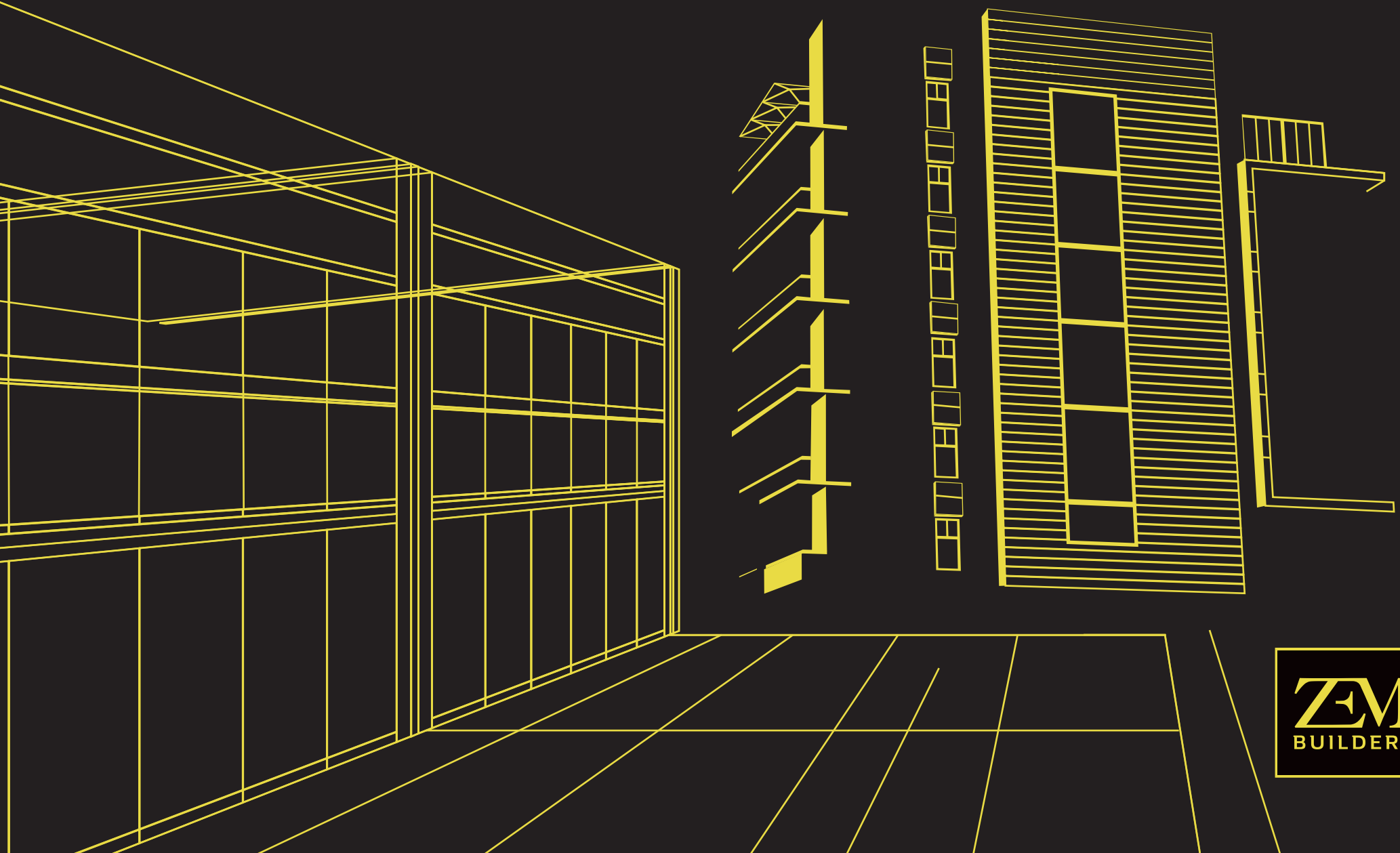


# Lake Vista

HEIGHTS



# Invest in the Best



Innovation | Quality | Delivery



15  
YEARS  
WORKING

Our success factor is exceptional customer care and professional investment management. We give complete attention and focus to all our customers and investors keeping their interests ahead of all to build a durable relationship.

We are operating an esteemed organization with remarkable performance and reliability in the construction industry. We have the finest technical team onboard with creative construction techniques and structural strategies of residential and commercial projects to keep our valued clients at ease as per their budget and planning.

*Zeeshan Qureshi*



# PASSION

Strategic planning is an organization's process of defining its plan of action and making decisions on allocating its resources to pursue this direction. We believe in implementing the highest standards of ethical behavior which means 'doing the right thing' for environment in which we operate. We persistently maintain the consistency and seek to maximize value for our clients, without compromising quality, integrity and delivery. So on our perfect planning and execution, we've been winning clients!

