

PICCADILLY®

—COURTYARD—



PICCADILLY®

—COURTYARD—

A Masterpiece of  
Modern Islamic Architecture and Design



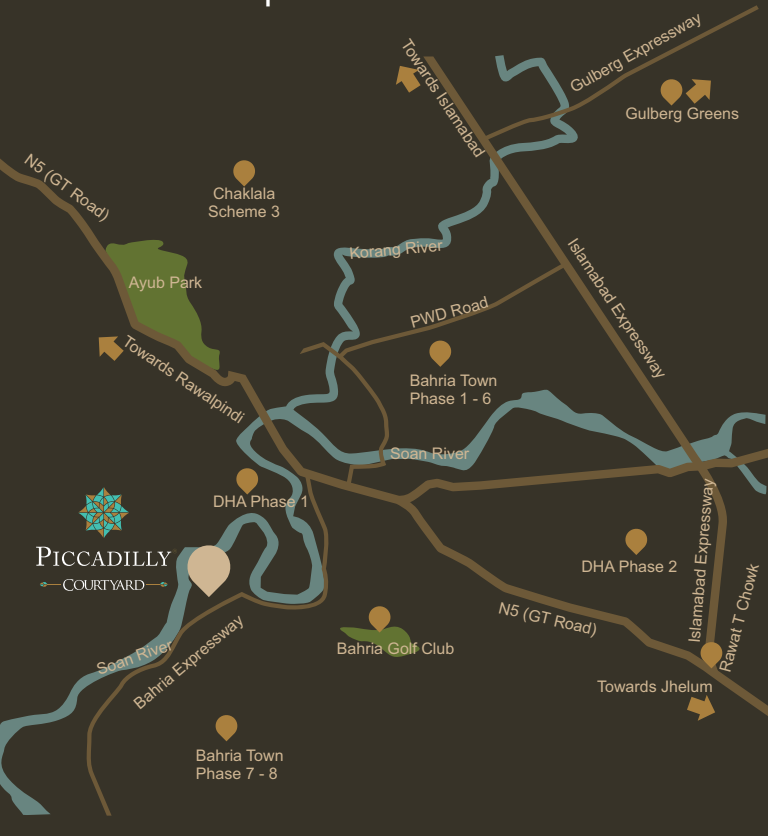
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# THE LOCATION

# Bahria Town Location Map



# LOCATION



## Piccadilly Courtyard is based in the heart of Bahria Town Phase 7

Bahria Town is an internationally well-reputed private development. It is arguably the standard bearer of modern living in Pakistan. With world class amenities, uninterrupted supply of electricity and gas, 24 hour security and maintenance, Bahria Town is a popular choice of residence especially for overseas Pakistanis.

Bahria Town Phase 7-8 is located off the main National Highway N5

(GT Road) on the left side going from Rawat Interchange towards Rawalpindi. It is a very well developed society with thousands of residents and with world class facilities.

Piccadilly Courtyard is situated on the main dual carriageway in Phase 7 (Spring North). It is centrally and ideally located near an array of amenities all within a 5 mile radius of the project.

### **Shopping:**

Artimaxx, ChenOne  
GreenValley International  
Supermarket  
Nishat Linen,  
Warda, and many more

### **Restaurants & Eatery:**

Asia Wok  
Burger King  
Kallisto Restaurant  
KFC  
McDonald's  
Pizza Hut  
and several others

### **Schools:**

Future World School  
([www.futureworld.edu.pk](http://www.futureworld.edu.pk))

Dr A Q Khan School & College

### **Health Care:**

Bahria International Hospital  
([www.bahriainternationalhospital.com](http://www.bahriainternationalhospital.com))  
Several large and small pharmacies

### **Entertainment/Hospitality**

Cine Gold Plex  
([www.cinegoldplex.com](http://www.cinegoldplex.com))  
Several parks, mosques, walkways,  
cafe's, bakeries  
5-star hotel (under construction -  
at walking distance from  
Piccadilly Courtyard)

# LOCATION MAP



Site Address: 152, Phase 7 (Spring North)  
Bahria Town, Rawalpindi



# THE PROJECT









ASIM JOFA  
THE BEST OF THE BEST

SHERLOCK  
HOLMES  
A GAME OF THRONES

Oaks

GUCCI

ASIM JOFA



## The Project

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Piccadilly Courtyard is a mixed use six storey development with commercial spaces and residential apartments.

