



# Overview

**/**2/

 $/\phi$ 3/

4

06

About Us

Objectives

Project

Apartment

 Investments 05

• Timeline

07 Statistics

Contact Us

Our Projects

• Skylite Residence

Skylite Villas

Galaxy Apartments

• The Oasis (H-13)

• Nash One (Faisal Town

Ongoing Projects

Completed Projects
 Skylite 109

• Contact Information • Al-Rehman

Closing Note

 Skylite Arcade (E-16/3, Faisal Town, B-17)

 Skylite Business Center (Mumtaz

City)

• ESMR

Skylite 63





# ABOUT SKYLITE BUILDERS

Skylite Builders is a trusted name in Pakistan's real estate and construction industry. Headquartered in Islamabad, the company has established itself as a symbol of reliability, quality, and innovation. With a strong presence across residential, commercial, and mixed-use developments, Skylite Builders has consistently delivered projects that reflect its commitment to excellence and customer trust.

From elegant homes to state-of-the-art commercial complexes, Skylite Builders combines visionary design, cutting-edge technology, and sustainable practices to shape communities that thrive today and stand strong tomorrow.

# CHAIRMAN'S VISION

At Skylite Builders, we believe in creating more than just structures – we create experiences, lifestyles, and opportunities that bring joy and value to people's lives. Our vision is rooted in trust, innovation, and sustainable growth.

Over the years, Skylite Builders has established its credibility by delivering projects that reflect excellence, responsibility, and a commitment to a brighter future. With a diversified portfolio and a team that thrives on creativity, we stand firm in our mission to shape communities and build a legacy of happiness.



WE DREAM BIG

WE DESIGN TO MAKE A
DIFFERENCE & BRING HAPPINESS .

WE EMBRACE CREATIVITY, INNOVATION, SUSTAINABILITY & HARMONY.

"WE DREAM BIG, WE DESIGN WITH PURPOSE, AND WE BUILD TO CREATE A LASTING IMPACT ON COMMUNITIES. EVERY BRICK WE LAY CARRIES A PROMISE OF TRUST, INNOVATION, AND A BRIGHTER TOMORROW."

DIL SHAFIQUE | CHAIRMAN & CEC

# ABOUT US – OUR JOURNEY THROUGH THE YEARS

What began as a vision to redefine the standards of real estate development has today become a journey of milestones and achievements. Skylite Builders has grown into one of Pakistan's most respected development firms, recognized for its timely delivery, superior craftsmanship, and long-term value creation.

Every project, whether residential or commercial, is treated as an opportunity to transform lives and uplift communities.

This journey of continuous progress is driven by a deep sense of responsibility, not just towards clients, but towards society at large.

2018	Skylite Builders was established under the leadership of Adil Shafique, with a clear vision to redefine real estate and construction in Pakistan. With a dream to combine modern design, trust, and sustainability, the company laid its first foundation stone.
2019	Building Credibility From its early projects, Skylite Builders gained recognition for timely delivery, transparency, and quality. This year marked the development of trust with clients, partners, and investors.
2020	Expanding Horizons  Despite challenges in the industry, Skylite Builders expanded its portfolio. New housing and commercial projects were launched, focusing on modern architecture and community-driven living.
2021	Innovation & Recognition  These two years marked a turning point for Skylite Builders. With new concepts in design and sustainability, th
2022	company embraced creativity and technology to enhance its projects. By focusing on customer satisfaction and delivering with consistency, Skylite Builders strengthened its presence as a trusted and forward-looking name is real estate.
2023	Growth & Market Presence With the successful execution of landmark projects such as Skylite 63, Skylite 109, ESMR, and Al-Rehman,
2024	Skylite Builders demonstrated its capability to deliver at scale. These years highlighted the company's growth, diversification, and commitment to building a legacy of excellence and happiness for its clients.

