



That Marks Your Prestige on Earth



## About Bahawalpur

Bahawalpur is located on the Eastern bank of the Sutlej River, near the Cholistan Desert surrounded by agricultural lands and it is known for its fertile soil. The city is located in the South of Punjab province in the middle of Pakistan. It is the 11th largest city in Pakistan and famous for its rich cultural heritage, traditional arts and crafts including pottery, camel skin products, and intricate embroidery. The city has few industries including textiles, sugar mills and edible oil production. However, agriculture is the mainstay of Bahawalpur's economy with major crops including cotton, wheat, sugarcane and citrus fruits. Livestock farming is also significant economic activity.

Real Estate sector is rapidly growing and developing, especially with the addition of the huge DHA Bahawalpur, all elite and educated families of people are moving to this world class secured gated community. Bahawalpur is well-connected through highways, rail networks and airport offering domestic flights to major cities in Pakistan. It has become a popular tourist destination due to its historical and architectural attractions. The Noor Mahal, built in the Italian architectural style, is a major tourist spot. Other notable places to visit include the Derawar Fort, Lal Suhanra National Park and the Abbasi Mosque.



## About DHA Bahawalpur

DHA Bahawalpur is a significant real estate development project in Pakistan, initiated by the DHA (Defence Housing Authority), known for its upscale and well-planned communities in various cities of Pakistan. DHA projects are generally associated with modern amenities, quality infrastructure, and attractive living environments. The introduction of DHA Bahawalpur indicates that the organization recognizes the potential and importance of Bahawalpur as a growing urban center and is aiming to provide a high-quality residential and commercial development in the area.

Due to its luxurious ambiance, world-class standards, fully secure and reliable investment, DHA Bahawalpur is designed to cater to a higher-end market segment. The project is not only targeting local residents but also individuals seeking investment opportunities from across the country especially the non-resident Pakistanis living abroad.



## Malik Zulfiqar Ahmad – Group CEO

Dear Esteemed Homeowners,

It brings me immense pleasure to introduce you to our Signature Villas – a masterpiece meticulously crafted by our team at Pelican Property Builders. I am thrilled to share our vision and commitment to creating a living environment that embraces the extraordinary.

These villas aren't about construction; these about curating an exceptional lifestyle that resonates with your aspirations and desires. Every facet of this project has been thoughtfully designed to reflect opulence, sophistication and modernity. From the architecture that harmonizes seamlessly with the natural surroundings to the exquisite interiors that exude elegance, our Signature villas are destined to be your haven of comfort and indulgence.

We understand that a home is more than just a physical space – it's where memories are woven, dreams are nurtured, and lives are enriched. With this philosophy in mind, we have poured our heart and soul into every detail. The finest materials, the latest technological innovations, and a deep understanding of your needs have been woven into the fabric of our Signature villa designs.

As we embark on this journey together, our commitment to transparency, excellence and personalized service remains unwavering. Our team of experts is dedicated to guiding you through every step, ensuring a seamless experience from conception to possession. Your satisfaction and delight are at the core of what we do.

I invite you to explore the essence of luxury living with us. Join us in creating a legacy that you and your loved ones will cherish for generations to come.



## About Pelican Signature Villas

Pelican Signature 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.

Art is the signature of civilizations. Every thought you produce, anything you say, any action you do, it bears your signature. Arrangements are made in the forms of award winning design and the quality materials used in Pelican Signature Villas so that families will be marking their true essence and speciality while living in these exclusive villas.

Scent is an extension of your style; it becomes your signature. In these villas, the ambiance will be so delightful that all family members will be enthusiastic and motivated. From the expansive bedrooms, spacious living rooms, large fitted washrooms, equipped kitchens and lavish terraces, celebrating every day with loved ones is appealing.







