



LAKESHORE

TOWERS

LUXURY LIVING

A PROJECT OF



**KUNWAR'S ASSOCIATES**

*Building Future. Preserving Past*



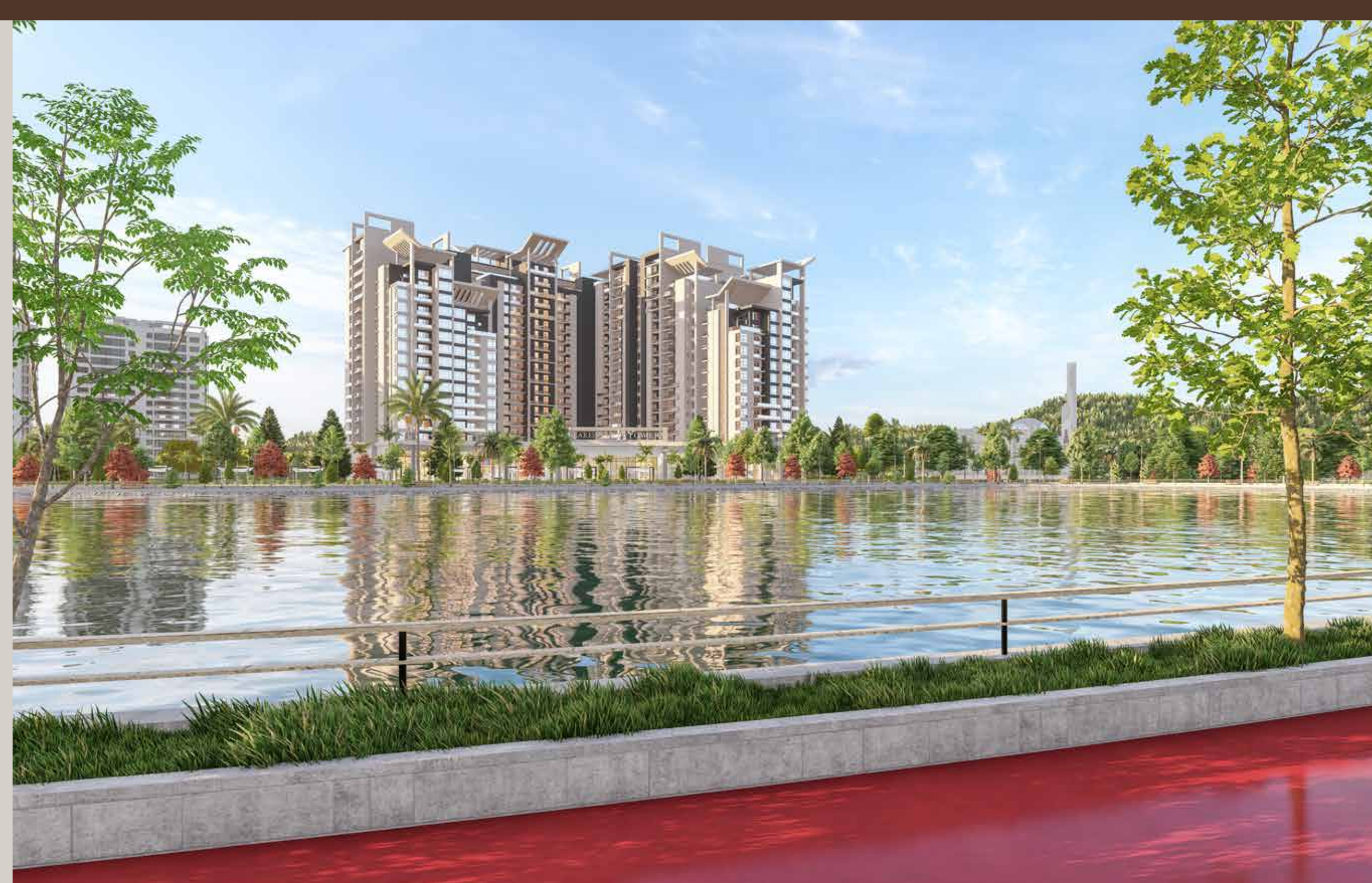
WELCOME TO



LAKESHORE  
TOWERS

Welcome to Lakeshore Towers. Situated in the heart of TopCity-1 right across a Lake, Lakeshore Towers provides a perfect blend of serenity and connectivity. Our apartments and commercial areas are designed to offer a posh look while keeping your comfort a top priority. Residential facilities provided by Lakeshore Towers are unmatched and are crafted keeping in mind the needs of all age segments. Our vision is to build the best and create with love the perfect space to support the flow of your lifestyle. We at Kunwar's Associates promise you a simple but powerful reflection of our motto:

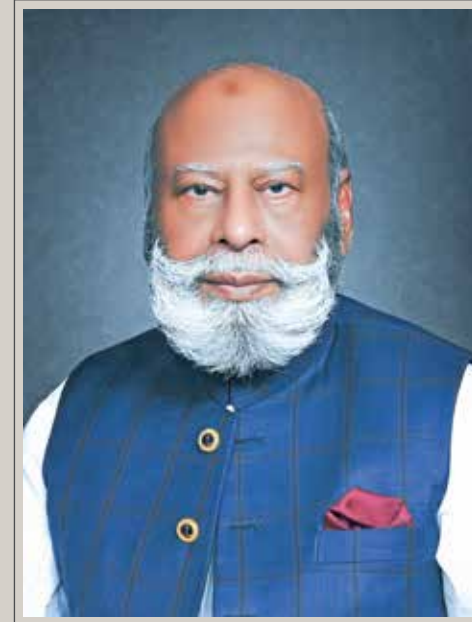
Building Future. Preserving Past!





# CHAIRMAN MESSAGE

**Kunwar Qutubuddin Khan**  
Chairman  
Kunwar's Associates



The real-estate industry is the economic backbone of the country. Pakistan will grow rapidly and recover faster from the effects of COVID-19 if we can collectively get this sector up and running. Lakeshore Towers is a humble contribution from Kunwar's Associates to play our role in bringing our inspiring nation's economic growth back on track.

