



EMPIRE DEVELOPMENT

ROYAL LIVING
by EMPIRE DEVELOPMENT



EMPIRE DEVELOPMENT

WHERE COURAGE IS CARVED INTO THE LANDSCAPE

An exclusive project bringing you a destination of sophistication



A NEW CHAPTER OF GOLD STANDARD
LIVING AT JHELUM

UNVEILING A JEWEL OF ELEGANCE

Imagine a place where time slows to the
soothing rhythm of the landscapes,
allowing fleeting moments to crystallize
into lasting memories.

Nestled in the treasured Jhelum District,
Royal Living by Empire Development, an
experience of unmatched tranquility and refined
elegance. Here, every detail is crafted to invite
residents into a lifestyle that celebrates serenity,
timeless beauty, and inspired living.



ARCHITECTURAL DESIGN &
BIM BY BIMATIC INTERNATIONAL

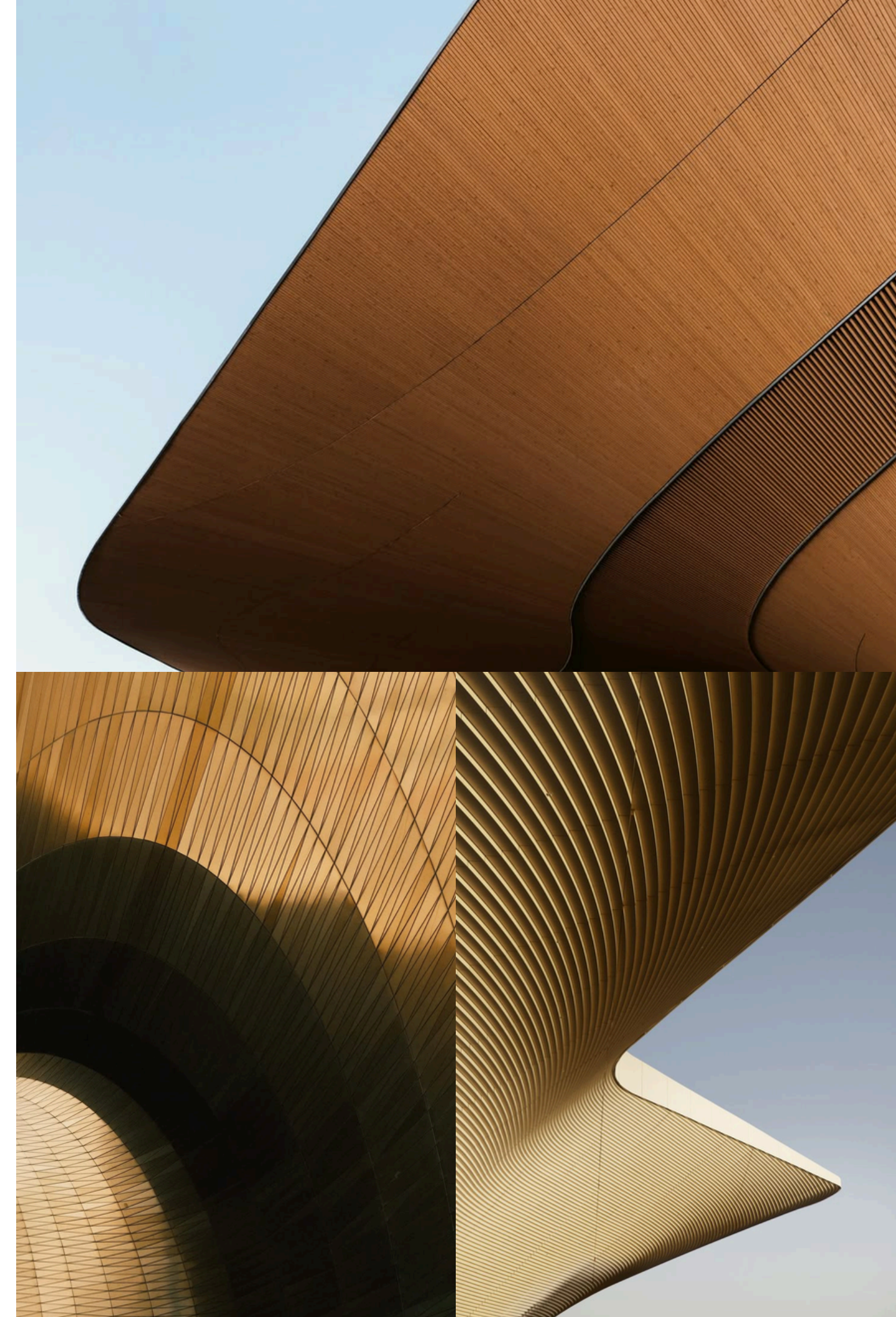
A SIGNATURE PROJECT BY *Empire* DEVELOPMENT

