EMPIRE DEVELOPMENT

ROYAL LIVING
by EMPIRE DEVELOPMENT

EMPIRE DEVELOPMENT

WHERE COURAGE IS CARVED INTO THE LANDSCAPE

An exclusive project bringing you a destination of sophistication





A NEW CHAPTER OF GOLD STANDARD
LIVING AT JHELUM

UNVEILING A JEWEL OF ELEGANCE

Elegance

Imagine a place where time slows to the soothing rhythm of the landscapes, allowing fleeting moments to crystallize into lasting memories.

Nestled in the treasured Jhelum District, Royal Living by Empire Development, an experience of unmatched tranquility and refined elegance. Here, every detail is crafted to invite residents into a lifestyle that celebrates serenity, timeless beauty, and inspired living.

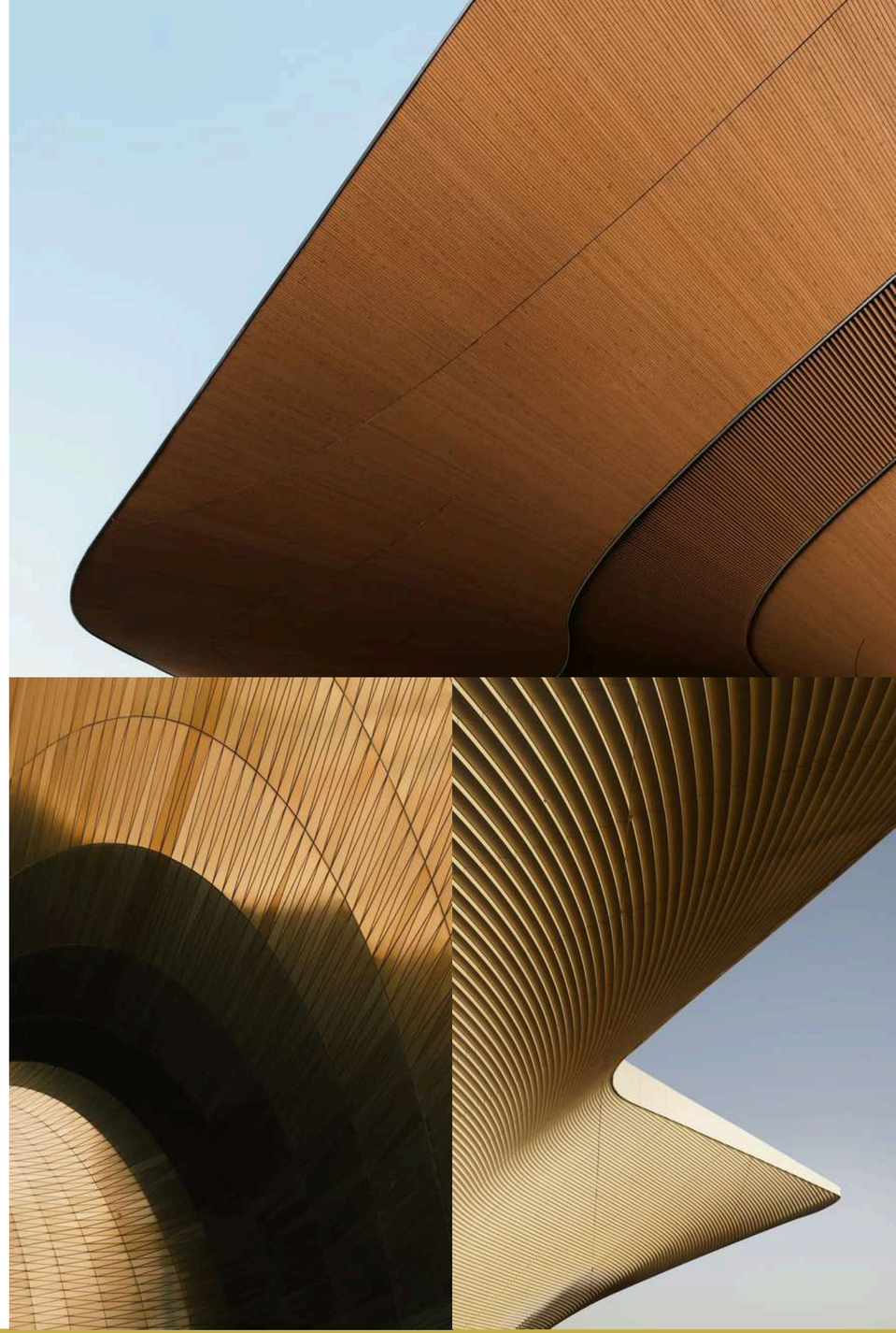
ARCHITECTURAL DESIGN &
BIM BY BIMATIC INTERNATIONAL

A SIGNATURE PROJECT BY EMPIRE DEVELOPMENT

Royal Living has been designed by BIMatic International, a team of qualified architectural and BIM professionals with more than 30 years of international experience in architecture, design, BIM, and project development.

