



EDEN

BY

EIGHTEEN

EDEN
BY
EIGHTEEN



WHERE NATURE DRAWS
THE FIRST LINE



WELCOME TO EDEN BY EIGHTEEN

Eighteen was created to bring a new, international standard of living to Pakistan uniting thoughtful design, world-class amenities and a championship golf course within a secure, master-planned community.

Today, Eighteen is a thriving destination in the Twin Cities, where golf, dining, wellness, leisure and community come together in an elevated everyday experience.

Eden is the next expression of that journey. Here, the landscape takes the lead. Natural valleys and contours shape the community, bringing nature closer while preserving the sophistication that defines Eighteen.

A new canvas for living, shaped by the land and guided by the vision of Eighteen.



WHERE NATURE DRAWS THE FIRST LINE

A nature-led residential precinct where the landscape is not merely preserved, it becomes the foundation of how life is lived. Planned around natural valleys, rolling contours, and expansive green spaces, every decision begins with the land, allowing nature to guide the rhythm of everyday living. Offering an exclusive collection of ½, 1, 2 & 4 kanal residential plots and commercial spaces, Eden presents the rare opportunity to create a home that exists in harmony with its surroundings. Here, architecture follows the landscape, open spaces become part of daily life, and every address is shaped by a masterplan where nature quietly draws the first line.





M-1

ISLAMABAD
PESHAWAR MOTORWAY

N80

TARNOL

GOLRA MORR
5KM

AH2

F-11

F - 10

F - 8

BLUE AREA
21 KM

HOUSE
PARLIAMENT
25KM

FAISAL MOSQUE
23KM

METRO BUS
BLUE AREA TERMINAL
20 KM

NEW AIRPORT
11KM

ISLAMABAD
LAHORE MOTORWAY
3KM

M-2

EIGHTEEN
by OGA

KASHMIR
HIGHWAY

ITAL

ISLAMABAD CAP
TERRITORY

N

RAWALPINDI

AH1



- **72.4%**
PARKS AND GREEN AREAS
- **15.4%**
ROADS AND PAVEMENTS
- **12.19%**
BUILDING FOOTPRINTS



EDEN

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EIGHTEEN

1/2, 1, 2, 4 KANAL RESIDENTIAL PLOTS
GOLF VIEWS | PARK VIEWS | BOULEVARD VIEWS
A MASTERPLAN SHAPED AROUND OPEN SPACES

72.4%
PARKS AND GREEN AREAS

15.4%
ROADS AND PAVEMENTS

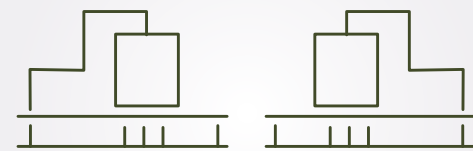
12.19%
BUILDING FOOTPRINTS



EDEN

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EIGHTEEN

A NATURE-LED COLLECTION OF RESIDENTIAL & COMMERCIAL PLOTS



521 RESIDENTIAL
PLOTS



COMMERCIAL
SPACES



10
MINUTES FROM
ISLAMABAD AIRPORT



18^{Hole}
GOLF COURSE &
CLUB HOUSE



EASY PAYMENT
PLAN



TITLE DEED



OBTAINED FROM RDA



SECURED GATED
COMMUNITY

1/2 KANAL PLOTS

A refined starting point for young families and first-time homeowners. Averaging 231 sq. m., with space for a comfortable villa, this plot is designed for those beginning their journey towards elevated living. Thoughtfully sized for modern living, it offers the freedom to create a home that grows with you.



2 KANAL PLOTS

A generous expanse for those who desire more. Averaging 945 sq. m., with potential for up to six bedrooms and room for a private garden, this residence opportunity suits families who see their home as a retreat. Whether facing the park, the fairway, or a quiet street corner, every 2 Kanal plot is positioned to make the most of its surroundings.



COMMERCIAL PLOTS

A secure, gated destination where enterprise meets an exceptional landscape. These commercial plots offer compelling investment opportunities within Pakistan’s premier golf community. Surrounded by nature, luxury and possibility, they provide a setting for businesses as ambitious as the vision behind it.