The Foundation of a Vision

# OUR MISSION

Our vision is to become a leading name in the real estate and construction industry of Pakistan, recognized for trust, creativity, and innovation. We aspire to build communities that reflect harmony, sustainability, and modern living, while leaving behind a legacy of excellence. By embracing new technologies and forward-thinking design, we envision Skylite Builders as a brand that transforms dreams into reality and sets new benchmarks for quality and reliability.

# OUR VISION

Our vision is to become a leading name in the real estate and construction industry of Pakistan, recognized for trust, creativity, and innovation. We aspire to build communities that reflect harmony, sustainability, and modern living, while leaving behind a legacy of excellence. By embracing new technologies and forward-thinking design, we envision Skylite Builders as a brand that transforms dreams into reality and sets new benchmarks for quality and reliability.

10





## Integrity

We believe in honesty, fairness, and transparency at every stage. From planning to delivery, we maintain the highest ethical standards to earn and preserve the trust of our clients.



#### Innovation

We embrace creativity and modern solutions in design, construction, and project management. Our focus is on creating spaces that are not only functional but also forward-thinking, sustainable, and unique.



Commitment to Quality

Excellence is at the core of what we do. Every brick we lay and every detail we design reflects our dedication to providing premi every detail we design reflects our dedication to providing premium quality in construction and customer experience.



## Sustainability

We recognize our responsibility towards the environment. By integrating eco-friendly practices, energy-efficient designs, and sustainable materials, we aim to build a better tomorrow.



## Customer-Centric Approach

Our clients are at the heart of our success. We listen, understand, and adapt to their needs, ensuring that every project adds real value to their lives and investments.





# LEADERSHIP MESSAGE

At Skylite Builders, leadership means more than decision-making; it means vision, responsibility, and commitment to long-term value. The leadership team is dedicated to shaping projects that not only deliver returns to investors but also create lasting experiences for families, businesses, and communities.

"WE DON'T JUST BUILD PROJECTS; WE BUILD TRUST.

EVERY STONE WE PLACE IS A PROMISE OF QUALITY,

AND EVERY PROJECT WE DELIVER IS A REFLECTION

OF OUR VALUES."



# CORPORATE CULTURE

Skylite Builders believes in a corporate culture where professionalism meets creativity. Our team of experts in engineering, architecture, sales, and customer service work together with a single focus: delivering excellence.

By combining strong internal systems with a people-first approach, we ensure an environment where innovation thrives, clients are valued, and projects are executed with precision.



# TECHNOLOGY & MODERNIZATION

In today's fast-paced real estate industry, technology is not an option—it's a necessity. Skylite Builders integrates advanced management systems, real-time project monitoring, and digital tools to ensure every client experiences transparency and trust throughout their journey.

Our dedicated in-house call center and client support systems keep customers informed at every stage, from booking to handover.





