

The background features a dark teal color with a white line-art illustration of several skyscrapers. The lines are thin and create a sense of depth and architectural structure, with some buildings appearing to recede into the distance.

# Capital District

## Down Town



Elevate Your Lifestyle in the Heart of Luxury



BIN YAQOOB  
— G R O U P —

## Introduction

**Bin Yaqoob Group** is a leading **Real Estate Developer** specializing in the creation of fully integrated residential and commercial Master Planned Community. From acquiring prime land to developing modern infrastructure, we design and deliver vibrant communities that offer exceptional living and investment opportunities.

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# Capital District

Down Town

★★★★★

Elevate Your  
Lifestyle in the Heart of Luxury



# Capital District

## Down Town

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Welcome to Capital District Downtown, a premier high-rise apartment gated community designed to redefine modern living. Nestled in a prime location, this iconic development combines luxury, convenience, and security to create an unparalleled residential experience.

With its contemporary architecture, state-of-the-art amenities, and meticulously crafted interiors, Capital District Downtown offers a lifestyle that is as sophisticated as it is comfortable. Residents will enjoy access to exclusive facilities such as a swimming pool, fitness center, landscaped gardens, and dedicated recreational spaces, all within a secure, gated environment.

Whether you seek a vibrant urban lifestyle or a serene retreat from the bustle of the city, Capital District Downtown provides the perfect balance. Experience the pinnacle of modern living and make your home in a community where elegance meets functionality.

## Your Gateway to Elevated Living



# Project Features



**Project Size 250 Kanals**

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**100 Kanals Construction Area**

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**Total Construction Area 7 Million Sq.Ft**

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**CDA Regulations For High-Rise  
Apartments Is 1:5**

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**1 Kanal Allowed Construction 68000 Sq.Ft.  
(Ground Plus 14 Floors)**

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**Total Apartment Towers 13**

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**Commercial Towers 4**

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**150 Kanals Amenities + Infrastructure**



