at Crescent Bay, D.H.A. Phase 8 Zone D Karachi.

It is part of the **HMR Waterfront Project** and is right next to **Emaar Oceanfront**.

## Key Areas

- South City Hospital
- Dolmen Mall Clifton
- Clifton
- Sharah-e-faisal
- Nuplex
- 2 Talwar
- Il Chundrigar
- Airport

## Driving Time

18 minutes  
15 minutes  
21 minutes  
32 minutes  
10 minutes  
20 minutes  
27 minutes  
45 minutes

# SAIMA WATERFRONT - INVESTMENT THESIS

## Entry Price

- Saima waterfront price is between **PKR 36,000 – 42,000 / sqft**, which is super attractive looking at its direct competitor EMAAR and other projects within DHA Phase 8. Therefore, upside potential is huge.

- For comparison sake, please see pricing for **Emaar Oceanfront:**

PKR 47,000 - 65,000/ sqft

## Builder Track Record

- Saima is synonymous with excellence in real estate planning and development, delivering top-quality residential and commercial projects with a perfect track record of quality completion.
- **Saima is renowned for trust, authenticity, durability, and high status with projects all over Karachi.**
- We recommend investing in projects with honest parties that are known for their good practices esp. in developing 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.**

## Attractive Location & Return Potential

- Karachi is the financial and economic hub of Pakistan with a growing population and increasing demand for high-quality residential properties that offer comfortable and convenient living.
- Expected Rental Yield on Saima is **~6.5%**
- Property prices for constructed real estate in Karachi have shown steady and consistent appreciation. **There is a good potential for generating long-term returns on investment via capital gains.**