- Innovation

Innovation is in our DNA. We approach each project with the same purpose: to bring something new, modern and exciting to a sector that relies heavily on a traditional approach.

- Quality

While others just pay lip service to quality, we act upon it. We follow international standards of design and each of our core functions uses the top-of-the-line premium services to deliver to a high-class standard.

- Delivery

ZEM Builders has a record of delivering projects on time and before time. This is because top-class delivery is at the heart of all we do and the factor that makes us promise extra value to you.



## WHY ZEM

Any real estate that doesn't have ownership for land will neglect to move the title deed from their name to the customer's. Such an exchange must be brought out through the important government specialists and doesn't come as a letter given by the designer on their association's letter head. ZEM Builders believes to follow the proper rules and procedures. ZEM builders has been at the forefront of the Bahria Town's luxury real estate market since 2005. ZEM has brought new and exciting living standards to the market that include a world of amenities at your doorstep.

ZEM has also brought new and exciting living space concepts. Providing beautiful themed areas that appeal to every age and interest, whether it's a relaxing green enclave for a family, a place to benefit from some exercise on gym equipment, an infinity pool with horizon, a lake-inspired landscape, or one of the many other lovely areas.





**Invest in the BEST**





# LAKE VISTA HEIGHTS

AN IDEAL PLACE TO



LIVE

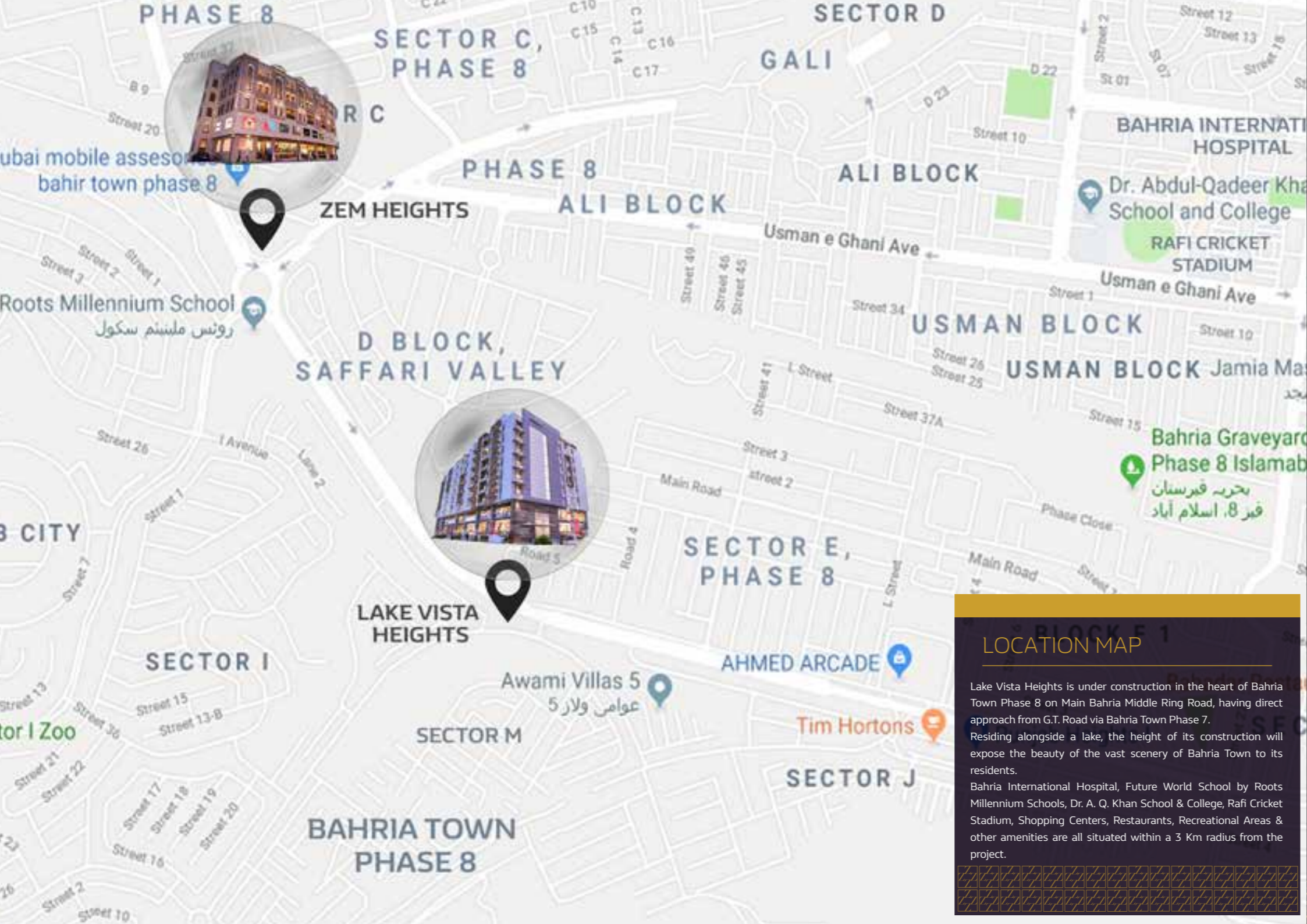


WORK



RELAX





### LOCATION MAP

Lake Vista Heights is under construction in the heart of Bahria Town Phase 8 on Main Bahria Middle Ring Road, having direct approach from G.T. Road via Bahria Town Phase 7. Residing alongside a lake, the height of its construction will expose the beauty of the vast scenery of Bahria Town to its residents. Bahria International Hospital, Future World School by Roots Millennium Schools, Dr. A. Q. Khan School & College, Rafi Cricket Stadium, Shopping Centers, Restaurants, Recreational Areas & other amenities are all situated within a 3 Km radius from the project.

# BIO CEMENT

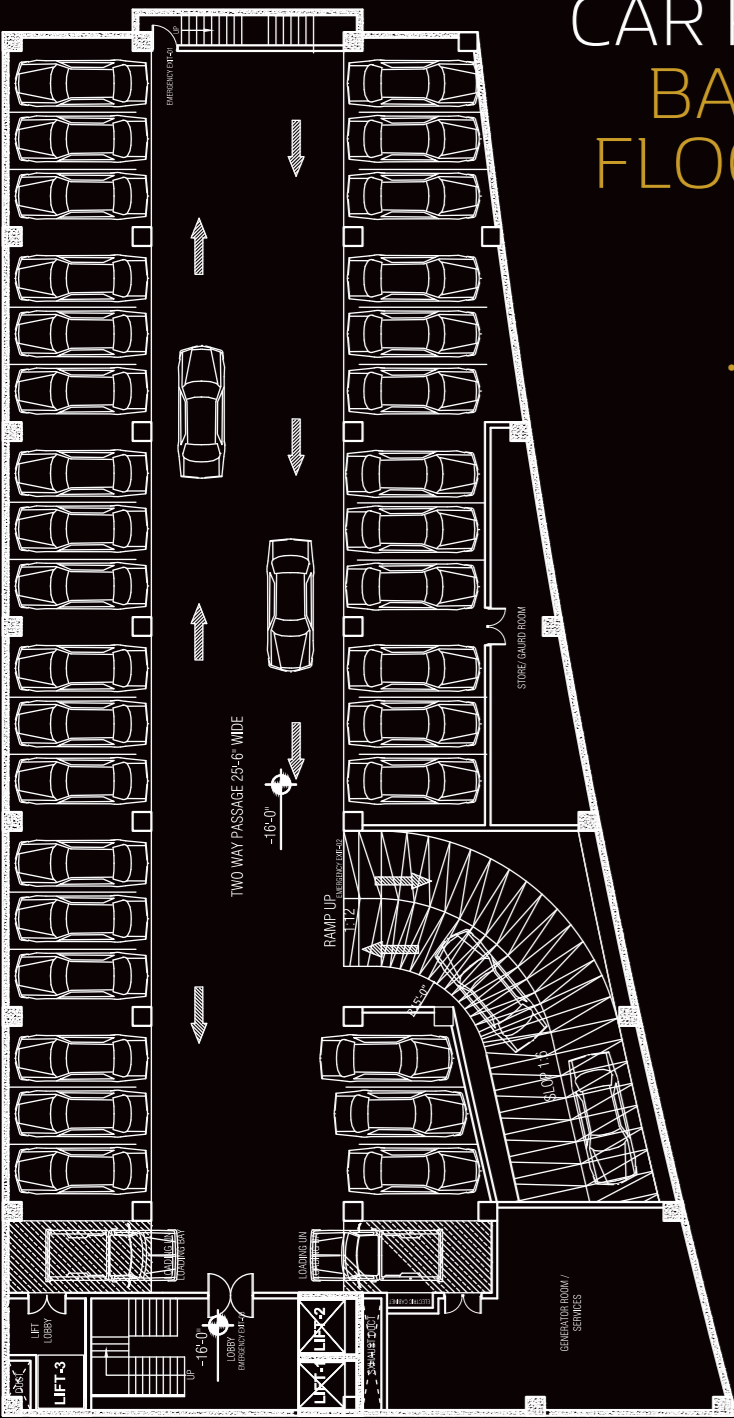
Biocons introduces two new concepts in construction industry:

- 1- Self-Healing Bio-Cement for durability and up to 35% extra strength of concrete based structures where water seepage could be problem
- 2- Allergy and Asthma free living in flats and condominiums by in-house monitoring and remedies. Lake Vista Heights II became the first construction firm in Pakistan which incorporates these two high-tech concepts in its present projects.

