



SEVENTEEN VILLAS

A Project By Al Sadat Group



0 KM from
Ring Road &
Girja Road



First Most Nearest
Housing Project After
Thalian Interchange



Easy
Installment
Plans



Table of Contents

01 **Al Sadat Group Intro**

02 **Background**

03 **Leadership Profile**
The Visionary Behind Al-Sadat Marketing
• Founder • Chairman

04 **Message from Chairman**
Syed Sadat Hussain Shah

05 **Vision & Mission**

06 **Seventeen Villas**
Luxury Within Reach

07 **Location & Project**
Highlight

08 **Executive Villas**
3.5 Marla

09 **Prime Villas**
4 Marla

10 **Master Plan**

11 **Financing Options**

12 **Features & Amenities**

13 **Why Seventeen Villas**

14 **Investment**
Opportunities

15 **Contact Info**

AL SADAT GROUP

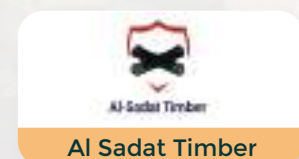
Welcome to Al Sadat Group, where innovation meets trust in creating modern, community-driven housing solutions. Recognized as one of Pakistan's most reliable names in real estate, the Group has built its reputation on a commitment to quality, transparency, & future-ready development.

Our philosophy is simple: to combine comfort, affordability, & smart planning into projects that serve the evolving needs of today's families & investors. Every initiative under our banner is supported by verified planning, strong infrastructure, & a clear vision for long-term growth.

From upscale lifestyle projects like **Lakeshore City** to affordable communities like Al Sadat Homes, & now our latest launch, **Seventeen Villas** - a ready-to-move villa community, Al Sadat Group continues to set new benchmarks in real estate development.

As we expand our footprint locally and internationally, we remain dedicated to building communities that deliver security, accessibility, & sustainable value. We thank you for your trust in our journey & invite you to explore the living experiences that define the Al Sadat legacy.

Al Sadat Group of Companies includes:



Background

AL SADAT GROUP

1975

Al Sadat Group has a rich history that dates back to 1975, when it was founded in Karachi, Pakistan.

AL SADAT TIMBER

2000

The company expanded its operations and began importing timber from Canada & Germany

AL SADAT ASSOCIATES

2015

Syed Sadat Hussain Shah, the visionary behind the Al Sadat Group, explored new avenues and laid the foundation of Al Sadat Associates.

1980

AL SADAT TIMBER

It started as a timber wholesale and import business from Kashmir to Karachi in the 1980s

2010

AL SADAT TIMBER

Al Sadat Group ventured into global timber imports, broadening its reach and establishing itself as a prominent player in the industry

AL SADAT MARKETING

2021

Al Sadat Marketing continued to expand its operations and opened its head office in Blue Area, Islamabad.

AL SADAT HOMES

2025

Al Sadat Group introduced Al Sadat Homes, an affordable and well-connected housing initiative focused on smart, sustainable, and community-centered living.

2018

AL SADAT MARKETING

The company underwent a transformation in 2018 and rebranded itself as Al Sadat Marketing, focusing on real estate marketing and consultancy services.

2023

LAKESHORE CITY

Al Sadat Group reached another milestone with the foundation of Lakeshore City (LSC), a prestigious project that showcases the company's dedication to creating unique residential and commercial spaces.

2024

AL SADAT GROUP

Today, Al Sadat Group has established branches across Pakistan and internationally in Dubai & England, catering to the diverse needs of its clients while continuing to expand its vision of trust and innovation.

2025

SEVENTEEN VILLAS

In the same year, Al Sadat Group launched Seventeen Villas, a premium gated community of ready-to-move, modern double-story homes designed to provide families with secure, affordable, and elegant living within the heart of Islamabad.

Syed Suleman Shah

Founder of Al Sadat Group

Syed Suleman Shah is a renowned business personality and a respected figure in Pakistan's timber industry. As the visionary founder of Al Sadat Group, he laid the foundation of what has now become a diversified business legacy. His entrepreneurial journey began with Al Sadat Timber in Karachi, which rapidly expanded to serve major cities across the country.

With decades of experience across multiple industries, including the timber trade and the lesser-known ship-breaking sector, Syed Suleman Shah built a reputation for resilience, foresight, and deep market understanding. His leadership and determination established the strong values of trust, integrity, and ambition that continue to guide Al Sadat Group today.



