

THERE'S NO  
PLACE LIKE  
HOME



**CLUB VIEW ARCADE**  
BLOCK B, B-17 ISLAMABAD

A Project of



Construction & Marketing by:



MESSAGE BY THE  
CEO  
KHUSHBAKHT  
PROPERTY NETWORK



We hope we can assist and give you a great idea of what we are all about. Have a look, we promise that you will be satisfied. In the recent year, the real estate industry has witnessed tremendous growth with the ever increasing demands of properties for industrial and residential purposes. The role of real estate agents had become more significant in such transactions.

Usually the primary role of real estate agent is the to act as a bridge between the seller and the buyer. But the challenging scenario has led to the precedents where buyers and sellers prefer separate real estate agents so as to obtain impartial and specialized services. We are committed to quality and make sure that our ustomers are 100% satisfied. We look forward to serving you and having great experience. Khushbakht Property Network has been perfecting a smarter approach to Real Estate and Construction focus on he need, concerns, hopes and dreams of our customers. We Provide our service in Islamabad, Karachi and Gawadar.

Bashir Ahmed 

[www.amberassociate.com](http://www.amberassociate.com)



# THE CITY THAT MESMERIZE

## ISLAMABAD THE BEAUTIFUL

Islamabad (Meaning “Abode of Islam”) is the capital of Pakistan, and is the ninth largest city in Pakistan with an estimated population of 1.1 million in 2017. The Rawalpindi/ Islamabad Metropolitan Area is the third largest in Pakistan, with a population of over 3.1 million inhabitants.

Islamabad is located in the Pothohar Plateau in the north of the country, within the Islamabad Capital Territory. The region has historically been a part of the crossroads of Punjab and KPK, Margalla pass being a gateway to the KPK. The city was built during the 1960s to replace Karachi as Pakistan’s capital.



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(SMC-PRIVATE) LIMITED

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**AMBER**  
ASSOCIATES & DEVELOPERS

# AN ECSTASY WITHIN

## B-17 MULTIGARDENS

Multi Professionals Co-operative Housing Society (MPCHS) is registered with the Deputy Commissioner / Registrar Cooperatives ICT, Islamabad vide Registration No. 316 dated 14 November 1988 and is governed by Laws and By-Laws of the Society approved by the Registrar. The Society has maintained many notable projects including “Islamabad Gardens E-11 and Multi Gardens B-17”.

The Project has a wide accessibility touching GT Road on the east and brushing past M-1 Motorway on the west side. Apart from the road access, the residents also enjoy the breathtaking views of Margalla Hills in the North. It is one of the best and most economical sectors for new settlers who are seeking a beautiful place and a peaceful, pleasant living environment in the capital.

B-17 Multi Gardens also has its very own Hydro Power Project courtesy of MPCHS in their efforts to cater to the needs of residents with all amenities. Due to the local dam nearby, the project shall have the potential to generate an amount of 132 MW electrical energy which shall be more than enough to provide the society with electricity to light up all the houses in the vicinity. The sector is well facilitated and is already equipped with numerous mosques, fitness centers, amusement parks, malls, schools and educational institutes. The sector also includes many Health centers and Hospitals which were built far ahead of their time. The sector also includes a Polo Club and its very own Lake. The sector is itself further divided into seven different blocks (A, B, C, D, E, F & G). As per the CDA Plan, a double road called Margalla Avenue is being constructed, which will connect B-17 to Faisal Mosque Islamabad; axing the travel time to just 10 minutes.



## FEATURES THAT AVAILABLE IN B-17

- Footstep of Margalla Hills
- Gated Community
- 24/7 Security with CCTV Cameras and Human
- Well Organized Parks, Football & Cricket Grounds
- MPCHS Club on 12 Acres (Just 300 Meter from our project)
- Beautiful Lack with Park for residents of Multi Gardens B-17
- Plots reserved for University, College and Schools
- Two Main Entrance from Islamabad to Peshawar GT Road.
- Motor-way M-1 Interchange for Margalla Avenue is close to the Multi Gardens B-17
- Road under the CPEC project will link B-17 to notable areas in the future.
- More than 2000 Villas Projects and individual Houses constructed in the locality.

