



**Emaar Giga Karachi Ltd**

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Emaar Giga Karachi Limited - Endorsed by DHA Karachi

# Coral Towers I & II

at Crescent Bay





LIVE IN ORKNEY PLAYS

# Karachi's seafront wonder



## Crescent Bay - Enjoy the best in life

Now is the time to live the life you've always dreamt you would, and enjoy a lifestyle unlike any other in Pakistan. Crescent Bay, a seafront wonder that features three breathtaking man-made bays and an incredible array of facilities and amenities, offers you and your family the opportunity to experience life at its very best.

Designed for people that appreciate the finer things in

life, Crescent Bay totals 108 acres on a pristine peninsula in the DHA Area west of Karachi. With its unique blend of natural beauty and outstanding urban engineering, Crescent Bay will undoubtedly be Karachi's most desirable place to live, work, play and shop. Take the first step into your new life today.

It's the view that  
will define you



## Coral Towers - Views forever

Step out of your apartment's terrace doors to a magnificent view over the ocean, and enjoy the embracing sea breeze and light as it plays over the water. Coral Towers are two architectural masterpieces that are situated right on the sandy beaches of Crescent Bay.

The buildings each have private gardens and large swimming pools with a children's wading pool, and three levels of secure

parking. Entrance to the building comes via a spacious lobby manned by 24 hour security, with card access for vehicles and pedestrians. The Coral Towers feature a large gymnasium fitted with the latest equipment, as well as a function room, guest suite and communal barbecue. A resort style pool deck surrounded by a park walkway for casual strolls completes this outstanding offering.





Take a moment to enjoy  
life's finer pleasures



## Beauty all around you

Step inside to luxury all around you. Spacious interiors with high ceilings and abundant natural light spilling in through the big picture windows make every home at Crescent Bay a place of quiet tranquillity. In each home, you'll find a luxurious range of finishes that make your everyday

much more pleasurable. Polished granite and marble in the kitchens and bathrooms complement the contemporary fittings and faucets. Experience new levels of comfort and convenience with leading edge technology, like broadband internet, fitted in every home.



# Features & Amenities



## Project features

- Spectacular views of sea and landscaped areas
- Sports facilities and jogging tracks
- Beautifully carved park walkways
- Dedicated public open spaces including promenade, parks and plazas
- Access to 5 star hotel, retail area and mosque
- Retail area includes leisure activities, restaurants and convenience stores
- Access to common beaches
- Car drop off areas at entrances

## Amenities

- Kid's play area
- Business centre
- Gymnasium
- Communal barbecue area
- Children's pool
- Outdoor swimming pool

## Features

- Three high speed elevators for each tower
- One service lift/cargo
- Dedicated car parking
- CCTV security in common areas
- Entry phone system (Intercom)
- High speed internet
- Mail box for each apartment
- Voice communications
- Fire protection system for every floor and car park
- Maintenance and facility management service
- External clean and sweep service

## Finishes

- High level ceilings in all rooms
- High quality finishes throughout
- Fitted wardrobes in each bedroom
- Designer fitted kitchen
- Marble kitchen bench top
- Imported stainless steel sink with mixer tap
- Ceramic floor tiles and skirting
- Master bathroom - tempered glass shower compartment and a bath tub with double vanities
- High quality imported sanitary fixtures and fittings

# FLOOR PLANS

## Apartments

1 Bedroom	09
2 Bedroom	10-15
3 Bedroom	16-19
4 Bedroom	20-22

## Penthouses

Duplex level 1 & 2	24
Penthouse unit	25

## Townhomes

4 Bedroom	27
3 Bedroom	28

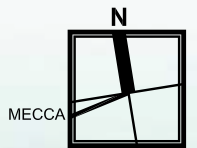
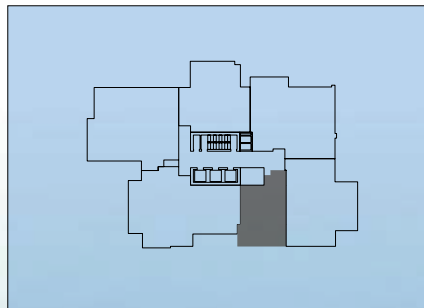
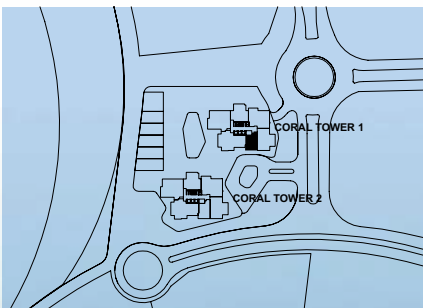
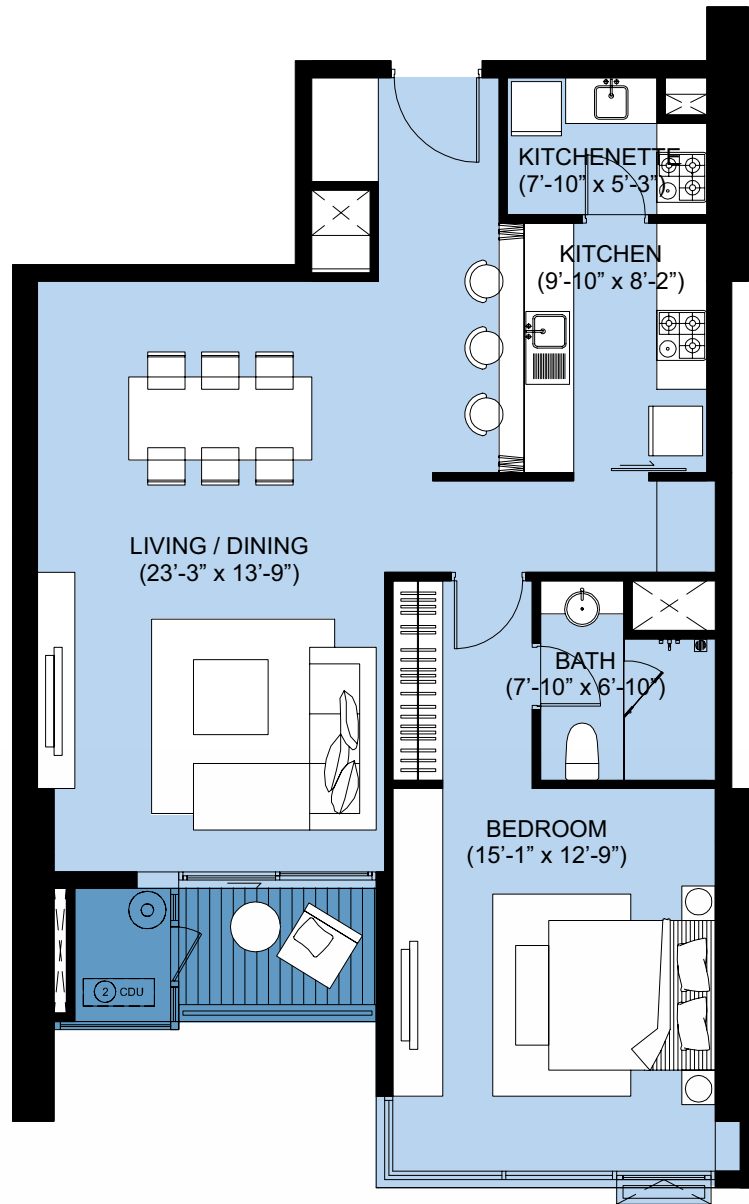
## APARTMENTS at CORAL TOWERS I & II



UNIT AREA	1,071 SQ.FT.
COMMON AREA	204 SQ.FT.
TOTAL AREA	1,274 SQ.FT.

## APARTMENTS : 1 BEDROOM TYPE 1

Coral Tower I & II

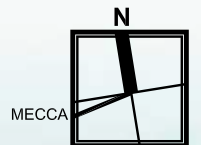
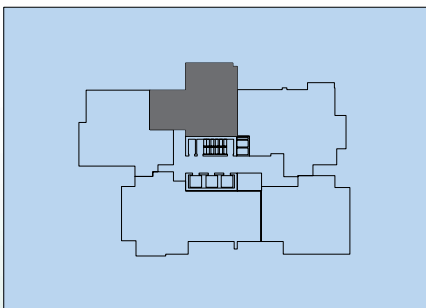
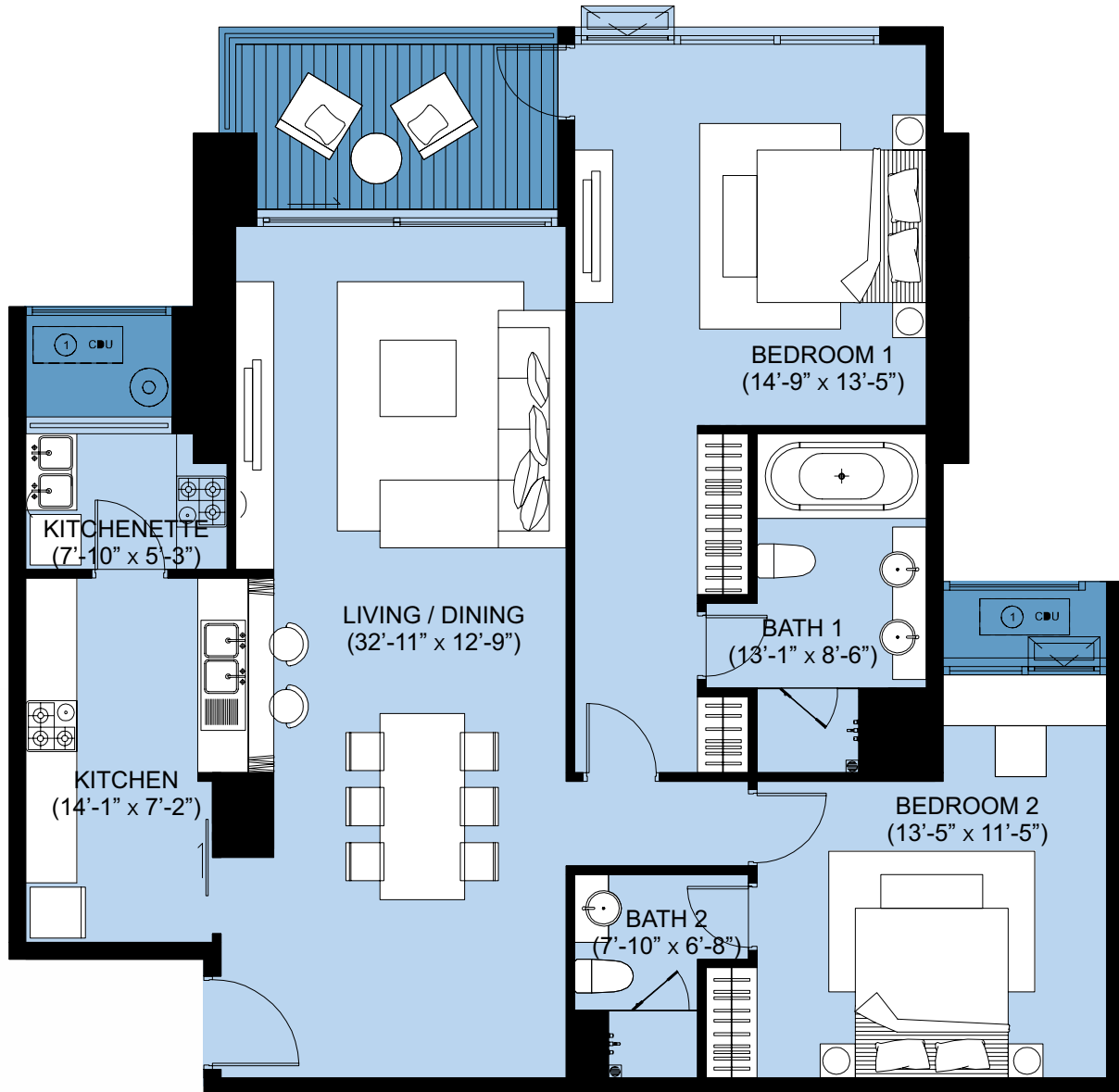


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2. ALL DIMENSIONS HAVE BEEN PROVIDED BY OUR CONSULTANT ARCHITECTS.
3. ALL MATERIALS, DIMENSIONS & DRAWINGS ARE APPROXIMATE, INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR PLAN. DRAWING NOT TO SCALE. E&EO. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS.

UNIT AREA	1,575 SQ.FT.
COMMON AREA	296 SQ.FT.
TOTAL AREA	1,871 SQ.FT.

## APARTMENTS : 2 BEDROOMS TYPE 1

Coral Tower I & II

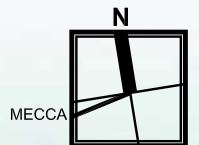
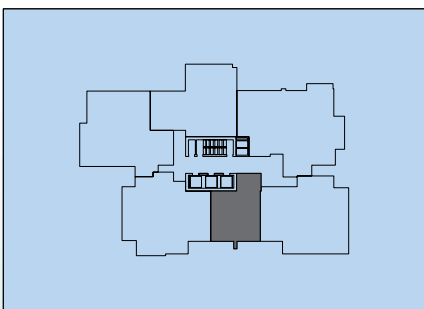
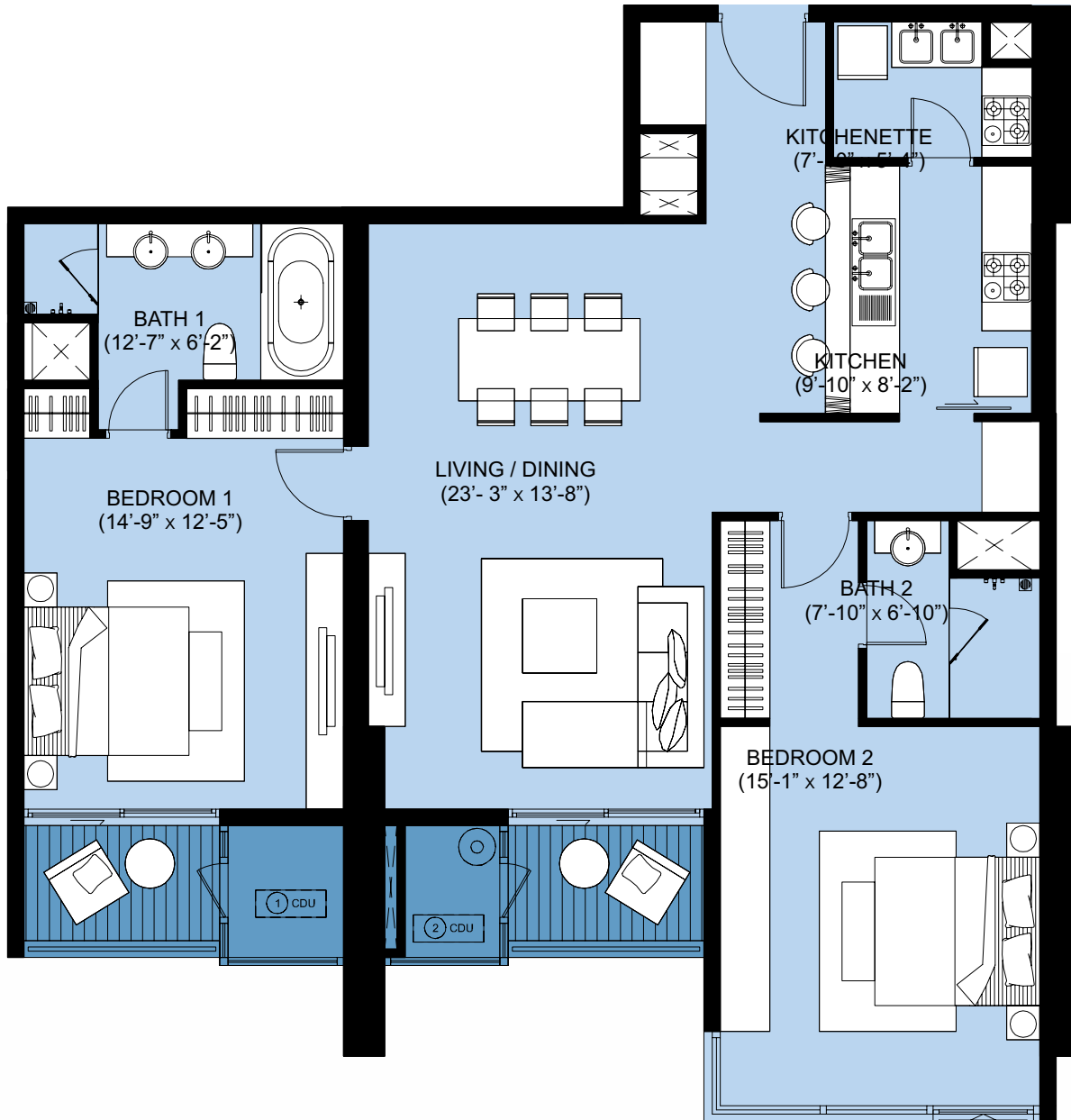


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UNIT AREA	1,500 SQ.FT.
COMMON AREA	278 SQ.FT.
TOTAL AREA	1,779 SQ.FT.