Message from the Chairman

Chairman, Al Sadat Group

At Al Sadat Group, we build more than businesses we build trust, opportunity, & lasting impact. From a humble timber venture to a diversified enterprise in real estate, marketing, and development, our journey is rooted in integrity and innovation. Every project reflects our promise of quality, reliability, & community growth.

- Chairman, Lakeshore City
- Chairman, Hospitality Committee, Islamabad Chamber of Commerce & Industry (ICCI)
- Focal Person, Public & Private Tourism Partnerships
- Member, International Company Affairs, Federation of Pakistan Chambers of Commerce & Industry (FPCCI)
- International Youth Entrepreneur
- Socio-Economic Development Activist
- Cultural Expert
- Motivational Speaker
- Youth Empowerment and Business Development
- Chairman Culture for Interfaith Peace and Development



Vision:

At Seventeen Villas, our vision is to redefine modern family living in Pakistan by offering secure, elegant, and affordable ready-to-move homes. We aspire to create communities where families can enjoy comfort, dignity, and peace of mind without compromise. By blending contemporary design, long-term value, and accessibility, Seventeen Villas sets a new benchmark for modern housing that goes beyond shelter, offering a lifestyle that nurtures both family life and investment growth.

Mission:

Our mission at Seventeen Villas is to deliver high-quality, double-story villas that meet the evolving needs of today's families. We are committed to providing homes that combine security, comfort, and affordability in a gated community setting. Every villa is designed with practicality & style, ensuring families enjoy modern spaces without financial strain. Through transparent dealings, reliable construction, & flexible financing, Seventeen Villas makes home ownership achievable while guaranteeing long-term value for both end-users and investors.

SEVENTEEN VILLAS

Modern Living, Luxury Within Reach

A SIGNATURE PROJECT BY AL SADAT GROUP

Seventeen Villas is more than a residential project, it's a vision for modern family living that blends elegance, security, & affordability. Designed for comfort & investment, it offers ready-to-move, double-story villas built with lasting quality and style. Backed by Al Sadat Group's trusted legacy, Seventeen Villas sets a new benchmark for **affordable luxury** and community **living in Islamabad.**



What Makes Seventeen Villas the Center of Everything?

Seventeen Villas isn't just a residential project, it's a community at the heart of Islamabad's future growth corridor. Perfectly situated at **0 KM from Rawalpindi Ring Road**, with direct access from **Girja Road and 17th Avenue**, it stands as one of the most easily accessible residential societies in the entire twin cities region. Being the first society after the **Thalian Interchange**, Seventeen Villas enjoys top-class visibility and convenience for both residents and investors.

Surrounded by established communities such as Silver City, Ittehad Heights, Up Country Enclosures, CBR ECHS, FOECHS, Taj Residencia, and Marble Arch Enclave, the project forms part of a trusted & rapidly growing residential cluster. Direct access to public transport, including the Islamabad Metro Bus route, makes commuting effortless.

