









WELCOME TO CITI HOUSING

Citi Housing has become the most imaginative, innovative and reliable real estate developer in just eight years of dependable and successful performance. Our reputation for delivering the best projects has raised us to the forefront of real estate development in Pakistan.

Citi Housing's consistent success lies in delivering holistic real estate solutions that meet the needs of residents, businesses & dealers. Our projects are meticulously planned, proficiently executed, and proudly delivered to create outstanding and captivating lifestyle opportunities for the residents.

Our projects perfectly integrate residential, retail and commercial space with world-class attractions. Citi Housing has to date expanded it's development footprint from Gujranwala to Sialkot, Jhelum, Faisalabad and Multan, with more than five thousand families residing in it.







In the heart of modern Jhelum, planned and developed to precision, this gated community offers a flawless, safe and luxurious lifestyle surrounded by immaculate landscape. Proudly offering commercial boulevards and residential blocks with world class healthcare facilities, international standard schools, centrally air-conditioned mosque, an awesome zoo, exclusive gym, spectacular spa, a state of the art cinema and beautiful parks. This epic project blends luxury with value to offer its residents the comfort, convenience and class that defines the hallmark of Citi Housing's signature Gold Standard Living.



The population of Jhelum city is about 1.223 million (2017) and it is the 32nd largest city of Pakistan with respect to population. Total area of the city is about 22km² (8.5 sq mi). Population with a density of 261/km. Population Growth Rate is 1.51 which is very low as compared to other urban areas of Pakistan.



Jhelum is located at a 1 hour and 30 minutes' drive from Islamabad Capital Territory and 3 hours' drive from Lahore in the heart of Punjab. Jhelum is linked with all major cities through the National Highway N-5 and other road networks making several nearby cities accessible within a couple of hours.



During the past few years, the city has experienced rapid expansion and it has now become a vibrant economic and cultural center.



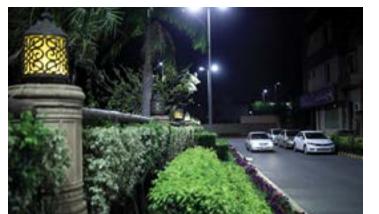
Rohtas Fort is a Garrison Fort built by the great

Afghan King Sher Shah Suri. This fort is about 4 km in circumference. It is situated in a gorge approximately 18 km northwest of Jhelum and 7 km from Dina.













Citi Housing's power generation supported by state-of-the-art underground cables network is meant to ensure uninterrupted power supply to every household. 24 hours a day. 7 days a week. The amenity offers comfortable lifestyle where residents can enjoy every season and every moment of their life to the fullest. To maintain the life of the human community, and in order to facilitate the life, many important inventions were discovered. There is no doubt that the most important of these inventions is electricity, which we depend on in the current modern time.



Citi Housing Jhelum is the only gated community housing in Jhelum and surrounding areas like Dina, Sarai Alamgir etc. It is essential that residents and businesses have the right level of security to ensure they are free from the threat of danger, damage, theft or crime. Citi Housing is committed to providing:

- Access Control
- Static Guarding
- Risk Management
- Strategic Services
- Electronic Security Services
- Emergency Response
- CCTV Surveillance







Dancing Fountain & Waterfall Park

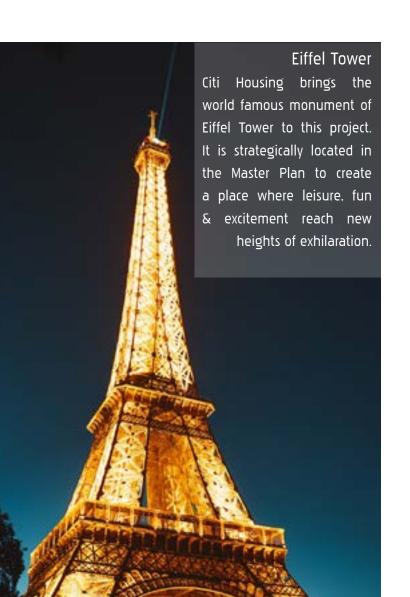


Citi Housing has constructed an expansive landscape with a beautiful waterfall and an amazing dancing fountain. These features create a naturally peaceful and visually exhilarating environment for residents and visitors. Landscaped waterfalls have been featured in all projects of Citi Housing, where they serve to deliver serenity and a beautiful source to escape the heat of summers.













