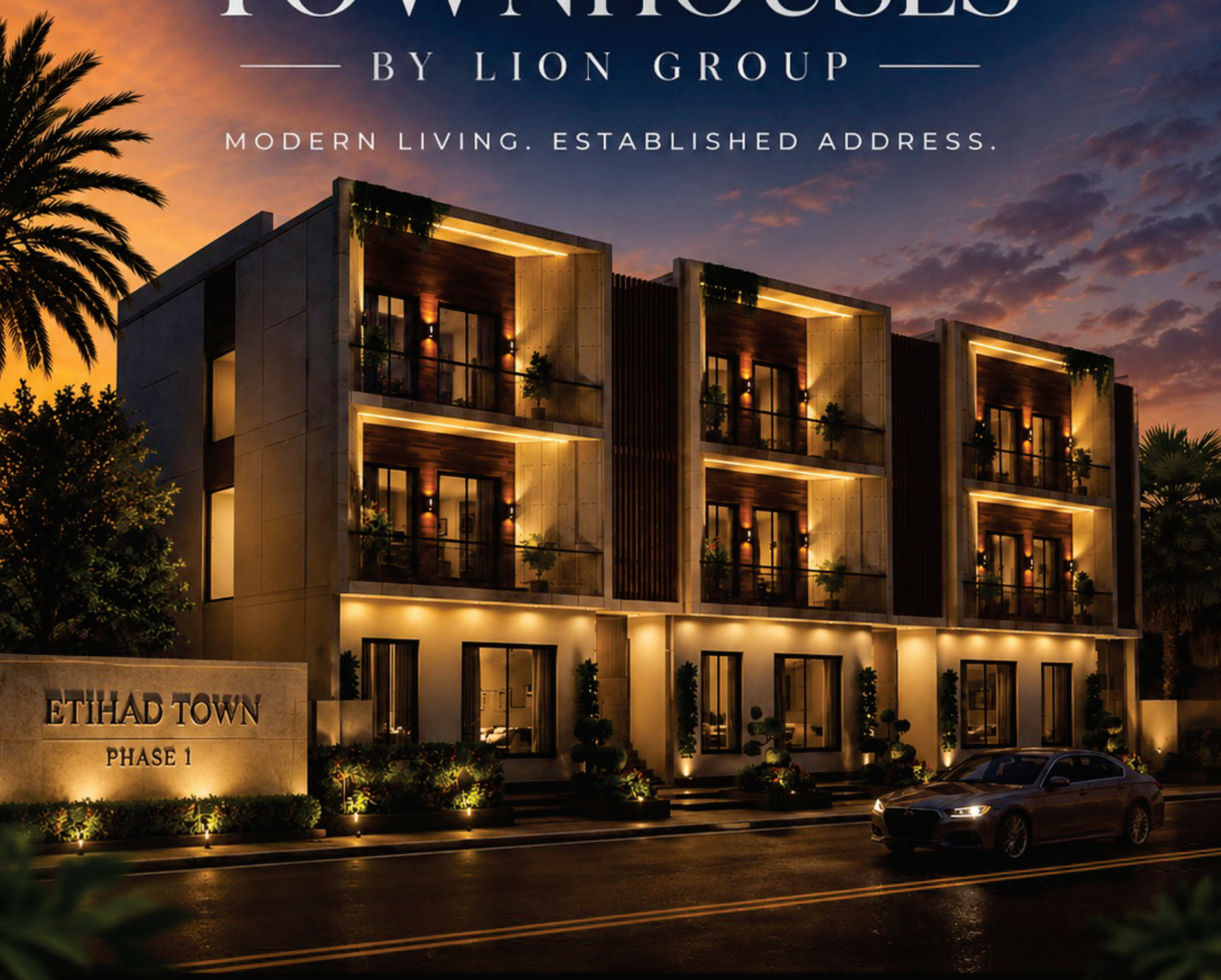
SMART TOWNHOUSES | ETIHAD TOWN | LION GROUP Home Design & Build

# SMART TOWNHOUSES

## BY LION GROUP

MODERN LIVING. ESTABLISHED ADDRESS.