## APARTMENTS : 2 BEDROOMS TYPE 2

Coral Tower I & II

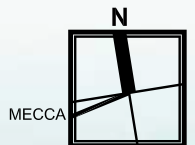
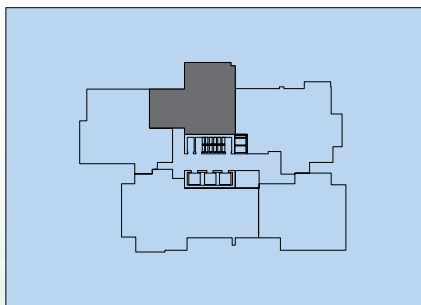
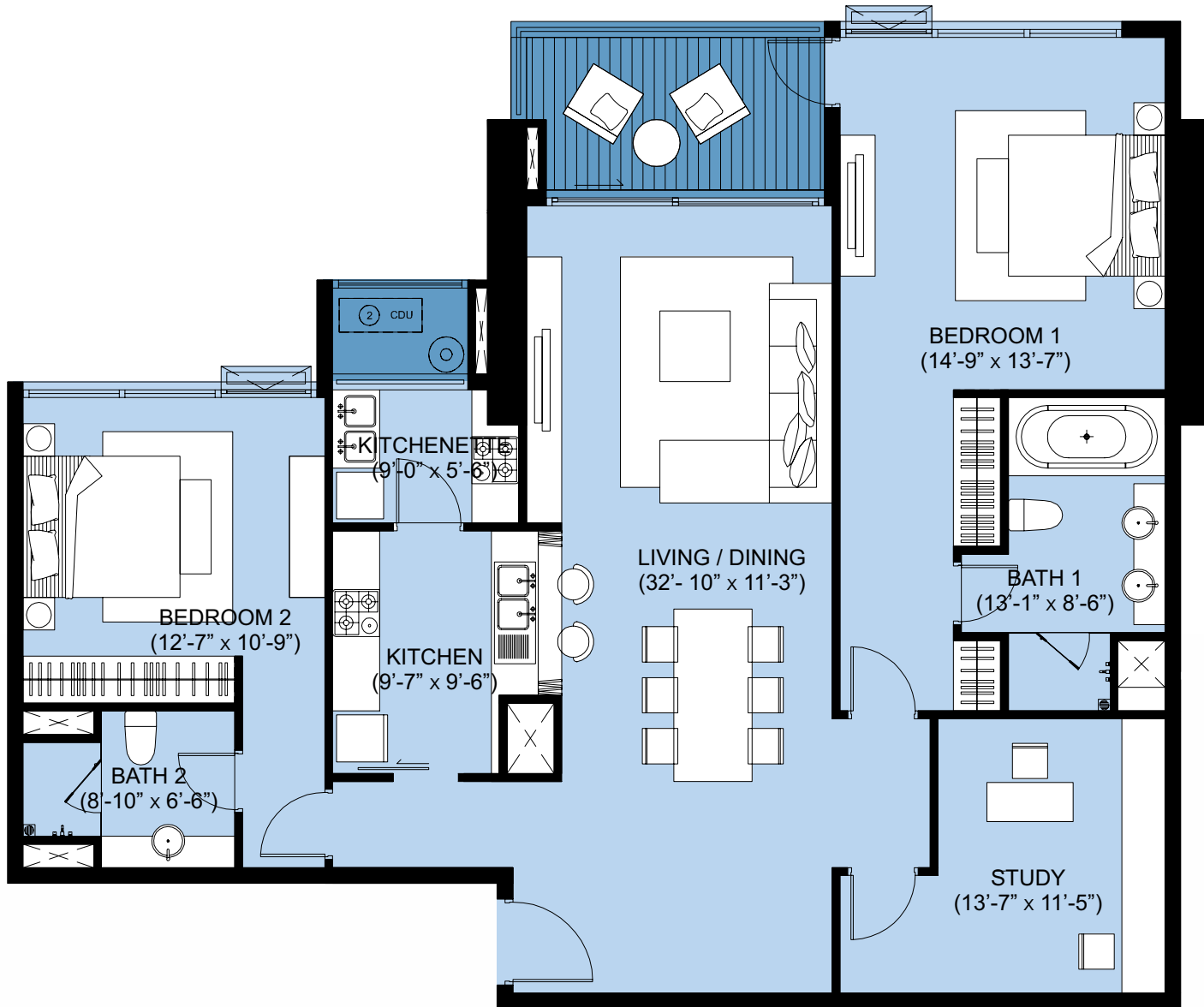


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UNIT AREA	1,672 SQ.FT.
COMMON AREA	336 SQ.FT.
TOTAL AREA	2,008 SQ.FT.

## APARTMENTS : 2 BEDROOMS TYPE 3

Coral Tower I & II

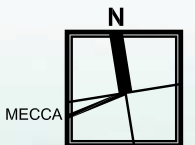
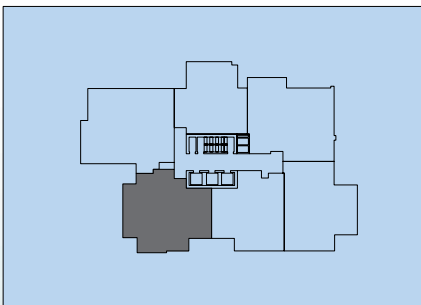
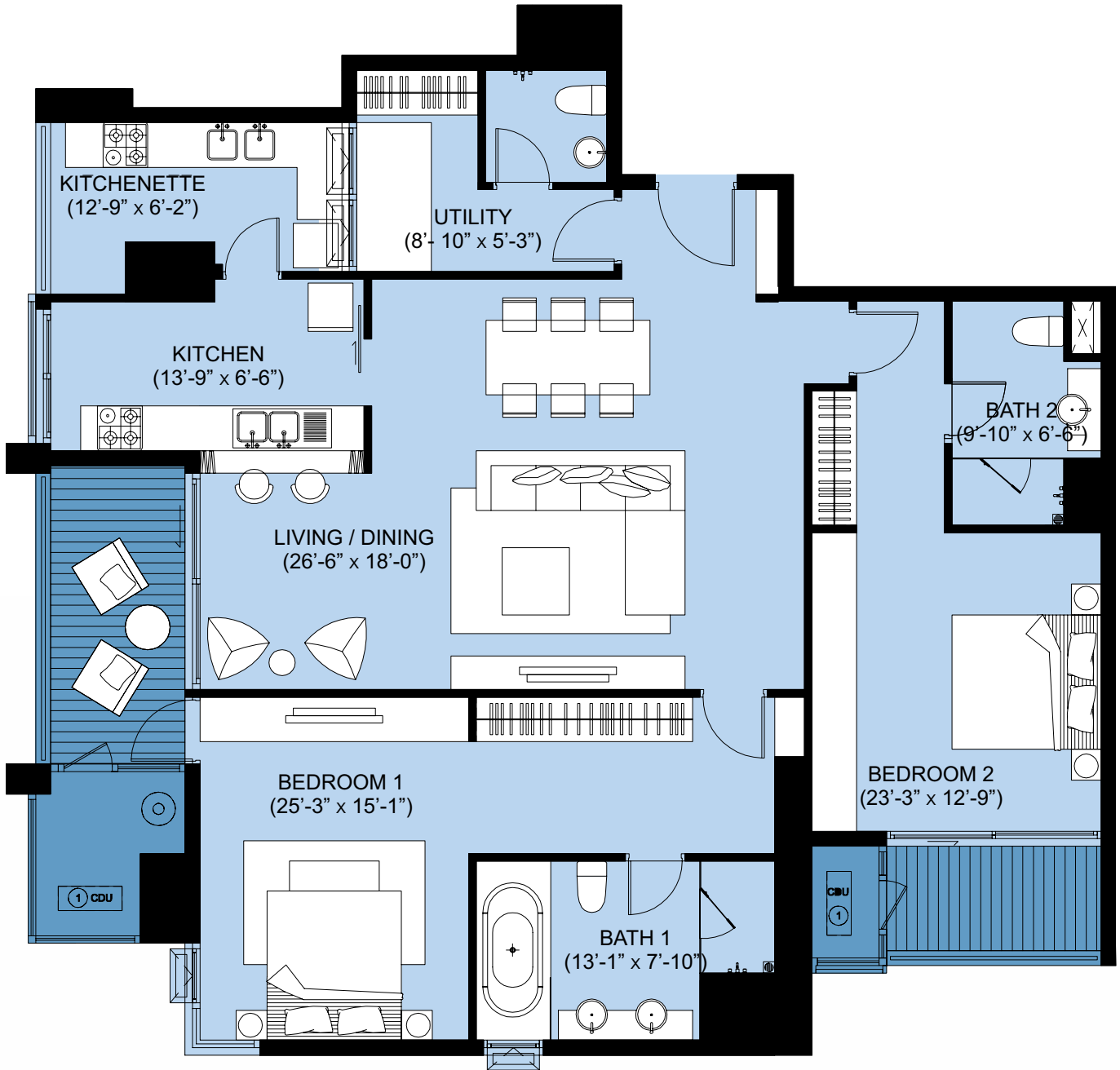


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UNIT AREA	1,810 SQ.FT.
COMMON AREA	331 SQ.FT.
TOTAL AREA	2,141 SQ.FT.

**APARTMENTS : 2 BEDROOMS  
+ UTILITY TYPE 1**

Coral Tower I & II

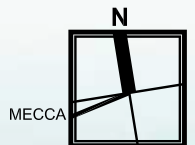
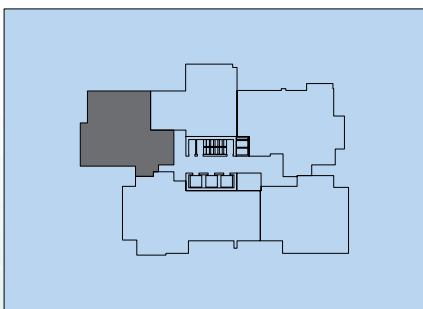
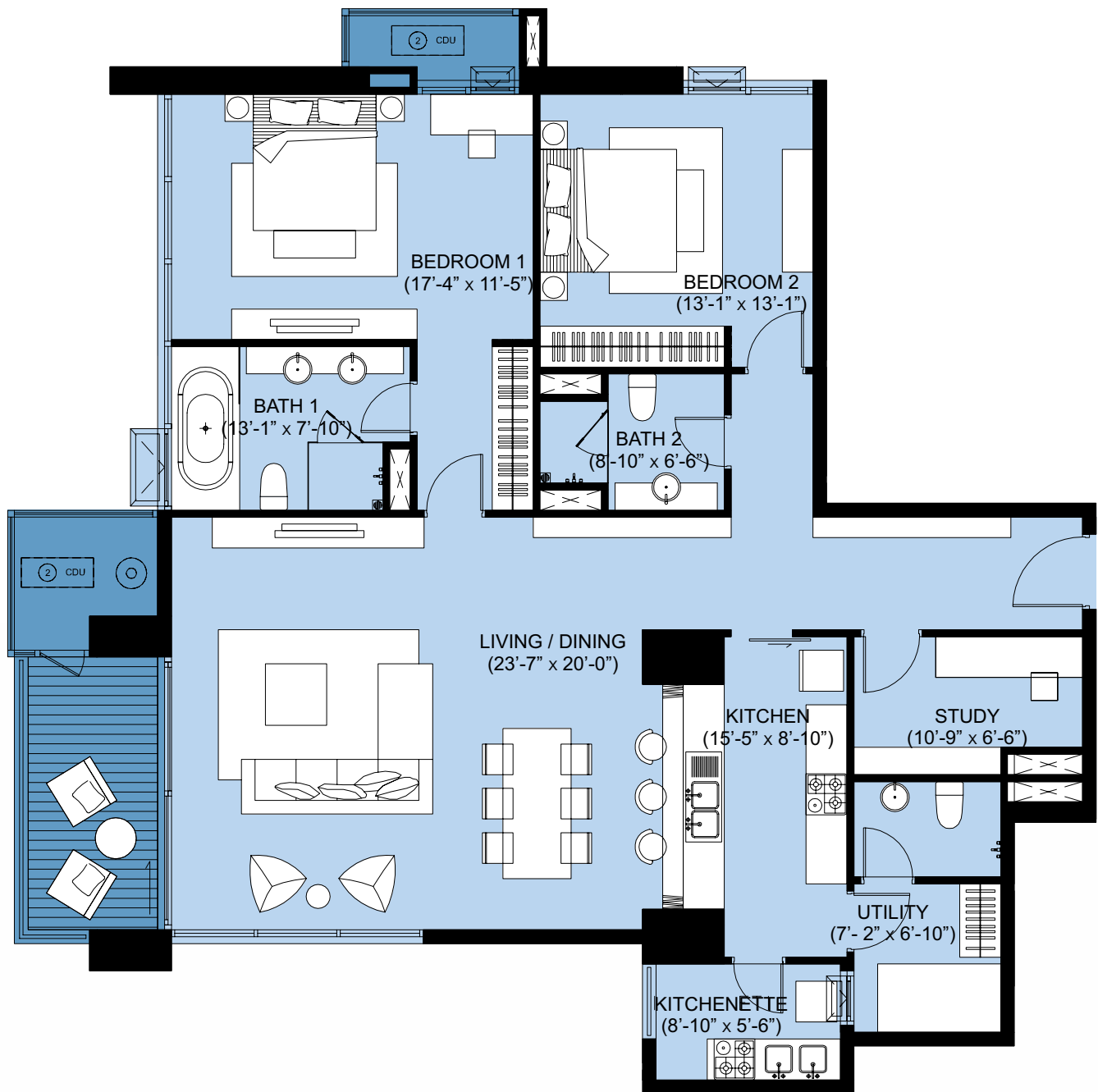


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UNIT AREA	1,890 SQ.FT.
COMMON AREA	372 SQ.FT.
TOTAL AREA	2,262 SQ.FT.

## APARTMENTS : 2 BEDROOMS + UTILITY TYPE 2

Coral Tower I & II



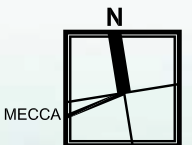
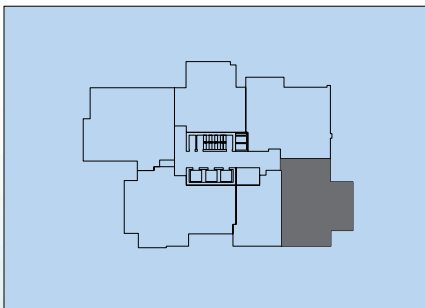
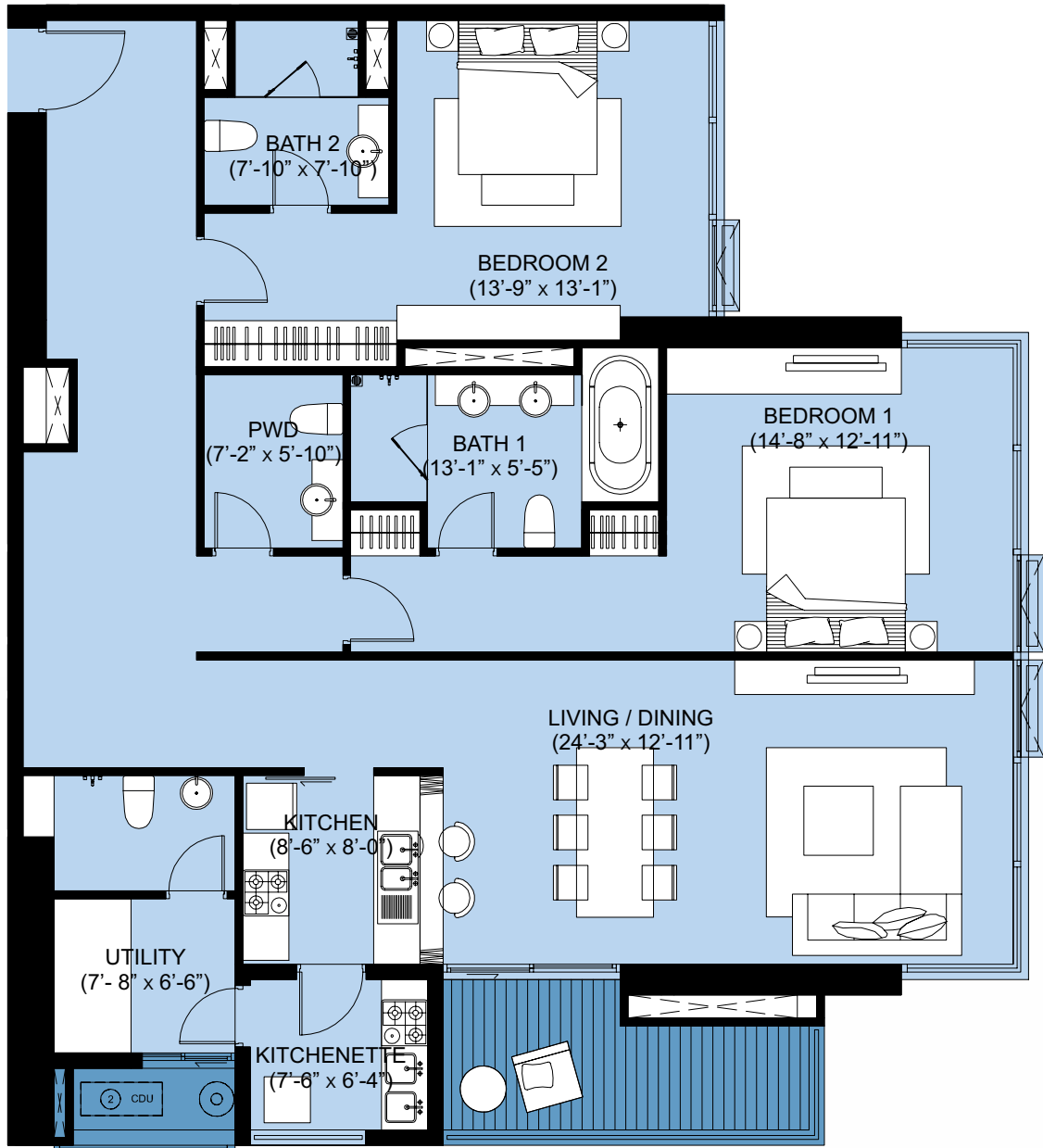
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UNIT AREA	1,844 SQ.FT.
COMMON AREA	350 SQ.FT.
TOTAL AREA	2,193 SQ.FT.

