

A Project by
dolmen
BUILDING A BETTER FUTURE



grove
RESIDENCY

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RESIDENCY

A PLACE CALLED HOME

Site Address: Plot # 91, Adjacent KPT Interchange,
Near DHA Phase VII Ext, Karachi.

Head Office: 17th Floor, The Harbour Front, Dolmen City, HC-3, Block-4,
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GROVE RESIDENCY

A PLACE CALLED HOME

Dolmen Group's latest development, 'Grove Residency' is a complete residential project.

Designed by award winning architects, Arshad Shahid Abdulla, the project comprises of 3 residential towers, housing spacious all corner apartments complete with modern amenities. The living experience is complemented by a large elevated garden with state of the art landscaping, walking track and communal spaces including a gym, prayer rooms and children play areas.

Grove Residency caters to families looking for affordable quality and comfortable living. It provides a unique blend of safe and secure community living that welcomes its residents to feel "at home".

The elevated garden helps Grove Residency stand out with its natural greenery, essential for healthy and nourishing life.











CONNECTED

A PERFECT LOCATION

Grove Residency is located adjacent to KPT interchange at the entrance of DHA Phase 7 Ext.

It benefits from being centrally located and well connected to major road networks ensuring easy accessibility to all parts of Karachi.

Its location ensures that major offices and business areas, residential areas, schools and universities, hospitals, recreational areas, supermarkets, eateries and shopping malls are all within easy reach.

KEY AREAS

DRIVING TIME

• Shaheed-e-Millat Expressway	2 minutes
• National Hospital	8 minutes
• Clifton	10 minutes
• Shahrah-e-Faisal	10 minutes
• Dolmen Mall Clifton	15 minutes
• Dolmen Mall Tariq Road	15 minutes
• I.I. Chundrigar	25 minutes
• Airport	35 minutes



KARACHI

AIRPORT

DOLMEN MALL TARIQ ROAD

TARIQ ROAD

SHAHRAH-E-FAISAL



M.A. JINNAH RD.

SHAHRAH-E-FAISAL

FTC

NATIONAL MEDICAL CENTER

CHUNDRIGAR ROAD

PNS SHIFA

KORANG EXPRESS WAY

SHAH-EED-E-MILLAT EXPRESS WAY

PORT GRAND

IMTIAZ

SUNSET BOULEVARD

KPT FLYOVER

KARACHI PORT

BOAT BASIN

CLIFTON

MAI-KOLACHI BYPASS

KHAYABAN-E-ITTEHAD

DOLMEN MALL CLIFTON

ARABIAN SEA

DHA PHASE VIII

DO DARYA

SEAVIEW

KHAYABAN-E-ITTEHAD







ELEVATED GARDEN

One of the key features of the project is the large communal elevated garden accessible to all the residents.

Situated on the 4th floor of the project and covering an area of nearly 30,000 square feet, the beautifully landscaped garden will provide an open recreation area, walking track and a coffee area.

Equally usable by children to play with their friends, adults to stay fit or the entire family to enjoy the cool evening breeze; the elevated garden will provide a unique, healthy and natural environment not usually available in apartment living.





SAFE AND SECURE ENVIRONMENT

Grove Residency focuses on ensuring not just security but also safety for all its residents.

It is a gated community comprising of secure entry and exit points for vehicles and personnel. The project is equipped with advanced security surveillance systems and centralized CCTVs. There is a secured lobby for each tower with 24/7 assistance at the reception desk and visitor management via intercom system.

Modern fire safety features have been designed for each floor of the towers including fire alarm, fire-hose cabinets and fireman elevators.