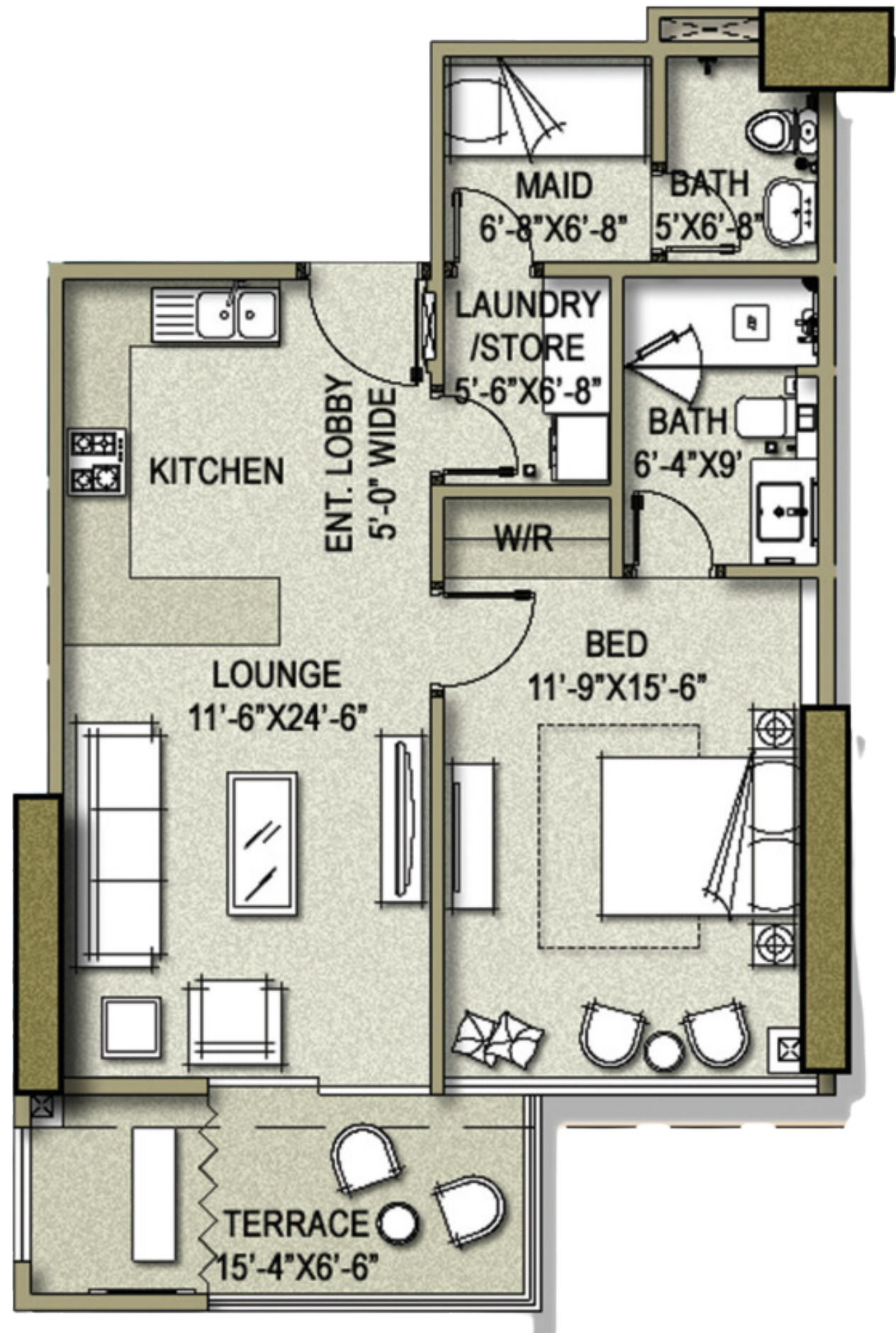
## Payment Flexibility

- Saima Residency is available on a flexible payment plan of ~4+ 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.



# SAIMA WATERFRONT - APARTMENT OPTIONS

Saima Waterfront	Per SQFT Rate (PKR)	Price (PKR)	Area (Square Footage)
1 Bed Boulevard - Type C	36,948	36,800,000	996
1 Bed Sea Facing - Type C	40,643	40,480,000	996
1 Bed Boulevard - Type C1	37,255	38,000,000	1,020
1 Bed Sea Facing - Type C1	40,980	41,800,000	1,020
2 Bed Lounge Boulevard - Type B1	35,550	62,000,000	1,744
2 Bed Lounge Sea facing - Type B1	39,106	68,200,000	1,744
2 Bed DD Boulevard - Type B	36,244	71,400,000	1,970
2 Bed DD Sea Facing- Type B	39,868	78,540,000	1,970
3 Bed Boulevard - Type A	36,333	99,225,000	2,731
3 Bed Sea Facing - Type A	39,793	108,675,000	2,731
4 Bed Boulevard - Type XL	34,650	121,275,000	3,500
4 Bed Sea Facing - Type XL	37,950	132,825,000	3,500
Duplex Townhouse Boulevard - Type A1	36,190	190,000,000	5,250
Duplex Townhouse Sea Facing - Type A1	39,048	205,000,000	5,250
Pent House	42,000	261,702,000	6,231