Citi Housing Schools

Citi Housing targets building character and identity in the personality of future leaders. For this purpose, Citi housing has designed & built a school setup in collaboration with the finest teams of educationists to focus on Excellence in Education. Citi Housing Jhelum includes its own international standard school chains for affordable schooling where highly qualified teachers impart quality education to students by maintaining a world-class environment. Citi Housing has constructed outstanding school buildings, with stylish interiors and furniture to provide a quality environment to the students as well as the teachers.

COLLABORATIONS

- Millennium Roots School
- Beacon House School System











Citi Housing Jhelum offers ultramodern Fitness Centres equipped with innovative and cutting-edge weight reducing and body shaping equipment. All trainers have professional qualifications in health and fitness regimes with years of experience in their respective fields. The entire Fitness Centre is designed immaculately with exceptional facilities which include:

- Aerobics
- Sauna Bath
- Steam Bath
- Shower Cabins
- Physical Therapy
- Snack Bar
- Lockers
- Changing Rooms





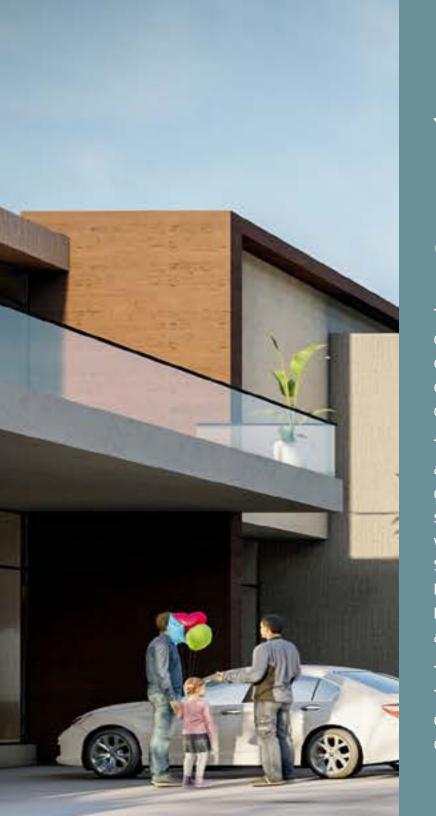




WELCOME TO CITI PARK VILLAS

Leader in providing luxurious lifestyle, world class amenities & gold standard living





CITI PARK VILLAS YOUR GATEWAY TO LUXURY, SAFETY & COMFORT

The community of Citi Park Villas is designed to maximise the concepts of smart design, quality of life, social equity, energy efficiency and sustainability with a focus on the end-user experience. These modern villas are envisioned to exceed the quality of anything available anywhere in the world.

These Smart Villas are a marvel of modern architecture with an unprecedented blend of comfort and luxury. The Villas are designed to be modern, sustainable and energy efficient with smart home automation at their core. They have Imported Kitchens with built in imported appliances and work tops, Marble Foyers, Spanish Tiles in bathrooms, Grohe bathroom fittings, Wooden Floors, Double Glazed Aluminum windows with tempered glass, LED Light fixtures, integrated Security Systems within state of the art floor plans and elevations.

The Villas are planned around the spectacular Citi Housing Club - The Hills, and wonderfully landscaped green areas. Citi Park Villas come in three plot sizes; 6 Marla, 8 Marla and 14 Marlas with each offering an excellent yet affordable lifestyle of luxury.









AN
INCOMPARABLE
LIFE OF
SATISFACTION





CITI HOUSING CLUB THE HILLS

Located in the exotic Front Central Park, Citi Housing Club - The Hills is exclusive to the residents of Citi Park Villas. It offers the residents of Citi Park Villas with a world class hospitality experience with the following amazing amenities:

- The Grand Atrium
- Signature Lounge
- Entertainment Lounges
- Fine Dining Restaurants
- Cafe
- Gymnasium
- Swimming Pool
- Guest Rooms
- Squash Courts







CITI HOUSING CLUB THE HILLS

The Hills offers the residents of Citi Park Villas with an immaculately designed Community Club to relax, unwind, enjoy and socialise in.

