

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ



MARGALIA VIEW HOUSING SCHEME D-17 ISLAMABAD



About **OUR COMPANY**

Twin City Housing Pvt Ltd, Established in **1992**, embarked on a notable journey in the real estate sector, marked by significant milestones. In the year 1994, the company undertook the development of the prestigious **MVHS D-17** project, a testament to its commitment to delivering high-quality residential spaces to the community.

Since 2005, Twin City Marketing a sister company of TCH has been at the forefront of marketing and promoting its projects with unwavering dedication. About **ABOUT OUR COMPANY** forefront of marketing and promoting its projects with unwavering dedication. This decade-long endeavor has enabled the company to connect with a diverse clientele and showcase its exceptional developments to the broader market.

As Twin City Marketing continues to grow and thrive, its legacy in the real estate industry remains defined by its commitment to excellence and a rich history of serving the housing needs of its valued clientele.



COMPANY DIRECTION



MVHS D-17



**PINE VILLAS
PHASE (1)**



**PINE VILLAS
PHASE (2)**



**PINE VILLAS
PHASE (3)**



**PINE VILLAS
PHASE (4)**



REHMAN SQUARE



J7 MALL



J7 ONE MALL



PINEHEIGHTS



**INFINITY MALL &
RESIDENCE**



COMPANY DIRECTIONS



Since 1994



MVHS D-17 ISLAMABAD



Since 2010 - 2020



PINE VILLAS PHASE 1
PINE VILLAS PHASE 2
PINE HEIGHTS
PINE VILLAS PHASE 3
AL REHMAN SQUARE
J7 MALL



Since 2020 - 2026



J7 ONE MALL
PINE VILLAS PHASE 4
INFINITY MALL & RESIDENCE

MVHS D-17

- Land area (2400 Kanals)
- Approved Map from CDA
- Located on main GT Road
- 3 Minutes from Margalla Avenue
- 5 Minutes from M1 Motorway
- 5 Minutes from CPEC (Hakla Interchange)
- 10 Minutes from Sirinagar Highway
- 15 Minutes from Islamabad International Airport
- 3500+ Families residing here



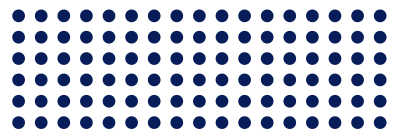
MARGALLA VIEW HOUSING SCHEME



OUR DEVELOPMENTS

- Developed Commercial Area in Main Markaz
- Gated Community 24/7 Surveillance and Guards for security of residents.
- Land Allocated for Schools and Hospitals Currently MLS, Educators, Roots and Sir Syed School are operational with thousands of students enrolled.
- Entertainment and Lifestyle Facilitations OUR DEVELOPMENTS
Development Central community parks and Jogging tracks around Dam provided for better lifestyle and healthcare
- Basic Amenities 24/7 Water, Electricity and Gas provided to our Residents.
- Masjid in Every block •

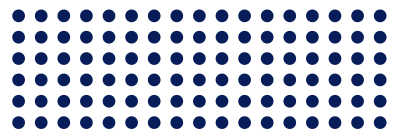




PINE VILLAS PHASE-1

- First of its kind in Zone-II Islamabad
- 3 Types of Villas (Single Unit, Double Unit, Basement Villa)
- 48 Villas of 7 Marla Each • 144000 Sft Area Developed Portfolio PINE VILLAS PHASE-1
- 144000 Sft Area Developed
- Started in 2011
- Delivered and Occupied Till 2013





PINE VILLAS PHASE-2

- After Successful Completion of Phase-1
- 3 Types of Villas (Single Unit, Double Unit, Basement Villa)
- Started in 2014 • 53 Villas of 7 Marla Each
- PINE VILLAS PHASE-2 Portfolio 53 Villas of 7 Marla Each
- 159000 Sft Area Developed • Delivered and Occupied Till 2016



