



PICCADILLY®

— P E R E G R I N E —

(Pre-Launch)

JAN 25

· I ·

THE LOCATION

· IV ·

THE RESIDENCES

· II ·

THE BUILDING

· V ·

FLOOR PLAN

· III ·

THE AMENITIES

· VI ·

APARTMENT PLAN

· VII ·

THE DEVELOPER

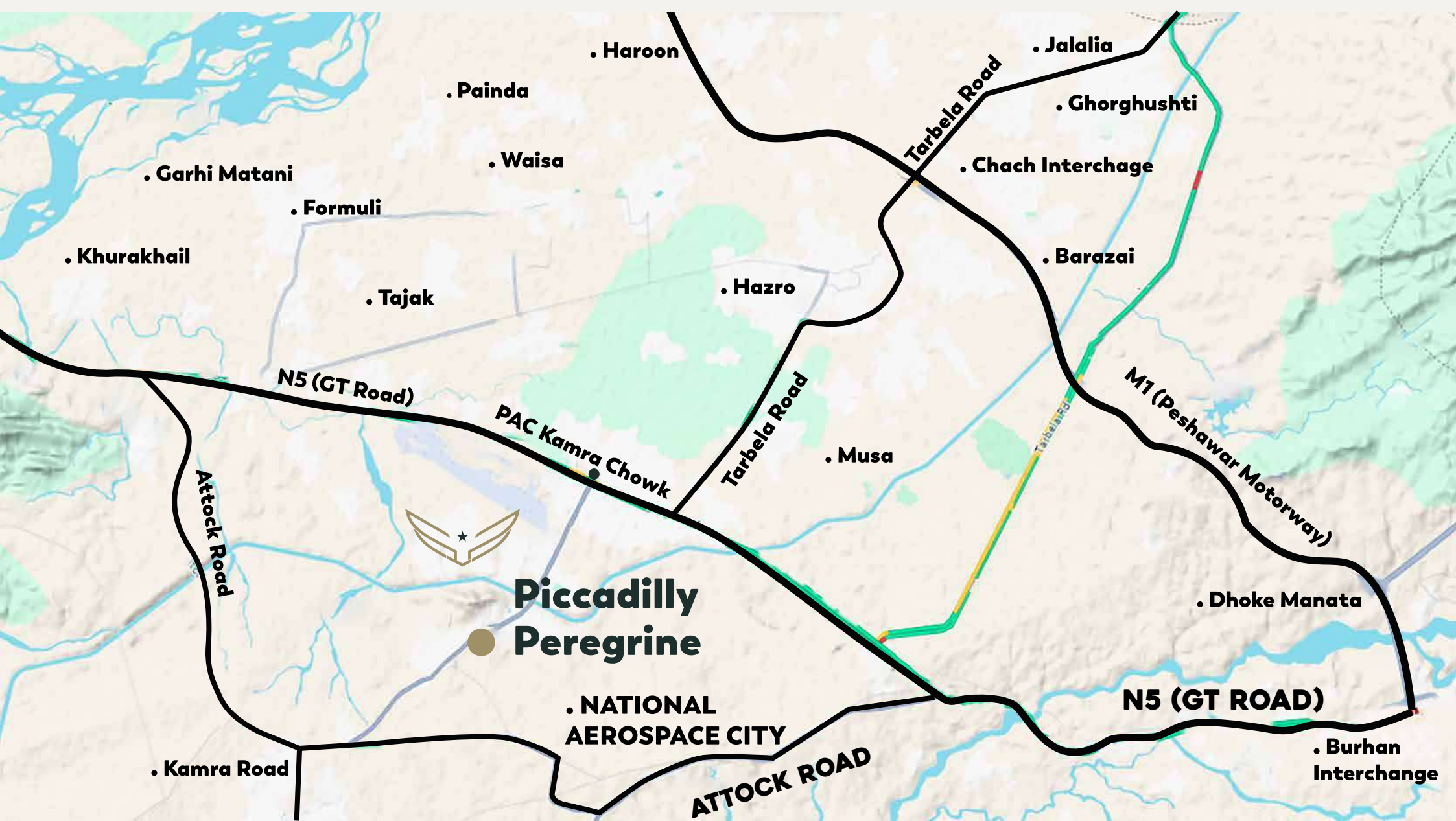


THE LOCATION



National Aerospace City, Kamra (NACK)

A project of Pakistan Air Force



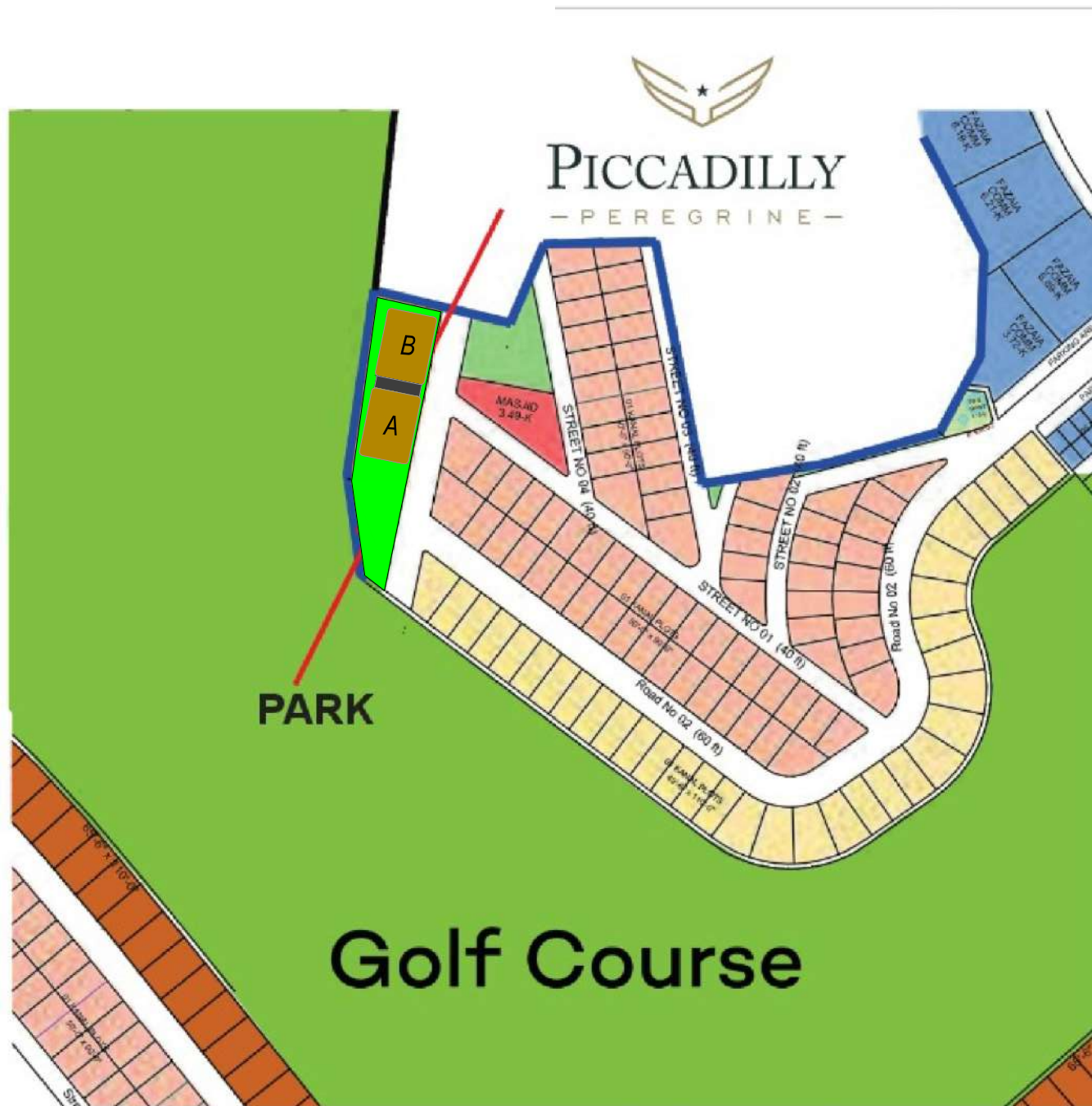
Distance as per
Google Maps

Ghorghushti - 30 mins
 Hazro - 18 mins
 Waisa - 30 mins
 Hattian - 10 mins

Tajak - 30 mins
 Attock City - 20 mins
 Islamabad Airport - 50 mins
 Islamabad F-10 Markaz - 70 mins

Master Plan & Plot Location





Piccadilly Peregrine
is surrounded by a
beautiful 18 hole
golf course

WHY KAMRA?