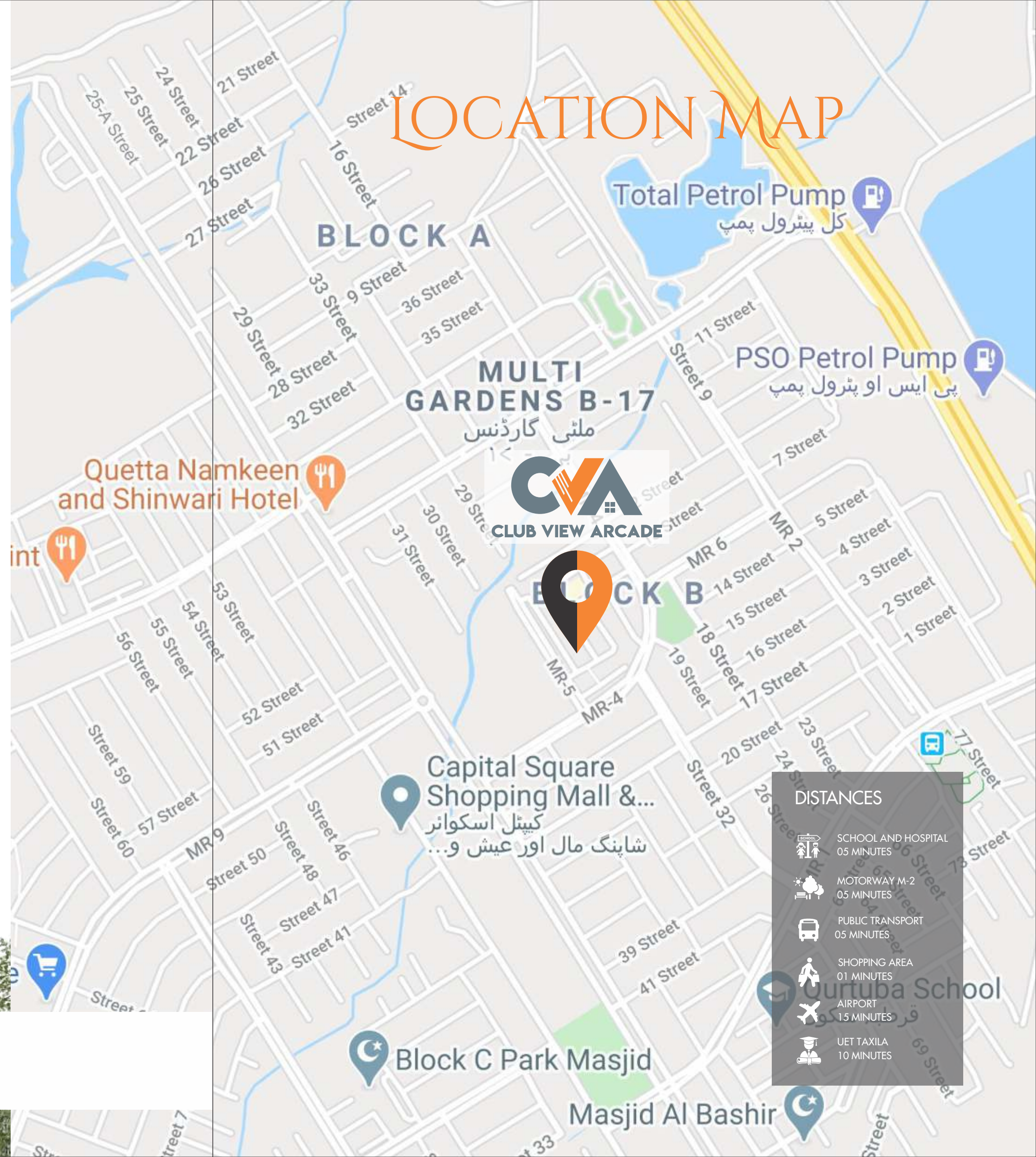
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# CLUB VIEW ARCADE

AN EXCELLENT MASTERPIECE

At the heart of Multi Gardens B-17, is the elegant edifice called Club View Arcade. A building that combines our rich heritage with the most modern amenities, blending the taste of our rich soil with the sophisticated technology of the world. Overlooking the main commercial area, Club View Arcade is a dazzling commercial residential project which includes shops and office spaces on ground floor and in basement with 4 residential floors above. Keeping in mind the smart living needs of today's families, each floor provides efficiently designed 2 bed apartments. A work of high quality building material and artistic facade. Salman Arcade is an emblem of grand construction design and smart living.



