

PROJECT  
CONSULTANT



PROJECT  
ARCHITECT



Aaskresidsy



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E S C A P E .

U N W I N D .

E N J O Y





TRANQUILITY REDEFINED

# RESIDY BARRIAN

WHERE NATURE MEETS LUXURY







## WHO WE ARE

CRAFTING DREAMS , DELIVERING DELIGHTS

At **AASK RESIDY (PRIVATE) LIMITED**, we embark on our journey with a commitment to redefine the standards of luxury living globally. While our name may be new to the industry, our passion, dedication, and vision are deeply rooted in our ethos. Aask Residy proudly presents its debut project **RESIDY BARRIAN**, marking the beginning of a new era in Pakistan's real estate sector. As we take our first steps, we do so with humility, acknowledging the trust bestowed upon us by our valued customers.



RESIDY BARRIAN

OPULENT LIVING

Innovative And Contextual Designs In Pakistan



MUHAMMAD ASIF GONDAL  
C.E.O  
AASK RESIDY (PRIVATE) LIMITED.

# FROM THE DEVELOPER'S DESK

## STRIVING FOR EXCELLENCE

At AASK RESIDY (PRIVATE) LIMITED, we are dedicated to developing real estate in the northern regions of Pakistan, with a passion for creating life-changing residential experiences. We are proud of the fact that we overcome market discrepancies to ensure that our efforts surpass our clients' expectations. Furthermore, our strong commitment to revolutionizing the hospitality sector shows our belief in providing more than just lodging—we aspire to deliver unmatched levels of comfort, luxury, and heartfelt hospitality. With each project, we aim to cultivate dynamic communities that foster prosperity, connections, and refined lifestyles. Driven by a strong commitment to excellence, sustainability, and innovation, we are actively reshaping the story of real estate development in the northern regions.



# PERCEPTION OF PRINCIPAL ARCHITECT

FROM THOUGHTS TO REALITY

Jamshaid Khan Architects and Associates is a global studio for architecture, engineering and design, founded by Jamshaid Khan in 2007 with offices located in Islamabad, Lahore, Karachi, Peshawar and New-Zealand. JKAA is a group of top notch architects, designers and professionals who have delivered Pakistan's best and innovative architectural designs. Residy Barrian is also perceived as a contextual entity where the preservation and sustaining the natural environment was the priority. The eco-friendly style of architecture made sure that minimum natural vegetation was hindered, minimal land was displaced and maximum views were captured in the built spaces of the naturally rich context of the site. The natural tones along with locally available materials are clear feature of the design. The idea of separate modules to create breathing pockets followed by green terraces are a symbol of our architectural expertise and contextually friendly form of design.



JAMSHAIID KHAN  
C.E.O  
JAMSHAIID KHAN ARCHITECT  
& ASSOCIATES PVT. LTD





# OUR VALUES

## DETAILING

We prioritize meticulous attention to every aspect of the project, ensuring precision in execution even at the minutest level of detail.

