

A Life Above





An Elevated Living Experience
By Seven Ventures



A Developer with
A Higher Standard

SEVEN VENTURES IS A TEAM OF VISIONARIES,
DEDICATED TO REDEFINING THE LANDSCAPE
OF RESIDENTIAL LIVING ACROSS PAKISTAN.

We extend our congratulations to Seven Ventures for their impactful contributions to Pakistan's real estate sector. Floria Heights stands as a testament to their commitment to quality and thoughtful planning. We wish them continued success, integrity, and innovation in shaping the urban future.

– **Chaudhry Abdul Majeed**
Founder & CEO-Faisal Town





Welcome to Floria Heights A Vision Elevated

AT FLORIA HEIGHTS, WE ENVISIONED MORE THAN A BUILDING.

"Building on the expertise honed through **Deen Associates** and our extensive experience in construction and real estate, we are proud to embark on the development of a luxury residential apartment tower at the foot of the Margalla Hills under the **Seven Ventures** platform. This project envisions a home that seamlessly integrates refined design, captivating views, and purposeful living."

Set against the timeless serenity of the Margalla Hills, this project is our statement: that elegance belongs not just in space, but in experience."

We welcome you to a life thoughtfully elevated.

– **Muhammad Shahid Omer**
MD-Seven Ventures
CEO-Deen Associates



MISSION & PHILOSOPHY

Built for People.
Designed with Purpose.

WHERE ARCHITECTURAL INTELLIGENCE
MEETS EMOTIONAL COMFORT.

Every inch of Floria Heights is built with an understanding of how people live — not just how they dream. Our mission is to create spaces That connect. That inspire. That feel like home.



Board of Directors



Naveed Akhtar Satti
DIRECTOR SALES & FINANCE



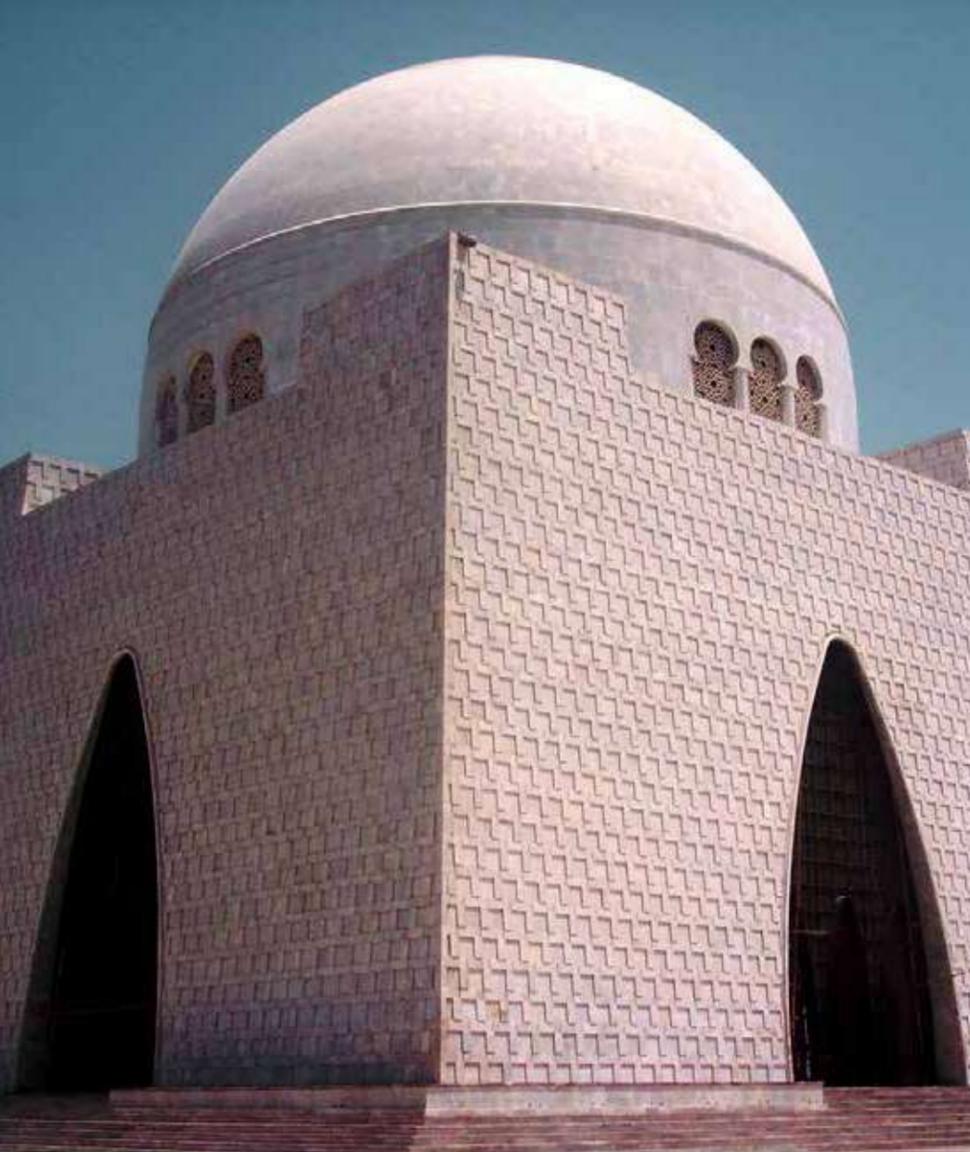
Muhammad Ayub Awan
PROJECT DIRECTOR



Irfan Mughal
DIRECTOR MARKETING (OVERSEAS)
MANCHESTER - UK



Muhammad Rehan Omer
DIRECTOR SALES & OPERATIONS



Rooted Across Pakistan

From the crafts of Sindh to the stones of Punjab, the peaks of the North to Balochistan's quiet coast, the soul of Pakistan shapes all we build.

Seven Ventures works across all four provinces, blending regional character with timeless design, honoring each place not just as a market, but as a legacy.

**BECAUSE BUILDING WELL MEANS
UNDERSTANDING WHERE WE STAND.**





Why Floria?

INSPIRED BY LIGHT. ELEVATED BY NATURE.

