



A vision of modern living in harmony with nature

CEO MESSAGE

Dear valued clients and potential property owners!

I am pleased to present the Sofia Sapphire project, a landmark development by S.A. Holdings. Our dream at S.A. Holdings is to provide our clients with superior living experiences and establish new standards in real estate development. The Sofia Sapphire project, located at the junction of Sir Fazal Ali Avenue and Abdullah Haroon Avenue, offers both stunning architecture and an unbeatable location in the Twin Cities of Islamabad and Rawalpindi.

Our team of professional engineers, architects, interior designers, and skilled laborers are committed to delivering the highest quality construction and customer satisfaction. We understand that purchasing a property is a significant emotional and financial decision and we strive to earn your trust and turn your dream home into a reality.

In addition to offering top-class commercial and office spaces, we are also offering investment opportunities in Mumtaz City, a well-planned housing town near the new Islamabad International Airport. Our mission is to become the finest property developers in Pakistan and bridge the gap between our clients' expectations and reality by offering good returns on their investments.

Thank you for considering the Sofia Sapphire project by S.A. Holdings. We welcome you to be part of our trophy collection and seize this opportunity to experience the wonders of engineering and construction.

Sincerely,

CEO

Sofia Sapphire

A world-class community for a world-class life!



FOREWORD



With the dream to "rise above," we aim to provide superior living by creating new standards in real estate development. Our firm, S.A. Holdings, is based on the core principles of honesty, professionalism, and unprecedented commitment. We value our clients as our biggest asset, and their interests take precedence over all other things. Our unparalleled dedication and commitment to luxury construction aim to offer the best in all the ventures we undertake. To fulfill this dream, we are launching a "Sofia Sapphire" project, which is conveniently located at the junction of Sir Fazal Ali Avenue and Abdullah Haroon Avenue and is envied by the most due to its marvelous architecture and top-notch location.

We welcome you to be part of our trophy collection, which promises to uphold our established tradition. Here is your chance to experience the wonders of engineering and construction. Step forward and seize the opportunity!



ABOUT DEVELOPER

S.A. Holdings is a real estate development company built on the values of trust and commitment to uncompromising quality.

Our mission is to ensure excellence in every sphere of operations by providing ultimate customer satisfaction and striving for perfection. We understand that property owners must make some of the most important emotional and financial decisions of their lives, so our team of professional engineers, well-known architects, interior designers, and skilled labor strives to produce the finest quality of construction for the market in order to maintain our integrity and provide top-class customer satisfaction in all areas with attention to detail and a service-oriented attitude.

ISLAMABAD,

is the capital city, heart, and soul of Pakistan, and embodies the ambitions of a young and vibrant nation that looks forward to a glorious future for its people. The city is well-planned with mesmerizing scenery, natural beauty, a pollution-free atmosphere, green areas, wide roads, hospitals, parks, markets, and malls, as well as a lot more that distinguishes itself from other cities of the world.

RAWALPINDI,

is the capital city of Punjab's Rawalpindi Division and is strategically located at the crossroads of Punjab, KPK, Azad Jammu, and Kashmir. Rawalpindi is part of the Pothohar Plateau, known for its ancient Buddhist heritage, Gandhara Civilization, and diverse culture. Both cities are in such close proximity to each other that they grow into each other.

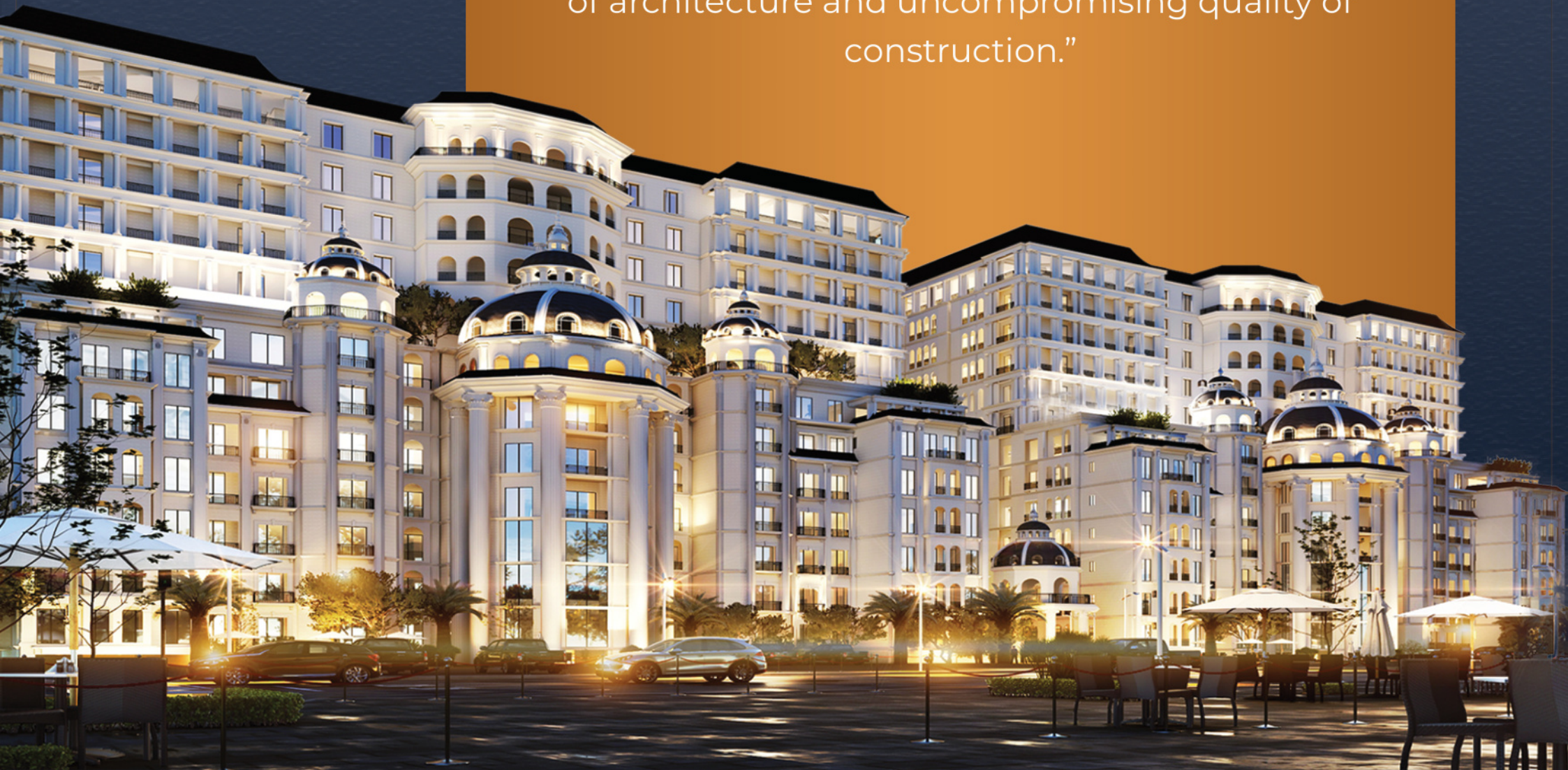
These two cities are jointly known as the "twin cities" on account of the strong social, urban, and economic links between them.

