



A PROJECT OF



Development



DEAL & DEALS
(PVT) LTD



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ONE CAPITAL
RESIDENCES



more than just an
apartment



Contact Us At
+(92)-333-1113325



DEAL & DEALS
(PVT) LTD.

A Project of Capital Smart City

WELCOME TO A
UNIQUE & DISTINCTIVE LIVING



CAPITAL SMART CITY
PROUDLY PRESENTS ONE OF ITS KIND
INNOVATIVE & FUTURISTIC DEVELOPMENT





DEAL & DEALS
(PVT) LTD

CAPITAL SMART CITY



ISLAMABAD THE BEAUTIFUL

Islamabad is ranked the 2nd most beautiful capital in the world. It symbolizes progress, innovation, architectural superiority as well as natural beauty.

From the spectacular greenery to the breathtaking views of the Margalla Hills and Khairi Murat Hill the city is naturally blessed. On top of this, Islamabad and Rawalpindi also dominate the urban and architectural development within the region of South Asia, which is why it is perfect abode for Capital Smart City.

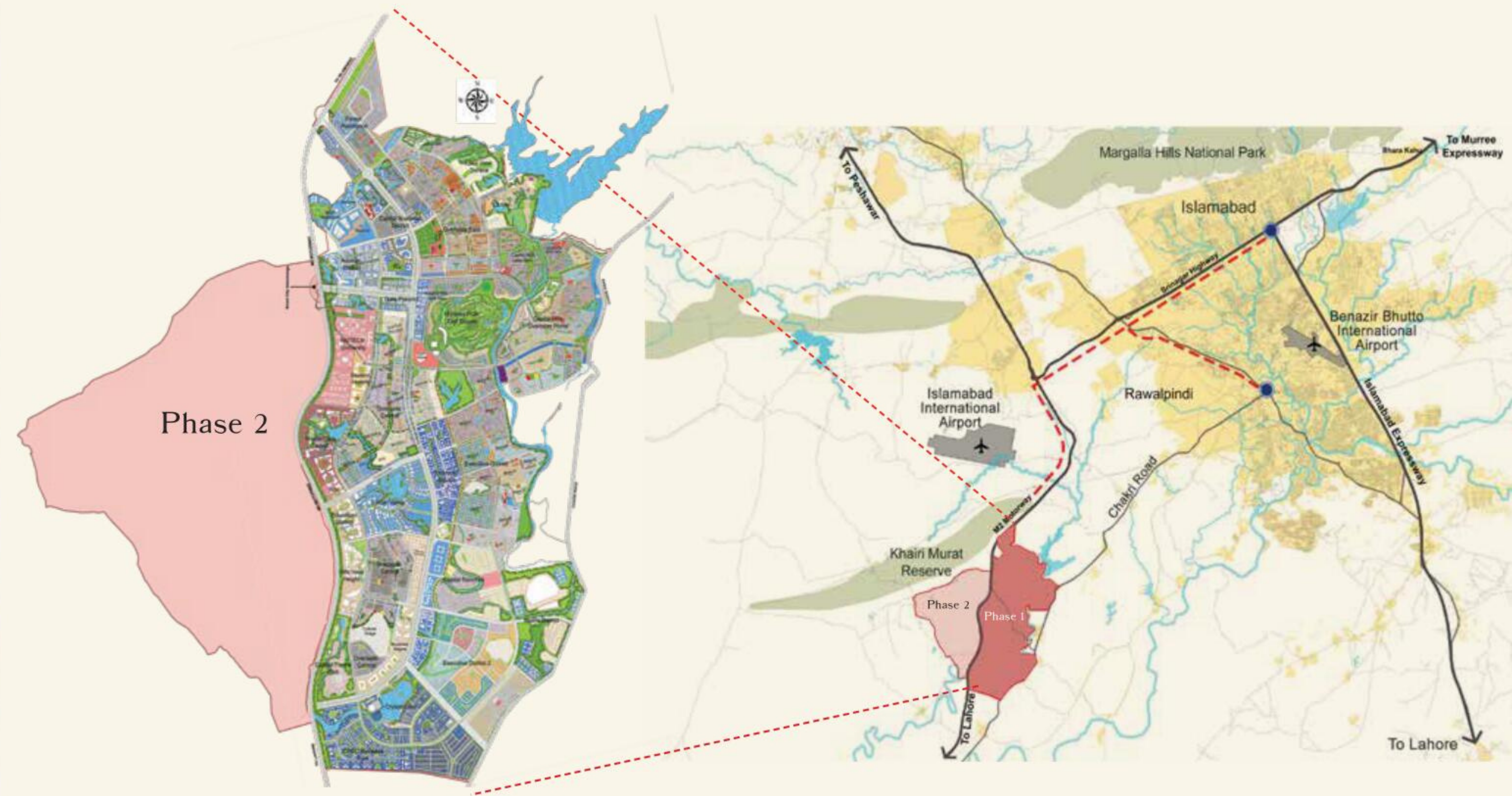
CAPITAL SMART CITY PIONEERING THE SUSTAINABLE FUTURE OF PAKISTAN

The first ever smart city of Pakistan located in the heart of its Capital. A quality housing project of Future Developments Holdings (Pvt.) Ltd. (FDHL), the leading real estate developer and asset management company operating in Pakistan. Situated on the M2 Motorway, Chakri Road and Rawalpindi Ring Road near the New Islamabad International Airport and the eastern route of CPEC.

A model for environmentally stable development, pioneering an advanced and sustainable future in the region.



BUILDING THE SPIRIT OF NATURE



Excellent Location
along M2 Motorway with High
Value Development Potential



5-7 Minutes Drive
from New Islamabad
International Airport

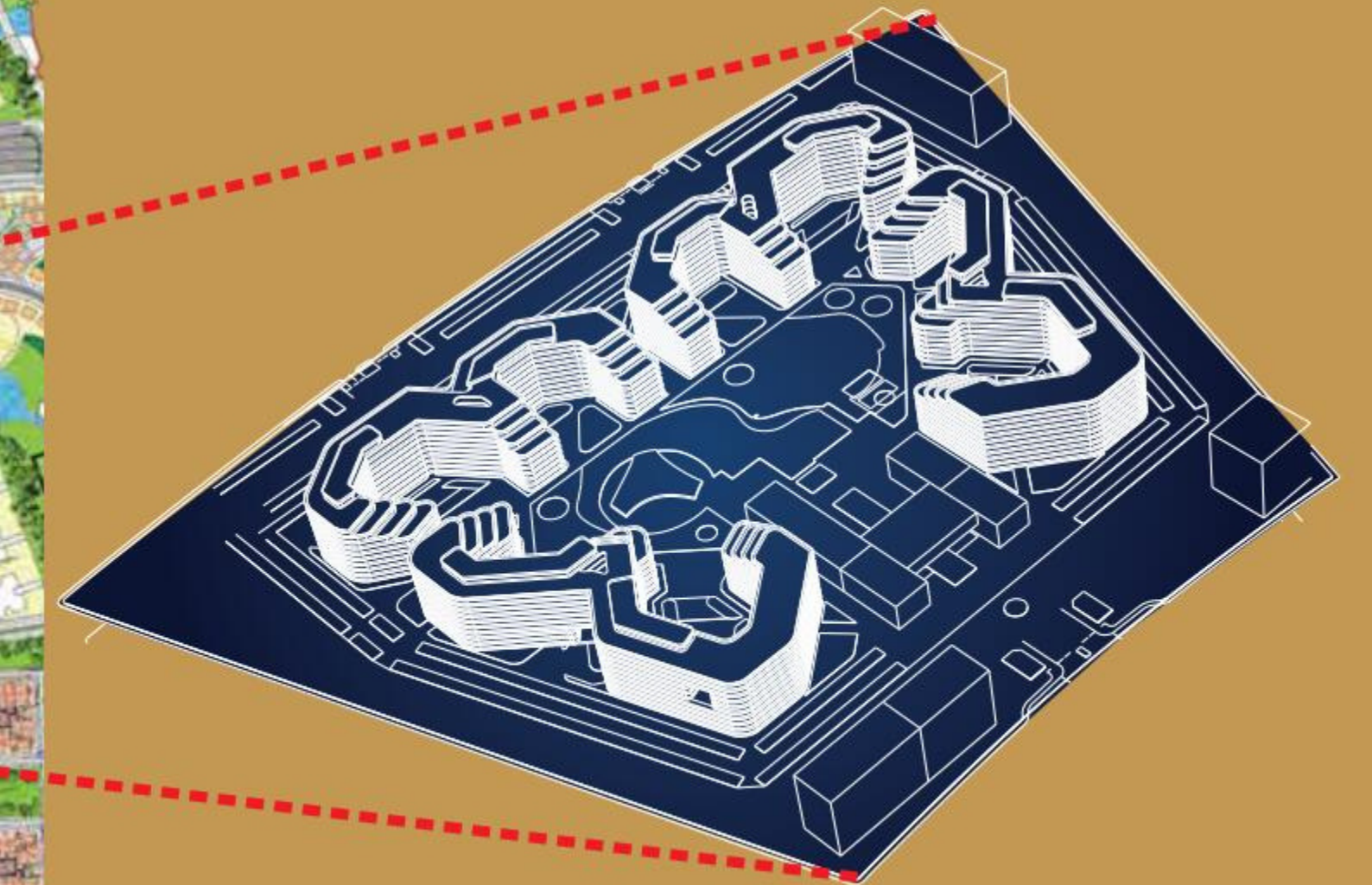


22 Minutes Drive
from Islamabad
& Rawalpindi City Centres



Seamless Metro Bus Connection
to New Islamabad International
Airport & Islamabad City

ONE CAPITAL LOCATION



One Capital

MASTER PLAN CAPITAL SMART CITY

Capital Smart City location is under foothills of Khairi Murat Reserved Forest in northern Pakistan between the historical cities of Lahore and Peshawar on M-2 Motorway.



ONE CAPITAL RESIDENCES

CAPITAL SMART CITY

PIONEERING THE SUSTAINABLE
FUTURE OF PAKISTAN

PERFECTION IS IN
THE DETAILS





One Capital sketch inspired by Chillida's work.