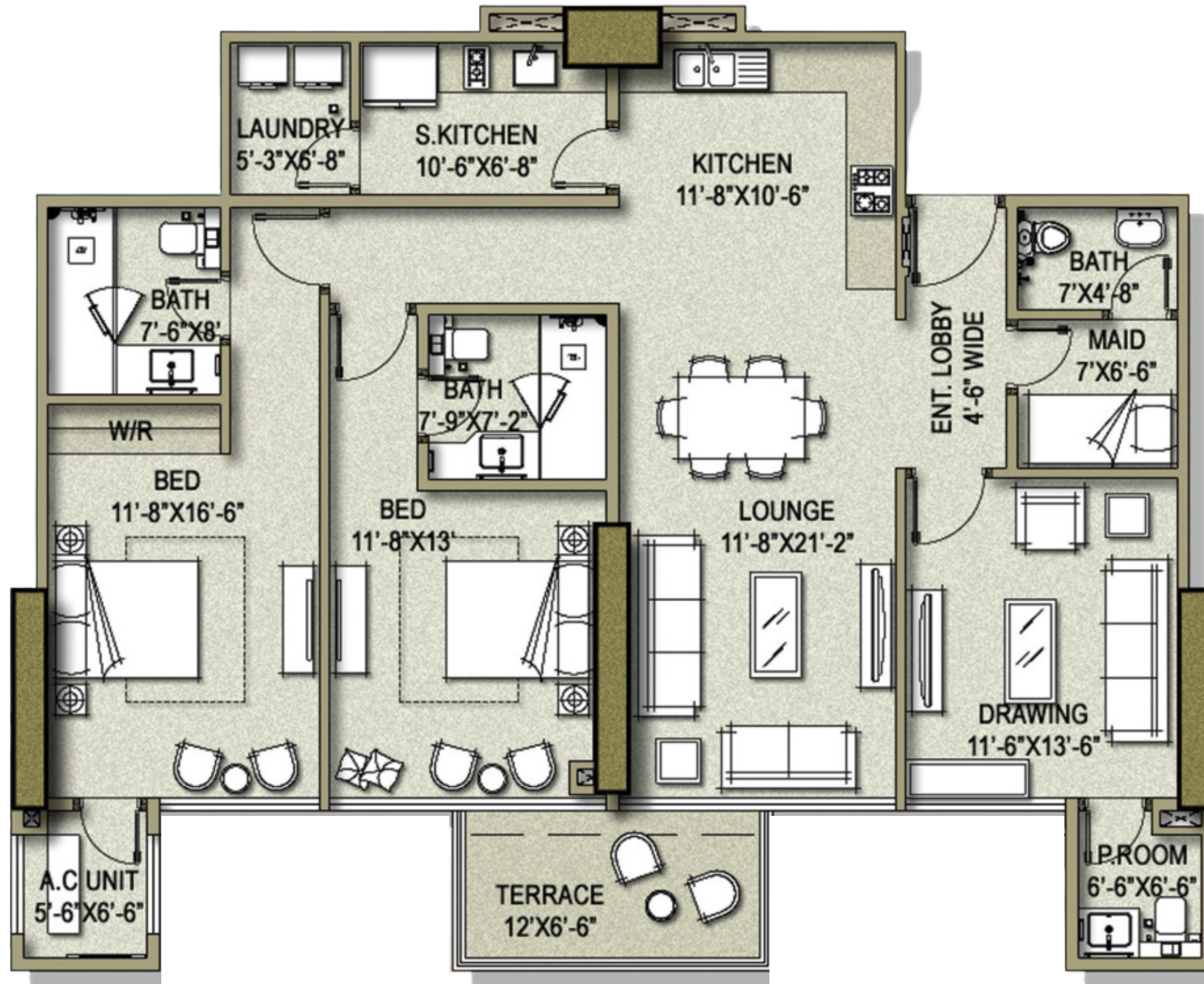
# 1 BED - TYPE C

## 1 BED Apartment

## Type (C) 996 Sqft

<b>MODE OF PAYMENT</b>	<b>BOULEVARD</b>	<b>SEA FACING</b>
<i>On Booking</i>	1,500,000	1,500,000
<i>On Allocation</i>	1,500,000	1,500,000
<i>On Confirmation</i>	1,500,000	1,500,000
<i>Start Of Work</i>	1,500,000	1,500,000
<i>22 Quarterly Installments</i>	(850,000x22) 18,700,000	(1,000,000x22) 22,000,000
<i>44 Slab Casting</i>	(200,000x44) 8,800,000	(200,000x44) 8,800,000
<i>On Finishing</i>	1,650,000	1,840,000
<i>On Possession</i>	1,650,000	1,840,000
<b>Total Cost</b>	<b>36,800,000</b>	<b>40,480,000</b>