ETIHAD TOWN PHASE 1
LAHORE

SMART TOWNHOUSES | ETIHAD TOWN | LION GROUP Home Design & Build

WELCOME TO

# Smart Townhouses by Lion Group

A contemporary **residential project** created for families and buyers who want more than just a property.

Located within **Etihad Town Phase 1, Lahore,** Smart Townhouses brings together modern architecture, thoughtfully planned living spaces and flexible ownership options — all within an already established residential community.

It is a home designed around how people want to live today, backed by the strength of a location that has already taken shape.

MORE THAN A HOME
A BRIGHTER TOMORROW

## PROJECT AT A GLANCE

- Etihad Town Phase 1
- Approx. 950 Sq. Ft.
- Ground • 1st • 2nd Floor Options
- 18-Month Payment Plan






# BUILT WITHIN A SUCCESS STORY

## ETIHAD TOWN PHASE 1

**The strength of a property begins with its location.**

**Etihad Town Phase 1** has developed into an established residential destination in Lahore, bringing together planned infrastructure, residential activity, commercial conveniences and an active community.

For Smart Townhouses by Lion Group, this creates an important advantage.

**The project isn't waiting for a community to develop around it — it is already located within one.**

Residents can enjoy the benefits of an established environment while owning a contemporary home designed for the next generation of urban living.