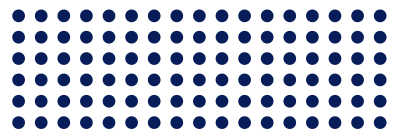


PINEHEIGHTS



- Coincided With Phase-2 ,Started Pine Heights in 2016
- 200 Luxury Apartments Of 2,3 & 4 beds
- Double Basement Car Parking with a capacity of 200 Cars
- 10 Floor Building 24/7 Security Portfolio PINE HEIGHTS • 24/7 Security
- Maintained and Equipped with all basic needs
- Around 400,000 Sft Area Developed
- 4 Luxury Penthouses of 7000 Sft each with scenic Sandaymar Dam and Margalla Hills.
- Delivered and Occupied Till 2020

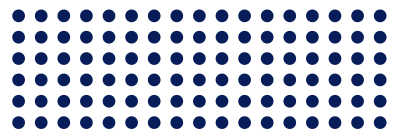




PINE VILLAS PHASE-3

- After the Successful Completion of Phase 1 & 2
- 3 Types of Villas (Single Unit, Double Unit, Basement Villa)
- Started in 2018
- 42 Villas of 7 Marla Each
- 126000 Sft Area Developed Portfolio PINE VILLAS PHASE-3
- 126000 Sft Area Developed
- Delivered and Occupied Till 2020

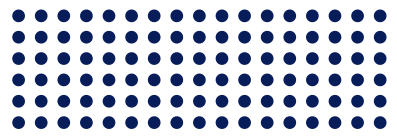




AL REHMAN SQUARE

- Started in 2018 In Main Markaz of D-17
- 18 Marla Land Area
- Basement + G + 4 Floors (Corporate, Commercial and Residential Project)
- 8 Shops, 17 Offices, 27 Apartments
- Delivered in just 1 year and completely occupied Till 2019





J7 MALL

- Started in 2019 In Main Markaz of D-17
- 3.25 Kanal Land Area
- Basement with Shopping Area
- LG + G + 4 Floors (Corporate, Commercial and Residential Project) Portfolio J7 MALL
- LG + G + 4 Floors (Corporate, Commercial and Residential Project)
- Rooftop Sitting
- 61 Shops, 27 Offices, 57 Serviced Apartments (1 Bed, 2 Bed and Studio)
- Delivered and occupied Till 2021

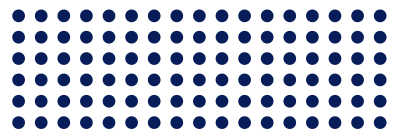




J7 ONE MALL

- Started in 2020 In Main Markaz of D-17
 - 1.6 Kanal Land Area
 - Basement with Shopping Area
 - LG + G + 4 Floors (Commercial Project)
 - Food Court, Gymnasium, Swimming Pool
- Portfolio J7 ONE MALL
- Food Court, Gymnasium, Swimming Pool
 - Rooftop Sitting
 - Delivered and occupied Till 2022

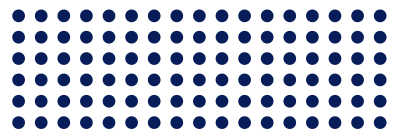




PINE VILLAS PHASE-4

- After the Successful Completion of Phase 1, 2 & 3
- Started in 2021
- 25 Villas of 10 Marla each
- 97000 Sft Area Developed
- Delivered and Occupied till 2023