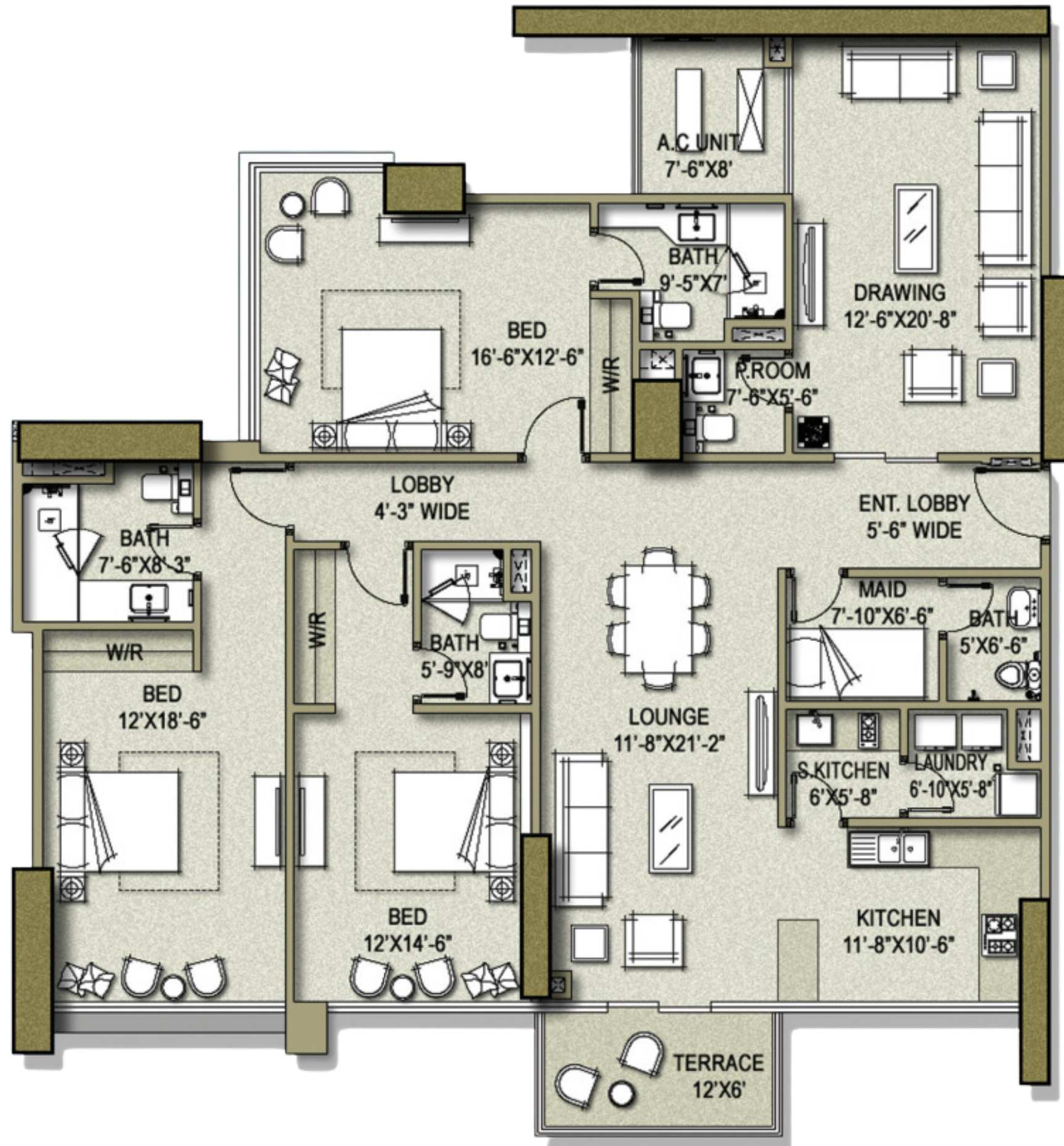
# 2 BED - TYPE B



## 2 BED DD Apartment

## Type (B) 1970 Sqft

<b>MODE OF PAYMENT</b>	<b>BOULEVARD</b>	<b>SEA FACING</b>
On Booking	2,500,000	2,500,000
On Allocation	2,500,000	2,500,000
On Confirmation	2,500,000	2,500,000
Start Of Work	2,500,000	2,500,000
22 Quarterly Installments	(1,600,000x22) 35,200,000	(1,900,000x22) 41,800,000
44 Slab Casting	(450,000x44) 19,800,000	(450,000x44) 19,800,000
On Finishing	3,200,000	3,470,000
On Possession	3,200,000	3,470,000
<b>Total Cost</b>	<b>71,400,000</b>	<b>78,540,000</b>