PARKS & GREEN SPACES




COMMERCIAL CONVENIENCES



MOSQUE



SCHOOLS




HEALTHCARE FACILITIES

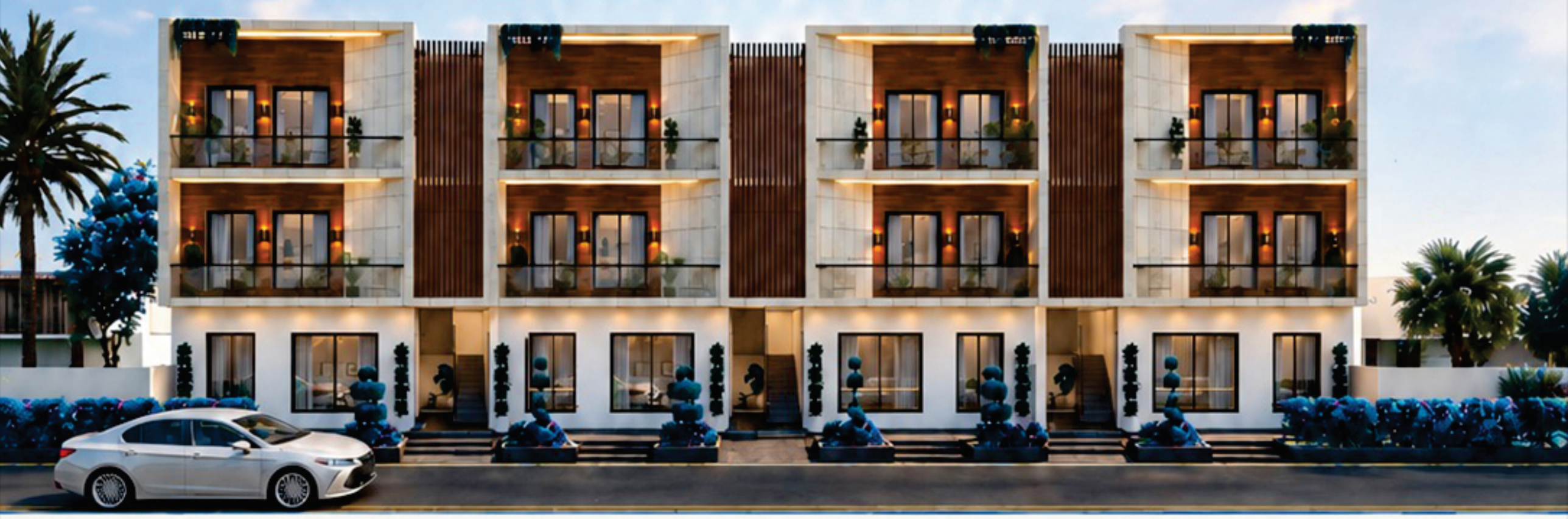


SMART TOWNHOUSES | ETIHAD TOWN | LION GROUP Home Design & Build

# SMART TOWNHOUSES

BY LION GROUP

A SMARTER WAY TO LIVE



## WHY ETIHAD TOWN PHASE 1?

AN SMARTER WAY ADDRESS MAKES THE DIFFERENCE.

Smart Townhouses by Lion Group benefits from being positioned within the existing environment of **Etihad Town Phase 1.**

### DEVELOPED INFRASTRUCTURE

A planned residential environment supported by developed roads and infrastructure.

### ESTABLISHED COMMUNITY

Existing residential activity creates a more mature and active neighborhood.

### EVERYDAY CONVENIENCE

A location surrounded by the everyday requirements of modern living.

### CONNECTIVITY

Convenient access to important routes and destinations across Lahore.

### COMMUNITY LIFESTYLE

A residential setting designed around families and contemporary lifestyles.

### RECOGNIZED ADDRESS

The added confidence of owning property within Etihad Town Phase 1.

BUILT WITHIN A SUCCESS STORY

## ETIHAD TOWN PHASE 1

The strength of a property begins with its location.

**Etihad Town Phase 1** has developed into an established residential destination in Lahore, bringing together planned infrastructure, residential activity, commercial conveniences and an active community.

For Smart Townhouses by Lion Group, this creates an important advantage.

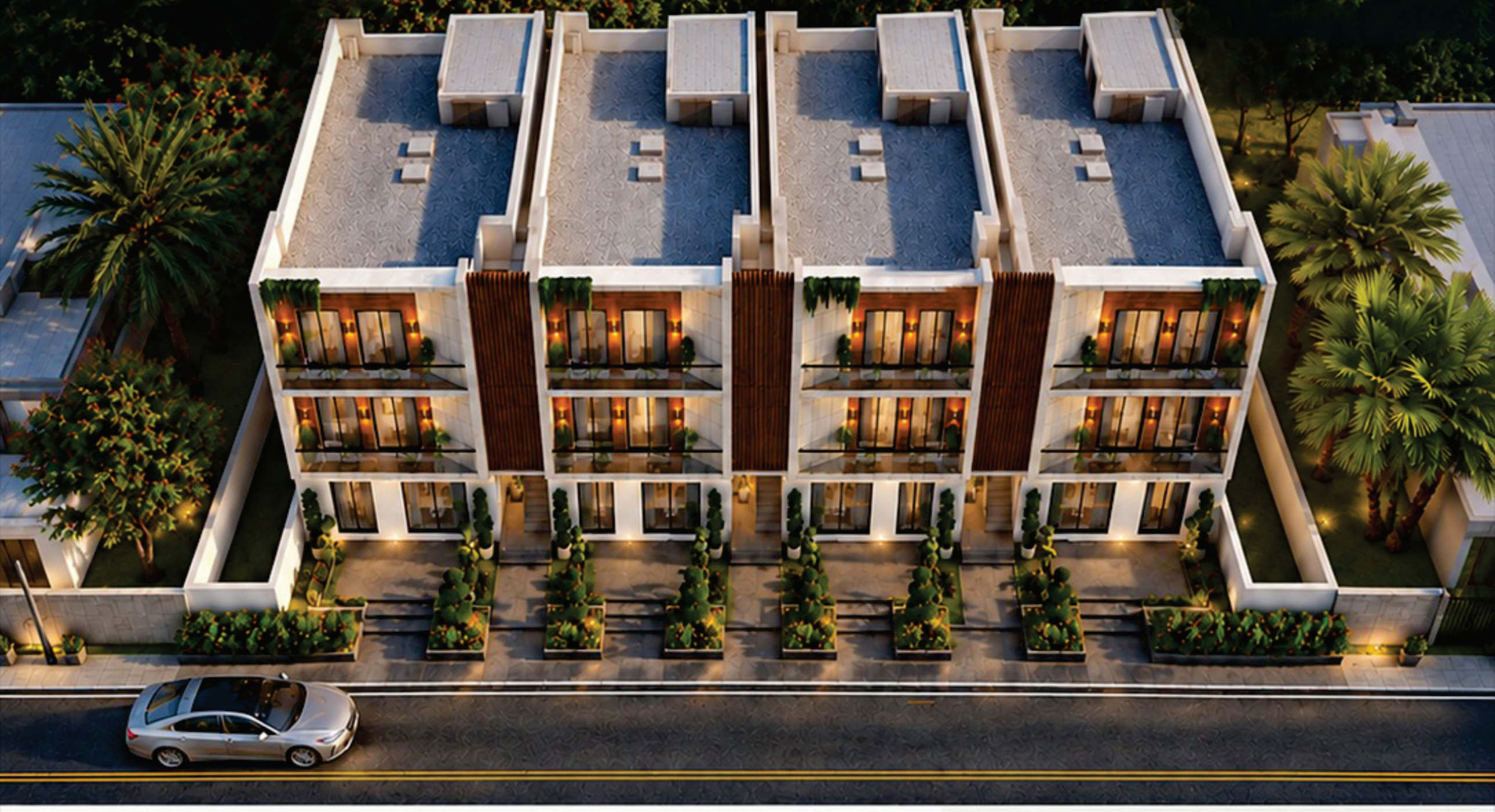
**The project isn't waiting for a community to develop around it — it is already located within one.**