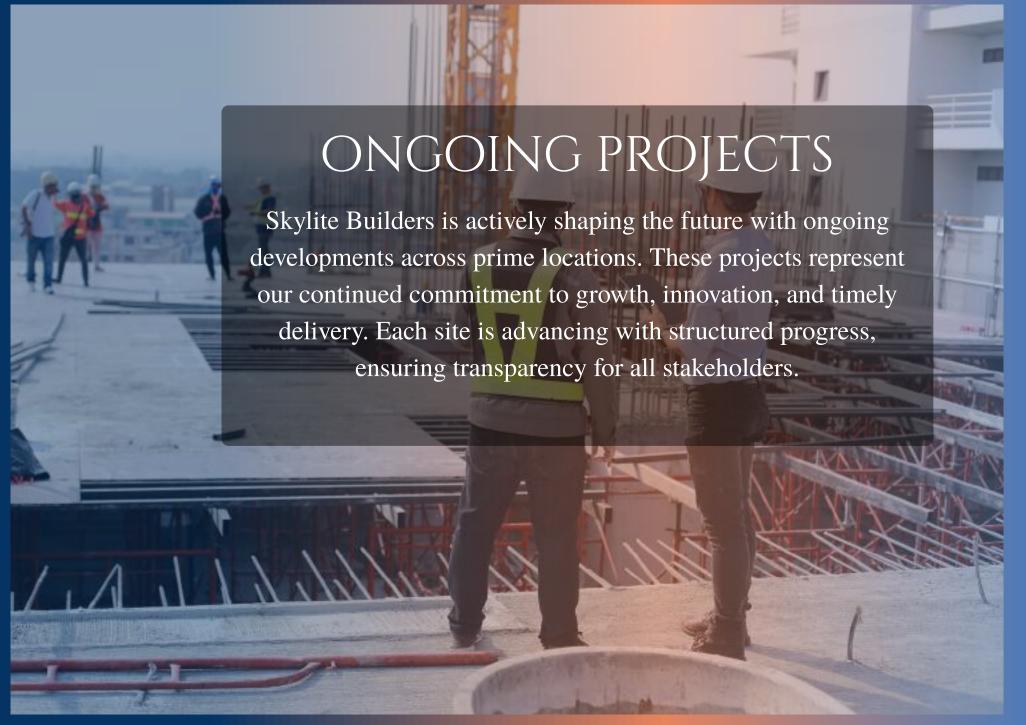
# OUR SERVICES

- Residential Development Homes, villas, and apartments designed for modern living.
- Commercial Complexes Smart business spaces in prime locations.
- Custom Housing Personalized home designs to reflect individual lifestyles.
- Project Management End-to-end construction and delivery solutions.
- Sales & Marketing Consultancy Innovative campaigns for real estate promotion.
- Customer Care Continuous support and after-sales service.













# RESIDENTIAL PROJECTS



# SKYLITE RESIDENCIA:

Skylite Residence is an iconic residential project, redefining luxury living with smart technology and world-class facilities. Designed to perfection, it is set to become the most prestigious address in Faisal Town, Islamabad – near New International Airport.

Total Covered Area 6,50,000

Completion Date
Expected Completion: 2027

### Key Features

Pakistan's First Smart Ultra-Luxury Apartments

22 Storey Towers with 1, 2, 3 & 4 bed luxury units + penthouses

Cutting-edge foolproof security system with CCTV surveillance

Earthquake-resistant smart building design

Keyless/S.M.A.R.T Access & remote monitoring via mobile

24/7 Power Backup, Internet, and Maintenance Services

Luxury Amenities: Swimming Pool, Sauna, Health Club,

Rooftop Restaurant & Coffee Shop

5 Star Branded Residence Concept – unmatched lifestyle in

Islamabad

# SKYLITE VILLAS

# WHERE LUXURY MEETS COMFORT

Skylite Villas is a signature residential project in Faisal Town, Islamabad, designed for families who value comfort, privacy, and luxury. With modern architecture, spacious layouts, and premium fittings, Skylite Villas bring you the perfect balance of elegance and practicality, making it the ideal place to call home.

#### Total Covered Area 1,76,000 sqft

8 Marla Villas – Approx. 2,500 sq. ft.
10 Marla Villas – Approx. 3,500 sq. ft.
1 Kanal Villas – Approx. 5,000 sq. ft.
(All villas include car parking, balconies, and servant quarters)

