

HEAD OFFICE

Silver Square Plaza, Plot # 15, Street # 73,
Mehr Ali Road, F-11 Markaz, Islamabad - Pakistan
Toll Free : +92 0800-SMART(76278)
UAN : +92 51 111 444 475
Tel : +92 51 2224301-04

ISLAMABAD OFFICE

Plaza #11, Jinnah Boulevard (East) Sector-A,
Near Gate #1, DHA Phase II, G.T.Road, Islamabad.
Toll Free : +92 0800 SMART(76278)
UAN : +92 51 111 444 475
Tel : +92 51 5419180-82
Fax : +92 51 5419183

FDH INTERNATIONAL OFFICE - LONDON (UK) CORPORATE OFFICE

Stratosphere Tower, 49 Great Eastern Road
Stratford, E15 1DL, London
Tel : 0800 1700550 - +44 203 1500550
+44 203 856 6666

ILFORD OFFICE

2nd Floor, 112 High Road, Ilford IG1 1BY London
Tel : +44 20 3903 4751 - 3

Cell : +44 7881 388270, 7881 388280
E-mail : sales.uk@smartcitypk.com
sales.uk@fdhpk.com

LAHORE OFFICE

24-A, XX Commercial,
Khiaban-e-Iqbal, Phase-III DHA, Lahore.
UAN : +92 42 111 444 475
Cell : +92 300 0502715-17

MULTAN OFFICE

Royal Orchard Housing, Gate # 1,
Multan Public School Road, Multan.
UAN : +92 61 111 444 475
Tel : +92 61 6740201-8
Cell : +92 300 0502706-12

SARGODHA OFFICE

Royal Orchard Housing, Lahore-Khushab
Bypass Road, Sargodha.
UAN : +92 48 111 444 475
Tel : +92 320 8650446
Cell : +92 301 8650446

SAHIWAL OFFICE

Royal Orchard Housing, Opposite
Comsats University, Sahiwal.
UAN : +92 40 111 444 475
Tel : +92 40 4305111-15
Cell : +92 300 0502721-23



A PROJECT OF



Development



 www.fdhpk.com | www.smartcitypk.com

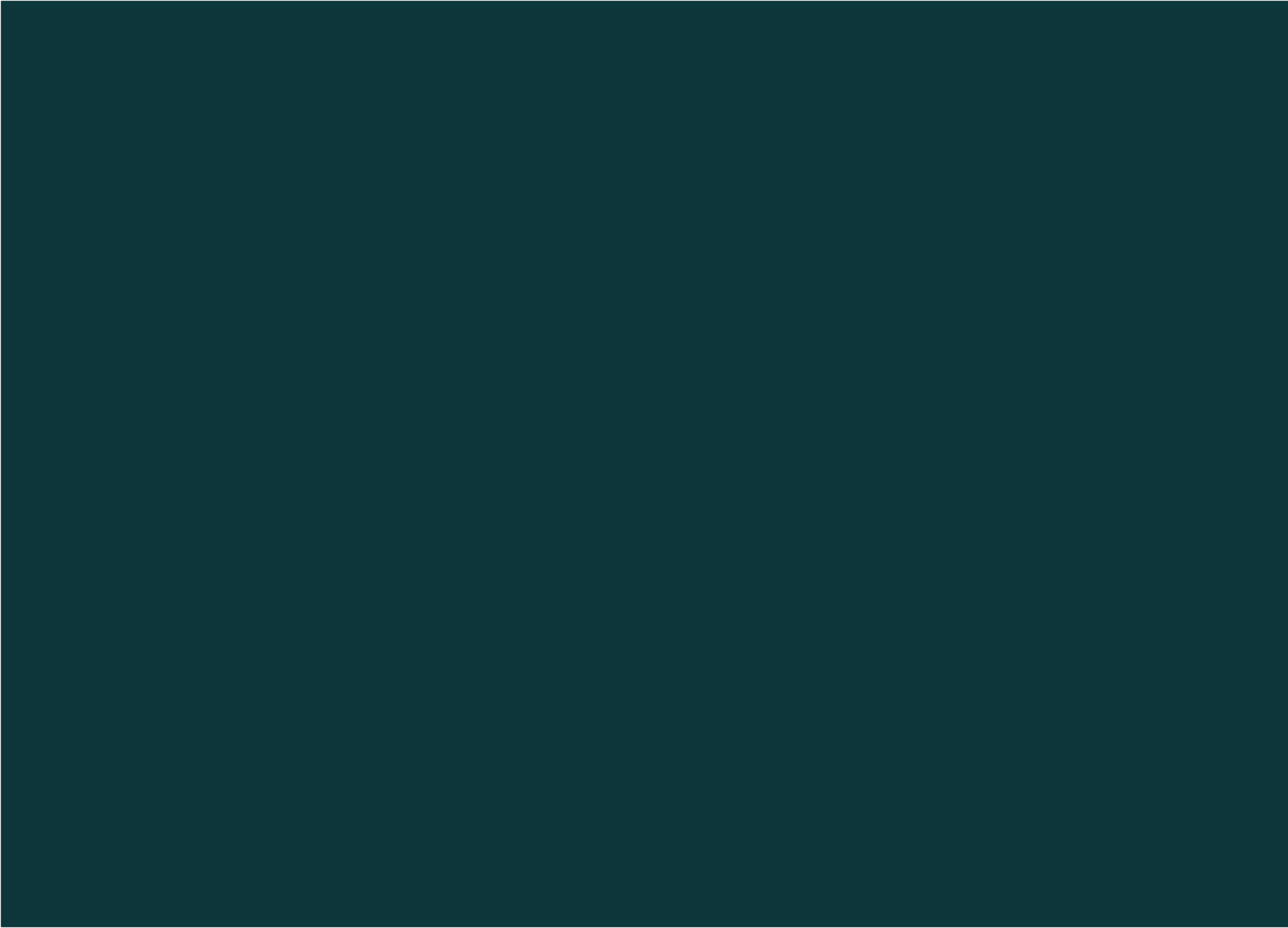
 UAN: +92 111 444 475  Toll Free: +92 0800-SMART(76278)

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 sales@smartcitypk.com



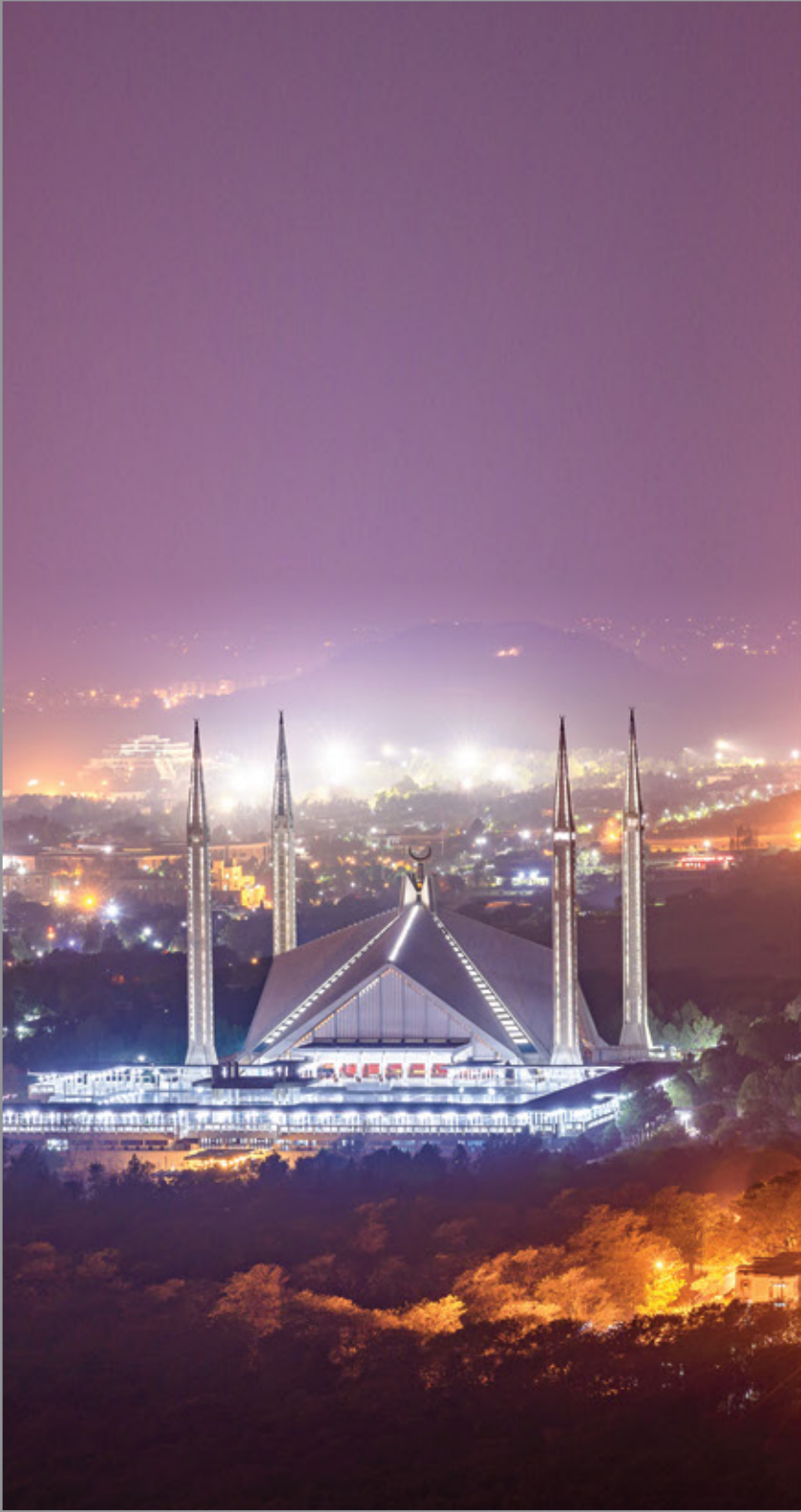


A NEW DESTINATION ...

