



NEELISHANG

H I L L S

Battagram, KPK

Neelishang Hills

The developers Neelishang Hills (Pvt) Ltd. have acquired more than 3000 Kanals for the development of Neelishang Hills, which centers around the vision to promote the tourism industry in Pakistan by creating a world class hill station resort. These spectacular hills lie at an altitude of 5500 to 7500 ft in Battagram, KPK and are envisaged to be developed as a self-contained large scale iconic lifestyle destination resort.

This sprawling resort is surrounded by majestic mountains, ideal for a getaway from the city's dissonance. The property is filled with stunning green forests and exotic views of nature. The developers believe in delivering a hallmark experience to their customers through their new project: Neelishang Hills; a truly premiere mountain resort.

The resort aims to provide the finest accommodation and hospitality services as well as custom-tailored boutique styled villas. The goal is to deliver a one-of-a-kind concept living project aligned with the standards of reputable international estate developments.



Message From CEO

Neelishang Hills (Pvt.) Ltd is privileged to present its first of a kind hill station estate development project in the alps of KPK. We look forward to a new era of growth with our customer-centric philosophy to ensure that all our buyers are provided with a unique personalized service and strive to achieve efficiency, convenience and great satisfaction at par with the international standards of hospitality and real estate development.

At Neelishang we seek to deliver an opulent lifestyle and revolutionize the hill station experience of individuals and families who seek experiences that will last a lifetime.

We place great emphasis on innovation and aspire to create a world class hill station resort as well as a self-contained residential and commercial hub. Our team of experts is working relentlessly to ensure the application of the best international practices. We strongly believe that passing on the maximum value to our valued client is the real success of our company. We look forward to creating many more investment opportunities for our clients that will maximize the value creation of the stakeholders.

Regards,

Umer Ali Malik



Neelishang Hills Location

Neelishang Hills are located on the main Karakoram Highway, District Battagram, just 211 km and a 2 hr drive away from Islamabad via CPEC Hazara Motorway. Neelishang Hills are the perfect addition to the vibrant tourist destination, easily accessible via Karakoram Highway. The project is

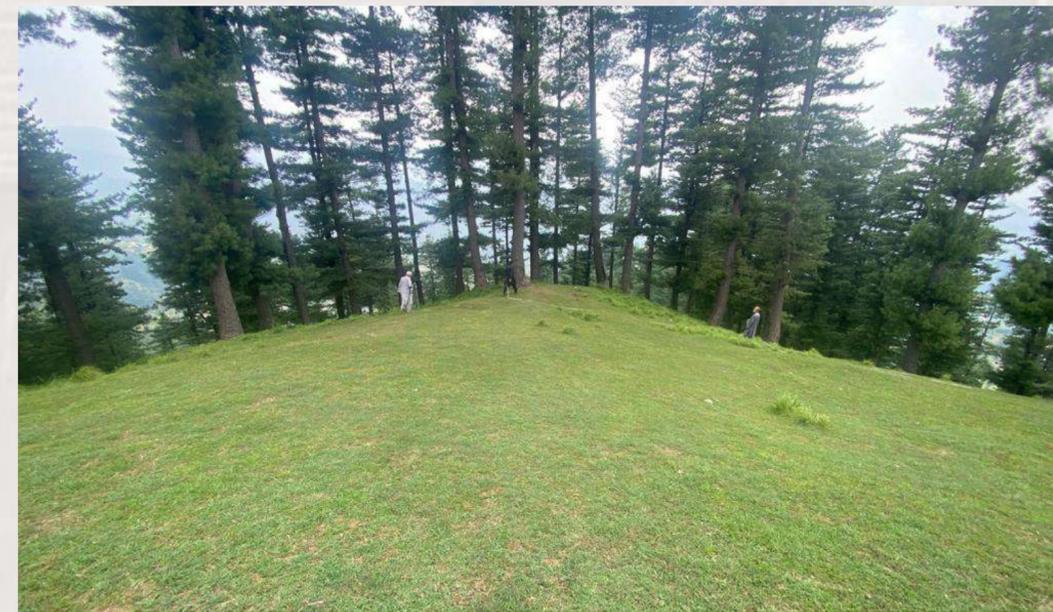
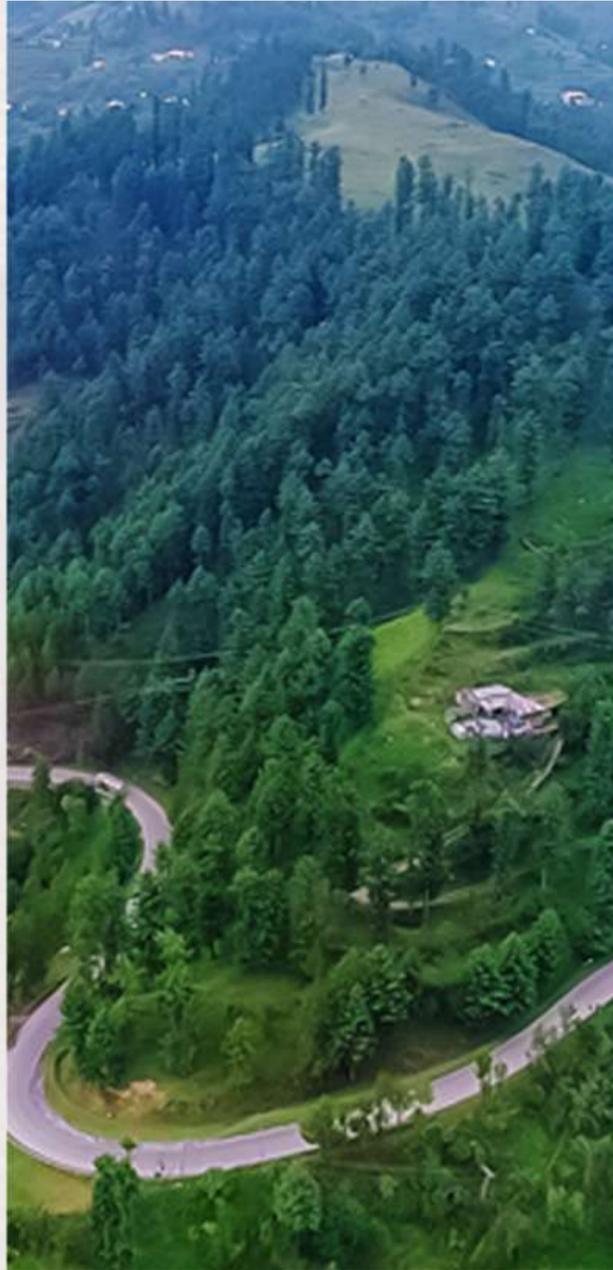
- 4 km away from Chattar Plain Bazaar
- 15 km away from Chinarkot Toll Plaza
- 36 km away from Thakot, Indus River
- 55 km away from Mansehra

It is in close proximity to archaeological sites like Shergarh Palace, Ashoka Rocks, Kund Bangla, Oghi Fort and Besham Monument. Chattar Top, Siran Lake are just a few kilometers away from the spot. Neelishang Hills have an elevation of 5500 to 7500 ft. giving a spectacular 360 degree panoramic view of Mountain Trails. The destination offers the best blend of nature's grandeur.



Neelishang Hills

Actual Site Footage



Neelishang Hills

Actual Site Footage

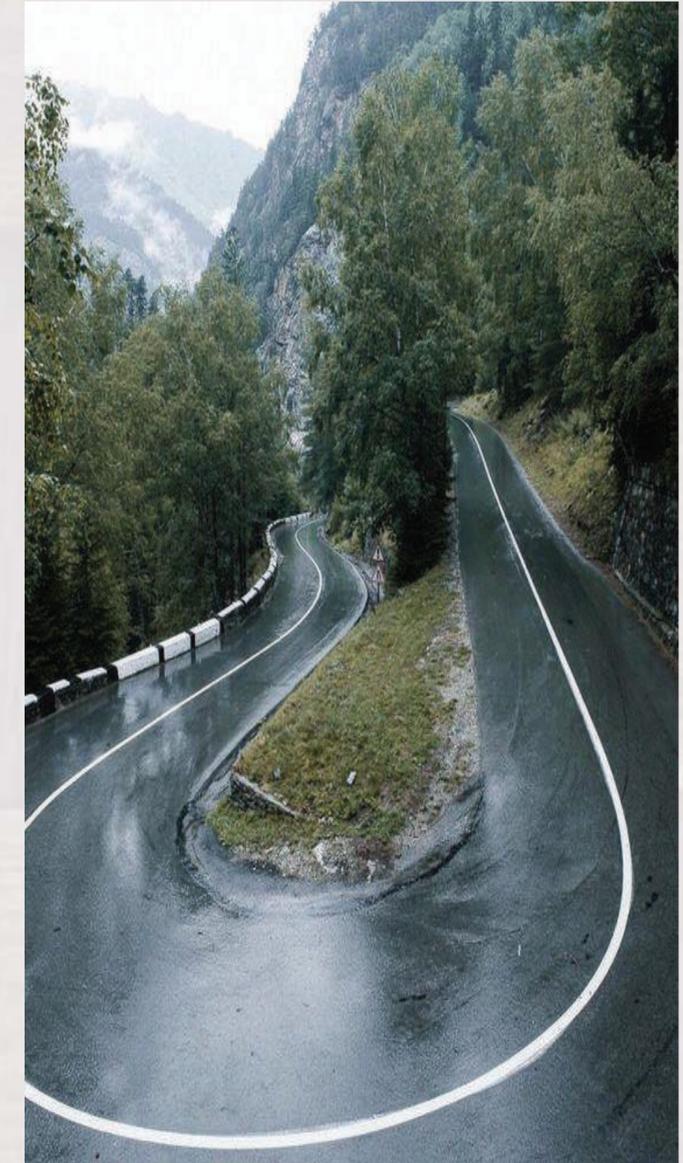
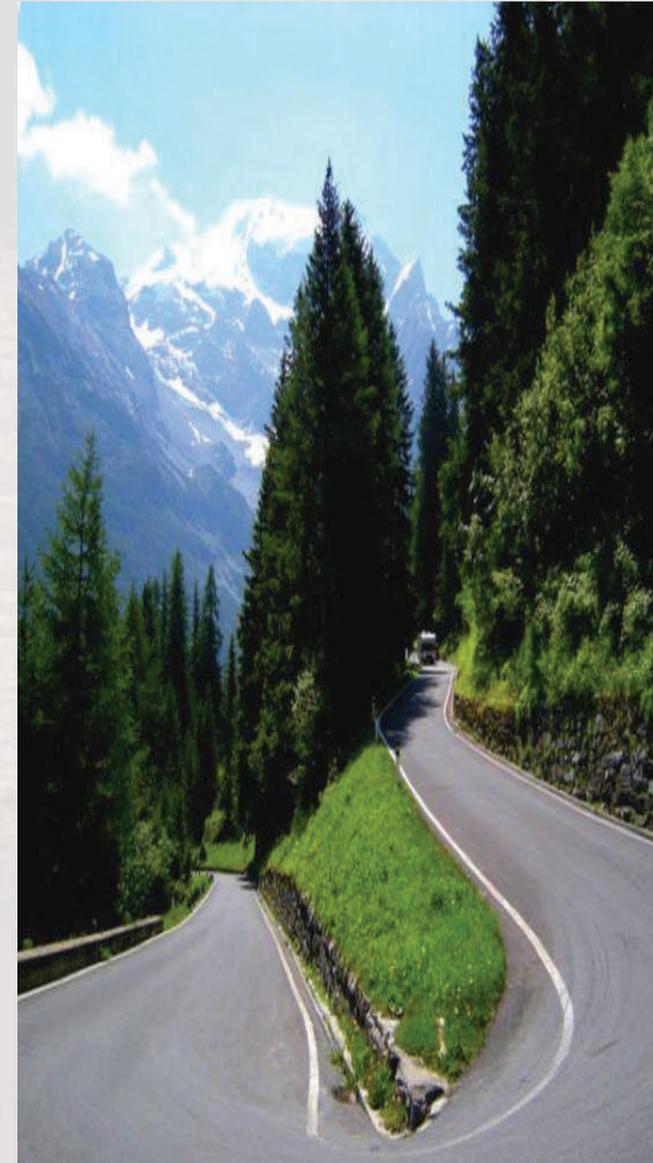


Actual Site Footage





Infrastructure Development



Fastest Route to Neelishang Hills





Summers
varies from

10°C to 15°C
& upto
23°C to 32°C



Winters
varies from

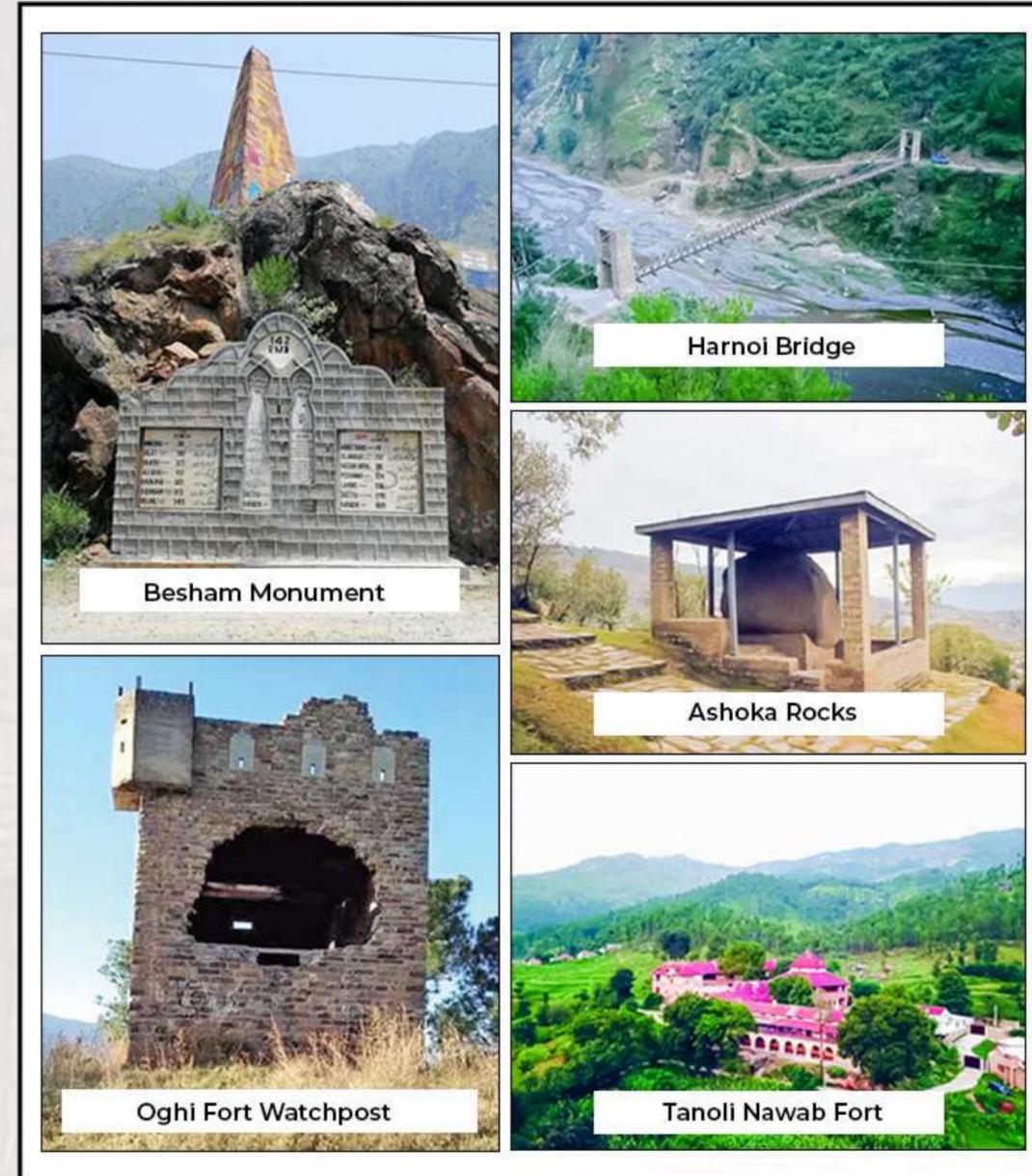
-5°C to 6°C
& upto
9°C to 18°C

Year Round Temperature of
Neelishang Hills

Nearby Historical Landmarks

The area is home to many ancient ruins and archaeological sites. Explore the mysterious wonders left by those who once flourished. Get a surreal experience with the special interest guided tours of nearby historical landmarks.

- Oghi Fort Watchpost - (34 km away)
- Tanoli Nawab of Amb's Fort - (40.3 km away)
- Besham Monument - (54 km away)
- Ashoka Rocks - (55 km away)
- Harnoi Suspension Bridge - (96 km away)



Tourist Attractions

The area offers numerous sightseeing attractions for the tourists. Rejuvenate yourself by taking our adventurous private tours.

- Chattar Top (9.9 km away)
- Thakot Indus River (36.3 km away)
- Siran Lake (39.6 km away)
- Mandagucha (41.5 km away)
- Pir Sar Ridge (47.2 km away)
- Lughmani Hill (56 km away)
- Kakul Valley (86.8 km away)



About The Project

This unique project is a perfect spot for leisure and entertainment away from the cities' bright, unsettling lights and noise. The developers, have **acquired over 3000 Kanals** which center around the vision to promote the tourism industry in Pakistan by creating a world class hill station resort. Neelishang Hills Pvt. Ltd. have initiated **Phase 1 of the Project comprising of a total 792 Kanals**. The project will feature a 5 star luxury hotel, a clubhouse, a central theme park and a camping spot with various entertainment services. The resort will also include variations of 1, 2 and 4 Kanal Villas as well as signature apartments that come with a unique serviced, custom-made model to enrich the holiday experience and investment of the client. The resort offers some of the best facilities unrivalled by any other project in the country.



Brief Analysis

Site

Location
Battagram, KPK.

