



# RESIDENCIA

---

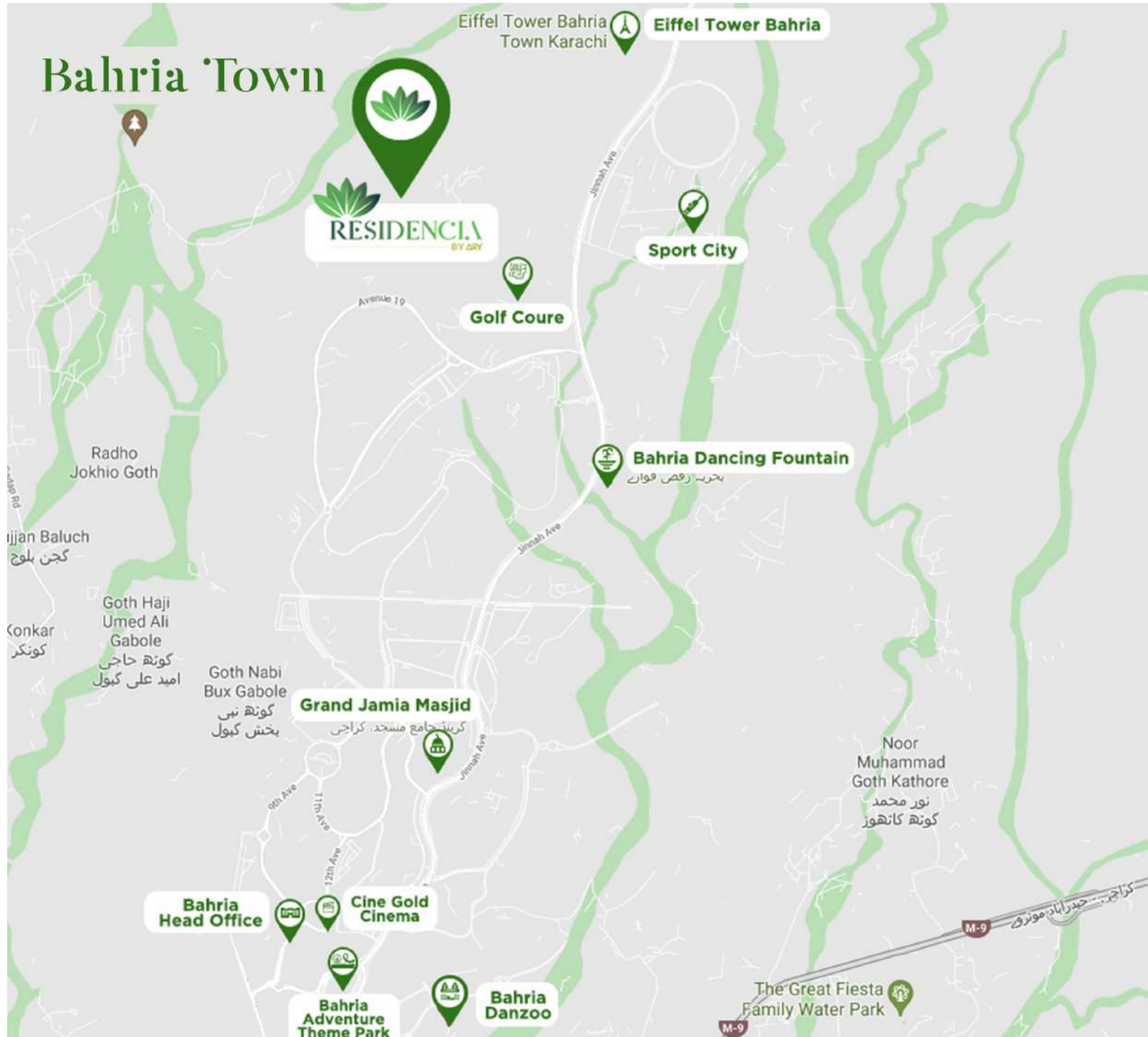
BY ARY

BAHRIA TOWN KARACHI



**Bahria Town Karachi**  
A Thriving Community with World-Class Amenities

# Bahria Town



# Master Plan

Bahria Town offers the strongest infrastructure in the country yet caters to all the different socioeconomic classes of Pakistan. Unmatched Urban Lifestyle with attention to details to ensure that all imaginable amenities and services are available. A thriving community with thousands of residents, enjoying an enviable lifestyle not available anywhere else in Pakistan. Bahria Town aspires to be the greatest Pakistani real estate developer of all times, with projects offered to an eclectic mix of segments, at choice locations with world-class amenities, while ensuring the highest international standards, timely delivery and lifelong customer satisfaction.

