

SEVENTEEN VILLAS

by AL SADAT GROUP

A PROJECT BY
AL SADAT GROUP

HOUSE / VILLAS MAP
APPROVED

BANK FINANCING AVAILABLE

GET YOUR PLOT NUMBER & REGISTRY INTEQAL ON FULL PAYMENT

IMMEDIATE POSSESSION IN 06 MONTHS

www.seventeenvillas.com

SEVENTEEN VILLAS
by AL SADAT GROUP

WHAT IS **SEVENTEEN VILLAS?**

Seventeen villas is a **Residential project** by Al Sadat Group, ideally **located 0 KM** from the Rawalpindi **Ring Road** and **Girja Road,** and the **first gated housing project** on the **Thalian Interchang**e. Designed for **lower to middle-income families** who seek legal, secure, affordable, and well-connected housing.

The society offers residential plots and **pre-built villas** with approved construction plans. With easy **installment options**, **bank financing**, and all essential amenities, Al Sadat Homes makes it a smart investment in a well-connected and future-ready community.



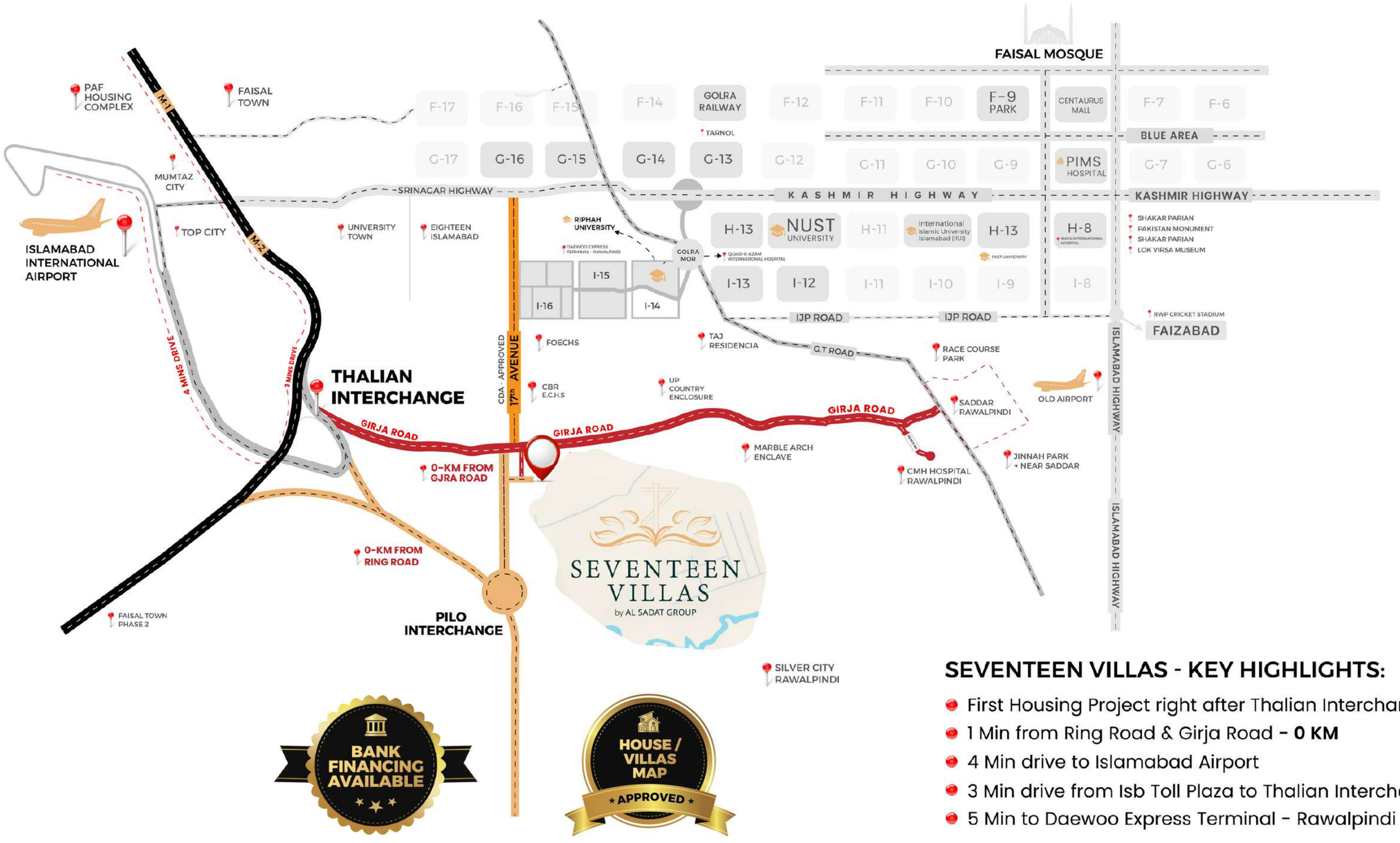
SEVENTEEN VILLAS
by AL SADAT GROUP

THIS **GATED COMMUNITY** OFFERS

- 24/7 Security & CCTV Surveillance
- Controlled Entry & Exit Gates
- Planned Internal Road Network
- Sewerage & Drainage System
- Reliable Electricity Infrastructure
- Boundary-Walled Project
- Dedicated Green Belts & Parks
- Nearby Schools & Colleges
- Easy Access to Hospitals & Clinics
- Mosques & Community Spaces
- Shopping Areas & Daily Essentials