## DON'T JUST CHOOSE A HOME. CHOOSE THE COMMUNITY AROUND IT.

THE COMMUNITY IS ESTABLISHED. YOUR OPPORTUNITY IS HERE.

SMART TOWNHOUSES | ETIHAD TOWN | LION GROUP
Home Design & Build



INTRODUCING

# SMART TOWNHOUSES
# BY LION GROUP

DESIGNED FOR MODERN LIVING

Smart Townhouses represents Lion Group's contemporary approach to residential development — combining attractive architecture with practical spaces designed around everyday life.

Clean architectural lines, elegant elevations and intelligently planned interiors create a residential experience that feels modern without compromising functionality.

MODERN ARCHITECTURE

PRACTICAL LIVING SPACES

DESIGNED FOR TODAY'S FAMILIES

## PROJECT SNAPSHOT

**Project**
Smart Townhouses

**By**
Lion Group

**Location**
Etihad Town Phase 1, Lahore

**Covered Area**
Approx. 950 Sq. Ft.

**Available Options**
Ground Floor • First Floor • Second Floor

**Payment Plan**
18 Months

## SMART BY DESIGN.
## STRONG BY LOCATION.

ESTABLISHED COMMUNITY | DEVELOPED INFRASTRUCTURE | EVERYDAY CONVENIENCE | A BRIGHTER TOMORROW

# THE VISION BEHIND LION GROUP

Smart Townhouses is backed by the leadership of Lion Group, with a focus on creating residential developments that combine contemporary design, practical planning and quality execution.



## BILAL MIRZA

### CHIEF EXECUTIVE OFFICER

Lion Group

As CEO of Lion Group, Bilal Mirza leads the Group's strategic vision and direction, with a focus on developing residential opportunities that respond to the evolving requirements of modern homeowners and property buyers.

His leadership reflects Lion Group's commitment to thoughtful development, strong locations and creating homes designed for lasting relevance.

> THOUGHTFUL DEVELOPMENT FOR A BRIGHTER TOMORROW.



## ASAD MIRZA

### MANAGING DIRECTOR

Lion Group

As Managing Director of Lion Group, Asad Mirza drives the Group's development and execution strategy, helping transform its vision into practical, contemporary residential projects.

