



AJAIB (PVT) LTD.



ΩMEGA
HEIGHTS



“a guardian angel for
your investments”

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 and carefully scrutinizing it so that it would turn out to be the most modern contemporary yet efficient living spaces and commercial areas available in the market.



Previous Projects



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 influx 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 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 sector 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."

Beware of projects which are being advertised as located in E11 but in reality they are located in the villages on the outskirts of E11 and do not fall in jurisdiction of C.D.A.

Location



NEW ISLAMABAD AIR PORT



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 Omega Heights 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 Omega Heights so that it can endure earthquake and fire hazards.

Apartments Design:

There are two reasons why our apartments have a leverage over other projects in the vicinity

1. Apartment Size

Please do take some time out and compare each room of our apartments with that of other commercial projects along with the price and you`ll be amazed at the difference.

2. Independent/isolated entrance

For the first time in the history of commercial buildings, “Omega Heights” offers you a totally independent access from the commercial area to the residential floors. It’s a revolutionary break through which offers a luxury apartment building facilities at the price of an economical solution. The residential units even though located in a commercial building, have completely independent lift and staircase that has nothing to do with the commercial floors. So now you can enjoy the luxury of an upscale residential apartment at the price of a budget flat and at the convenience of having all the amenities at a few steps away from you.

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Why Omega Heights?

Right next to the 'Northern strip' blue area extension:

The Omega Heights 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 Omega Heights 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.

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Features and added benefits

① Secure 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 double story car parking which will be a great relief for the occupants.

② Elevator

Ample sized imported lift will be installed which will have all the state of the art safety features and will be exclusively used for apartment residents. The lift will be accessible from all the floors, it will have an independent entrance from parking area and will have card/key entry system which will not allow anyone other than residents to use it.

③ U.P.S

Each apartment of the Omega Heights 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.

④ Central Heating System

All apartments will have independent central heating system (water radiators) which will run on both electricity as well as gas.

⑤ 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.

Features and added benefits

Ⓟ Safety Measures

Extra safety measures have been taken for protection from earth quakes. 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.

⑦ Interior design

3d images of model apartment has been designed by professionals to suggest an interior layout for you and help you get through the trouble of furnishing of your new apartment.

Ⓟ Other Features

- Kitchen cabinets and bedroom cupboards will be installed for storage convenience.
- Provision for air conditioning / geysers.
- All apartments are designed in a way to provide maximum air and light ventilation (light ducts are provided for the trapped spaces).
- High quality fans and energy saver bulbs will be installed in all the apartments.
- All basic utilities i.e. water, electricity and gas available.
- Common areas regular maintenance/cleaning
- All wiring/piping concealed.
- Free hold property.