LOCATION & PROJECT HIGHLIGHTS



GET YOUR PLOT NUMBER & REGISTRY INTEQAL ON FULL PAYMENT

IMMEDIATE POSSESSION IN 06 MONTHS

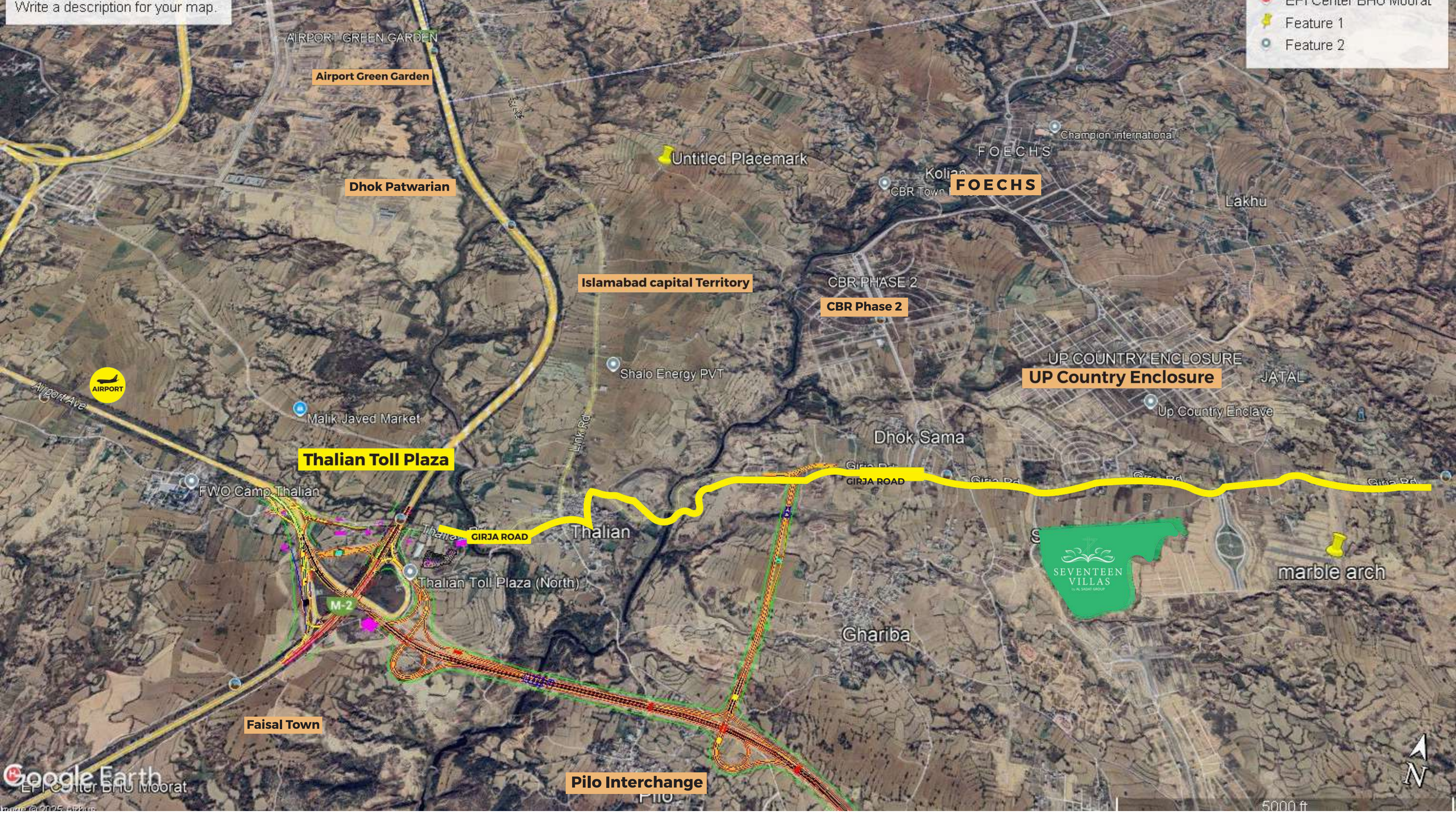
BANK FINANCING AVAILABLE

HOUSE / VILLAS MAP ★ APPROVED ★

SEVENTEEN VILLAS - KEY HIGHLIGHTS:

- First Housing Project right after Thalian Interchange
- 1 Min from Ring Road & Girja Road - **0 KM**
- 4 Min drive to Islamabad Airport
- 3 Min drive from Isb Toll Plaza to Thalian Interchange
- 5 Min to Daewoo Express Terminal - Rawalpindi

SEVENTEEN VILLAS
by AL SADAT GROUP


Write a description for your map.
EPI Center BHU Moorat
Feature 1
Feature 2
AIRPORT GREEN GARDEN
Airport Green Garden
Untitled Placemark
Champion international
FOECHS
Kolian
CBR Town
FOECHS
Lakhu
Dhok Patwarian
Islamabad capital Territory
CBR PHASE 2
CBR Phase 2
UP COUNTRY ENCLOSURE
UP Country Enclosure
JATAL
Shalo Energy PVT
AIRPORT
Airport Ave
Malik Javed Market
Up Country Enclave
Dhok Sama
Thalian Toll Plaza
FWO Camp Thalian
GIRJA ROAD
GIRJA ROAD
Thalian
Thalian Toll Plaza (North)
M-2
SEVENTEEN VILLAS
marble arch
Ghariba
Faisal Town
Pilo Interchange
Google Earth
EPI Center BHU Moorat
5000 ft
N

LOCATION & PROJECT HIGHLIGHTS

Seventeen Villas is ideally **located at 0 KM from Rawalpindi Ring Road,** directly accessible from **Girja Road** and **17th Avenue**, making it one of the most easily reachable societies in the region. It is the first housing project after **Thalian Interchange,** offering easy entry and high visibility for residents and investors alike.Just beside the society are well-known housing projects









www.seventeenvillas.com

SEVENTEEN VILLAS
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Moving further around the area, the society is also close to Islamabad sectors like **I-14, I-15, and I-16,** and connected to popular Housing Society such as Pall part of the city's fastest-growing housing belt.