The Hills offers carefully and beautifully landscaped areas with breathtaking views and is the perfect blend of outdoor and indoor activities for the residents.







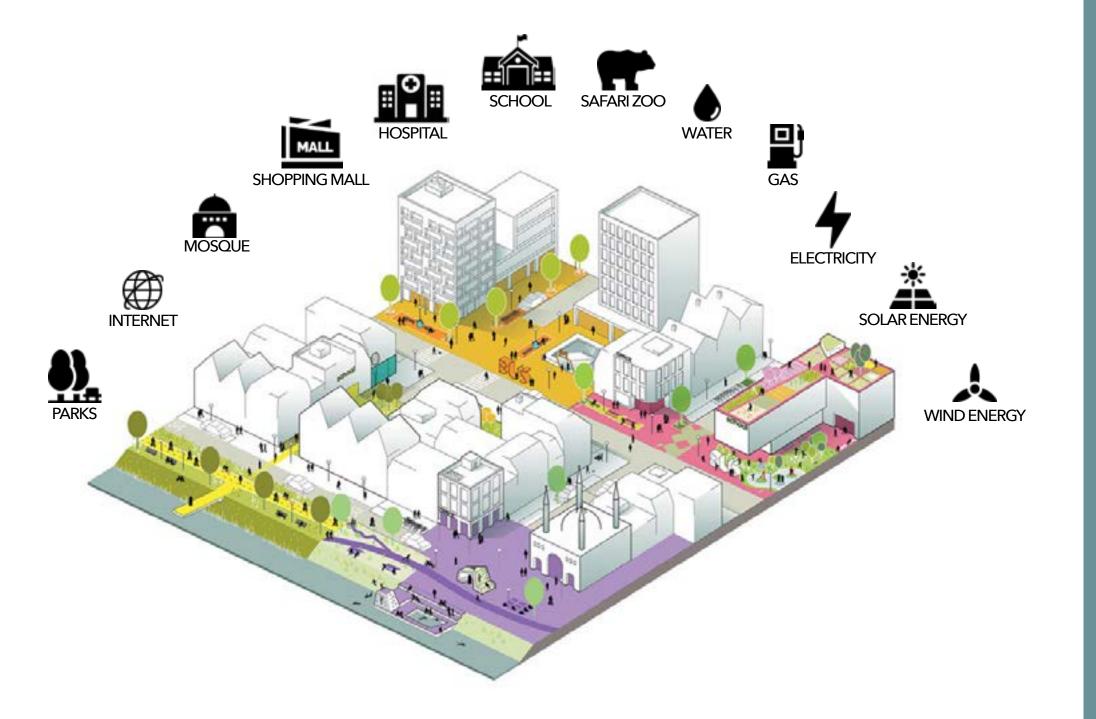
CITI HOUSING CLUB THE HILLS

The Hills - Citi Housing Club is a fantastic example of excellent design, aesthetics, convenience and facilities merged to create a modern world class community experience.

The Hills offers ultramodern recreational and fitness facilities with a state of the art Gymnasium, Glass Wall Squash Courts, Fine Dining Restaurants, Swimming Pool, Outdoor Entertainment Areas to name a few.







FTTH GPON Network

Fiber cable connectivity to every house, office and building. This integrated network will provide Internet, Telephone and TV.

Wi-Fi Network

Wi-Fi Coverage with 24/7 Internet connectivity.

IP Surveillance

24/7 Blanket Surveillance System through ANPR and alerts generation to ensure security.

Smart Street Lights

Next Generation Street lights with Vehicle detection and LED dimming control.

Smart Access Control

Intelligent and efficient traffic control and automated entry for residents and visitors.

Wireless PA System

Wireless Public Announcement System through Wi-Fi enabled speakers.

*N*ater Managemen

Water usage, water PH and water purity sensors will be installed to monitor the quality of water.

