

AIRPORT RESIDENCY

A FRESH REALM OF ELEGANCE





AIRPORT RESIDENCY - PROJECT OVERVIEW

- Airport Residency has 2 towers
- G + 13 floors Project
- 4 Rooms & 5 Rooms Luxury Apartments
- 2 levels of basement parking
- Gated Community

Amenities include:

1. Swimming Pool
2. Play Area for Kids
3. Pray Hall
4. Community Hall with Outdoor Seating Area
5. Fitness Centre
6. Convenience Store
7. Indoor Gaming Area
8. CCTV Surveillance, 24/7 Power Backup, Fire Fighting System

Location: Plot 533, Off Jinnah International Terminal Rd, Faisal Cantonment, Karachi

Key Areas

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

Driving Time

- 5 Minutes
- 5 Minutes
- 20 Minutes
- 24 Minutes
- 26 Minutes
- 29 Minutes
- 32 Minutes
- 35 Minutes
- 38 Minutes

AIRPORT RESIDENCY - INVESTMENT THESIS

Pricing

- Airport Residency price is between **PKR 10,900 - 11,600 / sqft**, which is super attractive and not available in other comparable projects in the vicinity. Therefore, upside potential is huge.
- For comparison sake, please see pricing for other projects:

Saima Greens Residencia:
13,000/ sqft.

Builder Track Record

- Same builder as the most prominent building on Shahrah-e-Faisal, **Emarah Suites**, trades at PKR 38,000+ / 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.

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 Airport is ~ 3%- 5%
- Property prices for constructed real estate in Karachi have shown steady and consistent appreciation.

Payment Flexibility

- Airport 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.



AIRPORT RESIDENCY - OPTIONS AVAILABLE

Airport Residency	Per SQFT Rate (PKR)	Price (PKR)	Area (Square Footage)
2 Bed DD	11,679	16,000,000	1,370
3 Bed DD	10,907	19,250,000	1,765

- Booking can be done with 10% Down-payment
- Payment Plans on the next two pages
- West Open - Extra Charges of PKR 250,000
- Corner Unit - Extra Charges of PKR 250,000