In terms of connectivity, Al Sadat Homes is just **2 minutes from the M-2 Motorway**, **04 minutes** from Islamabad **International Airport,** and 10 minutes from **Srinagar Highway**. The central parts of Rawalpindi, including **Saddar and CMH (Combined Military Hospital),** are also easily accessible within 10-15 minutes, giving residents access to top medical care and commercial areas.









TRANSIT MAP OF ISLAMABAD



PROXIMITY TO **AIRPORT**

- **Just 4 minutes** from Islamabad **I**nternational Airport
- Attracts overseas families & frequent flyers
- Strong rental potential for airport staff & travelers

PUBLIC TRANSPORT

Easy City Connectivity

- Direct access to **Green Line Metro Bus** Route
- Ensures easy, affordable daily commuting
- **Metro Bus** and other **public transports** for smooth travel to Islamabad & Rawalpindi without hassle

Nearby universities like **Riphah International, NUST, Quaid e Azam University, Fast University, International Islamic University** as well as **Schools, hospitals**, and daily-use **markets**, **Daewoo Bus Terminal** make this location not only well-connected but also highly practical for families planning to live here long-term.











EXECUTIVE VILLAS

(3.5 Marla) – **2, 3 & 4 BED VILLAS**

HOUSE / VILLAS MAP

★ APPROVED ★

PRIME VILLAS

(4 Marla) – **2, 3 & 4 BED VILLAS**





www.seventeenvillas.com

02 BED EXECUTIVE VILLAS
(3.5 MARLA)

PKR 8,200,000



GROUND FLOOR PLAN

SCALE:-1/8"=1'-0"

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DRAWING TITLE: GROUND FLOOR FURNITURE & FIXTURE LAYOUT PLAN (3.5 M DOUBLE UNIT)

ADDRESS: SADAAT HOUSING PROJECT | CHECKED BY: Ar Nouman & Ar Ahmed | NORTH:

DRAWN BY: M.NOUMAN

CLIENT: AL - SADAAT | DATE: 31-07-2025 | DRAWING NO.: AR -01

CONSULTANTS :



MUMTY FLOOR PLAN

SCALE:-1/8"=1'-0"

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DRAWN BY: M.NOUMAN

CLIENT: AL - SADAAT | DATE: 31-07-2025 | DRAWING NO.: AR -03

CONSULTANTS :

5 Lacs will be additional cost for Mumty Room

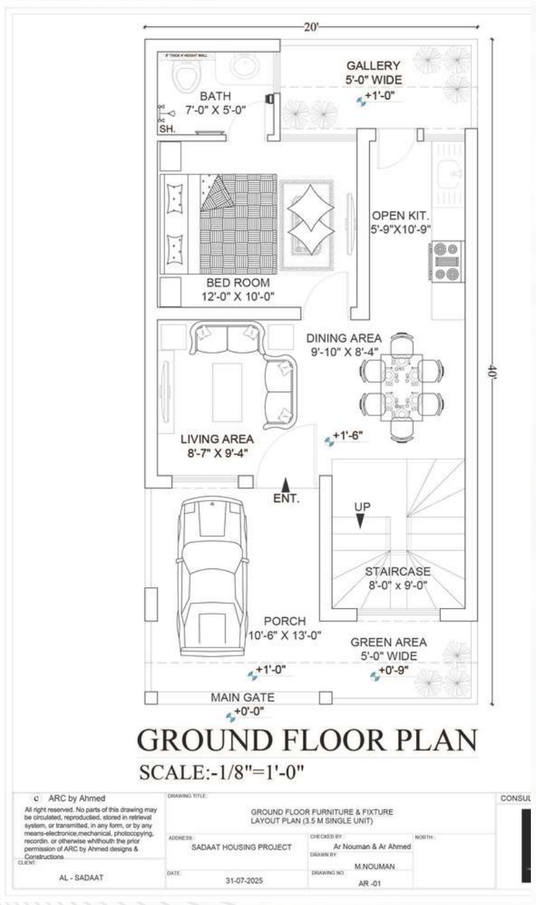




SEVENTEEN VILLAS
by AL SADAT GROUP

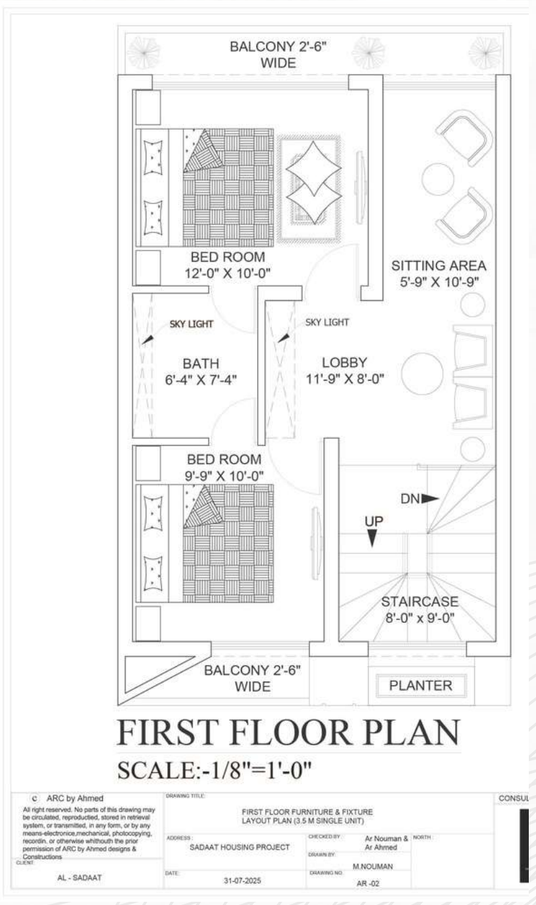
03 BED EXECUTIVE VILLAS
(3.5 MARLA)

