

خواب سے حقیقت



SAPPHIRE
HOTEL
TOPCITY - 1

Site Office: Plot # 01-G, Top City-1, Ph: +92 51-2167 091-092-093

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A PROJECT OF

CONSTRUCTION BY

MARKETING BY



Head Office:
Plot # 04, Block-A, Faisal Town,
Main Fateh Jang Road, Rawalpindi.
Ph: +92 51-2167 091-092-093



Head Office:
Plot # 04, Block-A, Faisal Town,
Main Fateh Jang Road, Rawalpindi.
Ph: +92 51-2167 091-092-093
Website: www.dod.com.pk



Head Office
Plot # 04, Block-A, Faisal Town,
Main Fateh Jang Road, Rawalpindi.
UAN: +92 51-111-121-786
Cell # +92 304-0349951,
Cell # +92 309-8888580
Cell # +92 331-8888750
Cell # +92 331-8888751



Head Office Dubai
Office # 1707-20, Opal Tower,
Business Bay, Dubai.
Ph: +971-56-1117668
WEB: <http://dreamfirstuae.com>

P.O Box 120274
Ras Al-Khor, Dubai-UAE.
Sabir ur Rehman
Ph: +971 55 4565204, +971 56 3539922

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Wake up to a breeze of fresh air, take yourself
to a land of bliss, Experience the realm of privilege.



Contemporary, Luxury Living Spaces



CEO Message

Dream Oaks Developers

We hope we can assist and give you a great idea of what we are all about. Have a look, we promise that you will be satisfied. In the recent year, the real estate industry has witnessed tremendous growth with the ever increasing demands of properties for industrial and residential purposes. The role of real estate agents have become more significant in such transactions.

Usually the primary role of real estate agent is to act as a bridge between the seller and the buyer. But the challenging scenario has led to the precedents where buyers and sellers prefer separate real estate agents so as to obtain impartial and specialized services. We are committed to quality and make sure that our customers are 100% satisfied. We look forward to serving you and having great experience. Dream Oak Developers has been practicing a smarter approach to Real Estate and Marketing industry focusing on the need, concerns, hopes and dreams of our customers. We Provide our service in Islamabad, Karachi and Gawadar.

Bashir Ahmed
CEO
Dream Oaks Developers



Construction Company

Dream Oaks Developers

Dream Oaks Developers is a leading construction company. Having working experience of more than 20 years, it has now taken the initiative towards the construction of another project i.e “Sapphire Hotel” in Top City, a project of Khushbakht Property Network. Based on our working experience, we have the capability to consider the major elements of construction i.e

- Timely Completion
- Quality Construction

Being a leading company with full involvement and attention to every minor detail of the project namely Sapphire Hotel, we assure our customers that we provide a master-piece in town.



**DREAM OAKS
DEVELOPERS**



A Perfect Choice

Sapphire Hotel is an ideal investment opportunity which provide you guaranteed returns. Its idyllic location and modern techniques used in its structure building will provide you an investment experience that will be treasured by not only you but by the generations to come. The area enjoys a good demand in real estate sector due to its proximity to the significant locations of the city.

Situated at Main Islamabad Expressway, Sapphire Hotel surely outclass all other investment options in town. Modern structure, serene environment, innovative design, and best locations are the component which are the uniqueness of our project. The entire concept is to build partners for Dream Oaks Developers by offering great opportunities for investment. This project will give you a once in a lifetime kind of experience with its novel facilities and high returns.

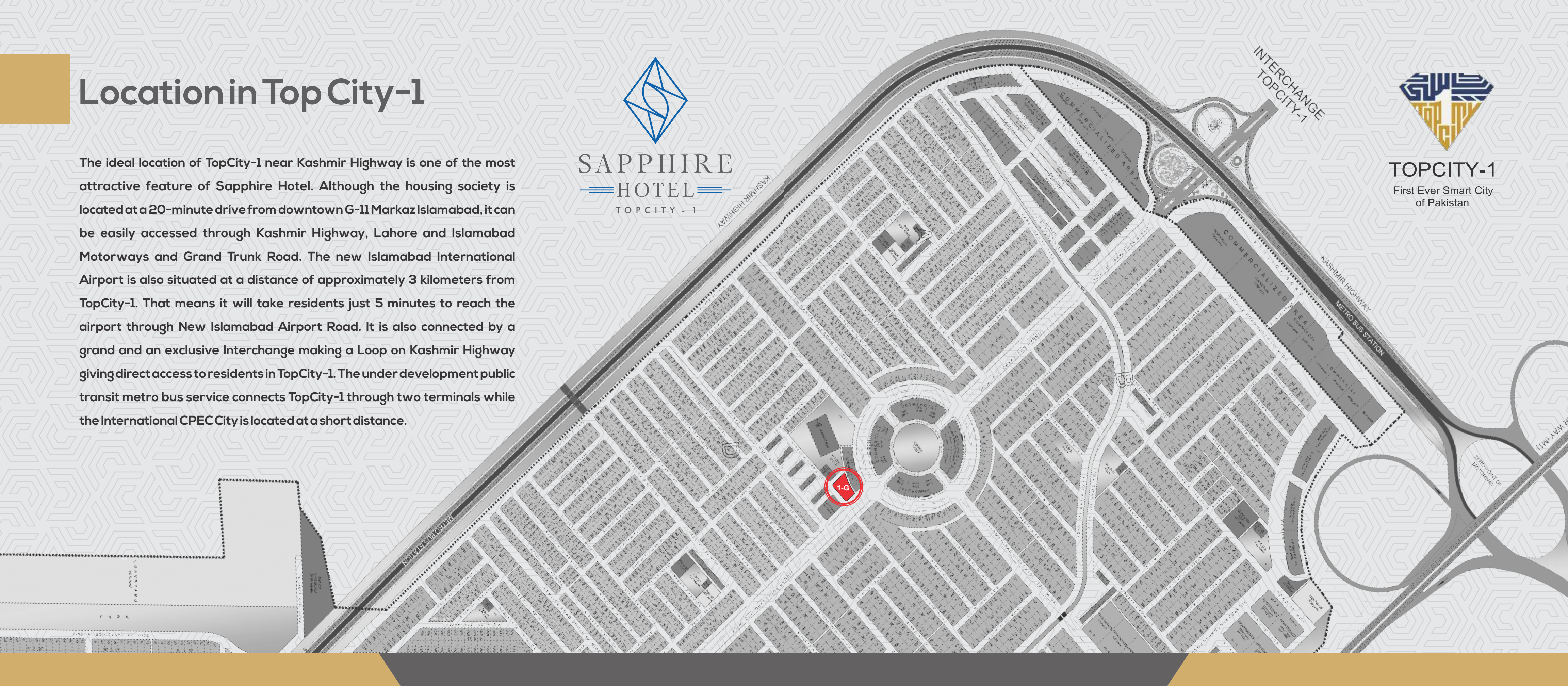


Location in Top City-1

The ideal location of TopCity-1 near Kashmir Highway is one of the most attractive feature of Sapphire Hotel. Although the housing society is located at a 20-minute drive from downtown G-11 Markaz Islamabad, it can be easily accessed through Kashmir Highway, Lahore and Islamabad Motorways and Grand Trunk Road. The new Islamabad International Airport is also situated at a distance of approximately 3 kilometers from TopCity-1. That means it will take residents just 5 minutes to reach the airport through New Islamabad Airport Road. It is also connected by a grand and an exclusive Interchange making a Loop on Kashmir Highway giving direct access to residents in TopCity-1. The under development public transit metro bus service connects TopCity-1 through two terminals while the International CPEC City is located at a short distance.