MODERN LIVING FOR AN
URBAN LIFESTYLE



WELCOME TO THE
SMART VILLAS,
AN AVANT-GARDE PROJECT OF
CAPITAL SMART CITY
THAT'S JUST A FEW MINUTES
DRIVE FROM THE
NEW ISLAMABAD
INTERNATIONAL AIRPORT

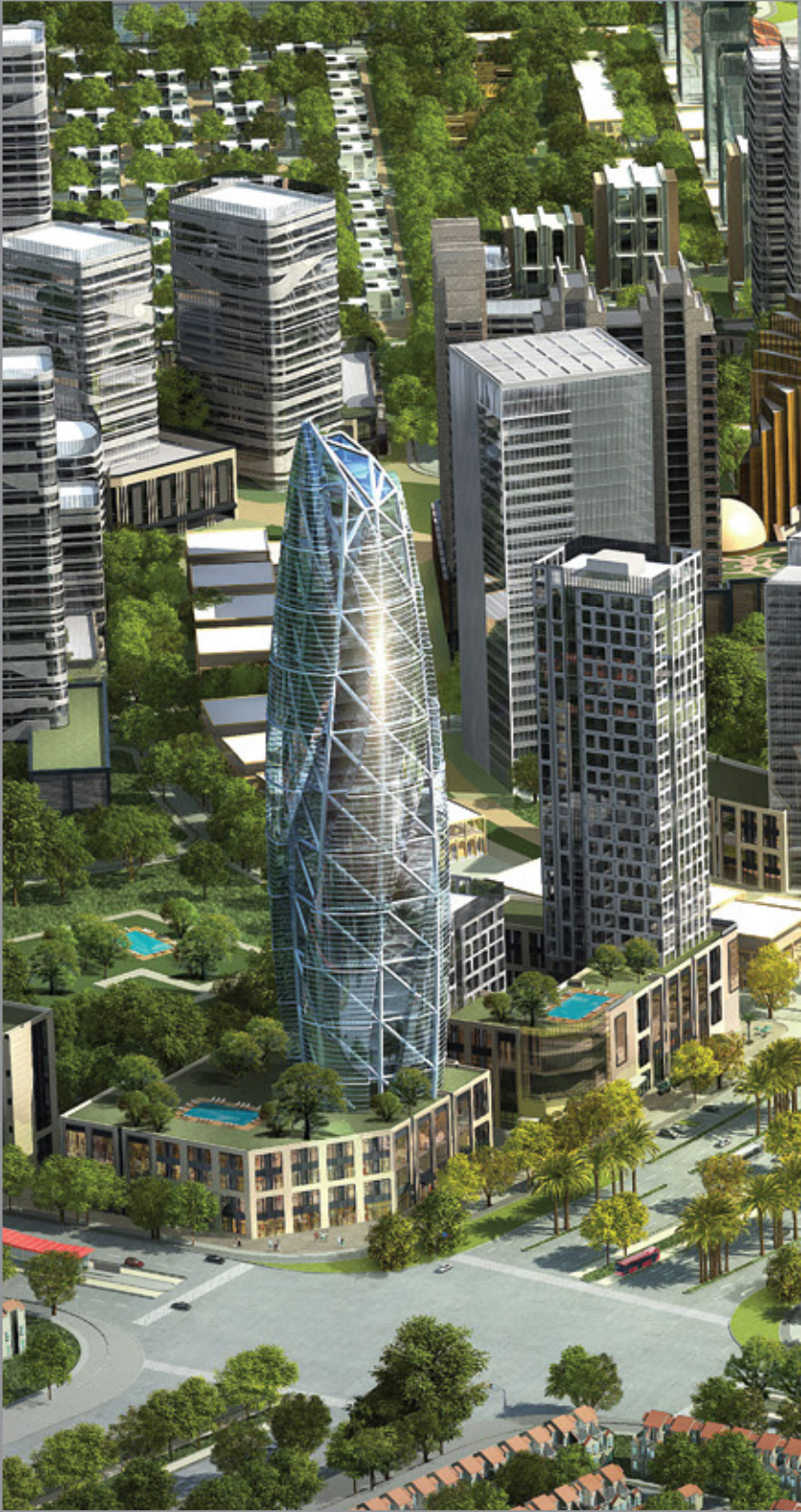


WELCOME TO ISLAMABAD, THE BEAUTIFUL!

Islamabad is one of the most beautiful cities in the world. It symbolizes progress, innovation, architectural superiority as well as natural beauty.

From the spectacular greenery to the breathtaking views of the Margalla Hills the city is naturally blessed. On top of this, Islamabad also dominates the urban and architectural development within the region of South Asia. Which is why it is the perfect abode for Capital Smart City.



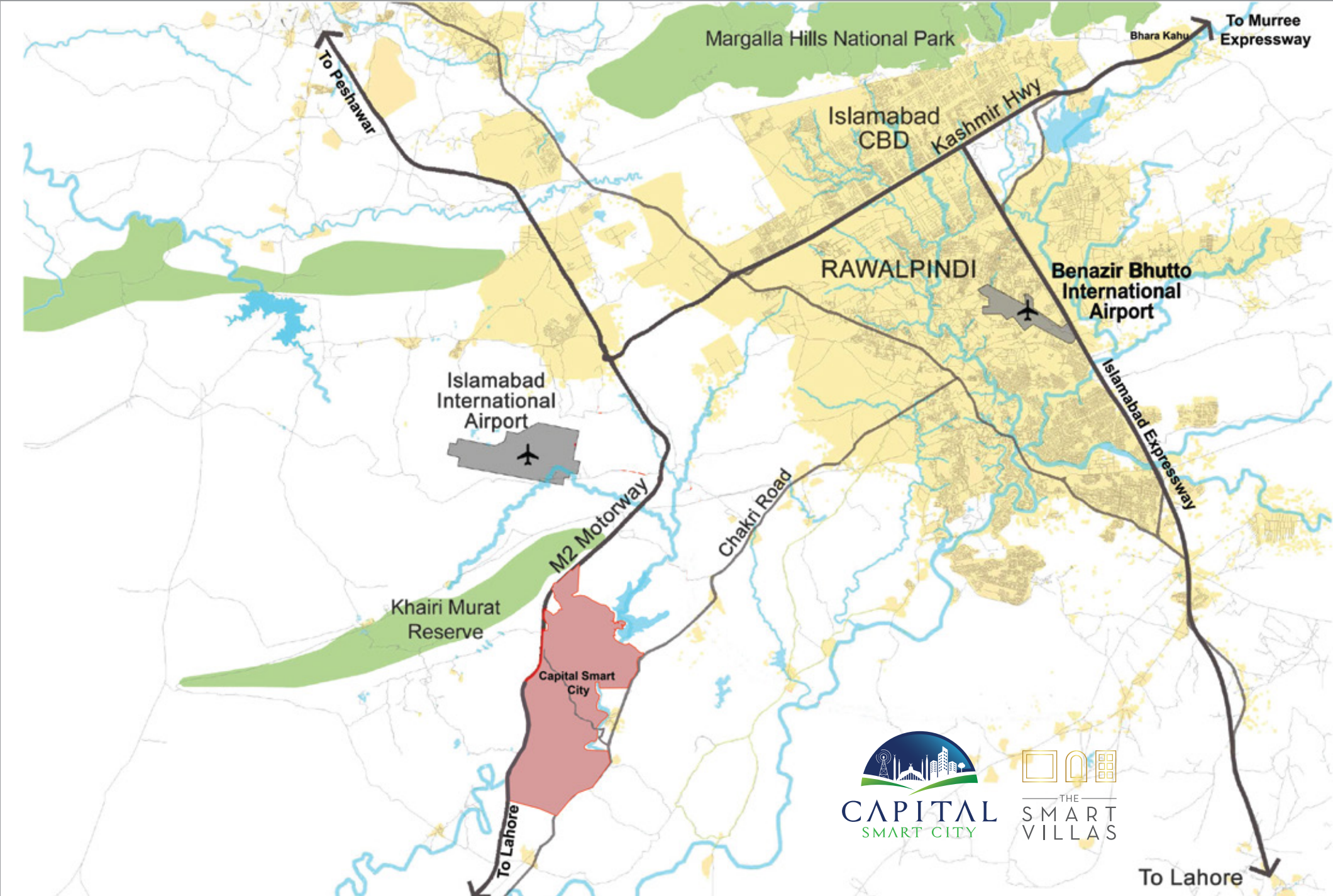


CAPITAL SMART CITY PIONEERING THE SUSTAINABLE FUTURE OF PAKISTAN

The first ever smart city of Pakistan located in the heart of its capital, Islamabad. A quality housing project of Future Developments Holdings (Pvt.) Ltd. (FDHL), the leading real estate developers and asset management company operating in Pakistan. Situated on the M2 Motorway near the New Islamabad International Airport and the eastern route of CPEC. A model for environmentally stable development, pioneering an advanced and sustainable future in the region.



