

# Sukh Chayn Residence

Life at its Best





Sukh Chayn Residence  
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Welcome to  
City Life,  
Reimagined



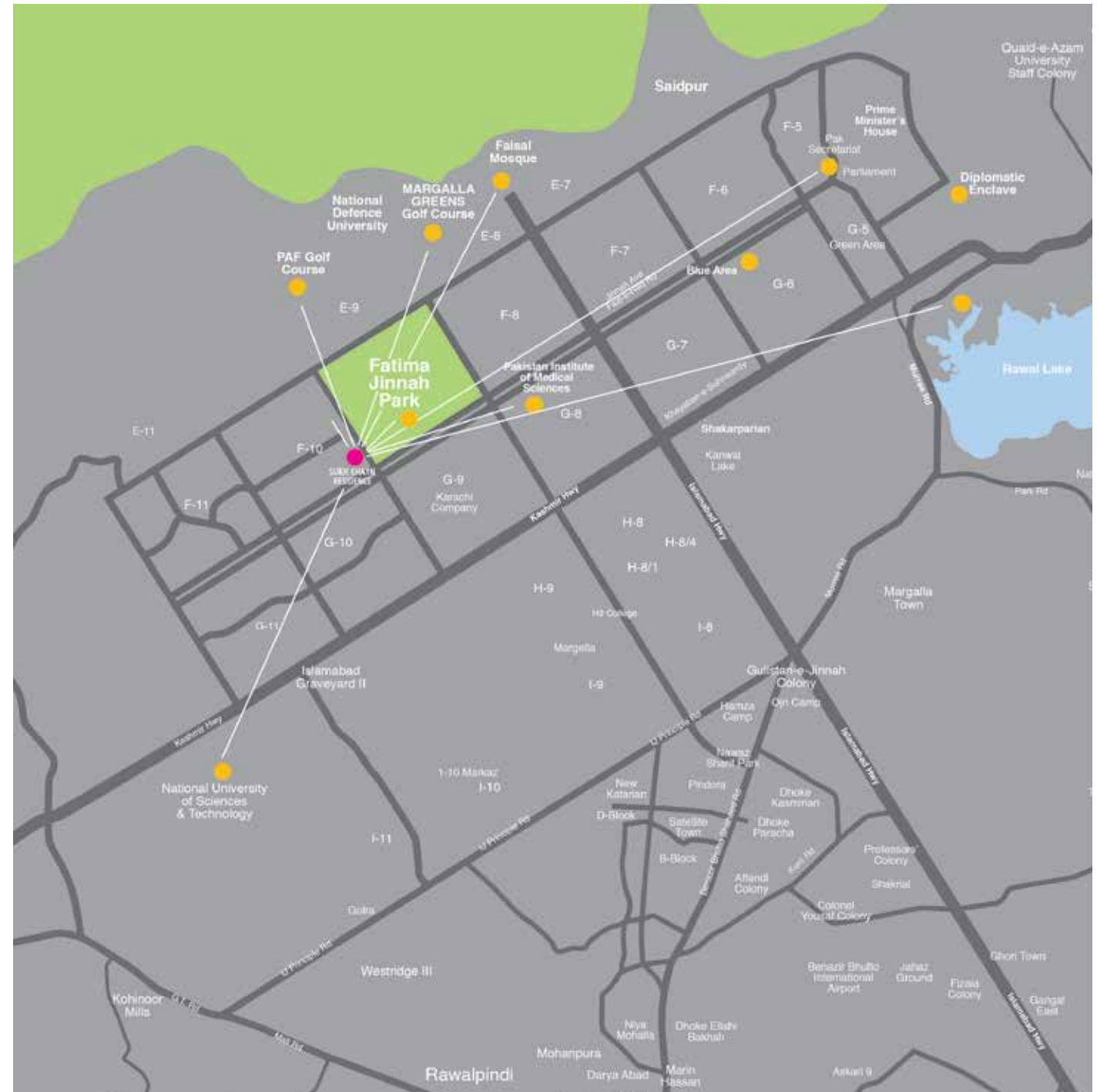
Sukh Chayn Residence

Life at its Best

# An Address to be Envied

Sukh Chayn Residence endeavours to deliver an elegant accommodation, state of the art facilities and everything well within your reach in the highly fashionable enclave of F-10, considered by many to be Islamabad's most desirable address.