TWIN CITIES



VISION

Our vision is “ to create a hallmark of quality and aesthetics, while achieving excellence both in terms of architecture and uncompromising quality of construction.”



MISSION STATEMENT

Our mission is to become the finest property developers in Pakistan. We strive to earn customers' loyalty by satisfying their needs in order to bridge the gap between their expectations and reality.





PROFILE AND BACKGROUND

Our dream at S.A. Holdings is to "rise above" and provide our clients with superior living experiences. We believe that our clients are the foundation of our success as a real estate development company founded on the core values of honesty, professionalism, and unwavering commitment. That is why we always prioritize their needs.

Our dedication to luxury construction is unparalleled, and we are pleased to present the "Sofia Sapphire" project, a landmark development that establishes a new standard for excellence. This development, located at the crossroads of two of the city's most desirable streets, Sir Fazal Ali Avenue and Abdullah Haroon Avenue, offers the best of both worlds: stunning architecture and an unbeatable location.

S.A. Holdings understands that selecting a property is one of the most important emotional and financial decisions you will make in your life. That's why we've put together a team of professional engineers, architects, interior designers, and skilled laborers who are committed to providing you with the highest quality construction and the highest level of customer satisfaction. Our goal is to earn your trust and turn your dream home into a reality.



CONCEPT

Our utmost priority is to offer our valued clients and proud property owners not only top-class commercial and office space but also a golden opportunity to get good returns on their investments both in the long run and the short run. If you are looking for a property in the vicinity of Islamabad, S.A. Holdings offers a plethora of solutions. We are offering various categories of investment opportunities in Mumtaz City, a well-planned housing town neighboring the new Islamabad International Airport. The town provides a gateway for economic activity, fulfilling the needs of the ever-growing housing sector as well as an array of commercial and office spaces in the Twin Cities.