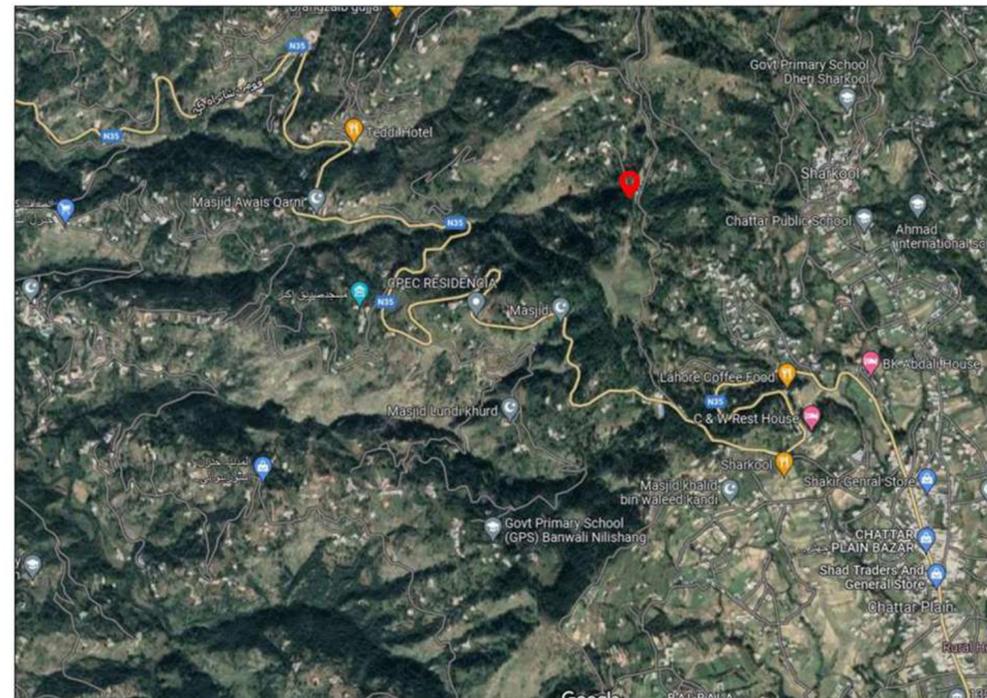
Date
2022 - tbc

Size
6,750,000 SQFT (site)

Site Info

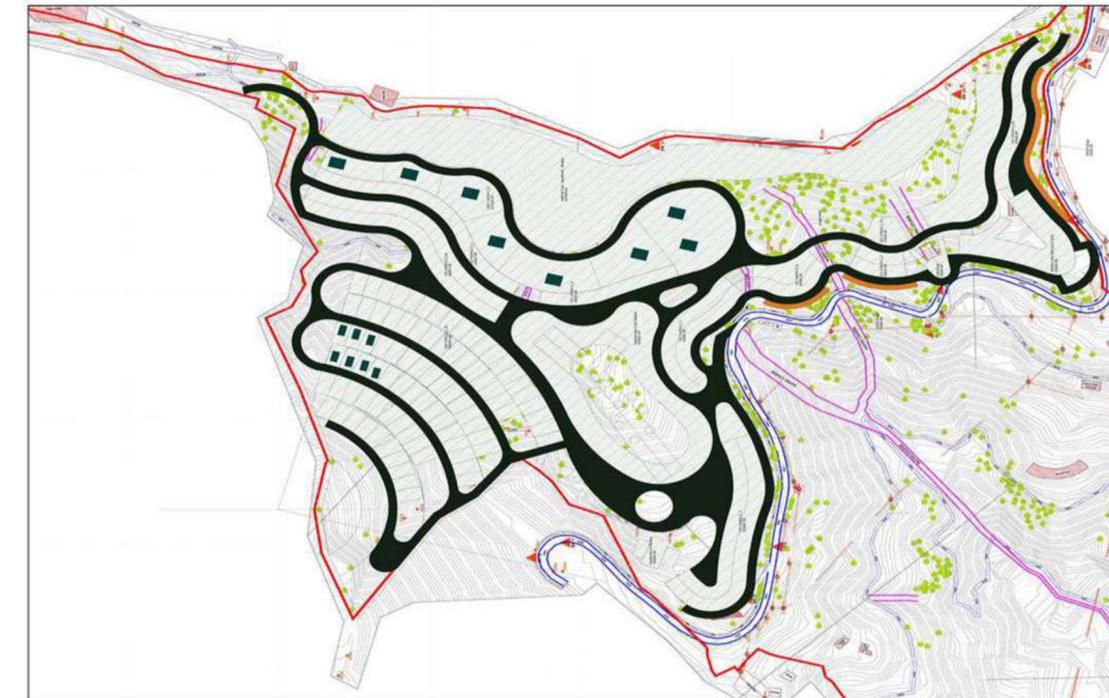
Neelishang Hills are located on the main Karakoram Highway, District Battagram, just 211 km away with a journey time of 2 hours from Islamabad via CPEC Hazara Motorway.

- 4 km away from Chattar Plain Bazaar
- 15 km away from Chinarkot Toll Plaza
- 36 km away from Thakot, Indus River
- 55 km away from Mansehra



Brief Analysis

Key Data



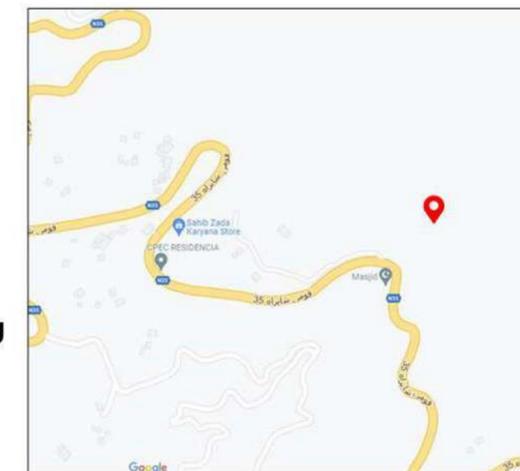
Neelishang Hills **Phase 1**

Total Land in Kanals

792

The Project comprises of the following zones :

- Hospitality Zone
- Amenities Zone
- Central Park
- Camping Site
- Residential Zone
- Commercial Zone

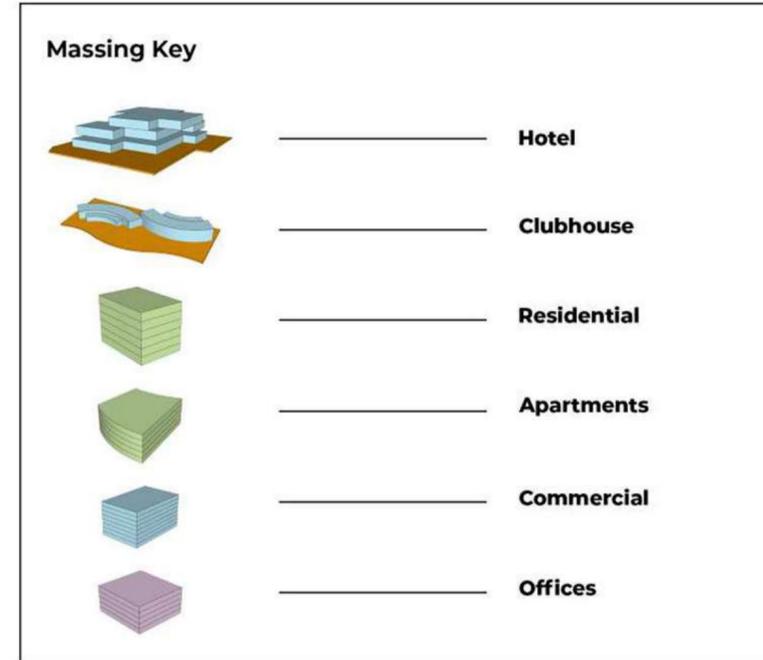


Potential Development of Zones



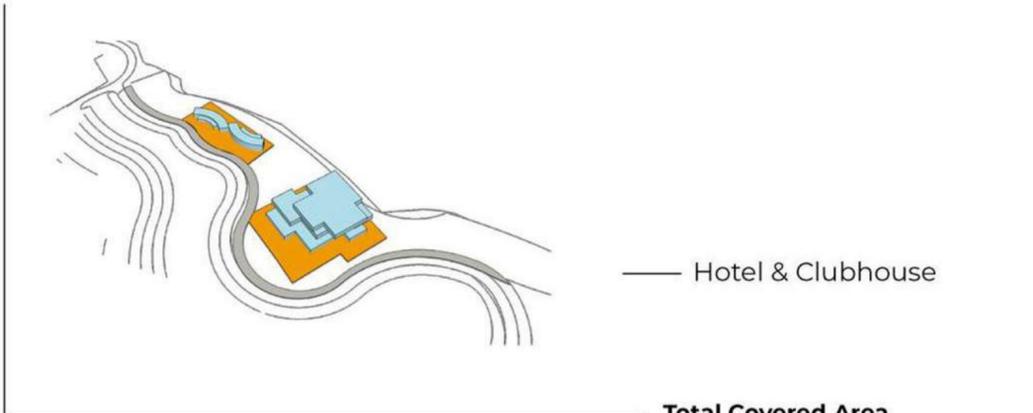
Conceptual Massing

Neelishang Hills Phase 1

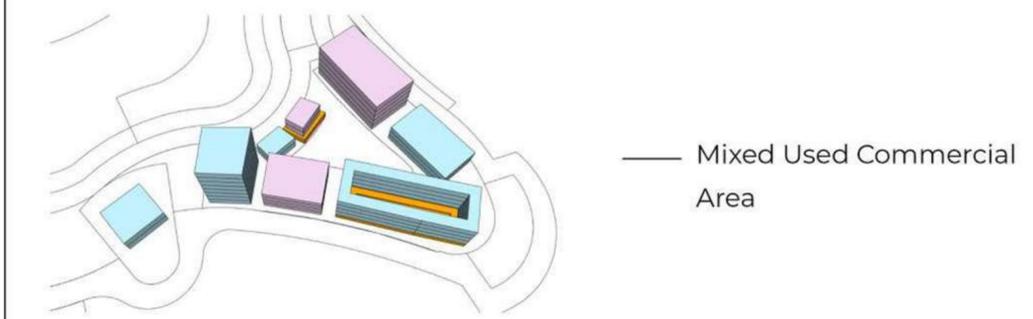
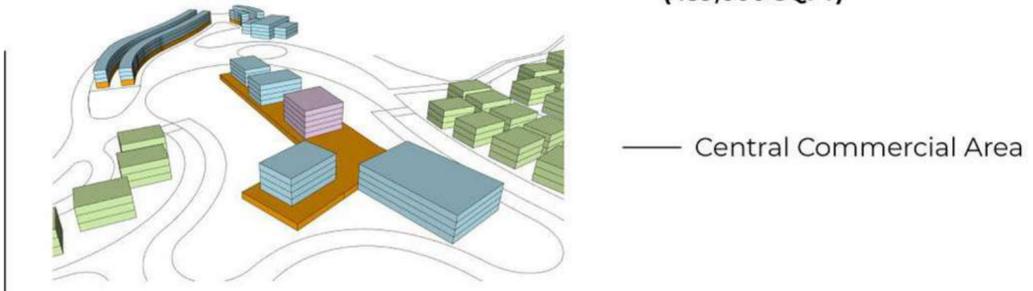


Sr. no.	Description	Covered Area (SQFT)
1	Mixed Used Area	337,500
2	Hotel & Clubhouse	459,000
3	Commercial & Amenities	502,200
4	Residential	892,800
5	Commercial Units	270,000
6	Corporate Units	32,400
	Total	2,493,900

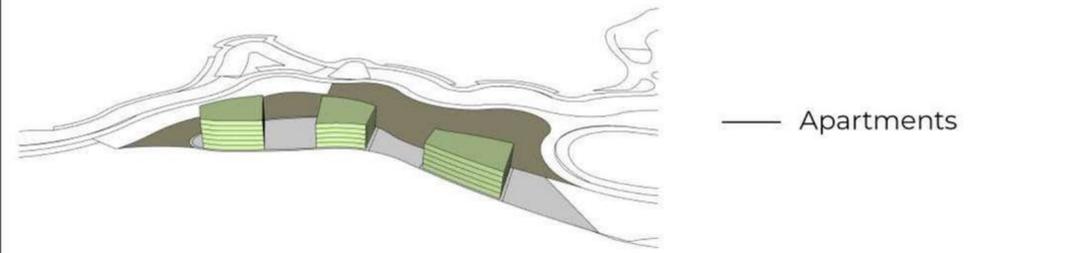
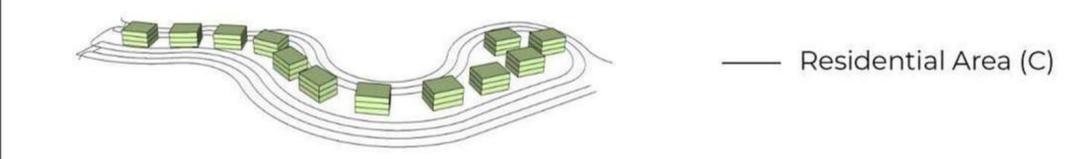
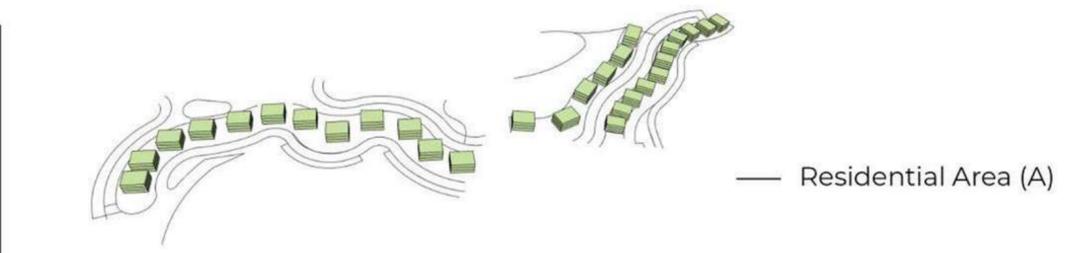
Massing Overview



**Total Covered Area
(459,000 SQFT)**



**Total Covered Area
(1,142,100 SQFT)**



**Total Covered Area
(892,800 SQFT)**







Neelishang Hills Zones

Neelishang Hills - Phase 1

Total Land In Kanals

792

1. Residential Zone

2. Entertainment Zone

3. Hospitality Zone

4. Commercial Zone

What do we offer?

- Prominent and Unmatchable Location
- 5 star Luxury Hotel
- Clubhouse
- Custom Tailored Villas
- Serviced Apartments
- Business Space for Corporate Complexes
- Convention and Exhibition Centers
- Theme Parks for Children
- Camping Sites
- Entertainment Services (Zip-lining, Golf Karting, Cycling, Jogging Tracks & Hot air Balloon)
- Cafes and Restaurants
- Open Air Cinema
- Fitness Centre
- Mini Golf
- Mini Zoo
- Glass Walkway
- 24/7 CCTV Surveillance and Round the Clock Security
- Close Proximity to Healthcare Services
- Private Guided tours of Archaeological Sites
- Uninterrupted Power Supply

2500+ Biyar and Diyar Trees

The Development is designed to keep the marvellously breathtaking greenery of the property intact. There are over 2500 Biyar and Diyar trees. Widely recognized as some of the most prestigious wood and trees in the world, Neelishang Hills brings an unparalleled experience of greenery and nature in all its beauty!





Residential Zone



Residential Zone

This unique project is a perfect spot for leisure and entertainment away from the cities' bright, unsettling lights and noise. Our offering of **1 Bedroom & 2 Bedroom Serviced Apartments as well as our 10 Marla, 1, 2 & 4 Kanal Serviced Villa** come with a unique serviced, custom made model to enrich your holiday experience and investment. The resort offers some of the best **facilities unrivalled** by any other project in the country.