A significant diaspora from Kamra, Attock and its surrounding regions of Chach have settled overseas. They have their roots in this region with family connections. There is a need to provide international standard of living and amenities to reconnect the diaspora, especially the younger generation, with their homeland. With a home at Piccadilly Peregrine we are certain to rekindle this much needed connection with our roots and contribute to the growth of the local communities.

Kamra is also the manufacturing base of Pakistan AirForce Jets including the JF17. It is surrounded by factories and there is a demand for high end residential living hence making Piccadilly Peregrine an excellent investment.

WHY NACK?

National Aerospace City Kamra (NACK) is an approved society of the Pakistan Air Force.

The society is developed with amenities like Roads, Park, University and a Golf course. With Kamra Air Base surrounding its boundary, NACK is arguably the most secure place to live in the vicinity. It is ideally located with easy access to all main roads. We see NACK becoming the most liveable society around the Attock region in the very near future.

• II •

THE BUILDING





PICCADILLY[®]

— P E R E G R I N E —





The magnificent modern architecture has amenities on ground floor while residential apartments are from 1st till 7th floors. Penthouses shall be launched later on 8th and top floors combined. Two basement car parkings are also provided.



Elegance Manifesting Itself.





PICCADILLY

— PEREGRINE —



— БЕР ПЕР ПЕР —

• III •

THE AMENITIES



SWIMMING POOL



SPA



GYM

STOCK IMAGES

Amenities

- 24 Hour Concierge
- 24 Hour Security
- Gym & Swimming Pool
- Spa
- Saloon
- Café
- Roof Top Floating Restaurant (including Room Service)
- Private Cinema Room
- Games Room
- Children Play Area
- Business Centre
- Car Rental & Airport Pick & Drop
- Apartment Cleaning Service
- Underground Secure Car Parking
- Ramp Access Throughout



GAMES ROOM



CAFÉ



CAR PARKING

• IV •

THE RESIDENCES



Open Plan
Living With
Large
Windows



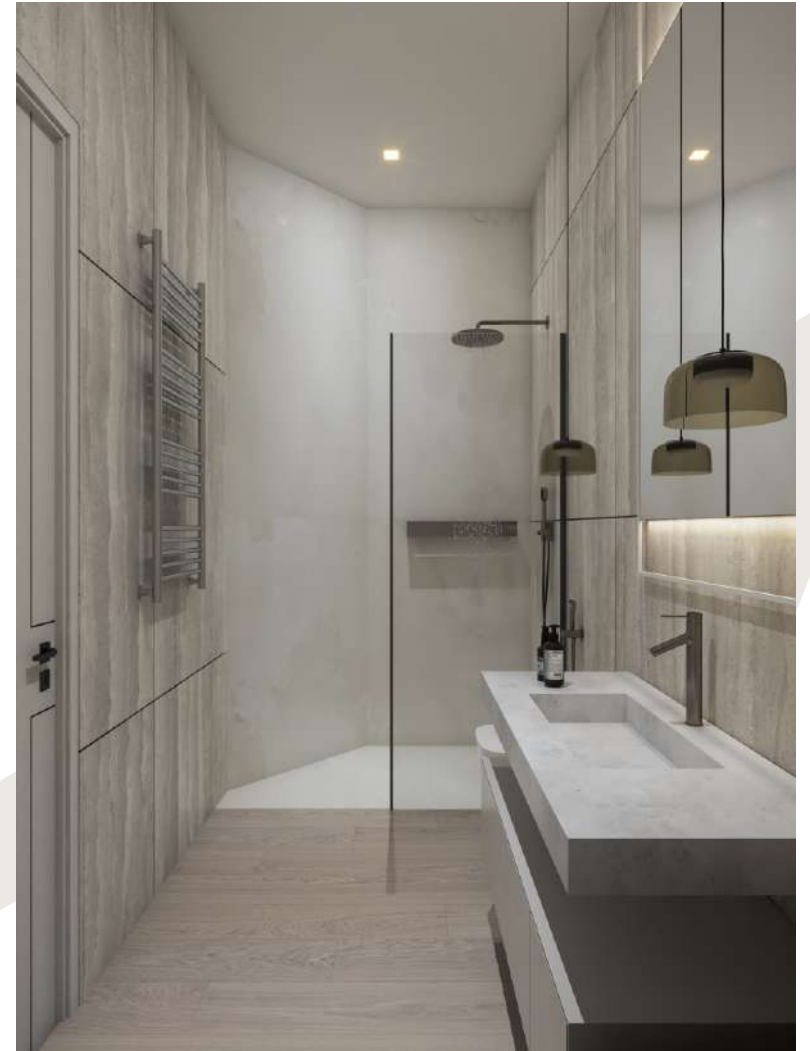


Inspired
Living for
Every
Lifestyle.





