



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 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.



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 Chattr 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. Chattr 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

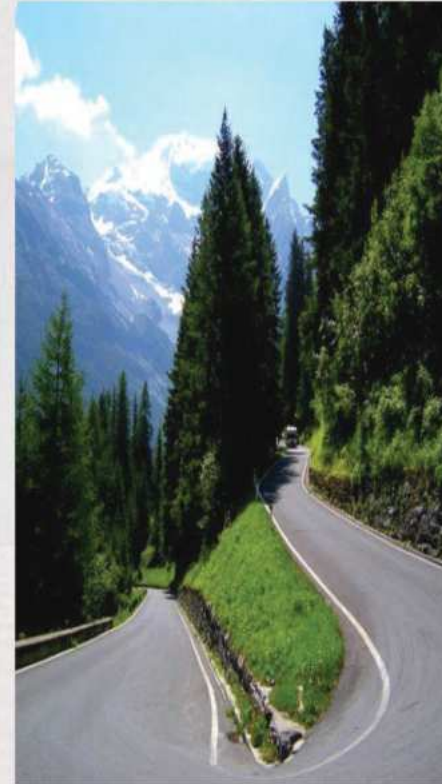


Actual Site Footage





Infrastructure Development



Fastest Route to Neelishang Hills

Chinarkot Toll Plaza

31 min drive, 15 km away



Shahrah e Karakoram



27 mins drive, 12.5 Km away

Chinarkot



Shahrah e Karakoram

Summers
varies from

10°C to 15°C
& upto
23°C to 32°C



Winters
varies from

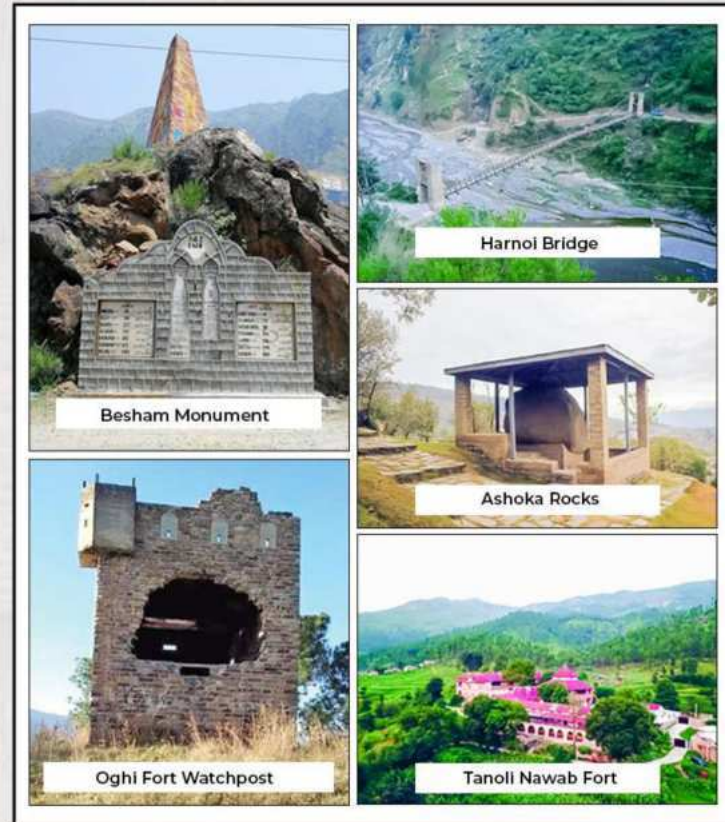
-5°C to 6°C
& upto
9°C to 18°C

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.

- Chatter 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

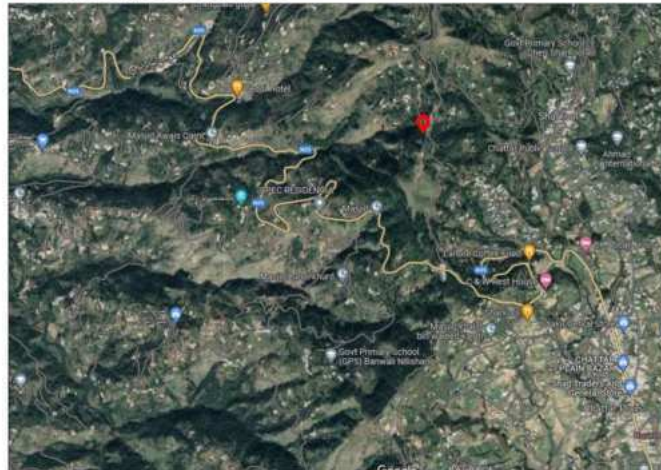
6,750,000 SQFT (site)

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

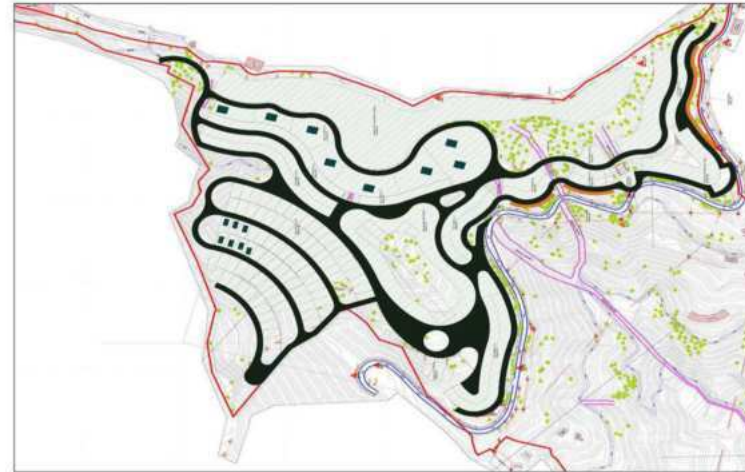


Brief Analysis

Key Data



PC
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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