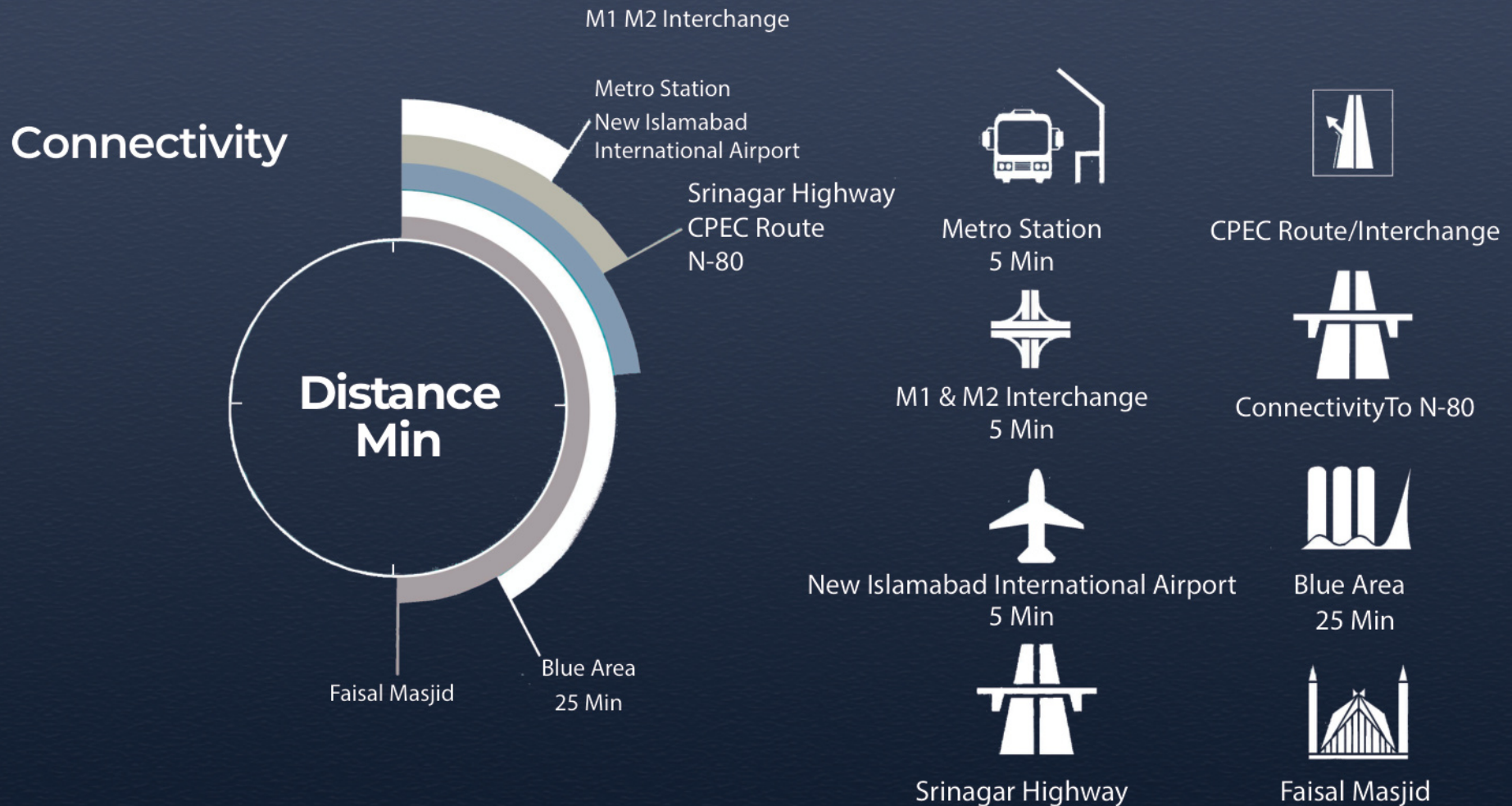
MUMTAZ CITY

Nestling against the backdrop of beautiful Margalla Hills, Mumtaz City is significant not only for its unique location but also for its urban planning and development.

Mumtaz City is a well-planned town, offering modern facilities for living, which were considered to be a luxury in the past but are now essential and integral features of the housing sector. From housing thousands of dwellers to providing a doorway to travelers traveling towards the jaw-dropping north, Mumtaz city has become an epicenter for commercial activity in Twin cities.

UNIQUE LOCATION

Sofia Sapphire promises to deliver world-class luxury living. The project is ideally situated on the main dual carriageway that serves as a by-pass for incoming local and national traffic coming from KPK, Southern Punjab, and Sindh. Sofia Sapphire is a magnificent beauty with a three-sided corner, a park front, and farmhouses surrounding her. It is ideally located within walking distance of daily necessities like a commercial center, mosque, school, and hospital.



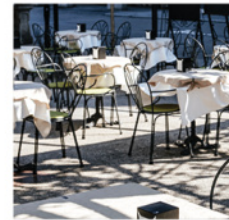


PROJECT FEATURES

1. Victorian Era inspired Elevation
2. Location - Main Avenue at the juncture of M1, M2, N80 and Airport
3. Great Visibility from outside
4. Wide and spacious balconies
5. Earthquake resistant structure
6. Ample Parking at the front and rare of the building
7. Energy Saving Electrical system and SMD ceiling lights
8. High glazed aluminium windows for insulation
9. Larger windows for better view and sunlight
10. OTS for natural ventilation
11. Air Circulation / Ventilation & Sunlight
12. Imported Tiles
13. Pre-Installed Lan Cables for offices
14. Wooden doors
15. Exceptional finishing
16. Roof top Dining
17. 24/7 CCTV support
18. Tenant management

PROJECT FACILITY

- Restaurant
- Library
- GYM
- Saloon
- Swimming pool
- Cafeteria
- Health and Wellness Center
- Food Gallery
- Cash and carry
- Designated underground parking facility





COMMUNITY FEATURES

1. Wide Carpeted Road, 40 ft to 150 ft wide
2. Guarded Entrance
3. Direct Entrance from Main Srinagar Highway
4. Parks and green area
5. Shopping malls and cinema
6. Class III markets (Sectorial markets for daily/ routine grocery and shopping)
7. Mosques
8. Five-star Hotels
9. Security patrolling force
10. Multi story Residential and Commercial Complexes
11. Underground Electricity, gas, and cable and telephone network
12. Garbage collection and disposal unit
13. Sewerage treatment plant
14. Overhead Water tank
15. Underground Water supply, sewerage and drainage lines