TOPCITY-1
First Ever Smart City
of Pakistan



Features & Facilities

Sapphire Hotel is a epitome of modern and healthy life style and everything that makes the residents more lively from the individual to the community. Building comprises state-of-the-art shopping mall, 1 floor for offices, 5 floors for 1 & 2 bed apartments and 3 floors for luxury hotel.



DAYLIGHT & VENTILATION

Each module has placed in such a position to have abundance of light and ventilation.



PANORAMIC VIEWS

Large balconies and spacious terraces to enjoy the beautiful landscape of the surroundings.



SHARED FACILITIES

Multi purpose Lobby, Masjid, Fast Elevators, Security, Stairs & Corridors.



GATED AND SECURED

Sapphire Hotel is a gated community with 24 hours monitored CCTV.



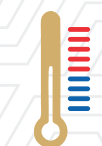
HOTEL & RESTAURANT

Luxury Hotel on 7th to 9th floor with lavish suits and wide corridors..



MALL & OFFICES

3 Floor Reserved for Mall and 1 Floor for luxury offices.



COOLING & HEATING SYSTEM

There is another unique facility installing in the premises which is Centrally Cooling & Heating System



DESIGNATED CAR PARKING

Secured Double basement car parking for all units in addition to a visitors' parking area.



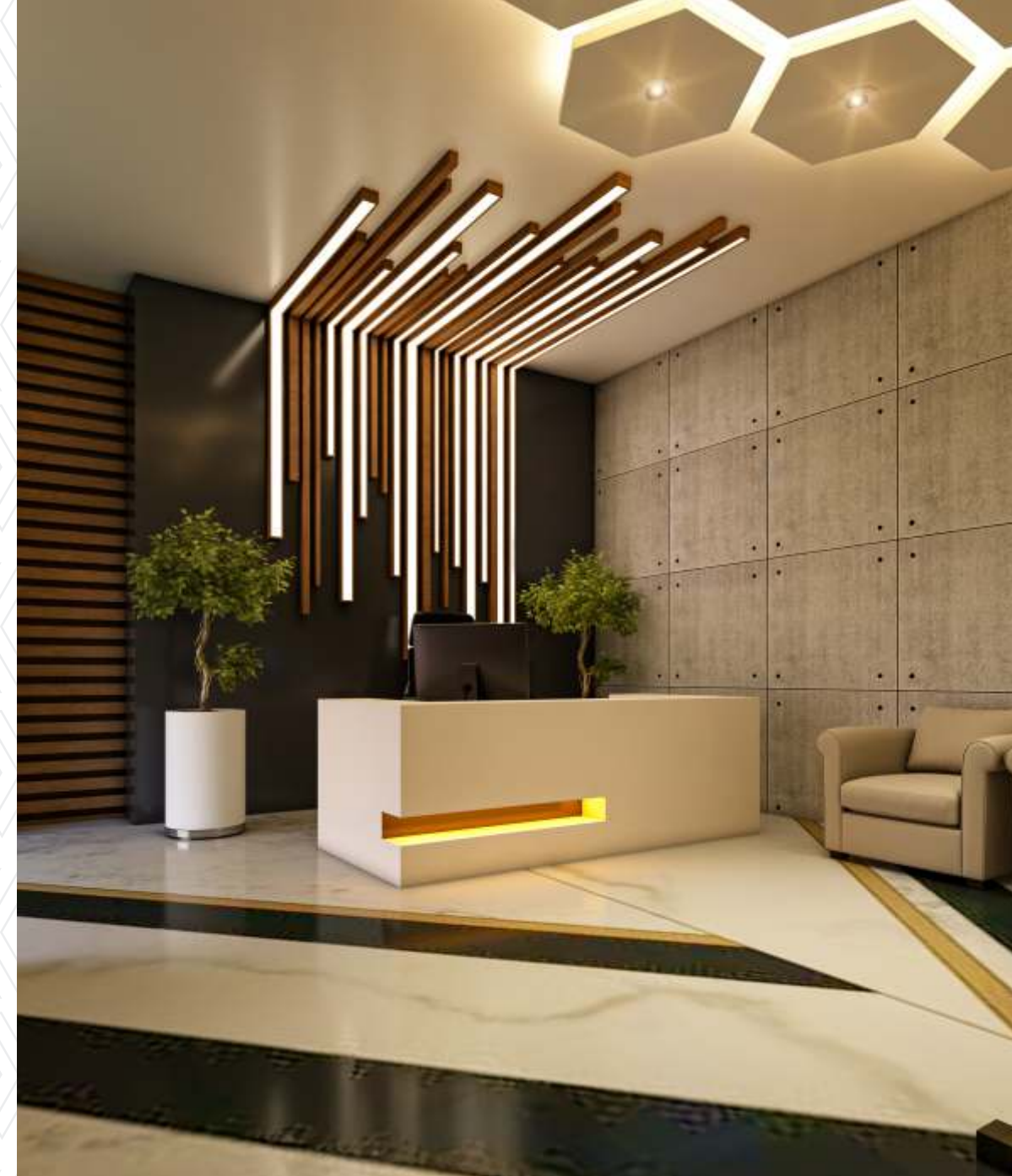
HIGH CLASS ATRIUM

The large open space within the building provides light and ventilation to the interior spaces.



COMFORTABLE ENVIRONMENT

Every Apartment will be connected to reception via intercom, assuring privacy, best comfort on all the aspect and an ideal environment for families.



