





**A VISION OF MODERN LIVING
IN HARMONY WITH NATURE**

1, 2 and 3 Bedroom Apartments.
Equipped with Modern Amenities.
Adjacent to Central Park & Boulevard.

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 clients as our biggest asset, and their interests take precedence over all other things. Our unparalleled dedication and commitment towards luxury construction are aimed at offering the very best in all the ventures that we undertake. To fulfill this dream, we are launching a project by the name of “Sofia Sapphire” that is just conveniently located at the junction of Sir Fazal Ali Avenue and Abdullah Haroon Avenue is envied by the most due to its marvelous architecture and top-notch location.

I welcome you to be part of our trophy possession which promises to uphold our established tradition. Here is your chance of experiencing a wonder of engineering and construction. Step forward and seize the opportunity!

S.A HOLDINGS





REMARKABLE DESIGN WITH INTRICATE DETAILS
NOT ONLY TO ITS LOOK, BUT CLASS AND LUXURY
IT PROVIDES.

Cutting-edge Cinemas, Family Entertainment Venues.
Directly Linked to Metro Lines.
Leading Fashion Retail Outlets.



ABOUT DEVELOPER

S.A Holdings is a real estate developing company built on the values of trust, commitment to uncompromising quality. Our mission is to ensure excellence in every sphere of operations by providing ultimate customer satisfaction and aspiration for perfection. We are well aware of the fact that property owners have to make the most important emotional and financial decision of their lives, so our team of professional engineers, well known architects, interior designers and skilled labor, We strive to produce finest quality of construction to the market to uphold our integrity, we provide the top class customer satisfaction in all areas, with attention to detail, and a service-oriented attitude.



TWIN CITIES

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

Rawalpindi is the capital city of Rawalpindi Division in Punjab and strategically located at the juncture of Punjab, KPK and 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 strong social, urban and economic links between them.



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

S.A Holdings is committed to provide the premium quality living in judicious prices, mindful about the provision of following features:

Earthquake Resistant

French Victorian Architecture

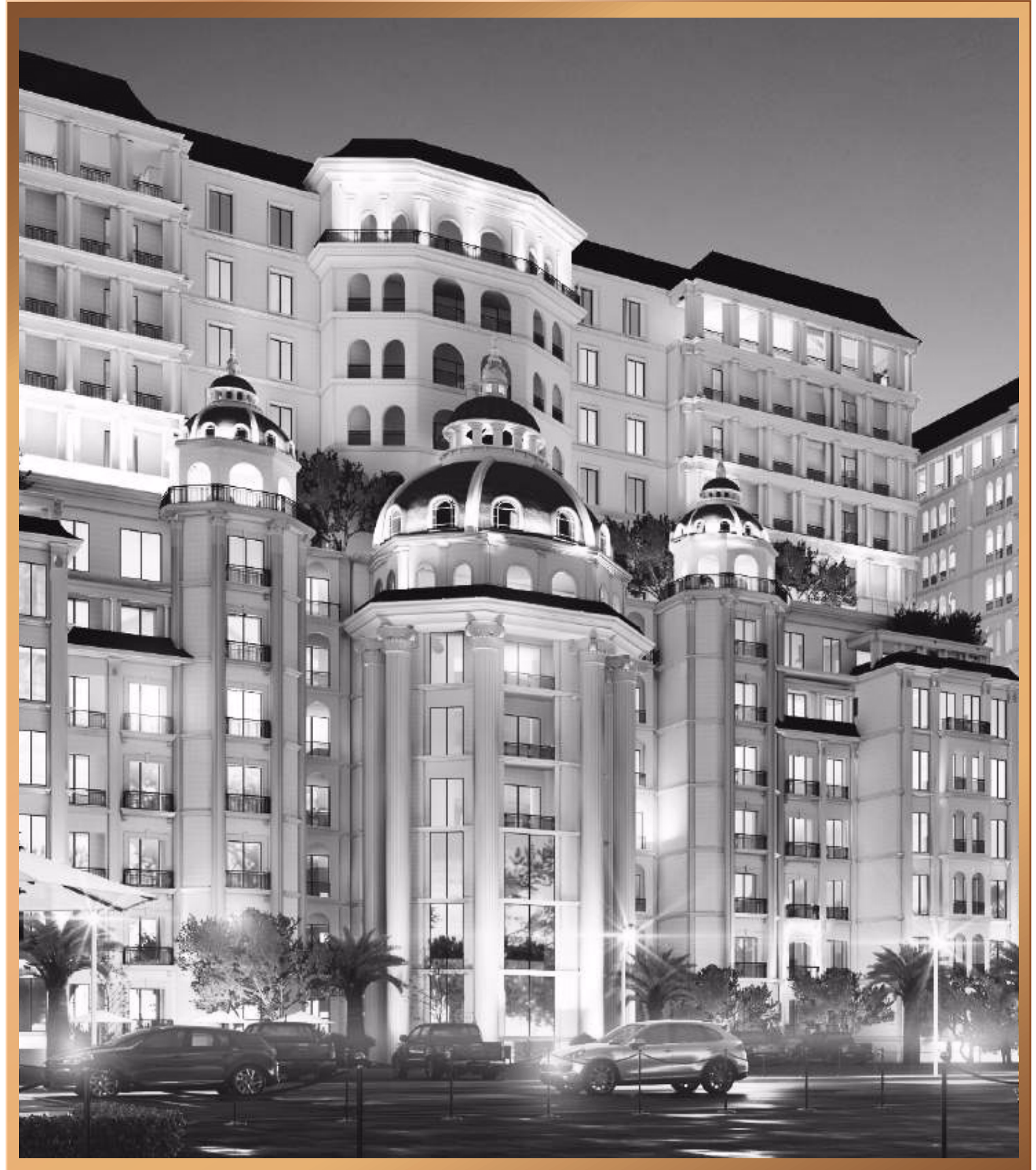
Alluring Aesthetics

High-quality Finishing

Eco Friendly

Temperature controlled Ambience

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





PROFILE AND BACKGROUND

The everlasting urbanization and rising demand of affordable housing in the country has created bullish market in housing and construction sectors.

Realizing the potential, we embarked upon establishing companies both in construction as well as in the fields of real estate, land acquisition and housing. The journey started with the creation of “Mumtaz Construction Company Private Limited (MCC)”, in the year 1982 as a civil engineering, town-planning, infrastructure development company. Soon “MCC” became a ‘No-limit’ company with ISO 9001 certification. In its successful journey of 40 years, MCC has successfully delivered government, semi-government and private land development-projects spanning over thousands of kanals.

The parent company slowly expanded into creation of Ali Amair Associates- a trading and indenting house, Mumtaz City, a marvel of urban town planning, Mumtaz Associates, a land acquisition and holding company, Mumtaz-6a, a media and production house and Mumtaz Farms, a fresh dairy, orchard and vegetable farm.



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 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.

SOFIA
SAPPHIRE



MUMTAZ CITY

M1 M2 INTERCHANGE

NEW ISLAMABAD INTERNATIONAL
AIRPORT

GT ROAD
G-15

G-13

G-14

MOTORWAY
CHOWK

GOLRAH MOR

SIRINAGAR HIGHWAY

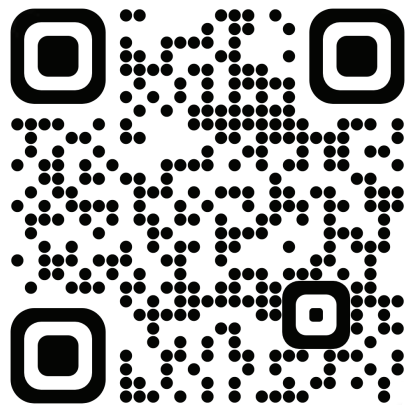
MOTORWAY TO LAHORE

MOTORWAY TO PESHAWAR

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.



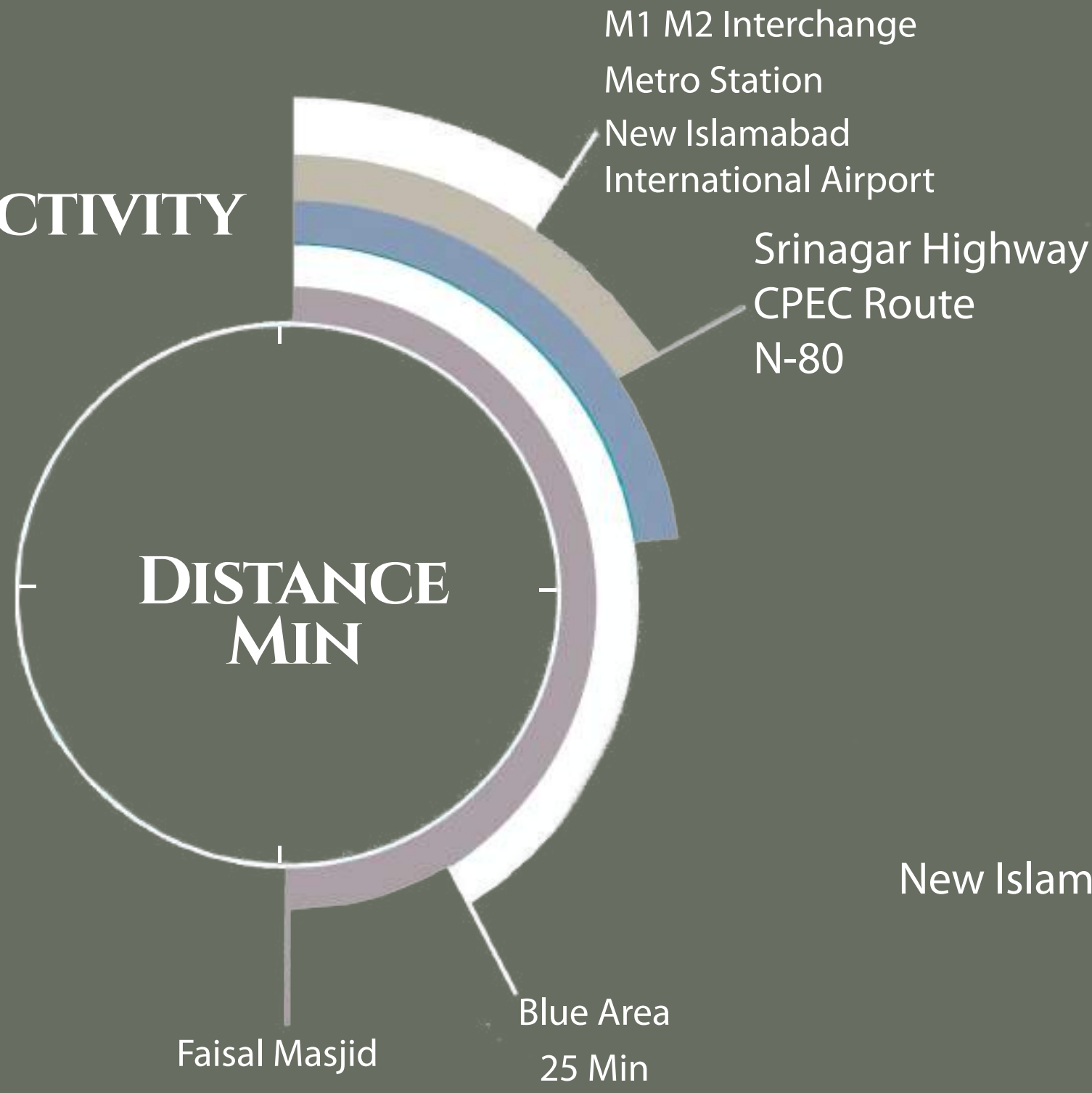
SOFIA
SAPPHIRE
MUMTAZ CITY

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 marvelous beauty with a three-sided corner, park front, And is surrounded by farmhouses. It is ideally located within walking distance of daily life necessities like a Commercial center, Mosque, School and Hospital.

