



BAHRIA TOWN



HEIGHTS VANCOUVER

Bahria Town, Phase VII, Rawalpindi.



INVEST NOW! FOR A SECURE FUTURE

1-2 Bedroom Apartments, Offices, Shops
in Acantilado Commercial, Phase VII, Bahria Town, Rawalpindi.

VANCOUVER HEIGHTS

Welcome to Vancouver Heights, an extraordinary commercial and residential project located in the heart of Acantilado Commercial Bahria Town Phase-7, Rawalpindi, Pakistan. Our six-floor building is approved by CDA, and we take pride in providing a luxurious living experience to our residents. Our project is strategically located close to Garden City Golf Course and Cine Gold Cinema, offering a wide range of entertainment options for our valued residents. The first-hand shopping experience and Bahria food street within 10 minutes walking distance make Vancouver Heights an ideal Presidencia for families and business owners.

We have collaborated with Rik&Riz. Canada, a well-known and experienced commercial real estate team, to bring our overseas investors/clients the highest level of comfort, safety, and reliability. Our apartments are designed with modern and contemporary architecture, providing ample natural light, ventilation, and a spacious environment. We offer a range of options for our clients to choose from, including residential apartments, offices, or shops. Our goal is to make the living experience at Vancouver Heights a memorable one, and we have made sure to provide all the necessary facilities for our residents. We have equipped our building with high-speed elevators and 24/7 security, ensuring that our residents' safety and comfort is never compromised.

We believe that afford ability should not come at the cost of luxury, and that is why we have made sure that our clients can book their residential apartments, offices, or shops at Vancouver Heights with just 30% down payment. Don't miss out on the opportunity to experience luxury living in Bahria Town Phase-7, Rawalpindi, Pakistan. Book your space at Vancouver Heights today and give yourself and your family the life they deserve.



KEY FEATURES

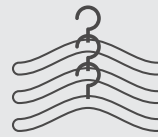
1. Prime location in the heart of Bahria Town, Acantilado Commercial, Phase-7 Rawalpindi.
2. CDA approved project consisting of 6 floors.
3. Top floor offers a stunning 2-Bed Penthouse with an eye-catching view.
4. Spacious 1-Bedroom, 2-Bedroom, Offices, and Commercial shops.
5. Strategically located near GT-Road, Garden City Golf Course, Commercial Banks, Food Chains, Schools, Hospital, and public bus service.
6. 24/7 Security services in the form of security cameras and security guards.
7. State-of-the-art amenities for a comfortable and luxurious lifestyle.
8. Quality construction and high-end finishing.
9. Elegant and modern design.
10. Fire safety measures in place to ensure the safety of our residents.
11. 24/7 lift services for convenient access to all floors.
12. Free Wifi for all floors for the convenience of our residents and commercial tenants for 1 year.
13. Separate safety stairs installed in the building for emergency situations.



Elevators



Parking



International Brands



CCTV Cameras



LOWER GROUND

(Commercial Units/Shops)