#### **Completion Date**

Project Completion: Delivered

#### **Key Features**

Modern double-storey villa designs with spacious rooms

Earthquake-resistant structure and premium quality construction

Elegant living rooms, dining areas, and drawing rooms

Imported fittings and finishes with wooden kitchens

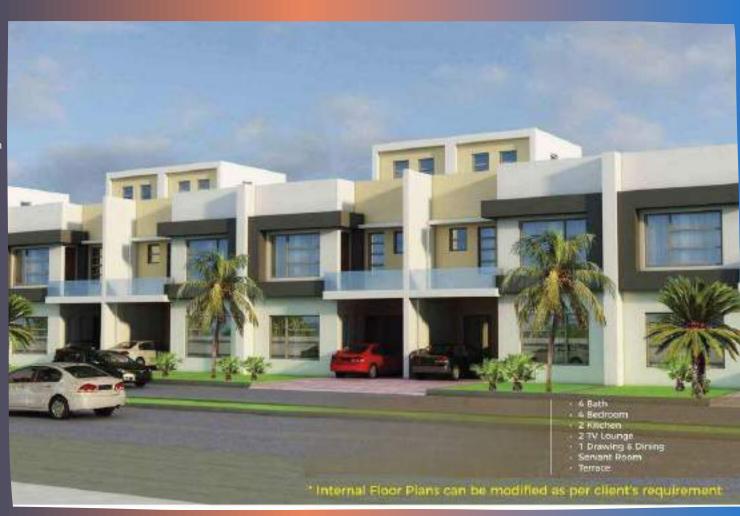
Balconies with scenic views and natural ventilation

Servant quarters and ample storage space

24/7 foolproof security with CCTV monitoring

Dedicated car parking and wide internal roads

Community lifestyle with nearby shopping centers, schools, and parks



# COMMERCIAL PROJECTS - DELIVERED



# SKYLITE ARCADE (E-16/3) WHERE BUSINESS MEETS LIFESTYLE

Skylite Arcade (E-16/3) is a landmark development designed to serve as the most dynamic commercial and residential hub in the heart of E-16/3, CDECHS, Islamabad. Offering a blend of modern retail spaces and stylish residential apartments, Skylite Arcade provides investors, shop owners, and residents with unmatched convenience, accessibility, and growth opportunities.

Total Covered Area 14000 sqft

Completion Date
Project Completion: 2023

Key Features

Prime location in E-16/3, CDECHS Islamabad with high footfall potential
State-of-the-art commercial shops & showrooms
Residential apartments designed with modern layouts
Wide corridors, elevators, and spacious parking facilities
24/7 security with CCTV monitoring
Backup power system and high-speed internet connectivity
Earthquake-resistant structure with quality construction standards
Close proximity to schools, hospitals, and main GT Road
Excellent investment opportunity with high rental returns

# SKYLITE BUSINESS CENTER (MUMTAZ CITY)

# YOUR PRESTIGIOUS CORPORATE ADDRESS

Skylite Business Center is a modern commercial development strategically located in Mumtaz City, Islamabad, near the New International Airport. Designed to meet the needs of today's entrepreneurs, companies, and investors, it offers premium office spaces, corporate suites, and commercial outlets—making it the perfect address for businesses aiming to grow in a prime location with world-class facilities.

Total Covered Area 27,000 sqft

Completion Date
Project Completion: 2023

#### Key Features

Prime location in Mumtaz City, Islamabad near the New Airport
High-end corporate offices with modern layouts
Spacious shops and showrooms for commercial activities
Grand reception and corporate lobbies with premium ambiance
High-speed elevators and escalators for easy access
Ample parking spaces with multi-level arrangements
24/7 security surveillance & foolproof access system
Backup generators and uninterrupted internet connectivity
Earthquake-resistant, sustainable, and eco-friendly construction
Perfect investment with high appreciation potential





## SKYLITE ARCADE (B-17)

# WHERE COMMERCE MEETS CONVENIENCE

Skylite Arcade (B-17) is a premium mixed-use development located in Block E, MPCHS B-17 Islamabad. Surrounded by breathtaking views of Margalla Hills and positioned near G.T. Road and Margalla Avenue, this project offers shops, offices, and residential apartments, creating an ideal combination of retail, business, and lifestyle in one hub.

