

**LUXUS**

**EMPIRE**

BY **LUXUS MARKETING**



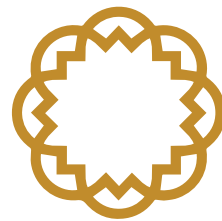


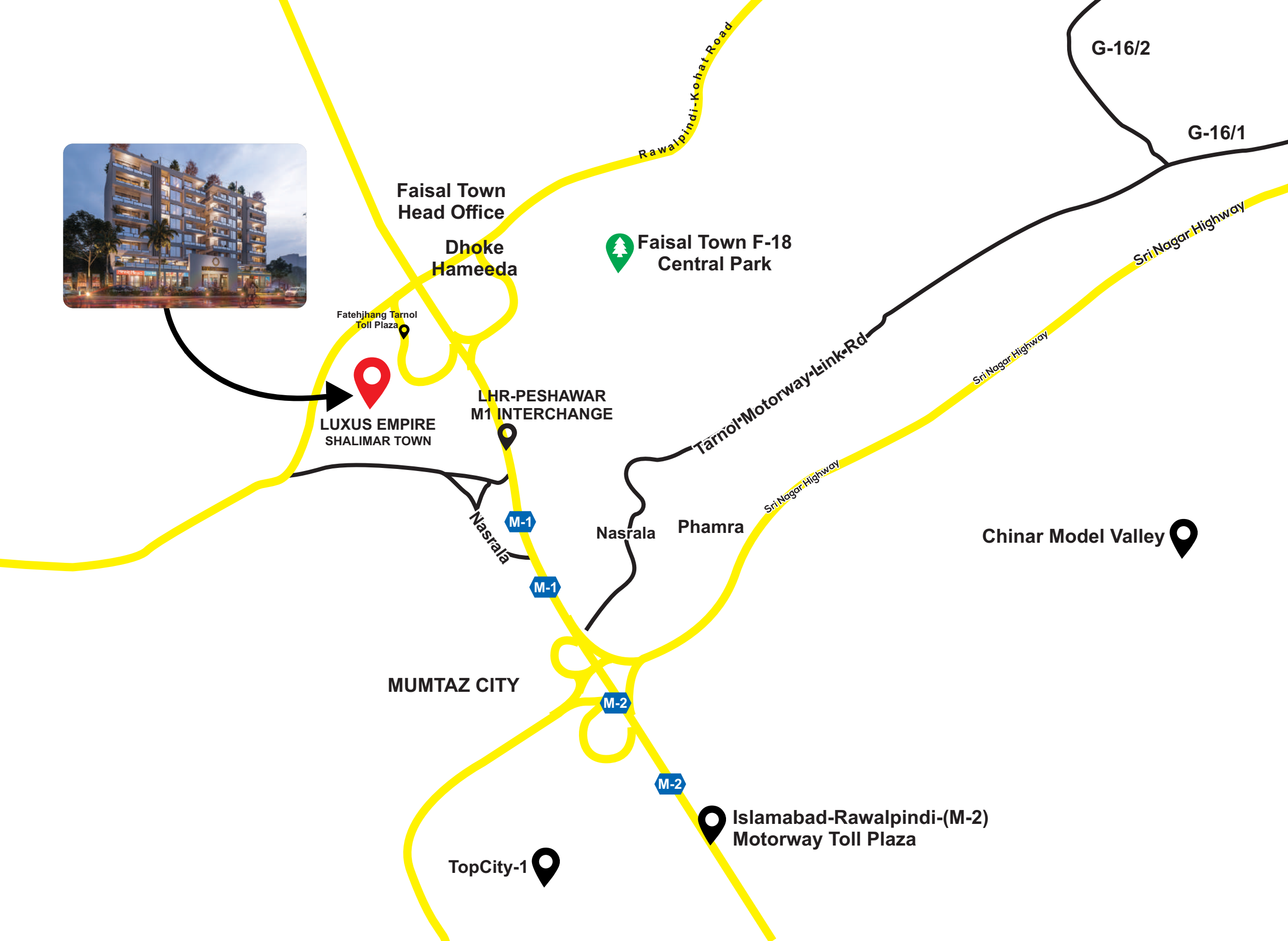
## ISLAMABAD

# A PLACE OF EXQUISITENESS

Islamabad-The Capital of Pakistan, is a mesmerizing city in Pakistan where the hypnotic Margalla Hills surround it. It is the first-ever urban development city, designed to cater to its residents' ultra-modern requirements.

Among the countless civic facilities of Islamabad, you are about to witness the biggest dream of your life. A luxury mix used project where you will discover an enthralling shopping experience from world-class branded outlets and assert your liberty in the independence of each spacious floor.