Modern Bathroom Suites

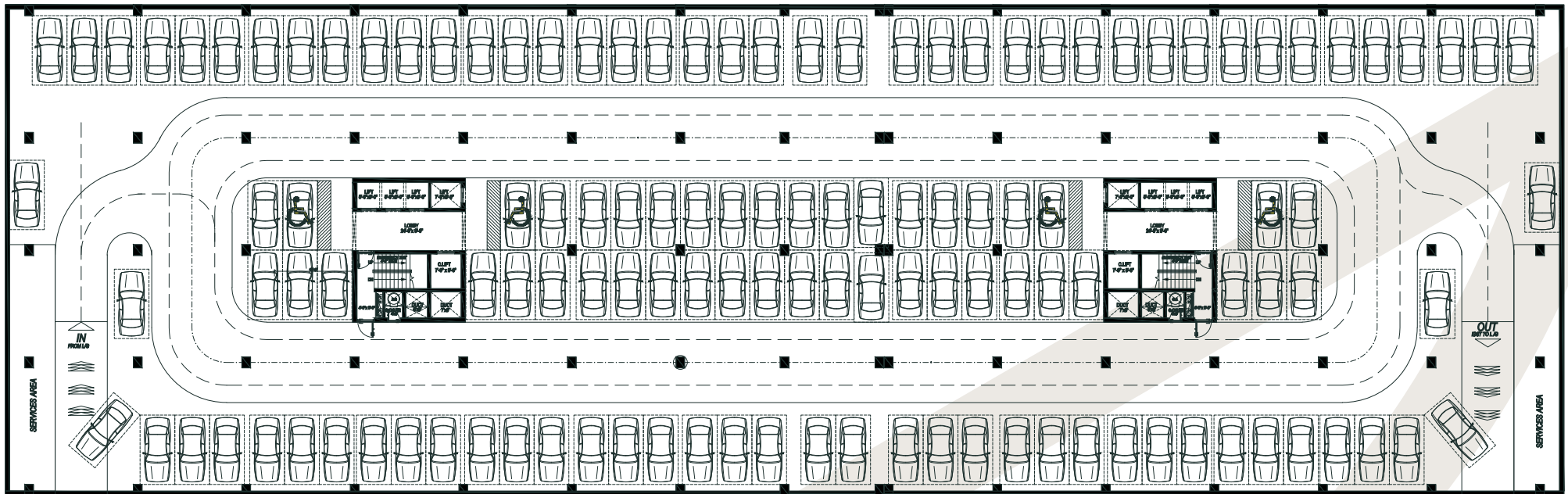




FLOOR PLAN

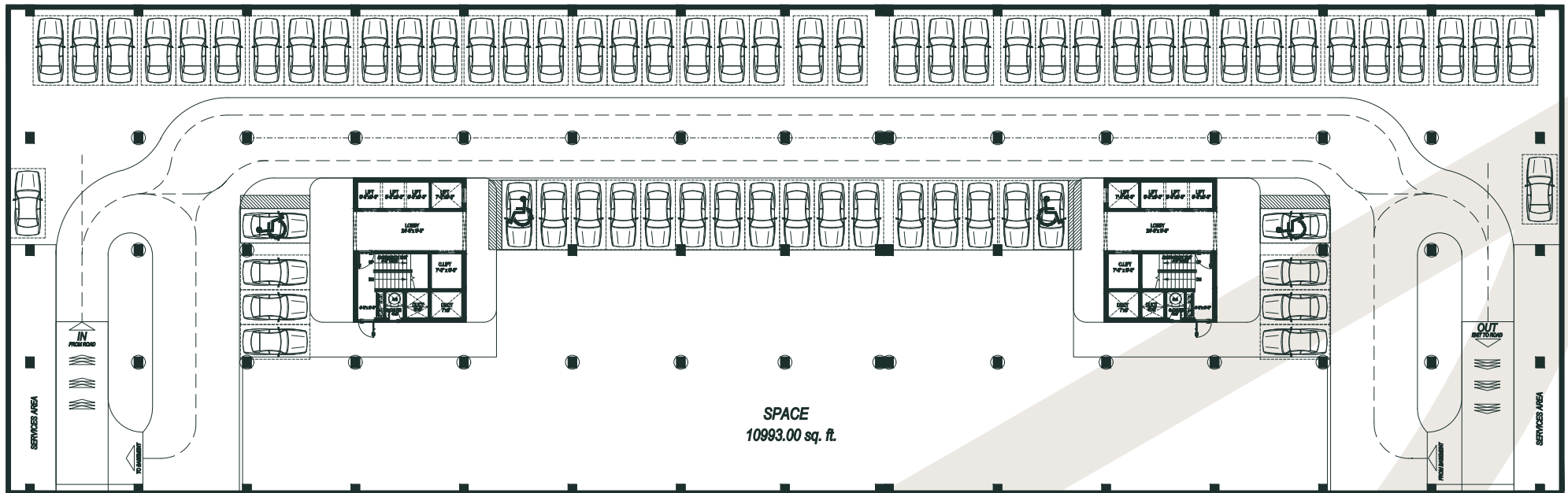
Basement - 02

126 Car Park

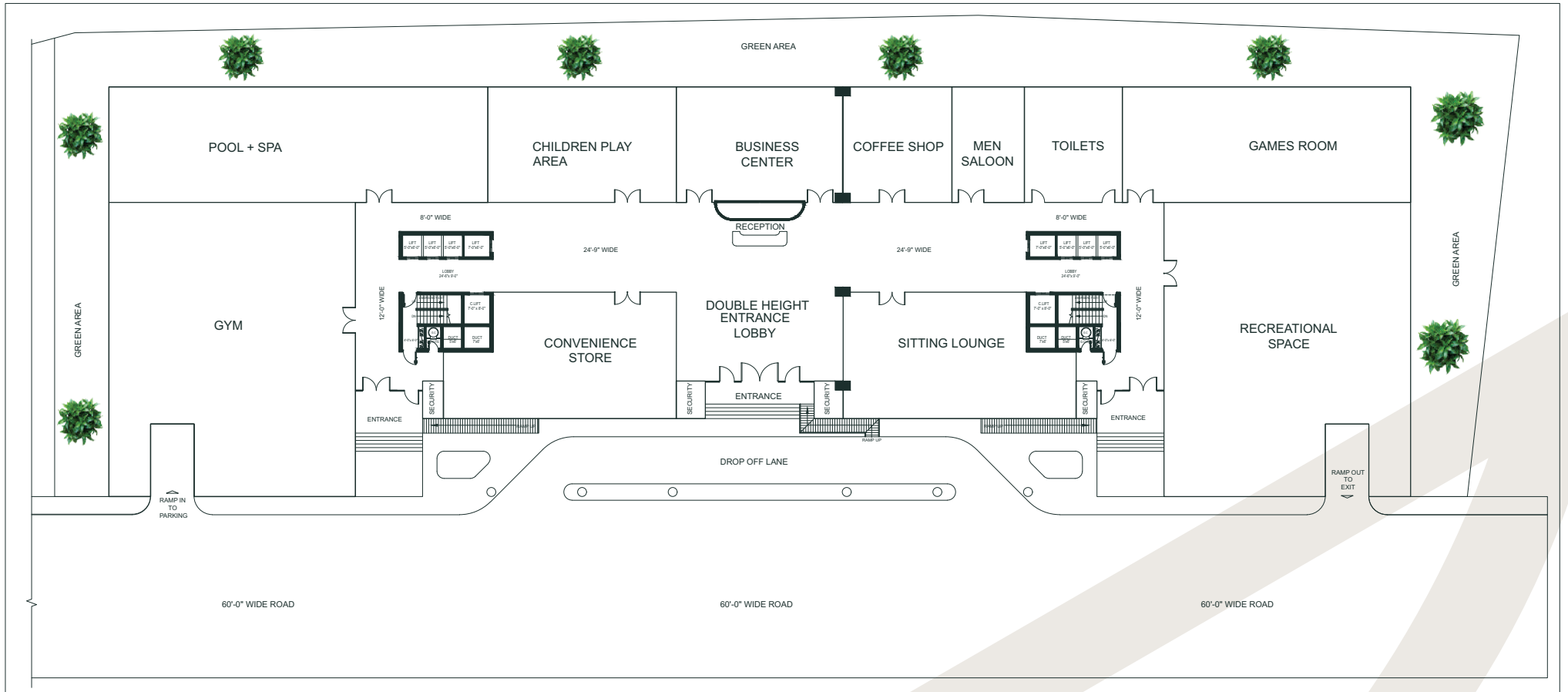


Basement - 01

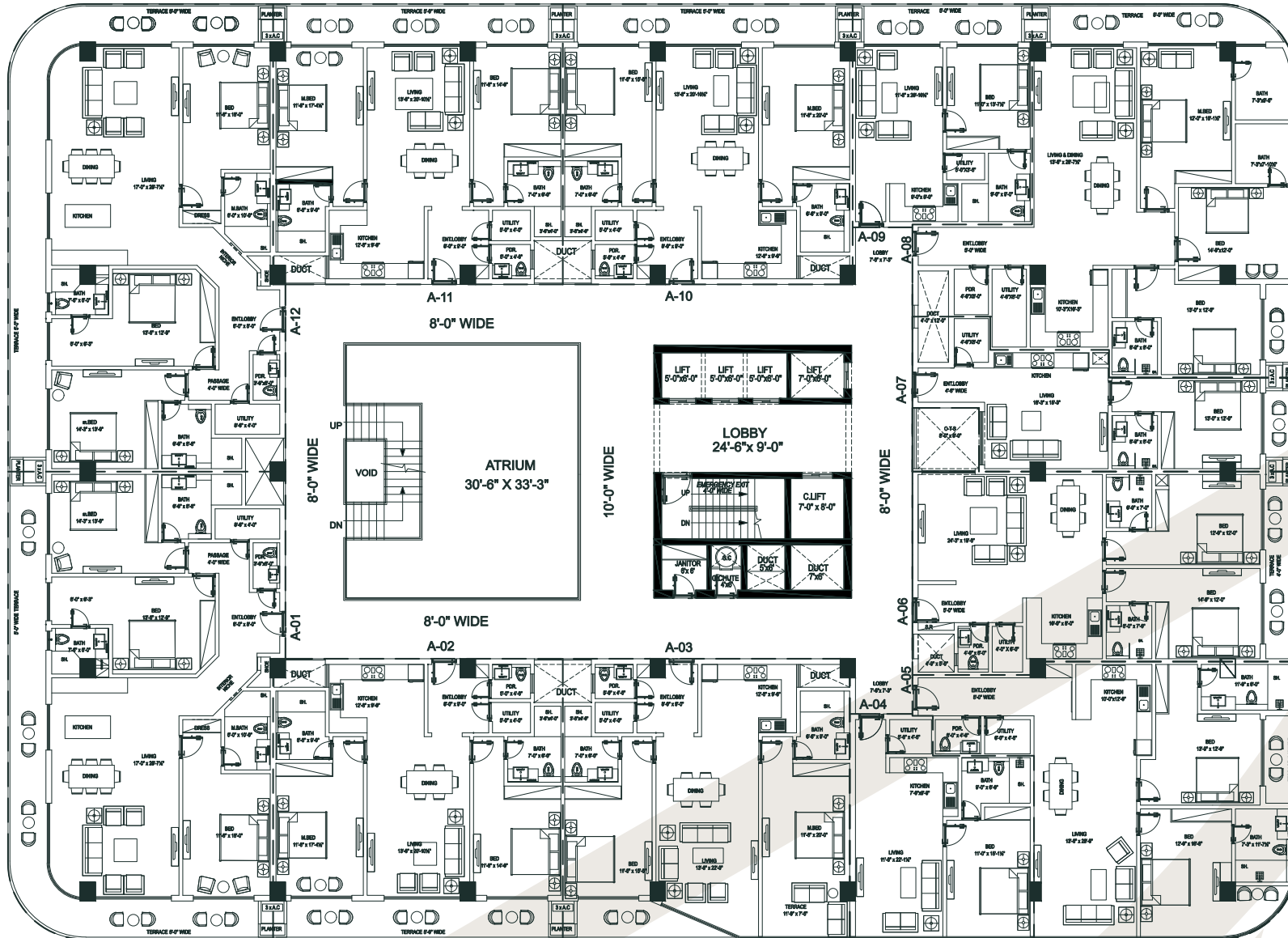
67 Car Park



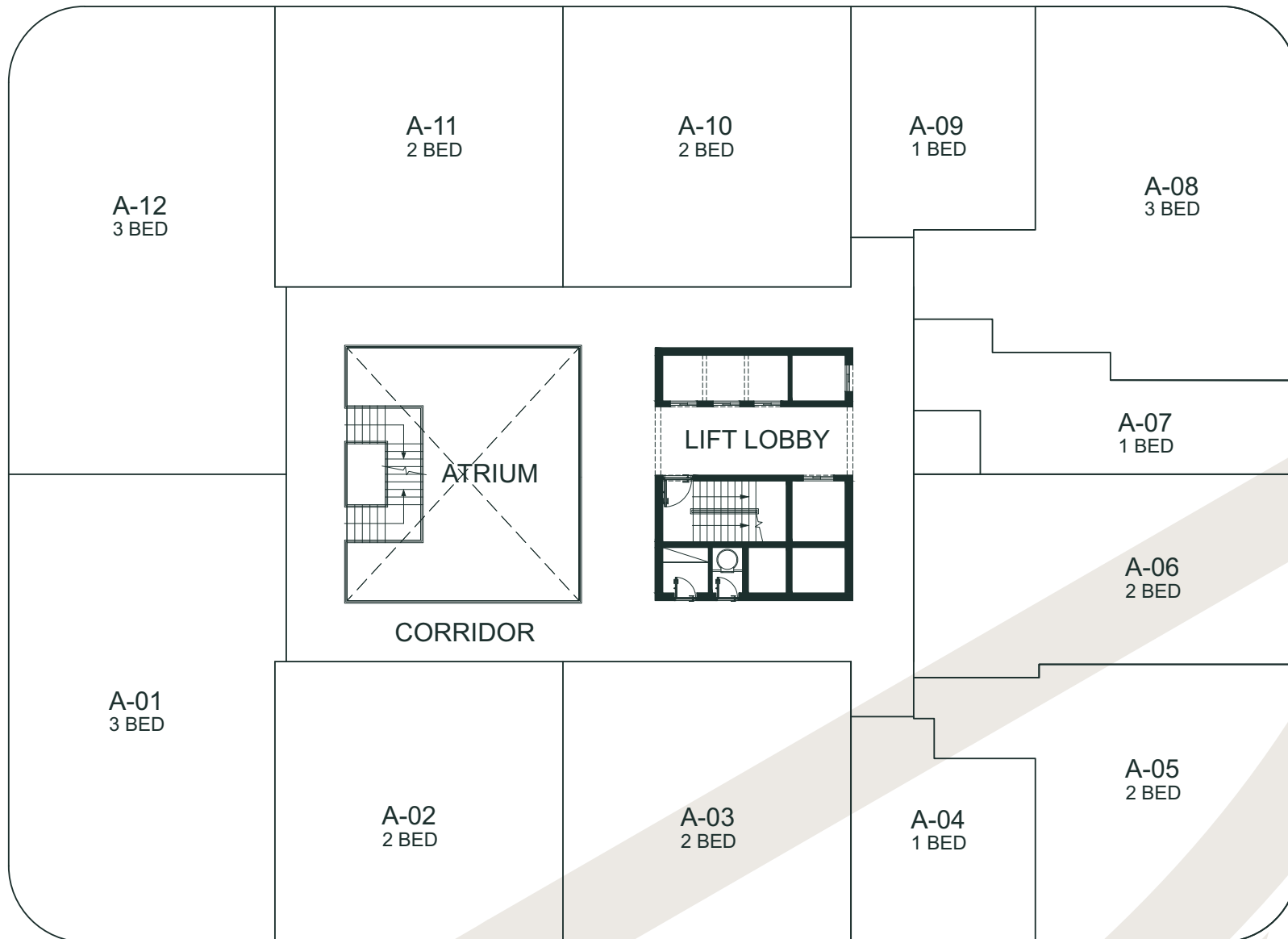
Ground Floor



Typical Floor



Typical Floor



• VI •

APARTMENT PLAN

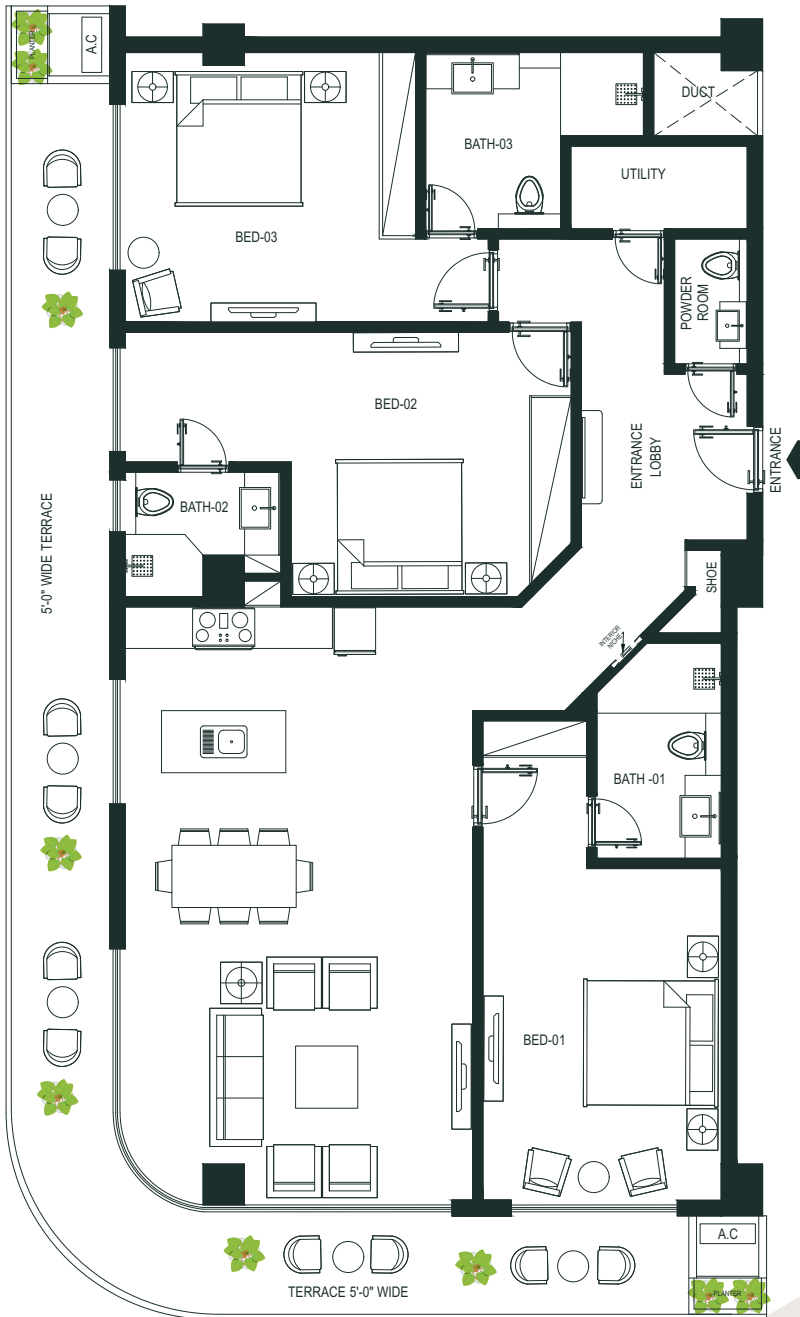


PICCADILLY[®]
— P E R E G R I N E —

Apartment Type: 3 Bedroom

A-01

Apartment Area: **2145 / 199** sqft / sqm
 Common Area: **429 / 40**
 Gross Sellable Area: **2574 / 239**



Bed 01	11' 6" x 16'	3.5m x 4.9m