BIMatic brings together advanced architectural thinking, international design expertise, and BIM-driven project coordination to create distinctive and future-focused living environments. The BIMatic design team has contributed to the design and supervision of world-unique projects presented to the President of the UAE, reflecting its commitment to exceptional architectural quality, innovation, and international standards.

BIMatic™
DIGITAL CONSTRUCTION & BIM CONSULTANCY



EMPIRE DEVELOPMENT

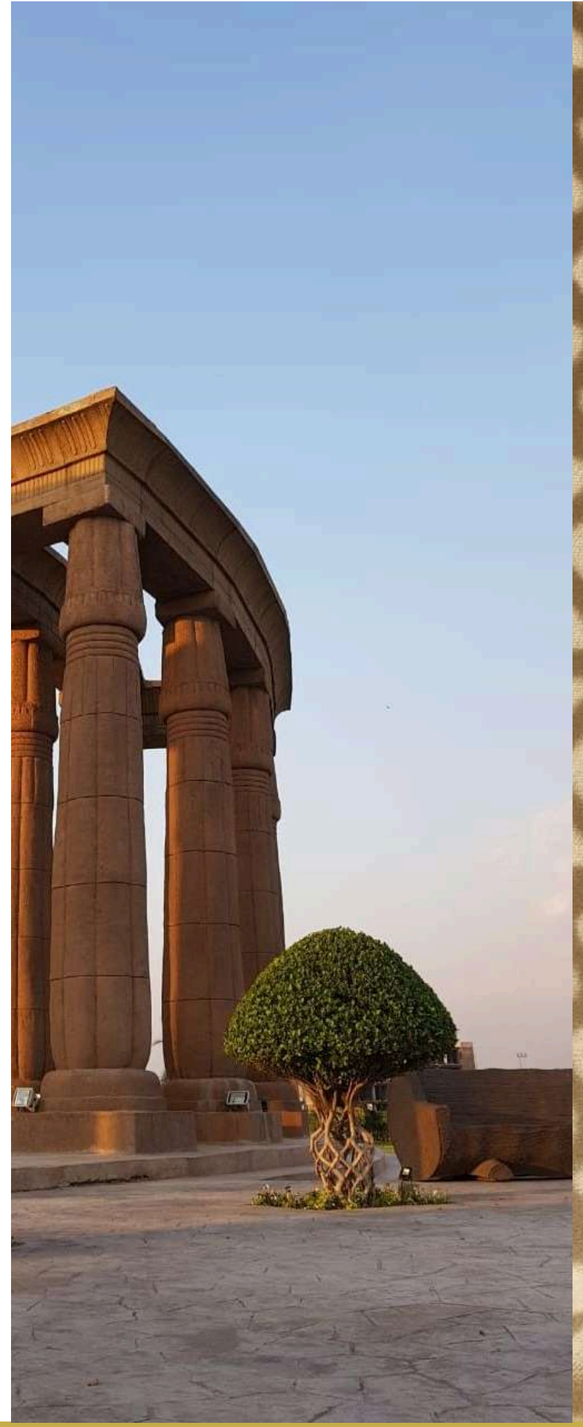
THE LOCATION

Location

FLAWLESSLY SAFE AND PLUSH LIFESTYLE
WITH PICTURESQUE LANDSCAPE

Embrace a lifestyle of unmatched serenity, positioned in the Pothohar Plateau of the Punjab province

Citi Jhelum's illustrious devotion to detail is unmatched and its way of doing state-of-the-art things makes its residents proud owners of property.