AIRPORT RESIDENCY - 2 BED DD

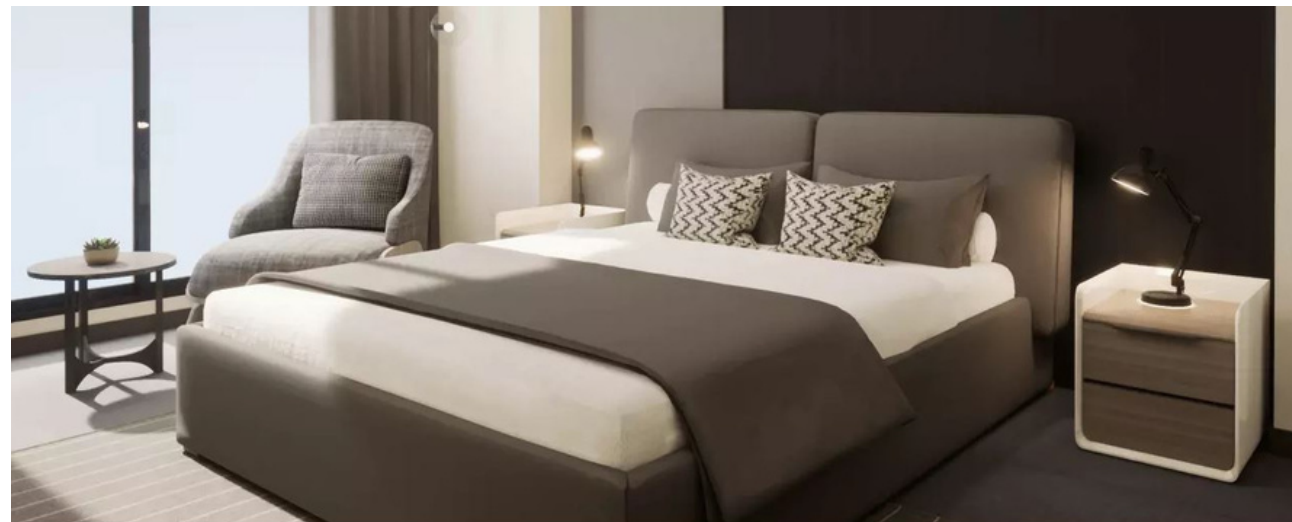
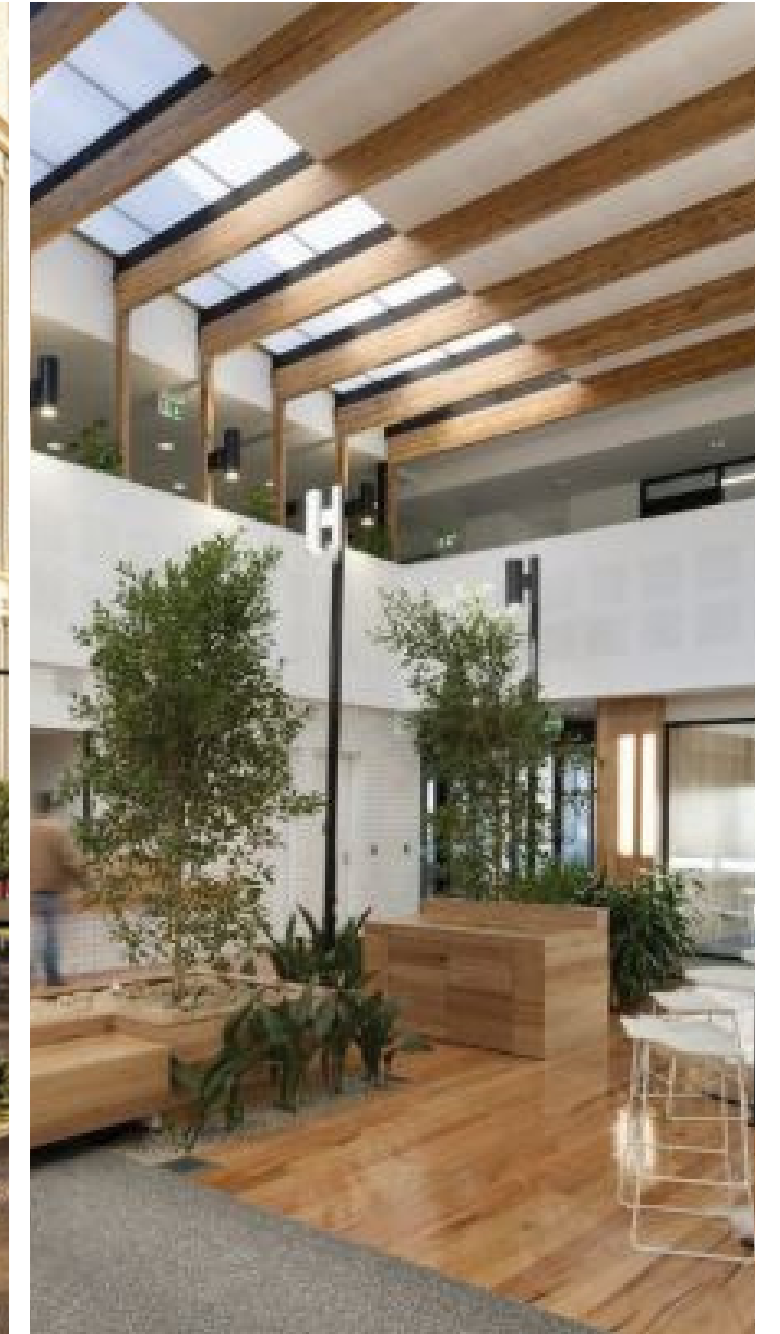
DESCRIPTION	PKR
ON BOOKING (10%)	1,600,000
1 MONTH AFTER BOOKING (5%)	800,000
ON START OF WORK (10%)	1,600,000
54 MONTHS INSTALMENTS (135,000 x 54)	7,290,000
8 HALF-YEARLY INSTALMENTS (400,000 x 8)	3,200,000
ON POSSESSION	1,510,000
TOTAL AMOUNT (100%)	16,000,000



AIRPORT RESIDENCY - 3 BED DD

DESCRIPTION	PKR
ON BOOKING (10%)	1.925.000
1 MONTH AFTER BOOKING (5%)	962.500
ON START OF WORK (10%)	1.925.000
54 MONTHS INSTALMENTS (165,000 x 54)	8.910.000
8 HALF-YEARLY INSTALMENTS (415,000 x 8)	3.320.000
ON POSSESSION	2.207.500
TOTAL AMOUNT (100%)	19.250.000

AIRPORT RESIDENCY - PROJECT PICTURES



OUR CONTACT

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