



Turning
DREAMS
into REALITY

Pakistan's Top-Notch Luxury Mountain Property Leader

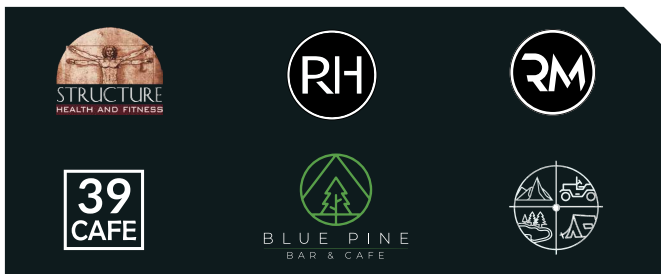
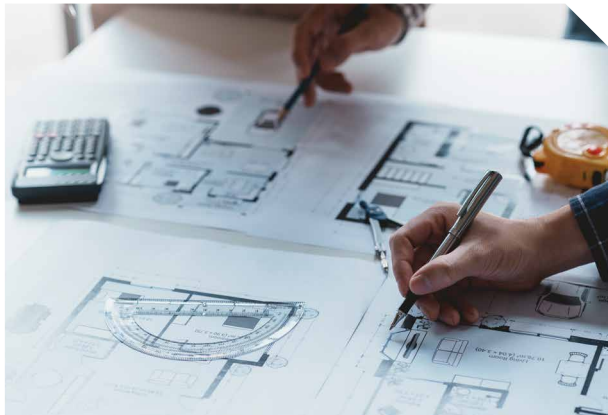
www.bluepinemh.com





OVERVIEW

We've been providing a compelling Real Estate proposition to our customers for over a decade.



In the hospitality and real estate industry, **Blue Pine Mountain Homes** has built a solid reputation for being the most reliable in the business for over a decade. The Blue Pine Group was founded by **Reza Ali Munir** and has over a dozen highly successful projects under its belt.

These include **The Residency Hotel, Structure Health & Fitness, Residency Management, Blue Pine Serviced Residences, and Dharabi Farms**. It is Blue Pine's project & has been tremendously successful in the real estate market since it started in 2013.



Investing in Pakistan offers abundant opportunities in a growing economy with solid roots in Galiyat, a strategic hot location for tourism, providing excellent investment prospects.

Blue Pine Mountain Homes offers boutique-style independent homes and luxurious apartments, providing splendid mountain living amidst the beautiful landscapes of **Khaira Gali, Changla Gali, and Dunga Gali**. These contemporary homes offer three to four bedrooms (each with an attached bath), an upscale kitchen, a modern living room, and state-of-the-art amenities, providing families with an ideal sanctuary filled with warmth and luxury. One of the standout features of our properties is the breathtaking panoramic views they offer. From the hilltop vantage point, the scenery is spectacular, and renowned sightseeing destinations are just minutes away from this gated/fenced property.

CEO'S STATEMENT



Pioneering Pakistan's Real Estate in Galiyat, presenting Exclusive Asset-Generating Residences meticulously tailored to manifest your distinctive plans, designs, and creative visions

Presenting **CEO Reza Ali Munir**, the driving force behind the prosperity of **Blue Pine Mountain Homes**. His visionary leadership aims not just to meet but to surpass the luxury aspirations of our esteemed clientele. Our diverse projects, including **The Residency Hotel, Structure Health and Fitness, and Blue Pine Serviced Residences**, showcase our relentless pursuit of excellence.

The company's ultimate goal is to offer customers a unique and unforgettable experience that they will cherish for a lifetime.

Reza Ali Munir

Reza Ali Munir
CEO Blue Pine Mountain Homes

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Real estate is not just about buying and selling properties. It's about building relationships, creating value, and making a difference in people's lives.