COMMUNITY LIVING

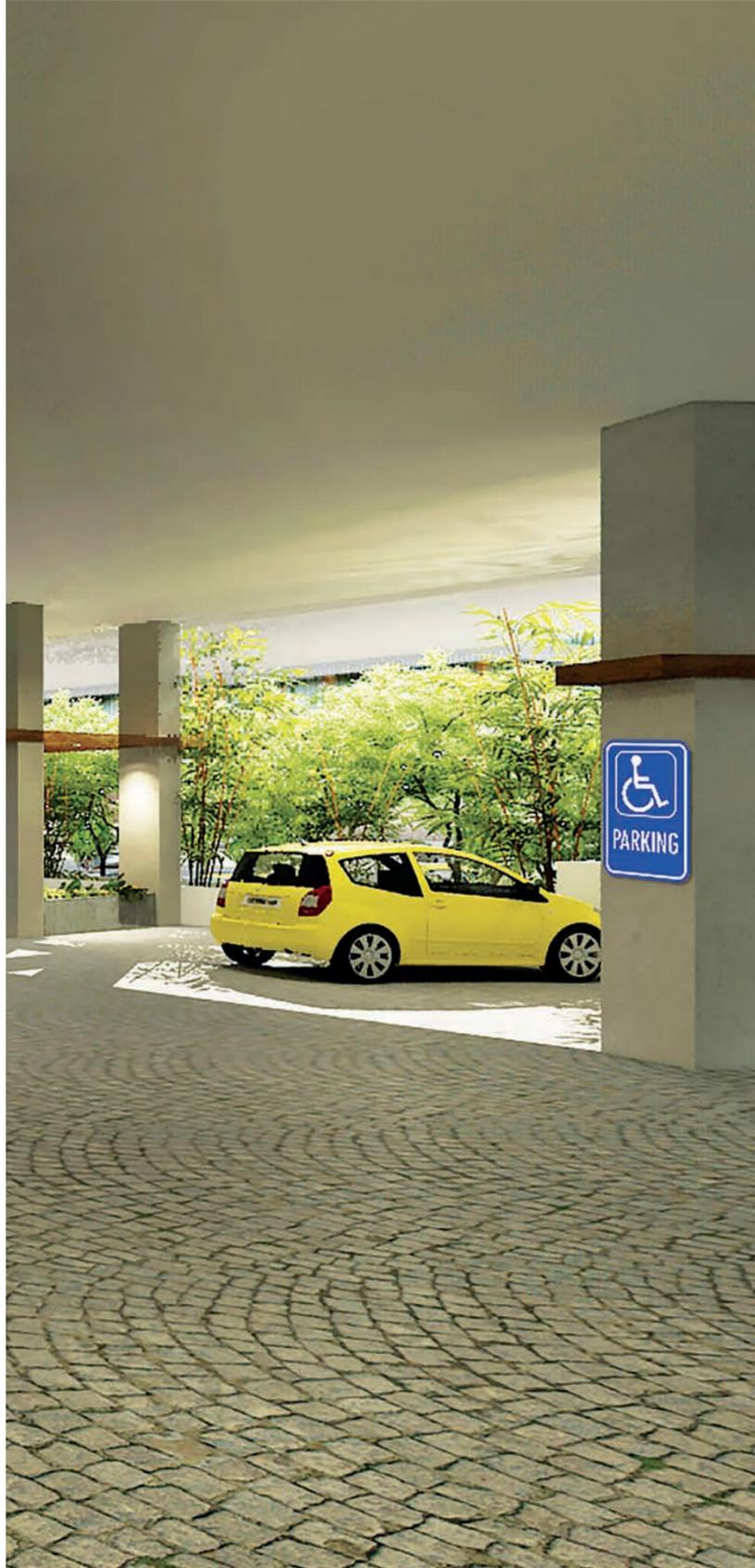
In addition to the open landscaped area, Grove Residency provides its residents indoor recreational spaces and a range of facilities allowing its residents an opportunity to meet and socialize outside their apartments and be involved in a wide range of activities as a community.

Features include

- Community hall
- Indoor children's play area
- Gym and fitness facilities
- Outdoor walking track
- Prayer areas
- Café

To ensure that no one is left out, the project is designed to be wheel chair friendly to cater to all people including those with special needs.





PARKING

Grove Residency provides ample covered and surface car parking for its residents and their visitors. It has dedicated covered car parking on 3 levels for residents designed for convenient flow and easy access, along with spacious landscaped drop off areas for each tower.

Furthermore surface car parking is available for visitors and guests, who come to visit their friends and family living in Grove Residency. Additional parking space has been allotted for people with special needs, with ramp facility directly taking them towards the elevators.





SPACIOUS AND PRACTICAL LIVING

Grove Residency consisting of spacious apartments across three towers is designed to provide comfortable and practical living experience.

Each apartment in the project is a corner apartment with a maximum of 4 apartments per floor, which provides open views, natural daylight and ventilation to each unit.

