

# UD

BUILDERS

**NADEEM ASSOCIATES**  
Plumbing, Electrical, Mechanical, Airconditioning  
Civil Engineers and Contractors

**COMBINED ASSOCIATES**  
ARCHITECTS • DESIGNERS • CONSULTING ENGINEERS

**HI-TECH**  
ENGINEERING COMPANY

**IMPACT**  
Engineering  
Planning  
Management

**mim**

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Com 9, Sector Y IV, Gulshan-e-maymar, Karachi

The views, plans and layout depicted in these images showcase the artist's impression only. The furniture costs are not included with the apartment for sale. UD Courtyard reserves the right to make changes, to make modifications to the layouts, plans and amenities without providing a prior notice to ensure better quality and timely delivery, assuring that the changes made will not underrate or devalue the quality of the project.

UD  
COURTYARD



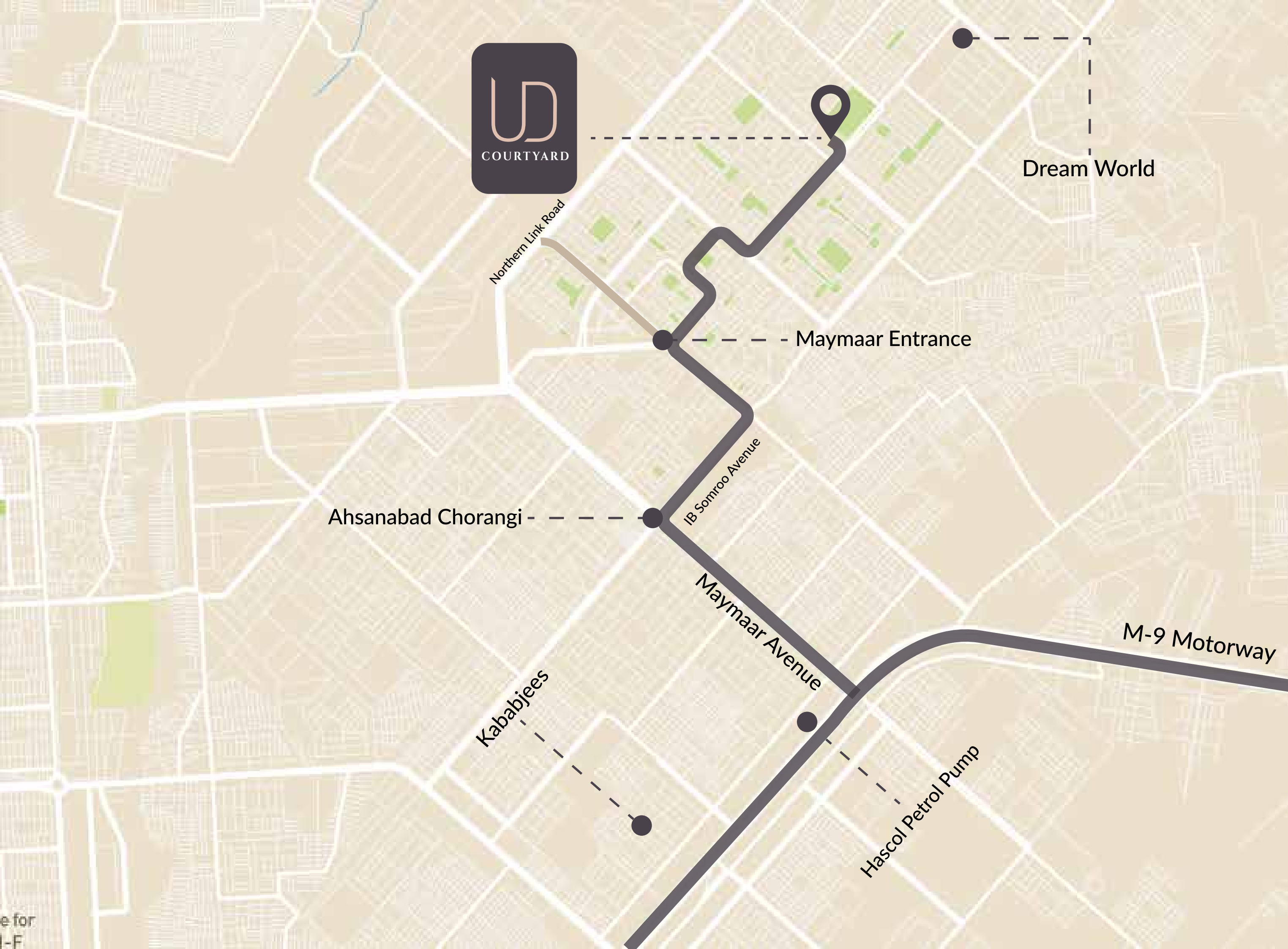
UD COURTYARD

# UD COURTYARD: COME HOME TO LUXURY

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Redefining the standards of premium living in Gulshan-e-Maymar, UD Courtyard stands tall as a multi-story masterpiece in the premier sector of Y-4. Reaching up to a marvelous height of fifteen floors, it establishes a commanding presence as an emblematic apartment building. Each apartment is decorated with one-of-a-kind glass balconies which catch the eyes of all who gaze upon its splendid form. Every floor is fitted with modern residencies with an array of 3, 4 and 5 room apartments to choose from. While for those with an eye for business an array of spacious and refined showrooms line the base, perfectly completing the ultimate lifestyle solution.





## AN IDEAL LOCATION

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Located in the posh Y-4 sector of the biggest and most well-planned gated housing community of Karachi, Gulshan-e-Maymar, UD Courtyard is defined by exclusive living. UD Courtyard is positioned on a west open corner plot with spacious 80 ft wide roads along both its borders and 3 parks in its immediate vicinity. Its prime location is bolstered by an open, green and genial neighborhood protected