





## OUR STORY

With a legacy spanning over 15 years, ZEM Builders has transformed the real estate landscape by employing cutting-edge construction solutions; bringing the best of design, architecture, and material to Pakistan. Whether it is a residential building or a commercial space, ZEM Builders promises state-of-the-art architecture and sustainable infrastructure to enable a world-class lifestyle for those who want the very best. ZEM Builders is one of the leading players in the real estate industry with over 12 projects in the Twin cities. ZEM prides itself on living by its core brand values of innovation, quality, and delivery.



GARDENIA



ZEM ARK



SKYLARK



ZEM MALL



ZEM 6



ZEM 7



INSIGNIA



URBAN NEST



ZEM ARK II



ZEM HEIGHTS I



LIBERTY TOWER



LAKE VISTA



### INNOVATION

Innovation is in our DNA. We approach each project with the same purpose; to bring something modern, cutting edge and exciting to a sector that relies heavily on a traditional approach. We bring down the ordinary and build up the extraordinary. We discard the repetitive and deliver the revolutionary. We ignore the unoriginal and bring the innovative.



### 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 top-of-the-line premium goods to deliver to a world-class standard. From using the best power cables to the best fittings and fixtures: for us at ZEM Builders quality has always been a priority.



### DELIVERY

ZEM Builders has a record of delivering their projects on time and before time. This is due to our commitment to deliver on promises made to our valued clients. We at ZEM Builders realize that time is of the essence so we work around the clock to ensure projects are delivered on time, so you have complete peace of mind.