Self-healing Bio-cement is getting popular in advanced countries in order to reduce the carbon footprint produced during cement manufacture process. In addition there are projects based totally on Bio-cement bricks replacing the usual cement based blocks. The Bio-cement technology is based on the ability of specialized bacteria that form cement-like material under suitable moist conditions.

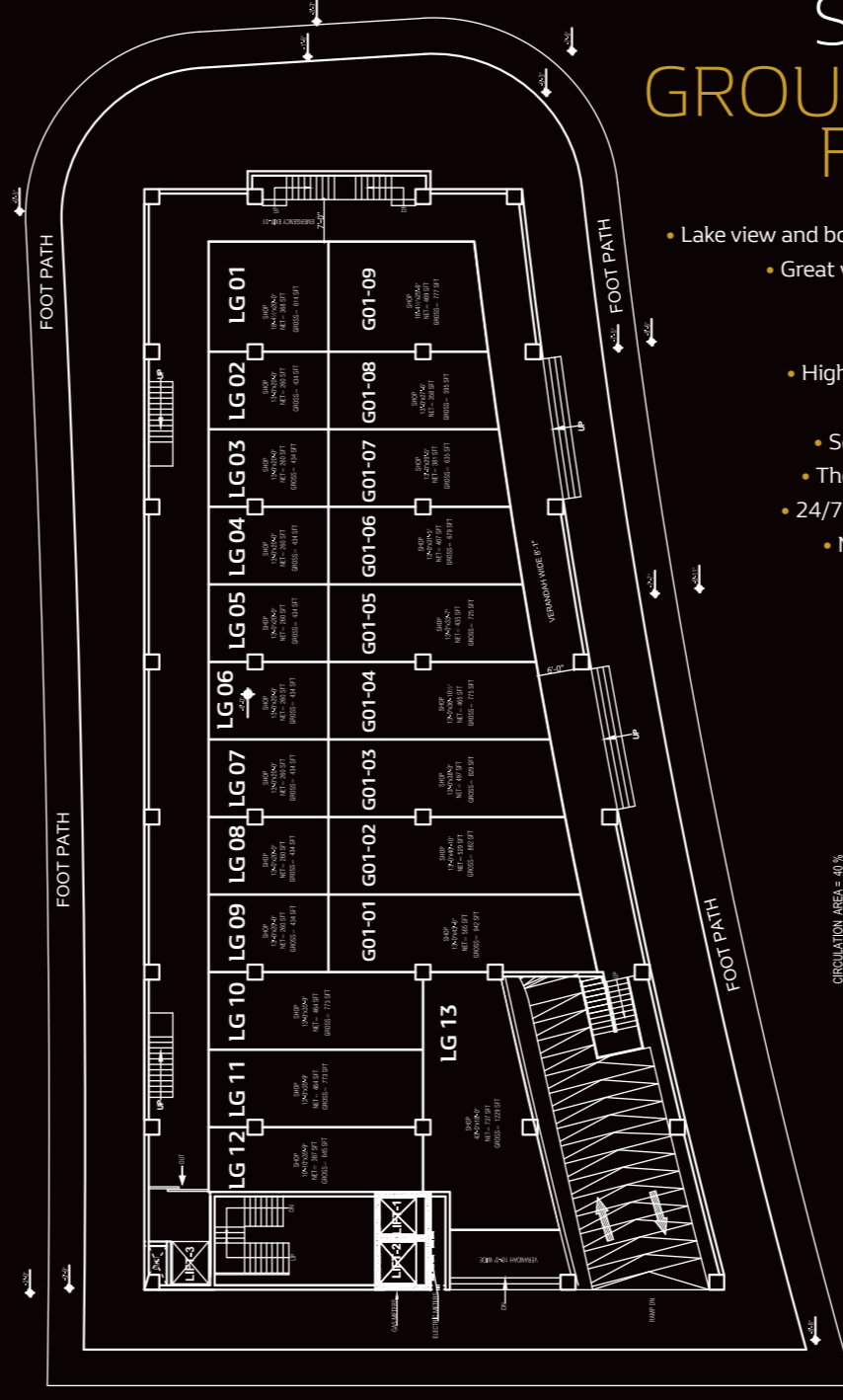
Urban living in high rise buildings with condominiums and flats has its own health hazards due to non-circulation of fresh air and constant accumulation of allergens in the rooms, thus allergies and asthma is increasing. Biocons provides monitoring of indoor air quality and identification of possible allergens in the rooms along with remedial measures to clean the in-door environment for healthy living.





