

PELICAN  
**Lifestyle**  
10 Marla *Villa*



Where You Live for Joy Every Moment

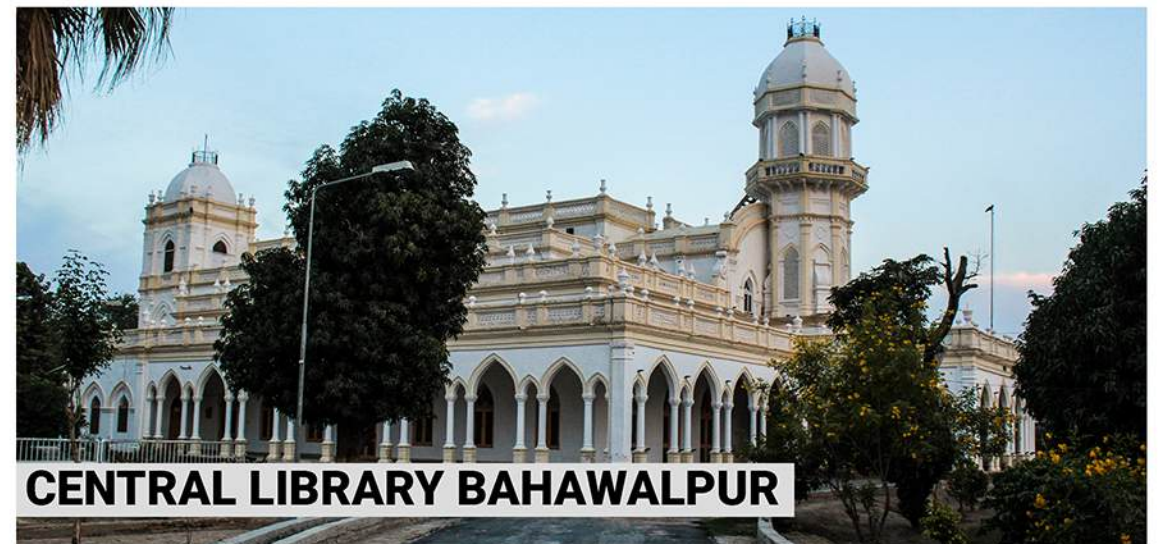




## About Bahawalpur

Bahawalpur is a city located in the middle of Pakistan, precisely in the South Punjab. It is the 11th largest city in the province and the 13th most populous city of the country. The economy of Bahawalpur is largely based on agriculture having wheat, sugarcane and cotton crops grown in the area. It is one of the fastest growing industrial sectors of Pakistan that includes textile manufacturing, ceramics and pharmaceuticals.

Real Estate modernization of Bahawalpur is rapidly spreading as DHA i.e. the largest master developer of Pakistan has developed DHA Bahawalpur according to international top quality living standards. Due to its historic and strategic location, the city is very well connected to other cities of Pakistan having a wide network of railways, buses and airport.





## About DHA Bahawalpur

DHA Bahawalpur, is a prestigious residential and commercial real estate development project located in Bahawalpur, Punjab, Pakistan. It is a branch of the larger DHA Network, known for creating upscale and well-planned housing communities in various cities across Pakistan.

DHAB has combined modern infrastructure, amenities and services to create a comfortable and luxurious lifestyle for its residents including parks, sports complexes, schools, healthcare facilities, shopping areas etc. Planned events, recreational areas and communal spaces encourage interaction and a vibrant neighborhood atmosphere.

The developer has a phased development approach, with different sectors and phases being released gradually. This approach allows for organized growth and ensures that necessary infrastructure is developed



alongside housing. Therefore, all types of residential and commercial properties in DHA generally hold strong investment potential due to their reputation and the quality of their developments. Properties within DHA communities often experience appreciation in value over time.

DHA projects have their own set of regulations and guidelines governing property ownership, construction standards and community rules. These guidelines contribute to maintaining the quality and aesthetics of the community. Mostly, all Pakistani people inside or outside Pakistan trust in DHA and everyone has priority to invest in DHA as compared to any other property project in Pakistan. Therefore, property investment in DHA is considered as a premium real estate investment having higher appreciation and liquidity option.



## Malik Zulfikar Ahmad – Pelican Group CEO

Esteemed Home Buyers,

I am thrilled to unveil a vision that has been carefully nurtured by our team at Pelican Property Builders – a vision that will shape of an exceptional luxury villa of 10 Marla. As the CEO, I am honored to introduce you to this elegant villa where architectural magnificence meets unparalleled comfort, where your inspirations find their true home.

We understand that a luxury villa isn't just a dwelling; it's a reflection of your achievements, a canvas for your dreams. With this understanding, we've meticulously designed each villa to capture the essence of opulence while ensuring that modern functionality and environment harmony are seamlessly integrated.

As we embark on this journey together, I invite you to become a part of our legacy of redefining luxury, elevating living standards and shaping the future of refined living. Our team is dedicated to ensuring that every step of this journey is marked by transparency, innovation and a commitment to your satisfaction.

Welcome to a world where luxury isn't just a word; it's a way of life. Welcome to Pelican Property Builder's Lifestyle Villas of 10 Marla.





## About Pelican Lifestyle Villas

Pelican Lifestyle 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.

Life is ten percent what happens to you and ninety percent how you respond to it. There are ample of activities available in DHA Bahawalpur and arrangements are made in the forms of award winning design and the quality materials so that families living in Pelican Lifestyle Villas will be enjoying the upscale modern living standards.

Life is like a coin. You can spend it any way you wish, but you only spend it once. In these villas, the ambiance will be so delightful that all family members will be enthusiastic to enjoy every moment of their time. 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.