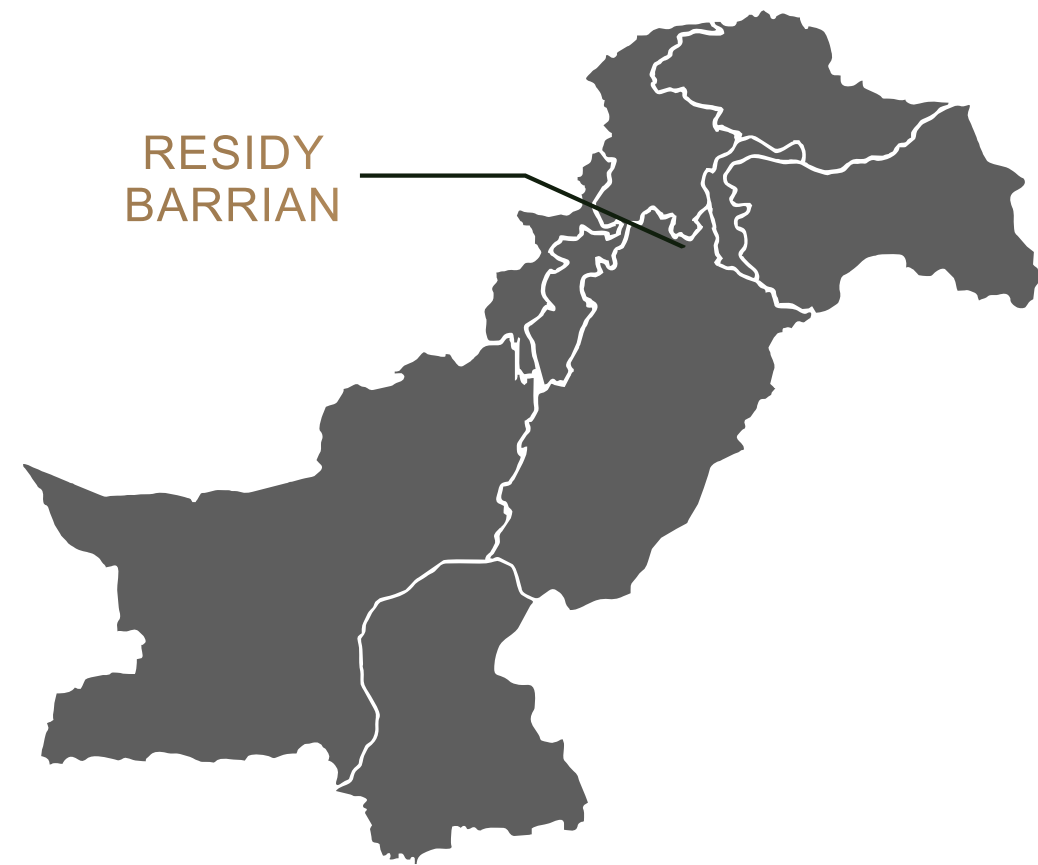
## SUSTAINABILITY

We believe in preserving the environment for future generations by using low environmental impact high quality materials.

## TIME MANAGEMENT

We never compromise on deadlines. Hence, delivering the project in allocated timeliness is our specialty.





# LOCATION

A PLACE FOR AN IDEAL INVESTMENT

Located just 2 km from the main city of Barrian, just North of Murree, Pakistan. The site provides an ideal space for holidays and leisure activities which is close enough to the main city and also far enough for a secluded community. The Kali Mitti settlement along multiple water channels makes it an ideal place to live and invest.

**RESIDY BARRIAN**  
OPULENT LIVING

Abbottabad Road

Kali mitti BHU

Kali miati Studio Apartment

Kali Mitte

Madni Taleem ul Quran Chitra Donga Murree

Fisheries Department Office

Foodelicious Way

**Key:**

- Barrian Bazar: 2 km
- Islamabad: 40 km
- Murree City: 6 km
- Khaira Gali: 3.6 km

The detailed map shows the 'RESIDY BARRIAN' project area in a central circle. A winding road, 'Abbottabad Road', runs through the area. Several landmarks are marked with icons: a hospital icon for 'Kali mitti BHU', a location pin for 'Kali miati Studio Apartment', a location pin for 'Kali Mitte', a mosque icon for 'Madni Taleem ul Quran Chitra Donga Murree', a house icon for 'Fisheries Department Office', and a fork and knife icon for 'Foodelicious Way'. A 'Key' section at the bottom left lists distances to other locations: Barrian Bazar (2 km), Islamabad (40 km), Murree City (6 km), and Khaira Gali (3.6 km).