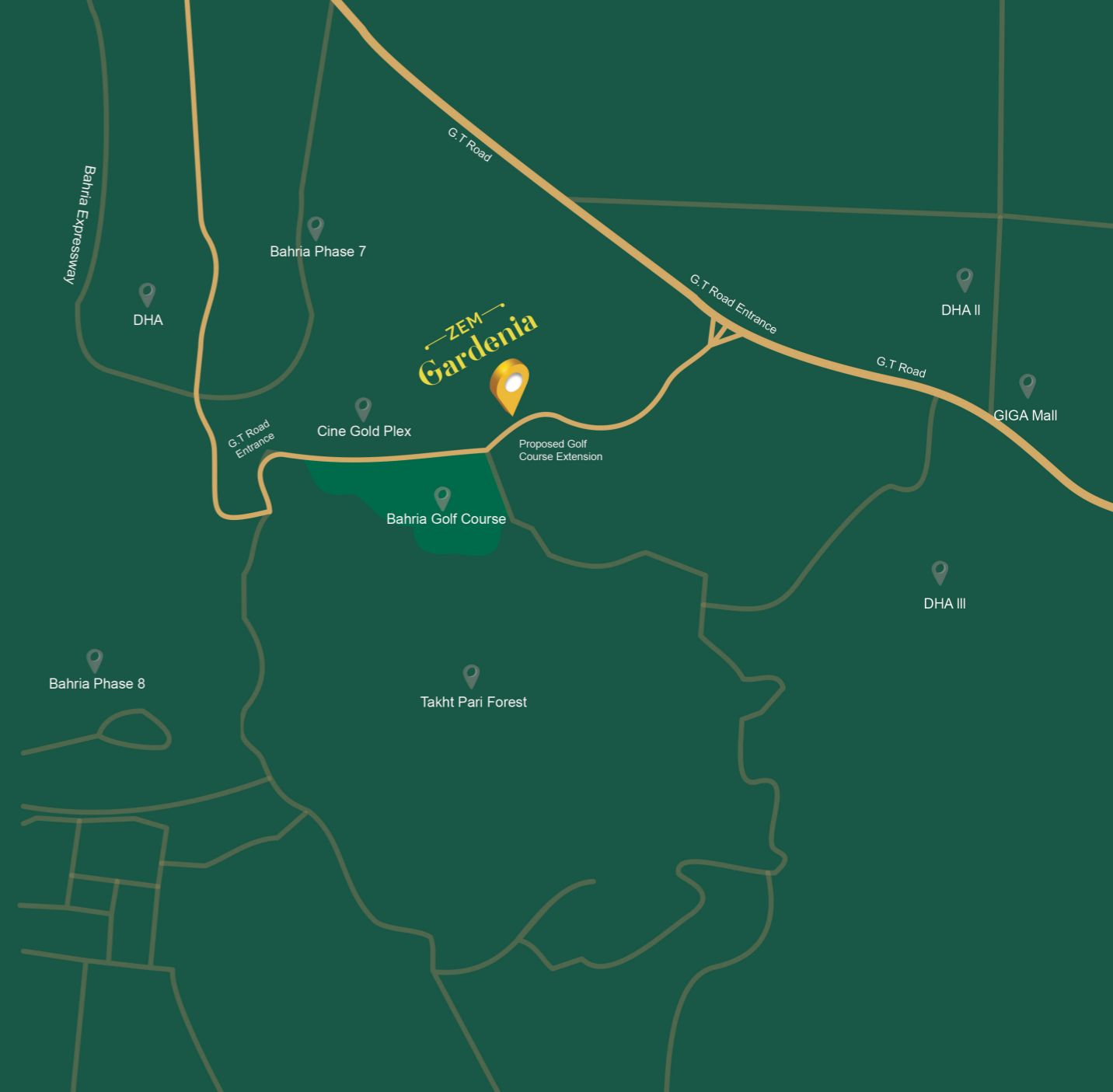
## WHY GARDENIA

ZEM Gardenia provides destination living with a chance to restore your connection with nature through a unique green living experience. Gardenia comes with a magnificent textured facade and opulent garden terraces. These specialized mini-gardens in each unit flow into each other to appear as a garden climbing towards the sky. ZEM Gardenia offers an environment conducive for a peaceful and healthy lifestyle where each design detail renders luxury and opulence. Gardenia comes with panoramic views of an 18 hole golf course to enhance your leisure hours. The well-constructed and beautifully blended 1, 2, 3 bedroom apartments and townhouses carry cantilever and tended gardens that bring aesthetics and comfort to life. The exquisite living experience includes amenities such as backup generators, high-speed elevators, smart home features, foolproof security and much more to enable the residents to experience a world-class living at its finest.



## CENTER OF GREEN LIVING

With an unmatched promise of luxury living and lush green panoramic views, this 30-storey building stands in a prominent location within Bahria Garden City; a gated and secure community. This green architectural marvel, nestled only a 5-minute drive from G T Road, is promised to be the epitome of a healthy, sustainable and green lifestyle. This gated community offers all the markers of contemporary living in its surrounding; a state of the art cinema, high-end eateries, exclusive retail stores and an 18-hole PGA standard golf course. The top tier location is what makes ZEM Gardenia the perfect fit for our diverse clientele, whether they are luxury residents, new and growing families or young professionals.



## PROJECT SPECIFICATIONS

Total Area 1119,80 Sq. Ft.

Built-Up Area 42,600 Sq. Ft.

Unit Type 1, 2 & 3 Bedroom Apartments, Townhouses

Location Bahria Garden City, Rawalpindi

No. of Floors 30 Floors

View Golf course view, Hill view







**FLEXIBLE  
PAYMENT PLAN**



**GOLF  
COURSE VIEW**



**GREEN ARCHITECTURE**



**SMART HOME**



**COVERED PARKING**



**QUALITY FIXTURES &  
FITTINGS**



**5 MINS DRIVE  
FROM GIGA MALL**



**SWIMMING  
POOL**



**30 STOREY  
BUILDING**



**MODERN AMENITIES**



**DISABILITY ACCESS  
BUILDING**