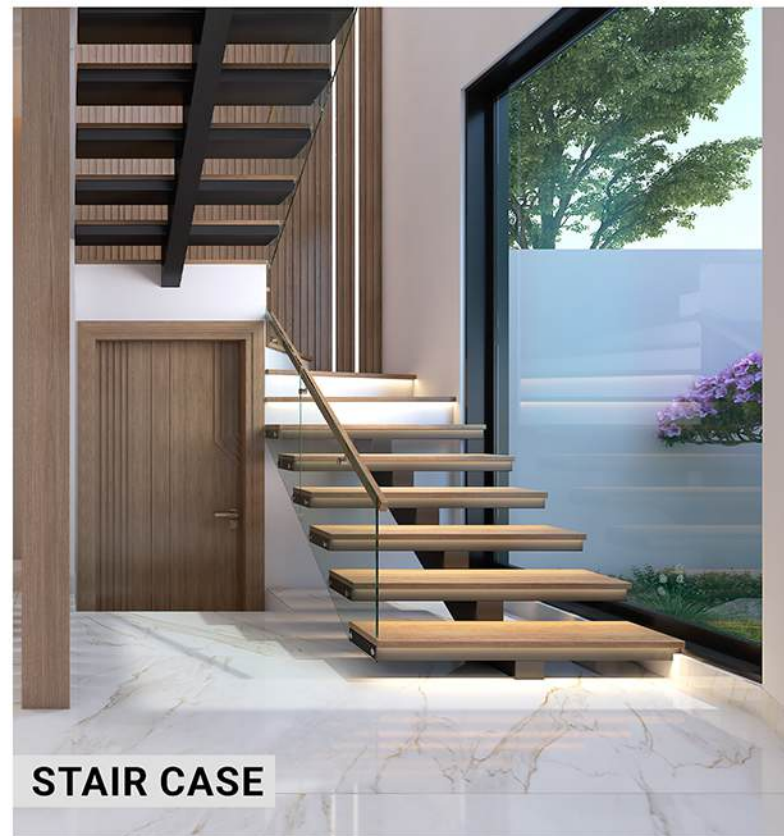
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**CAR PORCH**

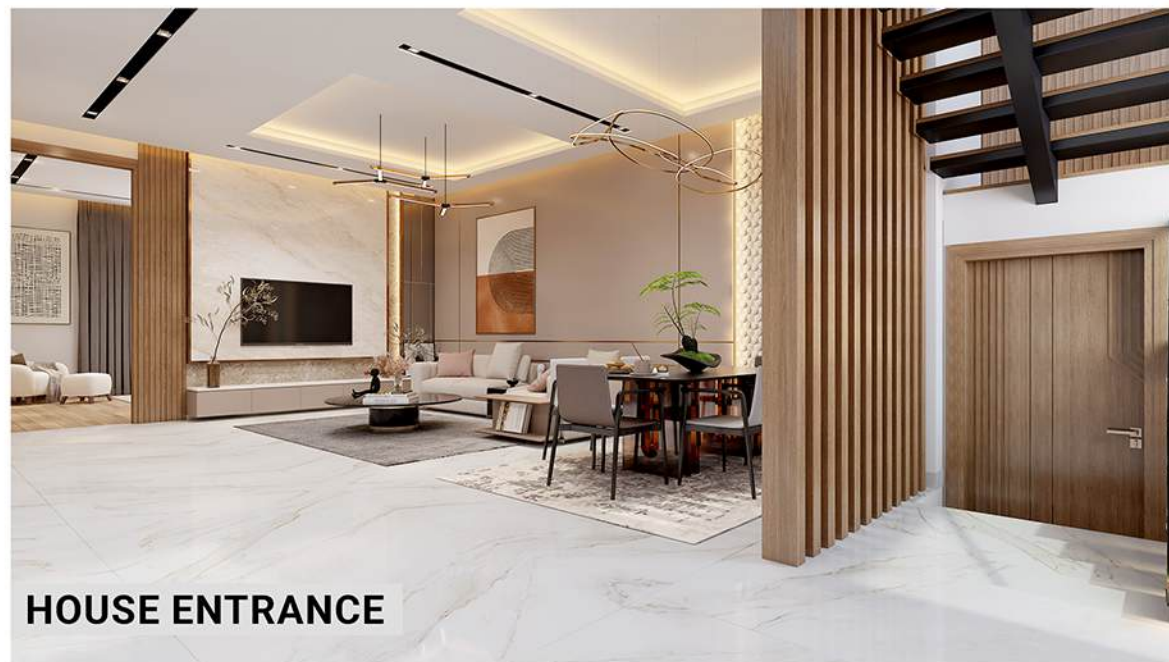


**STAIR CASE**

Life is not a problem to be solved, but a reality to be experienced by turning your wounds into wisdom. In witnessing life, it is ideal to be close with all family members, especially children. Sufficient circulation areas for kids, Pelican Lifestyle Villas are creating designated spaces where children can engage in physical activities and play without feeling cramped or restricted.

Parents greatly value the ability to keep an eye on their children while going about their daily tasks. Having clear sight lines from the kitchen to the great room or family room provides peace of mind and ensures that parents can monitor their kids' activities, easily. You will find special arrangements in these villas.

**Disclaimer:** All furniture, curtains, and rugs are for illustrative purposes only, and they will not be provided at the time of delivery.



**HOUSE ENTRANCE**



Love is the greatest refreshment in Life. At Pelican Lifestyle Villas, special arrangements are made so that dwellers stay happy and refreshed having air flows well and ample sunlight comes in, healthy vibes everywhere.