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HOTELS & RESORTS



Massing Key



Hotel



Clubhouse



Residential



Apartments



Commercial

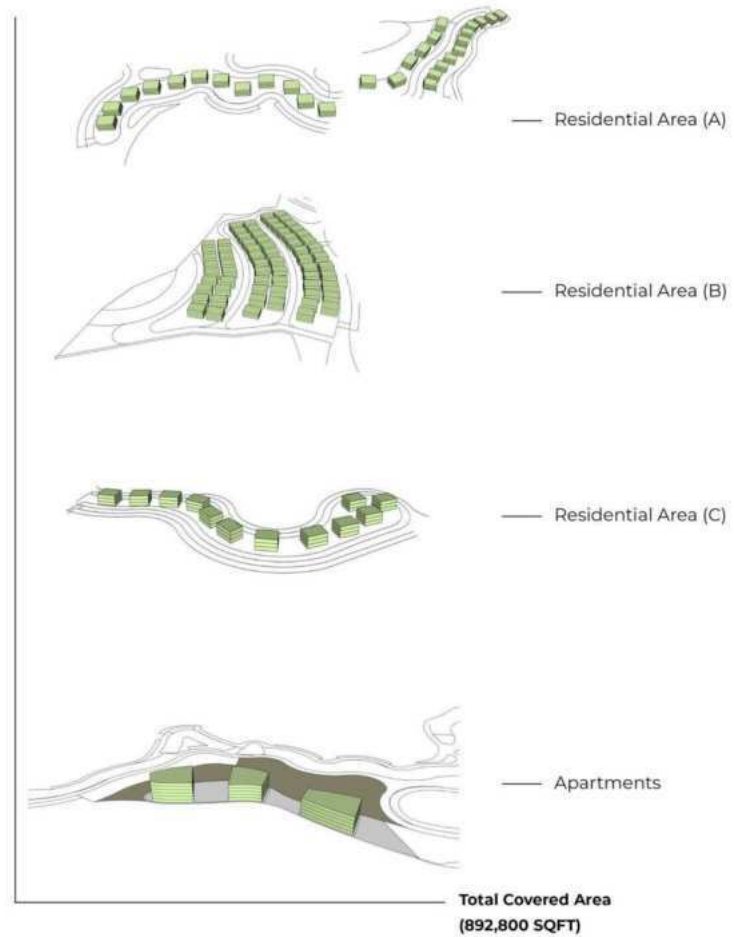
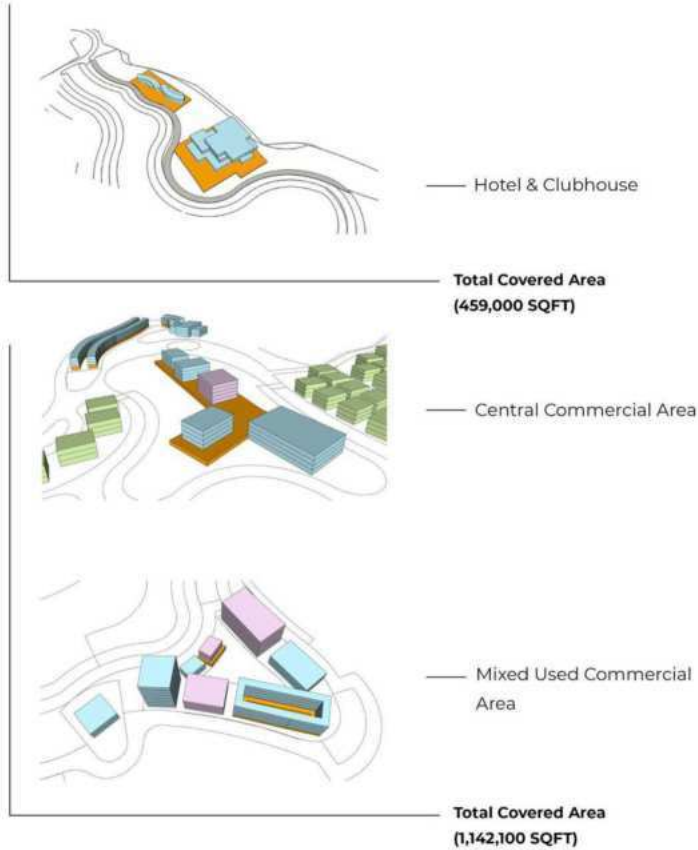


Offices



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









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



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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 Serviced Apartments as well as our 5, 10, 15 Marla, & 1 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
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Villas Description

