

ISSUE / 02 / 2021

Insight



Creek Marina
Residences

Overview

Despite the self-conceived reservations of some, the construction of creek marina residences continues full steam – unabated. Where there is a will, there is a way – Insha'Allah.

Our re-envisioned newsletter – sent in March, was extremely well received by the market. We have received raving compliments for the quality, level of detail and the transparency of our approach, with our customers.

Many of our customers wrote to us asking that the insight should become a regular feature to keep our existing and future Customers abreast with the planning & progress of the project.

We LISTEN and have decided to make it a regular means of our communication with our customers.

Creek Marina Differentiating Factors

The property Gurus are unanimous that there are **Three Golden Rules** in selecting a property for investment. **"Location, Location, Location"**.



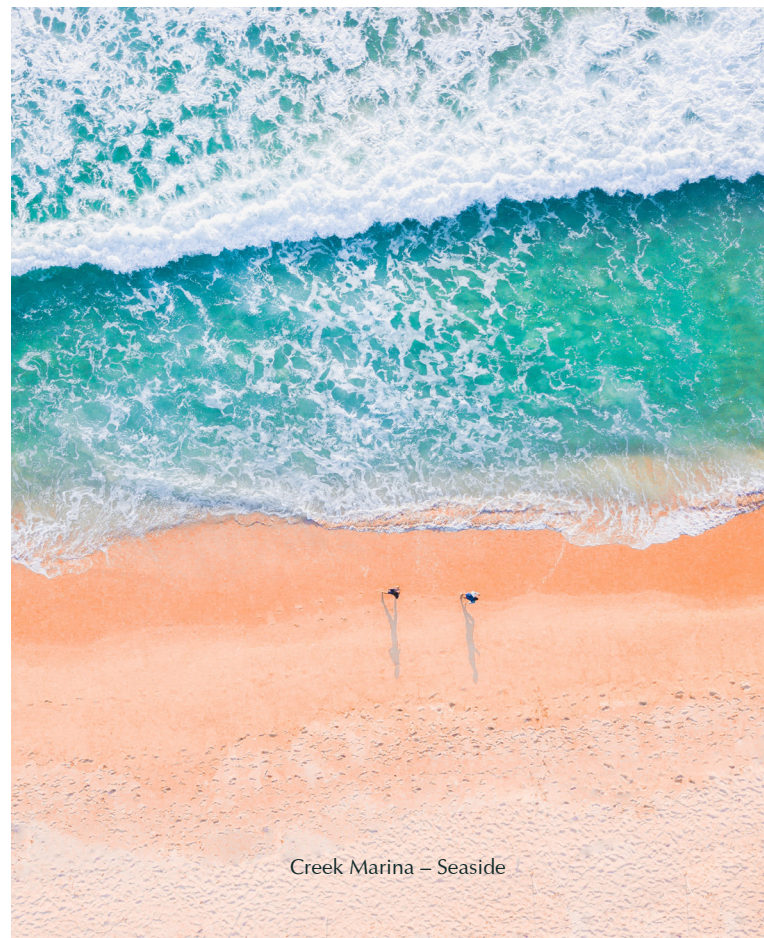
Creek Marina - Site Location

Unarguably, Creek Marina residences occupy the best location in the country and for that matter anywhere in the world. It's unobstructed views of the Arabian. Sea, Golf course and the city of lights, are a feat for the residents, which will never be compromised.

There are many projects in DHA and Karachi under construction, Arguably, none offering the likes of Creek Marina. Many will remain a construction site forever, due to the inherent size and planning of these projects.

Creek Marina was planned by the world's leading design team who foresaw and designed to obviate such issues. Smart Masterplan conceived, was ahead of its times and the placement of towers, foresaw and addressed such issues to ensure that every tower will always stand unobstructed.

The design of apartments is in a class of its own, with unmatched and practical layouts, to high quality finishes, Private elevators (first introduced by Meinhardt in Pakistan) to enviable facilities - Hotel style lobbies, world class clubhouse, security, covered parking etc. The list is endless.