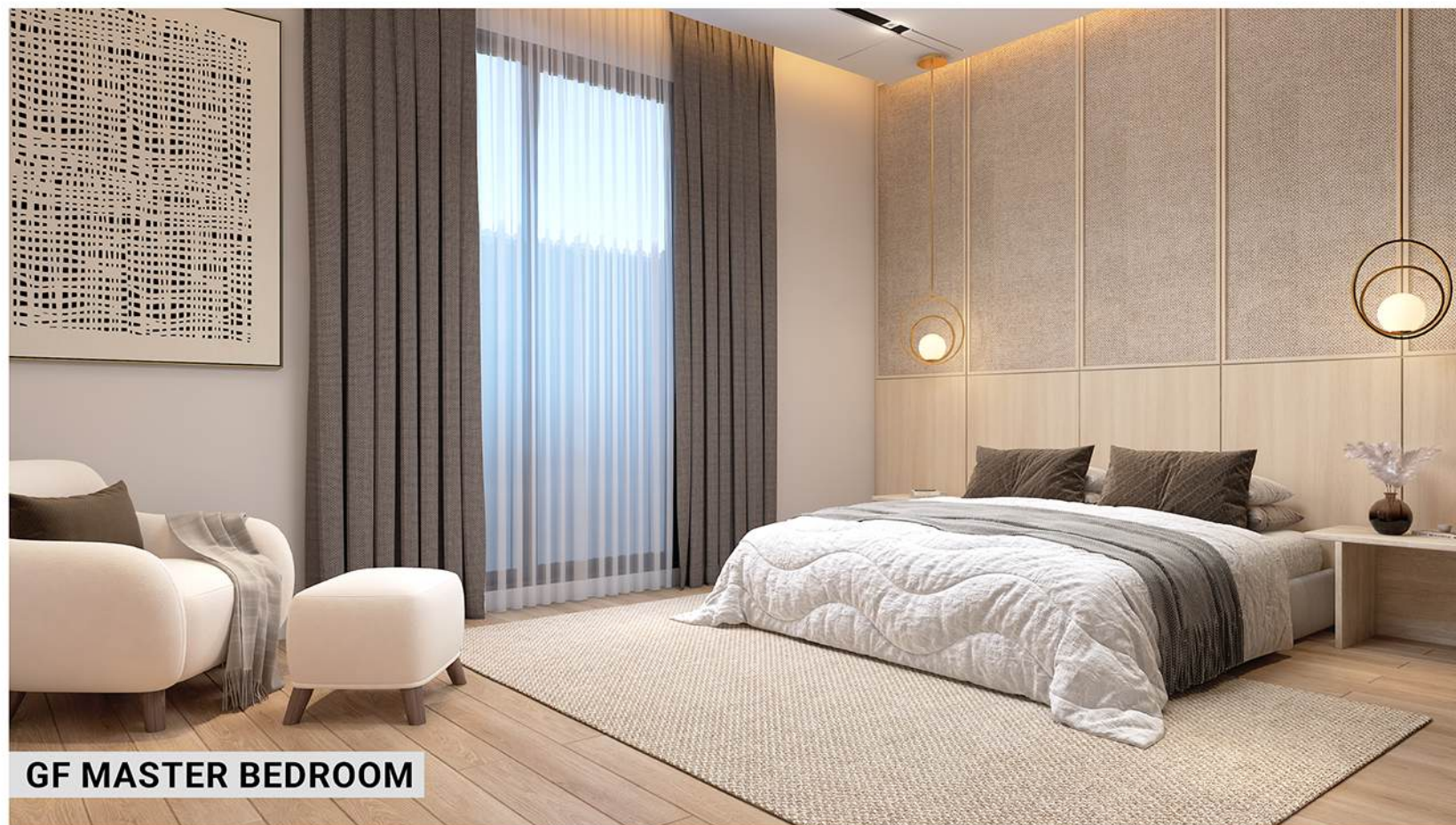


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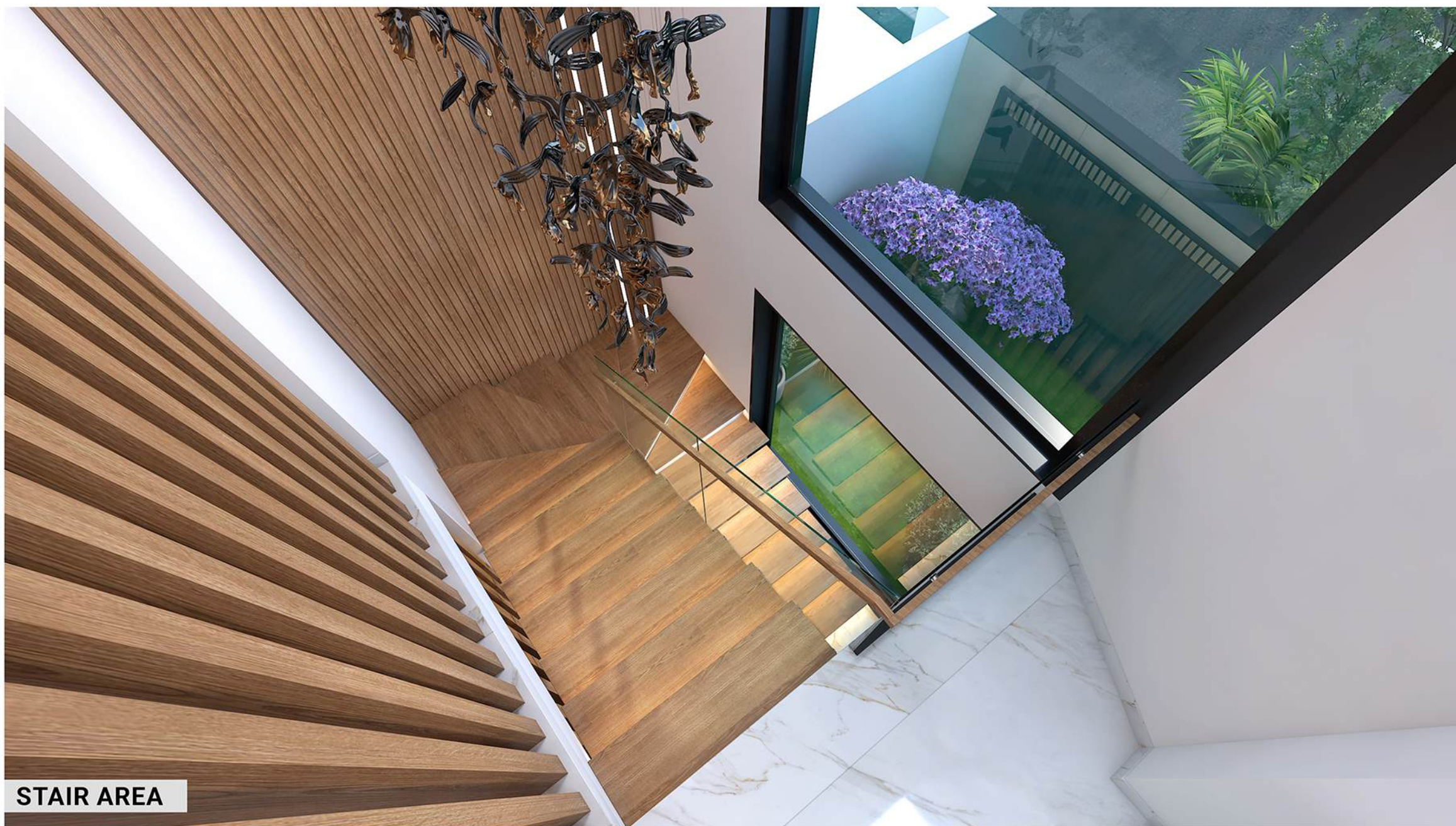
**GF WASHROOM**