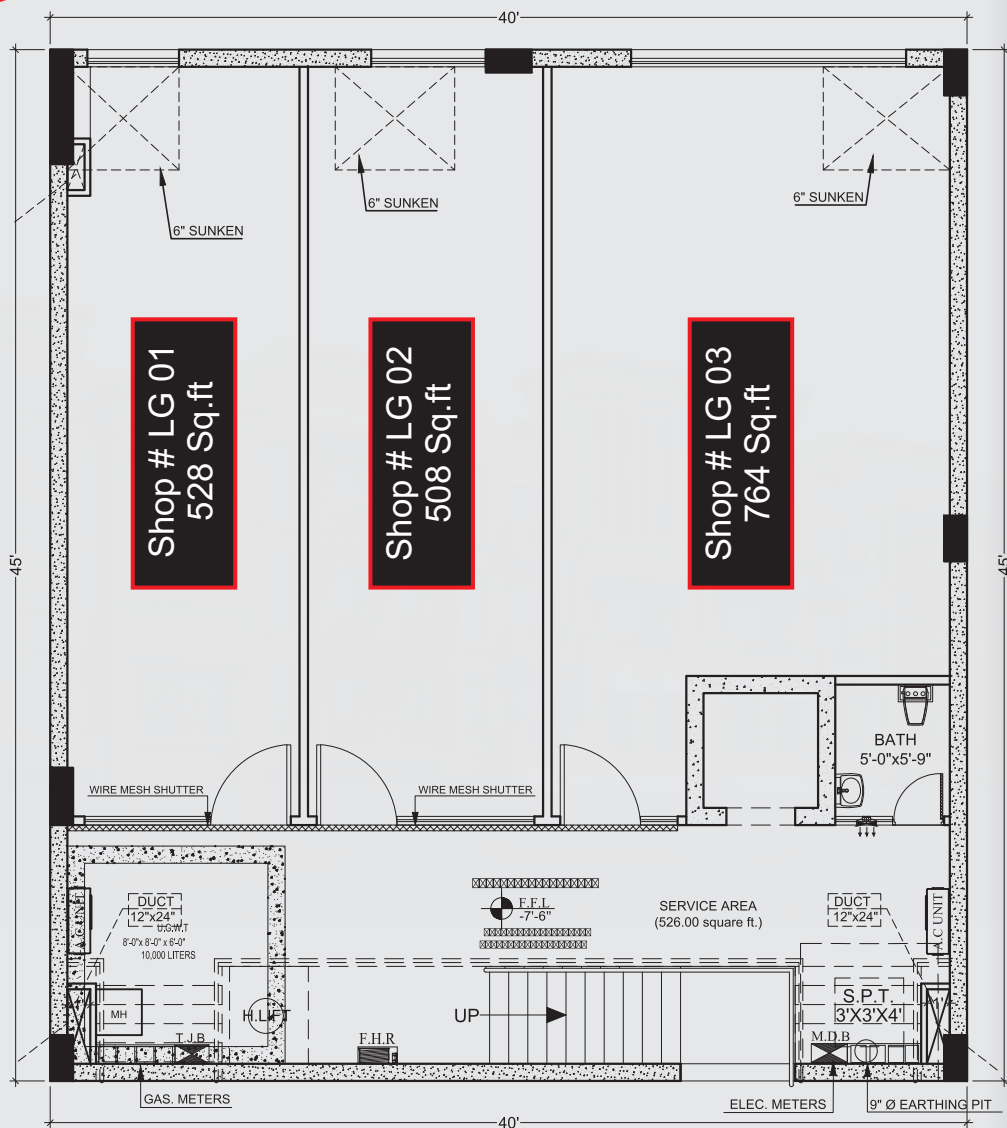
S/No.	Unit No.	Size / Sft	Price /Sft	Total Price	30% D. Payment	Balance Amount	24 X Installments
1	Shop # LG-01	528	30000	15840000	4752000	11088000	462000
2	Shop # LG-02	508	30000	15240000	4572000	10668000	444500
3	Shop # LG-03	764	30000	22920000	6876000	16044000	668500



**BOOKING
STARTS FROM**

30%

FLOOR PLAN
Shops



GROUND FLOOR

(Commercial Units/Shops)