**SEISMIC RESISTANT**



**GREEN LIVING**



**CDA APPROVED**



**CONTEMPORARY  
ARCHITECTURE**



**SUSTAINABLE  
DEVELOPMENT**



**24/7 SECURITY  
SURVEILLANCE**



**GATED COMMUNITY**



### Flexible Payment Plan

You can get your dream home, with a flexible payment plan designed based on your ease and convenience.

### Golf-Course View

The lush green vistas of the 18-hole PGA Golf Course will keep you fresh and nourished throughout the day.

### Covered Parking

The luxury of spacious covered parking at ZEM Gardenia ensures the safety and convenience of the automobiles of the occupants.

### Quality Fixtures and Fittings

The finest fittings and fixtures at ZEM Gardenia ensure that every element in the living spaces renders quality and convenience.

### Smart Home

ZEM Gardenia brings a smart way of living to its clientele. With central command & control integration and mobile optimisation, you can control your home at a press of a button.

### Green Living

With gardens on balconies and shared courtyards, ZEM Gardenia delivers a natural environment for a healthy and sustainable lifestyle.

### Modern Amenities

ZEM Gardenia fosters modern amenities such as backup generators, high-speed elevators, smart living features and 24/7 security surveillance to bring comfort and convenience to your life.

### Disability Access Building

The structure of ZEM Gardenia is designed to accommodate those with motor disabilities, featuring ramps for easy entry and exit.

### Contemporary Architecture

Going beyond the essentials of modern design, ZEM Gardenia offers sustainable and efficient architecture in a smart building for those who want the very best.

### Gated Community

With ZEM Gardenia standing in a gated community, it ensures the utmost safety, profound privacy and a luxurious lifestyle for its worthy occupants.

### Seismic Resistant

For the utmost safety and well being of the occupants of ZEM Gardenia, the building holds seismic resistance to withstand any natural disaster.

### 24/7 Security Surveillance

ZEM Gardenia comes with 24/7 security surveillance for the safety of its residents and their belongings so they have complete peace of mind.

### 30 Storey Building

ZEM Gardenia is a gorgeous 30 storey concept building offering opulent living with state of the art amenities.

