



PELICAN  
*Lifestyle*  
VILLAS

Where You Live for Joy Every Moment

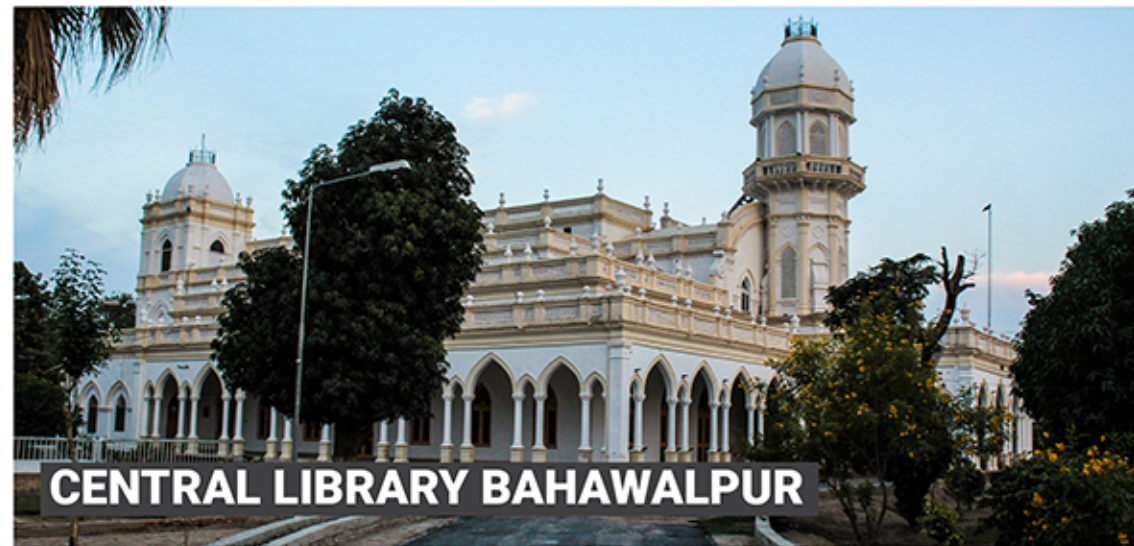




## About Bahawalpur

Bahawalpur is a city located in the middle of Pakistan, precisely in the South Punjab. It is the 11th largest city in the province and the 13th most populous city of the country. The economy of Bahawalpur is largely based on agriculture having wheat, sugarcane and cotton crops grown in the area. It is one of the fastest growing industrial sectors of Pakistan that includes textile manufacturing, ceramics and pharmaceuticals.

Real Estate modernization of Bahawalpur is rapidly spreading as DHA i.e. the largest master developer of Pakistan has developed DHA Bahawalpur according to international top quality living standards. Due to its historic and strategic location, the city is very well connected to other cities of Pakistan having a wide network of railways, buses and airport.



## About DHA Bahawalpur

DHA Bahawalpur, is a prestigious residential and commercial real estate development project located in Bahawalpur, Punjab, Pakistan. It is a branch of the larger DHA Network, known for creating upscale and well-planned housing communities in various cities across Pakistan.

DHAB has combined modern infrastructure, amenities and services to create a comfortable and luxurious lifestyle for its residents including parks, sports complexes, schools, healthcare facilities, shopping areas etc. Planned events, recreational areas and communal spaces encourage interaction and a vibrant neighborhood atmosphere.

The developer has a phased development approach, with different sectors and phases being released gradually. This approach allows for organized growth and ensures that necessary infrastructure is developed alongside housing. Therefore, all types of residential and commercial properties in DHA generally hold strong investment potential due to their reputation and the quality of their developments. Properties within DHA communities often experience appreciation in value over time.

DHA projects have their own set of regulations and guidelines governing property ownership, construction standards and community rules. These guidelines contribute to maintaining the quality and aesthetics of the community. Mostly, all Pakistani people inside or outside Pakistan trust in DHA and everyone has priority to invest in DHA as compared to any other property investment in Pakistan. Therefore, property investment in DHA is considered as a premium real estate investment having higher appreciation and liquidity option.





## Malik Zulfiqar Ahmad – Group CEO

Esteemed Home Buyers,

I am thrilled to unveil a vision that has been carefully nurtured by our team at Pelican Property Builders – a vision that will shape of an exceptional luxury villa of 10 Marla. As the CEO, I am honored to introduce you to this elegant villa where architectural magnificence meets unparalleled comfort, where your inspirations find their true home.