INSPIRED BY ART...

Inspiration always firstly come from the site, light, climate and topography and secondly from the geometry, technique, experience, creativity and art. Everything is merged together through spatial operations that are interesting for us from an architectural point of view generating the project solution.




In this particular case we have followed the works of Spanish International sculpturist, Eduardo Chillida, that worked with the ideas of massive and void.

AND INSPIRED BY NATURE

Following the powerful profile of Khairi Murat Reserved Forest and the ancient traces of Margala Hills, we have tried to incorporate that contours same as part of the heart of the project, creating a vibrant skyline in the new development.



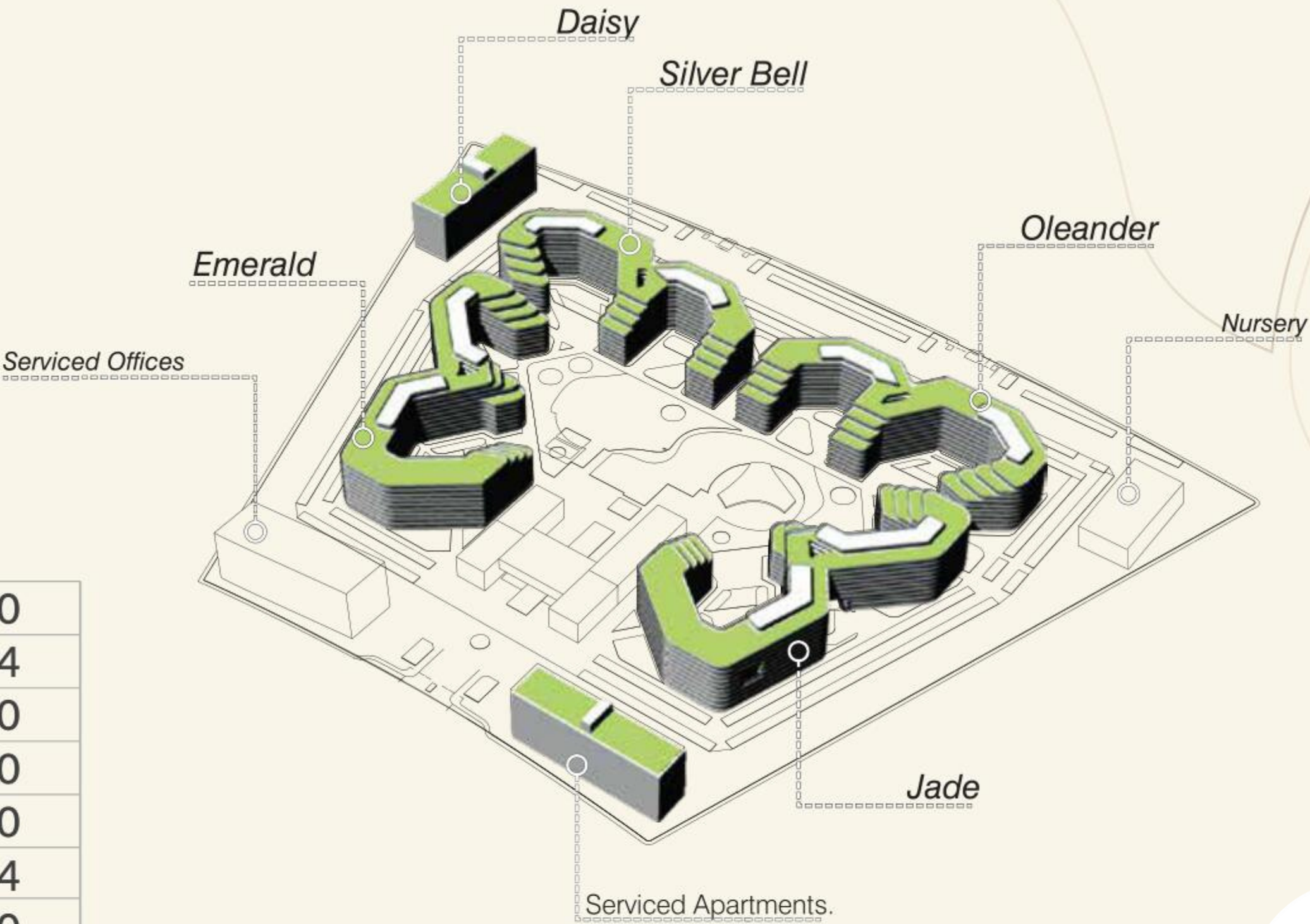
ONE CAPITAL; AN INSIGHT

-  1,738 One Capital Apartments
-  90,000 sqft Serviced Office Space
-  131,000 sqft Retail F&B
-  160,000 sqft Green Area
-  30,000 sqft Water Body
-  60,400 sqft Sport Facilities
-  1.75 Kms Walkways



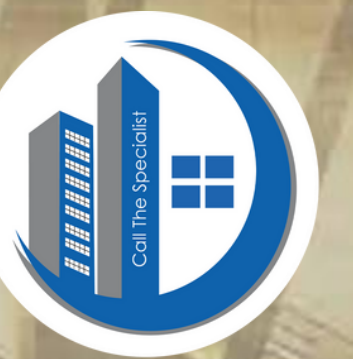
LAYOUT PLAN

Studio	260
Single bed	914
2 bed	450
3 bed	80
2 bed Duplex	10
3 bed Duplex	14
4 bed Duplex	10
TOTAL	1738



LUXURY LIVING

One Capital is a dream living, where you can enjoy life at its fullest. Having 1,738 residences from Studio to 1, 2 and 3 bed apartments 3/4 bed Duplex One. One Capital is going to be an exclusive development with extraordinary features, uncompromising standards and exceptional finishes.





CO-WORK

An opportunity to work in a place that inspires you in all prospects. One Capital workspace consists of 90,000 sqft of serviced offices space, providing open space areas, conference rooms, high speed Internet connections and multiple/individual offices. We make work an everyday pleasure for you.



RETAIL, LEISURE & ENTERTAINMENT

Enjoy the perks of life with everything you have ever wanted in a single residential community with more than 131,000 sqft of retail and F&B including 4 Dinning Restaurants, 2 Coffee Shops, 9 Food Court Outlets, 18 Retail Shops, 1 Supermarket and a Wellness centre. Hence, we are bringing unrivalled luxury for you in One Capital Residences and providing all the benefits of life you have ever dreamed of.



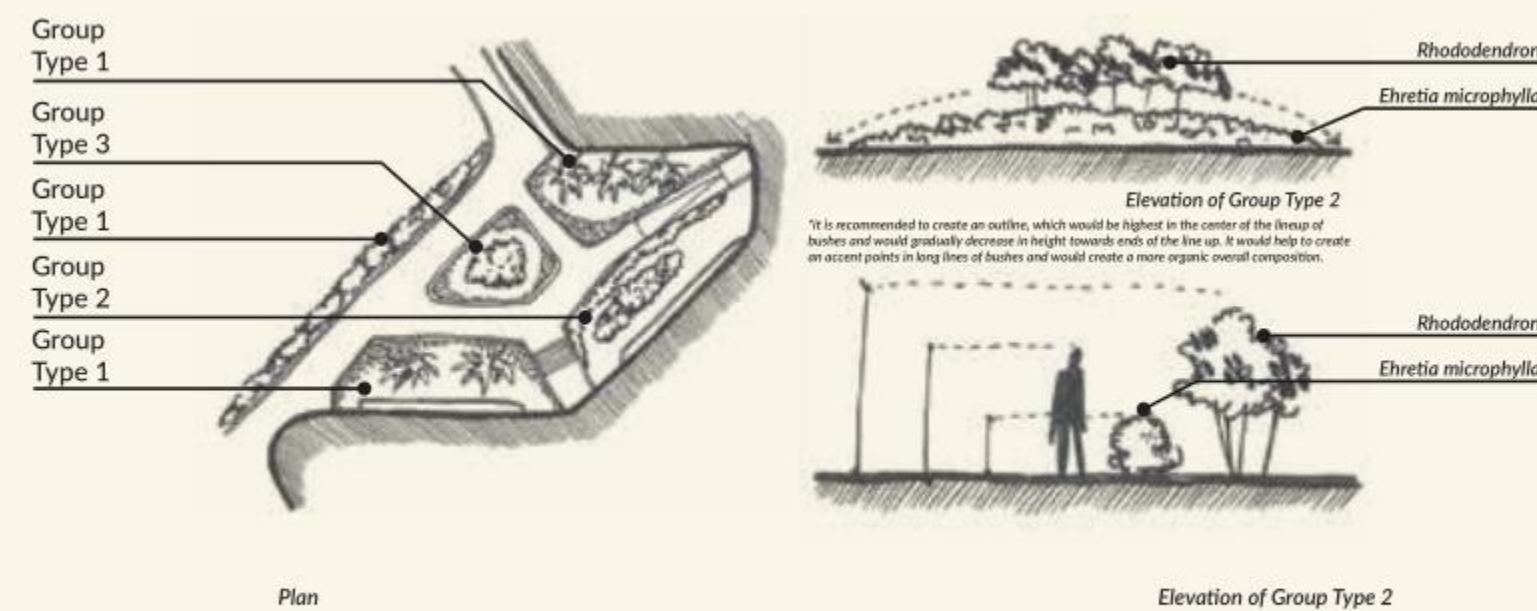
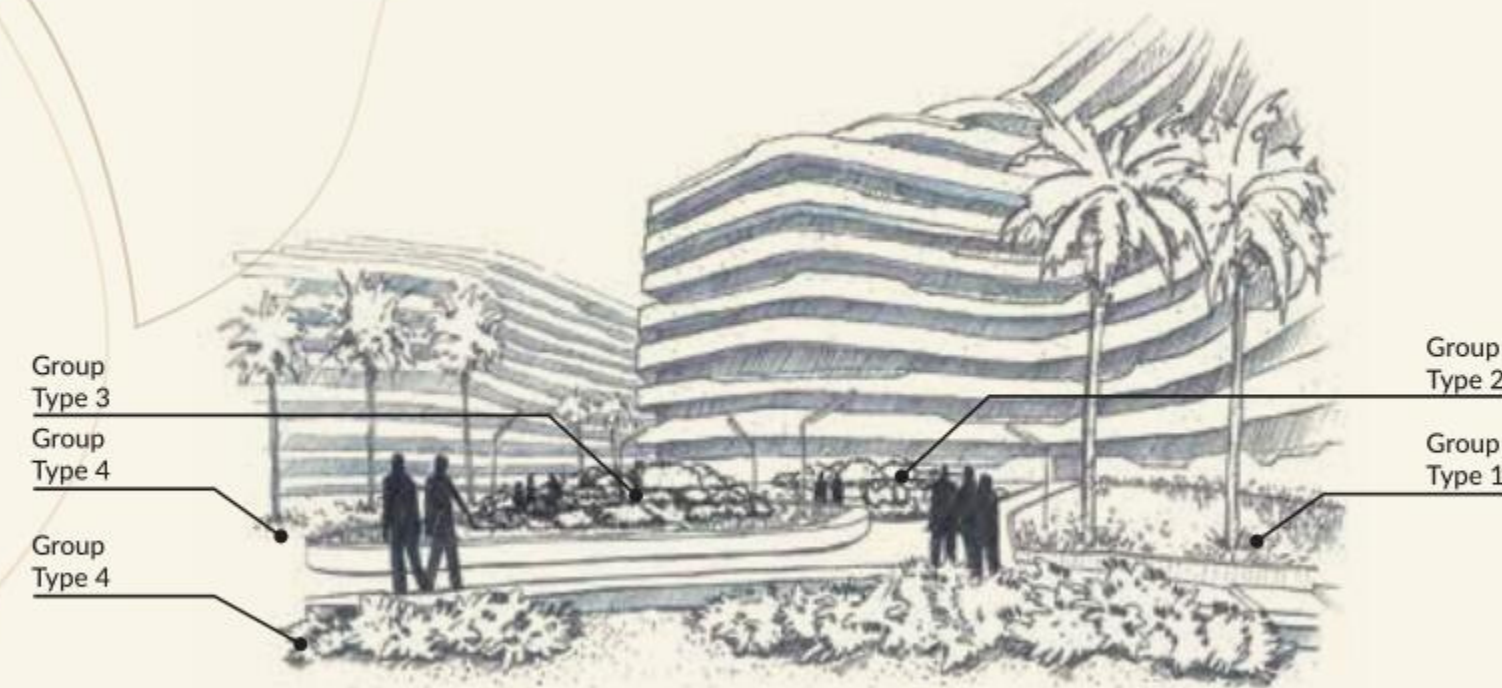