**GF MASTER BEDROOM**

Not how long, but how well you have lived is the main thing. The whole secret of a successful life is to find out what is one's destiny to do, and then do it. Pelican Lifestyle Villas focuses on creating living spaces that are comfortable, efficient and supportive of the needs and well-being of the residents.





**STAIR AREA**

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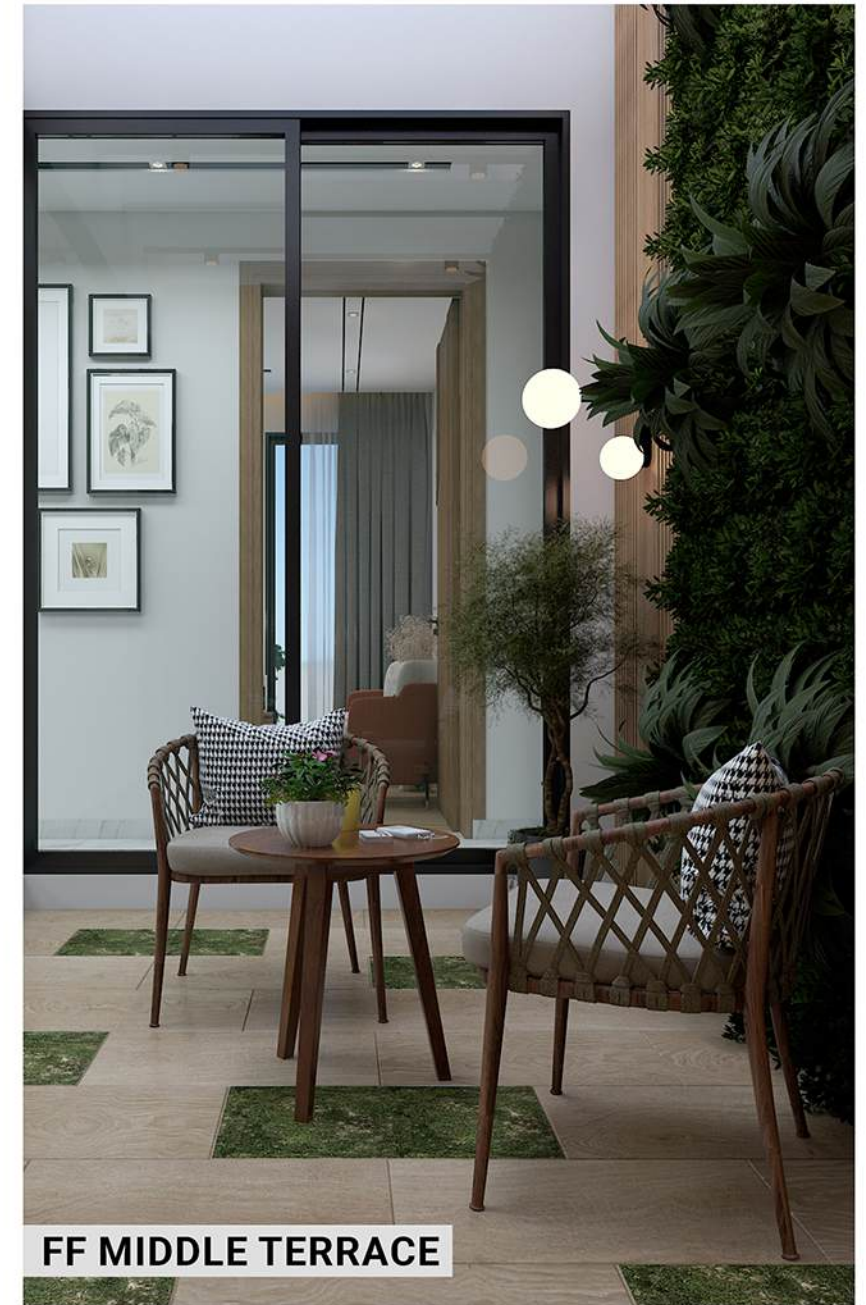
**FF LOUNGE**