05 Marla	125 Yard Villa
10 Marla	250 Yard Villa
15 Marla	375 Yard Villa
01 Kanal	500 Yard Villa

Residential Zone



Key Features

Private
Outdoor
Terraces

Noise
Insulation

Glass
Facades

Wooden
Flooring

Smart
Homes

Spacious
Lounge

Thermal
Resistant
Materials

Large
Bedrooms

Serviced Apartments





One Bedroom - Interiors Serviced Apartments



Option 1



Option 2



Washrooms

Option 1



Option 2



Option 3



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DESIGN & CONSTRUCTION



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Kitchen



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Battagram, KPK

Option 1



Option 2



Lounge Option 1



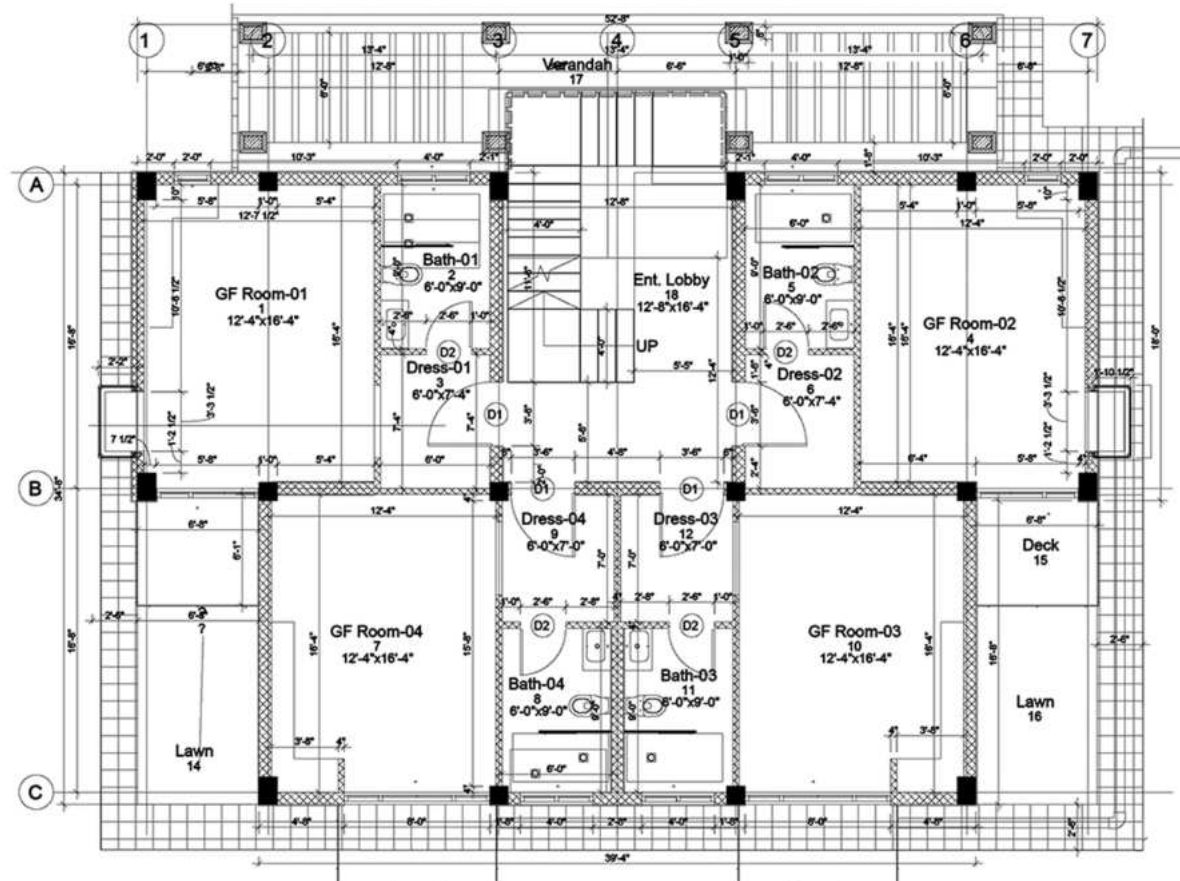
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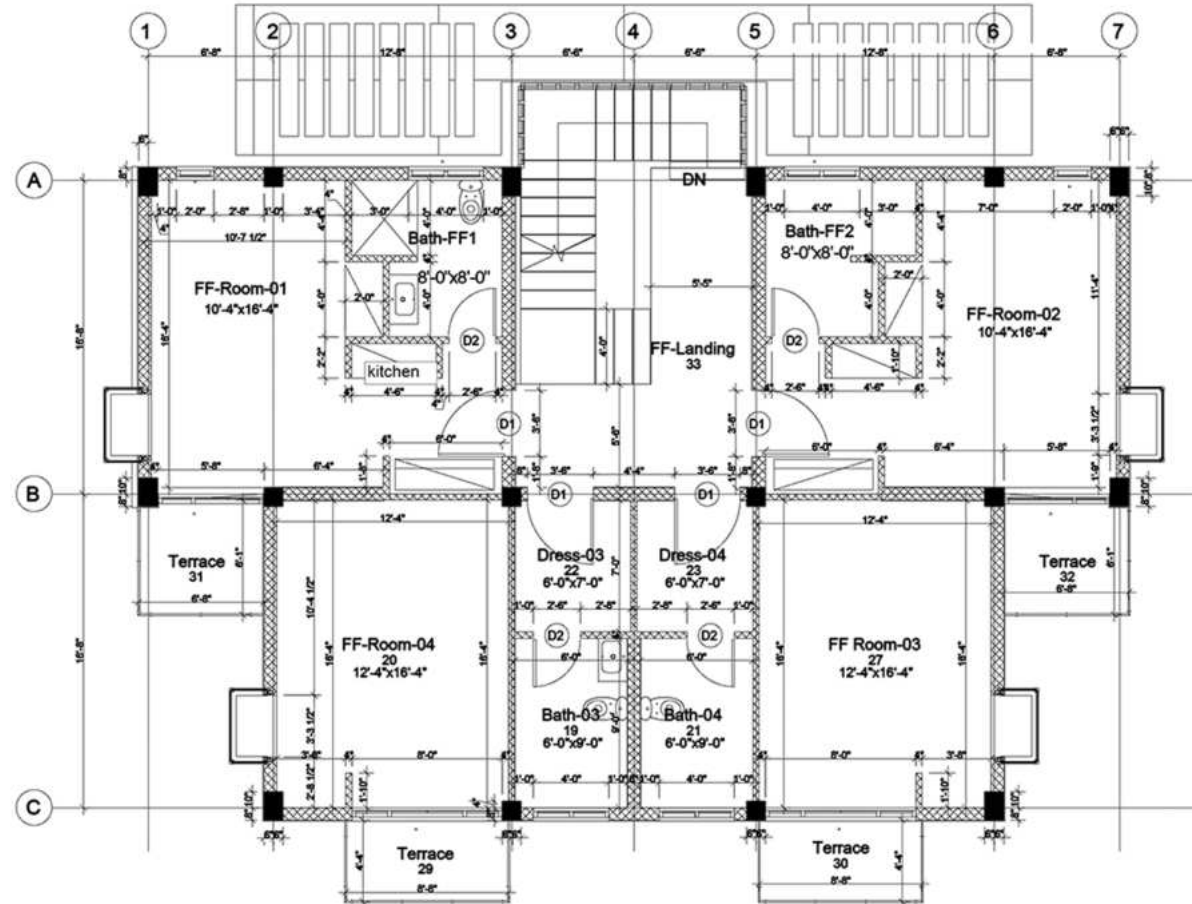
Lounge Option 2



