



# RESIDY BARRIAN

OPULENT LIVING



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MUHAMMAD ASIF GONDAL  
C.E.O  
AASK RESIDY PVT. LTD



## FROM THE DEVELOPER'S DESK

STRIVING FOR EXCELLENCE

At AASK RESIDY (PRIVATE) LIMITED, we are dedicated to transforming the hospitality and real estate landscape in Pakistan's northern regions. Driven by a passion for creating exceptional, life-enhancing experiences, we focus on delivering unparalleled comfort, luxury, and personalized care. We take pride in overcoming industry challenges to consistently exceed the expectations of our guests and clients. Our vision extends beyond traditional hospitality; with each project, we strive to build vibrant communities that foster prosperity, meaningful connections, and elevated lifestyles. Through innovation, sustainability, and excellence, we are reshaping the future of hospitality in the northern regions, ensuring every guest feels truly at home.



## WHO WE ARE

CRAFTING DREAMS , DELIVERING DELIGHTS

At AASK RESIDY (PRIVATE) LIMITED, we begin our journey with a steadfast commitment to redefining luxury living on a global scale.

Though our name may be new in the industry, our passion, dedication, and vision are firmly embedded in our values.

With great pride, we introduce our debut project, RESIDY BARRIAN, heralding a new chapter in Pakistan's real estate landscape.

As we take these initial steps, we do so with humility, recognizing the trust and confidence placed in us by our esteemed clients.



## RESIDY BARRIAN

TRANQUILITY REDEFINED

We redefine hospitality, luxury, and sustainability by blending personalized service to craft unforgettable memories. Enjoy comfort with a purpose, where every moment is tailored just for you.

WHERE NATURE MEETS LUXURY

## PERCEPTION OF PRINCIPAL ARCHITECT

FROM THOUGHTS TO REALITY

Jamshaid Khan Architects and Associates (JKAA) is a global architecture, engineering, and design studio, founded by Jamshaid Khan in 2007, with offices in Islamabad, Lahore, Karachi, Peshawar, and New Zealand. JKAA is renowned for delivering some of Pakistan's most innovative architectural designs. Residy Barrian reflects our commitment to preserving the natural environment, with eco-friendly architecture that minimizes disruption to the site. We prioritized retaining natural vegetation, limiting land displacement, and capturing the best views. The design incorporates natural tones, locally sourced materials, and distinct modules that create green terraces and open breathing spaces highlighting our expertise in sustainable, context sensitive architecture.



JAMSHAIK KHAN  
C.E.O  
JAMSHAIK 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 high-quality, low-environmental-impact materials.

### TIME MANAGEMENT

We never compromise on deadlines. Delivering projects within the allocated time frame is our speciality.

