



HAMILTON HILLS  
BY AXIS

Luxury Above & Beyond





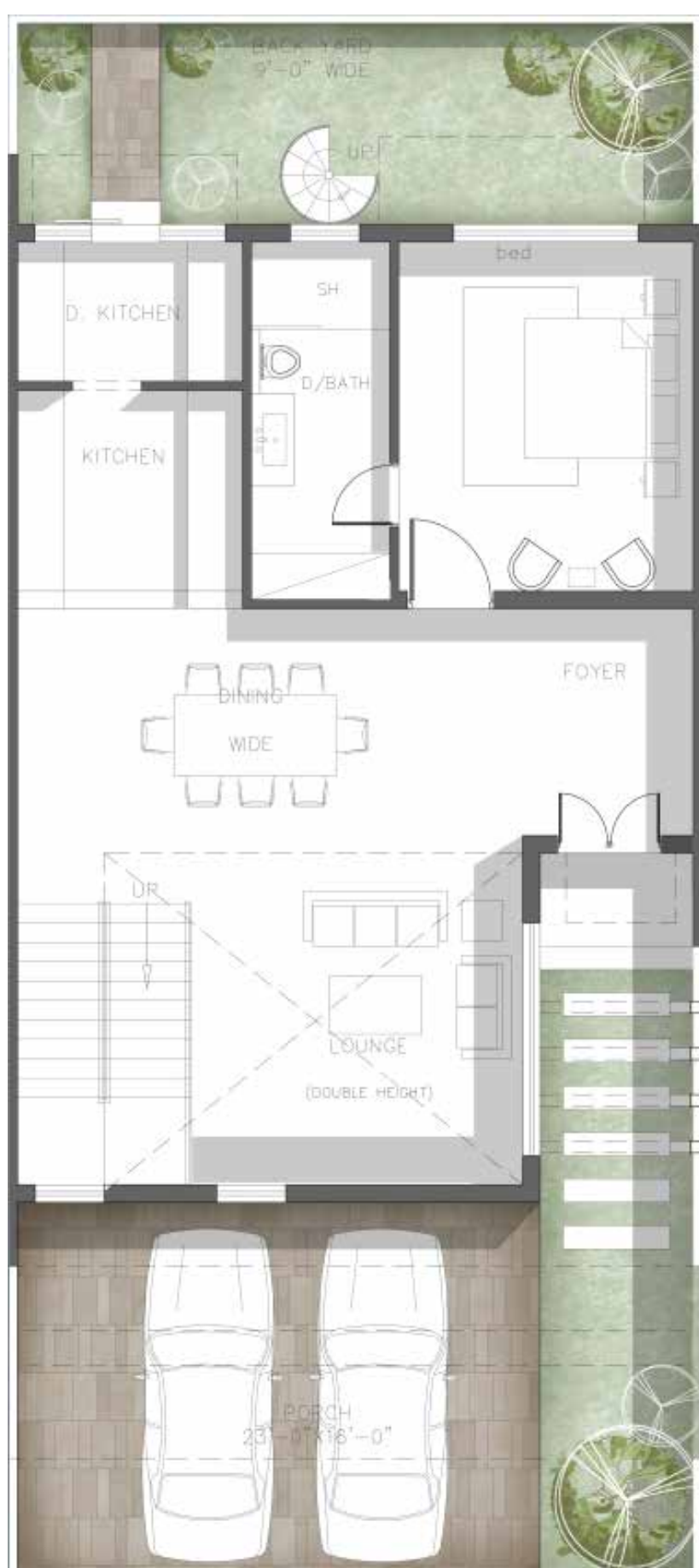
# SUNSET VILLA

A LIFE OF DISTINCTION

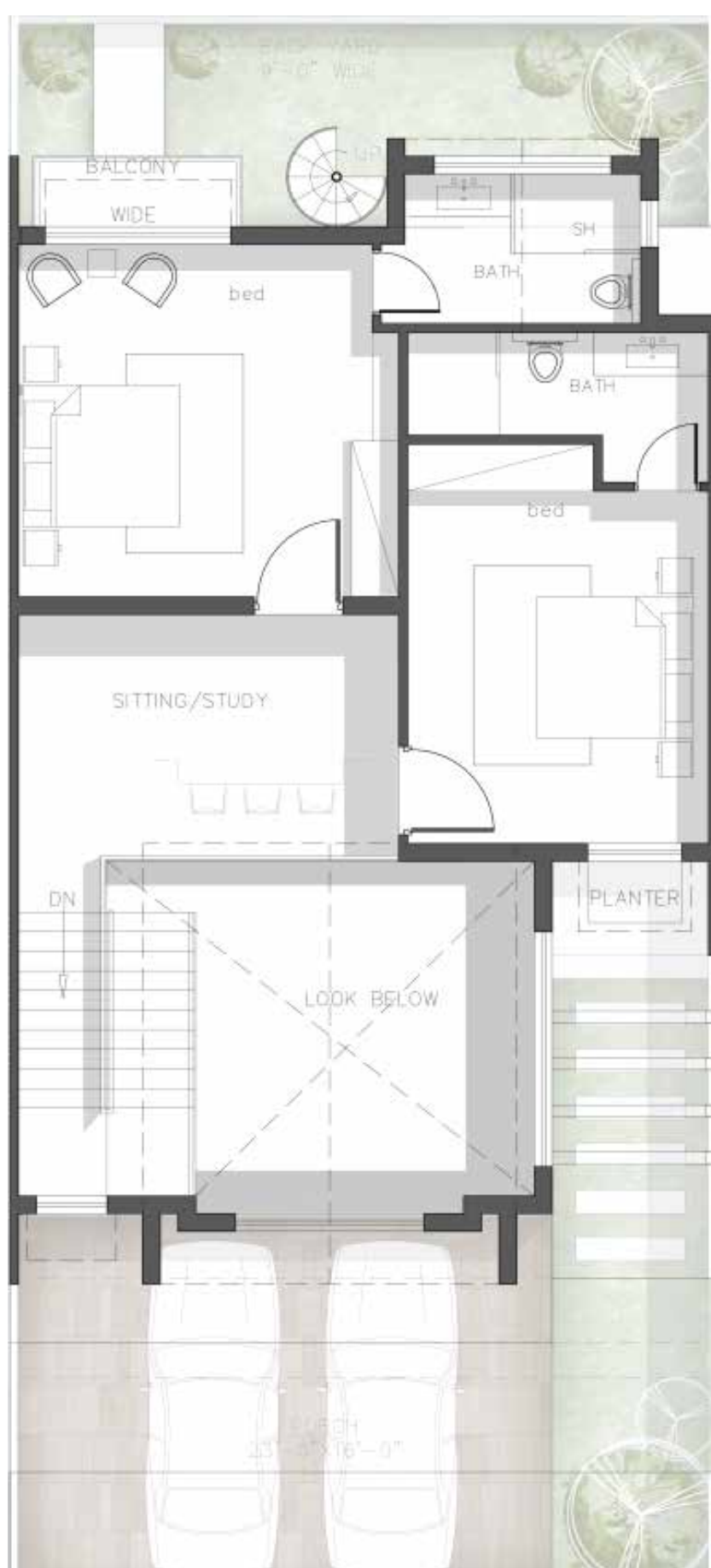




Ground Floor



First Floor



# SUNSET VILLA

9.33 Marla  
(30x70 | 234 Sq Yds)  
Area 3,050 st

- Exclusive Entrance
- Double Height Living Room
- Dining, Study
- Show Kitchen
- Grease Kitchen, Laundry
- Outdoor Deck
- 1 + 2 Bedroom
- 1 + 2 Bathroom
- Servant Quarter





SUNSET  
VILLA



A life of Distinction

SUNSET  
VILLA





SUNSET  
VILLA





SUNSET  
VILLA





SUNSET  
VILLA





Malaysian Design,  
Boundary less Villas.



Exclusive Hamilton Club  
with state of the art facility.



Solar power  
Villas.



Connected backyard  
with Canopy Walk.



Pedestrian friendly  
Walking network.



Prepared GSM  
compatible utility meters.



Exquisite  
imported kitchen.



Fully Automated  
Smart Villas.



Ecofriendly water  
recycling systems.

