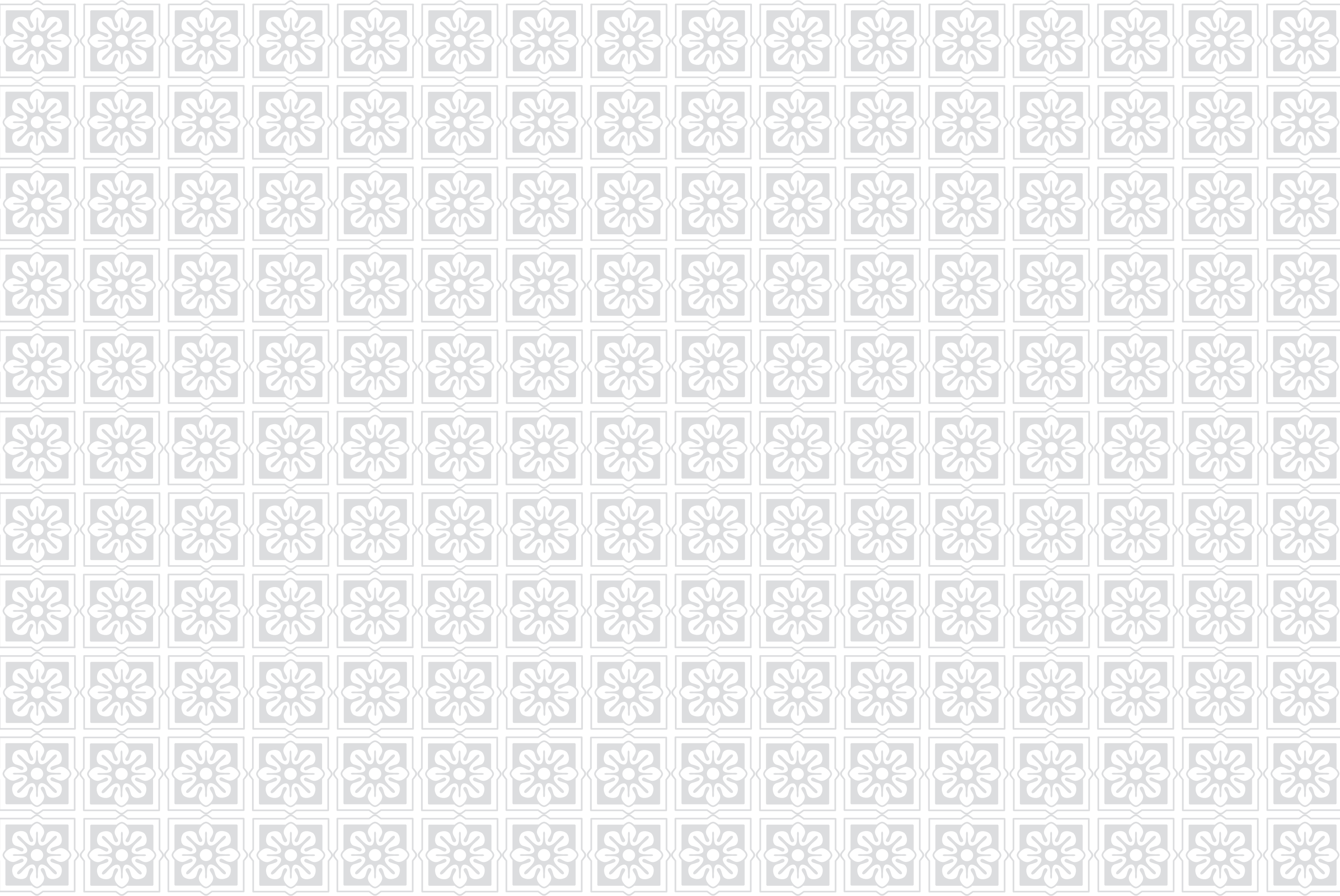


TM

ONE PICCADILLY

ISLAMABAD



ONE PICCADILLY

ISLAMABAD

One Piccadilly is a new high end development ideally suited for fine dining restaurants, cafes and retail outlets. Intimate elegant interiors with landscaped outdoor gardens make One Piccadilly a popular all year round venue. A truly exciting opportunity in an upcoming and excellent location of Islamabad with promising future growth potential.