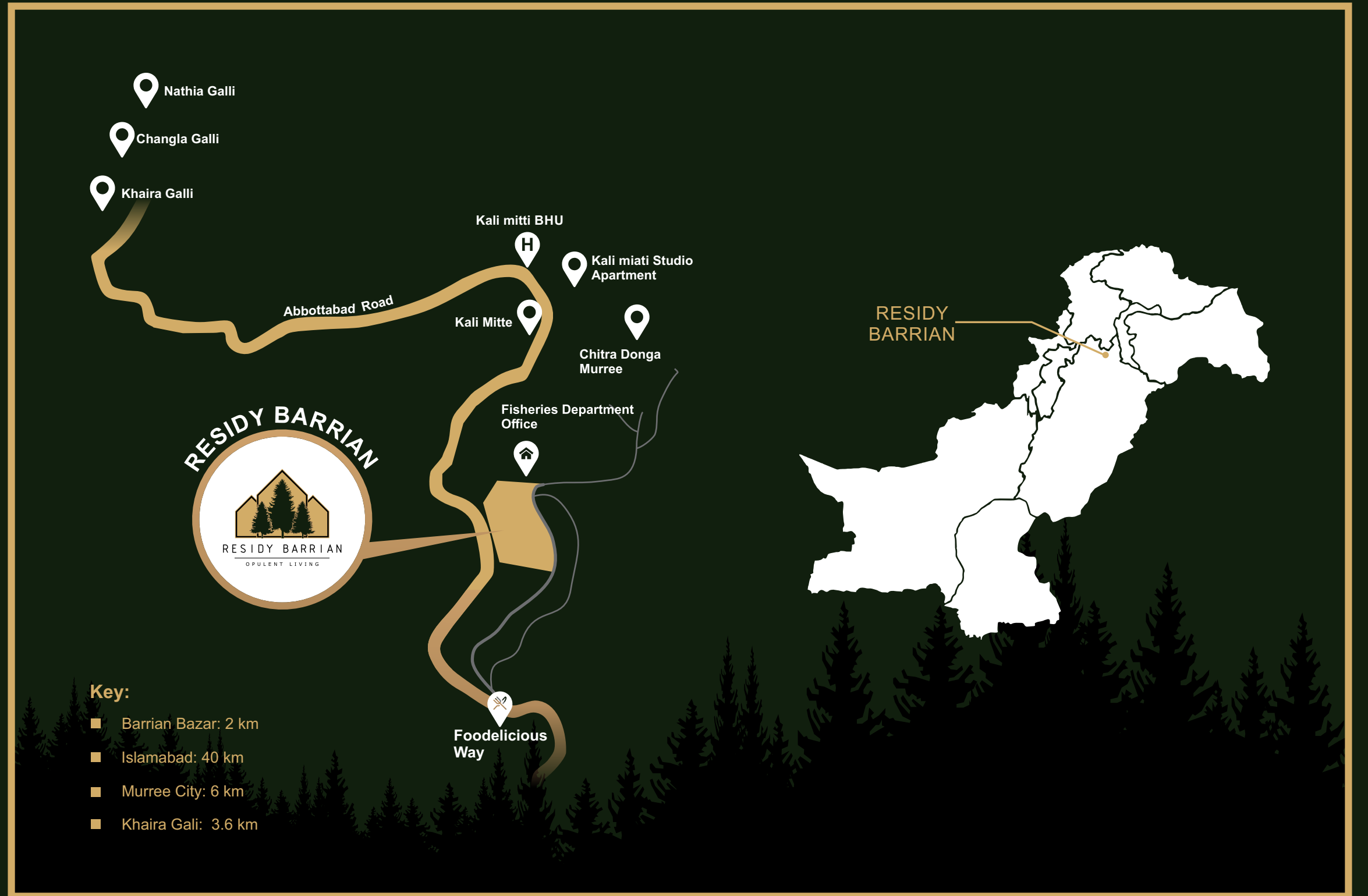


## LOCATION

### A PERFECT OPPORTUNITY FOR IDEAL INVESTMENT

Situated just 2 kilometers from Barrian, our prime location is surrounded by the breathtaking landscapes of Galiyat and Murree, offering an exceptional blend of accessibility and privacy. The area's natural beauty, with the Kali Mitti settlement nestled along peaceful water channels, makes it an ideal destination for both leisurely getaways and a solid investment opportunity. With easy access from Bastal Morr, the Residy Barrian project is well-connected to key routes, enhancing its appeal for visitors and investors alike.

This serene environment not only promises a tranquil escape but also holds immense potential for long-term value, making it the perfect place for those seeking a combination of relaxation, natural charm, and a wise investment choice.



## WHY

### CHOOSE RESIDY BARRIAN ?

Residy Barrian stands out as a premier choice for investment, driven by its location in one of Pakistan's most promising tourism hubs. The region's increasing appeal to both local and international tourists, paired with the rise of Pakistan's hospitality sector, positions Residy Barrian as a secure and lucrative investment opportunity. The development is designed to cater to the growing demand for high-quality tourism accommodations, offering investors a chance to be part of the evolving hospitality market. With its seamless blend of natural beauty, modern living, and proximity to tourist attractions, Residy Barrian provides not only a tranquil living experience but also long-term financial benefits through the thriving tourism industry.



# ECO - FRIENDLY DEVELOPMENT

## MINIMUM CUT AND FILL ON SITE

Our development minimizes site excavation by employing a cutting-edge, eco-friendly architectural approach that follows the natural contours of the land, blending seamlessly with nature to ensure the project remains sustainable for the region. This approach creates a harmonious balance between modern development and environmental preservation.



### 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. Cafe / Restaurant | 10. Wooden Deck





## 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



## 3 BED LUXURY APARTMENT

ENTRANCE FLOOR



UPPER FLOOR



**Key:**

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



**Key:**

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



## 4 BED LUXURY APARTMENT

ENTRANCE FLOOR



UPPER 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



**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

Residy Barrian offers its customers a truly natural experience of hilltop living through its custom-designed chalets. The chalets are crafted in a contemporary three-floor module. The ground floor features a spacious lounge with an attached kitchen, while the upper and lower floors consist of bedrooms and bathrooms.



