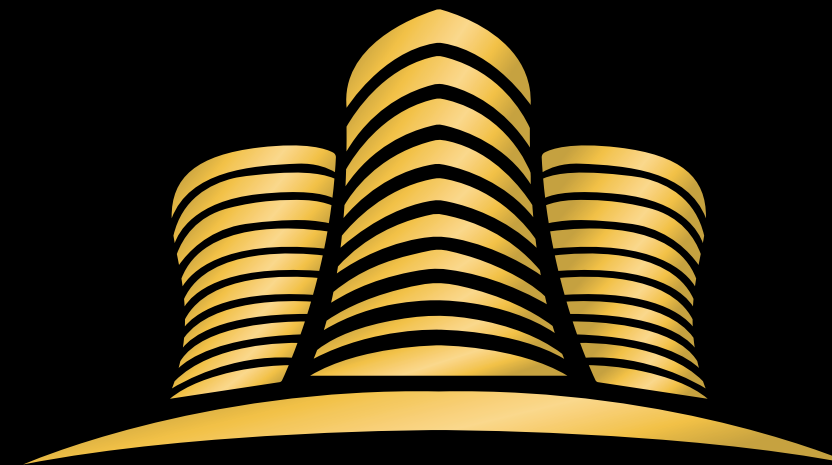


**USMAN BROTHERS & ASSOCIATES**

*We Promise We Deliver*

✉ brothers&ass@gmail.com

📍 106 Tauheed Block, Near Eiffel Tower Bahria Town, Lahore.