# WHY

## CHOOSE RESIDY BARRIAN ?

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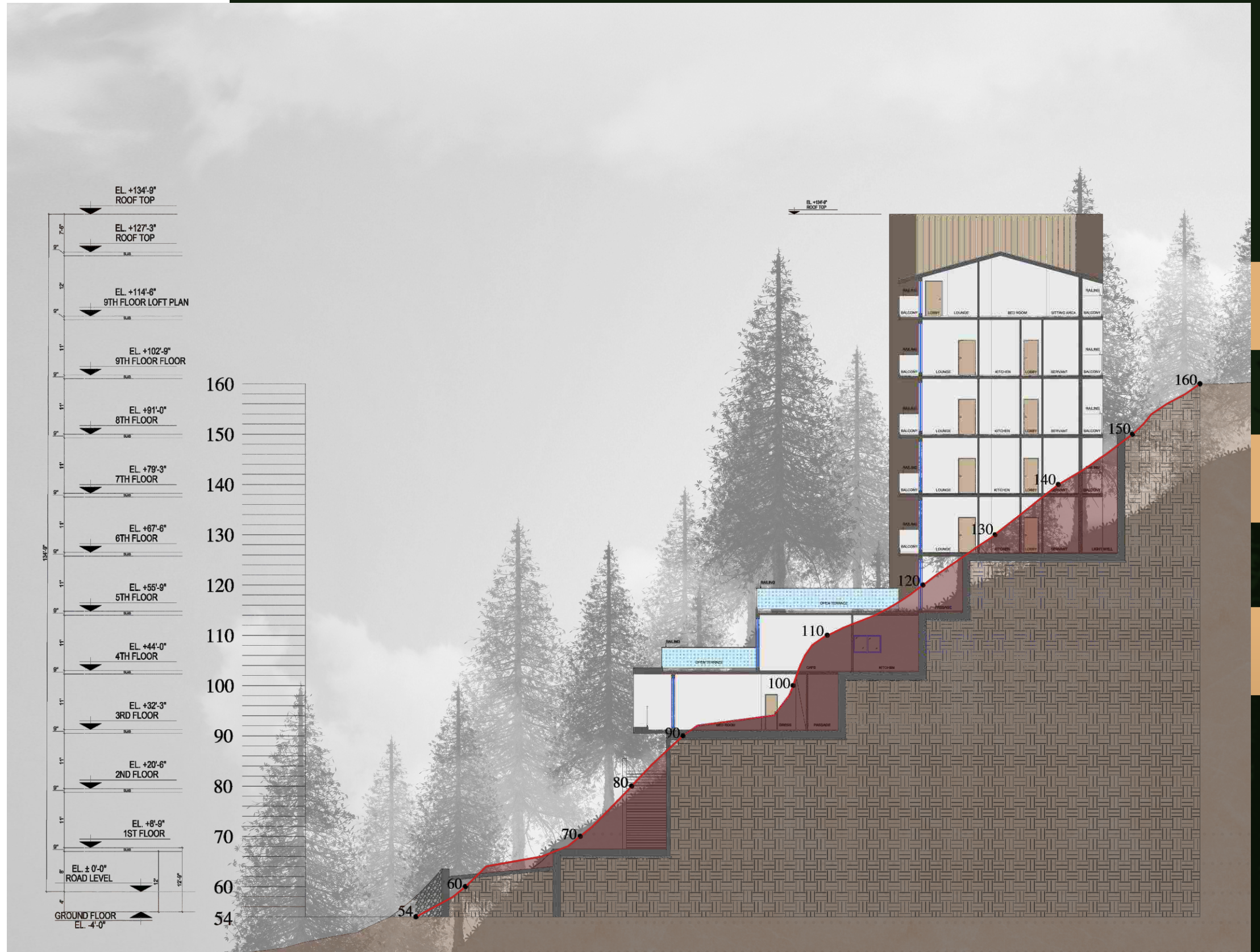
The ideal investment opportunity is presented to our customer through a contextually designed piece of architecture, town planning and expert execution. The scenic beauty of the place along with the future tourism potential in Pakistan makes it an ideal place to invest. One of the places where Scenic beauty and luxury meets sustainability.