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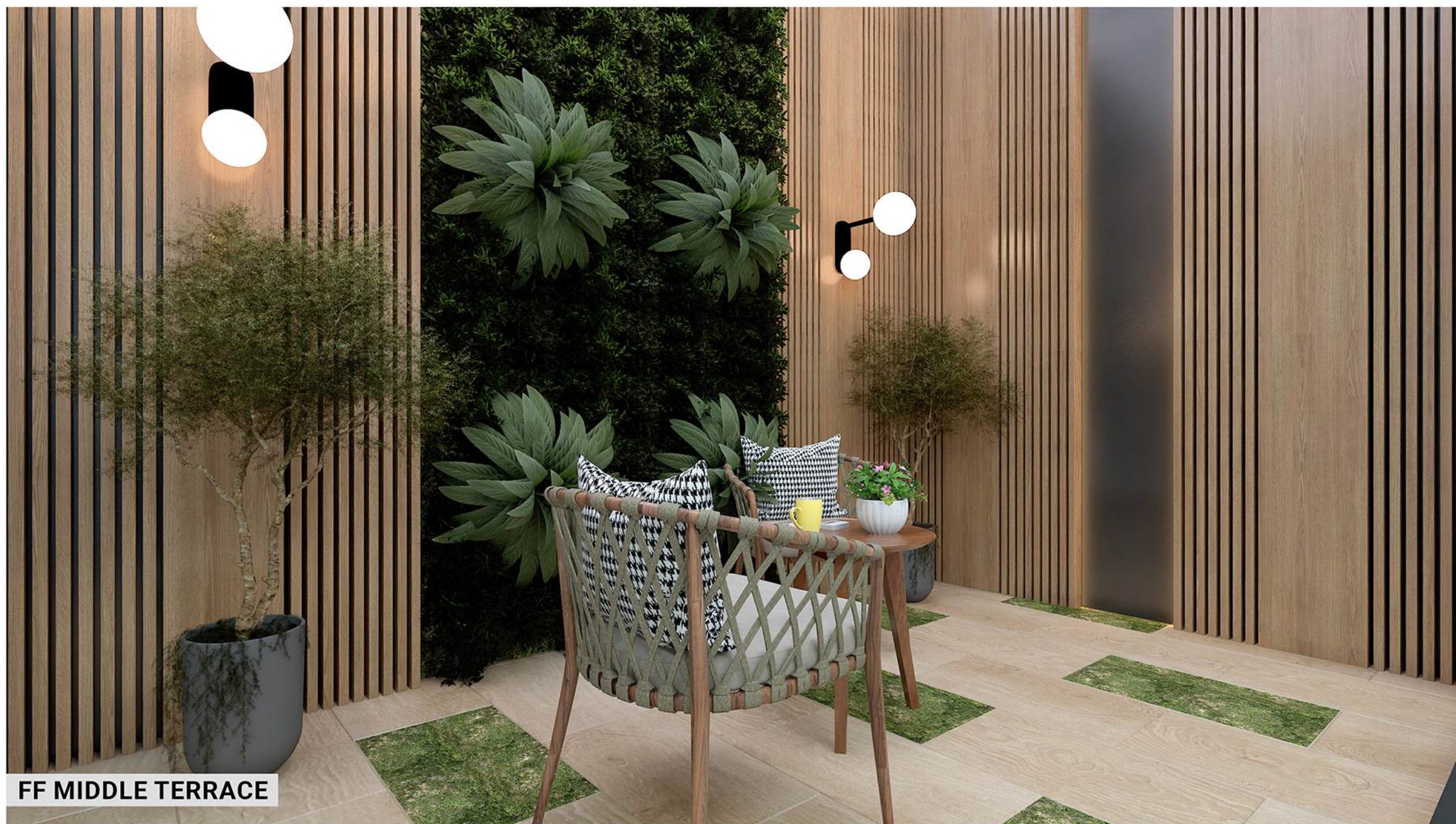