- 2 min.  to ----- F-9, Theme Park 
- 3 min.  to ----- F-10, Markaz 
- 3 min.  to ----- Maroof Hospital 
- 8 min.  to ----- Faisal Mosque 
- 5 min.  to ----- Blue Area 
- 12 min.  to ----- Zero Point 
- 15 min.  to ----- Rawal Lake Park 
- 20 min.  to ----- Motor Way Interchange 
- 25 min.  to ----- Airport 
- 10 min.  to ----- Margala Greens Golf Course 







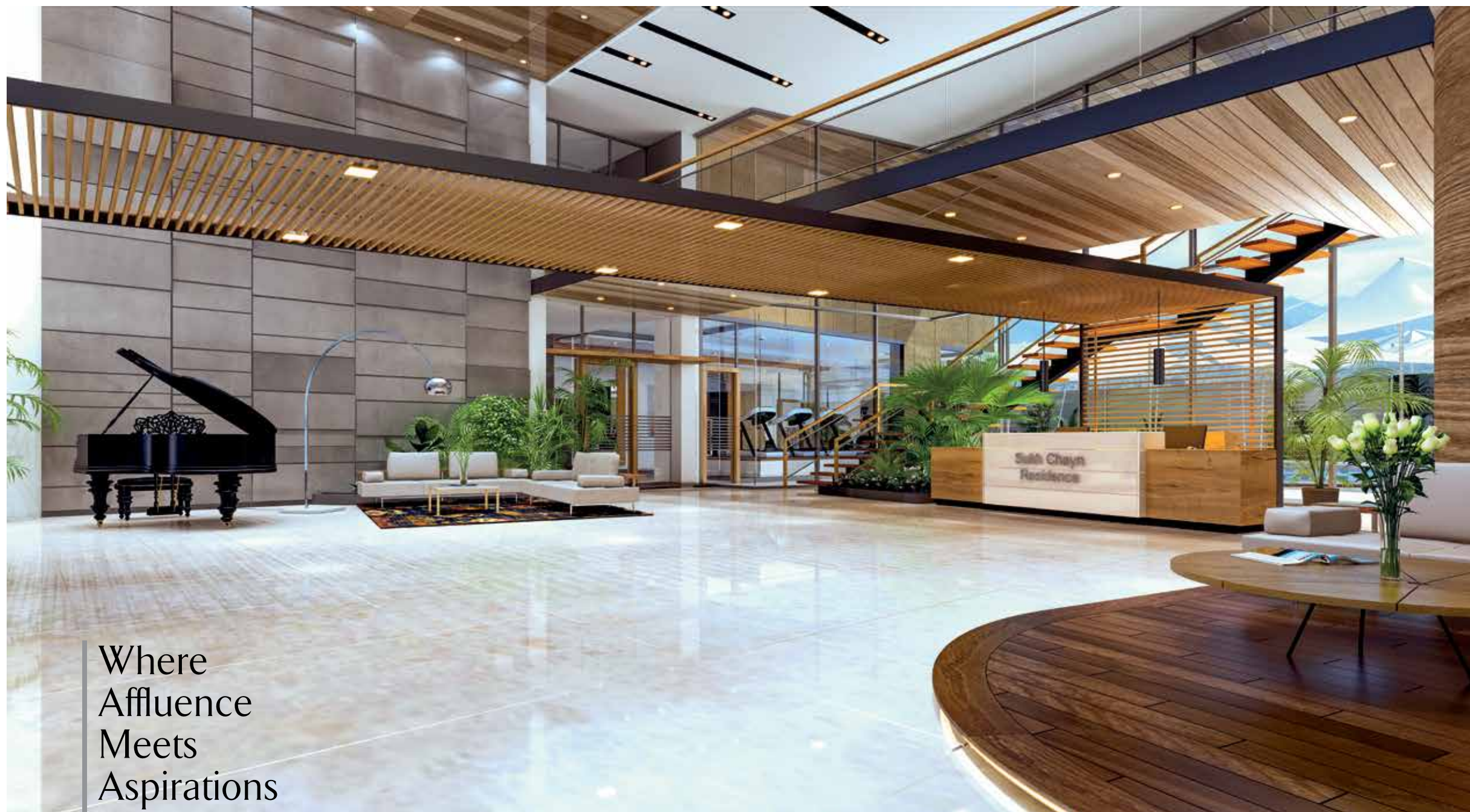
## While Most Properties Have Some of These Sukh Chayn Residence Has It All

