



**MARINA
RESIDENCY**

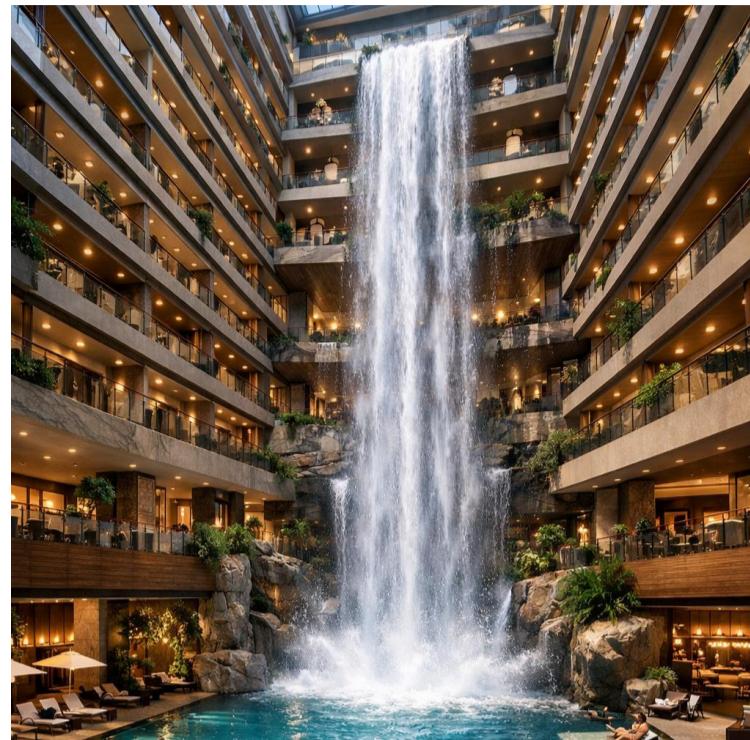
“CIVIL LINES – NEAR KARACHI CLUB”

**&
5 STAR HOTELS**



Project Features

A breathtaking Artificial Waterfall cascading through the Center of the Building, flowing seamlessly, creating an iconic luxury ambiance.



Apartment Parking

- 2 Reserved Car Parking for each Apartment

Vertical Transportation (Total 7 Lifts)

- 5 High-Speed Lifts for Residents, Guests & Visitors
- 1 Cargo Lifts + Passenger Lift
- 1 Dedicated Lift for Servants, Chowkidars, Building Staff & Delivery Riders

Facilities & Services

- 24/7 Backup Generator (including **AC Backup inside apartments**)
- Complete CCTV.
- Garbage Chute Duct on every floor.
- Servant Quarters (“**Extra Charges**”) & Drivers/Servants Sitting Area

Design & Common Areas

- Elegant Reception Lobby
- Luxuriously Designed High-Quality Corridors
- Modern Apartments built with premium, high-quality materials

Parking & Sustainability

- Guest & Visitors Parking inside the building
- Multiple EV Car & Scooty Charging Stations (“**Chargable as per units consuption**”)

Firefighting & Emergency Systems

- Fire hose reels & extinguishers
- 1 Standard Staircases + 1 Fire Scape Emergency Exit

AMENITIES

(Club Floor)

Lifestyle & Recreational Amenities

- Gym / Fitness Center
- Adults Steam & Sauna
- Jacuzzi
- Swimming Pool (Adults)
- Swimming Pool (Kids)

Community & Family Facilities

- Community Center
- Meeting Room with Coffee Area
- Masjid
- Tuition / Quranic Class / Students Room

Kids & Outdoor Activities

- Kids Play Area
- Garden
- Walking Track

Sports & Entertainment

- Padel Court
- Mini Golf
- Game Room

Social & Leisure Spaces

- Barbecue Terrace



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FULL FLOOR PLANNING

(1st to 15th Floor)



4 BED + LOUNGE

Location: Beaumont Road Facing, **(Unit No. 2 & 4)**, **Price: 460,00,000/-**

Location: Beaumont Road Facing + Corner, **(Unit No. 1)**, **Price: 470,00,000/-**

Location: Two Side Corner (Both Roads Facing), **(Unit No. 5)**, **Price: 480,00,000/-**

Pre-Launching Special Discount available on regular and timely payments.



Area Breakdown

- Net Area: 1,362 sq.ft
- Serv. /Cir. /Parking Area: 477 sq.ft

Saleable Gross Area: 1,839 sq.ft

Complimentary Areas

- 2nd Parking: 128 sq.ft (Free)
- Club Area: 68 sq.ft (Free)

Final Gross Area

- **Final Gross Area: 2,035 sq.ft**

Note: Total Estimated File Price is excluded from Stamp Duty, Advance Tax, E7 Tax, Any Tax (Required for Sub-Lease), Capital Value Tax, Capital Gain Tax, Registrar Fees, Lawyer Fees, Documentation Fees, Misc, Property Tax, Excise & Taxation, and All Utility Connections 1. Electric (Approval / Connection / Meter / P.M.T / Sub-Station / Grid Station / High & Low Tension Cables / Misc / All Material / Billing) Charges, 2. Gas (Connection / Meter / Main Line / Approval / Misc / All Material / Billing) Charges. 3. Water & Sewerage (Connection / Approval / Meter / Misc / All Material / R.O. Plant / Billing) are extra amount whatsoever decided by Company on later stages to be paid by the File Holder upon demand.