Bath 01	6' x 10'	1.8m x 3.0m
Bed 02	13' 6" x 12' 9"	4.1m x 3.9m
Bath 02	7' 6" x 6'	2.3m x 1.8m
Bed 03	14' 3" x 13'	4.3m x 4.0m
Bath 03	6' 6" x 8' 6"	2.0m x 2.6m
Living / Dining / Kitchen	17' x 28' 7"	5.2m x 8.7m
Utility	8' 6" x 4'	2.6m x 1.2m
Powder Room		

All areas are approximate.



PICCADILLY®

— P E R E G R I N E —

Apartment Type: 2 Bedroom

A-02

Apartment Area: **1350 / 125** sqft / sqm
 Common Area: **270 / 25**
 Gross Sellable Area: **1620 / 150**



Entrance Lobby	8' x 9'	2.4m x 2.7m
Bed 01	11' 6" x 14' 6"	3.5m x 4.4m
Bath 01	7' 0" x 6'	2.1m x 1.8m
Bed 02	11' 6" x 17' 6"	3.5m x 5.3m
Bath 02	6' 6" x 9'	2.0m x 2.7m
Living / Dining	13' 6" x 21'	4.1m x 6.2m
Kitchen	12' 6" x 9'	3.8m x 2.7m
Utility		
Powder Room		

All areas are approximate.



PICCADILLY®

— P E R E G R I N E —

Apartment Type: 2 Bedroom

A-03

Apartment Area: **1350 / 125** sqft / sqm
 Common Area: **270 / 25**
 Gross Sellable Area: **1620 / 150**



Entrance Lobby	8' x 9'	2.4m x 2.7m
Bed 01	11' 6" x 14' 6"	3.5m x 4.4m
Bath 01	7' 0" x 6'	2.1m x 1.8m
Bed 02	11' 6" x 17' 6"	3.5m x 5.3m
Bath 02	6' 6" x 9'	2.0m x 2.7m
Living / Dining	13' 6" x 27'	4.1m x 8.2m
Kitchen	12' 6" x 9'	3.8m x 2.7m
Utility		
Powder Room		

All areas are approximate.