- Security and Safety
- Outstanding Location
- Spacious Interiors
- Affluent Lifestyle
- Breathtaking Views
- Smart Living
- Spa & Swimming Pool
- Two Parking Spaces For 4 & 3 Bed Apartments
- Centrally Air Conditioned
- State of The Art Fitness Centre
- Coffee Bar
- Community Room









## Where Affluence Meets Aspirations

A wealth of well-appointed interiors and luxuries of the highest standards with rich finishes in all apartments adding to the value of your investment.

| Reception Lobby |



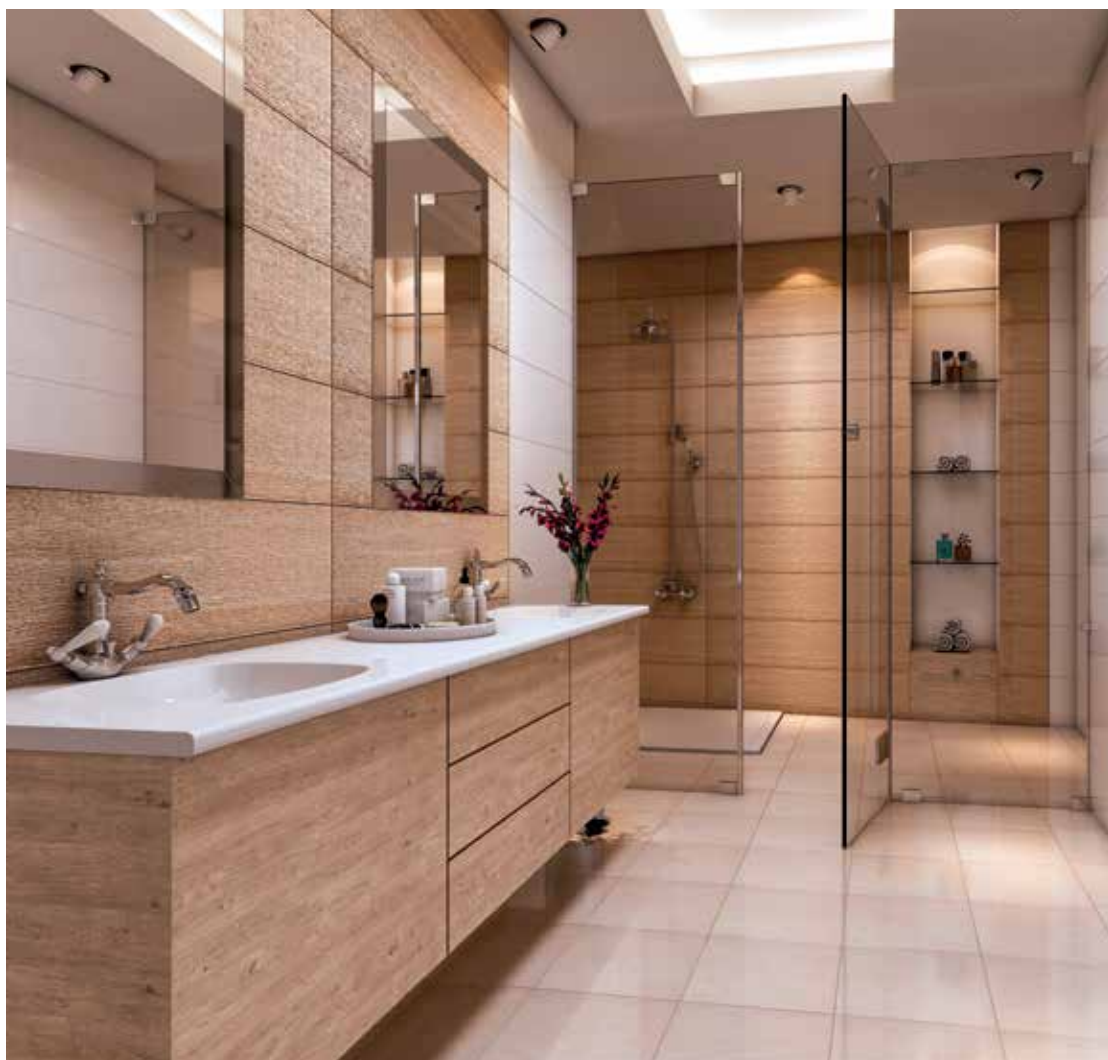
## Every Morning Brings Life Full of Passion