Energy Management

Energy analytic to predict electricity bill and to save electricity with the help of machine learning & Artificial Intelligence. Save up to 30% of electricity bill

Smart Homes

A Home equipped with smart gadgets & sensors; tied together in one App to reduce the energy bill through machine learning and artificial intelligence.

Weather Stations

Equipped with temperature, humidity, atmospheric pressure, air quality and ultraviolet radiation sensors to monitor weather conditions.

Fleet Management

Tracking of CSC internal operational services for transport like BRT system and providing real time location to the residents.

Smart City Wallet

A Virtual wallet which will be connected to all payment gateways so that the residents don't have to carry cash within the city.

Intelligent Buildings

State-of-the-art buildings equipped with the real time monitoring of utilities like electricity, water and natural gas. Wireless climate control and access control from command centre is the main feature.

Online Market Place

Society's residents can order goods and food by using their Smart City Wallets.

Citizen Interaction App

Citizen interaction CRM App where residents can raise complaints and incident reporting.

Servants Portal

An E-portal where servants and maids will be registered who will work within the society.

Emergency Services

SOS App for residents to call paramedics and law enforcement agencies on a single tap.



YOUR SECURITY IS OUR BIGGEST PRIORITY





EXCEPTIONAL SMART LIVING AWAITS YOU







ENJOY THE INNOVATIVE & IMPECCABLE STYLE OF MODERN VILLAS





FASCINATING NEIGHBOURHOODS

Citi Park Villas have the most secure & serene neighborhoods, located in the heart of Jhelum City. A place full of landscapes, comfort and exquisite landmarks - a safe haven for you and your family!

Plots Detail

06 Marla = 160

08 Marla = 60

14 Marla = 40

Total Plots = 260







1. Porte Cochere: 12'-1^{1/2"} x 16'-1^{1/2"}

2. **Drawing Room:** 15'-7^{1/2}" x 10'-0 "

3. Living Room: 17'-10^{1/2"} x 12'-10^{1/2"}

4. Stair Foyer: 10′-9″ x 7′-11′/2″

5. Kitchen: 12′-1^{1/2}″ x 16′-1^{1/2}″

6. Powder Room: 3'-1^{1/2"} x 7'-0"

7. Bedroom-01: 18'-0" x 15'-4^{1/2}"

8. Bath-01: 8′-0″ x 5′-0″

First Floor

9. Stair & Stair Foyer: 20'-9" x 7'-1^{1/2}"

10. Bedroom-02: 12'-10^{1/2}" x 13'-9"

11. Bath-02: 8′-3″ x 7′-1^{1/2}″

12. Bedroom-03: 13'-3" x 13'-9"

13. Bath-03: 8′-0″ x 5′-0″

14. Bedroom-04: 12'-1^{1/2"} x 10'-0"

15. Bath-04: 8'-3" x 6'-7^{1/2}"



Ground Floor Plot Area: 1,350 Sft. Total Covered Area: 1,083 Sft. First Floor Plot Area: 1350 Sft. Total Covered Area: 1,056 Sft.





1. Porte Cochere: 12'-1^{1/2"} x 16'-1^{1/2"}

2. **Drawing Room:** 15'-7^{1/2"} × 10'-0 "

3. Living Room: 17'-10^{1/2"} x 12'-10^{1/2"}

4. Stair Foyer: 10′-9″ x 7′-11′2″

5. Kitchen: 12'-0" x 8'-0"

6. Powder Room: 3'-11/2" x 7'-0"

7. Bedroom-01: 13'-3" x 13'-9"

8. Bath-01: 8′-0″ x 5′-0″

First Floor

9. Stairs & Stair Foyer: 14'-10^{1/2"} x 12'-10^{1/2"}

10. Living: 20′-9″ x 7′-1^{1/2}″

11. Bedroom-**02**: 13′-3″ x 13′-9″

12. Bath-02: 8′-0″ x 5′-0″

13. Bedroom-03: 15′-7^{1/2}″ x 10′-0″ **14.** Dress/ Bath-03: 12'-6" x 7'-4^{1/2}"

15. Store Room: 6'-0" x 8'-0"



GROUND FLOOR PLOT AREA: 1,350 SFT. TOTAL COVERED AREA: 1,065 SFT.