The name “Floria” stems from the Latin floreo — to bloom, to thrive. It symbolizes the quiet dignity of life at its best: sunlit mornings, flowing air, and grounded beauty.



A PERFECT POINT OF BALANCE

A Community *with* Momentum

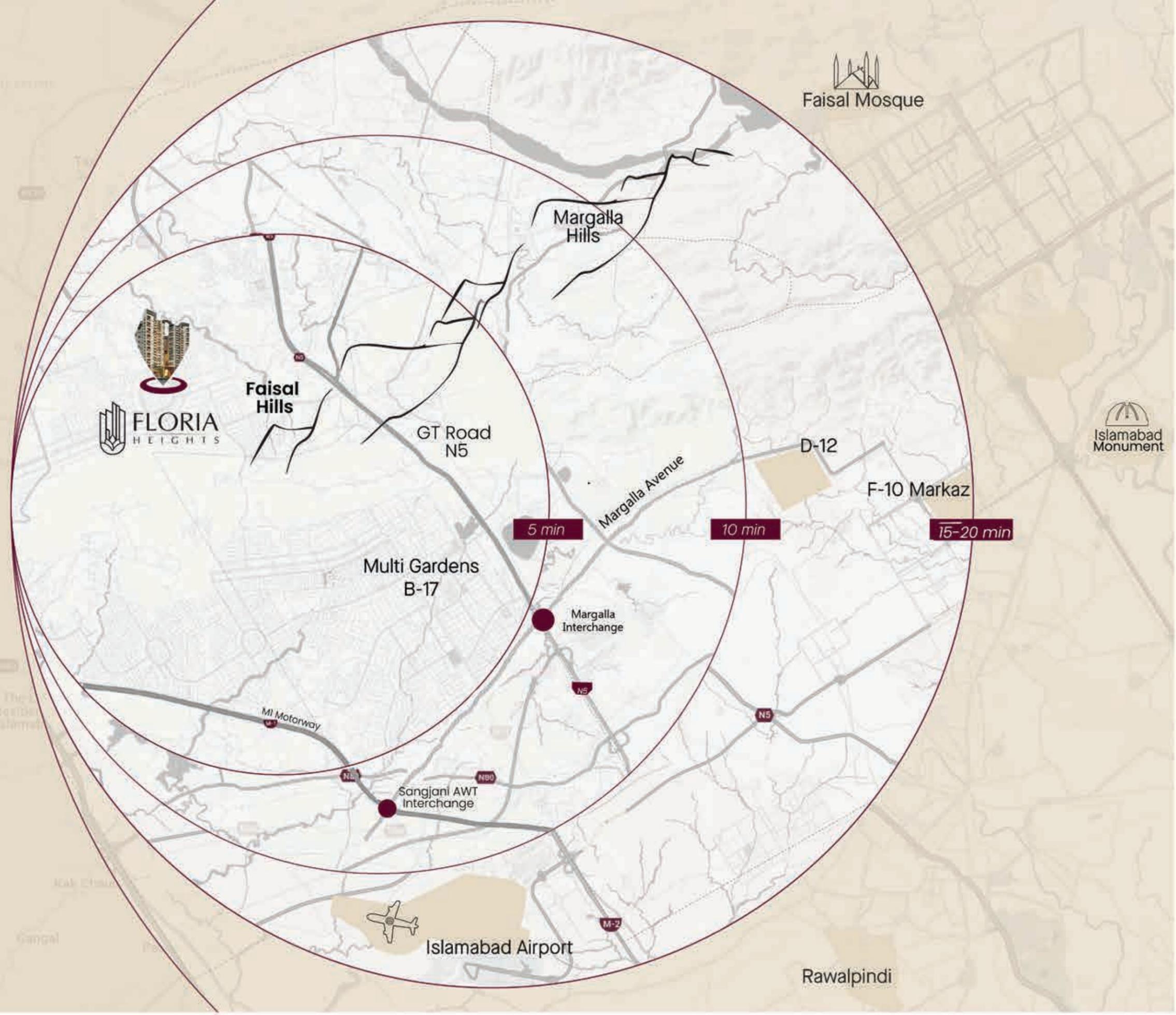
Faisal Hills has quickly become one of the most sought-after locations in the region. Known for its clean layout, strong infrastructure, and peaceful living environment. Floria Heights adds an iconic presence to this evolving skyline.



Location
A Perfect Point of Balance

CONNECTED. QUIET. CLOSE TO EVERYTHING.

Nestled in the heart of Faisal Hills, Floria Heights offers seamless access to major city arteries while remaining peacefully removed from their pace.



CIVIC CENTER

Where refined living meets vibrant commerce, in the *Heart* of the hills.