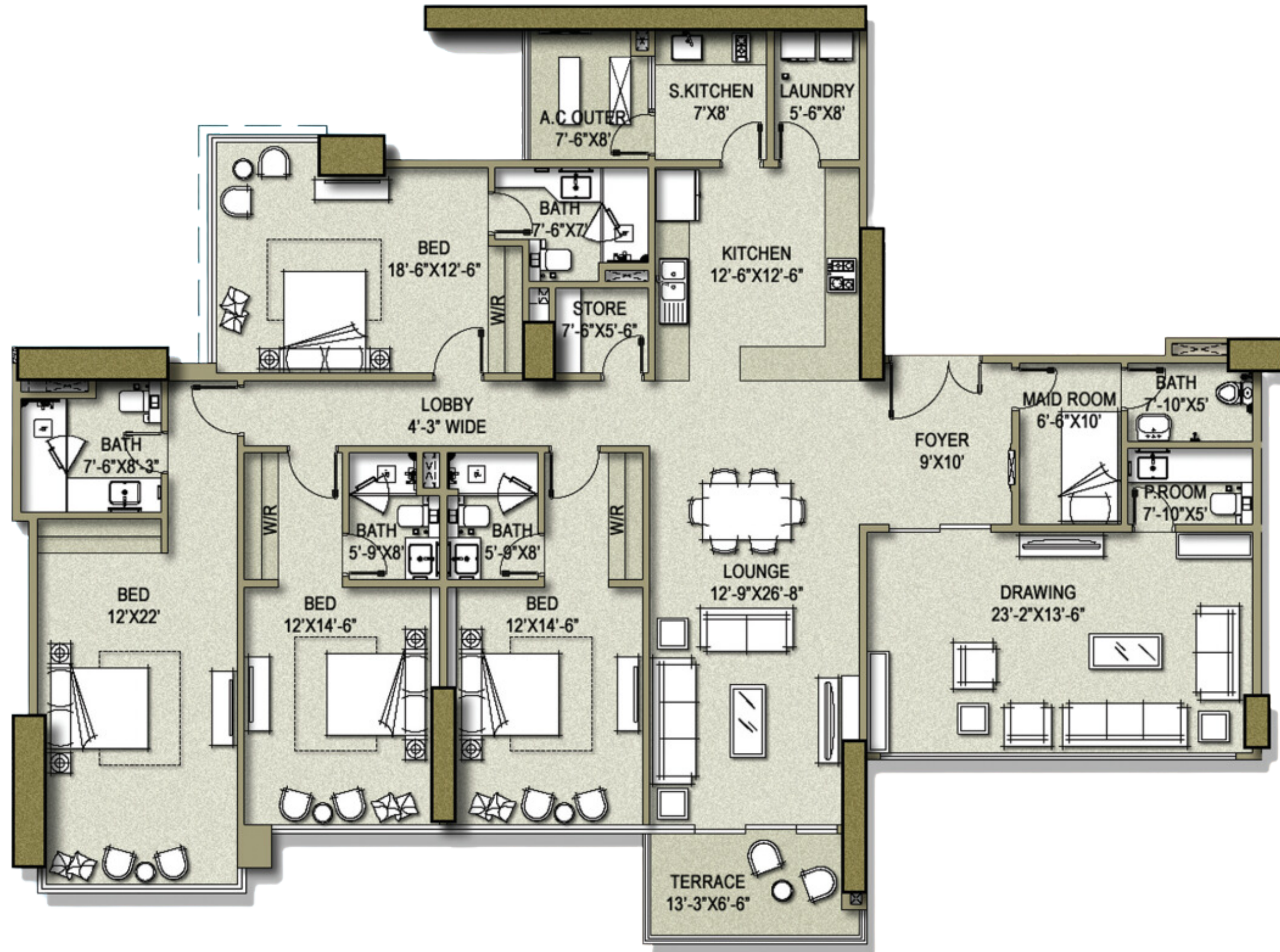
# 3 BED - TYPE A

## 3 BED Apartment

## Type (A) 2731 Sqft

<b>MODE OF PAYMENT</b>	<b>BOULEVARD</b>		<b>SEA FACING</b>	
<i>On Booking</i>		3,000,000		3,000,000
<i>On Allocation</i>		3,000,000		3,000,000
<i>On Confirmation</i>		3,000,000		3,000,000
<i>Start Of Work</i>		3,000,000		3,000,000
<i>22 Quarterly Installments</i>	<i>(2,400,000x22)</i>	52,800,000	<i>(2,800,000x22)</i>	61,600,000
<i>44 Slab Casting</i>	<i>(600,000x44)</i>	26,400,000	<i>(600,000x44)</i>	26,400,000
<i>On Finishing</i>		4,025,000		4,375,000
<i>On Possession</i>		4,000,000		4,300,000
<b>Total Cost</b>		<b>99,225,000</b>		<b>108,675,000</b>

# 4 BED - TYPE XL



## 4 BED Apartment

## Type (XL) 3500 Sqft

<b>MODE OF PAYMENT</b>	<b>BOULEVARD</b>		<b>SEA FACING</b>	
<i>On Booking</i>		4,000,000		4,000,000
<i>On Allocation</i>		4,000,000		4,000,000
<i>On Confirmation</i>		4,000,000		4,000,000
<i>Start Of Work</i>		4,000,000		4,000,000
<i>22 Quarterly Installments</i>	(3,000,000x22)	66,000,000	(3,500,000x22)	77,000,000
<i>44 Slab Casting</i>	(650,000x44)	28,600,000	(650,000x44)	28,600,000
<i>On Finishing</i>		5,375,000		5,625,000
<i>On Possession</i>		5,300,000		5,600,000
<b>Total Cost</b>		<b>121,275,000</b>		<b>132,825,000</b>





***Floor plans available on Request***

**Key Features - Ground Floor:**

- 2 Bedrooms
- Lounge
- Drawing & Dining
- Powder Room
- Kitchen (Clean & Dirty)
- Maid Room
- Store
- Laundry Room
- Terraces