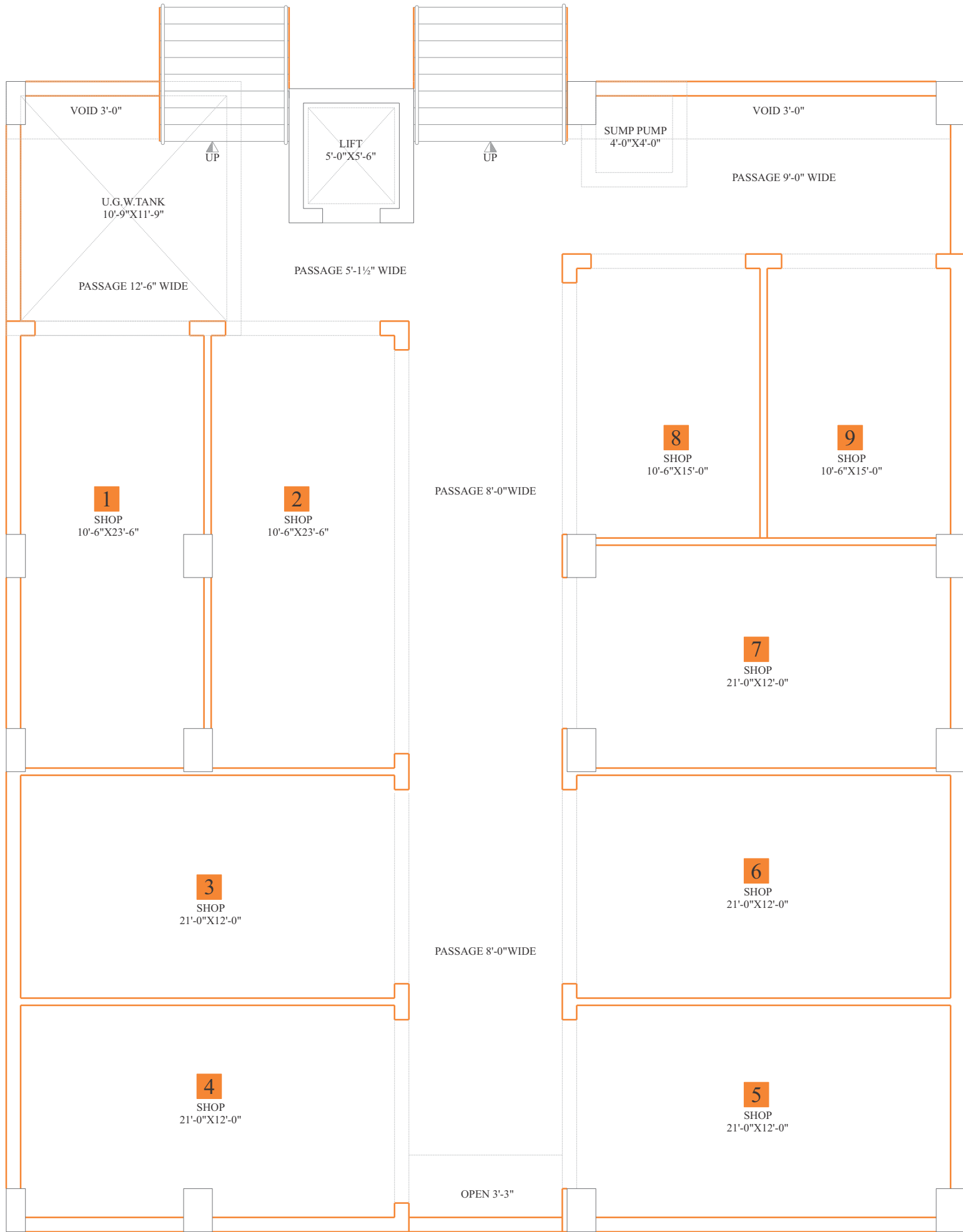
## LOCATION MAP



DISTANCES	
	SCHOOL AND HOSPITAL 05 MINUTES
	MOTORWAY M-2 05 MINUTES
	PUBLIC TRANSPORT 05 MINUTES
	SHOPPING AREA 01 MINUTES
	AIRPORT 15 MINUTES
	UET TAXILA 10 MINUTES

