

# Noman Royal City: your dream come true

It may appear odd but it is true. In Karachi, whose population has reached 17 million, more than 70 percent of its residents are without a home of their own and are forced to live in rented houses or flats.

While most residents of Karachi dream of home of their own, those who toil relentlessly to make the two ends meet and slightly better off middle income group, for most of them a house of their own remains a dream unfulfilled.

The cost of living is going higher by the day and it is becoming difficult for the average Karachiite to make his dream come true.

The price of even a small plot of land has gone beyond the reach of most people.

To acquire a constructed house or flat appears a bleak prospect for many of us. The dream of a personal house is hard to materialize under these times of escalating prices.

The news of the launch of "Noman Royal City" project came as a ray of hope for many residents of Karachi who were

groping in the dark.

The affordable price of plots in Noman Royal City is a new ray of hope for the people of Karachi.

And the terms offered by the developers is so attractive that it has come as pleasant surprise. The project is situated in a very well-planned residential locality of the city.

And the price is a boon: you can buy a plot for as much as Rs399,000 and to top it pay the price through a reasonable installment of Rs 3000 per month.

It is more than a bargain in city where residential units are normally sold at several times higher than what the Noman Royal City is offering its clients.

It is nothing less than a golden opportunity which comes once in many years. Noman Royal City has real given a pleasant surprise to all!

The prestigious project is located in Surjani Town Sector 12-E of KDA Scheme 41 just a ten-minute drive from the main Rashid Minhas Road.

Located beside a 200 feet wide road the project offers res-

idential plots of 80, 120 and 200 square yards besides 200 sq. yards commercial plots as well.

The 80-sq yard plot is priced at Rs. 3.99 lacs. The booking amount is Rs nine thousand and the balance to be paid in easy monthly installments which is affordable for all income groups.

The 120 yards plots cost Rs 5.99 lacs while the booking price is Rs 15000. The 200 yards plots are priced at Rs5.99 lacs and its booking price is Rs 25000.

Aside from the very reasonable and affordable price of plots and easy payment schedule, the Noman Royal City project offers a number of other facilities to its buyers.

The most attractive is special discount it offers at the time of booking for a plot in the project.

Star Marketing, who are handling the marketing of the project, have kept their tradition of special discounts.

According to this facility if a buyer pays the allocation, confirmation and allotment dues together at the time of booking he can get a 10 per cent discount on the total amount paid by the buyer at the time of booking.

Also if the buyer pays the amount of 36 monthly installments at the time of booking he is entitled to a 15 per cent discount on the total amount of 36 installments paid by him.

A 15 per cent discount is also offered to those who pay the amount of six half-yearly installments at the time of booking of a plot. And this is not all.

If the amount due to be paid at the time of possession is paid in advance at the time of booking the buyer can get 15 per cent discount on this payment as well.

Also a 20 per cent discount is given to those who are willing to pay the amount of the last 20 installments (due after taking possession) in advance at the time of booking.

The prospective owners of plots in Noman Royal City will be given possession of plots in 40 months—that is 20 months before the last installment has been paid.

This facility will help the buyers to have possession of their plots in a short period of 2.5 years and can then immediately begin construction.

They can pay the balance of 20 installments while living in their own house!



## Arch Vision Plus: Excelling in architecture, engineering

Arch Vision Plus, the architectural force behind Noman Royal City, is a multidisciplinary consulting firm which provides services in all major fields of engineering and architecture.

The firm maintained five technical divisions including Architecture and Town Planning, Civil and Structural Engineering, Environmental Engineering, Topographic Survey and Construction Management.

Arch Vision Plus has considerable experience in project feasibility studies, architectural and town planning, presentation, project management, tender documentation and construction supervision.

The design approach of Arch Vision Plus synthesizes creative imagination and rational logic.

Producing buildings and housing scheme that has a popular public appeal, whilst bearing no contradiction to the progressive culture of the early twenty first century.

Planning, designing, and management works are carried out by personnel having extensive track record of professional experience on internationally recognized computer software.



**Syed Akbar Jamil,  
Managing Director  
Arch Vision Plus**

## Brand leader of real-estate marketing

Continued from Page 14

direct foreign investment, and Gwadar port a regional hub of trade and investment activities.

Pakistan through networking of roads is linking Gwadar with Karachi and the north to enable the Central Asian States to use Gwadar as a port for their trade.

Water supply is being improved, seven jetties are being constructed and local fishermen are being given motor engine fish boats. The local hospital is also being upgraded.

Port of Singapore has taken over the management of Gwadar Port in 2007. Port of Singapore was the highest bidder for the Gwadar port after DP World. The port will now be in competition with that of Dubai in the United Arab Emirates.

Many investors in Pakistan always wait on the sidelines of every real estate bust for things to get better. They do... eventually.

While the news is mixed on when the next boom will happen, they all agree on one thing—it will boom again. Population explosion from immigration and demand for housing will continue on a steady pace for at least 40 years. Real estate doesn't boom and bust, it just comes and goes in waves, causing a doubling in prices every time around.

Many are sitting on the sidelines waiting for the green light to buy, and this may not be the best idea. Bargains are everywhere, and interest rates are still cheap. Real estate investing works in every market, but you need to learn your market and adapt the techniques that it requires.

There are many ways to describe real estate markets, including "hot" versus "flat" or "rising" versus "falling" or "buyer's" versus "seller's." All real estate markets are subject to fluctuations, but these fluctuations typically do not greatly influence the ability for the informed investor to make a profit. In fact, some strategies, such as flipping, can be the least risky way for a beginning investor to make a profit in an uncertain market simply because of the relatively short amount of time the flipper will own the property.

Unlike the stock and commodities markets, real estate markets don't rise and fall rapidly. For long-term investing, additional market factors are important to your buying decision. Investors who plan for short-term real estate market appreciation are speculating, which is outside of the basic model of low-risk investing.

Let's be clear: there is no such thing as an ideal real estate market for investing.

It tends to be more difficult to find bargains in rising markets, however, because if the market keeps rising, the probability of selling the property quickly for a large profit increases. In contrast, when property values are falling, more so-called bargains become available.

Yet you need to assess the true value of these properties based on when you expect to sell the property. Thus, your purchase must be made at a steep discount to allow for a profitable sale later.

Investors in Pakistan know that a weak market can offer extraordinary deals, though flippers need to proceed with caution. It always pays to know the market and purchase the property at a price low enough to net an eventual profit, even if the market continues to fall.

The common myth is that you cannot make money by in a bad real estate market. In a bad real estate market, you can often buy "Low cost" properties and sell them at a very high price later. It's all in how you do the math.

People who understand the importance of keeping their money working for them in Pakistan are usually more successful financially than those who fail to appreciate this fact. If you have a

lot of money, it is important to keep it working because you have a lot to gain or lose, depending on how well your money is working for you.

If you have very little money, it is even more important to keep your money out to have working. It can be the seed that grows to become great wealth. Once you begin wisely investing your money, efforts, and talents, you will be on your way to becoming financially independent.

Yet, those Overseas Pakistanis who have been successful in accumulating wealth through their own efforts have more than money in common. They think and plan "long-term." They believe in the planning process, set financial goals that are carefully thought out, put their plans into writing and then into action. They form good economic habits by saving and investing.

They study, think, plan and learn from others and by doing. They make adjustments where necessary, continuously re-investing. They never stop trying and they always maintain "a winning attitude."

Successful Overseas Pakistanis don't allow negative feelings to linger. They quickly get rid of the feelings by taking steps to solve their problems or by doing something positive.



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## Your own plot in Karachi. A dream comes true.

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