GREEN LIFE

Discover a serene and beautiful environment around you with a total surface of 160,000 sqft of green areas, from a Central Park to roof gardens, creating a pollution free and sustainable environment, providing you a place to live closer to nature.



LANDSCAPE DESIGN



Group Type 1



Washingtonia robusta
Washingtonia robusta
Height: up to 25 m (rarely up to 30 m)
Diameter: 80 cm



Dianella tasmanica
Dianella tasmanica
Height: up to 0.5 - 2 m

* Grass to fill empty spaces inbetween the plants (see the plan)

Group Type 2



Ficus benjamina
Ficus benjamina
Height: up to 4 m
Diameter: up to 4 m
* recommended height not more than 0.8 - 0.9 m



Bougainvillea Spp
Bougainvillea Spp
Height: from 0.1 - 1 m up to 30 m
* recommended height around 2 m

* Grass to fill empty spaces inbetween the bushes (see the plan)

Group Type 3



Floribunda roses
floribunda roses
Height: 0.7 - 1 m



Dianella tasmanica
Dianella tasmanica
Height: up to 0.5 - 2 m

* Grass to fill empty spaces inbetween the bushes (see the plan)

Group Type 4



Ficus benjamina
Ficus benjamina
Height: up to 4 m
Diameter: up to 4 m

* Grass to fill empty spaces inbetween the bushes (see the plan)





KIDS FRIENDLY

A place where families can spend their quality time exploring and discovering together. Kid's playground areas, BarBq spaces, Pergolas, and Walking paths are located inside the park, with no cars neither roads. With all this at your doorstep, living life to it's fullest will simply be a part of your every day life.



SPORTS FACILITIES

We care about you and your loved ones that's why we are providing you a community surrounded by 90,400 sq. ft of Sport Facilities, Gyms, Swimming Pools, Skate park and Basketball court with 1.75 km walkways. One Capital is a place where you can experience all the charms of a luxurious and healthy life.





A CRYSTAL LAGUNA

Enjoy your life at the fullest and live like the way you have never before in a soothing environment of Crystal Laguna, reflecting the smooth lights of the region. The details and views here will mesmerize you and make you experience a new lifestyle.

COLORFUL EVENINGS

The lighting design of public areas is a key-factor of the overall project. The main element in the project is the play of light and shadows that will provide a unique, dynamic and vibrant taste of the architecture. This is the main factor which enhances the beauty and grandeur of One Capital Residences.





 SUDTIO

 1 BED

 2 BED

 2 BED DUPLEX

 3 BED

 3 BED DUPLEX

 4 BED DUPLEX

APARTMENTS TYPOLOGIES



THE SECURITY YOU NEED

One Capital is a serviced gated community, with 24 hours surveillance, collecting green point, monitored buildings and private security. A safe and sound place offering all the comforts of a secure family community.





INTEGRATED WASTE COLLECTION SYSTEM

At Capital Hills we have introduced an efficient and effective waste collection and management system. Using modern tools and technology in light of our social, environmental and economic standards.

A combination of two sided robotic crane and a roll off compactor makes it a complete collection and management system. Keeping our environment safe and healthy is our top priority.



THINK SMART GO ORGANIC

At Capital Smart City, health and wellbeing of our customers is the top priority. The management is pleased to announce that we have set up our first smart organic facility on site. The facility will provide organic fruits, vegetables to begin with and will further increase its scale and scope.

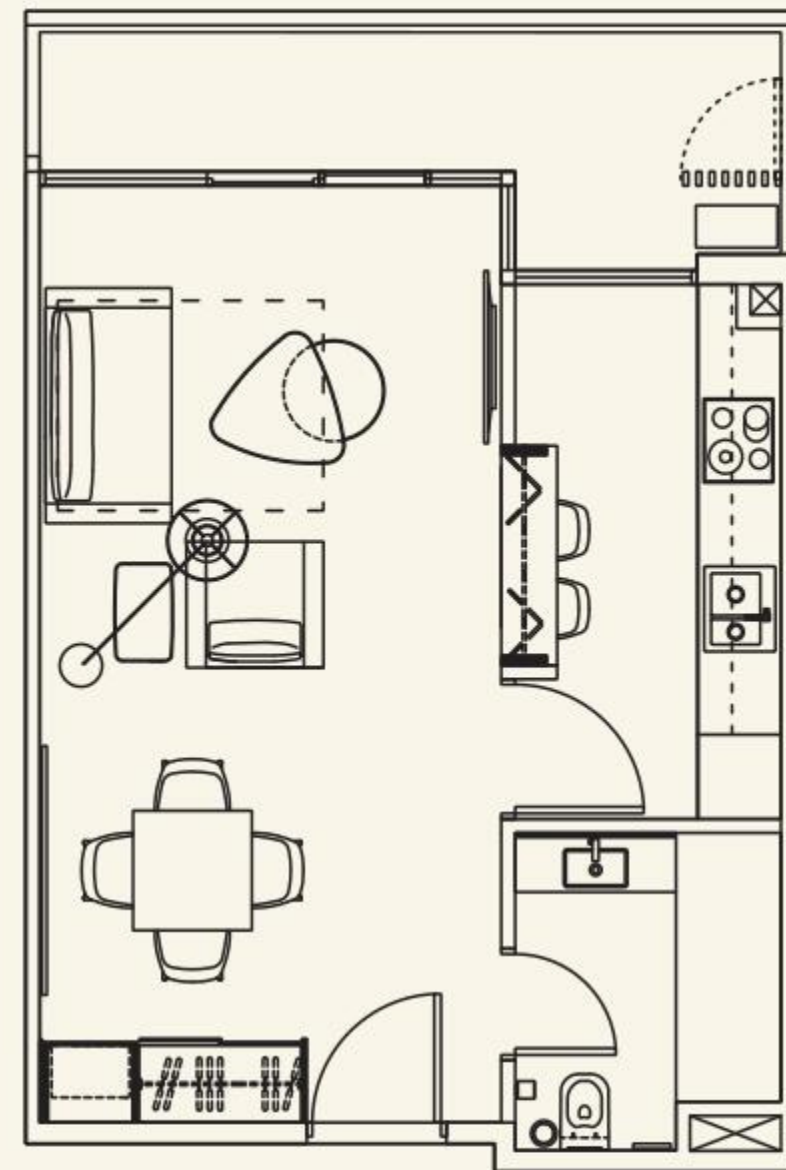
Hydroponics is a subset of hydroculture, which is a method of growing plants without soil, mineral nutrient solutions in a water solvent is used instead of it. The smart organic facility set up at Capital Smart City (CSC) is producing organic fruits and vegetables to begin with and will further increase its scale and scope.

It is another commitment fulfilled to provide quality life style at CSC. We believe in what Hippocrates once said "Let food be thy medicine; and medicine be thy food". CSC team of experts is led by Pakistan's famous Hydroponic expert Dr. Khawaja Asif. We have used the Hydroponics technique which is a form of "precision farming" where nothing in excess goes into the substrate.

Organic food offers a more sustainable, long term solution for a few reasons: Organic farming rebuilds soil health and stops harmful chemicals from getting into our water supplies. Water and soil are two extremely important resources necessary for growing food. Organic farming releases fewer greenhouse gas emissions. The best part of this procedure is that we are not using any Fertilizers and Pesticides, hence making the fruits and vegetables 100% fully organic.



