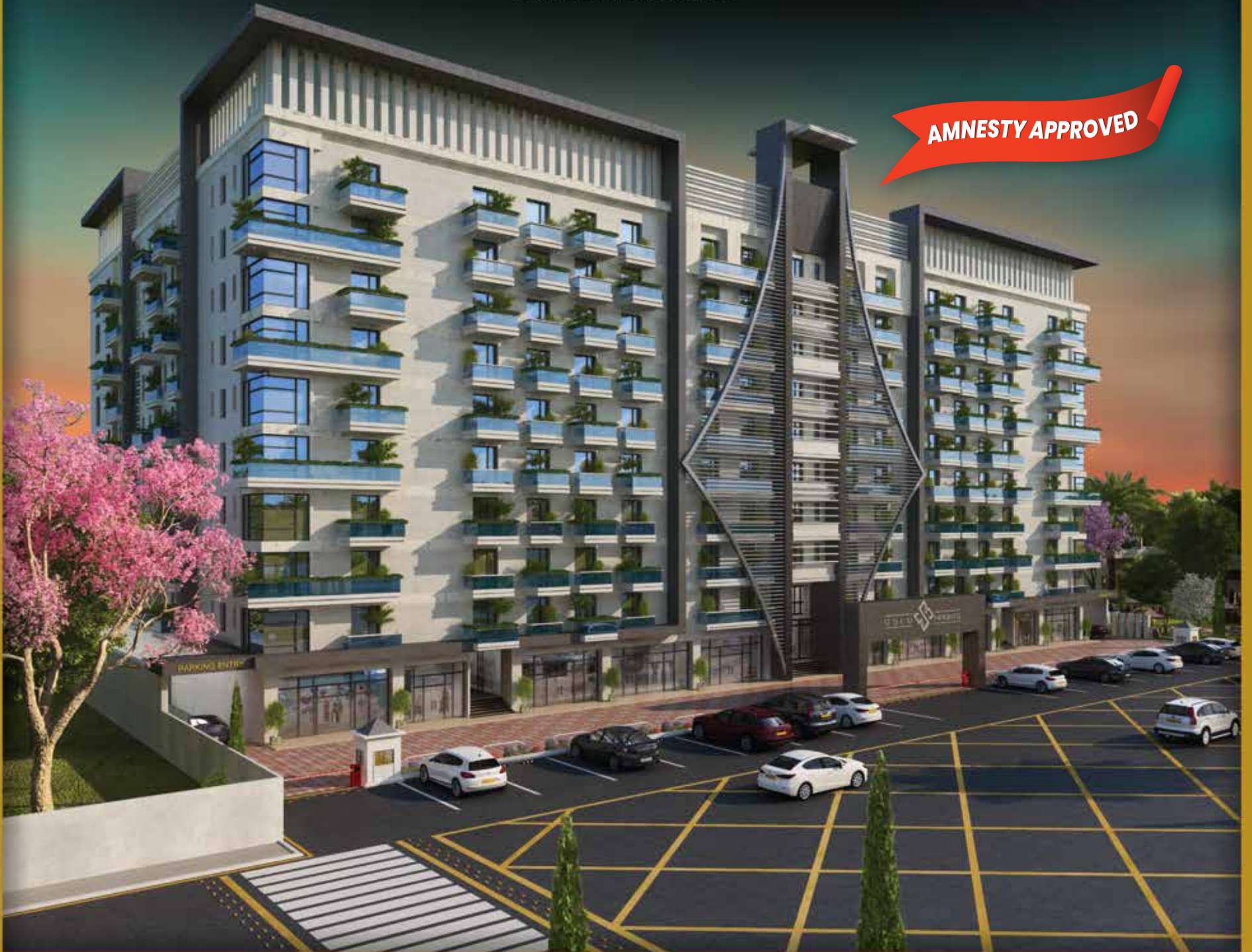


# OSLO HEIGHTS

MUMTAZ CITY  
(RAWALPINDI-ISLAMABAD)



AMNESTY APPROVED





An aerial night photograph of Islamabad, Pakistan, showing a vast expanse of city lights. The lights are concentrated in the lower half of the image, with a dark, forested area in the upper half. The city lights are a mix of warm yellow and orange, and cooler blue and white. The overall scene is a dense, glowing pattern of light against the dark night sky.