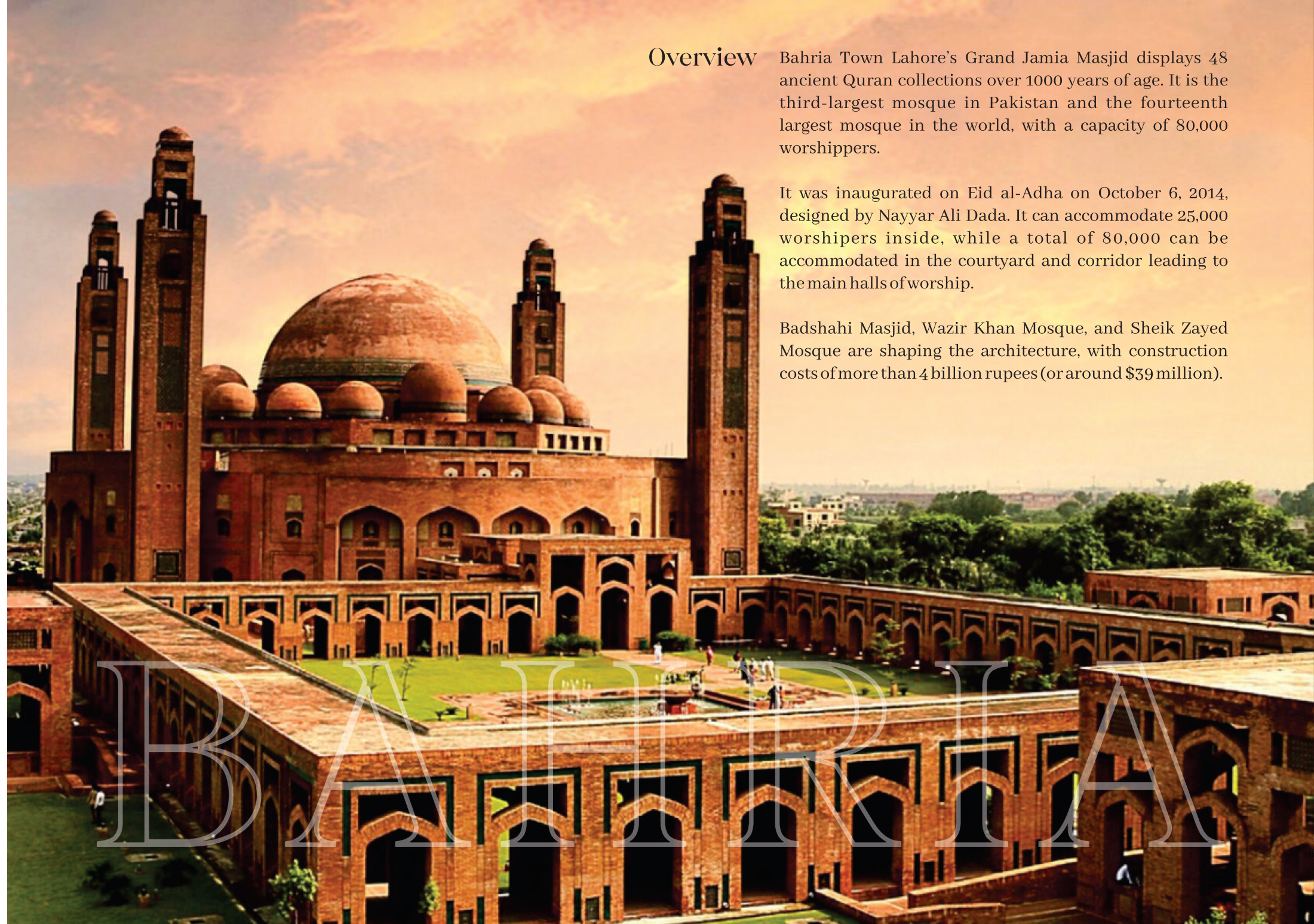


**USMAN BROTHERS & ASSOCIATES**

*We Promise We Deliver*





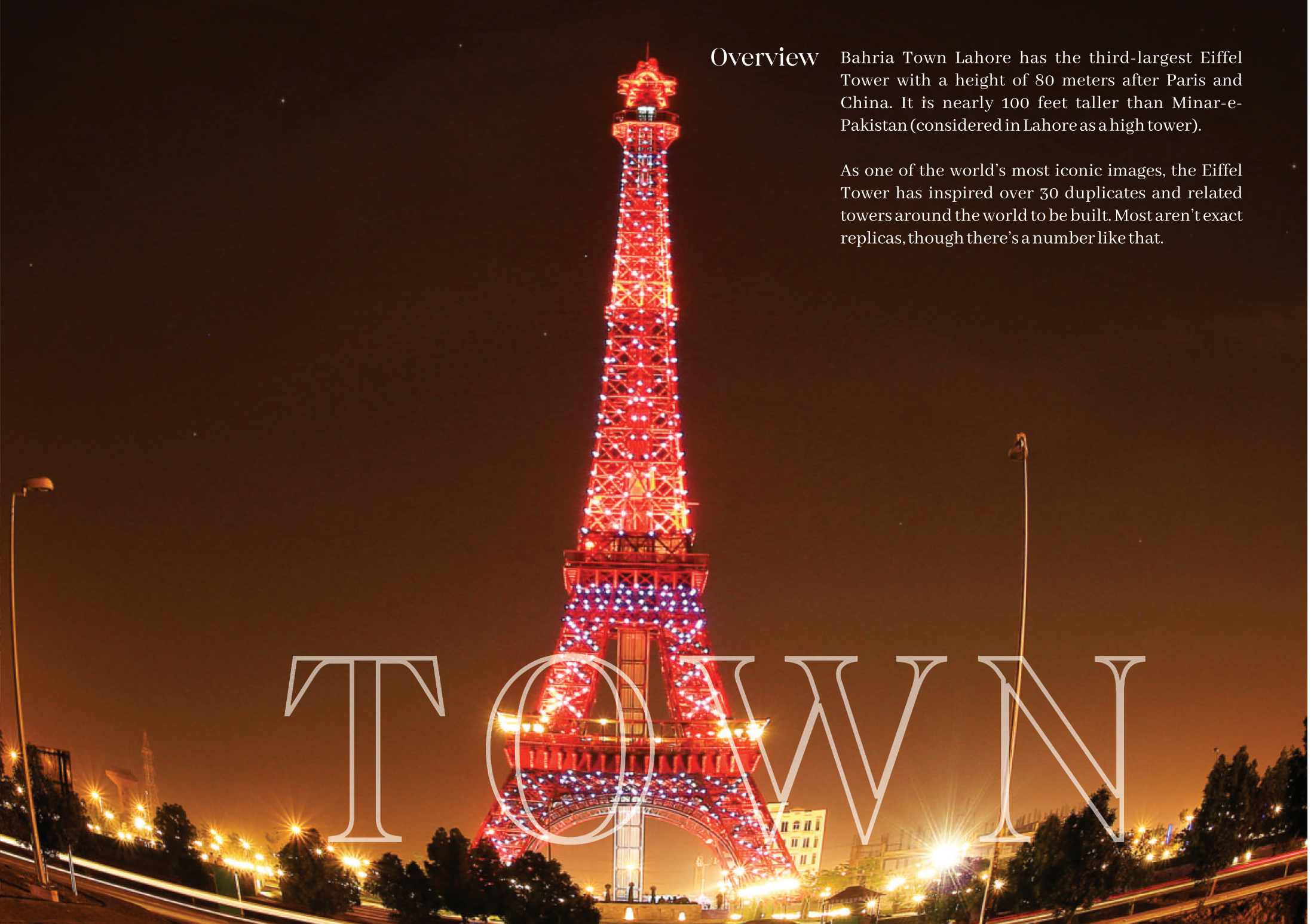


### Overview

Bahria Town Lahore's Grand Jamia Masjid displays 48 ancient Quran collections over 1000 years of age. It is the third-largest mosque in Pakistan and the fourteenth largest mosque in the world, with a capacity of 80,000 worshippers.

It was inaugurated on Eid al-Adha on October 6, 2014, designed by Nayyar Ali Dada. It can accommodate 25,000 worshippers inside, while a total of 80,000 can be accommodated in the courtyard and corridor leading to the main halls of worship.

Badshahi Masjid, Wazir Khan Mosque, and Sheik Zayed Mosque are shaping the architecture, with construction costs of more than 4 billion rupees (or around \$39 million).



### Overview

Bahria Town Lahore has the third-largest Eiffel Tower with a height of 80 meters after Paris and China. It is nearly 100 feet taller than Minar-e-Pakistan (considered in Lahore as a high tower).

As one of the world's most iconic images, the Eiffel Tower has inspired over 30 duplicates and related towers around the world to be built. Most aren't exact replicas, though there's a number like that.





## About USMAN BROTHERS and ASSOCIATES

USMAN BROTHERS & ASSOCIATES a specialist real estate company, provides independent, impartial, and expert real state services in Bahria Town Lahore, particularly since 2015. Our range of services are designed to protect the interest of our valued clients regarding their real estate decisions.

We have been displaying our firm commitment to providing high quality services promptly. Quality, Economy, and comfort are the factors that we rely on to achieve the needs of our clients.



**USMAN TARIQ**  
CEO



**ABDULAH TARIQ**  
Director

## CEO MESSAGE

### CEO USMAN BROTHERS & ASSOCIATES

As the CEO of Usman brother & Real Estate, I am pleased to say that we are acting as an exclusive estate agency for our respected clients and we cover every aspect while making a genuine investment. From locating the best property, through to finalizing the sale and purchase, we are unmatched property experts when it comes to meet clients' needs and budget. If you need the property services of a genuine real estate agency for guidance about your next property deal to save the time and money, you can speak to one of our professional and client friendly property agents anytime.

## Our vision

To build the future by integrating fresh ideas, impeccable skills, and latest technology to shape a new timeless perspective on life.