A BLINK AWAY
FROM THE
AIRPORT, YOUR
SMART LIFESTYLE
AWAITS YOU



Excellent Location
Along M2 Motorway with High Value Development Potential

5-7 Minutes Drive
From New Islamabad International Airport

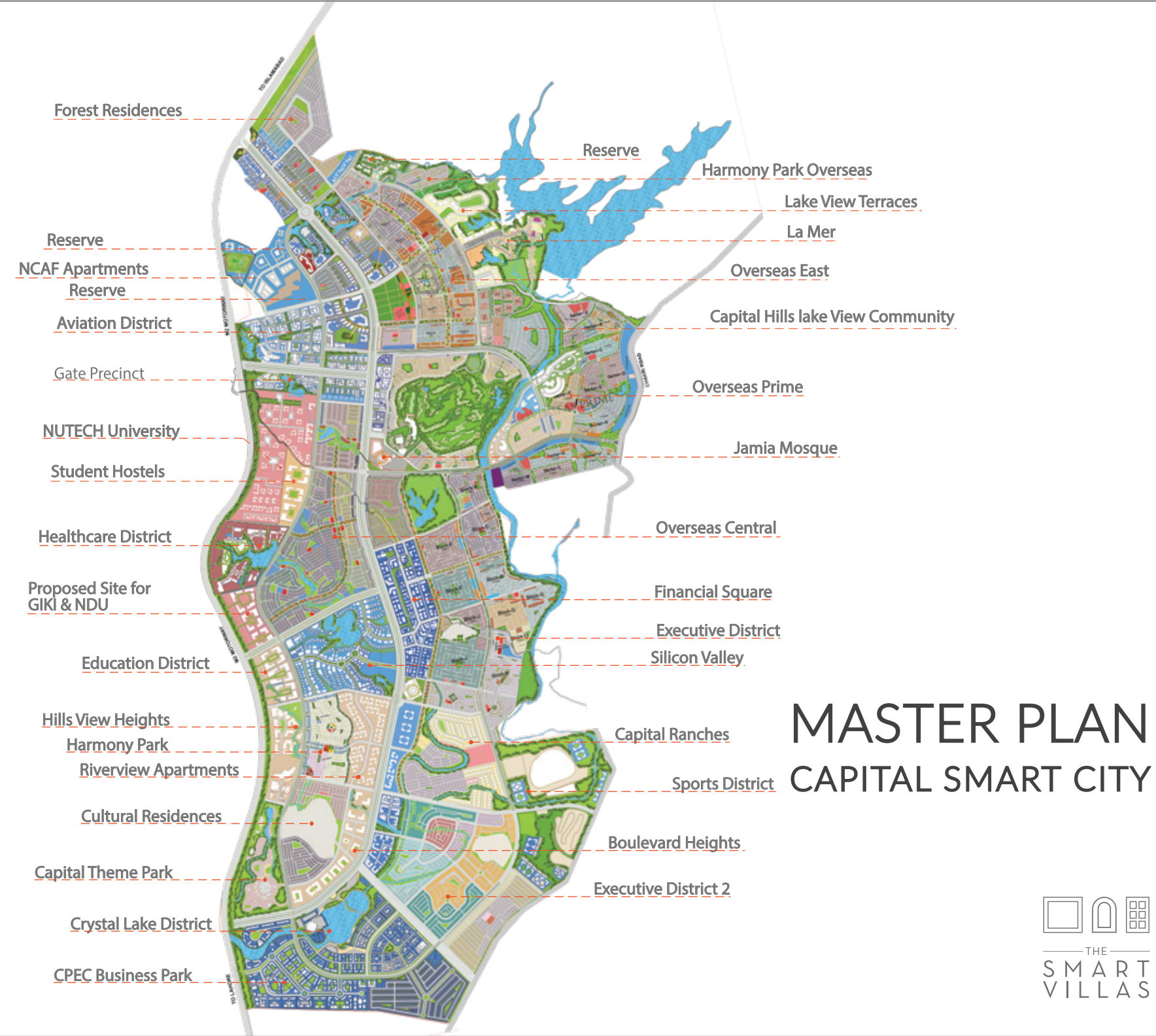
22 Minutes Drive
From Islamabad & Rawalpindi City Centers

Seamless BRT Connection
To New Islamabad International Airport & Islamabad City





A NEW
BEGINNING,
A NEW
LIFESTYLE



**MASTER PLAN
CAPITAL SMART CITY**



THE SMART VILLAS AN INCOMPARABLE LIFE OF PLEASURE

The Smart Villas are an advanced, integrated and state-of-the-art living solution. An innovative, fully-functional and futuristic abode for your luxurious lifestyle. Created in three uniquely different architectural styles ranging from Contemporary to Mediterranean and Georgian variations, now you have the option to pick and choose the lifestyle your heart always desired.



RESOURCEFULLY DEvised SMART FEATURES

Get all the advanced features of smart living within the comfort of your own home. An experience like never before, with 24/7 connectivity and security to servant portal, citizen interaction App, intelligent buildings and smart city wallets with an online market place. These villas are fully equipped with features you will ever need.



FTTH GPON Network

Fiber cable connectivity to every house, office and building. This integrated network will provide Internet, Telephone and TV.

Wi-Fi Network

Wi-Fi Coverage with 24/7 internet connectivity.

IP Surveillance

24/7 Blanket Surveillance System through ANPR and alerts generation to ensure security.

Smart Street Lights

Next Generation Street lights with Vehicle detection and LED dimming control.

Smart Access Control

Intelligent and efficient traffic control and automated entry for residents and visitors.

Wireless PA System

Wireless Public Announcement System through Wi-Fi enabled speakers.

Water Management

Water usage, water PH and water purity sensors will be installed to monitor the quality of water

Energy Management

Energy analytic to predict electricity bill and to save electricity with the help of machine learning & Artificial Intelligence. Save upto 30% of electricity bill.

Smart Homes

A Home equipped with smart gadgets & sensors; tied together in one App to reduce the energy bill through machine learning and artificial intelligence.

Weather Stations

Equipped with temperature, humidity, atmospheric pressure, air quality and ultraviolet radiation sensors to monitor weather conditions.

Fleet Management

Tracking of CSC internal operational services for transport like BRT system and providing real time location to the residents.

Smart City Wallet

A Virtual wallet which will be connected to all payment gateways so that residents don't have to carry cash within the city.

Intelligent Buildings

State-of-the-art buildings equipped with the real time monitoring of utilities like electricity, water and natural gas. Wireless climate control and access control from command center is the main feature.

Online Market Place

Society's residents can order goods and food by using their Smart City Wallet.

Citizen Interaction App

Citizen interaction CRM App where residents can raise complaints and incident reporting.

Servants Portal

An e-portal where servants and maids will be registered who will work within the society.

Emergency Services

SOS App for residents to call paramedics and law enforcement agencies on a single tap.

DISCOVER
THE EXCEPTIONAL
SMART LIVING



CONTEMPORARY
VILLAS



MEDITERRANEAN
VILLAS

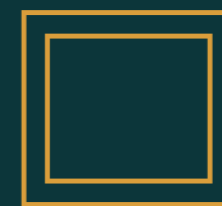


GEORGIAN
VILLAS





ENJOY THE LUXURIOUS STYLE,
CREATIVITY AND
EXCELLENCE OF MODERN DESIGN



CONTEMPORARY
VILLAS

A highly creative design with minimalist architectural features and clean, understated lines. An epitome of contemporary architecture with cutting-edge home, ideal for an open plan with seamless interiors. These villas are built to the smartest specifications. A light ambiance, surrounded by glass doors and windows that allow the exterior to enter the interior. It's the perfect blend of the modern and fashionable.



EXPERIENCE THE FREEDOM,
PASTEL COLORS AND OPEN SPACES!



MEDITERRANEAN VILLAS

A tasteful blend of Spanish and Italian architecture, these villas merge classic design and cutting-edge technology. Inspired by urban living, these homes are smoothly integrated to accommodate the modern family. Enter into the warmth of the Mediterranean with arched openings, terracotta roofs and wooden pergolas. An amazing harmony of the chic and the elegant.



EMBELLISHED WITH SYMMETRY,
PROPORTION AND CLASS.



GEORGIAN
VILLAS

With clean, understated lines, these villas are the ultimate expression of symmetrical architecture. A true reflection of classical style, these cutting-edge homes are ideal for open plan living with elegant interiors and seamlessly simple connections. These beautifully designed villas being built to the highest specifications. Creating an incredibly light ambiance, an array of sliding glass doors and windows break down the barriers between the interior and exterior, bringing the outside in.



FASCINATING NEIGHBORHOODS THAT MAKES YOU MARVEL

The Smart Villas have the most secure & serene neighborhoods, as they are located in the heart of Capital Smart City. A place full of greenery, comfort and exquisite landmarks – a safe heaven you have always desired for you and your family!

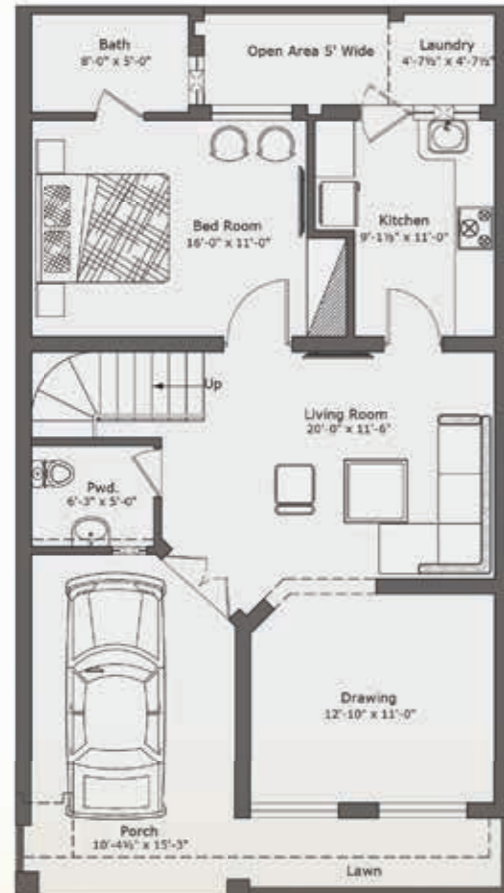


5 Marla Villa

Option 1

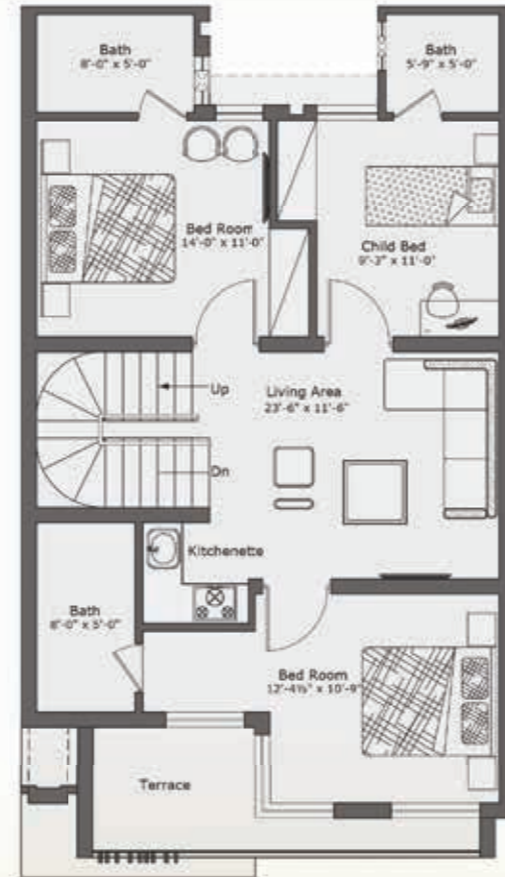
Ground Floor

- 1 Bed Room
- Dress & Bath
- Living Room
- Drawing
- Kitchen
- Car Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen



4 Bed Room Villa

Plot Area: 1125 Sft.
Total Covered Area: 2050 Sft.