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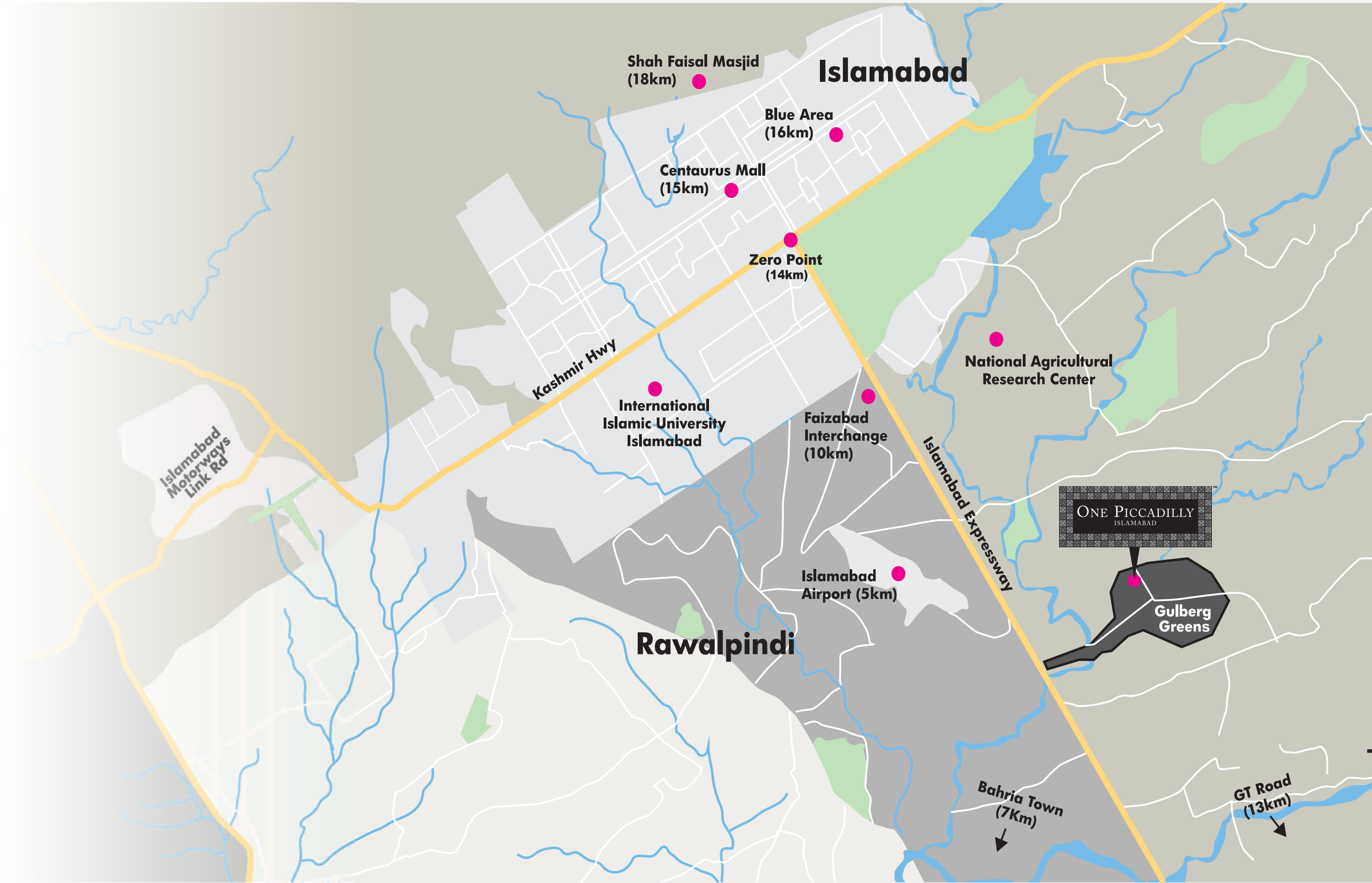
THE LOCATION - GULBERG GREENS

Gulberg Greens is the most prestigious and sought after development of Islamabad. Set conveniently in a gated secure estate, Gulberg Greens offers the highest standards to the most discerning buyers. Pakistan's most visionary scheme offers luxury, space and serenity in this naturally beautiful region. The development primarily comprises of 4, 5 and 10 kanal farm houses.