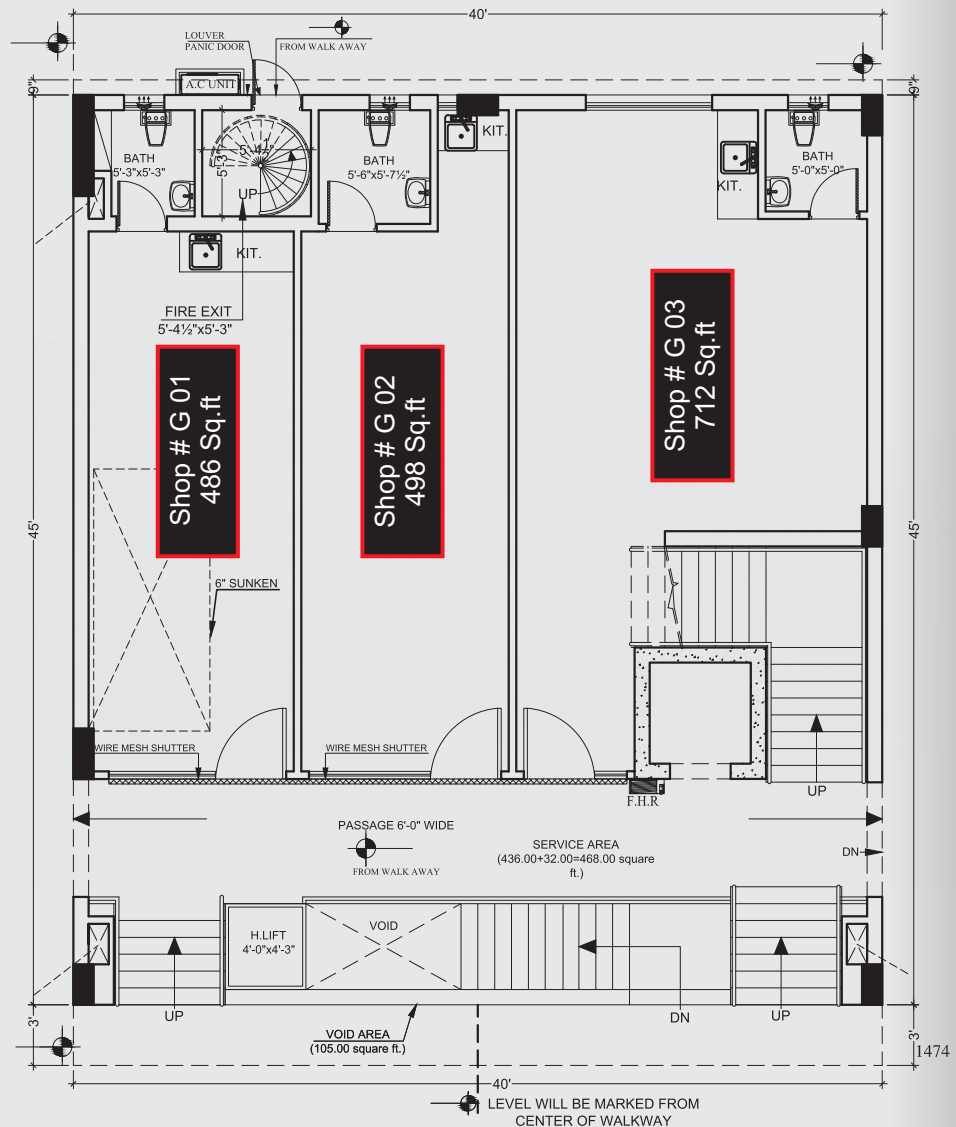
S/No.	Unit No.	Size / Sft	Price /Sft	Total Price	30% D. Payment	Balance Amount	24 X Installments
1	Shop # G-01	486	40000	19440000	5832000	13608000	567000
2	Shop # G-02	498	40000	19920000	5976000	13944000	581000
3	Shop # G-03	712	40000	28480000	8544000	19936000	830667



BOOKING
STARTS FROM

30%

FLOOR PLAN
Shops



FIRST FLOOR

(Offices)

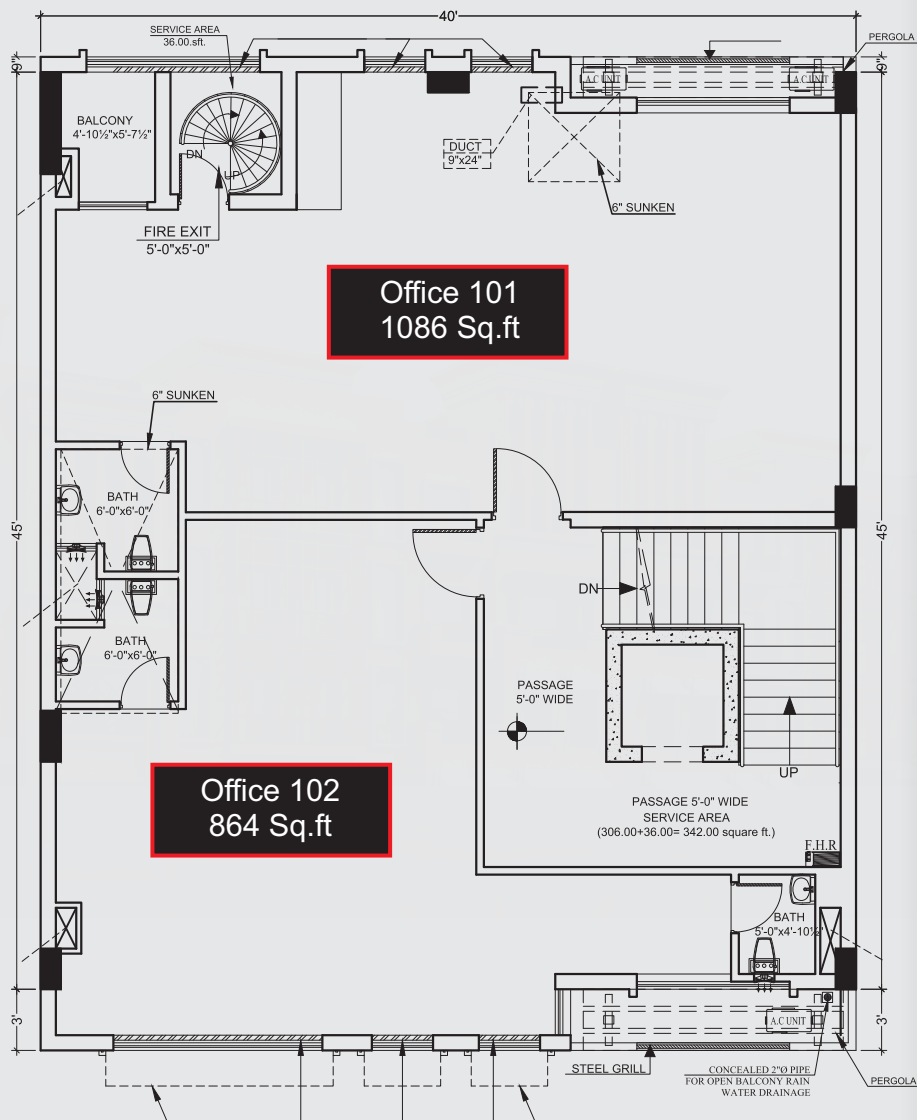
S/No.	Unit No.	Size / Sft	Price /Sft	Total Price	30% D. Payment	Balance Amount	24 X Installments
1	Office-101	1086	30000	32580000	9774000	22806000	950250
2	Office-102	864	30000	25920000	7776000	18144000	756000



