



Alpha
TOWER



Why Islamabad

Never before was it a better time to invest in the capital of Pakistan, as the law and order situation of rest of the country remains a question mark, people are preferring to move to Islamabad, not only from small towns but even from larger cities like Karachi & Lahore in search for better job, health, education and business opportunities. But out of all the other reasons the utmost reason being is to live in a safe and secure environment.

The capital is known to be the most civilised city amongst the rest of the cities of Pakistan, weather its implementation of traffic rules or the tidiness of the city or the efficiency of the local administration for providing services. To top it all, you get to enjoy all this in the serenity of the tranquilizing greeneries and scenic sites that surround this beautiful city. All these are a few of

the many reasons why most people are opting to move to the capital.

Due to heavy infestation from other cities there's huge scarcity and shortage of accommodations and high demand for living space. This high demand and low supply situation has resulted in the escalation of prices for living spaces and commercial areas, this is the reason why even in these tough economic times there's a huge growth in investments in Islamabad. Numerous investors have witnessed in past a high returns on their investments in a very short time frame. And now you too can cherish with this ideal investment opportunity with reasonable prices offered to you by us.





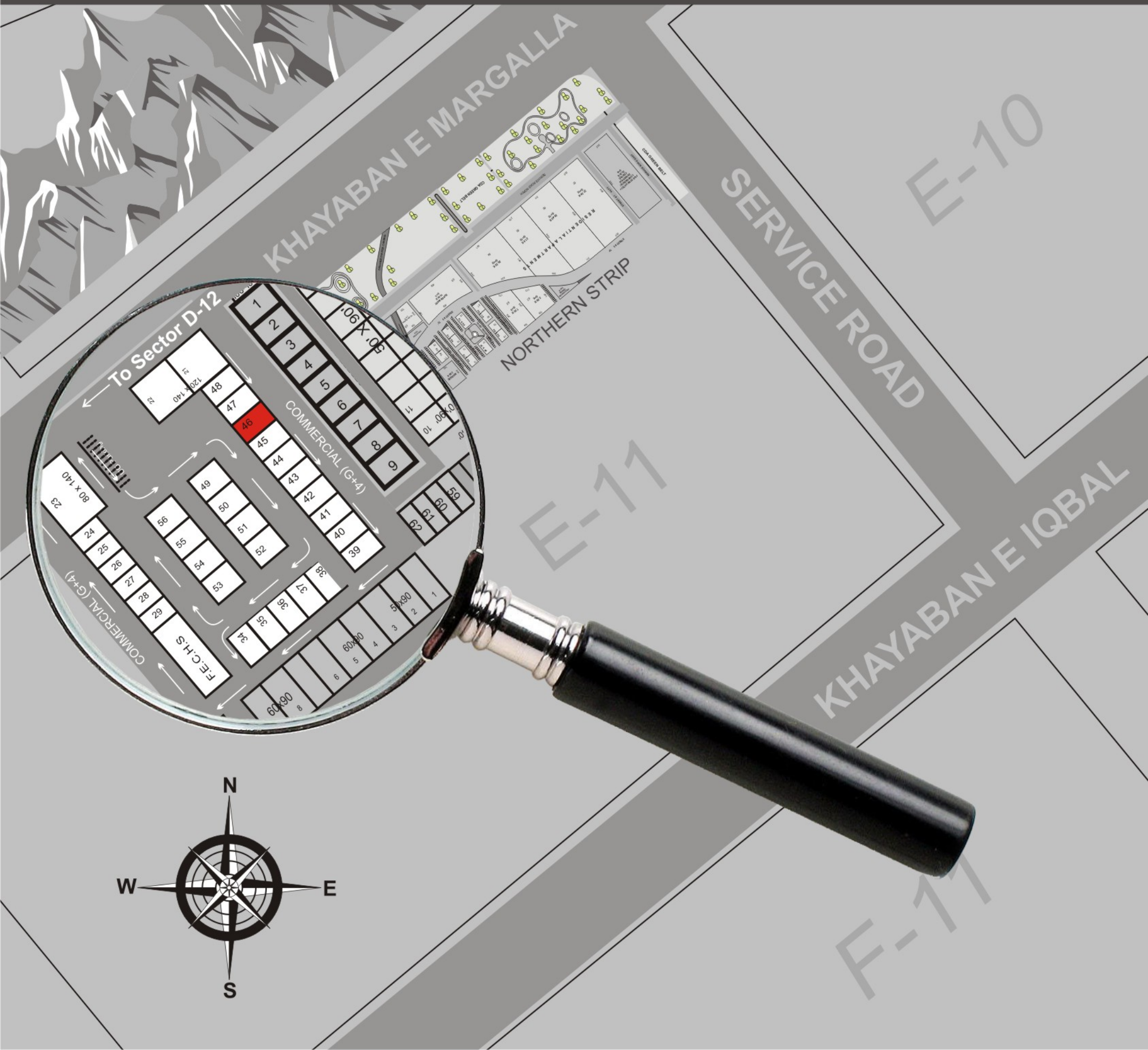
Why E-11

In the master plan of Islamabad the 'E' sectors were allocated to be built for the executive class and were designed in the most exclusive way. Lying right under the margalla hills range with a calm and peaceful environment, E-11 is a newly developed sector that has gained a lot of recognition for being thought of as a very posh, classy, and elegant upcoming sectors of Islamabad. And that's the reason why it's one of the most sought-after sectors of the city. With its blue streak in development it goes without saying that E11 is going to be the future's most superior sector of the capital, just like E7 has proved to be.

This sector is strategically placed in an ideal location, where F11 and F10 are only at 3 minutes of drive away, and blue-area and

F6 at 15 minutes. Not only that, but the capital's new airport is going to be only at a 20 minutes of distance, and the motorway link is just 9 km away. It's unlike the other new upcoming sectors which are miles away from the developed key sectors of Islamabad and it takes ages to reach schools, offices, and hospitals. One can surely think of E11 as a very practical and approachable yet very exquisite sector of Islamabad. For recreation E11 offers the Margalla Hills National Park which is closely located.

So this way you get to enjoy the best of both worlds. "It's like living on a hill station right in the middle of a modern city."