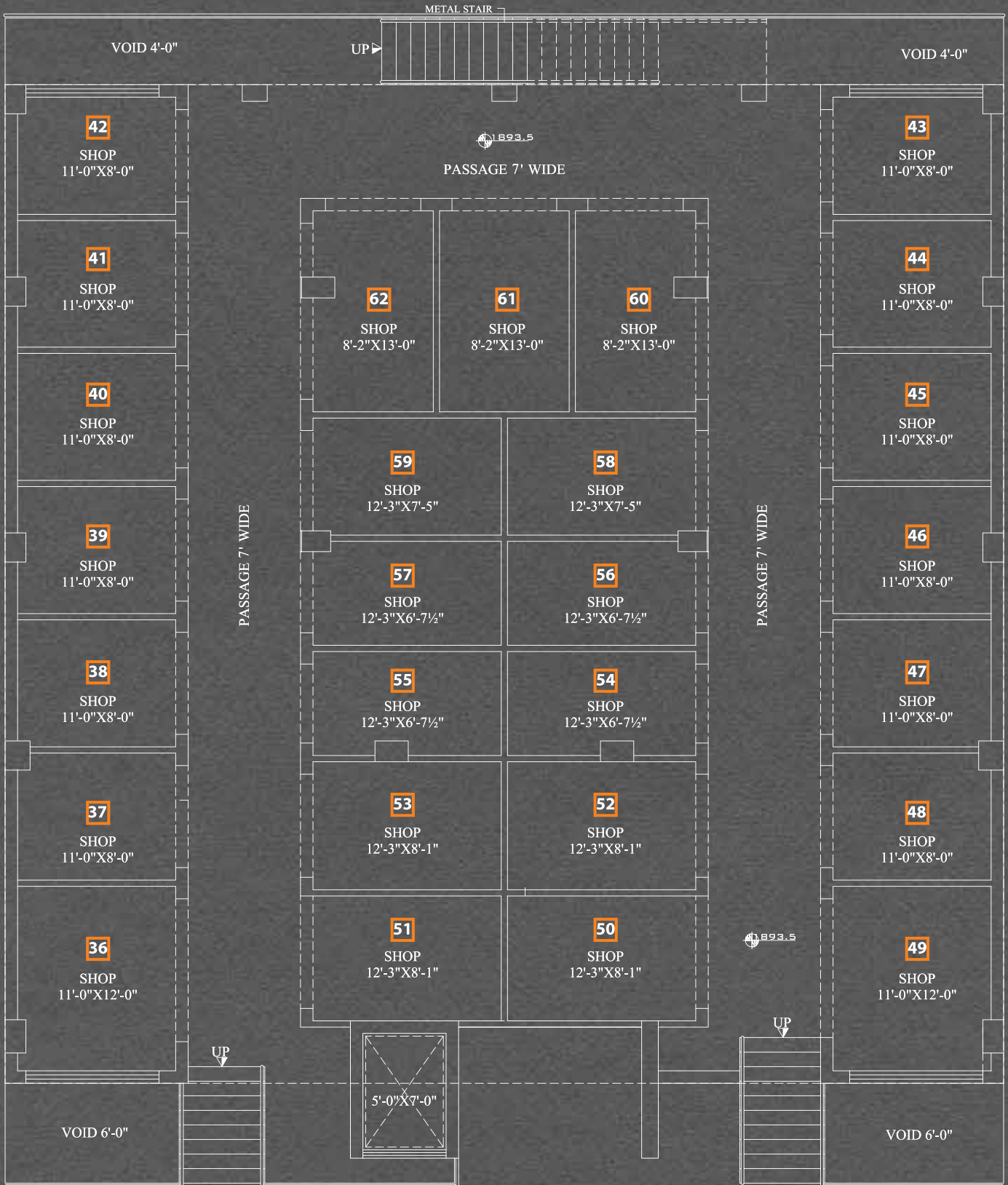
Material Quality

- High quality cable for wiring from 'Pakistan cable'
- High quality locks on doors
- Top Quality Marble or Tiles (as per client's requirement)
- Prime Aluminium
- Quality Telephone/tv cables.
- Paint ICI / Plastic emulsion paint for interior walls.
- High quality Glass, Tempered Glass for balcony and lift's body area
- High quality Sanitary/ bathroom fixtures.
- Underground and overhead water tanks + septic tanks.
- Dadex piping.
- 60 grade steel from the best manufacturers (Fazal steel mill, Karachi steel mill)
- Top quality bricks, sand, crush & cement.
- Premium quality finishing.

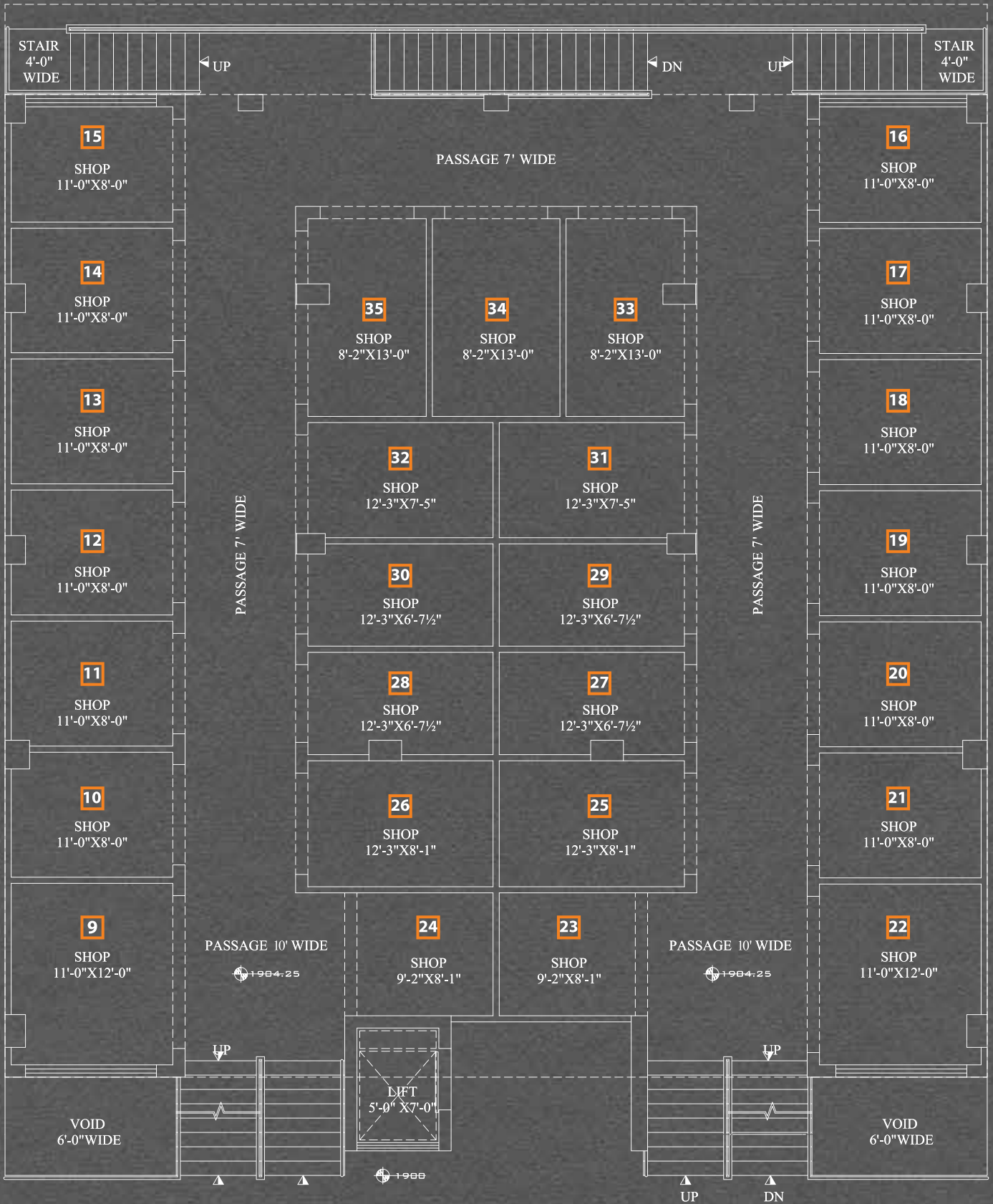
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Basement Layout Plan