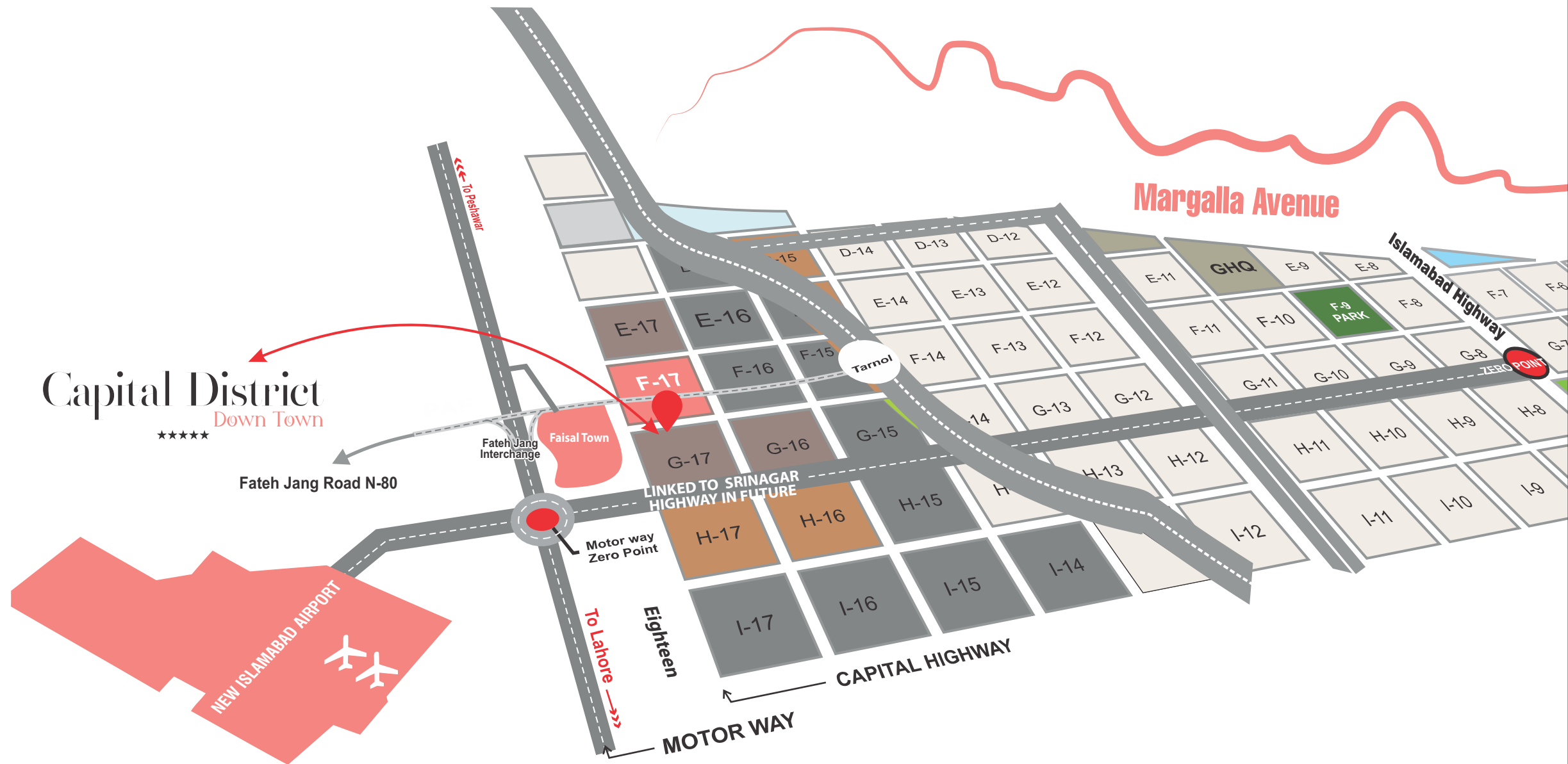
# Prime Location

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Spread across 250 kanals in the prestigious CDA Zone, the project is strategically located on N-80 Fateh Jang Road, directly opposite Sector F-17, and just a 10-minute drive from the airport.