Our journey to create this remarkable community began with a simple question: What defines luxury? Is it the grandeur of design, the richness of materials, or the exclusivity of location? For us, luxury is an experience that transcends these elements. It's about the emotions stirred as you step into your heaven, the pride of ownership that resonated with every brick, and the sense of belonging that radiates through each corner.

We understand that a luxury villa isn't just a dwelling; it's a reflection of your achievements, a canvas for your dreams. With this understanding, we've meticulously designed each villa to capture the essence of opulence while ensuring that modern functionality and environment harmony are seamlessly integrated.

Our promise is not just in bricks and mortar; it's in the lifestyle we curate where relaxation meets recreation, where every day is an opportunity to cherish moments with loved ones and to celebrate your achievements.

As we embark on this journey together, I invite you to become a part of our legacy of redefining luxury, elevating living standards and shaping the future of refined living. Our team is dedicated to ensuring that every step of this journey is marked by transparency, innovation and a commitment to your satisfaction.

Welcome to a world where luxury isn't just a word; it's a way of life. Welcome to Pelican Property Builder's Lifestyle Villas of 10 Marla.



## About Pelican Lifestyle Villas

Pelican Lifestyle Villas offer all the necessities and luxuries of trending modern dwelling space: cozy, convenient and comfortable, ensuring maximum facilities and warmth of living in the cultural richness of Bahawalpur.

Life is ten percent what happens to you and ninety percent how you respond to it. There are ample of activities available in DHA Bahawalpur and arrangements are made in the forms of award winning design and the quality materials so that families living in Pelican Lifestyle Villas will be enjoying the upscale modern living standards.

Life is like a coin. You can spend it any way you wish, but you only spend it once. In these villas, the ambiance will be so delightful that all family members will be enthusiastic to enjoy every moment of their time. From the wide bedrooms, spacious living rooms, large fitted washrooms, equipped kitchens and lavish terraces. It is appealing to celebrate everyday with the loved ones.





PELICAN  
Lifestyle  
VILLAS

Modern Design



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PELICAN  
**Lifestyle**  
VILLAS

**Classic Design**



## Airy and Well-ventilation

Love is the greatest refreshment in Life. At Pelican Lifestyle Villas, special arrangements are made so that dwellers stay happy and refreshed having air flows well and ample sunlight comes in, healthy vibes everywhere.

Good ventilation will be controlling the lingering moisture inside the villa and keeps the ceilings, walls, floors and the furniture dry. Removal of bad odors and getting fresh smelling is being planned due to proper airflow. In these lifestyle villas, every moment is a fresh beginning.