Every project that we do is underpinned with the desire to set a benchmark. My team has poured its heart and soul in the planning and execution of Lakeshore Towers. Our intent is to use the best construction industry practices and technology-enabled systems to stay ahead of the curve. We have a passionate and experienced workforce to ensure that we deliver as per the expectations of our clients. Our ultimate goal is to create a partnership with the residents of Lakeshore Towers and add value to their lives by building a homely community. For that reason, we have decided to maintain the building ourselves after the completion of the project to ensure uninterrupted, high-quality and sustainable services to our residents.

Location is key to a secure investment. I invite you to visit our site office and witness the quality and speed of our work and the ideal location that we have chosen for you to build Lakeshore Towers. I am certain that you will be left impressed. I wish a life-time of health and happiness to members of Lakeshore Towers and thank them from the bottom of my heart for entrusting us with their hard-earned savings.

# OUR TEAM

Architect



Arch Vision Plus is one of the largest multidisciplinary practices of architects, designers and engineers in Pakistan. Arch Vision Plus traces its origins to 1989. Our philosophy is rooted in a blend of creativity and practicality resulting in an enduring design which transforms the place, elevates the human experience and responds sensitively to the context.

We believe that the combination of integrated teams, cross-sector expertise, creativity and enthusiasm results in a smoother process and higher quality results. To name a few, our portfolio encompasses a wide variety of projects, such as Chapal Skymark; the tallest residential building in Pakistan, Giga mall; one of the largest shopping mall in Islamabad and master plan of Emaar Crescent Bay.

Structure Engineer



A dynamic and fast growing assemblage of multi-dimensional engineering skills dedicated to the challenging task of development. Established in 1982, it is geared to offer a broad and varying range of engineering services to cater to individual or special demands, irrespective of the size of the project, on limited participation or total delivery system concept i.e. design stage to completion.

Our clients in the public and private sectors count on us for structure consultancy and engineering services. Some of our projects include Pakistan's longest suspension bridge in Skardu, mother and child hospital in Balkh, Afghanistan, high rise residential buildings of federal government employees housing foundation in Islamabad, Mall of Gulberg and signature living in Gulberg Greens, and rehabilitation of 300MW Warsak Dam.

Media Consultant



D E S I G N W O R L D

RAD Design World gives shape, context and reality to inspiring architectural projects. Because there are many ways to tell a story, it is very important for us to get them right from the get-go. Based on a cinematographic approach, we produce digital moving content, motion graphics and imagery to craft a visual story experience for our projects.

We share contemporary and creative ideas with our clients to enhance the external architectural and interior design of the project. Some of our work includes Falaknaz Mega Mall & Residency, HMR and Saima Premium Corner .

## KUNWAR MOEEZ KHAN

CEO TOPCITY-1

This past year TopCity-1 has achieved many milestones and it is my pleasure to announce the inception of Lakeshore Towers in TopCity-1. Lakeshore Towers is being developed on the same philosophy as TopCity-1 with focus on providing long term benefits to investors and end-users alike. These modern Towers are a blend of splendid exterior with smart interior space at an affordable price. I wish the very best to the developers of Lakeshore Towers and looking forward to the value addition they will be offering to the community of TopCity-1.



## MUHAMMAD ADREES

CHAIRMAN & CEO, SITARA CHEMICAL GROUP  
FORMER PRESIDENT FEDERATION OF PAKISTAN CHAMBERS OF COMMERCE & INDUSTRY

Lakeshore Tower promises world-class facilities. Nestled in front of a beautiful lake and minutes away from many landmarks of Islamabad, the project is a perfect blend of serenity and connectivity. I am sure this project will be a success. I wish Kunwar's Associates all the very best in this endeavor.



## Dr. MIRZA IKHTIAR BAIG

CHAIRMAN BAIG GROUP

The State of the art project offering extra ordinary amenities & features adhering to high standard of quality to the valued customers. The natural lake in front of the project has added extra attraction. Me and my family have booked apartments in the project, and I am confident that the project will be of great success.



## HABIB AHMED

MANAGING DIRECTOR, HABIB RAFIQ (PVT.) LIMITED  
HONORARY CONSUL GENERAL OF RUSSIAN FEDERATION IN PAKISTAN.

It is hearting to see that Lakeshore Tower will be a SMART and GREEN building. It is imperative to bring better change with time and I am glad to see my friends at Kunwar's Associates being pioneers of bringing these features to TopCity-1. I wish them success and all the very best in this project.



## S. M. MUNEEB

VICE CHAIRMAN, MCB BANK Ltd.  
CHAIRMAN DIN GROUP.  
FORMER PRESIDENT FEDERATION OF PAKISTAN CHAMBERS OF COMMERCE & INDUSTRY.

I am very happy to know that you are constructing your project Lakeshore Tower in Islamabad near Airport. I have seen your project which is in fact state of the art project with all added attractions will indeed be appreciated by all the building owners. I wish you complete success in this grand project.



## IFTIKHAR ALI MALIK

PRESIDENT, SAARC CHAMBER OF COMMERCE & INDUSTRY.  
CHIEF EXECUTIVE GUARD GROUP OF COMPANIES.  
FORMER PRESIDENT FEDERATION OF PAKISTAN CHAMBERS OF COMMERCE & INDUSTRY

I am pleased to learn that your project Lakeshore Tower, as evident from the name, will be a state-of-the-art project built at the shore of a lake giving the occupants joys of pleasant scenic views. The added attraction is that it is in the vicinity of other important locations of Islamabad. Your project is splendid in appearance and will add to the beauty of Capital City. I wish Kunwar's Associates complete success in this project of majestic grandeur.



## ARIF HABIB

CEO ARIF HABIB CORP.

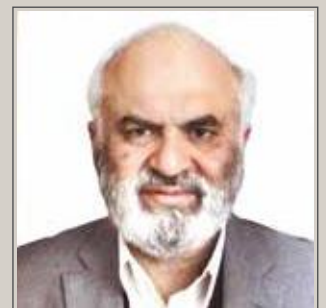
The site of the project is very ideal and your development plans look very impressive. I hope you will deliver quality development to your customers from general public. I wish you and your customers all the best.