All apartments consist of 3 bedrooms and are designed to provide adequate setting for spacious living, including open lounge, kitchen, service area, drawing, dining, powder room and maid room. There are also built in spaces for wardrobe and closets to maximize space utility without compromising on comfort, safety and convenience.

Apartment Layout

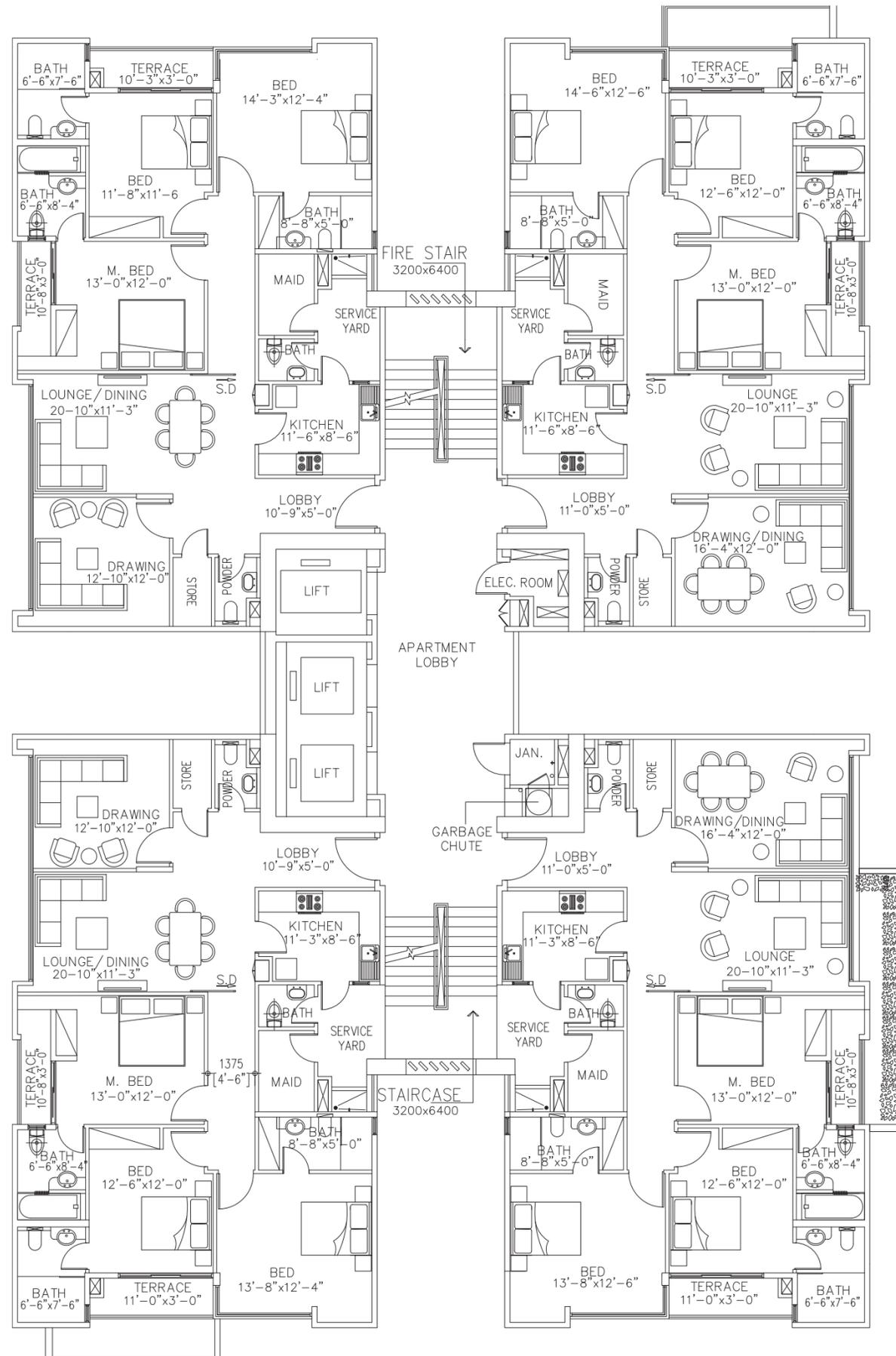


- 1- Entrance
- 2- Drawing & Dining
- 3- Kitchen
- 4- Lounge
- 5- M. Bed Room
- 6- Bed Room