PICCADILLY[®]
— P E R E G R I N E —

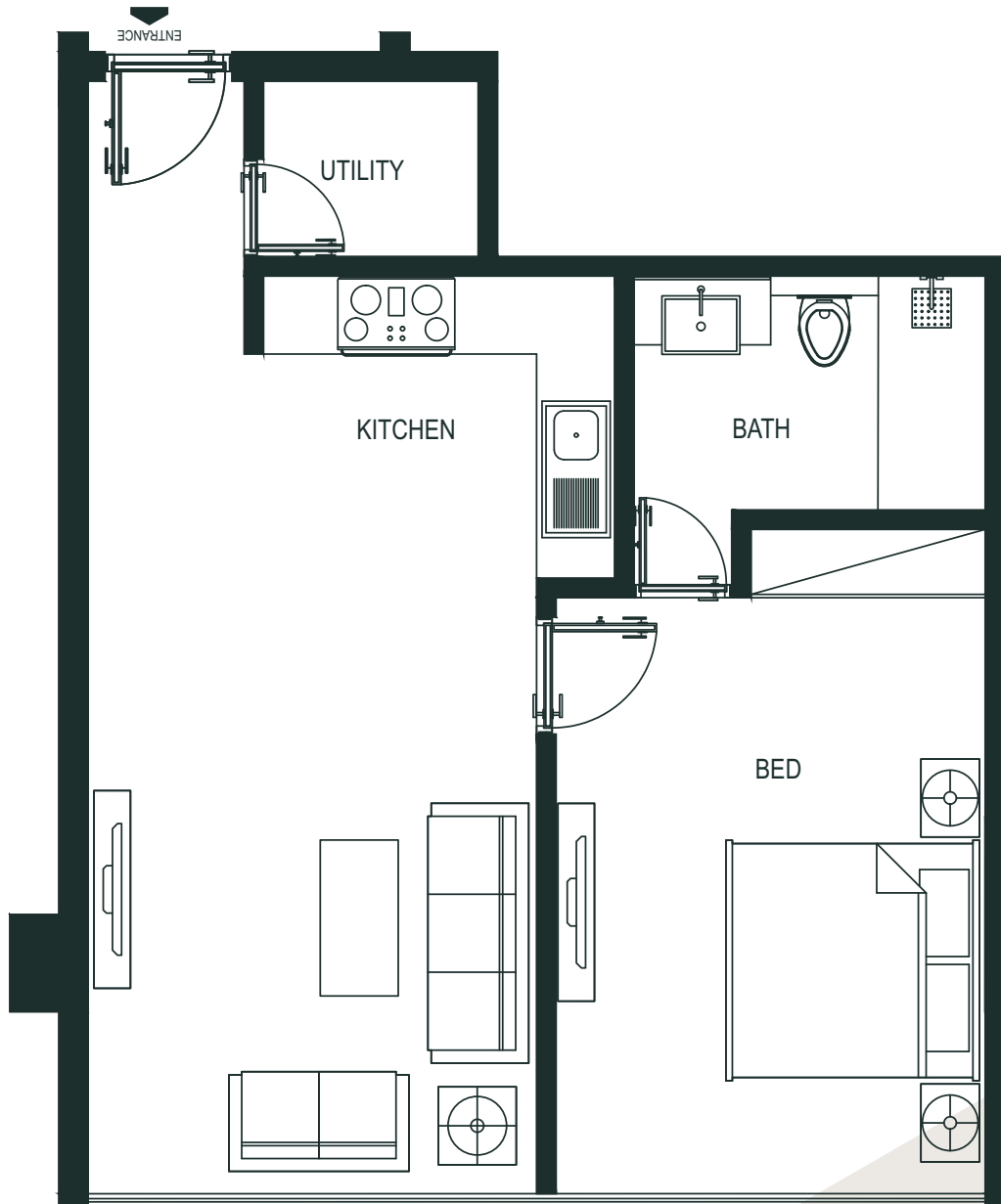
Apartment Type: 1 Bedroom

A-04

Apartment Area: 644 / 60
Common Area: 129 / 12
Gross Sellable Area: 773 / 72

Entrance Lobby	4' x 7'	1.2m x 2.1m
Living / Dining / Kitchen	11' 6" x 23' 6"	3.5m x 7.2m
Bed 01	11' x 15'	3.3m x 4.6m
Bath 01	9' x 6'	2.7m x 1.8m
Utility	5' 6" x 4' 6"	1.7m x 1.4m

All areas are approximate.





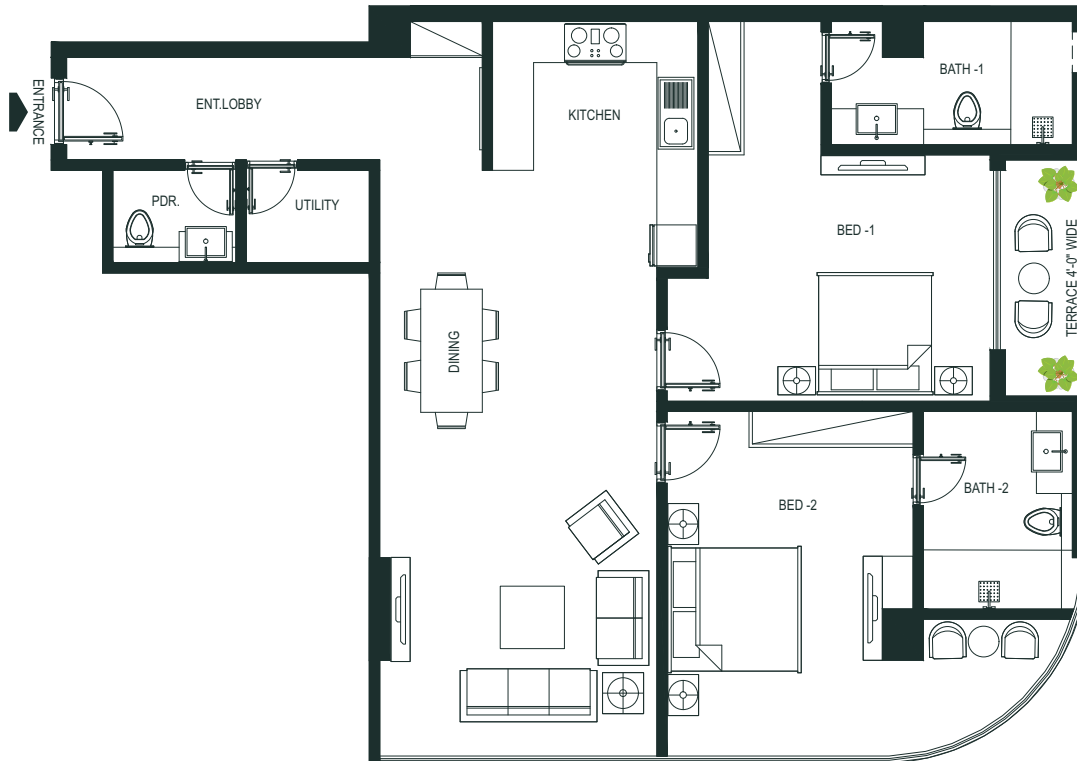
PICCADILLY®

— P E R E G R I N E —

Apartment Type: 2 Bedroom

A-05

Apartment Area: 1393 / 129 sqft / sqm
Common Area: 279 / 26
Gross Sellable Area: 1672 / 155



Entrance Lobby	20' 3" x 5'	6.1m x 1.5m
Living / Dining	13' 6" x 28' 6"	4.1m x 8.7m
Kitchen	10' x 12'	3.0m x 3.7m
Bed 01	13' 9" x 12'	4.1m x 3.7m
Bath 01	11' 9" x 6'	3.6m x 1.8m
Bed 02	12' 9" x 17'	3.9m x 5.2m
Bath 02	7' 3" x 9' 6"	2.2m x 2.9m
Utility	6' x 4' 6"	1.8m x 1.4m
Powder Room	6' x 4' 6"	1.8m x 1.4m

All areas are approximate.



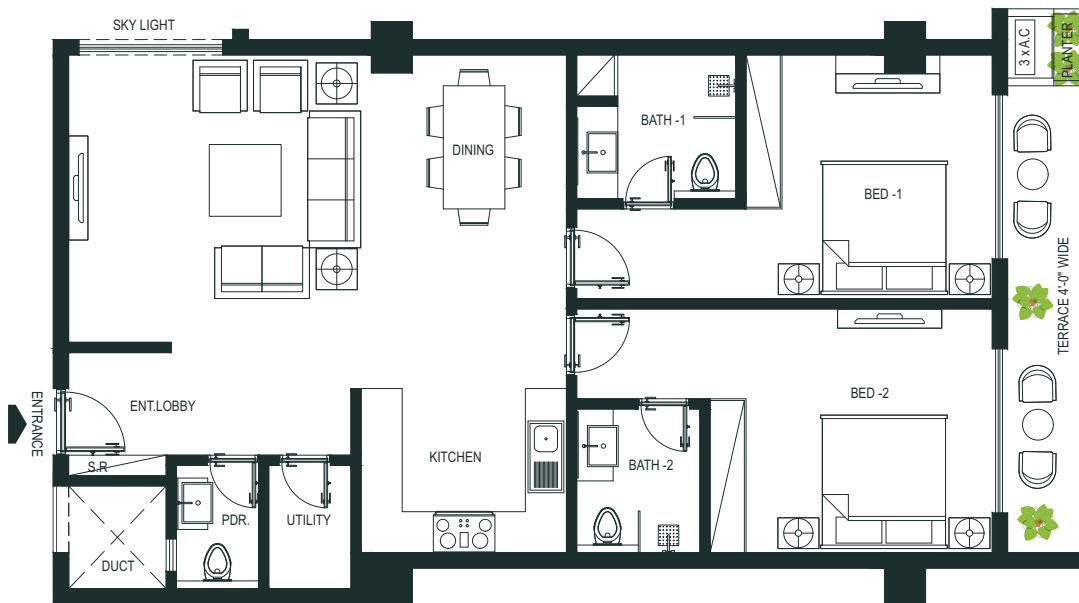
PICCADILLY®

— P E R E G R I N E —

Apartment Type: 2 Bedroom

A-06

Apartment Area: 1264 / 117 sqft / sqm
Common Area: 253 / 24
Gross Sellable Area: 1517 / 141



Living / Dining	24' 3" x 19' 6"	7.4m x 6.0m
Kitchen	10' x 8'	3.0m x 2.4m
Bed 01	12' x 12'	3.7m x 3.7m
Bath 01	8' x 7'	2.4m x 2.1m
Bed 02	14' 9" x 12'	4.5m x 3.7m
Bath 02	6' x 7'	1.8m x 2.1m
Utility	4' x 6'	1.2m x 1.8m
Powder Room	4' x 6'	1.2m x 1.8m

All areas are approximate.