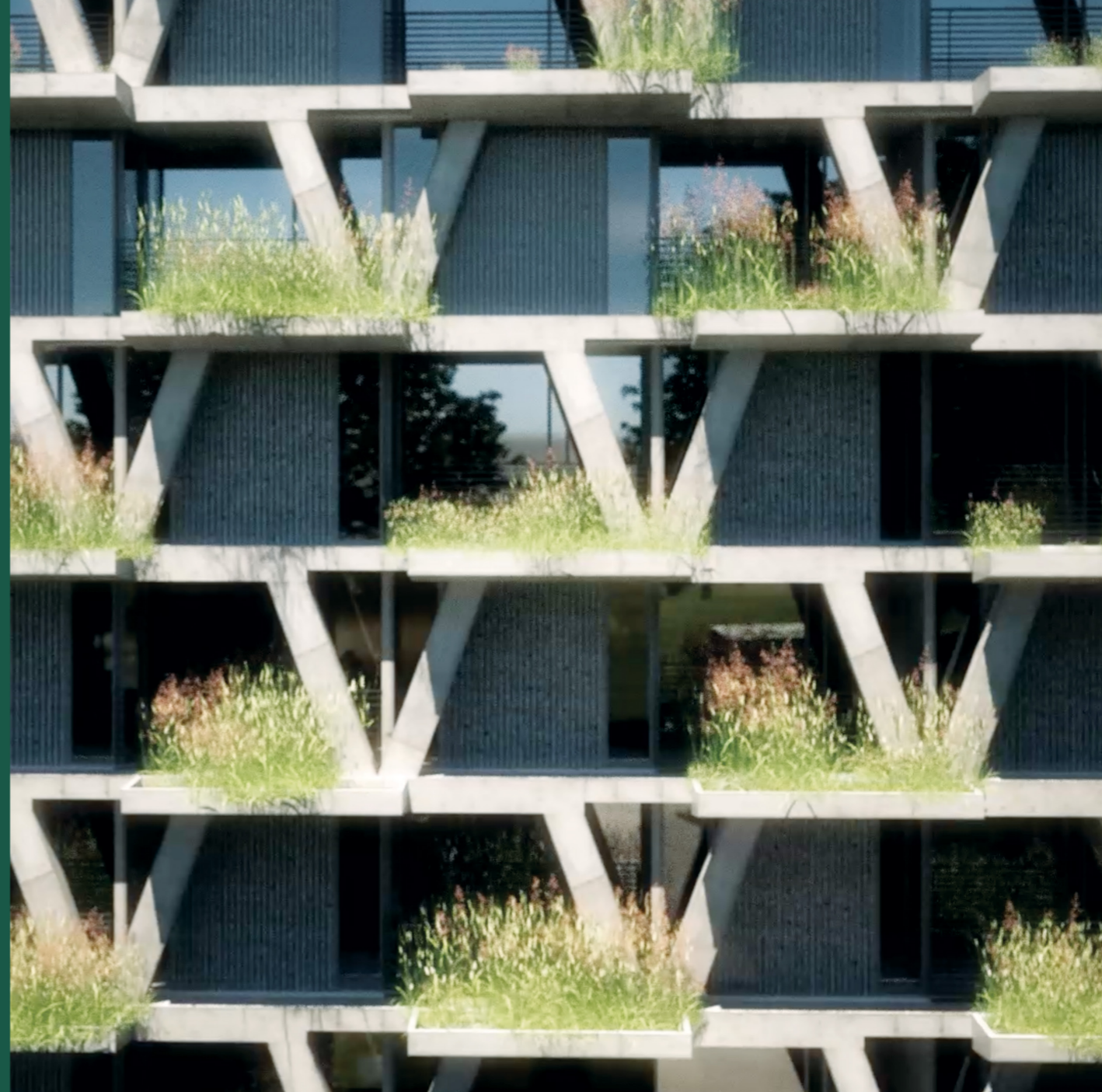
### Sustainable Development

With eco-friendly construction techniques, ZEM Gardenia promises sustainable development via green architecture.

## GREEN ARCHITECTURE

ZEM Gardenia's marvellous building is a sustainable architecture; the structure of ZEM Gardenia is designed to be efficient and eco-friendly with the use of non-toxic materials and added green terraces within each unit for a natural cooling effect.

The concept of ZEM Gardenia is to intertwine nature into high rise buildings; humanizing high-rise living which is an urban experience that can be alienating and dull. Immersing the tenants in an environment full of natural elements and materials; this approach defines all facets of our envisioned aesthetic accord, natural finishes which do not fade with cycles of trend.





## TOWNHOUSE

ZEM Gardenia redefines the modern lifestyle in its townhouses by introducing smart living. This three-storey unit promises an extraordinary lifestyle amidst nature with unmatched amenities. ZEM Gardenia's townhouses are built to enhance your lifestyle in a smart yet sustainable way. Spread over an area of 5,040 sq. ft. ZEM Gardenia's townhouses stand at a location with stunning golf course views, providing you with the perfect ambience, atmosphere and comfort to bring you the perfect home.



## 1 BEDROOM APARTMENT

ZEM Gardenia is a magnum opus of an exclusive lifestyle in a private community to deliver the best of design, material, architecture and construction all rolled into one immersive experience. With our 1 bedroom apartments, our occupants experience the aura of luxury and premium living through modern coat-closets, functional workspaces, floor to ceiling windows, wood flooring, sunlit formal dining area and all the essentials of luxury living.



## 2 BEDROOM APARTMENT

ZEM Gardenia invites you to redefine your lifestyle by being a part of an exclusive community. Whether you are planning to start a family or seeking an abode with ample space, the 2 bedroom apartments at ZEM Gardenia is the perfect place to experience the best life has to offer. Along with the large U-shaped and wood finished kitchens, the contemporary living experience at Gardenia delivers elegance through wood finished closets, wall mounted bathroom vanities, functional workspaces and floor to ceiling windows that make these apartments a perfect place to call home.