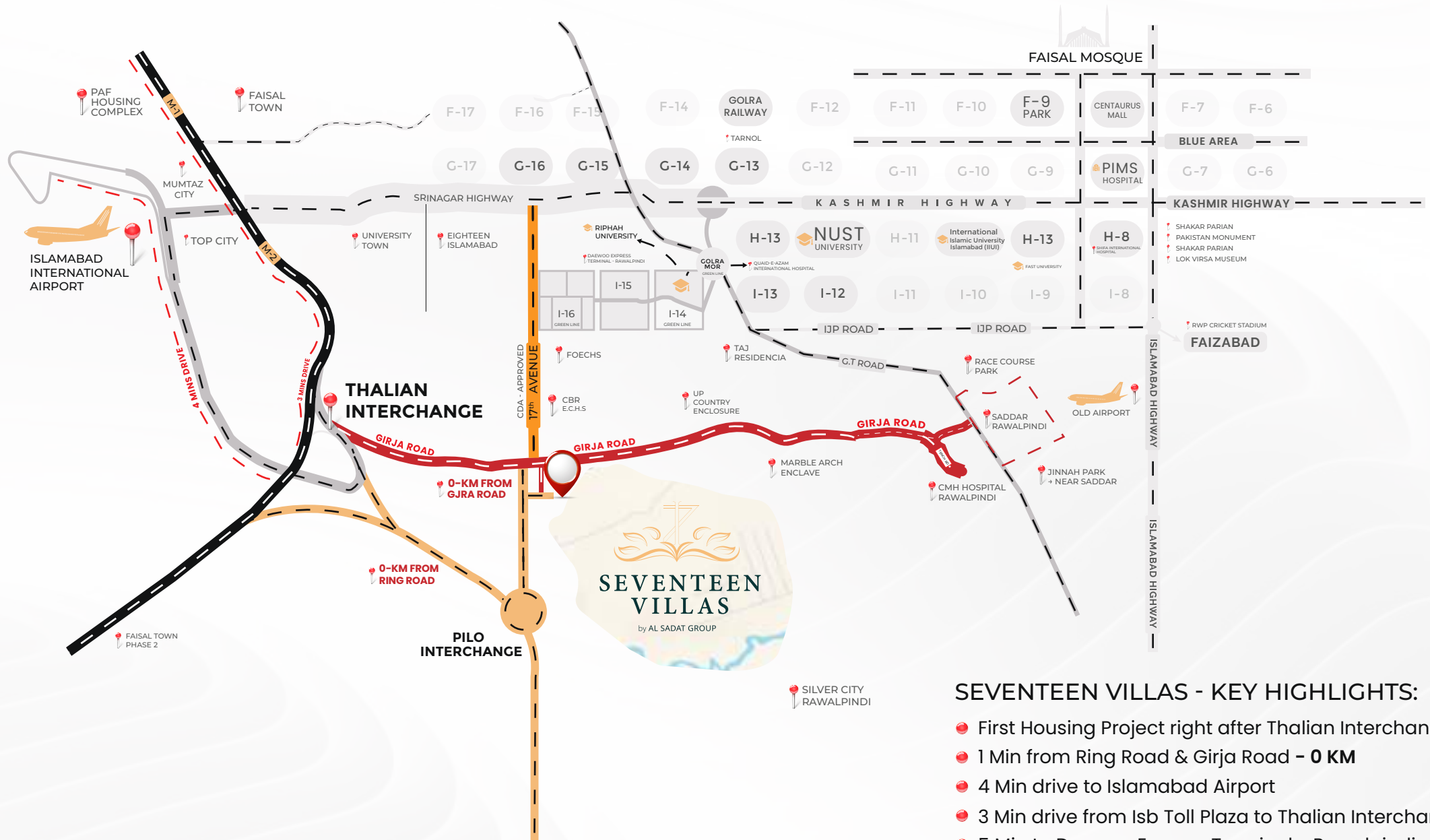
Zooming out, Seventeen Vilas is also connected to some of the most important zones of the **Islamabad-Rawalpindi** housing belt. Nearby sectors include I-14, I-15, and I-16, while popular megaprojects like Faisal Town, Capital Smart City, Top City, Nova City, and Qurtaba City are all within close proximity, making it a hub surrounded by premium developments.

In terms of connectivity, Seventeen Villas is just:



Whether it's medical care, education, or daily essentials, everything is just around the corner. Esteemed institutions like Riphah International University and NUST, along with hospitals, schools, and shopping areas, are nearby, offering the perfect blend of accessibility and livability.

Seventeen Villas truly stands at the center of connectivity, convenience, and future growth, offering families a lifestyle of peace today and investors a smart decision for tomorrow.



SEVENTEEN VILLAS - KEY HIGHLIGHTS:

- First Housing Project right after Thalian Interchange
- 1 Min from Ring Road & Girja Road - 0 KM
- 4 Min drive to Islamabad Airport
- 3 Min drive from Isb Toll Plaza to Thalian Interchange
- 5 Min to Daewoo Express Terminal - Rawalpindi

About Seventeen Villas

Discover a new benchmark of modern housing with Seventeen Villas, a purpose-driven project designed for today's hardworking families and professionals. Each villa is thoughtfully planned with spacious layouts, modern interiors, and quality finishes, ensuring a lifestyle that blends practicality with elegance.

For families, it means moving into a home where everything is already in place, no waiting, no uncertainty. For investors, it's a smart choice with strong rental potential & long-term value. At Seventeen Villas, you don't just own a property, you embrace a lifestyle of comfort, stability, and future promise.