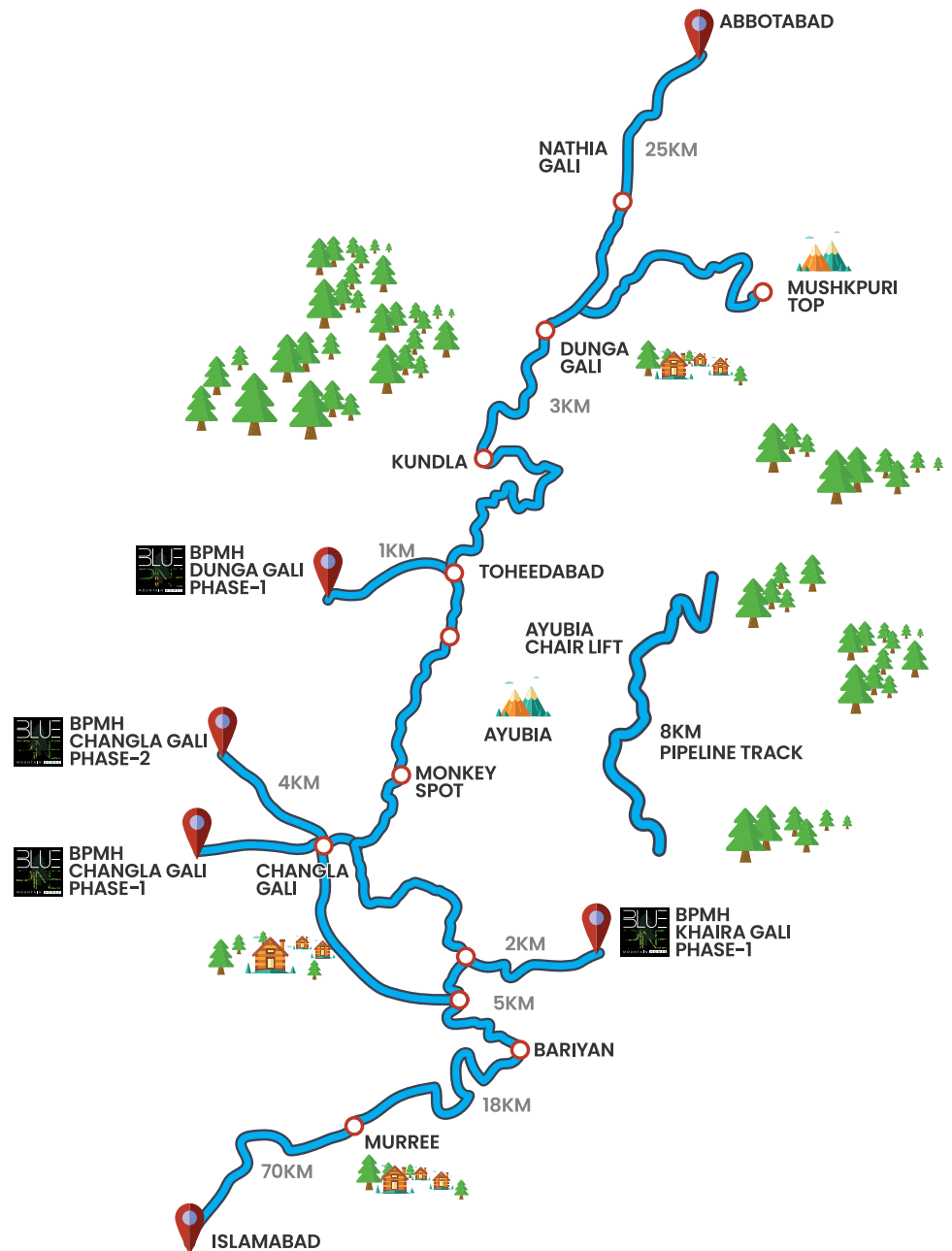


Our commitment to craftsmanship, attention to detail, and personalized services sets us apart as the premier destination for discerning homeowners seeking the epitome of mountain living.

BLUE PINE MOUNTAIN HOMES PHASES LOCATION MAP

THE PROJECT

All phases of Blue Pine Mountain Homes are conveniently located within close proximity to key landmarks and attractions. Each phase, including Phase 1 in Khaira Gali, Phase 1 & 2 in Changla Gali, and Phase 1 in Dunga Gali, offers a harmonious blend of modern luxury and natural beauty. Our exclusive homes are surrounded by lush pine trees and provide a serene retreat away from the city's hustle and bustle. Each home is thoughtfully designed to ensure the utmost comfort and satisfaction for residents. These homes are near a summer retreat in Nathia Gali and offer privacy amidst the area's natural beauty.