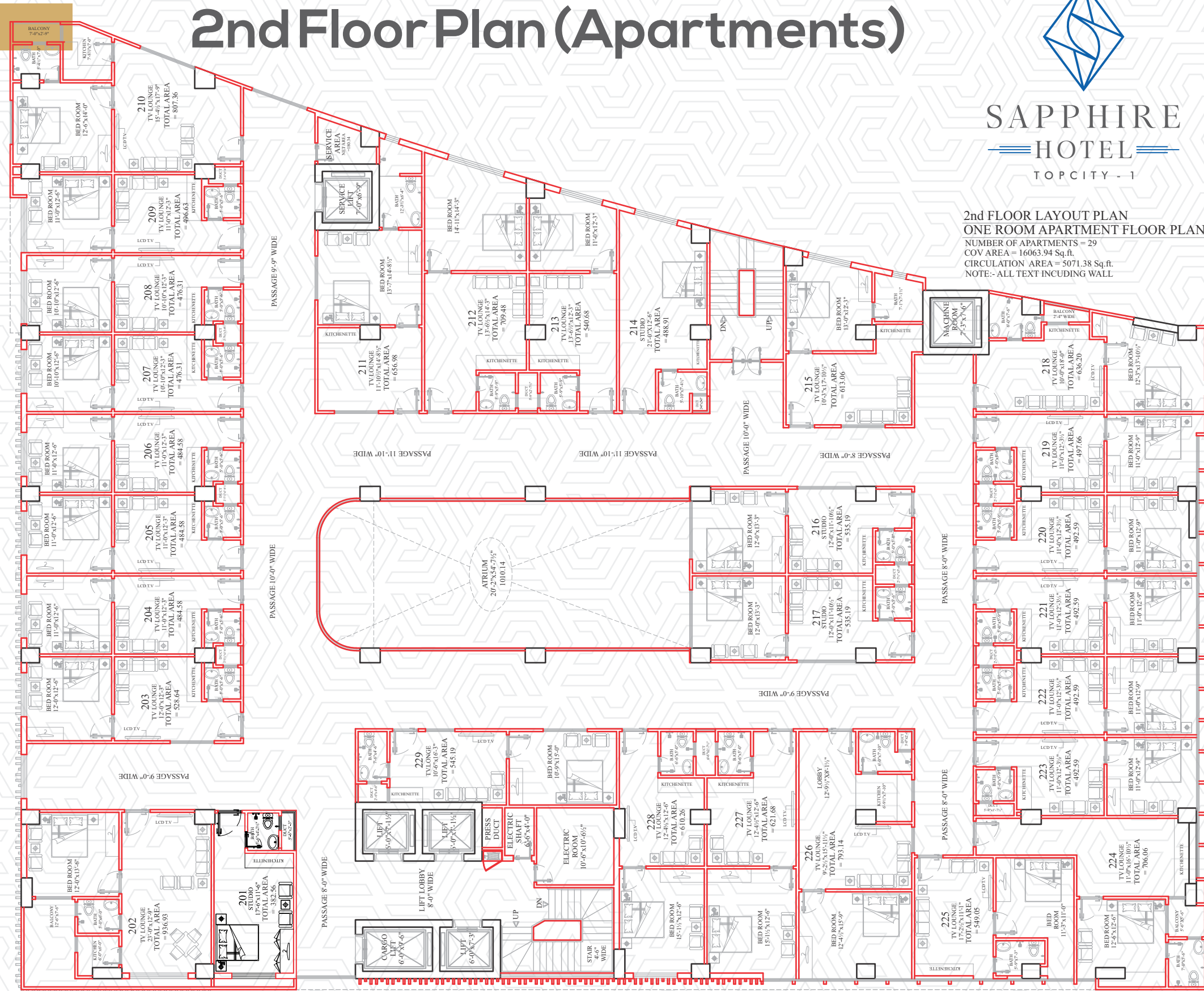
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Apartment Lobby

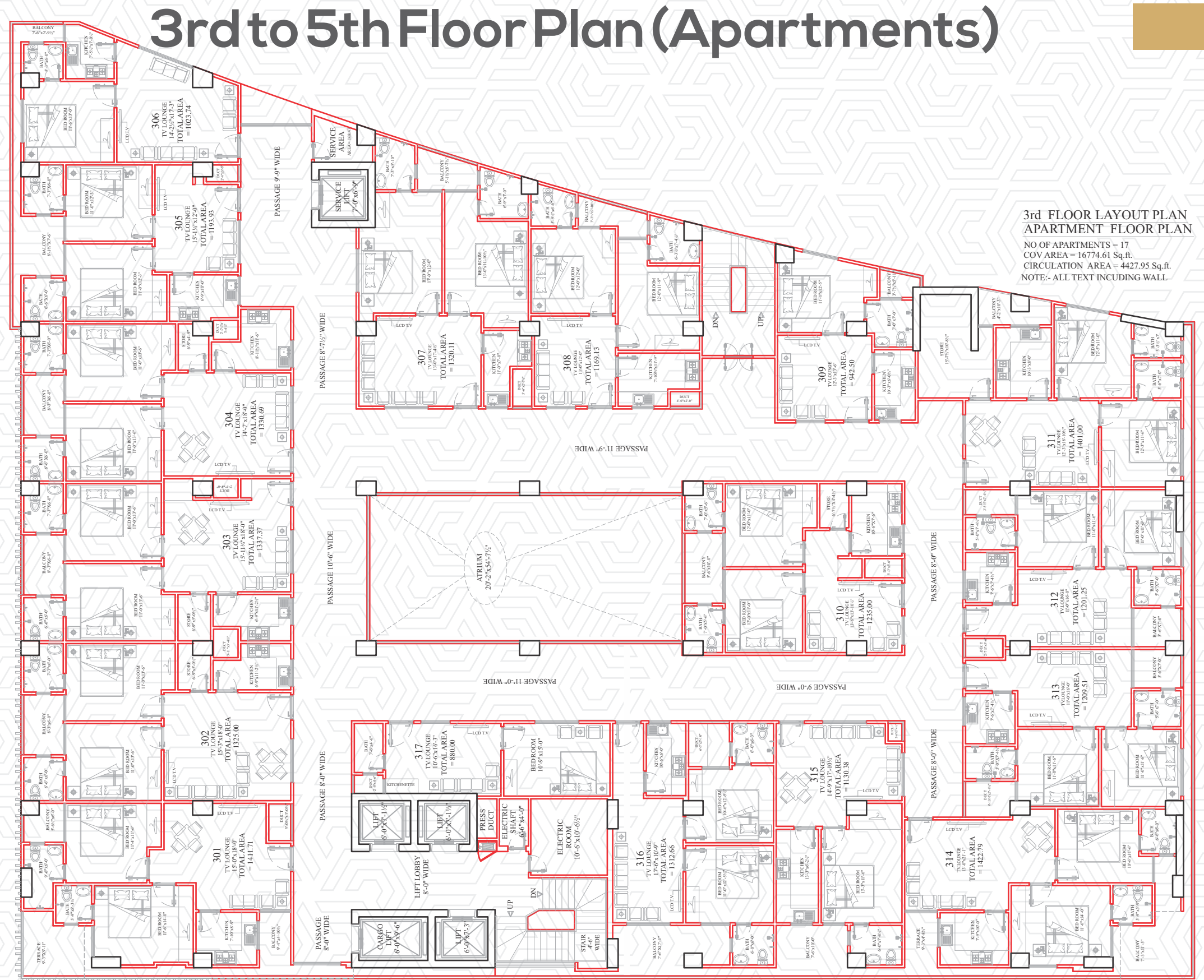
At the entrance of Sapphire Hotel, there is an entrance lobby which will be the first step of the residents and visitors into the marvel of architecture. This lobby will give access to the interior and all the areas. It will also be a checkpoint before getting entrance into any other part of the building.