PKR 11,800,000



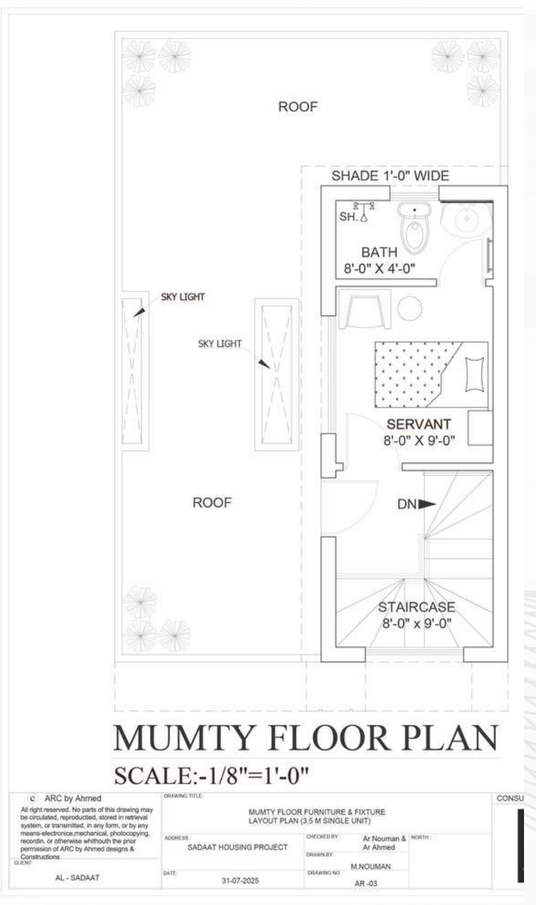
GROUND FLOOR PLAN

SCALE:-1/8"=1'-0"



FIRST FLOOR PLAN

SCALE:-1/8"=1'-0"



MUMTY FLOOR PLAN

SCALE:-1/8"=1'-0"

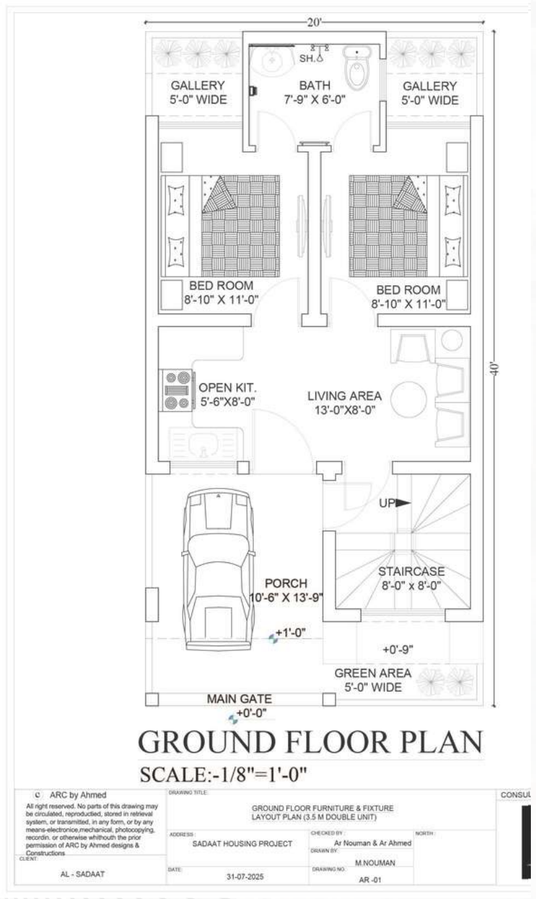


5 Lacs will be additional cost for Mumty Room

SEVENTEEN VILLAS
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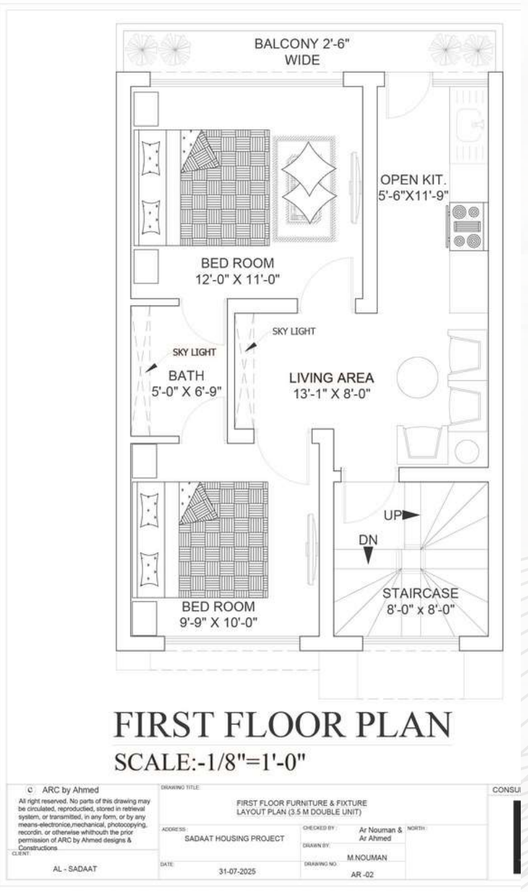
04 BED EXECUTIVE VILLAS
(3.5 MARLA)