Your Gateway  
to Elevated Living

# LOCATION MAP



**AIRPORT**  
**05 MIN**



## M-1 MOTORWAY

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### 03 MIN



**CENTAURUS MEGA MALL**  
25 MIN



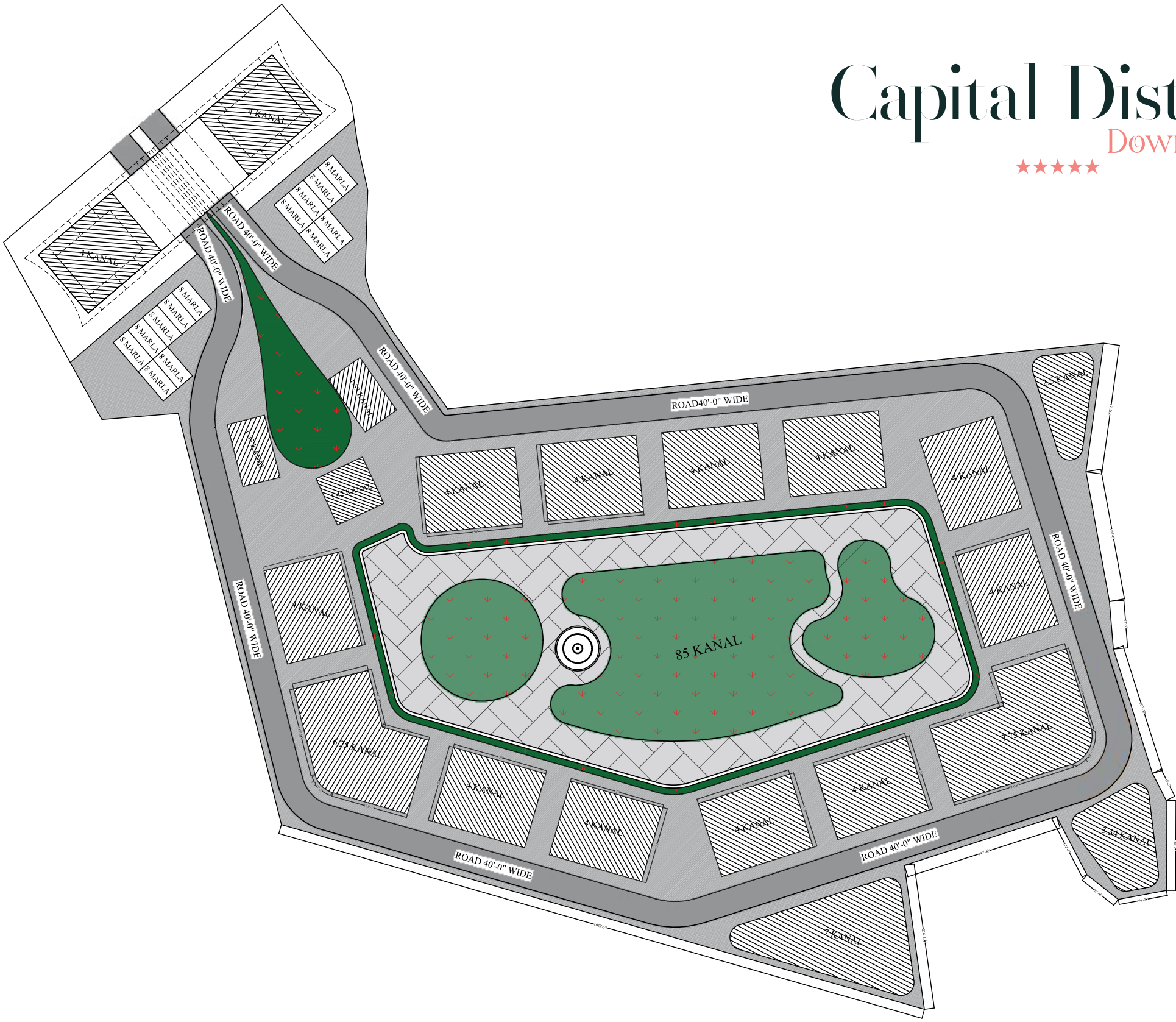
## ZERO POINT ISLAMABAD



**NEAR FAISAL TOWN**  
**IN F-17 SECTOR ISLAMABAD**

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## Amenities

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## *Luxurious* Living Spaces

Spacious high-rise apartments with modern interiors  
Panoramic city views from private balconies





## Health & Wellness

Fully equipped fitness center  
Rooftop swimming pool and sundeck  
Dedicated yoga and meditation zone



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## Recreational Facilities

- Children's play area and activity center
- Multipurpose hall for events and gatherings
- Indoor games room (billiards, table tennis, etc.)



# Outdoor Lifestyle

- Landscaped gardens and jogging tracks
- Barbecue and picnic areas
- Community parks with seating zones



# Capital District Down Town



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## *Safety* & Convenience

- 24/7 gated security with CCTV surveillance
- Reserved parking spaces for residents and visitors
- On-site property management and maintenance





## Modern Essentials

- High-speed elevators
- Backup power supply
- High-speed internet and smart home connectivity

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# Retail & Dining

- On-site mini-mart for daily needs
- Cafes and fine-dining restaurants within the community

## Capital District Down Town



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## *Eco-Friendly* Features

- Green spaces and sustainable landscaping
- Energy-efficient lighting and water conservation systems



# Past Projects



SALAM TOWER



BIN YAQOOB ARCADE



BIN YAQOOB VALLEY

A Project of:



**BIN YAQOOB**  
— G R O U P —

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