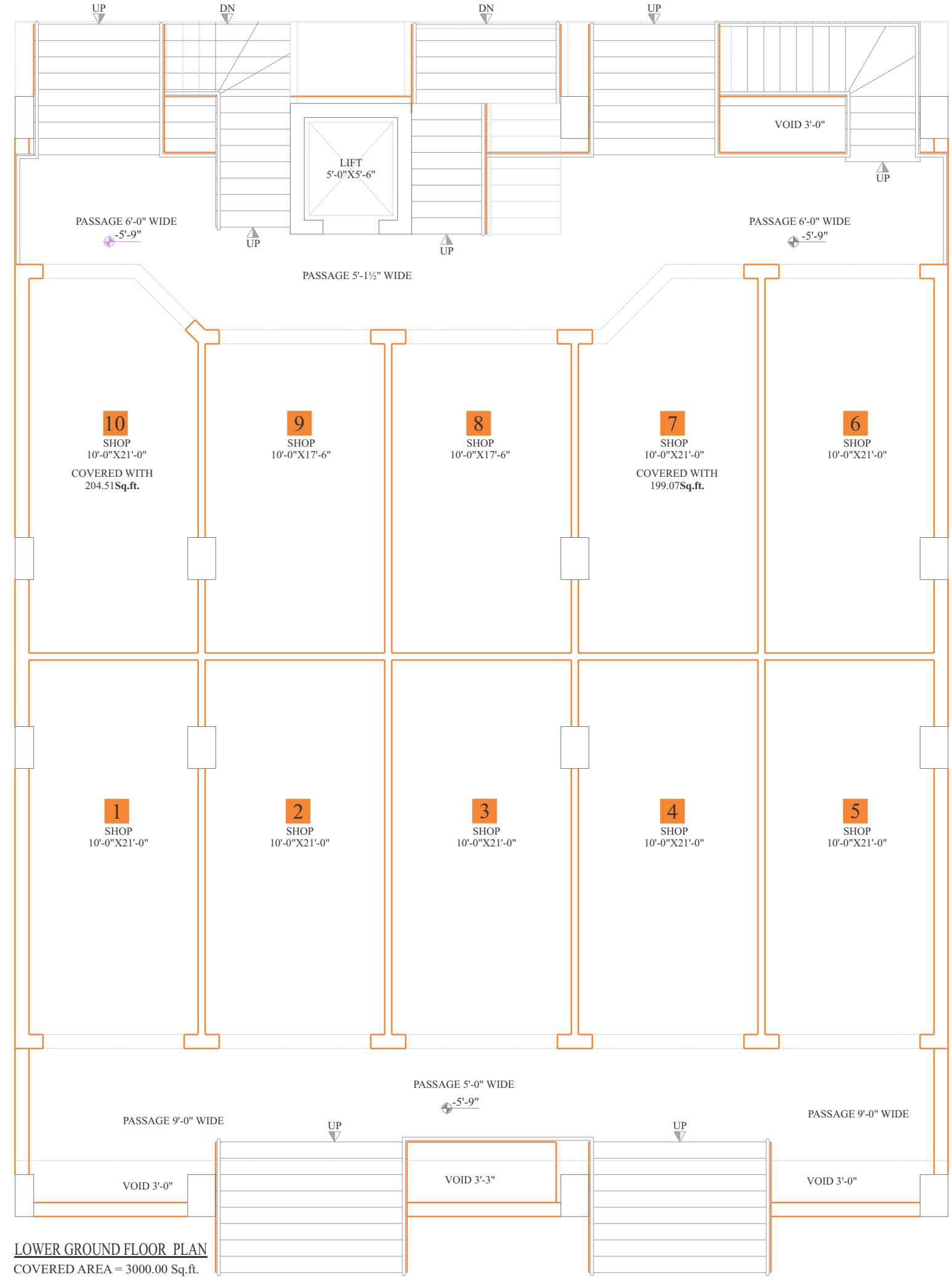


# BASEMENT FLOOR PLAN



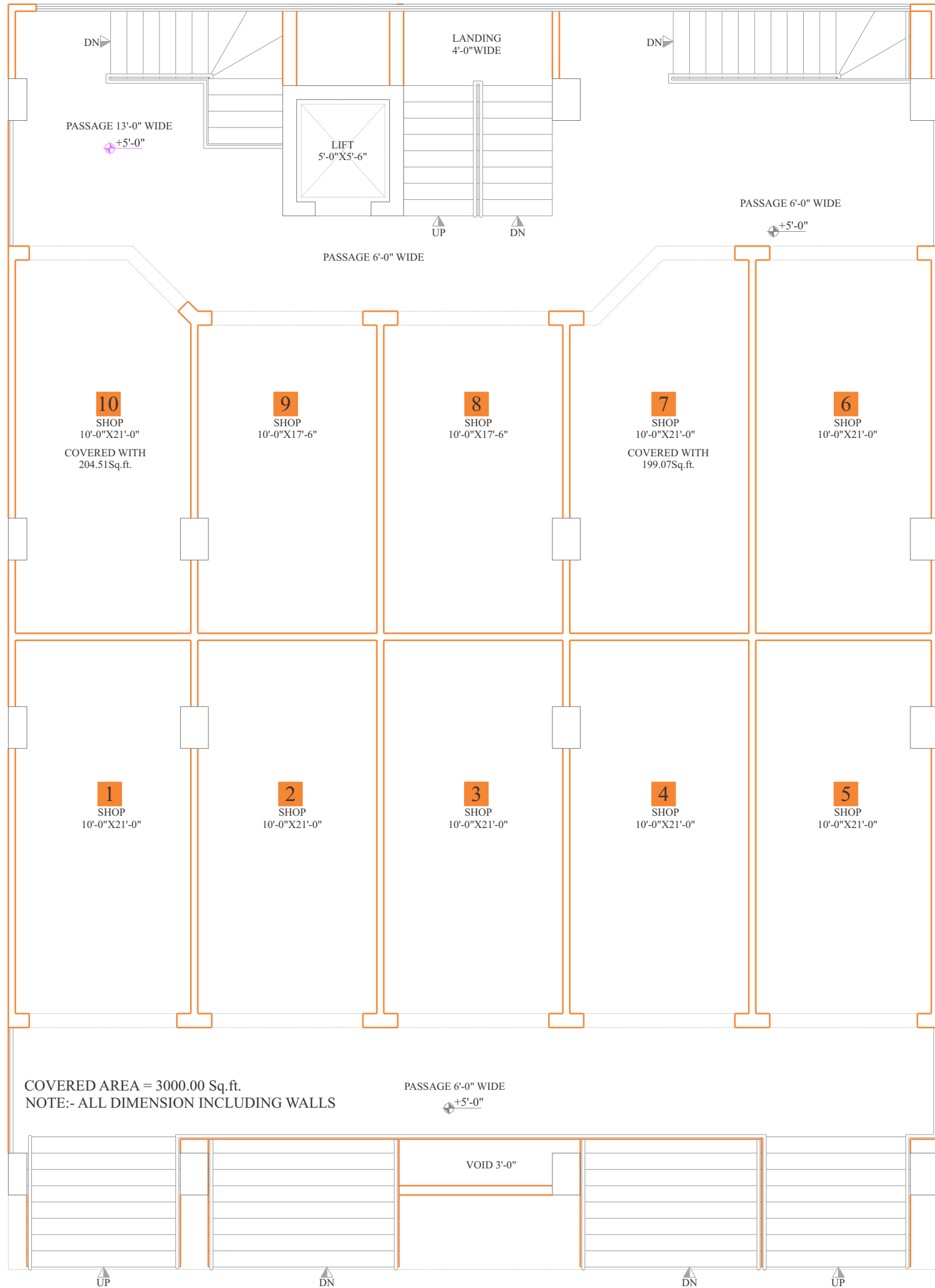
**BASEMENT FLOOR PLAN**  
COVERED AREA = 3000.00 Sq.ft.  
NOTE:- ALL DIMENSION INCLUDING WALLS