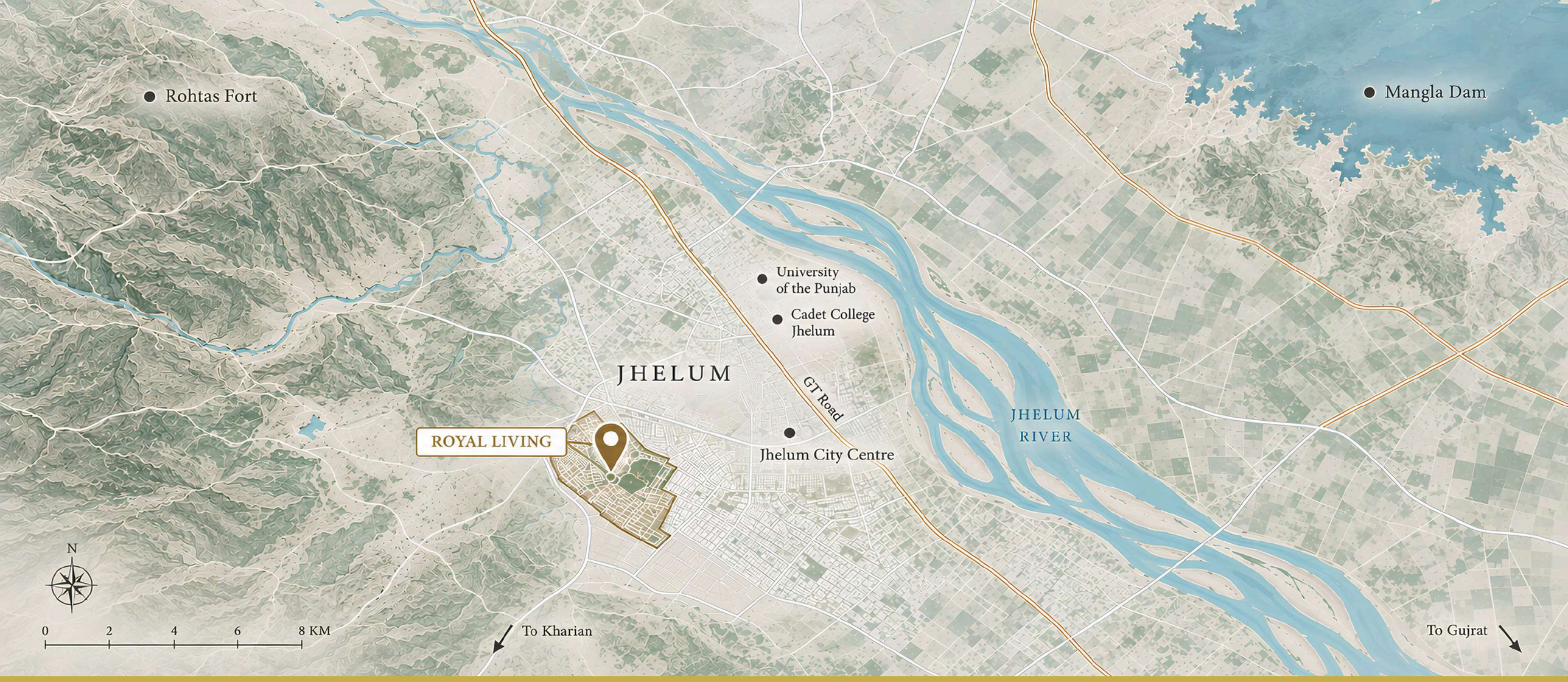
A PRIZED ADDRESS WITHIN PAKISTAN'S HEARTLAND

WHERE LEGACY MEETS OPPORTUNITY

Opportunity

Nestled in a treasured Jhelum District, Strategically positioned along the historic Jhelum River, in the fertile Potohar Plateau of Punjab, Jhelum sits within reach of Islamabad, Rawalpindi, and Lahore, three of Pakistan's most vital economic and cultural centers.

Steeped in history and framed by natural beauty, this is a region where tradition and progress converge. Royal Living claims its place at the heart of this rising district, offering residents a rare balance of connectivity, heritage, and untouched serenity, in a city poised to become one of Punjab's most sought-after addresses.



POINTS OF INTEREST

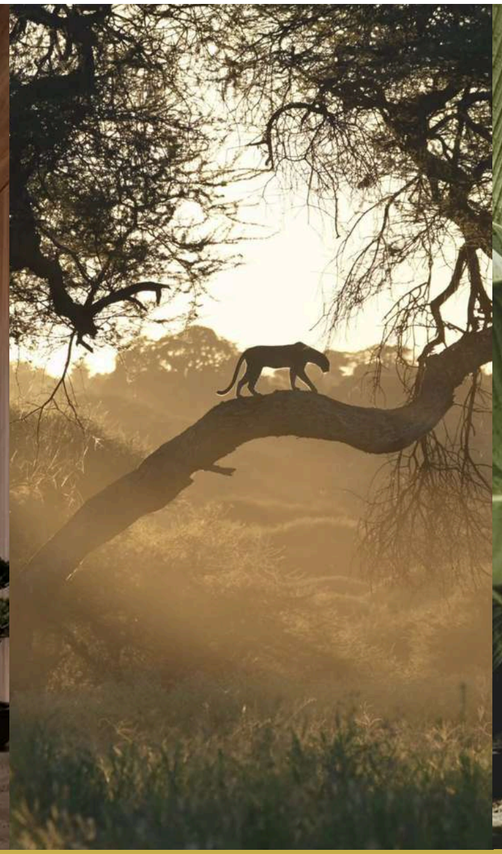
- ROYAL LIVING
- GT ROAD
- JHELUM CITY CENTRE
- JHELUM RIVER
- UNIVERSITY OF THE PUNJAB
- CADET COLLEGE JHELUM
- ROHTAS FORT
- MANGLA DAM

A NATURAL MASTERPIECE

THE *Heart* OF JHELUM

Radiating a real sense of class, Citi Housing Jhelum has made deliberate efforts to provide super luxurious amenities, infrastructure, and entertainment facilities.