Booking at **10%** only

Completion and handover time only **4 years**

Monthly installments as low as **Rs. 199K**

**11.1%** final payment after handover of Villa

Partial **Furnished** Villas





# SPECIFICATIONS

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## GREY STRUCTURE

STRUCTURE	RCC Frame
BRICK WORK (Foundation)	A Class
BLOCK	Hollow Block (External Wall)with insulation foam / Solid Block (Internal Wall)
STEEL REINFORCEMENT	60,000 (PSI)
TOP FLOOR	Terrazzo

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## FINISHING MATERIAL

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Ceiling	POP (Plaster of Paris)5" thick with galvanized iron wire
Main Entrance Door	Solid Door
All Bedroom Doors	Engineer Door with Ash Veneer
Toilet	Engineer Door with Ash Veneer
DOOR FRAME	Imported Hard Wood (Golden Teak)
LCD (Double height wall)	wood frame with wooden polish finishas per design complete in all respect
WALL FINISH	
Kitchen	Porcelain & Ceramic Tiles
All Bath	Porcelain & Ceramic Tiles
External Wall	Finished as per elevation
FLOOR FINISH	
Living, Hall, Dinning & Foyer	Porcelain & Ceramic
Store & Kitchen	Porcelain & Ceramic
Bed Rooms	Porcelain & Ceramic
Terrace, Yard & Car Porch	Porcelain & Ceramic
All Bathrooms	Porcelain & Ceramic
Balcony	Porcelain & Ceramic
Outdoor Flooring	Tough Tile / Marble
SKIRTING WORK	PVC Wooden
WINDOWS	UPVC (Asapen,Decunik,Veka Equivalent)
Kitchen Tops	Granite
Washroom Vanities	Granite
Stairs	Granite
HANDRAILS	Glass
PAINT WORKS (Interior)	Nippon or Equivalent
PAINT WORKS (Exterior)	Weather coat ICI OR Equivalent
SHOWER CABIN	Glass
KITCHEN CABINETS	Laminated Chipboard & Front Opening will be High Gloss
WARDROBE CABINETS	Laminated Chipboard & Front Opening will be High Gloss
BLINDS	Lounge Only (Motorized Window Treatment)
LCD (Lounge)	60 Inch / Samsang or Equivalent
STEEL GRATING	M.S

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## KITCHEN EQUIPMENTS

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Hood	Fotile, Vatti or Equivalent
Range	Fotile, Vatti or Equivalent
Gas Hob	Fotile, Vatti or Equivalent
Microwave Oven	Fotle, Vatti or Equivalent
Fridge	Haier double door or Equivalent
Cabinet Shelf	Hydraulic Imported

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## SANITARY AND PLUMBING FITTINGS

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VANITY	HansGrohe or Equivalent
FAUCET MIXER	HansGrohe or Equivalent
WC (Squatter / Asiatic)	HansGrohe or Equivalent
WC (European)	HansGrohe or Equivalent (Wall Mounted)
SHOWER	HansGrohe or Equivalent
KITCHEN SINK	Stainless Steel Imported
SINK MIXER	Stainless Steel Imported

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## ELECTRICAL & TELEPHONE INSTALLATIONS

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CABLE	GM or Newage or Equivalent
BACKUP	Solar System / UPS
LIGHT POINTS	Schneider or Equivalent (Smart Series)
13 AMP POWER POINTS	Schneider or Equivalent (Smart Series)
15 AMP POWER POINTS	Schneider or Equivalent (Smart Series)
TELEPHONE POINTS	Schneider or Equivalent (Smart Series)
TV POINTS	Schneider or Equivalent (Smart Series)
DATA POINTS	Schneideror Equivalent (Smart Series)
DOOR BELL POINT	Schneider or Equivalent (Smart Series)
LIGHTING PROTECTION SYSTEM	Philips or Equivalent
INSTANT WATER HEATER	Imported
WATER PRESSURE PUMP	Imported
AIR-CONDITIONING UNITS	Inverter A/C 1.5 TON

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## INTERNAL TELECOMMUNICATION TRUNKING AND CABLING

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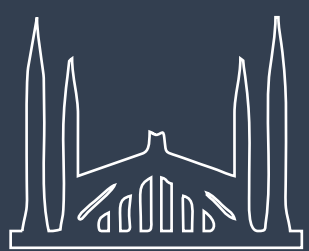
INTERCOM	Imported / Smart
DOOR BELL	Imported / Smart
CCTV CAMERA	Hik vision ,Dhaua or Equivalent
ALARAM SYSTEM (FIRE & SECURITY)	FMS or Equivalent



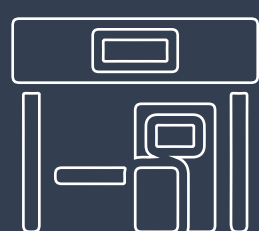


HAMILTON HILLS  
BY AXIS





35 Km  
Faisal Mosque



10 Km  
Islamabad Toll Plaza



15 Km  
New Airport



30 Km  
Pakistan Monument



# Luxury Above & Beyond



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