Its location is what sets it apart; off the main signal free Islamabad Expressway, minutes away from the Airport yet exceptionally peaceful and quiet. The 220 ft wide Gulberg Expressway gracefully unfolds the treasures: glistening lakes, lush pastures, wide roads, beautiful bridges, round the clock security, solar street lights, modern city infrastructure and spacious residences.

Gulberg Greens offers unique world class amenities that include:

- Wide roads lit by Solar Energy
- Knowledge Village
- Public Library, Schools and Colleges
- Hospital and Pharmacies
- Lakes and Bridges
- Underground electric, gas and water connections
- Sewerage Treatment Plants
- Water Filtration Plants
- Sports Complex
- Amusement Parks
- Restaurants, Hotel, Cinepax
- New Blue Area, Mosques, Transport Terminal
- Petrol Pumps, CNG Stations, Fire Station
- Auditorium, Community Centre, Gymnasium





Towards
Lehtrar Road

Golf Club

ONE PICCADILLY
ISLAMABAD

D-Block

Business
Square

C-Block

Park
Avenue

A-Block

B-Block

Telenor
Headquarter

Gulberg
Expressway

Towards
Islamabad
Expressway

Aerial View of Gulberg Greens



Towards
Lehtrar Road

Outdoor
Seating

Drop off Lane

Green Belt

Parking

ONE PICCADILLY
ISLAMABAD

Park Avenue

Location of One Piccadilly in Business Square

THE DEVELOPMENT - ONE PICCADILLY

One Piccadilly is arguably the most prestigious development of Gulberg Greens. It is designed to international standards primarily for overseas Pakistanis.

The **Beautiful Victorian Architecture** of One Piccadilly is inspired from the famous 'Lillywhite' building in Piccadilly Circus which is in the heart of Central London. Aesthetically it is probably the most **Elegantly designed** and Practically the most **Efficiently laid out building** inside Gulberg Greens.

One Piccadilly is to become a true **inspiring Landmark** in Islamabad's commercial arena and the high-end living.

The Development Comprises of:

Commercial

- Lower Ground, Ground and First Floors
- High-end Restaurants on Ground Floor with Outside Seating Area
- Cafe's and Convenience shops on Lower Ground Floor with dedicated Inside Seating Area
- Exclusive and Limited Office Space on First Floor

Residential

- Second to Fifth Floors
- 16 x 2 bedroom spacious apartments of two sizes: Type A - 1184 sqft and Type B - 1411 sqft
- 8 x 3 bedroom spacious corner apartments: Type C - 1941 sqft
- All apartments come equipped with Air Conditioning & Heating System
- Dedicated entrance for residents that is isolated from all commercial activity with its own Reception Area and Two Lifts

ONE PICCADILLY

A New Iconic Landmark
at The Historical Crossroads
of a Great City.





ONE PICCADILLY

A seven storey magnificent building designed around Victorian Architecture that exudes class and character. Juliette balconies, traditional facade, Georgian bar double glazed windows combined with soft lighting gives the building a true landmark presence.

A wide range of Commercial opportunities in the prime location of Gulberg Greens which include:

- Units perfect for restaurants, coffee shops and Eateries
- Each finished to exceptionally high International standards
- Prominent Corner units available leading onto lush green outside seating area
- Dedicated spacious seating area in Lower Ground floor
- Valet Drop off lane
- Car Parking
- 24 hour security
- CCTV Monitoring

