

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**.

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**.

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 **Ghandhara 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.*

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
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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:

Gandhara Estate

 **0300-9568645**

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

<https://gandharaestate.com/>

Disclaimer:

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