# LOWER GROUND FLOOR PLAN

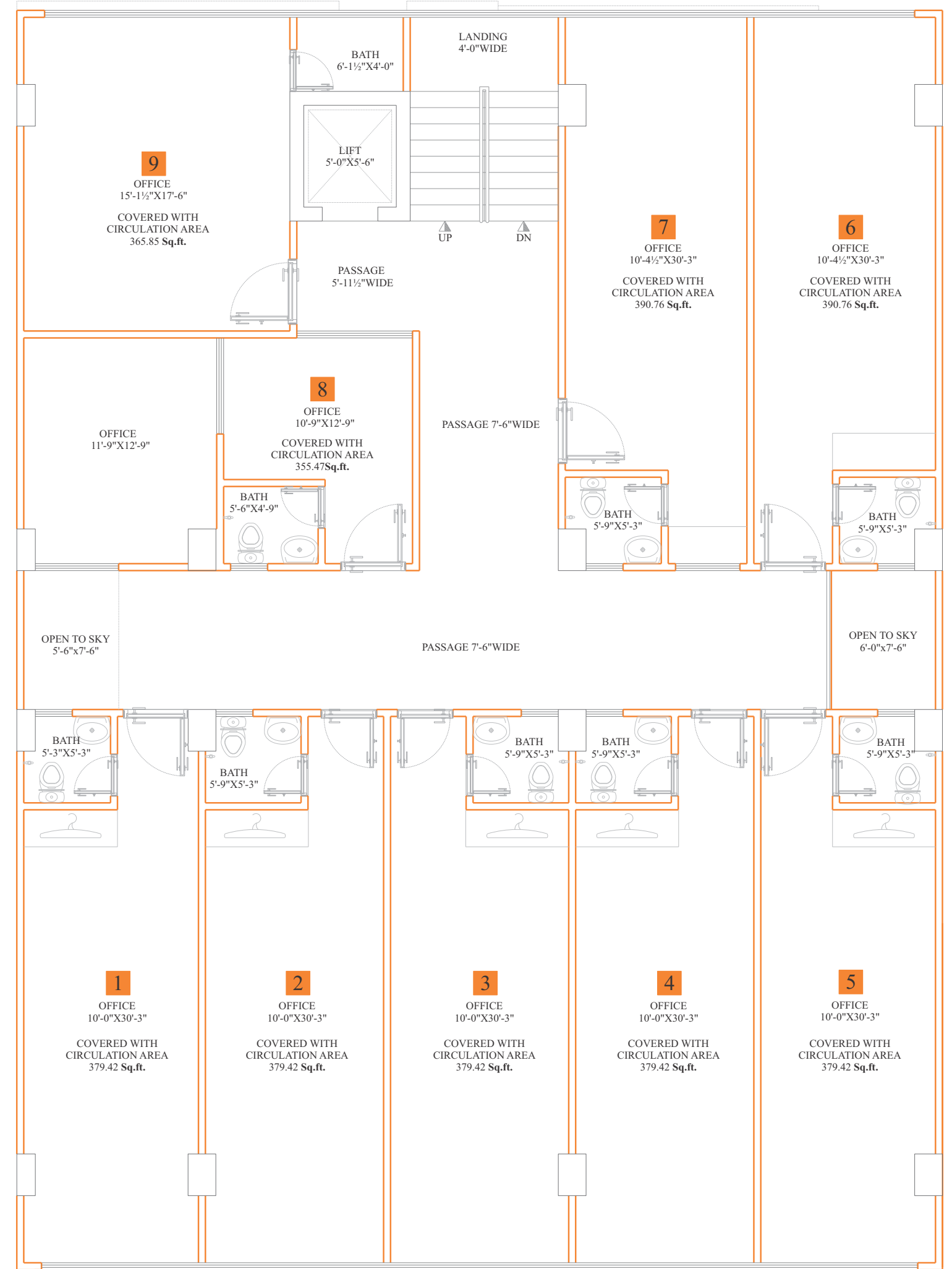


**LOWER GROUND FLOOR PLAN**  
COVERED AREA = 3000.00 Sq.ft.  
NOTE:- ALL DIMENSION INCLUDING WALLS

# GROUND FLOOR PLAN



# FIRST FLOOR