Lower Ground Layout Plan



Ground Floor Layout Plan



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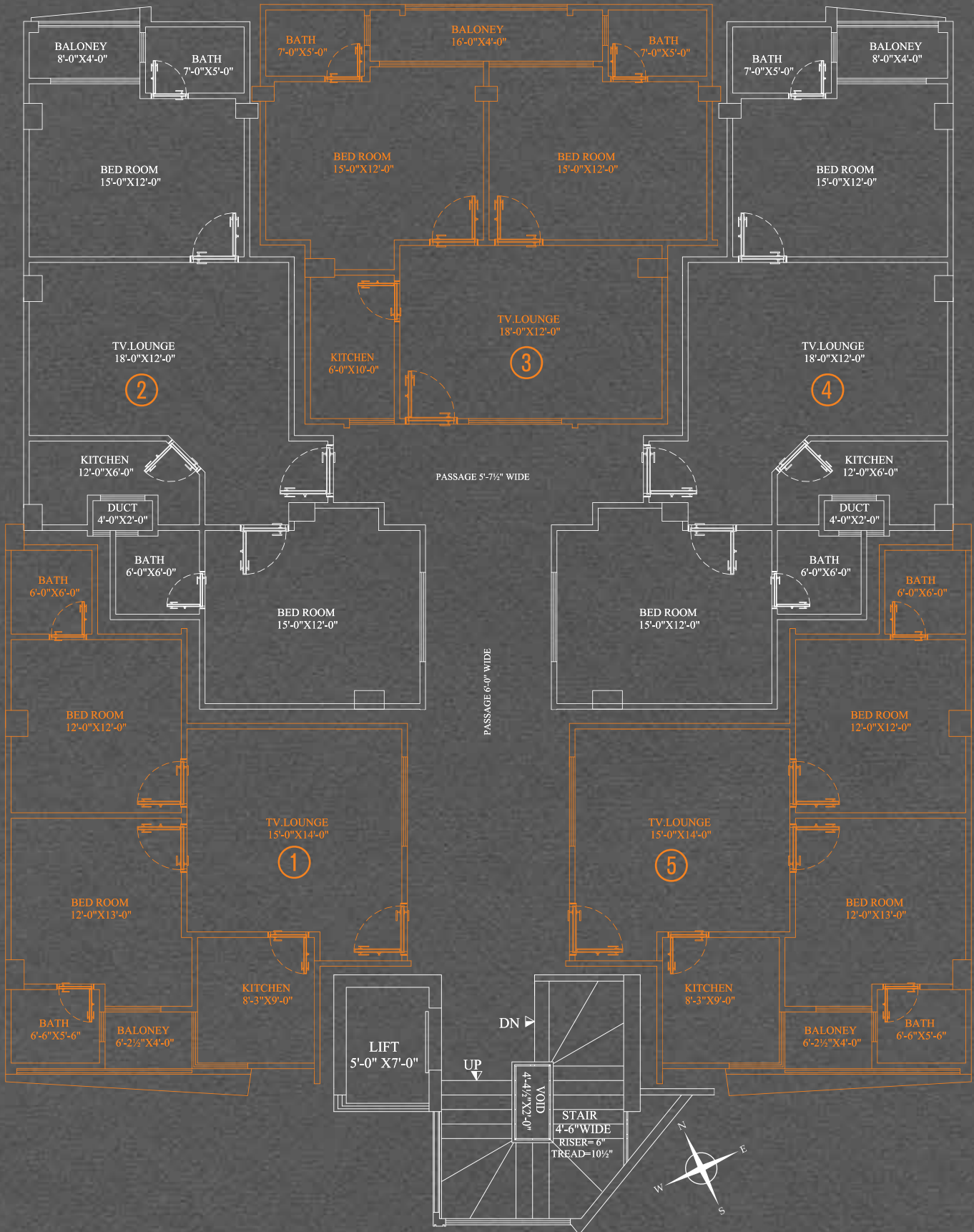