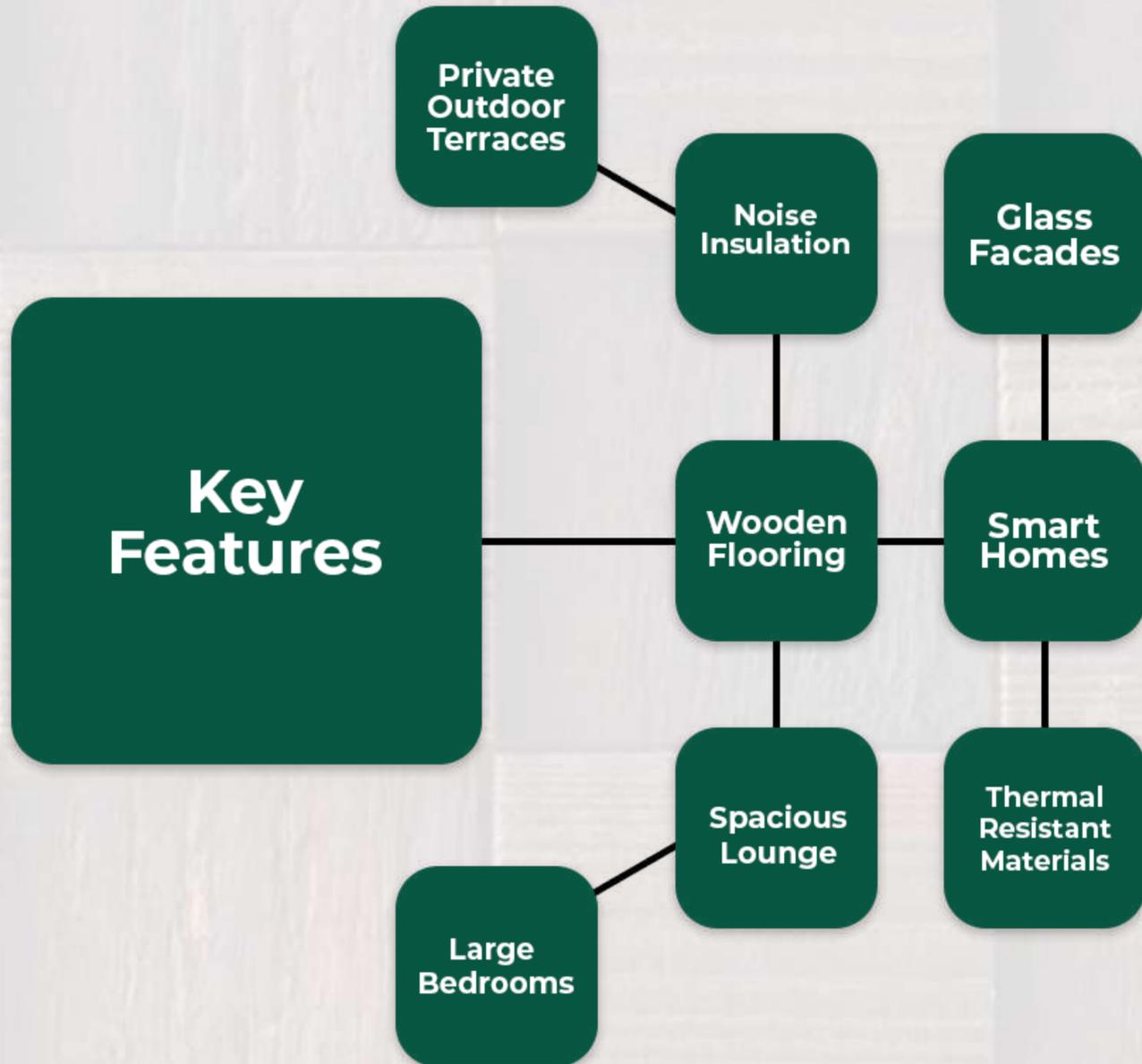
Apartments Description

1 Bedroom	420 Sqft
2 Bedroom	775 Sqft

Villas Description

10 Marla	250 Yard Villa
01 Kanal	500 Yard Villa
02 Kanal	1000 Yard Villa
04 Kanla	2000 Yard Villa

Residential Zone



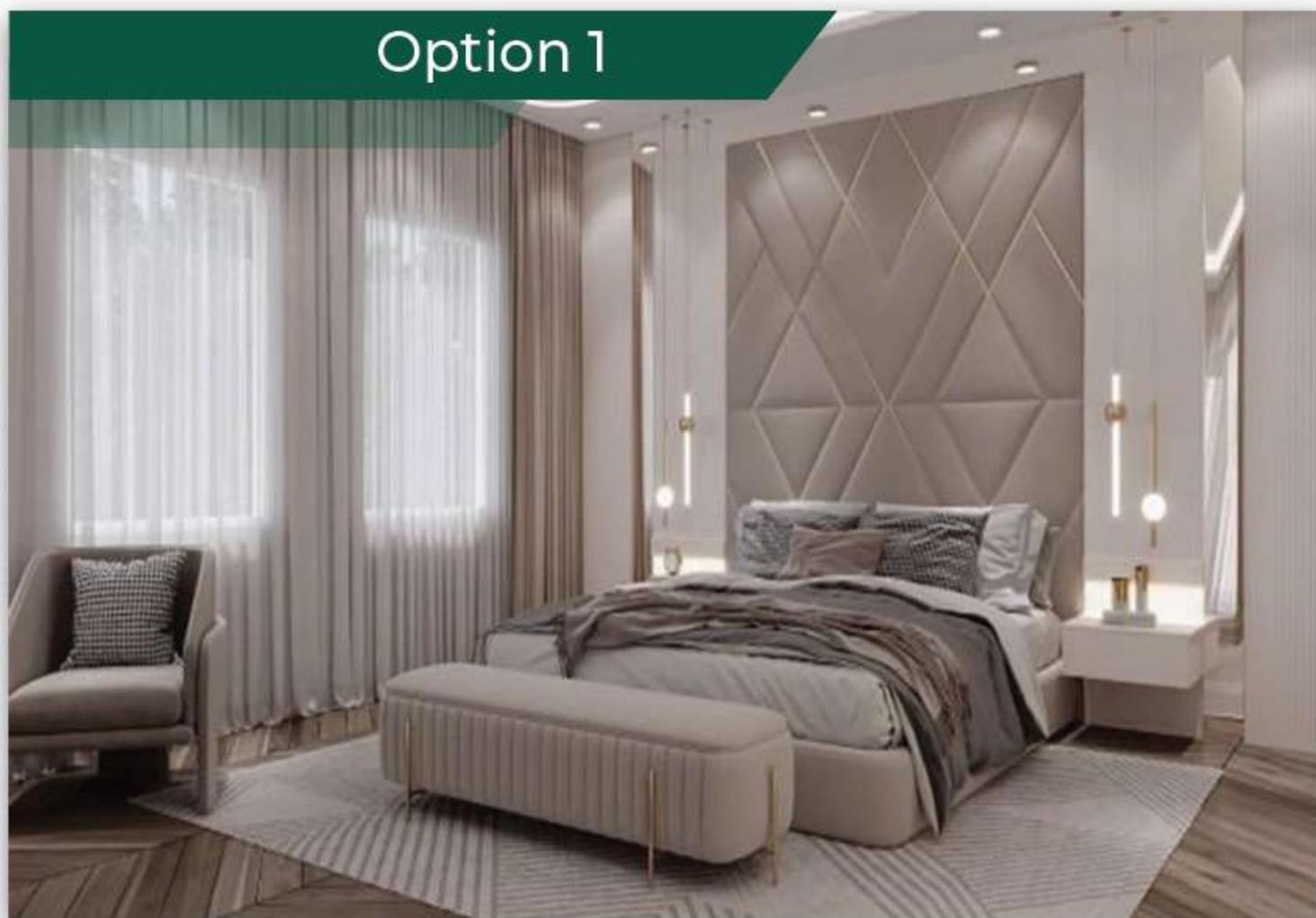
Serviced Apartments



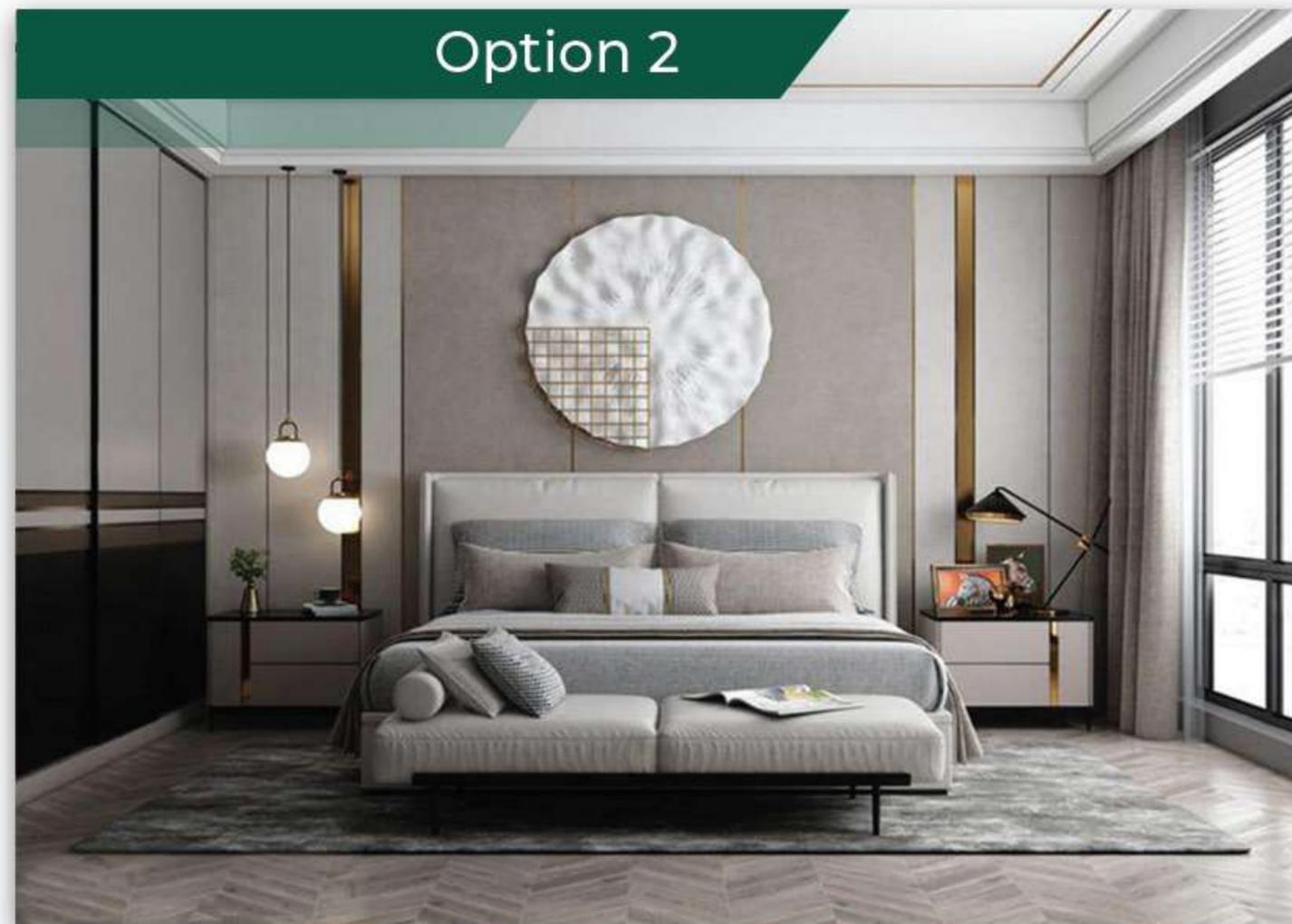


One Bedroom - Interiors Serviced Apartments

Option 1

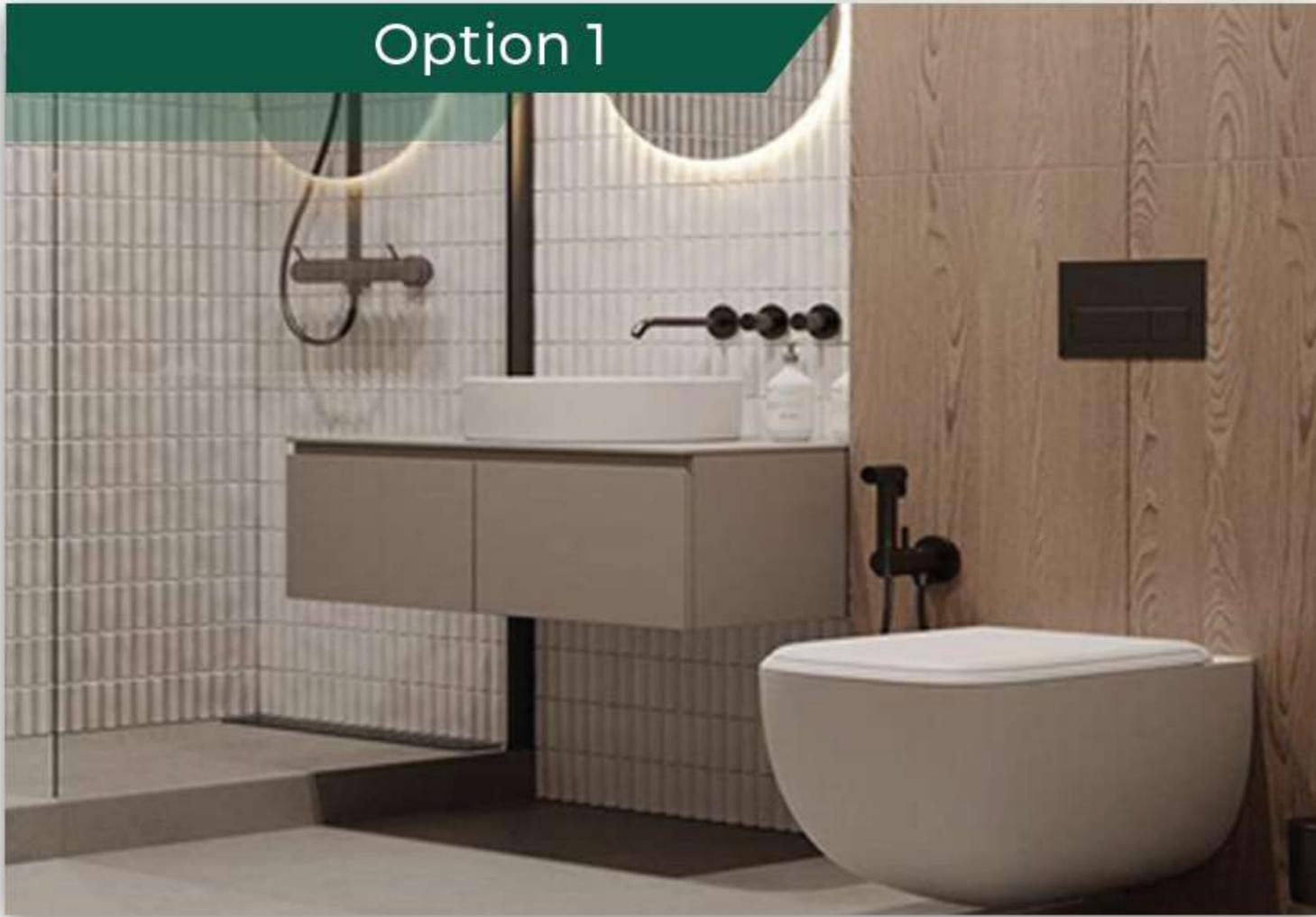


Option 2



Washrooms

Option 1



Option 2



Option 3



Kitchen

Option 1



Option 2



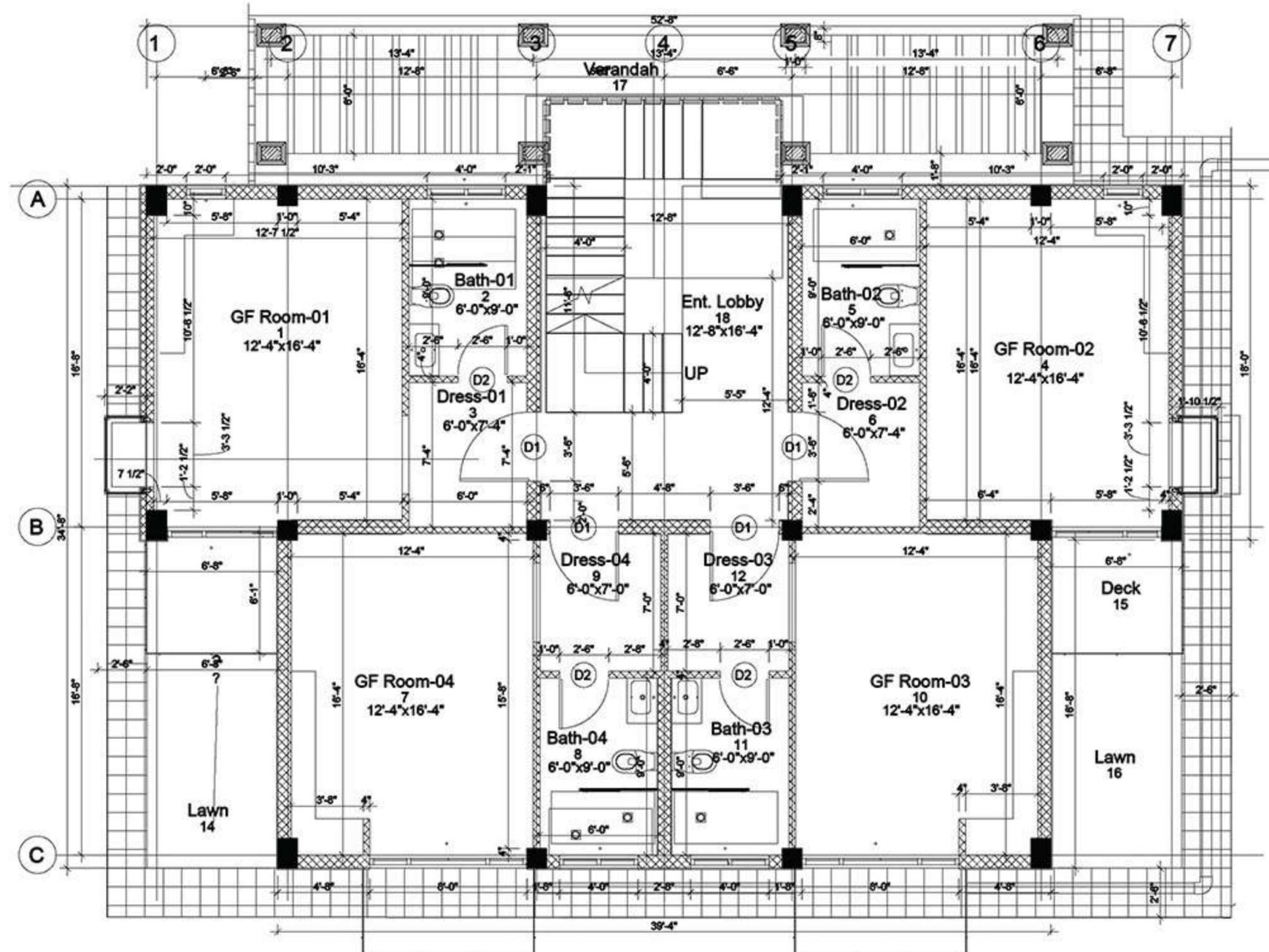
Lounge Option 1



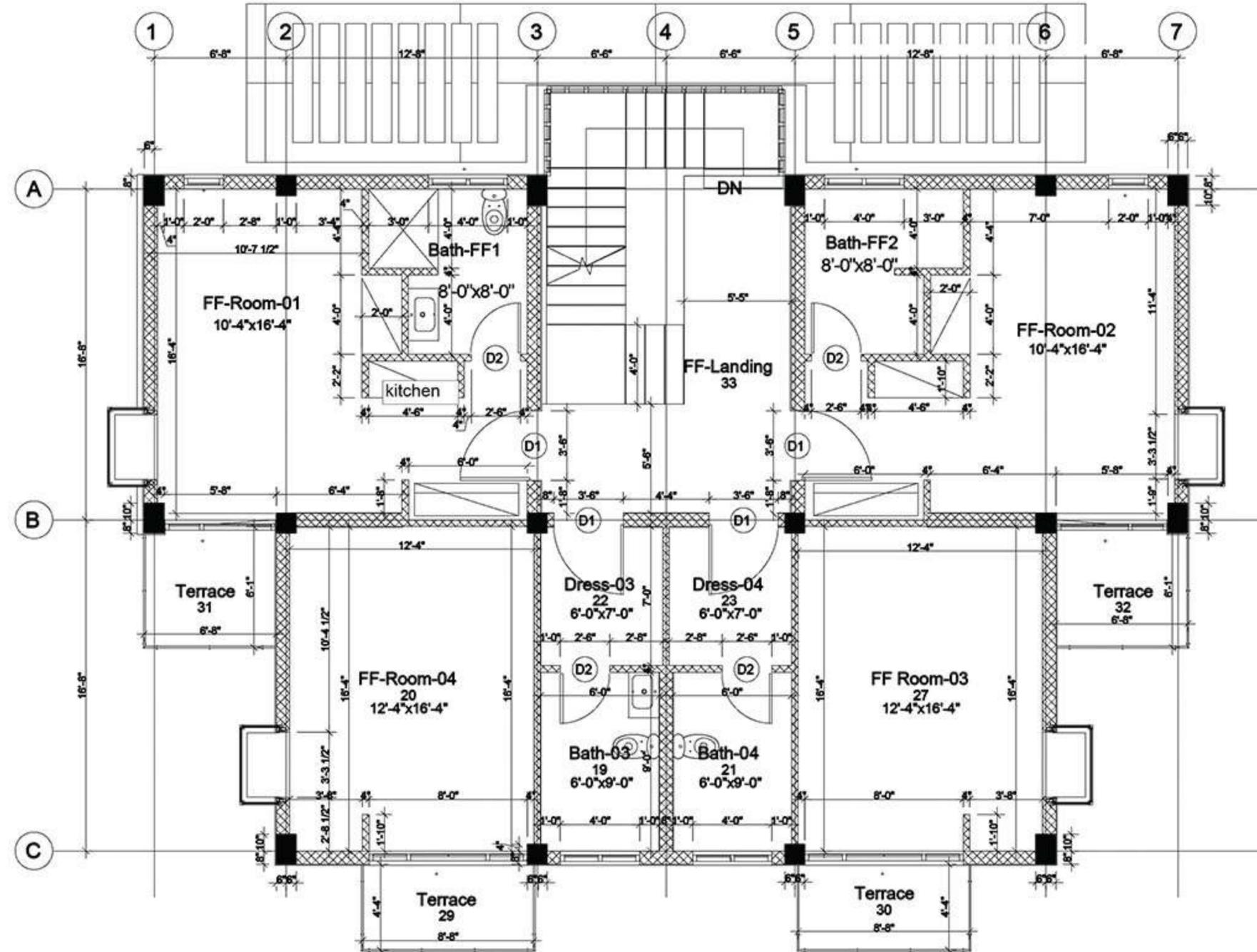
Lounge Option 2



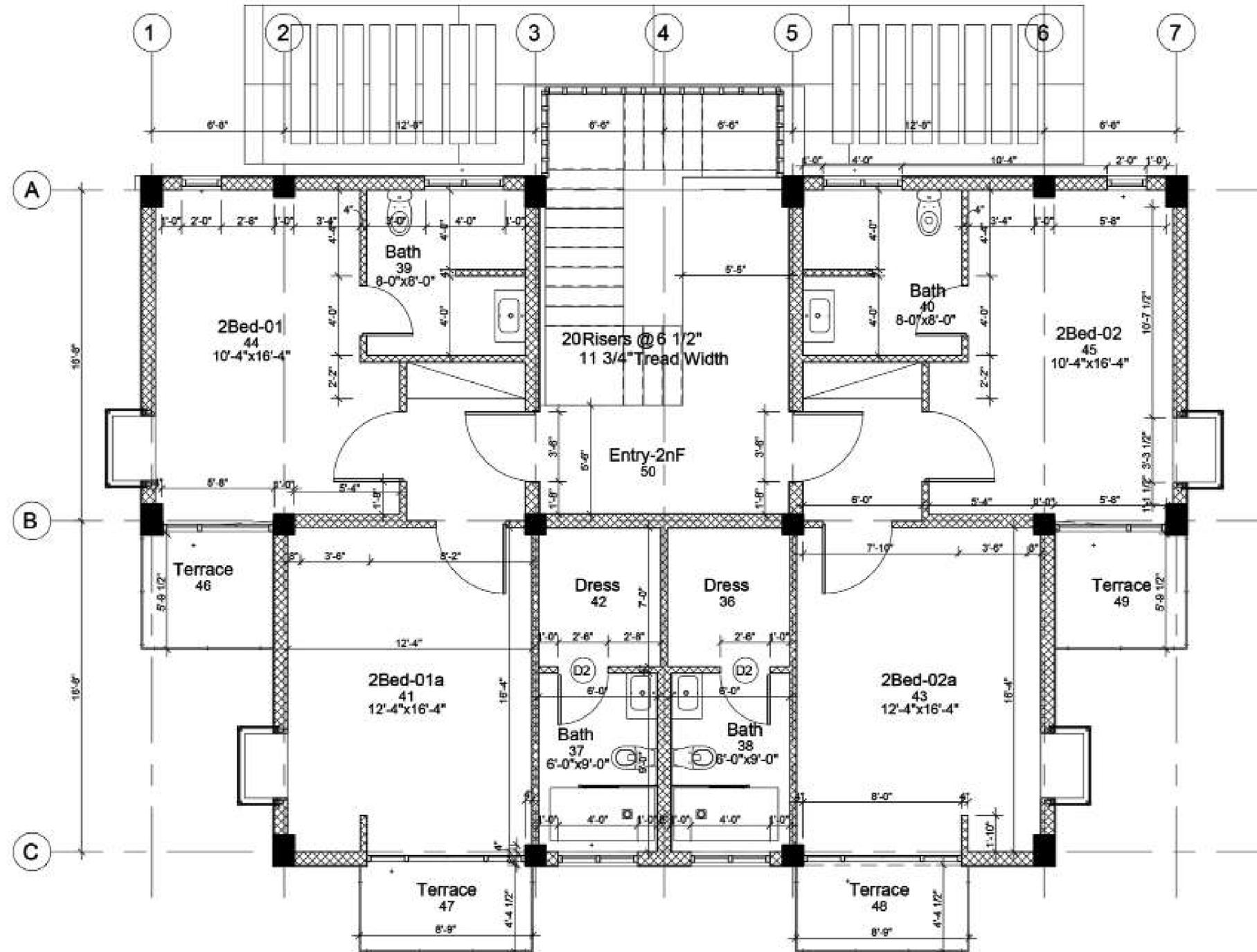
Ground Floor Plans



First Floor Plans



Second Floor Plans



Specifications

One Bedroom Apartment

- Filipino and Sri Lankan maids for children daycare.
- 24 hour luxury private concierge.
- 24 hour valet service catered to by our trusted chauffeurs.
- 24 hour room service (food and drinks) comprising of Continental, Italian, Lebanese, Chinese & Japanese Cuisine prepared by our executive Chefs.
- 24 hour housekeeping (laundry, deep cleaning, washing, ironing, etc.) maintained by internationally trained professionals.
- 24 hour chauffeur driven golf cart service available for transportation across the entire resort.
- 24 hour security provided by trained and armed specialist commandos leveraging state of the art weaponry and technology for surveillance and security.

PRICING

EXCLUSIVELY PRICED AT PKR 8.4 MILLION

Furnished Possession in 12 months.

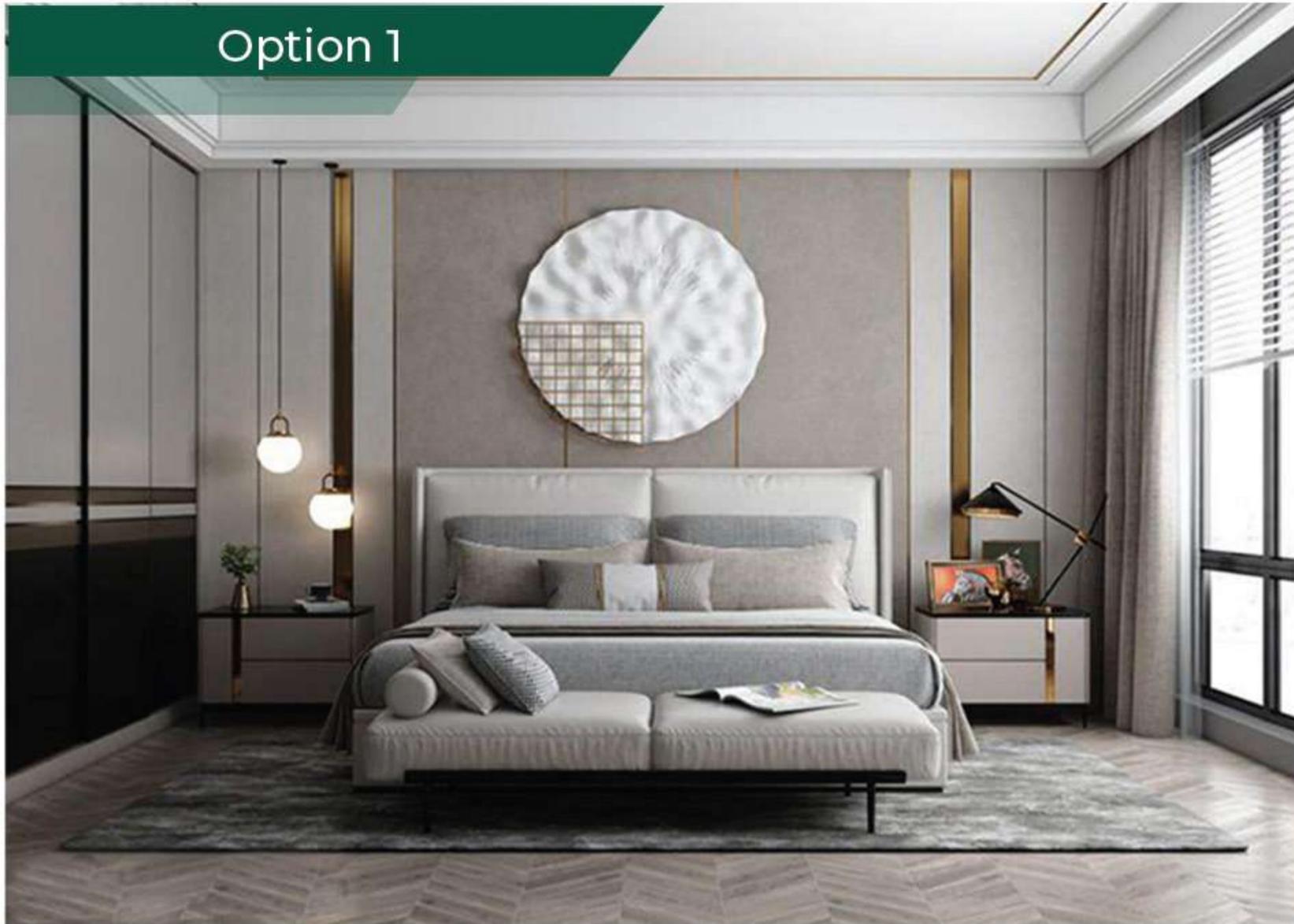
Calculated at **PKR 20,000 / square foot for the total furnished area of 420 square feet.**

Two Bedroom Serviced Apartments

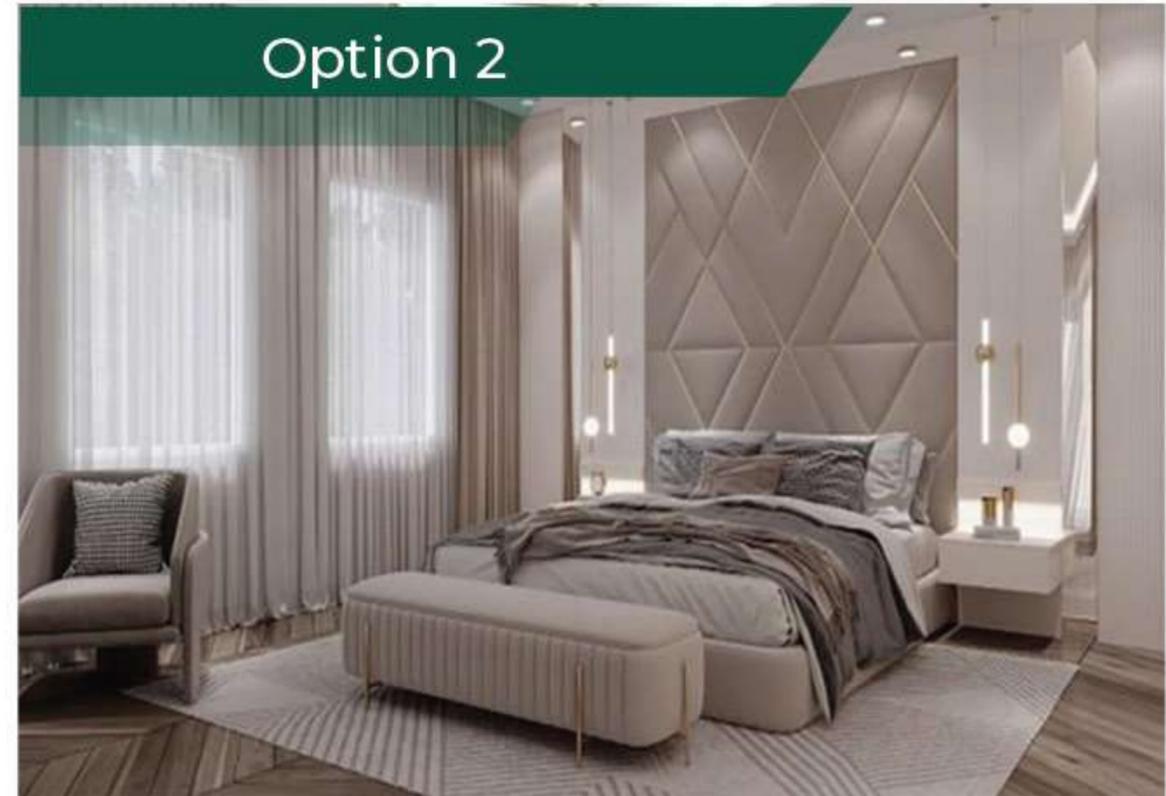


Bedrooms - Interiors

Option 1



Option 2



Washrooms

Option 1



Option 2



Option 3



Kitchen



Lounge Option 1



Lounge Option 2