UET / HIT

Museum

N5 GT Road



Medical Complex

Faisal Hills Arc

Masjid

A Block Markaz

Multi Purpose Hall

Morgalla Avenue

B-17 Islamabad

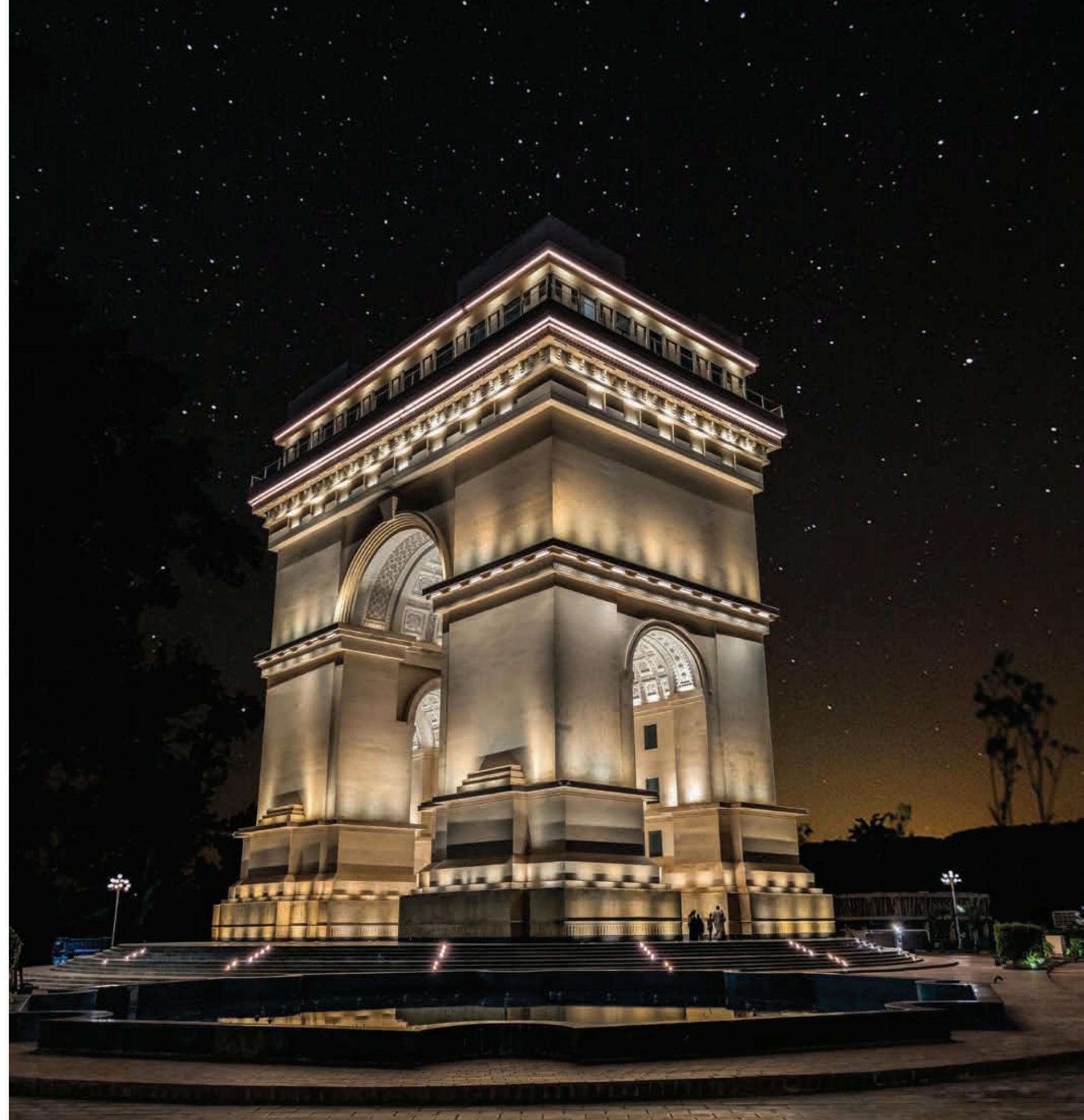
Hiking Trail

Glow Park

KEY ACCESS & CONNECTIVITY

Minutes *From* Everything

Faisal Hills ARC	100 Steps
Multi Club	05 Mins
Multi Zoo	05 Mins
Roots School	02 Mins
Margalla Avenue Islamabad	05 Mins
M-1 & M-2 Motorway	05 Mins
CPEC Route Access	06 Mins
Gandhara Museum	08 Mins
UET Taxila	10 Mins
F-10 Markaz	20 Mins
Fatima Jinnah Park	20 Mins
Islamabad Airport	20 Mins
Faisal Masjid	25 Mins





A skyline shaped by nature, Crowned by heritage.
The Margalla Soul

The Margalla Hills are more than a view, they are a quiet presence that frames daily life with stillness and grace. From select vantage points, the iconic **Faisal Masjid** rises in harmony, completing a skyline that calms, centers, and inspires.

The region is also home to the ancient Gandhara Civilization, a cradle of art, culture and spiritual enlightenment. Its timeless relics and sculptures continue to inspire harmony between history and modern living.





Timeless Geometry. Elevated Emotion.
Design Philosophy

FLORIDA HEIGHTS ISN'T JUST DESIGNED —
IT'S CHOREOGRAPHED.

Every angle, every element, every pause in its form serves a rhythm of light, privacy, and flow. A form shaped by purpose, not trend.



Sky Bridge

Sky Garden

Tower C

Tower A

Tower B

Water Fall

Reception Lobby

Main Entrance

FLORIAN HEIGHTS





A PERFECT POINT OF BALANCE

Designed $\frac{7}{6}$ Rise
with the Land

Inspired by the contours of its natural setting, the elevation flows upward in a sculpted, unobtrusive silhouette.



Textures of Quiet Luxury

FROM BRUSHED BRONZE HANDRAILS TO WARM STONE FINISHES, EVERY MATERIAL IS SELECTED TO FEEL TACTILE, TIMELESS, AND WELCOMING.