WELL CONNECTED  
LOCALE

NEW ISLAMABAD  
AIRPORT



KASHMIR HIGHWAY

LHR / PESHAWAR M1  
INTERCHANGE



ROOTS MELLENIUM  
SACHOOL

HAKLA REST AREA



CPEC ROUTE

NUST

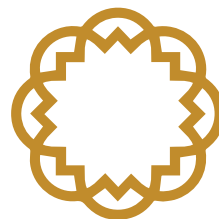


QAUID E AZAM  
INTERNATIONAL  
HOSPITAL

BLUE AREA



FAISAL MOSQUE





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# SUPERIOR ARCHITECTURE



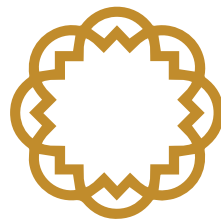
APARTMENTS



OFFICES



SHOPS





LUXUS EMPIRE

Minnie Minors

Urban S e

ehzeeb

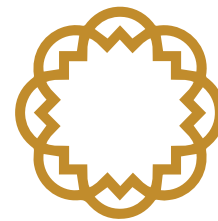
تہزیب

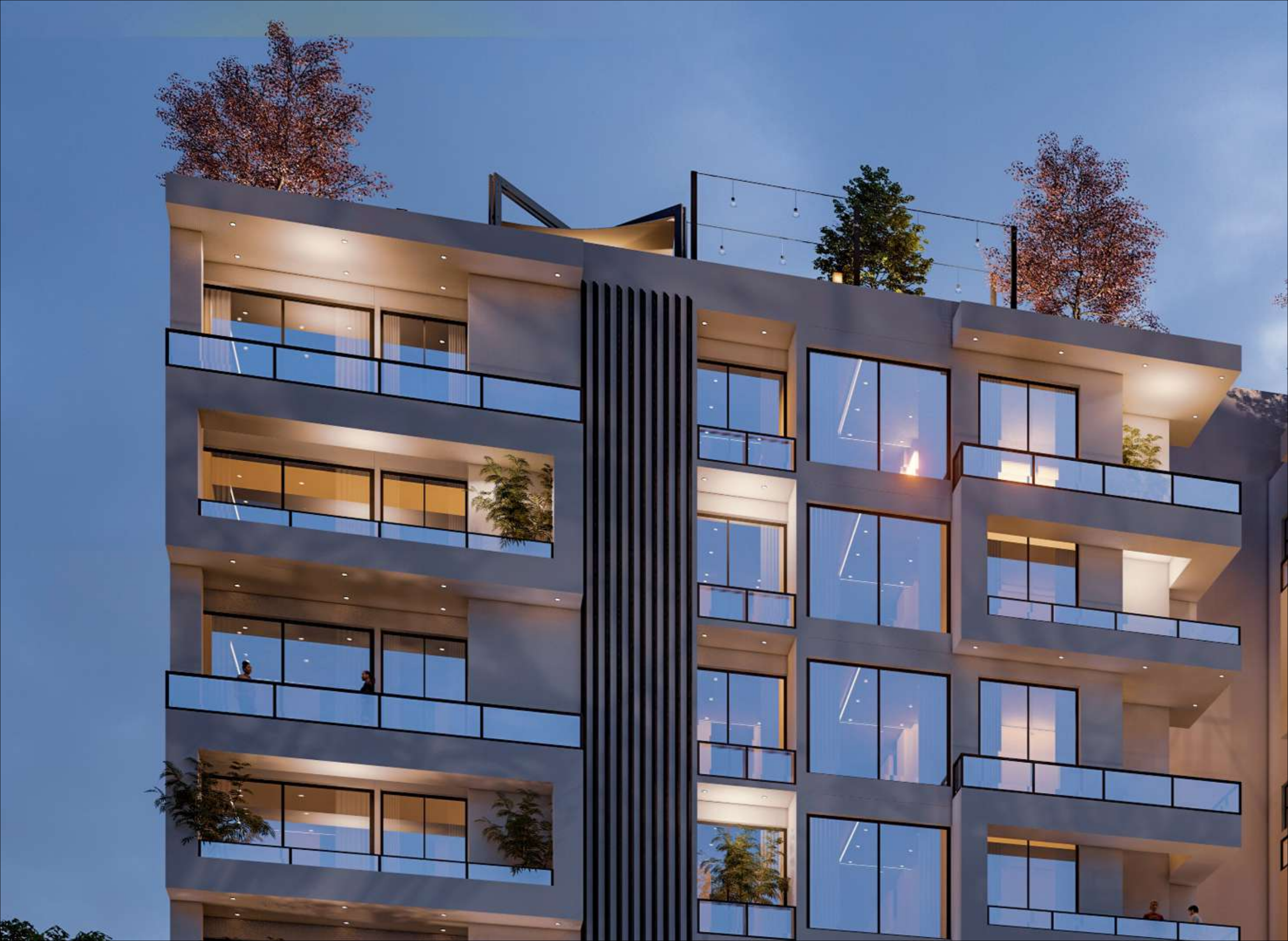
di | jan | Jewelry



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STEP INTO  
ELEGANCE & AGILITY



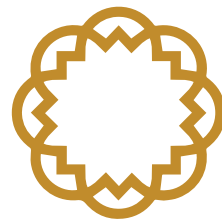




## 2 BALCONIES

# WHERE EVERY APARTMENT IS LOCATED IN CORNER

Your home in Luxus Empire is designed in such a way that let's in more air and more light, Where Every apartment is located in corner. Every Apartment contain two balconies, which make a perfect blend of cool breeze and pleasant sunlight. With all the natural elements present, you are sure to fell alive! The Value it brings the prices as it goes on to become a product that shall easily allure discerning Inhabitants ready to move from few prevailing popular Locations. The elevation is designed as being a result of its internal planning. Each Aparment creates a configuration that provides views, wind natral light, a sense of belonging, while being private and personal.