FIRST FLOOR PLOT AREA: 1,350 SFT. TOTAL COVERED AREA: 1,042 SFT.



9. Bedroom-02: 14′-0″ x 14′-3″

Ground Floor

1. Porte Cochere: 11'-0" x 15'-9"

2. Drawing Room: 13′-0″ x 10′-0 ″

3. Living Room: 21′-9″ x 10′-3″

4. Stair Foyer: 11'-4^{1/2}" x 7'-0"

5. Kitchen: 10′-0″ x 10′-0″

6. Powder Room: 3'-1^{1/2}" x 7'-0"

7. Bedroom-01: 14'-0" x 11'-0"

8. Dress/ Bath-01: 6'-0" x 11'-0"

10. Bath-02: 8′-0″ x 5′-0″

First Floor

11. Stair Foyer: 24′-4^{1/2}″ x 7′-0″

12. Study: 11'-9" x 9'-7^{1/2}"

13. Bedroom-03: 12'-0" x 14'-3"

14. Bath-03: 6′-0″ x 7′-6″

15. Bedroom-04: 14'-0" x 14'-3"

16. Bath-04: 8′-0″ x 5′-0″

17. Bedroom-05: 10'-4^{1/2"} x 14'-4^{1/2"}

18. Bath-05: 8'-0" x 9'-9"



GROUND FLOOR PLOT AREA: 1,800 SFT. TOTAL COVERED AREA: 1,318 SFT.

FIRST FLOOR PLOT AREA: 1,800 SFT. TOTAL COVERED AREA: 1,165 SFT.

1. Porte Cochere: 11'-0" x 15'-9"

2. Drawing Room: 13'-0" x 10'-0 "

3. Living Room: 21′-9″ x 10′-3″

4. Stair Foyer: 11′-4^{1/2}″ x 7′-0″

5. Kitchen: 10′-0″ x 10′-0″

6. Powder Room: 3'-1/2" x 7'-0"

7. Bedroom-01: 14'-0" x 11'-0"

8. Dress/Bath-01: 6'-0" x 11'-0"

9. Bedroom-02: 14'-0" x 14'-3"

10. Bath-02: 8′-0″ x 5′-0″



First Floor

11. Living Room: 21′-9″ x 10′-3″

12. Stair Foyer: 11'-41/2" x 7'-0"

13. Bedroom-03: 14'-0" x 11'-0"

14. Dress/ Bath-03: 6′-0″ x 11′-0″

15. Bedroom-04: 14'-0" x 14'-3"

16. Bath-04: 8'-0" x 5'-0"

17. Bedroom-05: 16′-0″ x 10′-0″

18. Dress/ Bath-05: 11'-41/2" x 7'-6"

19. Store Room: 7'-0" x 10'-0"



GROUND FLOOR PLOT AREA: 1,800 SFT.

TOTAL COVERED AREA: 1,300 SFT.

First floor Plot area: 1,800 sft. Total covered area: 1,285 sft.

1. Porte Cochere: 11'- 0"x 15'-9"

2. **Drawing Room:** 13'-0"x 10'-0"

3. Living Room: 21′-9″x 10′-3″

4. Stair Foyer: 11'-4^{1/2}" x 7'-0"

5. Kitchen: 10′-0″ x 10′-0″

6. Powder Room: 3'-1^{1/2}" x 7'-0"

7. Bedroom-01: 14'-0" x 11'-0"

8. Dress/ Bath-01: 6'-0" x 11'-0"

9. Bedroom-02: 14'-0" x 14'-3"

10. Bath-02: 8′-0″ x 5′-0″



First Floor

11. Stair Foyer: 24'-4¹/2" x 7'-0"

12. Store: 7'-0"x 10'-0"

13. Maid's Room: 14'-0"x 8'-0"

14. Maid's Toilet: 4'-6"x 5'-0"

15. Bedroom-03: 14'-0"x11'-0"

16. Dress/ Bath-03: 6'-0"x 11'-0"

17. Bedroom-04: 16'-0"x10'-0"
18. Bath-04: 11'-4^{1/2}" x 7'-6"

19. Bedroom-05: 16'-0"x10'-0"

20. Bath-05: 11′- 4^{1/2}″ x 7′-6″



Ground Floor Plot Area: 1,800 Sft. Total Covered Area: 1,298 Sft. FIRST FLOOR
PLOT AREA: 1,800 SFT.
TOTAL COVERED AREA: 1,238 SFT.