-  GATED COMMUNITY
-  36-HOLE GOLF COURSE
-  GRAND MOSQUE
-  RAFI CRICKET STADIUM
-  BAHRIA DANCING FOUNTAIN
-  ADVENTURE LAND
-  CINE GOLD CINEMA
-  DANZOO (DAY & NIGHT ZOO)
-  SCHOOL
-  HOSPITAL
-  SUPER MARKET

# A bright light in a world of wonders.

## Bahria Town: Master Community

A thriving community with thousands of residents, enjoying an enviable lifestyle not available anywhere else in Pakistan. Bahria Town aspires to be the greatest Pakistani real estate developer of all times, with projects offered to an eclectic mix of segments, at choice locations with world-class amenities, while ensuring the highest international standards, timely delivery and lifelong customer satisfaction.



## .A World of Happiness

- 🌸 Bahria Adventure Land Karachi
- 🌸 Rafi Cricket Stadium
- 🌸 Bahria Dancing Fountains
- 🌸 Carnival

## .An Entirely New Cinema Experience

- 🌸 Raiha Cine Gold Plex
- 🌸 Arena Cinema





## .Acquaint Gentle Creatures of Nature

🌿 Bird Aviarie

🌿 Danzoo

Experience the jungle Kingdom in a unique setting within an enclosed and secured environment. Explore the park and get mesmerized by the presence of the king of the jungle, enjoy a recreational learning experience in nature, and get up-close with your favorite animals.



## .A City Of Gardens

🌿 Park & Zoos

Parks of different shapes and sizes at Bahria Town imitate a city of gardens. Green trees and shrubs, flowers, and lawns provide the necessary relief from day to day stress of modern life. Beautiful birds and small animals are also kept at the parks for the pleasure of the children.



## First Ever Hi Tech Gated Community

In Bahria Town, Karachi

There is no place  
like home; there is  
no community like  
Residencia.

**ARY**

Take pleasure in knowing that  
you have chosen the best.

ARY, Pakistan's largest and most well-known conglomerate, has earned an enviable reputation for offering excellent project management from start to finish, providing clients with a holistic solution that is unrivaled in the industry. With a thorough and sophisticated grasp of the sector and its markets, ARY understands the true meaning of getting a residential project right, and that is driven by an unmatched commitment to Quality, Innovation, and Trust.

# Residencia by .ARY Master Plan

- 🌿 The only gated community within Bahria with its own controlled access gate/ gate security.
- 🌿 Community Mosque
- 🌿 Community Park



## Location

- |  |  |
|--|--|
|  <b>SUPER HIGHWAY</b><br>20 MIN DRIVE         |  <b>DANZOO</b><br>15 MIN DRIVE            |
|  <b>BAHRIA HEAD OFFICE</b><br>10 MIN DRIVE    |  <b>KARACHI AIRPORT</b><br>40 MIN DRIVE   |
|  <b>BAHRIA ADVENTURE LAND</b><br>15 MIN DRIVE |  <b>MIDWAY COMMERCIAL</b><br>10 MIN DRIVE |
|  <b>36 PGA GOLF CLUB</b><br>5 MIN DRIVE       |  <b>CINE GOLD CINEMA</b><br>10 MIN DRIVE  |



Welcome to  
tomorrow's dwelling



# RESIDENCIA

---

BY ARY

Discover the ultimate urban lifestyle within a state-of-the-art gated community with spectacular luxury houses. Residencia by ARY is an iconic living standard that delivers true architectural style and exquisite design detail at the unparalleled location of Bahria Town, the jewel in the crown of Karachi.



Creating a  
world-class lifestyle  
and compassion  
that extends  
beyond the house



## Find yourself, establish a future.

Your life journey extends well beyond your majestic abode. When you choose Residencia, you're opting for an open world with endless possibilities. The community rests securely amid an infinite number of options for filling your days and giving your life meaning.