by the safety of a boundary wall and 24/7 security. Gulshan-e-Maymar has a self-sustained independent ecosystem of markets, banks and hospitals within its boundaries. Situated in proximity of the famous Dreamworlds Resort, it provides close access to a delightful array of recreational opportunities. Additionally, a 5-minute drive provides direct access to the Khi-Hyderabad motorway providing travelers a hassle-free exit from the city.

## A PIONEERING PORTFOLIO

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The team of UD Builders pride themselves for their historic founding contributions to the city of Karachi's transition into the bustling metropolis that it is today. The team of UD Builders has a combined experience of more than 50 years delivering state of the art private housing and commercial real estate. Over the course of past several decades, the team has delivered iconic projects such as Gulshan-e-Shamim, Yaseenabad, Shamim Sky Towers, Shamim Skyline and various others under the banner of Shamim constructions.

### LOUNGE IN LEISURE



A luxe lounge elegantly designed which encompasses luxury and comfort.

### YOUR HEAVEN ON EARTH



A comfortable and opulently designed bedroom which provides solace and relief after a long, hard day.



## A KITCHEN FOR KINGS



A well ventilated and comfortably designed kitchen exhibits praiseworthy design skills which give it a tasteful touch.

## UNPARALLELED LUXURY



A spacious and luxuriously designed drawing room ensures a stylish exhibition of elegant ambiance.

## TYPE A1 – 5-ROOMS APARTMENT



- ▶ Gross Area: 1705 Sq ft
- ▶ Reserved Parking

## TYPE A – 5-ROOMS APARTMENT



- ▶ Gross Area: 1475 Sq ft
- ▶ Reserved Parking

## TYPE B – 4-ROOMS APARTMENT



- ▶ Gross Area: 1250 Sq ft
- ▶ Reserved Parking

TYPE C – 4 ROOMS APARTMENT



- ▶ Gross Area: 1225 Sq ft
- ▶ Reserved Parking

TYPE D – 3 ROOMS APARTMENT



- ▶ Gross Area: 890 Sq ft
- ▶ Reserved Parking

## WORLD CLASS AMENITIES: -

At a point where extravagances become necessities, UD Courtyard provides the essentials of happiness and relaxation through its A-List Amenities.