Modern Design







PELICAN  
**Signature**  
VILLAS

**Classic Design**

PELICAN  
**Signature**  
VILLAS



## Airy and Well-ventilation

My soul is happy wherever my body takes me, but when it takes me to live in Pelican Signature Villa, I'm really happy. These are signature years out of my life, some of the best years of my memory that reflect nourishing healthy vibes. Special arrangements are taken so that dwellers stay happy and refreshed having air flows well and ample sunlight comes in.

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. While living in these signature villas, you feel something special from within.



## Ergonomic Design

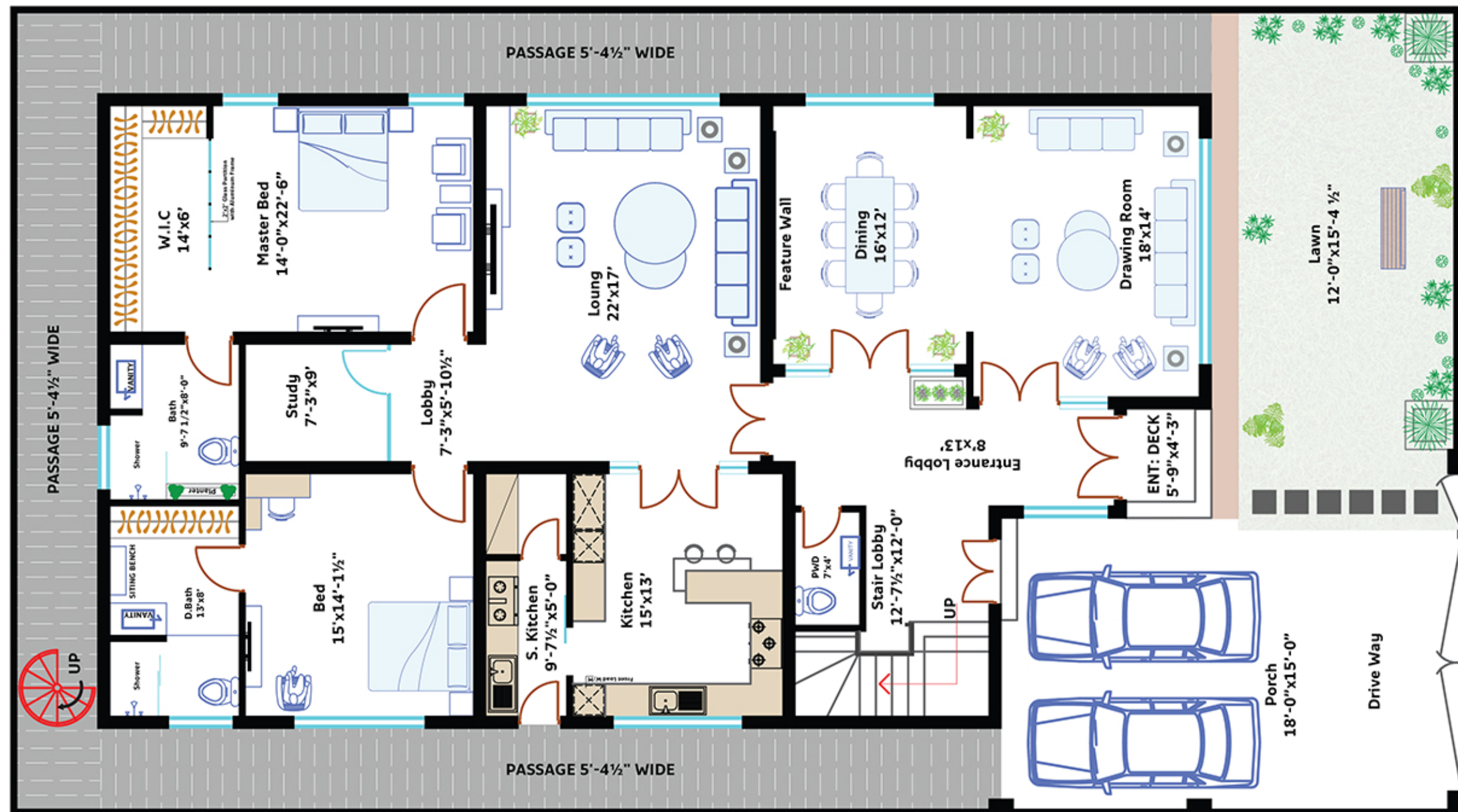
If you are on a mission to find your signature living address and you are too mercurial, you will be excited to know that Pelican Signature Villas ergonomic design prioritizes the comfort, efficiency and well-being of the residents by creating living spaces that are both functional and user-friendly. The layout of the villa promotes easy movement and circulation. Rooms and spaces are arranged in a logical sequence, minimizing the need for unnecessary walking or backtracking.