Developer and the Team

As the company's slogan states "a guardian angel for your investments", at Ajaib (pvt) Limited we believe that our client's success is our success. The company is dedicated to initiating new innovative ideas in the industry in the most productive way and is always committed to provide better services than its competitors.

Our team of highly skilled and experienced architects/engineers dedicate their efforts and hard work taking into consideration each and every element of our project so that it would turn out to be the most modern contemporary yet efficient living spaces and commercial areas available in the market.



Why Alpha tower

Right next to the 'Northern strip'

The Alpha tower is right next to the future's blue area extension 'The Northern Strip' which is being developed by CDA and its surely going to be a landmark of Islamabad in the near future. With all our back shops directly accessible from the northern strip they are surely to gain value in shortest of time. The

northern strip will accommodate a five star hotel, high rise residential buildings, entertainment units, and residential plots.

Future's Mega plan:

The D12 access road which in future will be the khayeban-e-margalla road will link E7, E8, E9, GHQ, E11 and D12, is running right on top of the markaz(main market) where alpha tower is located and both the front and back shops have direct access to that road. Further more 11th avenue is under planning, a 120 feet wide dual carriage road that will run across E11, F11, g11, h11 and I11 sectors.

Extra Benefits:

1. Free U.P.S:

We understand that our country is witnessing an extreme shortage of electricity and its increasing day by day. The unscheduled load shedding disturbs our daily routine and is a great nuisance that we have to put up with everyday. To overcome this situation most of us install generators or U.P.S and now they have become a basic need/requirement of our lives. Most people consider installing U.P.S since it's an economical option. They have no running cost and the maintenance expense is very nominal which is mostly due after a year or two.

Each apartment of the Alpha tower will come equipped with a U.P.S absolutely free of cost, to save your precious time and money.

This offer is only for residential apartments, and commercial units (shops) wont benefit from this offer.

2. Free Interior design:

We have suggested a custom interior design through a 3d view of the apartment. These apartments have been designed through a professional interior designer to suggest a layout and help you get through the trouble of designing your new apartment.



3. Free Cupboards:

Every bedroom of our apartments will be installed with custom built cupboards for your storage convenience.

4. Energy saver bulbs:

All apartments will come equipped with energy saving bulbs free of cost. These bulbs can save you a lot of money on your electric bills and have greater life than ordinary bulbs.