Imagine waking up every morning to nature's beauty; opening the blinds to incredible, panoramic views of Islamabad's Skyline and the unforgettable Margalla Hills basking in the sunlight. Sukh Chayn Residence has been designed to bring a breath of fresh air to city living.



| Master Bedroom |





| Master Bathroom |



| Walk-In Closet |





Giving You  
Comfort,  
Convenience  
and Luxury in  
your Kitchen so  
that you Enjoy  
Cooking More  
than Ever.

| Kitchen |





## Salient Features

### Light & Ventilation:

Sukh Chayn Residence is a product of persistent research and development, in understanding the usual problems faced in apartment buildings hence eliminating its causes. Sukh Chayn Residence is designed to provide ample sunlight and air circulation.

### Security:

- Smart Security
- Access Control For Lifts and Building Entrances
- Round the Clock Security
- CCTV Support

### Maintenance & Support:

- 24-Hour Maintenance
- Periodic Service and Maintenance
- Resident Portal

### Parking:

- Two Designated Parking Spaces For 4 & 3 Bed Apartments
- One Designated Parking Space For 1 & 2 Bed Apartments
- Separate and Designated Parking for Guests

## Amenities

- **Swimming Pool & Wading Area For Children**
- **State of The Art Gymnasium**
- **Spa & Grooming Facility**
- **First-Aid Centre**
- **Badminton Court**
- **Community Lounge with Entertainment & Dining Area**
- **Café & Coffee Bar with Outdoor Seating Overlooking Swimming Pool**
- **Select Store**
- **Resident's Garden**
- **ATMs**



## What Makes Us Different?

Giving You A Complete Home

## Speciality Option:

Smart Home Upgrade is available as an option for residents.

## Other Exceptional Features Include:

Fire Sprinkler System  
Double Glazed Glass  
EPS Walls  
Fire Resistant Fixtures  
**Earthquake Resistant**

- Corner Apartments
- Smart Access Control
- Store Room
- Laundry

## Individual & Secluded Terraces

Providing Panoramic Views of Islamabad

## Dedicated Lifts

Opening Directly In Your Type A & C Apartments







| Fitness Centre |



| Spa & Grooming Facility |



| Coffee Shop |



This Is Where  
Life Is Truly  
Extraordinary





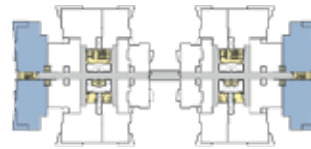
# Typical Floor Plan





## 4 Bed Apartment Type - A

Area = 2790 sq.ft.