**FF LOUNGE**



**FF MIDDLE TERRACE**

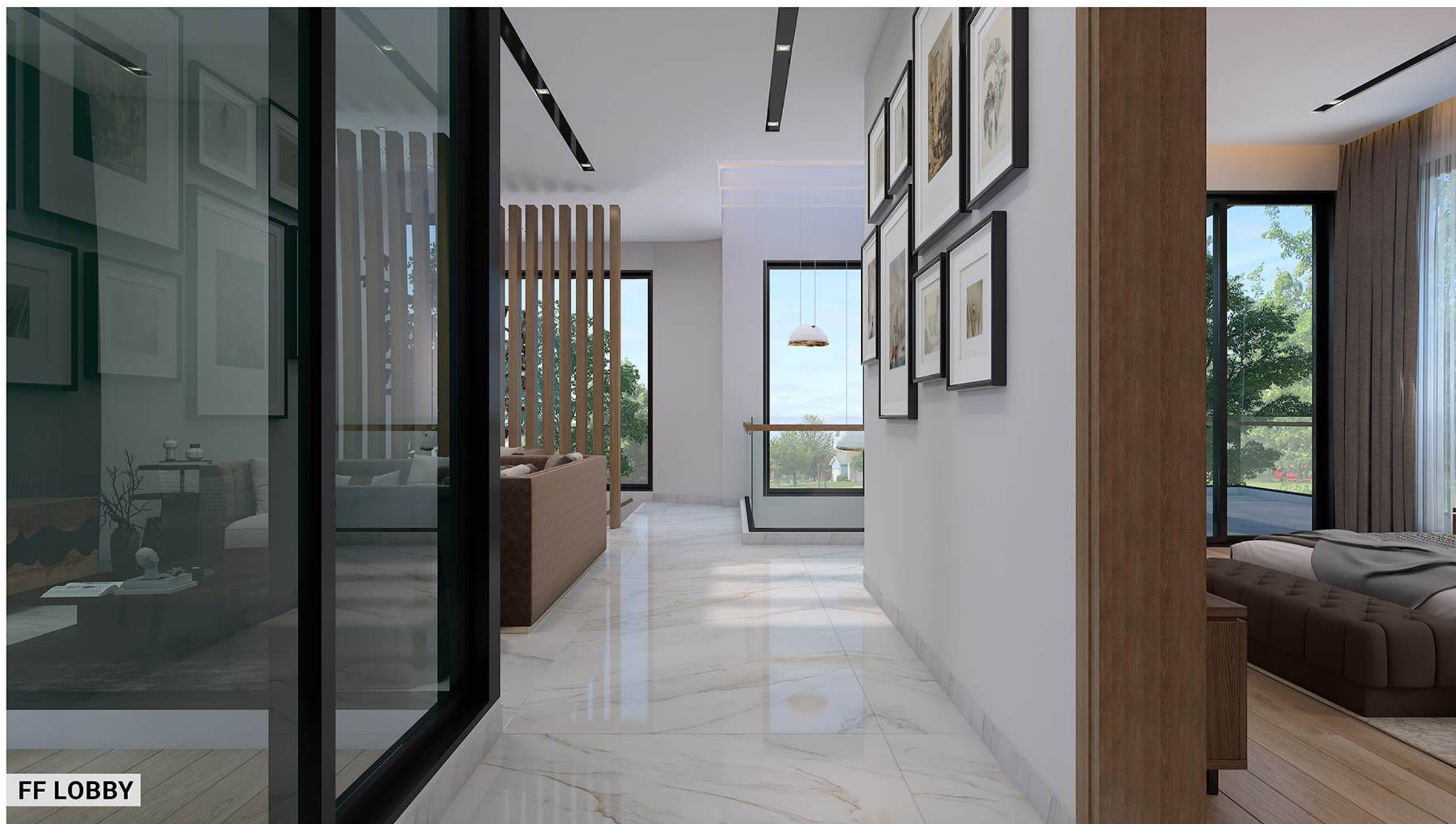




**FF MIDDLE TERRACE**

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**FF LOBBY**

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**FF BEDROOM**

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**FF BEDROOM**

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## FF FRONT TERRACE

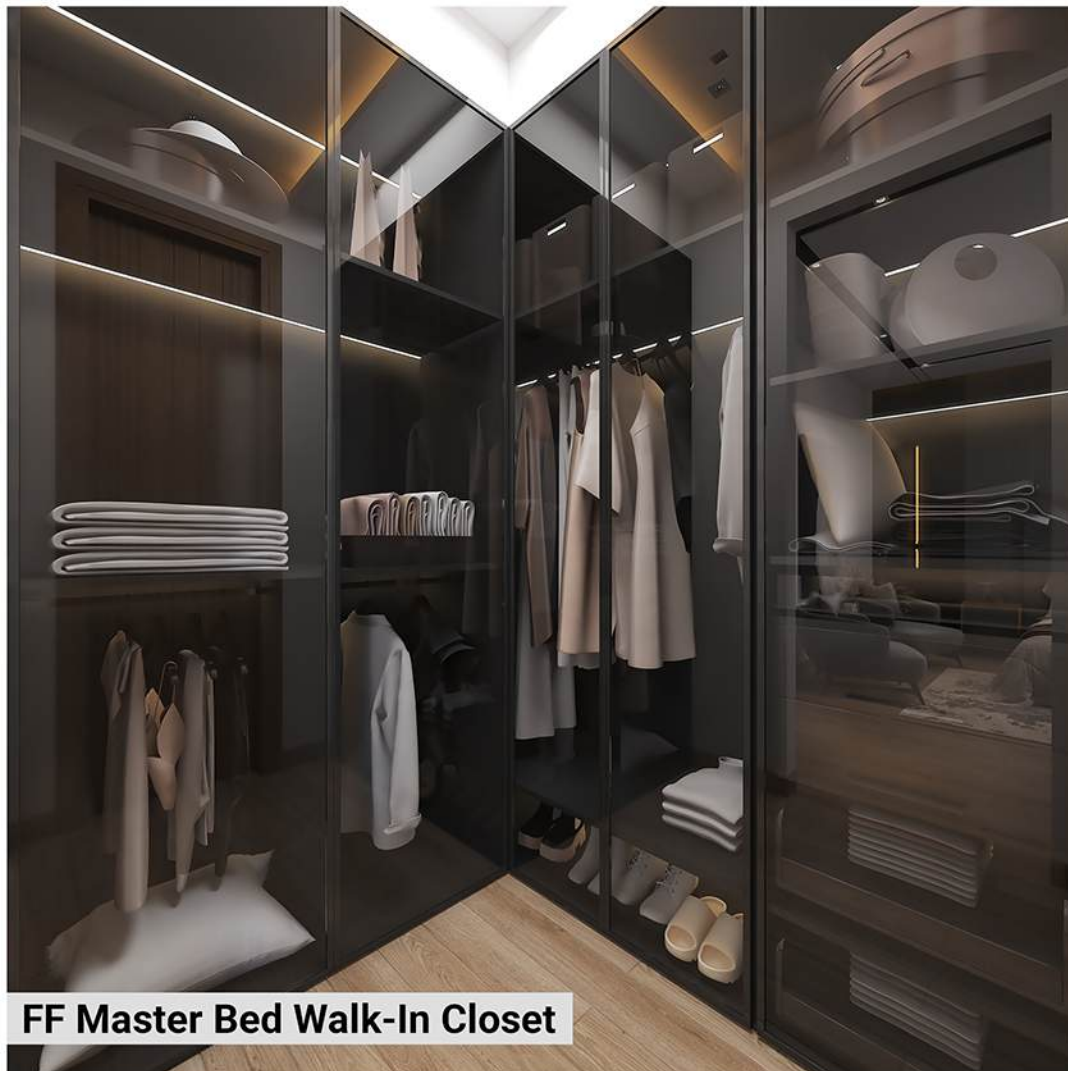
Good ventilation will be controlling the lingering moisture inside the villa and keeps the ceilings, walls, floors and the furniture dry. Removal of bad odors and getting fresh smelling is being planned due to proper airflow. In these lifestyle villas, every moment is a fresh beginning.

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The master suite unfolds in quiet luxury, where the walk-in closet blends elegance with ease, a refined space where order meets style. Besides, the washroom offers a calm, spa-like retreat, finished with grace and thoughtful detail.

Together, they create a private sanctuary, subtle, sophisticated, and effortlessly refined, a true reflection of elevated living in the serene surroundings of DHA Bahawalpur.