1. Porte Cochere: 19'-0" x 14'-0"

2. Entrance Lobby: 8'-6" x 14'-0"

3. **Drawing Room:** 18'-0" x 14'-10^{1/2}"

4. Living Room: 28′-10¹/2″ x 18′-3″

5. Stair Foyer: $14'-4^{1/2''} \times 7'-10^{1/2''}$

6. Kitchen: 12'-0" x 14'-0"

7. Powder Room: 4'-0" x 7'-10^{1/2}"

8. Bedroom-01: 17'-0" x 12'-0"

9. Dress/ Bath-01: 7'-6" x 12'-0"

10. Bedroom-02: 16'-0" x 12'-0"

11. Bath-02: 8′-0″ x 5′-0″

First Floor

12. Stair Foyer: 16'-4^{1/2}" x 7'-0"

13. Living Room: 21′-9″ x 14′-0″

14. Kitchenette: 9'-3" x 8'-1^{1/2}"

15. Store Room: 8'-6" x 5'-6"

16. Bedroom-03: 17'-0" x 12'-0" **17.** Dress/ Bath-03: 7'-6" x 12'-0"

18. Bedroom-04: 16'-0" x 12'-0"

19. Bath-04: 8′-0″ x 5′-0″

20. Bedroom-05: 14'-0" x 15'-4^{1/2}"

21. Bath-05: 10′-1^{1/2}″ x 8′-3″



GROUND FLOOR PLOT AREA: 3,152 SFT. TOTAL COVERED AREA: 2,285 SFT.

FIRST FLOOR PLOT AREA: 3,152 SFT. Total Covered Area: 1,745 Sft.



1. Porte Cochere: 19'-0" x 14'-0"

2. Entrance Lobby: 8'-6" x 14'-0"

3. Drawing Room: $18'-0'' \times 14'-10^{1/2}$

4. Living Room: 28′-10^{1/2"} " x 18′-3"

5. Stair Foyer: $14'-4^{1/2'''} \times 7'-10^{1/2''}$

6. Kitchen: 12′-0″ x 14′-0″

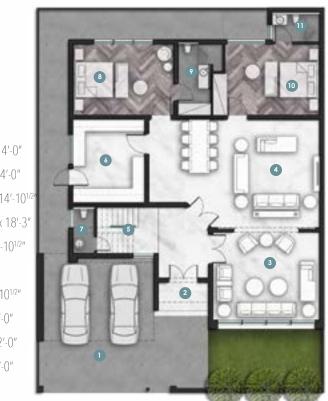
7. **Powder Room:** 4'-0" x 7'-10^{1/2}"

8. Bedroom-01: 17'-0" x 12'-0"

9. Dress/ Bath-01: 7'-6" x 12'-0"

10. Bedroom-02: 16′-0″ x 12′-0″

11. Bath-02: 8′-0″ x 5′-0″



First Floor

12. Stair Foyer: 16'-7" x 7'-0"

13. Living Room: 21′-9″ x 14′-0″

14. Kitchenette: 9'-3" x 8'-1^{1/2}"

15. Store Room: 8′-6″ x 5′-6″

16. Bedroom-**03**: 17'-0" x 12'-0" **17.** Dress/ Bath-03: 7'-6" x 12'-0"

18. Bedroom-04: 16'-0" x 12'-0"

19. Bath-04: 8'-0" x 5'-0"

20. Bedroom-05: 18'-0" x 15'-10^{1/2}"

21. Dress/ Bath-05: 8'-6" x 15'-4^{1/2}"



GROUND FLOOR PLOT AREA: 3,152 SFT. TOTAL COVERED AREA: 2,247 SFT.

FIRST FLOOR PLOT AREA: 3,152 SFT. TOTAL COVERED AREA: 1,820 SFT.