The architecture of Piccadilly Courtyard is built upon centuries of rich artistic traditions resulting in a natural oasis of calm nestled among the hustle and bustle of a busy urban life.

A truly remarkable building envisioned with a bold new abstract design based on Islamic philosophy and motifs. The external façade wrapped in the ornamental features of intricately carved geometric designs (a recurring pattern in Islamic architecture) is carried through internally to “The Courtyard” - the heart and soul of the building.

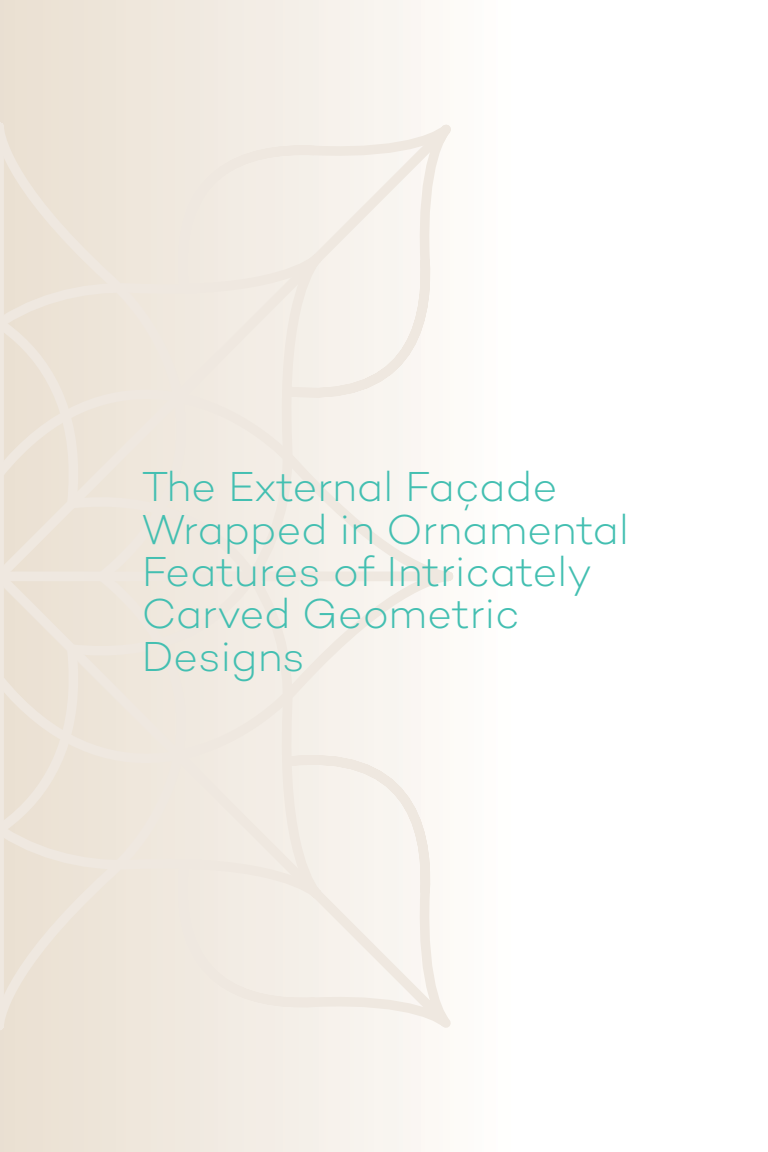
MODERN  
ISLAMIC  
ARCHITECTURE  
AND DESIGN



PICCADILLY®

—COURTYARD—





The External Façade  
Wrapped in Ornamental  
Features of Intricately  
Carved Geometric  
Designs



# THE APARTMENTS





## Peace of Mind, Ease, Contentment

Separate Entrance for Apartment Residents with 24 Hour Reception Desk, Security & Maintenance Service. Dedicated Passenger and Cargo Lift.







View of the stunning courtyard from apartment corridors - a rich mix of retail and residential amenities, an iconic community lifestyle.