Lifestyle



APARTMENT TYPE



**STUDIO
APARTMENT**

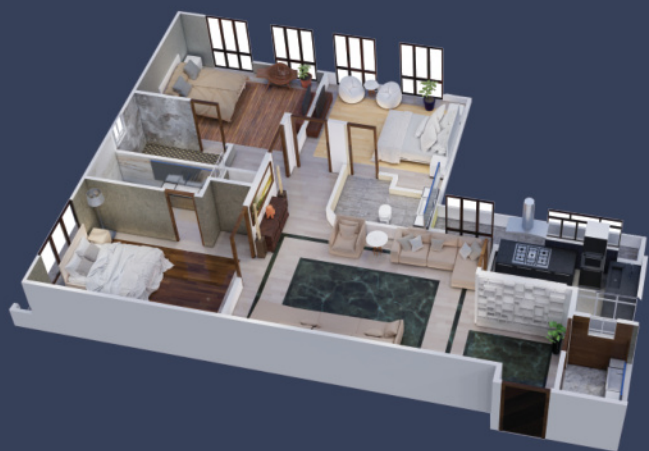


**1 BED
APARTMENT**



**2 BED
APARTMENT**

APARTMENT TYPE



**3 BED
APARTMENT**

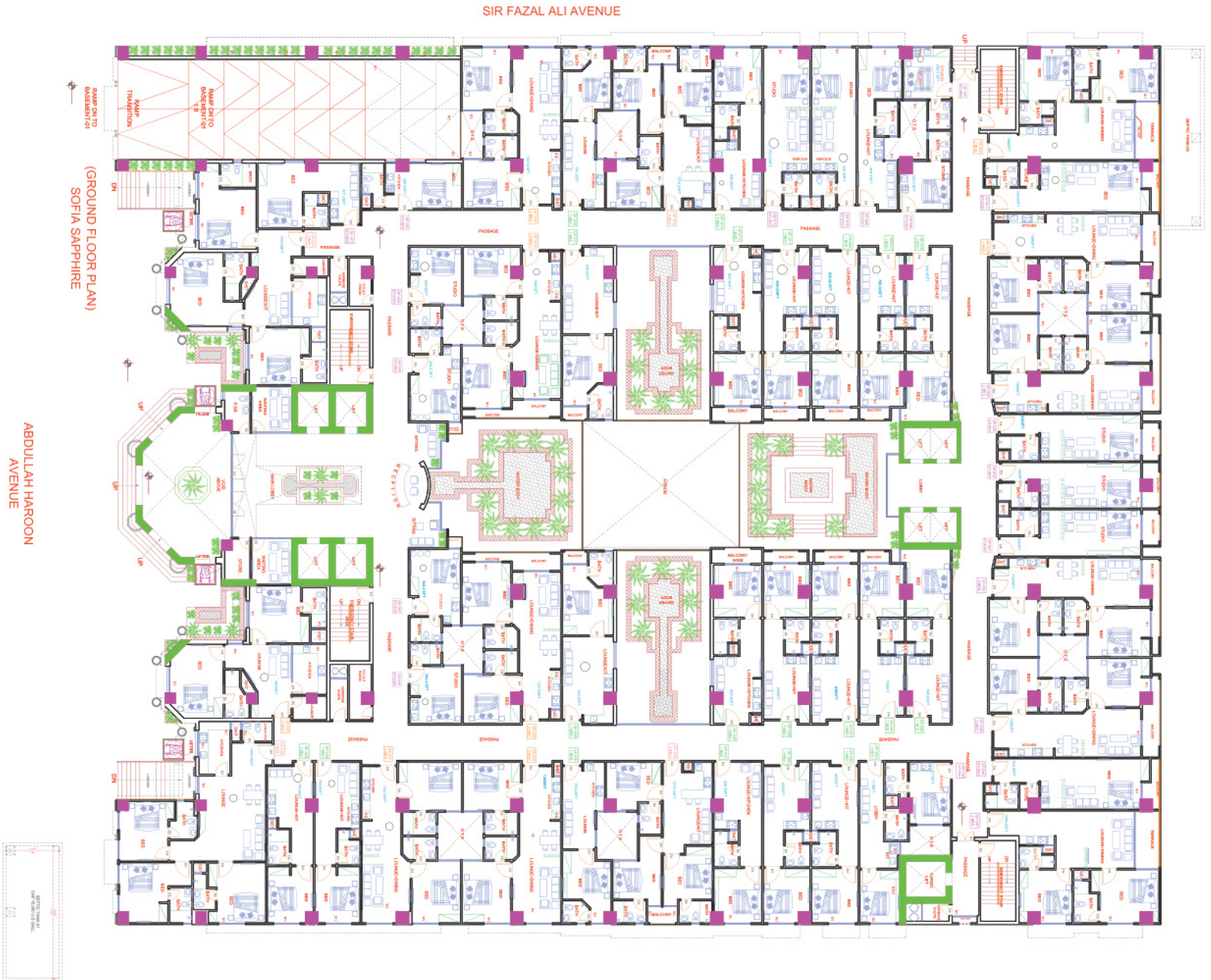


**DUPLEX
APARTMENT**

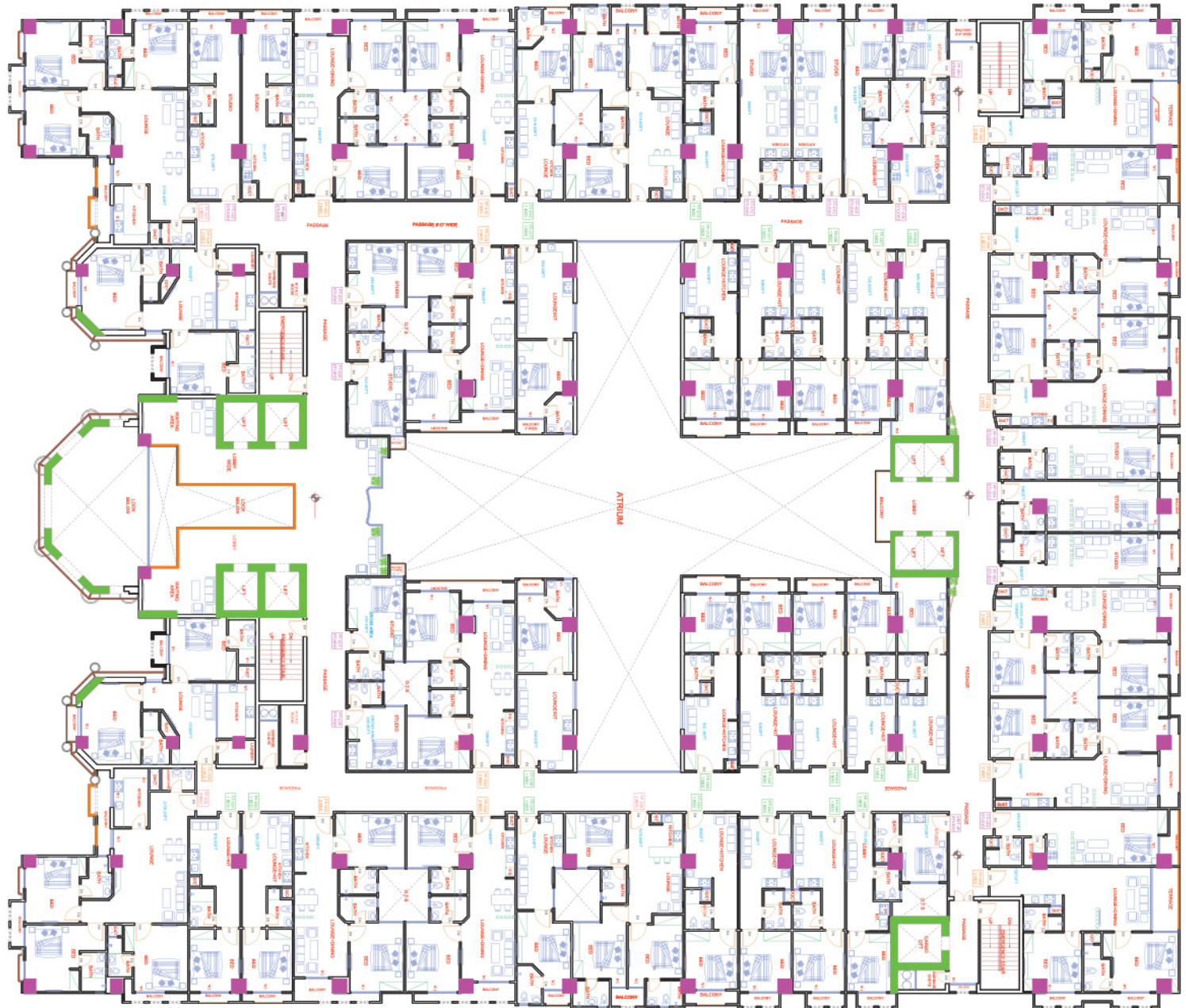
GROUND FLOOR

GROUND FLOOR PLAN SOFIA SAPPHIRE