PKR 13,000,000



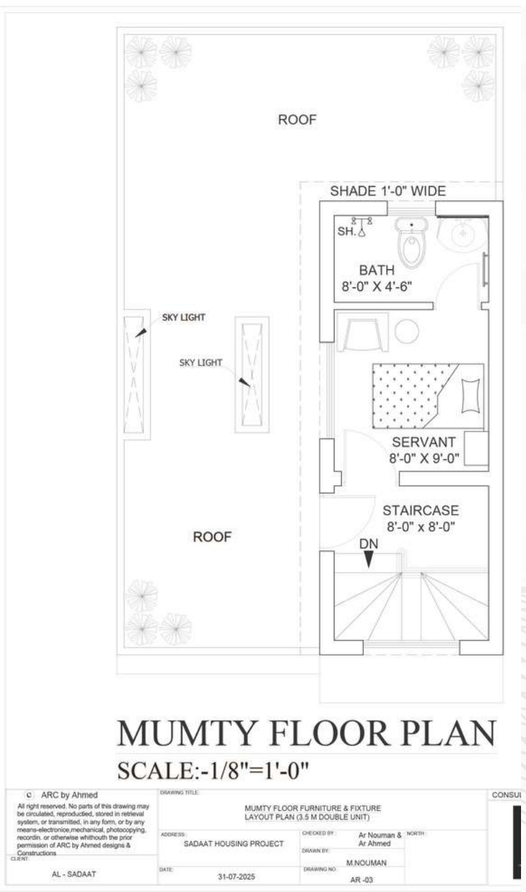
GROUND FLOOR PLAN

SCALE:-1/8"=1'-0"



FIRST FLOOR PLAN

SCALE:-1/8"=1'-0"



MUMTY FLOOR PLAN

SCALE:-1/8"=1'-0"



5 Lacs will be additional cost for Mumty Room

SEVENTEEN VILLAS
by AL SADAT GROUP

PRIME VILLAS

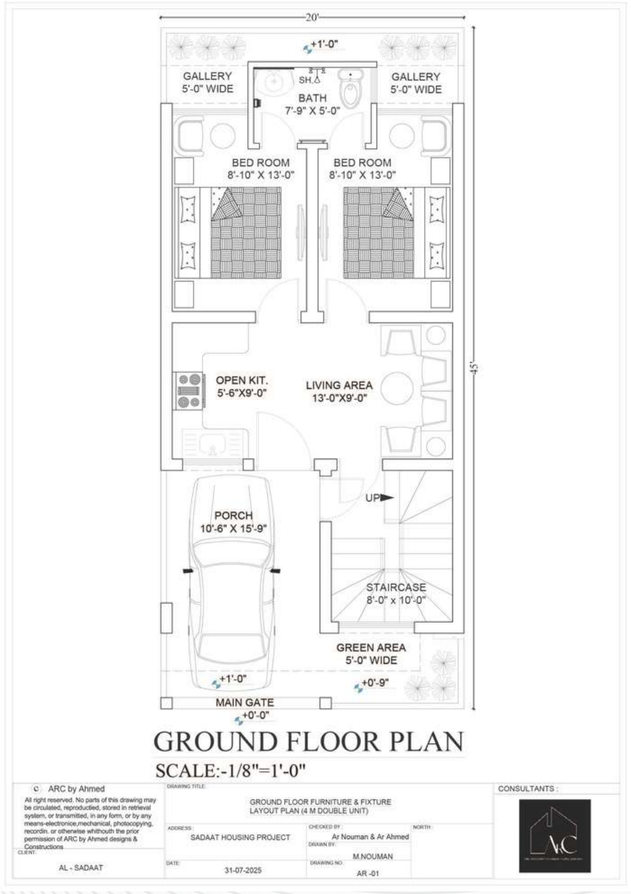
4 MARLA



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02 BED PRIME VILLAS
(4 MARLA)

PKR 10,600,000



GROUND FLOOR PLAN

SCALE:-1/8"=1'-0"

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DRAWING TITLE: GROUND FLOOR FURNITURE & FIXTURE LAYOUT PLAN (4 M DOUBLE UNIT)

ADDRESS: SADAAT HOUSING PROJECT

CHECKED BY: Ar Nouman & Ar Ahmed

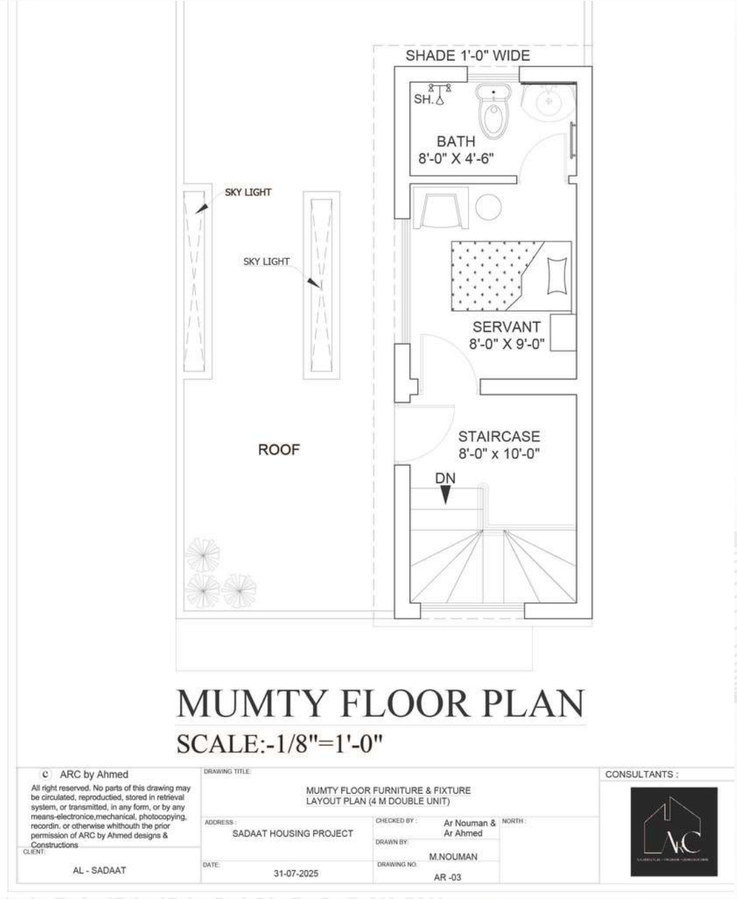
DRAWN BY: M.NOUMAN

DRAWING NO: AR -01

DATE: 31-07-2025

CLIENT: AL - SADAAT

CONSULTANTS :