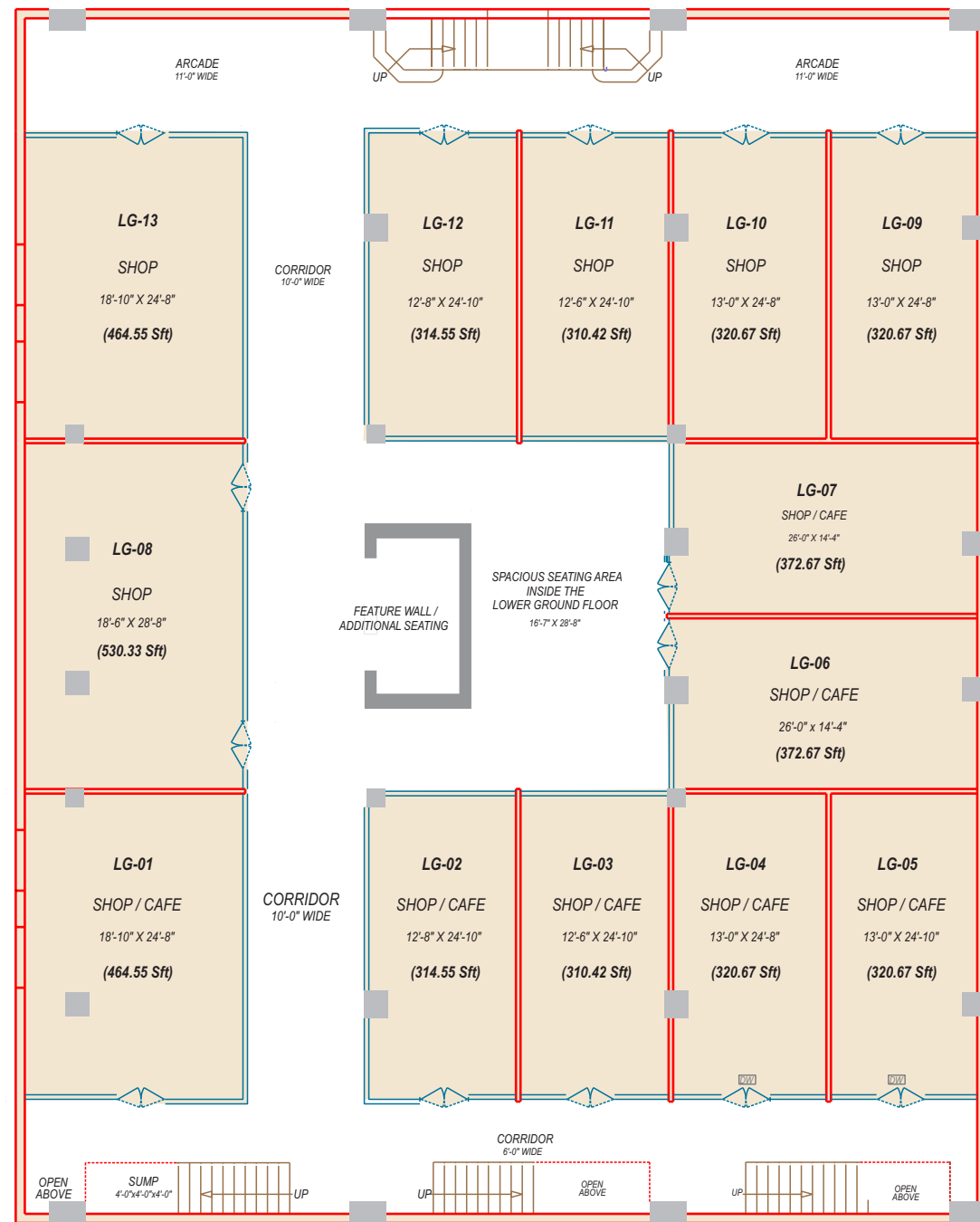
ONE PICCADILLY

ISLAMABAD



LOWER GROUND FLOOR

Sunset View



Front View

Apartment Entrance

LG-01

Corner shop with possibility of door access from two different sides. Front view with potentially access to the outside seating area. Good sized shop with good internal seating space as well. Clear visibility of brand name from the outside at the front.

LG-02

Corner shop with potentially additional seating along the 10' wide corridor. Front view with clear visibility of brand name from the outside at the front. Potential to combine with LG04 to make a larger unit.

LG-03, LG-04, LG-05

Front shops with possible access to the outside seating area. Prime shops with Front view and clear visibility of brand name. You can combine shops to make a larger unit.

LG-06, LG-07

Ideal shops with good access to the dedicated seating area inside the Lower Ground Floor. The area in front of these shops is beautifully designed which makes them very desirable.

LG-08

Center shop with probably the most foot fall on the Lower Ground floor. Large shop with potential of more than one door access.

LG-09, LG-10, LG-11

Clear visibility from the road towards the shops making them visible to passerby and drivers alike. Excellent accessibility with parking right in front of the shops and steps leading towards them. Can be combined together or with shops on the Ground Floor to create a larger unit.

LG-12, LG-13

All benefits of LG09-LG11 with additional advantage of being a corner shop.