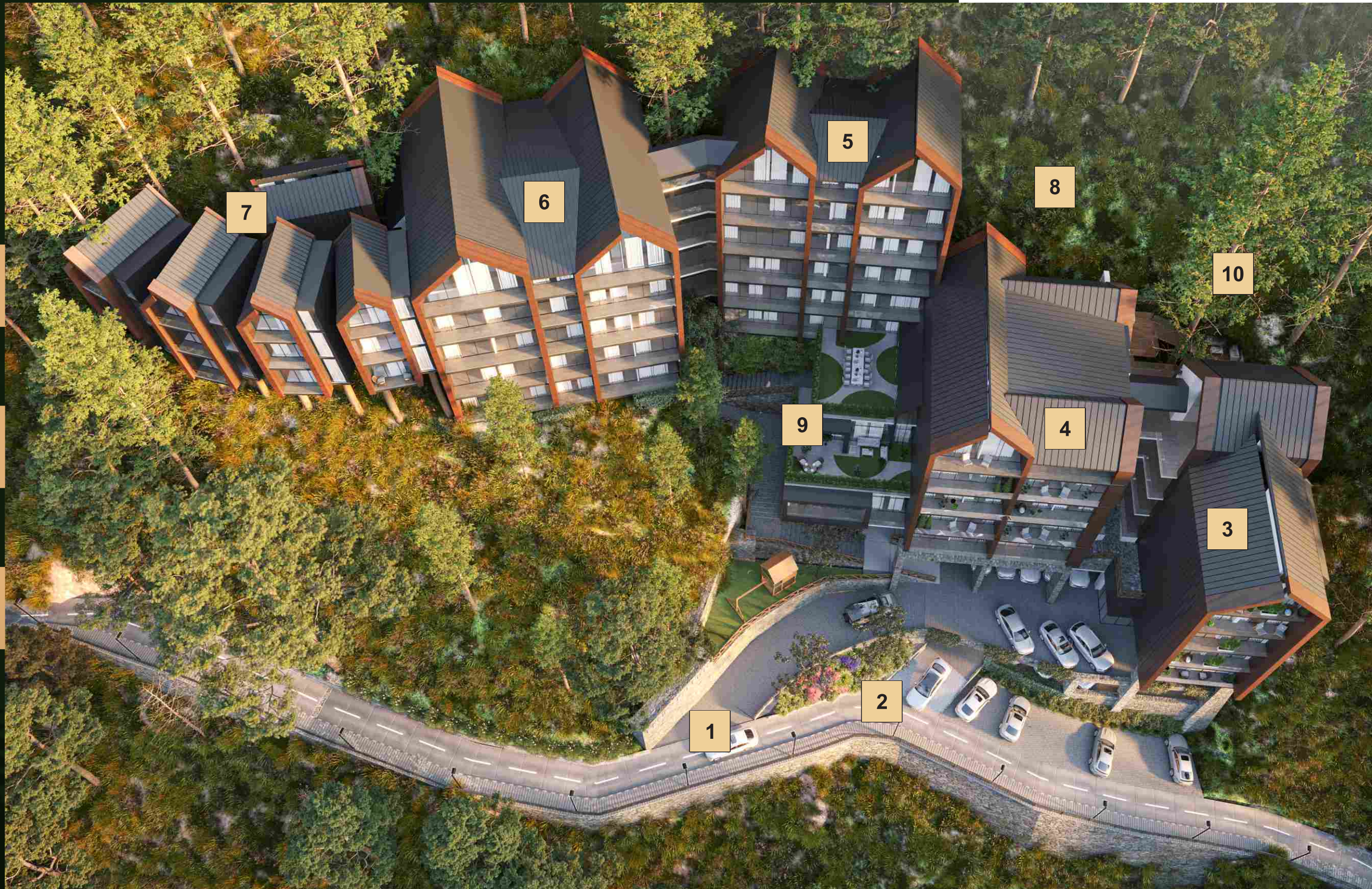
# ECO - FRIENDLY DEVELOPMENT

## MINIMUM CUT AND FILL ON SITE

Our developments ensure that minimum area is excavated or filled on site. The state of art contextual approach in architecture makes the project an Eco-friendly entity in the region. The closeness to nature is the emphasized feature of the project.







**KEY:**

1. Main entrance
2. Basement Entrance (parking)
3. Building A
4. Building B
5. Building C
6. Building D
7. Chalets
8. Glamping / Kids Play area
9. Café / Restaurant
10. Wooden Deck





## NATURAL TONES

Residy barrier bring it's customers exquisite and luxurious interiors, especially designed on neutral tones to bring the natural context inside the building through its warm subtle tones of colors and rigid rough textures of nature. The contemporary interior design sets it self apart in providing its customers an outstanding living experience.

## 1 BED LUXURY APARTMENT



### Key:

1. BEDROOM
2. BATH
3. LOUNGE
4. SERVANT
5. KITCHEN
6. POWDER ROOM
7. BALCONY



# 2 BED

LUXURY APARTMENT



## Key:

1. BEDROOM 1
2. BEDROOM 2
3. LOUNGE
4. SERVANT
5. KITCHEN
6. BATH 1
7. BATH 2
8. BALCONY 1
9. BALCONY 2
10. POWDER ROOM



## MODULAR KITCHENS

Residy Barrian bring its customer modern state of art built modular kitchen shelves that ensures its durability and resilience against various environmental factor. The wooden texture complemented by dark shelves and luxurious faucets/ fixtures, adds to the modern state of art living experience.