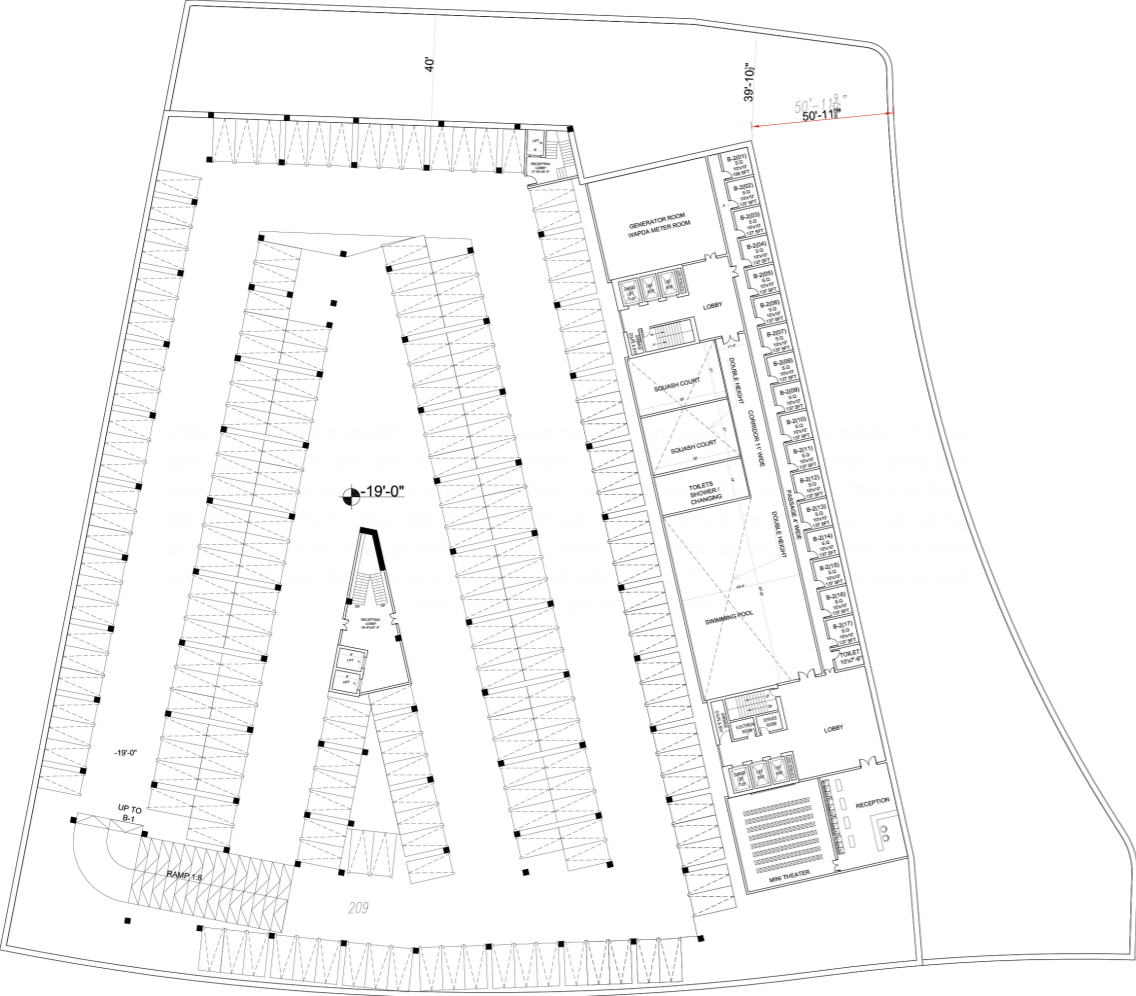


## 3 BEDROOM APARTMENT

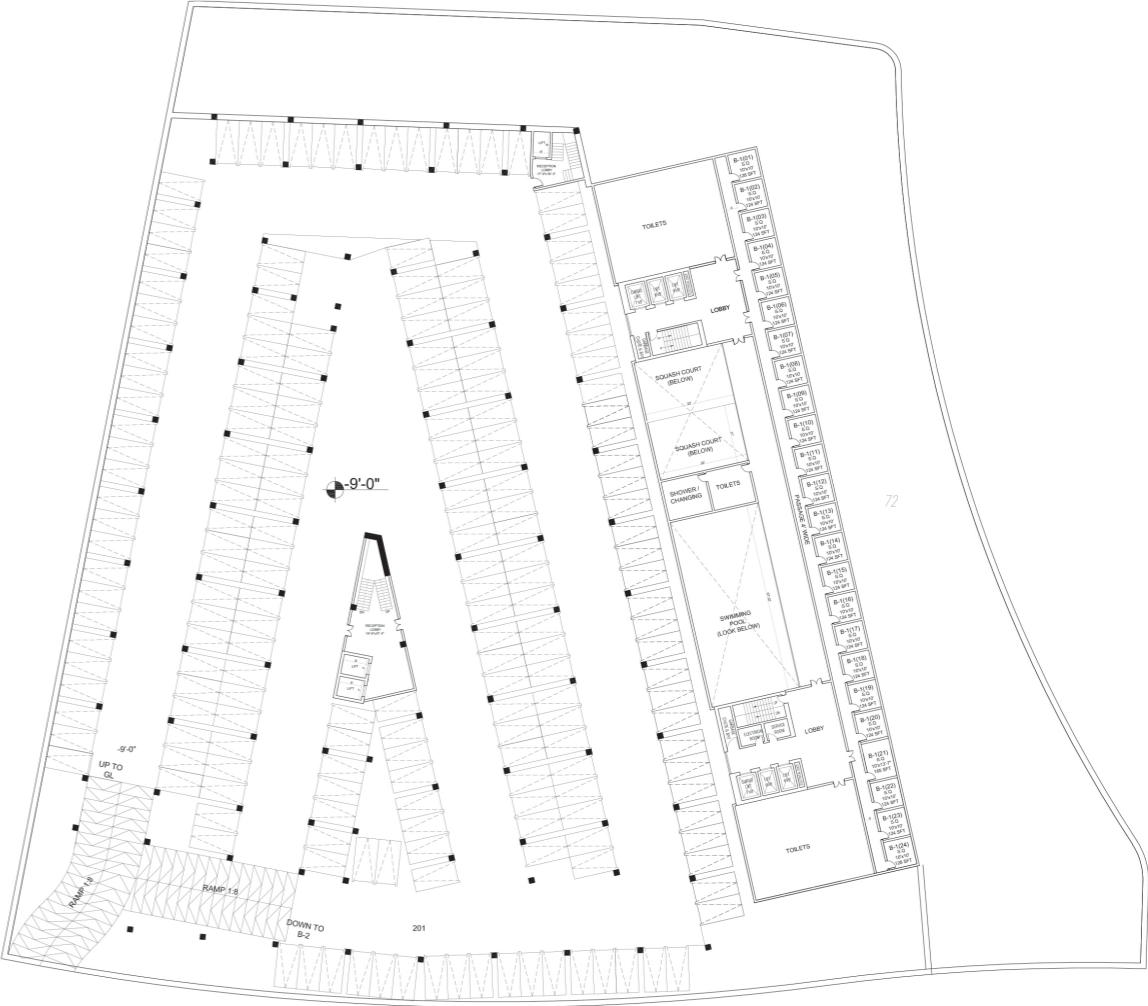
The 3 bedroom apartments at ZEM Gardenia bring the experience of long-lasting luxury and capacious space to amplify the homely bliss in your lifestyle. Along with the finest fittings, our 3 bedroom apartments promise a scintillating adventure in your life through contemporary construction, unique architecture and modern amenities. With additional space to facilitate multi-unit shared working space, these capacious bedroom apartments hold large U-shaped kitchens, sun-lit formal dining areas, wood finished kitchens and walk-in closets; inspiring a lifestyle of world-class standards.