BLUE PINE MOUNTAIN HOMES PROJECTS

PHASE 1 KHAIRA GALI

SOLD OUT WITH UNPARALLELED SUCCESS Blue Pine Mountain Homes has triumphantly concluded the Khaira Gali project, a haven of exquisitely appointed mountain homes.

PHASE 1 CHANGLA GALI

PROGRESSING TO PHASE 1 CHANGLA GALI Blue Pine Mountain Homes is embarking on the next chapter of opulent living in the esteemed locale of Changla Gali. Featuring expansive homes ranging from 10 Marlas to 1.5 Kanals, along with premium studios, 1-bed, and 2-bed apartments, we cater to a spectrum of refined tastes.

PHASE 2 CHANGLA GALI

INTRODUCING THE GRAND VISION OF PHASE 2 CHANGLA GALI A captivating testament to our dedication. Offering designer homes that seamlessly blend timeless elegance with contemporary sophistication.

PHASE 1 DUNGA GALI

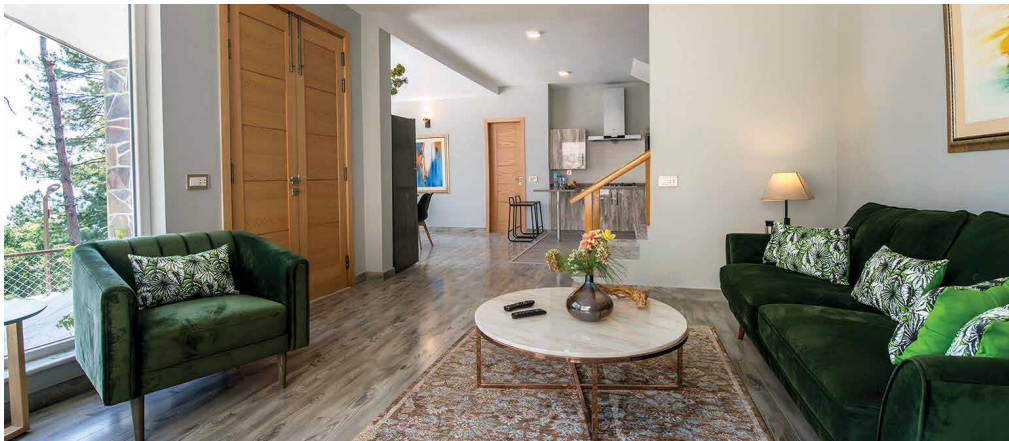
UNVEILING PHASE 1 DUNGA GALI Proudly presents you our latest phase with an array of opulent choices including spacious homes, featuring awe-inspiring valley vistas.