His focus on planning, execution and customer-oriented development supports Lion Group's approach to creating residential environments designed around modern lifestyles.

> TURNING VISION INTO VIBRANT COMMUNITIES.

**"BUILDING HOMES. CREATING VALUE. SHAPING BETTER LIVING."**

SMART TOWNHOUSES | ETIHAD TOWN | LION GROUP Home Design & Build

# CONTEMPORARY FROM EVERY ANGLE



Smart Townhouses by Lion Group has been conceived around a simple idea:

**A HOME SHOULD LOOK EXCEPTIONAL AND LIVE BEAUTIFULLY.**

The architectural language combines clean contemporary lines with thoughtfully planned residential spaces.



### CONTEMPORARY ARCHITECTURE

Modern elevations and carefully considered exterior detailing create a distinctive residential identity.



### FUNCTIONAL PLANNING

Spaces are designed to maximize everyday usability and comfort.



### NATURAL LIGHT

Thoughtful openings help create bright and welcoming living environments.



### MODERN CHARACTER

A contemporary aesthetic designed to remain visually relevant over time.



### EVERYDAY COMFORT

Residential spaces planned around privacy, functionality and family life.

## DESIGNED FOR TODAY. CREATED FOR THE WAY YOU LIVE.

ETIHAD TOWN
PHASE 1 | LAHORE

LION GROUP
BUILDING BETTER LIVES

MODERN
HOMES
BRIGHTER
TOMORROWS

# ONE PROJECT. THREE WAYS TO OWN.

Smart Townhouses by Lion Group gives buyers the flexibility to choose the floor that best suits their lifestyle, requirements and budget.

## GROUND FLOOR





Approx. 950 Sq. Ft.

### PKR 14.5 MILLION

| | |
|---|---|
| **Booking (15%)** | PKR 2,175,000 |
| **Confirmation** (Within 1 Month) | PKR 2,175,000 |
| **Monthly Installment** (13 Months) | PKR 190,000 |
| **3 Balloon Payments** | PKR 1,600,000 |
| **Possession Amount** | PKR 2,880,000 |

## FIRST FLOOR



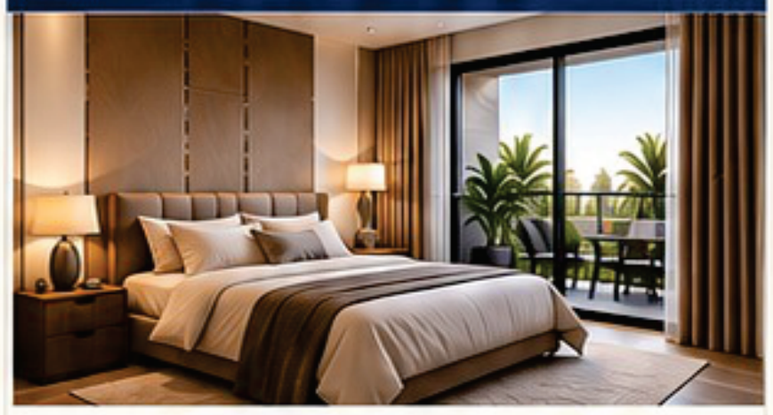


Approx. 950 Sq. Ft.

### PKR 13.5 MILLION

| | |
|---|---|
| **Booking (15%)** | PKR 2,025,000 |
| **Confirmation** (Within 1 Month) | PKR 2,025,000 |
| **Monthly Installment** (13 Months) | PKR 170,000 |
| **3 Balloon Payments** | PKR 1,500,000 |
| **Possession Amount** | PKR 2,740,000 |

## SECOND FLOOR





Approx. 950 Sq. Ft.