Breathing Spaces in the Sky Sky Garden

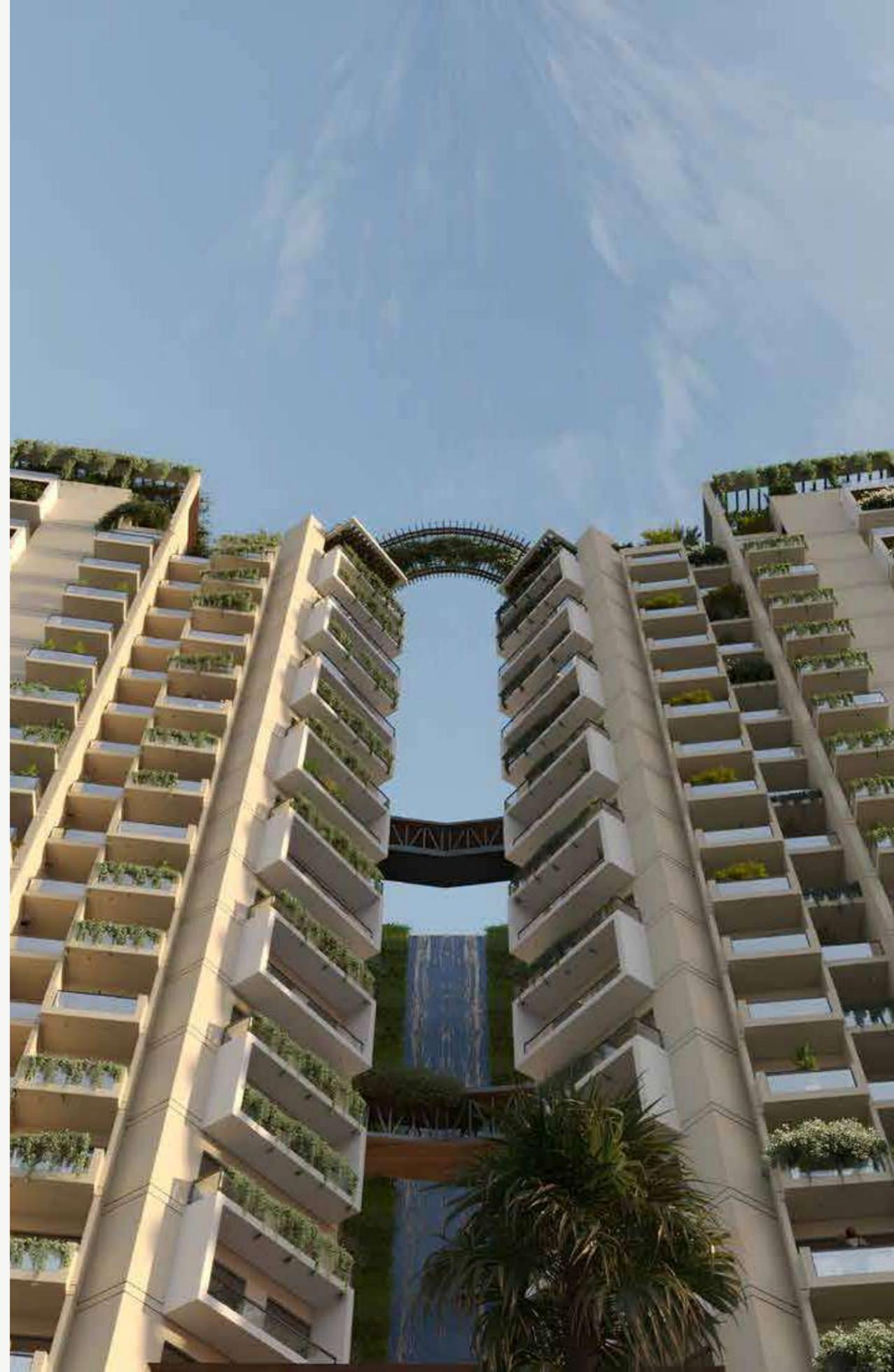
Floria's sky gardens offer more than open space — they anchor the building in air and allow light to cascade into its very core.



The design invites light in without compromise, flooding rooms with a softness that makes space feel personal.



Light That Lives
with You





A Façade of Modern Elegance and Timeless Character

An architectural composition of precision and grace, the façade of Floria Heights is a study in balance, proportion, and contemporary expression. Through layered textures, refined materials, and rhythmic design language, it reflects a vision where structure becomes identity, and every angle tells a story of timeless sophistication.





Amenities



GYMNASIUM



TURKISH HAMAM



SKY GARDEN



COFFEE SHOP



WALKING TRACK



CAR WASH



CCTV SURVEILLANCE



EV RECHARGE STATION



EXTRA VISITORS PARKING



PARKING



FLORIA SERVICE APARTMENTS



TENNIS COURT



SWIMMING POOL



ELEVATOR



WIDE CORRIDORS



PRAYER AREA



MULTI PURPOSE HALL



DAY CARE



KIDS PLAY AREA



LIBRARY



POWER BACKUP



FIRE EXTINGUISHING SYSTEM



SMART HOME SYSTEM



SHARED LAUNDRY



GUEST ROOMS





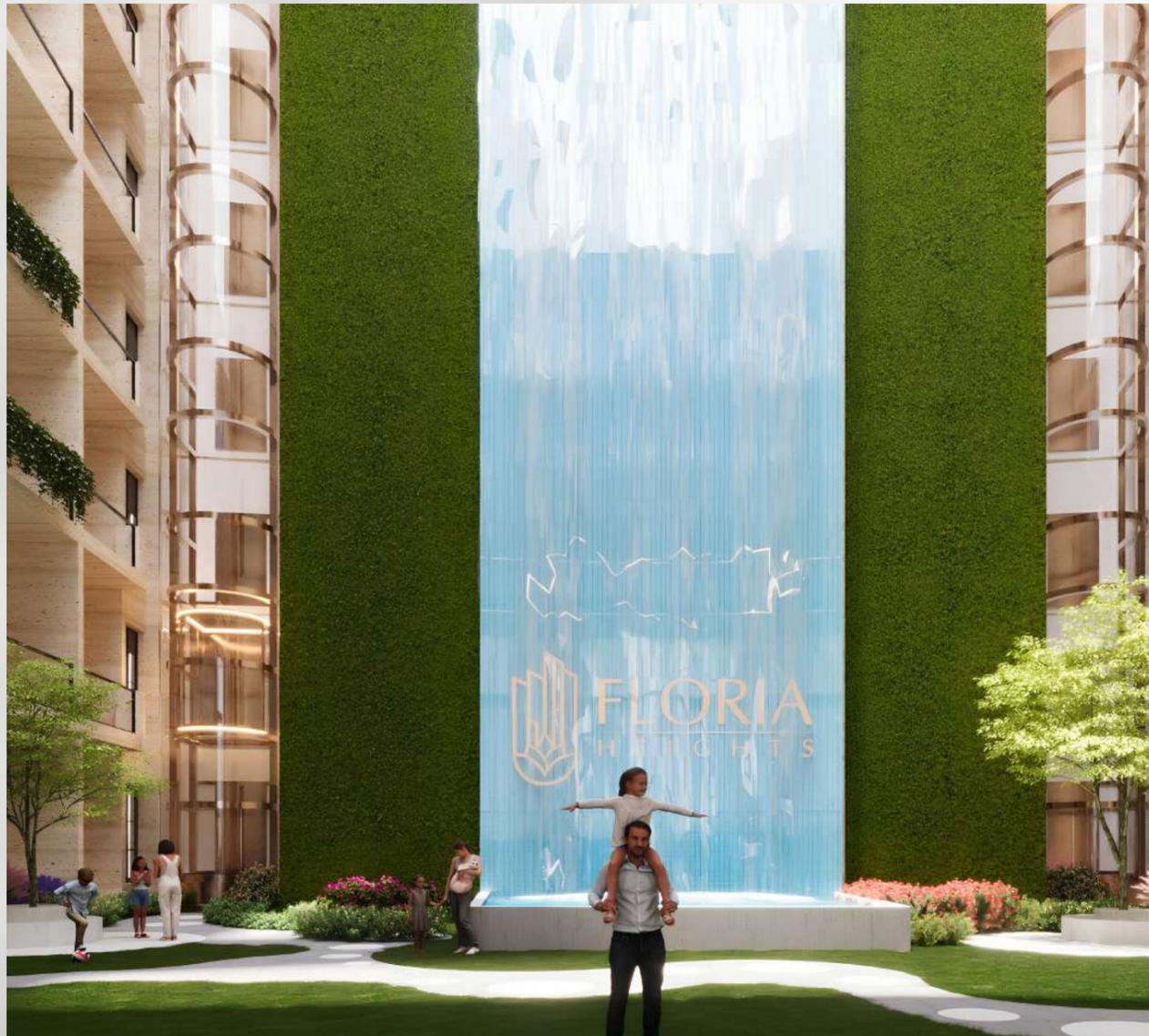
CHIC CAFÉ LOUNGE OVER LOOKING
A UNIQUE WATER WALL