FACILITIES AND AMENITIES

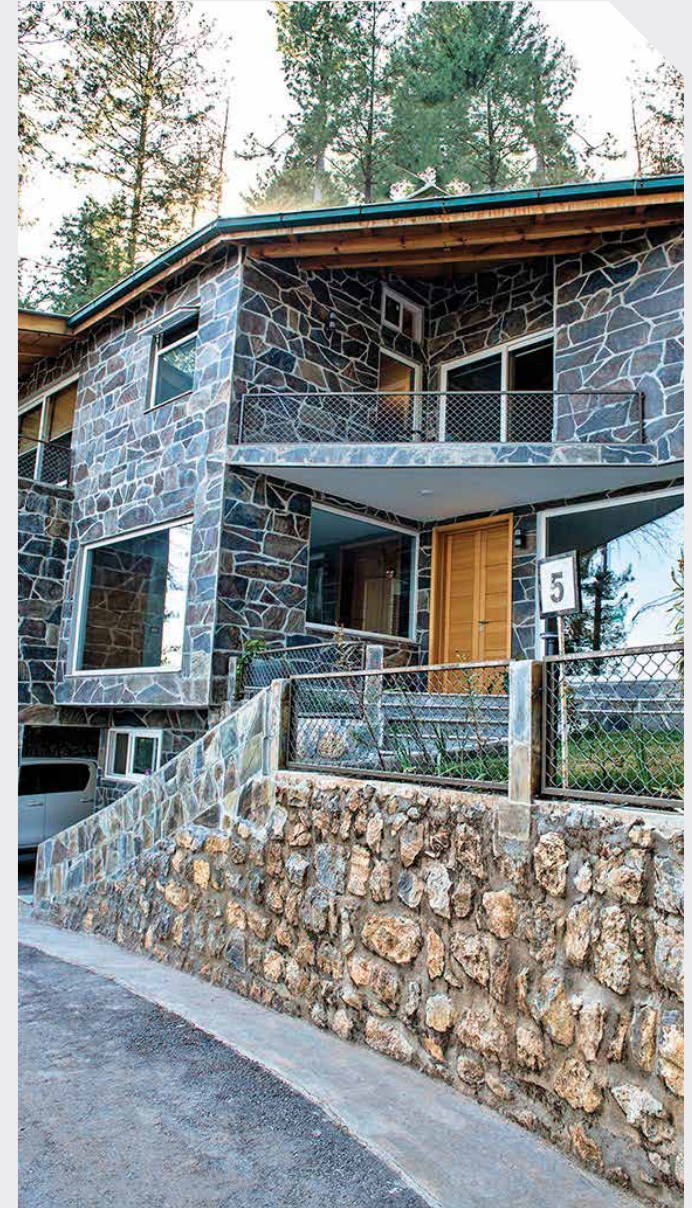
- Contemporary And Luxurious Interiors
- Uninterrupted Utilities
- Impeccable Surveillance
- Kids' Recreational Zone
- Invigorating Sauna
- Innovative Inverter-Based Heating Systems
- Private Lush Lawns
- Private Car Parking
- Meticulous Housekeeping Services
- High-Speed Internet Connectivity
- Fine Dining Restaurant
- Innovative Gymnasium
- Sleek Modern Kitchen Equipped With Appliances
- Well Lit Roads
- Stately Fireplace
- BBQ/Bonfire Pit
- Expansive Dining Space
- Dedicated Utility Kitchen





Blue Pine Mountain Homes comprises two-story home featuring fully equipped kitchens, ample parking facilities, and expansive gardens. Each homes boasts unique architectural elevations and orientations. The captivating night sky and picturesque natural vistas visible from these magnificent Homes are truly enchanting.

Residents have the opportunity to create a cozy ambiance by hosting bonfires on the lawn, indulging in lavish BBQ gatherings, and savoring the tradition of roasting marshmallows while exchanging stories late into the night.



INVEST & START EARNING 100K A DAY

Invest in Blue Pine Mountain Homes for effortless earnings. We handle everything from securing high-quality renters to delivering exceptional service that keeps them coming back.

RENTAL PROJECT DETAILS

Our project "**Blue Pine Serviced Residences**" transcends the mere notion of a vacation destination; it embodies a gateway to make unforgettable memories in the annals of time. Operating on an innovative 60:40 revenue-sharing paradigm, we allocate 60% of rental proceeds directly to homeowners, with the remaining 40% dedicated to top-tier services and maintenance, ensuring that both the property owner and guests receive the highest standards of service and upkeep. With an annual booking average of 120 nights out of 365, our accommodations maintain unwavering allure and desirability year-round.

It is our mission to offer guests who seek privacy, calmness, harmony, and an experience that will make them feel relaxed, rejuvenated, and exhilarated. The comfort, luxury, and opulence of this accommodation allow a blissful seclusion.



ABOUT OUR APARTMENTS

High Rise Living in Changla Gali

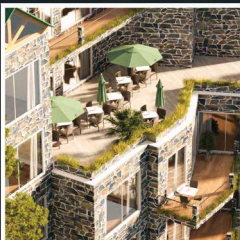
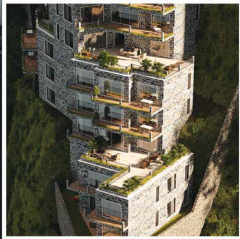
Welcome to our High-Rise apartments at Changla Gali, where luxury meets modern living. Explore our range of studio, 1 & 2-bedroom apartments crafted for discerning tastes.