# Islamabad The Beautiful!

Islamabad is one of the most beautiful city in the world. It symbolizes progress, innovation, architectural superiority as well as natural beauty.

From the spectacular greenery to the breathtaking views of the Margallah Hills the city is naturally blessed. On top of this, Islamabad also dominates the urban and architectural development within the region of South Asia. Which is why it is the perfect abode for **Oslo Heights**.









Ultimate  
Luxury



# 30 years of Excellence

**Oslo Heights** is a project of well-known company/developers. The Company directors are from renowned business families with the reputation of delivering projects on time. Time, attention to detail, and international standards are the main ingredients that are the essence regarding our work ethic. All three directors *Tariq Mehmood Sheikh, Chaudhry Mehdi Khan and Naeem Akhtar Sheikh* of the group has vast experience in the following fields.

- ✓ Model Town Daska. (22 Acre)
- ✓ Tariq Estate Gujranwala (25 Acre)
- ✓ Construction of House in Islamabad
- ✓ Air International (GSA, PIA) Pvt.  
(Scandinavian Countries)
- ✓ Husein Mansour Contracting Co. (KSA) Jaddah
- ✓ Constructed two big Factories in Nigeria & Yeman.
- ✓ Itfaq Plaza
- ✓ Sheikh Brothers Rice Mill

The whole team is passionate, visionary, and dedicated to providing a one-stop destination facility in the area.

*"A Tradition of Trust"*



Redefine  
*Comfort*





**Chaudhry Mehdi Khan**



**Tariq Mehmood Sheikh**



**Naeem Akhtar Sheikh**

## Directors' Message

We understand how important it is to have a home that meets the demand of your today's lifestyle.

**Oslo Heights** is a combination of quality, prime location, and affordable prices. Finished to an exceptionally high standard the development comprises of Modern Apartments and Commercial Shops. An important factor that differentiates us is our commitment to satisfying our client's needs. Right in the heart of Mumtaz City, **Oslo Heights** provides investors with the perfect opportunity. Being unique in its nature, it is the project that will prove itself a landmark of the town.

We appreciate your interest in **Oslo Heights**. We are certain that you will find your experience to be superior.

# Welcome to Oslo Heights

First of its kind, 12 stories multipurpose building, **“Oslo Heights”** at Mumtaz City, situated on the Main Allama Iqbal Road, with spectacular views of Margalla Hills Islamabad.

This trailblazing project by Capital Builder & Developer LLP, specialising in the development, infrastructure, water, sewerage and drainage systems, including commercial and residential builds. CBD understands the importance of people, therefore has built a dedicated and committed team, ensuring 100% service to clients and projects we manage.

Basement and lower ground Consist of Parking, a Gym, Prayer Area & Kids Play Area. The ground floor Consists of Shops (Commercial Area). First to 11<sup>th</sup> are residential floors with separate entrance and are dedicated for 1,2,3 Beds and studio Apartments. The Fabulous view of the surrounding area will be a daily mood enhancer. There is also a Jamia Mosque in front of the project and a prayer area in the project.

Your Health and Safety is a priority for us at **Oslo Heights**, therefore we have a fire alarm and firefighting sprinkling system, sensor and CCTV in place along with emergency exits all of international standards, there will be a secure entry system in place, assuring our residents peace of mind. A standby generator will be in place to ensure comfortable living and recreational time.