1. Porte Cochere: 19'-0" x 14'-0" **2. Entrance Lobby:** 8′-6″ x 14′-0″

3. Drawing Room: 18'-0" x 14'-101/2 "

4. Living Room: 28′-101/2″ x 18′-3″

5. Stair Foyer: 14'-41/2" x 7'-101/2"

6. Kitchen: 12'-0" x 14'-0"

7. Powder Room: 4'-0" x 7'-101/2"

8. Bedroom-01: 17'-0" x 12'-0"

9. Dress/ Bath-01: 7'-6" x 12'-0"

10. Bedroom-02: 16'-0" x 12'-0"

11. Bath-02: 8'-0" x 5'-0"



First Floor

12. Stair Foyer: 16'-7" x 7'-0"

13. Living Room: 21′-9″ x 14′-0″

14. Kitchenette: 9'-3" x 8'-1^{1/2}"

15. Maid's Room: 8'-0"x 12'-0" **16. Maid's Toilet:** 4'-6"x 5'-0"

17. Store Room: 8'-6" x 5'-6"

18. Bedroom-03: 12'-0" x 12'-3"

19.Dress/ Bath-03: 6'-7^{1/2}" x 7'-4^{1/2}"

20. Bedroom-04: 15′-6″ x 12′-0″

21. Bath-04: 10′-0″ x 5′-4^{1/2}″

22. Bedroom-05: 18'-0" x 15'-10^{1/2}"

23. Dress/ Bath-05: 8'-6" x 15'-4^{1/2}"

GROUND FLOOR PLOT AREA:3,152 SFT. TOTAL COVERED AREA: 2,236 SFT.

FIRST FLOOR PLOT AREA: 3,152 SFT. TOTAL COVERED AREA: 1,908 SFT.