UD Courtyard possesses the following luxurious amenities: -

- Jogging Track
- Garden Area
- Well Equipped Gymnasium
- Open Air Seating area
- Carpeted Praying Area
- Community Hall (for approx. 150 guest)
- Indoor Games.

### ENTERANCE LOBBY



UD Courtyard welcomes you to grandeur; a wide entrance lobby that brings comfort & ease for the guests and residents alike.

### OPEN TO SKY COURTYARD



Keeping the residents at the center of its design, UD Courtyard is defined by an open-to-sky community space in the heart of its residence.

### SOCIALIZE IN STYLE



The Club provides a space for residents to relax and socialize as well as hold professional meetups in the vicinity of their own homes.

## COMMUNITY HALL



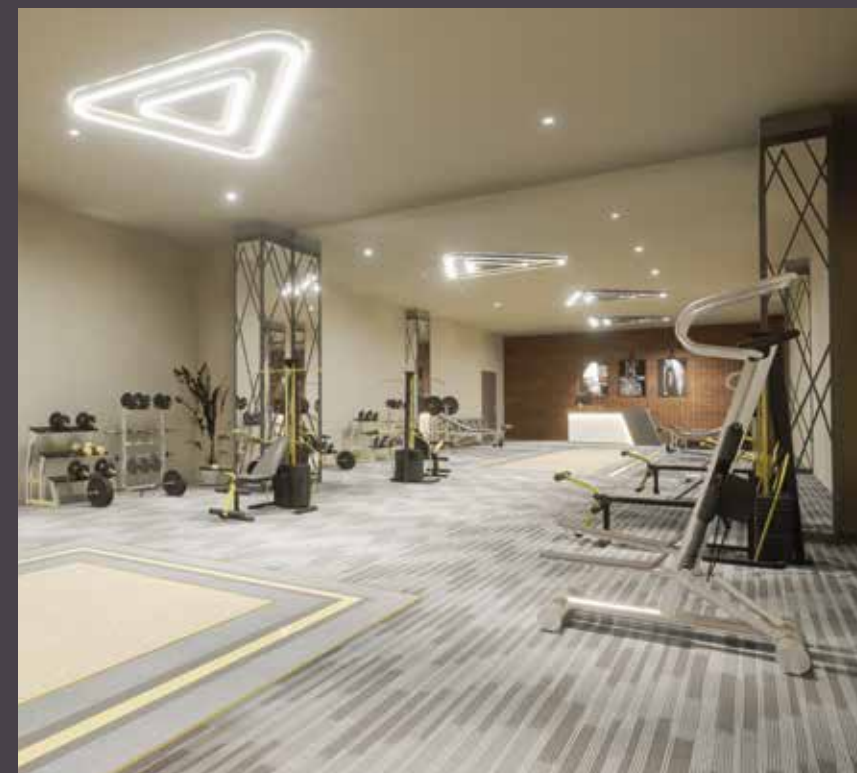
A Community Hall specifically designed for the residents' use, where they can entertain up to 300 guests.

## A SPACE OF BLISS AND COMFORT














UD Courtyard has a fully carpeted dedicated prayer area, capable of holding large congregational prayers.

## A HI-TECH WORKOUT



A dedicated fully equipped gymnasium with state-of-the-art equipment will be fitted and maintained for all residents to pursue their fitness goals.

# PROJECT SUPERIORITY

-  Secured Gated Community
-  All Apartments Open To Courtyard
-  Natural Ventilation
-  5 High-speed Lift
-  Stand By Generator
-  Jogging Tracks
-  24/7 CCTV Surveillance
-  RO – Water plant for uninterrupted water supply
-  Emergency power back up
-  Firefighting system and emergency exit staircase.
-  A wide, air conditioned and spacious reception lobby with visitor's lounge.