NUMBER OF 1 BED = 21
NUMBER OF 2 BED = 12
NUMBER OF 3 BED = 04
NUMBER OF STUDIOS = 17



FIRST FLOOR PLAN



FIRST FLOOR PLAN

SOFIA SAPPHIRE

NUMBER OF 1 BED = 21
 NUMBER OF 2 BED = 14
 NUMBER OF 3 BED = 04
 NUMBER OF STUDIOS = 17

2ND FLOOR PLAN

2ND FLOOR PLAN

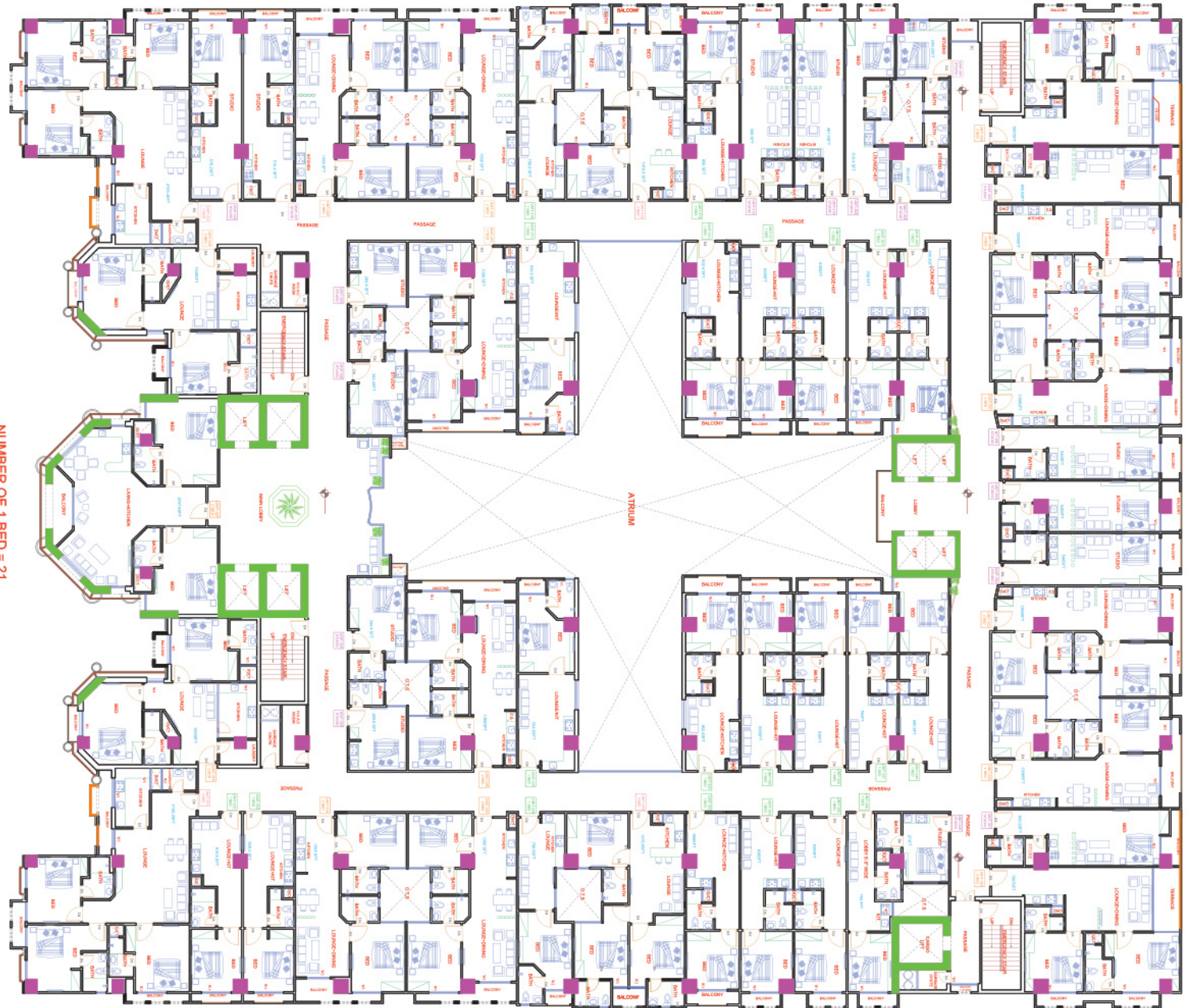