APARTMENTS : 2 BEDROOMS  
+ UTILITY TYPE 3

Coral Tower I & II

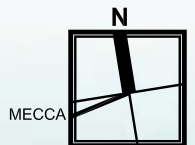
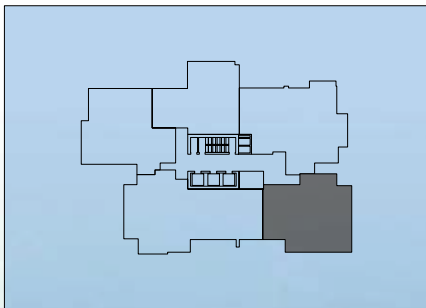
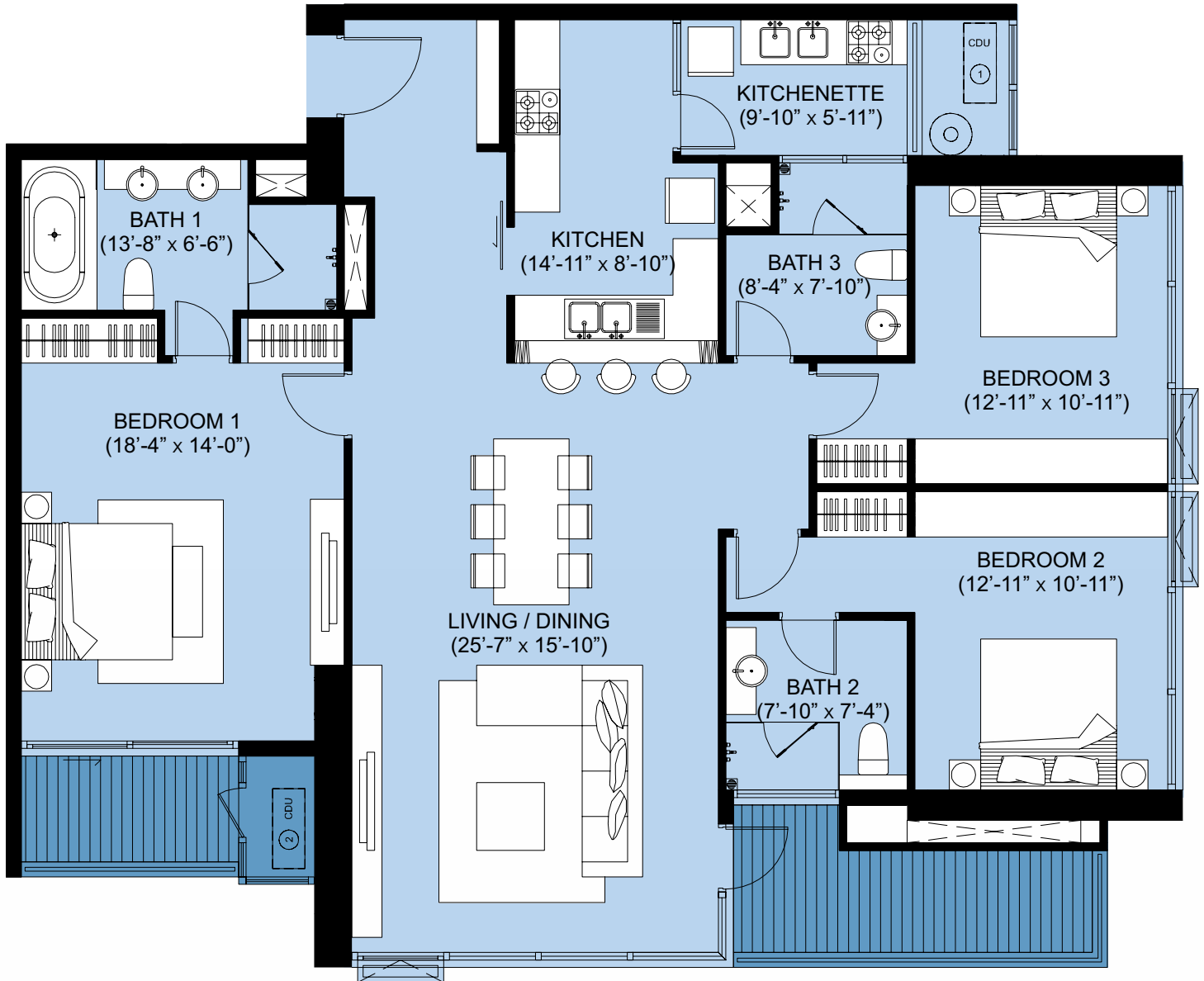


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UNIT AREA	1,927 SQ.FT.
COMMON AREA	381 SQ.FT.
TOTAL AREA	2307 SQ.FT.

## APARTMENTS : 3 BEDROOMS TYPE 1

Coral Tower I & II

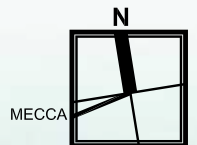
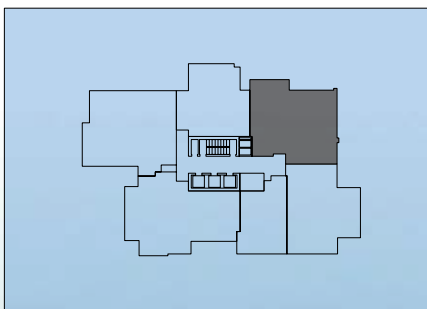
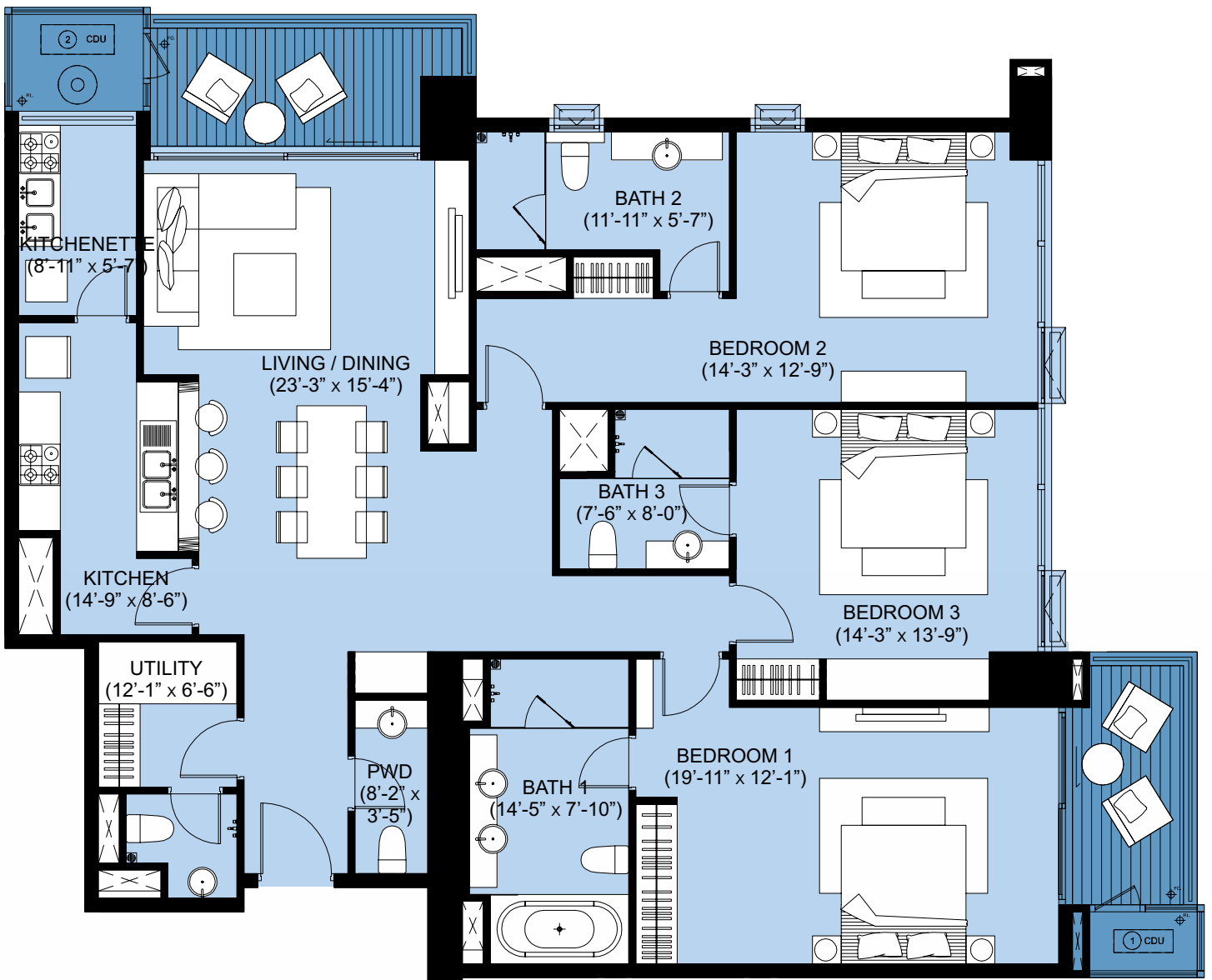


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UNIT AREA	2,131 SQ.FT.
COMMON AREA	391 SQ.FT.
TOTAL AREA	2,522 SQ.FT.

## APARTMENTS : 3 BEDROOMS TYPE 2

Coral Tower I & II

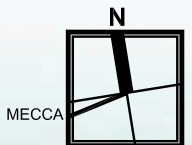
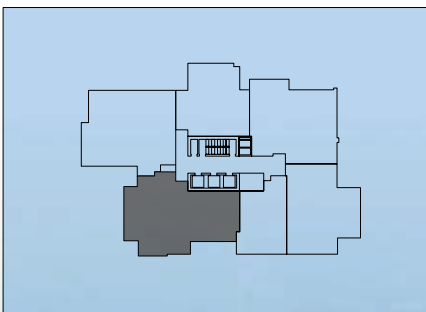
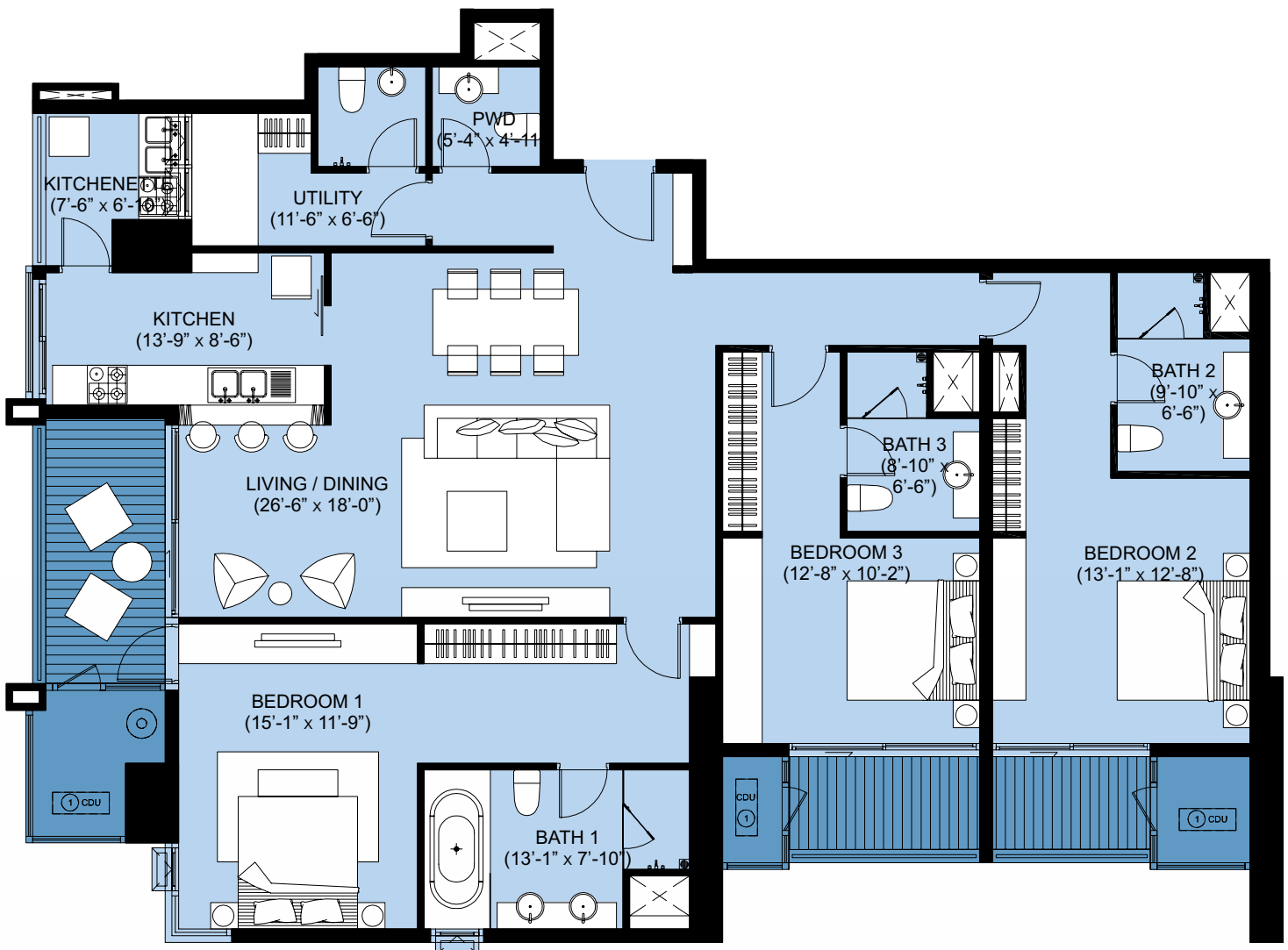


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UNIT AREA	2,252 SQ.FT.
COMMON AREA	405 SQ.FT.
TOTAL AREA	2,657 SQ.FT.