### **Few steps away from divinity (Mosque)**

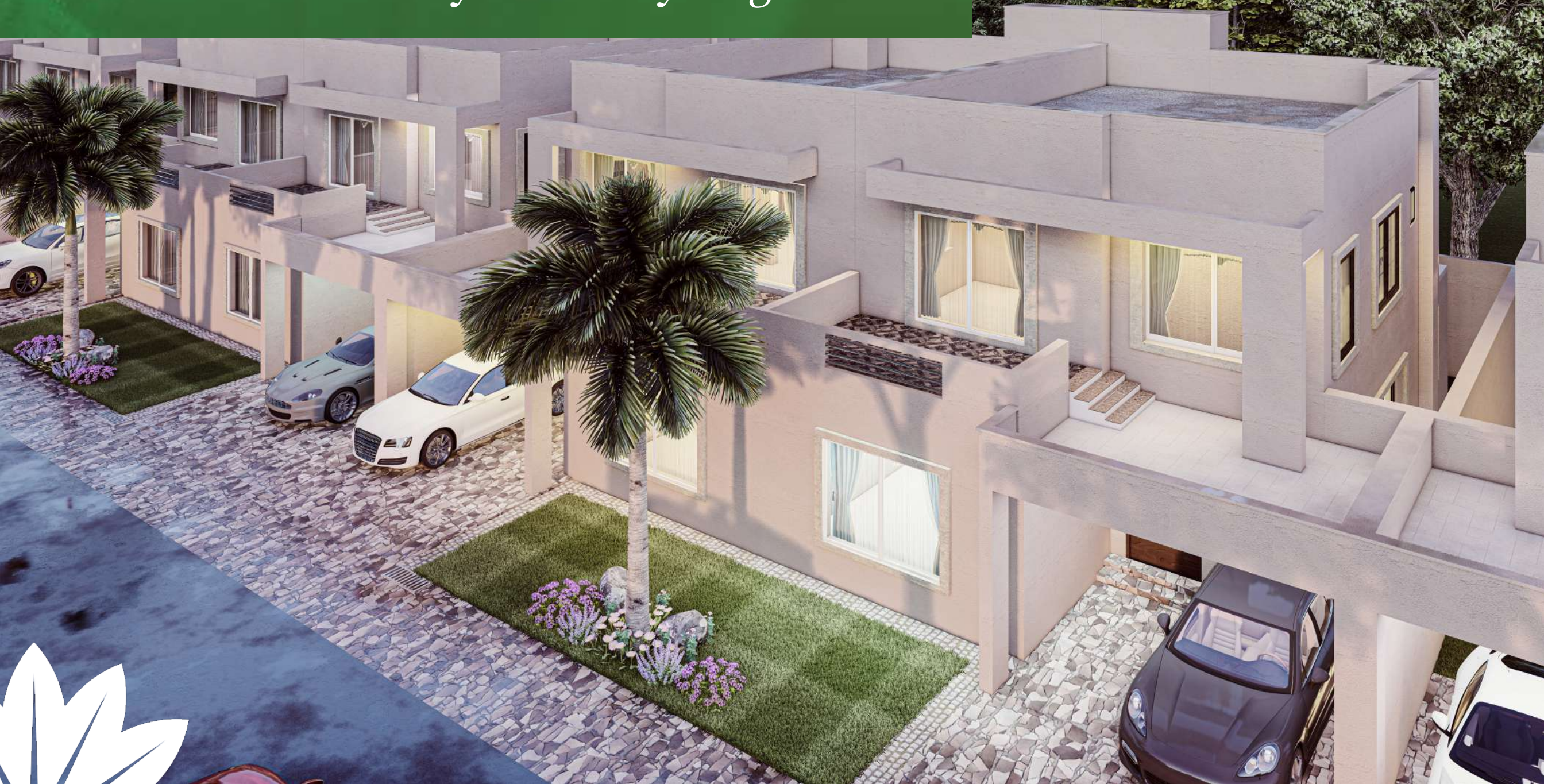
Replenish your soul and deeply connect with a power greater than us. Your home at Residencia is a haven of serenity that goes beyond bricks and mortar. The community features a grand mosque that welcomes you to perform your daily rituals in perfect peace and glamour.



### **Open Spaces of Serenity (Park)**

Soak up the evening sun or relax under a starry sky amidst a beautiful and serene environment that captures nature at its finest. Residencia's park, full of trickling streams and whistling winds, is a great place to get some fresh air.