2nd Floor Plan (Apartments)



3rd to 5th Floor Plan (Apartments)

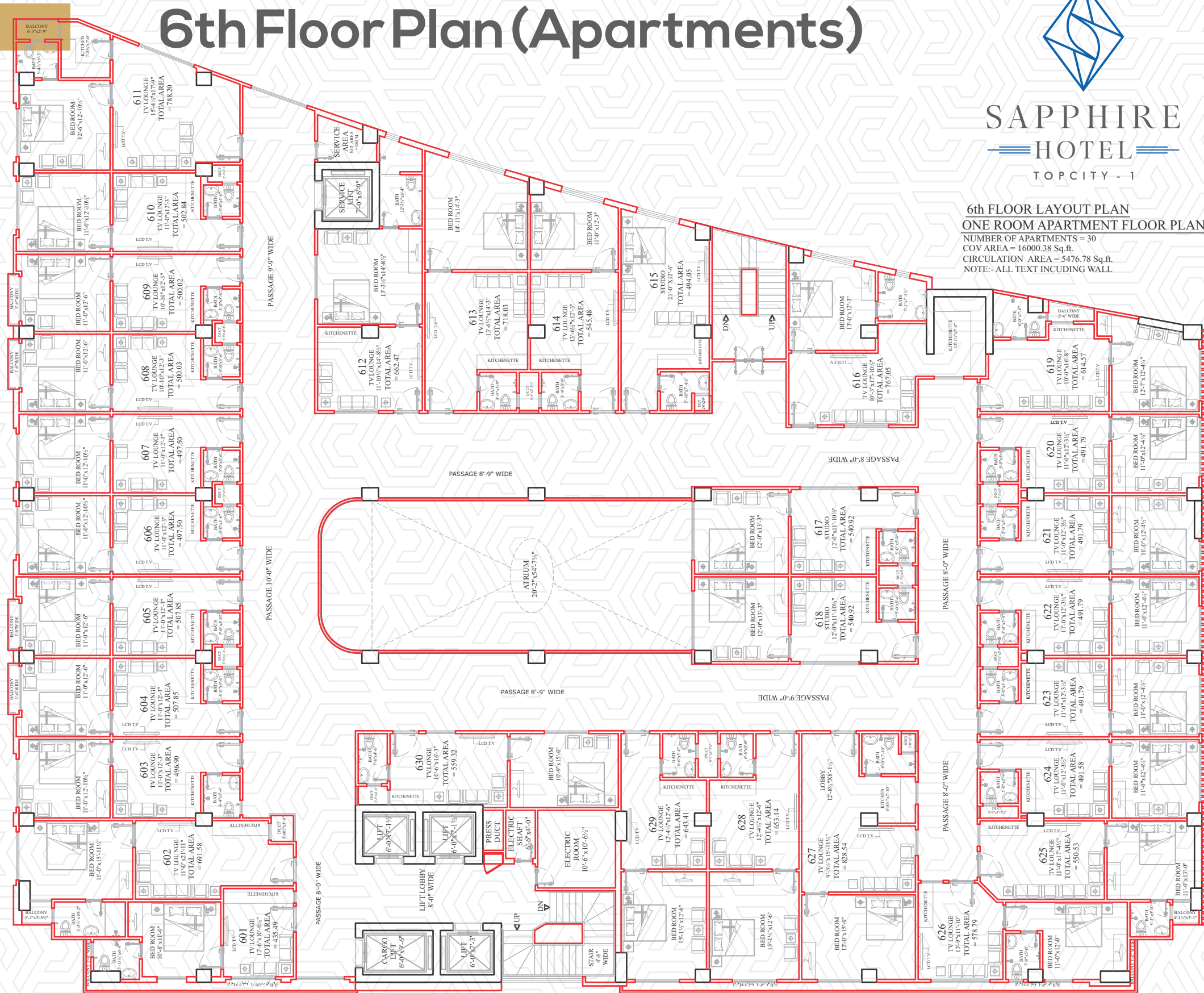


6th Floor Plan (Apartments)