Specifications

Two Bedroom Apartment

- Filipino and Sri Lankan maids for children daycare.
- 24 hour luxury private concierge.
- 24 hour valet service catered to by our trusted chauffeurs.
- 24 hour room service (food and drinks) comprising of Continental, Italian, Lebanese, Chinese & Japanese Cuisine prepared by our executive Chefs.
- 24 hour housekeeping (laundry, deep cleaning, washing, ironing, etc.) maintained by internationally trained professionals.
- 24 hour chauffeur driven golf cart service available for transportation across the entire resort.
- 24 hour security provided by trained and armed specialist commandos leveraging state of the art weaponry and technology for surveillance and security.

PRICING

EXCLUSIVELY PRICED AT PKR 15.5 MILLION

Furnished Possession in 12 months.

Calculated at **PKR 20,000 / square foot for the total furnished area of 775 square feet.**

Our Residences

Types of Serviced Villas

10 Marla

- **1200 Square feet** Covered Area
- 2 Bedrooms
- Lounge
- Open kitchen
- 2 Bathrooms

1 Kanal

- **2300 Square feet** Covered Area
- 3 Bedrooms
- 1 Kitchen
- 3 Bathrooms
- 1 Lounge + Dining
- Private Outdoor Terrace

2 Kanal

- **3200 Square feet** Covered Area
- 2 Master Beds
- 2 Bedrooms
- 5 Bathrooms
- 1 Lounge + Dining
- 1 Kitchen
- Private Outdoor Terrace

4 Kanal

- **4500 Square feet** Covered Area
- 2 Master Beds
- 2 Bedrooms
- 5 Bathrooms
- 1 Lounge + Dining
- 1 Annexe Suite
- 1 Kitchen
- Private Outdoor Terrace



10 Marla Furnished Luxury Villas

1200 Square feet Covered Area

- 2 Bedrooms
- Lounge
- Open kitchen
- 2 Bathrooms

House Plan Options (10 Marla Villas)



Option 1



Option 2

House Plan Options (10 Marla Villas)



Option 3



Option 4

House Plan Options (10 Marla Villas)



Option 5

Bed Room Options (10 Marla Villas)



Option 1



Option 2

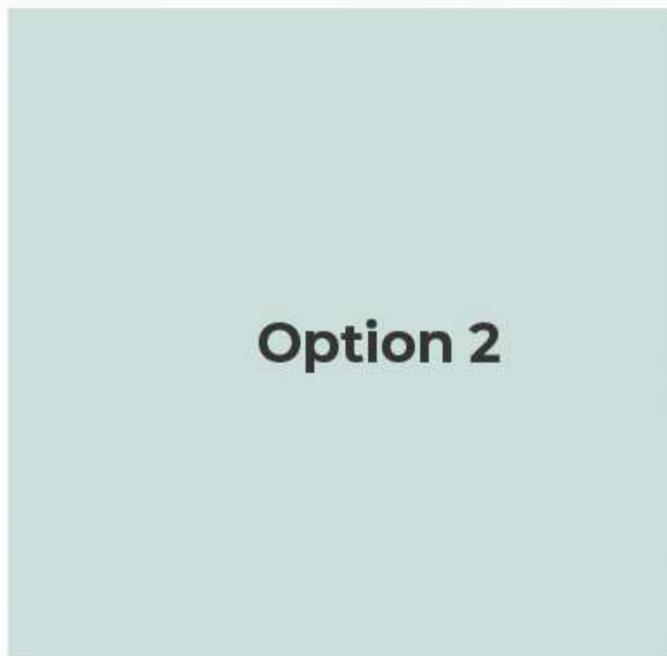


Option 2

Washroom Options (10 Marla Villas)