## Illuminated, Impeccable, Inviting

Open plan living and dining spaces are perfect for Relaxation & Entertainment. Designed with Unique Layouts & Exquisite Décor, Filled with Natural Light due to Large Windows.





## True Essence of Thoughtful Design and Craftsmanship

Designed to international standards, kitchens come with high gloss cabinets, stone work top and space for appliances to be seamlessly integrated



Bathrooms are true sanctuaries with high quality fixtures, exquisite tiling, concealed shower units and impeccable finishing



## Air Conditioners Pre-Installed

Bedrooms are Spacious, Comfortable & Well-lit with  
Large Double Glazed Windows.



# Apartment Floor Plan (2nd, 3rd & 4th Floors)



# 1 Bedroom Apartment



TYPE A

Front Facing, Corner

Net Area: ■ 736 sqft  
Common Area: ■ 149 sqft  
Gross Sellable Area: ■ 885 sqft



Entrance Lobby



Utility Room



Open Plan Living Room and Dining Room



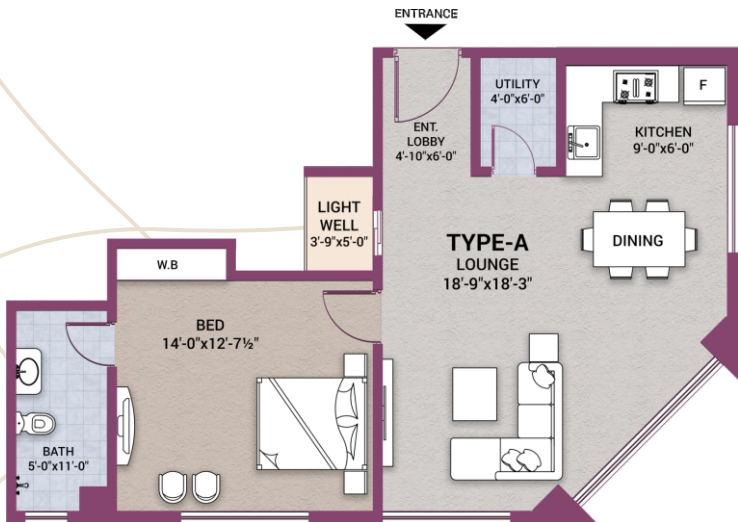
Master Bedroom with Fitted Wardrobe



Kitchen Area



Attached Bathroom



# 3 Bedroom Apartment



## TYPE B

Front Facing, Corner  
With Maid Room

Net Area: ■ 1735 sqft  
Common Area: ■ 345 sqft  
Gross Sellable Area: ■ 2080 sqft



Entrance Lobby



Attached Ensuites



Separate Kitchen



Guest Powder Room



Open Plan Living Room  
and Dining Room



Master Bedroom with  
Fitted Wardrobe



Bedroom 2 with  
Fitted Wardrobe



Maid Room



Balcony



Utility Room



Bedroom 3 with  
Fitted Wardrobe



# 2 Bedroom Apartment



TYPE C

Net Area: ■ 978 sqft  
Common Area: ■ 172 sqft  
Gross Sellable Area: ■ 1150 sqft