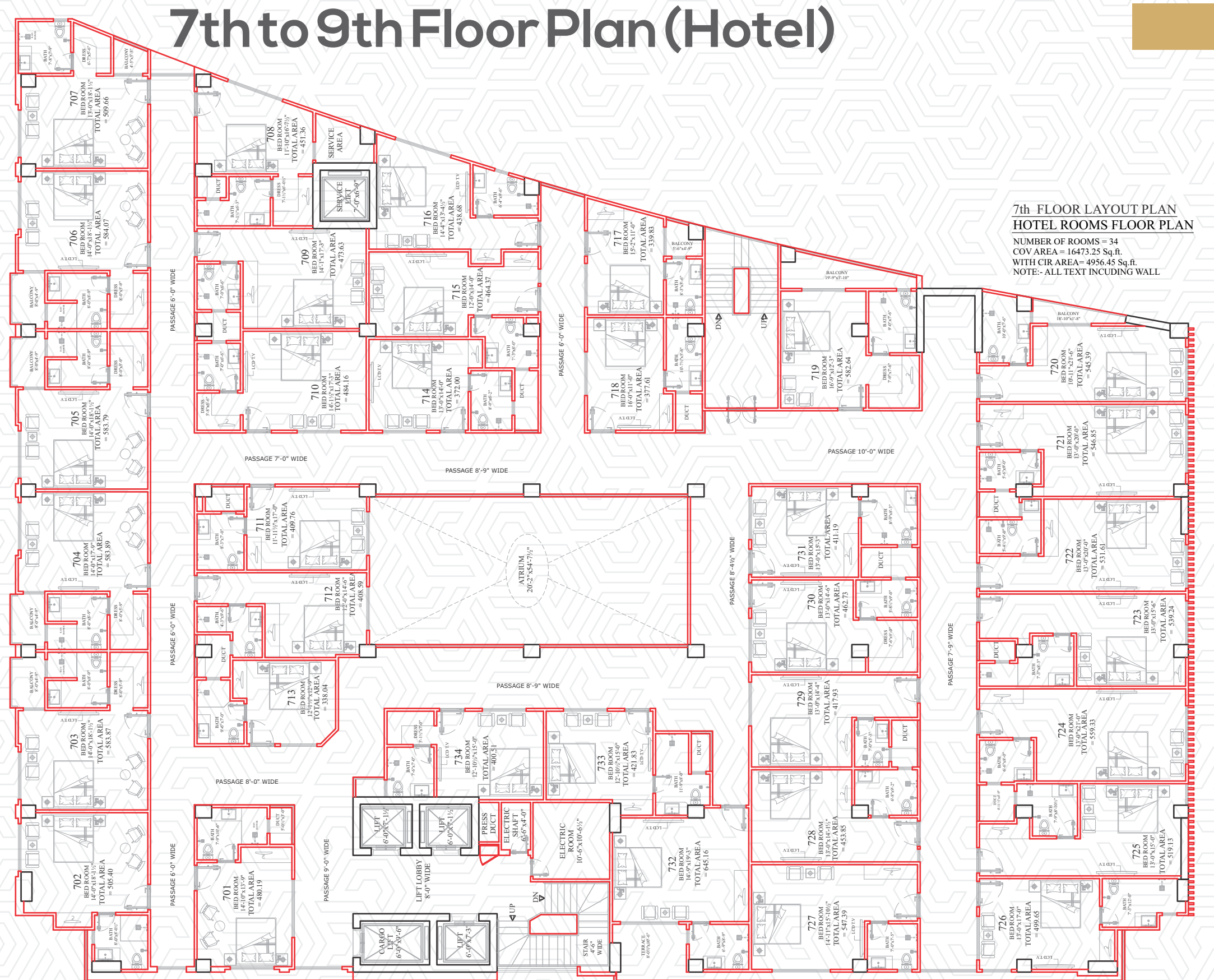
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6th FLOOR LAYOUT PLAN
ONE ROOM APARTMENT FLOOR PLAN
NUMBER OF APARTMENTS = 30
COV AREA = 16000.38 Sq.ft.
CIRCULATION AREA = 5476.78 Sq.ft.
NOTE:- ALL TEXT INCLUDING WALL



7th to 9th Floor Plan (Hotel)

7th FLOOR LAYOUT PLAN
HOTEL ROOMS FLOOR PLAN
NUMBER OF ROOMS = 34
COV AREA = 16473.25 Sq.ft.
WITH CIR AREA = 4956.45 Sq.ft.
NOTE:- ALL TEXT INCLUDING WALL

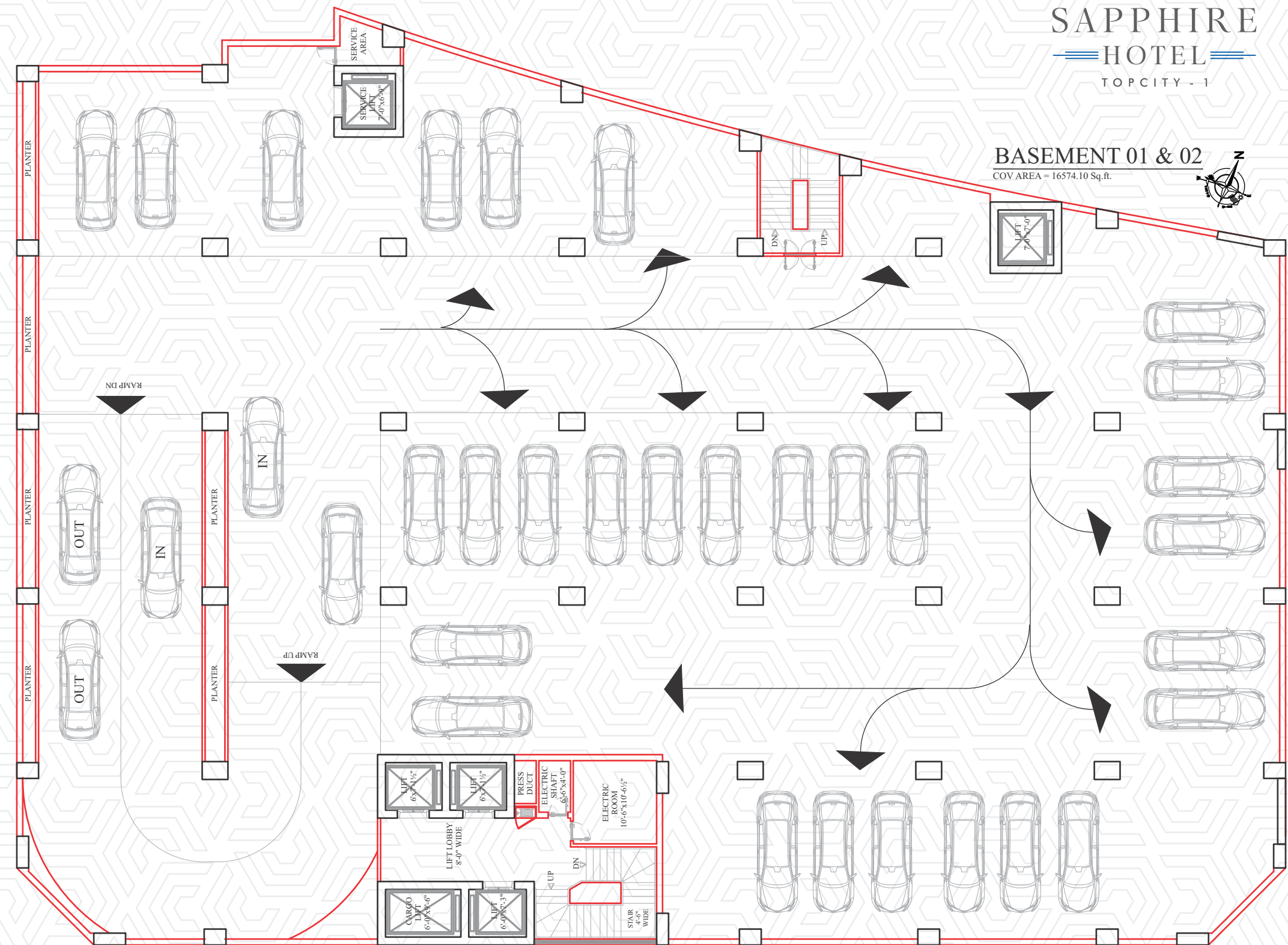


Basement 01 & 02 Plan (Parking)