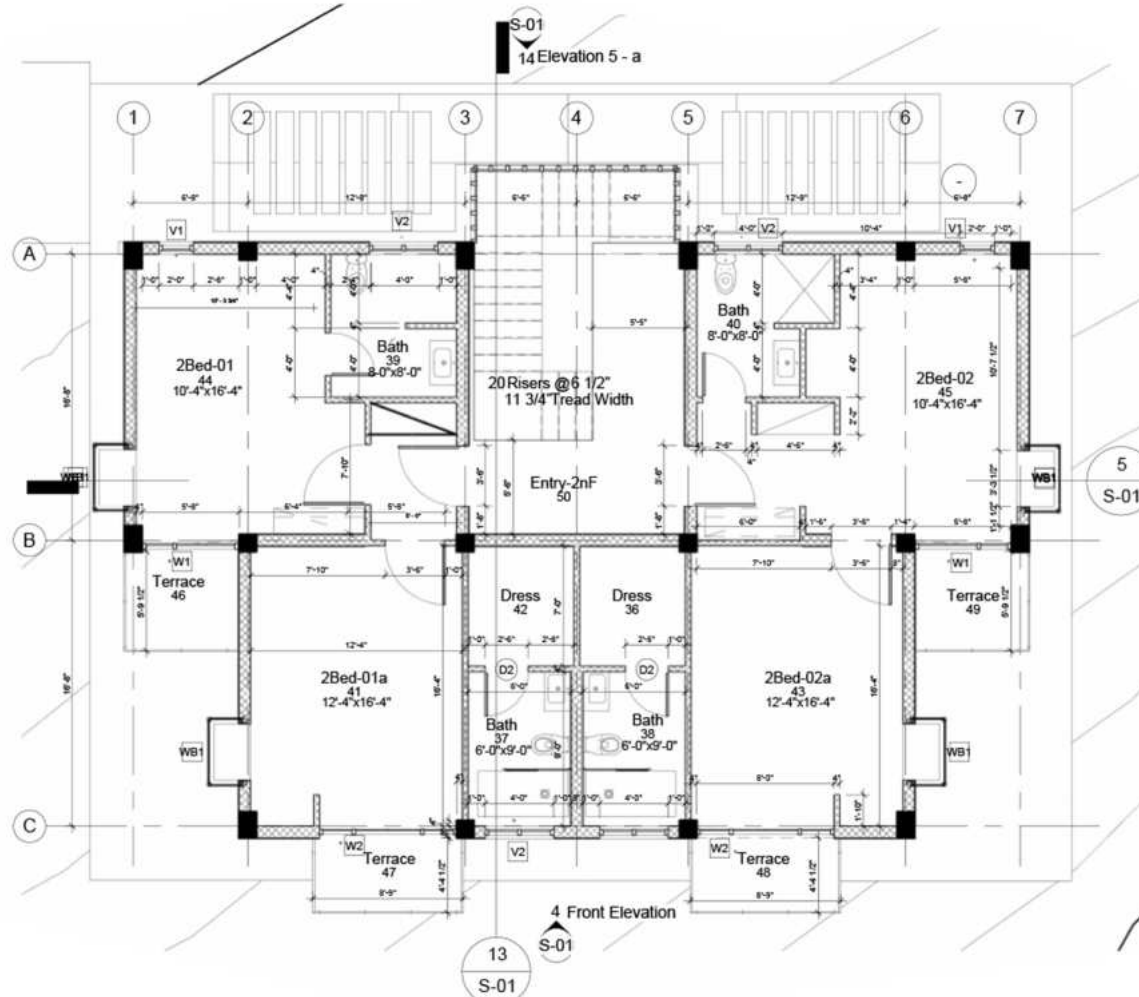
Ground Floor Plans



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 15 MILLION

Furnished Possession in 3 Years.

30% Down Payment

12 Equal Quarterly Installments

15% On Possessions

Our Residences

Types of Serviced Villas

05 Marla

- 800 Square feet Covered Area
- 2 Bedrooms
- Lounge
- Open kitchen
- 2 Bathrooms

10 Marla

- 1100 Square feet Covered Area
- 3 Bedrooms
- 1 Kitchen
- 3 Bathrooms
- 1 Lounge + Dining

15 Marla

- 1500 Square feet Covered Area
- 2 Master Beds
- 2 Bedrooms
- 5 Bathrooms
- 1 Lounge + Dining
- 1 Kitchen

1 Kanal

- 2300 Square feet Covered Area
- 2 Master Beds
- 2 Bedrooms
- 4 Bathrooms
- 1 Lounge + Dining
- 1 Annexe Suite
- 1 Kitchen



05 Marla Furnished Luxury Villas

800 Square feet Covered Area

- 2 Bedrooms
- Lounge
- Open kitchen
- 2 Bathrooms

House Plan Options (05 Marla Villas)



Option 1



Option 2

House Plan Options (05 Marla Villas)



Option 3



Option 4

House Plan Options (05 Marla Villas)



Option 5

Bed Room Options (05 Marla Villas)



Option 1



Option 2



Option 2

Washroom Options (05 Marla Villas)