3D Visualization of the Lower Ground Floor with the 10 feet wide corridor

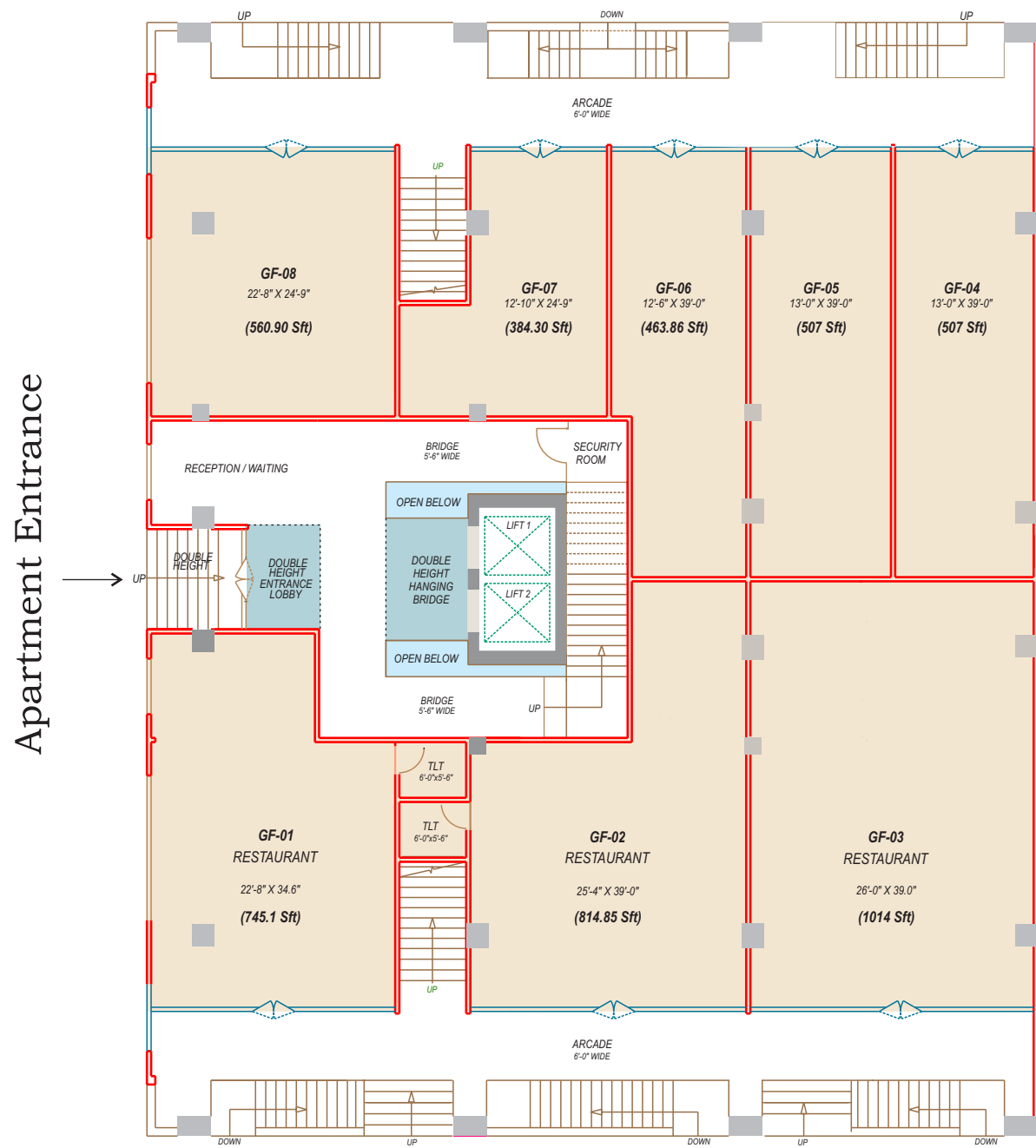
Lower Ground Floor

An airy, bright and well accessed Lower Ground Floor with entrance from two sides connected via a 10' wide corridor and a 6' wide arcade at either end. High ceilings, modern interior, finished to an impeccable standard and **with a dedicated Internal Seating Area makes the Shops a valuable investment.**

The Shops numbered LG-01 to LG-07 are all reserved to operate as a Cafe / Bakery / Eating place / Food related items.

GROUND FLOOR

Sunset View



Front View

GF-04 to GF-08

The Sunset View side has direct access from the street level with ample parking making these shops ideal for Retail use. There are two staircase at either end with a 6 feet wide corridor. Shops are ideally sized to cater to businesses of all needs. These can be further combined to make larger spaces as required.