# CAR PARKING BASEMENT FLOOR PLAN

- 220+ Car Parking Space
- Underground Parking
- 24/7 CCTV camera facility
- Proper air ventilation
- Dedicated lifts & stairway for apartments, shops & offices
- Appropriate lighting



# SHOPS GROUND 01 FLOOR

### Features & Price

- Lake view and boulevard facing shops
- Great visibility from outside
- Spacious shops
- Wide veranda
- High quality construction
- Imported flooring
- Sound insulated floors
- Thermal insulated walls
- 24/7 CCTV camera facility
- Maintenance services

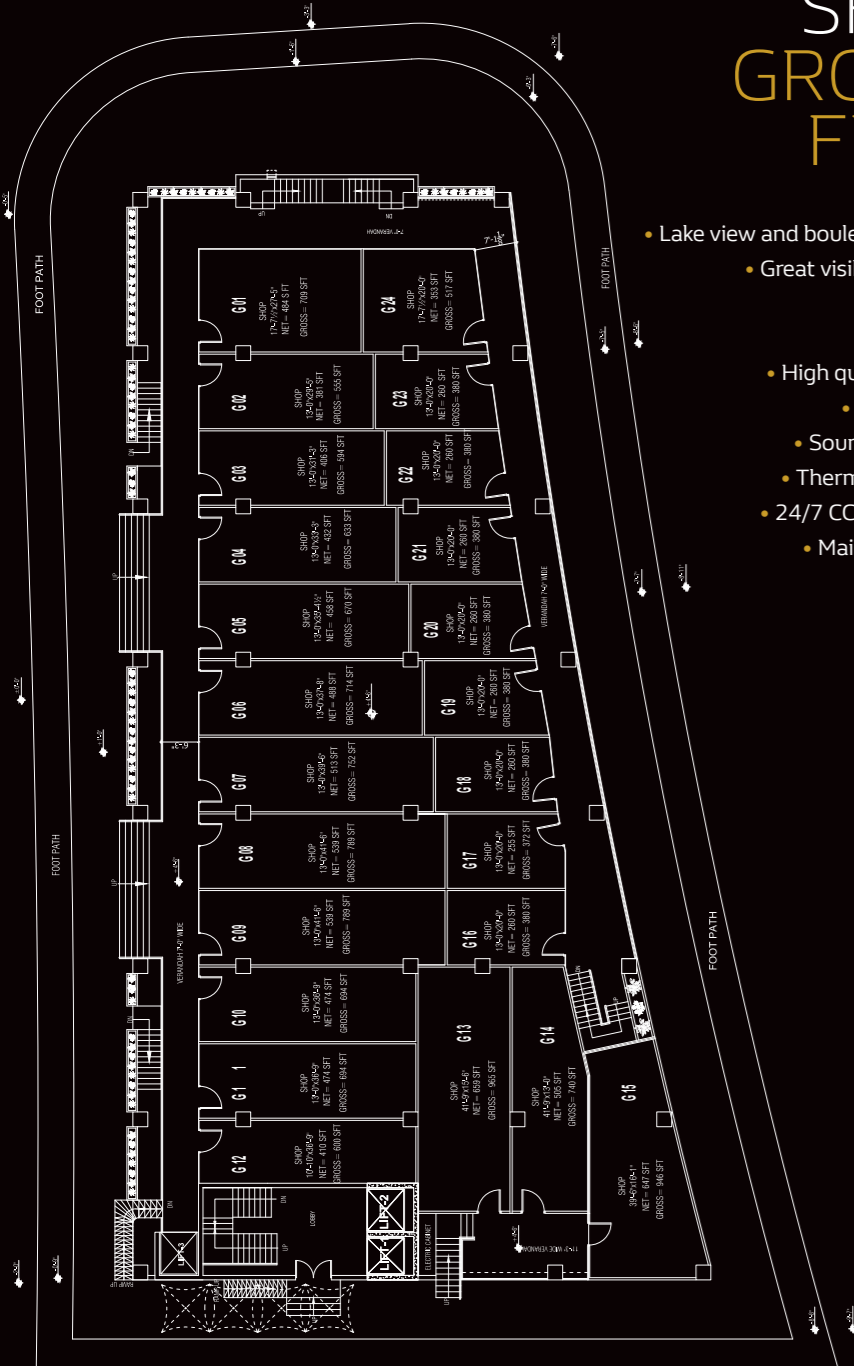




# SHOPS GROUND FLOOR

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- Maintenance services



# OFFICES FIRST FLOOR

## Features & Price

- Lake view and boulevard facing offices
- Spacious offices
- Wide passageways
- Dedicated lift
- High quality construction
- Imported flooring
- Sound insulated floors
- Thermal insulated walls
- 24/7 CCTV camera facility
- Maintenance services
- Electricity backup generator for lifts