Royal Living has been designed by BIMatic International, a team of qualified architectural and BIM professionals with more than 30 years of international experience in architecture, design, BIM, and project development.

BIMatic brings together advanced architectural thinking, international design expertise, and BIM-driven project coordination to create distinctive and future-focused living environments. The BIMatic design team has contributed to the design and supervision of world-unique projects presented to the President of the UAE, reflecting its commitment to exceptional architectural quality, innovation, and international standards.



BIMatic™
DIGITAL CONSTRUCTION & BIM CONSULTANCY





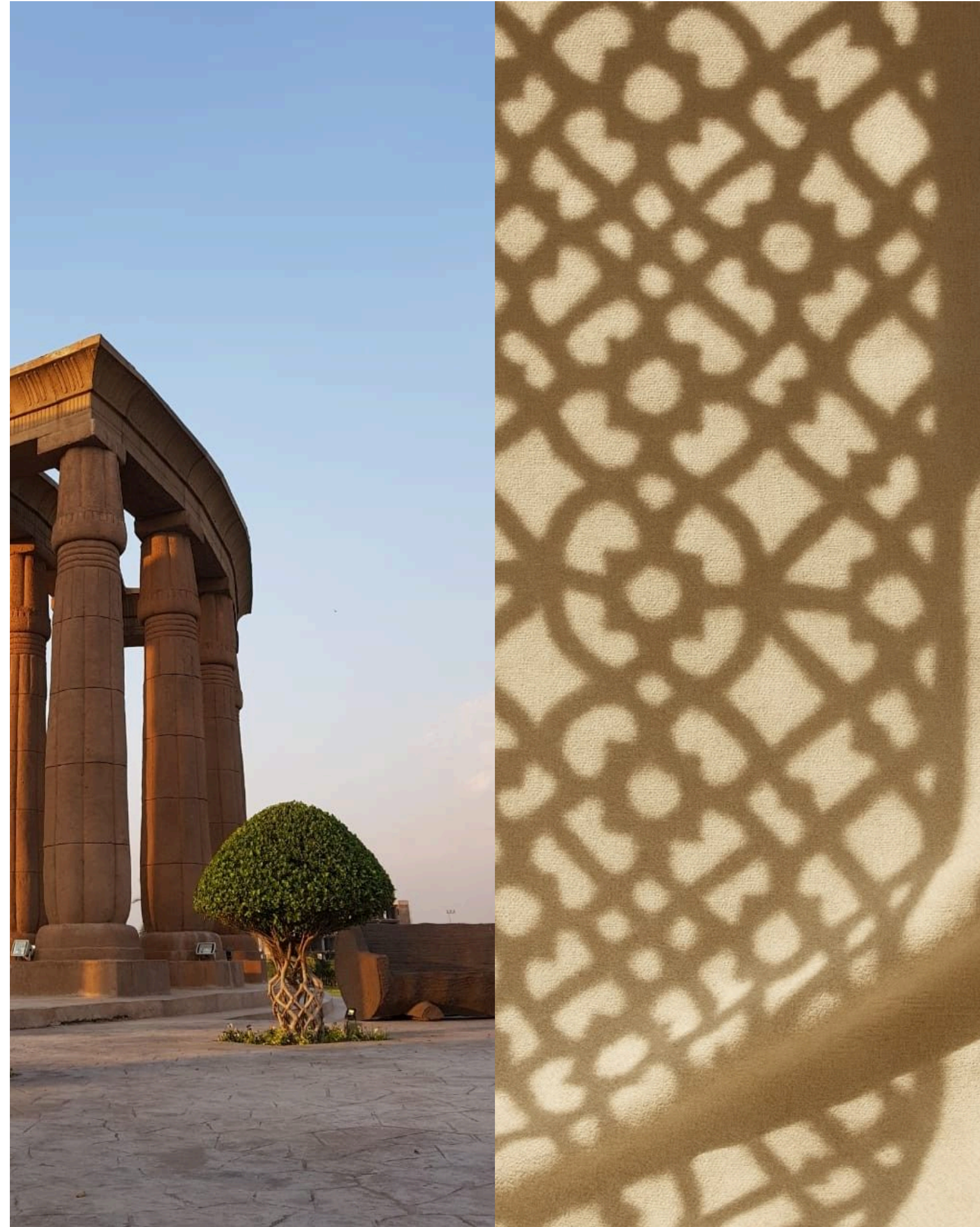
EMPIRE DEVELOPMENT

THE
LOCATION
Location

FLAWLESSLY SAFE AND PLUSH LIFESTYLE
WITH PICTURESQUE LANDSCAPE

Embrace a lifestyle of
unmatched serenity, positioned
in the Pothohar Plateau of the
Punjab province

Citi Jhelum's illustrious devotion to detail is
unmatched and its way of doing state-of-
the-art things makes its residents proud
owners of property.





A PRIZED ADDRESS WITHIN PAKISTAN'S
HEARTLAND

WHERE LEGACY MEETS *Opportunity*

Nestled in a treasured Jhelum District, Strategically positioned along the historic Jhelum River, in the fertile Potohar Plateau of Punjab, Jhelum sits within reach of Islamabad, Rawalpindi, and Lahore, three of Pakistan's most vital economic and cultural centers.