THIS PROJECT OFFERS:

EXECUTIVE VILLAS

(3.5 Marla) - 2, 3 & 4 Bed Villas



PRIME VILLAS

(4 Marla) - 2, 3 & 4 Bed Villas



A row of modern, multi-story Executive Villas. The buildings feature a mix of light grey and white facades with vertical wooden slat accents. Each unit has a balcony with a glass railing and potted plants. The ground floor has a covered car porch. Several cars are parked in front of the villas. The sky is blue with some clouds.

Executive Villas – 3.5 Marla

Executive Villas are the perfect blend of affordability and smart living. Designed for small to mid-sized families, these villas offer well-planned spaces that maximize comfort without compromising on style.

Highlights:

- Compact yet spacious layouts (2, 3 & 4 bedrooms)
- Open-plan kitchen and dining space
- Drawing/living room with a modern finish
- Car porch & private balcony/terrace
- Smart ventilation & natural lighting
- Ideal for families seeking affordable luxury

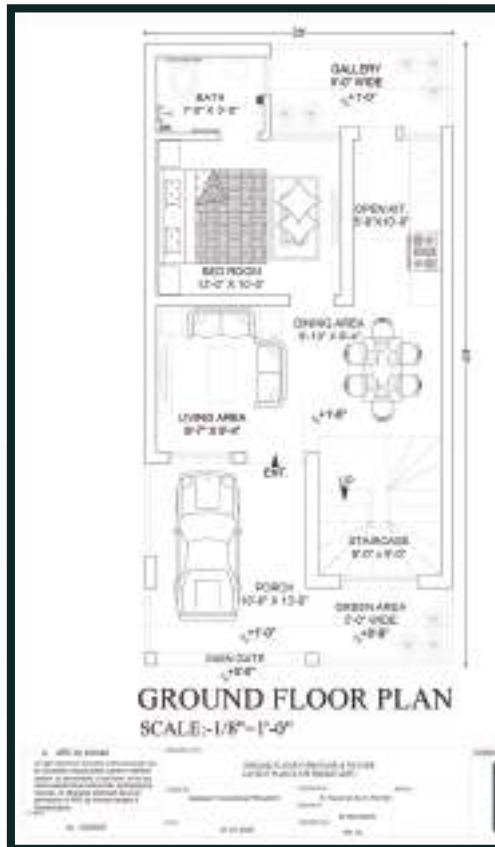
02 BED EXECUTIVE VILLAS



Highlights:

- Compact yet stylish single-story design
- 2 Master bedrooms
- 1 premium-finish bathroom
- Open Kitchen with modern setup
- TV Lounge/Living Area
- Elegant gallery space
- Private car porch
- Optional upper room for PKR 5 Lakh

03 BED EXECUTIVE VILLAS



Highlights:

GROUND FLOOR:

- Double-story layout
- Spacious bedroom with serene ambiance
- Beautifully designed bathroom
- Open kitchen with modern setup
- Dining area
- Living area/TV Lounge
- Bright & airy connecting gallery
- Separate covered car porch