Basement level-II

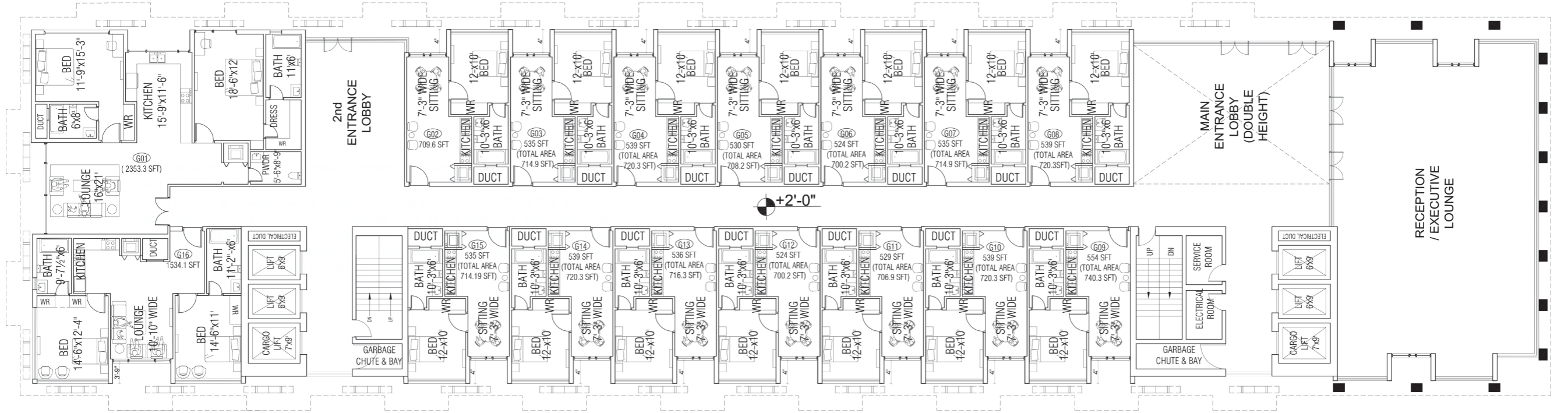


Basement level-I

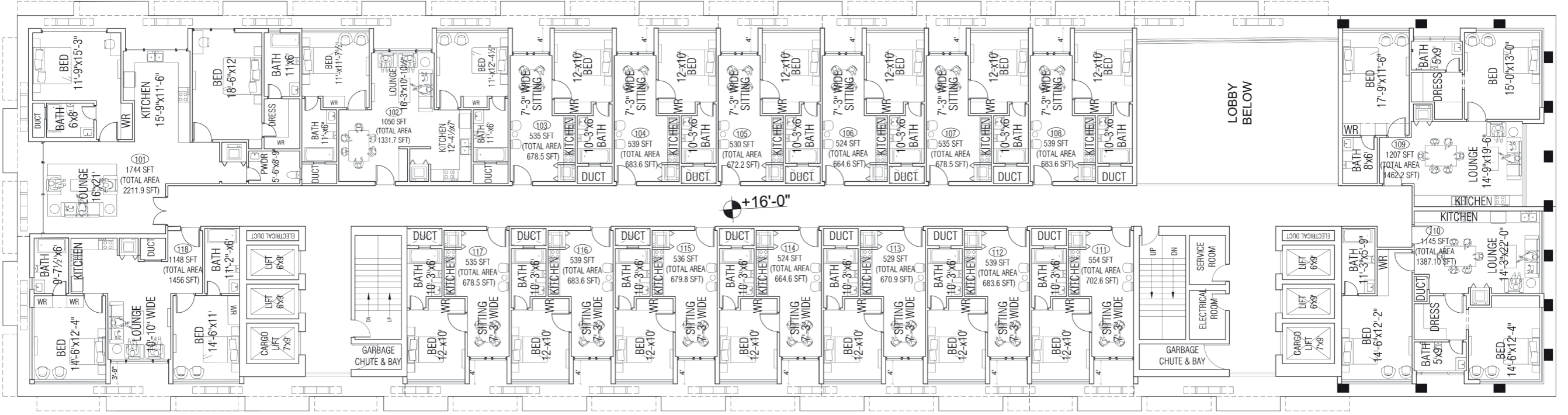




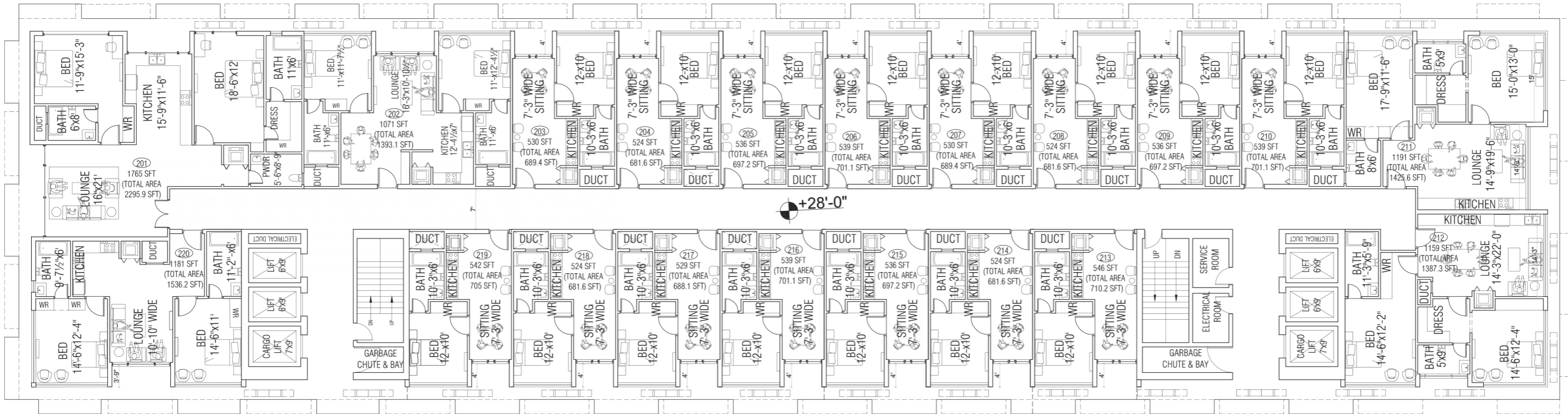
# Ground Floor



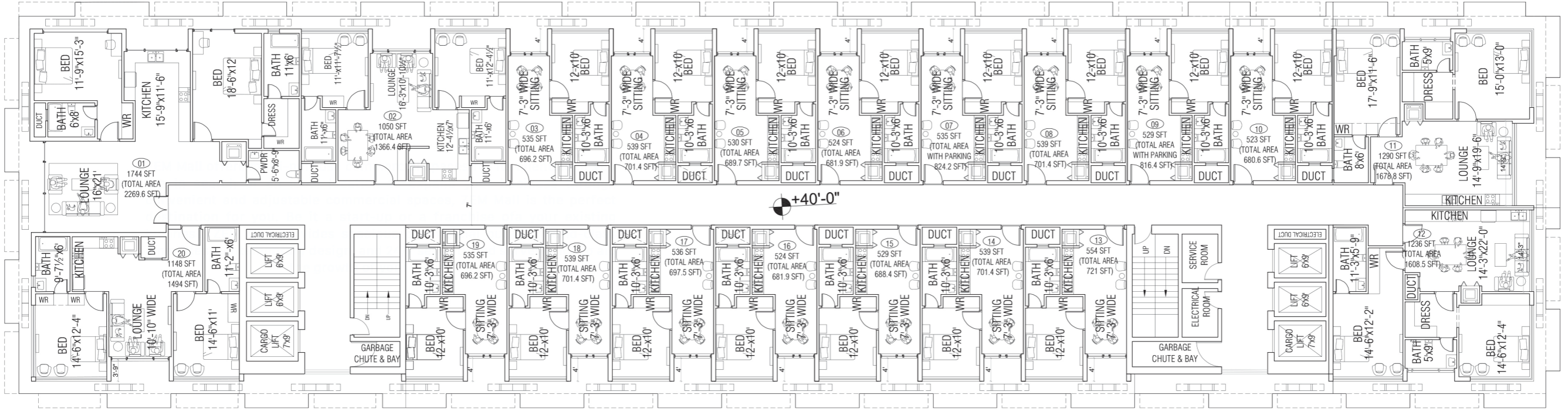