## Nearby Locations


New Islamabad  
International Airport

 12 min  
**8.5 Km**

 2 min  
**1 Km**

M2  
Motorway

Zero Point  
Islamabad

 30 min  
**21.5 Km**

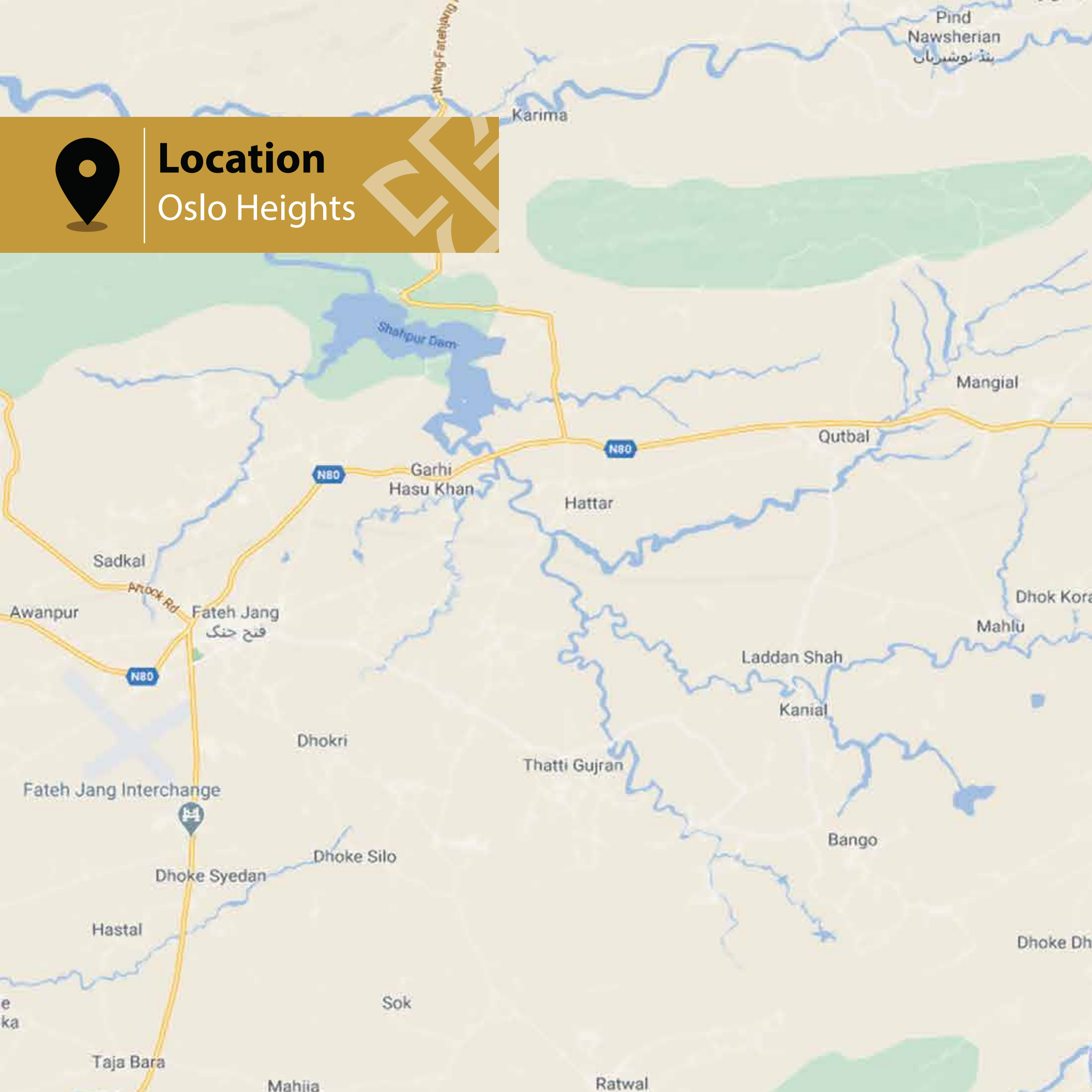
\* All locations/distances are accurate and measures by google map.