MUMTY FLOOR PLAN

SCALE:-1/8"=1'-0"

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ADDRESS: SADAAT HOUSING PROJECT

CHECKED BY: Ar Nouman & Ar Ahmed

DRAWN BY: M.NOUMAN

DRAWING NO: AR -03

DATE: 31-07-2025

CLIENT: AL - SADAAT

CONSULTANTS :

5 Lacs will be additional cost for Mumty Room



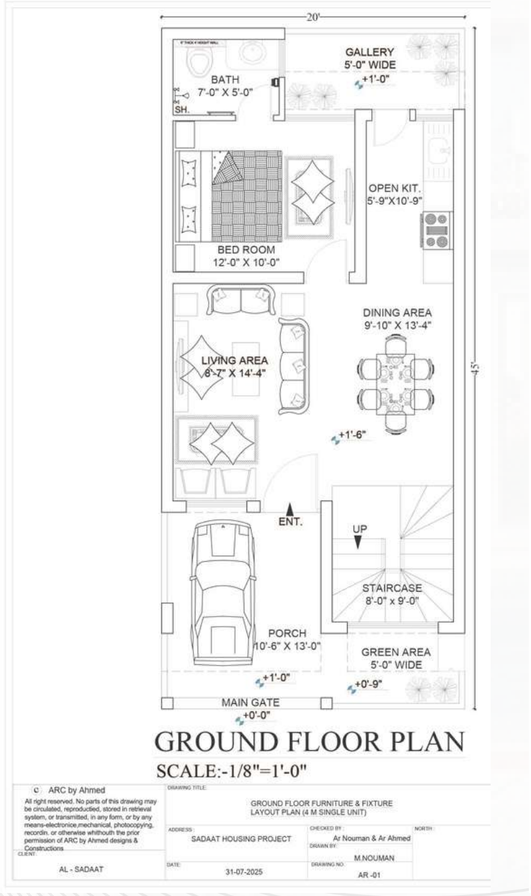




SEVENTEEN VILLAS
by AL SADAT GROUP

03 BED PRIME VILLAS
(4 MARLA)

PKR 15,400,000



GROUND FLOOR PLAN

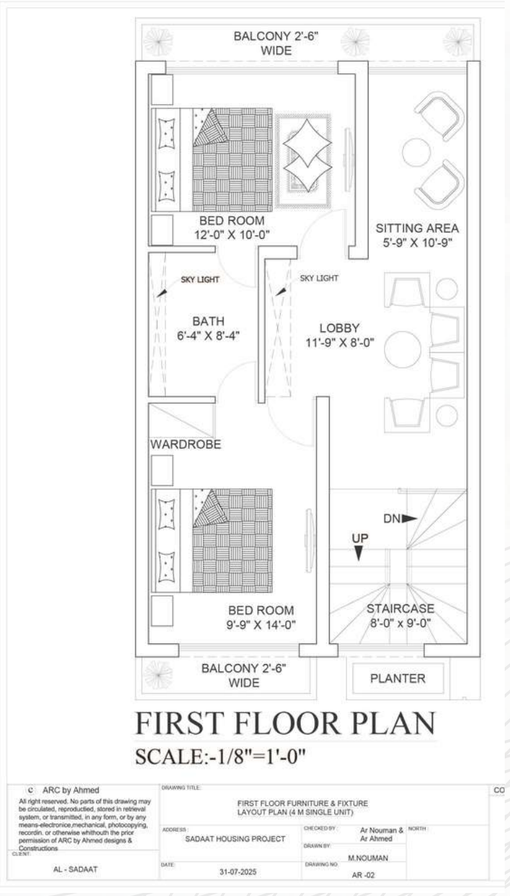
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DRAWING TITLE: GROUND FLOOR FURNITURE & FIXTURE LAYOUT PLAN (4 M SINGLE UNIT)

ADDRESS: SADAAT HOUSING PROJECT | CHECKED BY: Ar Nouman & Ar Ahmed | DRAWN BY: M.NOUMAN | NORTH

CLIENT: AL - SADAAT | DATE: 31-07-2025 | DRAWING NO: AR -01



FIRST FLOOR PLAN

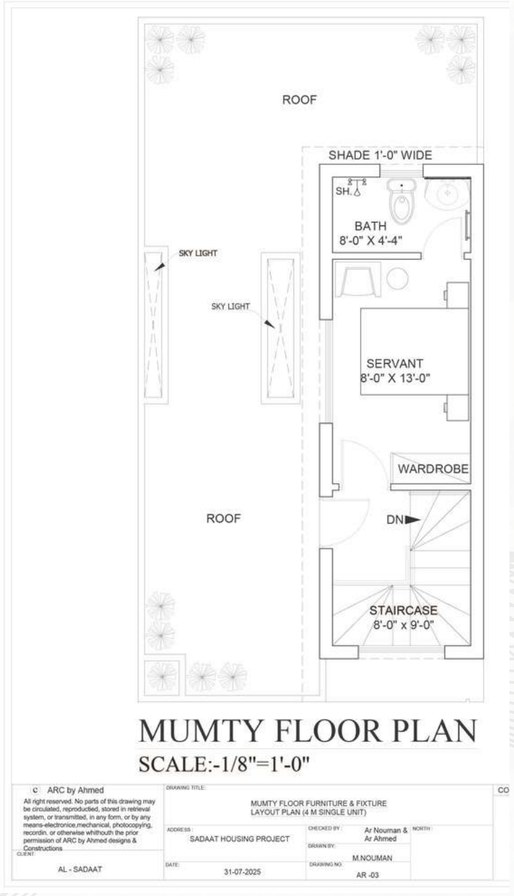
SCALE:-1/8"=1'-0"