Total Covered Area15,000 sqft

Completion Date
Project Completion: 2024

#### Key Features

Prime location in MPCHS B-17 Islamabad with high growth potential Commercial shops, showrooms, offices, and apartments under one roof Earthquake-resistant structure with modern architecture High-speed elevators, wide corridors, and open atriums

Ample parking space for visitors and residents

Foolproof 24/7 security with CCTV monitoring

Backup power system and high-speed internet access

Scenic views of Margalla Hills enhancing lifestyle value

Excellent rental income and investment opportunity

# SKYLITE ARCADE (C-BLOCK, FAISAL TOWN)

## A MINI COMMERCIAL MASTERPIECE

Skylite Arcade (C-Block, Faisal Town) is a stylish mini-commercial venture blending retail shops and residential apartments, developed by Skylite Builders. Nestled in the promising and fast-growing C-Block community of Faisal Town, this project benefits from a geo-strategic location featuring multiple access routes—from Tarnol Pass, G.T. Road, and Motorway M-2, and with swift connectivity to Islamabad, Rawalpindi, Taxila, Wah, the New Airport, and regions of Punjab and

Total Covered Area 17,000

Completion Date: 2024.

#### Key Features

Integrated mini-commercial design: retail and residential in a single cohesive structure

Prime connectivity via Tarnol Pass, G.T. Road, Motorway, New Airport, and major regional routes

Ready access to educational, recreational, and lifestyle amenities
Robust infrastructure: underground electricity, gas, reliable water,
and filtration systems

Expansive green spaces, gated connectivity, and a safe environment

NOC-approved, ensuring legal clarity and project transparency





# NASH ONE (FAISAL TOWN)

# A LANDMARK OF LUXURY & CONVENIENCE

Nash One is an iconic mixed-use project strategically located in Faisal Town, Islamabad. With its striking modern architecture, prime connectivity, and a blend of retail outlets, corporate spaces, and luxury apartments, Nash One is designed to meet the demands of both investors and residents. Positioned near the New Islamabad International Airport and major road networks, it is set to become a thriving hub of business and lifestyle.

Total Covered Area 27,000 sqft

Completion Date
Project Completion: June 2025

Key Features

Prime location in Faisal Town with excellent accessibility
Mix of commercial, corporate, and residential spaces
Contemporary design with high-quality construction
Wide corridors, open atriums, and premium lobbies
Dedicated car parking with multi-level capacity
24/7 foolproof security system with CCTV monitoring
Backup power generation and high-speed internet
Earthquake-resistant structure with sustainable design
Rooftop leisure facilities and branded lifestyle amenities
High investment potential with strong rental returns



# COMMERCIAL PROJECTS - ONGOING



# ETIMAAD SKYLITE MALL & RESIDENCIA (ESMR)

# A NEW LANDMARK OF MODERN LIVING

ESMR is a premium residential and commercial project located in the heart of Islamabad's emerging zone, designed to provide a complete lifestyle experience. With modern architecture, state-of-the-art facilities, and a prime location, ESMR stands out as a destination for both investors and residents who seek comfort, security, and long-term value.

#### Total Covered Area 4,00,000 sqft

Shops & Showrooms – Commercial spaces for retail & business
Corporate Offices – Well-planned professional spaces
Luxury Apartments – 1, 2 & 3-bed modern residences

Completion Date
Expected Completion: 2029

#### Key Features

Prime location with easy access to main city hubs and New Airport
Mix of commercial outlets, corporate offices, and residential apartments
Modern architecture with earthquake-resistant structure
Spacious apartments with balconies and scenic views
Dedicated parking with wide access roads
24/7 security surveillance with smart access control
Power backup, high-speed internet, and uninterrupted utilities
Rooftop leisure facilities & community lifestyle amenities
Excellent investment opportunity with strong rental and resale potential

## SKYLITE 63

## AN ICON OF MODERN LIVING

Skylite 63 is a premium residential and commercial development by Skylite Builders, located at a prime spot in Islamabad's growth corridor. Designed with a vision to combine modern architecture, luxury lifestyle, and investment opportunities, Skylite 63 brings together shops, offices, and elegant apartments under one roof—making it the ideal destination for living, business, and growth.