5. Free high quality Fans:

High quality fans will be installed in all the apartments.

6. Standby generator:

A Standby generator will be installed for the lift and for lights in passage/common areas so that the residents won't face any inconvenience in case of power failure and load shedding situation.

7. 'Through and through' basement Passage:

6 feet wide 'end to end' passage has been designed for the advantage of our clients both residential as well as commercial shop owners. The passage connects both the ends of the building, the front markaz(main market) shops to the back side area shops through basement.

This will be extremely convenient for residents of the apartments as they will have access to the stairs and lift area from both the back and front of the building. Same goes for shop owners who's potential customers will be able to access the back shops through markaz(main market) and the houses of the northern strip at the back of the building will be able to access the front shops easily without going all the way around to come to the front of the building.

None of the other buildings in this area offer this sort of accessibility because this practice is believed to be wastage of valuable space but we don't consider money to be more important than our client's convenience.

8. Provision for air conditioning / geysers:

Apartments come with a provision for air conditioners and geysers. The wiring, ducting and piping are designed according to the individual apartment's layout and will be installed in a manner that is most efficient and occupies minimum space. Open to sky area will be dedicated for general piping, wiring, ducting and fixture of the air conditioner's condenser.

9. Ventilation:

Each apartment is designed by our expert team of architects and engineers for proper air and light ventilation, the open to sky area is designed in a way to provide maximum air circulation and proper light ventilation for individual apartments. Bathrooms away from open to sky area have their own independent ducts for air exhaust.

10. Double story parking:

If parking layout is ignored it can eventually turn into a major annoyance. Keeping this in mind the layout of the whole market has been designed in a way to have a huge exclusive double story open car parking which will be a great relief for shop owners and their customers as well as the residents of the building.

11. Safety Measures:

Extra safety measures have been taken for both fire hazards as well as earthquake resistance. Soil of the site has been tested by professionals to analyse its characteristics so that the building structure could be designed around that for extra strength. An Approval certificate has been issued by authorised vetting engineers after thoroughly scrutinizing our structure drawings for its strength and earthquake resistance. The building's common passage areas will be equipped with fire extinguishers and fire proof paint will be used inside.

Other Features:

- Earth Quake resistant
- High quality cable for wiring from 'Pakistan cable'
- High quality locks on doors
- Secure underground parking
- Top Quality Master tiles 16X16
- Prime Aluminium
- 24 hours water supply
- 24 hours maintenance
- Telephone lines, and hot/cold water lines
- Paint ICI / Plastic emulsion paint for interior walls
- Premium quality finishing
- Concealed wiring
- Free Hold property
- Top quality electric switches from Clipsal
- High quality Glass, Tempered Glass for balcony and lift's

body area

- High quality Sanitary/ bathroom fixtures from 'Porta'.
- Underground and overhead water tanks + septic tanks.
- Dadex UPVC pipes for sewage.
- Common areas will be regularly cleaned by our janitors



The Building:

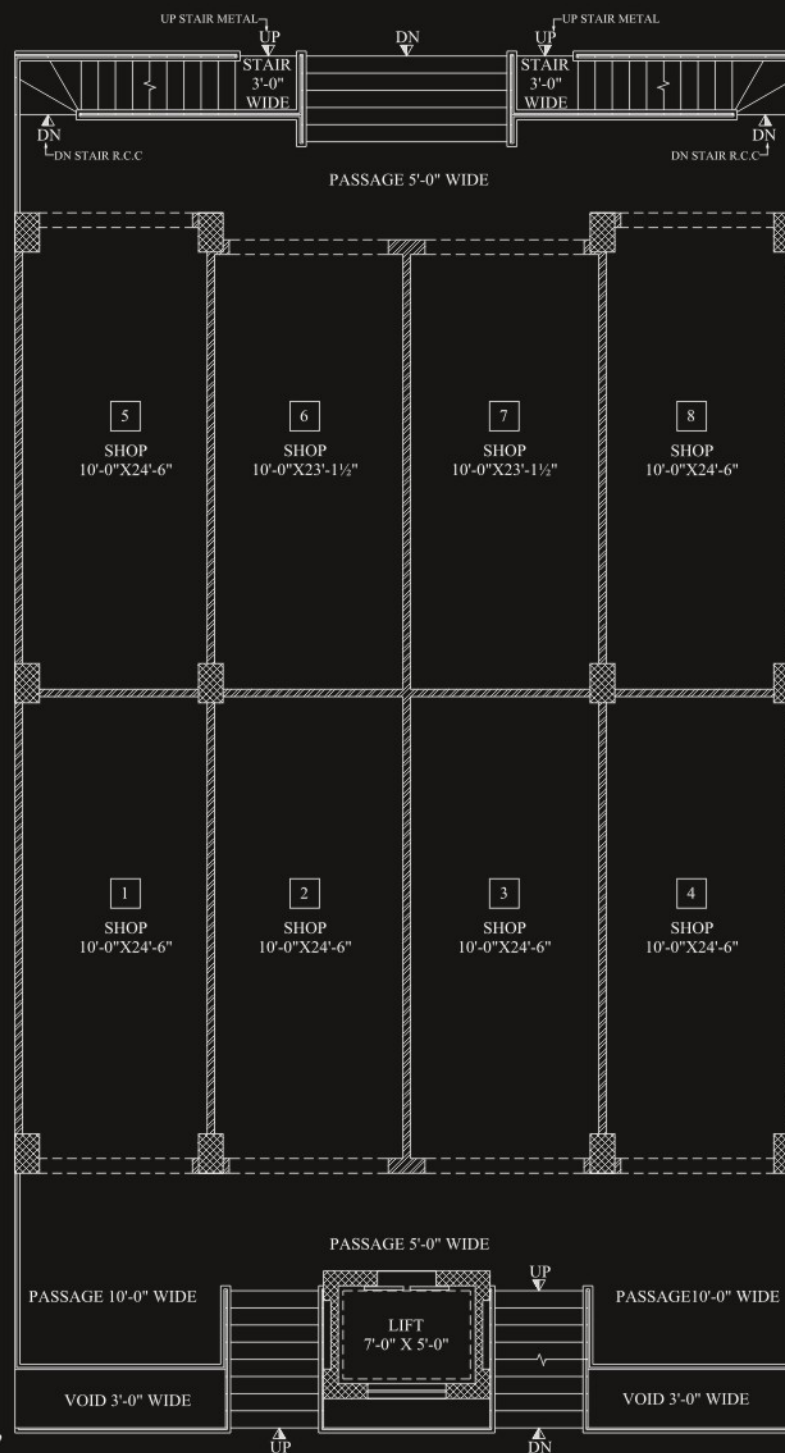
The building is a modern contemporary design which is a fusion between commercial and residential plaza which means you get to enjoy the best of both worlds. Imagine a luxury apartment with a convenient access to utility stores, restaurants, banks and shopping complex. You get to have all the basic amenities just a few steps away from your luxury apartment. The alpha tower is sophisticated yet effective enough to serve and cater your everyday needs and living requirements. Special safety measures have been taken into consideration while designing the Alpha tower so that it can endure earthquake and fire hazards.