SOFIA SAPPHIRE

NUMBER OF 1 BED = 21
NUMBER OF 2 BED = 14
NUMBER OF 3 BED = 04
NUMBER OF STUDIOS = 17

3RD FLOOR PLAN

3RD FLOOR PLAN SOFIA SAPPHIRE

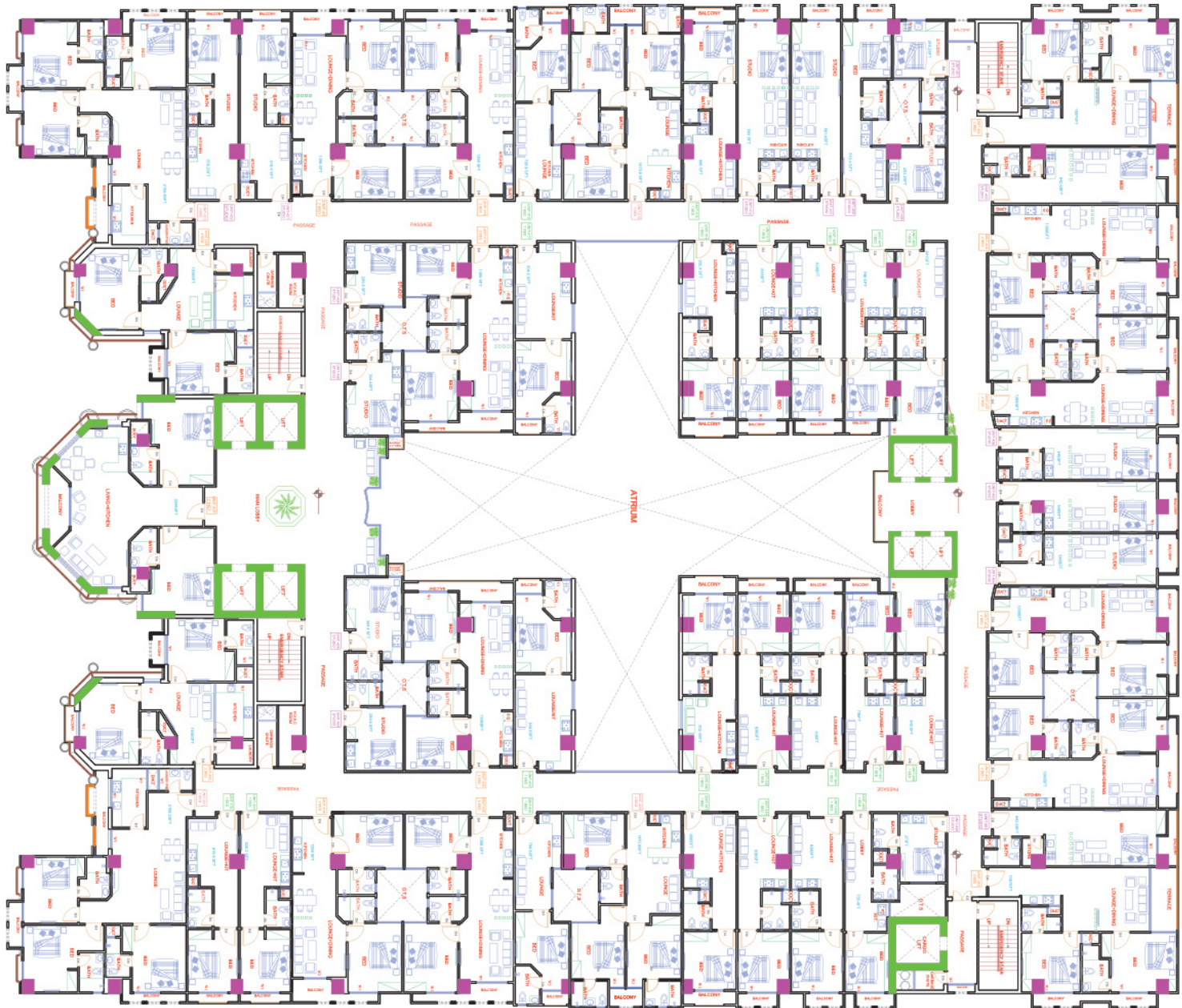
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NUMBER OF 2 BED = 15
NUMBER OF 3 BED = 04
NUMBER OF STUDIOS = 17