## Ergonomic Design

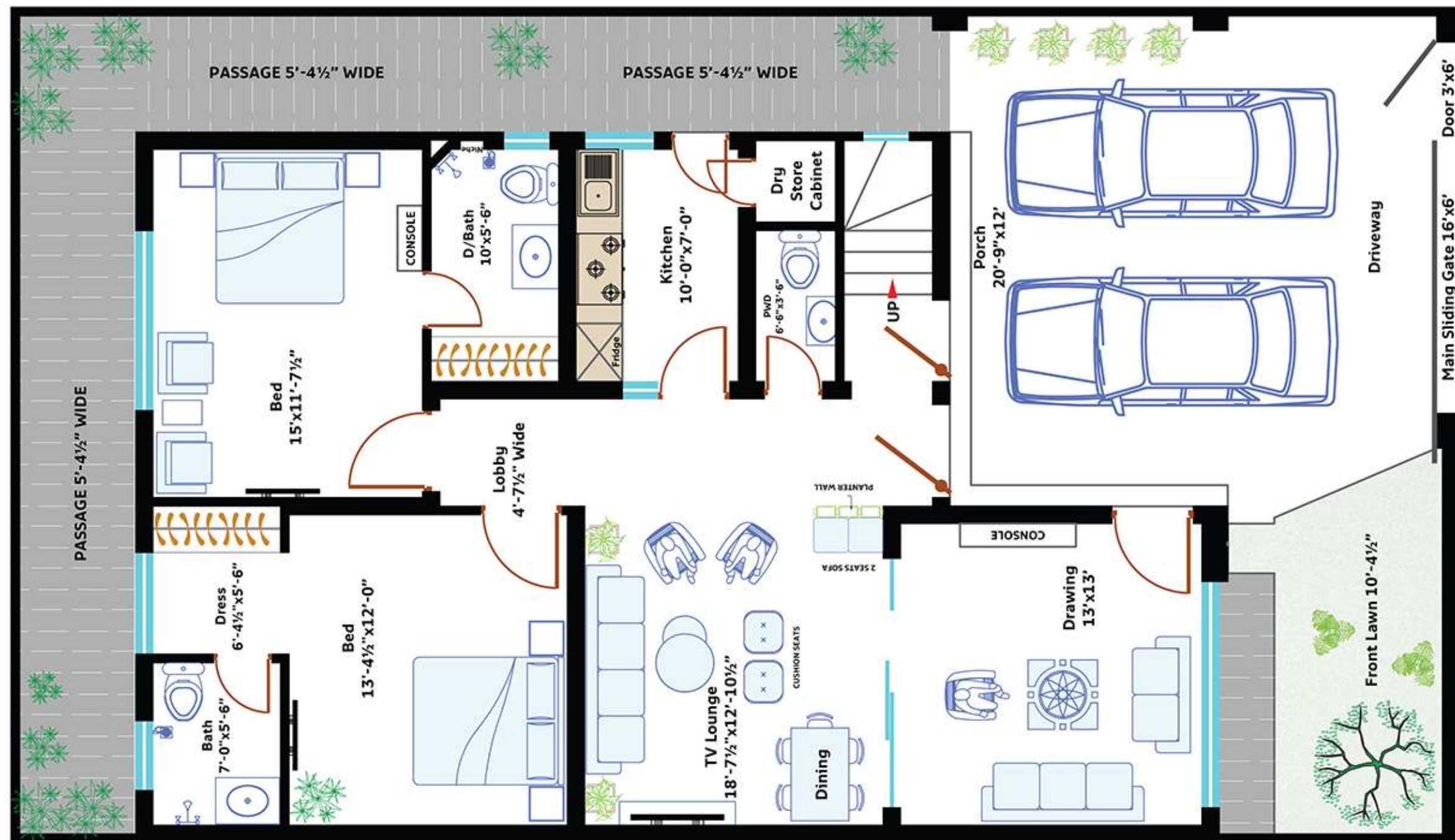
Not how long, but how well you have lived is the main thing. The whole secret of a successful life is to find out what is one's destiny to do, and then do it. Pelican Lifestyle Villas focuses on creating living spaces that are comfortable, efficient and supportive of the needs and well-being of the residents.



An ergonomic design starts with a well-organized layout that minimizes unnecessary movement between rooms. Each area should be easily accessible and efficiently connected. Rooms should serve a clear purpose and be designed with its intended function in mind. For example, kitchens should have efficient work triangles, bathrooms should prioritize safety and accessibility, and bedrooms should promote restful sleep.