Steeped in history and framed by natural beauty, this is a region where tradition and progress converge. Royal Living claims its place at the heart of this rising district, offering residents a rare balance of connectivity, heritage, and untouched serenity, in a city poised to become one of Punjab's most sought-after addresses.



POINTS OF INTEREST

- ROYAL LIVING
- GT ROAD
- JHELUM CITY CENTRE
- JHELUM RIVER
- UNIVERSITY OF THE PUNJAB
- CADET COLLEGE JHELUM
- ROHTAS FORT
- MANGLA DAM

A NATURAL MASTERPIECE

THE *Heart* OF JHELUM

Radiating a real sense of class, Citi Housing Jhelum has made deliberate efforts to provide super luxurious amenities, infrastructure, and entertainment facilities.





WHERE LIFE IS EASY

UNMATCHED LIFESTYLE

This gated community offers a flawlessly
safe and plush lifestyle with a
picturesque landscape.

Enjoy peaceful mosques, Citi Medicare, and Citi
Grammar School alongside the mesmerizing Dancing
Fountain and Citi Theme Park. Unwind at Opera
Cinema, stay active at the Fitness Center, and fine
dining in the restaurant. Shop with ease at the
Shopping Mart, refresh at the Parlour, and relax in our
tranquil Parks, all secured by 24/7 Security & CCTV.





EMPIRE DEVELOPMENT

THE
PROJECT
Project

A CURATED PLAN

THE OPTIONS

A range of options to make you feel at home

THE BASIC PLAN

- Pure Water
- Hot Water Ready
- Energy-Saving LED Lightning
- Charging Everywhere
- Wi-Fi Ready
- Dedicated AC Outdoor Spaces
- Safe Gas Provision
- Insect Protection