1 KANAL PLOTS

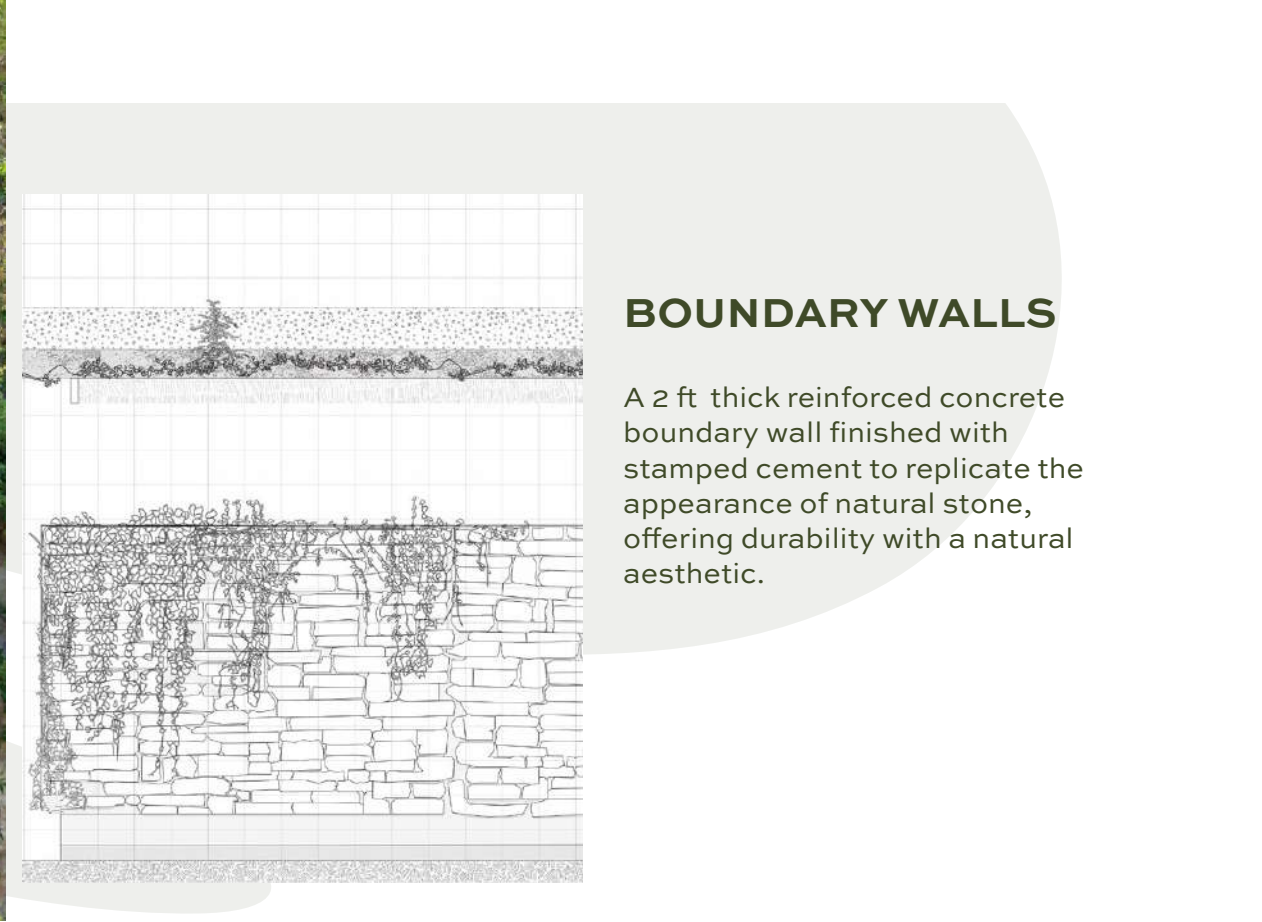
An exquisite canvas for luxury. With up to 469 sq. m. and space for up to five bedrooms, this option suits growing families who seek both comfort and distinction, with room to entertain, unwind and belong. Each 1 Kanal plot offers its own vantage point, including select corner, park or golf-course-facing options.