# 3 BED

## LUXURY APARTMENT ENTRANCE FLOOR



### Key:

1. ENTRANCE
2. SERVANT
3. POWDER
4. KITCHEN
5. LOUNGE
6. BED ROOM 1
7. BATH 1
8. BALCONY

# 3 BED

## LUXURY APARTMENT UPPER FLOOR



### Key:

1. BATH 2
2. BED ROOM 2
3. BATH 3
4. LOUNGE
5. BED ROOM 3
6. BALCONY



# 4 BED

## LUXURY APARTMENT ENTRANCE FLOOR



### Key:

1. ENTRANCE
2. DINING
3. STAIR UP
4. KITCHEN
5. LOUNGE
6. SERVANT ROOM
7. SERVANT BATH
8. BED ROOM 1
9. BATH 1
10. BALCONY



# 4 BED

## LUXURY APARTMENT UPPER FLOOR



### Key:

1. STAIRS DOWN
2. LOUNGE
3. BED ROOM 1
4. BATH 2
5. MUSIC ROOM
6. BALCONY
7. BATH 1
8. BED ROOM 3
9. BATH 3
10. BED ROOM 2





# CHALETS

## PRIVATE & DEDICATED

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The Residy Barrian offers its customers a truly natural experience of a living in the hills through its custom designed chalets. The chalets are designed in a 3 floor contemporary module. The ground floor has a wide lounge with attach kitchen followed by bed and bath on above and below floors.