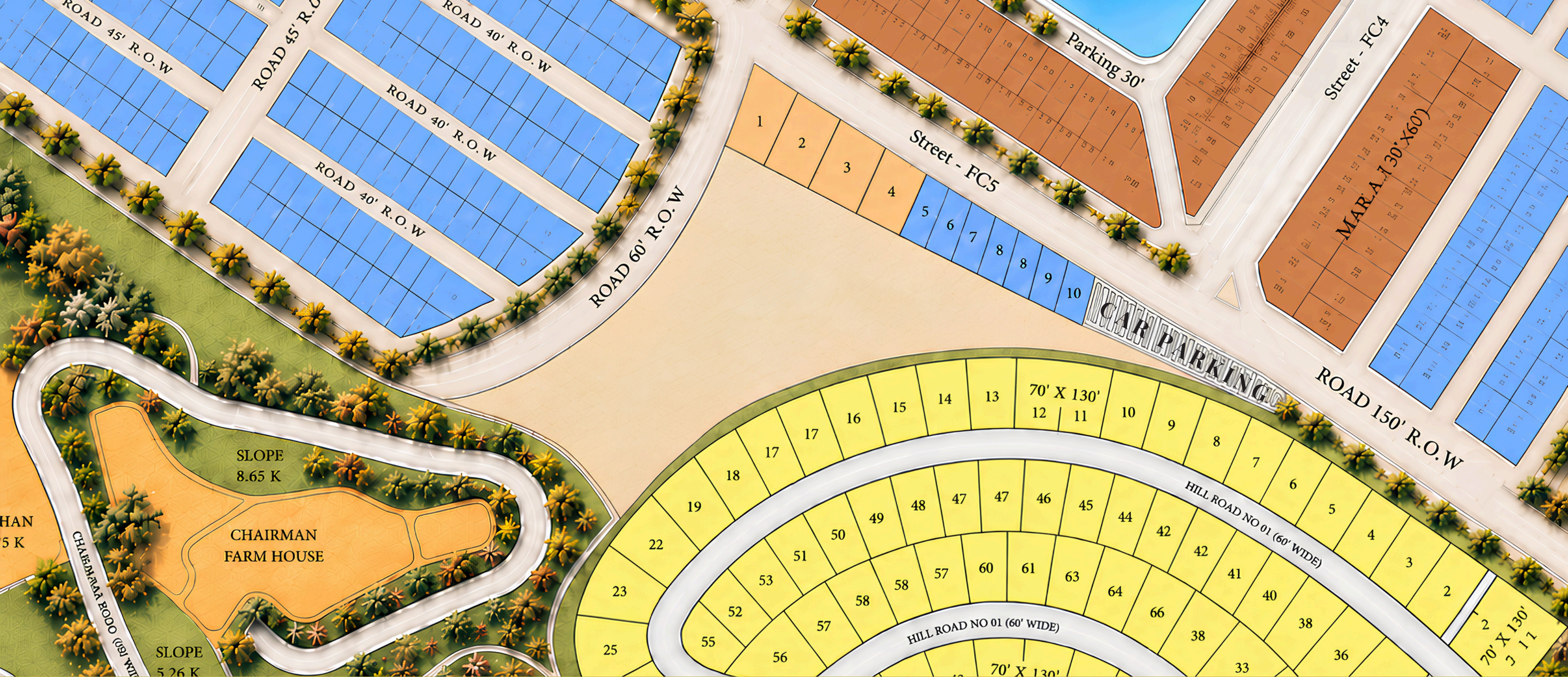
THE PREMIUM PLAN

- Basic Plan +
- Solar System
- Lift

THE LUXURY PLAN

- Basic & Premium Plan +
- Fully Furnished
- Rooftop Garden
- Anti-dust finishing design