Maximizing natural light reduces eye strain and enhances the overall ambiance. These villas have proper window placement and sizes to optimize daylight while minimizing glare. We have designed the living spaces accessible for all residents, including those with mobility challenges and added features like ramps, wider doorways and grab bars in bathrooms.



# Ground Floor Layout



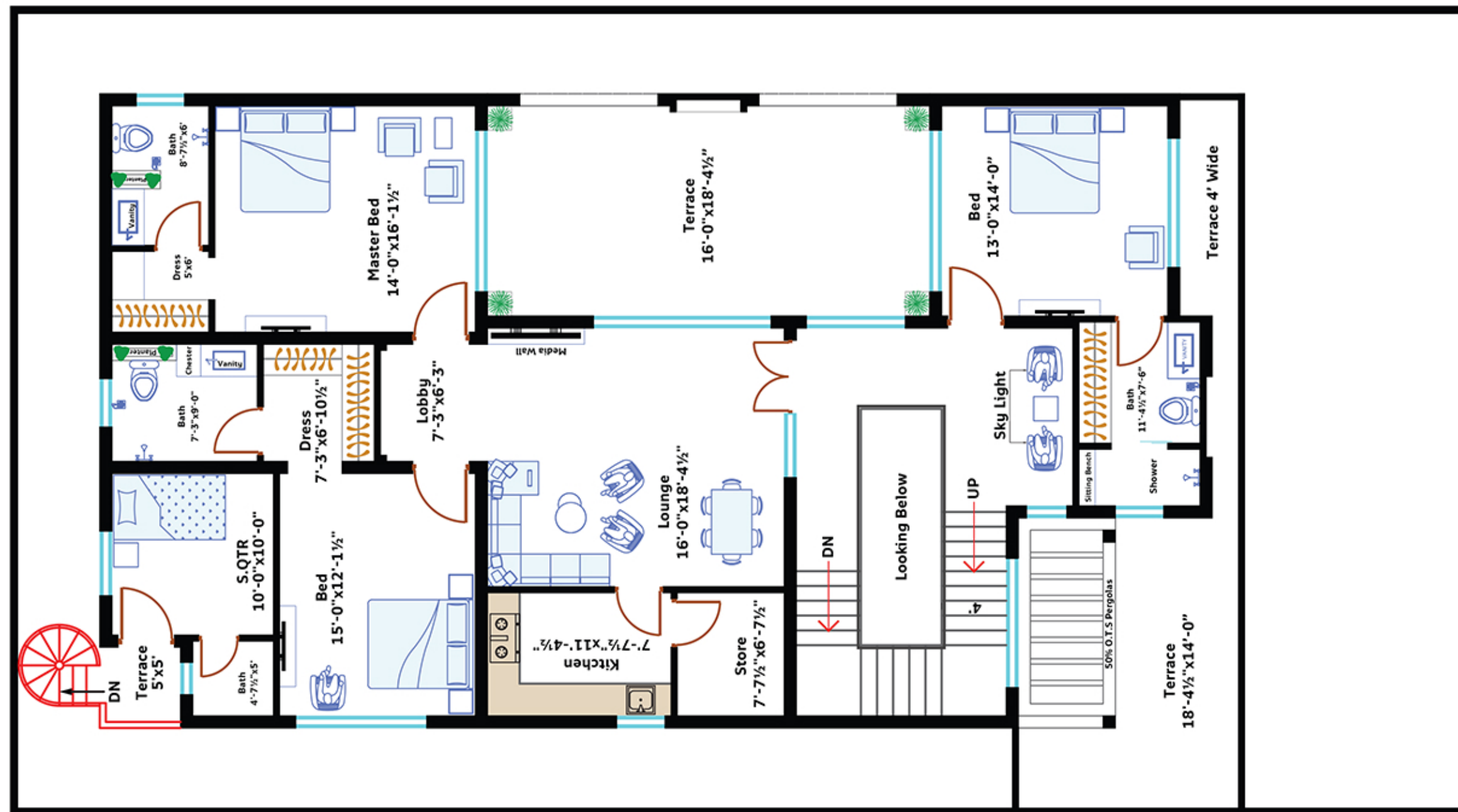
## Ground Floor

- 2 Bed Rooms with Walk-in Closet – attached Bath
- Study / Office Room
- Spacious Drawing / Dining Room
- Spacious Living Room
- Powder Room
- Wide Kitchen with Spice Kitchen + Store + Back Door
- Entrance Lobby
- Independent Stair Case
- Cars Porch
- Lawn

**5 Bed Rooms Villa**  
 Plot Size: 1 Kanal | 4,500 SFT  
 Total Constructed Area – 5,230 SFT



# First Floor Layout



## First Floor

- 3 Bed Rooms with attached Dressing & Bath
- Spacious Living / Dining Room
- Wide Kitchen with Store
- 3 Large Size Terraces
- Servant Quarter with attached Bathroom & back stairs





**MASTER BED ROOM**

## Plenty of Storage Spaces

Pelican Signature Villas are designed with a strong emphasis on addressing the practical storage needs of residents with diverse lifestyles and interests. The inclusion of large closets and designated storage areas supports residents in dealing with seasonal changes, pursuing hobbies, engaging in sports activities, or simply enjoying decorating for holidays. Adequate storage space for seasonal items like winter clothing, holiday decorations, crafting supplies, musical instruments and sports gear helps you to pursue your passions without worrying about clutter.