BOOKING
STARTS FROM

30%

FLOOR PLAN
Offices



SECOND FLOOR

(Residential Apartments)

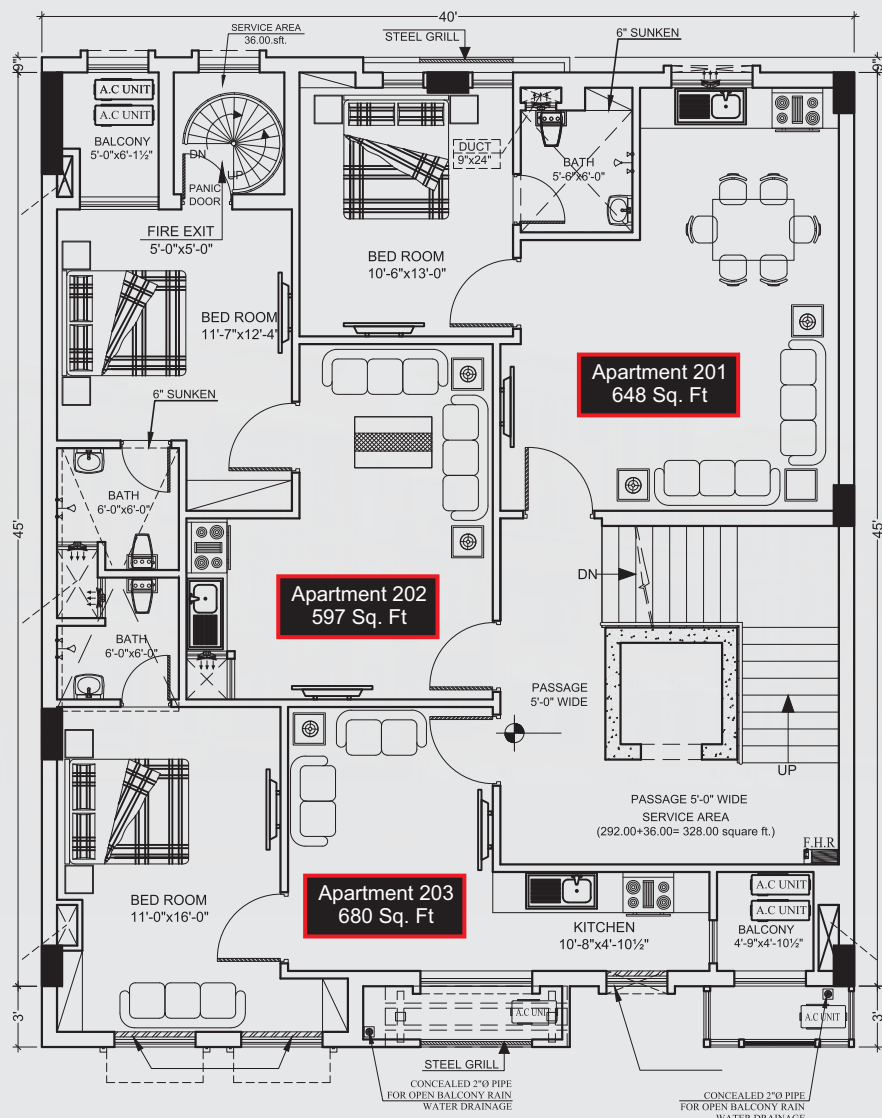
S/No.	Unit No.	Size / Sft	Price /Sft	Total Price	30% D. Payment	Balance Amount	24 X Installments
1	Appt # 201 (1-Bed)	648	16000	10368000	3110400	7257600	302400
2	Appt # 202 (1-Bed)	597	16000	9552000	2865600	6686400	278600
3	Appt # 203 (1-Bed)	680	16000	10880000	3264000	7616000	317333



