



PELICAN SPRING VILLAS

Where Life Blossoms





About Bahawalpur

The princely city of Bahawalpur is strategically located in the south of Punjab province in Pakistan. With a prominent history of Nawabs, this city has witnessed wealth and luxury for ages. Currently, due to its ideal location in central Pakistan, richness of agricultural crops and rapid pace of industrialization and affordable prices; it is considered as a heaven for real estate investment.

About DHA Bahawalpur

DHA the top quality large scale master developer in Pakistan also acknowledged the value and importance of Bahawalpur and established a modern Defence Housing Authority (DHA) Bahawalpur. It is a large scale master development of world class standards and luxurious ambiance.

DHA Bahawalpur has top quality infrastructure and it is attracting investors from all over the country to invest for a handsome return on their investments. It is serving matchless investment opportunity in Pakistan at very competitive prices in the rapidly growing city of Bahawalpur.





Malik Zulfiqar Ahmad – CEO Pelican Property Builders

Dear Esteemed Buyer,

It is with great pleasure and excitement that I introduce you to a dream we've meticulously nurtured into reality – Pelican Spring Villas of 8 Marla at DHA Bahawalpur. As the CEO, I take immense pride in presenting a living experience that embodies elegance, comfort and a harmonious blend of modernity and nature.

At Pelican Property Builders, we believe that a home should be a sanctuary, a place where your aspirations take root and flourish. Pelican Springs Villas are thoughtfully curated to offer you an embodiment of the life you've envisioned together with residences. Every villa will be a testament to our unwavering commitment to quality, aesthetics and innovation.

As we embark on this journey together, I want to assure you that our commitment to your satisfaction is our driving force. Transparency, integrity and personalized service are the cornerstones of our approach. We are here to guide you through every step, ensuring that your experience is smooth, exciting and tailored to your preferences.

Join us in experiencing a life where luxury isn't a mere attribute – it's the very essence of your surroundings, a life where architectural brilliance meets the warmth of a home and where every day unfolds with the promise of something extraordinary.

Welcome to Spring Villas of Pelican Property Builders. Welcome to a life redefined.



About Pelican Spring Villas

Pelican Spring Villas offer all the necessities and luxuries of trending modern dwelling space: cozy, convenient and comfortable, ensuring maximum facilities and warmth of living in the cultural richness of Bahawalpur.

In the Spring season, earth laughs at flowers and when flowers bloom so does hope. Arrangements are made in the forms of award winning design and the quality materials so that families living in Pelican Springs Villas will be blooming like flowers.

Spring is nature's way of saying, let's party! In these villas, the ambiance will be so delightful that all family members will be enthusiastic and motivated. From the wide bedrooms, spacious living rooms, large fitted washrooms, equipped kitchens and lavish terraces it is appealing to celebrate everyday with the loved ones.



Modern Design






PELICAN
SPRING VILLAS

Classic Design


PELICAN
SPRING VILLAS

Airy and Well-ventilation

Blossom by blossom the spring of your life begins here. Pelican Spring Villas reflect healthy vibes. Special arrangements are taken so that dwellers stay happy and refreshed having air flows well and ample sunlight comes in.

Good ventilation will be controlling the lingering moisture inside the villa and keeps the ceilings, walls, floors and the furniture dry. Removal of bad odors and getting fresh smelling is being planned due to proper airflow. In these springs' villas, you feel like whistling, even with a shoe full of slush.