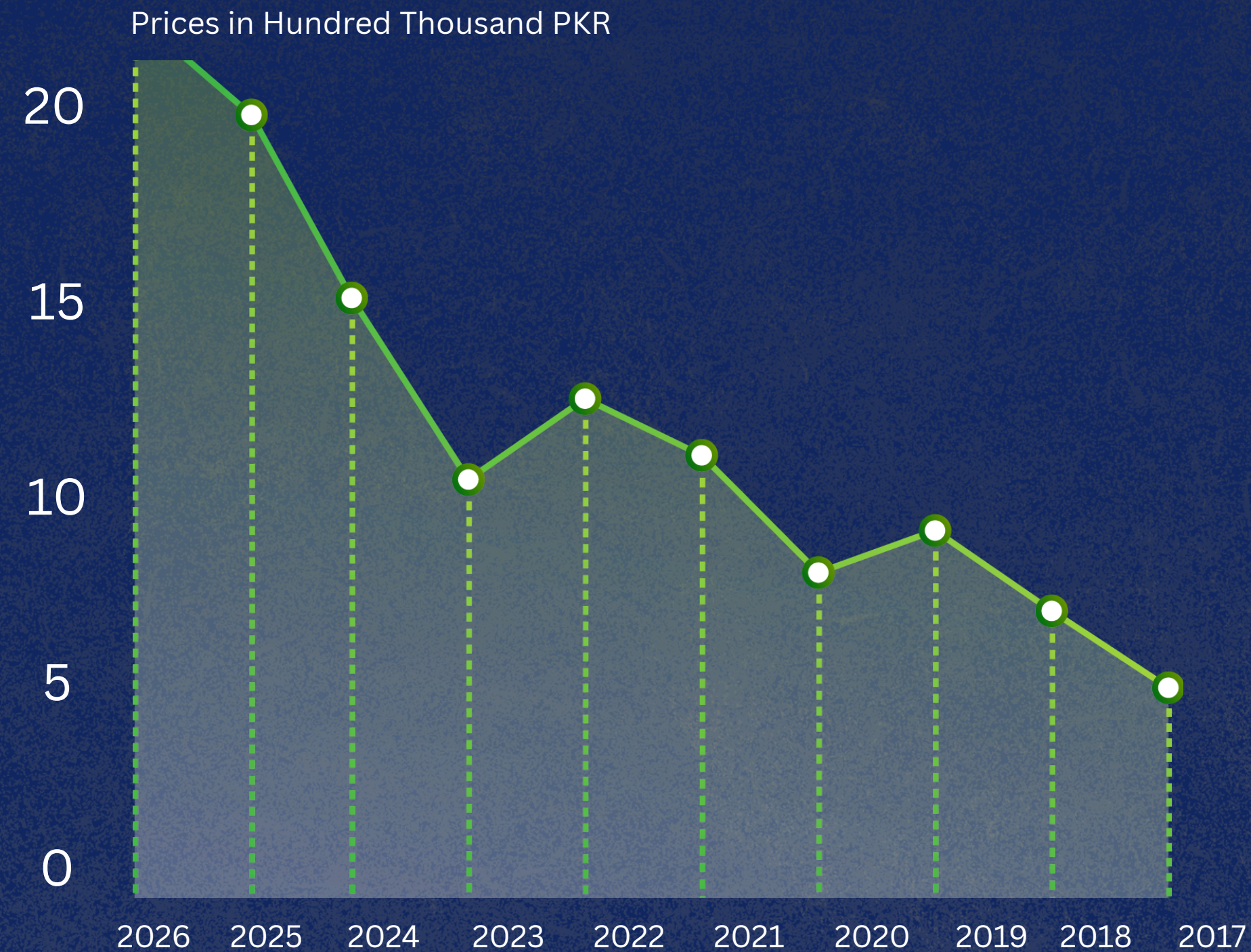
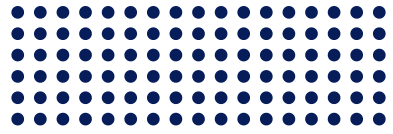




INFINITY MALL & RESIDENCE

- Started in 2022
- 10 Floor Building
- 7 Kanal Area
- 122 Fully Furnished Luxury Apartments including Studio, 1 Bed & 2 Bed
- 35 Corporate Offices Portfolio INFINITY MALL & RESIDENCE
- 35 Corporate Offices
- 102 Shops • Basement Car Parking
- 187,000 Sft Area Developed out of 231000 Sft Total Area
- Will be Completed by 2027 (IN SHA ALLAH)