Option 1



Option 2



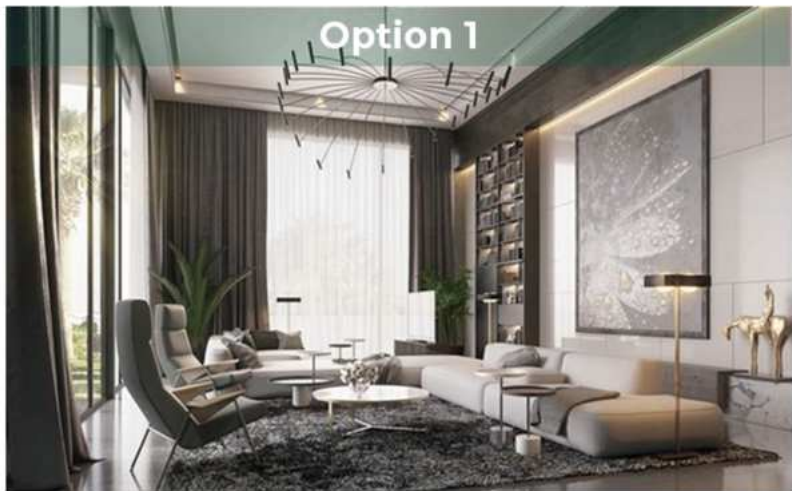
Option 3

Kitchen Options (05 Marla Villas)



LOUNGE OPTIONS

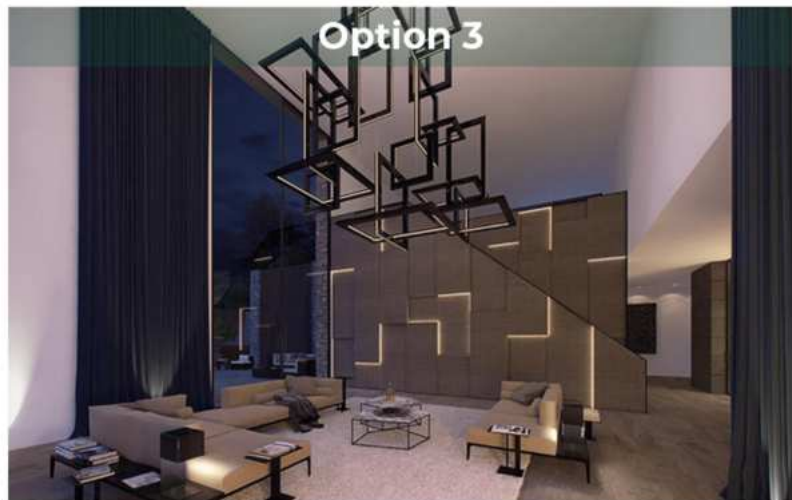
Option 1



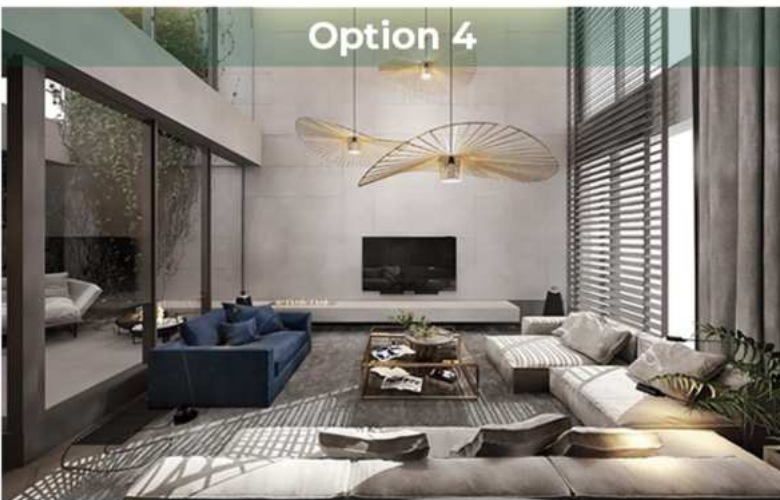
Option 2



Option 3



Option 4



Specifications

05 Marla/125 SQ. YARDS VILLA

Total land area= 1125 sq.ft

Covered area =800 sq.ft

2 bedrooms

2 washrooms

Lounge

Kitchen

- 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.



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EXCLUSIVELY PRICED AT PKR 25,000,000

Furnished Possession in 3 Years.

30% Down Payment

12 Equal Quarterly Installments

15% On Possessions



10 Marla Furnished Luxury Villas

1100 Square feet Covered Area

- 3 Bedrooms
- 1 Kitchen
- 3 Bathrooms
- 1 Lounge + Dining

House Plan Options (10 Marla Villas)



Option 1



Option 2



House Plan Options (10 Marla Villas)



Option 5

Bedroom Options (10 Marla Villas)



Battagram, KPK



Option 1



Option 2



Option 3

Washroom Options (10 Marla Villas)