Entrance Lobby



Kitchen Area



Bedroom 2 with fitted wardrobes



Open Plan Living Room and Dining Room



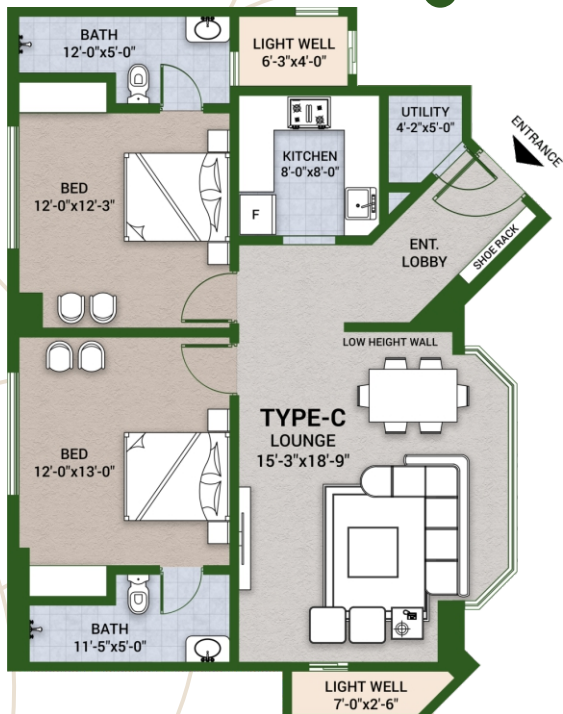
Master Bedroom with Fitted Wardrobe



Attached Ensuite



Utility Room





# 2 Bedroom Apartment



TYPE D

Net Area: ■ 1281 sqft  
Common Area: ■ 264 sqft  
Gross Sellable Area: ■ 1545 sqft

Park Facing, Corner  
With Maid Room



Entrance Lobby



Open Plan Living Room  
and Dining Room



Maid Room



Attached Ensuites



Utility Room



Balcony



Separate Kitchen



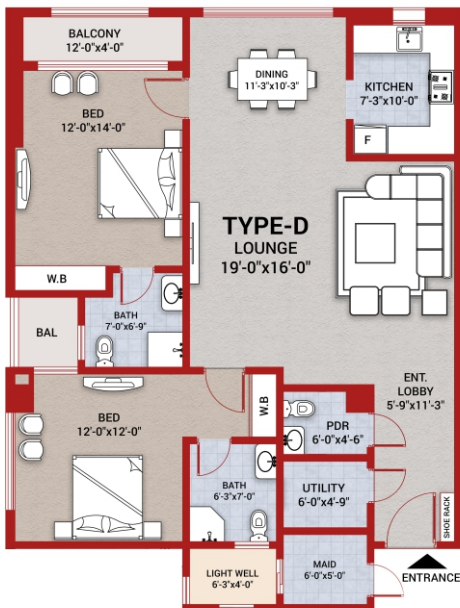
Master Bedroom with  
Fitted Wardrobe



Guest Powder Room



Bedroom 2 with  
Fitted Wardrobe



# 2 Bedroom Apartment



TYPE E

Park Facing

Net Area: ■ 1193 sqft  
Common Area: ■ 202 sqft  
Gross Sellable Area: ■ 1395 sqft