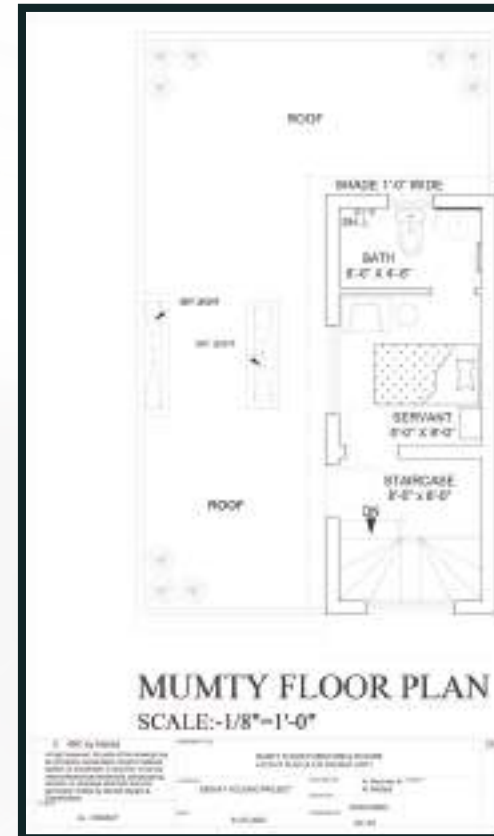
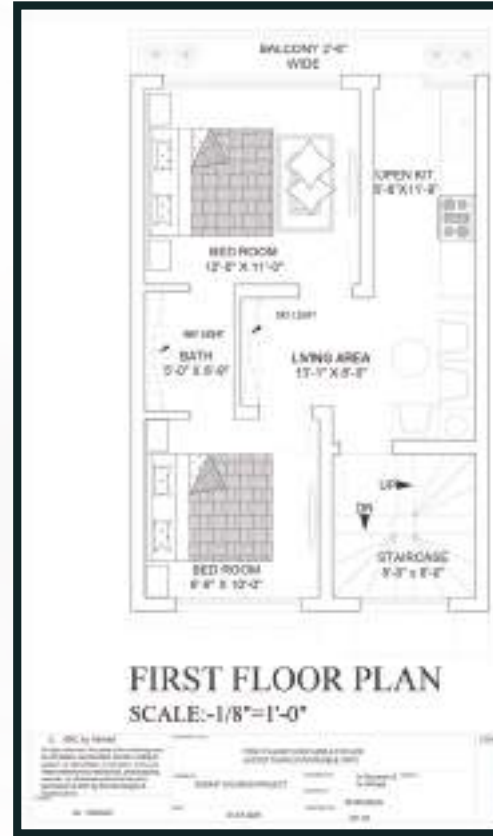
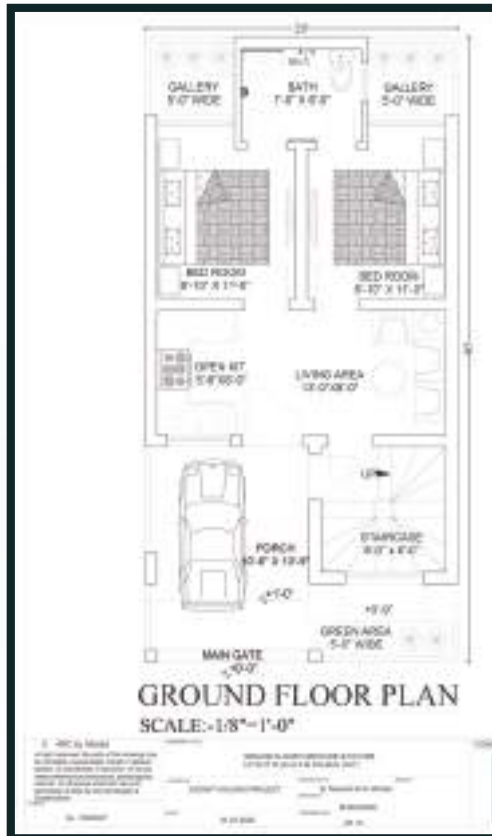
FIRST FLOOR:

- 2 spacious bedrooms
- 1 well-planned bathroom
- Airy and cozy lobby
- Relaxed family sitting area
- Balcony with pleasant outdoor views
- Planter space for a refreshing touch

ROOFTOP:

- Optional upper room (available for PKR 5 Lakh)

04 BED EXECUTIVE VILLAS



Highlights:

GROUND FLOOR:

- Double-story, double-unit design
- Well-planned 4 Marla layout
- 2 comfortable bedrooms
- 1 neatly designed bathroom
- Living area/TV lounge
- Open-style modern kitchen
- Well-planned gallery space
- Separate covered car porch
- Separate Entry

FIRST FLOOR:

- 2 master bedrooms
- 1 Beautifully designed bathroom
- Open-style modern kitchen
- Cozy living area/TV lounge
- Balcony with pleasant outdoor views

ROOFTOP:

- Optional upper room (available for PKR 5 Lakh)