**BOOKING
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30%

FLOOR PLAN
1-Bed Room Apartments



THIRD FLOOR

(Residential Apartments)

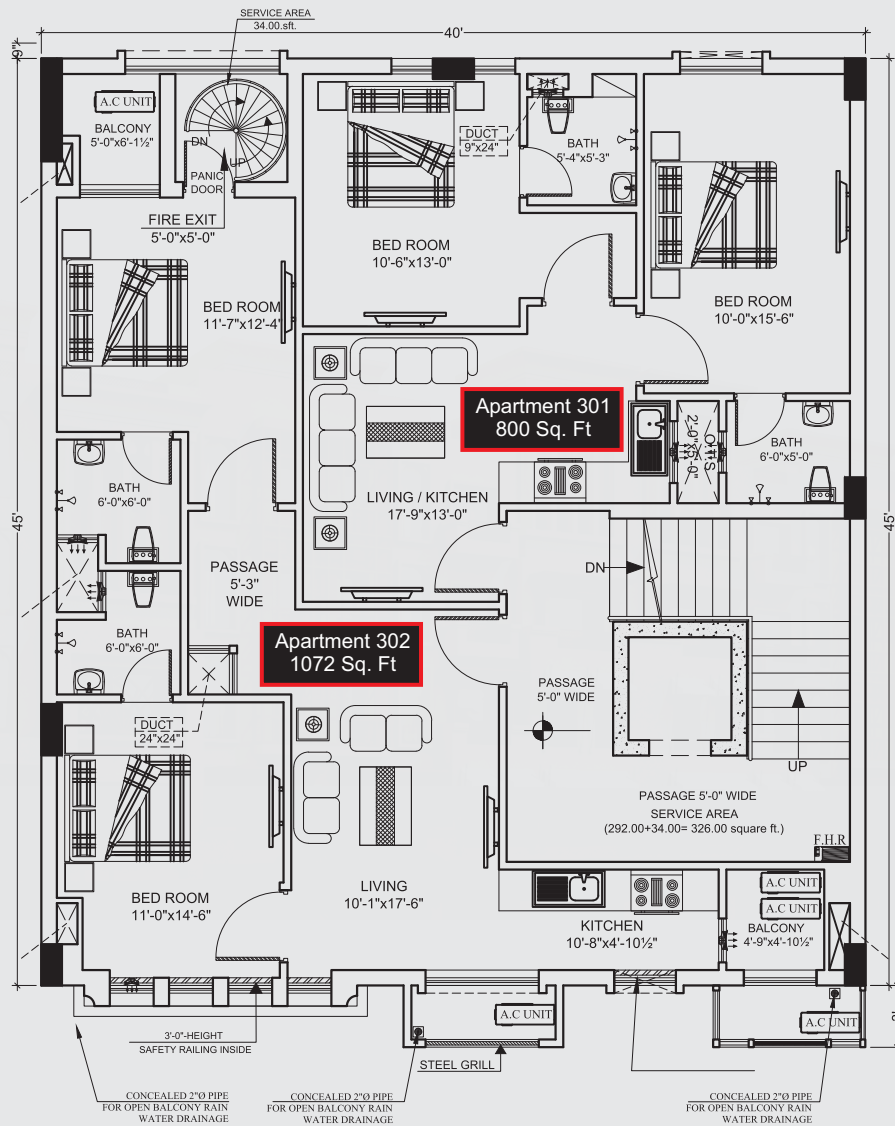
S/No.	Unit No.	Size / Sft	Price /Sft	Total Price	30% D. Payment	Balance Amount	24 X Installments
1	Appt # 301 (2-Bed)	800	16000	12800000	3840000	8960000	373333
2	Appt # 302 (2-Bed)	1072	16000	17152000	5145600	12006400	500267