PLAN

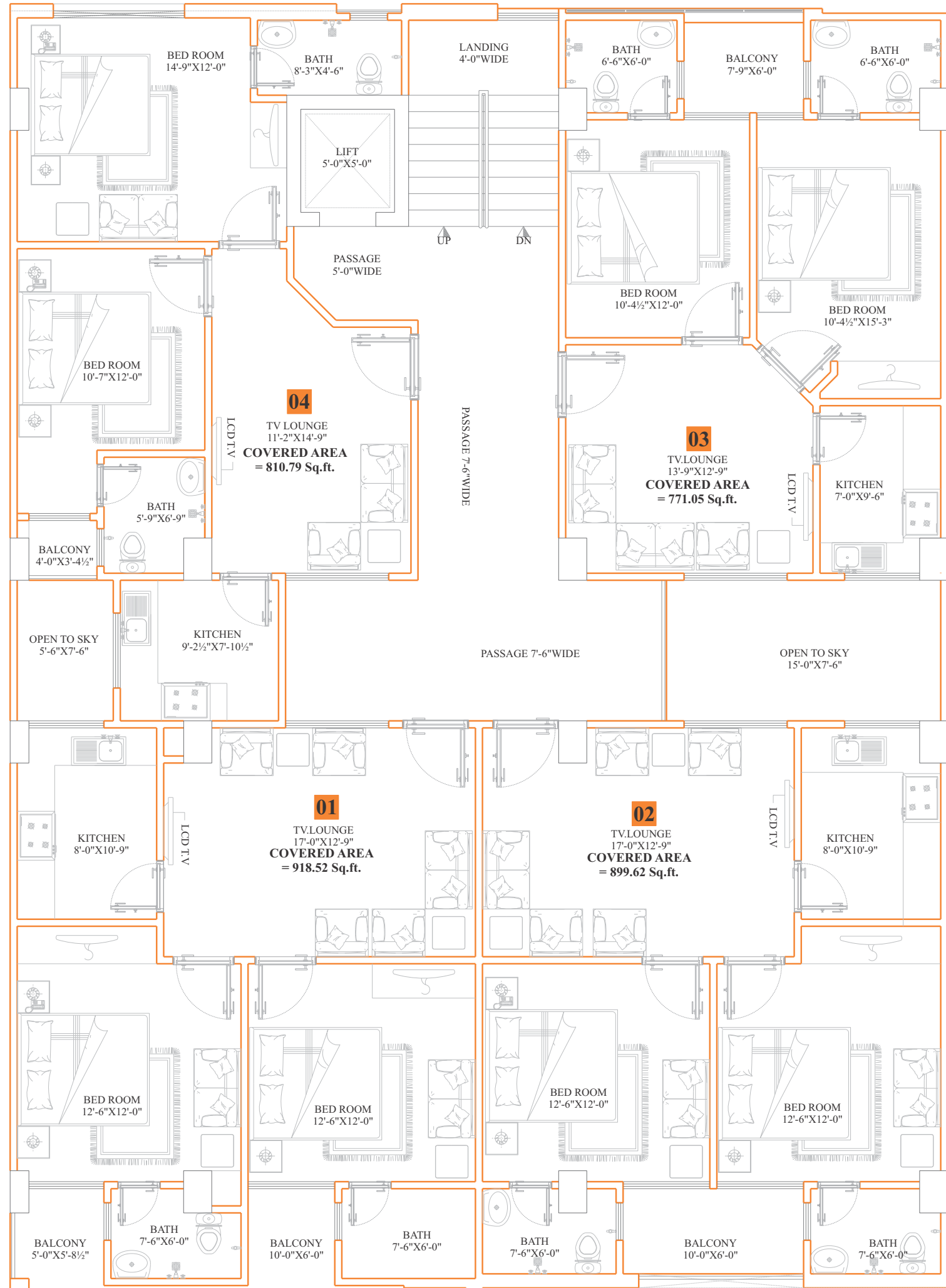


NOTE:- ALL DIMENSION INCLUDING WALLS

# 2ND TO 5TH FLOOR PLAN

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NOTE:- ALL DIMENSION INCLUDING WALLS