- 7- Bed Room
- 8- Terrace
- 9- Powder Room
- 10- Maid Room
- 11- Service Yard
- 12- Store Room

Tower A

Gross Area: 2250 Sq ft (approx.)
3 Bedroom Apartment



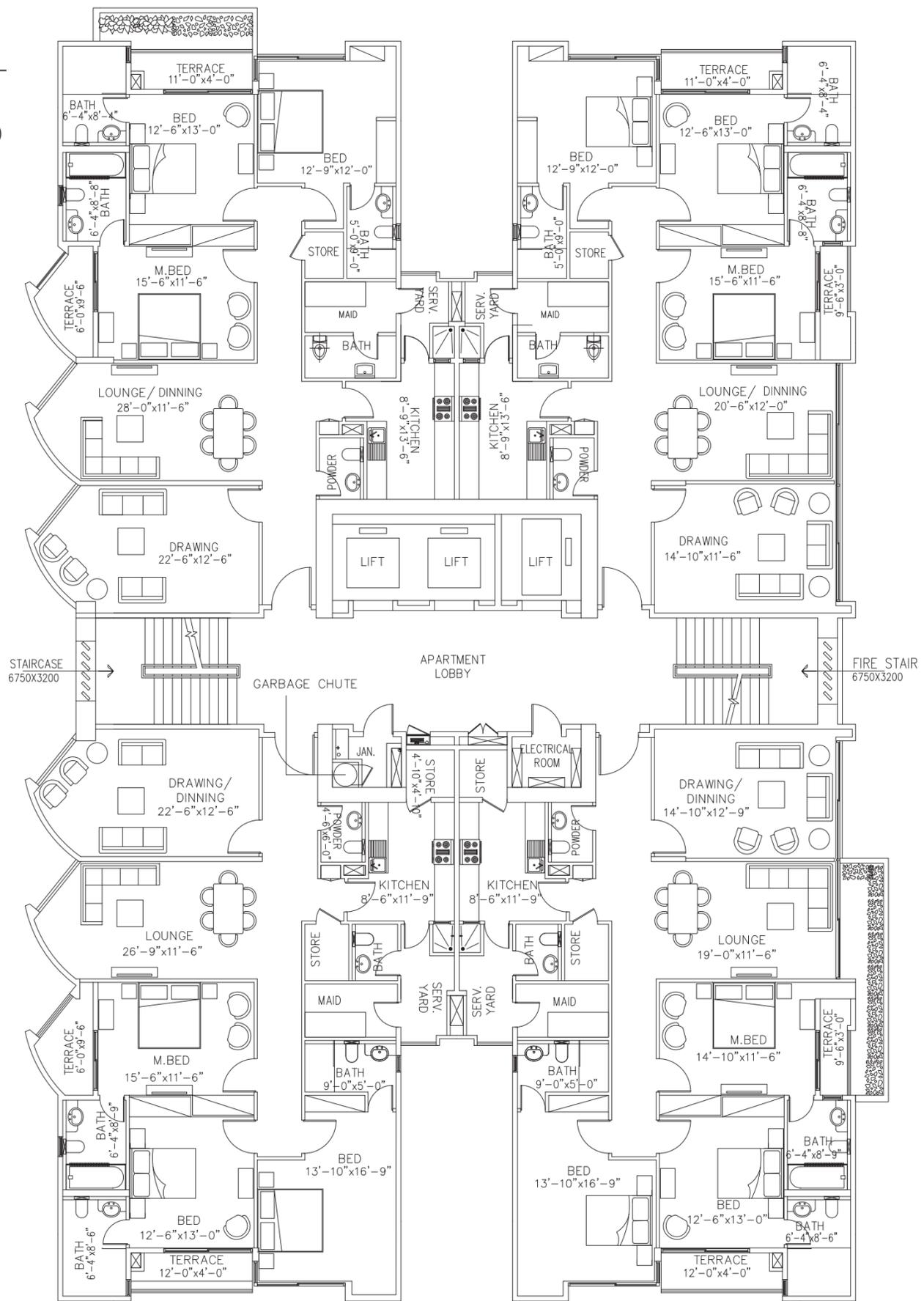
Apartment Layout



- 1- Entrance
- 2- Drawing Room
- 3- Kitchen
- 4- Lounge & Dining
- 5- M. Bed Room
- 6- Bed Room
- 7- Bed Room
- 8- Terrace
- 9- Powder Room
- 10- Maid Room
- 11- Service Yard
- 12- Store Room