4 KANAL PLOTS

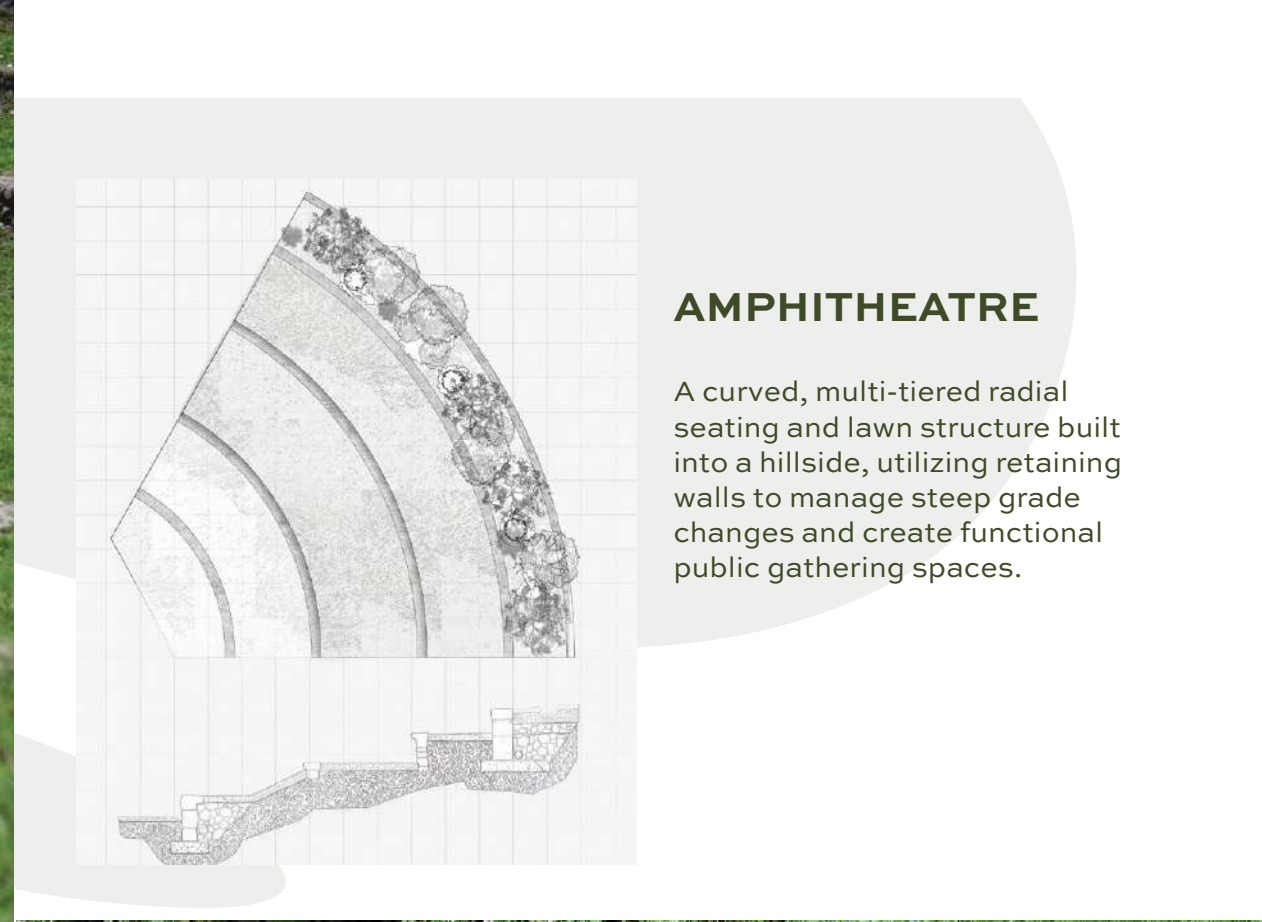
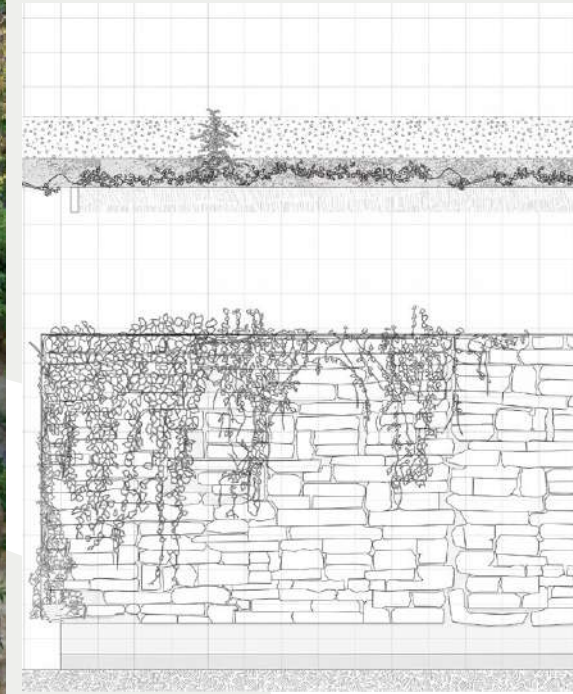
A magnificent 1,836 sq. m. estate opportunity designed for grand living. With space for up to seven bedrooms, a private pool, landscaped gardens, expansive lounges and outdoor entertaining areas, alongside spectacular golf course views, it is made for multi-generational living and effortless entertaining.