STUDIO APARTMENT



Ent

Studio Apartment

Covered Area

401.20 sft

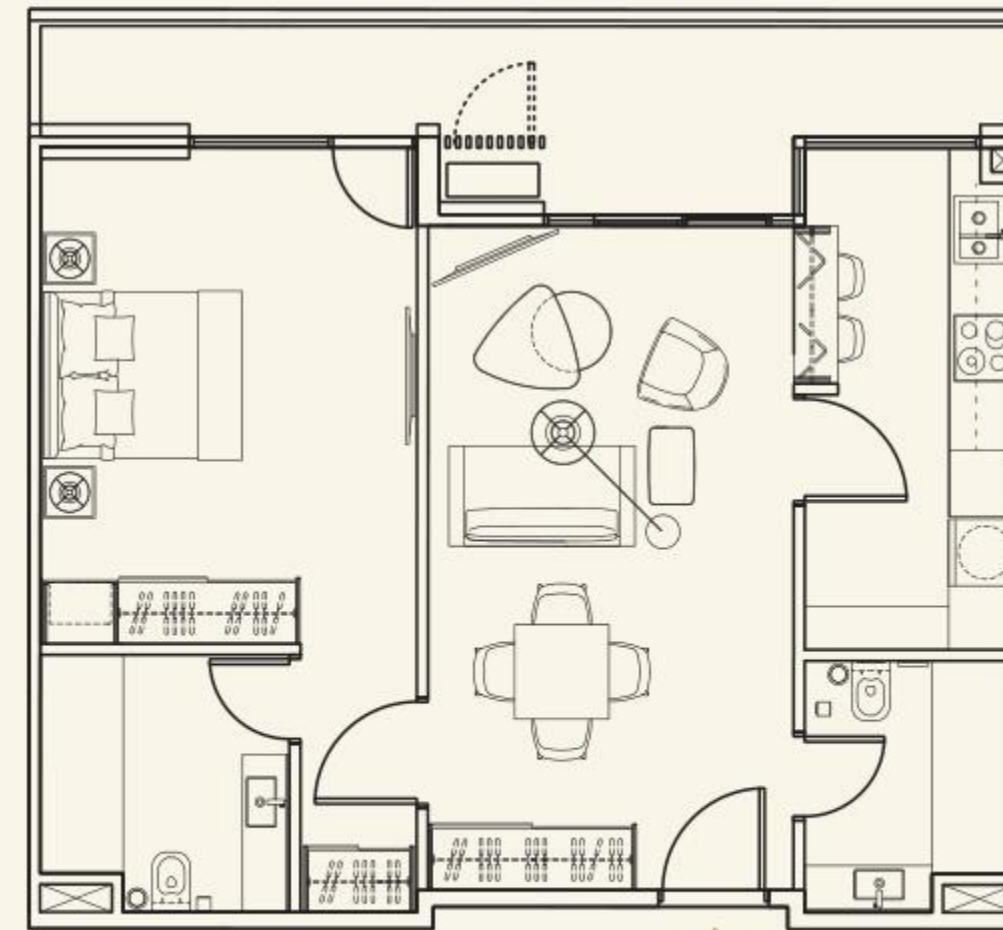
Terrace

82.13 sft

Total

483.32 sft

1 BED APARTMENT



Ent

One Bed Apartment

Covered Area

660.47 sft

Terrace

135.19 sft

Total

795.77 sft



IMPRESSIVE LAYOUT PLAN

A series of typologies have been developed that optimize the surfaces to the maximum and minimize the general services for a lower maintenance.

Similarly, "smart" corridors are used that allow the maintenance of the largest possible number of housing facilities from outside.

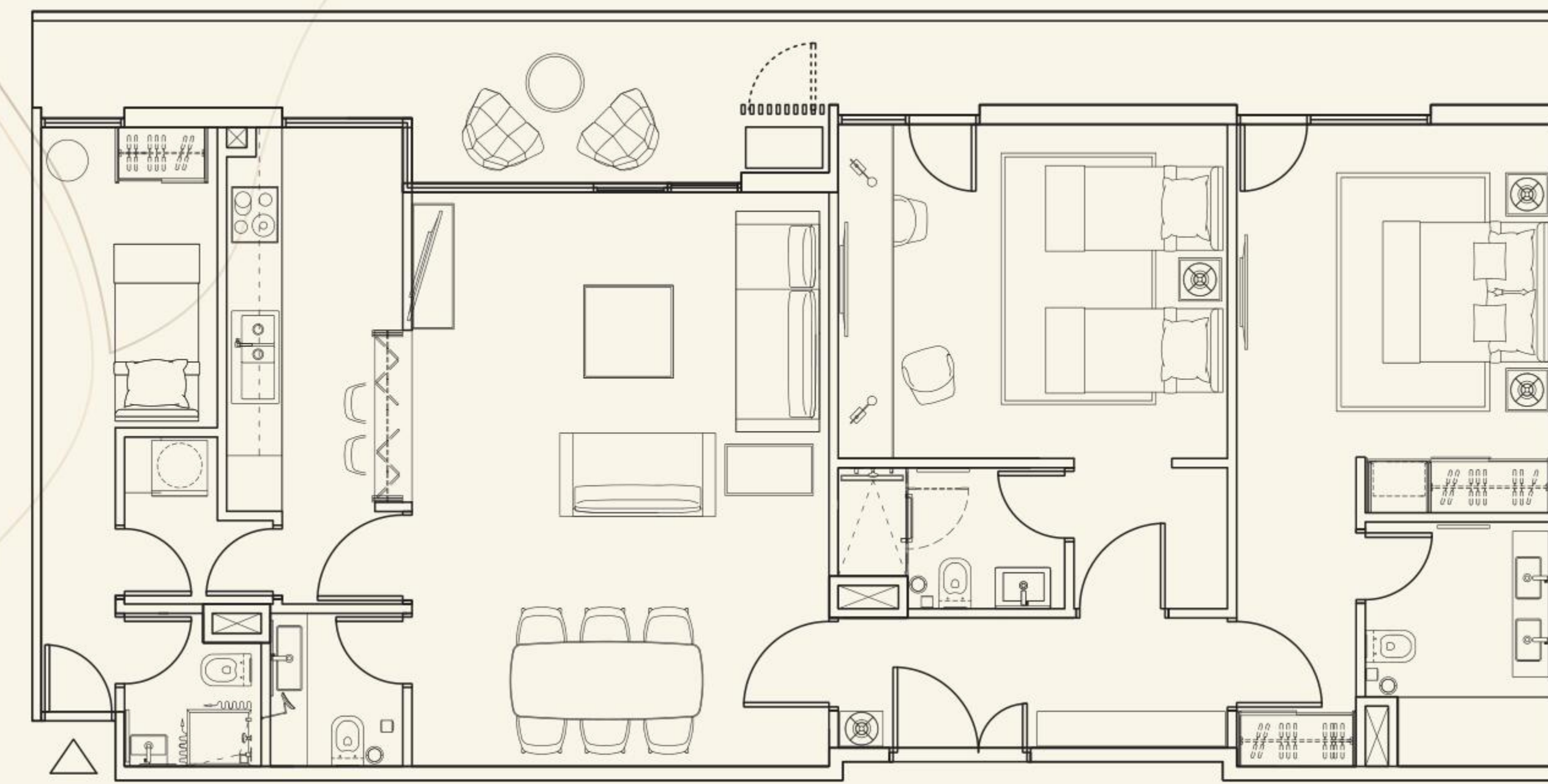
The rooms always have continuity on the outdoor balconies overlooking the central park and the mountains. An outdoor space for Ac units has been incorporated to avoid bad visual impacts in the complex.

* These plans represent the typical layout of each type of apartment.
For precise details plan please see the apartment plans provided in project showcase.