UNIQUE LOCATION

CONNECTIVITY



Metro Station
5 Min



M1 & M2 Interchange
5 Min



New Islamabad International Airport
5 Min



Srinagar Highway
10 Minutes



CPEC Route/Interchange



Connectivity To N-80

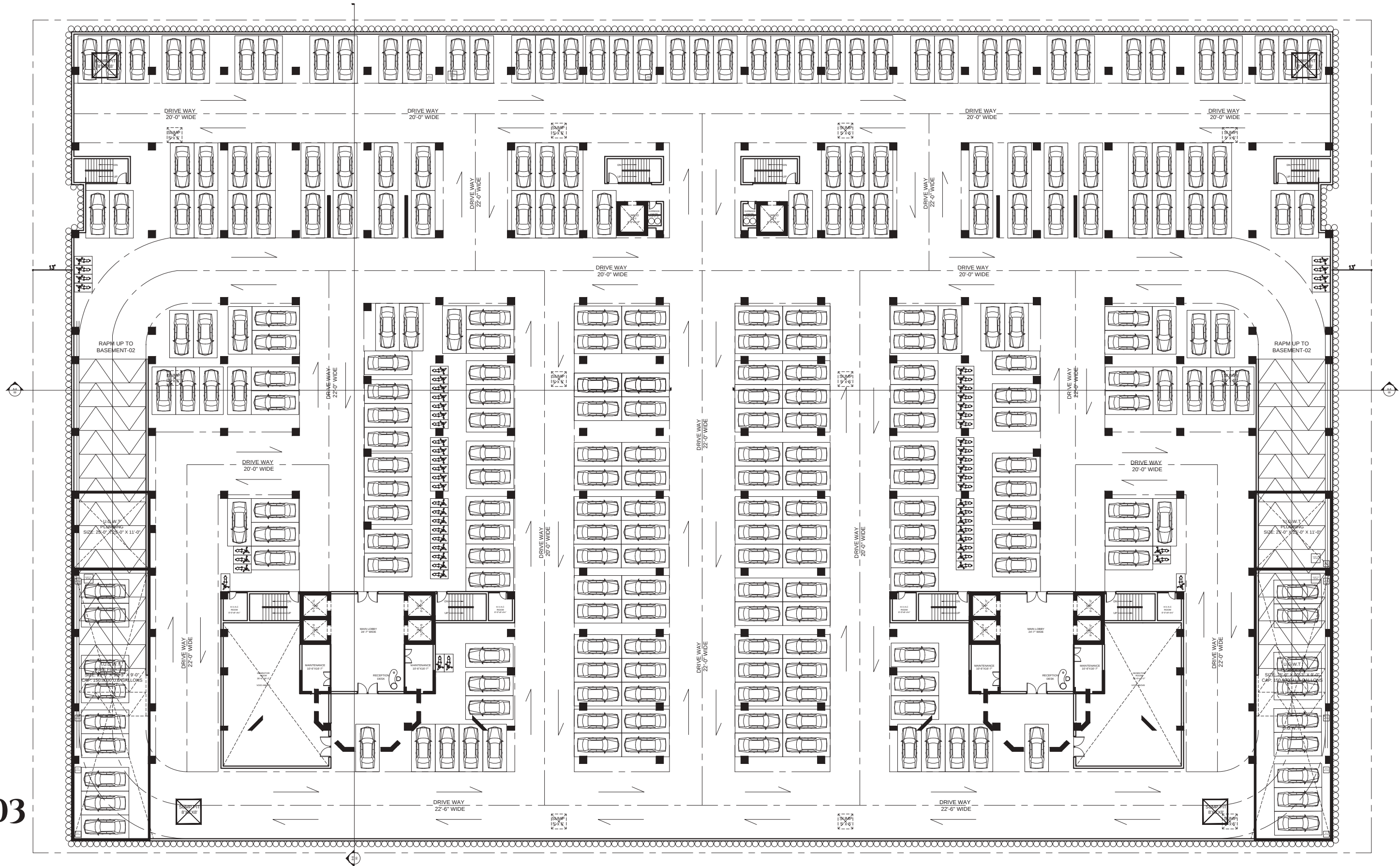


Blue Area
25 Min



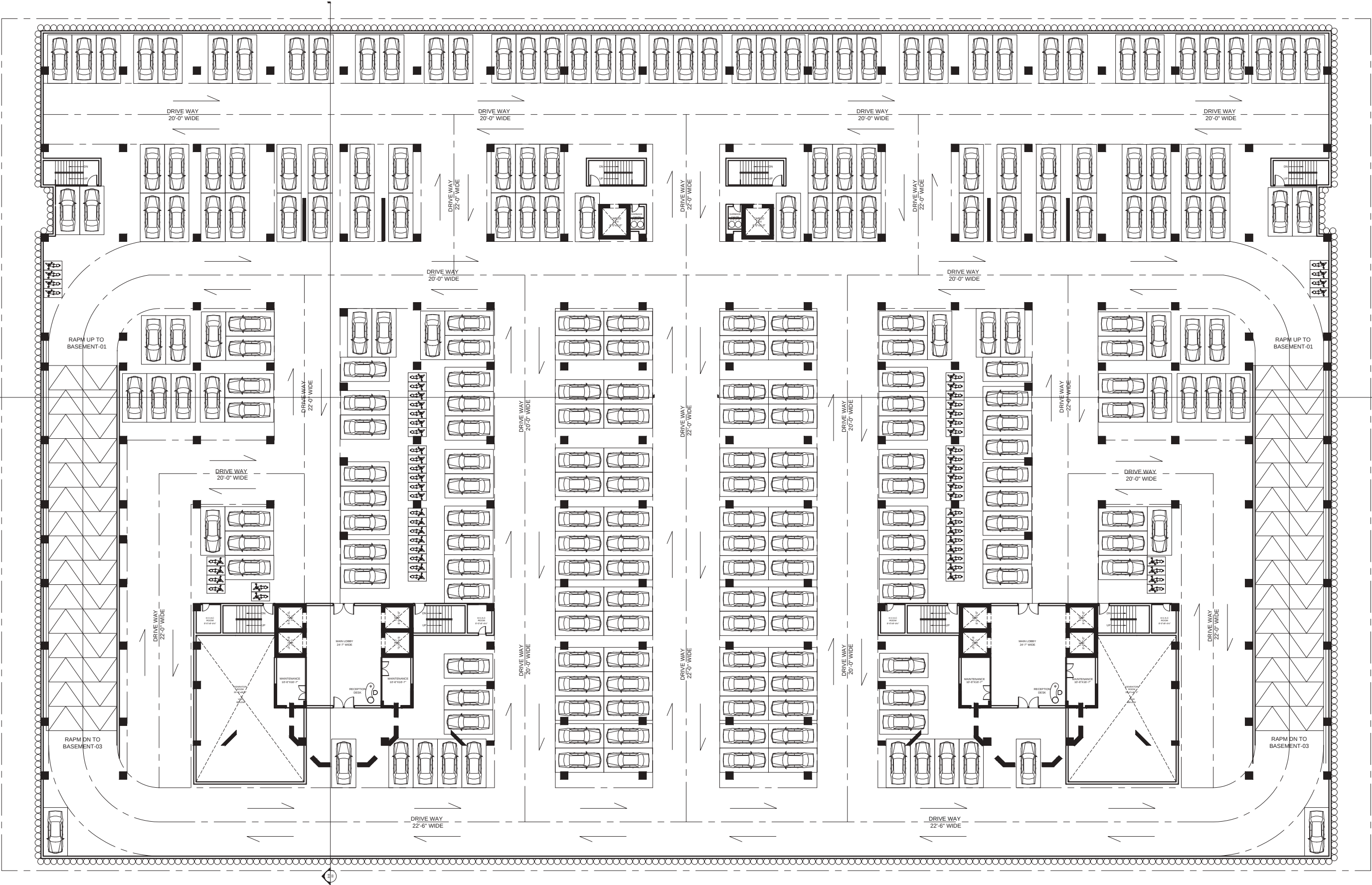