## GHULAM MUSTAFA KHATRI

CHIEF EXECUTIVE OFFICER, ITTEHAD CHEMICALS LTD.

Lakeshore Tower, executed by Kunwar's Associates in the capital city of Islamabad is one of the state-of-the-art buildings in Pakistan. This landmark is located in front of a beautiful and charming lake and is situated at an easily approachable venue from all commercial and financial landmarks of the city Islamabad. I am confident that this new project will prove to be a wonderful success. I wish Kunwar's Associates all the best for this project and for their prospective projects.





# LAKESHORE TOWERS INAUGURATED BY HONOURABLE FEDERAL MINISTER FOR AVIATION GHULAM SARWAR KHAN, ON 11 JULY 2021

## VISITS & EVENTS OF LAKESHORE TOWERS



Ribbon Cutting by Chief Guest



Dua-e-Khair after Inaguration



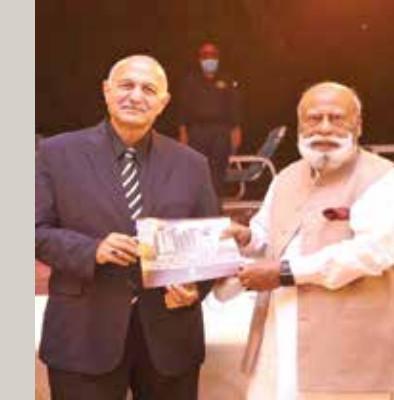
Chief Guest addressing our esteemed guests



Chairman Lakeshore Towers, Kunwar Qutubuddin Khan, along with C.E.O Topcity-1 Kunwar Moeez Khan & President Realtors of Pakistan Sardar Tahir at Lakeshore Towers



Kunwar Qutubuddin Khan briefing His Excellency Governor Punjab, Chaudhry Muhammad Sarwar about Lakeshore Towers



Senator Mushahid Hussain Syed at a dinner hosted by Chairman Lakshore Towers



Former Federal Minister Mr. Ijaz Ul-Haq and Chairman Parliamentary Committe on Kashmir Mr. Shehryar Afridi sharing a light moment at a Dinner hosted by Lakeshore Towers



Senator General (R) Abdul Qayyum being welcomed at an event by Lakeshore Towers



Mr. Habib Ahmed, Managing Director Habib Rafiq (Pvt) Ltd gracing one of the events at Lakeshore Towers



Air Chief Marshal (R) Sohail Aman NI(M) at the inauguration ceremony of Lakeshore Towers



Major General (R) Imtiaz Hussain Sherazi HI(M) warmly welcomed at Lakeshore Towers



Chaudhary Ansar Farooq, Advisor to Governor Punjab speaking at the foundation stone-laying ceremony of Lakeshore Towers



Dr. Firdous Ashiq Awan during her visit to site-office



Mr. Zubair Tufail, President United Business Group, and Mian Akram Farid, Chairman Founder Group Islamabad Chamber of Commerce & Industry, at a dinner hosted by Kunwar Qutubuddin Khan



Zafar Bakhtawari, Secretary General United Business Group, sharing his valuable views during his visit to the site-office



Sardar Yasir, President Islamabad Chamber of Commerce & Industry making a speech during his visit to the site-office



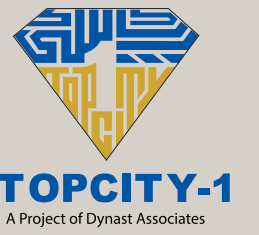


## LOCATION

Lakeshore Towers is ideally located adjacent to the New Islamabad International Airport and is minutes away from two Metro Bus Terminals and M1/M2 Motorways towards Peshawar and Lahore respectively. The property has direct access through Sirinagar Highway and Airport Road. Grand Trunk Road (GT Road) and Downtown Islamabad are a 20 minutes short drive. Nothing is ever far away from Lakeshore Towers.

Lakeshore Towers overlook a beautifully crafted serene lake that gives a soothing and pleasant view to our residents. A lush green playground, food park, an exotic zoo, school and a mosque are at a short walking distance. Community Club, a luxury five star hotel, a world-class hospital can be reached within a few minutes drive. The main shopping and entertainment hub are also easily accessible.

We promise to deliver luxury, location and convenience - all in one place.



TopCity-1 is a Rawalpindi Development Authority (RDA) approved housing society spread over thousands of kanals and boasts an urban infrastructure that blends seamlessly with the magnificent natural beauty surrounding the area. The master plan of TopCity-1 features a scenic circular layout at its very heart, with beautifully designed homes, villas and elegant apartments placed neatly around it. Residential units are well-connected to top-notch service facilities through a network of wide roads and curved parkways.

Ideal location, a secure and gated community that offers smart urban facilities are the key characteristics of TopCity-1. It is a contemporary housing scheme planned to ensure that luxury and environmental sustainability go hand in hand. The availability of services and infrastructure inside TopCity-1 and the express development work in the surrounding area has resulted in a surge of residential and commercial activities in TopCity-1 with many people now living in their dream home.

 **1 minute**  
METRO BUS STATION

 **2 minutes**  
M1 / M2

 **3 minutes**  
NEW ISLAMABAD INTERNATIONAL AIRPORT

 **20 minutes**  
DOWNTOWN ISLAMABAD

# TopCity-1

While the urban infrastructure and the marvels of technology will leave you impressed, the dedication given to green spaces and sheer attention to detail to ensure eco-friendliness makes TopCity-1 the perfect living destinations in Pakistan.





# SALIENT FEATURES

- A serene and soothing Lake across the building.
- Eco-Friendly, Green and Smart building.
- A beautifully designed common Roof Garden.
- Over 100,000 sqft centrally air-conditioned high ceiling Commercial area.
- Three floors indoor Parking for Commercial and Residential use.
- NASA designed FDA approved Air Purification System for common areas.
- Backup power for common area.