Option 1



Option 2

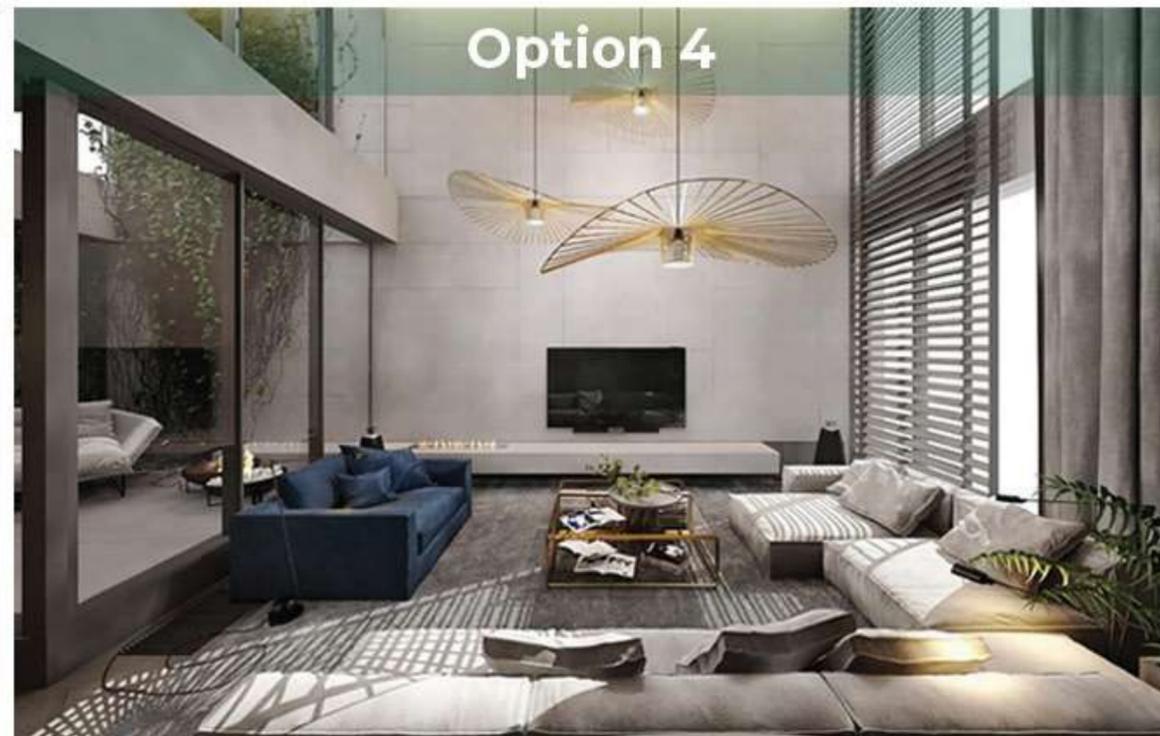
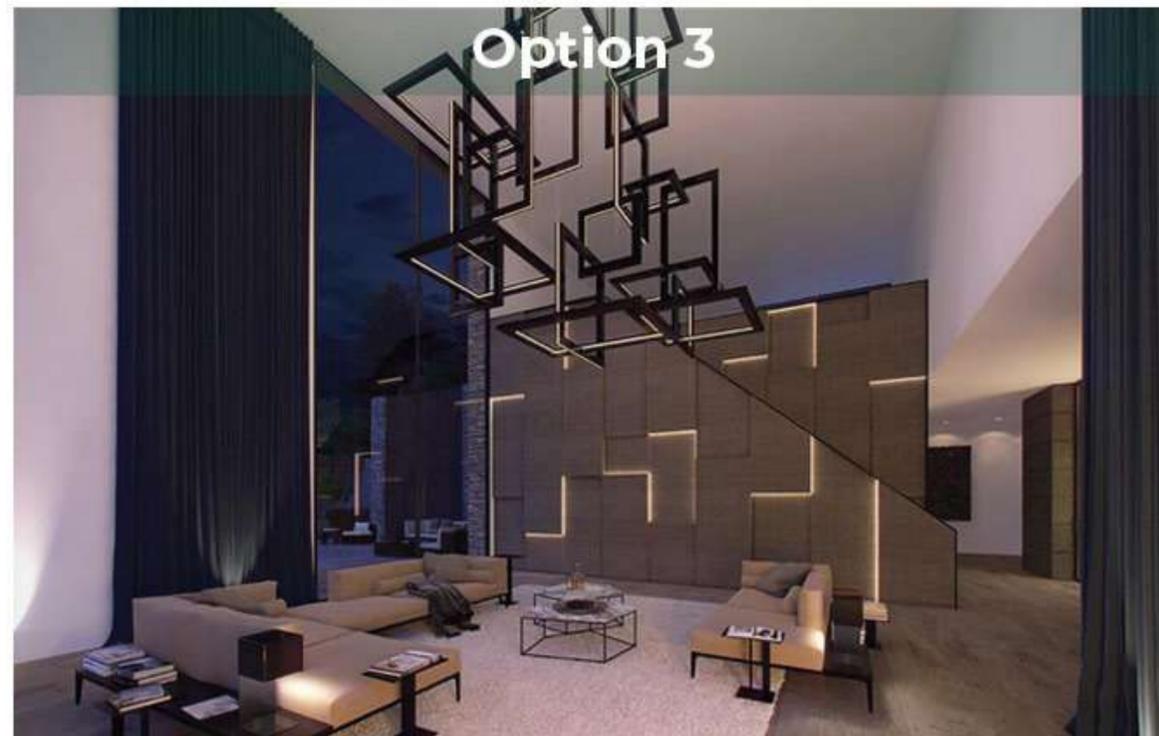
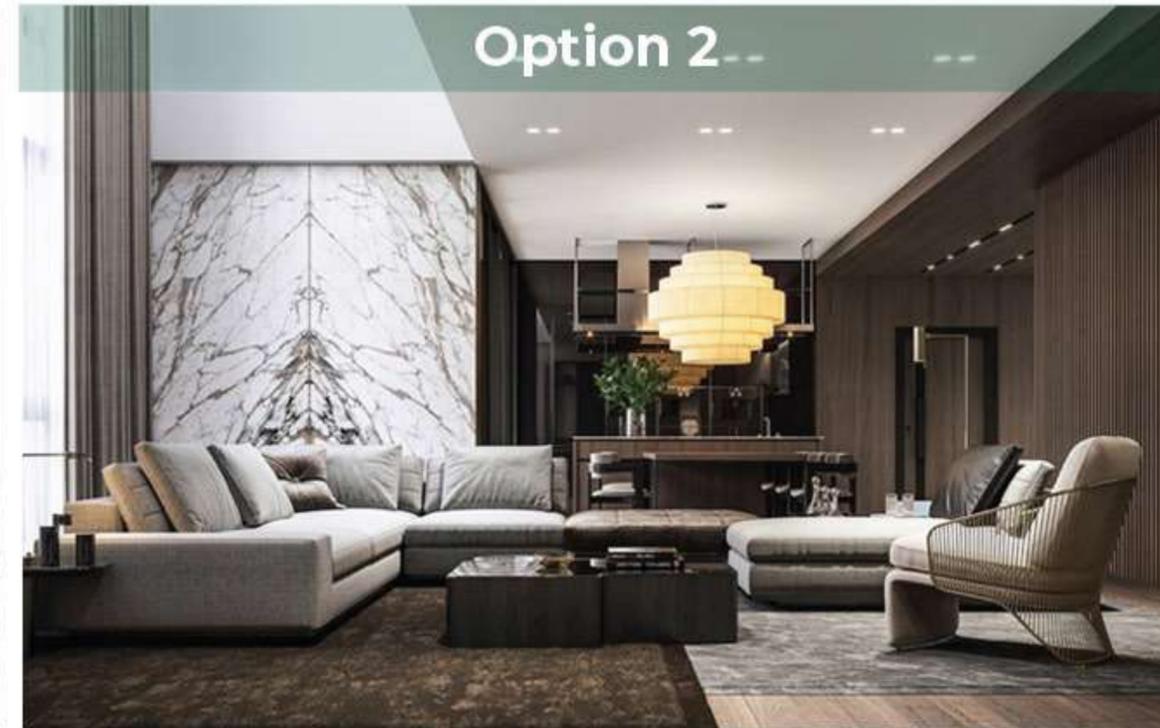
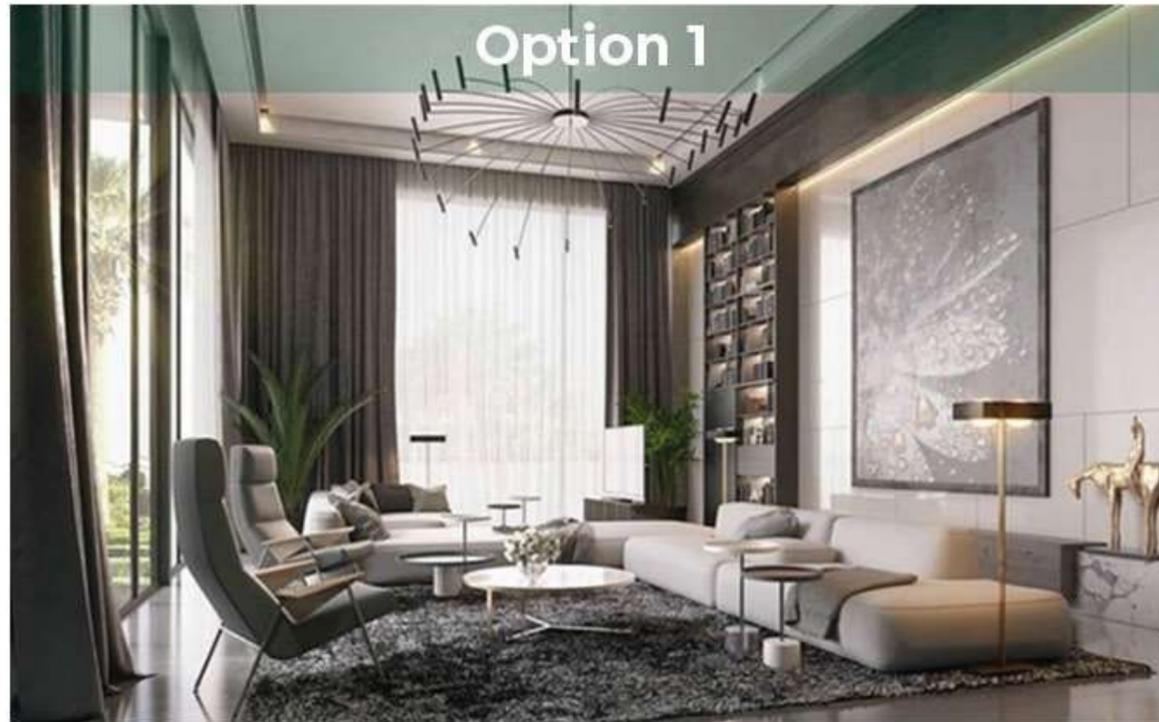


Option 3

Kitchen Options (10 Marla Villas)



LOUNGE OPTIONS



Specifications

10 Marla /250 SQ. YARDS VILLA

Total land area= 2250 sq.ft
Covered area =1200 sq.ft
2 bedrooms
2 washrooms
Lounge
Kitchen

Outdoor sitting area
2 car parking
Private barbeque area
Private terrace
Spacious lawn

- Filipino and Sri Lankan maids for children daycare.
- 24 hour luxury private concierge.
- 24 hour valet service catered to by our trusted chauffeurs.
- 24 hour room service (food and drinks) comprising of Continental, Italian, Lebanese, Chinese & Japanese Cuisine prepared by our executive chefs.
- 24 hour housekeeping (laundry, deep cleaning, washing, ironing, etc.) maintained by internationally trained professionals.
- 24 hour chauffeur driven golf cart service available for transportation across the entire resort.
- 24 hour security provided by trained and armed specialist commandos leveraging state of the art weaponry and technology for surveillance and security.

PRICING

EXCLUSIVELY PRICED AT PKR 30,000,000

Furnished Possession in 12 months.

Calculated at **PKR 25,000 / square foot for the total furnished area size of 1200 square feet.**

1 Kanal Furnished Luxury Villas

2300 Square feet Covered Area

- 3 Bedrooms
- 1 Kitchen
- 3 Bathrooms
- 1 Lounge + Dining
- Private Outdoor Terrace

House Plan Options (1 Kanal Villas)



Option 1



Option 2



House Plan Options (1 Kanal Villas)



Option 5

Bedroom Options (1 Kanal Villas)



Option 1

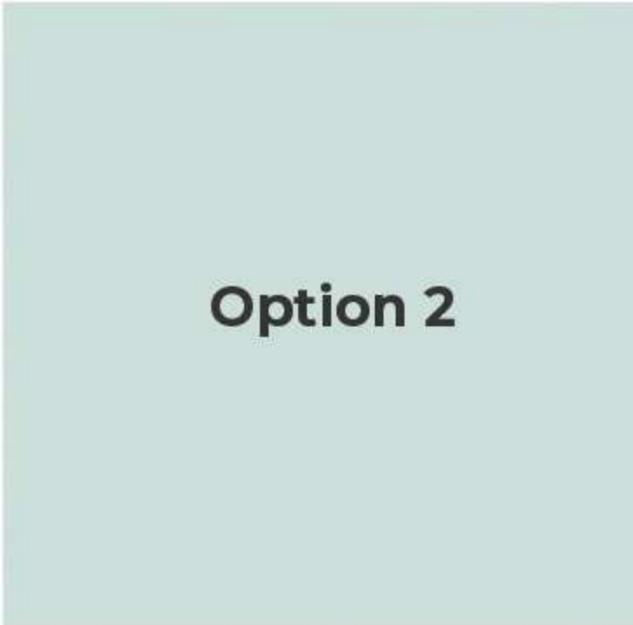


Option 2



Option 3

Washroom Options (1 Kanal Villas)