4 BED + LOUNGE (XL)

Location: Beaumont Road Facing, (Unit No. 3), **Price:** 465,00,000/-

Pre-Launching Special Discount available on regular and timely payments.



Area Breakdown

- Net Area: 1,367 sq.ft
- Serv. /Cir. /Parking Area: 478 sq.ft

Saleable Gross Area: 1,845 sq.ft

Complimentary Areas

- 2nd Parking: 128 sq.ft (Free)
- Club Area: 68 sq.ft (Free)

Final Gross Area

- **Final Gross Area:** 2,042 sq.ft

Note: Total Estimated File Price is excluded from Stamp Duty, Advance Tax, E7 Tax, Any Tax (Required for Sub-Lease), Capital Value Tax, Capital Gain Tax, Registrar Fees, Lawyer Fees, Documentation Fees, Misc, Property Tax, Excise & Taxation, and All Utility Connections 1. Electric (Approval / Connection / Meter / P.M.T / Sub-Station / Grid Station / High & Low Tension Cables / Misc / All Material / Billing) Charges, 2. Gas (Connection / Meter / Main Line / Approval / Misc / All Material / Billing) Charges. 3. Water & Sewerage (Connection / Approval / Meter / Misc / All Material / R.O. Plant / Billing) are extra amount whatsoever decided by Company on later stages to be paid by the File Holder upon demand.

3 BED + LOUNGE

Location: Waterfall/Landscapre, **(Unit No. 11 & 12)**, **Price: 300,00,000/-**

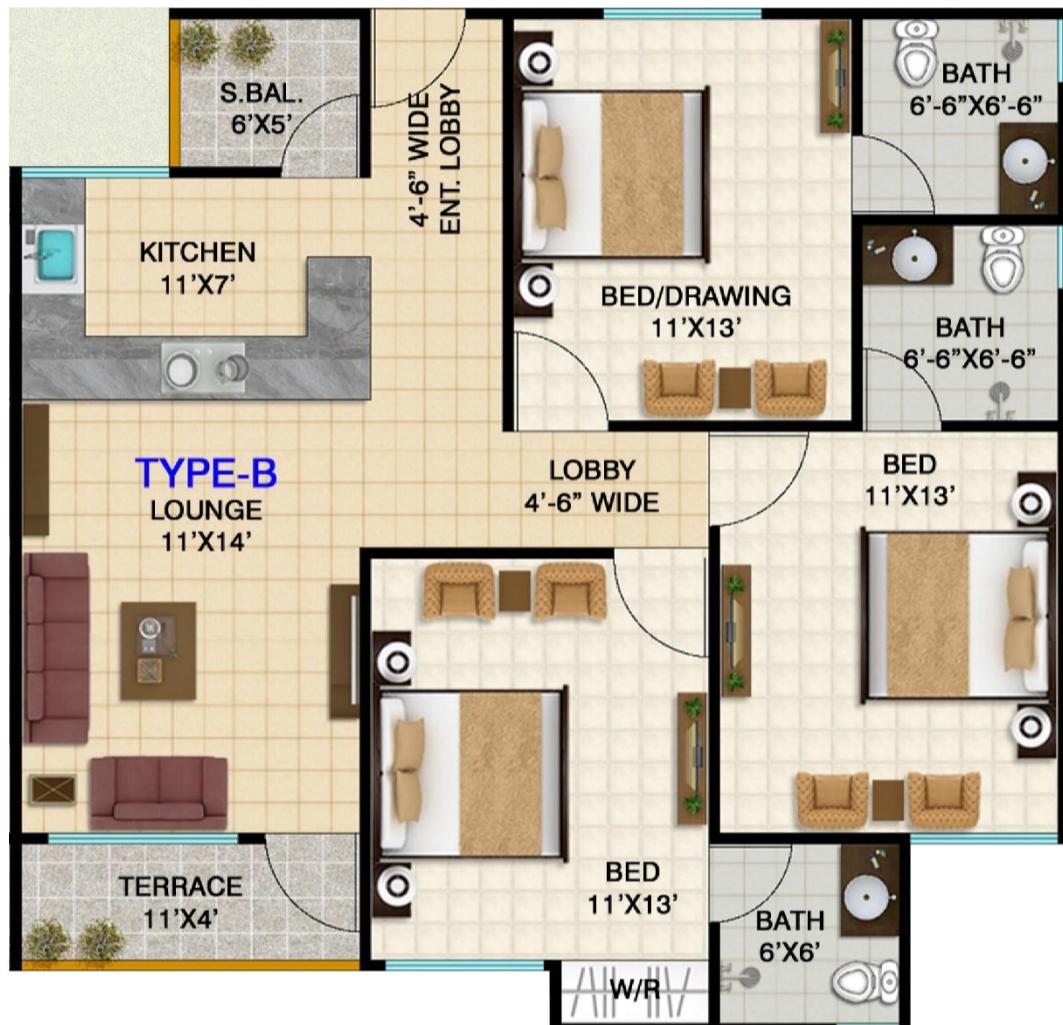
Location: Plot Facing, **(Unit No. 9,10,14,15)**, **Price: 320,00,000/-**