## Location

### Oslo Heights







OSLO HEIGHTS

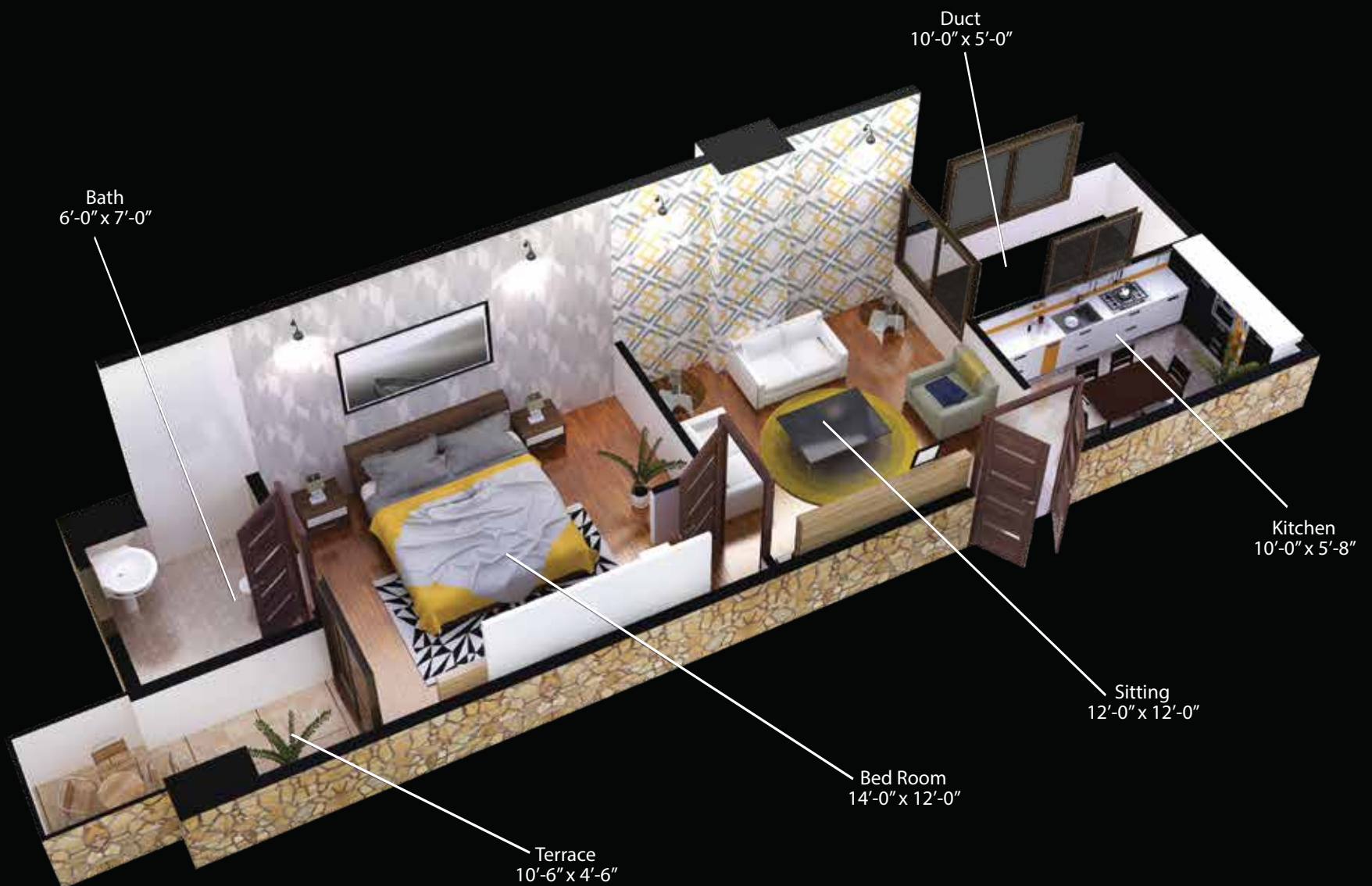


Scan for Location



# LAYOUT OF APARTMENTS

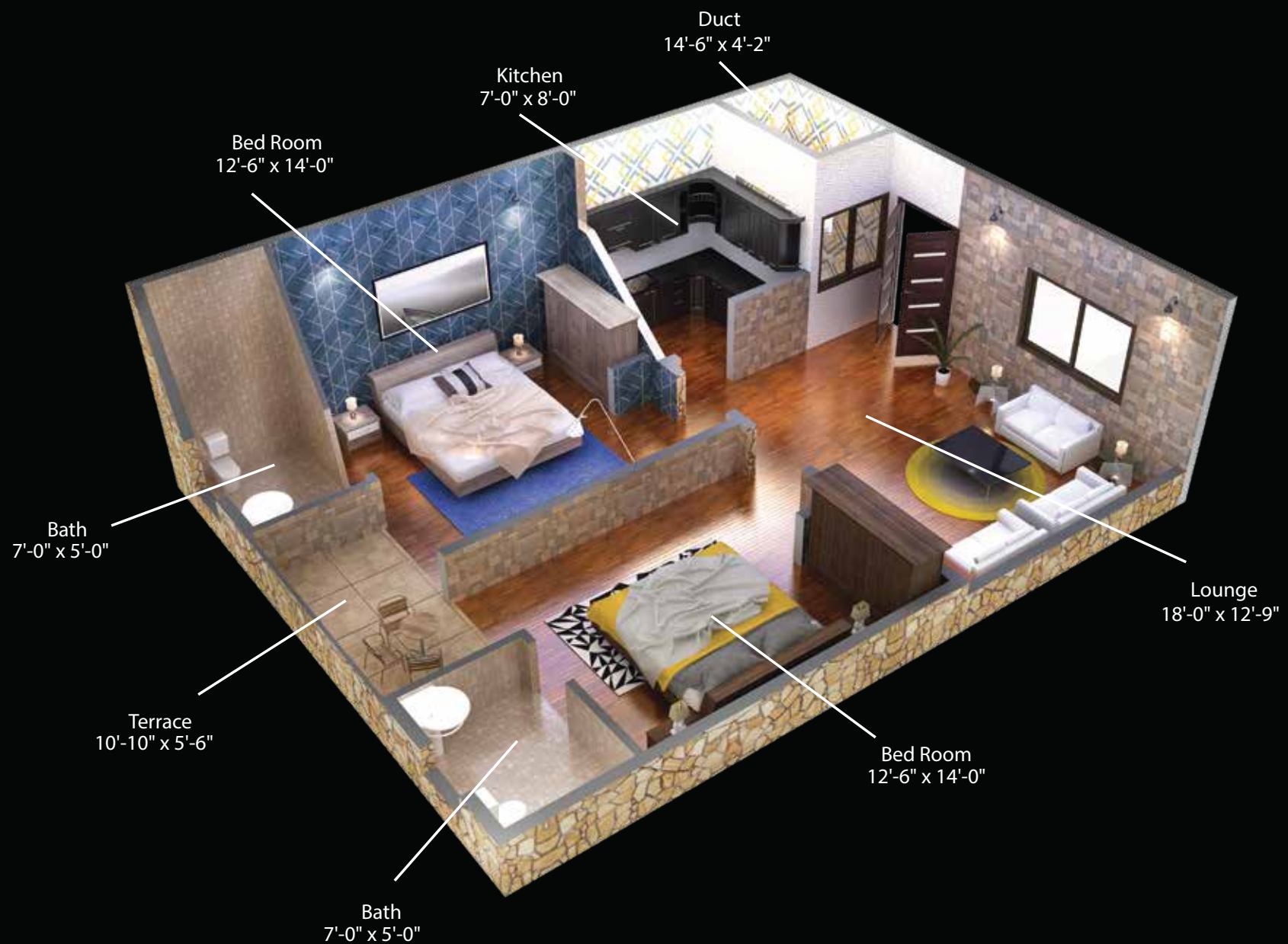
1 Bed





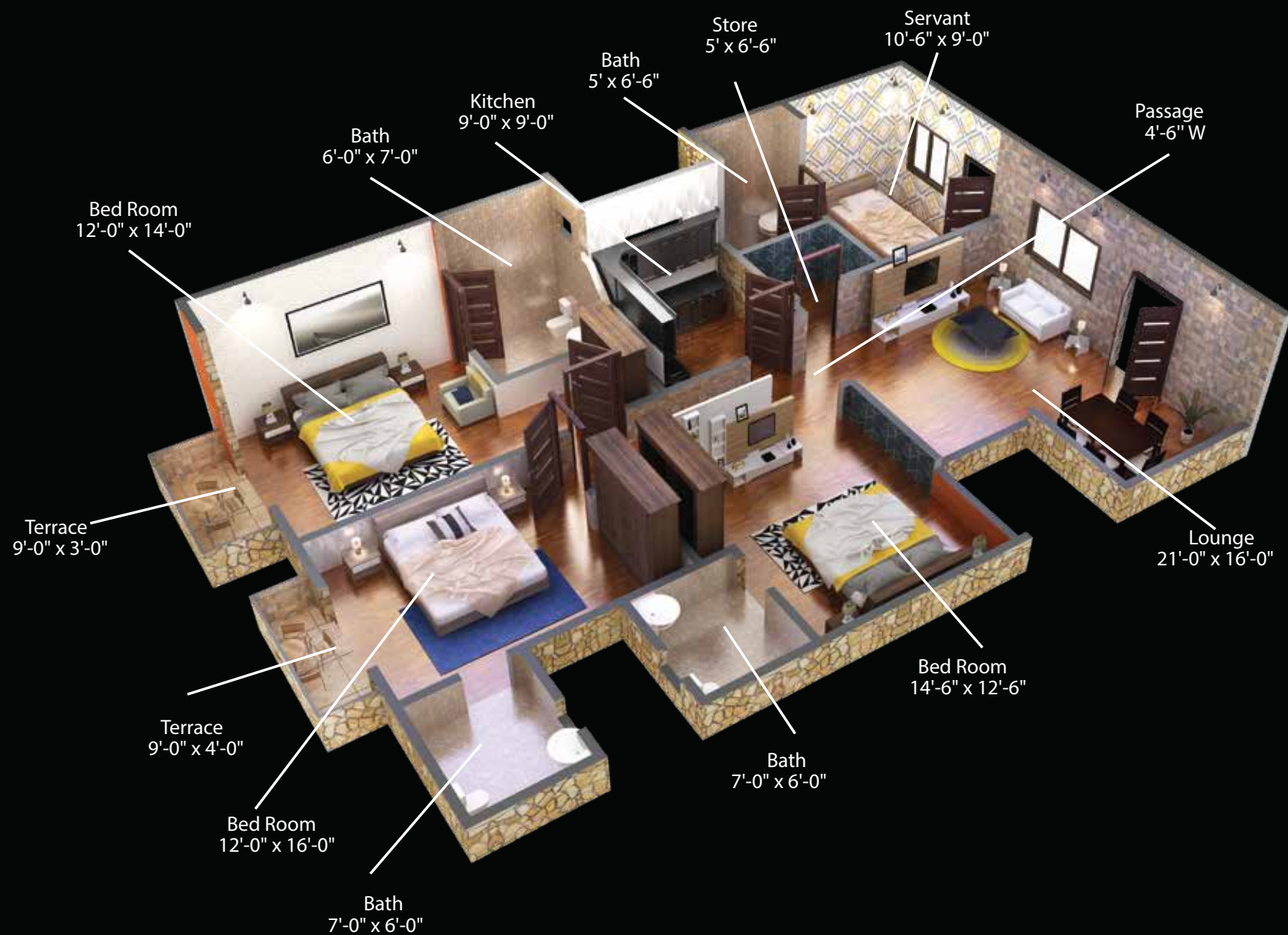
# LAYOUT OF APARTMENTS

2 Bed



# LAYOUT OF APARTMENTS

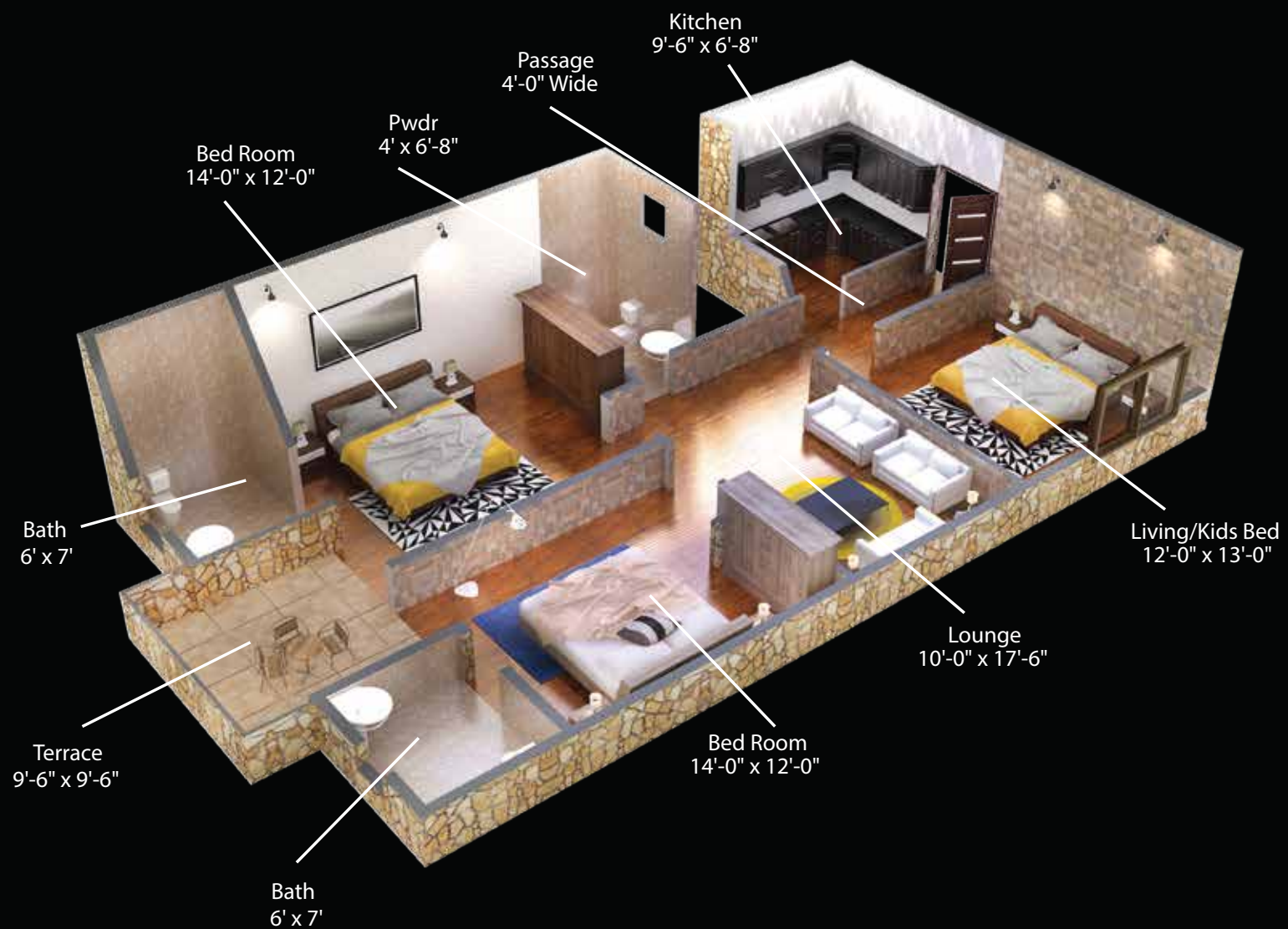
3 Bed with servant





# LAYOUT OF APARTMENTS

3 Bed



# FLOOR PLAN

Basement Parking

Lower Ground Parking

Ground Floor Commercial Shops

First Floor Residential Apartments

2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup> Floor Residential Apartments

3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> Floor Residential Apartments

Scan for Complete Details





Original Photography from 01-09-2022



Scan for  
Current Updates



# Facilities

- ✓ Spacious Basement Parking
