RENOBILD

DESIGN · BUILD · RENOVATE

HOUSE · 50' x 90' · BASEMENT + 2 STOREYS + ROOF

Islamabad 1 Kanal Residence

Islamabad · concept proposal

PROJECT DOSSIER · NOVEMBER 2026

Images of buildings are visualisations of RENOBILD designs, not photographs of completed buildings.



Islamabad 1 Kanal Residence

"Margalla Modern": a family house of warm grey stone, white plaster and teak fins, opening to the hills. Double car porch with the master suite above, a double-height family lounge, five bedrooms and a basement with home theatre and gym. The block stays inside the stricter published CDA set-backs (15' / 10' / 5').

PLOT **1 kanal · 50' x 90' (4,500 sq ft)**	COVERED AREA **≈ 7,714 sq ft incl. basement**
BASEMENT **2,384 sq ft · theatre, gym, staff**	GROUND **2,600 sq ft · drawing, dining, lounge, kitchen, guest**
FIRST **2,209 sq ft · master + 3 bedrooms, upper lounge**	ROOF **521 sq ft · lounge, terrace, 12 kWp solar**
BEDROOMS / BATHS **5 / 6 + 2 powder rooms**	BUILD TIME **14-16 months incl. basement**

VISUALISATIONS

Islamabad 1 Kanal Residence



Street front · visualisation



Street front at dusk · visualisation



Aerial · visualisation



Double-height family lounge · visualisation

Islamabad 1 Kanal Residence



Kitchen and dining · visualisation

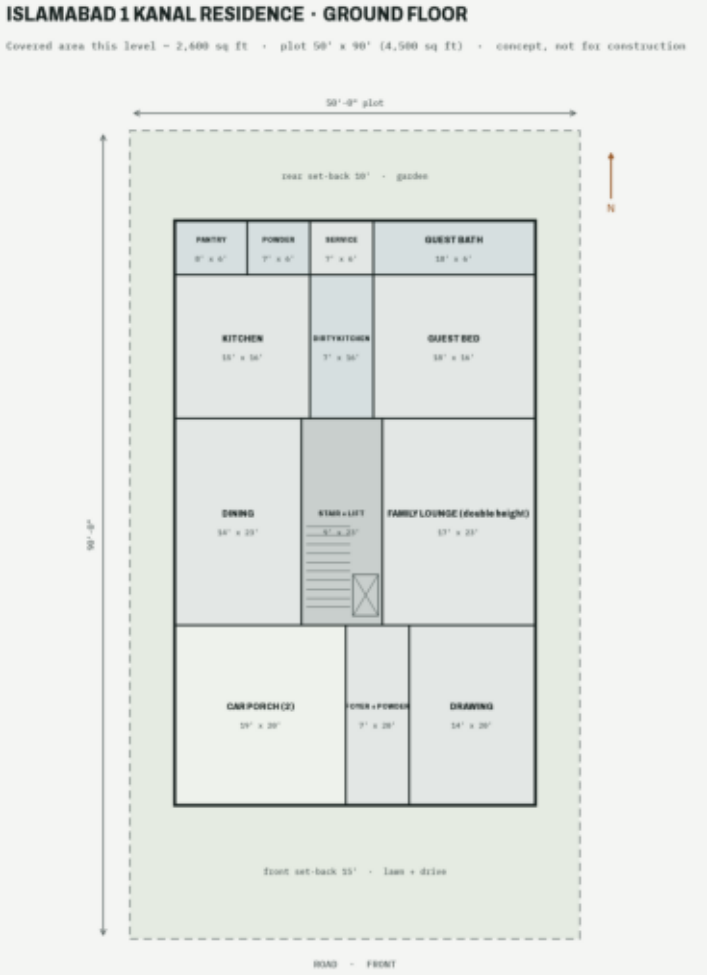


Master bedroom, Margalla view · visualisation

Islamabad 1 Kanal Residence



Basement



Ground floor

Islamabad 1 Kanal Residence



First floor



Roof

COST

Islamabad 1 Kanal Residence

Indicative cost (Islamabad, 2026, ±15% until the measured BOQ)

Package	Price	Per sq ft	Notes
Economy	**Rs 6.48 crore**	≈ Rs 8,400	Grey + standard local finishes
Standard	**Rs 7.71 crore**	≈ Rs 10,000	Imported-grade fittings, double glazing, lift shaft ready
Premium	**Rs 10.41 crore**	≈ Rs 13,500	Stone + teak facade, lift, smart home, solar + battery

Includes design, engineering, supervision, tests and guarantees. Basement adds shoring and waterproofing; authority fees extra at actual. Confirm set-backs and coverage with the plot's own CDA / DHA / Bahria schedule.

How RENOBILD builds it

01 **Measured price**

Every BOQ quantity written down; rates locked in the stamp-paper agreement.

02 **Pay for work done**

10% security, then one bill a month for work measured with you; you keep 5% retention.

03 **Proof of materials**

Steel mill certificates, cement batch photos, a cube test for every slab.

04 **Every Friday**

Photos, a short video and next week's plan on WhatsApp.

05 **We pay if we are late**

0.1% of the contract price per week of our delay, up to 3%.

06 **Guarantees**

5-year maintenance with a free yearly visit · 5 years waterproofing · 15 years structure.

07 **House File**

As-built drawings and photos of every hidden pipe and wire before plaster.

Start with your plot - or your old house

Farhan Ali, Chief Executive · WhatsApp +92 300 884 8555 · info@renobild.pk · renobild.pk