Tower B

Gross Area: 2560 Sq ft (approx.)
3 Bedroom Apartment



Apartment Layout

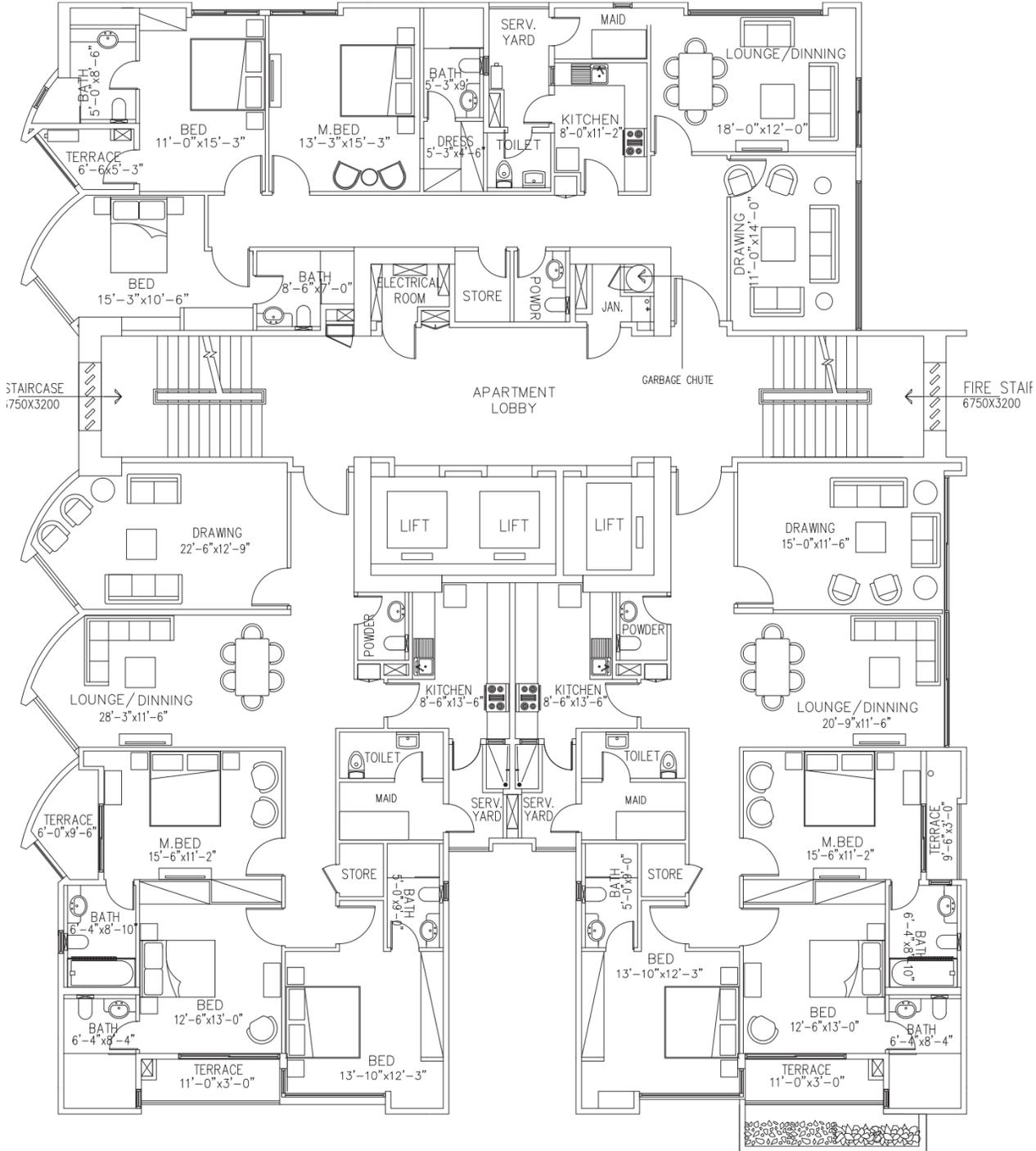


- 1- Entrance
- 2- Drawing Room
- 3- Kitchen
- 4- Lounge & Dining
- 5- M. Bed Room
- 6- Bed Room