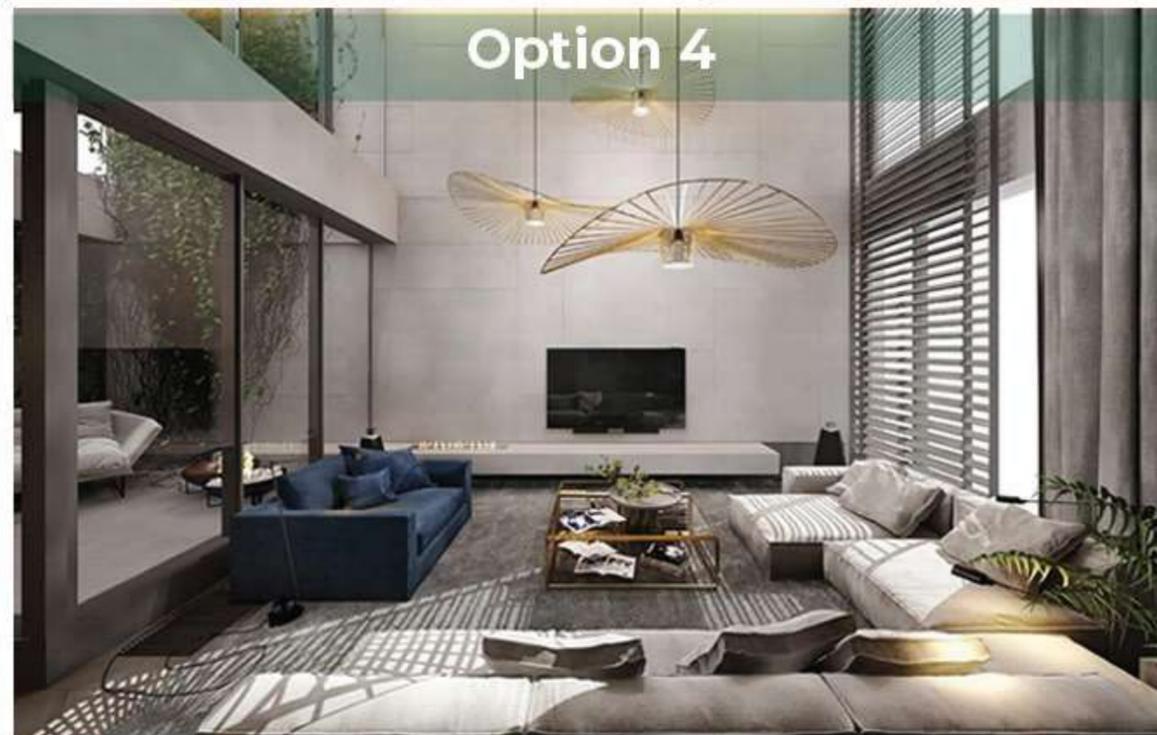
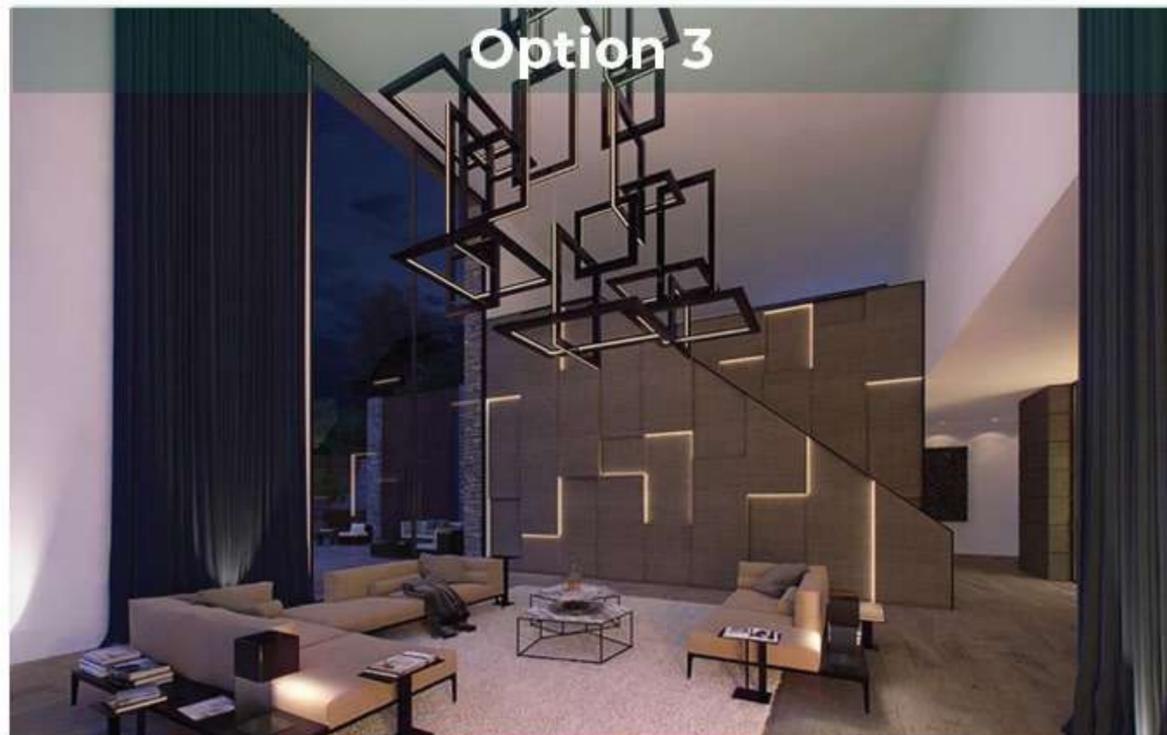
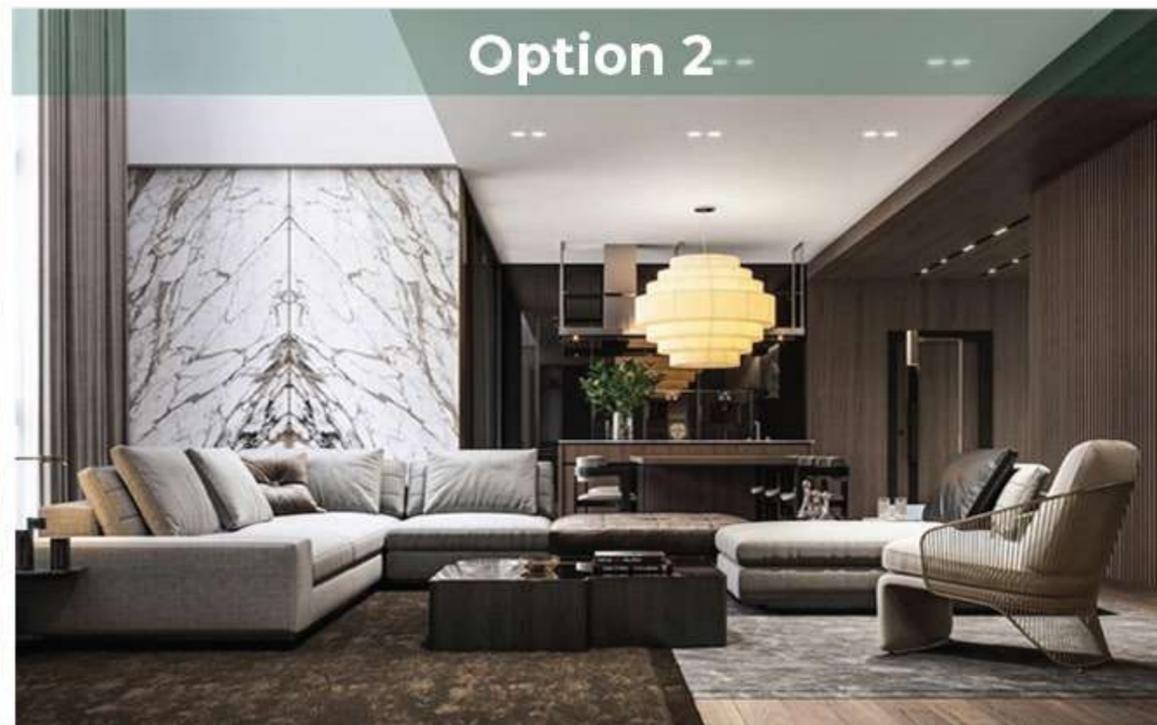
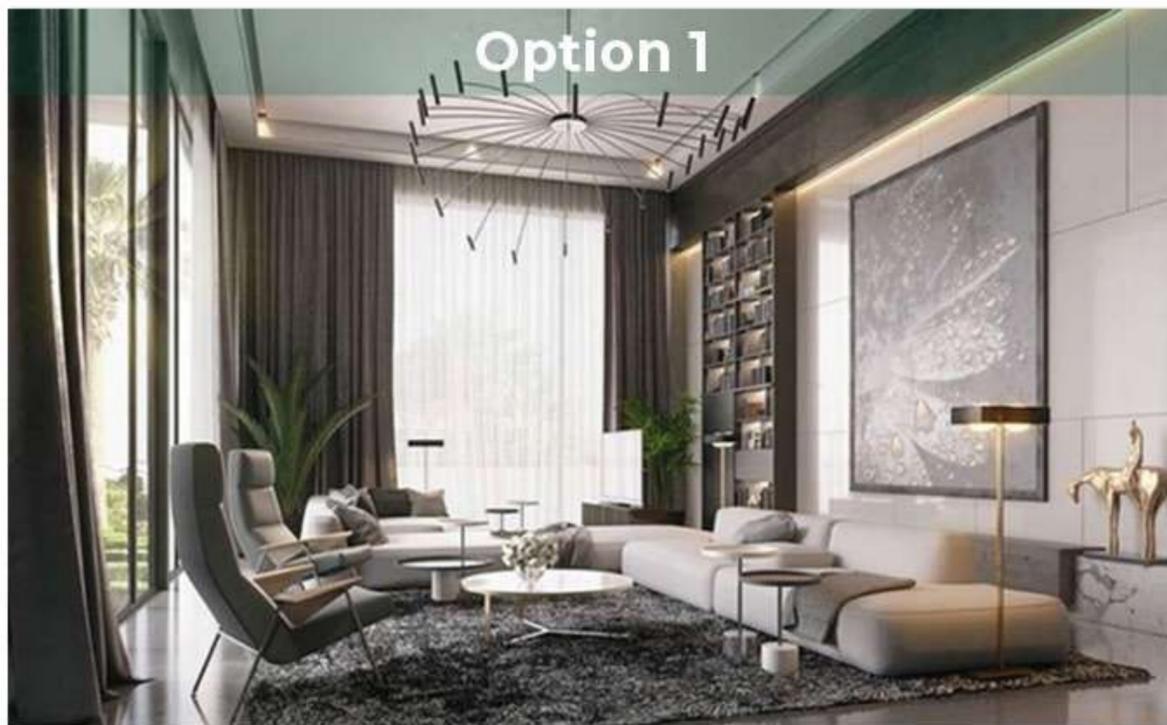


Option 3

Kitchen Options (1 Kanal Villas)



LOUNGE OPTIONS



Private Outdoor Terrace

Option 1





Specifications

1 KANAL/500 SQ. YARDS VILLA

Total land area= 4500 sq.ft

Covered area =2300 sq.ft

3 bedrooms

3 washrooms

Lounge

Kitchen

Outdoor sitting area

3 car parking

Private barbeque area

Private terrace

Spacious lawn

- Filipino and Sri Lankan maids for children daycare.
- 24 hour luxury private concierge.
- 24 hour valet service catered to by our trusted chauffeurs.
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- 24 hour housekeeping (laundry, deep cleaning, washing, ironing, etc.) maintained by internationally trained professionals.
- 24 hour chauffeur driven golf cart service available for transportation across the entire resort.
- 24 hour security provided by trained and armed specialist commandos leveraging state of the art weaponry and technology for surveillance and security.

PRICING

EXCLUSIVELY PRICED AT PKR 57,500,000

Furnished Possession in 12 months.

Calculated at **PKR 25,000 / square foot** for the total furnished area size of **2300 square feet.**

2 Kanal Furnished Luxury Villas

3200 Square feet Covered Area

- 2 Master Beds
- 2 Bedrooms
- 5 Bathrooms
- 1 Lounge + Dining
- 1 Kitchen
- Private Outdoor Terrace

House Plan Options (2 Kanal Villas)



Option 5



Master Bedroom Options (2 Kanal Villas)



Option 1

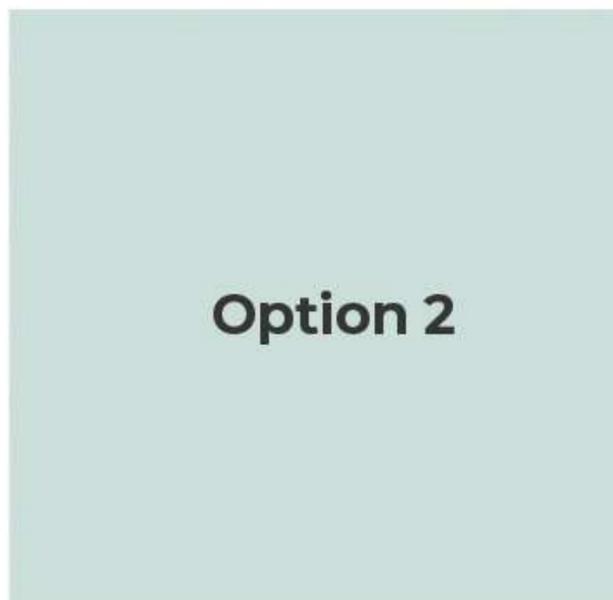


Option 2

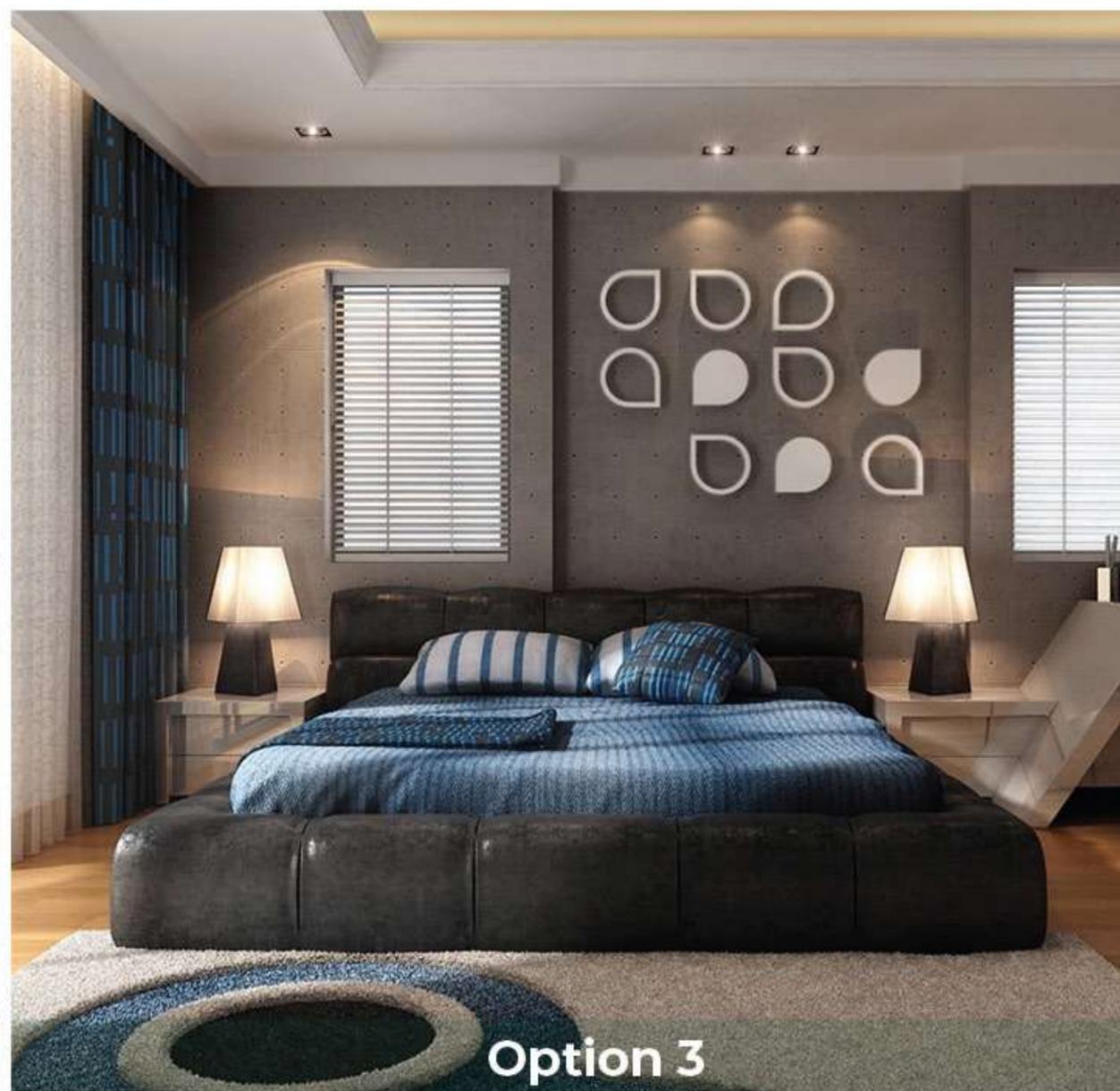
Bedroom Options (2 Kanal Villas)



Option 1



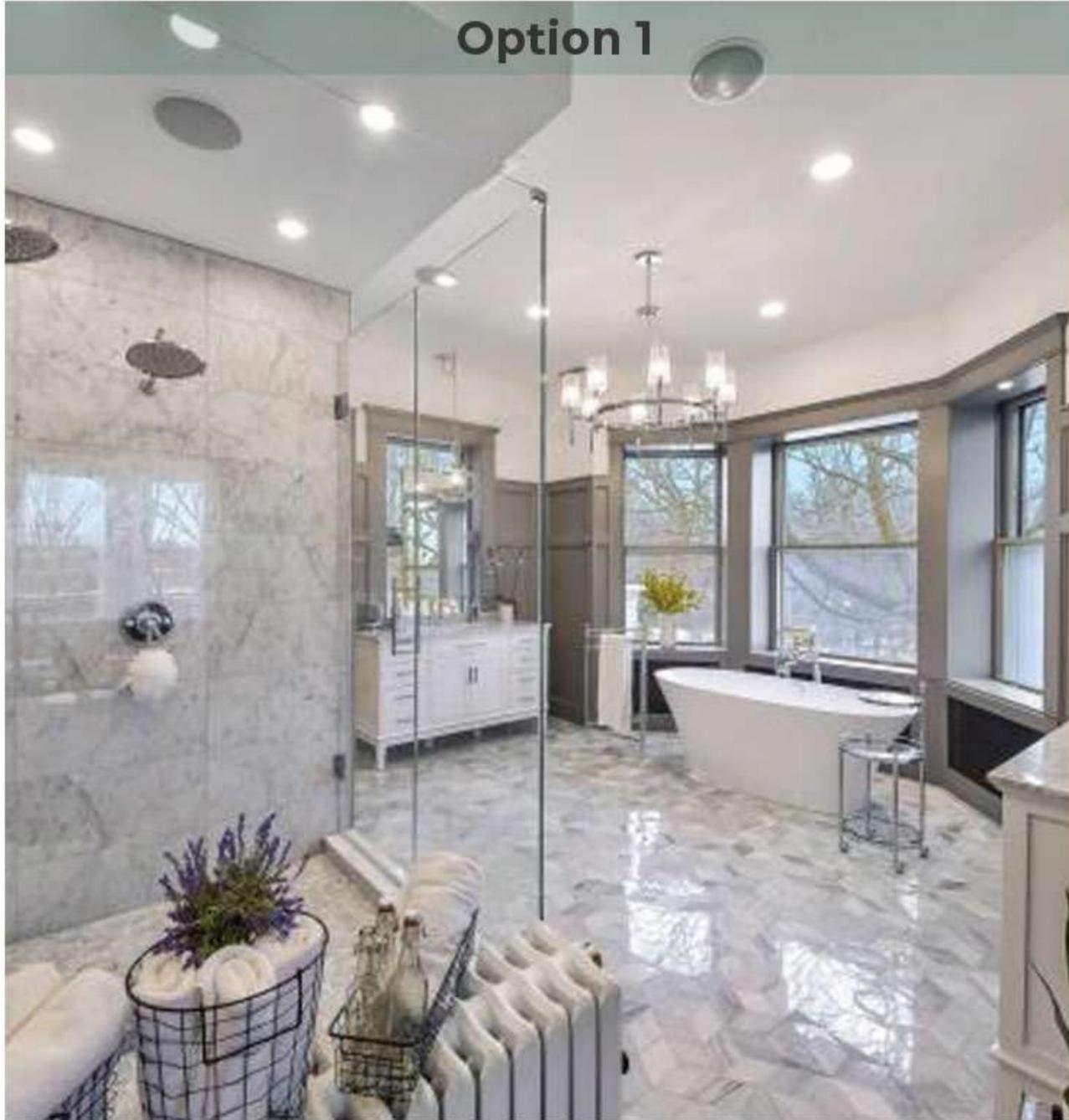
Option 2



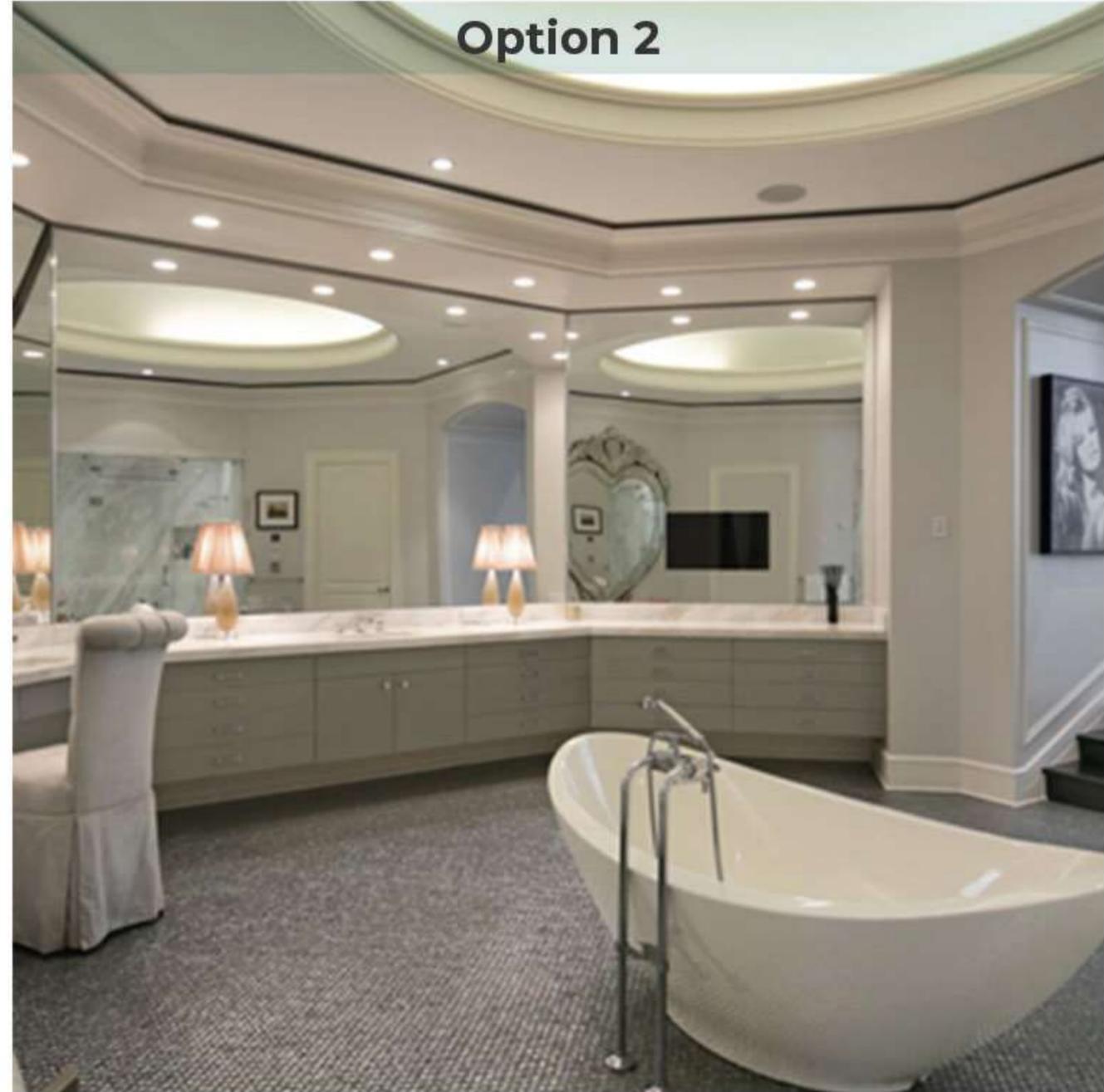
Option 3

Washrooms Options (2 Kanal Villas)