Entrance Lobby



Master Bedroom with Fitted Wardrobe



Separate Kitchen



Open Plan Living Room and Dining Room



Attached Ensuites



Powder Room



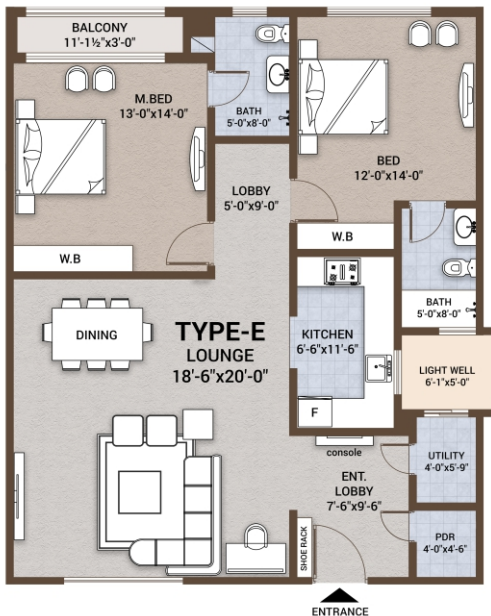
Balcony



Bedroom 2 with Fitted Wardrobe



Utility Room



# 2 Bedroom Apartment



TYPE F

Net Area: 1239 sqft  
Common Area: 256 sqft  
Gross Sellable Area: 1495 sqft

Park Facing, Corner  
With Maid Room



Entrance Lobby



Open Plan Living Room  
and Dining Room



Utility Room



Balcony



Maid Room



Attached Ensuities



Separate Kitchen



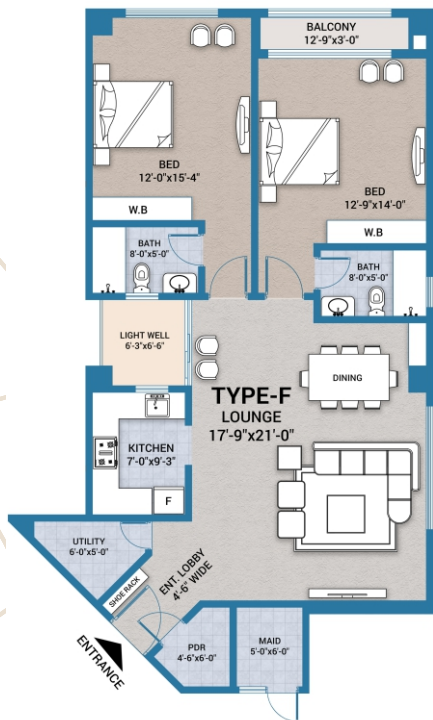
Guest Powder Room



Master Bedroom with  
Fitted Wardrobe



Bedroom 2 with  
Fitted Wardrobe



# 2 Bedroom Penthouse



TYPE P

With Maid Room and  
Roof Space

Net Area:	▪ 1100 sqft
Common Area:	▪ 200 sqft
Dedicated Roof Terrace:	▪ 1440 sqft
Gross Sellable Area:	▪ 2740 sqft



Entrance Lobby



Attached Ensuites



Separate Kitchen



Guest Powder Room



Open Plan Living Room  
and Dining Room



Utility Room



Master Bedroom with  
Fitted Wardrobe



Bedroom 2 with  
Fitted Wardrobe

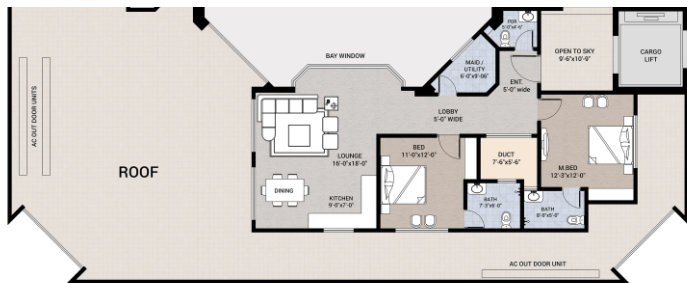


Maid Room



Private Roof  
Space

Roof Space  
(1440 sqft)



Note: The layout and area of the Penthouse is subject to change



# The Project

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**The Piccadilly Courtyard apartments have been designed to a high specification making this the most exclusive residential address.**

All apartments are very well proportioned.

The main features include:

- High ceilings
- Double glazed glass windows
- DC Inverter technology Air Conditions with both Heating and Cooling system preinstalled in all bedrooms and living rooms
- Dedicated lift for residents
- Separate independent entrance
- 24 hour concierge / reception desk
- 24 hour security
- Complete maintenance service provided

## **Bathrooms:**

- High quality concealed shower mixers
- One-piece toilet with hydraulic soft closing cover
- Counter top wash basin over marble worktop OR wall hung wash basin with cabinet
- Mix of modern and traditional high quality Porcelain tiles
- High quality toughened glass with chrome fixtures to

- separate the shower area
- Chrome hand washbasin mixer
- Good quality douche / muslim shower
- Niche for placing shampoos etc in shower area.
- Ceiling complete with warm white LED luminaires.
- Extractor fan or a ventilator
- Stainless steel toilet roll holder and towel rod

## **Kitchens:**

- High quality modern kitchen cabinetry from a reputable supplier either High Gloss or Matt (depending on final interior design)
- Mix of floor, drawer and wall hung units all with soft closing imported DTC hinges
- High quality granite / marble worktop with backsplash
- Double bowl stainless steel sink with high neck sink basin mixer
- 90cm wide, 5-burner hob
- Good quality extractor fan over hob with full extraction ducting installed
- Provision for wall mounted microwave and oven, where possible (appliances not included)
- Tiled floor with high quality porcelain tiles

