



KOH-E-ABBAS

WHERE NATURE MEETS LUXURY

## M. Abbas Khan, The Late

Sitara Bisalat, Ex IGP Punjab, Sindh KPK & CFC.

We live in an age of boundless innovation, where ideas emerge from all directions, yet finding stability amidst this constant change can be challenging. Leaders often make grand promises but fall short in delivering.

*Mohammad Abbas Khan* stood out as a rare example of integrity and dedication. He served as the Inspector General of Police in Khyber Pakhtunkhwa, Punjab, and Sindh, and held roles as Commandant of the Frontier Corps and National Police Academy, Federal Secretary, caretaker Provincial Minister, and Inspector General of Prisons. The Abbas Khan Police Lines honor his exceptional contributions.

Known for his discipline and insight, Abbas Khan embraced change as a catalyst for progress. His projects, including the Koh-e-Abbas initiative, reflect his vision for using modern tools to advance Pakistan.



# Introduction



**KMAK HOLDING** is a family owned multinational concern, carrying a combined experience of over 50 years, between the directors and its executive team. Our main sectors of business are Real Estate Development, Oil & Gas, Mining, Technology & Health. [www.kmak-holding.com](http://www.kmak-holding.com)

The success of **KMAK** is rooted in the application of proven principles of human progress.

The better we've understood and applied these principles, such as mutual benefit, comparative advantage and creative destruction, the more we've grown by helping others succeed.

*"Our customer first approach"* is the business philosophy and framework developed by the family values inculcated in all of **KMAK** directors by their father M Abbas Khan, that we apply to innovate, improve and transform ourselves and our businesses to create greater value.

Our future success depends on continuing to improve our ability to do so.

MESSAGE  
CEO'S

The Koh-e-Abbas project aspires to inspire and create promising opportunities in the real estate landscape, a tribute apropos to its namesake's truly modern philosophies.

The raison d'être of this undertaking is to serve as more than a real estate project, using pioneering technology and effective sustainable solutions to provide world class amenities for its residents and clients. The project aims to be an exploration of contemporary standards in the real estate sector in a manner that improves performance and provide inpeccable life experiences.

The koh-e-Abbas team comprises dedicate individuals that act as a monolith in the face of his challenge. They have brought forth their particular expertise to see the project through to the end - from an idea on paper to its tangible execution. Every decision made will endeavor to highlight the adaptability and forethought that we pride ourselves on, a legace left to us by Mr. Mohammad Abbas Khan.



PROJECT

# Introduction

Welcome to *Koh-e-Abbas*, the epitome of luxury living and exclusivity, nestled atop a picturesque hill amidst a lush pine forest in Abbottabad.

This extraordinary gated community offers the perfect blend of serenity and resort-style living, just minutes away from the city center. With its unique location, breathtaking views, and unparalleled security, Koh-e-Abbas is the ultimate retreat for like-minded individuals seeking a tranquil oasis within the city.

As you enter this secluded haven, you'll be greeted by the soothing scent of pine and the warm glow of city lights in the distance. With its limited availability and invitation-only policy, Koh-e-Abbas ensures a harmonious community of villa owners who share a passion for luxury and exclusivity.

# Key Features

## KOH-E-ABBAS

### INDULGE IN THE FINEST FEATURES, INCLUDING:

Peaceful surroundings and serene atmosphere

Unmatched views of the city and mountain valleys

Temperate cool weather and maximum rainfall zone in the summers, snow fall in the winters.

Fully secure gated community with top-notch security measures

Exclusivity in resident selection for a harmonious ecosystem

Resort-style living with world-class amenities

Breathtaking views and scenic walking tracks

Supervised construction and safety measures

Fenced and gated community with 70% project land dedicated to pine jungle.

Approved Motorway exit 3KM from the property.

In middle of city yet a tucked away private estate in the only remaining location of its kind, only 4 minutes from Abbottabad cantt, next to Governors House (KP House) surrounded by Shimla reserve pine forest.

Vicinity and central location from most tourist destinations, i.e., Islamabad Nathiagali & Thandiani & Islamabad only 1 hr driving distance from each destination. Islamabad to property drive through and through on the new motorway.

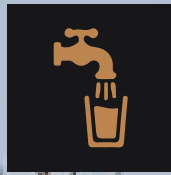
Supervision of construction by owners through IP cameras.

Beautiful walking tracks, gazebos & scenic sitting areas & hiking trails in reserved forest.

Maintenance staff and servant pool for provision of services like cooking, cleaning utensils, dusting available on demand.

A closed destination on Hill Top at Shimla Hills with no population expansion in its direction in the future, surrounded by reserved forest.

# Amenities



Fresh Water

Electricity

24/7 Hours Security

Fenced Gated Community

Walking Tracks

Hiking Tracks in the Pine Forest

Community Club House

Gazebos

Mosque

Maintenance staff and Servant pool for provision of services like cooking, cleaning utensils, dusting available on demand

Supervision of construction by owners through IP cameras.

24 hours access to through IP cameras

# Master Plan





# Payment Plan

## PAKISTAN CUSTOMERS

MINIMUM PLOT SIZE

**02 KANAL**

PRICE PER MARLA

**Rs.1,750,000**

30% DOWNPAYMENT

**Rs.21,000,000**

8 QUARTER  
INSTALLMENTS

**Rs.6,125,000**

TOTAL VALUE

**Rs.70,000,000**

## OVERSEAS CUSTOMERS

MINIMUM PLOT SIZE

**02 KANAL**

PRICE PER MARLA

**6295 USD**

30% DOWNPAYMENT

**75,540 USD**

8 QUARTER  
INSTALLMENTS

**22,033 USD**

TOTAL VALUE

**251,804 USD**

**NOTE:**

- Direct Possession on 50% payment
- 5% discount on Half Payment
- 10% discount on Full Payment

OPTIONAL:

# Built Customize Villa

YOUR  
*Villa*  
YOUR WAY



OPTIONAL:

# Built Customize Villa

As an additional option, for our valued customers, we are offering services to build and deliver customized villas if they require.

YOUR  
*Villa*  
YOUR STYLE



CUSTOMIZE VILLA

# Payment Plan

DOWNPAYMENT  
30%

8 QUARTER  
INSTALLMENTS

**NOTE:**

As per the prevailing market rates and agreed terms and conditions at the time of villa construction.