Faisal Masjid
30 Minutes

BASEMENT 03

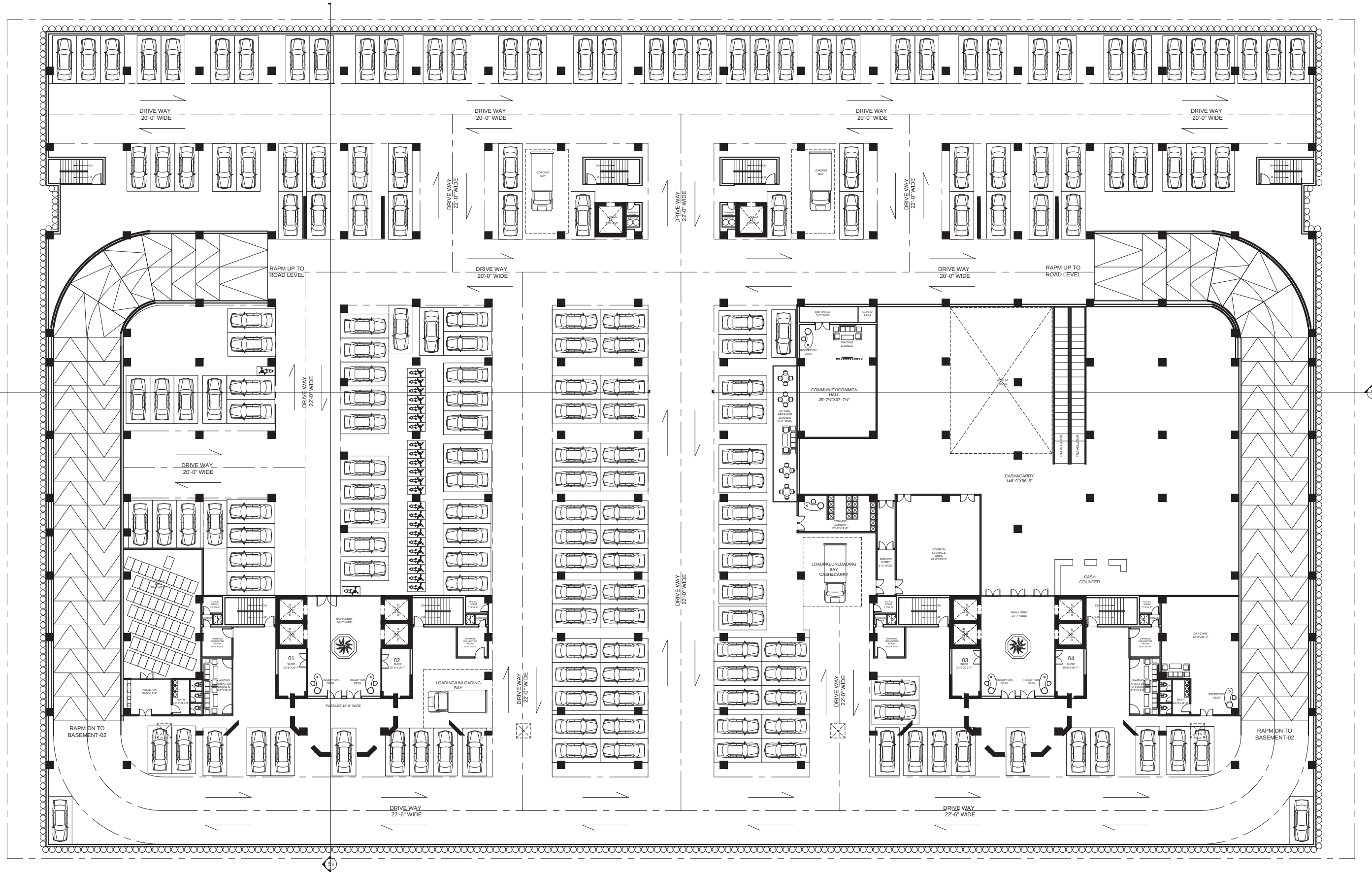


ABDULLAH HAROON AVENUE

BASEMENT 02

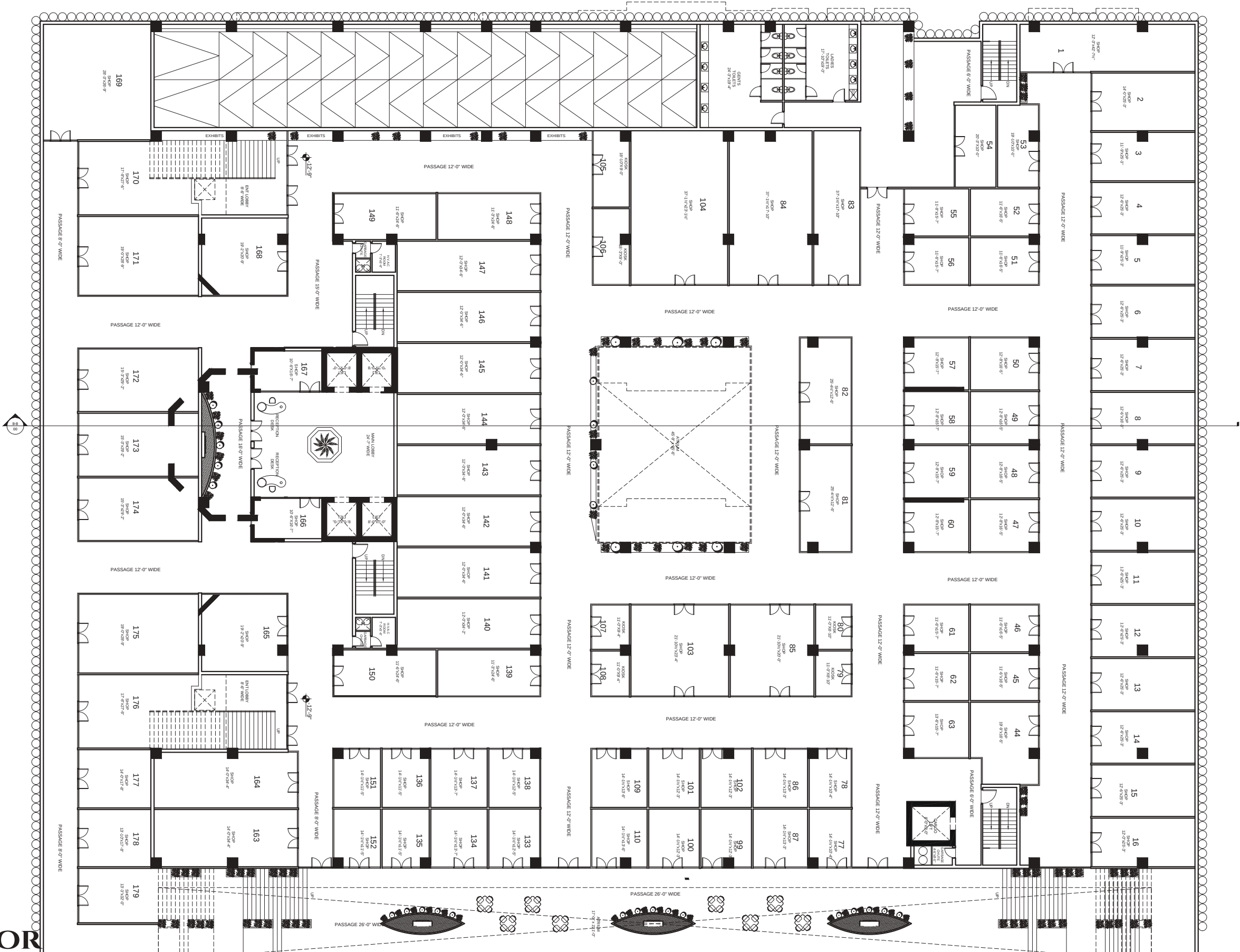


BASEMENT 01



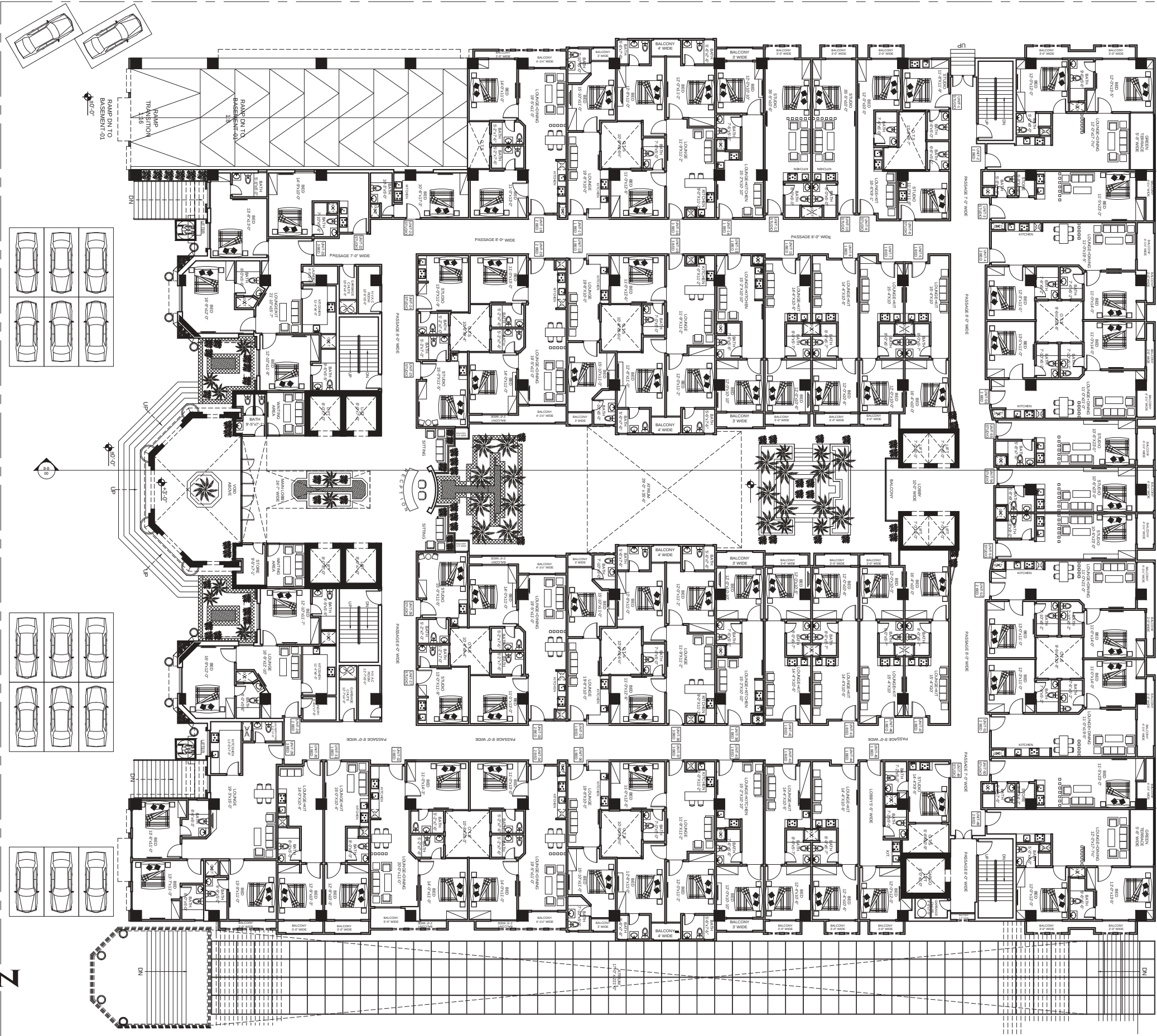
ABDULLAH HAROON AVENUE

LOWER GROUND FLOOR
BLOCK-A



GROUND FLOOR PLAN BLOCK-A

ABDULLAH HAROON AVENUE