2 BED APARTMENT



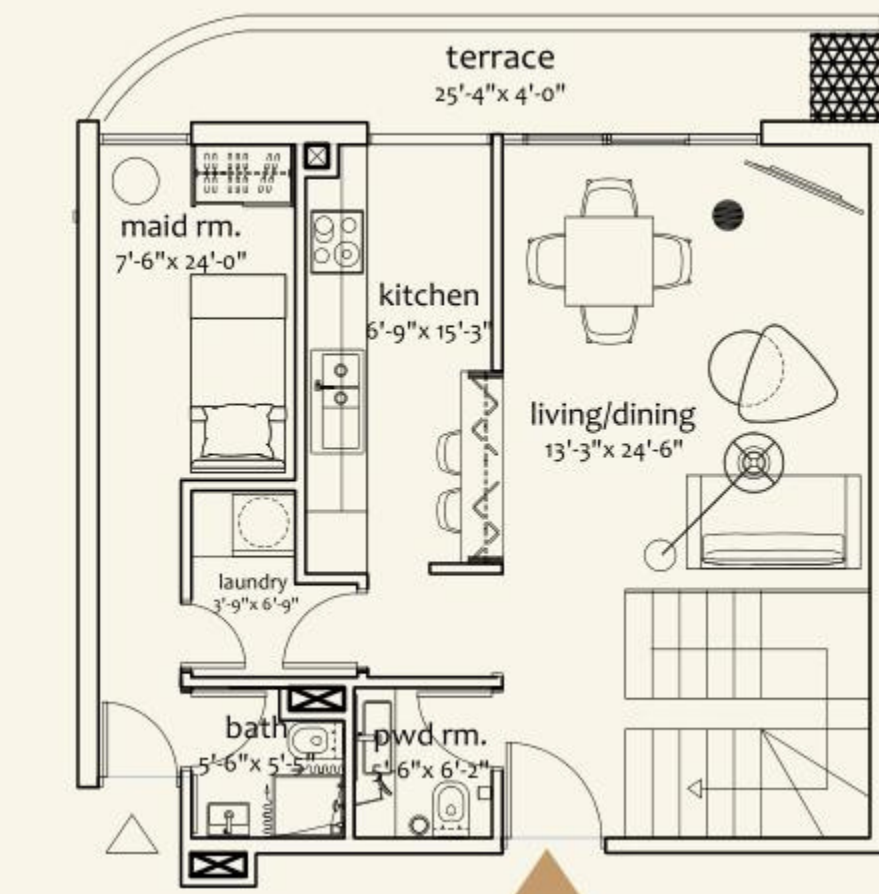
Two Bed Apartment

Covered Area
1229.99 sq ft
Terrace
216.14 sq ft
Total
1446.13 sq ft



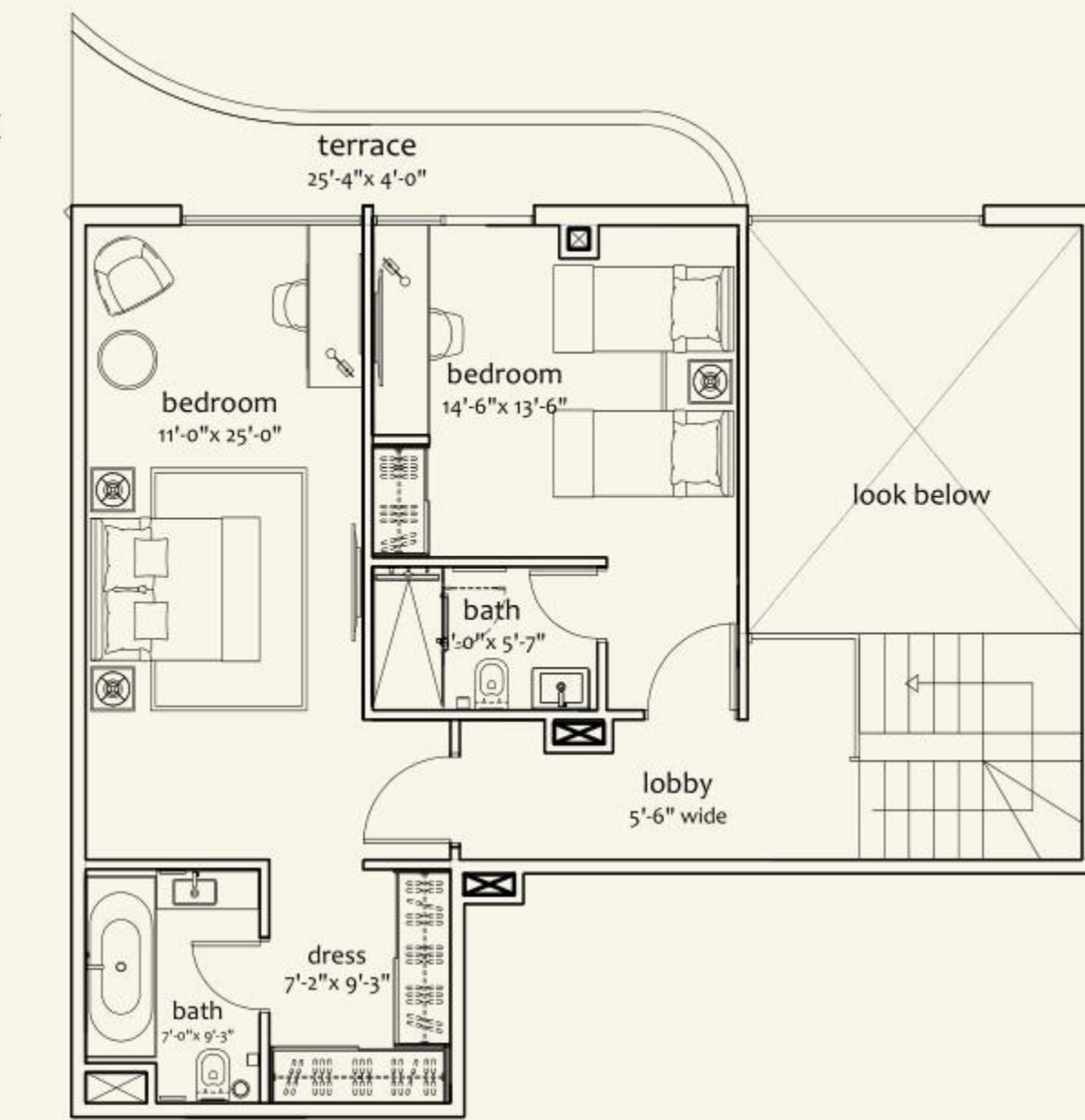
* These plans represent the typical layout of each type of apartment. For precise details plan please see the apartment plans provided in project showcase.

2 BED DUPLEX APARTMENT



Two Bed Duplex Apartment (Ground Floor)

Covered Area
568.87 sft
Terrace
90.74 sft
Total
659.61 sft



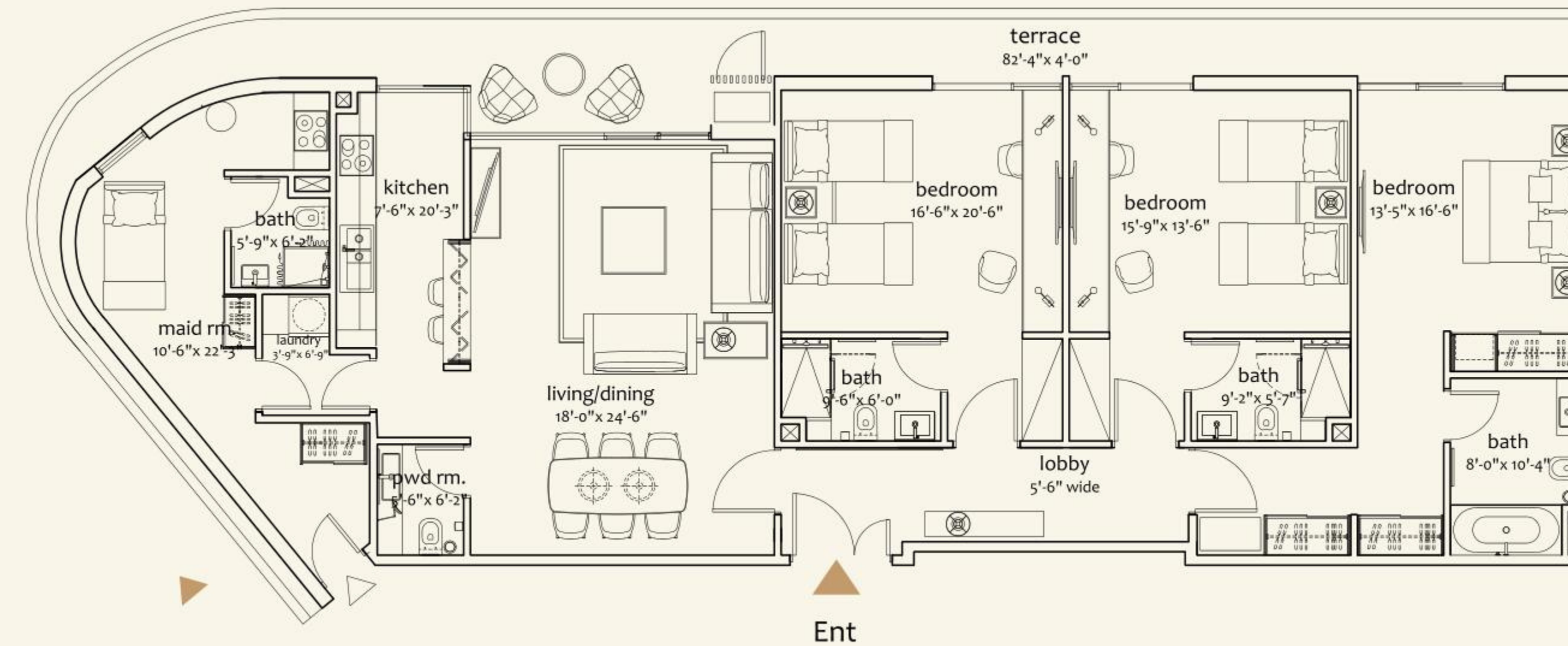
Two Bed Duplex Apartment (First Floor)

Covered Area
1190.49 sft
Terrace
222.49 sft
Total
1412.98 sft

* These plans represent the typical layout of each type of apartment. For precise details plan please see the apartment plans provided in project showcase.