## APARTMENTS : 3 BEDROOMS + UTILITY TYPE 1

Coral Tower I & II

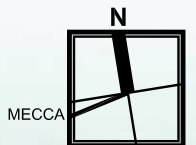
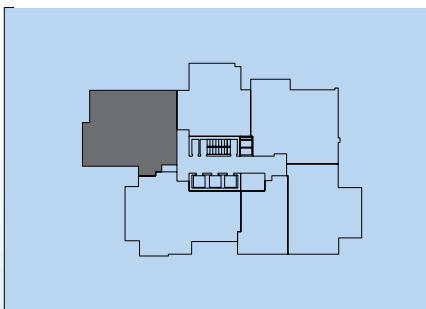
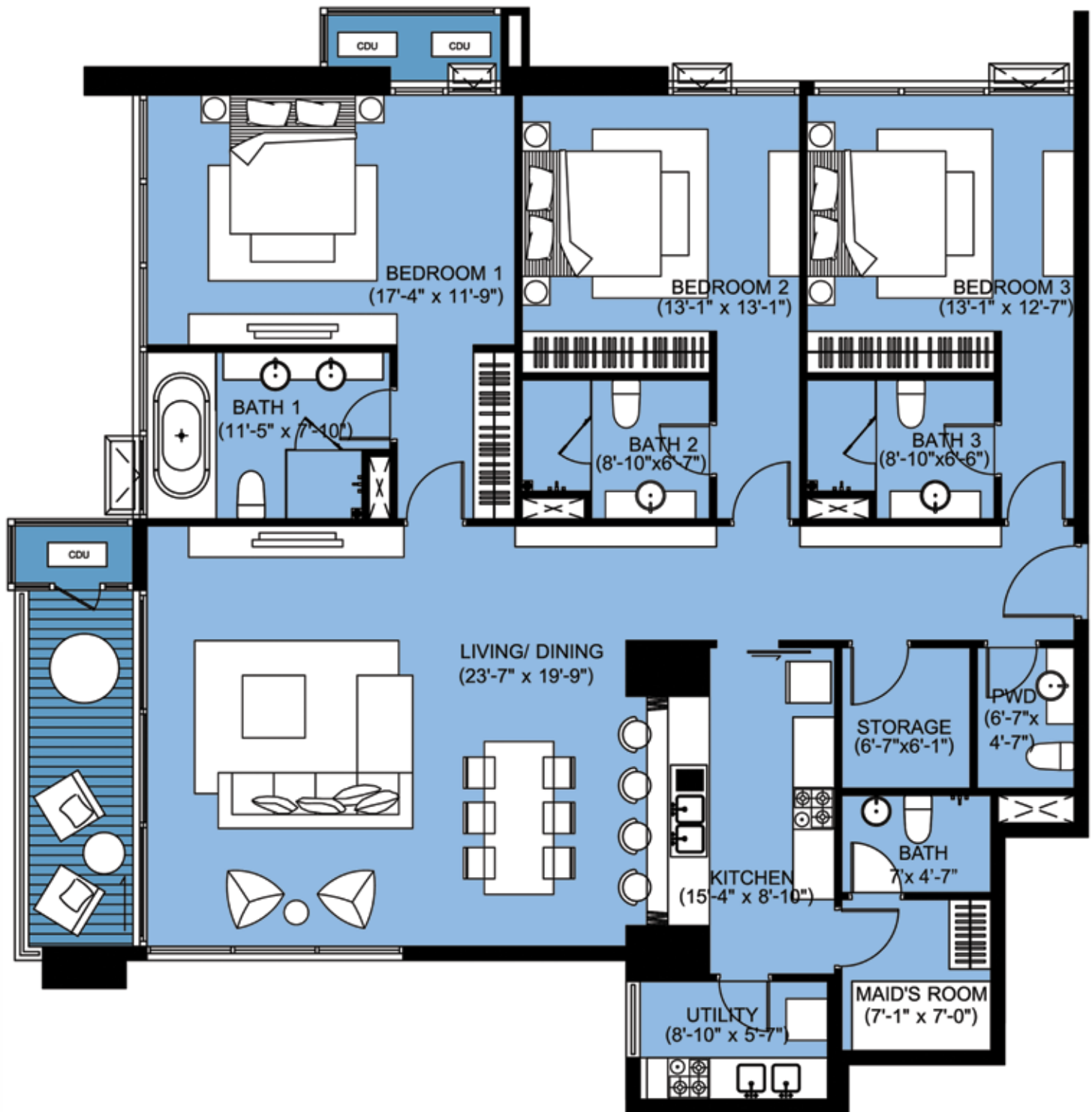


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UNIT AREA	2,150 SQ.FT.
COMMON AREA	403 SQ.FT.
TOTAL AREA	2,554 SQ.FT.

APARTMENTS : 3 BEDROOMS  
+ UTILITY TYPE 2

Coral Tower I & II

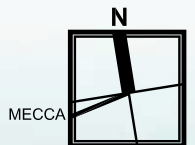
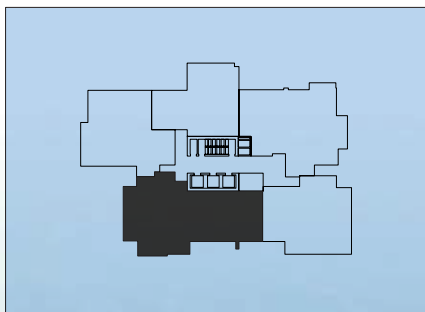
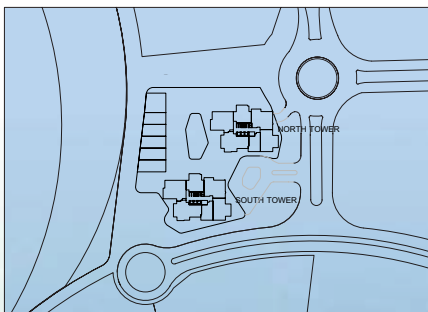
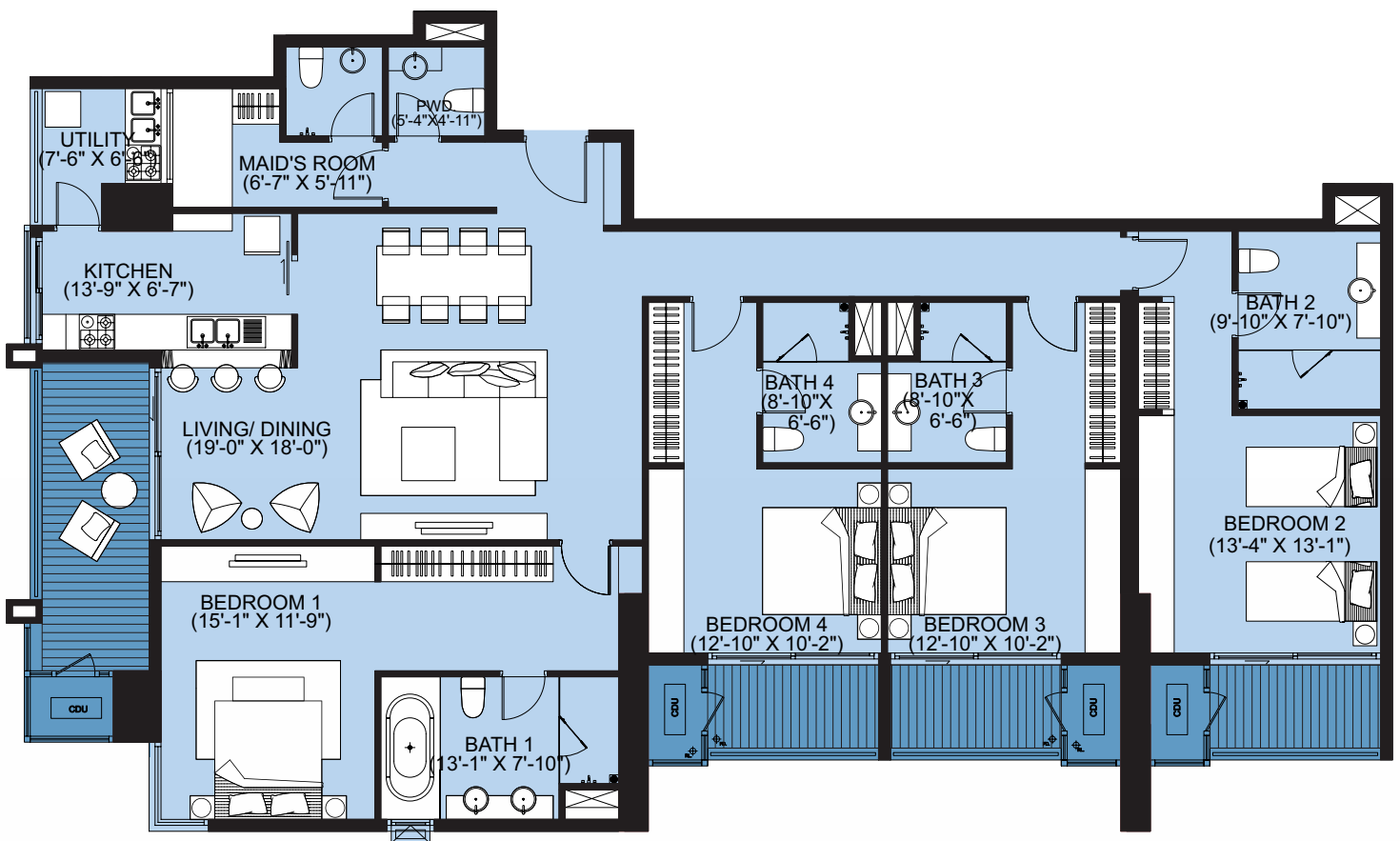


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UNIT AREA	2,671 SQ.FT.
COMMON AREA	523 SQ.FT.
TOTAL AREA	3,194 SQ.FT.

APARTMENTS : 4 BEDROOMS  
+ UTILITY TYPE 1

Coral Tower I & II

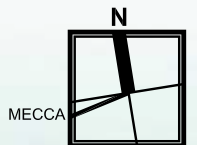
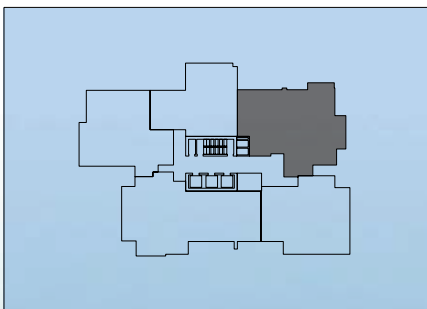
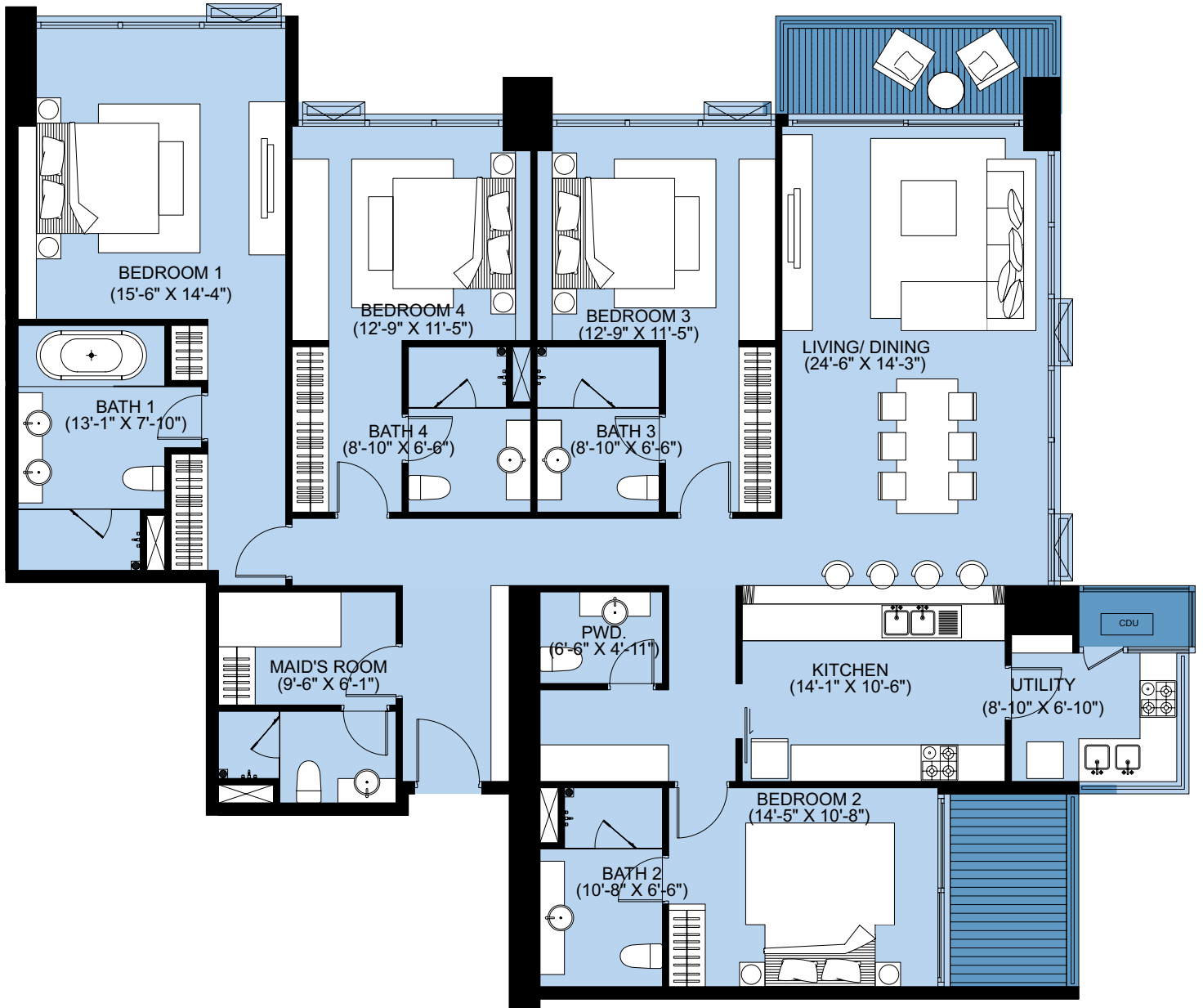


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UNIT AREA	2,541 SQ.FT.
COMMON AREA	530 SQ.FT.
TOTAL AREA	3,071 SQ.FT.

APARTMENTS : 4 BEDROOMS  
+ UTILITY TYPE 2

Coral Tower I & II

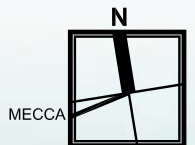
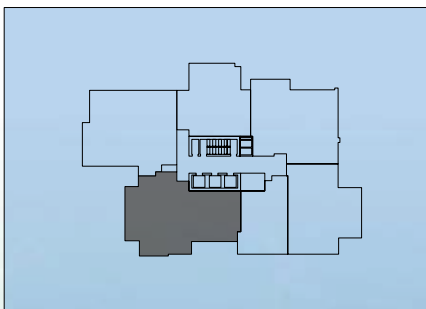
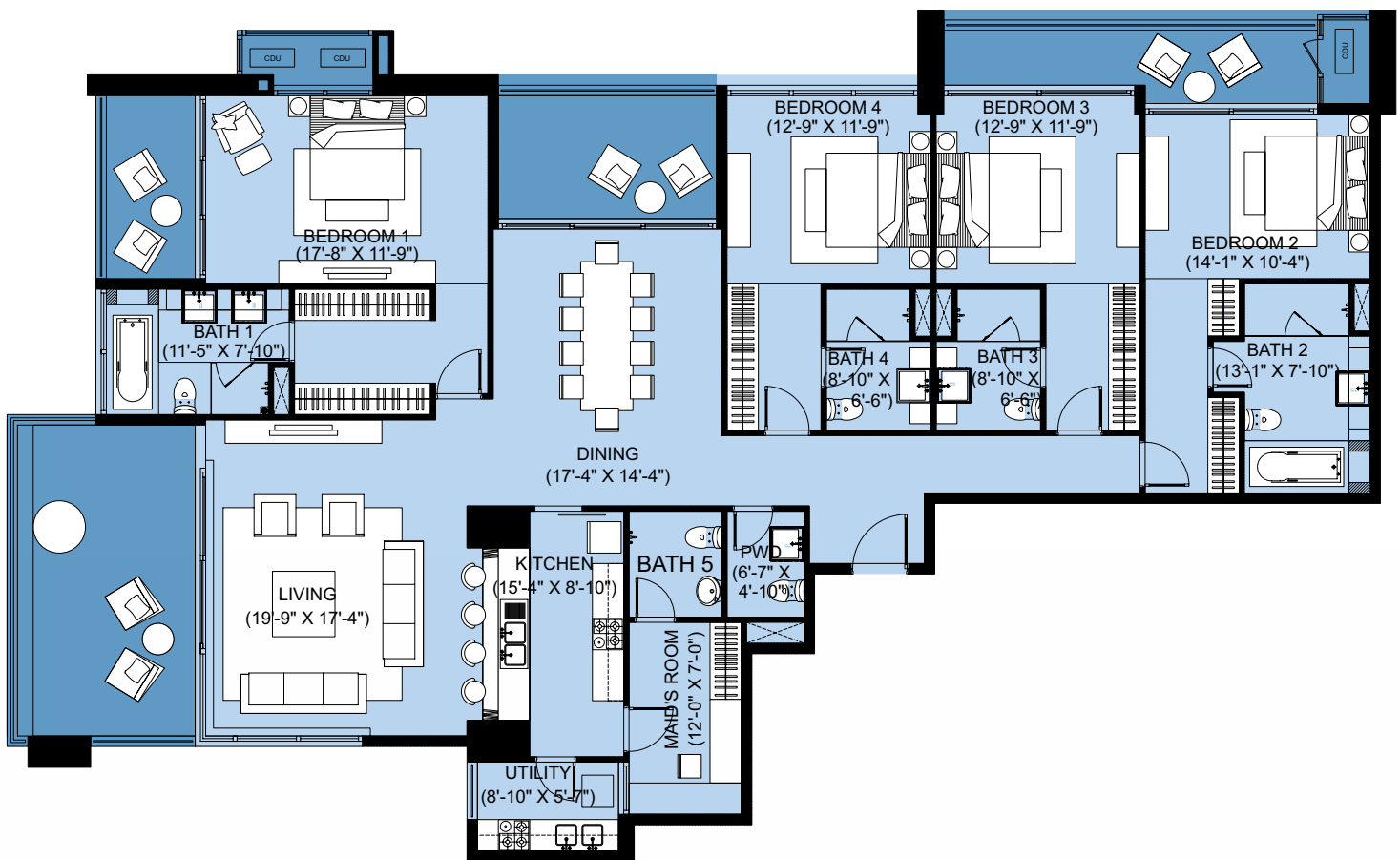


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UNIT AREA	3,260 SQ.FT.
COMMON AREA	594 SQ.FT.
TOTAL AREA	3,853 SQ.FT.