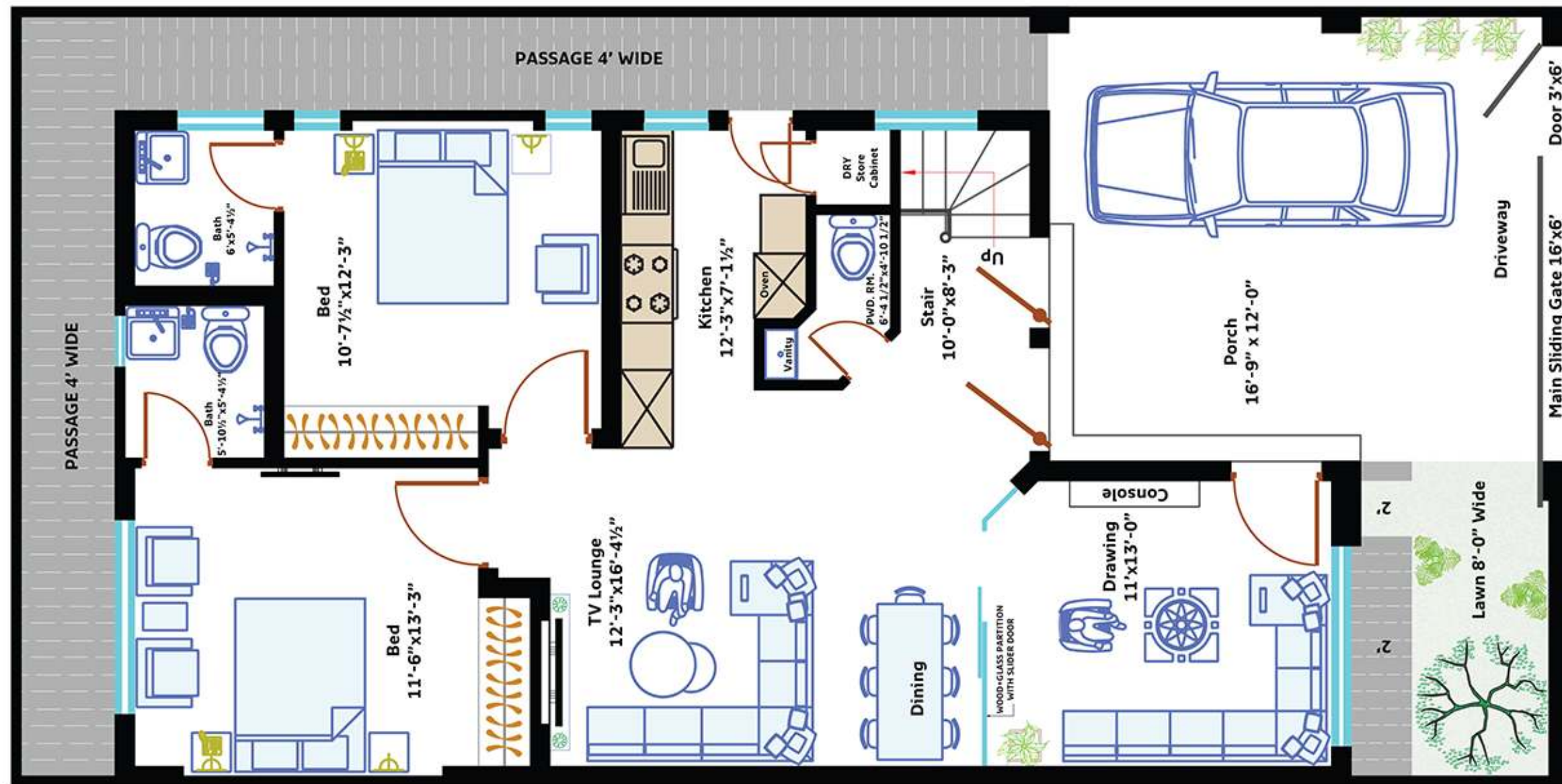


Ergonomic Design

No matter how chaotic it is, wildflowers will still spring up in the middle of nowhere. Deep in their roots, all flowers keep their light. Pelican Spring Villas ensure free moving around, improved moods and higher energy levels as they are clutter free. There will be more space between your furniture and these villas are designed in a manner that is comfortable to use and access.

The special ergonomics in structure of Pelican Spring Villas aims to create comfortable and safe living spaces for inhabitants. Our expert teams analyze human needs and incorporated the best planning into the design, focusing on human body strength, skill, sensory abilities (hearing, viewing, sensing), speed and attitudes.