# Ground Floor Layout



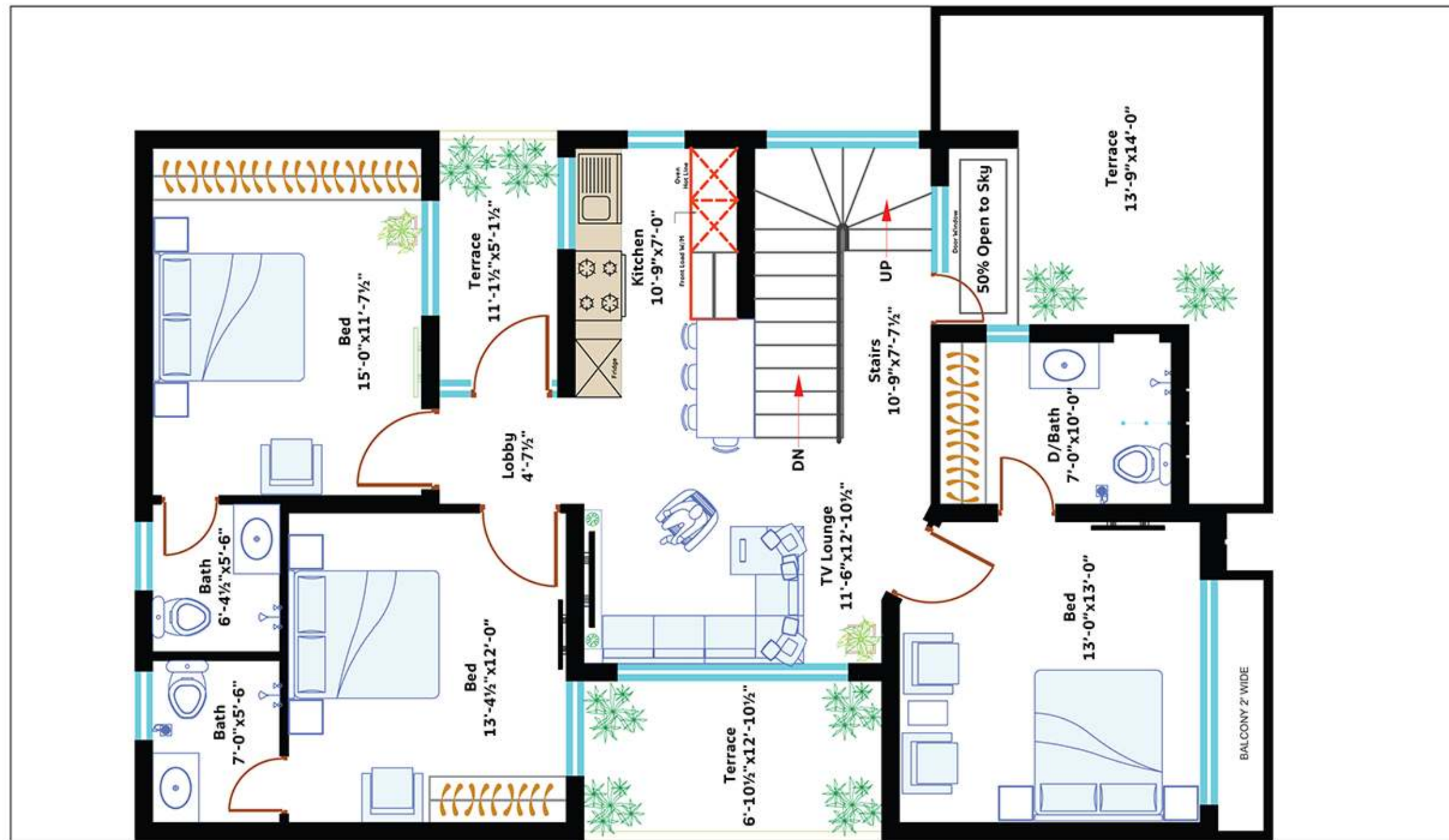
## Ground Floor

- 2 Bed Rooms – with attached Bathrooms
- Drawing Room with Artistic Wooden Glass partition
- Spacious Living / Dining Room
- Powder Room
- Kitchen with Store + Back Door
- Entrance Lobby
- Independent Stair Case
- Cars Porch
- Lawn

**5 Bed Rooms Villa**  
 Plot Size: 10 Marla | 2250 SFT  
 Total Constructed Area – 2,700 SFT



# First Floor Layout



## First Floor

- 3 Bed Rooms – with attached Bathrooms
- Balcony with the front Bed Room
- Spacious Living / Dining Room
- Wide Kitchen with Store
- 3 Large Size Terrace

## Second Floor

- Mumty cum Store





**GROUND FLOOR BED ROOM**

Disclaimer: All furniture, curtains, television, rugs, wall panels and kitchen utensils are for illustration purpose, only. They will not be provided in actual property.

## Plenty of Storage Spaces

Pelican Lifestyle Villas are well-prepared to accommodate a variety of needs when it comes to storage and organization. The inclusion of large closets and designated storage areas is a practical and thoughtful feature, especially for individuals and families who have diverse interests and activities throughout the year. For your hobbies, specific equipment, such as sports gear, crafting supplies or musical instruments will have dedicated storage spaces. Similarly, seasonal items like winter clothing, holiday decorations or summer sports equipment can help residents keep their living spaces clutter-free during different times of the year.

## Spacious Floor Plan

Life is not a problem to be solved, but a reality to be experienced by turning your wounds into wisdom. In witnessing life, it is ideal to be close with all family members, especially children. Sufficient circulation areas for kids, Pelican Lifestyle Villas are creating designated spaces where children can engage in physical activities and play without feeling cramped or restricted.

Parents greatly value the ability to keep an eye on their children while going about their daily tasks. Having clear sight lines from the kitchen to the great room or family room provides peace of mind and ensures that parents can monitor their kids' activities, easily. You will find special arrangements in these villas.