- Fast and reliable passenger & cargo elevators.
- Top-class fire & security system.
- Free membership to the TopCity-1 Community Club for residents of Lakeshore Towers.
- Adjacent to school, mosque, park, food court and an exotic Zoo.
- Unit upkeep services for absentee residents.
- Management & maintenance to remain with Kunwar's Associates.



- Registered under honorable PM's Amnesty Programme for the construction industry



- Approved by Rawalpindi Development Authority (RDA)

Ref. No:  
- RDA/LU&BC/BF-372/1512



- Registered with Federal Board of Revenue (FBR)



- Approval by Pakistan Environmental Protection Agency (EPA)

Ref. No:  
- 000760 DD(EIA)/F-262 (IEE)/EPA/1609-2020-446



- Height Clearance approved by Pakistan Civil Aviation Authority (CAA)

Ref. No:  
- HQCAA/1117/006ARAS/NIA-93



- No Objection Certificate from Punjab Emergency Services (Rescue 1122)

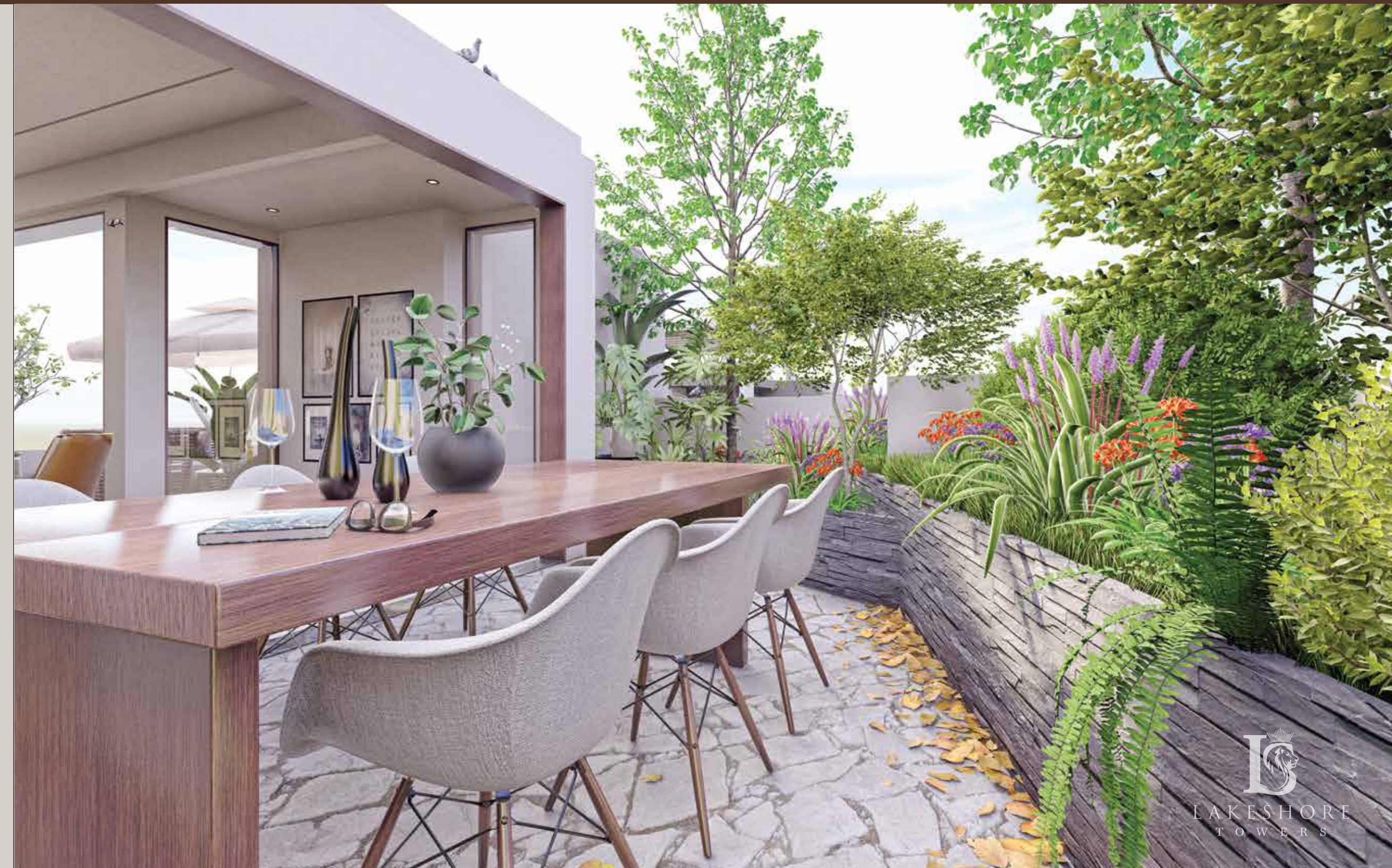
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-186/RSO (2020)





## PENTHOUSE APARTMENTS

Located on the 18th Floor, Penthouse suites at Lakeshore Tower are luxury personified units exclusively crafted for residents interested in an appealing lifestyle. With vast open spaces, abundance of natural light and fresh air, our resplendent two-bed Penthouse enjoys a bird's eye view of the beautiful city. It also boasts a view of the sweeping Lake across the road and an imposing sight of Margalla mountain range. An entertainer delight, the open and spacious terrace of the Penthouse will be a favorite for parties. You will never run out of ideas or space at The Penthouse.







## TRIPLEX APARTMENTS

The Mansion-Sized Triplex Apartments are perched above TopCity's magnificent Lake. These units are created to strike a perfect balance between family and social life. The expansive space at the lower floor lends itself perfectly for entertaining and relaxing while the upper floor is built ideally to maintain privacy. The attached rooftop is a private getaway spot with plenty of plush entertaining space equipped with a personal jacuzzi and BBQ pit. The Triplex is stunning, unique and upscale - a supreme residence for modern lifestyle.