3 Bed Room Villa

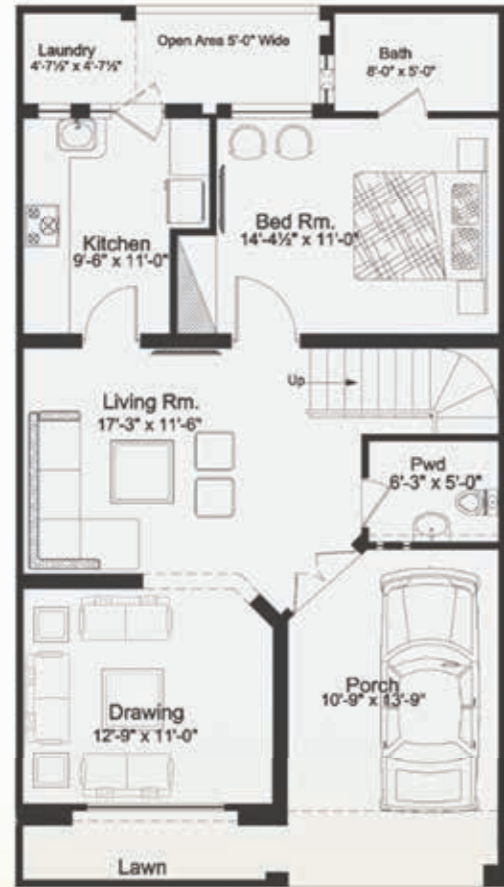
Plot Area: 1125 Sft.
Total Covered Area: 1800 Sft.

LAYOUT PLAN

CONTEMPORARY VILLA - PERSPECTIVE VIEW



5 Marla Villa Option 2

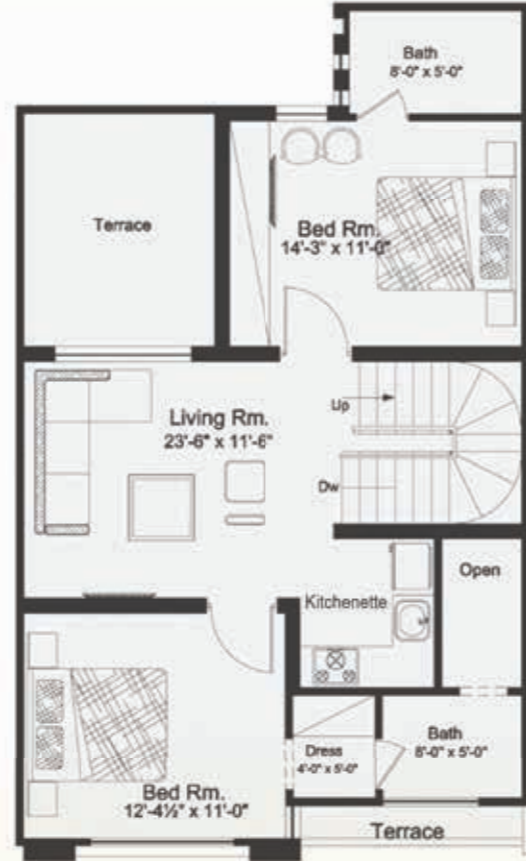


Ground Floor

- 1 Bed Room
- Dress & Bath
- Living Room
- Drawing
- Kitchen
- Car Porch

First Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Private Terrace



3 Bed Room Villa

Plot Area: 1125 Sft.
Total Covered Area: 1800 Sft.

4 Bed Room Villa

Plot Area: 1125 Sft.
Total Covered Area: 2050 Sft.

LAYOUT PLAN



MEDITERRANEAN VILLA - PERSPECTIVE VIEW

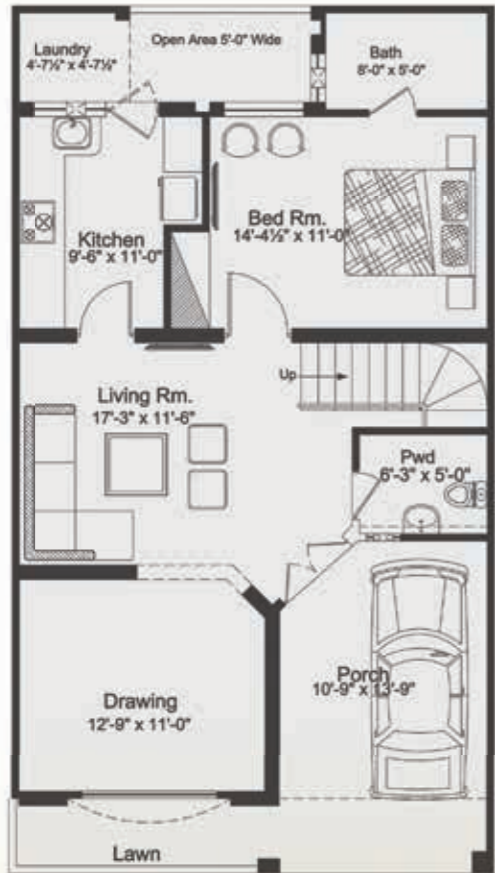


5 Marla Villa

Option 3

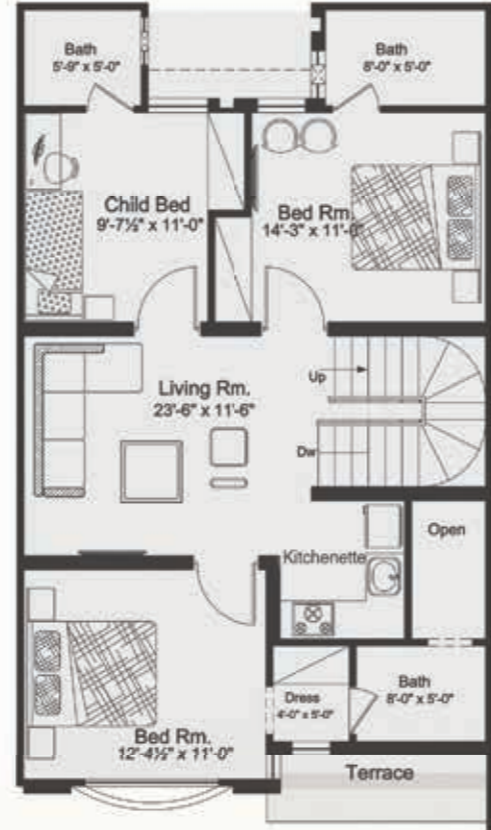
Ground Floor

- 1 Bed Room
- Dress & Bath
- Living Room
- Drawing
- Kitchen
- Car porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Terrace



4 Bed Room Villa

Plot Area: 1125 Sft.

Total Covered Area: 2050 Sft.

3 Bed Room Villa

Plot Area: 1125 Sft.

Total Covered Area: 1800 Sft.

LAYOUT PLAN

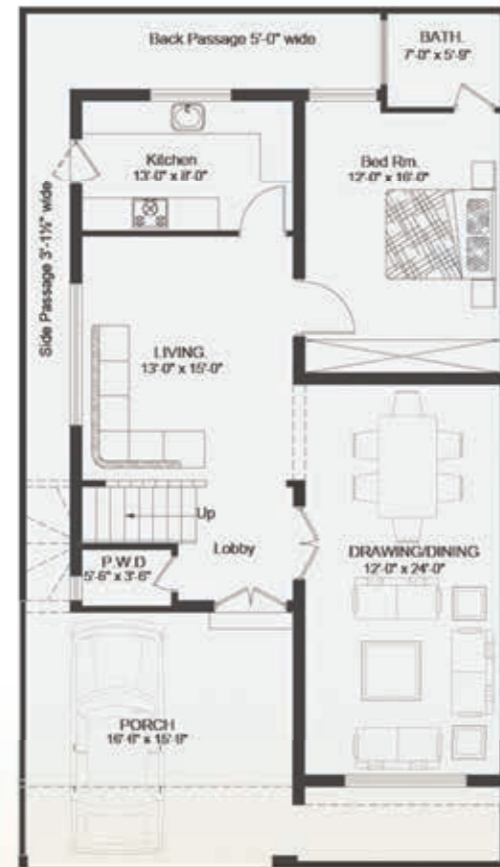
GEORGIAN VILLA - PERSPECTIVE VIEW



7 Marla Villa Option 1

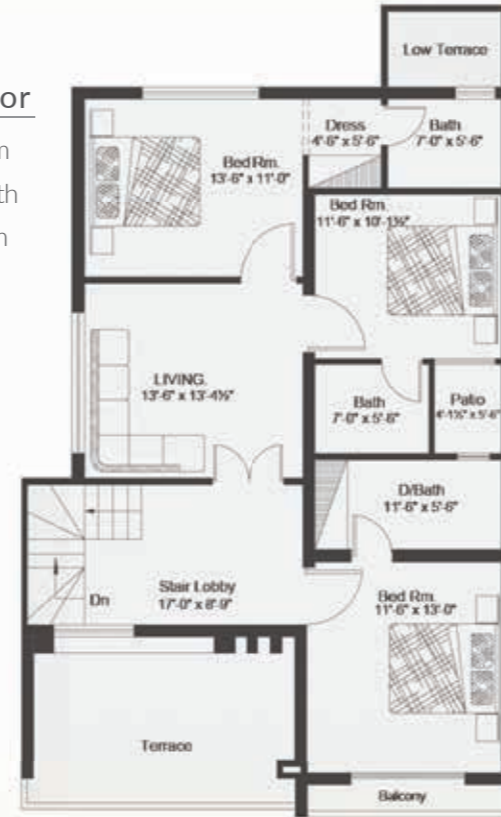
Ground Floor

- 1 Bed Room
- Dress & Bath
- Living Room
- Drawing/Dinning
- Kitchen
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen



4 Bed Room Villa

Plot Area: 1590 Sft.
Total Covered Area: 2400 Sft.