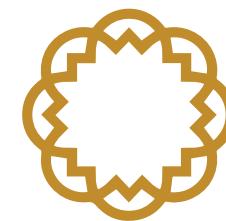




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## BLESSED WITH BEAUTIFUL LIVING

Enter a fantastical world of perfection. Luxus Empire a wonderland of architectural expression, functional design, sparkling beauty and endless possibilities. From the minute to the grand, each detail is carefully designed and selected to impress and dazzle the discerning perfectionist in you. Look beyond and behold the most amazing city at your fingertips, the city of wonders, radiance, glamour and extravagant sophistication.



LUXUS EMPIRE

LUXUS EMPIRE

Khadi Borj

Jev

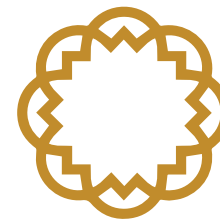




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## PEACE OF MIND PERFECTLY POISED

Strategically located off Fateh Jhang Road and M1 Motor way, Luxus Empire offers natural greens and gets ample fresh air. It is well-connected to other parts of city such as Kashmir Highway, New International Islamabad Airport, F/18, Blue Area, Faisal Mosque, Margalla Road, Tablighi Markaz, Tarnol, and GT Road. It will be the perfect place to grow and explore your potential as you celebrate the joy of living.





**LUXUS EMPIRE**

Borja

Jewel

Service

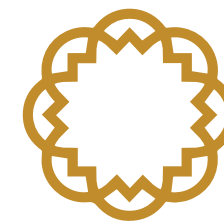
Borja



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## ENTRANCE TO BLISS

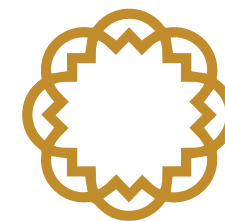
The entrance to Luxus Empire is love at first sight. The buzz of retail shops is an energetic sight to see. Upon stepping inside, a serene sight of the courtyard welcomes you, This is the doorstep where you hang your worries and step into your own paradise.







SPACIOUS AND LUXURY  
OFFICES





Reebok

MANCO

diele carini

LEACH  
LEACHERS

Autum

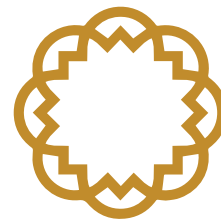
LOW



## COMMERCIAL SHOPS REVAMP YOUR LIFESTYLE

At LUXUS EMPIRE, Double-height Ground Floor shops provide you with a fantastic experience of shopping and entertainment ultimately. A place where you can discover all the accessories of life from garments, footwear, jewelry, if electronics and other necessities of life. The national and international brands let you redefine your personality and lifestyle with elegance and class.

The Lower Ground and First Floor shops are ideal for showcasing your products and services. Roam around a wide array of catalogues using swift elevators, escalators, spacious & open walkways and well-located stairs.