# 3D VIEWS

## OUTCOMES



**CHALET  
GROUND  
FLOOR PLAN**



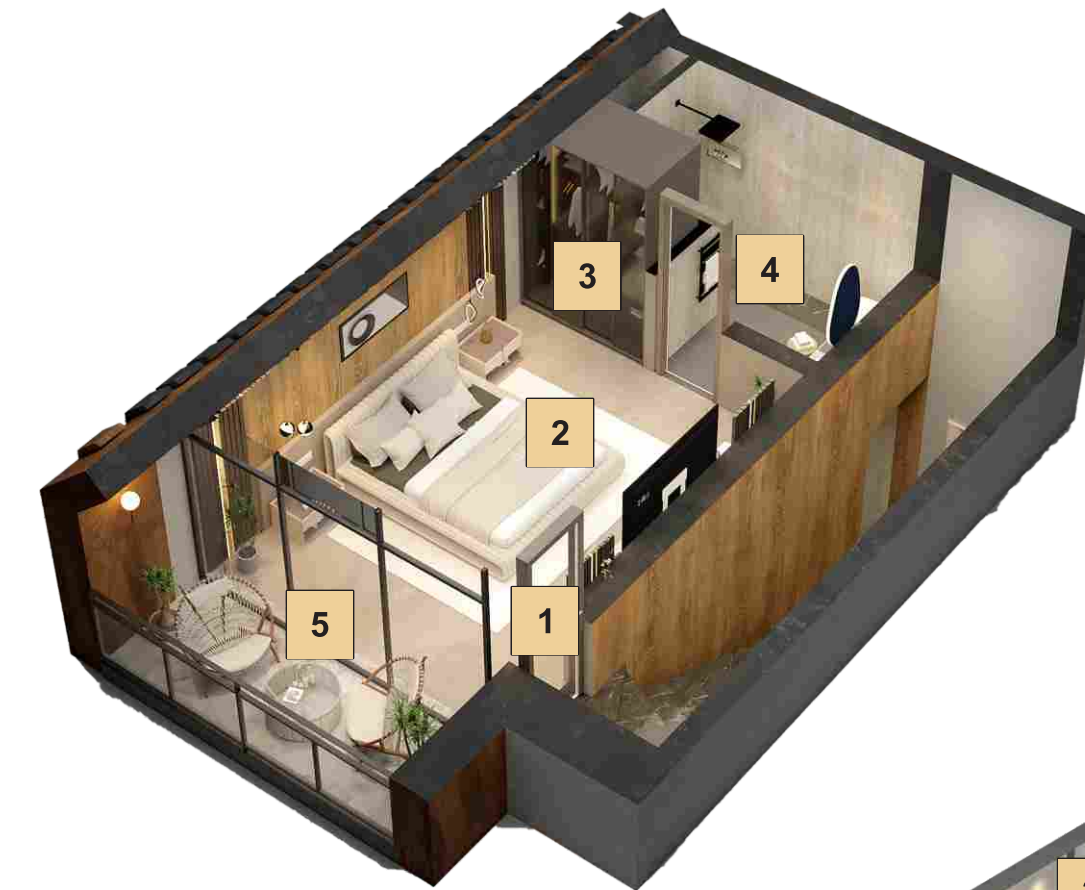
**CHALET  
FIRST  
FLOOR PLAN**



**CHALET  
BASEMENT  
FLOOR PLAN**

### Key:

1. ENTRANCE
2. KITCHEN
3. LOUNGE
4. BALCONY
5. STAIRS UP
6. STAIRS DOWN



## CHALET FIRST FLOOR PLAN

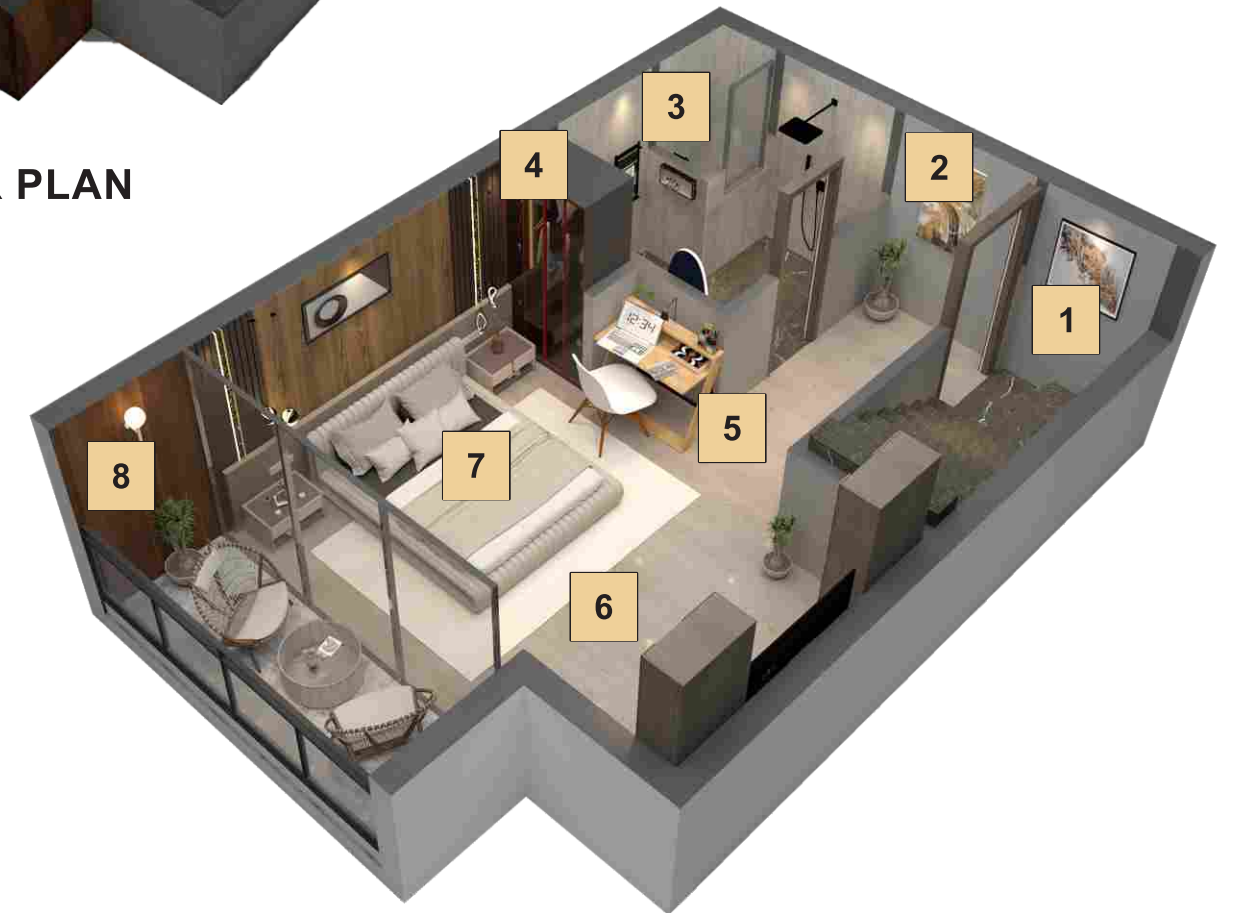
### Key:

1. ENTRANCE
2. BEDROOM
3. WARDROBE
4. BATH
5. BALCONY

## CHALET BASEMENT FLOOR PLAN

### Key:

1. ENTRANCE
2. LOBBY
3. BATH
4. WARDROBE
5. STUDY
6. TV WALL
7. BED
8. BALCONY





# MODERN CAFE

OUTDOOR & INDOOR CAFE



# GRAND ENTRANCE

RECEPTION & ENTRANCE LOBBY





# DUPLEX

## DOUBLE HEIGHTED LUXURY APARTMENT

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The accent feature of the project are its Double-heightened duplex apartments with its lofted bedrooms, over head looking deck, opening into living room. With a modern chandelier and double heighted window the exterior scenes are captured and framed in the indoor space. The attached kids rooms with open balconies provides the customers a complete package of luxury and class.



# CHALET INTERIORS



## EXPERIENCE TRUE WILDNESS

The Residy Barrian provides its customers an ideal space to enjoy both indoor and outdoor activities with a spice of camping and glamping outlooks through its chalets. The interior of chalets is designed keeping insight the rustic rough interiors of a cottage in woods. The cozy warm spaces complemented by natural materials brings the rich wilderness of the context in the interior spaces. The full sized large windows apart from proving ample light are designed to capture the rich views in the form of a permanent scenic painting.





# OUR FEATURES

NEW HUB FOR LEISURE

- STUDIO APARTMENTS
- 1 BED APARTMENTS
- 2 BED APARTMENTS
- 3 BED APARTMENTS
- 4 BED APARTMENTS
- DUPLEX APARTMENTS
- PENTHOUSES
- CHALETS
- CAFÉ
- KIDS PLAY AREA

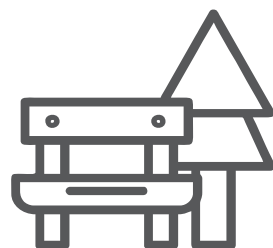


# ADD ON FACILITES

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Sustainable  
Development



Outdoor / indoor  
Activities



Smart  
Apartments



Gym



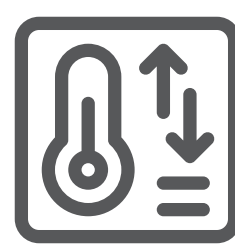
Fully furnished  
Apartments



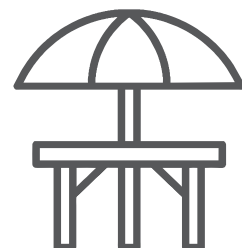
Rain water  
Harvesting



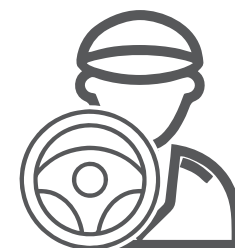
24 / 7 cctv  
Surveillance



Internal Cooling  
& Heating System



Wooden  
Deck



Driver  
Accommodation



Fire Safety



Outdoor / indoor  
Cafe

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REDEFINING MARKET TRENDS





# INVESTMENT

## OUTCOMES

### High, Secure & Passive Returns

The Residy Barrian project offers high, secure, and passive returns with substantial growth potential from its prime location and sustainable development. Investors benefit from consistent rental income and minimal maintenance.

### Return on investment

The Residy Barrian project's ROI is set to exceed industry standards, offering attractive returns with competitive pricing, a prime location, and high-quality amenities. It promises consistent rental yields and significant property appreciation, underscoring its financial viability and long-term potential.