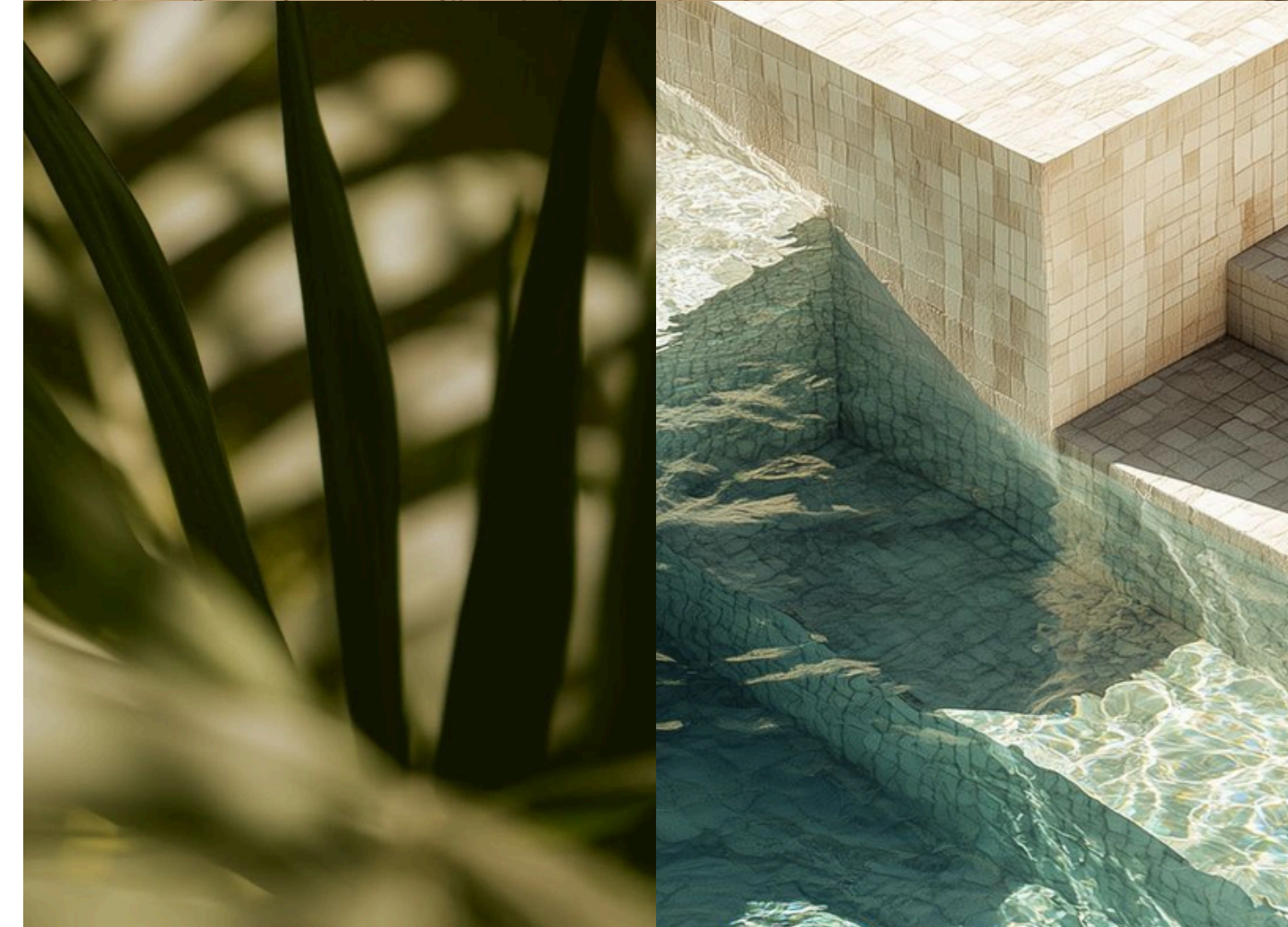


THE MASTERPLAN

REDEFINE THE ESSENCE OF AN
ELEVATED LIFESTYLE

INSPIRED FLOWING ELEGANCE, *Inspired* LIVING

Nestled within Jhelum City Housing Society, this exclusive collection of 3 & 4-bed townhouses redefines refined living, where architectural elegance meets serene natural beauty. Each residence unfolds with expansive interiors, curated finishes, lifts, solar system, and dedicated maid quarters, crafted for those who expect nothing less than perfection. Bordered by verdant landscapes and a private jogging track, life here moves at the rhythm of tranquility. This is not just a home, it is a legacy of prestige, privacy, and unparalleled sophistication.





EMPIRE DEVELOPMENT

THE
ROYAL ANAYA
Royal



MULTIPLE UNIT TOWNHOUSES

ROYAL ANAYA

Where Community Meets Elegance

A collection of thoughtfully designed multi-unit townhouses, where refined architecture meets vibrant community living. Each residence is crafted for those who seek luxury within a connected, harmonious setting.