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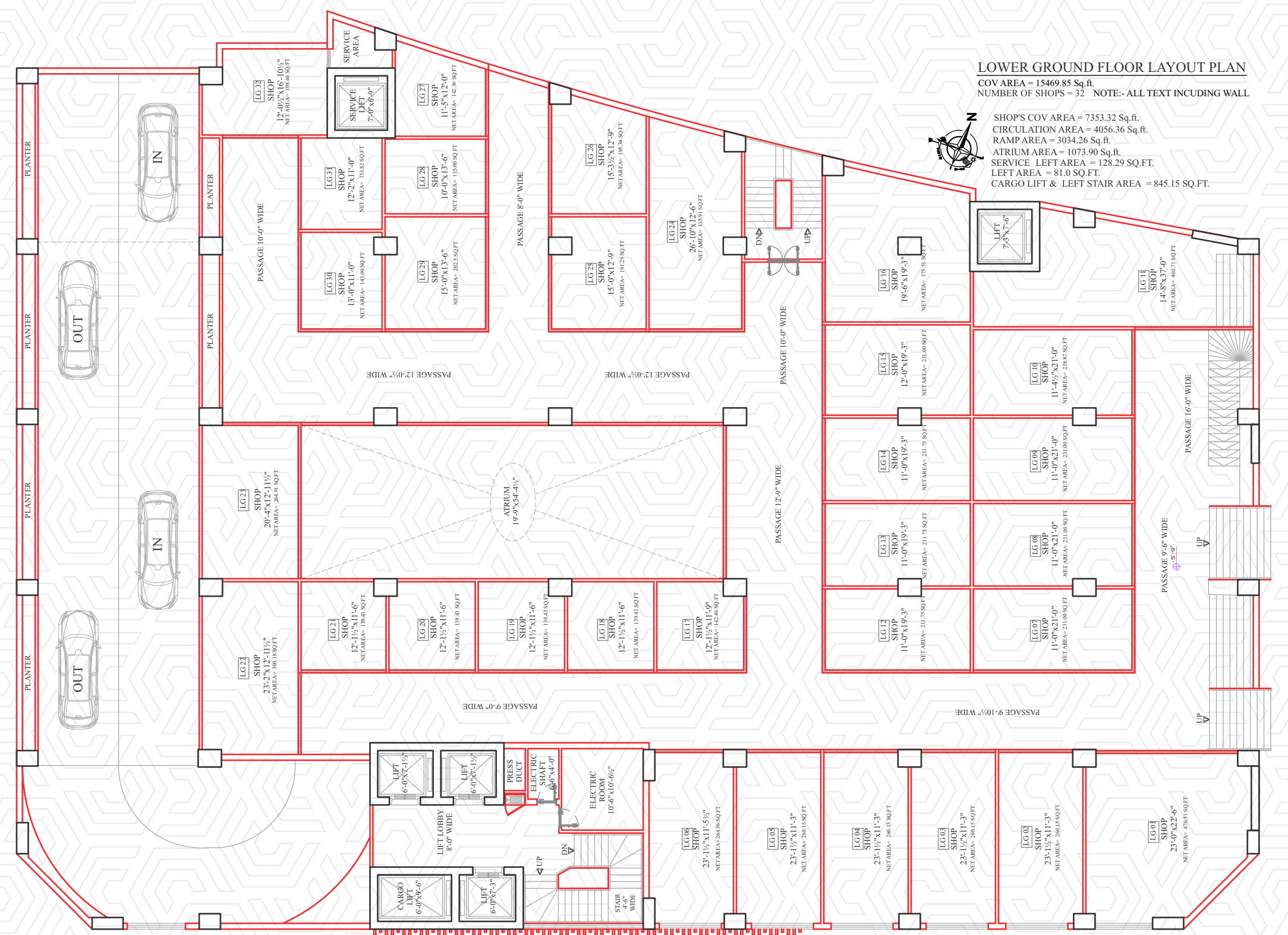
BASEMENT 01 & 02
COV AREA = 16574.10 Sq.ft.



Lower Ground Floor Plan (Shops)

LOWER GROUND FLOOR LAYOUT PLAN
COV AREA = 15469.85 Sq.ft.
NUMBER OF SHOPS = 32 NOTE:- ALL TEXT INCLUDING WALL

SHOP'S COV AREA = 7353.32 Sq.ft.
CIRCULATION AREA = 4056.36 Sq.ft.
RAMP AREA = 3034.26 Sq.ft.
ATRIUM AREA = 1073.90 Sq.ft.
SERVICE LEFT AREA = 128.29 SQ.FT.
LEFT AREA = 81.0 SQ.FT.
CARGO LIFT & LEFT STAIR AREA = 845.15 SQ.FT.



Ground Floor Plan (Shops)