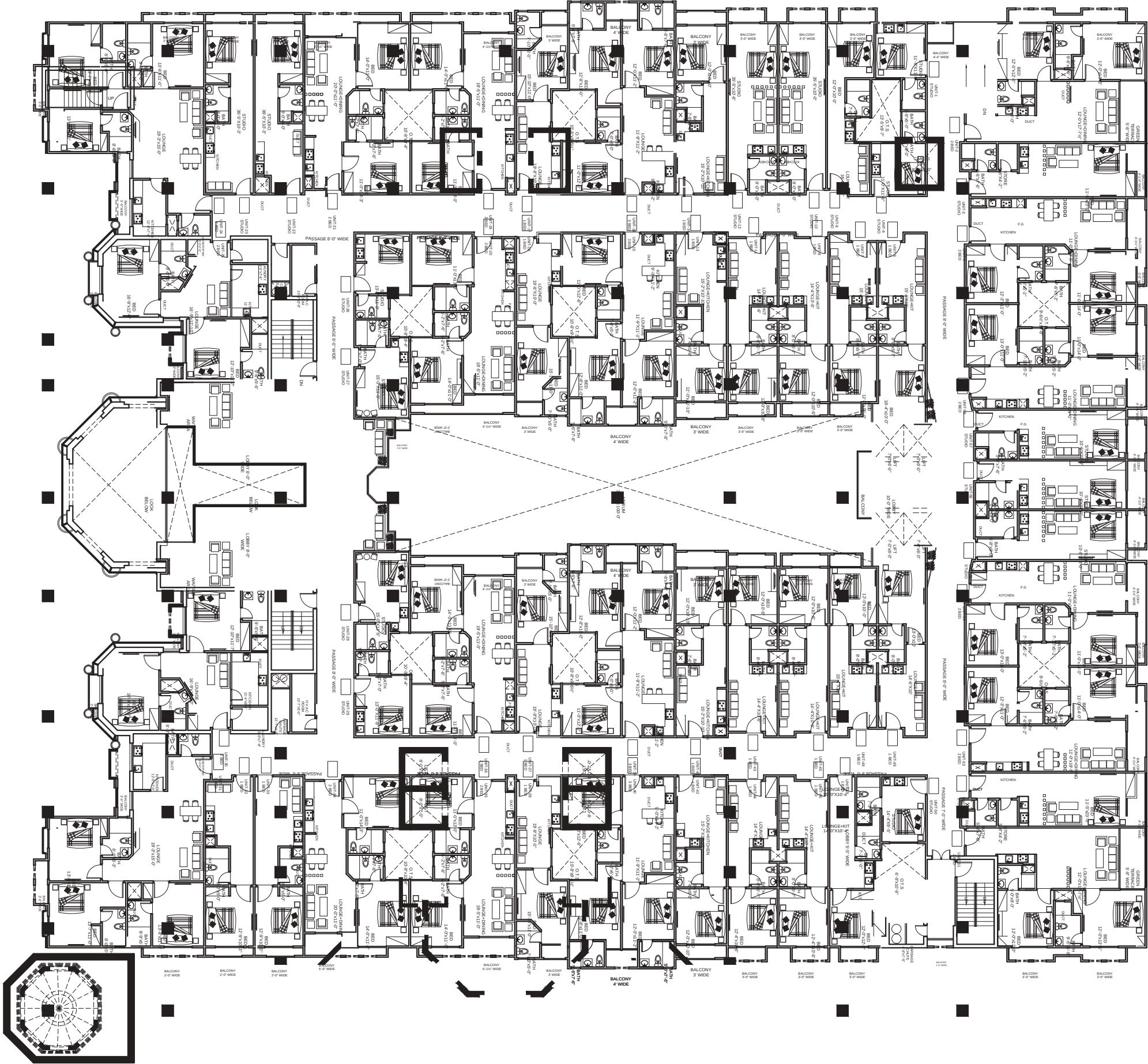


FIRST FLOOR PLAN
BLOCK-A

ABDULLAH HAROON AVENUE

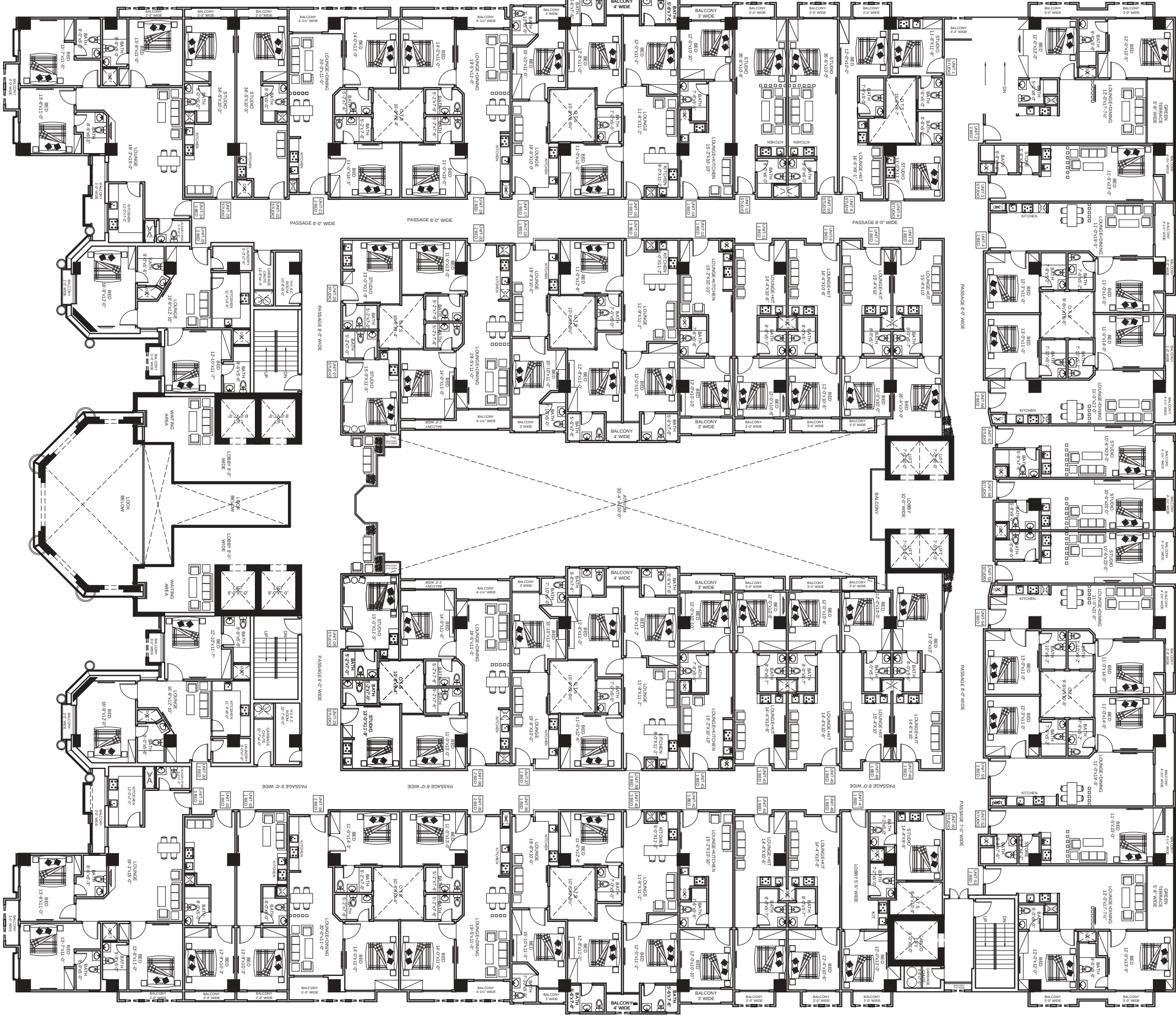
A-A

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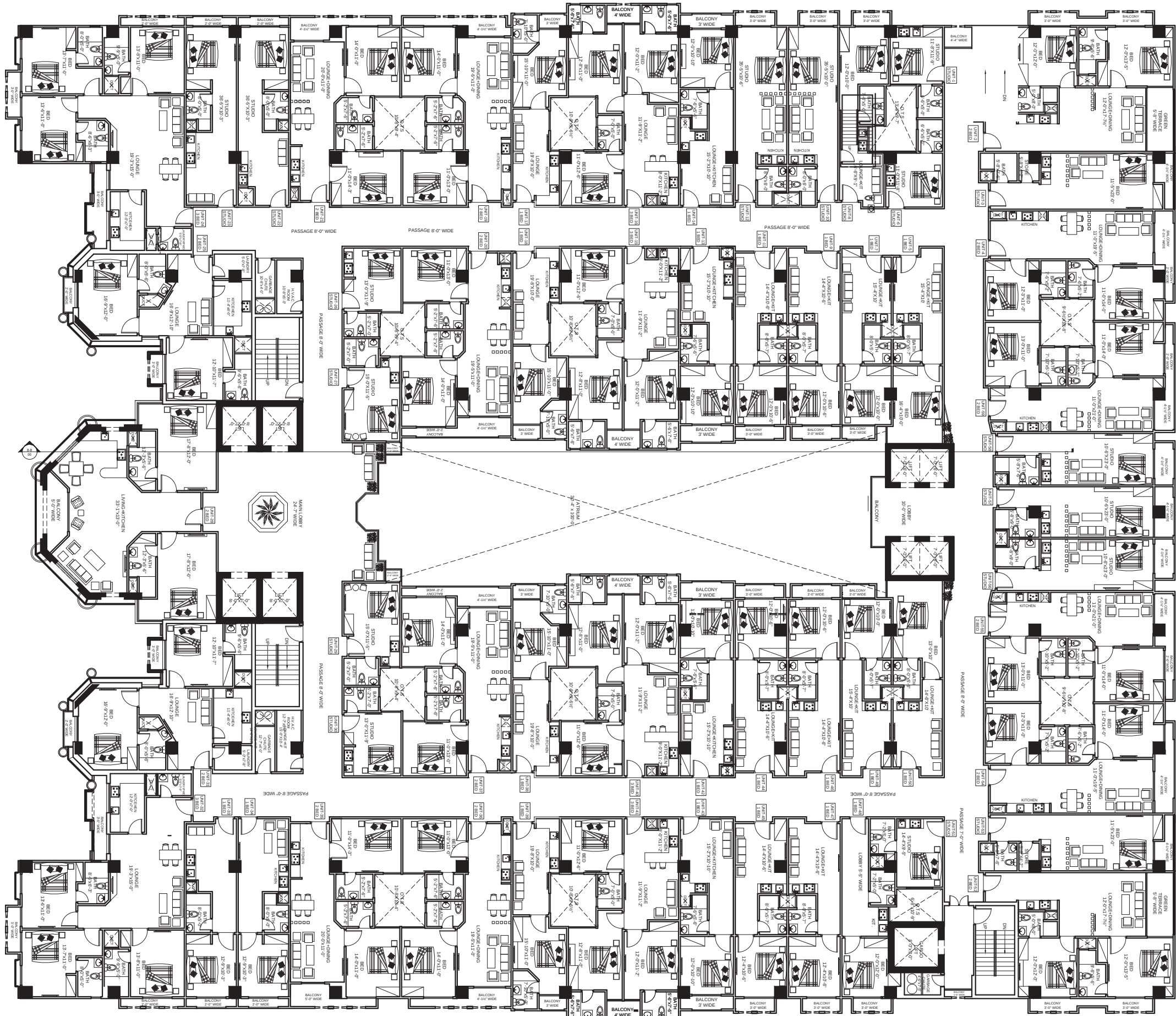
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2ND FLOOR PLAN
BLOCK-A