CHALET UPPER FLOOR PLAN



CHALET GROUND FLOOR PLAN



CHALET LOWER FLOOR PLAN

## 3D VIEW OUTCOMES



### CHALET UPPER FLOOR PLAN

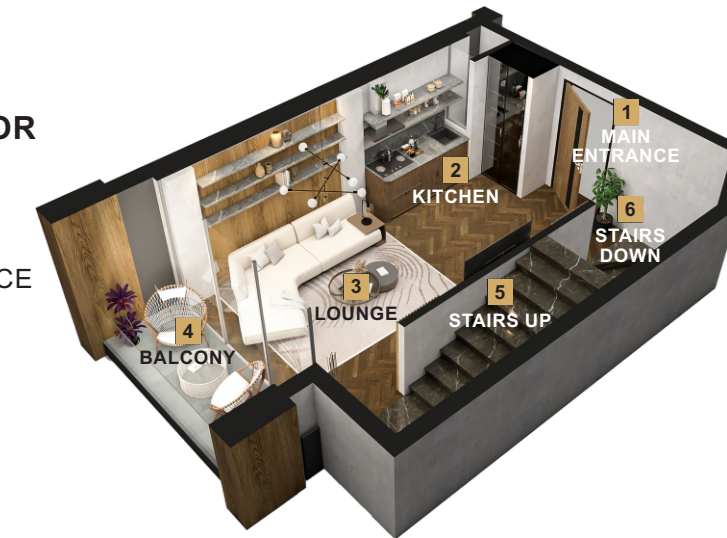
Key:

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

### CHALET GROUND FLOOR PLAN

Key:

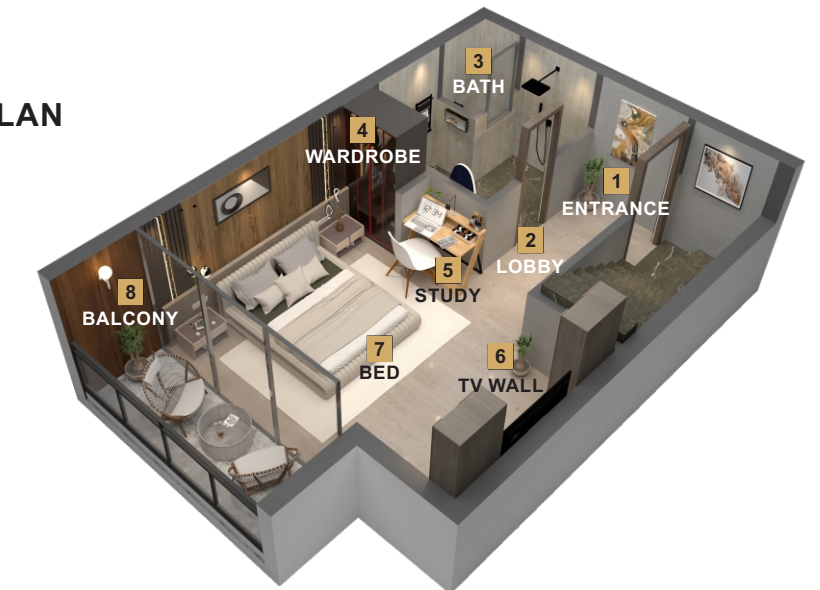
- 1. MAIN ENTRANCE
- 2. KITCHEN
- 3. LOUNGE
- 4. BALCONY
- 5. STAIRS UP
- 6. STAIRS DOWN



### CHALET LOWER FLOOR PLAN

Key:

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



# CHALET INTERIORS

## EXPERIENCE TRUE WILDNESS

Residy Barrian offers its customers the perfect space to enjoy both indoor and outdoor activities, seamlessly blending the natural beauty of the surroundings with the comforts of home. The interiors are inspired by the rustic, rugged feel of a woodland cottage, creating an atmosphere that feels both grounded and luxurious. Cozy, warm spaces, complemented by natural materials such as wood and stone, bring the rich wilderness of the environment into the heart of the chalet. The large, full-sized windows not only provide ample natural light but are also thoughtfully designed to frame breathtaking views, transforming them into a permanent scenic masterpiece. With each corner, the chalets evoke a sense of tranquility, offering a peaceful retreat from the modern world. Every detail, from the earthy tones to the carefully chosen textures, is crafted to ensure that the essence of nature is always just a step away.



## MODERN CAFE

A DELIGHTFUL SPOT WITH A COZY AMBIANCE

## GRAND ENTRANCE

RECEPTION & ENTRANCE LOBBY





## MODULAR KITCHEN

EFFICIENT DESIGN



## LOFT APARTMENT

DOUBLE HEIGHT LIVING AREA

## ADD ON FACILITIES

REDEFINING MARKET TRENDS



Sustainable Development



Outdoor / indoor Activities



Smart Apartments



Gym



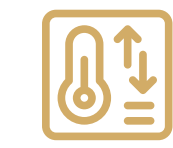
Fully furnished Apartments



Rain water Harvesting



24 / 7 cctv Surveillance



Internal Cooling & Heating System



Wooden Deck



Drivers Accommodation



Fire Safety



Outdoor / indoor Cafe



Cinema Hall



Medical Facility



Table Tennis



Savana / Jacuzzi



Hotel Service



Helipad

## INVESTMENT

### OUTCOMES

#### High, Secure & Passive Returns

The Residy Barrian project offers an exceptional investment opportunity, ensuring high, secure, and passive returns. Strategically located and designed with sustainability in mind, this project benefits from Pakistan's growing tourism and hospitality sector, making it a reliable source of rental income with minimal maintenance. This unique blend of eco-conscious development and a thriving hospitality-driven market guarantees consistent and secure returns for investors.

