



Emaar DHA Islamabad Limited
Emaar Sales Center, DHA Phase V (formerly DHA Phase II Extension), Islamabad Highway, Islamabad, Pakistan
0800 EMAAR (36227) | Tel: +92 51 2098311 | email: salespk@emaar.ae | emarpakistan.pk

Emaar DHA Islamabad Limited - Endorsed by DHA Islamabad
Emaar DHA Islamabad has the highest PE 1 developer grading by PACRA and NESPAK



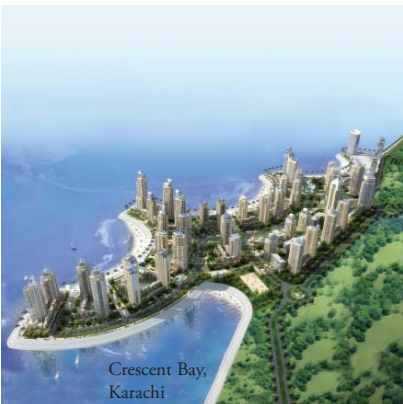
Alma
AT CANYON VIEWS

Mediterranean Style Townhomes



Building
the Spirit
of our Nation





Emaar Pakistan

Emaar Pakistan is part of Emaar Properties PJSC Dubai, the world's largest real estate developer by market capitalisation. Expanding rapidly throughout the region, Emaar has established operations in 36 markets spanning the Middle East, North Africa, Pan-Asia, Europe and North America, to include hospitality, education, healthcare, retail and special economic zones, creating holistic communities the world over.

Emaar is now building the spirit of Pakistan, with three outstanding lifestyle communities currently underway in the country. In Karachi, Crescent Bay, the seafront wonder, is a vibrant community of high-rise towers set along three crescent shaped man-made bays. In Islamabad, Highlands and Canyon Views are two expansive communities, offering superb villas, townhomes and apartments with the finest architecture, facilities, security, views and green open spaces available in the capital.







Canyon Views - Islamabad's most desirable lifestyle

Islamabad's most exclusive lifestyle is taking shape. Canyon Views is set to be the community of choice for the city's most successful individuals - people who can appreciate a finer way of life.

Canyon Views draws its inspiration from the towns and villages scattered along the Mediterranean coast, with architecture that is ideally suited to Islamabad's temperate climate. The superb landscape is lush and green, with valleys and streams, providing breathtaking views from many of the homes. A gated community with 24-hour security and maintenance services, it's a place to escape the stress of city living. Move up, we think you'll enjoy the view.







Pure Mediterranean charm at Alma

Ideally located within Canyon Views, Alma exudes a sense of Mediterranean warmth and charm. This distinctive community of exceptional townhomes is set within landscaped parks and surrounded by lush greenery and wide open spaces, which perfectly captures the beauty and relaxed lifestyle that has made the coast of Italy such a wonderful place to live. Whether you wish to be close to everything that Canyon Views has to offer, or prefer to escape to peace and tranquility, Alma offers you and your family the ideal address.



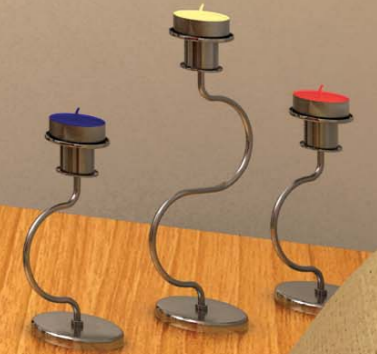
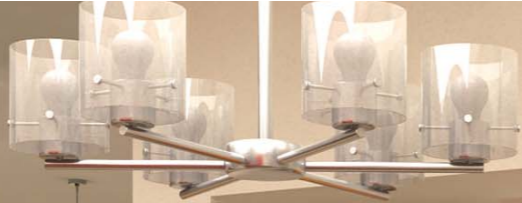




Unique townhomes, distinctive living

Each of the townhomes of Alma is a true work of art. Whether 2-plex, 4-plex or 6-plex, they all display a warm and welcoming architectural theme, characterised by pitched roofs with decorative elements on the façades and cool shaded spaces. With additional touches such as wood finishing and intricate wrought ironwork, you might just believe that you have been transported to the shores of the Mediterranean. From your balcony, you will be able to look out over the natural surroundings just outside your door, while walkways and tracks invite you to enjoy an outdoor lifestyle.







Perfection is in the details

Every townhome in Alma has been created with an exceptional eye for detail, inside and out. High-ceilings and a muted colour palette fill the living areas with a sense of spaciousness. Superb finishes, selected by the renowned design team, have been used in every area of the home, from the polished marble countertops in the designer kitchen to the glazed ceramic tiles and modern light fixtures.

Whether 2-plex, 4-plex or 6-plex, the homes are equipped for air-conditioners, washing machines and gas cookers. The townhomes have broadband internet access, a covered front yard, car parking for two vehicles and some townhomes feature a maid's room. With 24-hour security, an electronic security system, fire alarm and strict access control, at Alma you'll always live with a sense of safety and peace-of-mind.



Project Features

Part of the Canyon Views 'lifestyle' community.
Key components include:

- Gated community
- Plenty of parks and open spaces
- Country living with close proximity to city centre and airport
- Comfortable, pleasant and safe streetscapes, ideal for strolling and cycling
- Neighbourhood centre with swimming pool and children's play area
- Proximity to the town centre that includes convenience shopping, restaurants, mosque, gymnasium and school
- 24-hour security
- Maintenance facilities

Townhome Features

- Exceptional finishes, in a choice of standard or upgrade
- High ceiling with decorative bulkhead in living areas
- All bedrooms with built-in wardrobes
- Provision for air-conditioning and gas appliances
- En-suite master bathroom with walk-in closets
- High quality bathroom fittings and sanitary ware
- Glass shower compartments in master bathroom

- Kitchen with profiled cabinetry design
- Granite kitchen countertops
- Maid's room, laundry room or store room*
- Private rear courtyards
- Driveway with covered carport for two vehicles
- High-speed digital technology for Internet, television and voice communication
- Pitched roofs, Spanish/Portuguese style decorative elements
- Special texture exterior paint for each townhome
- Balconies/terraces

*Selected townhomes only

Townhome Finishes

Two colour options offered for the following items:

- Marble top – bathroom
- Granite top – kitchen
- Kitchen cabinets
- Wardrobes and doors
- All fixed joinery will match the chosen colour option