3 BED APARTMENT



Three Bed Apartment

Covered Area

1636.54 sft

Terrace

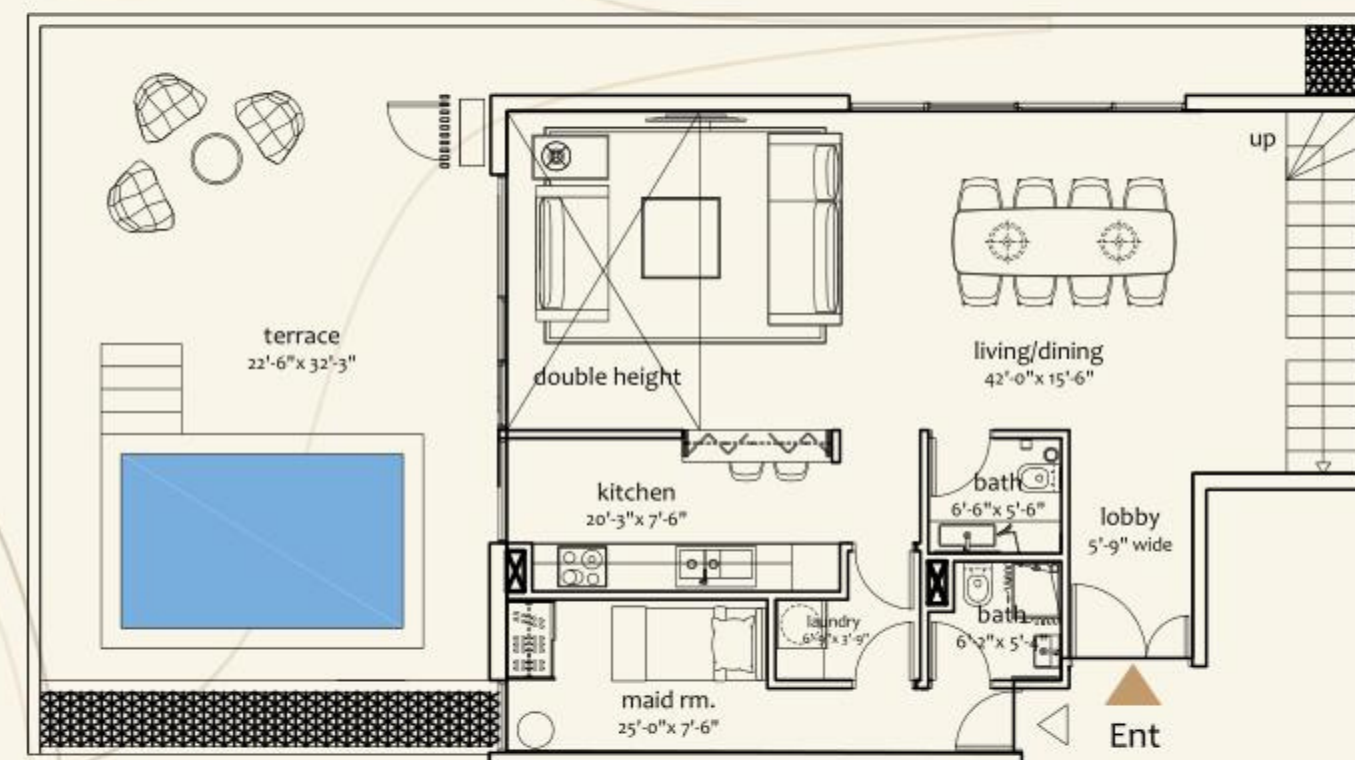
338.21 sft

Total

1974.75 sft

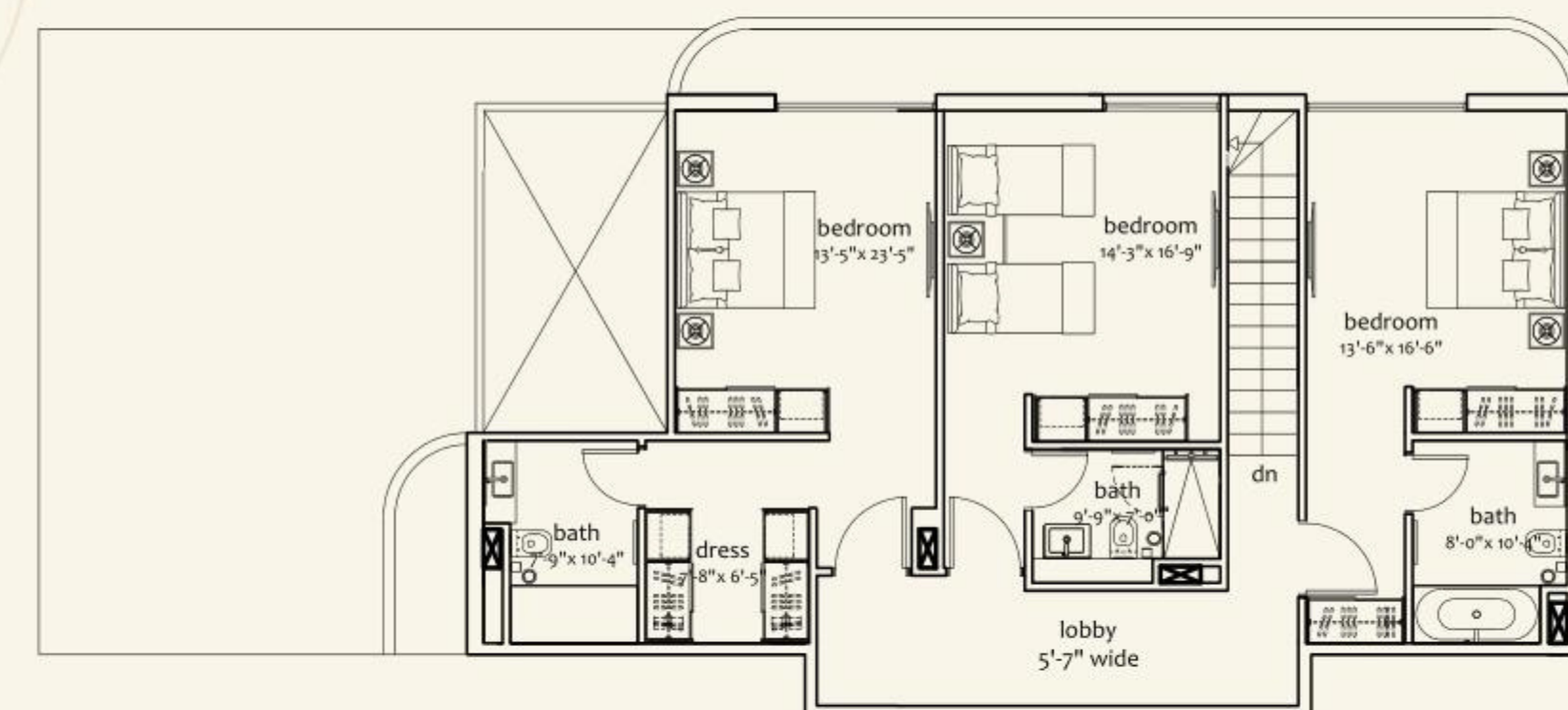
* These plans represent the typical layout of each type of apartment.
For precise details plan please see the apartment plans provided in project showcase.

3 BED DUPLEX APARTMENT (DIP POOL)



Three Bed Duplex Apartment (Ground Floor)

Covered Area
855.62 sft
Terrace
693.52 sft
Total
1549.14 sft



Three Bed Duplex Apartment (First Floor)

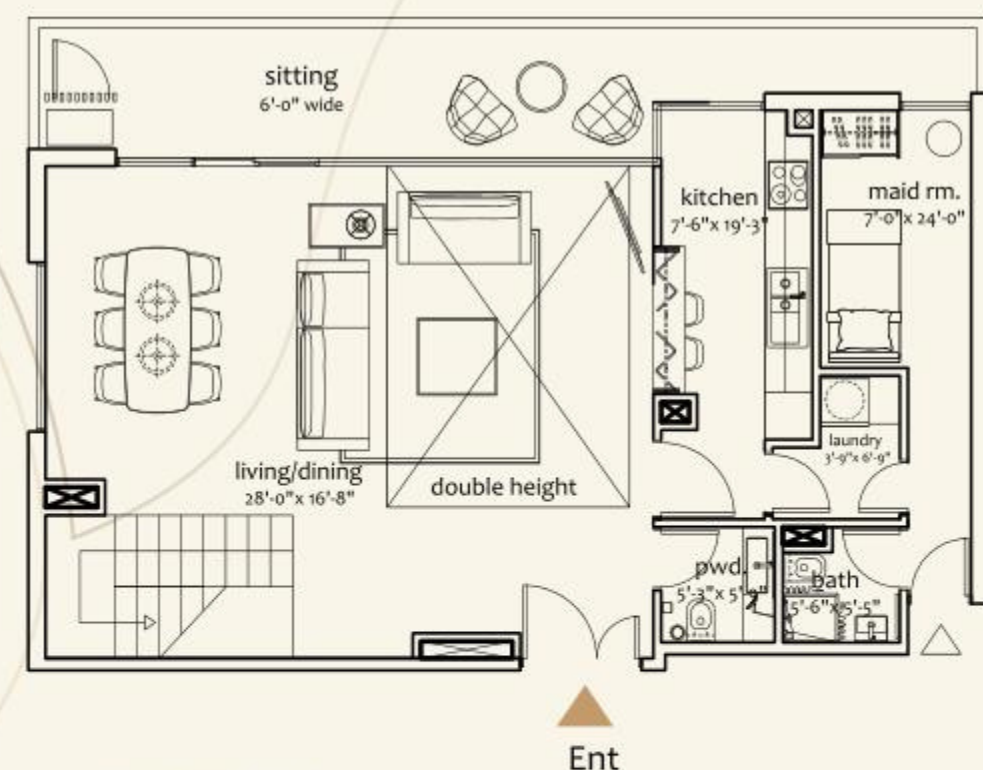
Covered Area
1042.62 sft
Terrace
159.41 sft
Total
1202.03 sft

* These plans represent the typical layout of each type of apartment.
For precise details plan please see the apartment plans provided in project showcase.