# APARTMENTS 2ND TO 4TH FLOOR

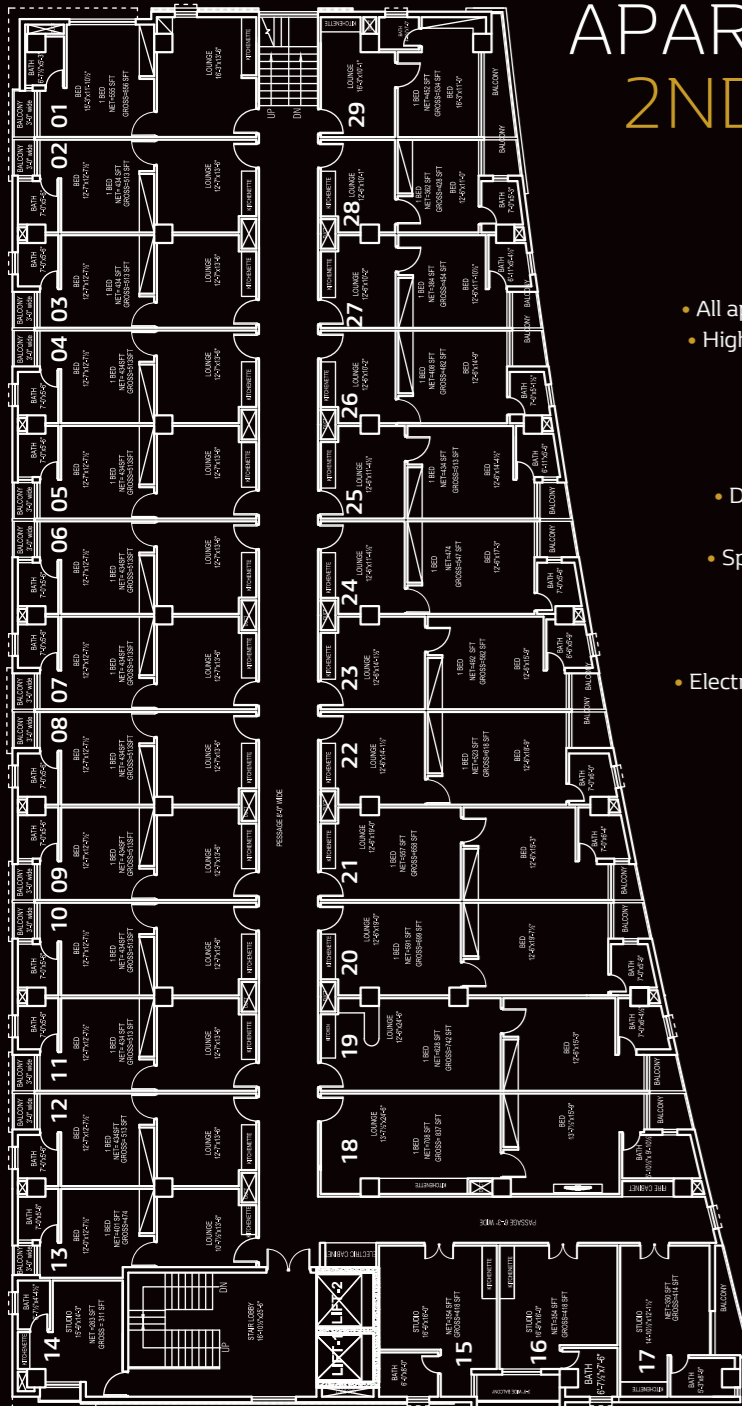
## Features & Price

- Studio & 1 Bed Apartments
- Lake view facing apartments
- All apartments are front view open
- High quality construction material
  - Quality interior
  - Imported flooring
  - Sound insulated floors
  - Thermal insulated walls
- Dedicated stairway & lift facility
  - Wide passageways
- Spacious rooms with sun facing.
  - Proper ventilation system
  - Maintenance services
  - 24/7 CCTV Security
- Electricity backup generator for lifts
- 8% Rental Value per Annum