# INTERIOR 3D DESIGNS



**Apartment # 01**  
Covered Area = 918.52 sqft  
2 Bed Apartment

**Apartment # 02**  
Covered Area = 899.62 sqft  
2 Bed Apartment



**Apartment # 03**  
Covered Area = 771.05 sqft  
2 Bed Apartment



**Apartment # 04**  
Covered Area = 810.79 sqft  
2 Bed Apartment

# COMPANY PROFILE

## KHUSHBAKHT PROPERTY NETWORK



The team at Khushbakht Property Network are more than real estate agents looking for real estate listings. We are a dedicated team of truly passionate, property professionals who understand our clients' needs and wants. When making property decisions that impact your family now and in the future, you need a property partner. We understand that your home is an important part of your life, it houses your family, it's where memories are made and it provides for your future. For over two decades Khushbakht Property Network has been building a wealth of experience and knowledge in the high-value, luxury property market. Khushbakht Property Network specializes in the finest coastal, lifestyle, luxury and executive real estate in Pakistan.



# CONSTRUCTION & MARKETING COMPANY



## AMBER ASSOCIATES & DEVELOPERS

Amber Associates & Developers offer unparalleled services to our valuable clients (Builders and Developers) to parade their outputs before the hankering consumer market. We have an extraordinary record of ravishing successes with its superlative innovative marketing concepts and exceptional promotional strategies within and beyond the national terrain.

From the initial assessment process of the project to the ultimate marketing strategy, the company believes in helping people as well as the developers plan projects that generate superior rate of return to the buyers and success to the developers. Undertaking marketing services for Real-Estate projects, keeping the buyers updated with market trends and providing ethical consultant services to the builders and developers remain the central theme of the organization. Amber Associates & Developers promotes Real-Estate projects which have the potential to participate in transforming the twin-cities into modern metropolitan meeting international standards.

## AT A GLANCE

Amber Associates & Developers is now considered as the true market leader of innovative real-estate marketing. With a vastly experienced and qualified team of successful marketing and advertising practitioners, Amber Associates & Developers has developed a highly sound reputation and an outstanding track record of success. In fact, the team behind Amber Associates & Developers enjoys the honor of establishing the Real-Estate Marketing Sector in Pakistan. Serving a vast array of prestigious clients for a number of years, Amber Associates Developers specializes in cutting-edge marketing in the real estate sector. Through its highly targeted, compelling & result-driven marketing campaigns, the company has developed to become the best opportunity provider of innovative and modern solutions to the real estate industry.



# FEATURES OF THE PROJECT CLUB VIEW ARCADE

- Main Commercial Area of Block B (B-17)
- Best Area of MPCHS B-17
- Close to Multi Club which is located at just walking distance
- Modern Elevation Design
- Front & Back Wide car parking facility
- Well planned layout
- Wide Elevator facility for apartments
- Top quality fittings
- Aluminum windows with glass
- 12 mm glass door for commercial area
- Quality Tiles and Granite tops in Kitchen and Bathroom
- Underground and overhead water tanks + septic tank
- 24/7 water supply facility
- Top quality electric switches and light fixtures with USB ports
- Maintenance with garbage collection and floor cleaning
- CCTV monitoring of every floor
- Near to Park & Masjid
- Football & Cricket Ground at walking distance
- Retail Area



# ONGOING AND UPCOMING PROJECTS

We have successfully launched and completed a number of commercial projects in Islamabad. This has led to our well earned reputation as a high quality builder who delivers - what we promise. Our completed projects carrying a unique blend of elegance, stylish and comfortable. We will endeavor to continue our trend of excellence on all future projects.



Dream Oaks Hills, Bhurban, Murree



Dream Oaks Arcade, B-17, Islamabad



Lucky Lake View Heights, Bani Gala, Islamabad



Khushbakht Arcade 1, B-17, Islamabad



B-Square, B-17, Islamabad



Khushbakht Arcade, B-17, Islamabad



Glorious Heights in Faisal Margalla City, B-17



Glorious Heights 1 in Faisal Margalla City, B-17



Dream Oaks Villas, B-17, MPCHS, Islamabad



Dream Oaks Heights, Faisal Town



A residential project in Mumtaz City, Islamabad



Khushbakht Heights, Gawadar

Visit us at  
[www.amberassociate.com](http://www.amberassociate.com)





## CLUB VIEW ARCADE

BLOCK B, B-17 ISLAMABAD

A Project of



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Construction &  
Marketing by:



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