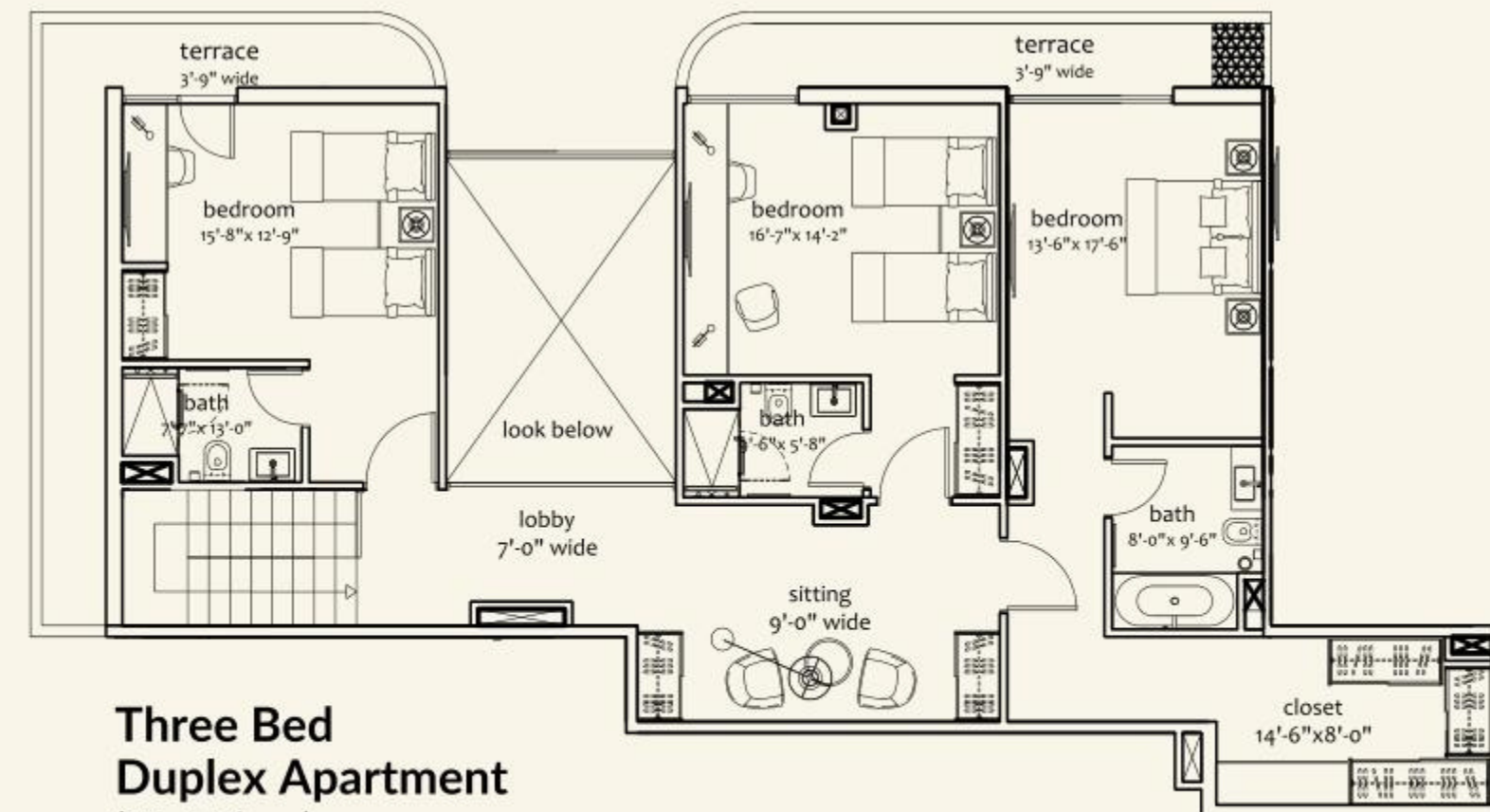


3 BED DUPLEX APARTMENT



**Three Bed
Duplex Apartment**
(Ground Floor)

**Covered
Area**
1054.00 sft
Terrace
226.47 sft
Total
1280.47 sft



**Three Bed
Duplex Apartment**
(First Floor)

**Covered
Area**
785.87 sft
Terrace
92.35 sft
Total
878.22 sft

* These plans represent the typical layout of each type of apartment.
For precise details plan please see the apartment plans provided in project showcase.

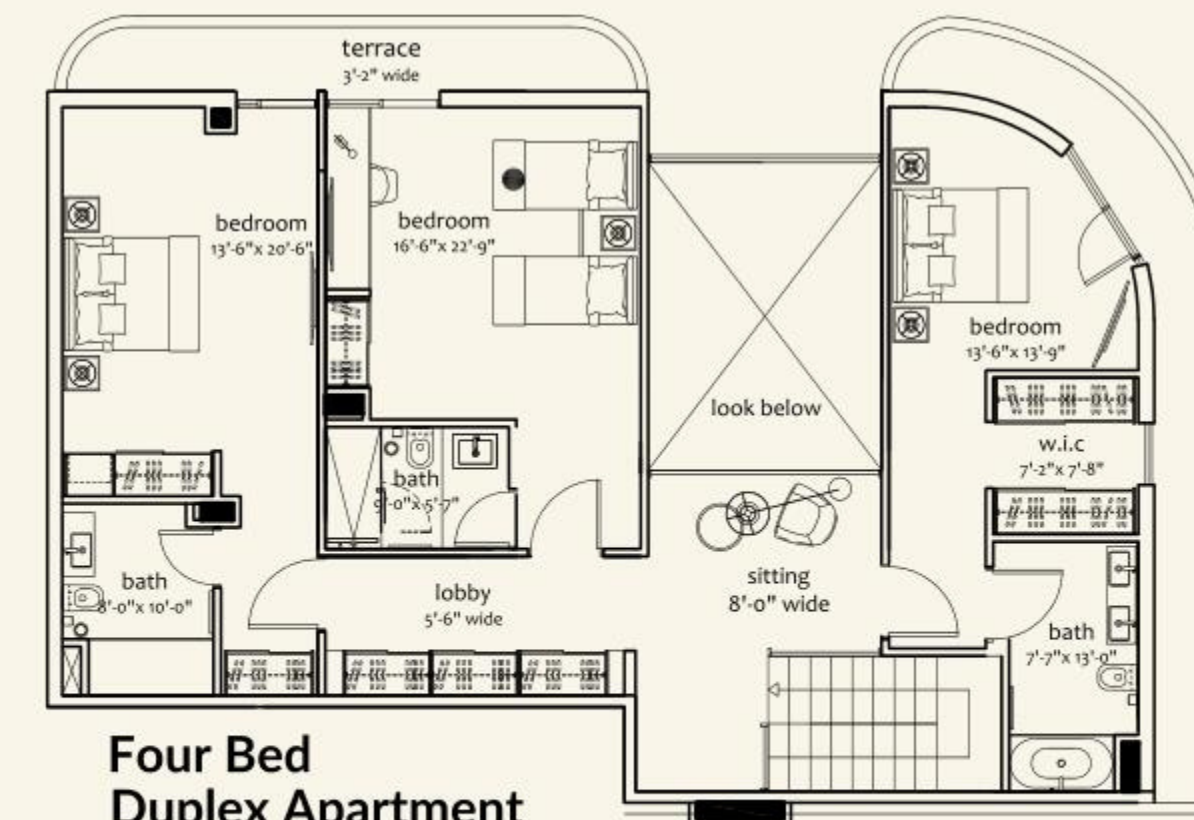
4 BED DUPLEX APARTMENT



**Four Bed
Duplex Apartment**
(Ground Floor)

**Covered
Area**
1191.24 sft
Terrace
320.44 sft
Total
1511.68 sft

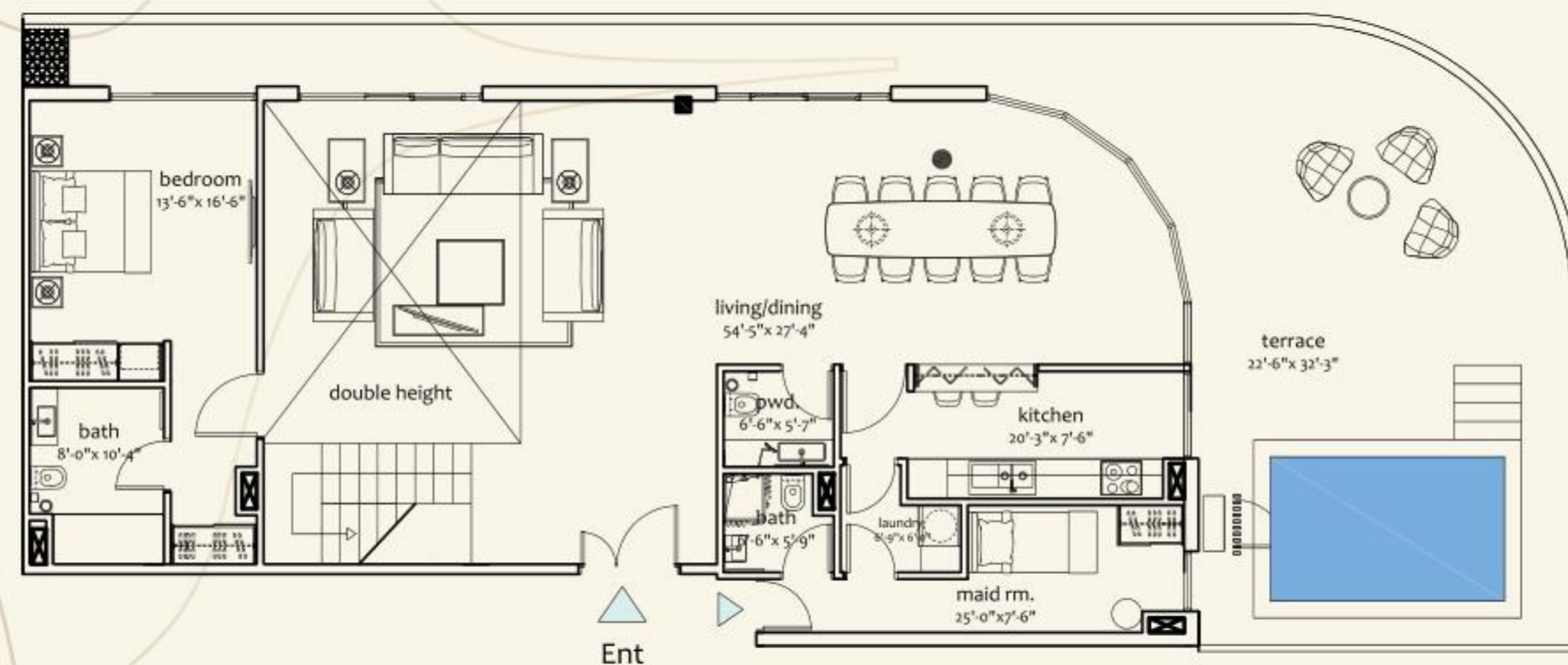
* These plans represent the typical layout of each type of apartment.
For precise details plan please see the apartment plans provided in project showcase.