- ✓ High Speed Lifts
- ✓ Attached Bathrooms with all Bedrooms
- ✓ Earthquake Resistant Structure
- ✓ Underground & Overhead Water Tanks
- ✓ 24 Hours Surveillance
- ✓ Aluminum windows with High Quality Glass
- ✓ Imported Tile Flooring in Bath & Kitchen
- ✓ Heavy Duty Standby Generators
- ✓ Spacious Corridors for Apartments
- ✓ Premium Quality Finishing
- ✓ High-Tech Fire Fighting System
- ✓ 24 Hours Water Supply
- ✓ Imported Electric Fixtures
- ✓ Common Servant Area
- ✓ Gym
- ✓ Prayer Area
- ✓ Kids Indoor Play Area
- ✓ 24 Hours Service Desk
- ✓ Management Office
- ✓ First Aid Room
- ✓ CCTV Camera/Security











*Connoisseur's*  
*Choice*





# Partners:



## Q&A Marketing:

Think Big, Start Small, Grow Fast. Established in 2009, Q&A marketing is a company fueled by an indomitable entrepreneurial spirit. The highly qualified team of dedicated professionals and contemporary manner possible. For Q&A Marketing, Customers come first, always. Each project is executed with the Client's ultimate satisfaction in mind. With state-of-the-art marketing, top-notch advertising solutions, and the provision of opportunities that give excellent return on investment. Ideas become successful, thriving projects in no time. Q&A marketing has a special edge of having Linkers Communication as its sister concern. Linkers Communication is a full service advertising agency engaged in the business of advertising since 2004. Linkers has been accredited with Pakistan Advertising Association (PAA), All Pakistan Newspapers Society (APNS) & Pakistan Broadcasters' Association (PBA). With the power of this edge, we are able to meet our client's advertising needs in the most efficient manner.



## Architect Message:

Archman Design Services is a Building Design firm offering quality design services in Residential, Commercial and Industrial Design projects in Pakistan for over 20 years.

We provide personalized tailored services to meet our clients' specific project requirements. Our focus on passive solar design and energy efficiency ensures an environment friendly building that maximizes its orientation and harmonizes with its surrounding environment.

We have a dedicated team of professional consultants and associates that we have established a long term working relationship with that can assist in all phases of the design stage, approval stage and construction stage of the project. We look forward to being of assistance to you on your project; we are always at your service.



### **DISCLAIMER:**

Capital Builder & Developer is Constantly Seeking ways to improve the specifications and design of the building and modifications take place continually. While all reasonable care has been taken in preparing these architectural rendering, illustrations, pictures, photographs and other graphic representations portrayed in this brochure they are artistic impressions and may vary in some details from the actual.



**24 HOURS HELPLINE**  
**0335 4455 751 | 0336 4455 751**



**Head Office: Off # 38 Mezzanine Floor, Beverley Center, Jinnah Avenue, Blue Area, Islamabad**  
**Site Office: Plot# MC-12, Allama Iqbal Road, Mumtaz City, Rawalpindi**  
**[www.qamarketing.pk](http://www.qamarketing.pk)**