4TH FLOOR PLAN

4TH FLOOR PLAN SOFIA SAPPHIRE

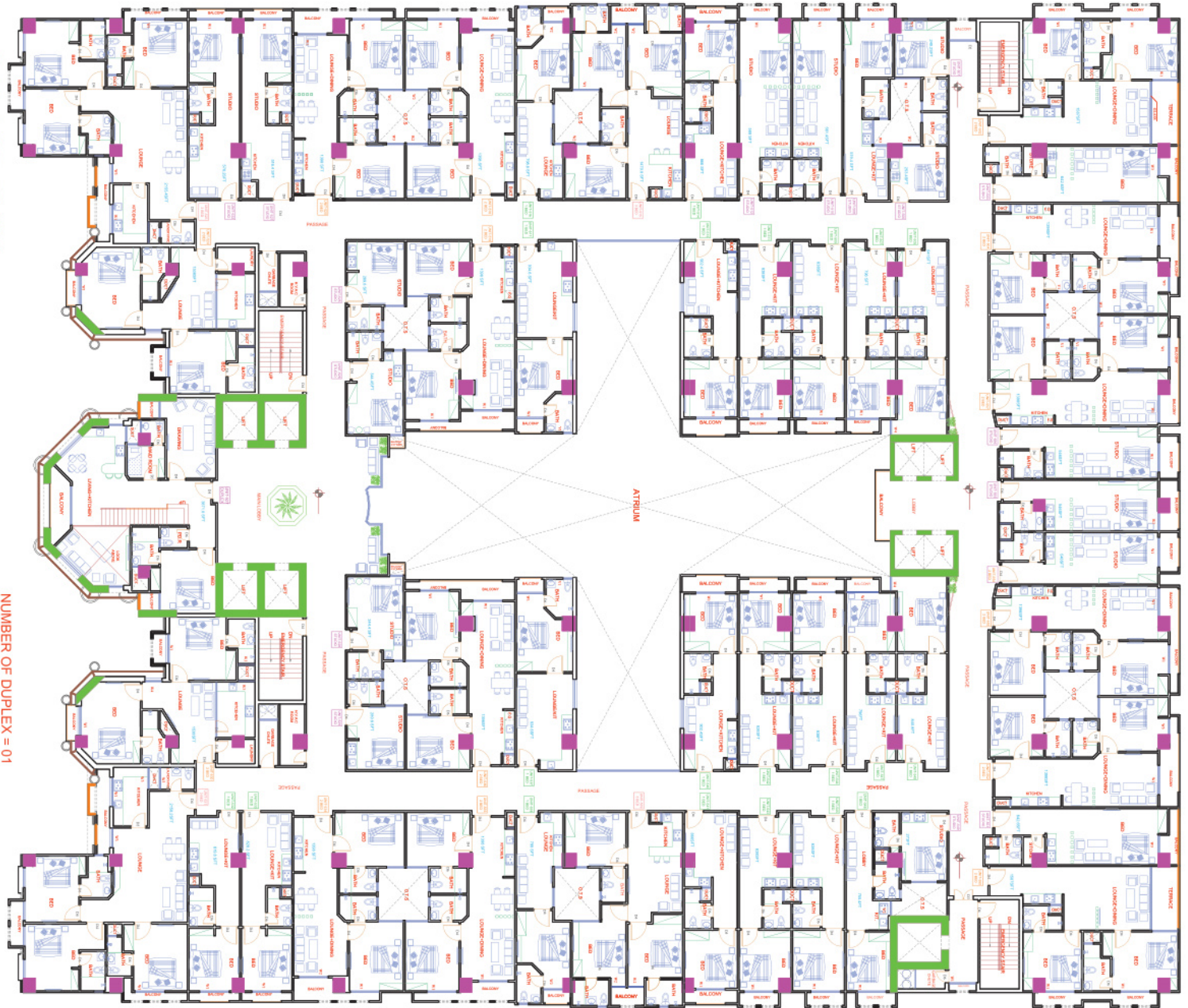
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NUMBER OF 3 BED = 04
NUMBER OF STUDIOS = 17