Option 1



Option 2

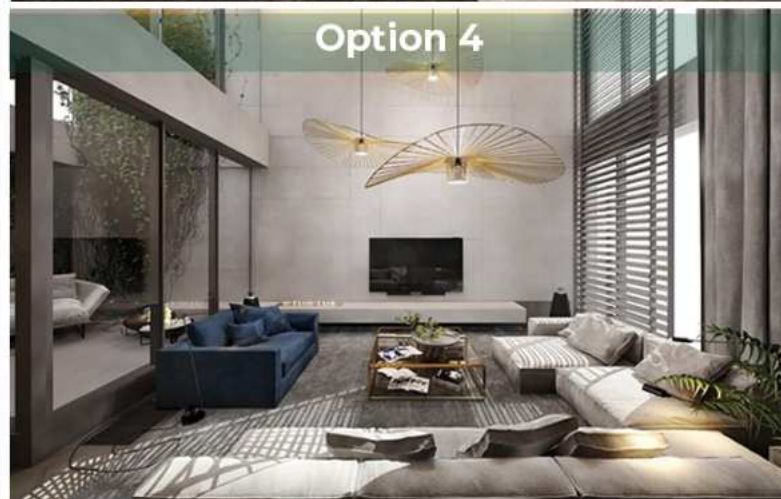
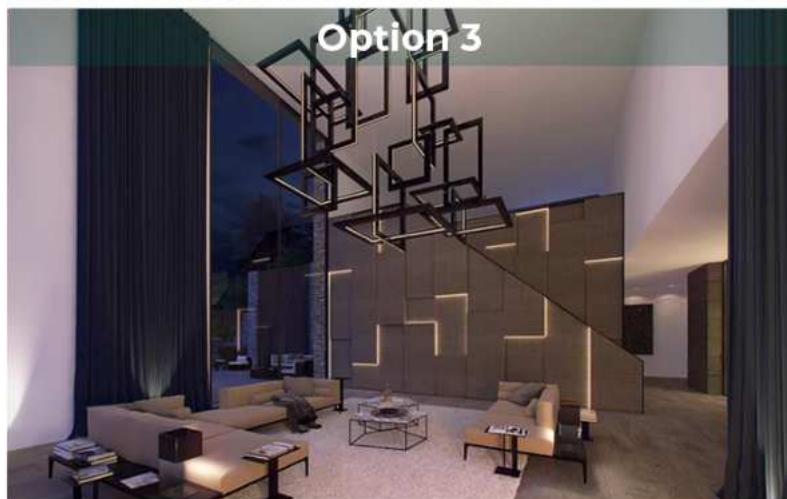
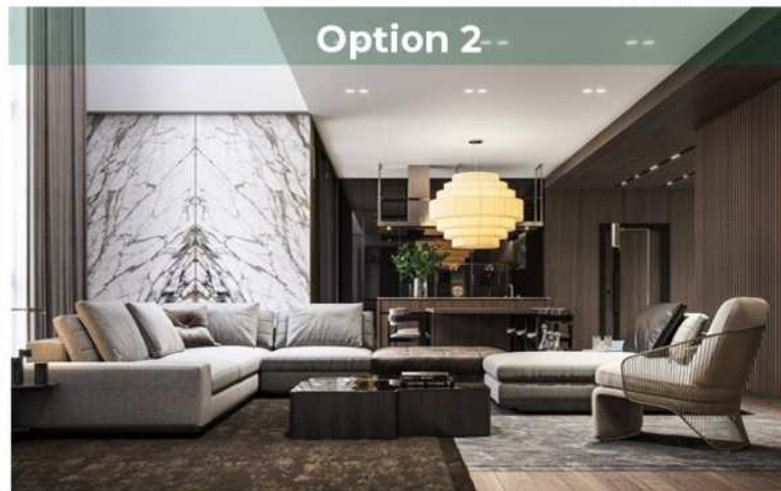
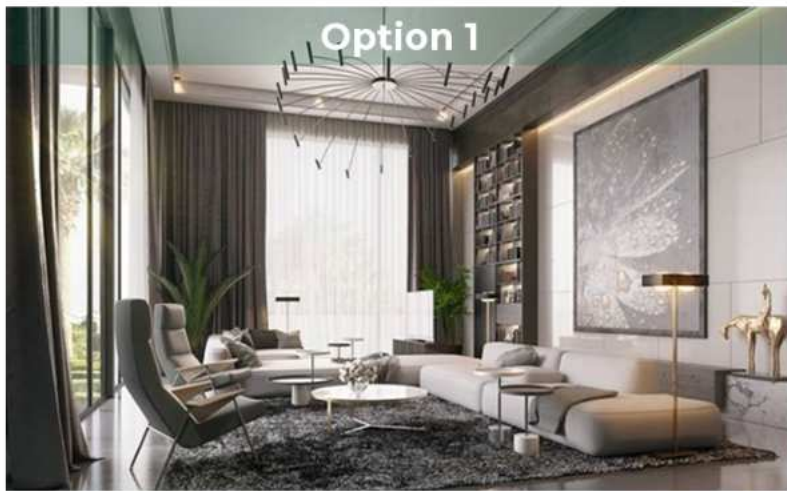


Option 3

Kitchen Options (10 Marla Villas)



LOUNGE OPTIONS



Specifications

10 Marla/250 SQ. YARDS VILLA

Total land area= 2250 sq.ft

Covered area =1100 sq.ft

3 bedrooms

3 washrooms

Lounge + Dining

Kitchen

- 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.
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PRICING

EXCLUSIVELY PRICED AT PKR 45,000,000

Furnished Possession in 3 Years.

30% Down Payment

12 Equal Quarterly Installments

15% On Possessions

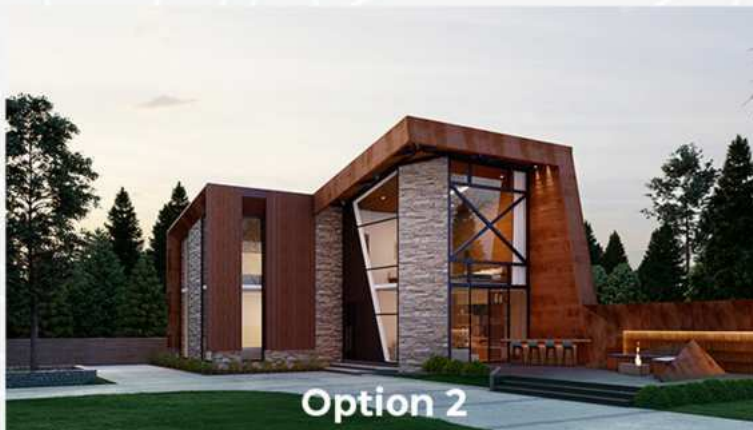
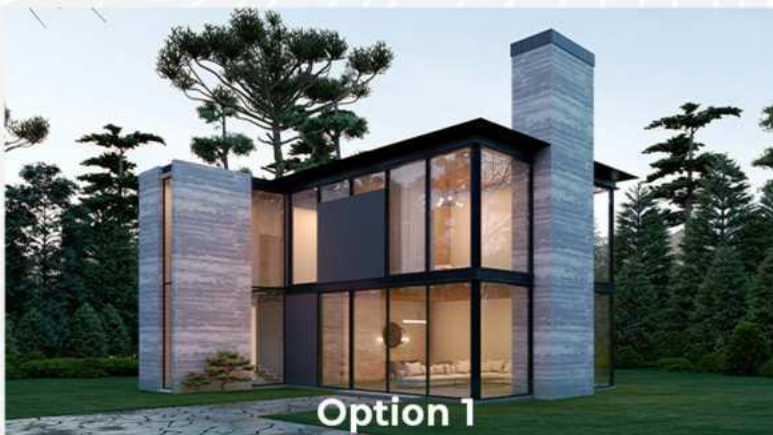