APARTMENTS : 4 BEDROOMS  
+ UTILITY TYPE 4

Coral Tower I & II



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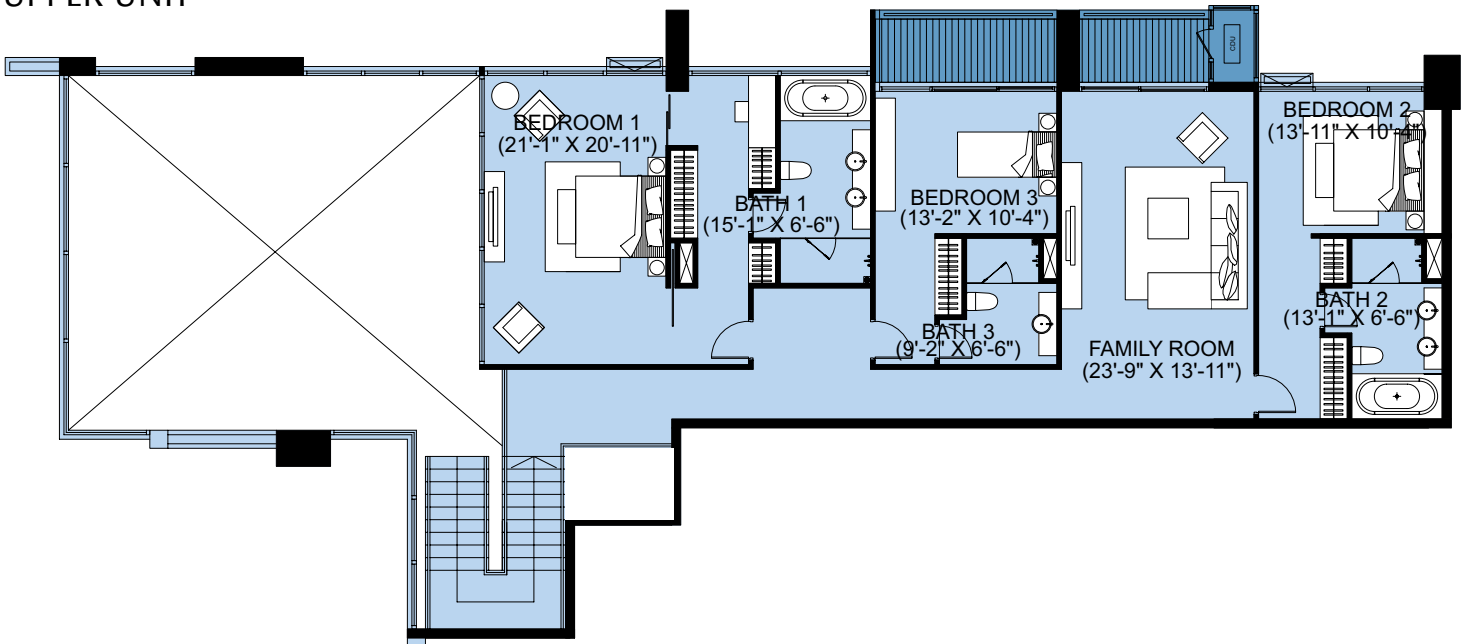
**PENTHOUSES**  
at CORAL TOWERS I & II

UNIT AREA	4,764 SQ.FT.
COMMON AREA	759 SQ.FT.
TOTAL AREA	5,523 SQ.FT.

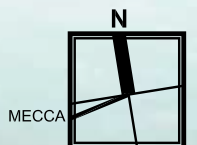
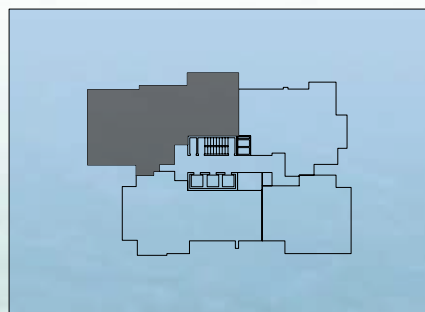
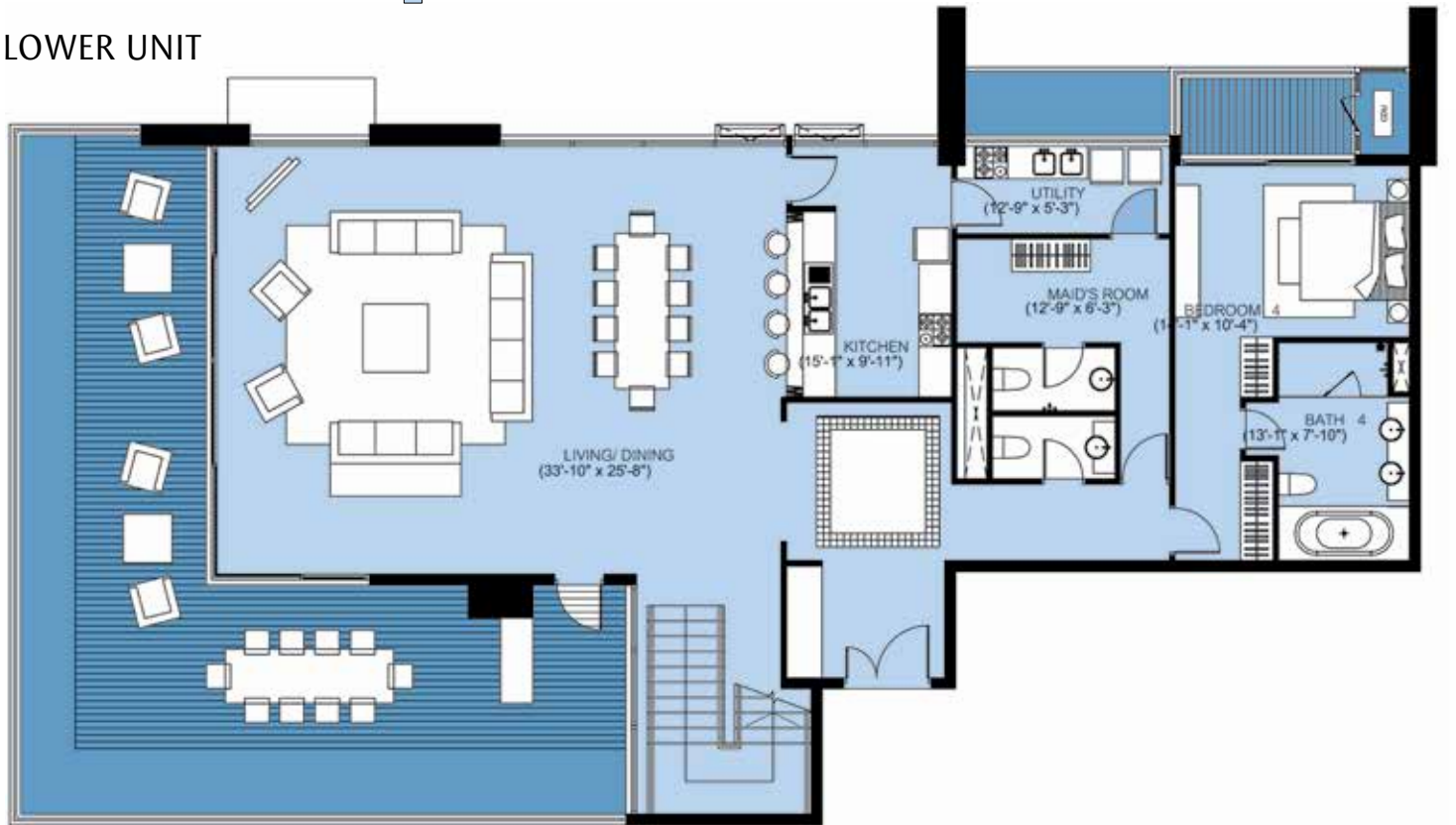
## APARTMENTS: DUPLEX PENTHOUSE 4 BEDROOMS

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT

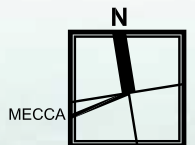
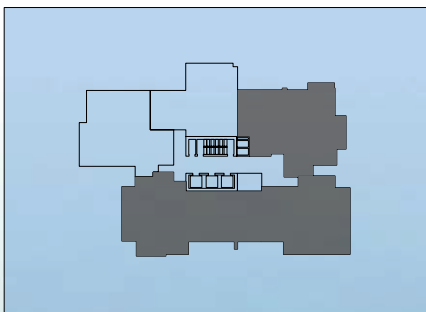
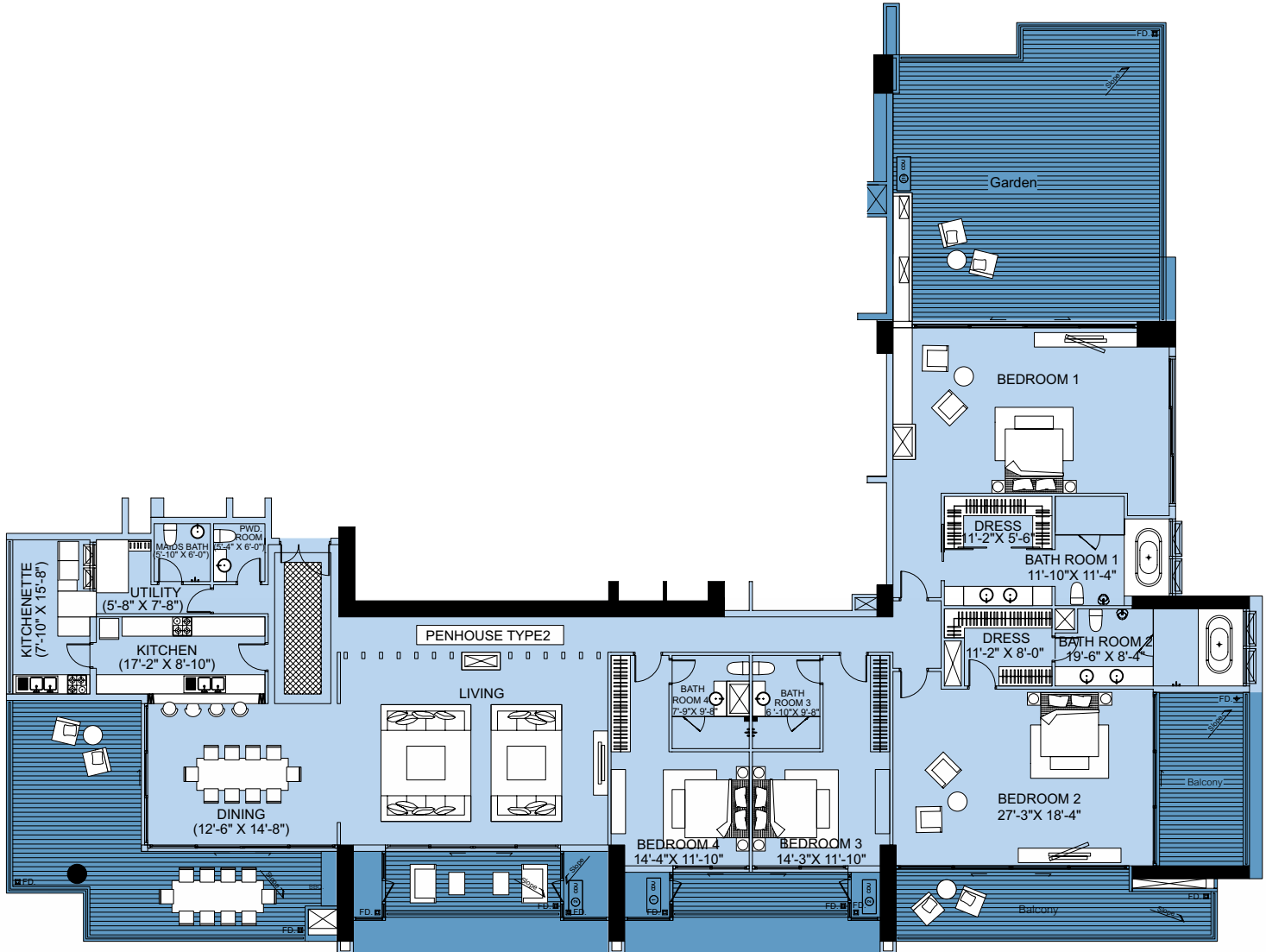


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2. ALL DIMENSIONS HAVE BEEN PROVIDED BY OUR CONSULTANT ARCHITECTS.
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UNIT AREA	5,351 SQ.FT.
COMMON AREA	1,685 SQ.FT.
TOTAL AREA	7,036 SQ.FT.

## APARTMENTS: UNIT PENTHOUSE 4 BEDROOMS

Coral Tower I & II



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# TOWNHOME

at CORAL TOWERS I & II

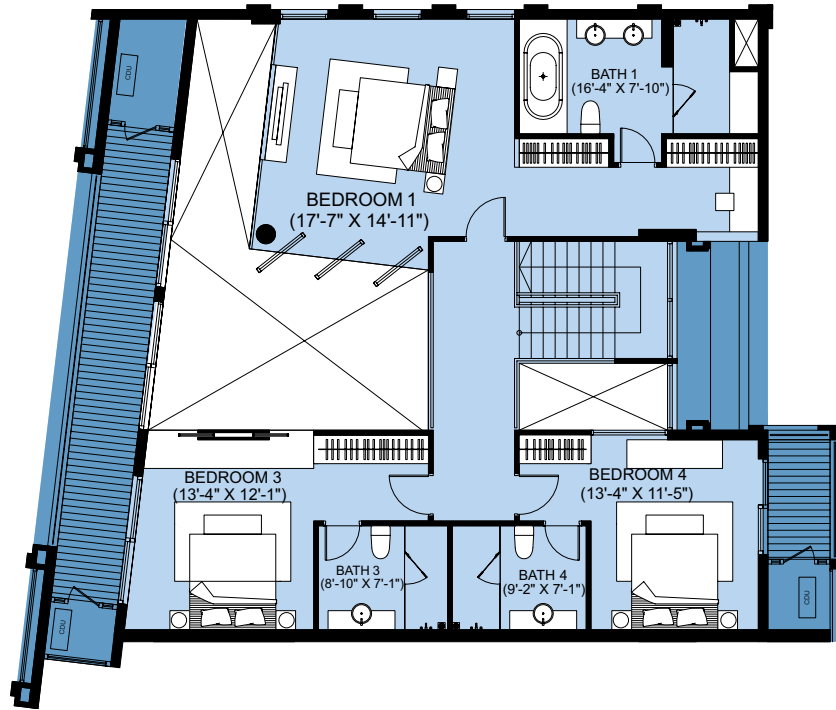


UNIT AREA	4,260 SQ.FT.
COMMON AREA	387 SQ.FT.
TOTAL AREA	4,647 SQ.FT.