 **FLORIA**
HEIGHTS

 **FLORIA**
HEIGHTS

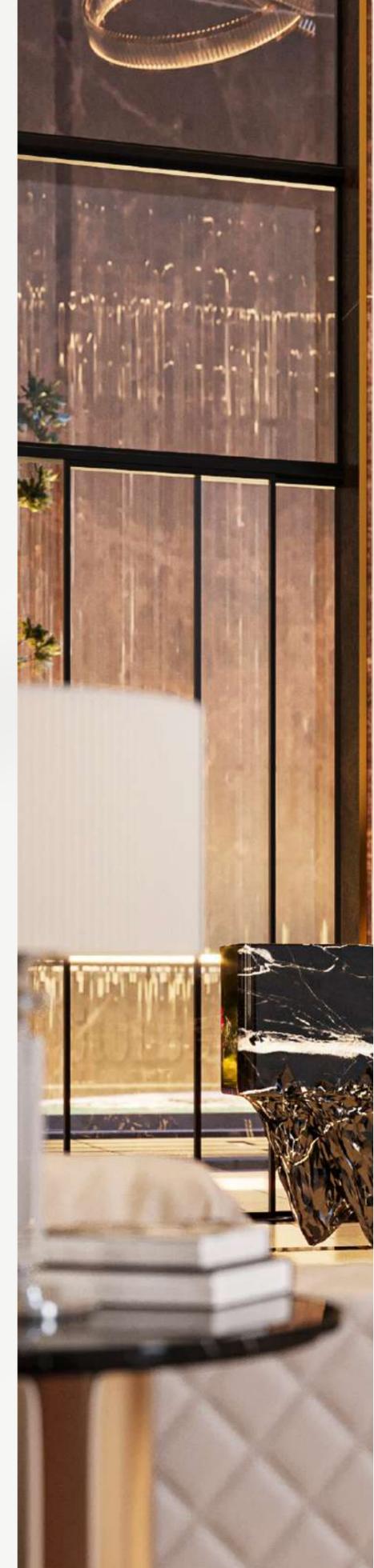
 **HEIGHTS**
FLORIA



Where Arrival Feels Like Home

AT FLORIA HEIGHTS, WE ENVISIONED MORE THAN A BUILDING.

Artfully designed with timeless finishes and layered lighting, the **30 feet tall** lobby is an invitation to slow down and breathe.



FITNESS & WELLNESS ZONE

Move. Breathe.
Restore.

The Fitness & Wellness Zone at Floria Heights is crafted as a sanctuary where movement becomes mindfulness and every breath feels purposeful. Surrounded by warm textures, natural light, and state-of-the-art equipment, this is a space designed to elevate your daily ritual, to recharge, to reset, to rise.

Here, comfort meets precision, and every feature is intentionally crafted to support your rhythm encouraging focus, flow, and a deeper sense of well-being.

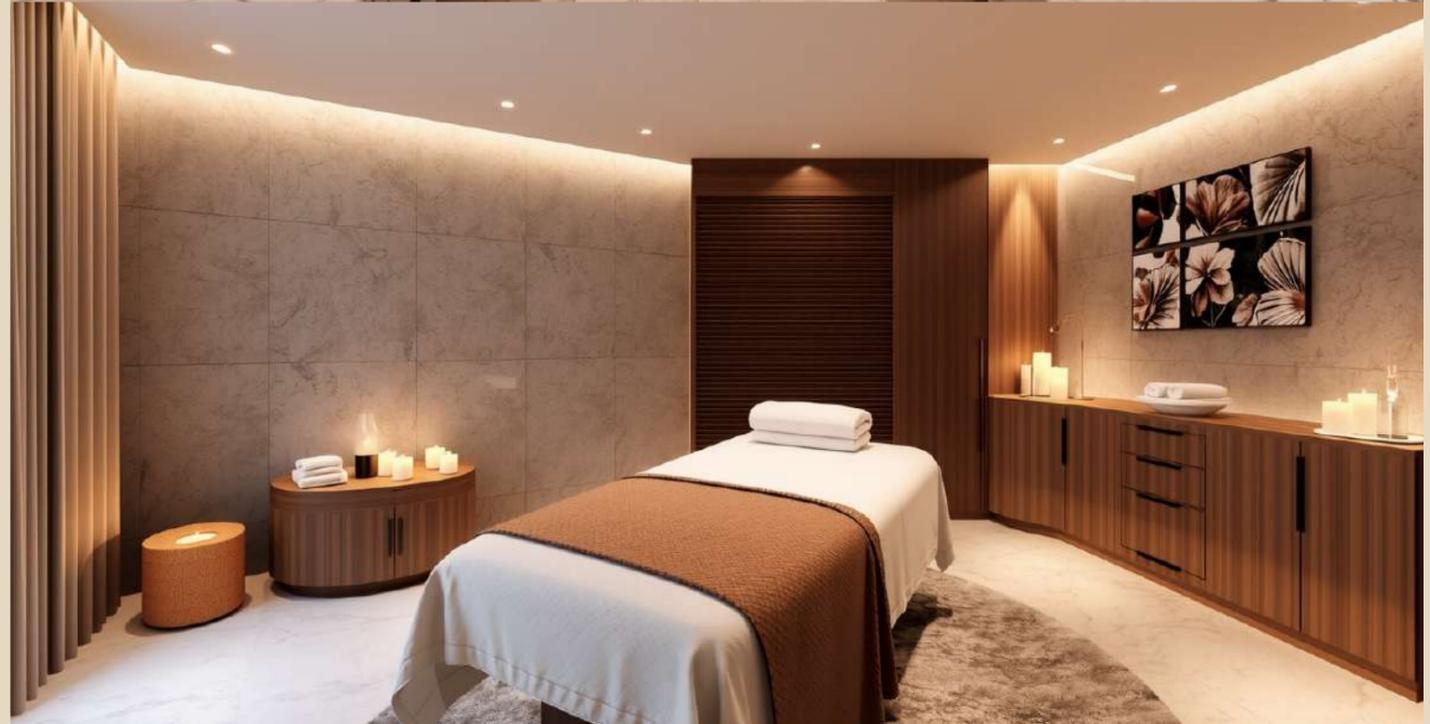
Set in the heart of Faisal Hills yet quietly removed from its rush, Floria Heights offers a wellness environment where balance comes naturally connected when you need it, restorative when you want it.