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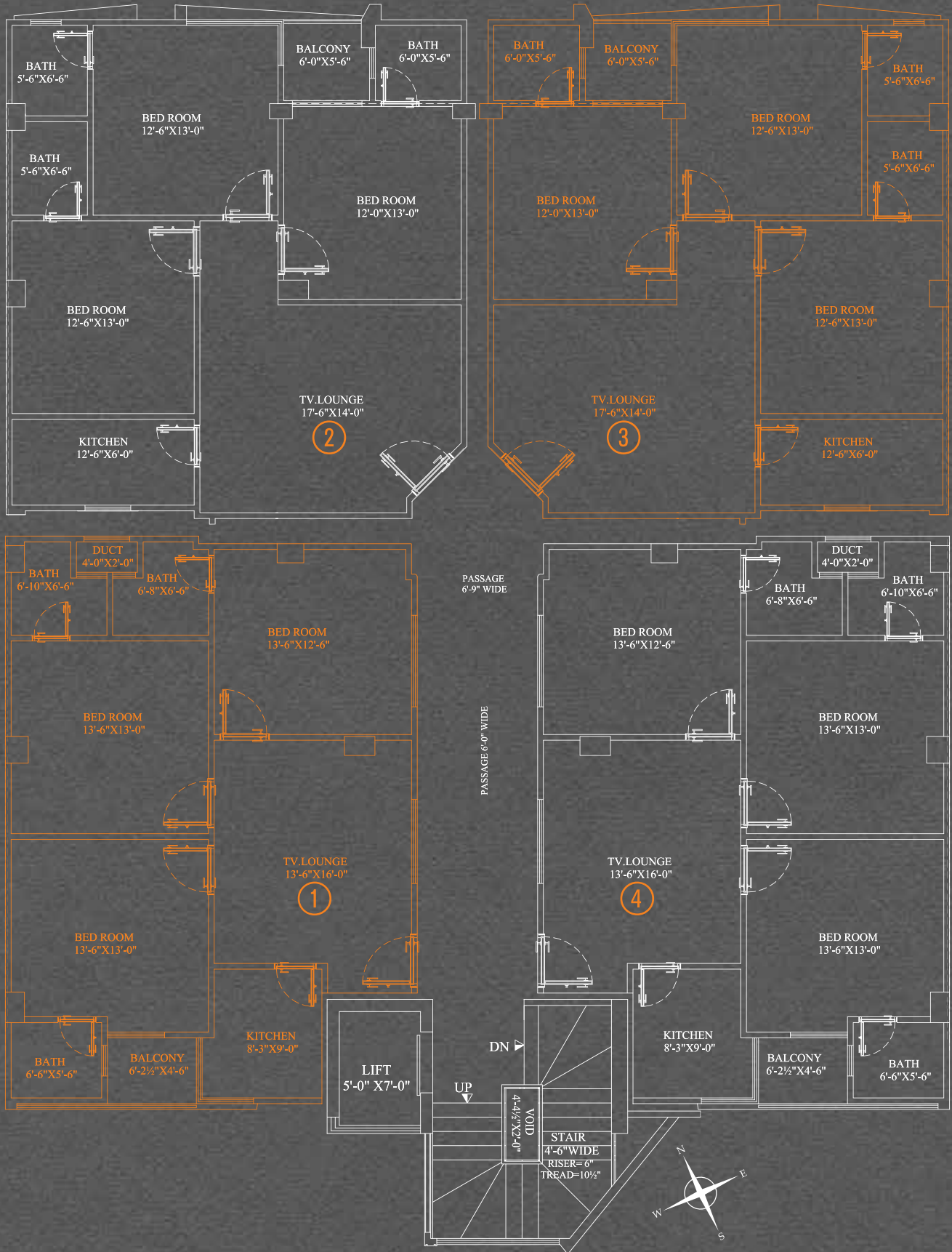
First & Second Floor Layout Plan

Note: All Dimension including walls with circulation



Third & Fourth Floor Layout Plan

Note: All Dimension including walls with circulation



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