### PKR 11.5 MILLION

| | |
|---|---|
| **Booking (15%)** | PKR 1,725,000 |
| **Confirmation** (Within 1 Month) | PKR 1,725,000 |
| **Monthly Installment** (13 Months) | PKR 130,000 |
| **3 Balloon Payments** | PKR 1,350,000 |
| **Possession Amount** | PKR 2,310,000 |

## CHOOSE THE HOME THAT WORKS FOR YOU.



SMART TOWNHOUSES
BY LION GROUP

ETIHAD TOWN PHASE 1 | LAHORE

# CAN YOUR MONTHLY BUDGET GET YOU A HOME IN LAHORE?

# YES.

SMART TOWNHOUSES BY LION GROUP

Starting from just

# PKR 130,000/-

PER MONTH

An accessible route towards owning a contemporary home within **Etihad Town Phase 1, Lahore.**

2ND FLOOR PLANS



18-MONTH EASY PAYMENT PLAN

## — START TODAY.
## OWN YOUR TOMORROW.




ETIHAD TOWN PHASE 1 | LAHORE

SMART TOWNHOUSES
BY LION GROUP

ETIHAD TOWN
PHASE 1 | LAHORE

LION GROUP
BUILDING BETTER LIVES

MODERN
HOMES
BRIGHTER
TOMORROWS

# OWN SMARTER.
# PAY EASIER.

## 18-MONTHS PAYMENT PLAN




| APARTMENT | GROUND FLOOR | 1ST FLOOR | 2ND FLOOR |
|---|---|---|---|
| Covered Area (Sq. Ft) | 950 (Approx.) | 950 (Approx.) | 950 (Approx.) |
| Total Price | **PKR 14,500,000** | **PKR 13,500,000** | **PKR 11,500,000** |
| Booking (15%) | PKR 2,175,000 | PKR 2,025,000 | PKR 1,725,000 |
| Confirmation (Within 1 Month) | PKR 2,175,000 | PKR 2,025,000 | PKR 1,725,000 |
| Monthly Installment (13 Months) | PKR 190,000 | PKR 170,000 | PKR 130,000 |
| 3 Balloon Payments | PKR 1,600,000 | PKR 1,500,000 | PKR 1,350,000 |
| Possession Amount | PKR 2,880,000 | PKR 2,740,000 | PKR 2,310,000 |

MANAGEABLE PAYMENTS | A PRIME LOCATION | DESIGNED FOR FAMILIES | A SECURE INVESTMENT

FLEXIBLE PAYMENTS. A SMARTER PATH TO OWNERSHIP.

All amounts are in PKR. Prices, inventory and payment terms are subject to confirmation at the time of booking.

ETIHAD TOWN PHASE 1 | LAHORE

SMART TOWNHOUSES
BY LION GROUP

# SIX REASONS TO MAKE THE SMART MOVE




01




## ETIHAD TOWN PHASE 1
### An Established Location

Own within an existing residential community rather than waiting for a location to develop.

02




## BY LION GROUP
### A Clear Development Identity

A contemporary residential project by Lion Group.

03



## MODERN ARCHITECTURE
### Designed to Stand Out

A clean and contemporary architectural identity created for modern living.

04



## APPROX. 950 SQ. FT.
### Thoughtfully Planned

Efficient residential spaces designed around practical everyday requirements.

05



## MULTIPLE OPTIONS
### Choose What Works for You

Ground, first and second floor options cater to different budgets and requirements.

06



## 18-MONTH PLAN
### Flexible Ownership

A structured payment plan designed to make the journey towards ownership more manageable.

# LOCATION. DESIGN. FLEXIBILITY.
# ALL IN ONE SMART ADDRESS.

SMART TOWNHOUSES | ETIHAD TOWN | LION GROUP Home Design & Build

# YOUR SMARTER MOVE STARTS HERE.

## SMART TOWNHOUSES
BY LION GROUP

Modern Architecture. | Flexible Ownership. | Established Community.

ETIHAD TOWN PHASE 1, LAHORE

**18-MONTH EASY PAYMENT PLAN**




**BOOK YOUR UNIT TODAY →**

Call: +92 311 1222977 | Website: lionhdb.com | Visit: 113-B, Broadway DHA Phase 8, Lahore