5TH FLOOR PLAN

5TH FLOOR PLAN SOFIA SAPPHIRE

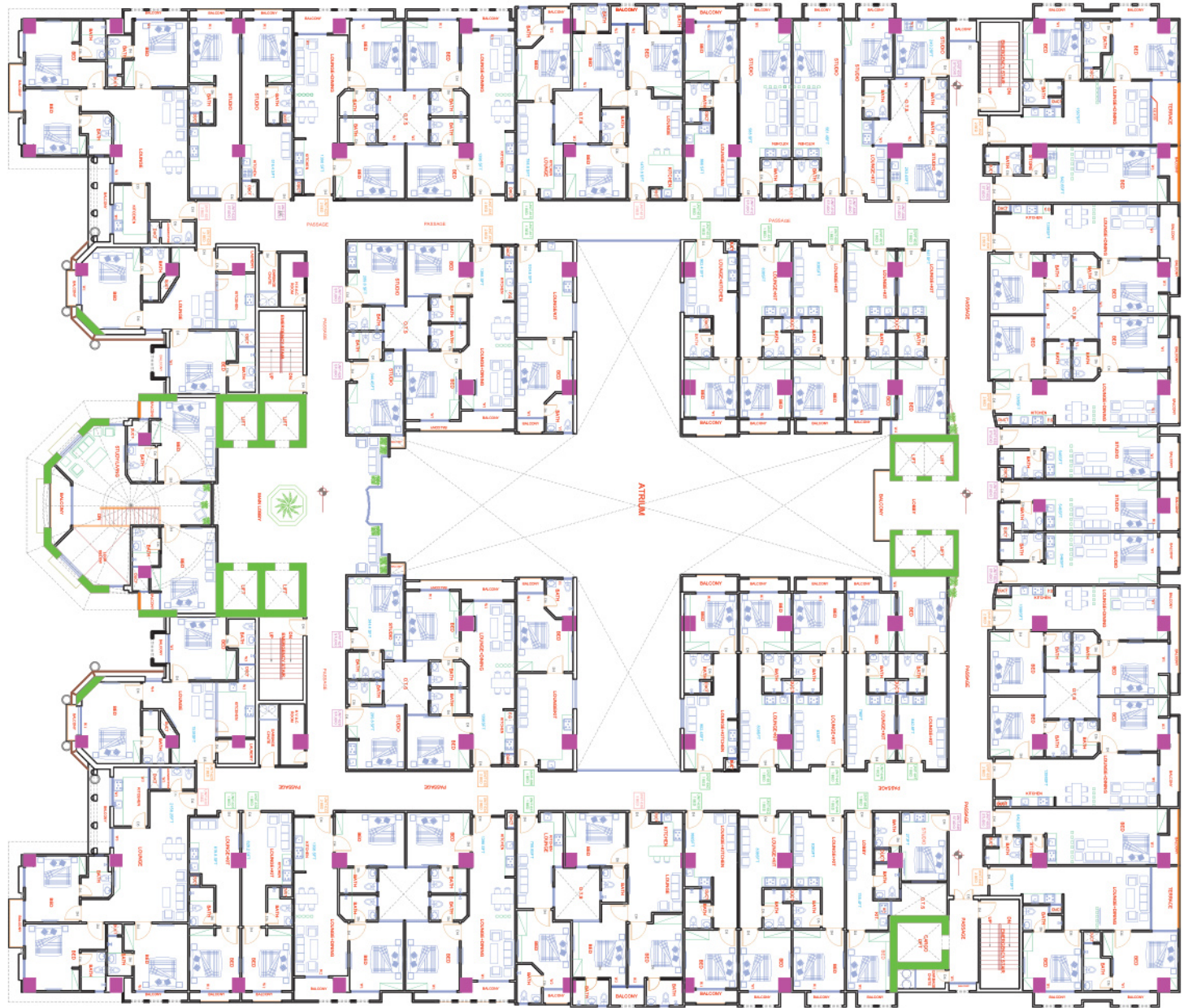
NUMBER OF DUPLEX = 01
NUMBER OF 1 BED = 21
NUMBER OF 2 BED = 14
NUMBER OF 3 BED = 04
NUMBER OF STUDIOS = 17



6TH FLOOR PLAN

6TH FLOOR PLAN SOFIA SAPPHIRE

NUMBER OF 1 BED = 21
NUMBER OF 2 BED = 14
NUMBER OF 3 BED = 04
NUMBER OF STUDIOS = 17



MUMTAZ CITY'S EVOLUTION

With the extraordinary increase in property prices and traffic congestion in Islamabad, people are looking for newly developed towns and well-planned and executed legal housing colonies. The demand is particularly high in towns where access from main regional roads is very easy and where they are not far from the center of Islamabad. Therefore, Mumtaz City has gained a lot of attention in the industry. With outstanding infrastructure, rapid development, business opportunities, proximity to the new international airport, excellent peripheral road connections to motorways, access to the metro bus, and the CPEC Route, Mumtaz City has attracted hundreds of foreign and local investors, property developers, and house buyers, etc., as it has always minimized the risks and maximized the returns.

With the airport and its cargo facilities fully operational, it is expected that the Civil Aviation Authority, airlines, and allied services will house at least 5000 to 6000 employees in our vicinity. Similarly, the demand for housing and commercial activities in the nearby area is expected to rise exponentially, as living in the Twin Cities is no longer affordable for middle-income households, creating a huge gap between supply and demand that is indicative of exceptional returns. The surge in population coupled with internal migration will lead to a growth in commercial activity outside the central parts of the city. Due to the shortage of houses, prices are expected to rise in the future, and investors are keen to invest in the area. We are excited to play a critical role in addressing the housing shortage by constructing well-rounded and sustainable communities.

SOFIA SAPPHIRE

Mumtaz City

Plot No. MC-7, Abdullah Haroon Avenue, Indus Block
Mumtaz City, Near New Islamabad Intl. Airport, Islamabad.

A Project of



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