LAYOUT PLAN



CONTEMPORARY VILLA - PERSPECTIVE VIEW



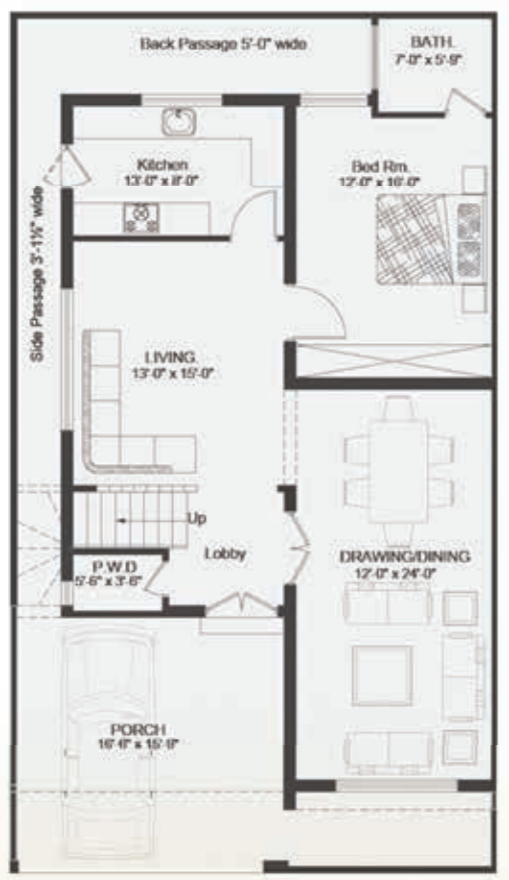
7 Marla Villa

Option 2

MEDITERRANEAN VILLA - PERSPECTIVE VIEW

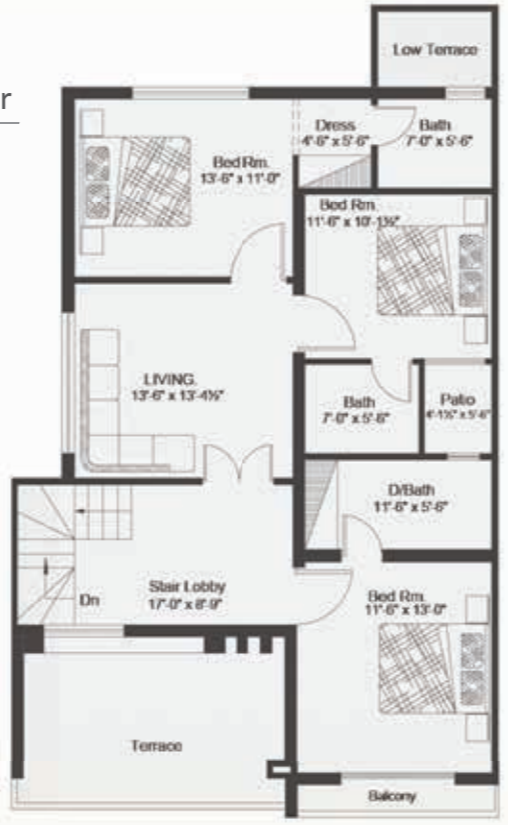
Ground Floor

- 1 Bed Room
- Dress & Bath
- Living Room
- Drawing/Dinning
- Kitchen
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen



4 Bed Room Villa

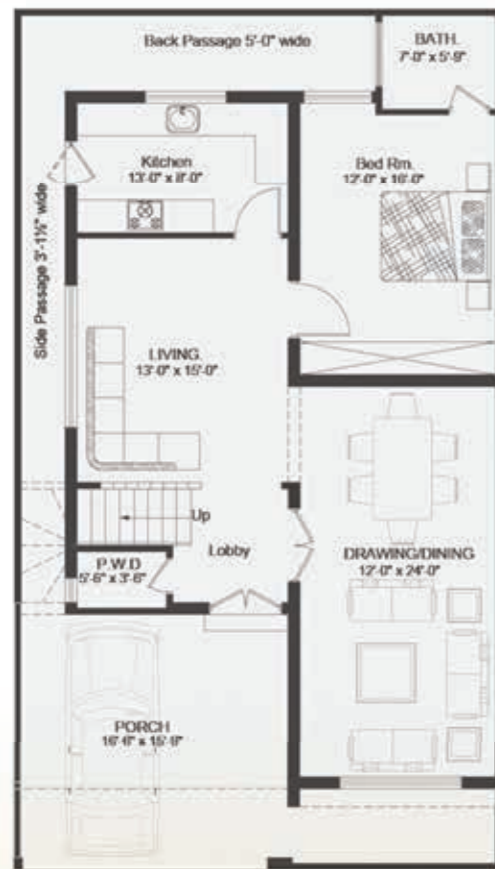
Plot Area: 1590 Sft.
Total Covered Area: 2400 Sft.

LAYOUT PLAN



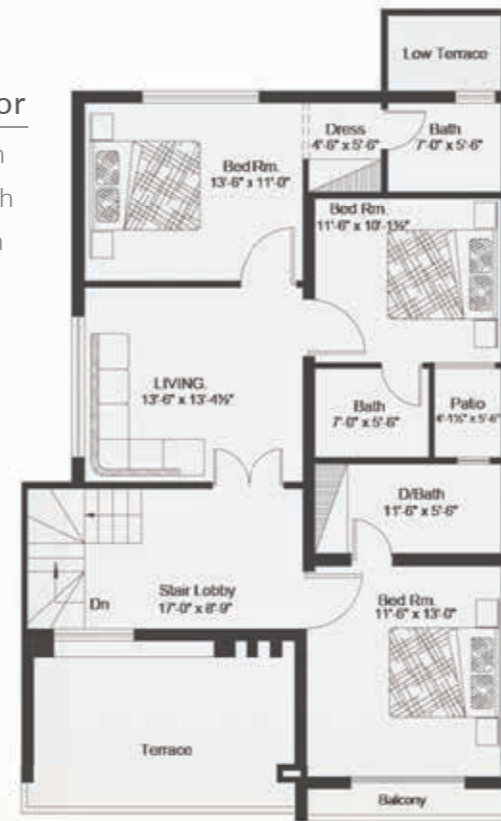
Ground Floor

- 1 Bed Room
- Dress & Bath
- Living Room
- Drawing/Dinning
- Kitchen
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen



4 Bed Room Villa

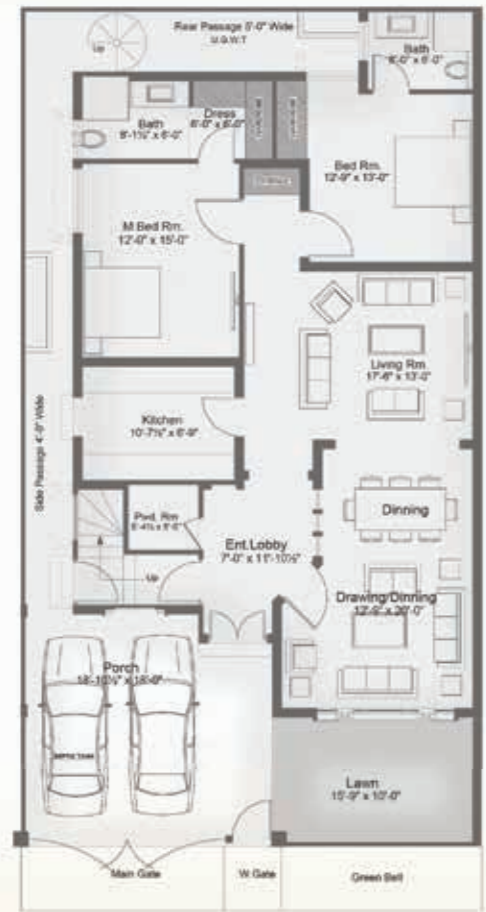
Plot Area: 1590 Sft.
Total Covered Area: 2400 Sft.



10 Marla Villa Option 1

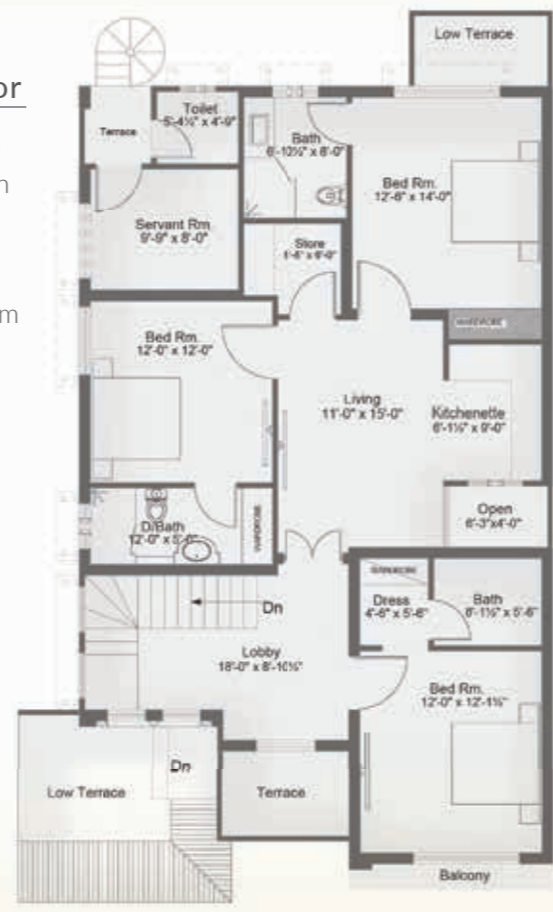
Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Drawing / Dining
- Kitchen
- Entrance Lobby
- Independent Stair Case
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living room
- Kitchen
- Servant Room



5 Bed Room Villa

Plot Area: 2275 Sft.
Total Covered Area: 2800 Sft.