LUXUS EMPIRE

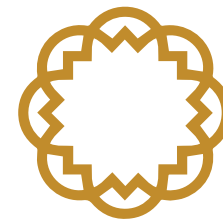
Minnie Minors Urban Solo

Tezeeb

Borje Jewel Sana



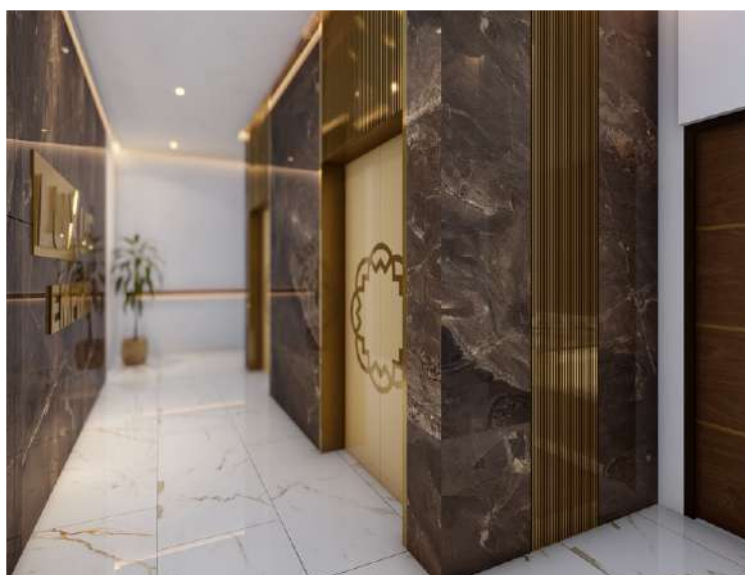
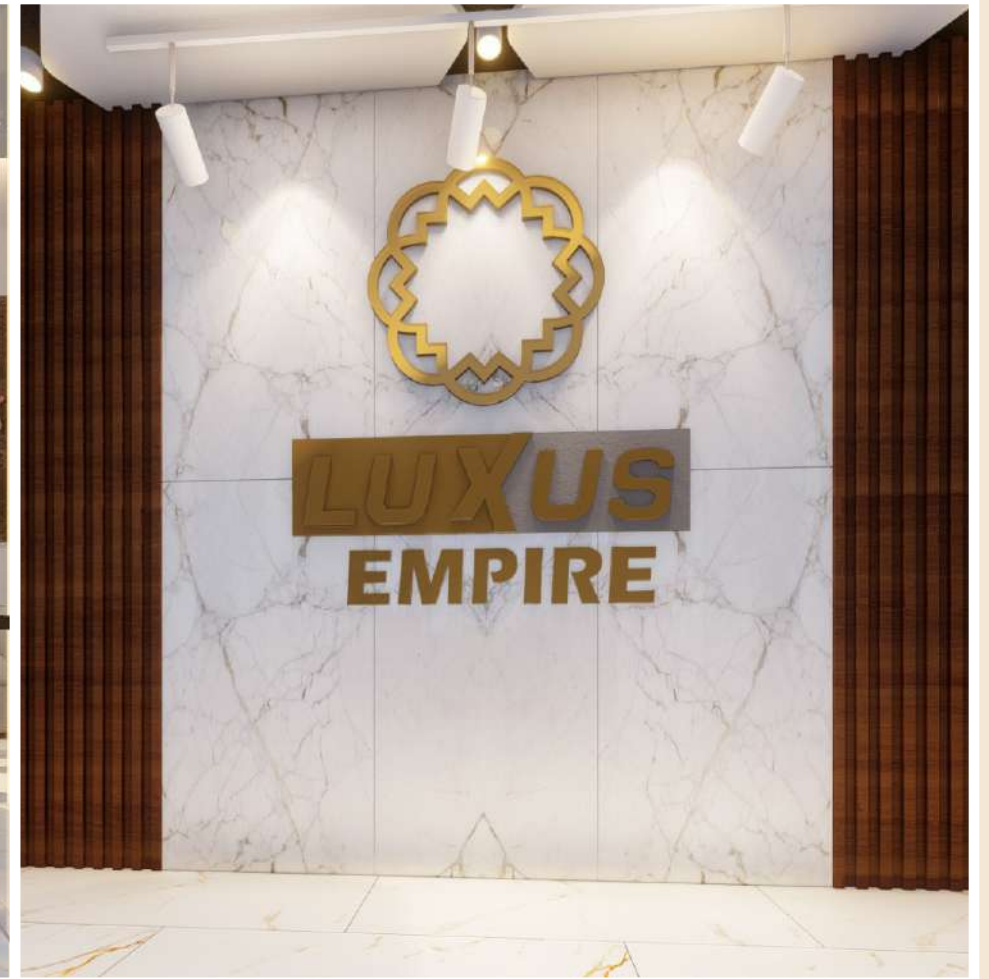
LUXUS  
VISION OF RESILIENCE

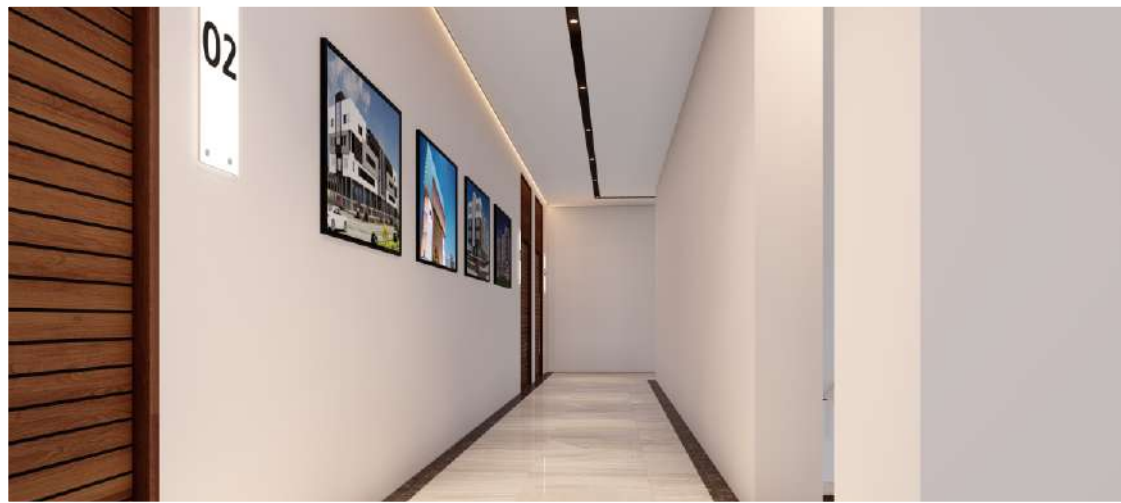


AS WE EVOLVE  
OUR HOME  
SHOULD, TOO!









# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant R.C.C. Framed structure,

## LOBBY

- Luxurious ground floor lobby with Tiles Floor.
- Upper floors lobby in vitrified tiles and lift cladding in granite/designer tiles.

## ELEVATOR

- High speed lift of Premium brand with Generator backup.

## FLOORING

- Double charged 2' x 2' Designer tiles in all rooms,
- Anti-skid tiles in balconies.

