



ELEMENTS

RESIDENCIA



ARCHITECT'S VISION

The expressionist façade inspired by lunar geometry wraps the living space. Perforated brick monolith stands on etched concrete band. Apartment terraces open up to park and cityscape. Building is designed as a self-sustaining urban block encompassing all the required facilities and amenities. World class swimming pool and gym is located on the rooftop opening up to a beautiful lake view vista.

Affan Ahmed, ORAD





ROOMY

Hotel Apartments
Serviced Apartments

ELEMENTS RESIDENCIA

Covering an area of **209,000 sq. ft.**, Elements Residencia opens up the perfect opportunity for you to invest in and own elegantly furnished apartments. Featuring commercial, healthcare, and lifestyle amenities, the 115 feet high structure offers all essential facilities.

Adopting the ideology to optimize space usage, Elements Residencia is being developed keeping the future space users in mind; under a pioneering PropTech partnership with Roomy.

Roomy, looking to expand further, is Pakistan's fastest growing hotel chain with hotels in over 20 locations.

RETHINKING LIVING SPACES



Hotel
Apartments



Serviced
Apartments



40,000 Sq. Ft.
Community Space



Operational
in 2024



Earthquake
Resistant Structure



Meets all
Regulations



APPROVED BY



BAHRIA TOWN



LOCATION MAP

Located in Bahria Town Phase 8, Rawalpindi, the project is centrally nested in this part of the city. Less than a minute away from the main Bahria Expressway, residents will have easy access to all nearby locations.

FUTURE WORLD SCHOOL
800 M | 1 min. drive



BEGUM AKHTAR MEMORIAL HOSPITAL
3.4 km | 6 min. drive



GREENVALLEY SUPERMARKET
5.5 km | 10 min. drive






MCDONALD'S, KFC, PIZZA HUT
5.5 km | 10 min. drive



GIGA MALL
15 km | 21 min. drive



A GENRE OF FACILITIES & AMENITIES

-  24/7 Security & Power Back-up
-  Heating, Ventilation & Air Conditioning
-  Private Terraces
-  Indoor Mosque
-  Co-working Spaces
-  Communal Laundry Rooms
-  Café & Restaurant
-  Commercial Center
-  Rooftop Fitness Center
-  Rooftop Swimming Pool
-  Mini Hospital
-  Dedicated Apartments Entrance





BREATHTAKING VISTAS

Elements Residencia was born out of experience and we believe that there is an ever-increasing need for family-friendly communities that prize nature, space, and the outdoors. Set amongst the prominent parks and canals in the vicinity, having your own private terrace is a luxury like no other.