15 Marla Furnished Luxury Villas

1500 Square feet Covered Area

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

House Plan Options (15 Marla Villas)





Master Bedroom Options (15 Marla Villas)



Option 1



Option 2

Washrooms Options (15 Marla Villas)



Option 1



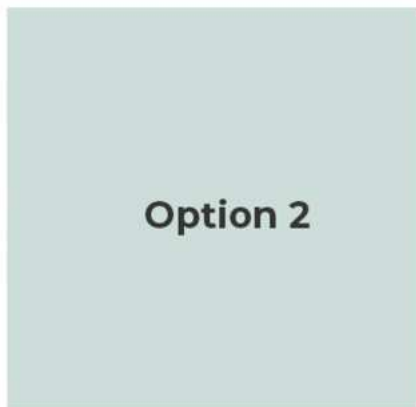
Option 2



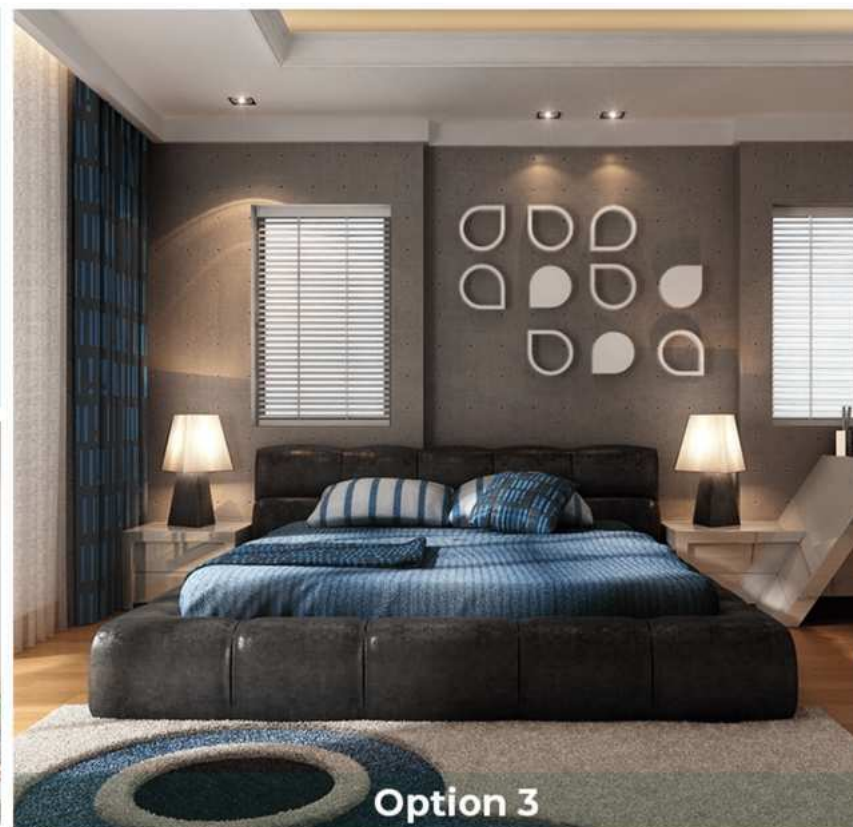
Bedroom Options (15 Marla Villas)



Option 1



Option 2



Option 3

Kitchen



Specifications

15 Marla/375 SQ. YARDS VILLA

Total land area= 3375 sq.ft
Covered area =1500 sq.ft
2 Master Beds
2 Bedrooms
4 Bathrooms
Lounge

Dining
Kitchen

- 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 75,000,000

Furnished Possession in 3 Years.

30% Down Payment

12 Equal Quarterly Installments

15% On Possessions



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1 Kanal Furnished Luxury Villas

2300 Square feet Covered Area

- 2 Master Beds
- 2 Bedrooms
- 4 Bathrooms
- 1 Lounge + Dining
- 1 Kitchen

House Plan Options (1tttttt Kanal Villas)



Option 1



Option 2



Option 3

House Plan Options (1 Kanal Villas)



Option 4



Option 5

Master Bedroom Options (1 Kanal Villas)