## EXTERIOR

Building orientation is on Northside which is ideal for having glass facades. The exterior of the apartment seems to be very well designed as the sun orientation and glazing of the apartment have been planned intelligently with very few openings towards the west which is also the building facade direction. All the large glass windows have been designed to face the north to get the maximum light and ventilation with the minimum summer sun. The roof also has a plantation area where a rain water harvesting system is also employed to make the apartment more sustainable. The balconies provide an excellent interior plantation space also looking below at the surrounding lush greens while merging the interior living spaces with the exterior views.



## INTERIOR

The spaces are well designed to create a modern sense which shows a variety in selection of the materials i.e. stone, wood, glass, etc. The floors are wooden to give the floor earthy tones and make the apartment cozier. We designed spaces in a way to get natural light and ventilation; because of throughout glass windows in front and back and the bedroom also through the large glass windows in other areas of the apartment. The walls are mostly designed or have light pastel shades to give the apartment a more spacious feel while blending the colors well with each other. The apartment interestingly has a functional space that can create a sense of unity and visual connection. Walk-in closets are provided in every apartment to meet the needs of storage.







## HOME SECURITY TRIAL FONT AUTOMATION SYSTEM

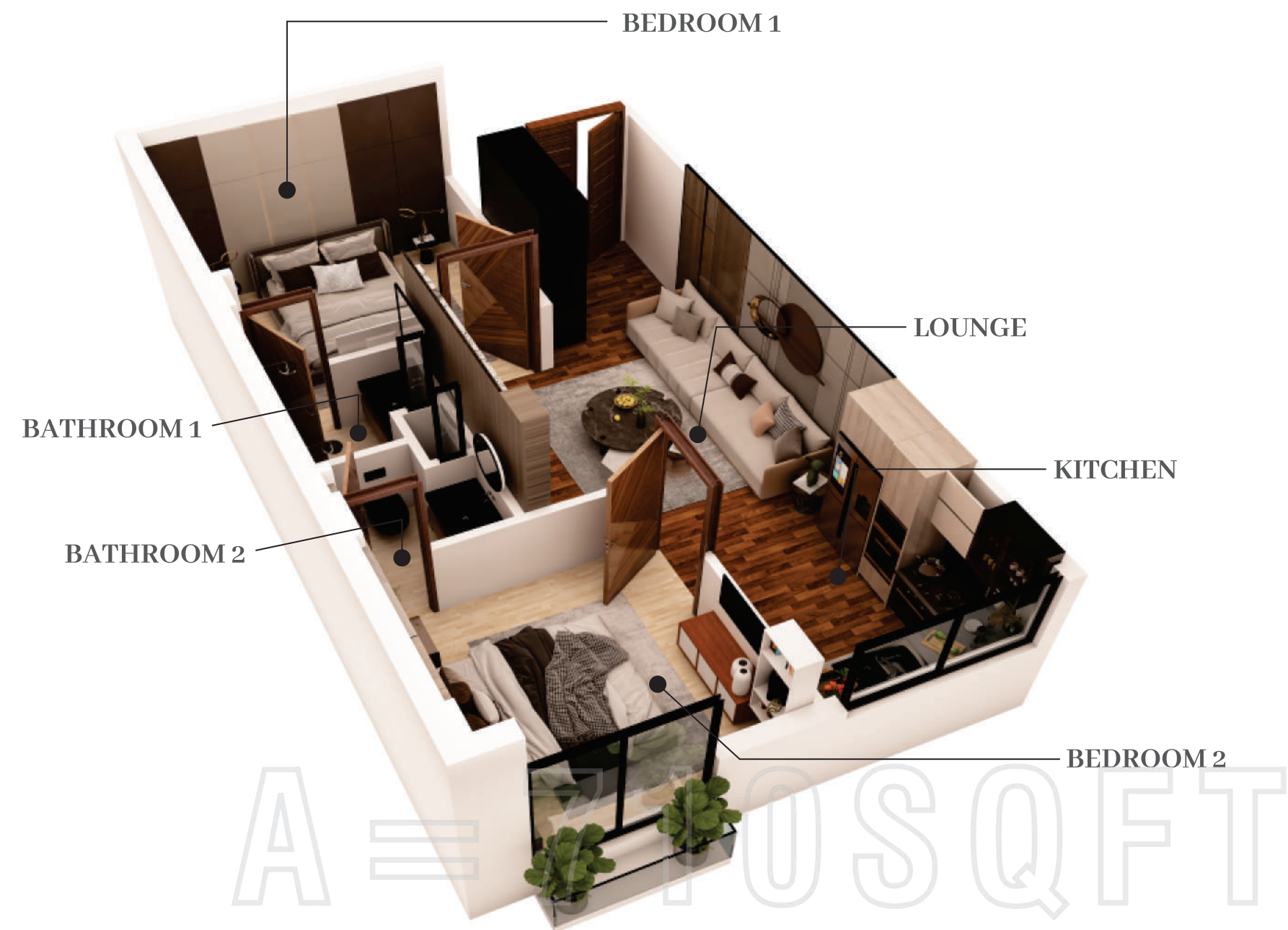
A Smart Station (we usually call it the hub), a door/window sensor, a PIR motion sensor, an indoor siren, and a remote controller the 'Key Fob'.