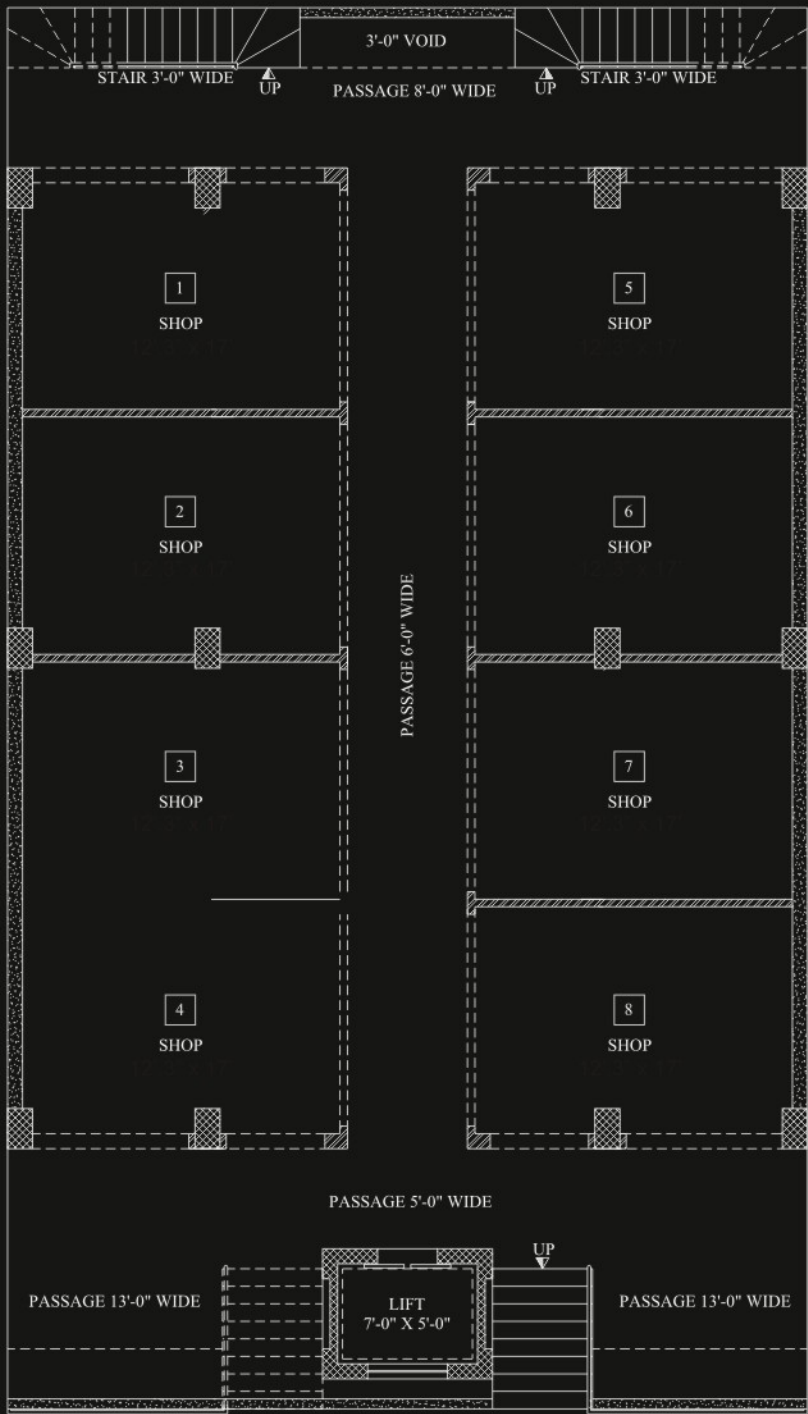
Ground Floor Plan



Lower Ground Floor Plan



Basement Floor Plan



Payment plan

Payment plan has been arranged in a manner to be easy and ideal for buyers.

30%payment on booking

7.5% Six equal quarterly instalments during construction (18 months)

25% payment at the time of possession

3rd & 4th Floor Plan

Apartment 1 & 2

(One Bed Apartment)

Covered Area 452 sqft

Lounge 11.6' x 10.4'

Bedroom 11.6' x 11.3'

Kitchen 6.0' x 8.6'

Bathroom 5.9' x 5.3'

Apartment 3 & 4

(Studio Apartment)

Covered Area 257 sqft

Bedroom 8.1' x 11.0'

Bathroom 4.6½' x 8.6½'

Kitchen 4.10½' x 5.4½'

Apartment 5 & 6

(One Bed Apartment)

Covered Area 492 sqft

Lounge 11.3½' x 14.0½'

Bedroom 10.0' x 13.4½'

Kitchen 6.0' x 11.6'

Bathroom 5.6' x 6.0'

Apartment 7

(One Bed Apartment)