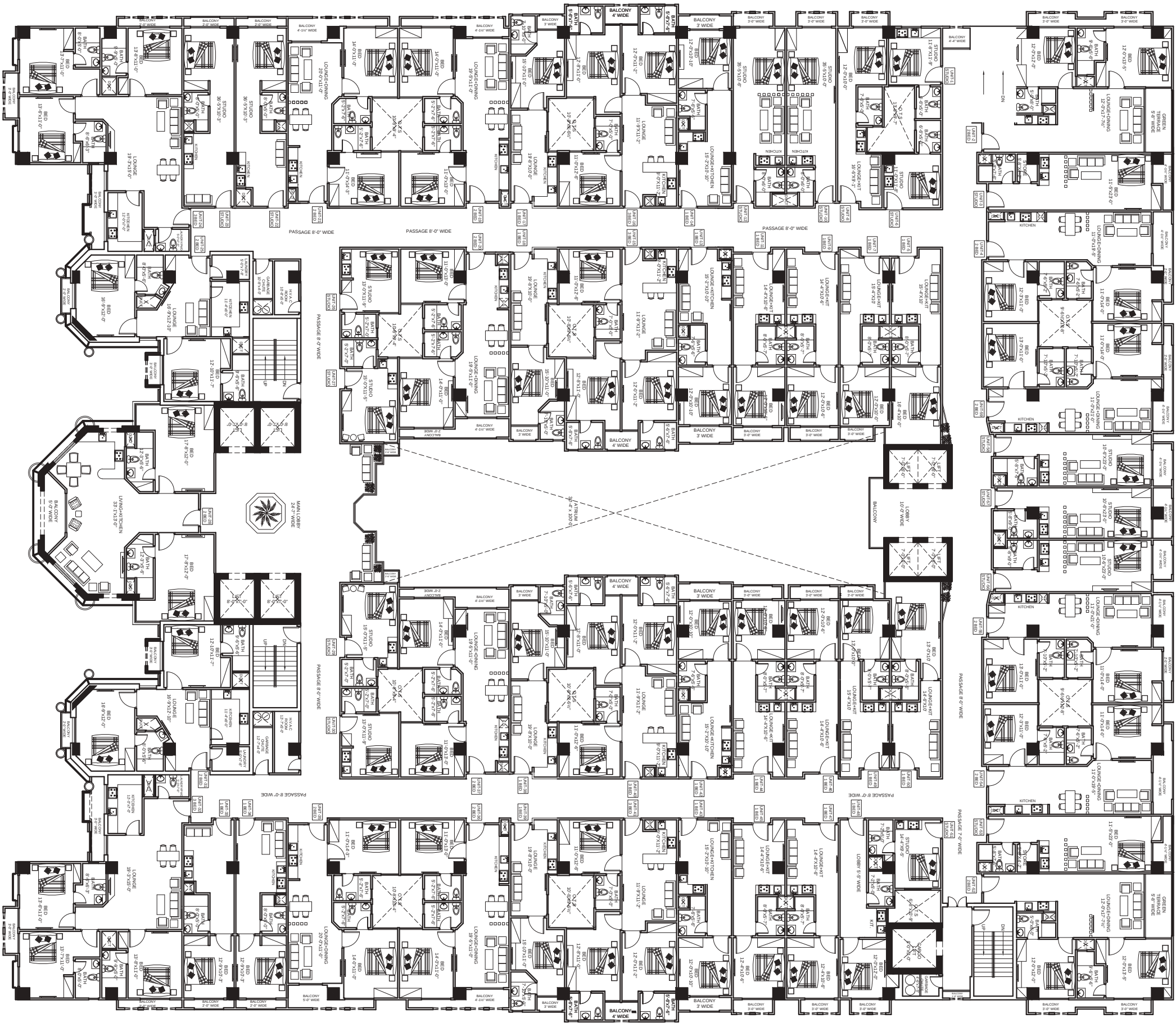
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3RD FLOOR PLAN
BLOCK-A