Option 1

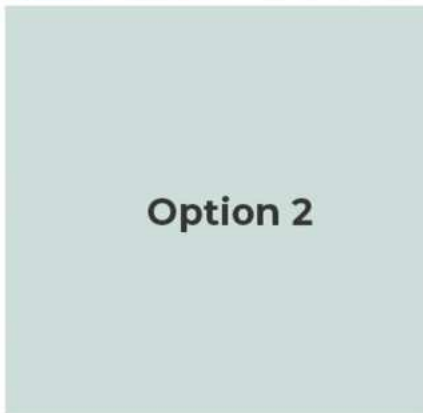


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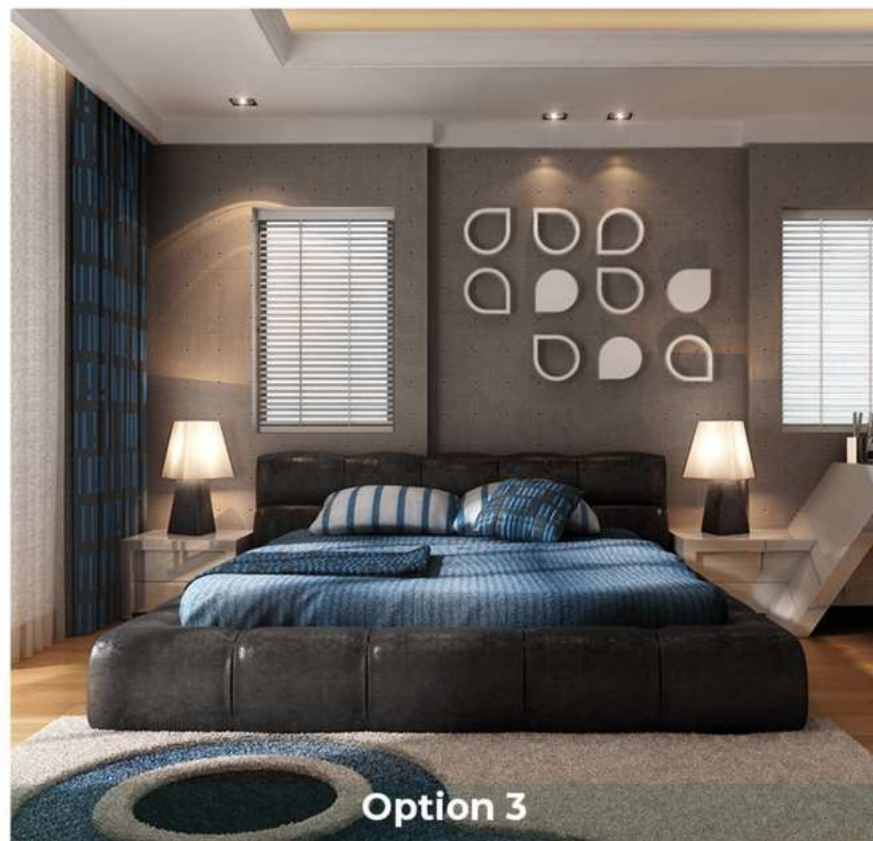
Bedroom Options (1 Kanal Villas)



Option 1



Option 2



Option 3

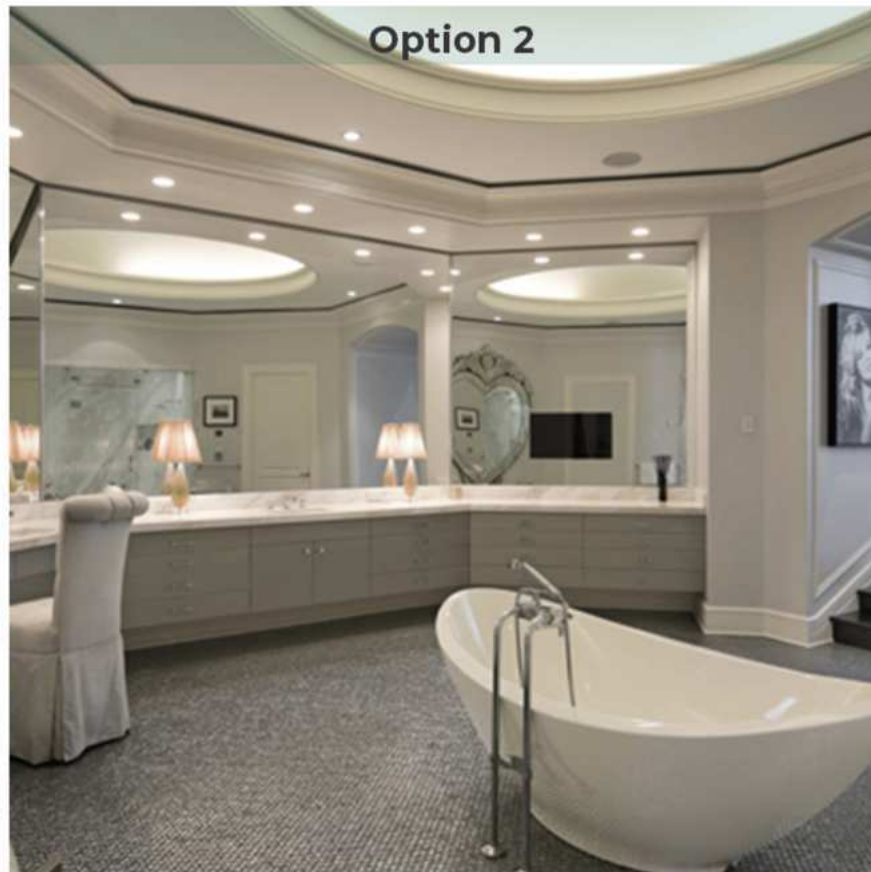
Washrooms Options (1 Kanal Villas)



Option 1



Option 2



Kitchen



Specifications

1 kanal/500 SQ. YARDS VILLA

Total land area= 4500 sq.ft
Covered area =2300 sq.ft
2 Master Beds
2 Bedrooms
4 Bathrooms
Lounge

Dining
Annexy Suite
Kitchen

- 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 90,000,000

Furnished Possession in 3 Years.

30% Down Payment

12 Equal Quarterly Installments

15% On Possessions

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!



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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.



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Real Estate & Hospitality



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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.





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Pearl Continental
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HILL RESORTS & SPA

NEELISHANG
HILLS
Bathing area

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.



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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





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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 Restaurants 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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