GF-08 is corner shop with view of the front as well as the apartment entrance side.

GF-01, GF-02, GF-03

Prime location Ground Floor shops with direct access for all visitors and with clear visibility from the front. These shops are ideal for high-end restaurants / eating places with ample seating area both inside the shop and access to further seating outside in the main courtyard.

The building is tucked behind the Green Belt making these shops clearly visible to cars driving along the main Park Avenue.

GF-01 is a corner shop with view of the front as well as fine apartment entrance side.



Ground Floor Front View

Grandeur design with the Green Belt at the front of seasonal plants and flowers, soft lighting and water fountains makes **One Piccadilly the Prime Location in Gulberg Greens for Outside Entertainment and Relaxation.** It is for this reason we are calling this the '**Kohsar Market**' of Gulberg Greens.

Another huge advantage is that there is a specific drop off lane for customers that can be used for **Valet parking.**

Shops with direct access to outside seating area

Ground Floor Sunset View

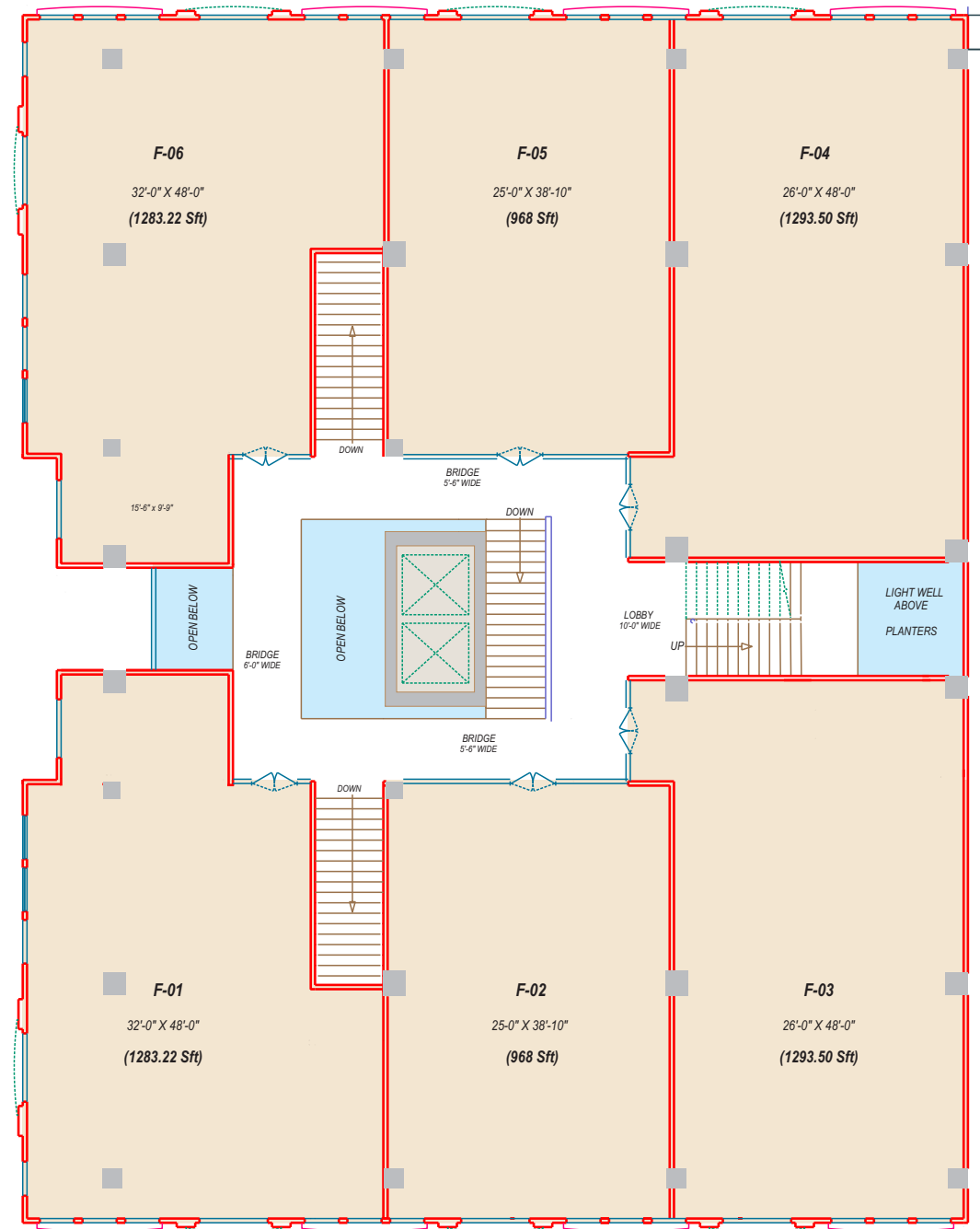
There is ample parking space within easy reach of all shops. **Shops with the Sunset view have direct access to parking making them specially attractive as Retail shops.**