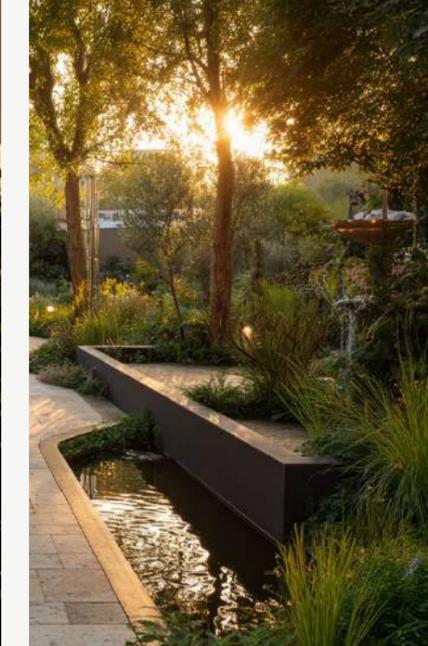
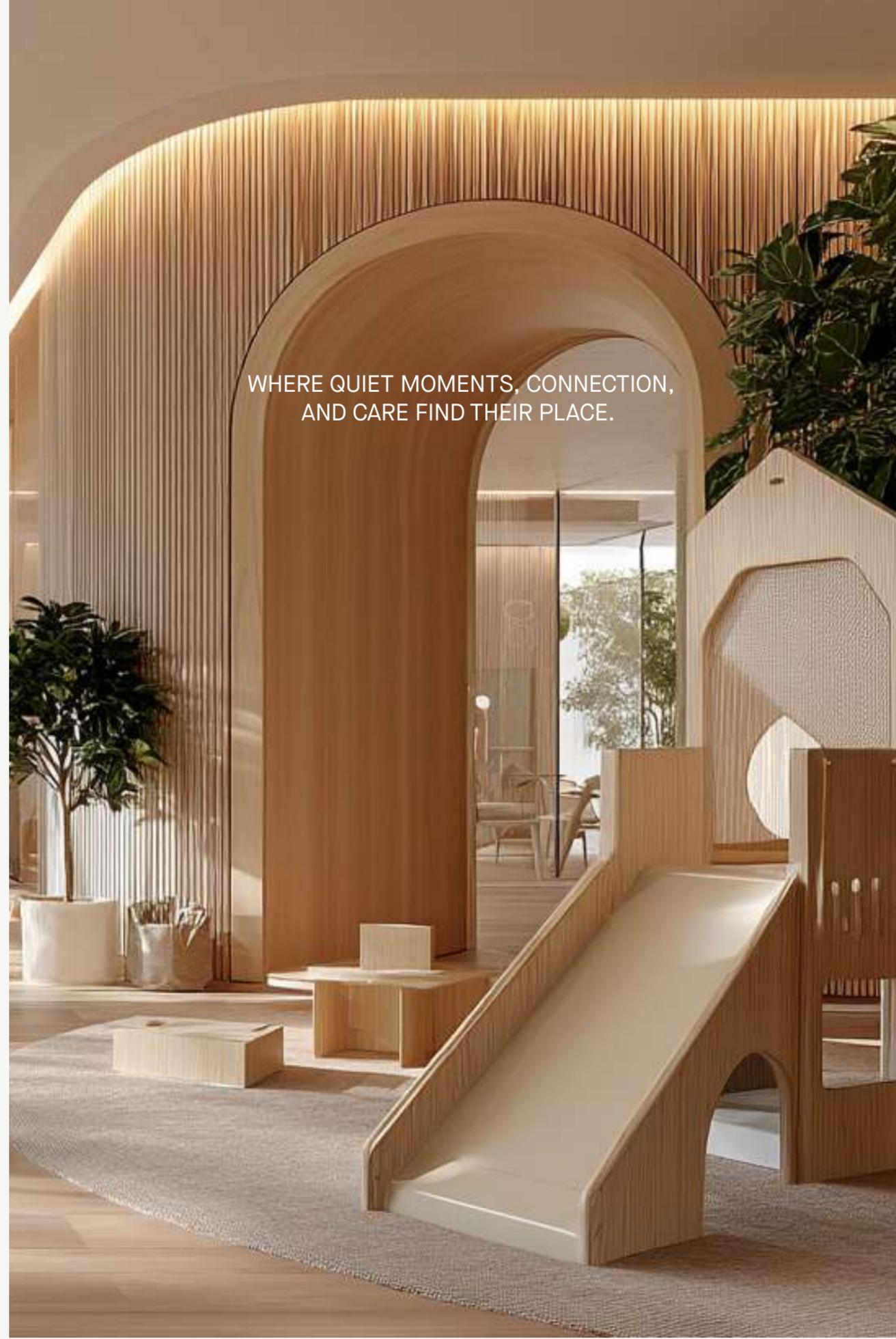


Indulgence Reimagined. Wellness Refined.