## KITCHEN

- Granite counter with SS sink.
- Provision for RO Water purifier in kitchen.

## PAINT

- Premium quality apex paint for exterior walls. Oil bond Distemper for internal walls.

## DOORS

- Decorative main door.
- Internal flush doors with cylindrical lock.
- Flush doors for toilets and bathrooms.

## WINDOWS

- Three track powder coated Aluminum sliding windows with Granite frame.
- Windows with mosquito mesh & Safety Grill.
- Double glazed glass in windows.

## TOILETS

- Premium quality sanitary and plumbing fixtures.
- Concealed plumbing.

## ELECTRICAL

- All electrical wiring is concealed with PVC fire-rated insulation wires and branded modular switches.
- Sufficient light points and power outlets provided.

## PROVISIONS

- Provision for exhaust fan in kitchen and toilets.
- Provision for electrical geyser point in toilets.
- Provision for WiFi connections in living room.

## SPECIAL FEATURES

- Security
- Rain water harvesting.
- Solar Water Heater.
- Generator backup for common areas.
- CCTV cameras for common areas.
- Fire fighting system.
- LED street lights for entire project.
- Society Office.





## LOCATION & ENTRANCE

One Floor Parking  
Located at main boulevard  
Sufficient Common Space  
Double Height Front Entrance  
Two Entrances At Ground Level  
Stairs Access To All Floors  
Multiple Elevators Of High Standard  
Wide Passages & Lobbies On Every Floor



## FACILITIES

High End Imported Marble And Tile Finishing  
Plumbing And Drainage Facility  
Kitchen And Washroom Facility For Offices  
High Speed Fiber Optic Internet Access  
Ample Parking



## PRAYER AREA



## FACADE

Modern Look With Curvature Design  
Modern Façade Building  
Imported Glass & Aluminum Exterior  
Giant LED Screen  
Gigantic LED Main Entrance



## SAFETY

24/7 CCTV Surveillance  
Fire Safety With Sprinklers  
Dedicated Fire Exit Stair Cases With Fire Doors



## DETAIL SHOWROOMS

Outlets Exclusively Designed For Brands  
Visible Commercial Outlets  
Double Height Retail Showrooms  
Wide Stairs & Passages For All Outlets  
Independent Entrance For Each Outlet  
Shutter For Outlets



## TERRACE RESTAURANT

Open Air Terrace Restaurants With  
Scenic.

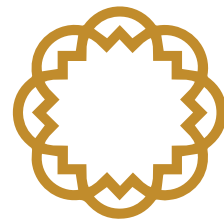


## STRUCTURE

Premium Quality Building Material

WORLD CLASS  
AMENITIES

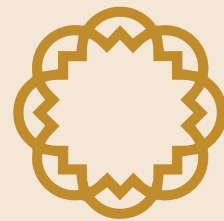
**LUXUS**  
EMPIRE



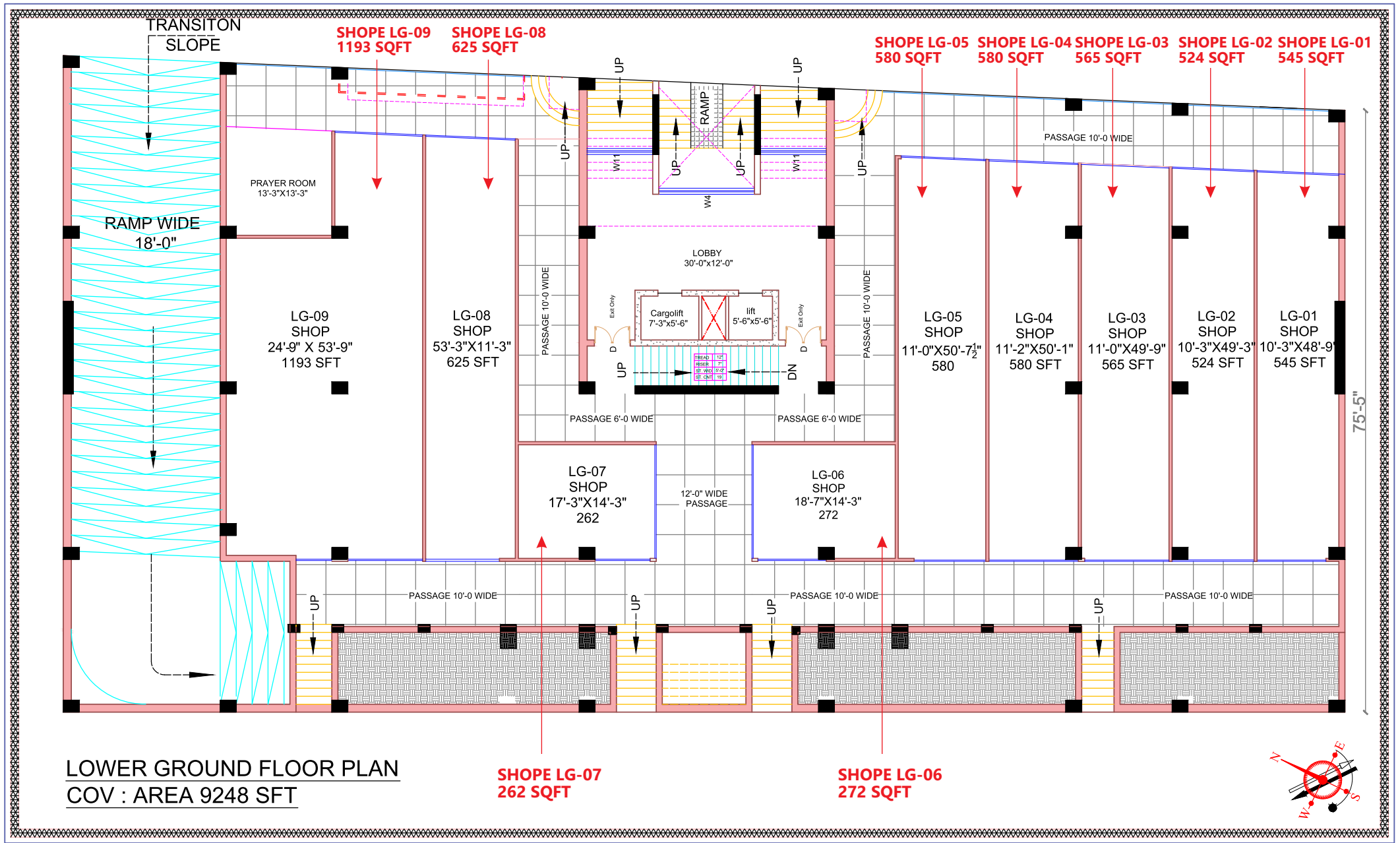
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FLOORS  
LAYOUT PLANS