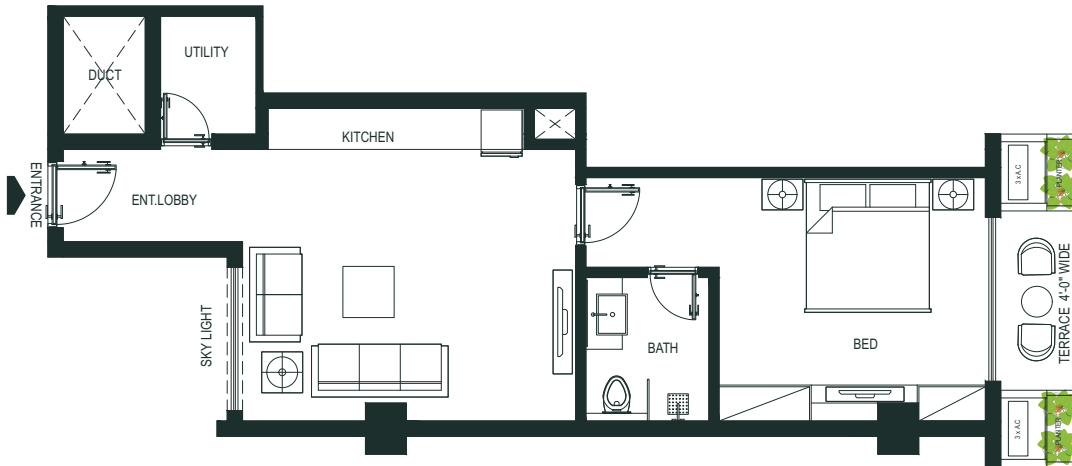
PICCADILLY®

— P E R E G R I N E —

Apartment Type: 1 Bedroom

A-07

Apartment Area: 711 / 66
Common Area: 142 / 13
Gross Sellable Area: 853 / 79



Entrance Lobby	8' 9" x 4' 6"	5.0m x 4.6m
Living / Dining / Kitchen	6' x 7'	2.6m x 1.4m
Bed 01	13' x 12'	4.0m x 3.7m
Bath 01	4' 6" x 5' 9"	1.8m x 2.1m
Utility	16' 3" x 15' 3"	1.4m x 1.8m

All areas are approximate.



PICCADILLY[®]
— P E R E G R I N E —

Apartment Type: 3 Bedroom

A-08

Apartment Area: **1810 / 168** sqft / sqm
Common Area: **362 / 34**
Gross Sellable Area: **2172 / 202**



Entrance Lobby	15' 0" x 5' 0"	4.6m x 1.5m
Living / Dining	13' 6" x 28' 6"	4.1m x 8.7m
Kitchen	10' 3" x 10' 3"	3.1m x 3.1m
Bed 01	12' x 18' 6"	3.7m x 5.6m
Bath 01	7' 3" x 9' 6"	2.2m x 2.9m
Bed 02	14' 9" x 12'	4.5m x 3.7m
Bath 02	7' 3" x 8'	2.2m x 2.4m
Bed 03	13' x 12'	4.0m x 3.7m
Bath 03	6' x 7'	1.8m x 2.1m
Utility	4' 6" x 10' 3"	1.4m x 3.1m
Powder Room	4' 6" x 6' 3"	1.4m x 1.8m

All areas are approximate.



PICCADILLY[®]
— P E R E G R I N E —

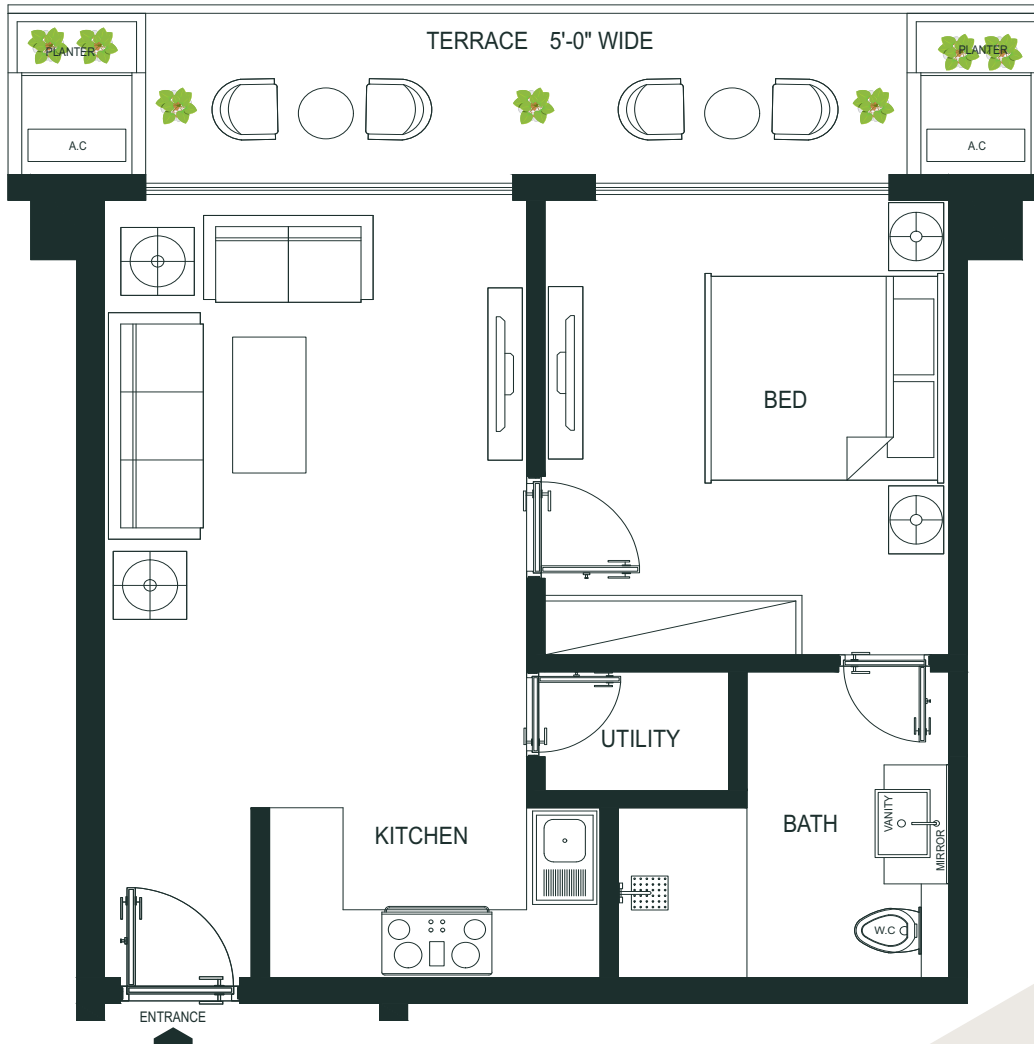
Apartment Type: 1 Bedroom

A-09

Apartment Area: **700 / 65** sqft / sqm
Common Area: **140 / 13**
Gross Sellable Area: **840 / 78**

Entrance / Living / Dining	11' 6" x 23' 0"	3.5m x 7.0m
Kitchen	9' 0" x 5'	2.7m x 1.5m
Bed 01	11' x 13' 6"	3.4m x 4.11m
Bath 01	9' x 9'	2.7m x 2.7m
Utility	5' 0" x 3' 6"	1.5m x 1.0m

All areas are approximate.