Prime Villas – 04 Marla

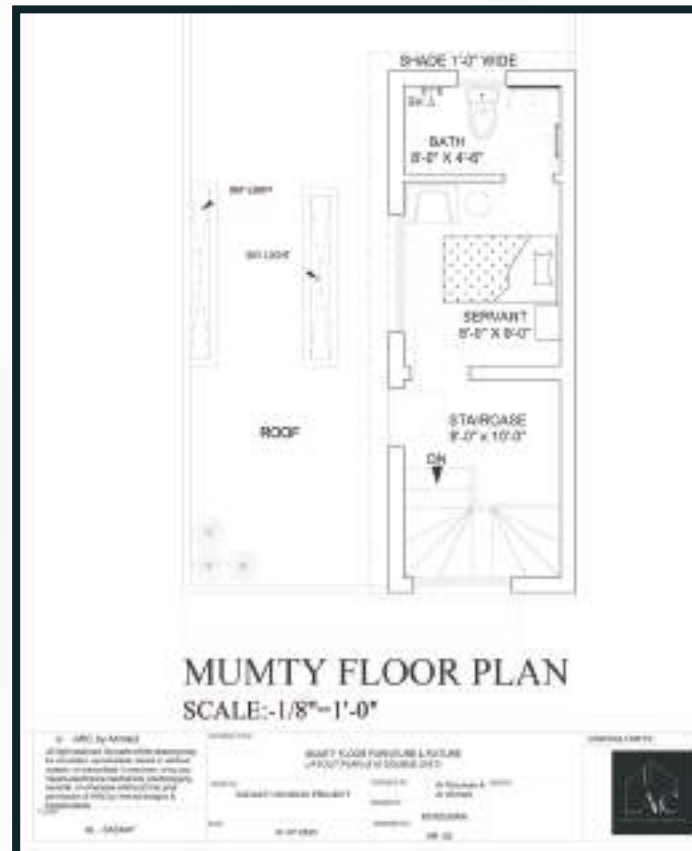
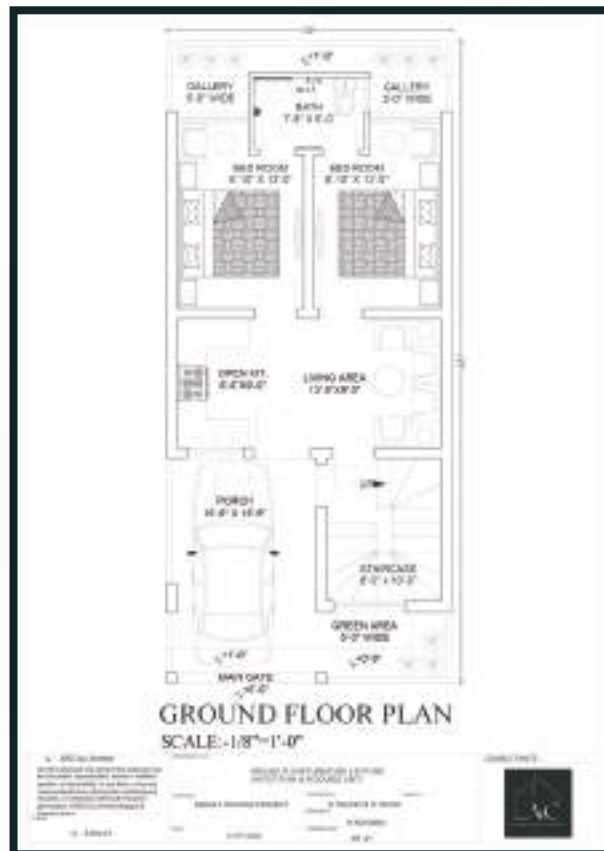


Prime Villas are crafted for families who prefer larger, more versatile spaces with elegant finishes. With a wider layout and additional features, these villas redefine modern living while maintaining affordability

Highlights:

- 2, 3, 4 bedroom double-unit layout
- Separate drawing & living areas
- Stylish open kitchen with quality fittings
- Private lawn or terrace space
- Covered car parking & servant quarter (optional)
- Perfect for larger families or investors
- Larger layouts with extra space
- Private balcony/terrace with scenic views