WHERE LIFE IS EASY

UNMATCHED LIFESTYLE

Lifestyle

This gated community offers a flawlessly safe and plush lifestyle with a picturesque landscape.

Enjoy peaceful mosques, Citi Medicare, and Citi Grammar School alongside the mesmerizing Dancing Fountain and Citi Theme Park. Unwind at Opera Cinema, stay active at the Fitness Center, and fine dining in the restaurant. Shop with ease at the Shopping Mart, refresh at the Parlour, and relax in our tranquil Parks, all secured by 24/7 Security & CCTV.





THE MASTERPLAN

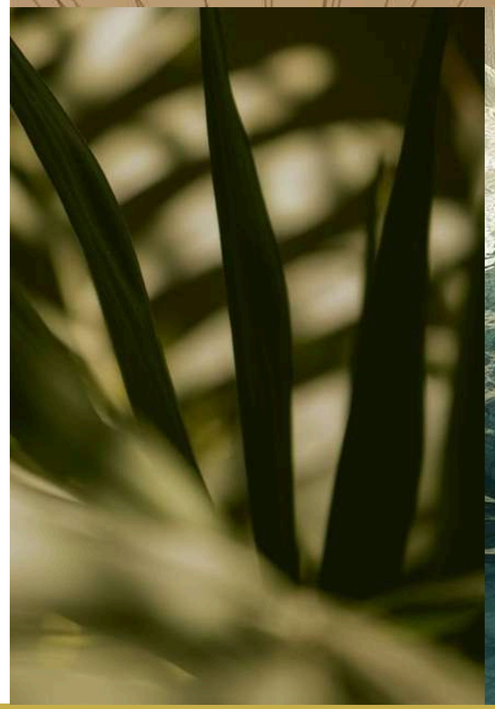
REDEFINE THE ESSENCE OF AN
ELEVATED LIFESTYLE

INSPIRED FLOWING ELEGANCE, INSPIRED LIVING

Inspired

Nestled within Jhelum City Housing Society, this exclusive collection of 3 & 4-bed townhouses redefines refined living, where architectural elegance meets serene natural beauty. Each residence unfolds with expansive interiors, curated finishes, lifts, solar system, and dedicated maid quarters, crafted for those who expect nothing less than perfection. Bordered by verdant landscapes and a private jogging track, life here moves at the rhythm of tranquility. This is not just a home, it is a legacy of prestige, privacy, and unparalleled sophistication.







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THE

ROYAL SARBAN

Royal



SINGLE UNIT TOWNHOUSES

ROYAL SARBAN

Sarban

A Legacy of Your Own

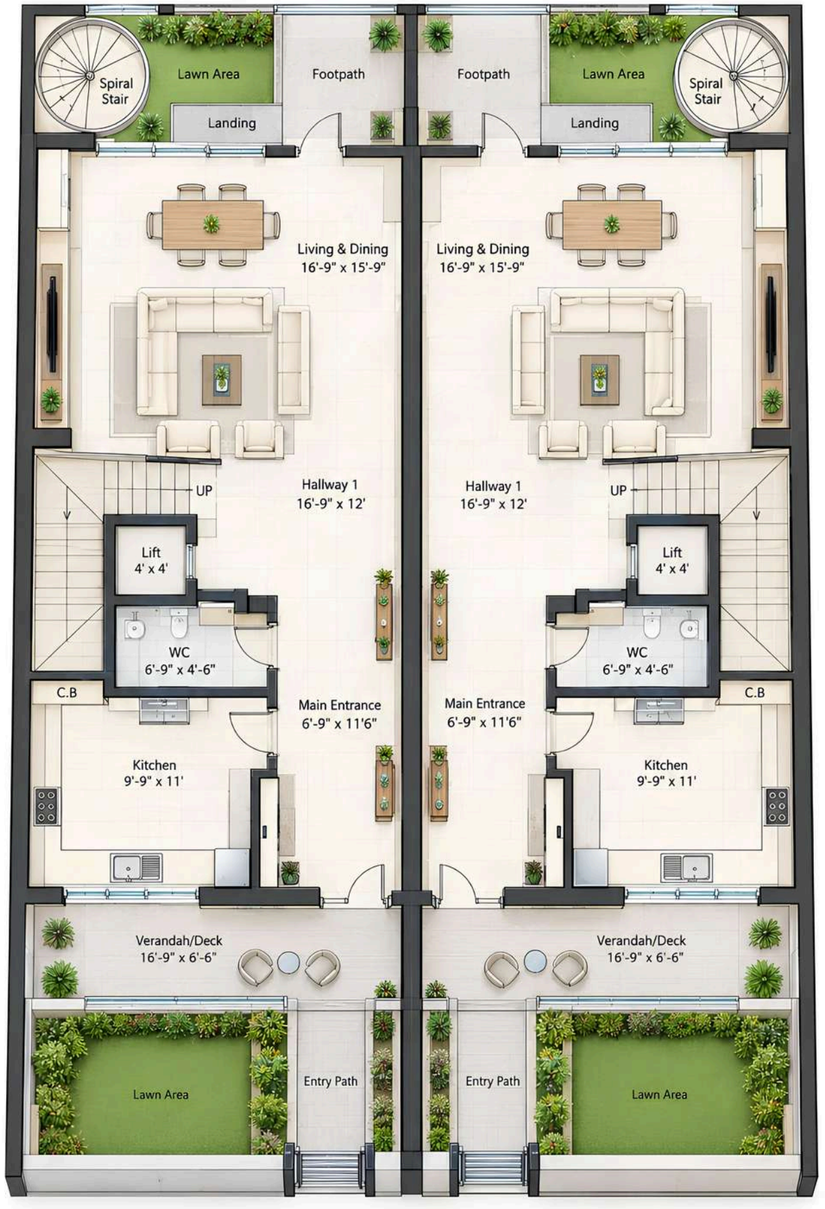
Royal Sarban offers exclusive single-unit townhouses, designed for those who desire privacy without compromise. Every detail reflects a commitment to timeless elegance and individual distinction.