Location: Plot Facing + Corner, **(Unit No. 13)**, **Price: 325,00,000/-**

Location: 40 FT Road Facing, **(Unit No. 6 & 7)**, **Price: 340,00,000/-**

Location: 40 FT Road Facing + Plot Corner, **(Unit No. 8)**, **Price: 345,00,000/-**

Pre-Launching Special Discount available on regular and timely payments.



Area Breakdown

- Net Area: 988 sq.ft
- Serv. /Cir. /Parking Area: 346 sq.ft

Saleable Gross Area: 1,334 sq.ft

Complimentary Areas

- 2nd Parking: 128 sq.ft (Free)
- Club Area: 49 sq.ft (Free)

Final Gross Area

- Final Gross Area: 1,511 sq.ft

Note: Total Estimated File Price is excluded from Stamp Duty, Advance Tax, E7 Tax, Any Tax (Required for Sub-Lease), Capital Value Tax, Capital Gain Tax, Registrar Fees, Lawyer Fees, Documentation Fees, Misc, Property Tax, Excise & Taxation, and All Utility Connections 1. Electric (Approval / Connection / Meter / P.M.T / Sub-Station / Grid Station / High & Low Tension Cables / Misc / All Material / Billing) Charges, 2. Gas (Connection / Meter / Main Line / Approval / Misc / All Material / Billing) Charges. 3. Water & Sewerage (Connection / Approval / Meter / Misc / All Material / R.O. Plant / Billing) are extra amount whatsoever decided by Company on later stages to be paid by the File Holder upon demand.

PAYMENT SCHEDULE & PRE LAUNCH DISCOUNT

<u>PAYMENT SCHEDULE</u>	
6 Installments of 5% starting from Jan 2026	30 %
1% per month approx. 42 equal monthly onwards installments from work start	1% per month upto 42 months
After one year of work start	5%
After two year of work start	5%
ON WORK COMPLETE	BALANCE

EXAMPLE HOW TO AVAIL PRE LAUNCHING DISCOUNT

Visit the below link to calculate discount easily

<https://verifymydocs.site/discount-calculator.html>

“You can pay excess amount to get extra discount as per formula – LIMITED UNITS”

Unit Type:	4 Bed + Lounge
Basic Price	4,60,00,000

PAYMENT DATES	PAID AMOUNT	DISCOUNT %	DISCOUNT RECEIPT
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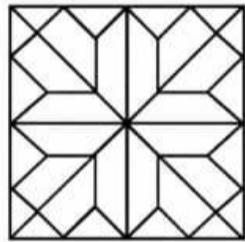
LAUNCHING DATE to 20th Feb	2,300,000	30	6,90,000
21st Feb to 20th March	2,300,000	25	5,75,000
21st March to 20th April	2,300,000	20	4,60,000
21st April to 20th May	2,300,000	15	3,45,000
21st May to 20th June	2,300,000	10	2,30,000
21st June to 20th July	2,300,000	5	1,15,000

Total Actual Paid:	1,38,00,000	TOTAL DISCOUNT	24,15,000
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# Discount receipts issued cannot be taken as cash.	BASIC PRICE	4,60,00,000
# Discount receipts are non-transferable to any other unit	LESS: ACTUAL PAID IN 6 MONTHS	1,38,00,000
# Discount receipts cannot be taken as actual paid	LESS: DISCOUNT RECEIPTS:	24,15,000
	ACTUAL BALANCE AMOUNT	2,97,85,000

Basic Price:	4,60,00,000
<i>Less Discount Receipt:</i>	<i>24,15,000</i>
Final Price:	4,35,85,000

Above is how much the final total of your apartment after getting discount.



ARCH VISIONS
ARCHITECTS, ENGINEERS & TOWN PLANNERS

PLUS



ARIF & ASSOCIATES
CONSULTANTS

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MARINA
— GROUP —

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Disclaimer: All Picture, Plans, Layouts, Information, Data and Details included in this brochure are indicative only and may change at any time up to the final "as built" status in accordance with the final designs of the project and regulatory approvals and planning permission.