BOOKING
STARTS FROM

30%

FLOOR PLAN
2-Bed Room Apartments



FOURTH FLOOR

(Residential Units)

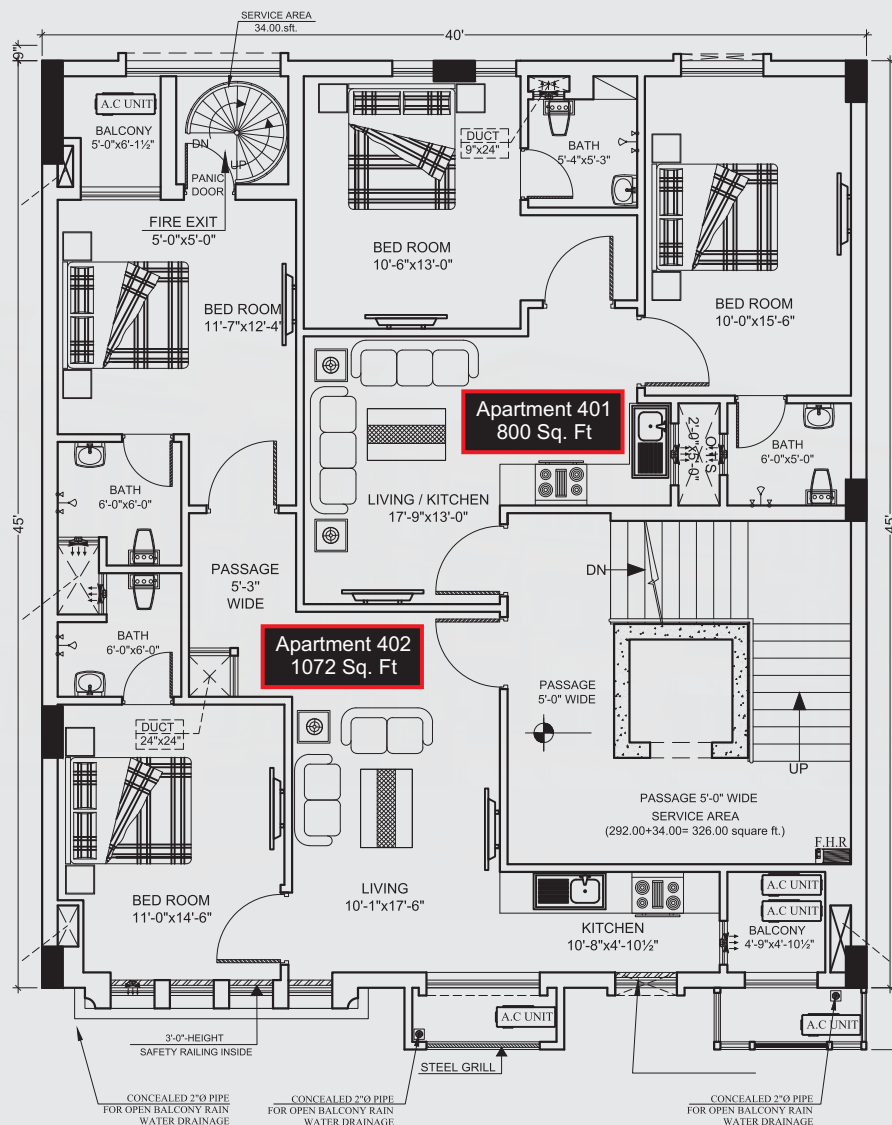
S/No.	Unit No.	Size / Sft	Price /Sft	Total Price	30% D. Payment	Balance Amount	24 X Installments
1	Appt # 401 (2-Bed)	800	16000	12800000	3840000	8960000	373333
2	Appt # 402 (2-Bed)	1072	16000	17152000	5145600	12006400	500267



**BOOKING
STARTS FROM**

30%

FLOOR PLAN
2-Bed Room Apartments



FIFTH FLOOR

(Pent House)