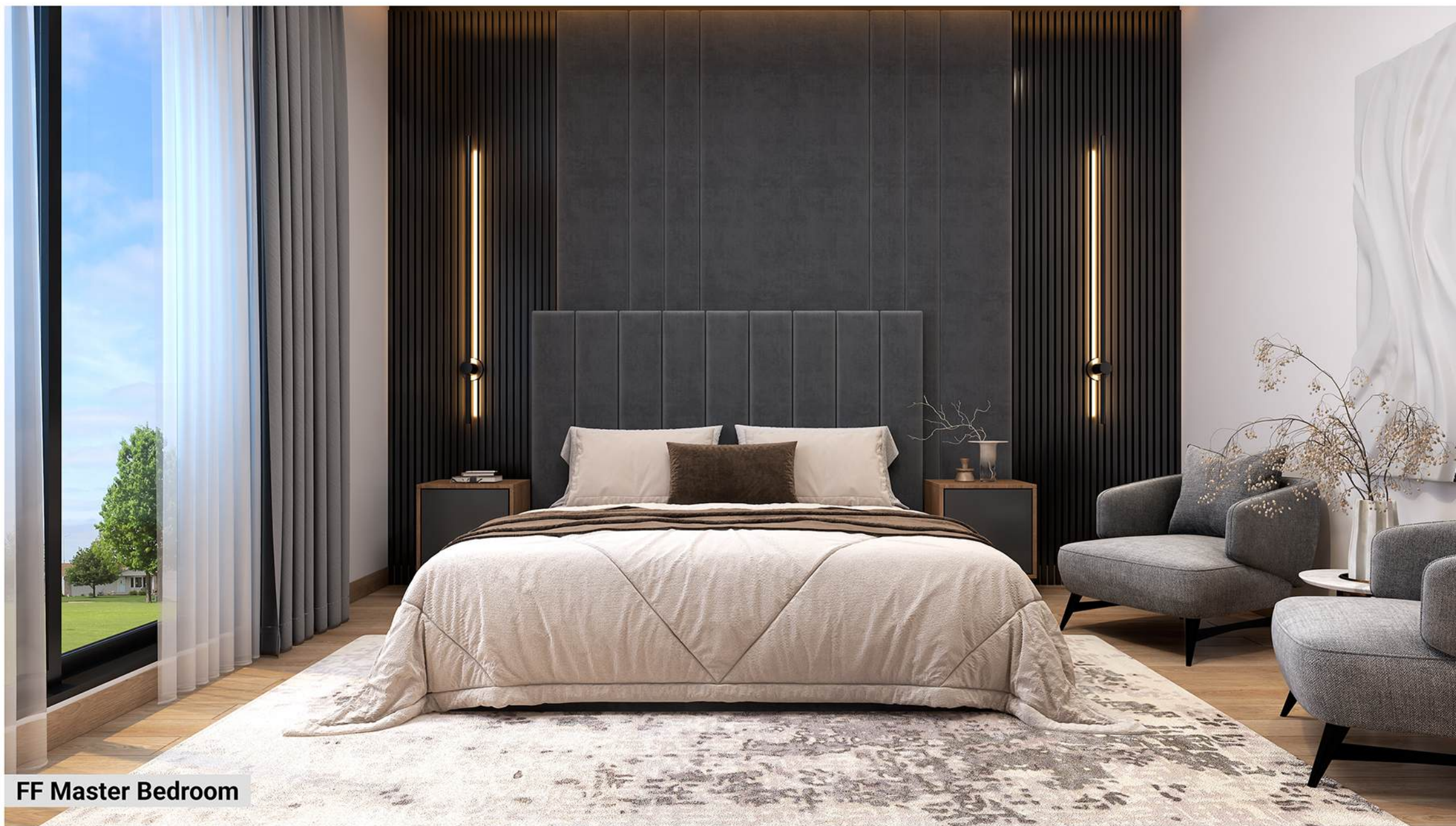


**FF Master Bed Walk-In Closet**



**FF Washroom**





**FF Master Bedroom**

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10 Marla *Villa*

## Ground Floor Plan

Plot Size: 10 Marla | 2250 SFT

Total Constructed Area – 1,487 SFT





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## First Floor Plan

Plot Size: 10 Marla | 2250 SFT

Total Constructed Area – 1,080 SFT



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**Lifestyle**  
10 Marla Villa



## Civil Works and MEP Features

- RCC Concrete Slab Structure
- PPRC Pipes (Dura Brand or equivalent structure)
- 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
- Dual (UGWT & OHWT) Concrete Water Tanks
- Underground Septic Tanks
- Anti-Damp Treatment
- Anti-Termite Treatment



# PELICAN Lifestyle



## Villas Finishing Features

- Tempered Glass Railing
- Gas/Solar/Electric Operated Geysers
- Fans (Pak Fans or equivalent)
- Imported SMD/COB Down Lights
- 3 x Burner Kitchen Nesgas Stove
- Nesgas Kitchen Hood
- Orient/Time Porcelain Floor Tiles
- Orient/Time Bath Tiles
- Fincera Kitchens and Wardrobes
- Premium Granite (Kitchen Counter Top)
- Premium Granite (Stairs/Steps Finish)
- 16 to 18 Gauge Steel Main Gate
- Sonex/Faisal Branded Sanitary Wares & Fittings
- Electrical Switches (Clipsal Brand or Equivalent)
- WPC Engineered Doors
- Granite/Marble Window Sills
- Indoor Paint (ICI)
- Outdoor Paint (ICI Weather Shield or Rock Wall)
- Aluminium Windows
- 8MM Tempered Glass Shower Enclosures
- Fire Extinguisher
- Automation Switches to Control Lighting & Electrical Points – in Lounge & Bedrooms
- Motion Sensor Lights – in Washrooms
- Media Wall in Living Rooms
- Feature Wall & Media Wall in Bedrooms





## Good Quality Construction Material

Sing like no one's listening, love like you've never been hurt, dance like nobody's watching, and live like it's heaven on earth. That is why we equipped Pelican Lifestyle Villas with higher enduring and resistant quality materials. 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.