Creek Marina - Seaside

Cutting Edge Design

Investment in real estate is unarguably the biggest and the most precious investment in life that anyone makes. The location, design, quality and durability of the end product determines the tangible and intangible value of this investment. Creek Marina residences score highly on all these parameters.



RWDI
CANADA

CONDUCTS
Wind tunnel tests for
Creek Marina Towers.

30 storey buildings, especially in Pakistan, are seldom designed to such exacting standards. However we considered it prudent to examine the effects of wind pressure on the structure and indeed the façade for all towers. This is a critical consideration for the safe design of tall buildings. The effects of wind at balconies and ground level are also being analysed.



Maisonette Penthouse (Living Room)



State-of-the-art Clubhouse



Single Level Penthouse (Living Room)



Fitness Club

CREEK MARINA

Selects Double Glazed Facade

Few customers know the science and significance of facade and consequently the heat transmitted into their homes and its effect on the comfort and cost of running air conditioning system in the long term.

Creek Marina developers firmly believe in providing the best and sustainable value for its customers's investment.

Accordingly a scientific model study was carried out to examine the ensuing internal climatic conditions created, during the hottest and coldest months. This was necessary for the prudent selection of facade, to deliver the optimum internal environmental conditions for its residents and to minimise the cost of heating in winters (if required) and air conditioning in summers, which is certainly required.

We are pleased to announce we have elected to adopt highly more expensive double glazed facade-further augmented with Low e-value glass-to minimise external thermal transmission, without affecting the visibility and views that surround creek marina residences.

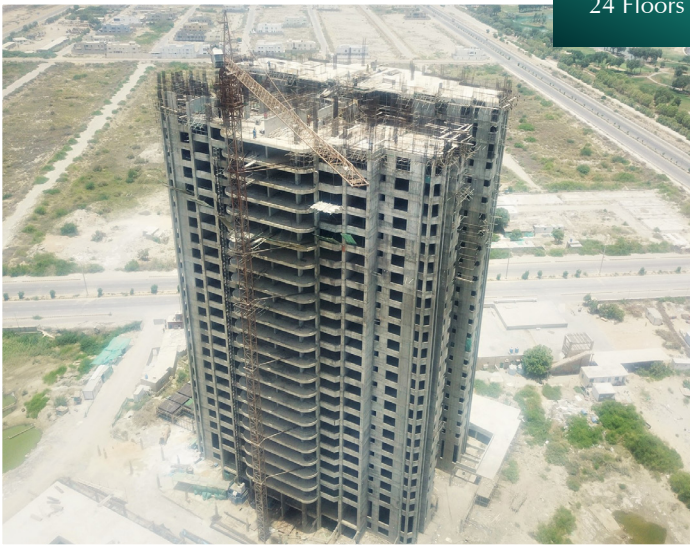
This shows our commitment to our customers to deliver the best value for their money.

Current Construction Status

As we advised in our previous insight, the construction of **3 Towers in Phase 1** is proceeding rapidly and is now in an advanced stage of construction, as can be seen from the site photos depicting the current status.

Construction Status

TOWER 4
24 Floors Completed



TOWER 7
Level 19 in Progress



TOWER 8
Level 11 in Progress





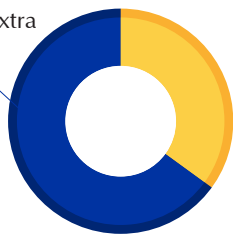
Completion Strategy

We remain committed to avoid phase 2 and 3 to drag on to avoid living in a construction site syndrome. Accordingly the remaining noisy structural works for phases 2&3 have been brought forward and are currently being tendered out to ensure these are completed ahead of schedule and prior to handover of the phase1– residences.

Customers who had paid

65%

or more will not need to pay anything extra



Customers who had paid

35% or less

will need to pay **new discounted price** as agreed with CMAC

Word to our customers

We need your full and whole-hearted support to effect the timely completion of creek marina residences. This Includes your timely payments as per revised schedules issued and equally importantly good words, at all public and private forums. Our customers are our family. If we don't have full support of the family, it is hard to fight the Foes! We Trust you will all, agree.

We also welcome any suggestions from our customers, on how we can improve this insight and what other information you would like us to include or share with you. Constructive suggestions and feedback is always welcomed.

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