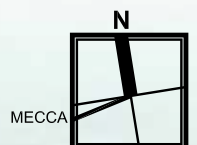
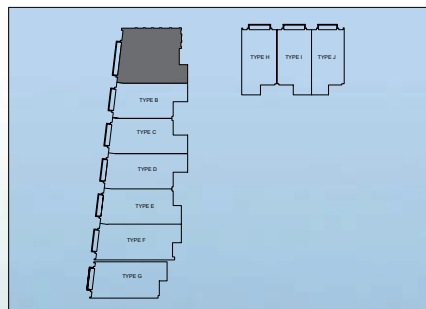
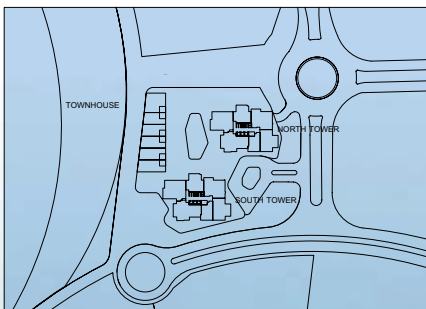
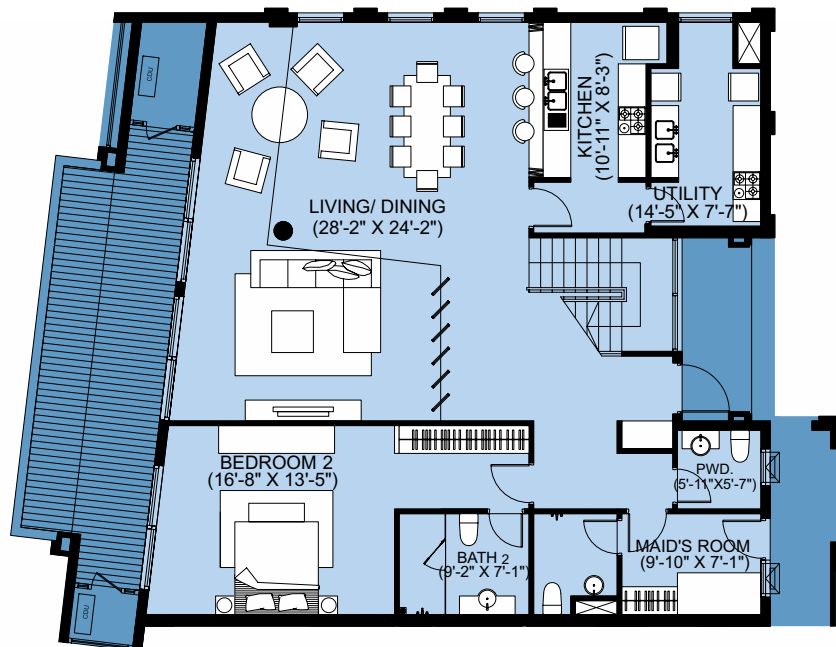
## TOWN HOMES TYPE A 4 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



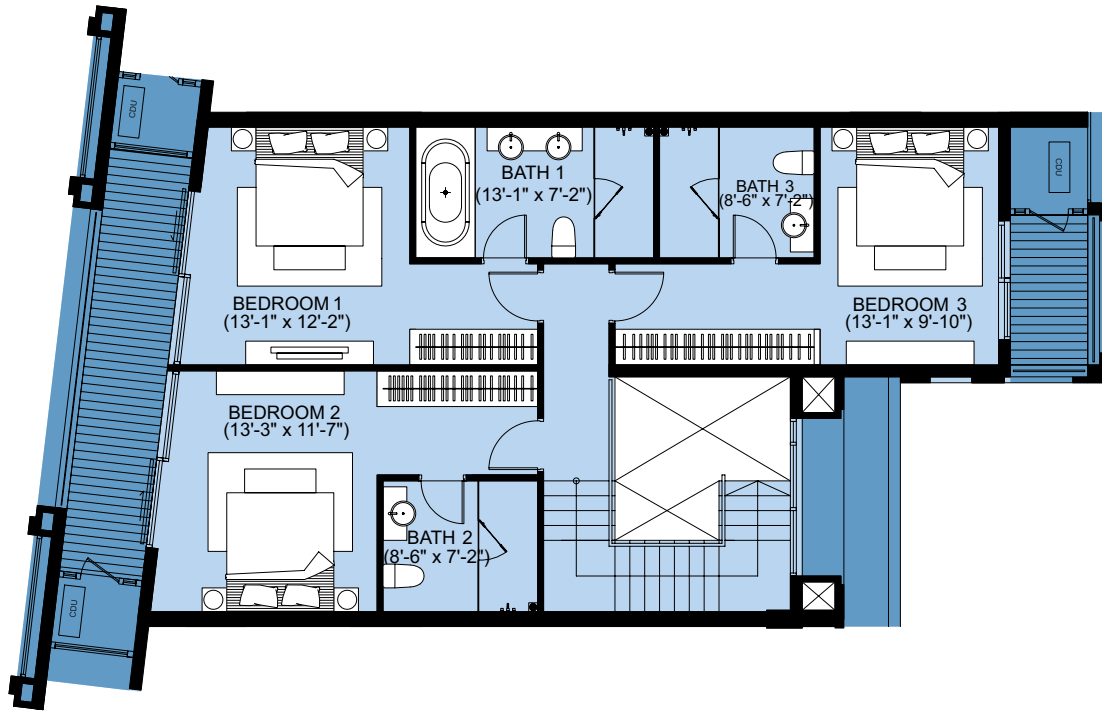
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UNIT AREA	2,937 SQ.FT.
COMMON AREA	261 SQ.FT.
TOTAL AREA	3,198 SQ.FT.

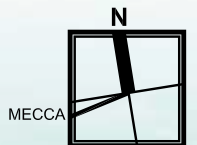
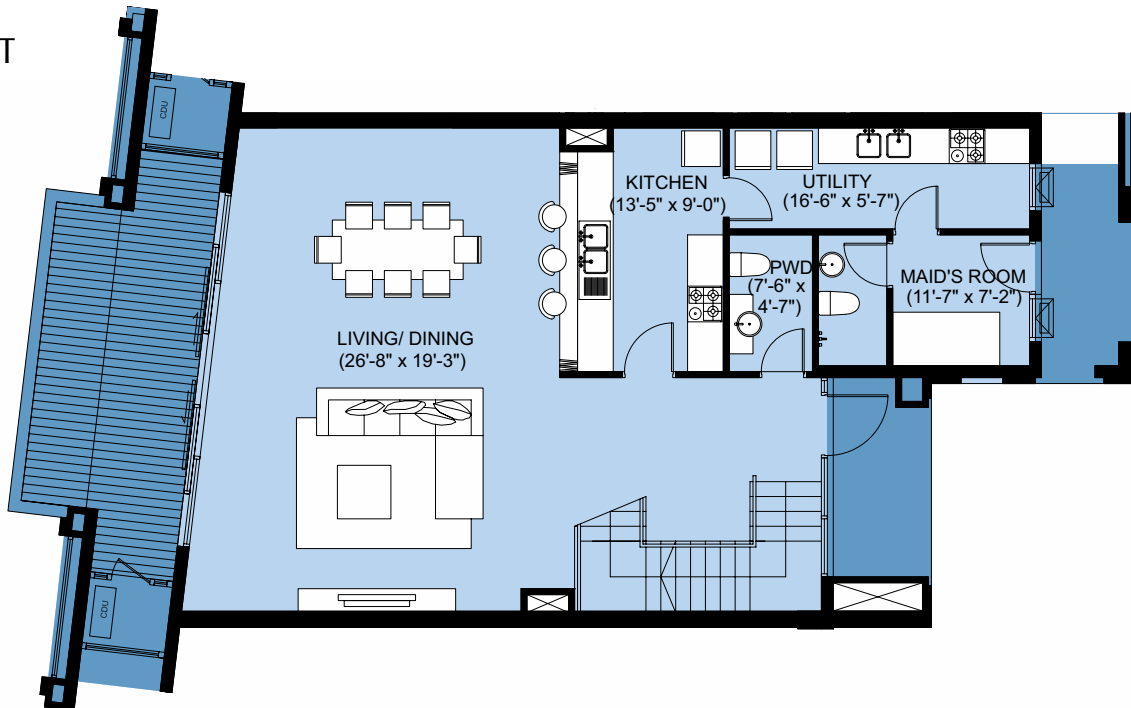
## TOWN HOMES TYPE B 3 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



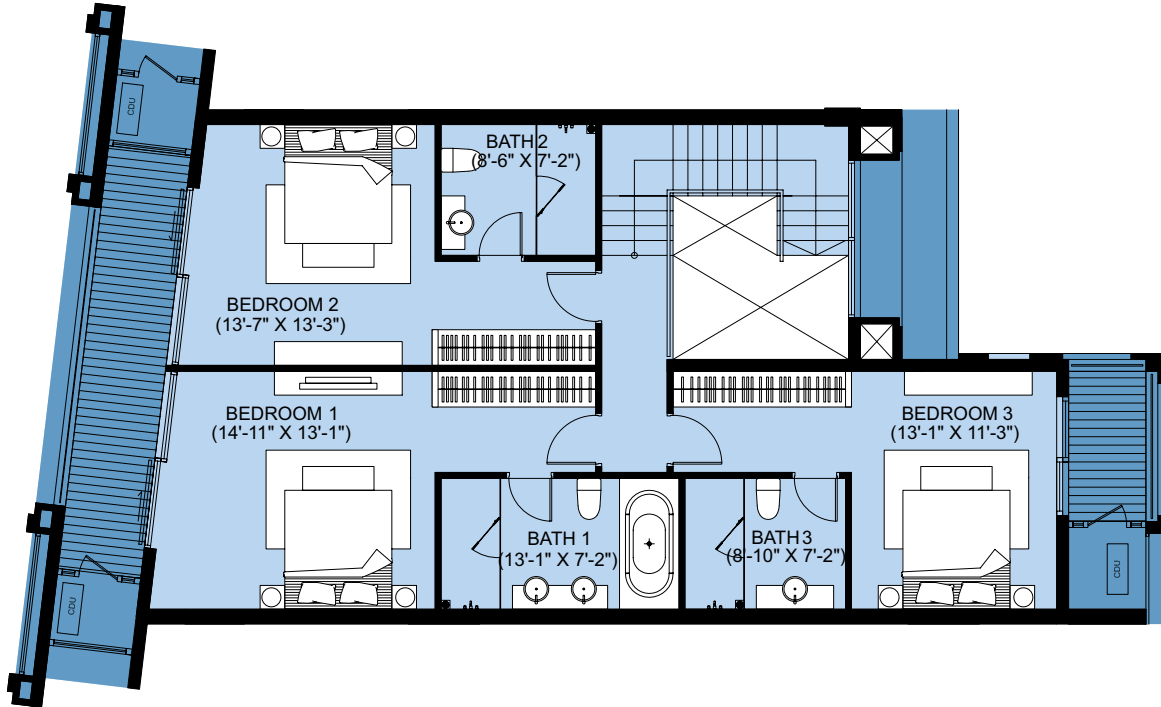
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UNIT AREA	3,123 SQ.FT.
COMMON AREA	283 SQ.FT.
TOTAL AREA	3,406 SQ.FT.

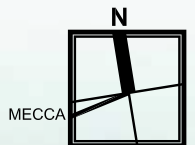
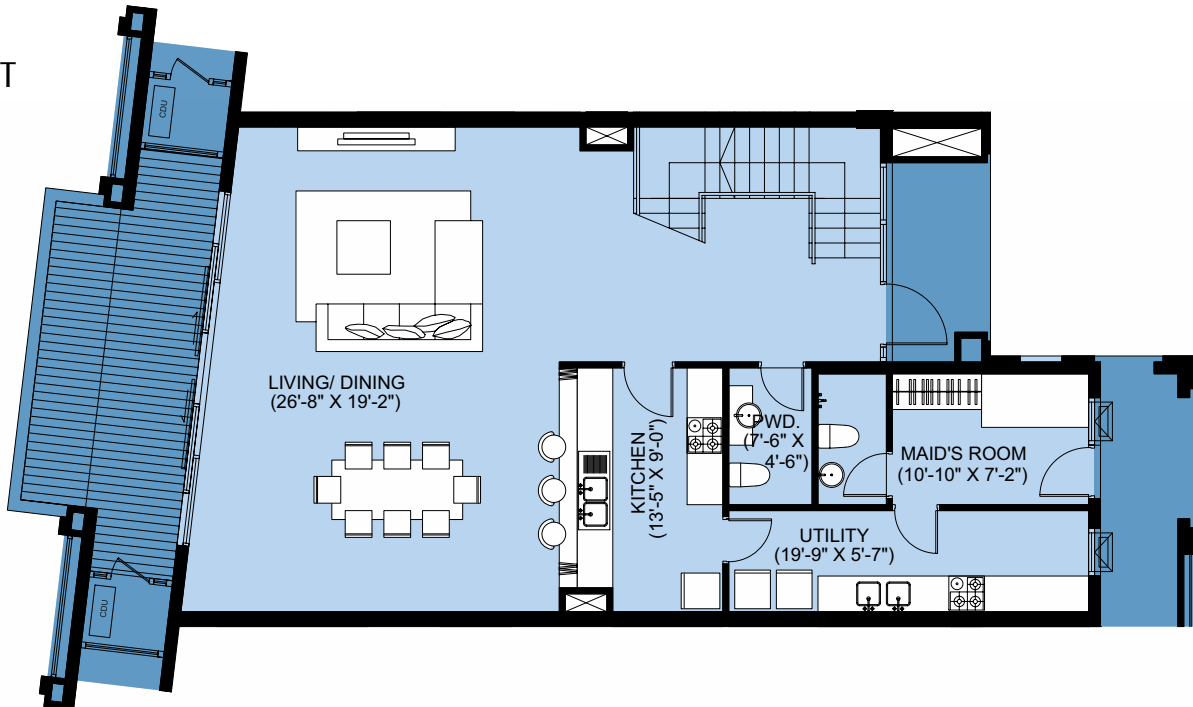
## TOWN HOMES TYPE C 3 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



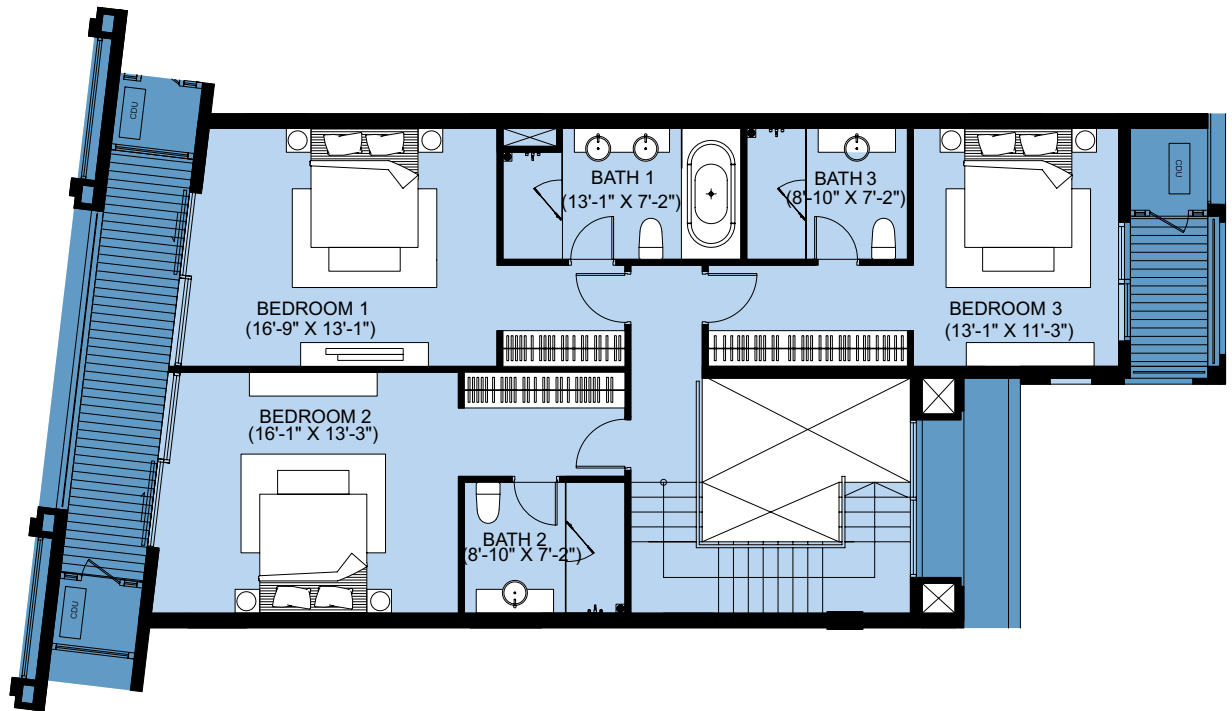
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UNIT AREA	3,300 SQ.FT.
COMMON AREA	302 SQ.FT.
TOTAL AREA	3,602 SQ.FT.