4 Bed Room Villa

Plot Area: 2275 Sft.
Total Covered Area: 2600 Sft.

LAYOUT PLAN

CONTEMPORARY VILLA - PERSPECTIVE VIEW



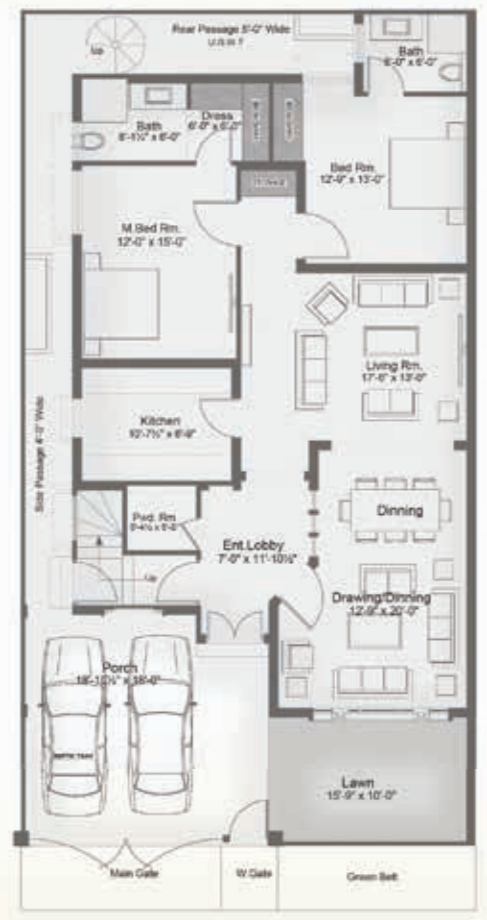
10 Marla Villa

Option 2

MEDITERRANEAN VILLA - PERSPECTIVE VIEW

Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Drawing / Dining
- Kitchen
- Entrance Lobby
- Independent Stair Case
- 2 Car's Porch



First Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room
- Private Terrace



4 Bed Room Villa
Plot Area: 2275 Sft.
Total Covered Area: 2600 Sft.

5 Bed Room Villa
Plot Area: 2275 Sft.
Total Covered Area: 2800 Sft.

LAYOUT PLAN

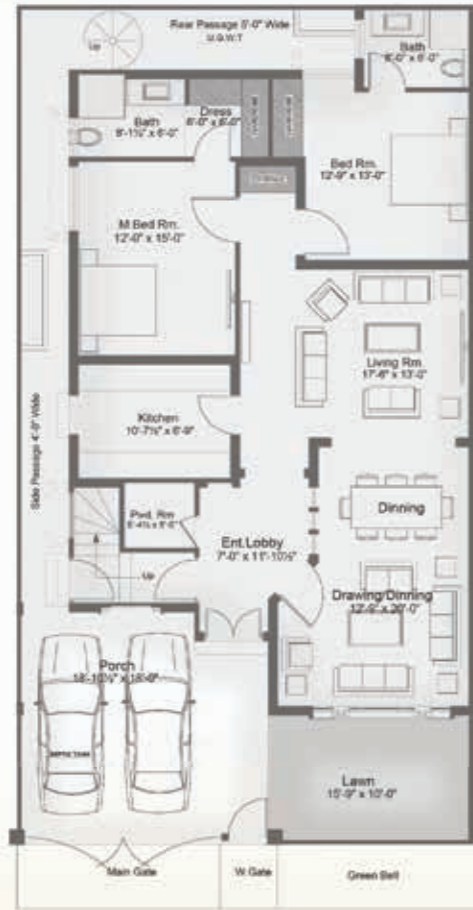


10 Marla Villa

Option 3

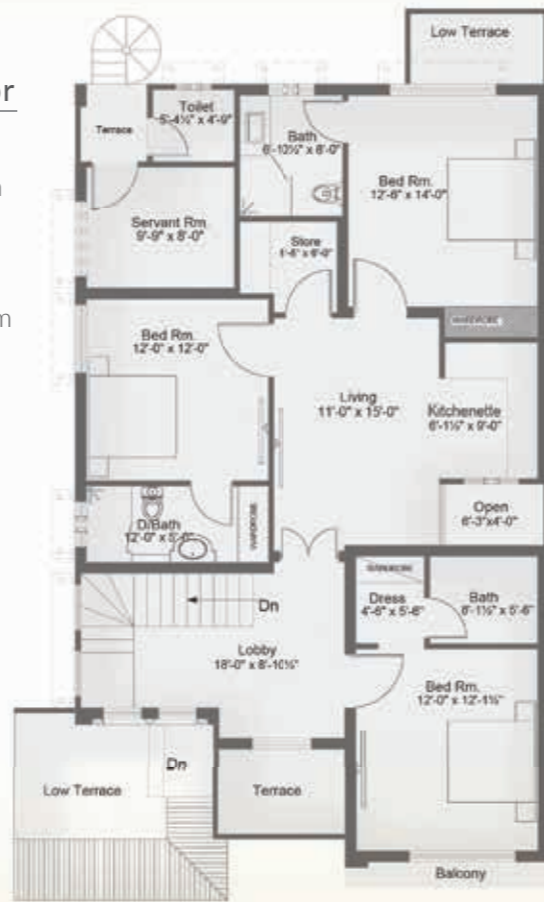
Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Drawing / Dinning
- Kitchen
- Entrance Lobby
- Independent Stair Case
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room



5 Bed Room Villa

Plot Area: 2275 Sft.

Total Covered Area: 2800 Sft.

4 Bed Room Villa

Plot Area: 2275 Sft.

Total Covered Area: 2600 Sft.

LAYOUT PLAN

GEORGIAN VILLA - PERSPECTIVE VIEW



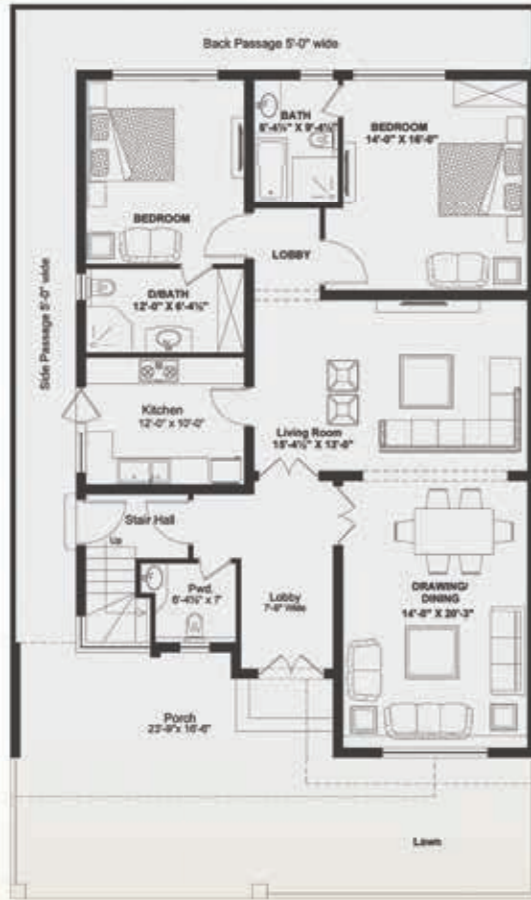
12 Marla Villa

Option 1

CONTEMPORARY VILLA - PERSPECTIVE VIEW

Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Drawing / Dining
- Kitchen
- Entrance Lobby
- Independent Stair Case
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room



5 Bed Room Villa

Plot Area: 2720 Sft.

Total Covered Area: 3500 Sft.

4 Bed Room Villa

Plot Area: 2720 Sft.

Total Covered Area: 3300 Sft.