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# Pelican Lifestyle Villa Mood Board



## Room Ceiling

ECO Absorbed Gypsum



## Doors

WPC Engineered Doors



## Lights

Automation Lighting System and Motion Sensors in Washrooms



## Sanitary Fitting

Porta / ICL or Equivalent



## Kitchen Top

Wall Mounted Granite



## Shower Cabin

Tempered Glass with SS



## Wardrobes

Alnoor Sheet and Tempered Glass with Aluminum Profile



## Kitchen Equipment

Nesgas / Flamex or Equivalent



## Security

Advance Surveillance System



## Roof Top Insulation

Heat and Water Proofing Insulation



## UPS Station

Dedicated Point for UPS wiring



## Barbeque Area

Dedicated Barbeque Area at Rooftop



## Geyser

Solar Powered Water Geyser



## Paint

ICI Dulux Plastic Emulsion or Equivalent



## Tiles

Time / Orient or Equivalent



## Windows

1.2mm Aluminum



## Fire Extinguisher

Fire Protection System



## Automation

Home Automation System



## Water Supply Pipes

PPRC Fiber Composite Water Supply Pipe  
uPVC Pipes by Master



## Faucets

Sonex / Faisal or Equivalent



## All Railings

Tempered Glass

## 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

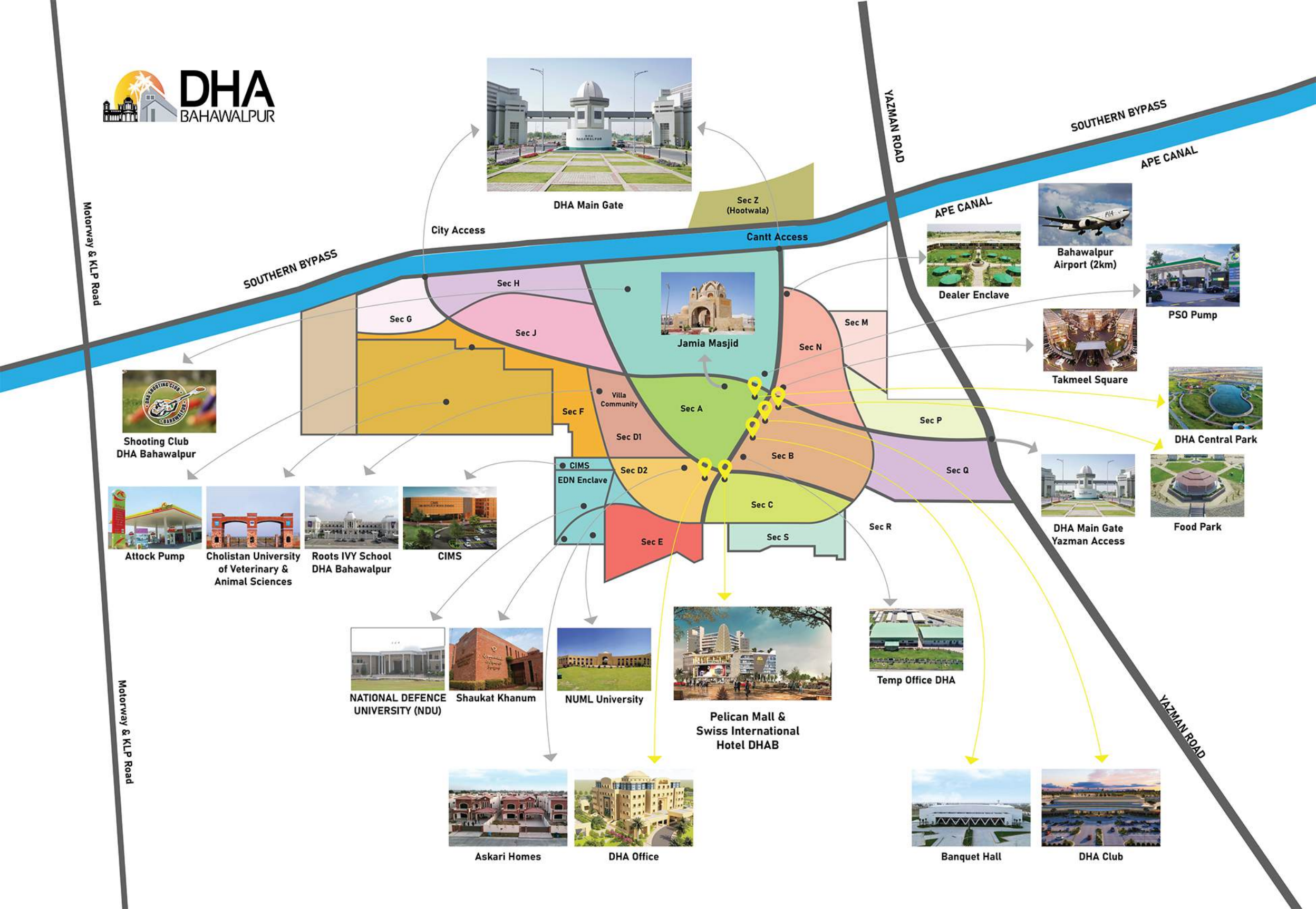
DHA Bahawalpur's reputation as a prime location with safety, infrastructure, educational institutions, commercial areas, recreational amenities, parks, schools, mosques, DHA clubs, colleges, universities and health facilities make it a luxurious and appealing choice for residents.

Pelican projects are positioned as high-quality developments with a strong emphasis on professional construction and premium materials. This focus on quality contributes to a lasting and valuable living space. All Pelican projects are designed with the latest trending lifestyles in mind, maximizing both functionality and aesthetics. All offered properties of Pelican are "highly cost-effective" due to an excellent balance of premium living and reasonable pricing.

Both DHA Bahawalpur's location and Pelican's development philosophy are geared toward offering a high-quality and luxurious living environment for residents who value comfort, innovation, and enduring value in their homes.











A Project Of



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