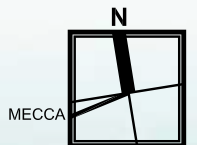
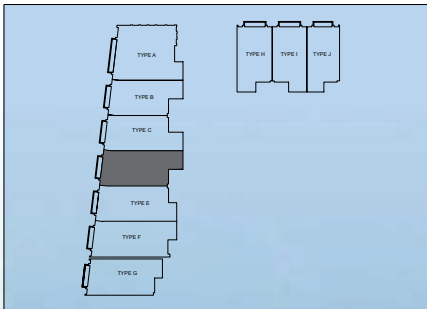
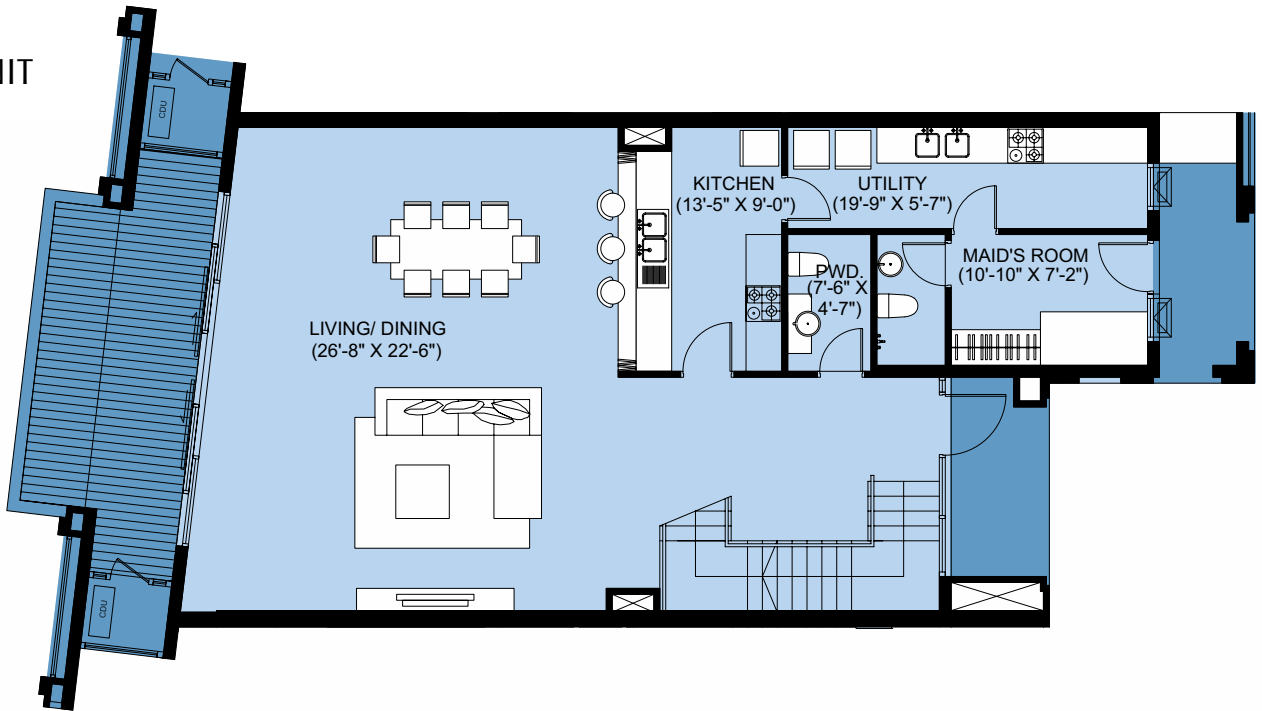
## TOWN HOMES TYPE D 3 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



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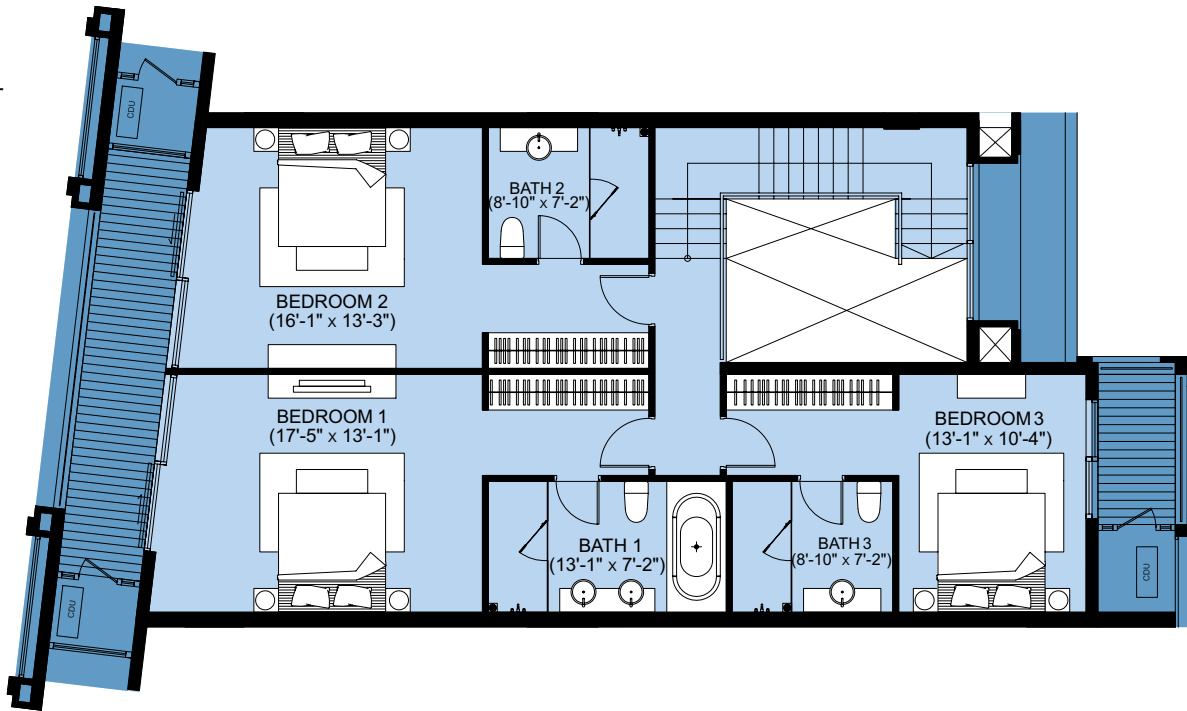


UNIT AREA	3,328 SQ.FT.
COMMON AREA	306 SQ.FT.
TOTAL AREA	3,634 SQ.FT.

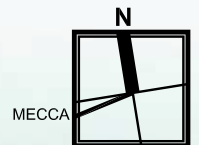
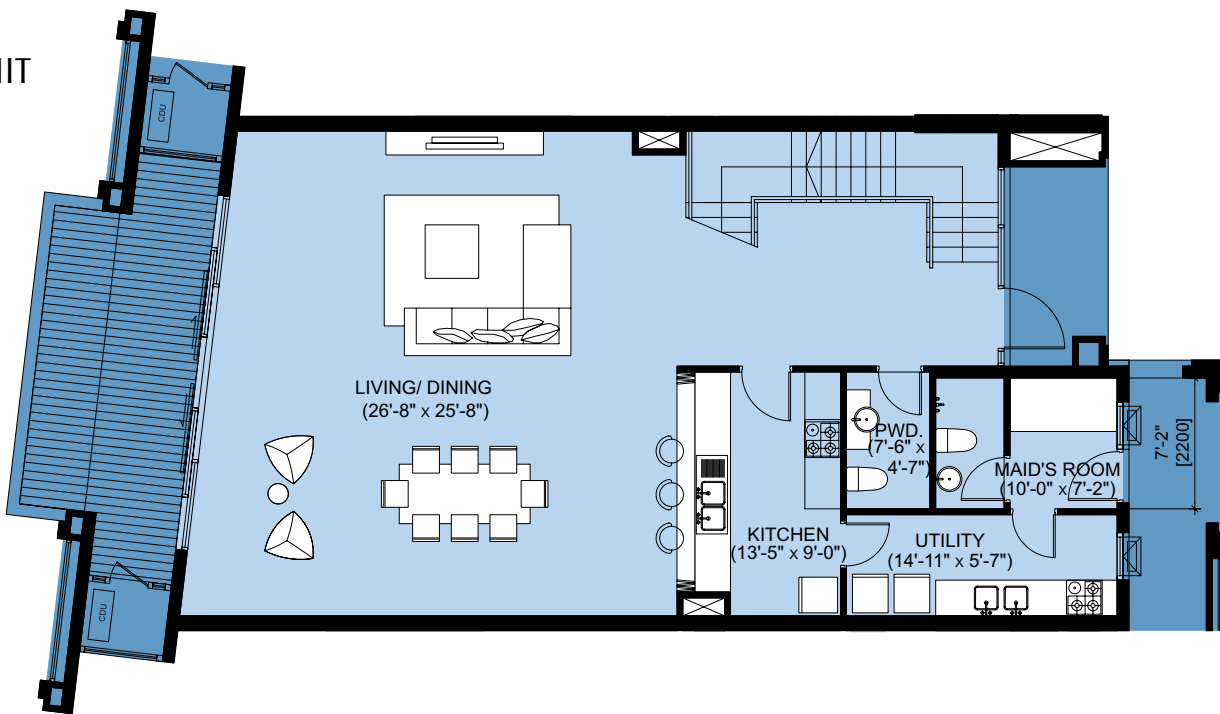
## TOWN HOMES TYPE E 3 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



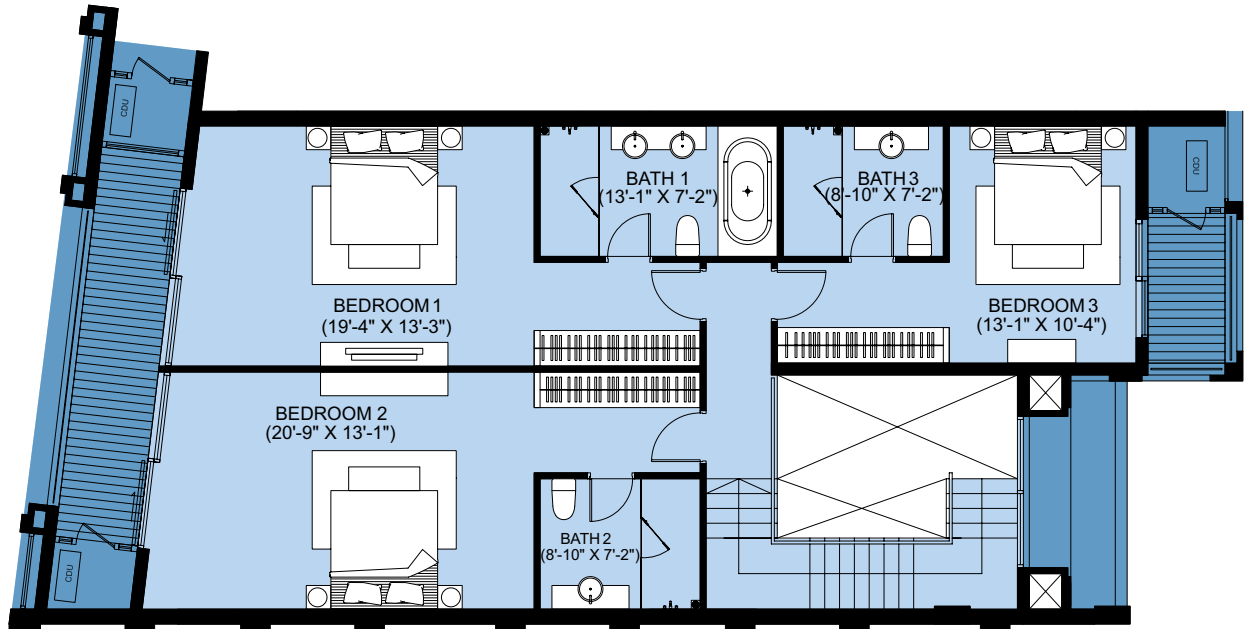
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UNIT AREA	3,567 SQ.FT.
COMMON AREA	334 SQ.FT.
TOTAL AREA	3,901 SQ.FT.

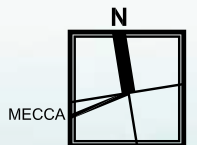
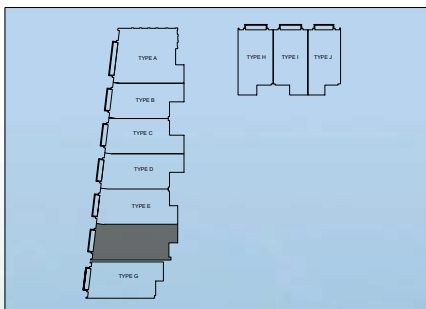
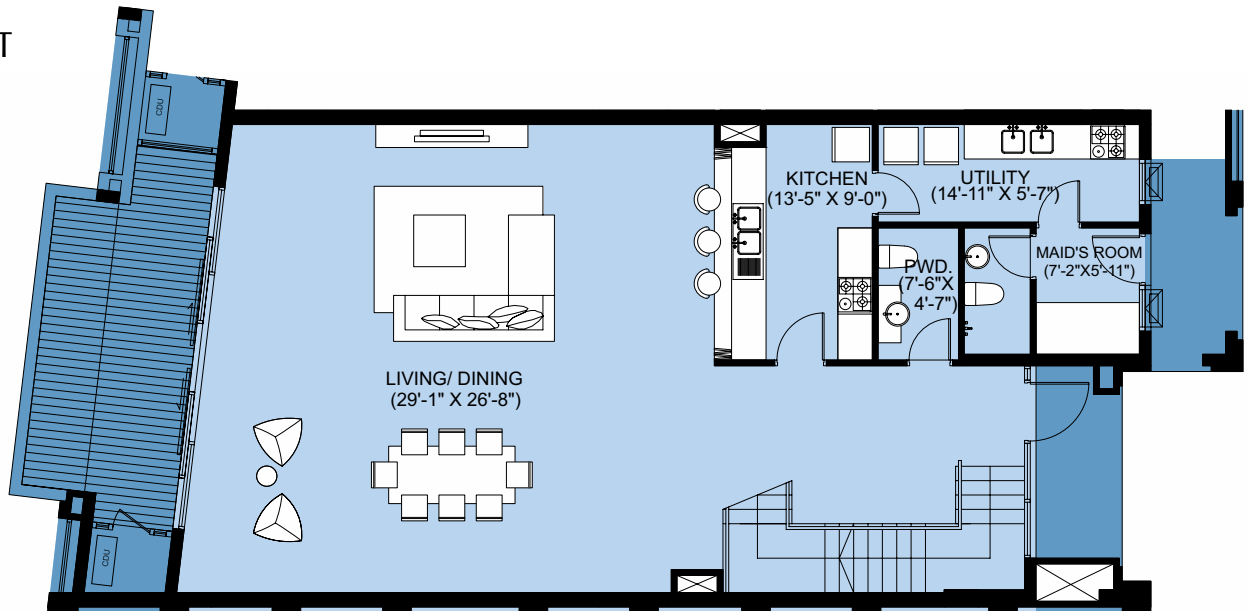
## TOWN HOMES TYPE F 3 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



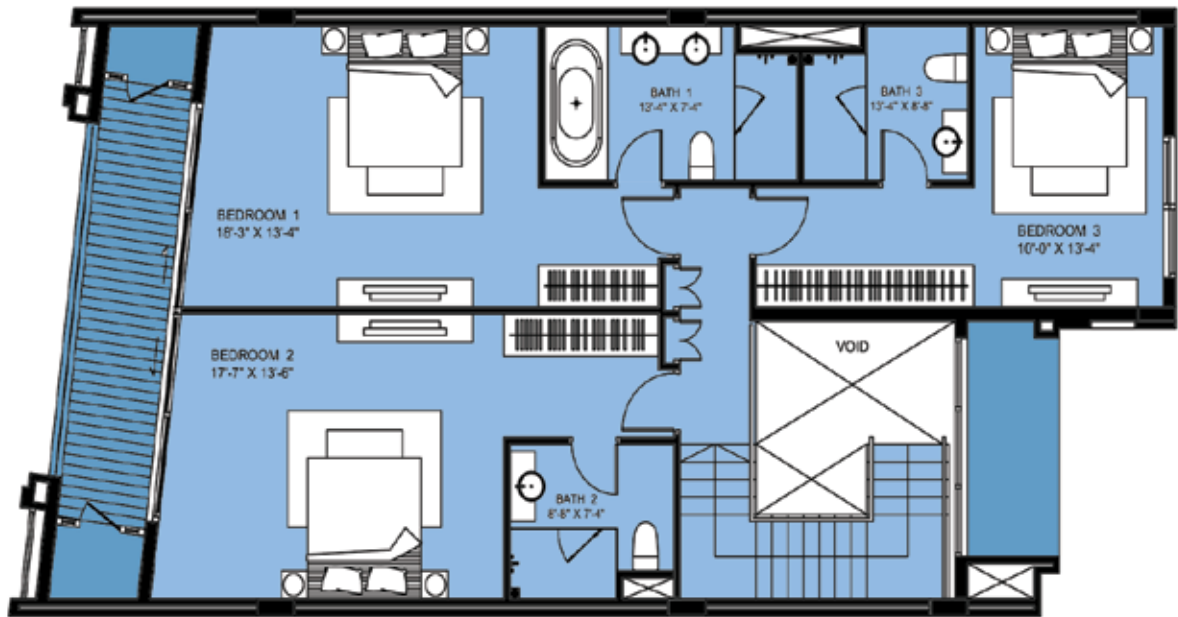
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UNIT AREA	3,210 SQ.FT.
COMMON AREA	309 SQ.FT.
TOTAL AREA	3,519 SQ.FT.