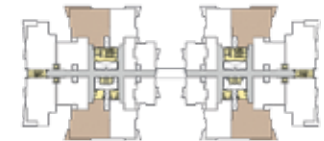


- |    |                |               |
|----|----------------|---------------|
| 1  | FOYER          | 6'-9"x11'-3"  |
| 2  | ENT. LOBBY     | 6'-6"x6'-9"   |
| 3  | PASSAGE        | 135 sq.ft     |
| 4  | POWDER         | 6'-6"x 5'-0"  |
| 5  | STORE          | 6'-6"x5'-0"   |
| 6  | KITCHEN        | 11'-0"x12'-6" |
| 7  | LAUNDRY        | 8'-6"x5'-6"   |
| 8  | LOUNGE         | 24'-3"x12'-6" |
| 9  | BEDROOM-1      | 17'-3"x13'-3" |
| 10 | BEDROOM-2      | 14'-3"x16'-6" |
| 11 | BEDROOM-3      | 13'-0"x16'-0" |
| 12 | BEDROOM-4      | 13'-0"x8'-0"  |
| 13 | BATH-1         | 9'-6"x6'-6"   |
| 14 | BATH-2         | 9'-0"x6'-0"   |
| 15 | BATH-3         | 7'-3"x11'-6"  |
| 16 | BATH-4         | 9'-0"x4'-9"   |
| 17 | WALK IN CLOSET | 6'-9"x6'-0"   |
| 18 | TERRACE-1      | 210 sq.ft     |
| 19 | TERRACE-2      | 30 sq.ft      |



## 4 Bed Apartment Type - B

Area = 2625 sq.ft.



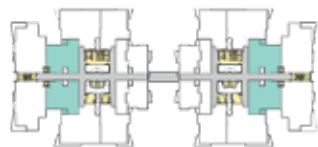
- |    |            |                |     |                |                |
|----|------------|----------------|-----|----------------|----------------|
| 1  | FOYER      | 6'-0"x9'-9"    | 10  | BEDROOM-2      | 10'-0"x 16'-3" |
| 2  | ENT. LOBBY | 8'-6"x13'-0"   | 11a | ENT. BED-3     | 5'-6"x 5'-0"   |
| 3  | PASSAGE    | 95 sq.ft       | 11  | BEDROOM-3      | 12'-0"x 21'-9" |
| 4  | POWDER     | 6'-9"x 5'-6"   | 12  | BEDROOM-4      | 13'-0"x 8'-0"  |
| 5  | STORE      | 6'-3"x 5'-0"   | 13  | BATH-1         | 8'-9" x 7'-6"  |
| 6a | ENT. KIT.  | 6'-9"x 7'-0"   | 14  | BATH-2         | 6'-0"x 9'-6"   |
| 6  | KITCHEN    | 10'-3"x12'-6"  | 15  | BATH-3         | 11'-0"x 8'-3"  |
| 7  | LAUNDRY    | 6'-3"x 5'-0"   | 16  | BATH-4         | 6'-3"x 5'-0"   |
| 8  | LOUNGE     | 13'-0"x 21'-9" | 17  | WALK IN CLOSET | 7'-0"x 7'-0"   |
| 9  | BEDROOM-1  | 12'-0"x 13'-9" | 18  | TERRACE        | 155 sq.ft      |





3 Bed Apartment Type - C

Area = 1 960 sq. ft.