**Key Features - 1st Floor:**

- 2 Bedrooms
- Lounge

**Ample Parking Space**

# DUPLEX (TOWN HOUSE)

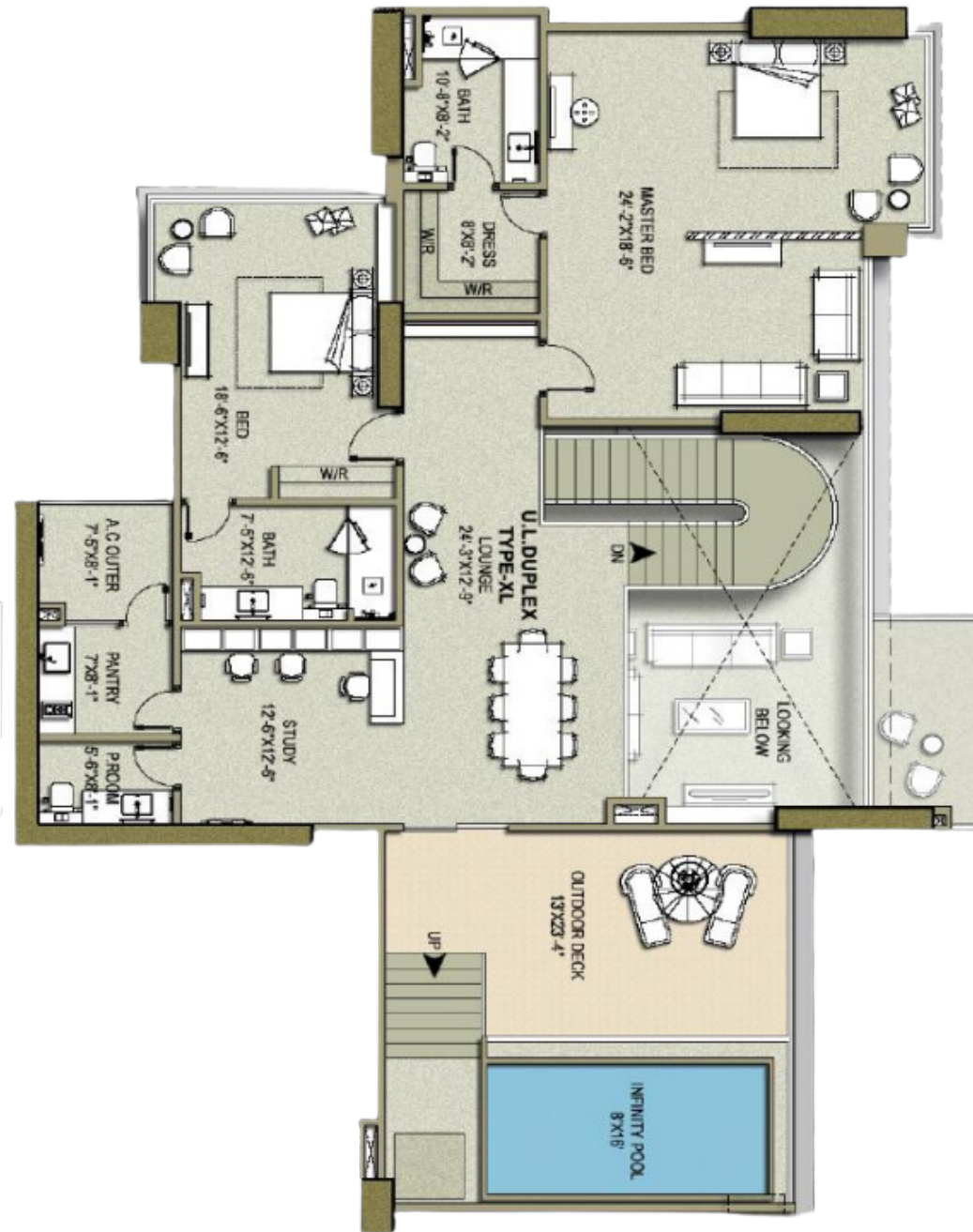
**Duplex**

**Type (A1)** 5250 Sqft

<b>MODE OF PAYMENT</b>	<b>BOULEVARD</b>	<b>SEA FACING</b>
<i>On Booking</i>	10,000,000	10,000,000
<i>On Allocation</i>	10,000,000	10,000,000
<i>On Confirmation</i>	10,000,000	10,000,000
<i>Start Of Work</i>	10,000,000	10,000,000
<i>22 Quarterly Installments</i>	<i>(2,850,000x22)</i> 62,700,000	<i>(3,500,000x22)</i> 77,000,000
<i>44 Slab Casting</i>	<i>(1,550,000x44)</i> 68,200,000	<i>(1,550,000x44)</i> 68,200,000
<i>On Finishing</i>	9,500,000	9,800,000
<i>On Possession</i>	9,600,000	10,000,000
<b>Total Cost</b>	<b>190,000,000</b>	<b>205,000,000</b>

LOWER LEVEL 39TH FLOOR

UPPER LEVEL 40 TH FLOOR



# PENT HOUSE

*comes with a personal Infinity Pool*

Pent House

6231 Sqft

MODE OF PAYMENT	SEA FACING
On Booking	13,000,000
On Allocation	13,000,000
On Confirmation	13,000,000
Start Of Work	13,000,000
22 Quarterly Installments	(6,850,000x22) 150,700,000
44 Slab Casting	(750,000x44) 33,000,000
On Finishing	13,000,000
On Possession	13,002,000
<b>Total Cost</b>	<b>261,702,000</b>

# SAIMA WATERFRONT - PROJECT PICTURES



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