WHERE ANCIENT RITUALS MEET MODERN
SERENITY.

The Turkish Hamam and private spa at Floria Heights offer more than luxury, they offer restoration. Rooted in timeless tradition and designed for contemporary living, these spaces invite you to unwind, to rejuvenate, and to reconnect with yourself.







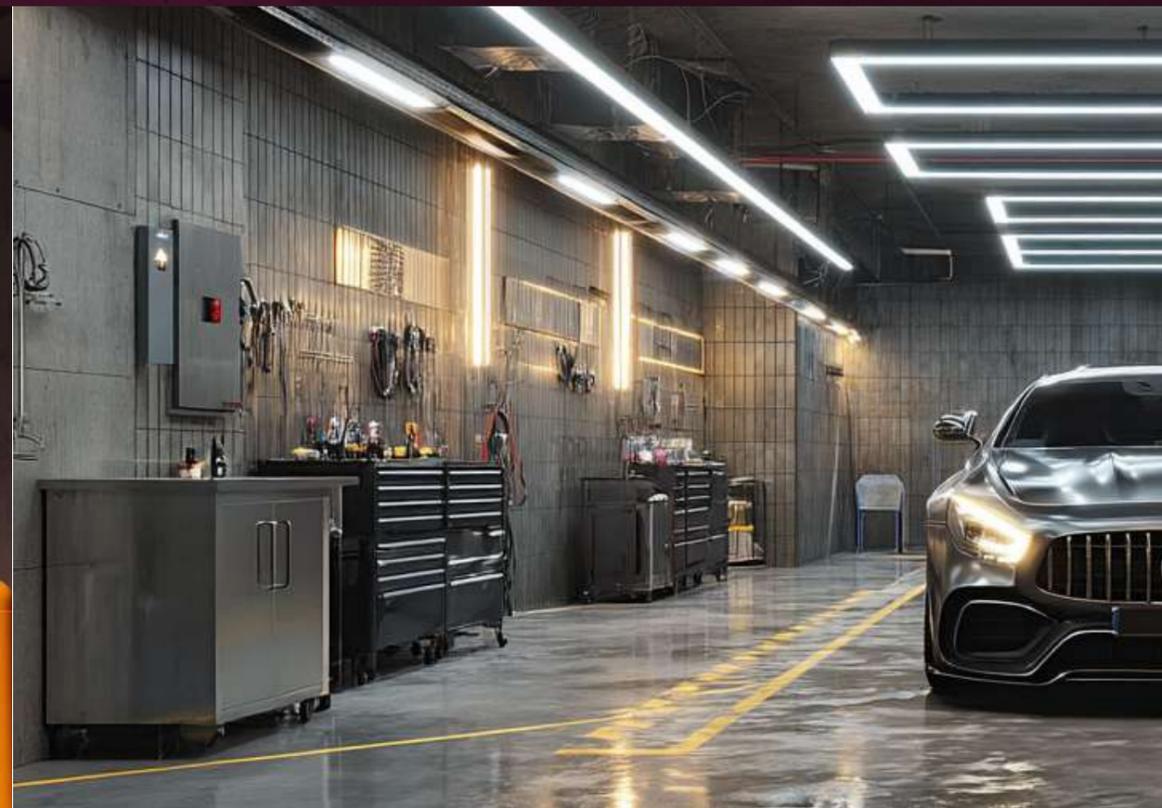
A FAMILY PARK WITHIN 20 STEPS



Thoughtful Technology

SMART IN EVERY CORNER

Security, convenience, and energy efficiency come together with smart-home integration, EV-ready parking, and central access systems.