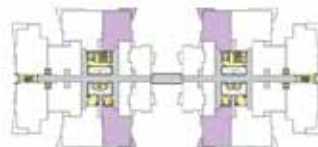


- 1 FOYER 7'-6"x11'-9"
- 2 ENT. LOBBY 5'-6"x6'-0"
- 3 PASSAGE 40 sq.ft
- 4 KITCHEN 8'-0"x12'-6"
- 5 LAUNDRY/STORE 5'-9"x5'-6"
- 6 LOUNGE 14'-3"x22'-0"
- 7 BEDROOM-1 11'-6"x15'-6"
- 8a ENT. BED-2 6'-0"x8'-9"
- 8 BEDROOM-2 13'-6"x12'-6"
- 9 BEDROOM-3 13'-6"x10'-9"
- 10 BATH-1 6'-0"x10'-0"
- 11 BATH-2 7'-0"x10'-0"
- 12 BATH-3 7'-0"x6'-6"
- 13 TERRACE 45 sq.ft



3 Bed Apartment Type - D

Area = 2 015 sq. ft.

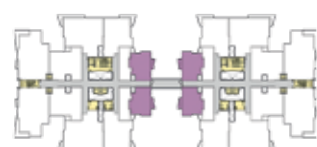


- 1 FOYER 5'-0"x14'-0"
- 2 ENT. LOBBY 100 sq.ft
- 3 POWDER 6'-0"x 7'-6"
- 4 KITCHEN 13'-3"x9'-0"
- 5 LAUNDRY/STORE 5'-9"x6'-0"
- 6 LOUNGE 19'-6"x14'-3"
- 7 BEDROOM-1 12'-9"x14'-3"
- 8 BEDROOM-2 16'-6"x13'-0"
- 9 BEDROOM-3 13'-3"x8'-0"
- 10 BATH-1 5'-3"x9'-6"
- 11 BATH-2 6'-6"x9'-6"
- 12 BATH-3 7'-0"x6'-0"
- 13 WALK IN CLOSET 6'-6"x6'-0"
- 14 TERRACE 115 sq.ft



2 Bed Apartment Type - E

Area = 1 200sq. ft.

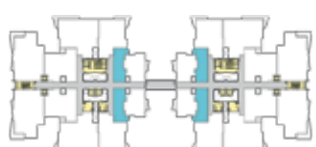


- 1 FOYER 4'-6"x11'-0"
- 2 KITCHEN 12'-6"x9'-3"
- 3 LAUNDRY/STORE 4'-6"x8'-3"
- 4 LOUNGE 12'-0"x14'-0"
- 5 BEDROOM-1 13'-0"x11'-0"
- 6 BEDROOM-2 12'-0"x12'-0"
- 7 BATH-1 5'-0"x 8'-9"
- 8 BATH-2 8'-6"x5'-0"
- 9 TERRACE 60 sq.ft



1 Bed Apartment Type - F

Area = 8 50sq. ft.



- 1 KITCHEN 11'-6"x13'-0"
- 2 LOUNGE 13'-9"x12'-6"
- 3 BEDROOM 12'-0"x12'-0"
- 4 BATH 6'-0"x5'-6"
- 5 TERRACE 35 sq.ft







## Chic, Stylish and Exquisitely Crafted

Sukh Chayn Residence will endeavour to redefine affluent living with exquisite apartments, conveniently close to buzzing localities, prime shopping centers and fancy restaurants.

Spacious apartments designed to provide residents with unparalleled refinement and uncompromising quality, Sukh Chayn Residence is set within the very heart of the capital city.



