



HAMILTON HILLS
BY AXIS

Luxury Above & Beyond



SUNSET VILLA

A LIFE OF DISTINCTION

A life of Distinction



Ground Floor



First Floor



SUNSET VILLA

9.33 Marla
(30x70 | 234 Sq Yds)
Area 3,050 sqft

- Exclusive Entrance
- Double Height Living Room
- Dining, Study
- Show Kitchen
- Grease Kitchen, Laundry
- Outdoor Deck
- 1 + 2 Bedroom
- 1 + 2 Bathroom
- Servant Quarter



SUNSET
VILLA



SUNSET
VILLA



SUNSET
VILLA



SUNSET
VILLA



Malaysian Design,
Boundary less Villas.



Exclusive Hamilton Club
with state of the art facility.



Solar power
Villas.



Ecofriendly water
recycling systems.



Fully Automated
Smart Villas.



Connected backyard
with Canopy Walk.



Pedestrian friendly
Walking network.



Prepared GSM
compatible utility meters.



Exquisite
imported kitchen.



24/7 central security
and surveillance.

Booking at **10%** only.

Completion and handover time only **4 years**.

Monthly installments as low as **Rs. 199K**.

11.1% final payment after handover of Villa.



SPECIFICATIONS

GREY STRUCTURE

STRUCTURE	RCC Frame
BRICK WORK (Foundation)	A Class
BLOCK	Hollow Block (External Wall)with insulation foam / Solid Block (Internal Wall)
STEEL REINFORCEMENT	60,000 (PSI)
TOP FLOOR	Terrazzo

FINISHING MATERIAL

Ceiling	POP (Plaster of Paris)5" thick with galvanized iron wire
Main Entrance Door	Solid Door
All Bedroom Doors	Engineer Door with Ash Veneer
Toilet	Engineer Door with Ash Veneer
DOOR FRAME	Imported Hard Wood (Golden Teak)
LCD (Double height wall)	wood frame with wooden polish finishas per design complete in all respect

WALL FINISH	
Kitchen	Porcelain & Ceramic Tiles
All Bath	Porcelain & Ceramic Tiles
External Wall	Finished as per elevation

FLOOR FINISH	
Living, Hall, Dinning & Foyer	Porcelain & Ceramic
Store & Kitchen	Porcelain & Ceramic
Bed Rooms	Porcelain & Ceramic
Terrace, Yard & Car Porch	Porcelain & Ceramic
All Bathrooms	Porcelain & Ceramic
Balcony	Porcelain & Ceramic
Outdoor Flooring	Tough Tile / Marble
SKIRTING WORK	PVC Wooden
WINDOWS	UPVC (Asaspen,Decunik,Veka Equivalent)

Kitchen Tops	Granite
Washroom Vanities	Granite
Stairs	Granite
HANDRAILS	Glass
PAINT WORKS (Interior)	Nippon or Equivalent

PAINT WORKS (Exterior)	Weather coat ICI OR Equivalent
SHOWER CABIN	Glass
KITCHEN CABINETS	Laminated Chipboard & Front Opening will be High Gloss
WARDROBE CABINETS	Laminated Chipboard & Front Opening will be High Gloss
BLINDS	Lounge Only (Motorized Window Treatment)
LCD (Lounge)	60 Inch / Samsang or Equivalent
STEEL GRATING	M.S

KITCHEN EQUIPMENTS

Hood	Fotile, Vatti or Equivalent
Range	Fotile, Vatti or Equivalent
Gas Hob	Fotile, Vatti or Equivalent
Microwave Oven	Fotle, Vatti or Equivalent
Fridge	Haier double door or Equivalent
Cabinet Shelf	Hydraulic Imported

SANITARY AND PLUMBING FITTINGS

VANITY	HansGrohe or Equivalent
FAUCET MIXER	HansGrohe or Equivalent
WC (Squatter / Asiatic)	HansGrohe or Equivalent
WC (European)	HansGrohe or Equivalent (Wall Mounted)
SHOWER	HansGrohe or Equivalent
KITCHEN SINK	Stainless Steel Imported
SINK MIXER	Stainless Steel Imported

ELECTRICAL & TELEPHONE INSTALLATIONS

CABLE	GM or Newage or Equivalent
BACKUP	Solar System / UPS
LIGHT POINTS	Schneider or Equivalent (Smart Series)
13 AMP POWER POINTS	Schneider or Equivalent (Smart Series)
15 AMP POWER POINTS	Schneider or Equivalent (Smart Series)
TELEPHONE POINTS	Schneider or Equivalent (Smart Series)
TV POINTS	Schneider or Equivalent (Smart Series)
DATA POINTS	Schneideror Equivalent (Smart Series)
DOOR BELL POINT	Schneider or Equivalent (Smart Series)
LIGHTING PROTECTION SYSTEM	Philips or Equivalent
INSTANT WATER HEATER	Imported
WATER PRESSURE PUMP	Imported
AIR-CONDITIONING UNITS	Inverter A/C 1.5 TON

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING

INTERCOM	Imported / Smart
DOOR BELL	Imported / Smart
CCTV CAMERA	Hik vision ,Dhaua or Equivalent
ALARAM SYSTEM (FIRE & SECURITY)	FMS or Equivalent



HAMILTON HILLS
BY AXIS



Luxury Above & Beyond



Contact Us:

hamiltonhills.com.pk

UAN: 0092111 333 007

T : +92 329 310 0011

E : hamiltonhillsbyaxis@gmail.com

Hamilton Hills Offices:

Head Office: 4th Floor, 95 Square, Executive Block,
Gulberg Greens, Islamabad

Islamabad: LG, Silver Square Plaza, Plot # 15, Street # 73,
Mehr Ali Road, F-II Markaz Islamabad

Lahore: 24G, DHA Commercial Phase I, Lahore