Ground Floor Layout



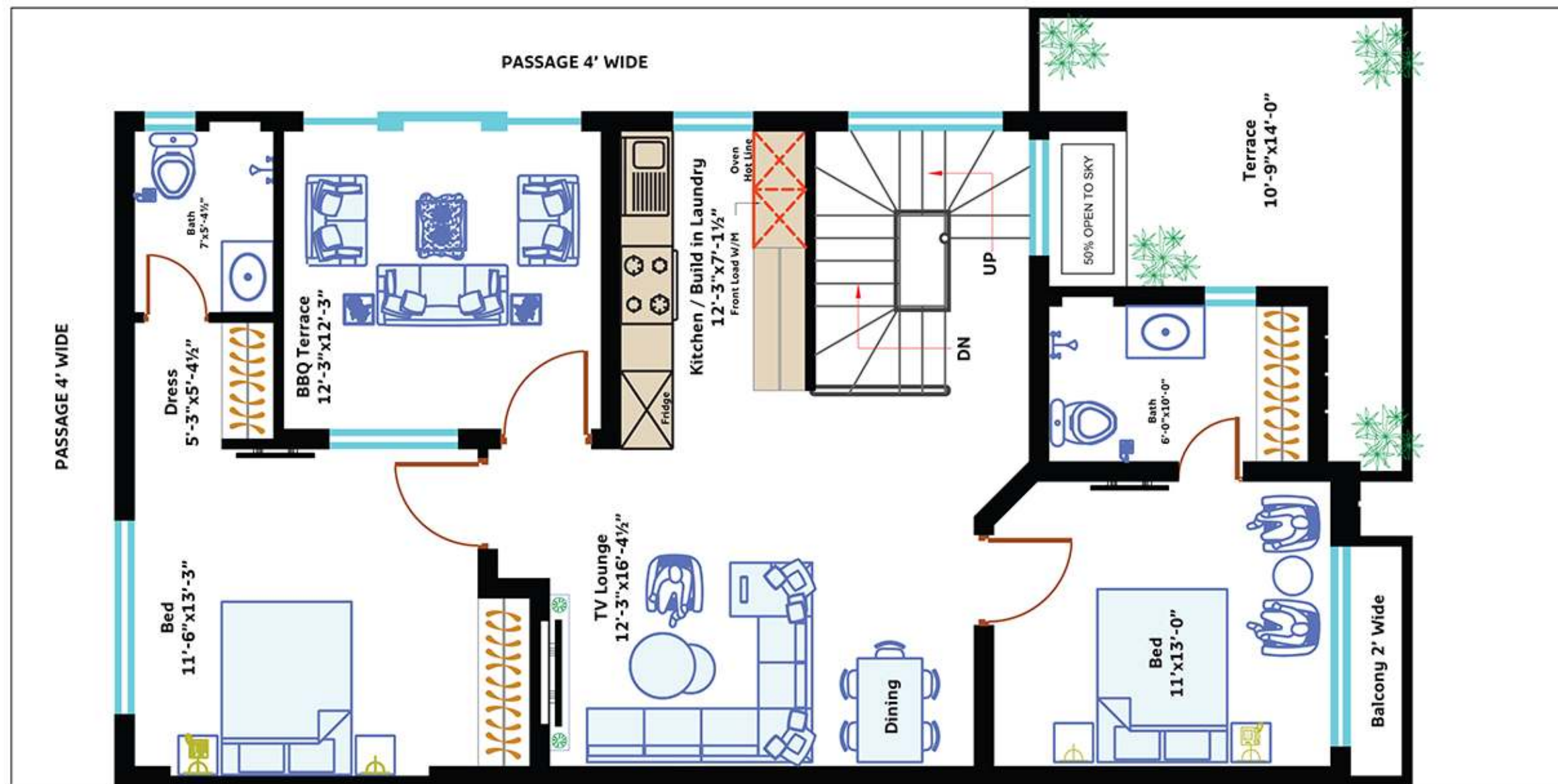
Ground Floor

- 2 Bed Rooms – with attached Bathrooms
- Drawing Room with Artistic Wooden Glass partition
- Spacious Living / Dining Room
- Powder Room
- Wide Kitchen with Store + Back Door
- Entrance Lobby
- Independent Stair Case
- Car Porch
- Lawn

4 Bed Rooms Villa

Plot Size: 8 Marla | 1,800 SFT
Total Constructed Area: 2,460 SFT

First Floor Layout



First Floor 3D

- 2 Bed Rooms – with attached Bathrooms
- Balcony with the front Bed Room
- Spacious Living & Dining Room
- Wide Kitchen with Store
- 2 Large Size Terraces

Second Floor

- Mumty cum Store



GROUND FLOOR BED ROOM

Disclaimer: All furniture, curtains, television, rugs, wall panels and kitchen utensils are for illustration purpose only. They will not be provided in actual property.

Plenty of Storage Spaces

There are large closets and designated storage areas planned in these villas. In order to tackle the four seasons or should you and your kids have hobbies and sports or you like changing your house décor to match the holidays, a large space for storage is being planned in Pelican Springs Villas.



GROUND FLOOR LOUNGE

Spacious Floor Plan

Spring's greatest joy beyond a doubt is when it activates children. Parents want a floor plan that flows. It's important to have "sight lines" from the kitchen to the great room or family room so that they can easily see what their kids are doing.

In Pelican Springs Villas, it is especially planned to have a sufficient circulation area for kids so that they can use their high energies, while keeping them in sight.