#### Return on investment (ROI)

Residy Barrian is set to exceed industry standards, delivering exceptional ROI through competitive pricing, a sought-after location, and top-tier amenities. With a full occupancy rate and an impressive 12-month ROI system, the project promises attractive returns, continuous rental yields, and significant property appreciation. This solid investment offers clients a secure and profitable opportunity, ensuring long-term financial growth and value appreciation.





DEVELOPER



PROJECT CONSULTANT



JAMSHAIK KHAN  
ARCHITECT & ASSOCIATES

PROJECT ARCHITECT

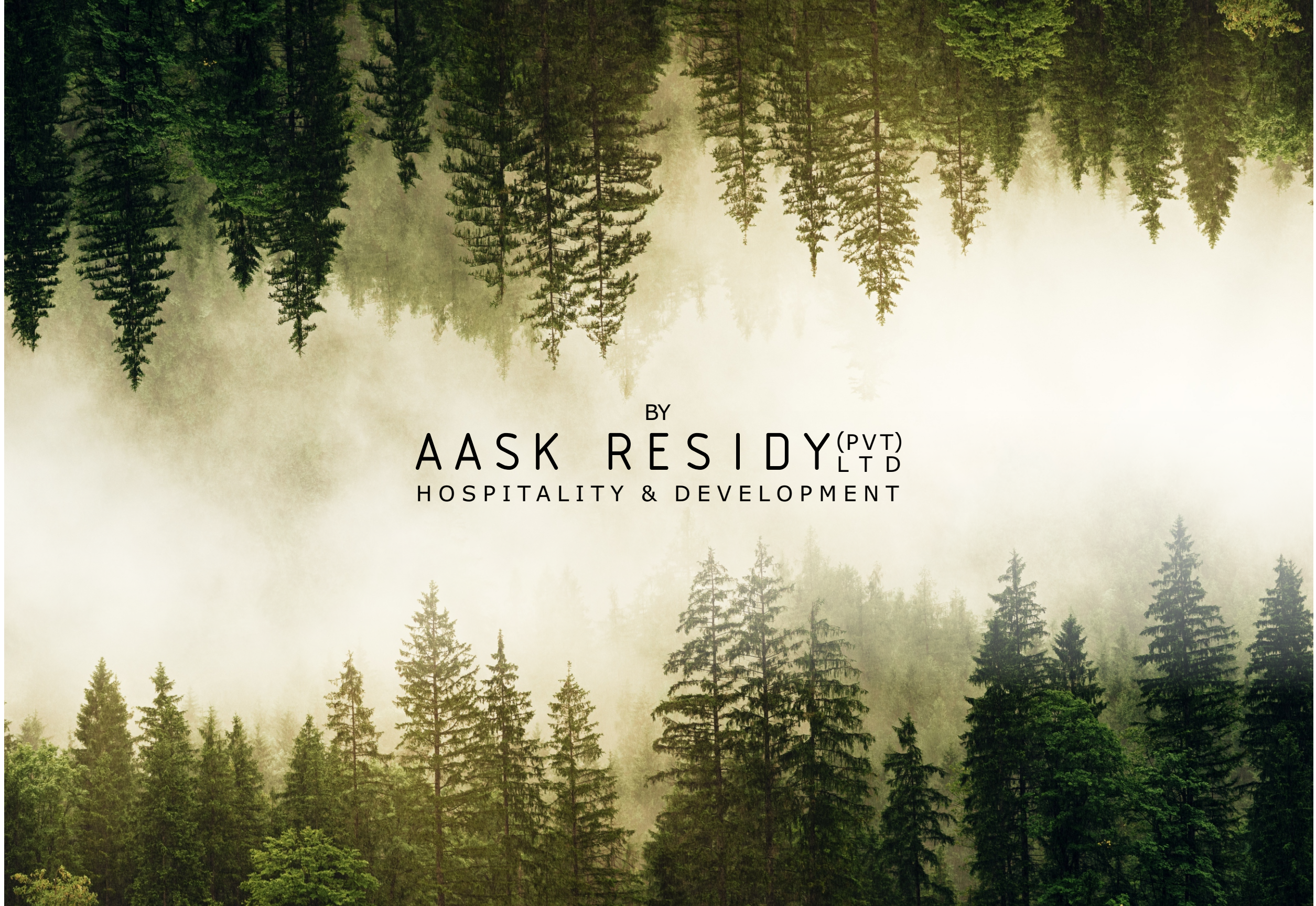
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E S C A P E . U N W I N D . E N J O Y



BY  
AASK RESIDY (PVT) LTD  
HOSPITALITY & DEVELOPMENT