A RESIDENCE CRAFTED FOR
REFINED LIVING

GROUND FLOOR LAYOUT

The Master Bedroom offers a private sanctuary with its own en-suite bath, while a second spacious bedroom ensures comfort for the entire family. The kitchen flows effortlessly into a sunlit lounge, extending onto a private terrace where lush greenery creates a serene outdoor retreat. Every corner reflects timeless elegance, designed exclusively for those who expect nothing less than extraordinary.

PLOT SIZE	35'-0 X 65'-0' (2275.0 SFT)
SUB DIVIDE PLOT SIZE	17'-6 X 65'-0' (1137.5 SFT)
COVERED AREA	1025.65 SFT
OPEN AREA	32.23 SFT
COMMON COVERED AREA	79.62 SF





WHERE MORNINGS AND EVENINGS
UNFOLD IN STILLNESS

FIRST & SECOND
FLOOR LAYOUT
Layout

Ascend to a level defined by light, air, and elevated repose. The Master suite commands the space with its own private bath, paired with a second bedroom perfectly suited for family or guests. Beyond, a balcony opens to sweeping views a quiet perch above the world. Here, Royal Anaya reveals a different rhythm of luxury: airier, higher, and unmistakably serene.

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THE LIVING ROOM

STORAGES &
LAUNDRY ROOM
Laundry





THE KITCHEN

BEDROOM &
BATHROOM
Bathroom





THE MASTER BEDROOM



THE MASTER BATHROOM

THE ROOFTOP





EMPIRE DEVELOPMENT

THE
ROYAL SARBAN
Royal



SINGLE UNIT TOWNHOUSES

ROYAL SARBAN

A Legacy of Your Own

Royal Sarban offers exclusive single-unit townhouses, designed for those who desire privacy without compromise. Every detail reflects a commitment to timeless elegance and individual distinction.



WHERE EVERY ENTRANCE FEELS GRAND

GROUND FLOOR LAYOUT

Set within Jhelum City Housing Society, each residence opens with a grand living and dining space designed for eight, seamlessly connected to a private lift and staircase for effortless movement across every floor. A well-appointed kitchen and dedicated bath complete the essentials of daily life, while a covered verandah and private lawn extend the home outward into nature. From the moment you step through the main entrance, Royal Sarban reveals a ground floor crafted not just for living, but for arriving in style.

PLOT SIZE	35'-0 X 65'-0' (2275.0 SFT)
SUB DIVIDE PLOT SIZE	17'-6 X 65'-0' (1137.5 SFT)
COVERED AREA GROUND FLOOR	837 SFT
COVERED AREA FIRST FLOOR	818 SFT
COVERED AREA SECOND FLOOR	856 SFT
TOTAL COVERED AREA	2511 SFT





ELEVATED LIVING, FLOOR BY FLOOR

FIRST & SECOND FLOOR LAYOUT

Layout

Ascend to a level dedicated entirely to rest and retreat. Each floor houses two generously proportioned bedrooms, complete with sliding wardrobes, private baths, and walk-in showers designed for quiet indulgence. A private lift and staircase connect each level with effortless ease, while a private balcony extends the space outward, inviting light and air into every room. Here, Royal Sarban unfolds a rhythm of comfort, where each floor tells its own story of refined living.



THE FACADE
Facade



YOUR PRIVATE SANCTUARY
TO HOST FRIENDS AND FAMILY

THE TERRACE *Terrace*



LIVING, DINING
AND *Lift*





THE KITCHEN

BACKYARD &
Guest BATHROOM



A modern bedroom interior featuring a large bed with a light-colored headboard and multiple pillows, a patterned throw blanket, and bedside lamps. To the left is a dark wood desk with a green ottoman and a potted plant. A large glass door opens to a balcony with a wicker chair, potted plants, and a view of a sunset over a forest. The room has dark wood flooring, a patterned rug, and a large abstract painting on the wall.