GROUND FLOOR WASHROOM



FIRST FLOOR LOUNGE

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FIRST FLOOR STAIR LOBBY



GROUND FLOOR KITCHEN



FIRST FLOOR KITCHEN

Civil Works and MEP Features

- Earthquake resistant structure
- Dual (UGWT & OHWT) Concrete Water Tanks
- Underground Septic Tanks
- RCC Concrete Slab Structure
- PPRC Pipes (Dura Brand or equivalent)
- UPVC Pipes (Dura Brand or equivalent)
- GI Piping (IIL Pipes or equivalent)
- Electrical Conduits (Popular or equivalent)
- Electrical Wiring (FAST Cables or equivalent)
- Lighting (Philips/FT Lights SMD Lighting)
- Minimal Circuit Breakers (Schneider or equivalent)
- UPS Wiring Installation
- Double DPC System to avoid dampness
- Anti-Damp Treatment
- Anti-Termite Treatment



Villas Finishing Features

- Time/Shabbir Porcelain Floor Tiles
- Time/Shabbir Bath Tiles
- Alnoor Kitchens and Wardrobes
- Premium Granite (Kitchen Counter Top)
- Premium Granite (Stairs/Steps Finish)
- Solid Wood/Engineered Doors
- Granite/Marble Window Sills
- Indoor Paint (ICI Plastic Emulsion)
- Outdoor Paint (ICI Weather Shield or Rock Wall)
- Chawla Aluminum Windows
- 8 MM Tempered Glass Shower Enclosures
- 16 gauge Steel Main Gate
- Sonex/Faisal Branded Sanitary Wares & Fittings
- Electrical Switches (Clipsal brand or equivalent)
- Stainless Steel Stairs Railing
- Gas/Solar/Elec Operated Geysers
- Fans (Pak Fans or equivalent)
- Imported SMD/COB Down Lights
- 3 x Burner Kitchen Nesgas Stove
- Nesgas Kitchen Hood
- Fire Extinguisher

Good Quality Construction Material

Despite the forecast, live like it's spring in these villas. Higher enduring and resistant quality materials are used in Pelican Springs Villas providing resistance to both weather conditions and time. Strong and long-lasting structure enhanced the entire design's integrity that handles environmental calamities and it is the forte of Pelican Property Builders quality control standards.



Pelican Villas Mood Board



Security

Advance Surveillance System



Roof Top Insulation

Heat and Water Proofing Insulation



Maintenance

1 Year Free Maintenance



UPS Station

Dedicated Point for UPS wiring



Barbeque Area

Dedicated Barbeque Area at Rooftop



Geyser

Solar Powered Water Geyser



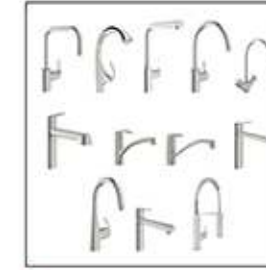
Kitchen Equipment

Nesgas / Flamex or Equivalent



Sanitary Fitting

Porta / ICL or Equivalent



Faucets

Sonex / Faisal or Equivalent



Tiles

Time / Shabbir or Equivalent



Doors

Solid Wood / Engineered / Interwood or Equivalent



Windows

2mm Powder Coated Chawla Aluminum or Equivalent



Paint

ICI Dulux Plastic Emulsion or Equivalent



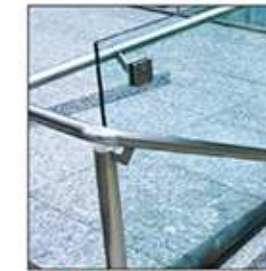
Water Supply Pipes

PPRC Fiber Composite Water Supply Pipe of TURKPLAST, DADEX or Equivalent, uPVC Pipes by Master



Wardrobes

Alnoor Sheet with Tempered Glass



All Railings

S.S or Tempered Glass



Room Ceiling

ECO Absorbed Gypsum



Lights

Spot and Clone all S.M.Ds - Motion Sensor Lights



Kitchen Top

Wall Mounted Granite



Fire Extinguisher

Fire Protection System

Disclaimer

The above images, pictures, designs, elevations, plans and dimensions are for illustrative purpose only. They are according to the specifications at the time of approval and maybe revised or altered in line with the direction of DHA and other concerned authorities and for compliance with the regulations and laws in force from time to time. However, the quality and standards mentioned above will remain the same.