**GROUND FLOOR WASHROOM**



**GROUND FLOOR LOUNGE**





**FIRST FLOOR BED ROOM**

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**GROUND FLOOR KITCHEN**



**FIRST FLOOR WASHROOM**



**FIRST FLOOR STAIR LOBBY**



## Civil Works and MEP Features

- RCC Concrete Slab Structure
- PPRC Pipes (Dura Brand or equivalent)
- UPVC Pipes (Dura Brand or equivalent)
- GI Piping (IIL Pipes or equivalent)
- Electrical Conduits (Popular or equivalent)
- Electrical Wiring (FAST Cables or equivalent)
- Lighting (Philips/FT Lights SMD Lighting)
- Minimal Circuit Breakers (Schneider or equivalent)
- UPS Wiring Installation
- Double DPC System to avoid dampness
- Earthquake resistant structure
- Dual (UGWT & OHWT) Concrete Water Tanks
- Underground Septic Tanks
- Anti-Damp Treatment
- Anti-Termite Treatment



## Villas Finishing Features

- Stainless Steel Stairs Railing
- Gas/Solar/Elec Operated Geysers
- Fans (Pak Fans or Equivalent)
- Imported SMD/COB Down Lights
- 3 x Burner Kitchen Nesgas Stove
- Nesgas Kitchen Hood
- Time/Shabbir Porcelain Floor Tiles
- Time/Shabbir Bath Tiles
- Alnoor Kitchens and Wardrobes
- Premium Granite (Kitchen Counter Top)
- Premium Granite (Stairs/Steps Finish)
- 16 Gauge Steel Main Gate
- Sonex/Faisal Branded Sanitary Wares & Fittings
- Electrical Switches (Clipsal Brand or Equivalent)
- Solid Wood/Engineered Doors
- Granite/Marble Window Sills
- Indoor Paint (ICI Plastic Emulsion)
- Outdoor Paint (ICI Weather Shield or Rock Wall)
- Chawala Aluminum Windows
- 8 MM Tempered Glass Shower Enclosures
- Fire Extinguisher



## Good Quality Construction Material

Sing like no one's listening, love like you've never been hurt, dance like nobody's watching, and live like it's heaven on earth. That is why we equipped Pelican Lifestyle Villas with higher enduring and resistant quality materials. Strong and long-lasting structure enhanced the entire design's integrity that handles environmental calamities and it is the forte of Pelican Property Builders quality control standards.



## Pelican Villas Mood Board



### Security

Advance Surveillance System



### Roof Top Insulation

Heat and Water Proofing Insulation



### Maintenance

1 Year Free Maintenance



### UPS Station

Dedicated Point for UPS wiring



### Barbeque Area

Dedicated Barbeque Area at Rooftop



### Geyser

Solar Powered Water Geyser



### Kitchen Equipment

Nesgas / Flamex or Equivalent



### Sanitary Fitting

Porta / ICL or Equivalent



### Faucets

Sonex / Faisal or Equivalent



### Tiles

Time / Shabbir or Equivalent



### Doors

Solid Wood / Engineered / Interwood or Equivalent



### Windows

2mm Powder Coated Chawla Aluminum or Equivalent



### Paint

ICI Dulux Plastic Emulsion or Equivalent



### Water Supply Pipes

PPRC Fiber Composite Water Supply Pipe of TURKPLAST, DADEX or Equivalent, uPVC Pipes by Master



### Shower Cabin

Frameless Tempered Glass



### Wardrobes

Alnoor Sheet with Tempered Glass



### All Railings

S.S or Tempered Glass



### Room Ceiling

ECO Absorbed Gypsum



### Lights

Spot and Clone all S.M.Ds - Motion Sensor Lights



### Kitchen Top

Wall Mounted Granite



### Fire Extinguisher

Fire Protection System

### Disclaimer

The above images, pictures, designs, elevations, plans and dimensions are for illustrative purpose only. They are according to the specifications at the time of approval and maybe revised or altered in line with the direction of DHA and other concerned authorities and for compliance with the regulations and laws in force from time to time. However, the quality and standards mentioned above will remain the same.



## Location and Price

DHA Bahawalpur's reputation as a prime location with safety, infrastructure, educational institutions, commercial areas, recreational amenities, parks, schools, mosques, DHA clubs, colleges, universities and health facilities make it a luxurious and appealing choice for residents.