**Non Furnished Apartment**  
Rs.6,700/- SqFt

**Semi Furnished Apartment**  
Rs. 8,000/- SqFt

**Fully Furnished Apartment**  
Rs. 9,500/- SqFt



3D - STUDIO  
APARTMENT



3D - 1 BED ROOM  
APARTMENT



# APARTMENTS 5TH TO 7TH FLOOR

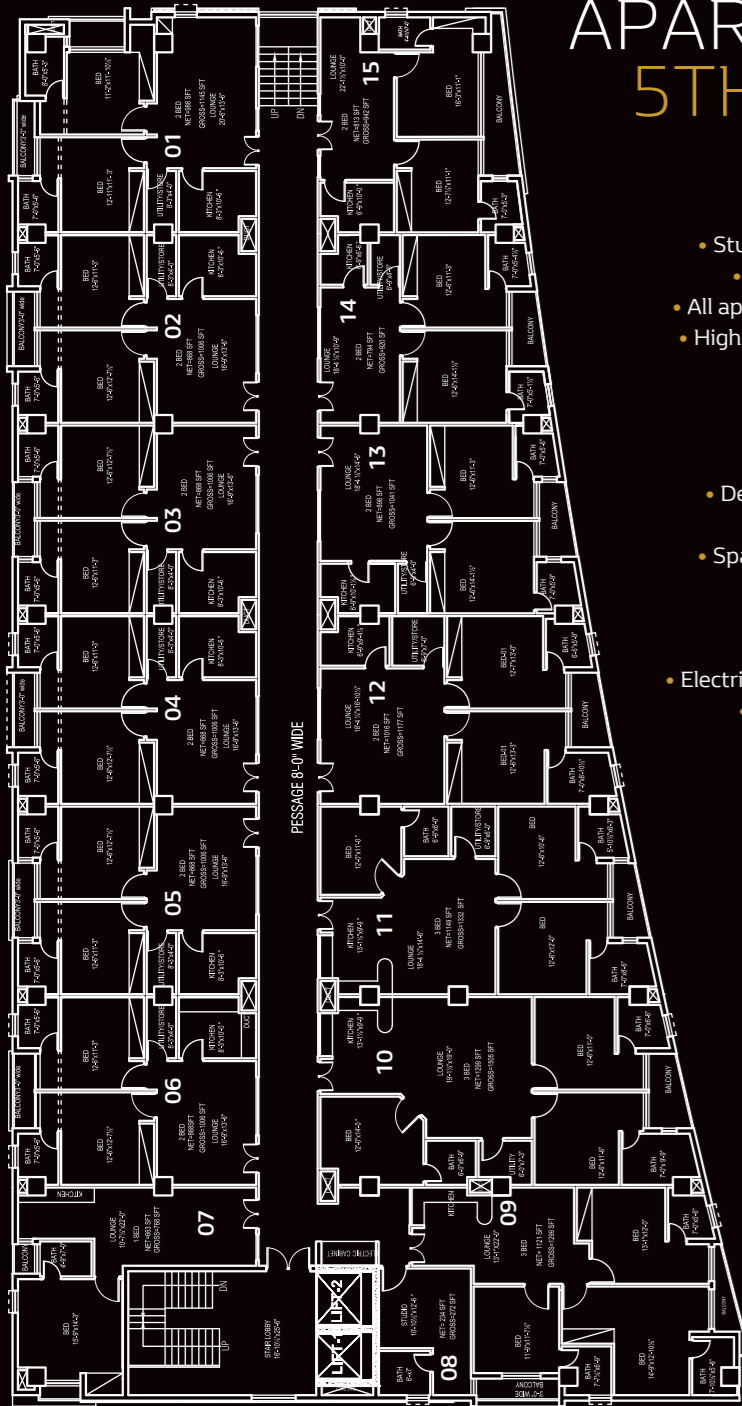
## Features & Price

- Studio, 1, 2 & 3 Bed Apartments
  - Lake view facing apartments
- All apartments are front view open
- High quality construction material
  - Quality interior
  - Imported flooring
  - Sound insulated floors
  - Thermal insulated walls
- Dedicated stairway & lift facility
  - Wide passageways
- Spacious rooms with sun facing.
  - Proper ventilation system
  - Maintenance services
  - 24/7 CCTV Security
- Electricity backup generator for lifts
  - 8% Rental Value per Annum