### **Bedrooms:**

- Import quality laminate flooring, water resistant and scratch resistant, in all bedrooms throughout with 65mm matching skirting boards
- Fully fitted wardrobes with cloth hanging, drawer units and shoe rack. All with handles and soft closing hinges.
- Imported / high quality doors with stainless steel handles, locks and hinges
- DC Inverter technology Air Conditioner with both Heating and Cooling system
- Complete ceiling with concealed spot lights with warm white LED luminaires
- Modern white sockets at either side of the bed and on strategic locations around the bedroom
- Modern white switches with fan dimmer
- Good quality ceiling fan

### **Living Room:**

- Import quality laminate flooring: water resistant and scratch resistant with 65mm matching skirting boards
- DC Inverter technology Air Condition with both Heating and Cooling system
- Complete ceiling with concealed spot lights with warm white LED luminaires
- Modern white switches with fan dimmer
- Good quality ceiling fan
- Import / high quality doors

with stainless steel handles, locks and architraves

### **Utility Room:**

- Tiled floor with matching skirting
- Plumbing of cold water only for connection with automatic washing machine
- Drainage point
- White sockets and switches at designated places
- Matching door with stainless steel handle and hinges as in rest of the apartment
- Ceiling complete with LED luminaires

### **Powder Room:**

- Tiled floor and half tiled walls
- Counter top vanity over marble worktop or wall hung unit with chrome basin mixer
- Good quality Douche
- Ceiling complete with LED luminaires
- Extractor fan or a ventilator
- Stainless steel toilet roll holder and towel ring
- White sockets and switches at designated places
- Matching door with stainless steel handle and hinges as in rest of the apartment
- Drainage point.





# COMMERCIAL SPACES





## **Piccadilly Courtyard, a six storey mixed-use building, will consist of premium retail outlets of varying sizes on the Lower Ground, Ground and Courtyard Floors.**

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The purpose of Malls has shifted from being simple venues of transactions to serving a more contemporary purpose where people commune to socialize and to connect.

Piccadilly Courtyard is a mall like none other in Bahria Town. It has a unique ability to provide an International quality of life for residents and visitors by meeting their shopping and dining needs.

A magnificent fountain takes centre stage of The Courtyard. It is surrounded by a cluster of commercial outlets making them an ideal space for business and commerce like Boutiques, Retail outlets and Cafe's.

Ground floor shops also have a direct access from Parking at front making them ideal Retail spaces for National & International Brands.