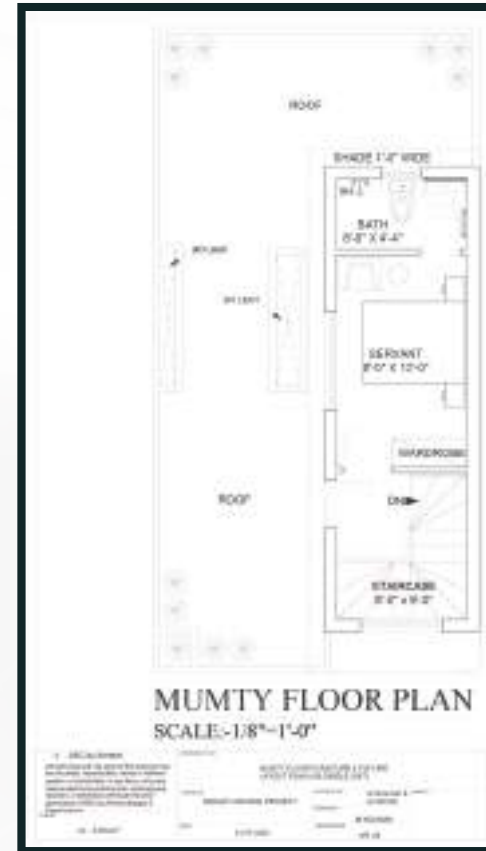
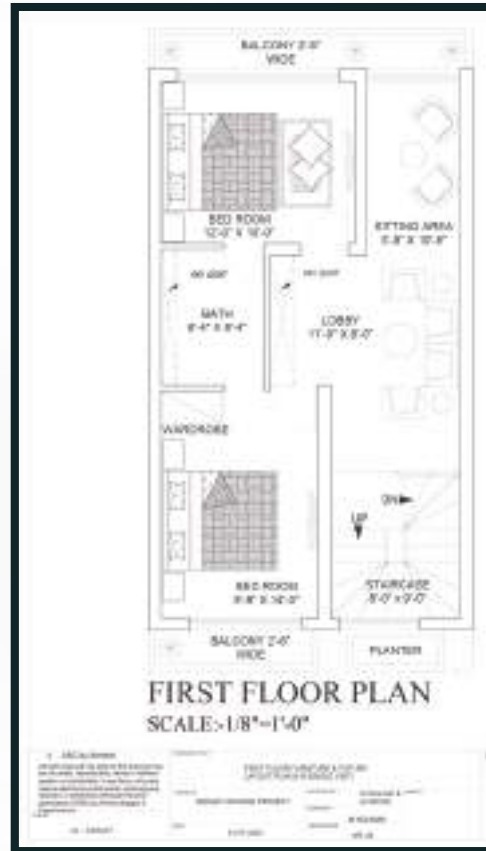
02 BED PRIME VILLAS



Highlights:

- Elegant single-story architecture
- Well-planned 4 Marla layout
- 2 spacious bedrooms
- 1 elegantly designed bathroom
- Open Kitchen with modern setup
- TV Lounge/Living Area
- Thoughtfully designed gallery space
- Private car porch
- Optional upper room for PKR 5 Lakh

03 BED PRIME VILLAS



Highlights:

GROUND FLOOR:

- Double-story premium design
- Well-planned 4 Marla layout
- 1 beautifully designed bedroom
- 1 stylish bathroom
- Elegant dining area
- Living area/TV Lounge
- Open kitchen with a modern setup
- Gracefully designed gallery space
- Separate covered car porch

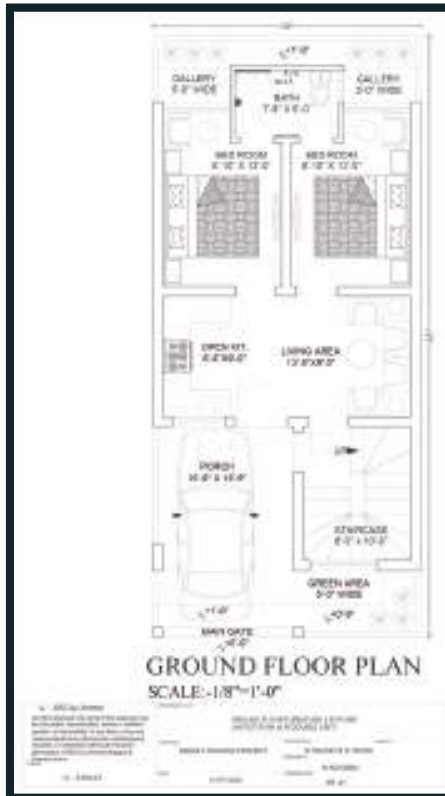
FIRST FLOOR:

- 2 beautifully designed bedrooms
- 1 well-planned bathroom
- Spacious lobby
- Comfortable sitting area
- Dedicated planter space
- Dual balconies with scenic outdoor views

ROOFTOP:

- Optional upper room (available for PKR 5 Lakh)

04 BED PRIME VILLAS



Highlights:

GROUND FLOOR:

- Double-story, double-unit design
- Well-planned 4 Marla layout
- 2 elegantly designed bedrooms
- 1 well-designed bathroom
- Separate entry
- Cozy living area/TV lounge
- Open kitchen with functional layout
- Bright gallery space
- Separate covered car porch

FIRST FLOOR:

- 2 stylish bedrooms
- 1 modern bathroom
- Cozy sitting area
- Spacious lobby
- Dedicated planter space
- Balcony with open views

ROOFTOP:

- Optional upper room (available for PKR 5 Lakh)

MASTER PLAN OF 17-VILLAS (PHASE-I)



Financing Options at Seventeen Villas

Seventeen Villas makes luxury living affordable with flexible financing options. In collaboration with the Banks, salaried individuals earning PKR 100,000 or more per month are eligible for home financing from the bank, making villa ownership easier than ever.