PICCADILLY®

— P E R E G R I N E —

Apartment Type: 2 Bedroom

A-10

Apartment Area: **1350 / 125** sqft / sqm
 Common Area: **270 / 25**
 Gross Sellable Area: **1620 / 150**



Entrance Lobby	8' x 9'	2.4m x 2.7m
Bed 01	11' 6" x 14' 6"	3.5m x 4.4m
Bath 01	7' 0" x 6'	2.1m x 1.8m
Bed 02	11' 6" x 17' 6"	3.5m x 5.3m
Bath 02	6' 6" x 9'	2.0m x 2.7m
Living / Dining	13' 6" x 21'	4.1m x 6.2m
Kitchen	12' 6" x 9'	3.8m x 2.7m
Utility		
Powder Room		

All areas are approximate.



PICCADILLY®

— P E R E G R I N E —

Apartment Type: 2 Bedroom

A-11

Apartment Area: **1350 / 125** sqft / sqm
 Common Area: **270 / 25**
 Gross Sellable Area: **1620 / 150**

Entrance Lobby	8' x 9'	2.4m x 2.7m
Bed 01	11' 6" x 14' 6"	3.5m x 4.4m
Bath 01	7' 0" x 6'	2.1m x 1.8m
Bed 02	11' 6" x 17' 6"	3.5m x 5.3m
Bath 02	6' 6" x 9'	2.0m x 2.7m
Living / Dining	13' 6" x 21'	4.1m x 6.2m
Kitchen	12' 6" x 9'	3.8m x 2.7m
Utility		
Powder Room		

All areas are approximate.





PICCADILLY[®]
— P E R E G R I N E —

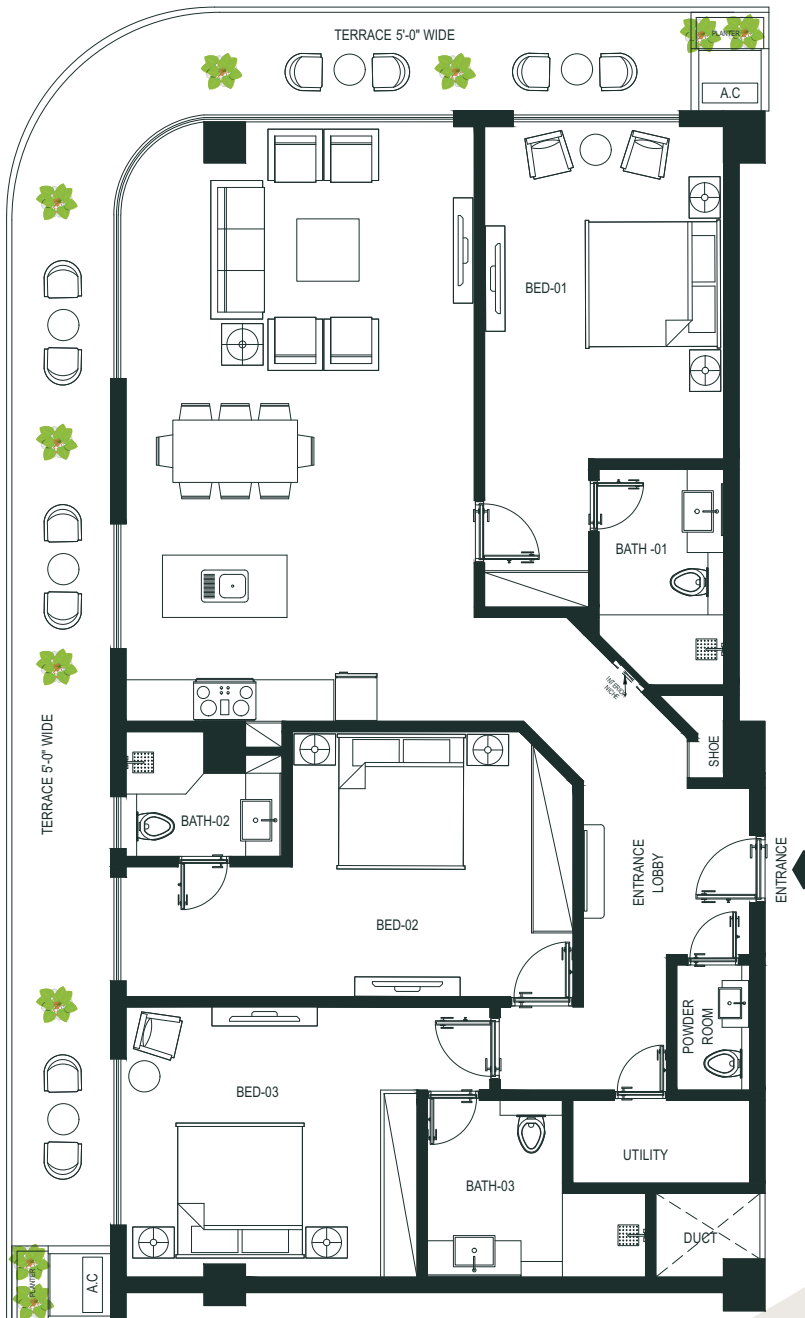
Apartment Type: 3 Bedroom

A-12

Apartment Area: **2145 / 199** sqft / sqm
Common Area: **429 / 40**
Gross Sellable Area: **2574 / 239**

Bed 01	11' 6" x 16'	3.5m x 4.9m
Bath 01	6' x 10'	1.8m x 3.0m
Bed 02	13' 6" x 12' 9"	4.1m x 3.9m
Bath 02	7' 6" x 6'	2.3m x 1.8m
Bed 03	14' 3" x 13'	4.3m x 4.0m
Bath 03	6' 6" x 8' 6"	2.0m x 2.6m
Living / Dining / Kitchen	17' x 28' 7"	5.2m x 8.7m
Utility	8' 6" x 4'	2.6m x 1.2m
Powder Room		

All areas are approximate.



• VII •

THE DEVELOPER



PICCADILLY[®]

H O M E S

Piccadilly Homes is arguably the finest property developer of Islamabad with a proven track record of delivering high end units on time. Our ethos is to work on 'One Project at One Time' to give it the due attention to detail that it deserves.

With One Piccadilly in Gulberg Greens and Piccadilly Courtyard in Bahria Town both delivered and maintained to the highest standards, we are excited to share our design for Piccadilly Peregrine with you at this Pre-Launch stage. The beautiful, modern glass building lit by architectural lighting controls is a breathtaking and challenging design and we are truly excited to bring it to life.



my4walls is an Architecture Design and Construction firm. With an established track record in delivering high end projects in the UK, we opened our Pakistan office in 2016. Over the last 8 years, my4walls has become known as the construction firm of trust, honesty and high-end workmanship.

In addition to being the architect and contracting firm for One Piccadilly and Piccadilly Courtyard, my4walls has completed several other high end projects including the complete construction of the Libyan Embassy in diplomatic enclave, Islamabad and several farm house projects for overseas clients.

ONE PICCADILLY[®]



One Piccadilly

Gulberg Greens, Islamabad

Start Date: June 2017

Handover Date: Sep 2019

Landmark project in Gulberg Greens. One Piccadilly was among the first Projects launched in Gulberg Greens and the first to be launched exclusively for overseas Pakistanis at the London Property Expo in 2017.

Since its completion, the project is considered one of the best delivered and maintained project in Islamabad



PICCADILLY®

— COURT YARD —



Piccadilly

COURTYARD

Start Date: Oct 2020

Handover Date: Oct 2023

Piccadilly Courtyard is a true masterpiece of modern Islamic architecture. Situated on the main Bahria expressway, it consists of very exclusive commercial spaces and residential units. The centre fountain and the courtyard itself is a place of serenity. The Building is maintained to the highest standards with a 24 hour concierge service.



PICCADILLY®

— P E R E G R I N E —

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