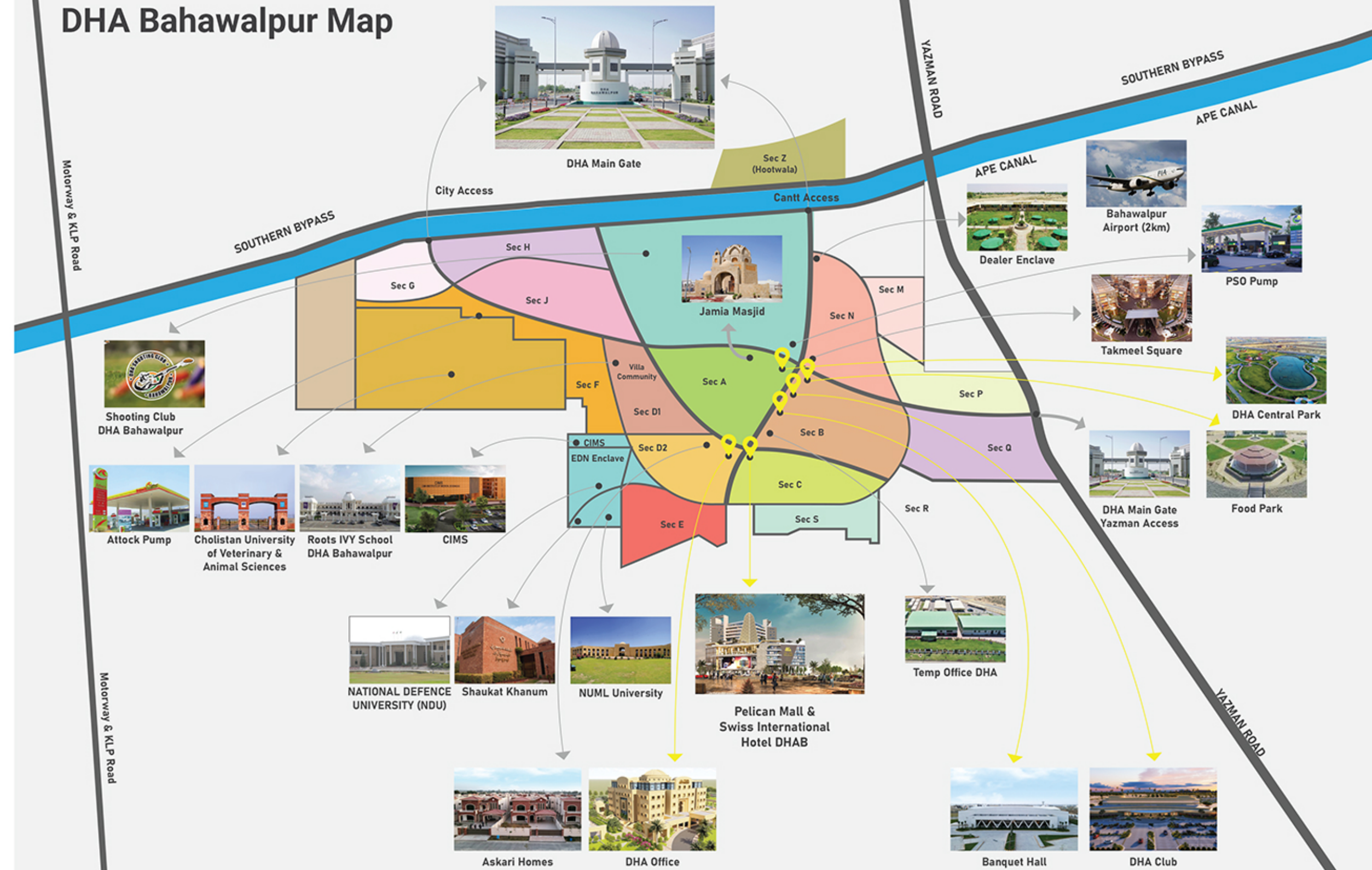
Pelican projects are positioned as high-quality developments with a strong emphasis on professional construction and premium materials. This focus on quality contributes to a lasting and valuable living space. All Pelican projects are designed with the latest trending lifestyles in mind, maximizing both functionality and aesthetics. All offered properties of Pelican are "highly cost-effective" due to an excellent balance of premium living and reasonable pricing.

Both DHA Bahawalpur's location and Pelican's development philosophy are geared toward offering a high-quality and luxurious living environment for residents who value comfort, innovation, and enduring value in their homes.



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## DHA Bahawalpur Map







A Project of



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