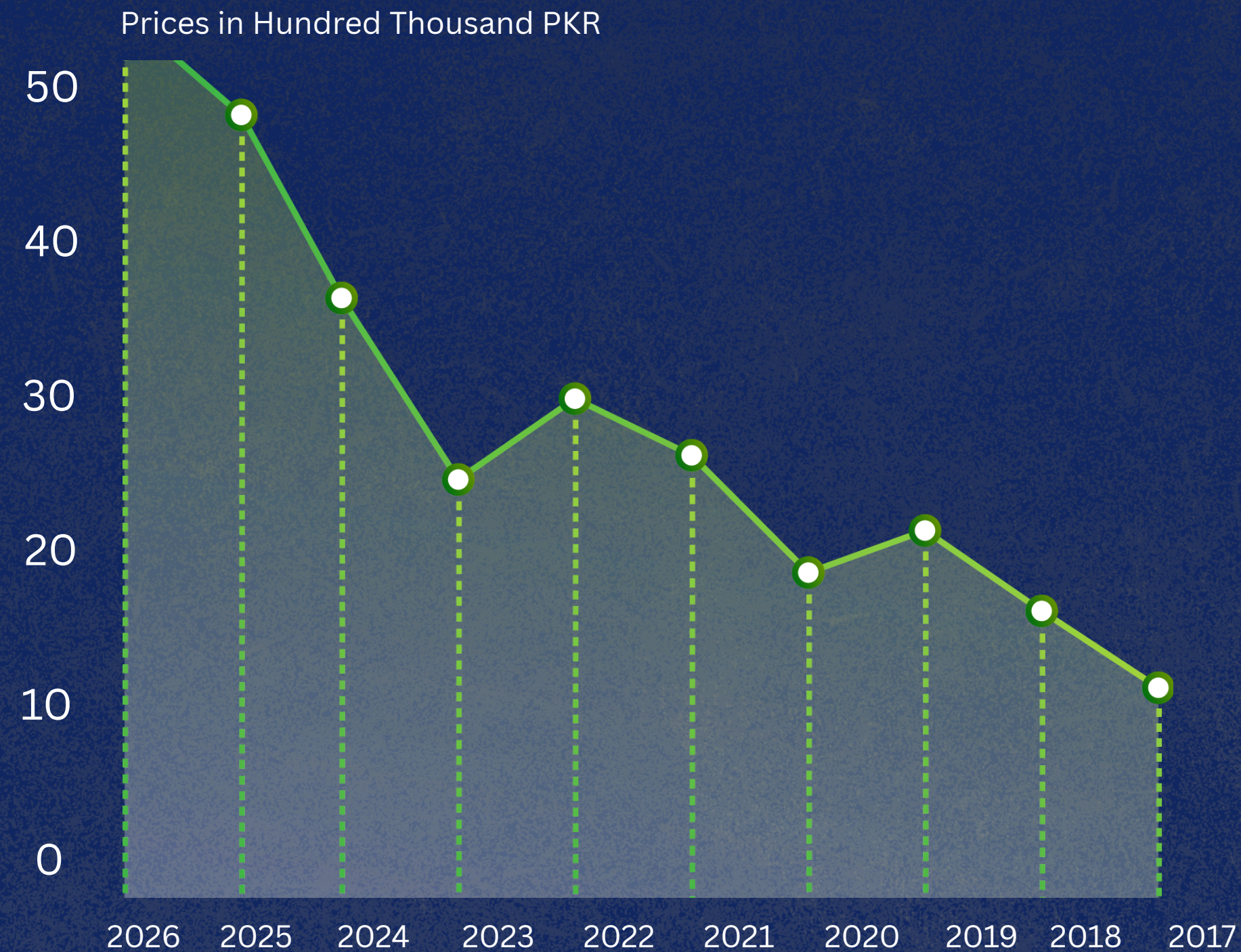
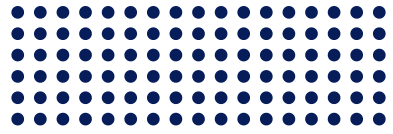


RESIDENTIAL PLOT RATE PER MARLA

2017-2026

The graph depicts how the prices of residential plots have increased over the past 9 years.