A magical Lake in front of Lakeshore Towers is a delightful marvel. A broad span of Tuscany-blue sky slashed above the Lake and swaying lush green trees surrounding it will capture your heart at the first sight. The whistle of the wind, the dancing of water fountains into the deep blue Lake and the chirping of the birds welcoming dawn and dusk will create a paradise-like scenery for our residents. An evening stroll, soaking yourself in the irresistible scent and colours of different flowers, will be a stress reliever. It is a perfect place to reflect, enjoy with friends or quietly bond with family. It is impossible to feel anything but tranquility in a place surrounded by such unparalleled beauty.



HERE'S WHERE THE  
**MIND**  
STOPS SEARCHING  
FOR MORE.

The Rooftop Garden at Lakeshore Towers provides a privileged view and a placid spot for all our residents. It is a space created to provide contact with nature to boost your mental health and overall happiness. We believe that this space will be a great source of lessening pollution, ensuring effective use of rainwater and helping support energy efficiency by insulating the floors below it. The Rooftop Garden at Lakeshore Towers is the epicenter of luxury and eco-friendliness of our building.





BEDROOM



KIDS ROOM



LOUNGE



DINING



BATHROOM



KITCHEN



DRAWING ROOM



# LUXURY LIVING

Experience an elegantly tailored luxurious building with the perfect location, magnificent architecture, spectacular lake view and first-class amenities. The building is designed keeping nautical sensibility in mind while purpose-built to meet demands for top-class living. Lakeshore Towers celebrates the timeless appeal of waterfront living in the city and offers amenities worthy of a luxurious resort. From leisure, wellness to entertainment - our residents will be spoilt for choice. Lakeshore Towers is luxury living at its best!





GRAND RESIDENTIAL ENTRANCE



AESTHETICALLY RICH RECEPTION



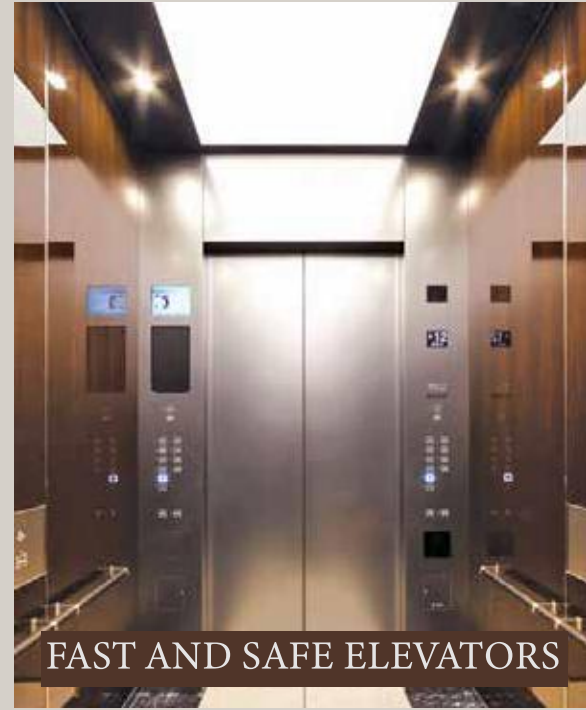
CONTROL ROOM



BACK-UP POWER GRID



LAVISH LOBBIES



FAST AND SAFE ELEVATORS



3 FLOORS OF AMPLE PARKING



FIRE & SAFETY SYSTEM



GARBAGE CHUTE



# WORLD-CLASS AMENITIES

Lakeshore Tower's most impressive feature is the unmatched space dedicated to world-class amenities. Apart from traditional facilities, we provide inclusive spaces designed to amplify the living experience of our residents. A Senior Citizen Lounge will provide an exclusive space for seniors to mingle. A Business Complex equipped with the latest technology gadgets to offer a quiet working spot. Exclusive Lakeshore Club Lounge with attached bathroom and pantry for your big events. A Salt Therapy Chamber, Gymnasium, Table Tennis Club and Yoga Studio fitted with latest equipment to support a healthy lifestyle. Kids Play Area for children to let themselves free and a Daycare facility is available to support working parents. Uniquely, five star Guest Rooms at affordable rates for residents to hire for their visiting guests will also be on offer.