THE BEDROOMS



THE BATHROOMS

THE ROOFTOP

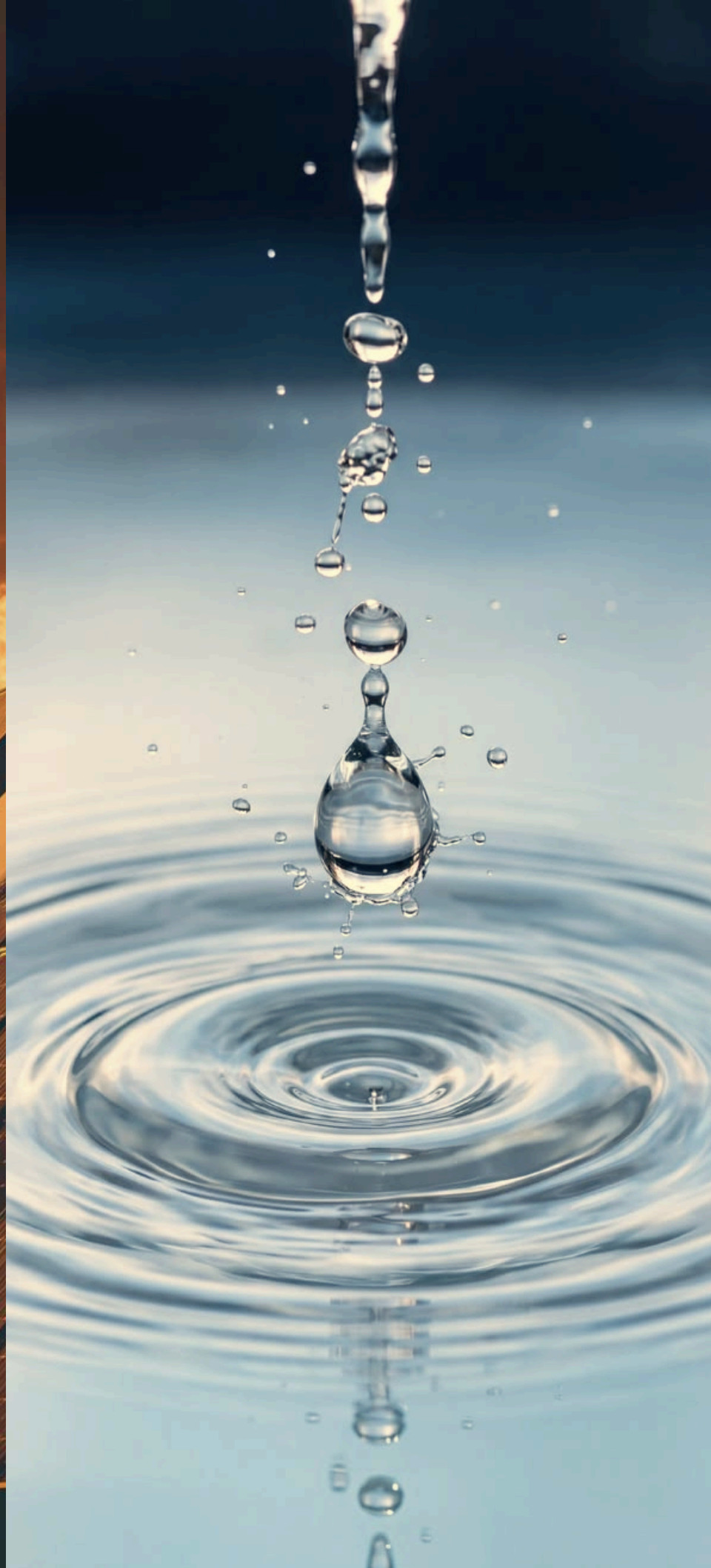


THE ART OF EXCEPTIONAL LIVING

WHY SHOULD YOU PREFER ROYAL LIVING?

Prefer

Solar Ready
Pure Water
6 EV-Ready Parking Spaces
Charging Everywhere
Dedicated AC Outdoor Spaces
Hot Water Ready
Whole-Home Wi-Fi Ready
Safe Gas Provision
Energy-Saving LED Lighting
Smart Home System
Anti-dust finishing design
Insect Protection





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