AN IDEAL ENVIRONMENT FOR A WONDERFUL LIFESTYLE







BRINGING SOPHISTICATION TO LIFE



LIVELY MODERN SPACES





ELEGANCE OF UNIQUE DESIGN





SPACES DESIGNED FOR COMFORT AND LUXURY





CONTEMPORARY
KITCHENS WITH
IMPORTED BUILT-IN
APPLIANCES AND
WORKTOPS

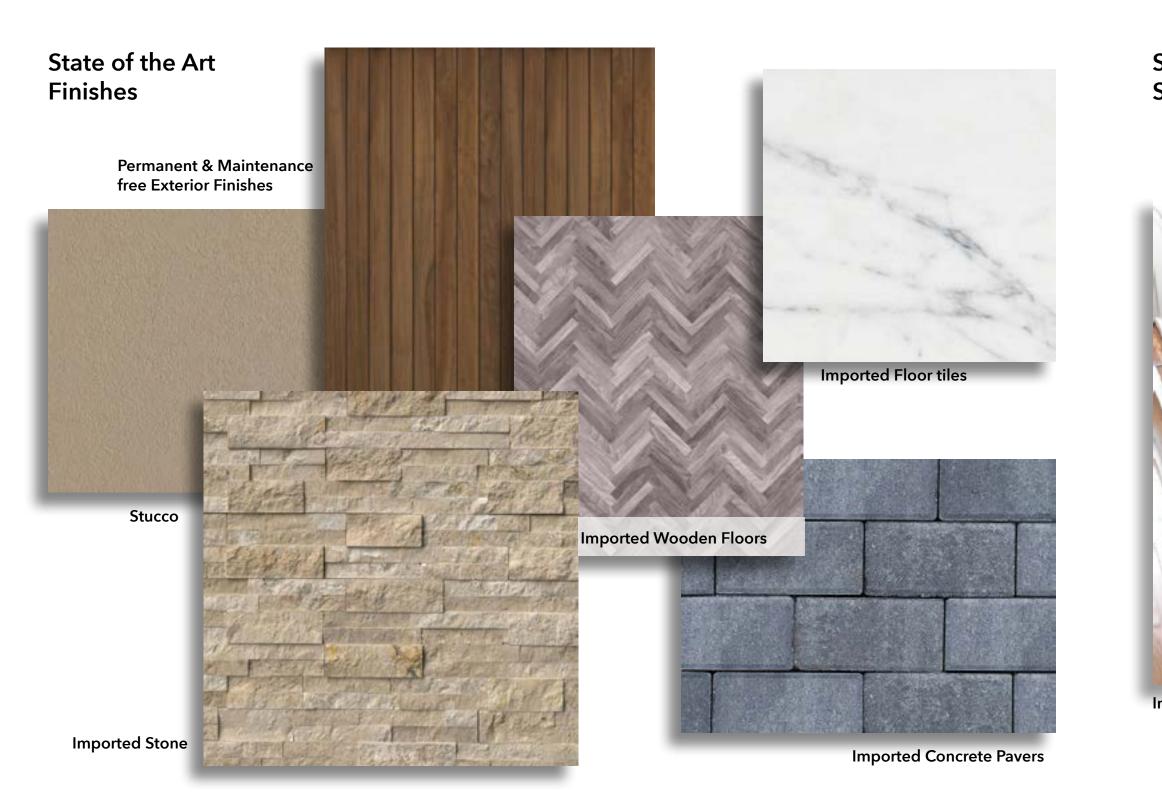




SOPHISTICATED MODERN WASHROOM





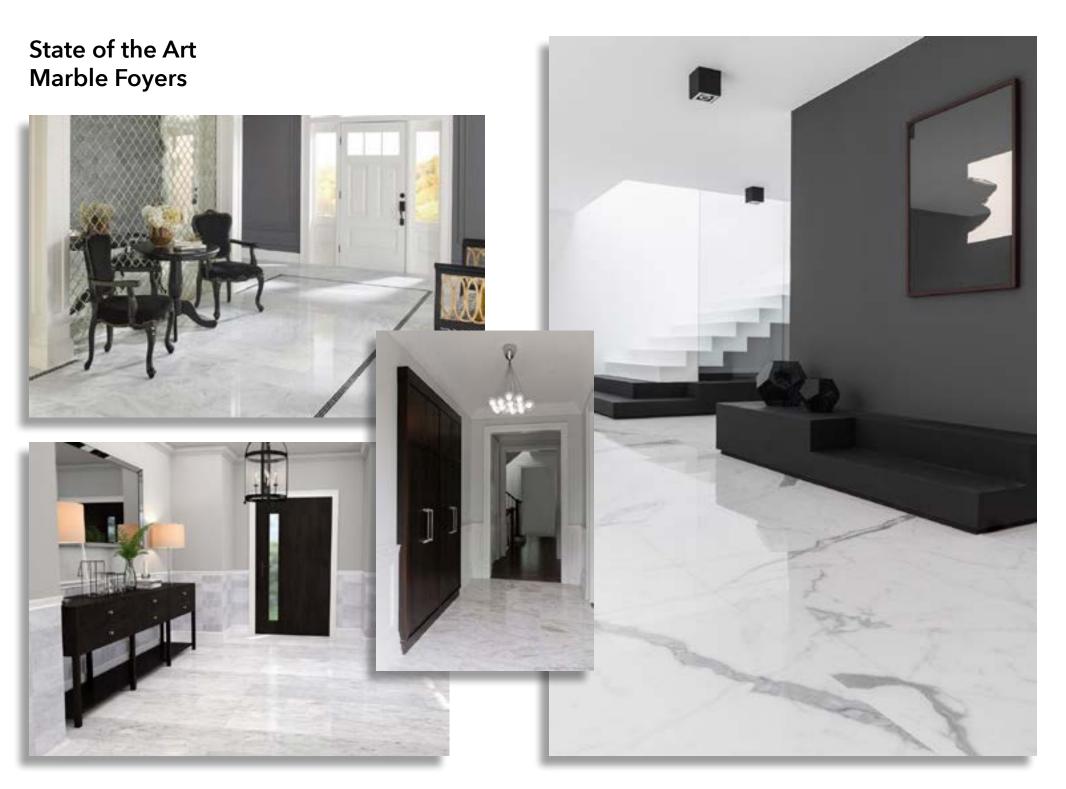












State of the Art **Smart Home Automation Systems**

State of the Art Smart Security Systems



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