LAYOUT PLAN

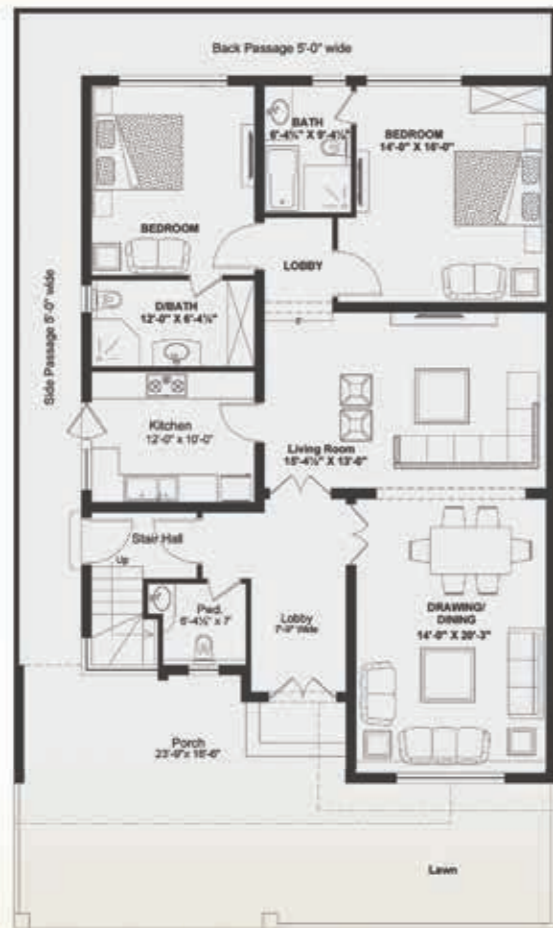


12 Marla Villa

Option 2

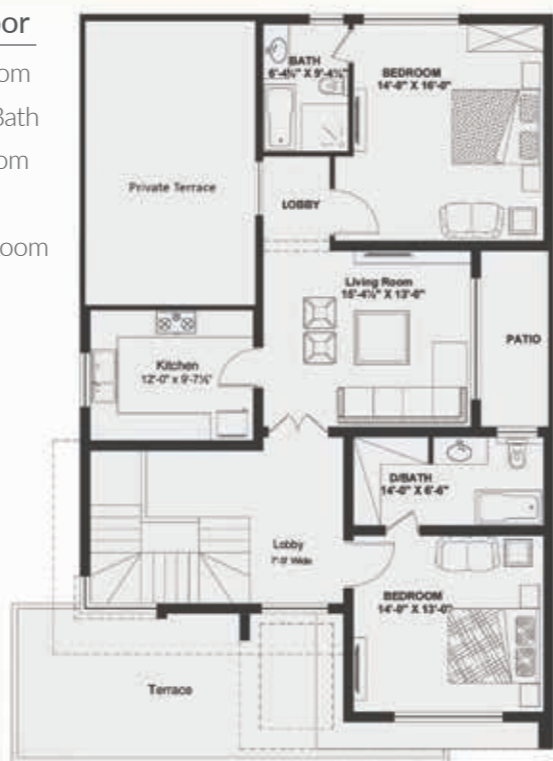
Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Drawing / Dining
- Kitchen
- Entrance Lobby
- Independent Stair Case
- 2 Car's Porch



First Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room



4 Bed Room Villa

Plot Area: 2720 Sft.
Total Covered Area: 3300 Sft.

5 Bed Room Villa

Plot Area: 2720 Sft.
Total Covered Area: 3500 Sft.

LAYOUT PLAN



MEDITERRANEAN VILLA - PERSPECTIVE VIEW



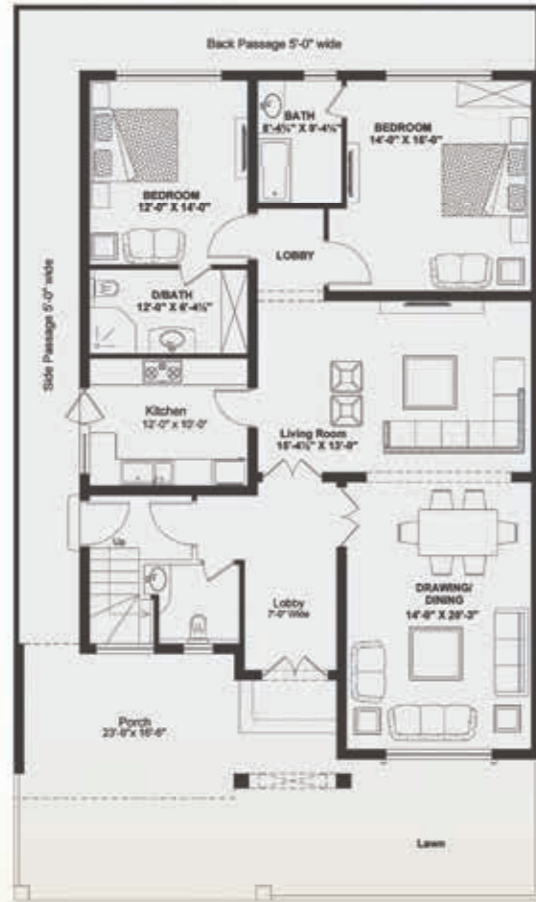
12 Marla Villa

Option 3

GEORGIAN VILLA - PERSPECTIVE VIEW

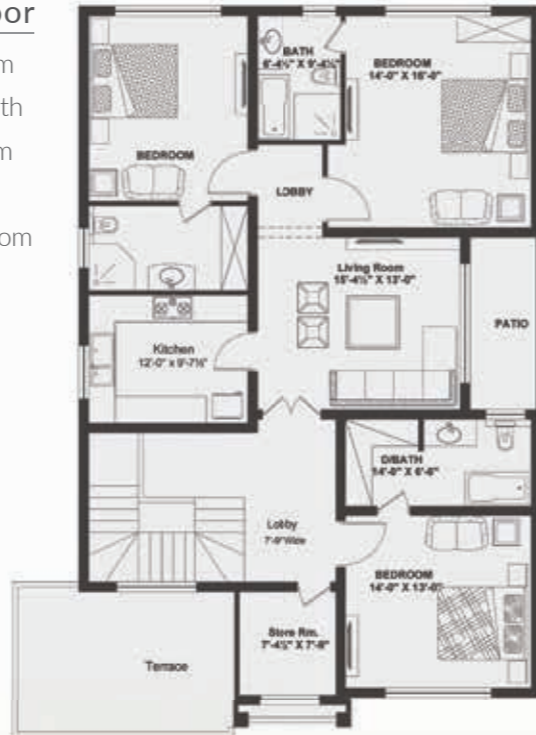
Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Drawing / Dining
- Kitchen
- Entrance Lobby
- Independent Stair Case
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room



5 Bed Room Villa

Plot Area: 2720 Sft.

Total Covered Area: 3500 Sft.

4 Bed Room Villa

Plot Area: 2720 Sft.

Total Covered Area: 3300 Sft.

LAYOUT PLAN



1 Kanal Villa

Option 1

Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Dining
- Drawing
- Powder
- Kitchen
- Service Kitchen
- Independent Stair Case
- 2 Car's Porch



First Floor

- 4 Bed Room
- Dress & Bath
- Kitchenette
- Living Room
- Servant Room
- Terraces



6 Bed Room Villa

Plot Area: 4500 Sft.
Total Covered Area: 5000 Sft.

5 Bed Room Villa

Plot Area: 4500 Sft.
Total Covered Area: 4900 Sft.

LAYOUT PLAN



CONTEMPORARY VILLA - PERSPECTIVE VIEW

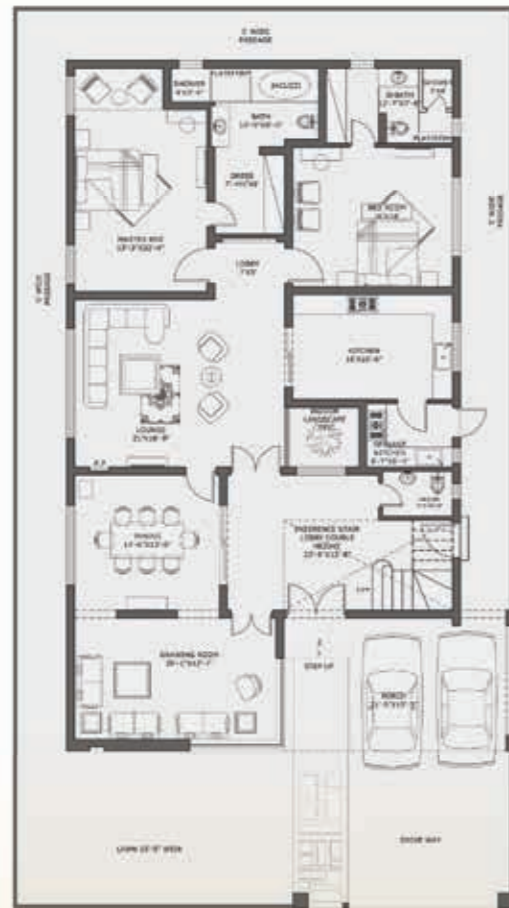


1 Kanal Villa

Option 2

Ground Floor

- 2 Bed Room
- Dress & Bath
- Living Room
- Dining
- Drawing
- Powder
- Kitchen
- Service Kitchen
- 2 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Kitchenette
- Living Room
- Servant Room
- Terraces



5 Bed Room Villa

Plot Area: 4500 Sft.
Total Covered Area: 4900 Sft.

6 Bed Room Villa

Plot Area: 4500 Sft.
Total Covered Area: 5000 Sft.

LAYOUT PLAN



GEORGIAN VILLA - PERSPECTIVE VIEW



2 Kanal Villa

Plan A

Ground Floor

- 2 Bed Room
- Dress & Bath
- Guest Room/Study Room
- Living Room
- Informal Sitting
- Dinning
- Drawing
- Powder
- Kitchen
- Service Kitchen
- Laundry
- 3 Car's Porch



First Floor

- 4 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room
- Maid Room
- Terraces



7 Bed Room Villa

Plot Area: 9000 Sft.
Total Covered Area: 8100 Sft.

LAYOUT PLAN

GEORGIAN VILLA - PERSPECTIVE VIEW



2 Kanal Villa

Plan B

Ground Floor

- 2 Bed Room
- Dress & Bath
- Guest Room/Study Room
- Living Room
- Informal Sitting
- Dinning
- Drawing
- Powder
- Kitchen
- Service Kitchen
- Laundry
- 3 Car's Porch



First Floor

- 3 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room
- Maid Room
- Terraces



6 Bed Room Villa

Plot Area: 9000 Sft.
Total Covered Area: 7763 Sft.

LAYOUT PLAN



2 Kanal Villa

Plan C

Ground Floor

- 2 Bed Room
- Dress & Bath
- Guest Room/Study Room
- Living Room
- Informal Sitting
- Dinning
- Drawing
- Powder
- Kitchen
- Service Kitchen
- Laundry
- 3 Car's Porch



First Floor

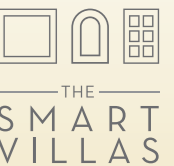
- 2 Bed Room
- Dress & Bath
- Living Room
- Kitchen
- Servant Room
- Maid Room
- Terraces



5 Bed Room Villa

Plot Area: 9000 Sft.
Total Covered Area: 7248 Sft.