Shops with direct access to parking on the main road

FIRST FLOOR

Sunset View



Apartment Entrance

Front View

F-04, F-05, F-06

These are ideal units for that coveted office space at a prestigious address. It is not often that you have the opportunity to form a creative Office space with plenty of parking, easy access from Islamabad Expressway and close to all amenities.

The units can be further sub divided or combined together to suite all needs.

F-01, F-02, F-03

All these Front Facing spaces can be utilized for Restaurants. These can be combined together or with the Ground Floor shops to form a larger space. These are equally great to form an Office space at an enviable Address of One Piccadilly with beautiful scenic views.

F-01 and F-06 with their ideal corner location have larger visibility and brighter interiors.



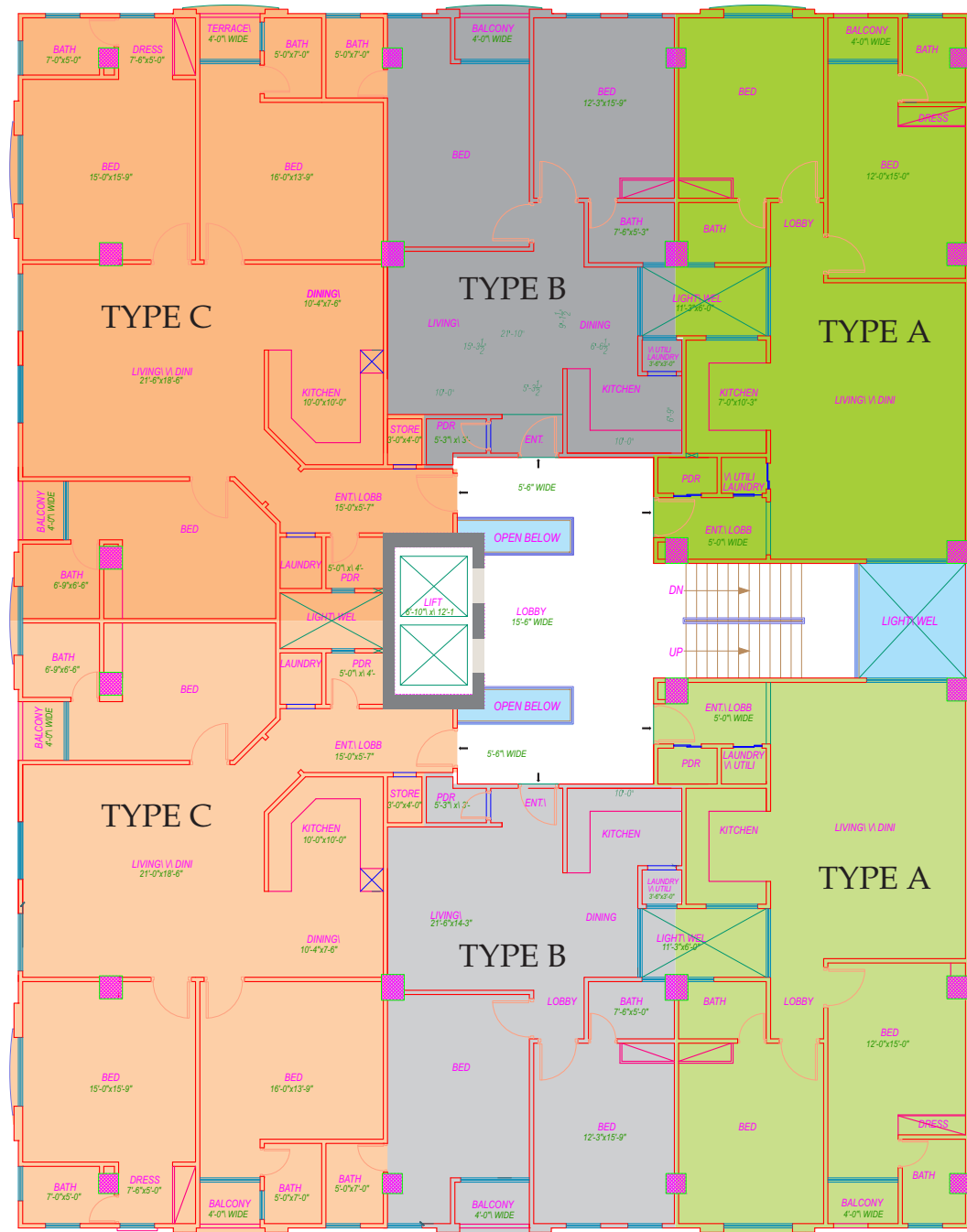
Shops on First Floor can be used as Offices or Restaurants with impeccable views