**Four Bed
Duplex Apartment**
(First Floor)

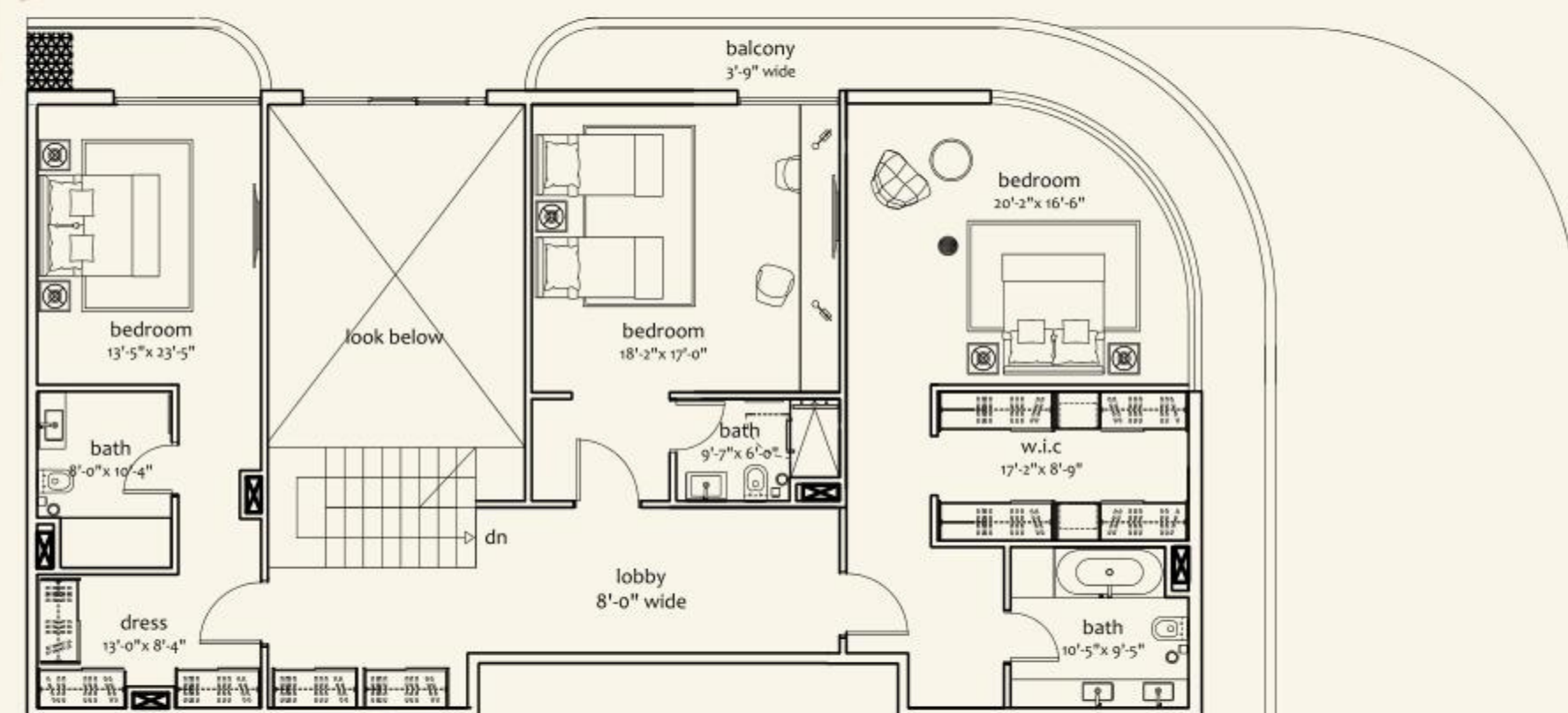
**Covered
Area**
1190.49 sft
Terrace
222.49 sft
Total
1412.98 sft

4 BED DUPLEX APARTMENT (DIP POOL)



Four Bed Duplex Apartment
(Ground Floor)

Covered Area
1448.62 sft
Terrace
267.91 sft
Total
1716.53 sft



Four Bed Duplex Apartment
(First Floor)

Covered Area
1406.62 sft
Terrace
785.22 sft
Total
2191.84 sft

* These plans represent the typical layout of each type of apartment.
For precise details plan please see the apartment plans provided in project showcase.





SMART DISTRICTS

1

Crystal Lake
Activity: Mixed Use & Retail

- Shopping Mall
- Crystal Water Lake
- Floating Village
- Light & Musical Dancing Fountain
- Lake Walk
- Hospitality, Retail, Food & Beverages
- Mixed Use Residence Apartments & Offices
- Concert Arena
- 3D Max Cinema
- 4 Star Hotels

2

Executive Block
Activity: Residential

- Residential Plots
- Residential Villas
- Hospitality
- Retail
- Food & Beverages
- Health Care
- Education
- Religious

3

Financial Square
Activity: Mixed Use & Hospitality

- Financial Square Gate Offices
- Bank Corporate Offices
- Residence Apartments
- Conference/Exhibition Halls
- Hospitality, Food & Beverages
- 5 Star Boutique Hotels

4

SILICON Valley
Activity: Mixed Use & Retail

- Shopping Mall
- University Campus
- Business Park
- Hospitality, Retail, Food & Beverages
- Corporate Offices
- Serviced Apartments
- Hotels

5

Aviation District
Activity: Logistics

- Logistics Warehouses
- Cold Storage Warehouses
- Exhibition Halls
- Logistics Corporate Offices
- Technology Park
- Hospitality, Food & Beverages
- 3 Star Hotels

6

Capital Theme Park
Activity: Leisure & Entertainment

- Street Food Truck Park
- Bird Park
- Theme Park
- Holiday Resort
- Retail
- Food & Beverages

7

Healthcare District
Activity: Medical

- Hospitals
- Clinics
- Laboratories

8

Education District
Activity: Educational & Medical

- Universities
- Medical Colleges
- Colleges
- Schools
- Day Care Centres

CHOOSE SMART OPTIONS FOR SMART LIFE

9

Overseas Blocks
Activity: Residential

- Residential Plots
- Residential Villas
- Hospitality
- Retail
- Food & Beverages
- Health Care
- Education
- Religious

10

Mosques
Activity: Religious

- Main Mosque (Grand Jamia Mosque)
- Sector Mosques

11

BRT System
Activity: Transportation

- Interchange
- Bus & Public Transport Stations
- Operation & Maintenance Facilities
- Bus Lanes

12

Urban Utilities
Activity: Utilities

- Grid Station
- Solar Parks
- Potable Water Treatment Plant
- Sewerage Treatment Plant
- Irrigation System
- Solid Waste Management System
- Security Control
- Fire Fighting/Civil Defence System
- Police Station

13

Infrastructure
Activity: Urban Development

- Dedicated Interchange
- 350ft Wide Boulevard
- Road Network
- Gate Entries
- Boundary Wall
- Landscaping
- Cycle Tracks
- Running Tracks
- Street Lights

14

Smart City Facilities
Activity: Smart City Controls

- Load Shedding
- Free Environment
- Automated Traffic Control
- Automated Utility Supply
- Environmental Collection
- CCTV with Facial
- & Object Recognition
- Automated Street Lights
- Free Wifi Spots
- Automated Air Conditioning Control System
- Electric Bikes

15

Garden Parks
Activity: Landscaping & Open Spaces

- Flower Gardens
- Linear Gardens
- Heritage Gardens

16

FDH Buildings
Activity: Development

- Sales Gallery
- Facility Management
- Food & Beverages
- Hospitality

* These plans represent the typical layout of each type of apartment. For precise details plan please see the apartment plans provided in project showcase.



THE PLACEMAKERS



JEHANZAIB ZAHID | DIRECTOR FDHL

We have entered the most exciting phase in the history of housing sectors in Pakistan. Thanks to our exceptionally hardworking and competent team. The resounding vote of confidence from our clients has motivated us to deliver top quality products such as One Capital Residences within the Capital Smart City. Our company has redefined the dynamics of property developments which now serves as a template for others across the country. Our clients' support and trust is the driving force through which we are motivated to create a world class living experience for the future residents.

Business development models are being reshaped across the world, companies that do not respond to these changes, risk being

exposed to irrevocable remedy that affects their long term prospects. Our strategies are sharpened and renewed with the most innovative and revered companies. Our goal is to become a company that creates great value for our stakeholders and our economy. We allocate significant human and financial resources to propel the housing sector in the local, regional and international market. Our vision is clear and our objective is to meet our clients' needs. Our internal and external relationships are effective and we plan on achieving quick gains to reach our strategic deadlines. All this will benefit Pakistan immensely as a better living standard will be set in the country, enhancing and improving our national as well as international footing in the market, which is our ultimate mission.



DANIEL FRAILE ORTIZ | CO-FOUNDER ARQUIVIO ARCHITECTS

Daniel Fraile Ortiz, architect by the ETSAM (Madrid Architecture Polytechnic University), with Honors. During University won 'Future Bauhaus Competition', (among 2800 students in Europe) and the National Formica architecture competition.

Granted with a scholarship to study the last year of his degree at the University of Architecture of Venice (Italy), obtaining the second Price in the Italian National Competition 'A Traverso la storia', and laureated with honors. PhD Cum Laude in Design from the University of Madrid, with the Thesis called 'Presence vs Virtuality'.

Visiting professor at ETSAM and teacher at the Master's University Degree. Lectured in various conferences and seminars in several

countries, as GSD Harvard University. Thesis professor of Interior Design at the IED (Instituto Europeo de Design) in Madrid, and winner of ASCER award in Interior Design.

Co Founder and Creative Director of Arquivo Architects, a multi awarded architecture firm based in Madrid- Spain that operates globally. Winner of the International architecture competition held at the national Concert Hall in Vilnius, Lithuania, that is currently in process, among 250 architecture firms in the world.

Author and curator of various exhibitions related to the virtual environment. Co-founder of the 'Open This End' association, which develops virtual art projects.

CAPITAL SMART CITY DESIGN CONSULTANTS

Established Since Origin Speciality	: 1960 : Singapore : Master Planning-Smart City Solutions		Established Since Origin Speciality	: 2016 : Pakistan : Smart Technology Solutions	
Established Since Origin Speciality	: 1987 : United Kingdom : Urban Master Planning & Landscape Design		Established Since Origin Speciality	: 1973 : Pakistan : Engineering Consultancy Organization	
Established Since Origin Speciality	: 1929 : Switzerland : Golf Course Design & Construction Supervisor		Established Since Origin Speciality	: 1997 : Pakistan : Consulting Engineers	
Established Since Origin Speciality	: 1990 : USA : Golf and Club Management		Established Since Origin Speciality	: 1990 : Pakistan : Engineering Design, Wind, Solar & Hydro power Plants Engineering	
Established Since Origin Speciality	: 1985 : South Africa : Architectural & Interior Design				
Established Since Origin Speciality	: 1999 : Spain : Masterplan, Architecture, Interior and landscape				
Established Since Origin Speciality	: 1999 : Singapore : 3D Architectural Visualization				



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