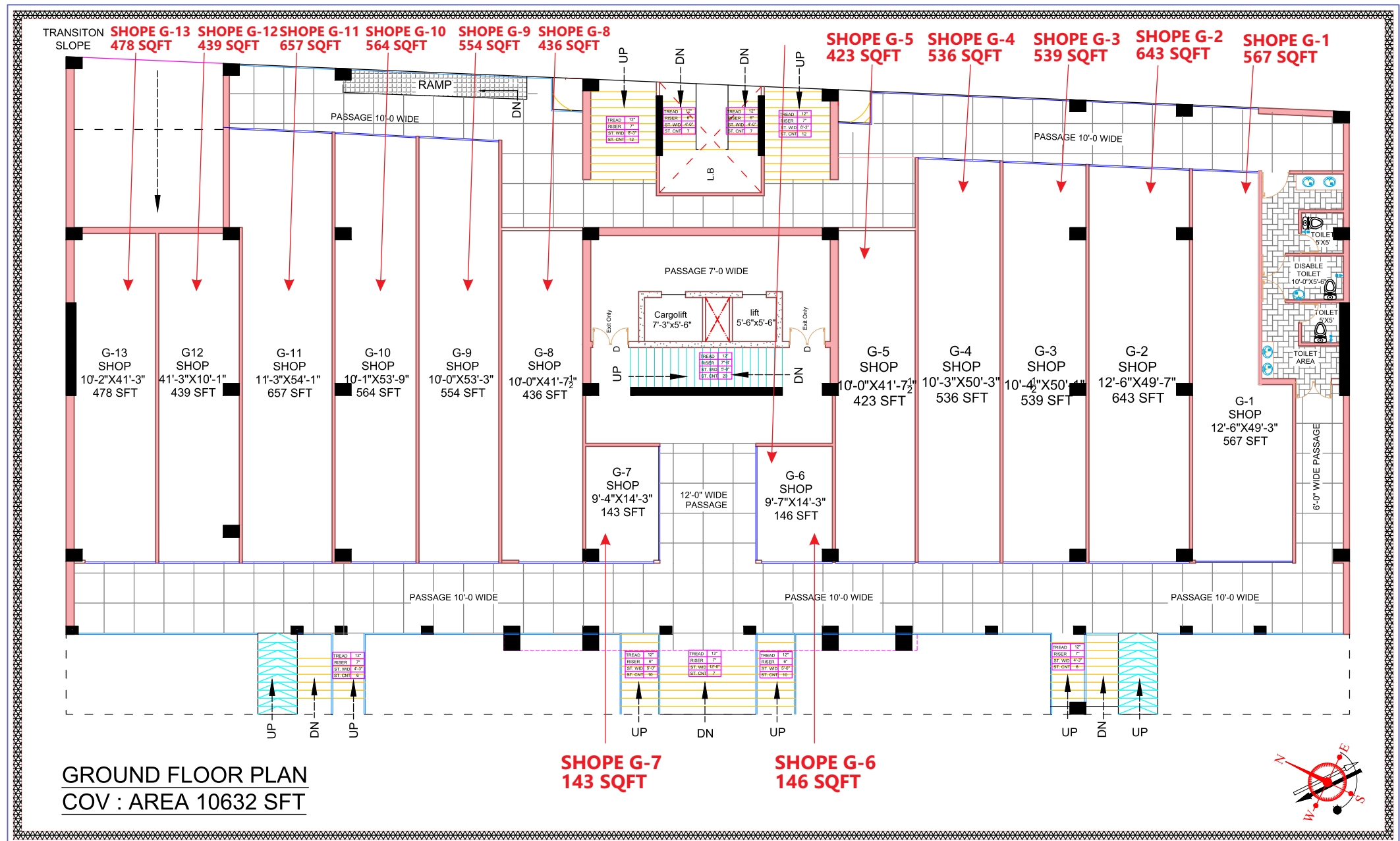
**LUXUS**  
EMPIRE



# LOWER GROUND FLOOR PLAN

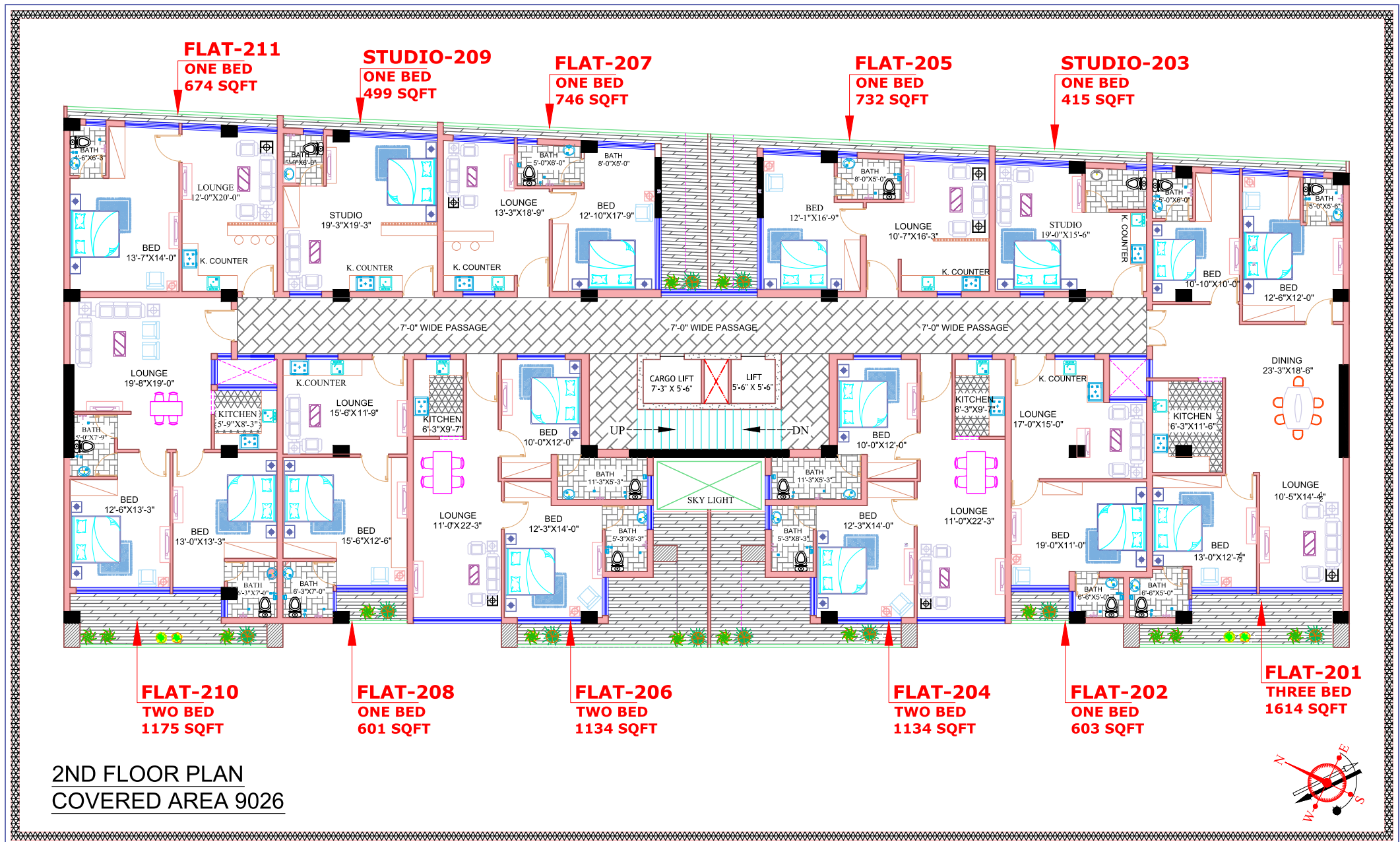


# GROUND FLOOR PLAN

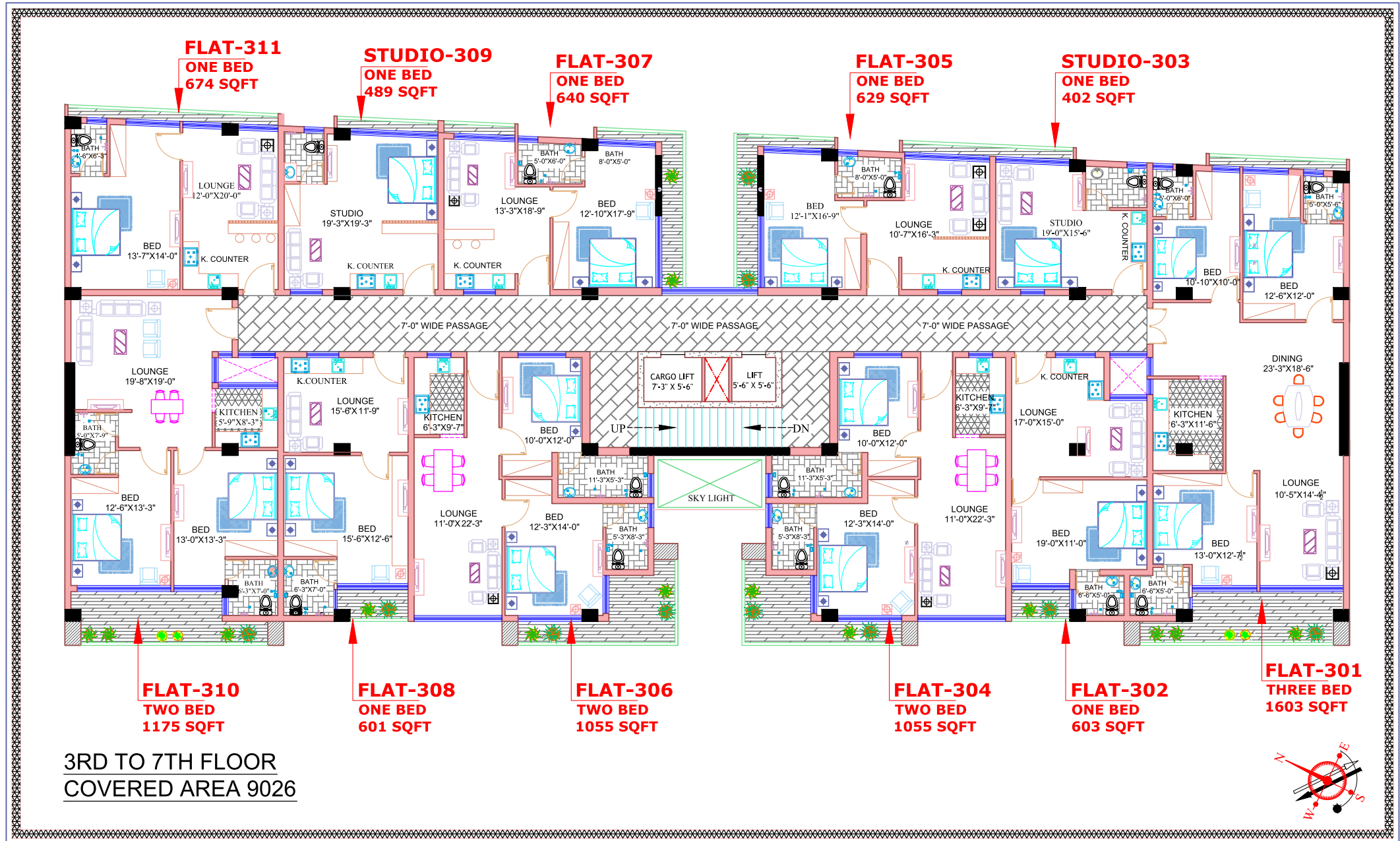