## 2 Parking Spaces For 4 & 3 Bed Apartments



## Possession Letter of the Plot After Full Payment

CAPITAL DEVELOPMENT AUTHORITY PLANNING WING Land Survey Division *****		CDA Capital Development Authority												
No.CDA/PCW-L.S.1 (17)/(F-14) /2019/559		Islamabad, 25.10.2019												
<b>CERTIFICATE OF POSSESSION</b>														
Certified that possession of Plot No. <u>6</u> , Sector <u>F-14</u> , <u>MAARIGAZI</u> (containing <u>22.5 x 92</u> sq. yards) has been handed over to the allottee/tenancy under the Authority of Estate Management letter No.CDA/EM-1123-2018 dated 22-04-2018 on 24-05-2018 as per attached details:														
<b>SKETCH</b>	<table border="1"><tr><td>West</td><td><u>E.D. &amp; L. Road</u></td></tr><tr><td>North</td><td><u>STREET</u></td></tr><tr><td>East</td><td><u>ROAD</u></td></tr><tr><td>South</td><td><u>STREET</u></td></tr></table>		West	<u>E.D. &amp; L. Road</u>	North	<u>STREET</u>	East	<u>ROAD</u>	South	<u>STREET</u>				
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South	<u>STREET</u>													
Certified that:														
<table border="0"><tr><td>1. I have seen my plot and all its corners.</td><td>1. All corners of the plot have been fixed and shown to the allottee as per site plan.</td></tr><tr><td>2. There is no encroachment on my plot.</td><td>2. There is no encroachment on the plot.</td></tr><tr><td>3. No service line is passing in my plot.</td><td>3. No service line is passing within the plot.</td></tr><tr><td>4. I will not construct the common wall compound wall unless the prior permission in writing from the neighbour is obtained and a copy of such undertaking is furnished to Director Estate Management CDA.</td><td>4. Remarks (if any):</td></tr><tr><td>5. I shall abide by the Building Regulations of the Authority and shall construct the building on this plot as per plans approved by CDA.</td><td></td></tr><tr><td>6. I shall get the construction at plot level checked from Land Survey Division of CDA before proceeding construction.</td><td></td></tr></table>			1. I have seen my plot and all its corners.	1. All corners of the plot have been fixed and shown to the allottee as per site plan.	2. There is no encroachment on my plot.	2. There is no encroachment on the plot.	3. No service line is passing in my plot.	3. No service line is passing within the plot.	4. I will not construct the common wall compound wall unless the prior permission in writing from the neighbour is obtained and a copy of such undertaking is furnished to Director Estate Management CDA.	4. Remarks (if any):	5. I shall abide by the Building Regulations of the Authority and shall construct the building on this plot as per plans approved by CDA.		6. I shall get the construction at plot level checked from Land Survey Division of CDA before proceeding construction.	
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<b>POSSESSION HANDLED OVER</b>														
<table border="0"><tr><td>Signature: <u>[Signature]</u> Name of Allottee / Rep: <u>MR. SAJID RANA Liaq</u></td><td>Signature: <u>[Signature]</u> (Surveyor, LSD)</td></tr><tr><td>CNIC No: <u>6101-5655701-9</u></td><td></td></tr><tr><td>Address: <u>M/S SAKH Chayn Valley (DVT)</u> <u>ROYAL Plaza 3A-E</u></td><td></td></tr><tr><td>Contact No: <u>9999-1111-1111</u> Distribution: <u>(5700-454545) AREA 18D</u></td><td>Signature: <u>[Signature]</u> Deputy Director, Land Survey Division, CDA</td></tr></table>			Signature: <u>[Signature]</u> Name of Allottee / Rep: <u>MR. SAJID RANA Liaq</u>	Signature: <u>[Signature]</u> (Surveyor, LSD)	CNIC No: <u>6101-5655701-9</u>		Address: <u>M/S SAKH Chayn Valley (DVT)</u> <u>ROYAL Plaza 3A-E</u>		Contact No: <u>9999-1111-1111</u> Distribution: <u>(5700-454545) AREA 18D</u>	Signature: <u>[Signature]</u> Deputy Director, Land Survey Division, CDA				
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A Project by



SUKH CHAYN VALLEY (PVT.) LTD.

## HEAD OFFICE

30 East Fazl-E-Haq Road.  
Ground Floor, Blue Area, Islamabad.  
UAN: 051 111 707 777

## SITE OFFICE

Plot # 6, 10th Avenue,  
F/10 Markaz, Islamabad.  
UAN: 051 111 707 777  
Website: [sukhchaynresidence.com](http://sukhchaynresidence.com)  
Email: [info@sukhchaynresidence.com](mailto:info@sukhchaynresidence.com)



For More Information  
Scan the **QR Code** to visit the  
**Sukh Chayn Residence Website**