Option 1



Option 2



Kitchen



Private Outdoor Terrace



Option 1

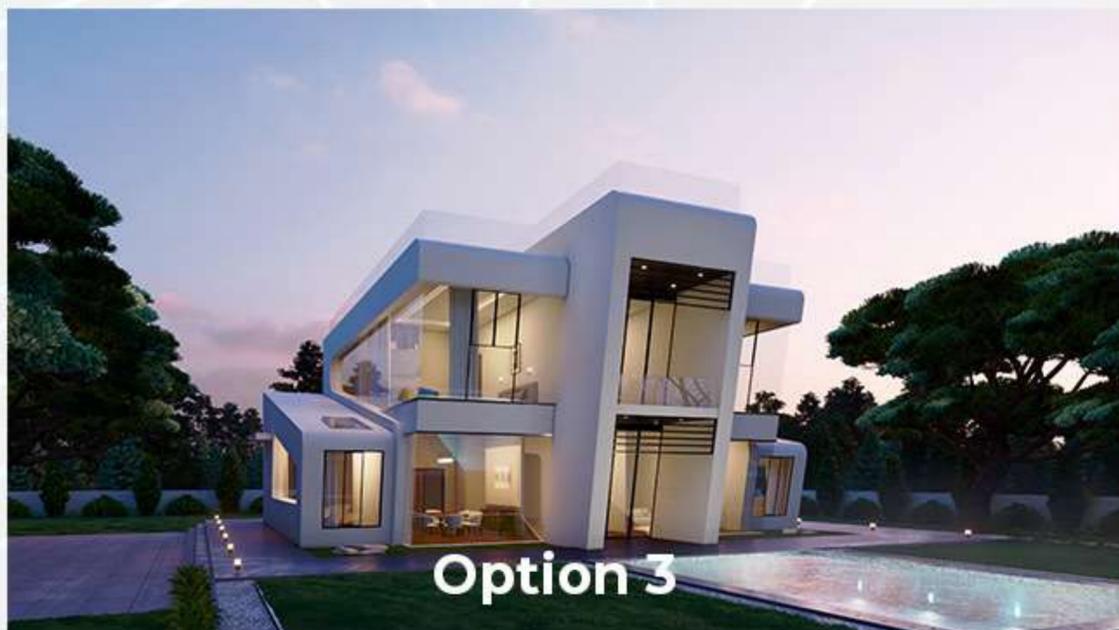
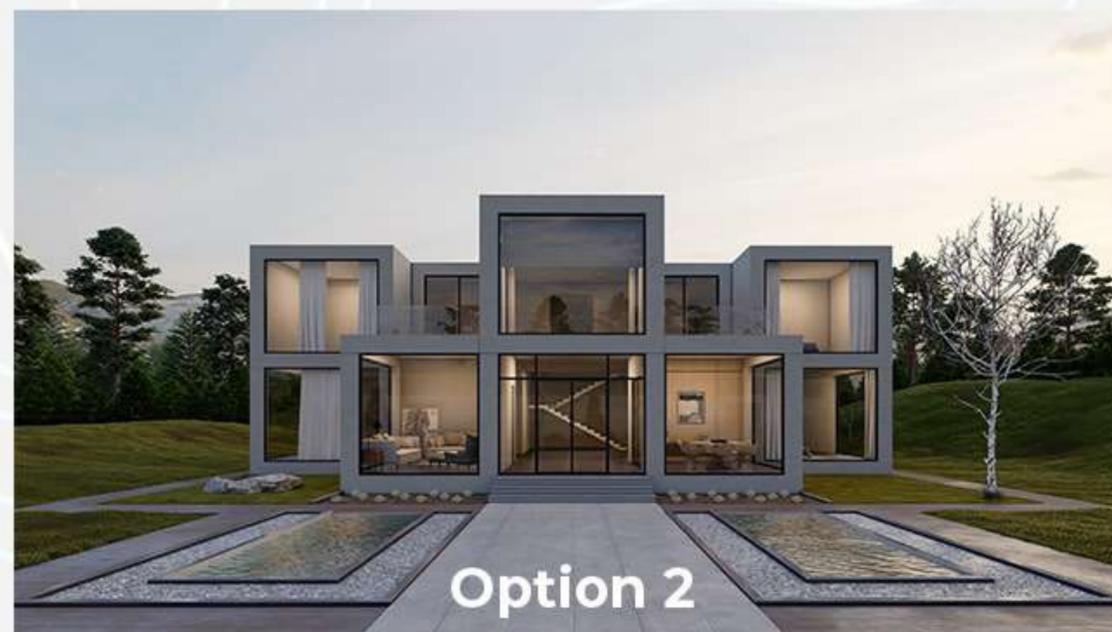
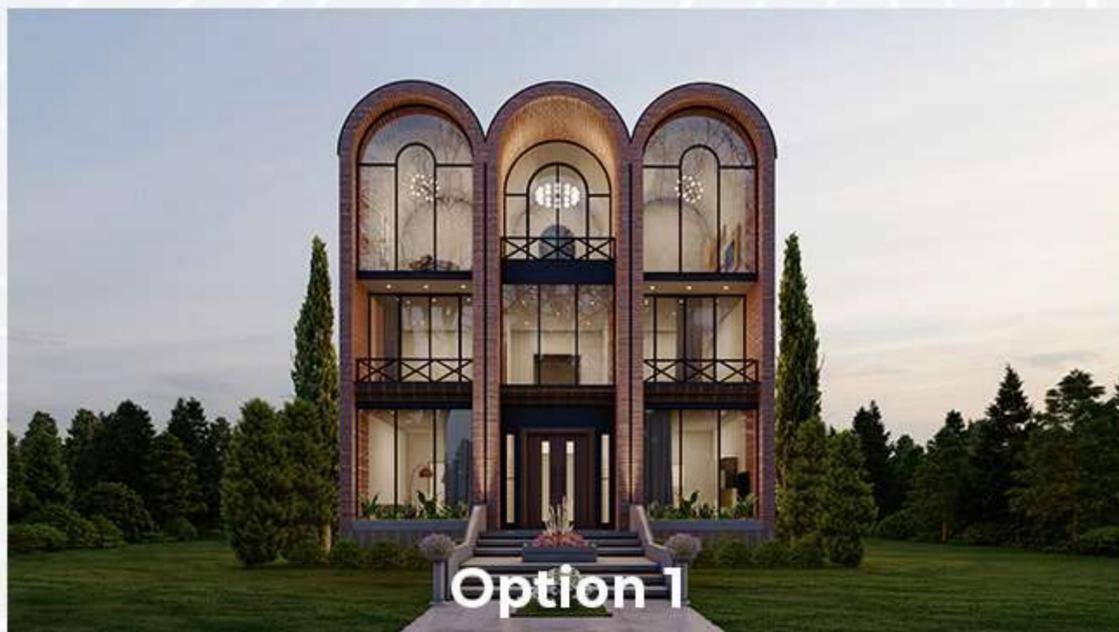


4 Kanal Furnished Luxury Villas

4500 Square feet Covered Area

- 2 Master Beds
- 2 Bedrooms
- 5 Bathrooms
- 1 Lounge + Dining
- 1 Kitchen
- Private Outdoor Terrace

House Plan Options (4 Kanal Villas)



Option 5



Master Bedroom Options (4 Kanal Villas)



Option 1

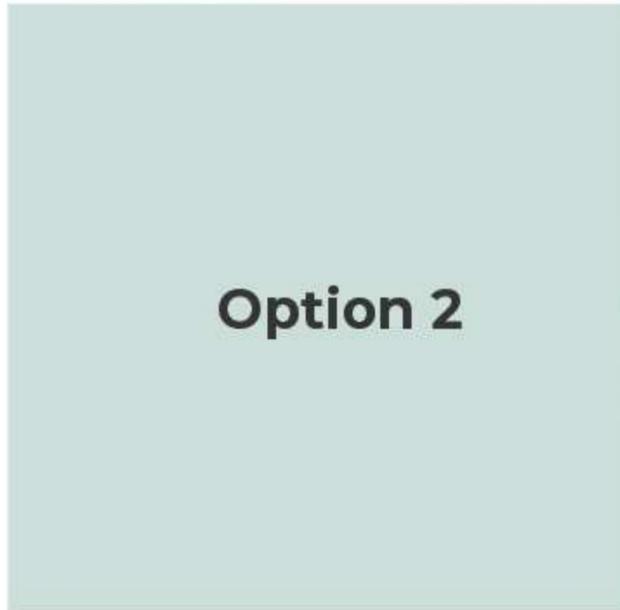


Option 2

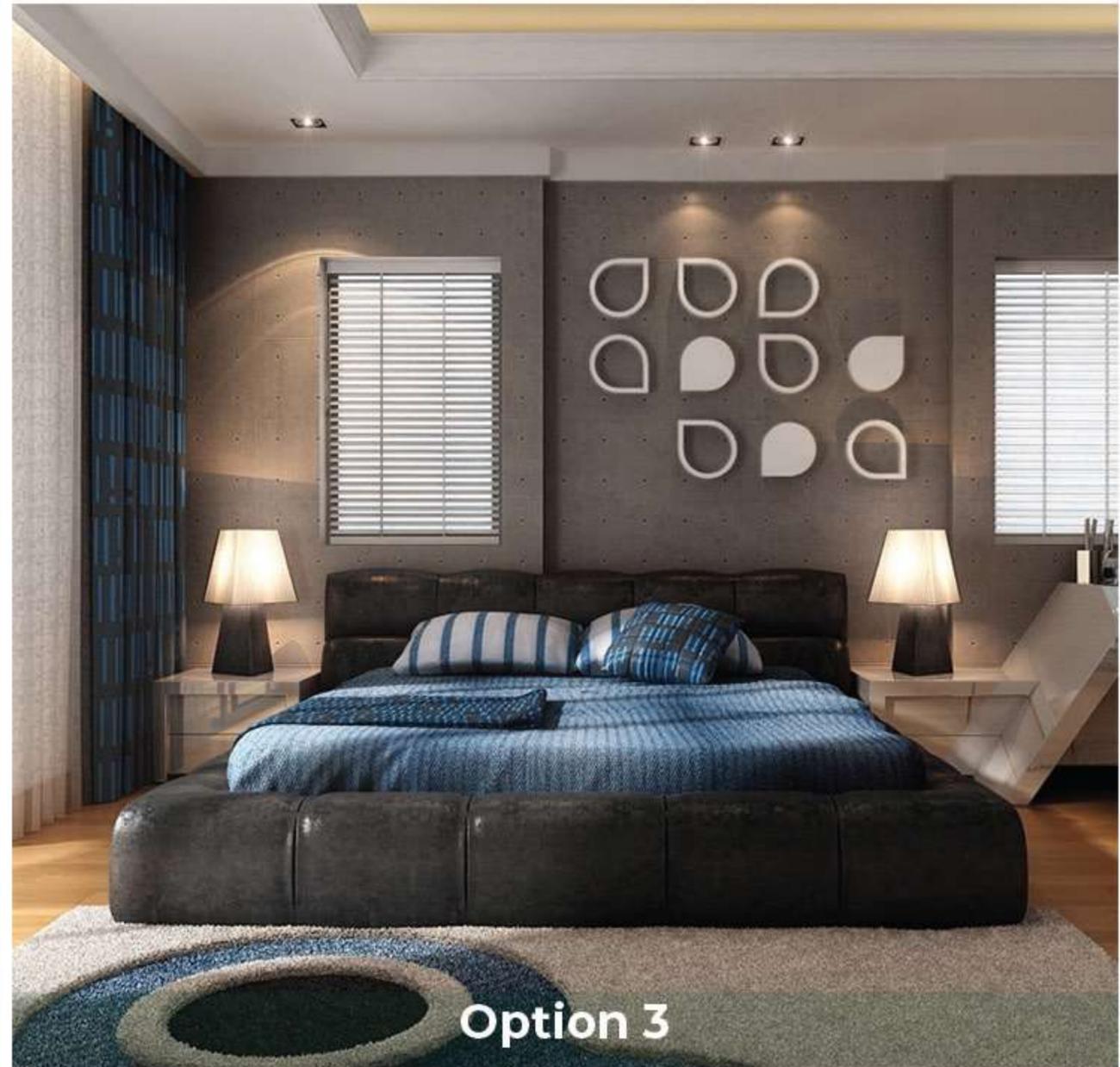
Bedroom Options (4 Kanal Villas)