PICCADILLY<sup>®</sup>  
—COURTYARD—





PICCADILLY®

—COURTYARD—





PRECADILLY  
— COURT YARD —

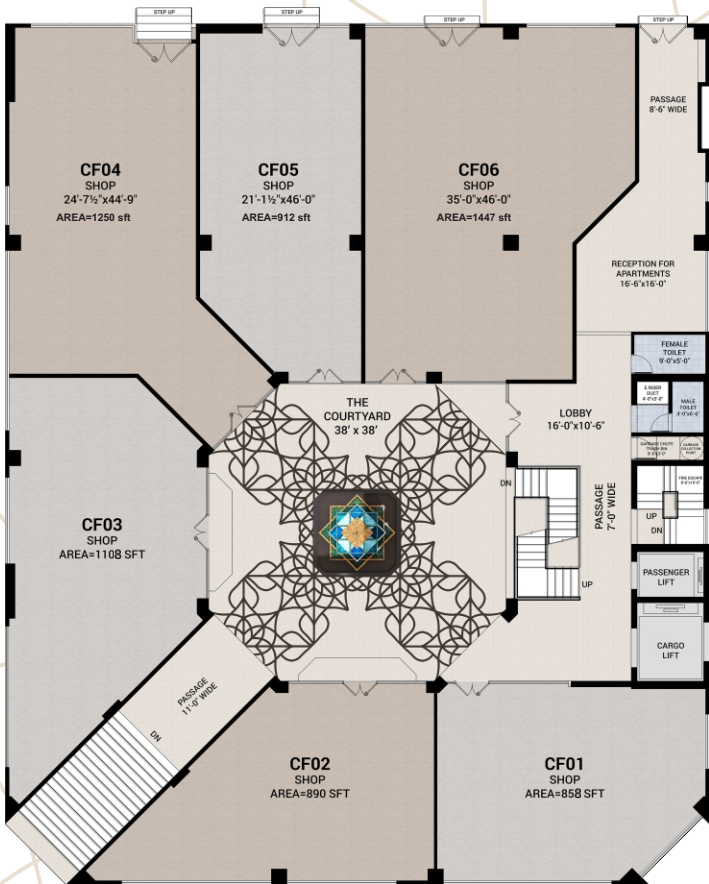




# Ground Floor Plan



# Courtyard Floor Plan (1st Floor)



# Basement Floor Plan







# ONE PICCADILLY®

Gulberg Greens, Islamabad

PROMISED



# ONE PICCADILLY®

Gulberg Greens, Islamabad

DELIVERED



# Testimonials



We feel very fortunate to have found an abode at One Piccadilly! When we first saw its unique eye-catching structure it was love at first sight, and we quickly decided to become proud owners of one of its residential units. The interior of the building is just as aesthetic. The warm and welcoming folks at the front desk make you feel at home even before one enters their apartment. Residents are offered all types of modern amenities along with a secure, clean dust-free and peaceful environment; they also have access to the delicious grub that Chaaye Khana offers! Overall One Piccadilly is a happy place that makes one feel as if they are living in London or New York while in Pakistan. It's definitely a place to live for especially those Pakistanis who have lived abroad for extended periods and are used to a certain standard of living.

Dr. S A Qureshi, Dr. R Qazi  
Lahore, Pakistan



I have bought a flat in Pakistan Islamabad through My4Walls. Investing in Pakistan from abroad can be a very difficult task, especially when you are scared that your investment might be lost or the property you are buying will not complete on time or will be of poor quality. The team at My4Walls is extremely professional and kept us informed through every stage of the work from designing, installing and finishing. The care and attention to the details of the finish, large and small, could not be bettered. Thanks to each one of you for the awesome work and completing the project well in time, without any hiccups or surprises. I highly recommend My4Walls for investment or buying property for yourself, without any fear.

Zeeshan Akram  
Wallington, Surrey, England



I'm a proud owner of an apartment unit in One Piccadilly and a satisfied resident of the building. I have lived in the finest locations in USA, Dubai, Kuwait, Bahrain & Saudi Arabia and must say that One Piccadilly meets or exceeds International standards of design, quality & maintenance.

Shams Faiz  
Orange County, Los Angeles, California, USA



I selected a property in One Piccadilly at a London Property Expo which met my requirements. The project was completed within timescales and I am immensely pleased with the professional service and the finished quality of my overseas holiday home, which has proven to be a secure investment.

Yassar Hussain  
AssocRICS Surveyor, London, UK

# My4Walls



My4Walls is a construction company, envisioned and established by an engineer in 2008 in London, UK. After successfully completing and delivering several projects in London, we strongly felt the need to bring this international experience back home to Pakistan and continue to develop on it.

In 2019 we successfully delivered the most prestigious development of Gulberg Greens, Islamabad: "One Piccadilly" - a seven storey magnificent building designed around Victorian Architecture that exudes class and character. The project is highly regarded throughout Islamabad for its finesse, attention to detail and character. The project was completed on time and exceeded our client expectations, who are mostly based overseas.

We took our time with the design of "Piccadilly Courtyard". Each detail is thought keeping in mind our client's requirements. With only 19 residential apartments and a handful of commercial spaces, it will truly be a choice and abode of a selected few.

At My4Walls our attention to detail, creative architecture, robust engineering, exquisite finishing and most importantly in-time delivery puts us miles ahead in the construction industry. With "Piccadilly Courtyard" we aim to continue to work with you, our respected clients, to deliver the project on time, exceed your expectations and continue to be **your trusted development partners in Pakistan.**





## CONTACT DETAILS



my4walls

LONDON | ISLAMABAD



Booking Office  
My4Walls Construction, 1st Floor,  
One Piccadilly, Business Square,  
Gulberg Greens, Islamabad



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A PROJECT OF:



In partnership with:



My4Walls Construction, 1st Floor,  
One Piccadilly, Business Square,  
Gulberg Greens, Islamabad - Pakistan

Disclaimer: All pictures, Plans, Layouts, information data and details included in this brochure are indicative only and may change at any time up to the final "as built" status in accordance with final designs of the project and regulatory approvals and planning permissions.