Total Covered Area 75,000 sqft

Commercial Shops & Showrooms – Ground & lower floors

Corporate Offices – Mid floors with flexible layouts

Residential Apartments – Upper floors with 1, 2 & 3-bed luxury units

Completion Date
Expected Completion: 2027

#### Key Features

Strategically located with easy access to main city hubs and New Islamabad Airport

Mix of commercial and residential units for diversified investment
Earthquake-resistant structure with modern design standards
Wide corridors, open lobbies, and high-speed elevators
Dedicated parking for residents and visitors
24/7 security with smart surveillance systems
Backup power and uninterrupted internet connectivity
Rooftop leisure areas, fitness club, and community amenities





## SKYLITE 109

# A MODERN VISION FOR TOMORROW

Skylite 109 is a landmark project by Skylite Builders, designed to deliver modern living and premium investment opportunities in one destination. With its striking architecture and prime location, Skylite 109 offers a perfect mix of commercial spaces, corporate offices, and luxury apartments, making it an ideal hub for both families and investors.

Total Covered Area 85,000 sqft

Commercial Shops & Showrooms – Lower & Ground floors

Corporate Offices – Dedicated business floors with flexible layouts

Residential Apartments – 1, 2 & 3-bed luxury units with balconies and modern interiors

Completion Date
Expected Completion: 2026

#### Key Features

Prime location with excellent connectivity to main Islamabad arteries & New Airport
Smart architecture with earthquake-resistant design
Spacious shops, offices, and apartments designed for comfort & efficiency
High-speed elevators, wide corridors, and elegant lobbies
Rooftop leisure spaces, fitness club, and community facilities
Dedicated basement parking with ample capacity
24/7 security monitoring and smart access control
Backup power system and uninterrupted high-speed internet
Excellent investment potential with high appreciation value

## AL-REHMAN ARCADE

# MODERN LIVING IN A SECURE ENVIRONMENT

Al-Rehman is a thoughtfully planned residential project offering a peaceful lifestyle with modern facilities. Ideally located to provide both accessibility and tranquility, Al-Rehman is designed for families who desire affordable luxury, security, and a community-oriented environment. With its blend of quality construction, scenic surroundings, and essential amenities, it is set to become one of the most desirable addresses in the region.

Total Covered Area 25,000

Residential Plots & Homes – Different sizes to meet family needs

Commercial Shops – For daily convenience and community business

Apartments – Smartly designed units for comfortable living

Completion Date
Expected Completion: 2026

## Key Features Prime location with easy connectivity to Islamabad and nearby

developments
Gated community with 24/7 security surveillance
Wide carpeted roads and landscaped green areas
Dedicated commercial areas within the community
Spacious residential plots and modern apartments
Underground electricity, clean water supply, and gas connections
Mosques, schools, parks, and recreational facilities within walking distance
Earthquake-resistant and sustainable construction standards
Affordable investment with strong potential for growth





## THE OASIS (H-13, TSLAMABAD)

# WHERE CITY LIFE MEETS SERENITY

The Oasis (H-13) is a contemporary residential project located in one of Islamabad's most promising sectors. Positioned in H-13, close to Kashmir Highway and the main Islamabad city, The Oasis offers a perfect balance of urban connectivity and peaceful living. Designed with families and professionals in mind, the project features modern apartments, elegant interiors, and lifestyle amenities that ensure both comfort and convenience.

## Total Covered Area 70.000

1-Bed Apartments – Compact and smartly designed units
2-Bed Apartments – Spacious layouts for modern family living
3-Bed Apartments – Luxury residences with ample space and balconies

Completion Date
Expected Completion: 2027

#### Key Features

Prime location in H-13, Islamabad, with easy access to Kashmir Highway & New Airport Road

Modern apartment designs with premium fittings and finishes

Earthquake-resistant structure and sustainable construction standards

High-speed elevators and elegantly designed lobbies

24/7 security surveillance and gated community environment

Dedicated car parking and wide access roads

Backup power and high-speed internet for uninterrupted living

Rooftop leisure spaces, fitness club, and community amenities
se proximity to universities, hospitals, shopping centers, and transport routes

Strong investment potential with excellent rental demand in H-13

## GALAXY APARTMENTS

## LUXURY LIVING WITHIN REACH

Galaxy Apartments is a modern residential project designed to provide comfort, elegance, and convenience in one place. With contemporary architecture, spacious layouts, and a prime location, Galaxy Apartments is an ideal choice for families and individuals looking for affordable yet luxurious living. The project combines high-quality construction with community-focused planning, ensuring a lifestyle that balances comfort and sophistication.