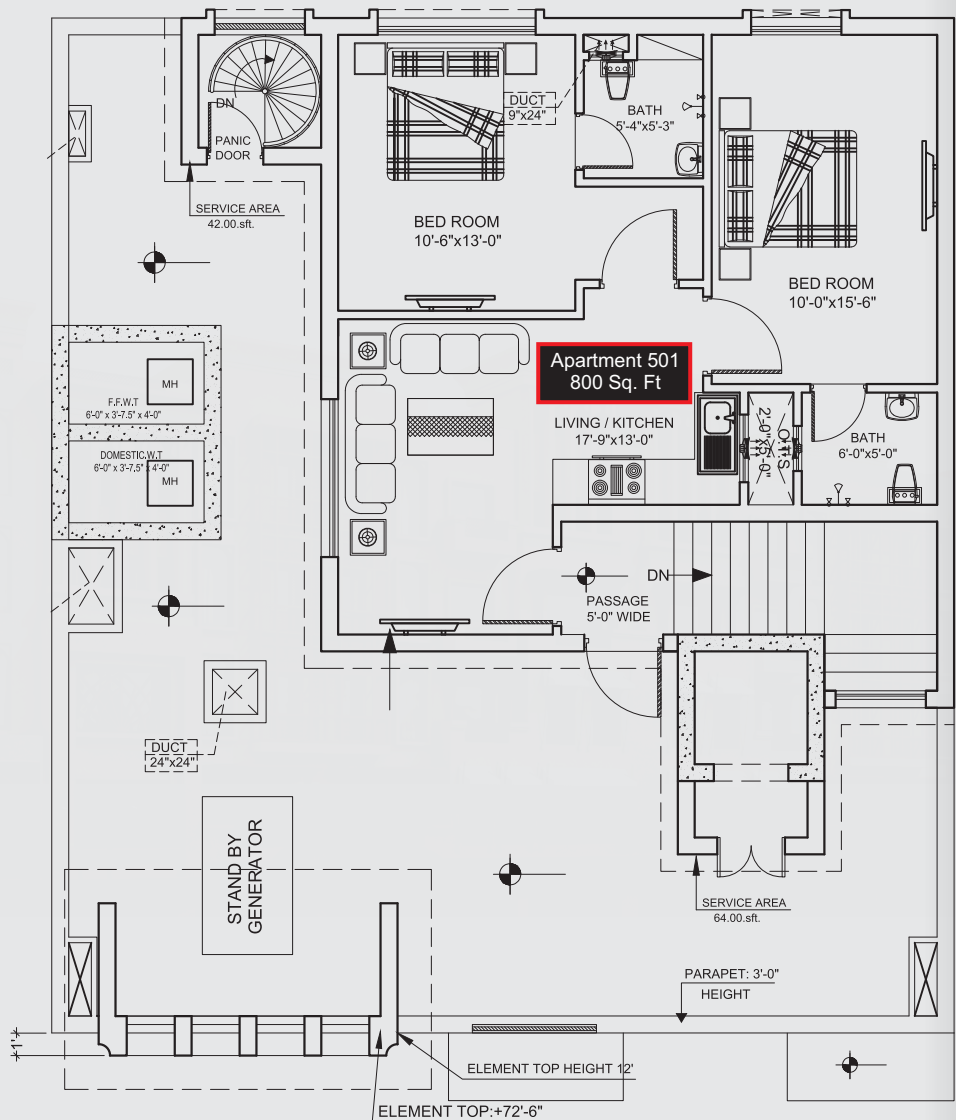
S/No.	Unit No.	Size / Sft	Price /Sft	Total Price	30% D. Payment	Balance Amount	24 X Installments
1	Appt # 501 (2-Bed)	800	20000	16000000	4800000	11200000	466667