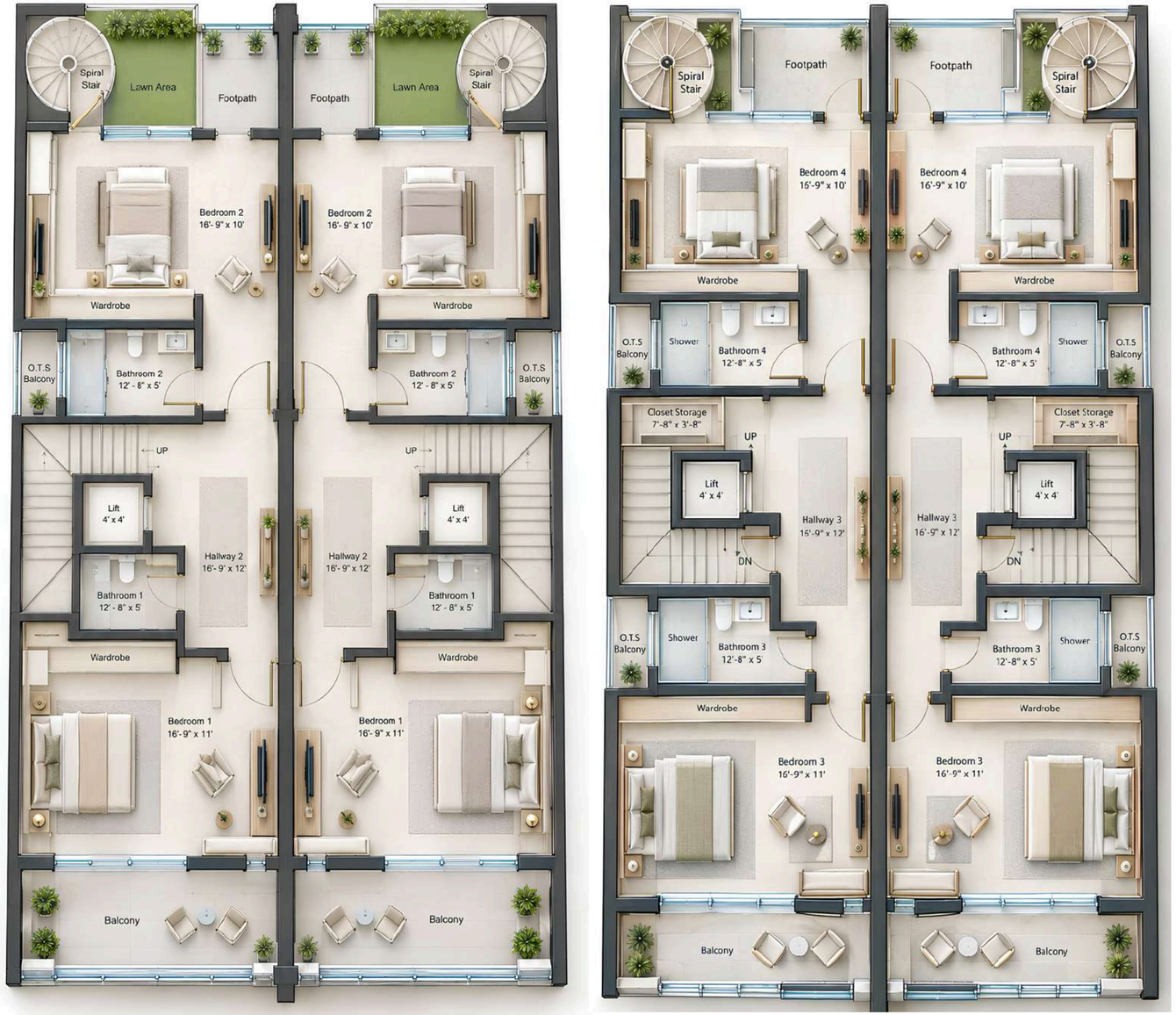
WHERE EVERY ENTRANCE FEELS GRAND

GROUND *Floor* LAYOUT

Set within Jhelum City Housing Society, each residence opens with a grand living and dining space designed for eight, seamlessly connected to a private lift and staircase for effortless movement across every floor. A well-appointed kitchen and dedicated bath complete the essentials of daily life, while a covered verandah and private lawn extend the home outward into nature. From the moment you step through the main entrance, Royal Sarban reveals a ground floor crafted not just for living, but for arriving in style.

PLOT SIZE	35'-0 X 65'-0' (2275.0 SFT)
SUB DIVIDE PLOT SIZE	17'-6 X 65'-0' (1137.5 SFT)
COVERED AREA GROUND FLOOR	837 SFT
COVERED AREA FIRST FLOOR	818 SFT
COVERED AREA SECOND FLOOR	856 SFT
TOTAL COVERED AREA	2511 SFT





ELEVATED LIVING, FLOOR BY FLOOR

FIRST & SECOND FLOOR LAYOUT

Layout

Ascend to a level dedicated entirely to rest and retreat. Each floor houses two generously proportioned bedrooms, complete with sliding wardrobes, private baths, and walk-in showers designed for quiet indulgence. A private lift and staircase connect each level with effortless ease, while a private balcony extends the space outward, inviting light and air into every room. Here, Royal Sarban unfolds a rhythm of comfort, where each floor tells its own story of refined living.