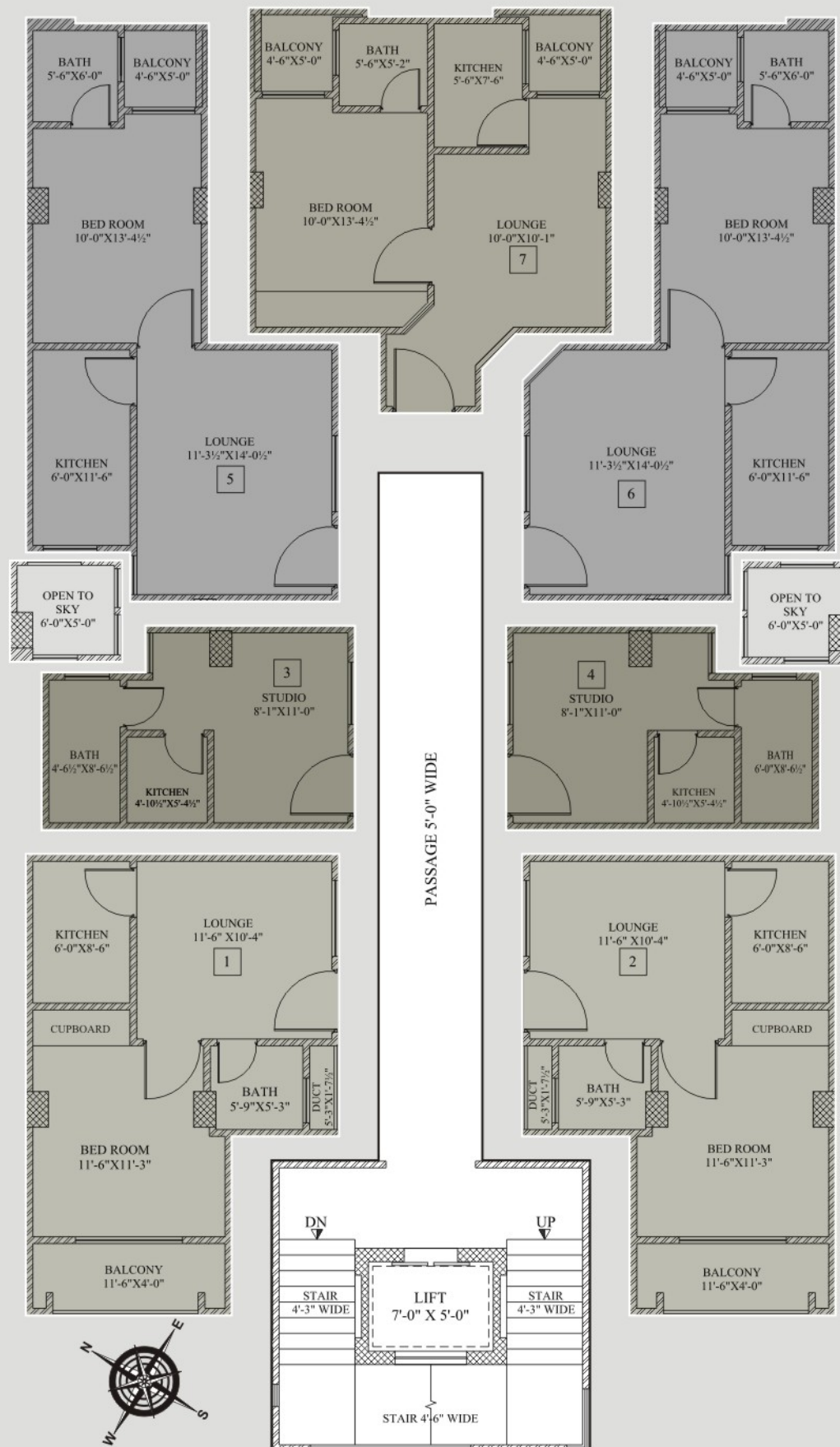
Covered Area 460 sqft

Lounge 10.0' x 10.1'

Bedroom 10.0' x 13.4½'

Kitchen 5.6' x 7.6'

Bathroom 5.6' x 5.2'



NOTE: ALL DIMENSIONS INCLUDING WALL WITH CIRCULATION

1st & 2nd Floor Plan

Apartment 1 & 2

(Two Beds Apartment)