**DRAWING ROOM**

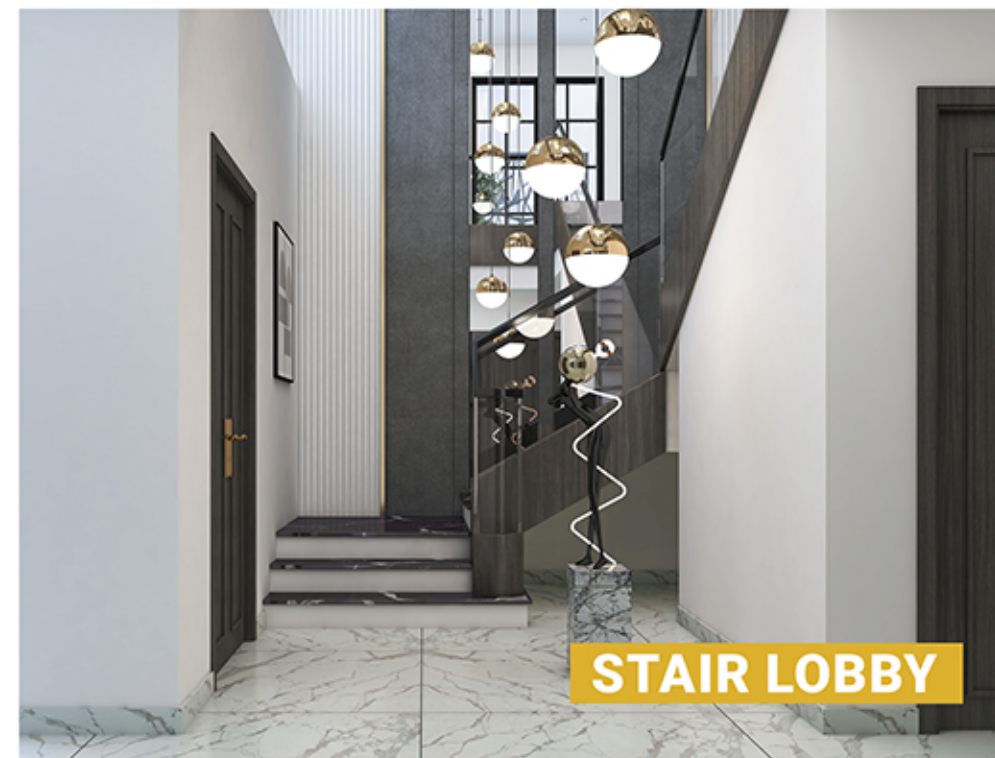
## Spacious Floor Plan

Your smile is your signature pose. People want to see happiness, so your smile is your trademark and at Pelican Signature Villas we did the arrangements to ensure trademarks of all your family members. Creating a floor plan that facilitates a smooth flow and ensures clear sight lines is crucial for families and these Villas are attuned to these important design considerations. Spaces that facilitate interaction between family members contribute to stronger bonds. When parents can watch their kids play and engage with them from nearby spaces, it fosters a sense of togetherness.



**GROUND FLOOR WASHROOM**





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



## Civil Works and MEP Features

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



## Villas Finishing Features

- UPVC/Aluminum Windows
- 8 MM Tempered Glass Shower Enclosures
- 16 gauge Steel Main Gate
- Branded Sanitary Wares & Fittings
- Electrical Switches (Clipsal brand or Equivalent)
- Imported SMD/COB Down Lights
- 3 x Burner Kitchen Imported Stove
- Imported Kitchen Hood
- Imported Porcelain Floor Tiles
- Imported Bath Tiles
- Premium Granite (Kitchen Counter Top)
- Premium Granite (Stairs / Steps Finish)
- Imported Wood Veneer Doors
- Granite/Marble Window Sills
- Indoor Paint (ICI Plastic Emulsion or equivalent)
- Outdoor Paint (ICI Weather Shield or Rock Wall)
- Stainless Steel Stairs Railing
- Gas/Solar/Elec Operated Geysers
- Fans (Pak Fans or Equivalent)
- Fire Extinguisher



## Good Quality Construction Material

Artistic living is the true essence of a quality living. Therefore, higher enduring and resistant quality materials are used in Pelican Signature Villas providing resistance to both weather conditions and time. 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