THE FACADE

Facade



YOUR PRIVATE SANCTUARY
TO HOST FRIENDS AND FAMILY

THE TERRACE

Terrace

LIVING, DINING AND *Lift*



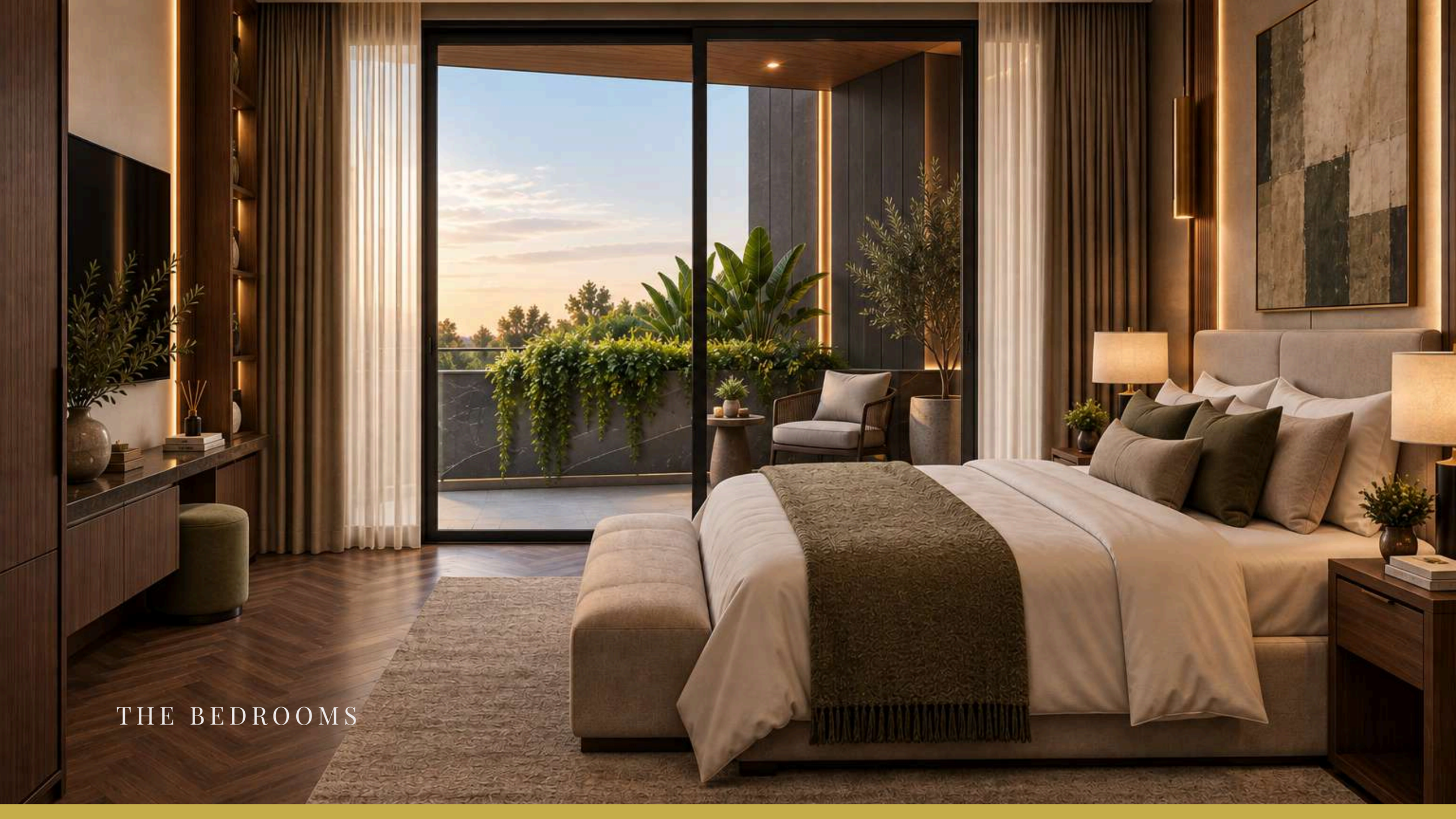


THE KITCHEN

BACKYARD & GUEST BATHROOM







THE BEDROOMS



THE BATHROOMS

THE ROOFTOP

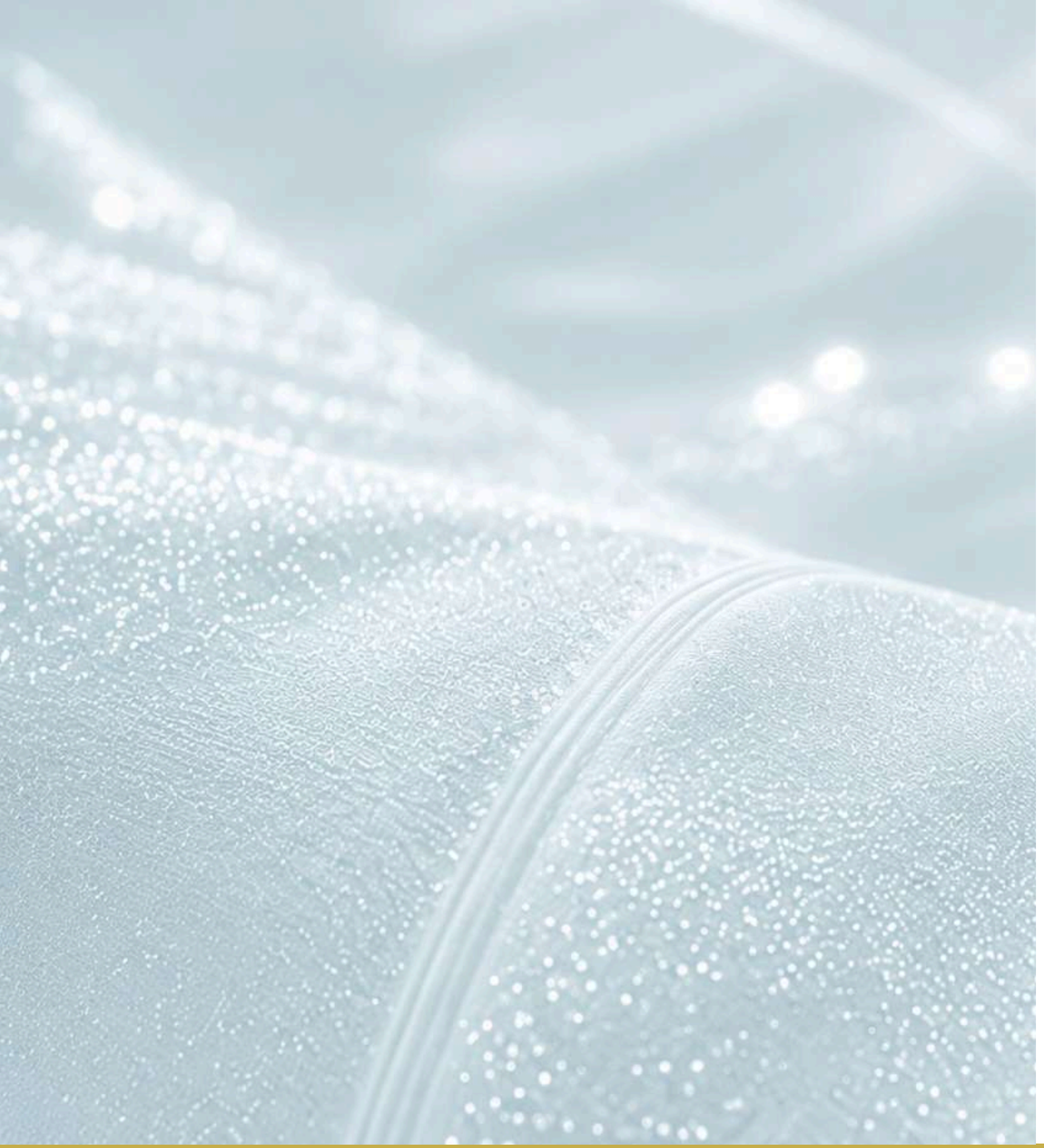


EMPIRE DEVELOPMENT

THE

PAYMENT PLAN

Payment