## Total Covered Area 95,000 sqft

1-Bed Apartments – Stylish and efficient layouts
2-Bed Apartments – Spacious units with modern interiors
3-Bed Apartments – Luxury living with ample space and balconies

Completion Date
Expected Completion: 2028

## Key Features Prime location with easy access to city hubs and major highways

Contemporary design with earthquake-resistant structure
Spacious apartments with balconies and natural ventilation
High-speed elevators and elegantly designed lobbies
24/7 foolproof security with CCTV monitoring
Dedicated parking spaces for residents and visitors
Backup power supply and high-speed internet connectivity
Rooftop leisure facilities and green sitting areas
Close proximity to schools, hospitals, shopping centers, and parks
Affordable investment with strong rental and resale value







# WHY CHOOSE SKYLITE BUILDERS?

- Proven track record of successful projects
- Trusted by hundreds of clients and investors
- Dedicated customer care systems
- Innovative designs and sustainable practices
- Transparent and profitable investment opportunities

## Our Recognitions Include:

Registered with SECP (Securities & Exchange Commission of Pakistan) – ensuring corporate transparency and compliance.

Registered with FBR (Federal Board of Revenue) – recognized as a tax-compliant entity.

Member of Islamabad Chamber of Commerce & Industry (ICCI) – building strong industry relationships.

Registered with Cooperative Housing Societies – authorization for projects in Faisal Town, B-17 MPCHS, Mumtaz City, and other approved locations.

NOC Cleared Projects – all our developments hold valid No Objection Certificates from relevant authorities, ensuring legality and security.

ISO Certification – commitment to international standards of quality and management.

## OUR OFFICIAL PARTNERS

We work hand in hand with some of the most respected names in the industry, ensuring that every project reflects quality, transparency, and reliability. Our official partners include:

- Etimaad International Strategic partner in delivering innovative development solutions.
- Smart Move A trusted partner in modern real estate marketing and customer outreach.
- Al-Rehman Collaborating to create quality housing communities with lasting value.
- Nash Developers Partnering to introduce landmark projects such as Nash
   One in Faisal Town.
- Zedem International (Pvt.) Ltd. Our key partner in Faisal Town and other major ventures.

# OUR SISTER COMPANIES Skylite Builders has established strong sister companies that strengthen our portfolio and diversify our expertise: - Specialized in real estate marketing, branding, and sales strategies. Dedicated to construction excellence and sustainable housing solutions.



# CONTACT US

At Skylite Builders, we value open communication and are always here to assist you. Whether you are an investor, homebuyer, or business partner, our dedicated team is ready to provide guidance, support, and detailed information about our projects.

051-6142177 051-2223067

0321-8500806

info@skylitebuilders.com

www.skylitebuilders.com

Follow us on social media for the latest updates on our projects, news, and events:

Facebook: @SkyliteBuilders

Instagram: @SkyliteBuilders

LinkedIn:@Skylite Builders Pvt. Ltd

# A NOTE OF GRATITUDE

BUILDING TOMORROW, TOGETHER

At Skylite Builders, we are not just constructing buildings—we are building trust, communities, and lasting relationships. Every project reflects our unwavering commitment to quality, innovation, and customer satisfaction.

We take pride in being recognized as a trusted name in Pakistan's real estate sector, with a vision to shape modern lifestyles and create spaces that inspire comfort, security, and value for generations to come.

As we continue our journey, we remain dedicated to our core values of integrity, professionalism, and excellence, ensuring that each step forward strengthens the trust our clients place in us.

THANK YOU FOR BELIEVING IN SKYLITE BUILDERS – TOGETHER, WE ARE BUILDING A BETTER TOMORROW.



# Skylite