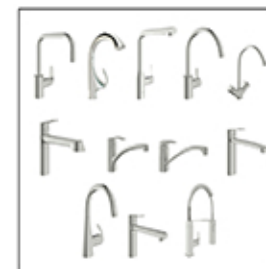
### Kitchen Equipment

Imported by TEKA or Equivalent



### Sanitary Fitting

Grohe or Equivalent



### Faucets

Imported Grohe or Equivalent



### Tiles

Porcelain Full Body R.A.K or Equivalent



### Doors

SMC / 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



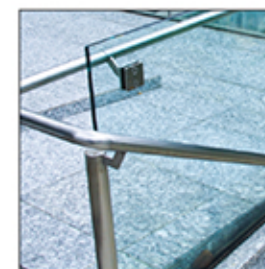
### Shower Cabin

Frameless Tempered Glass



### Wardrobes

UV Wooden 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

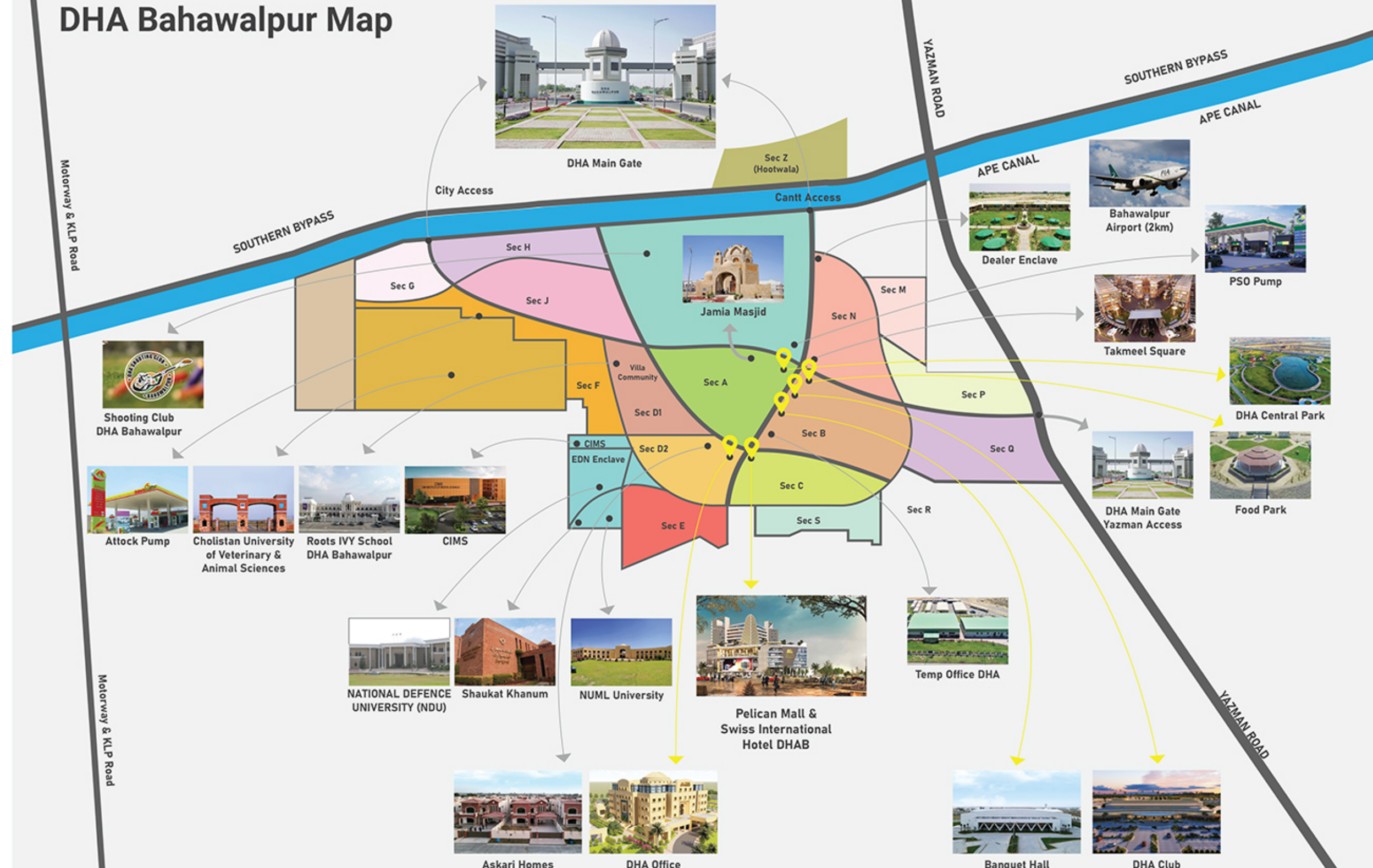
Positioned as one of the best location in the South Punjab, DHA Bahawalpur's reputation suggests a desirable living environment. The focus on safety and excellent infrastructure assures residents of a secure and well-planned locality. Presence of large parks, renowned schools, mosques, commercial areas, clubs, colleges, universities and health facilities indicates a comprehensive and convenient lifestyle.

Pelican Property Builders equipping properties with high-quality branded materials suggest a dedication to enduring construction and finishes. It caters to individuals who prioritize top-tier living experiences by delivering premium properties that offer superior living standards.



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## DHA Bahawalpur Map







A Project of



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