PAST PROJECTS



Askari
Rawalpindi,
Peshawar,
Lahore



**Karakoram
Enclave 1 & 2**
Islamabad



Riveria
Rawalpindi



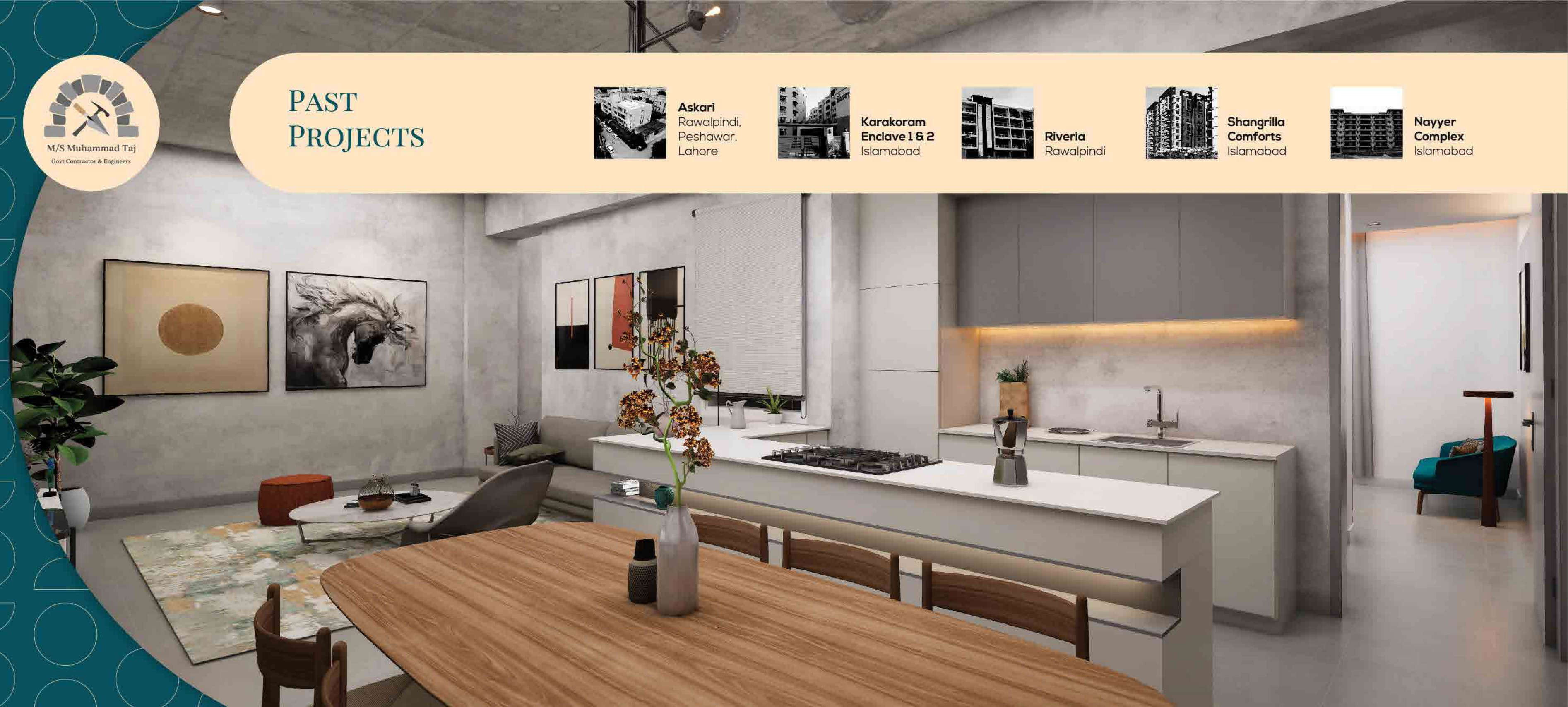
**Shangrilla
Comforts**
Islamabad

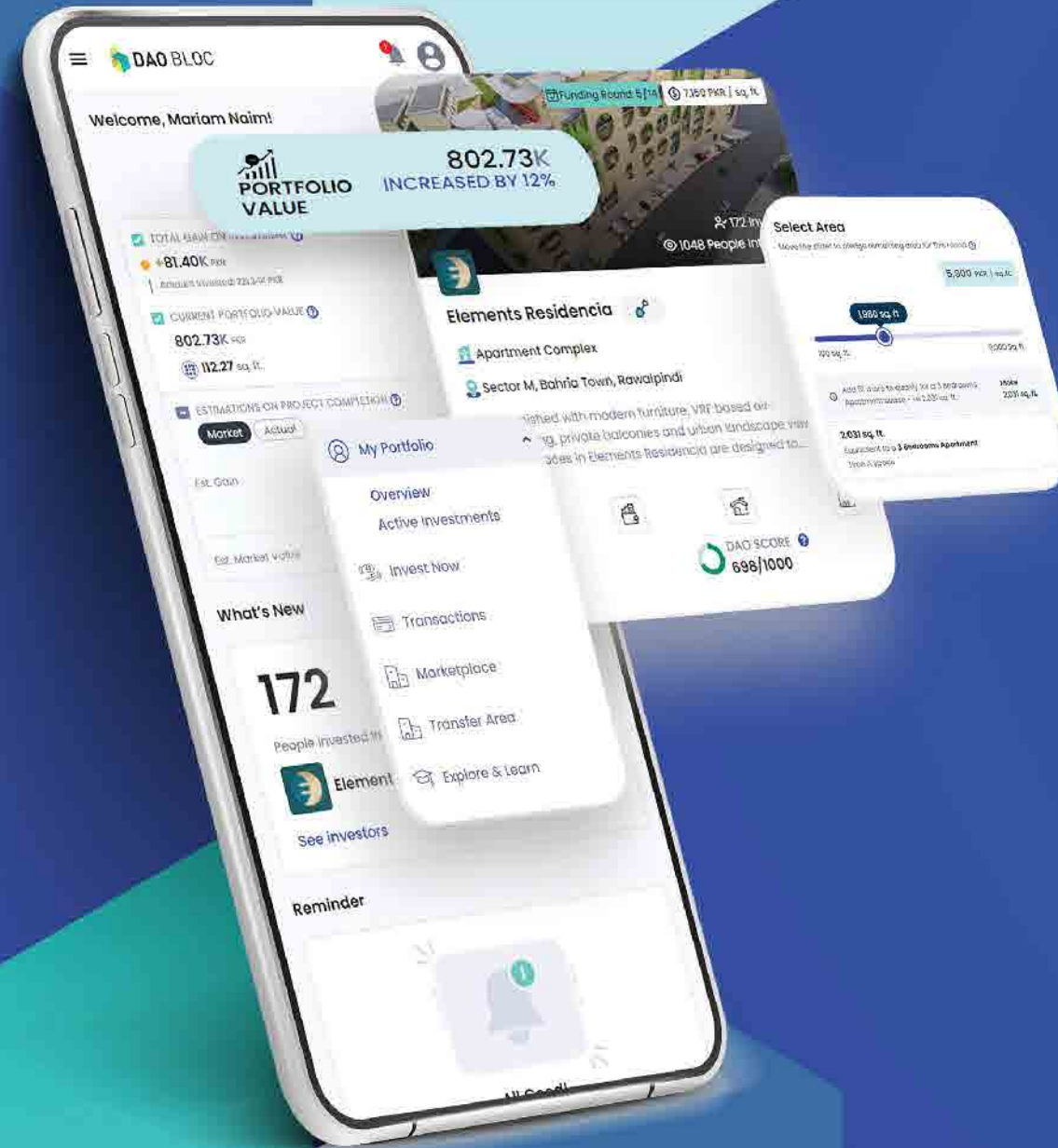


**Nayyer
Complex**
Islamabad

PROJECT SPONSOR

M/S Muhammad Taj is a construction company established in the 80's and registered with Pakistan Engineering Council in 1992. The category C2 firm specializes in concrete frame structures of multistorey buildings and does all kinds of civil works.





Using technology and data to reshape the future of real estate

daoproptech.com



THE PLATFORM PARTNER

While the world is going digital, the real estate industry is fraught with archaic practices and riddled with a plethora of challenges. This puts people's hard earned money at risk; necessitating the need for innovation.

DAO PropTech overcomes these challenges using the power of data and technology.



ACCESSIBILITY
VIA INCLUSIVITY



LIQUIDITY VIA
AFFORDABLE UNITS



TRANSPARENCY VIA
LEDGER



SCIENTIFIC
VALUATIONS

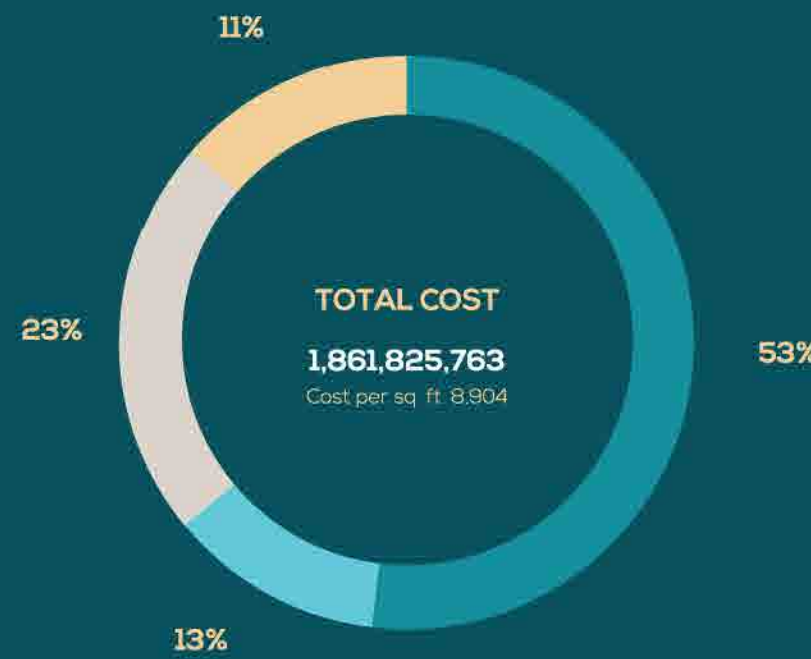
PROJECT COSTING

One of DAO PropTech's key values is unmatched transparency.

In line with that, we recommend you to make an informed decision by properly viewing and understanding the costing structure in a transparent manner prior to making your purchase in Elements Residencia.

DAO PropTech is changing the way the development industry works and are doing that by giving the power to the customer.

By making you a part of the journey and keeping the process trackable, we allow you to monitor the progress and avail multiple value added services that make your investing experience smooth and hassle-free. DAO PropTech's platform enables us to do all of this.



Land acquisition and related cost	Total cost 245,906,787 Cost per sqft 1,176	Mechanical and Furnishing costs	Total cost 431,955,414 Cost per sqft 2,066
Construction cost	Total cost 977,578,156 Cost per sqft 4,675	HR, Sales & Marketing, Software and Overheads	Total cost 206,385,406 Cost per sqft 987





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RESIDENCIA



PLATFORM PARTNER
DAO PROPTech

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