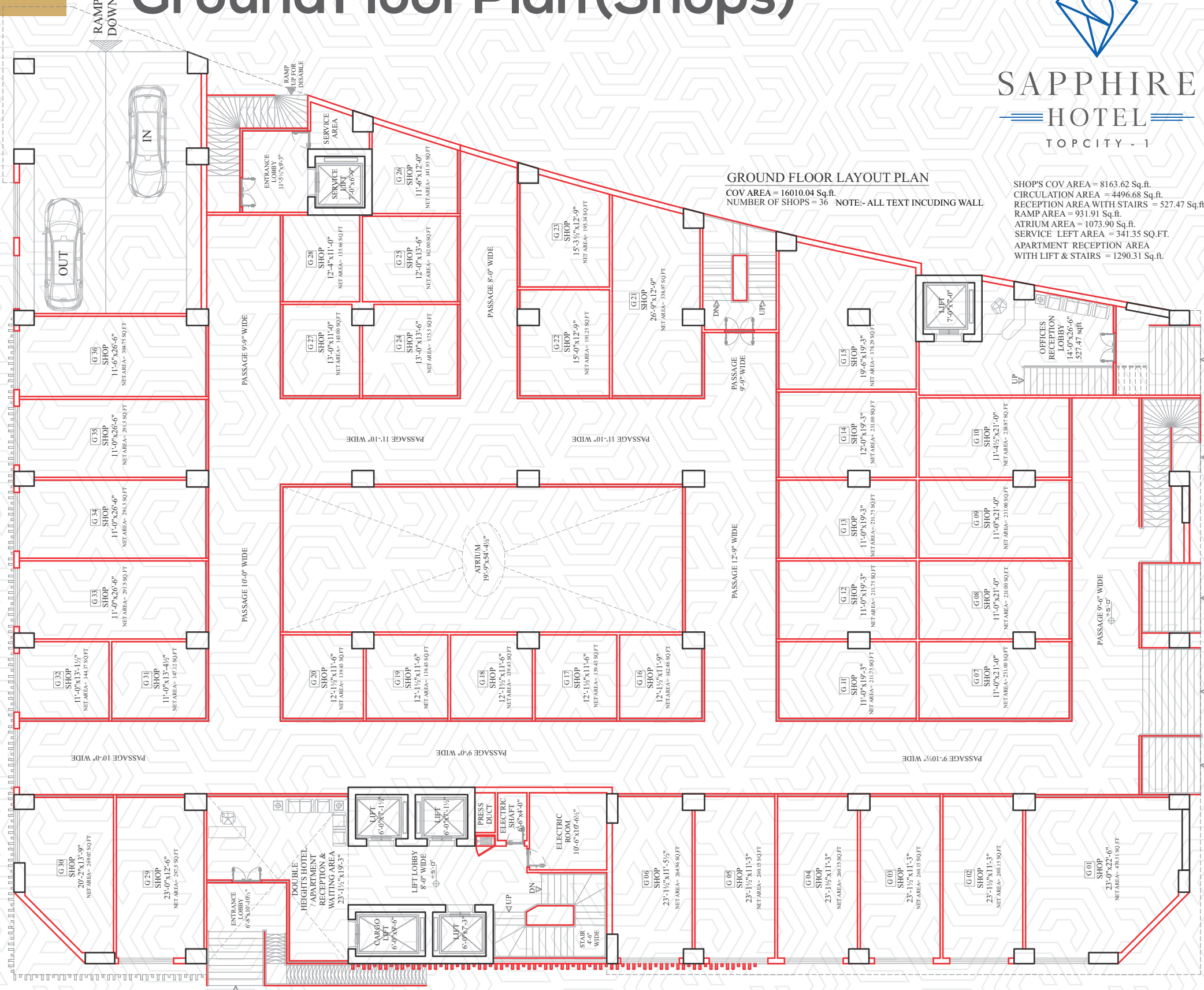


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GROUND FLOOR LAYOUT PLAN

COV AREA = 16010.04 Sq.ft.
NUMBER OF SHOPS = 36 NOTE:- ALL TEXT INCUDING WALL

SHOPS COV AREA = 8163.62 Sq.ft.
CIRCULATION AREA = 4496.68 Sq.ft.
RECEPTION AREA WITH STAIRS = 527.47 Sq.ft.
RAMP AREA = 931.91 Sq.ft.
ATRIUM AREA = 1073.90 Sq.ft.
SERVICE LEFT AREA = 341.35 SQ.FT.
APARTMENT RECEPTION AREA WITH LIFT & STAIRS = 1290.31 Sq.ft.

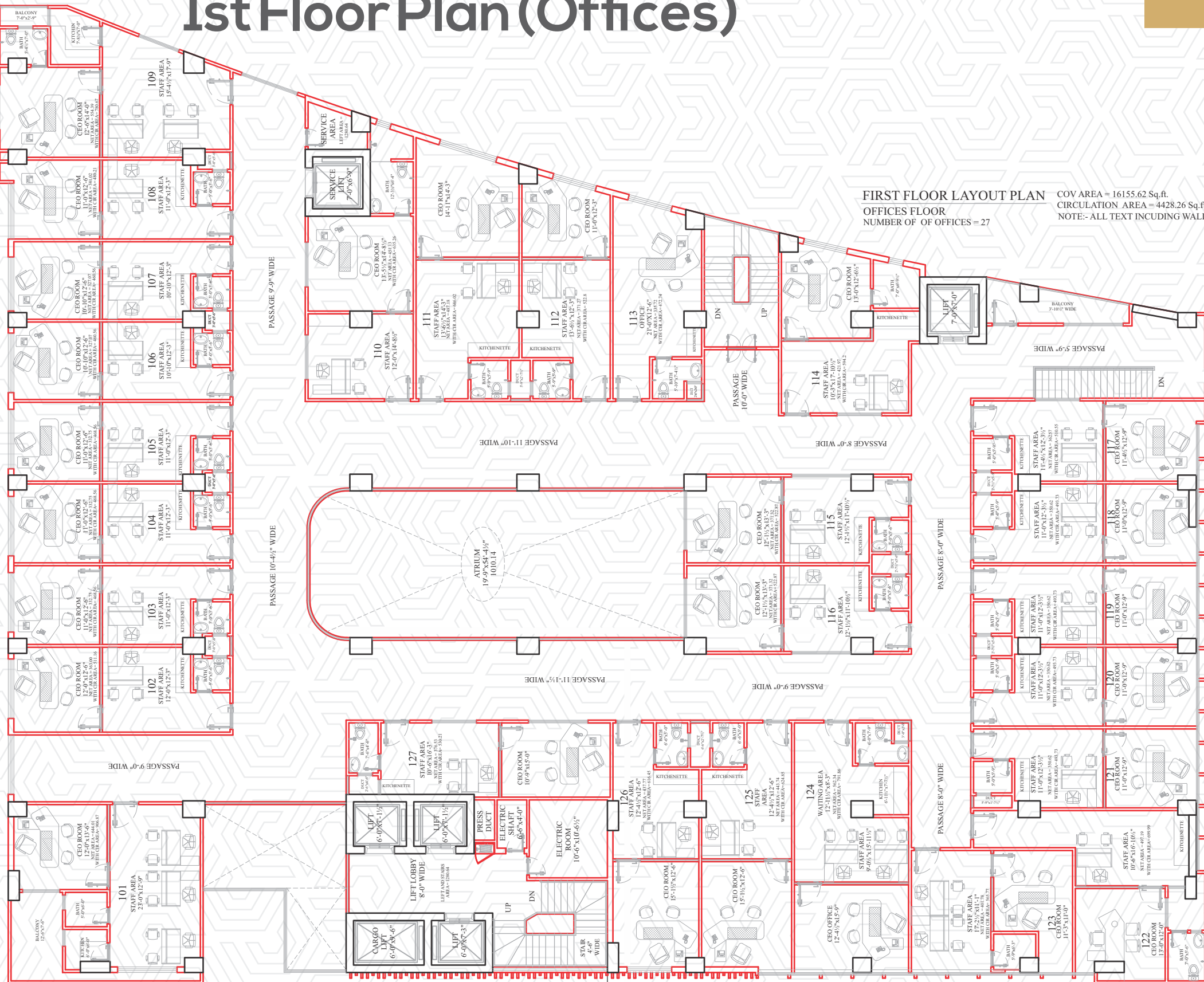


1st Floor Plan (Offices)