LAYOUT PLAN



A GRAND ENTRANCE
FOR YOUR
SMART LIFESTYLE



SMARTLY DESIGNED LIVING ROOMS



LIVING ROOM

RELISH AN
EXQUISITE DINING
EXPERIENCE



DINNING ROOM



UNIQUE IN
STYLE, COMFORT
AND DESIGN



YOUR PERSONAL HEAVEN



BED ROOM

A MODERN AND OPEN DESIGN



KITCHEN

MAJESTIC MASTER BATHS



INDULGE IN SPECTACULAR VIEWS





CIVIL WORKS AND MEP FEATURES

- Earthquake-resistant Structure
- Large Size Concrete Water Tanks
- Underground Septic Tank
- RCC Concrete Slab Structure
- PPRC Pipes (Master Brand or Equivalent)
- UPVC Pipes (Accufit Brand or Equivalent)
- GI Piping (IIL-Medium or Equivalent)
- Electrical Conduits (Popular or Equivalent)
- Electrical Wiring (Newage Cables or Equivalent)
- Lighting (SMD Lighting)
- Minimal Circuit Breakers (Schneider or Equivalent)
- AC Copper Piping (Dawlance 22 Gauge)
- Double DPC System
- Anti-Damp Treatment
- Anti-Termite Treatment



* The list of above material is to classify the quality of products.



FINISHING FEATURES

- ▶ Imported Porcelain Floor Tiles
- ▶ Imported Bath Tiles
- ▶ Imported Kitchens & Wardrobes
- ▶ Premium Imported Granite (Kitchen Counter Top)
- ▶ Premium Imported Granite (Stairs/Steps Finish)
- ▶ Imported Wood Veneer Doors
- ▶ Imported Granite/Marble Window Sills
- ▶ Indoor Paint (ICI Plastic Emulsion or Equivalent)
- ▶ Outdoor Paint (ICI Weather Shield or Rock Wall)
- ▶ Powder Coated Prime Aluminum or Equivalent Windows
- ▶ 8 MM Tempered Glass Shower Enclosures
- ▶ Steel Main Gate 14 gauge
- ▶ Imported Brand Sanitary Wares
- ▶ Imported Brand Sanitary Fittings
- ▶ Electrical Switches (Clipsal Brand or Equivalent)
- ▶ Stainless Steel Stairs Railing
- ▶ Gas/Electric Operated Geyser's
- ▶ Fans (Pak Fan or Equivalent)
- ▶ Imported SMD/COB Down Lights

SELECT THE BEST THAT SUITS YOU

FINISHING CHOICES

FEATURES	STANDARD	SEMI FURNISHED	FULL FURNISHED	LUXURY FURNISHED
Fans / Lights / Exhaust Fan	✓	✓	✓	✓
Hob (Oven)	✓	✓	✓	✓
Fridge		✓	✓	✓
Dish Washer		✓	✓	✓
Washing Machine		✓	✓	✓
Geyser		✓	✓	✓
Inverter A/C			✓	✓
LCD			✓	✓
Kitchen Accessories			✓	✓
Wardrobe Accessories			✓	✓
Furniture				
Class-1			✓	✓
Class-2			✓	✓
Class-3			✓	✓
Smart Features				✓

Size	CONTEMPORARY					MEDITERRANEAN					GEORGIAN				
	No. of Bed Rooms					No. of Bed Rooms					No. of Bed Rooms				
	3	4	5	6	7	3	4	5	6	7	3	4	5	6	7
5 MARLA	✓	✓				✓	✓				✓	✓			
7 MARLA		✓					✓					✓			
10 MARLA		✓	✓				✓	✓				✓	✓		
12 MARLA		✓	✓				✓	✓				✓	✓		
20 MARLA			✓	✓									✓	✓	
40 MARLA													✓	✓	✓

SMART DISTRICTS

1 Executive Block

Activity: Residential

- Residential Plots
- Residential Villas
- Hospitality
- Retail
- Food & Beverages
- Health Care
- Education
- Religious



2 Crystal Lake

Activity: Mixed Use & Retail

- Shopping Mall
- Crystal Water Lake
- Floating Village
- Light & Musical
- Dancing Fountain
- Lake Walk
- Hospitality, Retail
- Food & Beverages
- Mixed Use Residence
- Apartments & Offices
- Concert Arena
- 3D Max Cinema
- 4 Star Hotels



3 PANDA District

Activity: Mixed Use & Retail

- Shopping Mall
- Light & Music
- City Walk
- Hospitality, Retail
- Food & Beverages
- Mixed Use Residence, Apartments & Offices



4 Financial Square

Activity: Mixed Use & Hospitality

- Financial Square
- Gate Offices
- Bank Corporate Offices
- Residential Apartments
- Conference/Exhibition Halls
- Hospitality, Food & Beverages
- 5 Star Boutique Hotels



5 Aviation District

Activity: Logistics

- Logistics Warehouses
- Cold Storage Warehouses
- Exhibition Halls
- Logistics Corporate Offices
- Technology Park
- Hospitality, Food & Beverages
- 3 Star Hotels



6 Overseas Blocks

Activity: Residential

- Residential Plots
- Residential Villas
- Hospitality
- Retail
- Food & Beverages
- Health Care
- Education
- Religious



7 Healthcare District

Activity: Medical

- Hospitals
- Clinics
- Laboratories



8 Education District

Activity: Educational & Medical

- Universities
- Medical Colleges
- Colleges
- Schools
- Day Care Centres



9 Holiday Park

Activity: Leisure & Entertainment

- Street Food, Truck Park
- Bird Park
- Theme Park
- Holiday Resort
- Retail
- Food & Beverages



10 Mosques

Activity: Religious

- Main Mosque (Grand Jamia Mosque)
- Sector Mosques



11 BRT System

Activity: Transportation

- Interchange
- Bus & Public Transport Stations
- Operation & Maintenance Facilities
- Bus Lanes



12 Urban Utilities

Activity: Utilities

- Grid Station
- Solar Parks
- Potable Water Treatment Plant
- Sewerage Treatment Plant
- Irrigation System
- Solid Waste Management System
- Security Control
- Fire Fighting/Civil Defence System
- Police Station



13 Infrastructure

Activity: Urban Development

- Dedicated Interchange
- 400ft Wide Boulevard
- Road Network
- Gate Entries
- Boundary Wall
- Landscaping
- Cycle Tracks
- Running Tracks
- Street Lights



14 Smart City Facilities

Activity: Smart City Controls

- Load Shedding Free Environment
- Automated Traffic Control
- Automated Utility Supply
- Environmental Collection
- CCTV with Facial Recognition
- Automated Street Lights
- Free Wi-Fi Spots
- Automated Air Conditioning Control System
- Electric Bikes



15 Garden Parks

Activity: Landscaping & Open Spaces

- Flower Gardens
- Linear Gardens
- Heritage Gardens



16 FDH Buildings

Activity: Development

- Sales Gallery
- Facility Management
- Food & Beverages
- Hospitality



T H E P L A C E M A K E R S



JAHANZAIB ZAHID | DIRECTOR FDHL

We have entered the most exciting phase in the history of housing sectors in Pakistan. Thanks to our exceptionally hardworking and competent team. The resounding vote of confidence from our clients has motivated us to deliver top quality products such as The Smart Villas with in the Capital Smart City. Our company has redefined the dynamics of property developments which now serves as a template for others across the country. Our clients' support and trust is the driving force through which we were motivated to create a world class living experience for the future residents of these villas.

Business development models are being reshaped across the world, companies that do not respond to these changes, risk being exposed to irrevocable remedy that affects

their long term prospects. Our strategies are sharpened and renewed with the most innovative and revered companies. Our goal is to become a company that creates great value for our stakeholders and our economy. We allocate significant human and financial resources to propel the housing sector in the local, regional and international market. Our vision is clear and our objective is to meet our clients' needs. Our internal and external relationships are effective and we plan on achieving quick gains to reach our strategic deadlines. All this will benefit Pakistan immensely as a better living standard will be set in the country, enhancing and improving our national as well as international footing in the market, which is our ultimate mission.



MUHAMMAD ASLAM MALIK | GROUP COO

My warmest regards and greetings to everyone involved in The Smart Villas project within the Capital Smart City. The beginning of this project marks an era of sustainable progress and success in achieving our desired outcomes.

This brochure serves as a window into the plan we have made for a smart and luxurious lifestyle which will be the benchmark of the living standard within the Capital Smart City. We have tried to deliver our best in all the spheres of modern housing, infrastructure, amenities and construction. We stand tall in bringing innovative ideas and their physical execution at its optimum level.

Smart Villas have been designed to supplement the growing housing needs . Our

Villa designs are exceptional and will provide an exquisite living experience to our customers.

Royal Orchard Multan, Royal Orchard Sahiwal and Royal Orchard Sargodha are real examples of state-of-the-art housing projects and the trust reposed by our worthy clients. I am highly indebted to the dedicated team of professionals for their resounding support at all levels. We promise to deliver the value in this project that we owe to each one of you and this company.

May Almighty Allah guide us to fulfill this dream!
Ameen.



CONSULTANTS

Established Since Origin Speciality	: 1960 : Singapore : Master Planning-Smart City Solutions	
Established Since Origin Speciality	: 1987 : United Kingdom : Urban Master Planning & Landscape Design	
Established Since Origin Speciality	: 1929 : Switzerland : Golf Course Design & Construction Supervisor	
Established Since Origin Speciality	: 1990 : USA : Golf and Club Management	
Established Since Origin Speciality	: 1985 : South Africa : Architectural & Interior Design	
Established Since Origin Speciality	: 2003 : Spain : Masterplan, Architecture, Interior and landscape	
Established Since Origin Speciality	: 1999 : Singapore : 3D Architectural Visualization	
Established Since Origin Speciality	: 2016 : Pakistan : Smart Technology Solutions	
Established Since Origin Speciality	: 1973 : Pakistan : Engineering Consultancy Organization	
Established Since Origin Speciality	: 1997 : Pakistan : Consulting Engineers	
Established Since Origin Speciality	: 1990 : Pakistan : Engineering Design, Wind, Solar & Hydro power Plants Engineering	

Disclaimer: The pictures of interiors are for illustration purposes only.