Location and Price

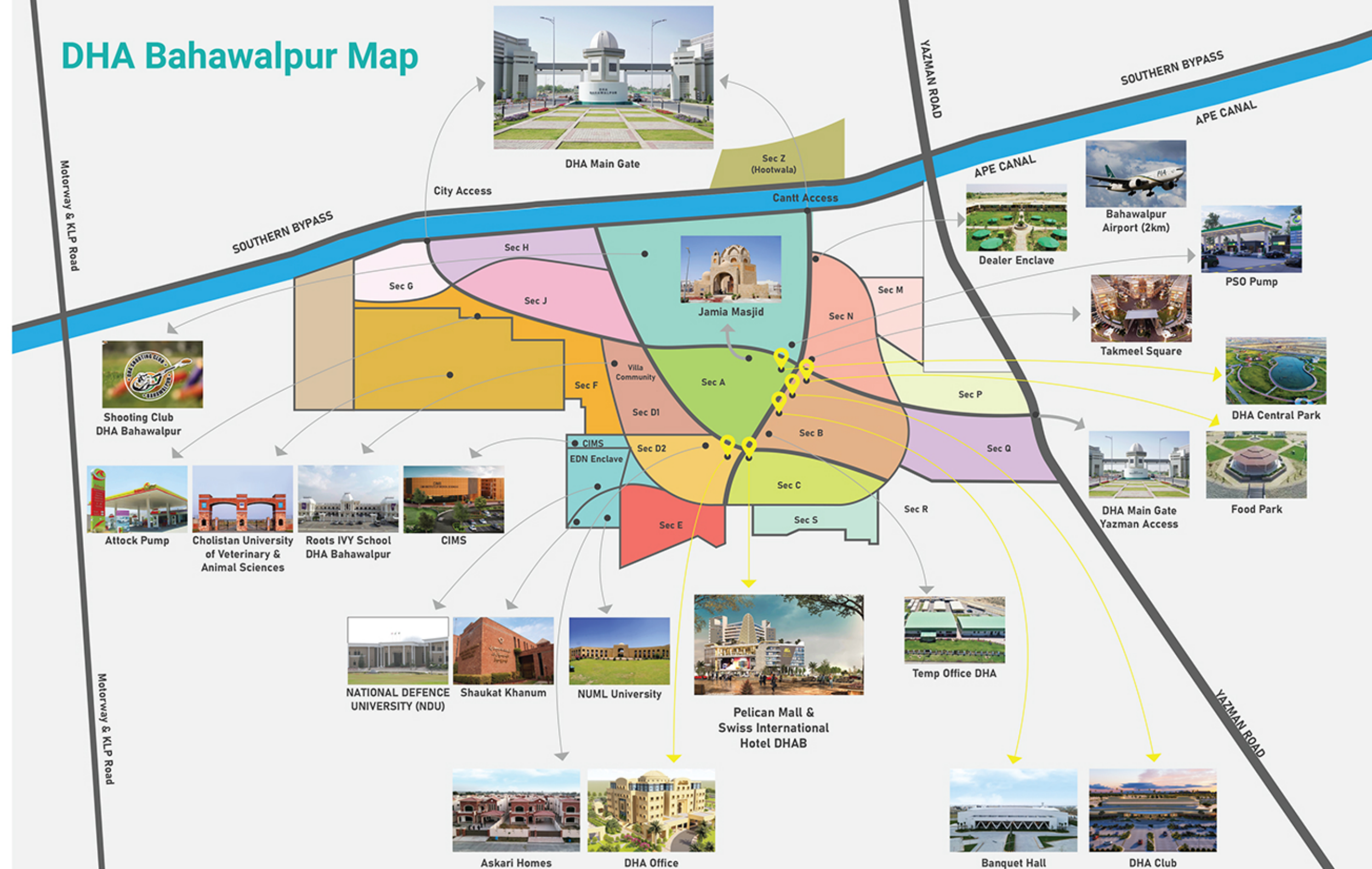
DHA Bahawalpur is one of the best locations of South Punjab. The locality is safe, lavishly built having wide roads, excellent infrastructure, large parks, famous schools, beautiful mosques, organized commercial areas, DHA clubs, colleges and universities, health facilities etc.

As a quality property developer, Pelican projects are neatly designed, professionally built and equipped with high quality branded material. In every corner of the house, you will find innovation and excellent living space. We are highly cost effective but our prices are not cheap. Pelican is all about quality stuff and we are a luxury property developer for the people who want the best.



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DHA Bahawalpur Map





A Project of



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