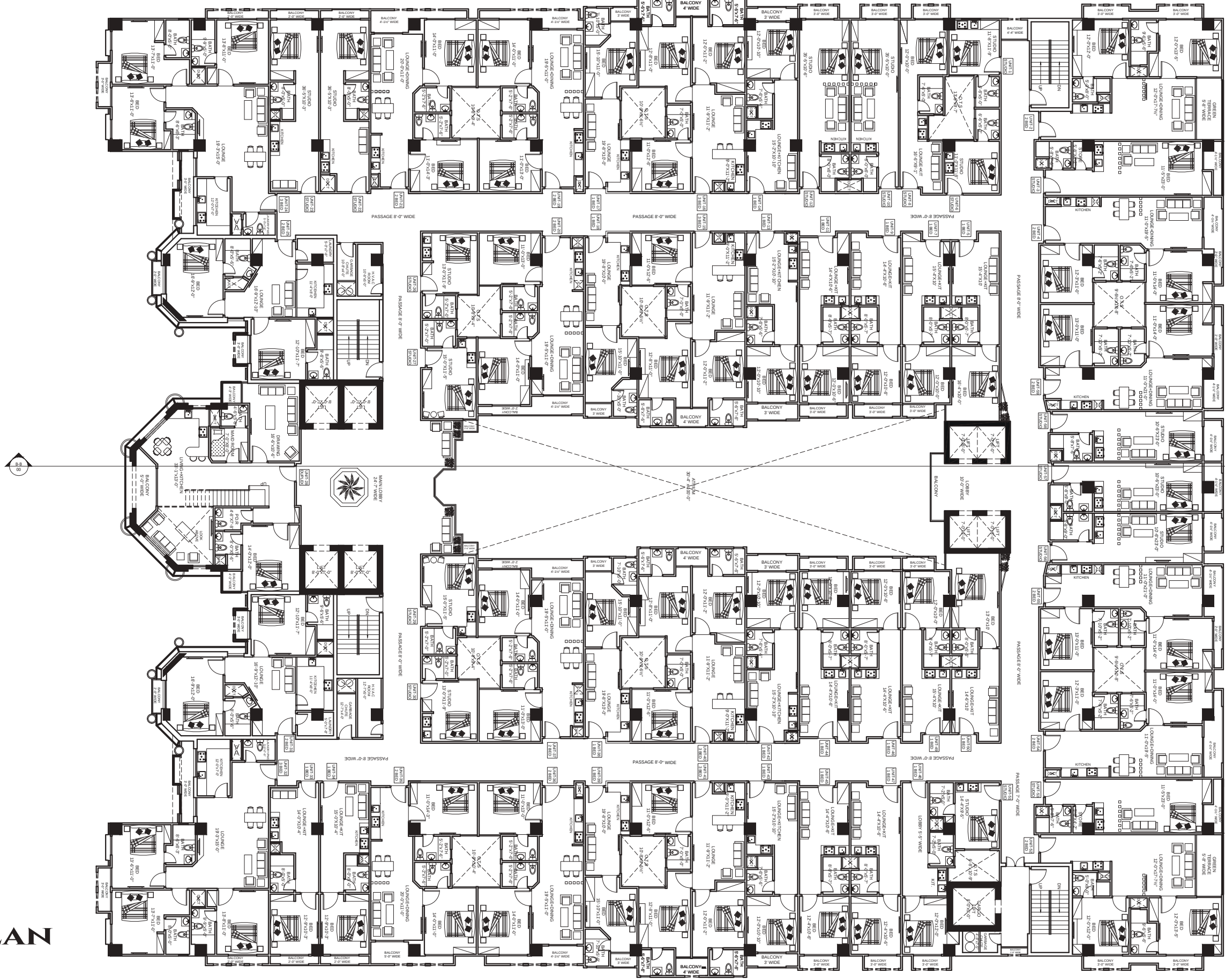
ABDULLAH HAROON AVENUE

4TH FLOOR PLAN
BLOCK-A



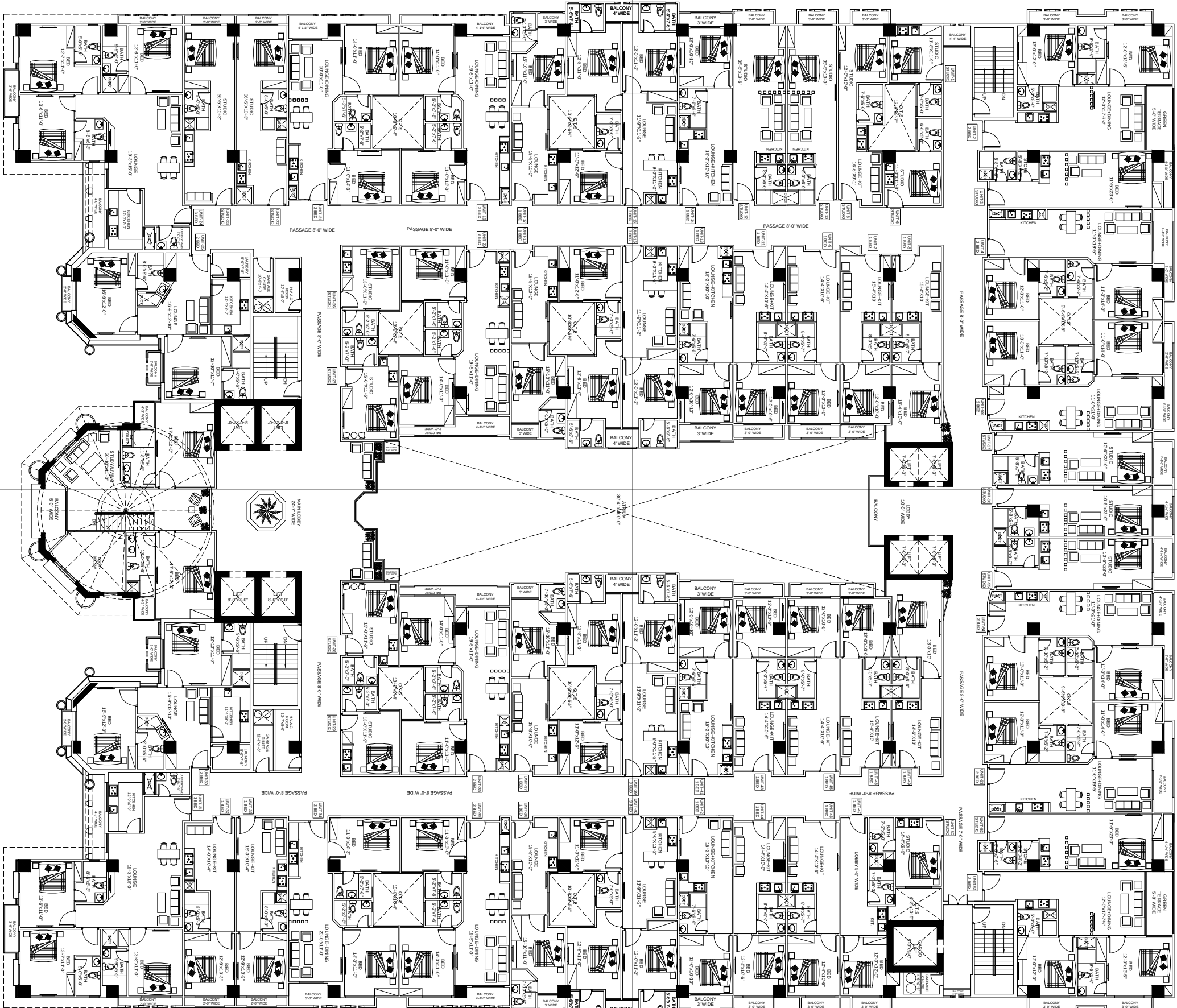
ABDULLAH HAROON AVENUE

5TH FLOOR PLAN
BLOCK-A



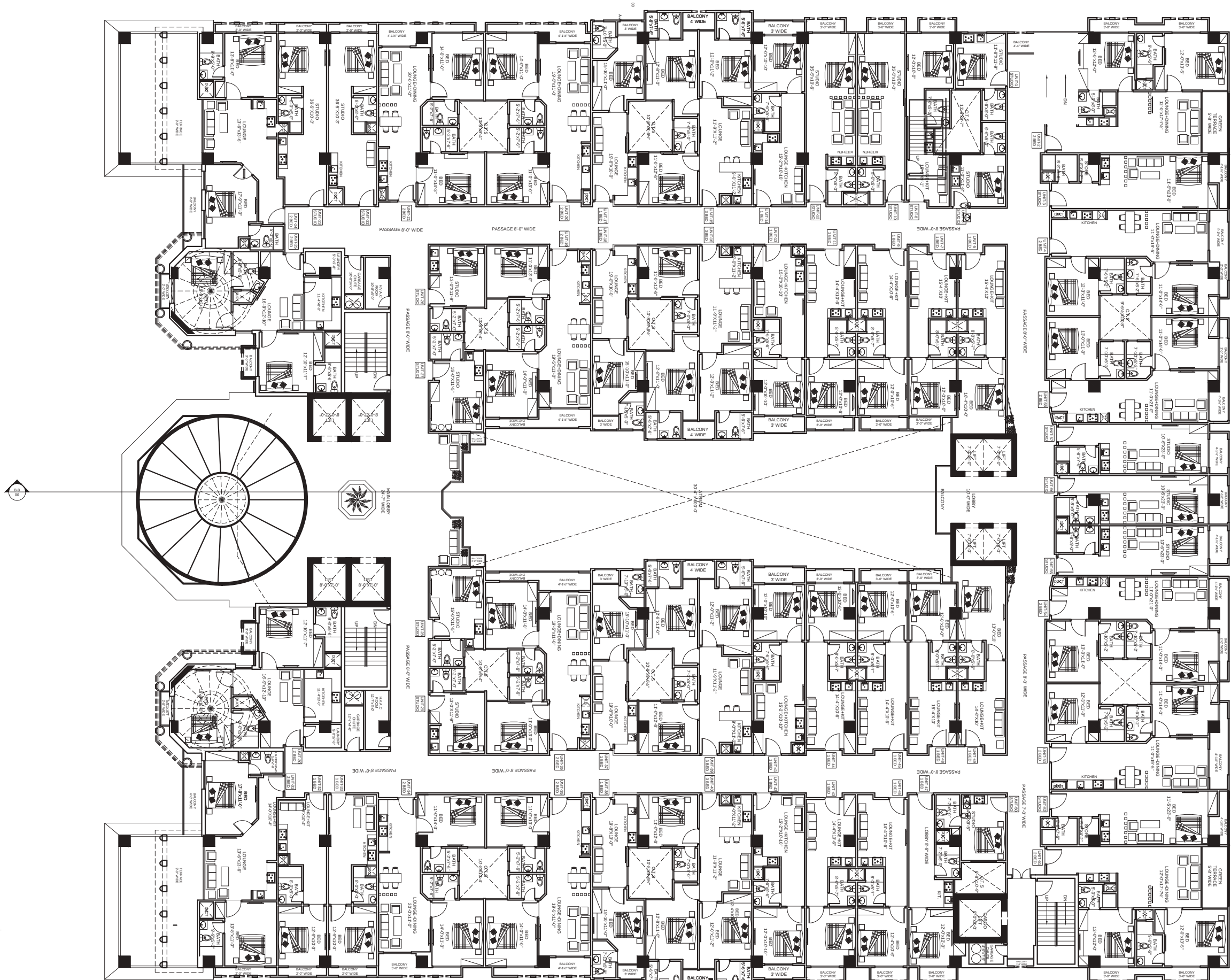
6TH FLOOR PLAN
BLOCK-A

ABDULLAH HAROON AVENUE



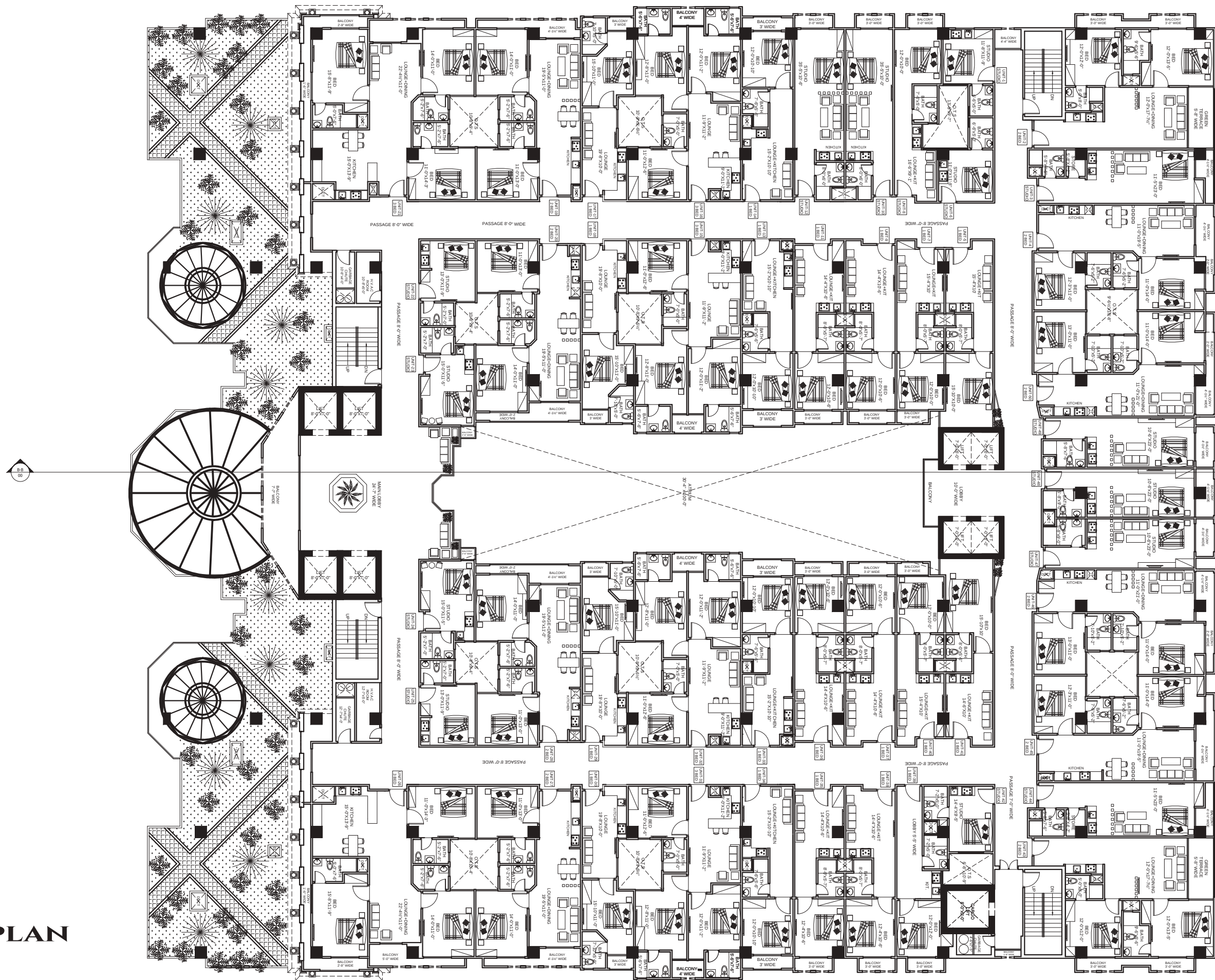
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7TH FLOOR PLAN
BLOCK-A



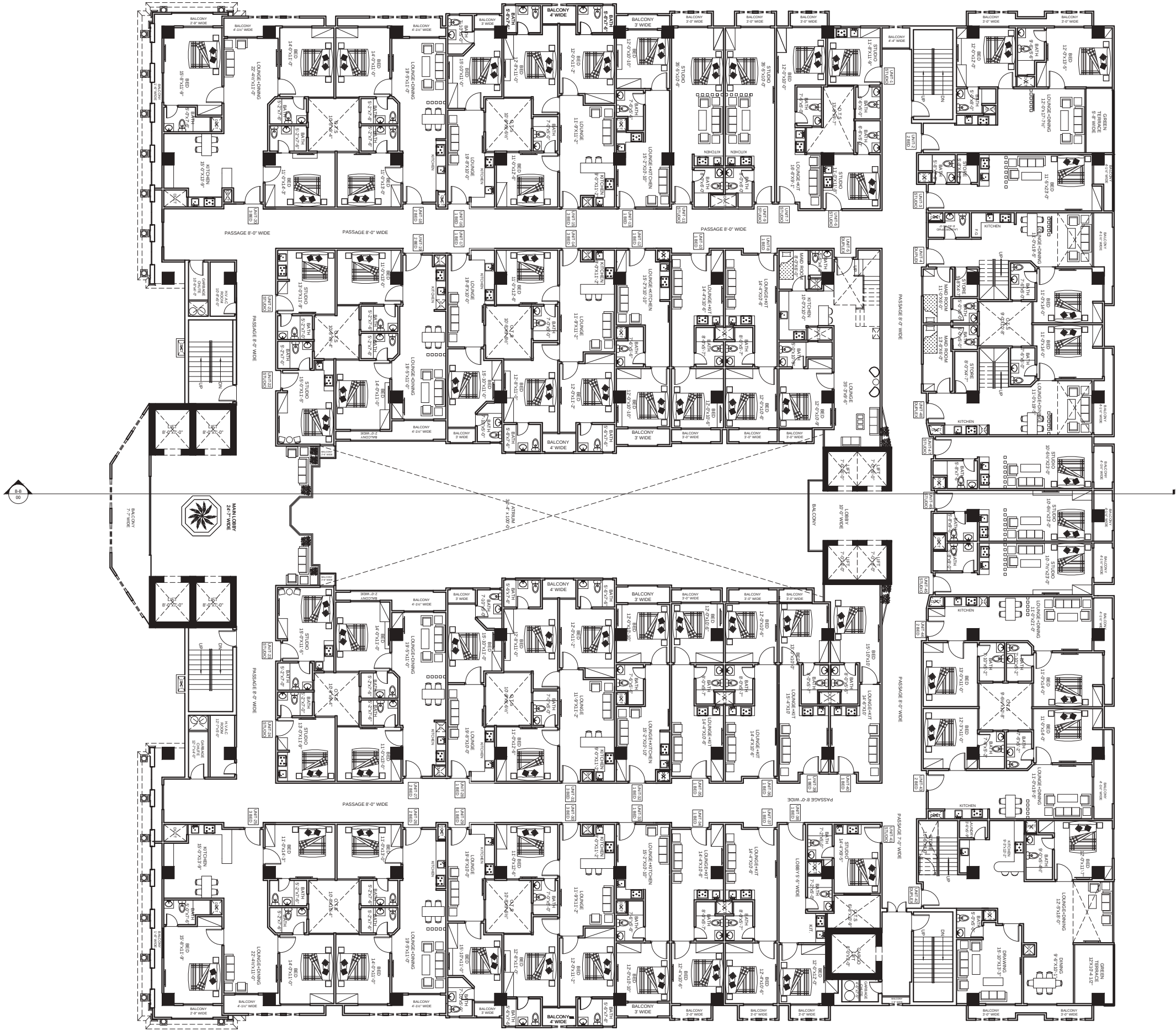
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8TH FLOOR PLAN BLOCK-A