# First Floor



# SECOND FLOOR



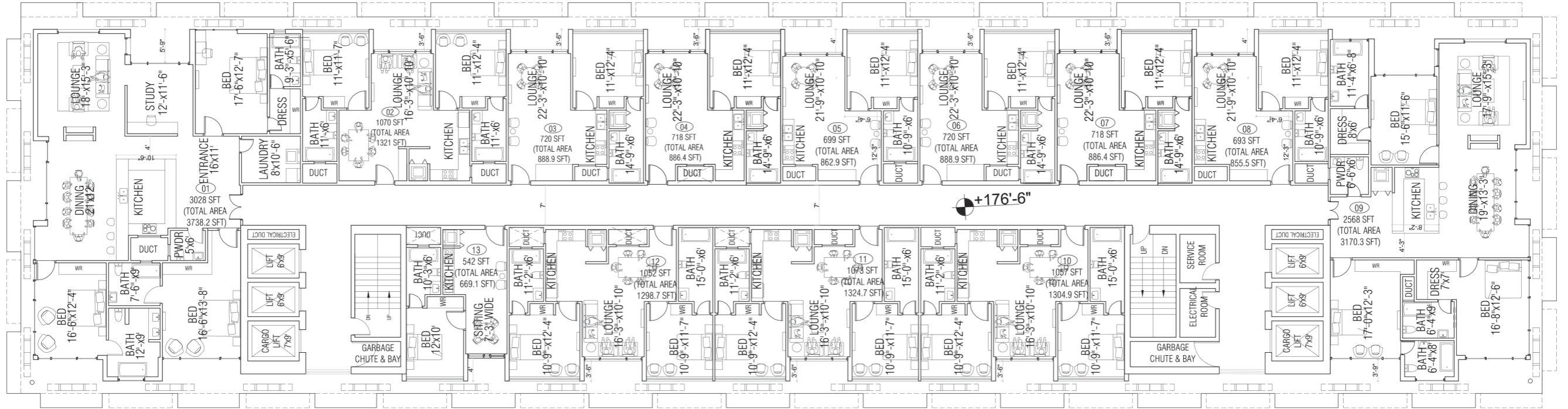
# 3rd, 5th, 7th, 9th, 11th & 13th FLOOR



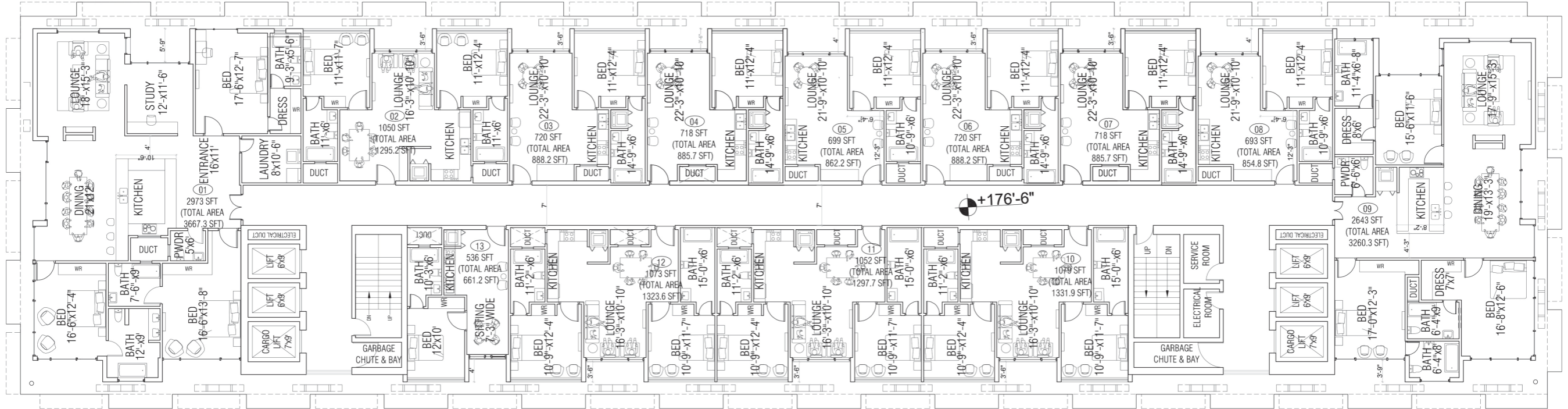
# 4th, 6th, 8th, 10th, 12th & 14th FLOOR