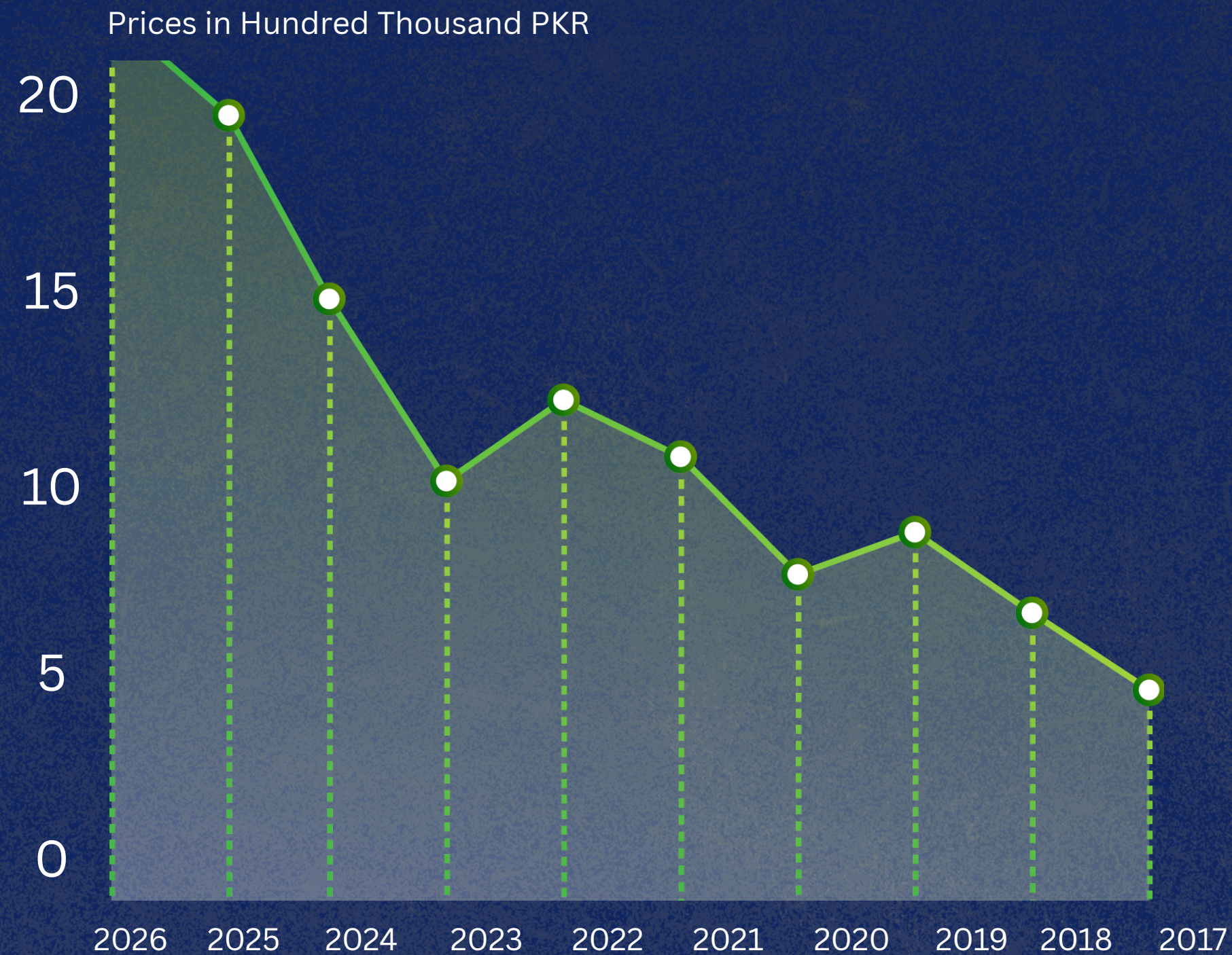
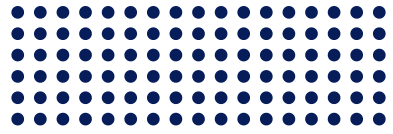


COMMERCIAL SHOP RATES PER SQFT

2017-2026

The graph depicts how the prices of residential plots have increased over the past 9 years.





APARTMENT RATES PER SFT

2017-2026

The graph depicts how the prices of residential plots have increased over the past 9 years.



THANK YOU



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