FIRST FLOOR

First Floor at One Piccadilly is designed to be flexible to suit customers for different needs. The shops with the front view can continue with the theme of Restaurants / Cafe's from the lower floors. These, along with shops with the Sunset View, can all be used as an ideal Office Space.

APARTMENT FLOOR PLAN

Sunset View



Front View

Apartment Entrance

TYPE A - 1411 sq-ft

2 Bedroom Apartment
 Entrance Lobby: 5' wide
 Bedroom 1: 12' x 15'
 Bedroom 2: 12'7" x 15'9"
 Ensuite 1: 5'6" x 7'4"
 Ensuite 2: 7'7" x 5'
 1 x Cloak Room
 Open plan Kitchen: 10'5" x 7'
 Reception / Dining: 24'5" x 17'
 Separate Laundry Room

TYPE B - 1184 sq-ft

2 Bedroom Apartment
 Bedroom 1: 20' x 12'4"
 Bedroom 2: 15'9" x 12'3"
 Ensuite 1: 5' x 7'
 Ensuite 2: 7'6" x 5'
 1 x Cloak Room
 Open plan Kitchen: 10' x 7'
 Reception / Dining: 21'10" x 14'3"
 Separate Laundry Room

TYPE C - 1941 sq-ft

3 Bedroom Apartment
 Bedroom 1: 18' x 12'
 Bedroom 2: 15'9" x 15"
 Bedroom 3: 16' x 13'9"
 Ensuite 1: 6'9" x 6'6"
 Ensuite 2: 7' x 5'
 Ensuite 3: 7' x 5'
 1 x Cloak Room
 Open plan Kitchen: 10' x 10'
 Reception / Living: 21' x 18'6"
 Dining Area: 10'4" x 7'6"
 Separate Laundry Room
 Additional Store Room



BEAUTIFUL FINISHING

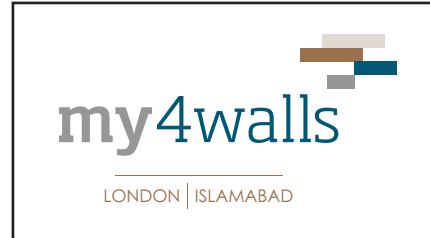
All shops will have exquisite finishing with grooved pillars on either side and coving across the top. The doors and the glass surrounding it is finished with wooden panels. All these finishing touches will set apart Shops at One Piccadilly from everyone else.

EXQUISITE, ELEGANT, EXTERIOR

The exterior is finished to high standards with Victorian design, picturesque & large double glazed windows with Georgian bars and balconies with high quality grills. The presence of One Piccadilly is unrivalled due to its design and finishing.



THE DEVELOPER



Established since 2008 in the UK, my4walls is a Development and Contracting firm with offices in London and Islamabad.

As Contractors we have two specialized divisions; Commercial and Residential. Commercial work involves formation of infrastructure and multi-storey building. Residential projects require a close working partnership with homeowners in creating their dream homes.

As Developers we build some of the most prestigious and liveable spaces for our discerning clients. Our attention to detail, creative architecture, robust engineering and exquisite finishing sets us apart from others

To find out more about us please visit: www.my4walls.com

To find out more about the project visit: www.onepiccadilly.com or call: **0304 5943030**

A PROJECT OF:


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