30/70 PAYMENT PLAN

Payment

30% at booking, 40% at handover, and the remaining 30% one year after handover.

Basic Plan
25M rupees

Premium plan
32M rupees

Luxury plan
37M rupees

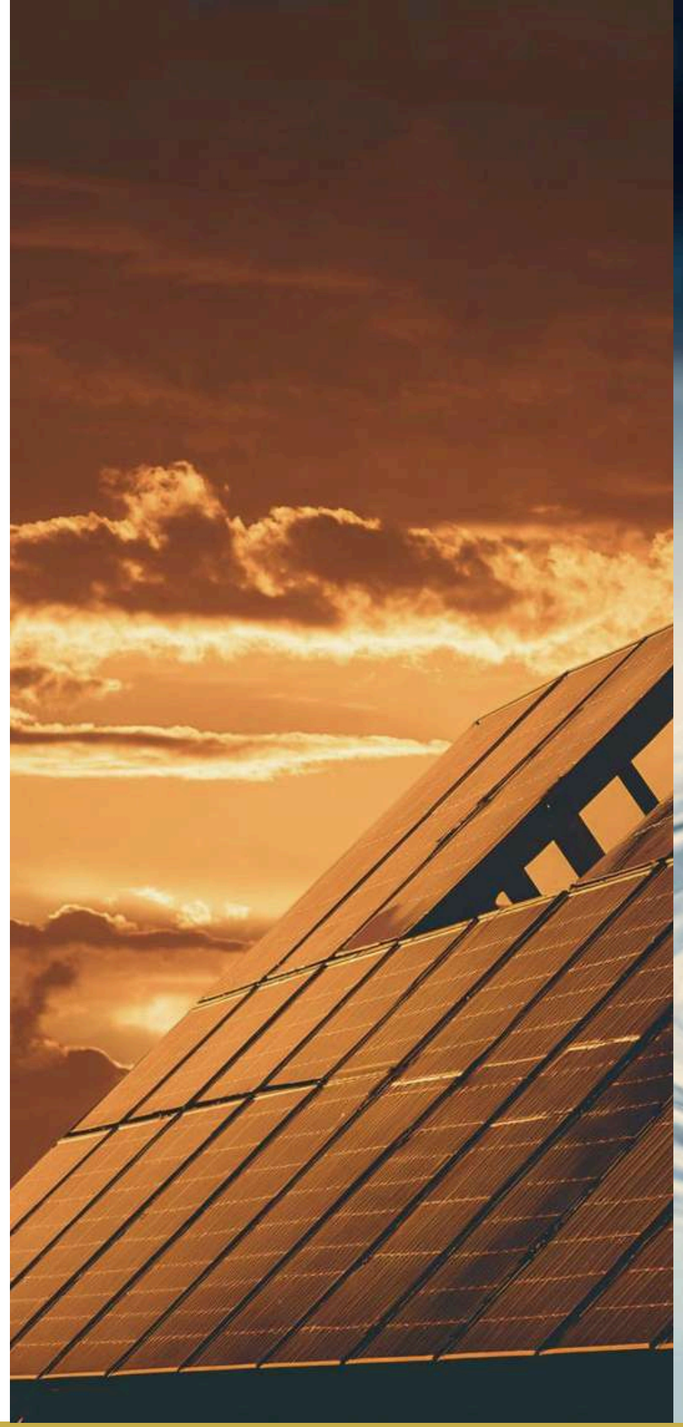
Rooftop amenities provided by us

THE ART OF EXCEPTIONAL LIVING

WHY SHOULD YOU PREFER ROYAL LIVING?

Prefer

Solar Ready
Pure Water
6 EV-Ready Parking Spaces
Charging Everywhere
Dedicated AC Outdoor Spaces
Hot Water Ready
Whole-Home Wi-Fi Ready
Safe Gas Provision
Energy-Saving LED Lighting
Smart Washing
Smart Home System
Anti-dust finishing design
Insect Protection





EMPIRE DEVELOPMENT

ROYAL LIVING
by EMPIRE DEVELOPMENT

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