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ADDRESS: SADAAT HOUSING PROJECT | CHECKED BY: Ar Nouman & Ar Ahmed | DRAWN BY: M.NOUMAN | NORTH

CLIENT: AL - SADAAT | DATE: 31-07-2025 | DRAWING NO: AR -02



MUMTY FLOOR PLAN

SCALE:-1/8"=1'-0"

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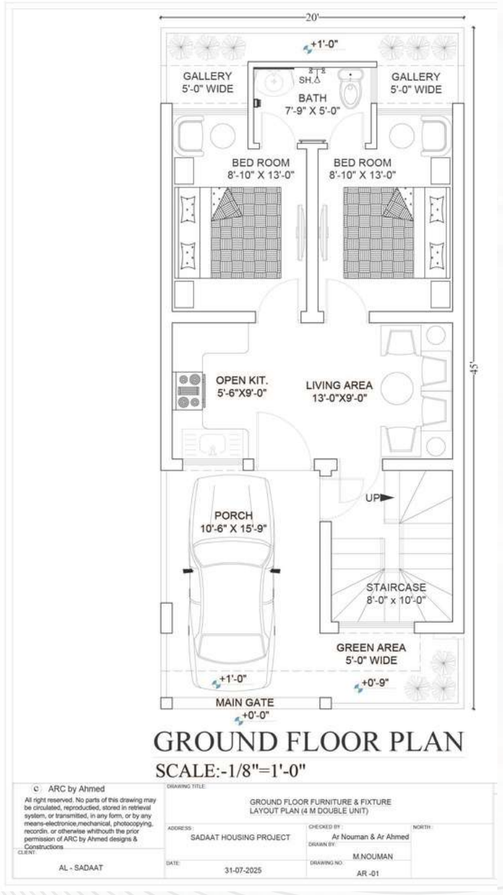


5 Lacs will be additional cost for Mumty Room

SEVENTEEN VILLAS
by AL SADAT GROUP

04 BED PRIME VILLAS
(4 MARLA)

PKR 16,600,000



GROUND FLOOR PLAN

SCALE:-1/8"=1'-0"

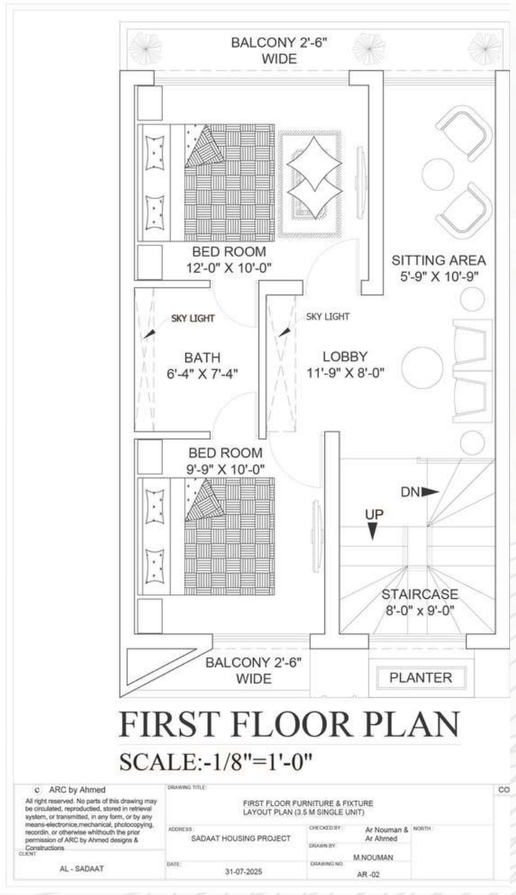
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DRAWING TITLE: GROUND FLOOR FURNITURE & FIXTURE LAYOUT PLAN (4 M DOUBLE UNIT)

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FIRST FLOOR PLAN

SCALE:-1/8"=1'-0"

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DRAWING TITLE: FIRST FLOOR FURNITURE & FIXTURE LAYOUT PLAN (3.5 M SINGLE UNIT)

ADDRESS: SADAAT HOUSING PROJECT | CHECKED BY: Ar Nouman & Ar Ahmed | NORTH:

DRAWN BY: M.NOUMAN

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MUMTY FLOOR PLAN

SCALE:-1/8"=1'-0"

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5 Lacs will be additional cost for Mumty Room



SEVENTEEN VILLAS
by AL SADAT GROUP



HOUSE / VILLAS MAP
APPROVED

BANK FINANCING AVAILABLE

SEVENTEEN VILLAS

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PAYMENT PLAN NEW RATE

VILLAS THAT REDEFINE AFFORDABLE LUXURY

EXECUTIVE VILLAS (3.5 Marla)

Number of Room	Booking 10%	Confirmation 10%	Allocation 10%	20 Monthly Installments	4 Half Yearly Payment	Possession 10%	Total Price
2 BED	820,000	820,000	820,000	123,000	615,000	820,000	8,200,000
3 BED	1,180,000	1,180,000	1,180,000	177,000	885,000	1,180,000	11,800,000
4 BED	1,300,000	1,300,000	1,300,000	195,000	975,000	1,300,000	13,000,000

PRIME VILLAS (4 Marla)

Number of Room	Booking 10%	Confirmation 10%	Allocation 10%	20 Monthly Installments	4 Half Yearly Payment	Possession 10%	Total Price
2 BED	1,060,000	1,060,000	1,060,000	159,000	795,000	1,060,000	10,600,000
3 BED	1,540,000	1,540,000	1,540,000	231,000	1,161,000	1,155,000	15,400,000
4 BED	1,660,000	1,660,000	1,660,000	249,000	1,245,000	1,660,000	16,600,000