FIRST FLOOR LAYOUT PLAN

OFFICES FLOOR
NUMBER OF OF OFFICES = 27

COV AREA = 16155.62 Sq.ft.
CIRCULATION AREA = 4428.26 Sq.ft.
NOTE:- ALL TEXT INCUDING WALL



Executive Office Interior



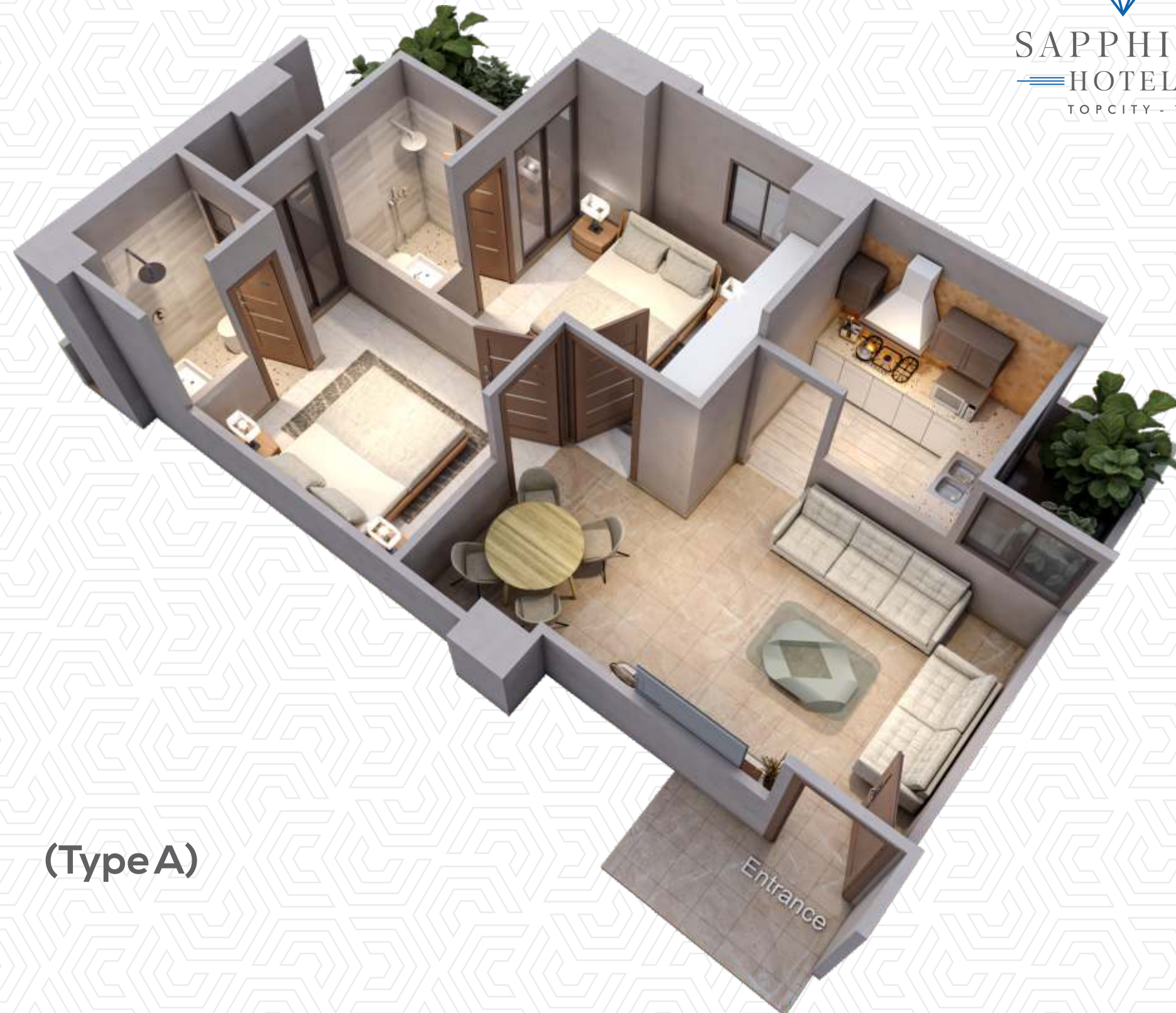
1 Bed Apartment Interior



2 Bed Apartment Interior



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(Type A)

2 Bed Apartment Interior



(Type B)

Hotel Suite Interior



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TEAM



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HOTEL
TOPCITY - 1

The team at Dream First Marketing and Dream Oaks Developers represents the best combination of professionalism and expertise, that has created a new paradigm in real-estate development namely Sapphire Hotel.

With the introduction of Sapphire Hotel, the team now extends its vision to improve highlife in Islamabad and is determined to transform residential lifestyle into a fusion of modern convenience and tradition comfort.

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DESIGNED BY



Delivered, Ongoing and Upcoming Projects

We have successfully launched and completed a number of commercial projects in Islamabad. This has led to our well earned reputation as a high quality builder who deliver – what we promise. Our completed projects carrying a unique blend of elegance, style and comfortable living. We will endeavor to continue our trend of excellence on all future projects.



V-TOWER, Top City-1



Club View Arcade, B-17, Islamabad



Lucky Lake View Heights, Bani Gala, Islamabad



Dream Oaks Villas, B-17, MPCHS, Islamabad



B-Square, B-17, Islamabad



Khushbakht Arcade 1, B-17, Islamabad



Khushbakht Heights, Gawadar



Dream Oaks Heights, Faisal Town



A residential project in Mumtaz City, Islamabad



Dream Oaks Arcade, B-17, Islamabad

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Builder Profile

Khushbakht Property Network



The real estate sector in the country is gradually recovering from the effects of the economic slowdown. We are providing a big investment opportunity in growing industry of Pakistan. We are privileged that Almighty Allah gave us the opportunity to serve diverse clients of our homeland. Khushbakht Property Network works as the vital element of the real estate market in Pakistan that contributes to the national economy by

driving in foreign and local sectors. Our team's focus is "Service with Dignity", So we are working deliberately creatively and persistently. We constantly embrace new ideas, and every year we create several new real estate & housing projects in Islamabad. If you love the innovation, luxury life and Peaceful living, we are here to make your dreams come true!

Our Projects

Our Signature developments in the construction industry of Capital city of Pakistan, Islamabad.

Delivered Projects

Khushbakht Arcade 1, B-17, Islamabad, B-Square, B-17, Islamabad, Khushbakht Arcade, B-17, Islamabad, Dream Oaks Hills, Bhurban, Murree, Dream Oaks Arcade, B-17, Islamabad and Lucky Lake View Heights, Bani Gala, Islamabad & more.

Under Construction Projects

Dream Oaks Villas, B-17, Khushbakht Heights, Gawadar, Dream Oaks Heights, Faisal Town, Glorious Arcade, FMC-B-17, Islamabad and Glorious Arcade 1 FMC-B-17, Islamabad and more.