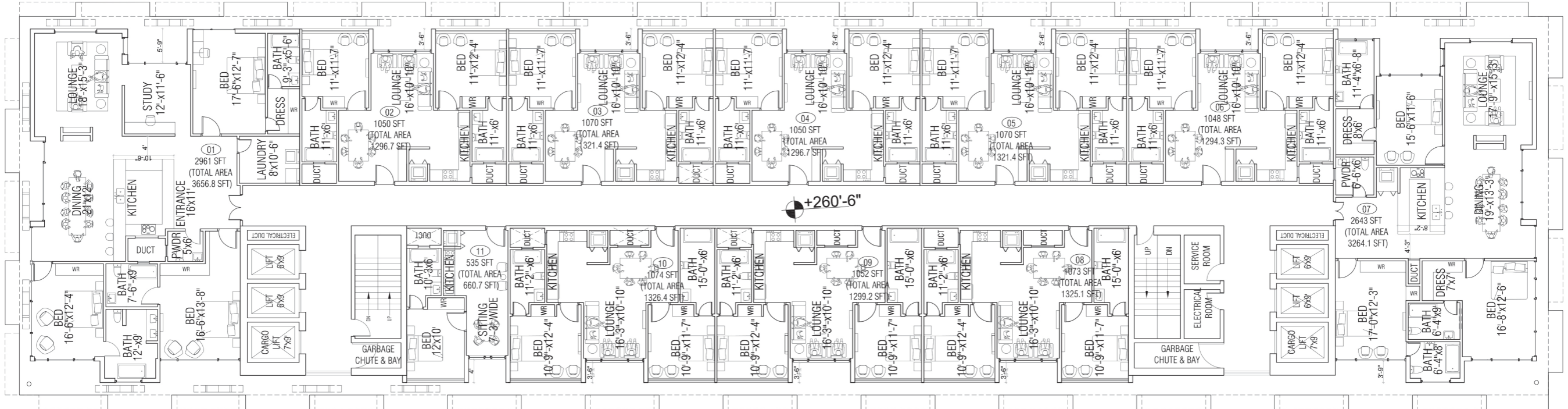
# 15th, 17th, 19th & 21st FLOOR



# 16th, 18th & 20th FLOOR

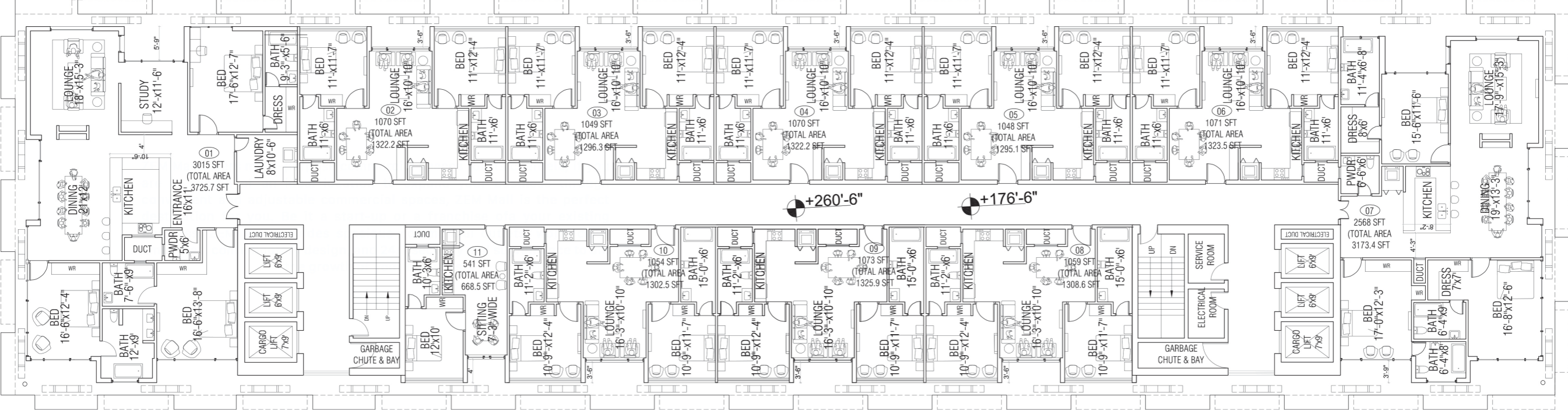


# 22nd, 24th & 26th FLOOR





# 23rd & 25th FLOOR

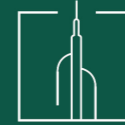




HOME TO LUXURY  
RESIDENTIAL & COMMERCIAL  
SPACES



GARDENIA



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<https://www.linkedin.com/company/zembuilders>

**HEAD OFFICE:**

ZEM Heights I, C-Junction, Phase 8,  
Bahria Town, Rawalpindi

**BRANCH OFFICE:**

Officer Royal Plaza, G T Road,  
Soan Camp, Rawalpindi

**LAHORE OFFICE:**

Building 119-MB, 4th floor, Phase 6 C,  
DHA Cantt, Lahore

**ISLAMABAD OFFICE:**

ZEM Mall, Sector Commercial A,  
Boulevard Corner, Park Road,  
Bahria Enclave, Islamabad

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