BOOKING
STARTS FROM

30%

FLOOR PLAN
2-Bed Room Pent House



NEAR BY KEY ATTRACTIONS



Food Street Phase VII



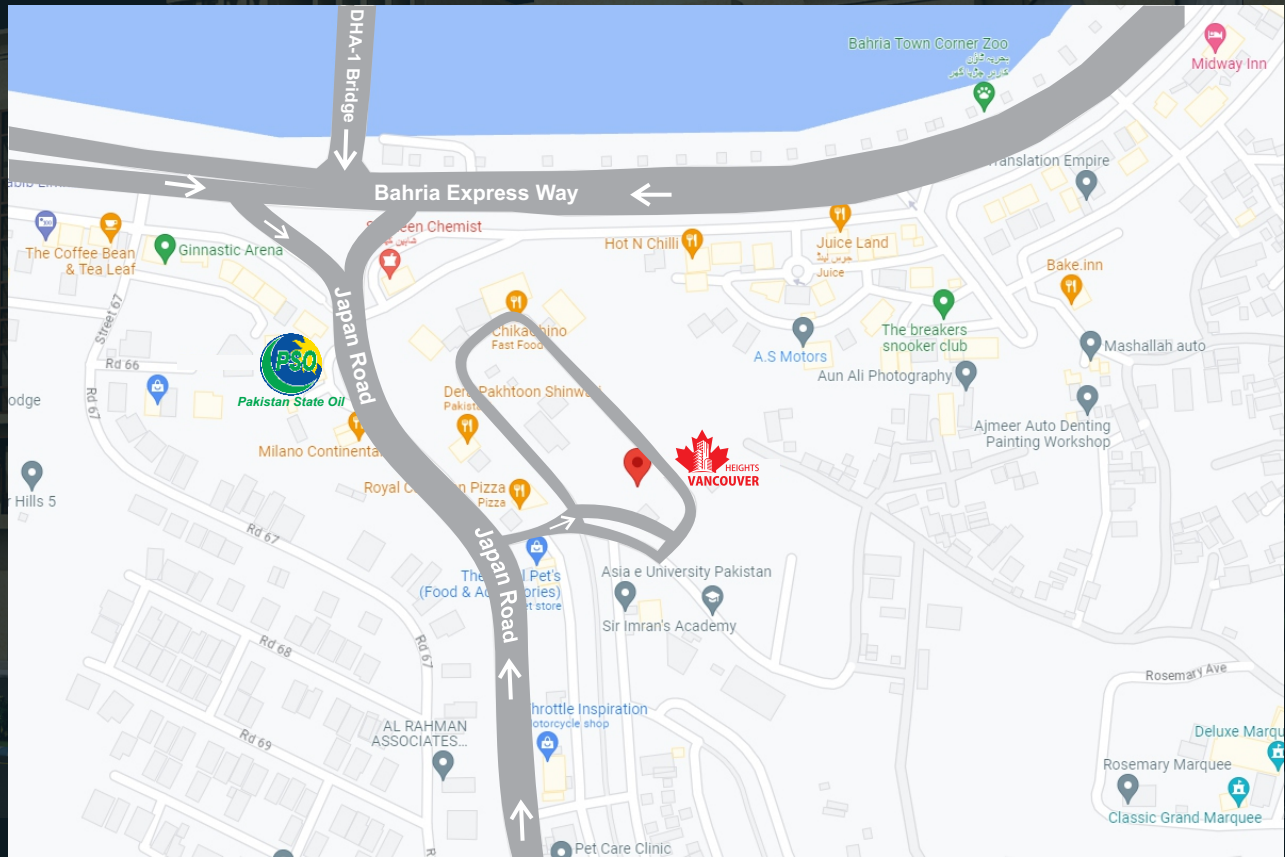
Golf Club Phase VII



Cine Gold Phase VII

LOCATION

Nestled in the heart of Bahria Town, Rawalpindi, Vancouver Heights is an oasis of luxury and convenience. Our prime location is strategically situated near GT Road in front of DHA-1 Bridge connecting Bahria Town Phase-7, Garden City Golf Club, Commercial Banks, Food Chains, Schools, Hospitals, and public bus service. Experience the comfort, convenience, and sophistication of living or working in one of the most sought-after locations in Rawalpindi, only at Vancouver Heights.



BAHRIA TOWN



VANCOUVER HEIGHTS

Vancouver Heights Is a Registered Developer, Builder and Investment Management Company, Which Insure Clients Satisfaction By Making Transparent Investments In Real Estate and Constructions.

Project Location

Plot # 36
Acantilado Commercial
Phase VII, Bahria Town
Rawalpindi.
0333-9999987

Pakistan Office

Office # 201, Plaza # 49
Eleven Heights-1
Acantilado Commercial Phase VII
Bahria Town, Rawalpindi.
0300-9544448

Canada Office

7070 ST Barbara Blvd
Mississauga
On L5W OE6
Ontario Canada.
001-9056994259

www.vancouverheights.net