BUSINESS COMPLEX



DAYCARE CENTER



SENIOR CITIZEN LOUNGE



GUEST ROOMS



KIDS PLAY AREA

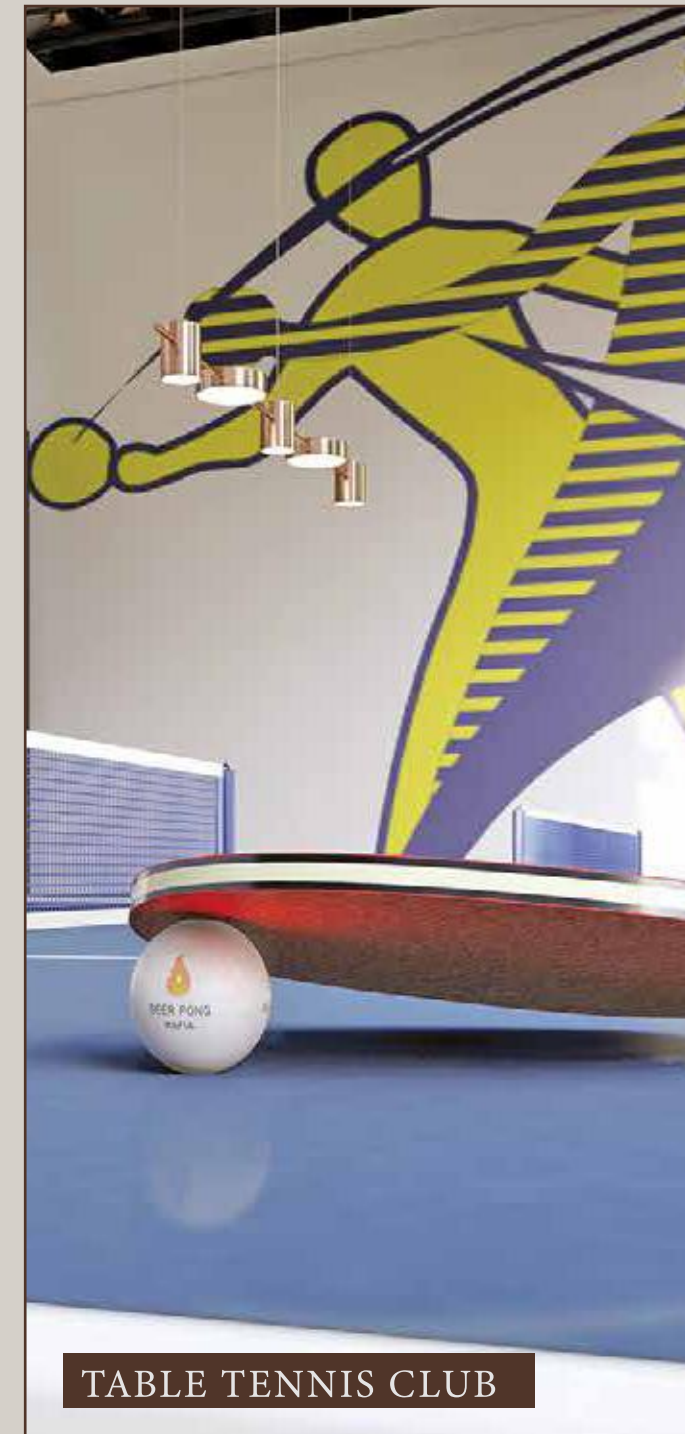
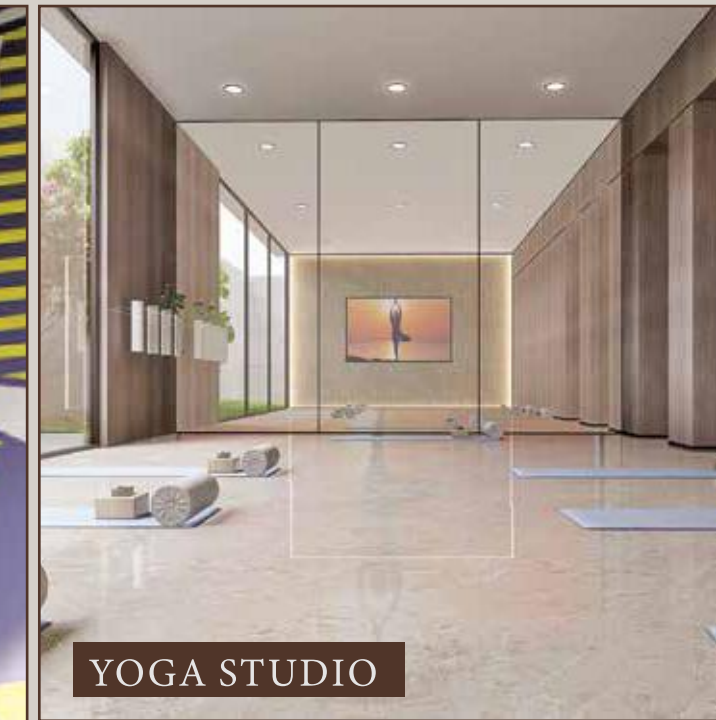


TABLE TENNIS CLUB



YOGA STUDIO



BANQUETTE HALL



GYMNASIUM



SALT THERAPY CHAMBER



# COMMERCIAL AREA

Lakeshore Towers has dedicated two floors to in-house commercial space for the convenience of our residents. Access to commercial areas will be through a separate entrance to ensure the privacy and security of our residents. These 18 ft high ceiling stores will house branded clothing stores, international cafe and restaurant chains, grocery stores and pharmacies amongst many other services provided on-site for our residents.