- 7- Bed Room
- 8- Terrace
- 9- Powder
- 10- Maid Room
- 11- Service Yard
- 12- Store Room

Tower C

Gross Area: 2600 Sq ft (approx.)
 3 Bedroom Apartment







FEATURES AND AMENITIES

Project Features

- Practically designed for comfortable living
- Centrally located with good accessibility
- High quality natural landscaping throughout the development
- Focus on safety and security
- Dedicated open communal areas and facilities

Special Features

- Beautifully landscaped elevated garden on the 4th floor with walking track
- All corner apartments with open views and natural ventilation
- Maximum of 4 apartments per floor
- 3 high speed elevators for each tower

Safety and Security Features

- Secure entry and exit points
- Advanced CCTV systems
- Dedicated lobby with 24/7 reception
- Visitor management with intercom system
- Fire alarm and firefighting system
- Fire escape and fireman elevators

Amenities

- Backup generators
- Convenience store
- Community hall
- Children's play area
- Gym
- Prayer areas
- Café
- Laundromat

Parking

- Covered car parking for residents
- Visitors parking
- Drop off areas





dolmen

BUILDING A BETTER FUTURE

Since 1984, Dolmen Group has grown to become one of Pakistan's leading and premier real estate company, with a high profile portfolio of projects. Dolmen Group is synonymous with the development, construction and management of quality projects, providing value enhancing services to its customers. Dolmen Group owns and operates the largest portfolio of Shopping Malls and

Commercial Offices in the Country that have redefined traditions and experience that the people had been accustomed to. With every project, Dolmen has superseded expectations matching up to global standards. Through our distinguished architectural designs and interior elegance, we aim to offer the comfort and convenience to everyone associated with Dolmen Group. "We reshape lives".

OUR PROJECTS

With a team of highly professional employees committed to delivering excellence, and many specialized firms operating under its umbrella, Dolmen takes on each venture with the principles of hard work and team work; reflected by its capability to produce top-class projects, which are dedicated to quality, durability and perfection. Listed on the following page are some of our successful endeavors.



Dolmen Mall Clifton

Dolmen Mall Clifton has revolutionized the retail landscape of Pakistan. Located at the waterfront, at the intersection of the upscale Defence and Clifton neighborhoods, it provides the shopper exclusive access to some of the world's most popular retail brands and eateries. The mall has a total built-up area of approximately 1 million sq. feet and a leasable area of approximately 336,000 Sq. ft square feet spread over three levels, with 130 retail outlets, a multi-level department store, and a food court that accommodates 1200 customers.



The Harbour Front - Dolmen City

The Harbour Front, Karachi's premier corporate address, serves its corporate clients with an ultra-modern and futuristic office space. The 19 storey office tower is spread over 252,000 Sq. Ft. is and is home to several multinational and local corporations. The Project was completed in 2009, and is owned & operated by Dolmen. The aesthetically designed Building layout, its infrastructure, and facilities of The Harbour Front, have re-defined the office environment by introducing the most luxurious and architecturally beautiful set-up in the work-place setting.



Executive Tower - Dolmen City

Executive Tower, a 17-storey office building with a total built-up area of 175,500 Sq. ft. It is built to international standards and offers its occupants extensive view of the tranquil Arabian Sea and the City.



Dolmen Mall Hyderi

Dolmen Mall Hyderi, located in North Nazimabad, is a community mall serving people of that particular locale. It opened its doors in 2008 and immediately became one of the key shopping spots of Hyderi.



Dolmen Mall Tariq Road

Pakistan's first organized retail set up, Dolmen Mall Tariq Road, was inaugurated in 2001. The mall has a gross leasable area of 250,000 square feet, is spread over six levels of retail and contains 300 retail outlets, a large food court and a family entertainment area.



Sky Tower & Hotel Tower (Under Development)

Sky Tower stands 35-storeys, will be another landmark office building for the city of Karachi and will house the top local and multinationals of the country.

The Hotel Tower adjacent to the Sky Tower will consist of 35 floors with the top 10 floors allocated to a hotel. The hotel will have all the facilities and modern amenities including a large scenic banquet hall, gym, spa.



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