Covered Area 688 sqft

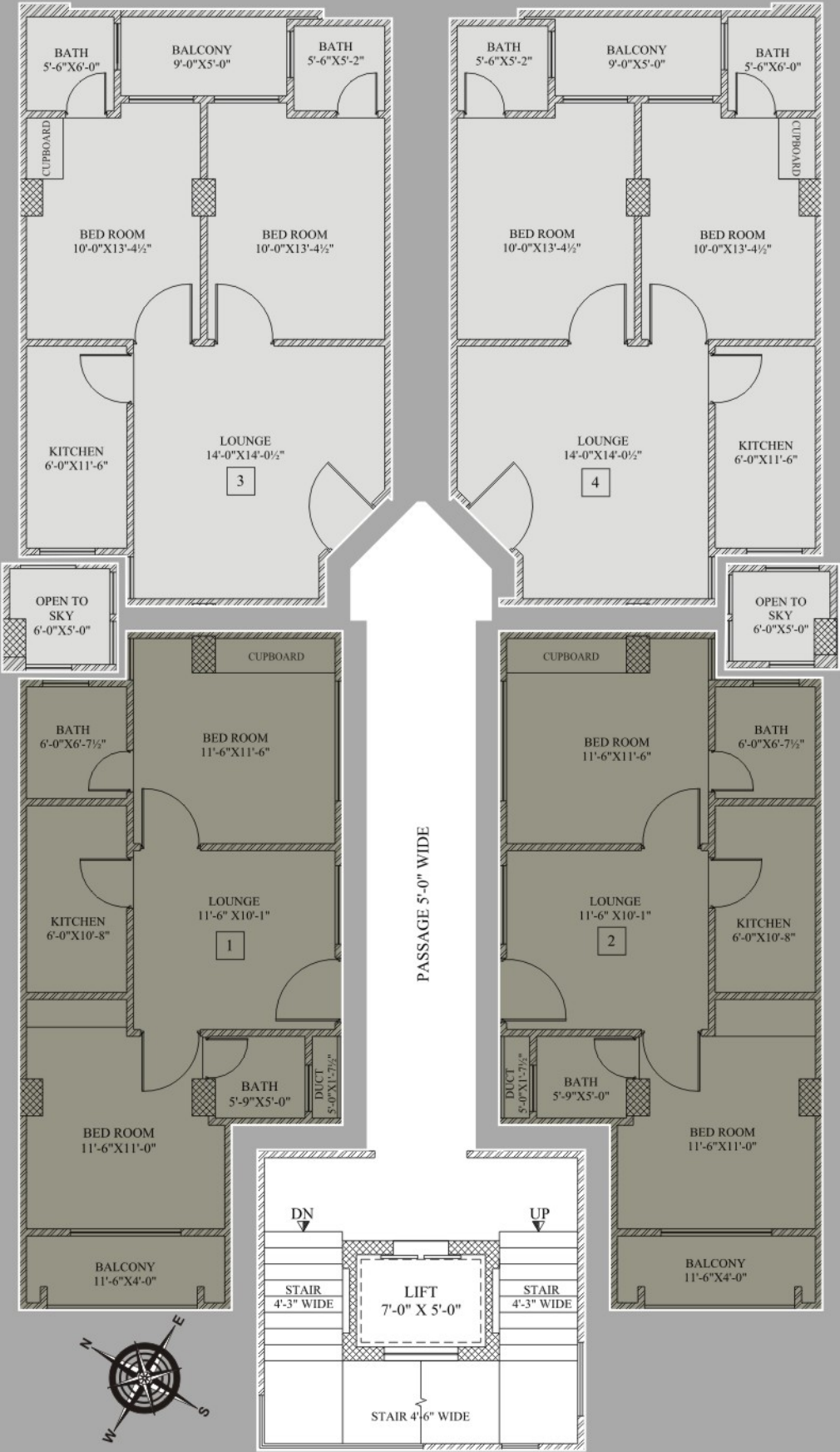
Lounge	11.6' x 10.1'
Bedroom 1	11.6' x 11.6'
Bathroom	6.0' x 6.7½'
Bedroom 2	11.6 x 11.0'
Bathroom	5.9' x 5.0'
Kitchen	6.0' x 10.8'

Apartment 3 & 4

(Two Beds Apartment)

Covered Area 743 sqft

Lounge	14.0' x 14.0½'
Bedroom 1	10.0' x 13.4½'
Bathroom	5.6' x 5.2'
Bedroom 2	10.0' x 13.4½'
Bathroom	5.6' x 6.0'
Kitchen	6.0' x 11.6'



NOTE: ALL DIMENSIONS INCLUDING WALL WITH CIRCULATION



Apartment 3 & 4
(Studio)



Apartment 3 & 4
(2 Bed) Margalla/Murree Facing



Apartment 5 & 6
(1 Bed) Margalla/Murree Facing



Apartment 1 & 2
(2 Bed) Markaz Facing



Apartment 1 & 2
(1 Bed) Markaz Facing



Sales & Booking Office:

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