CAFE



SALON



GROCERY STORE



RESTAURANT



PHARMACY



CLOTHING





TAKING

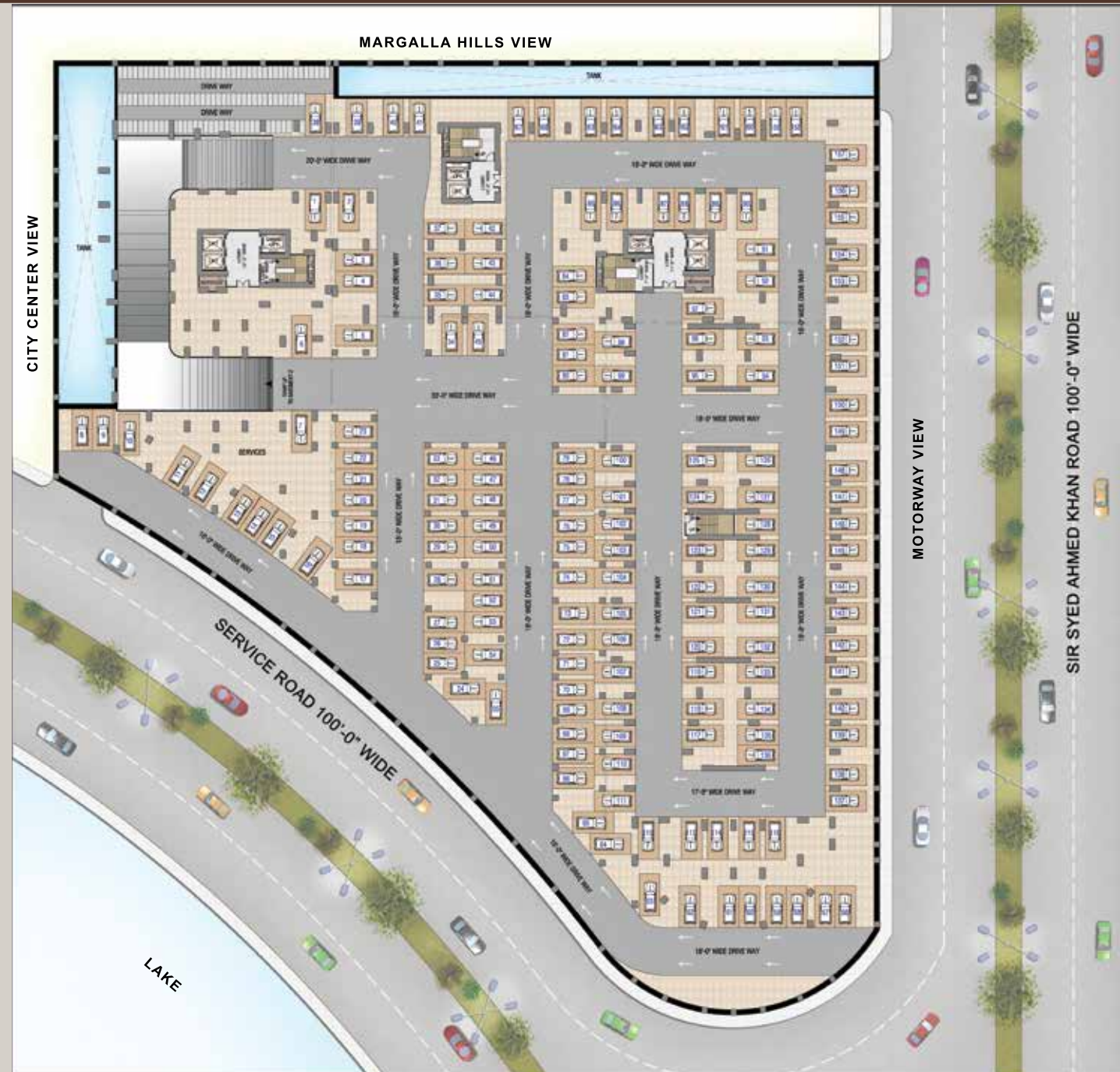
# LUXURY

TO NEW HEIGHTS.

