

# GHANDHARA ESTATE

## Capital Smart City Residential Villas for Sale

### 5 Marla Smart Villas – 3 Bedrooms

Modern Floor Plans | Premium Construction | Smart Living

The **5 Marla Smart Villas** in **Capital Smart City Islamabad** are thoughtfully designed to offer **modern living, smart utilization of space, and premium finishing**, making them an ideal choice for **Overseas Pakistanis**, families, and investors.

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#### Area Specifications (5 Marla Smart Villa)

- **Plot Area:** 1,125 Sq. Ft.
- **Plot Size:** 25 ft × 45 ft
- **Ground Floor Covered Area:** 946 Sq. Ft.
- **First Floor Covered Area:** 757 Sq. Ft.

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#### Ground Floor Layout

-  1 Bedroom
-  Attached Dress & Bath
-  Living Room
-  Modern Kitchen
-  Laundry Area
-  Car Porch

Designed for ease of access, the ground floor is ideal for **elders, guests, or rental use**.

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#### First Floor Layout

-  2 Bedrooms
-  Attached Dress & Bath
-  Living Room
-  Kitchenette
-  Terrace
-  Additional Bath

The first floor offers **privacy and comfort**, perfectly suited for family living. Call **Ghandara Estate**  
 **0300-9568645**

## Civil Works & MEP Features

### (Quality-Focused Construction Standards)

- Earthquake-Resistant RCC Structure
- RCC Concrete Slab System
- Large-Size Concrete Water Tanks
- Underground Septic Tank
- Double DPC System
- Anti-Damp & Anti-Termite Treatment

### Plumbing & Electrical

- PPRC Pipes (Master Brand or Equivalent)
- UPVC Pipes (Accufit or Equivalent)
- GI Piping (IIL-Medium or Equivalent)
- Electrical Conduits (Popular or Equivalent)
- Electrical Wiring (Newage Cables or Equivalent)
- Schneider or Equivalent Circuit Breakers
- AC Copper Piping (Dawlance 22 Gauge)
- SMD Lighting System

 *Material brands listed are indicative of quality standards.*

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## Premium Finishing Features

- Imported Porcelain Floor Tiles
- Imported Bath Tiles
- Imported Modular Kitchens & Wardrobes
- Premium Imported Granite Kitchen Countertops
- Premium Granite Finish on Stair Steps
- Imported Wood Veneer Doors
- Imported Granite / Marble Window Sills
- Indoor Paint (ICI Plastic Emulsion or Equivalent)
- Exterior Paint (ICI Weather Shield / Rock Wall)
- Powder-Coated Aluminum Windows
- 8 mm Tempered Glass Shower Enclosures
- Steel Main Gate (14 Gauge)
- Imported Brand Sanitary Ware & Fittings
- Clipsal or Equivalent Electrical Switches
- Stainless Steel Stair Railing
- Gas / Electric Geysers
- Ceiling Fans (Pak Fan or Equivalent)
- Imported SMD / COB Downlights

## Ideal for Overseas Pakistanis

- ✓ Low-maintenance smart living
- ✓ International-standard construction
- ✓ Secure gated community
- ✓ Excellent rental & resale value
- ✓ Flexible instalment plans available

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## Booking & Floor Plan Details

For **pricing, payment plans, floor drawings, and booking assistance**,

### 5 Marla Villas

#### **5 Marla Villa – 3 Bedrooms (Cash Payment)**

- **Total Price: PKR 1 Crore 50 Lakh**

#### **5 Marla Villa – 3 Bedrooms (2-Year Instalments)**

- **Total Price: PKR 1 Crore 85 Lakh**
- **Down Payment (20%): PKR 37 Lakh**
- **Balance: 8 Quarterly Instalments of PKR 18 Lakh 50 Thousand**

contact:

**Ghandhara Estate**  
 **0300-9568645**

 Call or WhatsApp now to secure your **5 Marla Smart Villa in Capital Smart City Islamabad**

<https://ghandharaestate.com/>

### **Disclaimer:**

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