Option 1

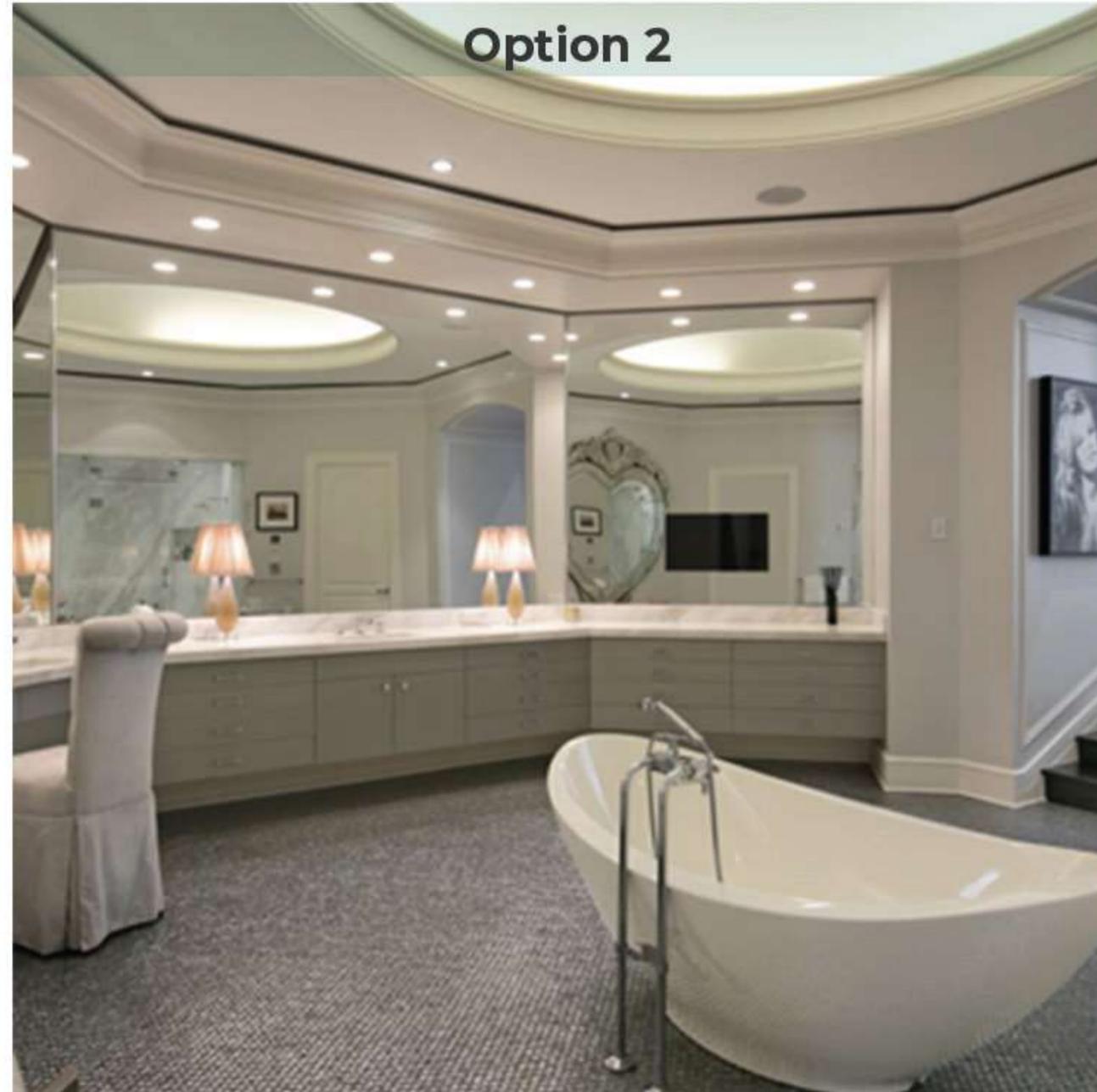
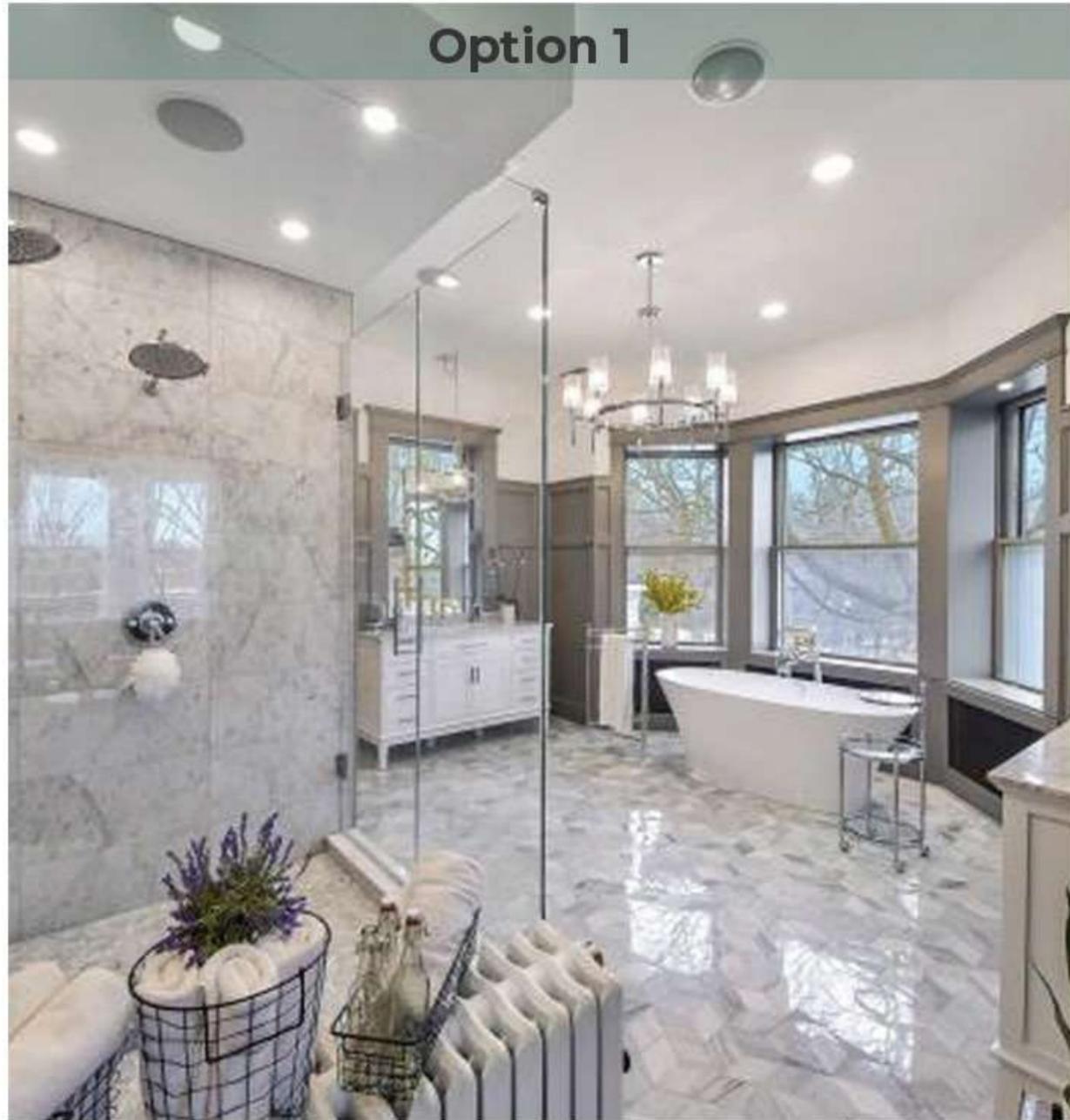


Option 2

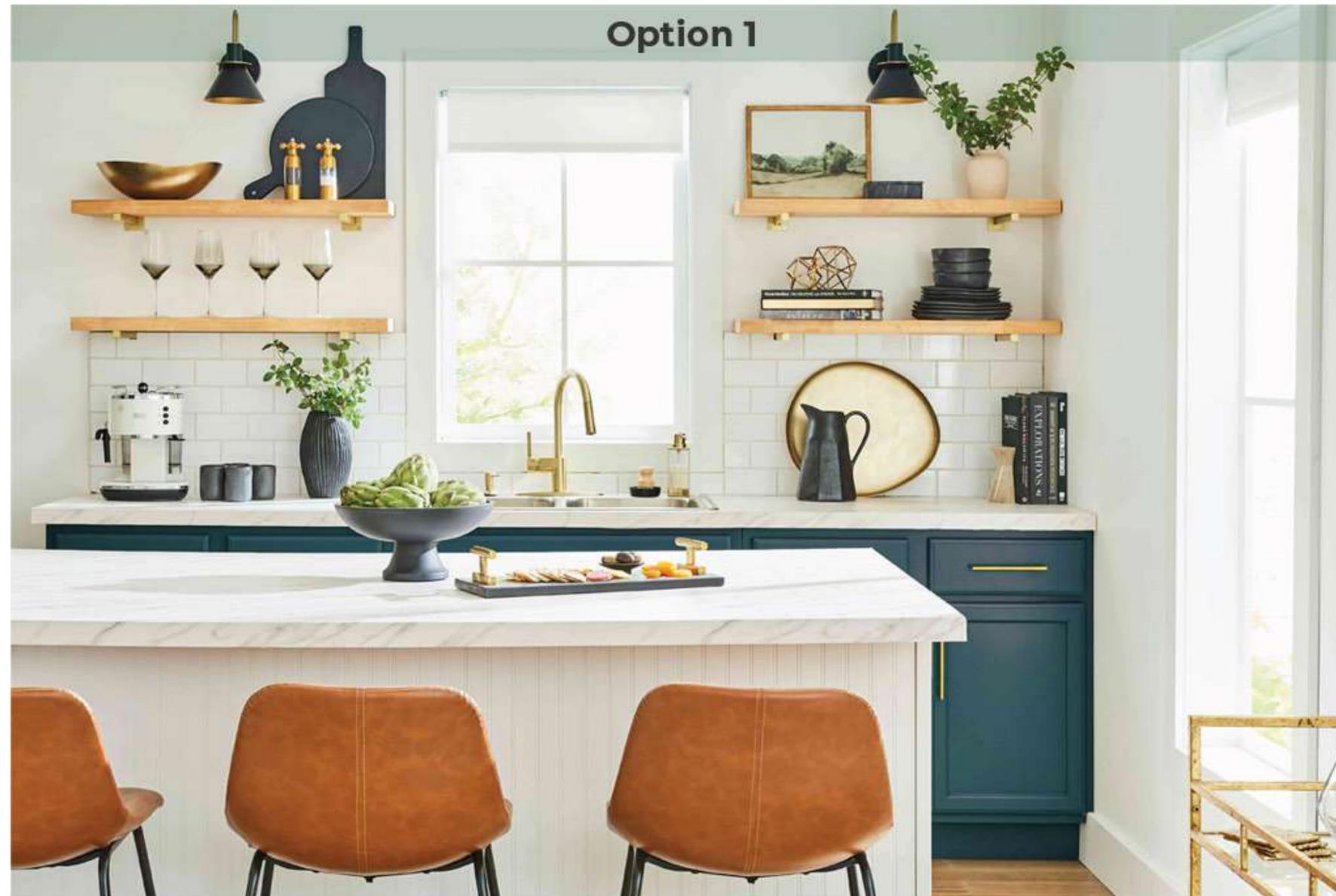


Option 3

Washrooms Options (4 Kanal Villas)



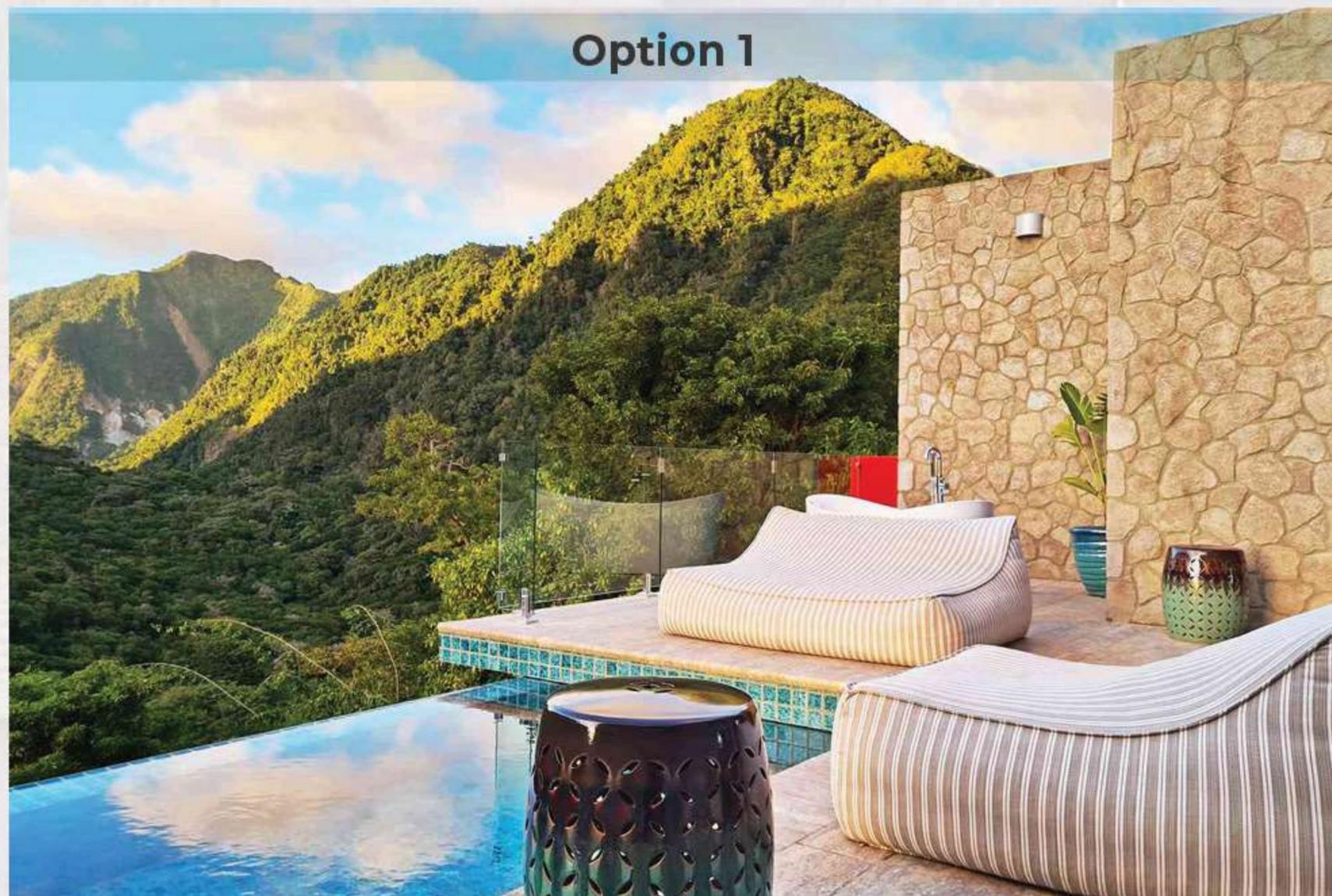
Kitchen



Private Outdoor Terrace



Option 1



Plots (10 Marla & 1 Kanal)



PRICING (10 MARLA)

EXCLUSIVELY PRICED AT PKR 8.5 MILLION

Possession in 12 months.

Calculated at **PKR 850,000 / Marla.**

PRICING (1 KANAL)

EXCLUSIVELY PRICED AT PKR 14 MILLION

Possession in 12 months.

Calculated at **PKR 700,000 / Marla.**

Rental Management Services

We also provide Rental Management Services for our esteemed clients to generate additional income simultaneously.



Entertainment Zone



Entertainment Zone

- No matter what time of year, the possibilities for memory-making fun are myriad. Whether you come to visit us with a friend or family, we have something for everyone.
- Helicopter Service
- Mini Golf
- Mini Zoo
- Mini Amusement Park
- Sky Walk
- Zip Lining
- Cycling Track
- Hot Air Balloon
- Golf Karting
- ATV Adventures
- Mosque
- Water Treatment Plant
- Museum/Gallery
- Basic Health Unit



Helicopter Service

Offering exclusive helicopter services from Islamabad to our Development.



Mini Golf

The Mountain View Golf Course offers challenging play and stunning panoramic mountain views.



Mini Zoo

Get ready for a wild adventure in the mini zoo of Neelishang inhabited by the wonders of nature.



Mini Amusement Park

The Park offers state of the art rides for children of all ages where they both parents and children can engage in lots of fun filled activities!



Sky Walk

Pakistan's first glass skywalk in Neelishang hills will allow visitors to look down several thousand of feet in the air. Behold the miracles of earth by taking a stroll on the glass walkway.



Zip Lining

We give the riders something they've only dreamed of: the ability to fly through the air, dipping and turning at incredible speeds, and experiencing euphoria like they've never felt before.



Cycling Track

Dedicated cycling tracks where adults and children can ride in a risk-free environment.



Hot Air Ballon

Float above the Neelishang Hills and witness breathtaking views and sunrise!



Golf Karting

Quench your thirst of Golf karting in Neelishang Hills



ATV Adventures

Get ready for some serious off-road adventure in the heart of KPK!



Mosque

Offer your prayers with ease and serenity at the local mosque situated in the heart of mountains.



Water Treatment Plant

Water treatment plant to provide safe and healthy drinking water.



Museum / Art Gallery

Spaces for displaying art and locally crafted pieces of various artists.



Basic Health Unit

Basic health unit to provide high quality health care services to the local community.





Central Park

The recreational park of neelishang hills will be spread over the area of **225000 Sq. Ft.** ideal for sports and leisure activities and offering scenic views of surrounding mountains.

Camping Site

Spread over the area of 36000 Sq. Ft, the camping site of Neelishang Hills offers the best spots and hiking trails that will leave the visitors enthralled.



Hospitality Zone



Hotel

The **5 Star Hotel** is the ultimate holiday avenue in the mountain-embedded picturesque landscape of KPK. Surround yourself with serenity and discover the magical and legendary Paradise. Discover nature, relax in the wellness centres and taste delicious culinary delights.

- **A Culinary Journey**

The wide variety of cafes and restaurants offer contemporary as well traditional cuisines focusing on regionality and local traditions.

- **Rooms**

Our rooms with the views of mountains and valleys create an atmosphere of comfort for you to dream, relax and unwind.

- **Wellness Centre**

The property features an indoor pool and a wellness center including various amenities such as a Sauna, a Turkish bath and an infinity pool.

- **Banquet Halls**

From spacious halls to expansive indoor and outdoor spaces, Neelishang Hotel is equipped to accommodate banquets, receptions, weddings and official ceremonies.



Layered Terraces with Restuarants Outdoor dining



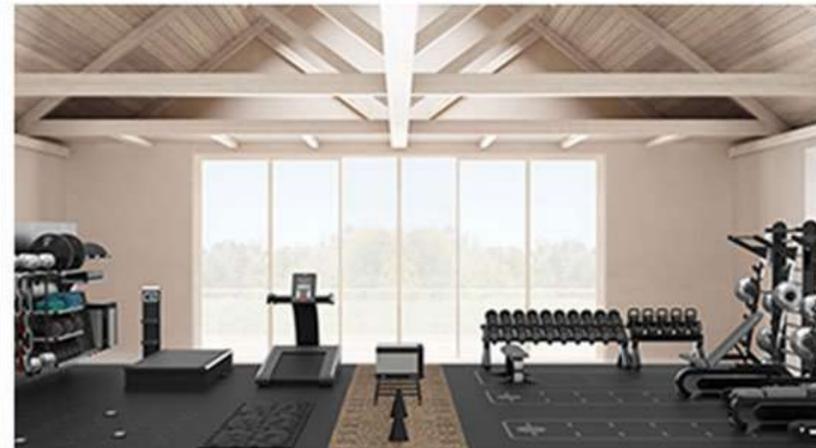
Destination Resort



Event Spaces



Wellness Centre



Well Equipped Gym



Infinity Pool

Club House

Enjoy a casual evening or afternoon in the inviting atmosphere of Neelishang Club House. It is the perfect place to refuel after a round of golf, a business meeting or any other outdoor activity. You will love the amazing views of the mountains and the central park.

The clubhouse will feature:

- Well equipped Conference rooms
- Cigar Lounge
- Coffee House
- An Indoor gaming arcade (Board Games, Billiards, Ping Pong, Karaoke)



Commercial Zone

Commercial Zone

The Commercial hub of Neelishang hills will be comprising of mall, retail outlets, pharmacies, cafes and restaurants, business complexes and motels. It is intended to provide the basic services to nearby residents as well as to create an experience of local traditions and customs of the region for the tourists.

Description	Total No. of Units	Unit Covered Area in SQFT
Motels	4	3,500
Business Hub	1	8,000
Craft Bazar	1	10,000
Shopping Mall	1	10,000
Cafe Street	1	10,000
Organic Restaurants	1	10,000
Spa / Gym	1	8,000

Commercial Zone



Motels



Business Hub



Craft Bazar



Shopping Mall



Cafe Street



Organic Restaurants



Spa / Gym

Neelishang Hills

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NEELISHANG
HILLS

Battagram, KPK