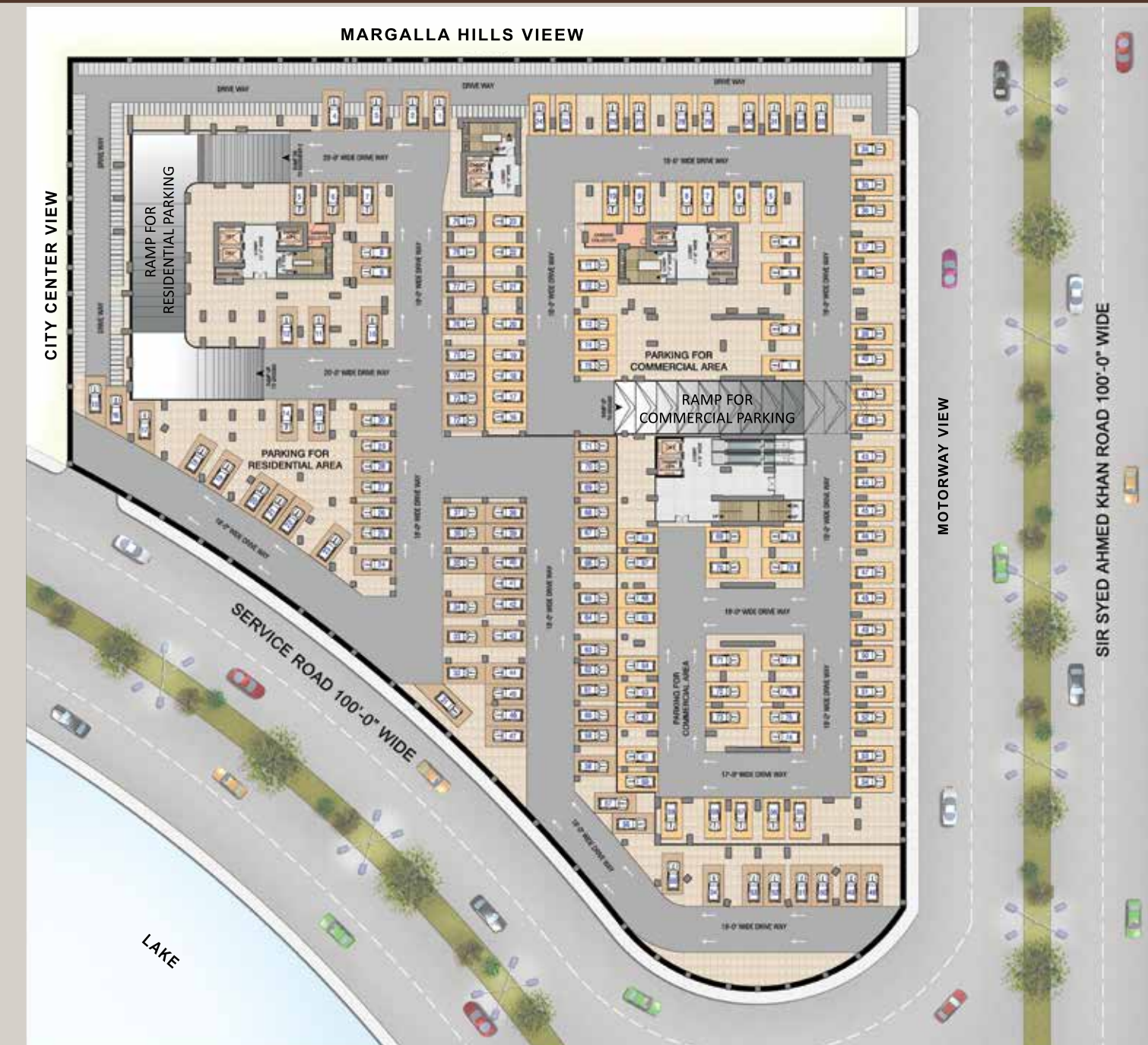




# TYPICAL PARKING PLAN



# COMMERCIAL PARKING PLAN

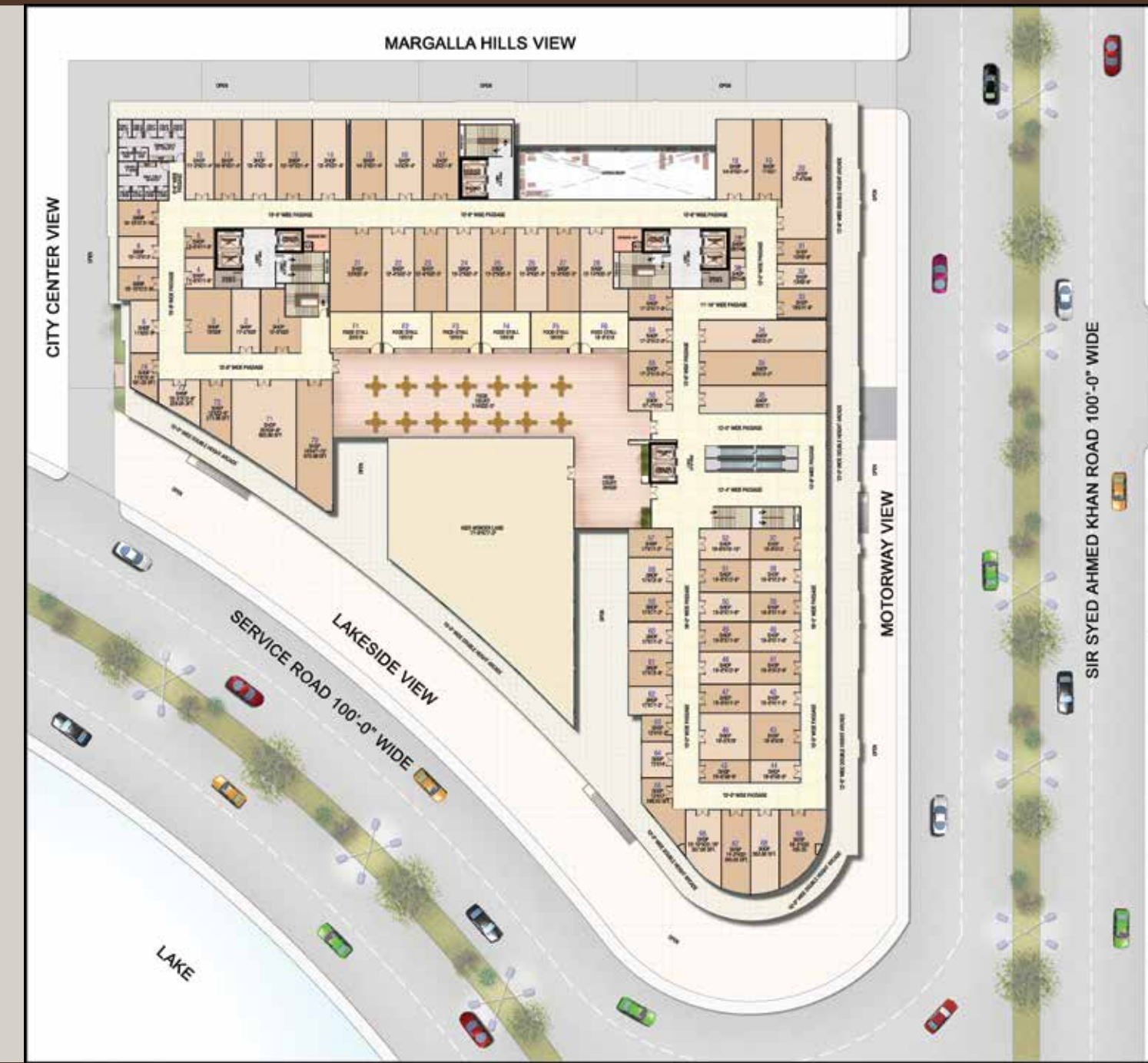




# GROUND FLOOR COMMERCIAL AREA



# FIRST FLOOR COMMERCIAL AREA





# TYPICAL FLOOR PLAN

- UNO - 1 BED
- TWIN - 2 BED
- GRANDE - 3 BED
- CUATRO - 4 BED



# AMENITIES FLOOR PLAN

- KIDS PLAY AREA
- DAYCARE CENTER
- BUSINESS COMPLEX
- SENIOR CITIZEN LOUNGE
- GYMNASIUM
- BANQUETTE HALL
- YOGA STUDIO
- SALT THERAPY CHAMBER
- TABLE TENNIS CLUB
- GUEST SUITES
- ROOFTOP LANDSCAPE







# 1 Bed Apartment - UNO II

TOTAL AREA (Layout above) 681 sqft

UNO 656 sqft  
UNO-I 674 sqft



# 2 Bed Apartment - TWIN IV

TOTAL AREA (Layout above) 1407 sqft

TWIN 1300 sqft  
TWIN-I 1334 sqft  
TWIN-II 1360 sqft  
TWIN-III 1391 sqft



# 3 Bed Apartment - GRANDE III

TOTAL AREA (Layout above) 1794 sqft

GRANDE 1730 sqft  
GRANDE-I 1742 sqft  
GRANDE-II 1777 sqft



# 4 Bed Apartment - CUATRO III

TOTAL AREA (Layout above) 2357 sqft

CUATRO 2203 sqft  
CUATRO-I 2220 sqft  
CUATRO-II 2270 sqft





## 2 Bed Penthouse Apartment - OPUS I

(Layout above 2900 sqft)

OPUS	2853 sqft
CABANA	2817 sqft
LANAI	2393 sqft
LANAI-I	2326 sqft

SKY LOFT	1893 sqft
ASPEN	1741 sqft
SICO	1327 sqft

### LOWER LEVEL



## 4 Bed Triplex Apartment - TWIN LOFT

(Layout above 5328 sqft)

MAISONETTE	4817 sqft
MAISONETTE-I	4969 sqft
MAISONETTE-II	5038 sqft

### UPPER LEVEL



### ROOFTOP







# THANK YOU

Kunwar's Associates would like to take this opportunity to thank all our partners for working diligently on this project to achieve this collective dream. We would also like to show our special gratitude to all our customers who have already placed their trust in us by deciding to make Lakeshore Towers their home. We would also like to thank everyone who has shown interest in our project, supported us through their kind words or shared their innovative ideas to make Lakeshore Towers one of the most unique housing projects in Pakistan.

A PROJECT OF



OUR TEAM

Architect



Structure Engineer



Media Consultant




A Project of Dynast Associates





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