DESIGNED TO EMBRACE DUAL EXPOSURE

2 BED APARTMENT

3 Sided Corner

A-01

Total Area: 1731 Sqft





WHERE CEILINGS LIFT AND LIVING EXPANDS

3 BED APARTMENT

3 Sided Corner

A-02

Total Area: 2319 Sqft





CORNER VIEWS, AND FLEXIBLE FLOW

1 BED APARTMENT

Corner

A-03

Total Area: 867 Sqft



1 BED APARTMENT

A-04

Total Area: 802 Sqft





CORNER VIEWS, AND FLEXIBLE FLOW

1 BED APARTMENT

A-05

Total Area: 864 Sqft





CORNER VIEWS, AND FLEXIBLE FLOW

2 BED APARTMENT

2 Sided Corner

A-06

Total Area: 1341 Sqft





CORNER VIEWS, AND FLEXIBLE FLOW

2 BED APARTMENT

3 Sided Corner

A-07

Total Area: 1793 Sqft



↑
EAST



WHERE CEILINGS LIFT AND LIVING EXPANDS

3 BED APARTMENT

2 Sided Corner

A-08

Total Area: 2259 Sqft



↑
EAST



CORNER VIEWS, AND FLEXIBLE FLOW

1 BED APARTMENT

Corner

A-09

Total Area: 806 Sqft



1 BED APARTMENT

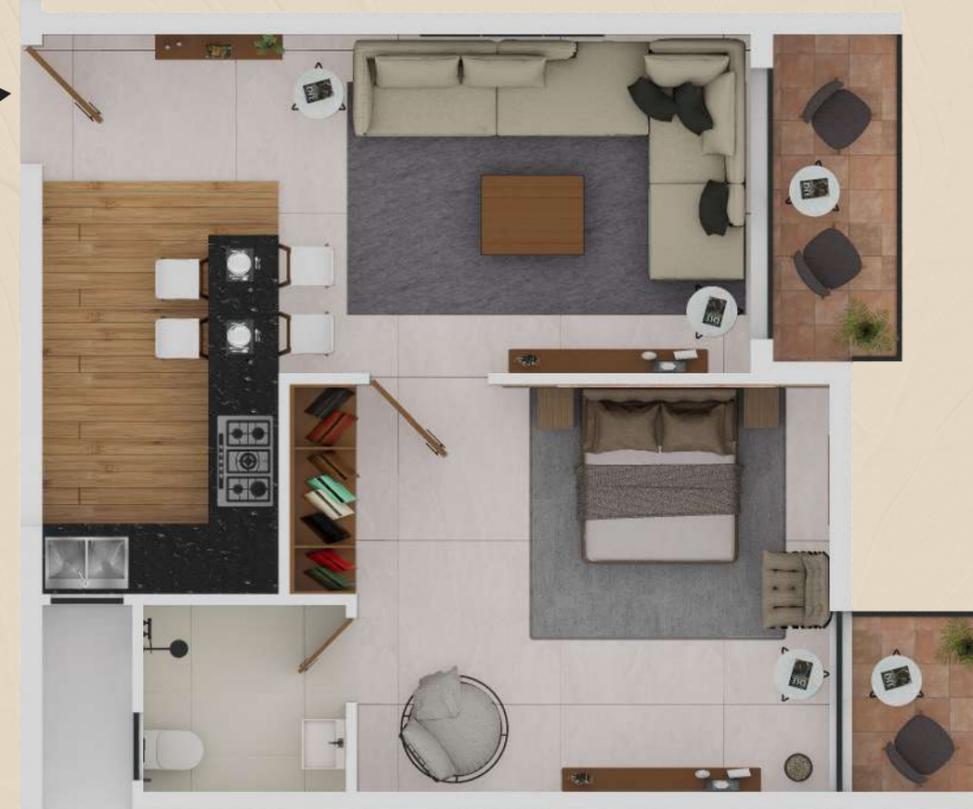
A-10&11

Total Area: 781 Sqft



EAST

EAST





CORNER VIEWS, AND FLEXIBLE FLOW

2 BED APARTMENT

Corner

A-12

Total Area: 1310 Sqft



BEDROOMS



WASHROOMS



LOUNGE



KITCHEN



BALCONIES



CAR PARKING





1 BED APARTMENT

A-12a

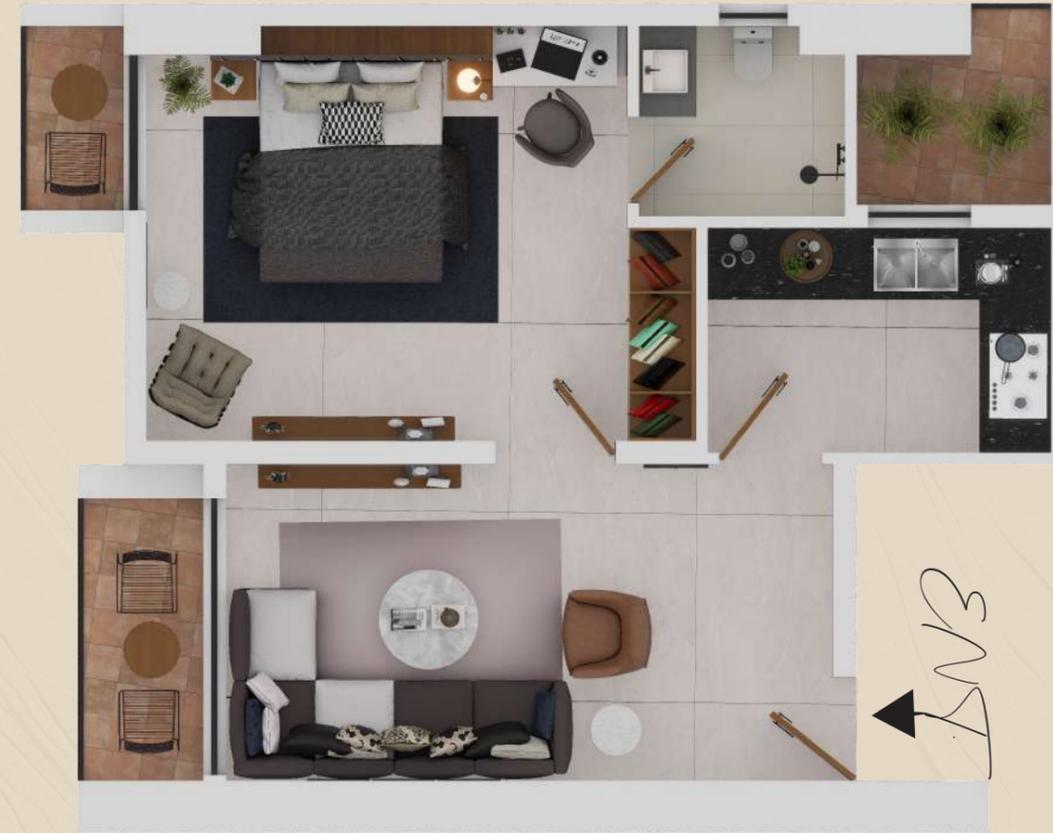
Total Area: 810 Sqft



STUDIO APARTMENT

A-12b

Total Area: 500 Sqft





WHERE CEILINGS LIFT AND LIVING EXPANDS

1 BED APARTMENT

Corner

C-01 / C-02

Total Area: 914 Sqft



BEDROOM



WASHROOM



LOUNGE



KITCHEN



BALCONY



CAR PARKING





WHERE CEILINGS LIFT AND LIVING EXPANDS

STUDIO APARTMENT

C-03a / C-04a

Total Area: 448 Sqft



1 BED APARTMENT

C-03 / C-04

Total Area: 674 Sqft



ENTRANCE



ENTRANCE







More Than a *Residence*

Floria Heights is not just where you live. It's where your pace aligns with purpose. Where beauty holds space for meaning.



A Track Record *Of* Excellence

OUR JOURNEY SPANS OVER 500,000 SQ.FT. CREATING LANDMARKS THAT INSPIRE. Across every venture, our work speaks through enduring architecture, refined finishes, and vibrant communities. Each project tells a story of vision brought to life.

Lets Begin
the Journey Home.

CONNECT WITH SEVEN VENTURES
TO BOOK, INQUIRE, OR VISIT.

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Head Office

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Block-A, Sector B-17, Islamabad.



A Project by



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