PREMIUM LIFESTYLE

Starting from 10 million

Experience luxurious living, complete with modern amenities tailored to fulfill your dreams.

STUDIO, 1 & 2 BED APARTMENTS



LEGALITY

- NOC from Galiyat Development Authority KPK
- Transfer of Registry from Land Revenue Department KPK
- Approved Map of Each House
- Income Source Dedaration



Nearby Attractions

- Murree Hills 10.3 KM
- Mushkpuri Peak 21.8 KM
- Patriata Cable Car 28.9 KM
- Lalazar Wildlife Park 20.5 KM
- McDonald's Lower Topa 18.4 KM
- Pindi Point 22.7 KM
- Mall Road Murree 19.6 KM
- Ayubia National Park 20.5 KM
- Miranjani 28.3 KM
- Murree Expressway 23.3 KM
- Samundar Khata Lake 35.0 KM
- Neelam Kohala 43.6 KM
- Dunga Gali Pipeline Track 18.5 KM
- Namli Maira Waterfall 27.0 KM



KHAIRA GALI PHASE-01



BLUE PINE
MOUNTAIN HOMES

ENTRANCE

VALLEY VIEWS
ALL AROUND



CHANGLA GALI PHASE-01



NO OF PLOTS = 39 + 1 PLOTS
 ROAD WIDTH = 18' - 0
 P = PREMIUM PLOTS





CHANGLA GALI PHASE-02



TOTAL PLOTS = 43

- 1-2 KANAL = 18 PLOTS
- 2-3 KANAL = 2 PLOTS
- 10-19 MARLAS = 14 PLOTS
- 10 MARLAS = 7 PLOTS





HOMES PAYMENT SCHEDULE

| Description | Bed Space | C. Area / Sqfts | Total Amount | On Booking 30% | 6 Quarterly Installmens |
|----------------|-------------|-----------------|--------------------|----------------|-------------------------|
| 10 Marla House | 3 Bed Space | 2400 | 7,00,00,000 | 2,10,00,000 | 8,166,666 |
| 15 Marla House | 3 Bed Space | 2850 | 85,000,000 | 25,500,000 | 9,916,666 |
| 20 Marla House | 4 Bed Space | 3400 | 100,000,000 | 30,000,000 | 11,666,666 |
| 25 Marla House | 4 Bed Space | 3850 | 115,000,000 | 34,500,000 | 13,416,667 |

Note:
 Terms & Conditions Apply
 Construction Charges May Vary



PAYMENT SCHEDULE

RESIDENTIAL APARTMENTS

| DESCRIPTION | C. AREA | TOTAL AMOUNT | ON BOOKING 25% | 30 MONTHLY INSTALLMENTS | ON POSSESSION 10% |
|------------------|---------|--------------|-------------------|----------------------------|----------------------|
| 2 Bed Apartments | 1277 | 36,394,500 | 9,098,625 | 788,548 | 3,639,450 |
| 2 Bed Apartments | 1155 | 32,917,500 | 8,229,375 | 713,213 | 3,291,750 |
| 1 Bed Apartments | 722 | 20,577,000 | 5,144,250 | 445,835 | 2,057,700 |
| Studio | 580 | 16,530,000 | 4,132,500 | 358,150 | 1,653,000 |
| Studio | 540 | 15,390,000 | 3,847,500 | 333,450 | 1,539,000 |
| Studio | 434 | 12,369,000 | 3,092,250 | 267,995 | 1,236,900 |

Note:
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Pakistan's Top-Notch Luxury Mountain Property Leader

Head office : 39-A Zafar Ali Rd, Gulberg V, Lahore, Punjab, Pakistan

**Khaira Gali
Phase-01** 2 KM from Khaira Gali Bazar on Pipeline Road,
Khaira Gali, Abbottabad, KPK Pakistan

**Changla Gali
Phase-01 & 02** 4Km from Humming Bird Resort,
Changla Gali, Abbottabad, KPK Pakistan

**Dunga Gali
Phase-01** 5 Km From Main Dunga Gali Bazar on main
Abbotabad Nathiagali Road



39-A Zafar Ali Rd, Gulberg V, Lahore, Punjab, Pakistan
info@bluepinemh.com

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