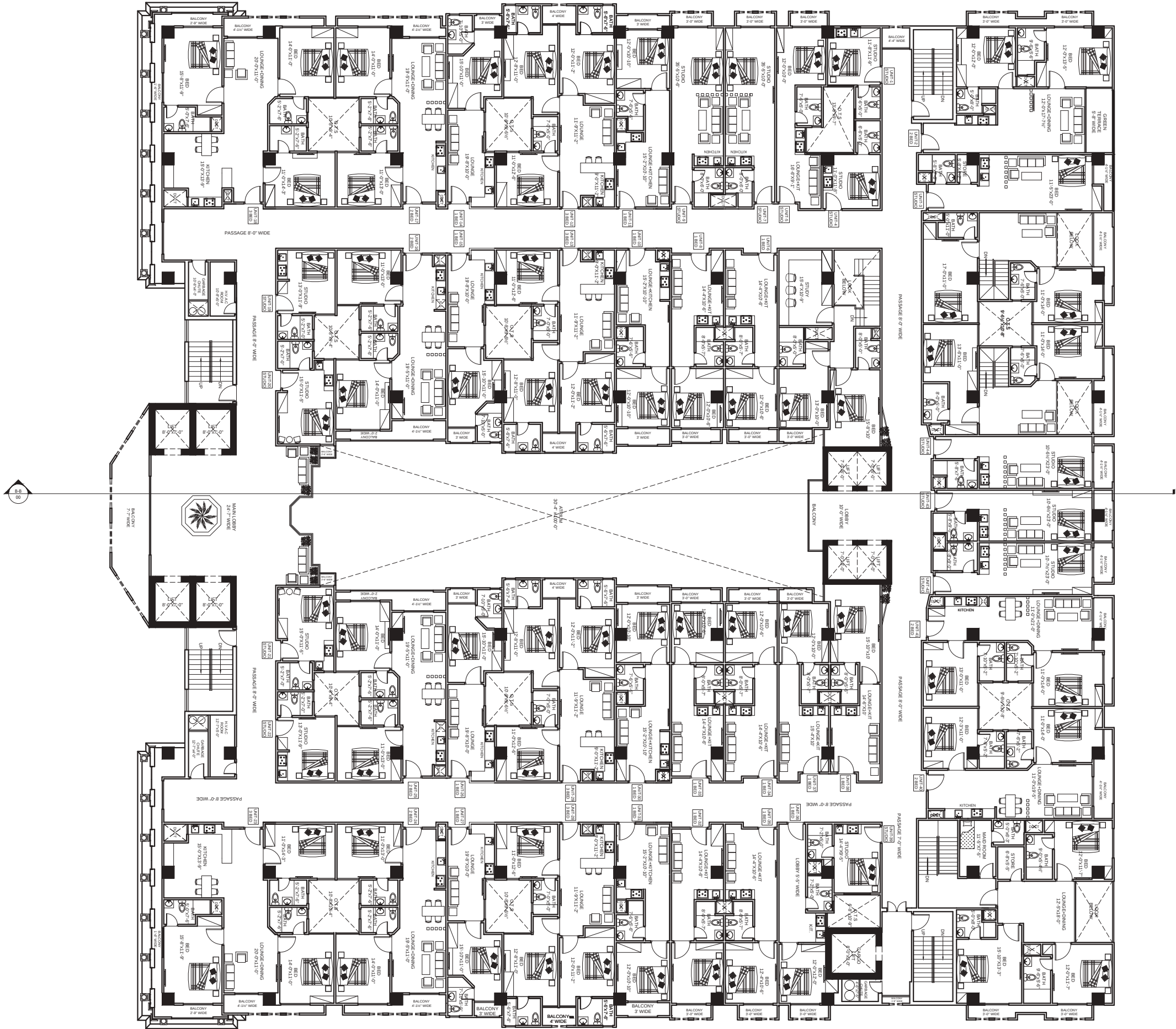
ABDULLAH HAROON AVENUE

9TH FLOOR PLAN
BLOCK-A



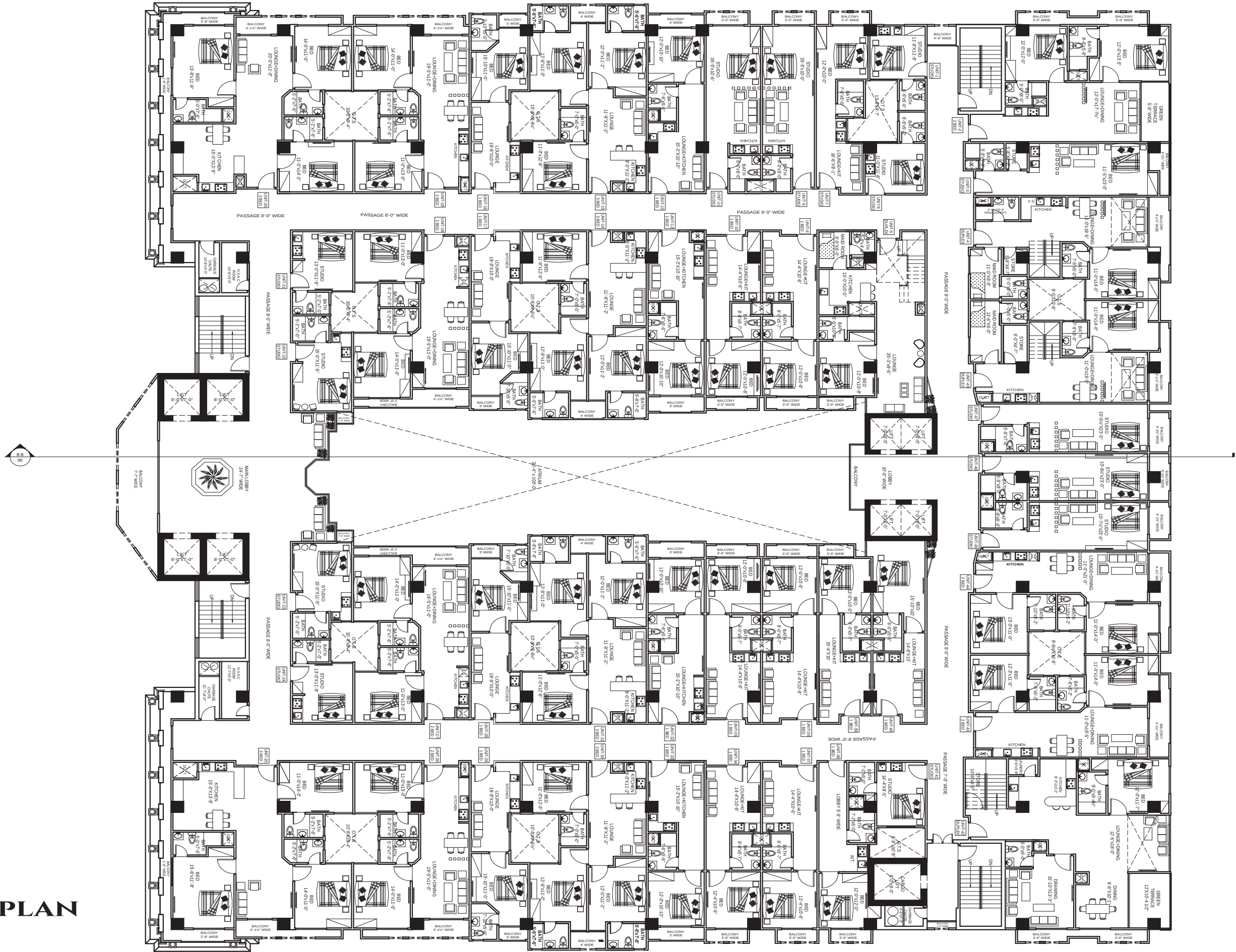
ABDULLAH HAROON AVENUE

10TH FLOOR PLAN
BLOCK-A



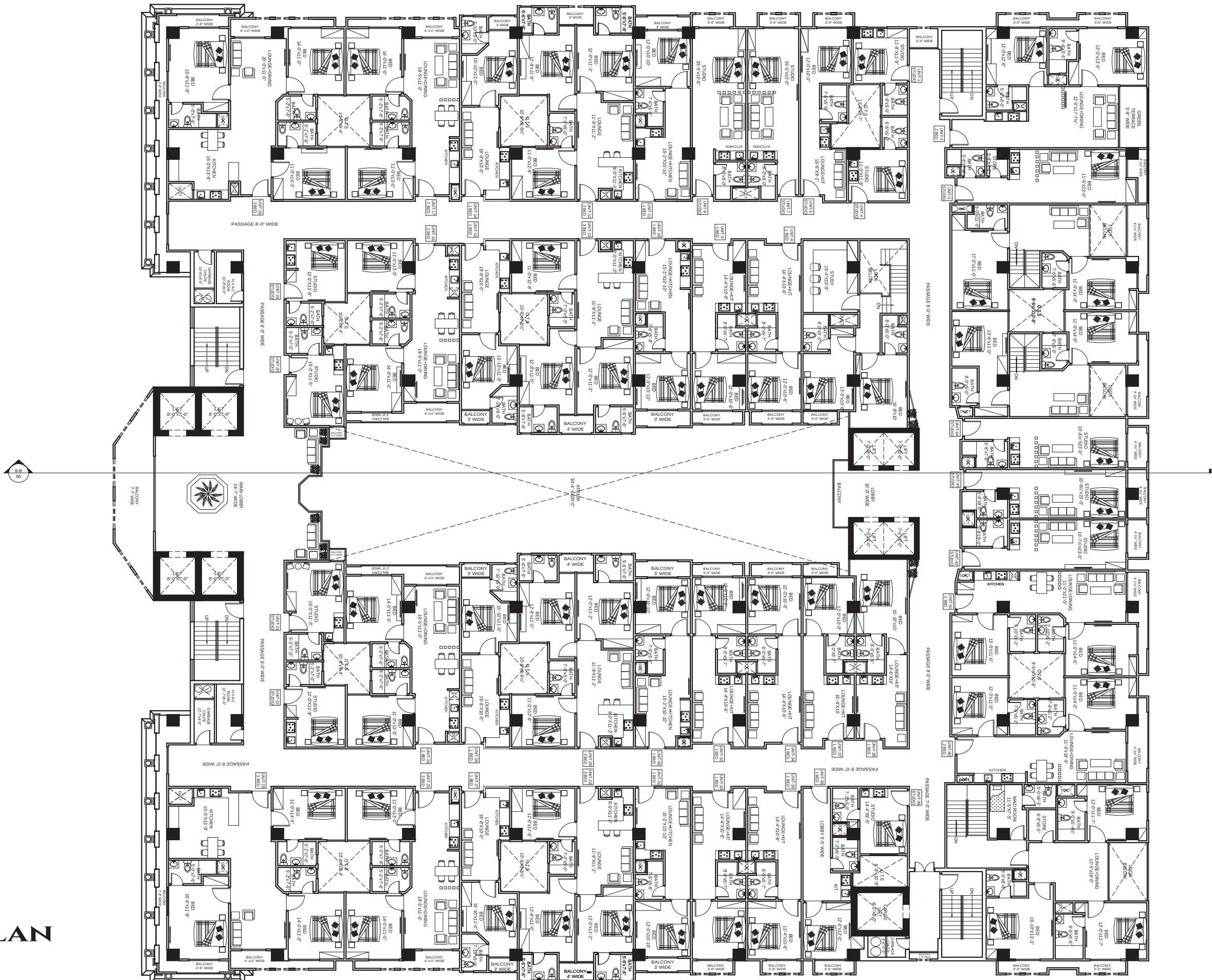
ABDULLAH HAROON AVENUE

11TH FLOOR PLAN
BLOCK-A



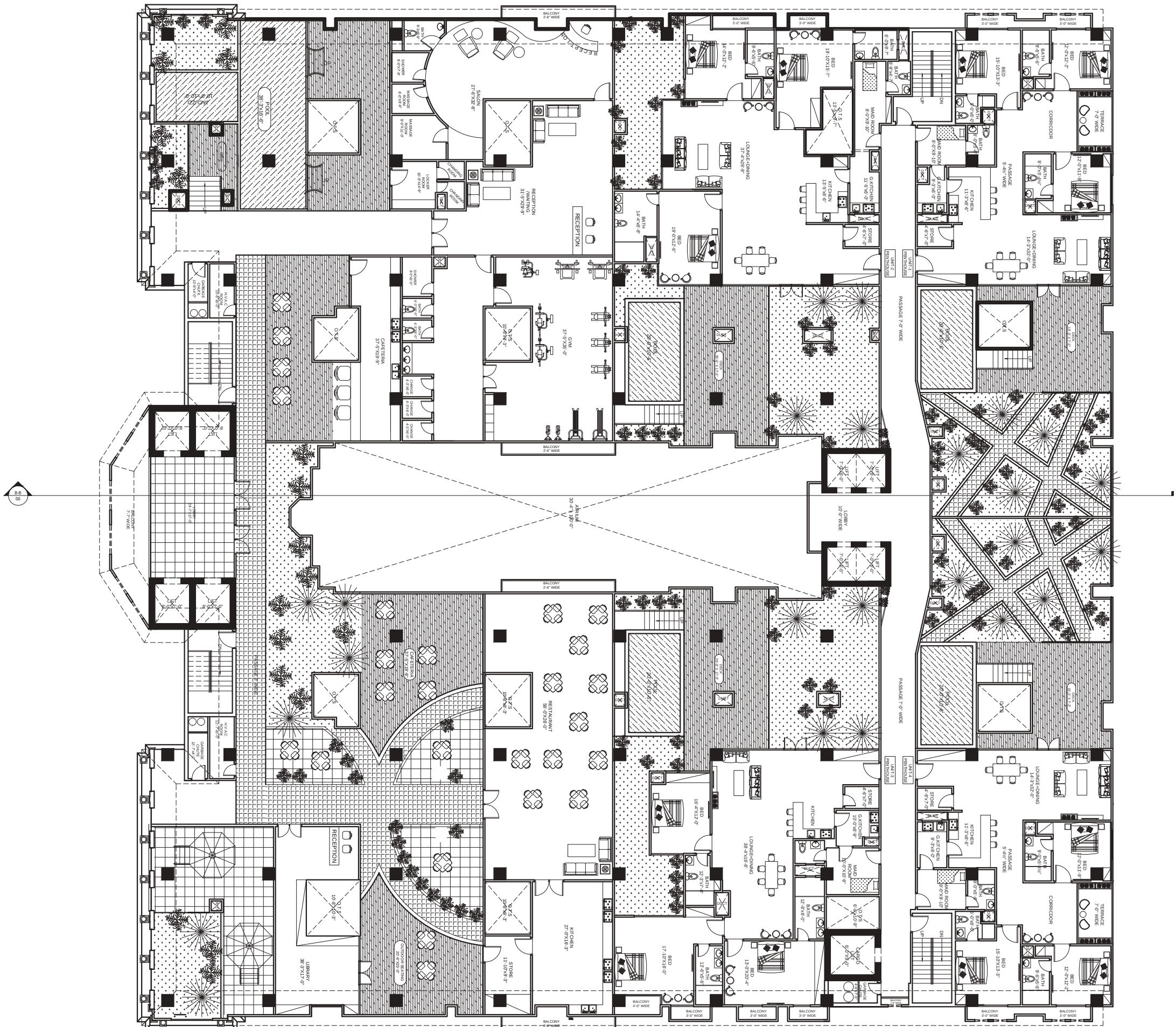
ABDULLAH HAROON AVENUE

12TH FLOOR PLAN
BLOCK-A



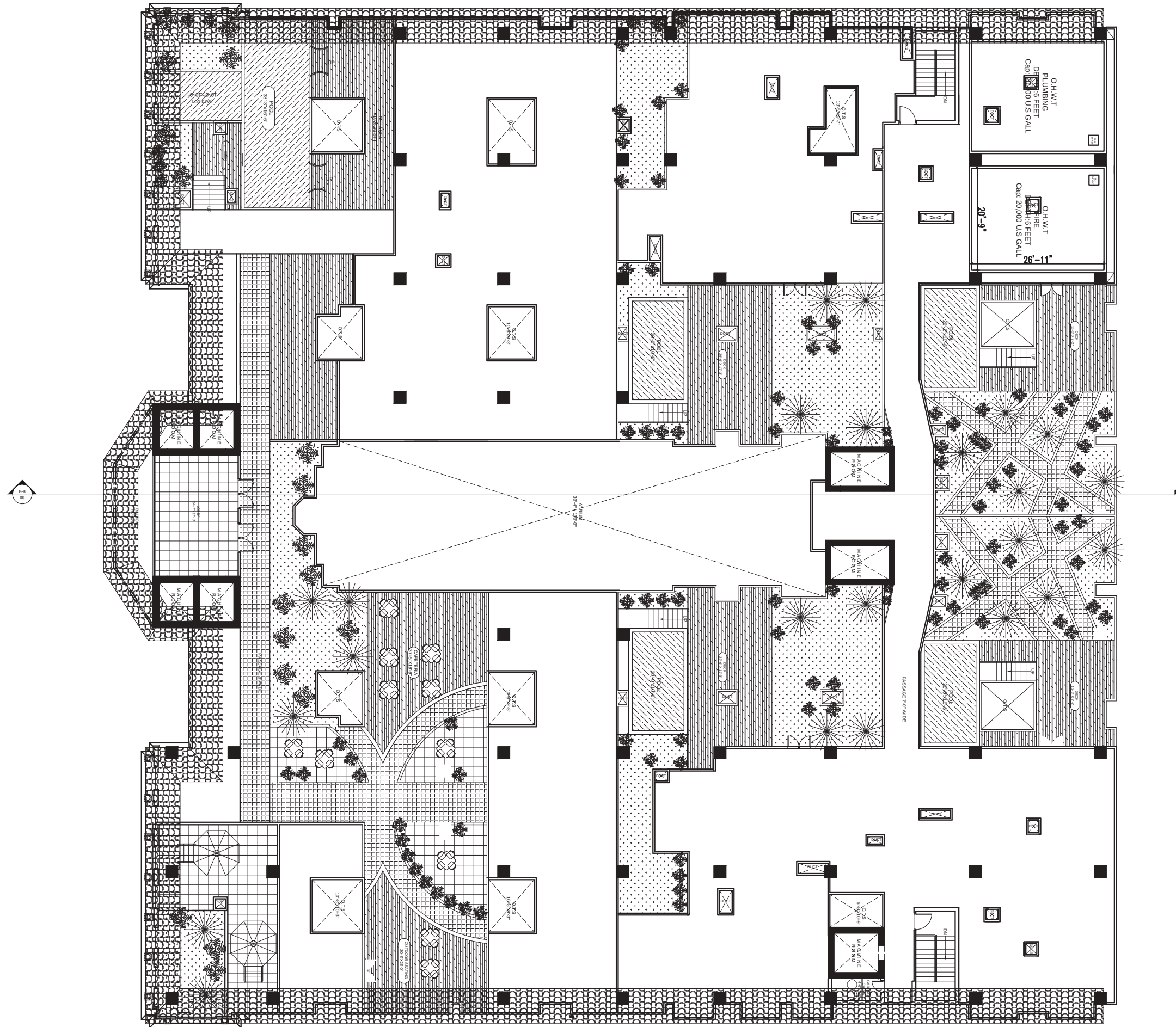
ABDULLAH HAROON AVENUE

13TH FLOOR PLAN
BLOCK-A



ABDULLAH HAROON AVENUE

ROOF TOP PLAN BLOCK-A



APARTMENTS TYPE



STUDIO



1 BED APARTMENT



2 BED APARTMENT



3 BED APARTMENT



DUPLEX APARTMENT

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 aluminum 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





**REMARKABLE DESIGN WITH
INTRICATE DETAILS**

Quality Finishes
Luxury Beyond Imagination
Cozy Living Experience



ATRIUM LOUNGE EXPERIENCE

Quality Finishes

Luxury Beyond Imagination

In-house Recreation and Dining Facility



GRAND ENTRANCE LOBBY AREA

Experience Ultra Luxury

Quality Finish

Guest Waiting Lounge

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













FUTURE PROSPECTS

Pakistan is undergoing perpetual urbanization whereby the people in the middle-income group have increasingly started to opt for affordable housing located in an environment with well-developed infrastructure and amenities. This obviously has created a potent housing market. Real Estate, and housing in particular, being one of the largest industries has employed millions of people directly and indirectly, hence playing a pivotal role in the development of the economy. Pakistan has a housing shortfall of 9.5 million houses, and the numbers are ascending consistently. The housing demand is rising, and the real estate business is thriving as a direct consequence of internal migration into cities like Islamabad. Likewise, the population growth rate of Islamabad is one of the highest globally, and the city is expected to double in size over the next decade.



MUMTAZ CITY'S EVOLUTION

With extraordinary increase in property prices and traffic congestion in Islamabad, people are looking for the newly developed towns, well-planned and executed legal housing colonies. The demand is particularly high in towns where access from main regional roads is very easy and 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 metro bus and 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 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 nearby area is expected to rise exponentially, as living in the twin cities is no more affordable for middle income households, creating a huge gap between the supply and demand which is indicative of exceptional returns.

The surge in population coupled with internal migration will lead to a commercial activity growth outside the central parts of the city. Due to the shortfall 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 very essential role in addressing the problem of housing shortage by building well-rounded and sustainable communities.

SOFIA SAPPHIRE

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Mumtaz City, Islamabad

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