You can secure your villa with just a 10% booking amount, while the balance can be paid in flexible quarterly or bi-annual installments spread over 2 to 3 years. To further support families & investors, an Early Bird Discount of up to 10% is also available for limited-time buyers.

With possession handed over upon completion, buyers enjoy a transparent and secure process with no hidden delays. Whether you're a young professional, a growing family, or an investor seeking long-term value, Seventeen Villas offers an affordable, safe, and immediate home ownership opportunity in one of Islamabad's most connected and promising locations.



SEVENTEEN VILLAS AMENITIES

At Seventeen Villas, every detail is designed to provide secure, modern, and family-friendly living. From high-quality construction to community facilities, the project ensures both comfort and long-term value for residents.

COMMUNITY & SECURITY



GATED COMMUNITY WITH
24/7 SECURITY



CCTV & CONTROLLED
ENTRY/EXIT



BOUNDARY WALLS FOR
PRIVACY

INFRASTRUCTURE



WIDE CARPETED ROADS



UNDERGROUND ELECTRICITY
& SEWERAGE



SOLAR STREET LIGHTING
& WASTE SYSTEM



RELIABLE WATER SUPPLY

LIFESTYLE & COMFORT



CENTRAL MASJID &
PRAYER SPACES



CHILDREN'S PLAY
AREAS



FITNESS CENTER AND
JOGGING TRACKS



PARKS & GREEN BELTS



WOMEN-ONLY AND
SENIOR ZONES

EDUCATION & SERVICES



NEARBY SCHOOLS & UNIVERSITIES
(NUST, RIPHAH)



HOSPITALS & EMERGENCY
CARE NEARBY



SHOPPING & DAILY ESSENTIALS
WITHIN REACH

ADDITIONAL FACILITIES



CAR PORCHES AND
PARKING ZONES



ROOFTOP/BALCONY
ACCESS



COMMUNITY HALL
FOR GATHERINGS



PROPERTY
MANAGEMENT OFFICE



POWER BACKUP
IN KEY AREAS

Why Seventeen Villas?

This project brings together the essential elements that today's buyer looks for: trust, planning, secure investment, affordability, and access, all under the guidance of a reliable developer.

- First gated housing project after Thalian Interchange
- Part of Islamabad's fastest-growing real estate cluster
- Verified & documented construction plans
- Plots in small sizes to make ownership easier
- Safe, risk-free investment for lower to middle-income families
- Possession-based model
- On-ground development activity is visible
- Rental income potential due to nearby universities, hospital zones, and airport
- Affordable pricing + government-backed financing
- Peaceful, family-oriented environment
- Security, mosques, parks, and school access
- No hidden charges or unclear files
- Backed by a developer with a reliable delivery record
- Ideal for small investors
- Planned layout, wider roads, open spaces
- Low-risk, high-value future asset

Investment Opportunities

Residential Comfort

Live in thoughtfully designed modern homes with premium finishes, ideal for families seeking peaceful, long-term living in a thriving gated community.

Maximized ROI

Whether you're buying to build or hold, Seventeen Villas are positioned for high capital appreciation in a fast-developing region.

Strategic Location

Located minutes from Islamabad, surrounded by planned commercial hubs and green zones, Seventeen Villas offers unmatched growth potential

Prime Growth Corridor

With the ongoing development of Rawalpindi Ring Road and upcoming CPEC-linked routes, Seventeen Villas sits at the heart of a rapidly appreciating investment corridor.



Thank You!

CONTACT OUR TEAM TODAY TO SECURE YOUR PLOT OR VILLA

 UAN:0331-1110005  +92 312 5236 793  Info@seventenvillas.com  www.seventenvillas.com

 1st Floor Office No. 6, Yasin Plaza, Blue Area Islamabad.     /seventenvillas