Life Smart or third-party cameras and various sensors (water leak sensor, gas sensor, etc) to achieve comprehensive protection of your family.

High Decibel Siren Alarm: You can start the build-in siren for deterrent. And the siren alarm can also co-work with the different motion detections automatically. Two-Way Audio Always be on site with two-way audio. Communicate with a delivery person for your convenience. Water proof mic/ Waterproof loudspeaker/ Waterproof sealing ring/ Waterproof

There is no doubt that technology has revolutionized the whole world. It is not wrong to say that we are living in the golden era of technology. Since over the last few years technology has developed a lot and now, we are totally relying on technology for smooth flow of our lives. The home automation system is one of the greatest and advanced inventions in recent times. It aims to make our lives safe, se cure, and luxurious. Smart Innovations Let's have an overview of the home automation system and how it works. A home automation system is basically a smarter way to control home appliances. From automatic curtains To Smart security system, home automation system comes with mind-blowing control systems. A home automation system makes the environment safer and secure with its enhanced security system. Smart door locks have huge benefits because only you will have access to the doors and also you don't have to worry about the keys anymore. Now one may ask how do we control all this. The answer is simple and so is the process. This whole process will be managed through a central hub. Only you could access it. And with a single click, you will be controlling your whole house. You can easily manage it through your smart phones, tablets, or computers. Devices provided by home automation systems include Smart Dimmable lighting, Smart Door locks, Smart Security systems, Automatic curtains, Complete Home automation, Voice control with Google Home and Alexa.





● CATEGORY  
A=710SQFT



## 2 BEDROOM APARTMENT

|            |   |                 |
|------------|---|-----------------|
| BEDROOM 1  | = | 10'.0' x 12'.0" |
| BATHROOM 1 | = | 6'.0" x 5'.6"   |
| BEDROOM 2  | = | 12'.0' x 10'.0" |
| BATHROOM 2 | = | 6'.0" x 5'.6"   |
| LOUNGE     | = | 12'.8' x 11'.4" |
| KITCHETTE  | = | 8'.8" x 8'.0"   |



● CATEGORY  
C=619SQFT

# 2 BEDROOM APARTMENT

BEDROOM 1 = 12'.0' x 10'.0"  
BATHROOM 1 = 6'.2" x 5'.0"  
BEDROOM 2 = 11'.0' x 11'.0"  
BATHROOM 2 = 6'.2" x 5'.0"  
LOUNGE = 12'.6' x 10'.6"  
KITCHEETTE = 7'.8' x 8'.0"