Home is where your story begins





# Serene environment that captures nature at its finest.

Life is a story waiting to be told. Home is the grand backdrop for all the memories to be made and the setting for an exciting tale. Feelings and experiences fill the spaces and molds its corners to make it your own.

Residencia adds sweeping views of lush green landscapes and sun-dappled days to fill your life's story with joy and laughter. Here, you will experience a narrative unlike any other, a story that everyone is eager to hear, and a plot enriched with a hearty helping of serenity and mesmerizing vistas.

“Home, the spot of earth supremely blest, a dearer, sweeter spot than all the rest.”

- Robert Montgomery



Narrate your first chapter with luxury homes intended to take center stage in your life story. Find the ideal blend of tranquility on the greens and the buzz of a world-class community within a community at Residencia. The project is a paradise that appeals to exquisite living enthusiasts. The creative and masterful designs are tailored to your personal taste and beautifully convey a sense of belonging.

# Majestic on the outside cozy on the inside

## Reimagined interiors

Discover the attention to detail that comes with the finest of contemporary designs and superb finishes that create interiors to demonstrate exquisite quality throughout. Natural light warms the space through oversized windows, with views that allow the surrounding landscape to be part of everyday living.





## Your room should smile at you and create fantasies

Step inside a bedroom that is bathed in the warmth and serenity of ample natural light. Allow your nights to unfold in front of breathtaking views that open up to your living area.





Nothing feels  
more homely

### Architectural beauty

#### 3 Bedroom Villas

The Villas are a work of art with a graceful and rather elegant design that will take your breath away.



# Floorplan 3 Bedroom Villa

Ground Floor



First Floor



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.

# Fact Sheet



## Bahria Town The Master Community

- ✿ Luxurious Integrated Lifestyle Destination in the Heart of Karachi
- ✿ A thriving community with thousands of residents, enjoying an enviable lifestyle not available anywhere else in Pakistan
- ✿ Bahria Dancing Fountain
- ✿ Danzoo (Day & Night Zoo)
- ✿ 400 ft. Wide Jinnah Avenue (Inspired by Sheikh Zayed Road)
- ✿ 36 Hole Night Lit PGA Standard Golf Course
- ✿ Rafi Cricket Stadium (Pakistan's Largest Cricket Stadium)
- ✿ Grand Jamia Masjid - World's 3rd Largest (Capacity of 8 Lac Namazis, Under Construction)
- ✿ Bahria Adventure Land (International Standard Theme Park)
- ✿ 24/7 facility management team available.
- ✿ Green Area & Parks, Sports Facilities, cine gold cinema, hypermarket, international standard hospital and Quality Education
- ✿ Unmatched Urban Lifestyle with attention to details to ensure that all imaginable amenities and services are available which were unimaginable in Pakistan

## Residencia by ARY The Gated Community in Bahria Town

- ✿ Discover the Ultimate urban Lifestyle with spectacular luxury houses
- ✿ Residencia by ARY is an iconic living that delivers true architectural style and opulent design.
- ✿ Designed with a neighborhood concept to provide outstanding facilities to its residents, it has introduced new benchmarks of community development.
- ✿ Residencia by ARY is an iconic living standard that delivers true architectural style and exquisite design detail at the unparalleled location of Bahria Town, the jewel in the crown of Karachi
- ✿ 3 Bedroom classy Villa work of art with a graceful and rather elegant design that will take your breath away.
- ✿ 250 Villas opulently design to forge your legacy in the gated community of bahria town
- ✿ Residencia adds sweeping views of lush green landscapes and sun-dappled days to fill your life's story with joy and laughter.
- ✿ The only gated community within Bahria with its own controlled access gate/ gate security.
- ✿ Community Park with lush greenery and ataraxy
- ✿ The community features a divine mosque that welcomes you to perform your daily rituals in perfect peace and glamour.
- ✿ ARY residencia has been approved from all relevant authorities
- ✿ 40-50% capital raise expected in the next 3 to 4 years
- ✿ High quality construction material
- ✿ Expected rental income of 4-5%



**ARY**

PAK: +92 348 111 6767

UAE: +971 58 528 6358

[www.ary-residencia.com](http://www.ary-residencia.com)

Marketed by