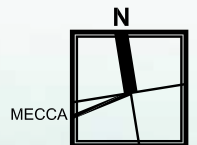
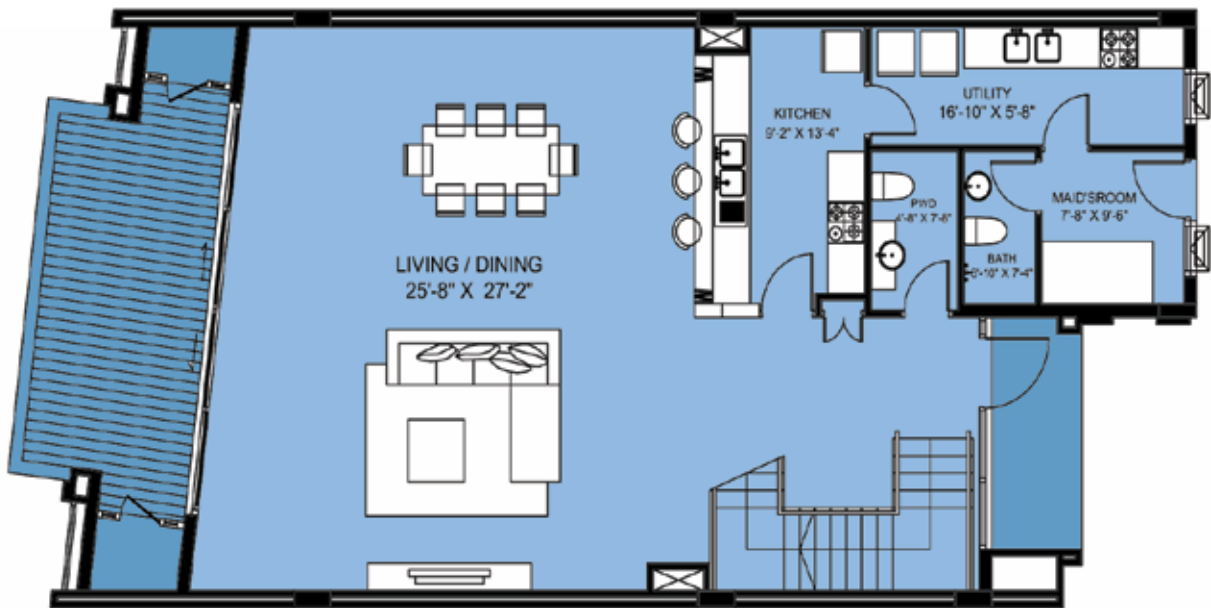
## TOWN HOMES TYPE G 3 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



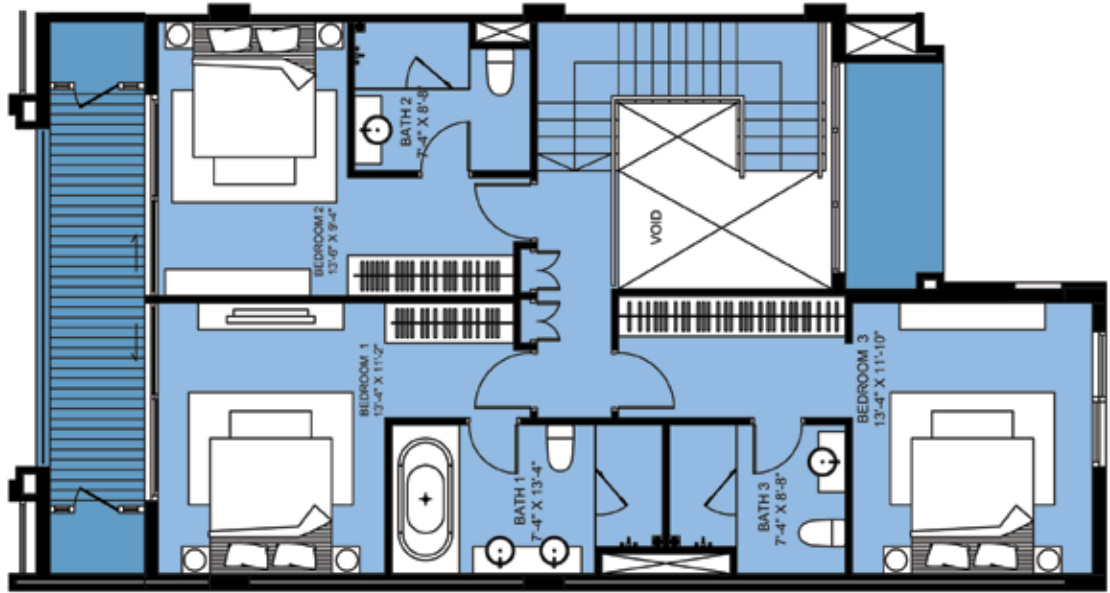
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UNIT AREA	2,780 SQ.FT.
COMMON AREA	261 SQ.FT.
TOTAL AREA	3,041 SQ.FT.

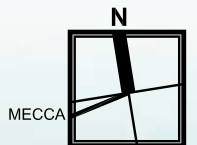
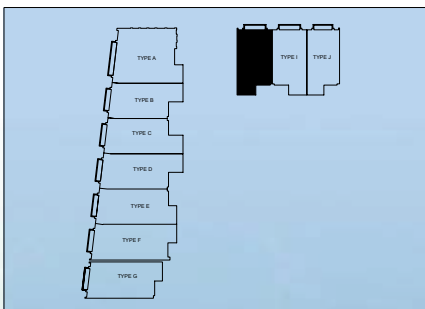
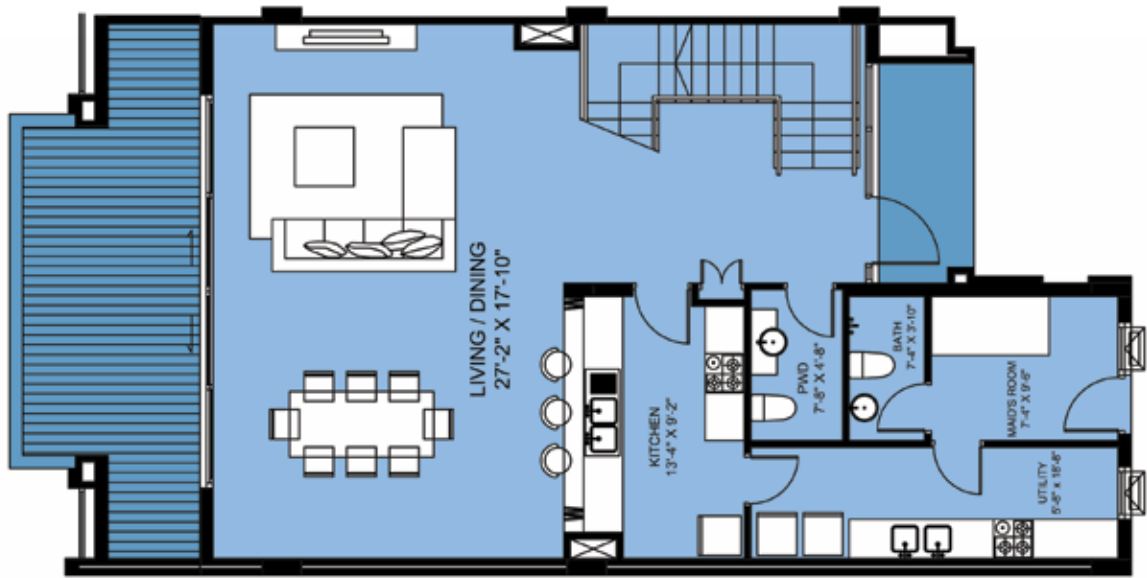
## TOWN HOMES TYPE H 3 BEDROOMS + UTILITY

Coral Tower I & II

UPPER UNIT



LOWER UNIT



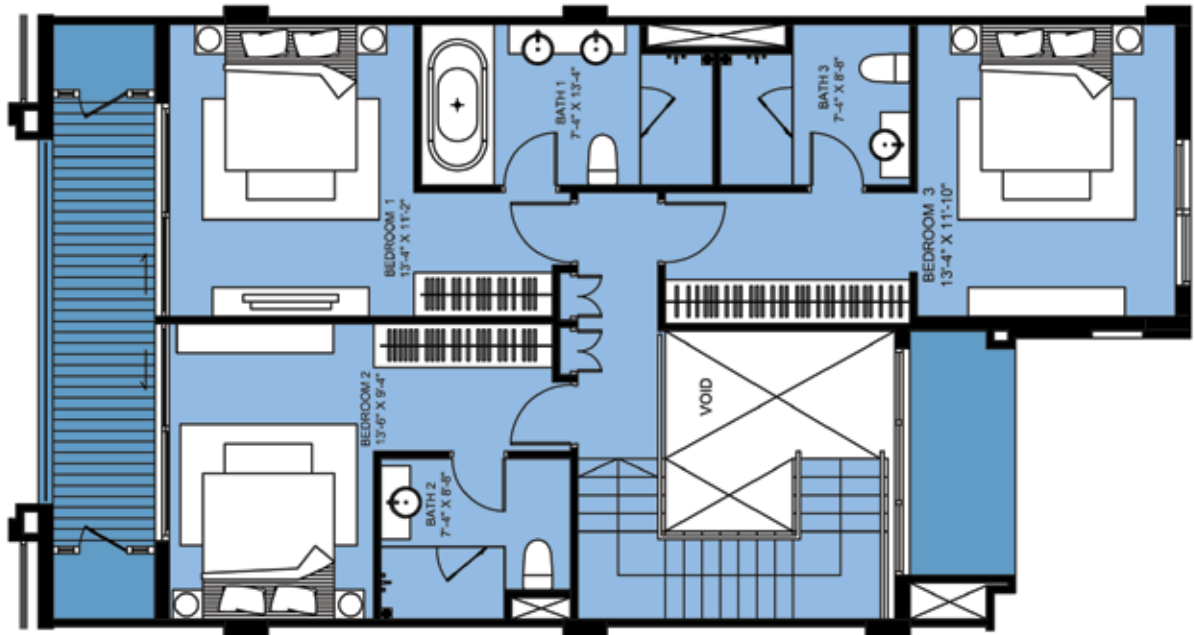
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UNIT AREA	2,727 SQ.FT.
COMMON AREA	256 SQ.FT.
TOTAL AREA	2,982 SQ.FT.

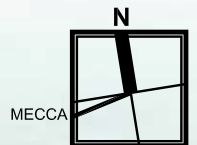
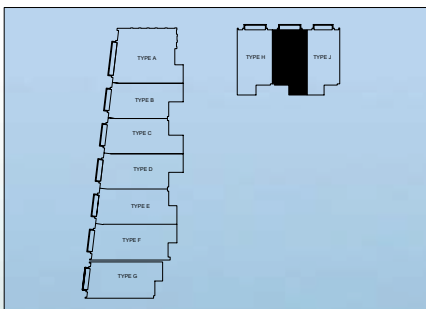
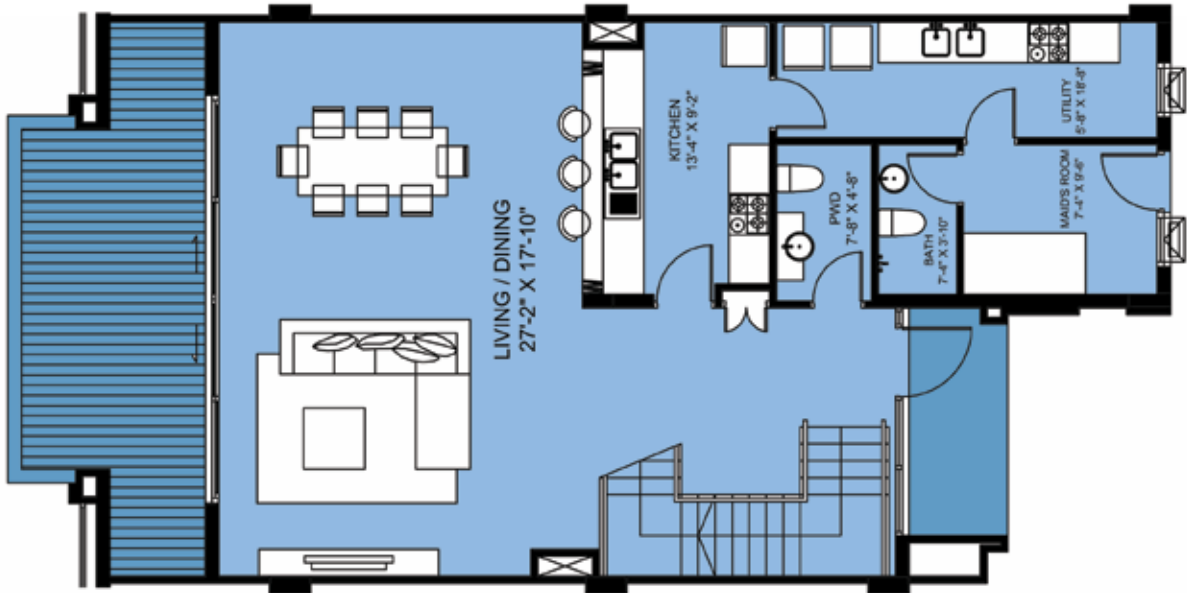
## TOWN HOMES TYPE I 3 BEDROOMS + UTILITY

Coral Tower I & II

### UPPER UNIT



### LOWER UNIT



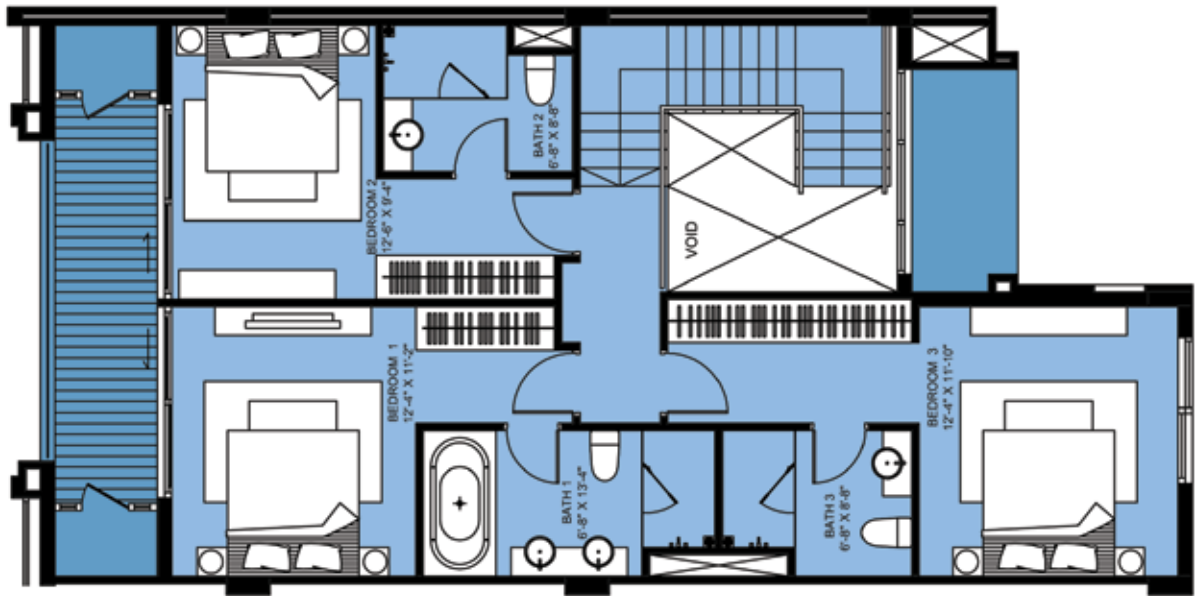
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UNIT AREA	2,575 SQ.FT.
COMMON AREA	242 SQ.FT.
TOTAL AREA	2,817 SQ.FT.

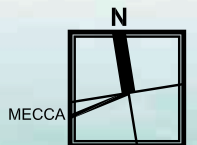
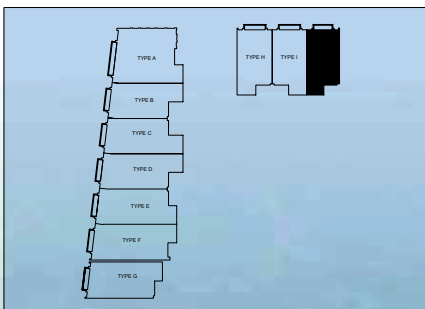
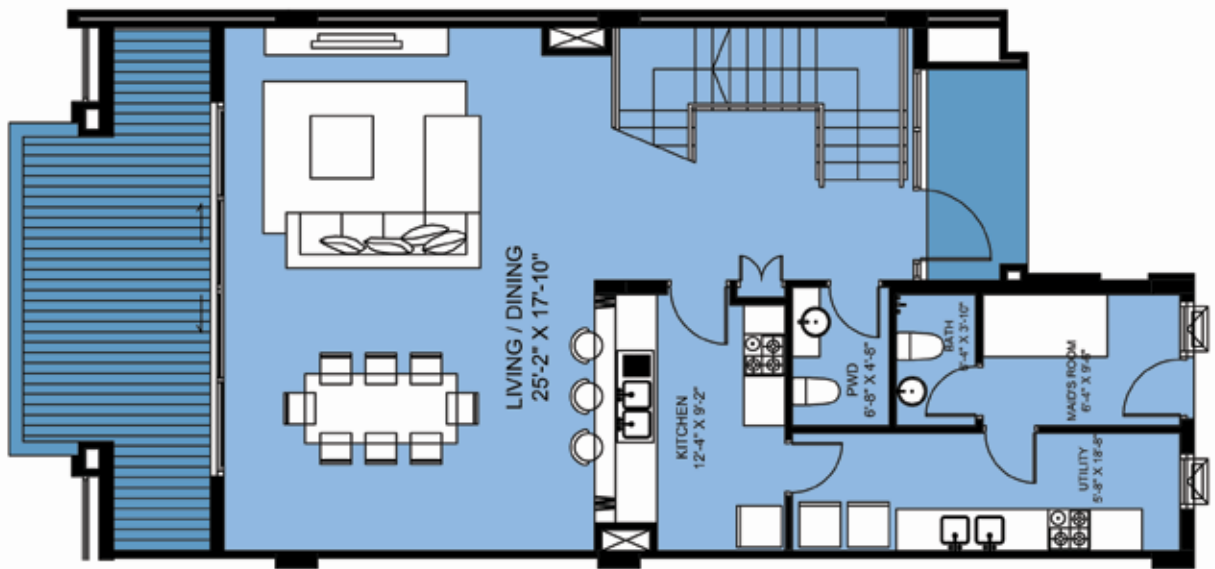
## TOWN HOMES TYPE J 3 BEDROOMS + UTILITY

Coral Tower I & II

UPPER UNIT



LOWER UNIT



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