GET YOUR PLOT NUMBER WITH 30% PAYMENT

- Gas, Electricity Approved
- Wide Main Boulevard
- Within Main City
- Gated Community

IMMEDIATE POSSESSION IN 06 MONTHS

UAN: 0331-1110005 +92 312 5236 793 www.seventeenvillas.com /seventeenvillas

FEATURES

Spacious Layout



Stunning Architecture



Private Outdoor Spaces



Smart Home Technology

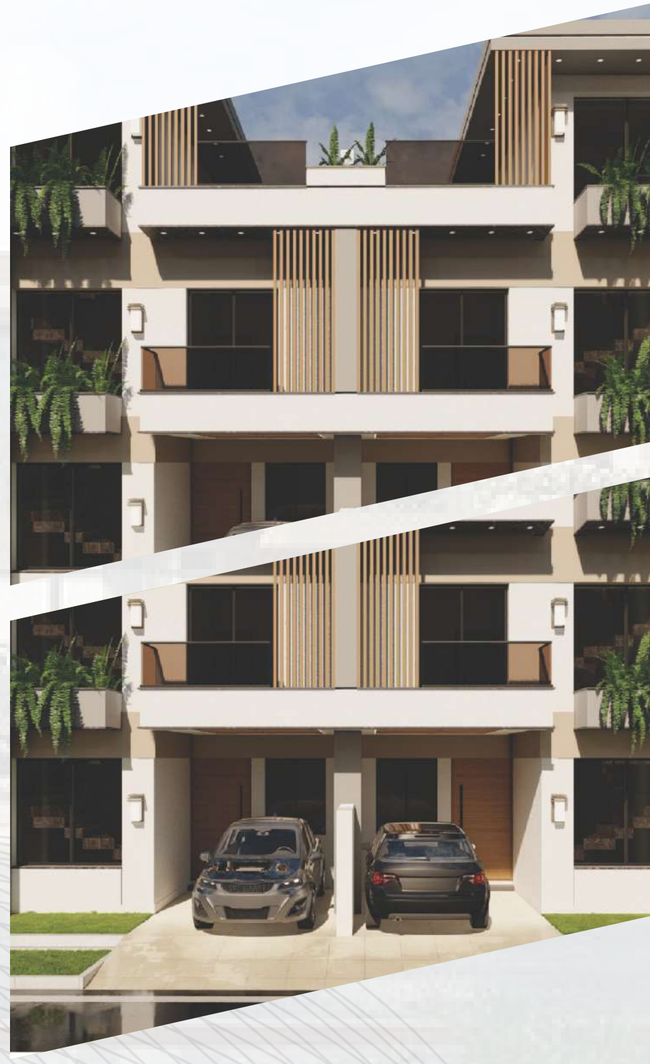


Strategy Adjustment



EXCLUSIVE FEATURES & AMENITIES

- Double-story construction with modern elevation
- Spacious bedrooms with attached baths
- Open-plan kitchen and dining area
- Separate drawing/living room spaces
- Quality fittings and fixtures included
- Car porch with covered parking space
- Private balcony or terrace (as per design)
- In-house electrical wiring and backup-ready structure
- Smart ventilation and natural lighting design
- Pre-installed water supply and plumbing system
- Ready-to-move, perfect for rental or immediate living
- Custom interior upgrade options (limited-time offer)



SOCIETY AMENITIES

- Centralized **community center** for events and gatherings
- Mini **commercial zone** for **groceries, bakeries, salons,** and local retail
- Walking and **jogging tracks** for fitness-focused residents
- **Underground electrification** ensures a clean visual environment
- Water **filtration plant** for clean and safe drinking water
- A **rainwater drainage system** to prevent seasonal flooding
- Maintenance and facility management office on-site
- Community **clinic/dispensary** for primary health support
- Dedicated kids' **play areas** and open green playgrounds
- Future provision for a **school or educational** complex within society
- High-speed **fiber optic cable**-ready infrastructure for **internet & TV**
- Reserved land for future expansion & recreational facilities (e.g., sports courts, gym)





FLEXIBLE PAYMENT & FINANCING PLANS

Seventeen Villas has been developed to serve a wide but focused buyer base, especially those looking for **legal, affordable, well-connected, and high-potential property in Rawalpindi-Islamabad**. The project is designed with financial ease in mind, making homeownership possible for salaried professionals and **families** with limited upfront savings.



- Booking from just 10%
- Quarterly or Bi-Annual Installments for 2 years
- Possession on Completion
- Bank Financing Available
- 5 Lacs will be additional cost for Mumty Room

WHY SEVENTEEN VILLAS?

This project brings together the essential elements that today's buyer looks for: trust, planning, secure investment, affordability, and access, all under the guidance of a reliable developer.

- First gated housing project after Thalian Interchange
- Part of Islamabad's fastest-growing real estate cluster
- Verified & documented construction plans
- Plots in small sizes to make ownership easier
- Safe, risk-free investment for lower to middle-income families
- Possession-based model
- On-ground development activity is visible
- Rental income potential due to nearby universities, hospital zones, and airport

- Affordable pricing + government-backed financing
- Peaceful, family-oriented environment
- Security, mosques, parks, and school access
- No hidden charges or unclear files
- Backed by a developer with a reliable delivery record
- Ideal for small investors
- Planned layout, wider roads, open spaces
- Low-risk, high-value future asset

SEVENTEEN VILLAS

by AL SADAT GROUP

THANK YOU

MUNARA MARKETERS BUILDERS&DEVELOPERS

MUNARA MARKETERS BUILDERS & DEVELOPERS

Suite # 104,
First Floor, Dashtiyar Chamber,
SB-32, 13/C Gulshan-e-Iqbal,
Karachi, Pakistan.

UAN: +92-311-1168118

Contact our team today to secure your plot or villa!