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Rs.6,700/- SqFt

**Semi Furnished Apartment**  
Rs. 8,000/- SqFt

**Fully Furnished Apartment**  
Rs. 9,500/- SqFt



3D - 2 BED ROOM  
APARTMENT



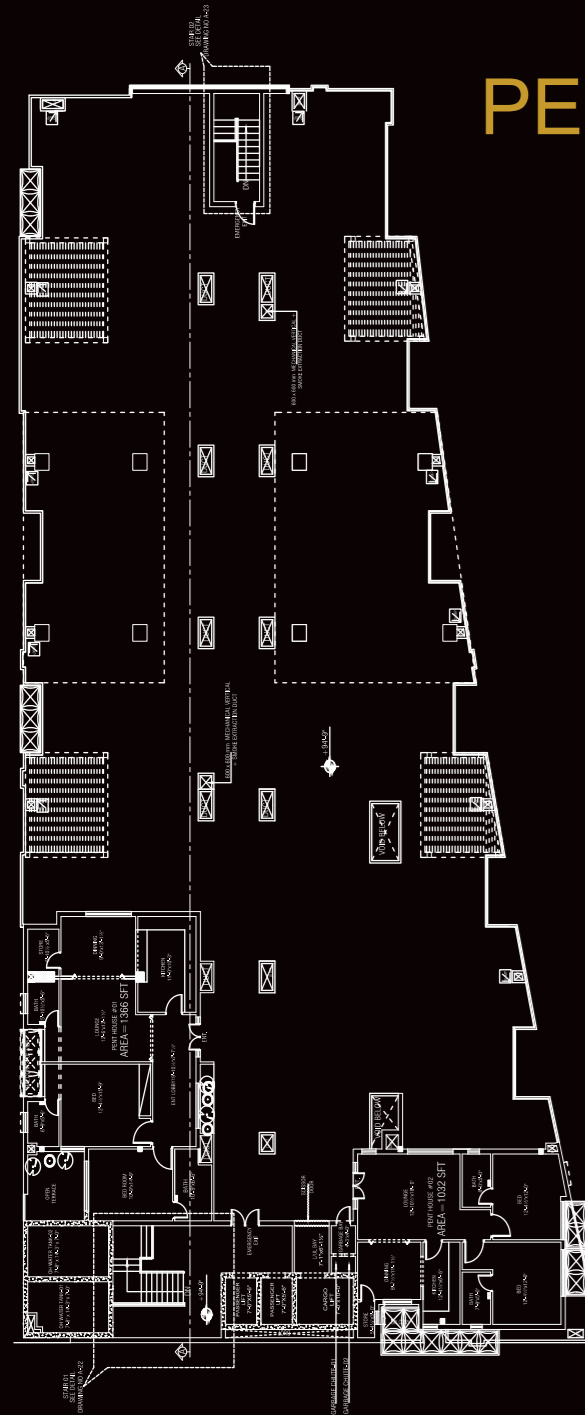
3D - 3 BED ROOM  
APARTMENT

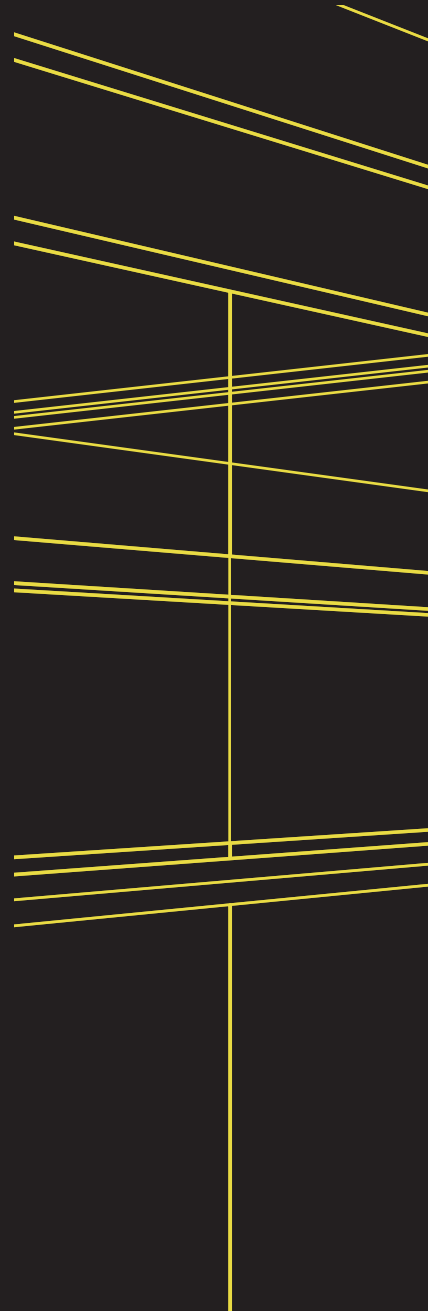


# PENTHOUSE

## Features & Price

- 2 Bed Rooms
- Lake view & boulevard facing
- High quality construction material
  - Luxury interior
  - Imported flooring
  - Sound insulated floors
  - Thermal insulated walls
- Dedicated stairway & lift facility
  - Wide passageways
- Spacious rooms with sun facing.
  - Proper ventilation system
  - Maintenance services
  - 24/7 CCTV Security
- Electricity backup generator for lifts
  - 8% Rental Value per Annum





**Head Office ZEM Builders:** Office No. 1, Ground Floor, ZEM Heights 1, Plot No 65, C-Junction, Phase 8, Bahria Town, Rawalpindi.  
**Islamabad Office:** Plaza #6, Friends Arcade Urban Boulevard, Sector A, Bahria Enclave, Islamabad.  
**Rawalpindi Office:** Office # 10, Ground Floor, Burj Ul Sadiq Plaza, Opposite Bahria Head Office, Bahria Town Phase 8, Rawalpindi.  
**Karachi Office:** Zeeshan Estate Management, Container Office # 7, Main Jinnah Avenue, Bahria Town, Karachi.  
[www.zembuilders.com](http://www.zembuilders.com)