# 2ND FLOOR PLAN



# 3RD TO 7TH FLOOR PLAN





OUR  
SUCCESS STORY

LUXUS  
EMPIRE



Al-Rehmat  
Mall G-11

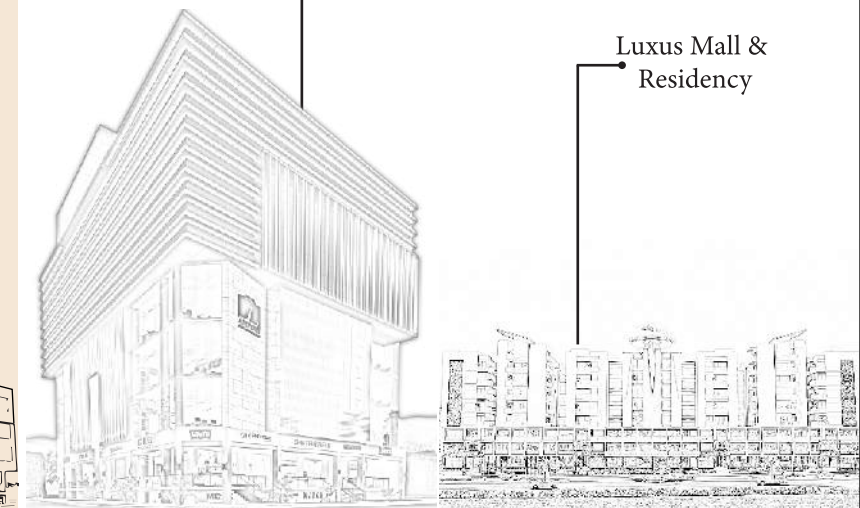


Al-Anayat  
Mall G-11



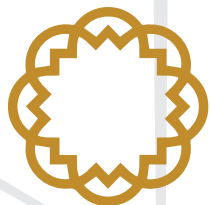
Al-Hameed  
Mall G-11

Al-Ghaffar  
Mall G-11



Luxus Mall &  
Residency

# LUXUS.pk



**LUXUS**  
**EMPIRE**

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