A = 619 SQFT





● CATEGORY  
A=461SQFT



## 2 BEDROOM APARTMENT

|            |   |                 |
|------------|---|-----------------|
| BEDROOM 1  | = | 10'.0' x 10'.0" |
| BATHROOM 1 | = | 4'.5" x 6'.8"   |
| BEDROOM 2  | = | 12'.0' x 10'.0" |
| BATHROOM 2 | = | 6'.8" x 5'.10"  |
| LOUNGE     | = | 8'.8' x 10'.0"  |
| KITCHETTE  | = | 6'.8" x 6'.10"  |



## ● FEATURES

- ✓ Front View Apartments
- ✓ Semi Furnished
- ✓ Digital Cameras & Physical Security
- ✓ Advanced Lighting Control System
- ✓ 2 Bedrooms
- ✓ Open Kitchen
- ✓ TV Lounge
- ✓ Wardrobe Design Room
- ✓ Room Balcony
- ✓ 2 Bathrooms
- ✓ Key Card Door Lock

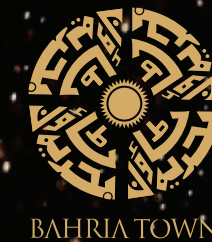






# UH II

*Re-defining your luxury living standards.*



## WHAT SETS US APART

We at USMAN BROTHERS AND ASSOCIATES aim to achieve greatness when it comes our projects and the real estate market by keeping YOU our most most valuable cienteles always in our minds. Our dedicated team of professionals work tirelessly in order to exceed your expectations when it comes to quality living.



## OUR OFFERINGS

*Semi-Furnished Apartments*

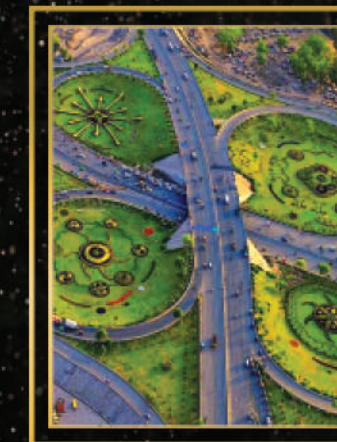
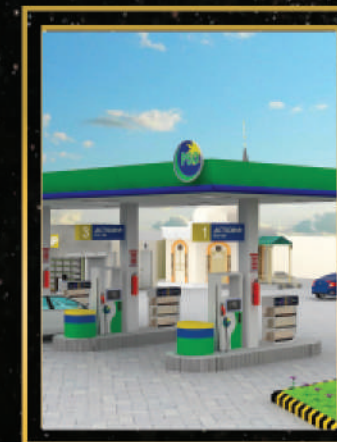
*24 Hours Surveillance*

*Separate Entrance for  
Residence*



BAHRIA TOWN

## Location Amenities



Bahria Town Lahore is well-planned and maintained society, designed according to international standards and provides a safe environment to its residents. The Eiffel Tower has now become one of Lahore's most important public places, where festivities and ceremonies for various events take place every year, i.e. Day of Liberation, Night of New Year. The area's commercial and residential plots hold high interest in Lahore's property market as the ideal location and the presence of numerous nearby brands makes it very significant.

Bahria Grand Mosque 7th Largest of Asia

RAIHA GOLD CINEMA

The Most Luxurious Cinema of Lahore

PSO Petrol Pump

Intiaz Mall

Bahria Town School & Colleges

Bahria Town International Hospital



## *Residential Apartments*

- Studio
- 1BHK
- 2BHK

## KEY FEATURURES

- 24 /7 SECURITY
- Latest Equipment and Accessories
- Top Notch Interior
- Emergency Exit
- Separate Entrance for Apartments
- Key Card Door lock System
- Roof Top Community Hall & Cafe



## FLOOR PLAN



**1st TO 6th FLOOR  
APARTMENTS LAYOUT**



# USMAN HEIGHT UH-III

*Coming Soon*