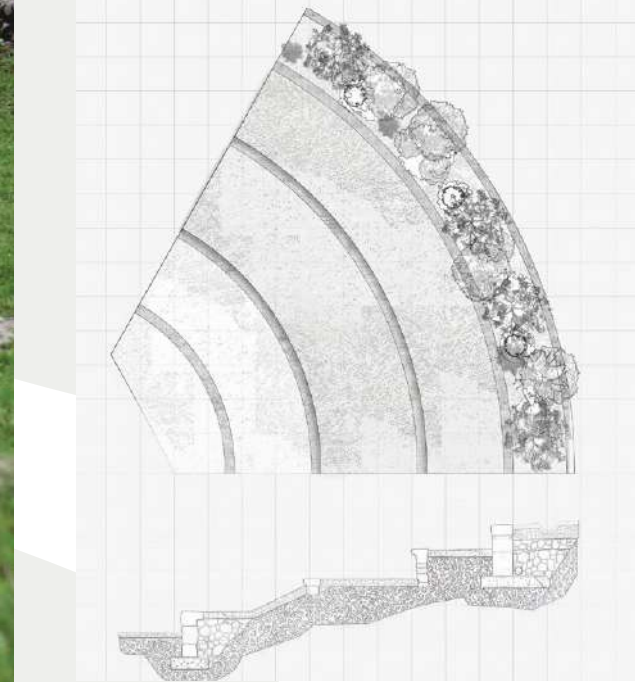
BOUNDARY WALLS

A 2 ft thick reinforced concrete boundary wall finished with stamped cement to replicate the appearance of natural stone, offering durability with a natural aesthetic.



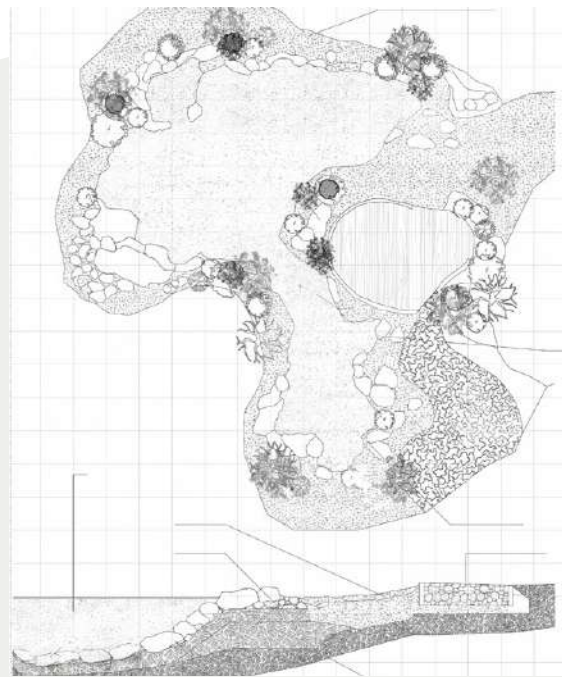
AMPHITHEATRE

A curved, multi-tiered radial seating and lawn structure built into a hillside, utilizing retaining walls to manage steep grade changes and create functional public gathering spaces.



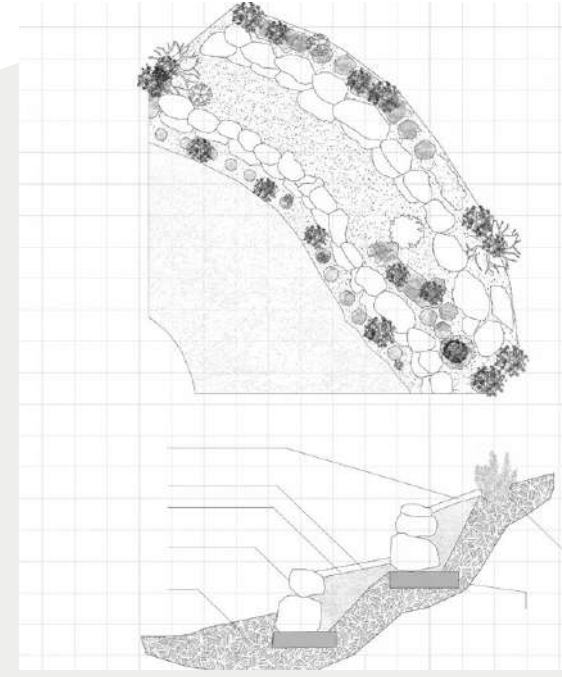
LAKE EDGES

This landscape sheet details an organic pond design integrated with circulating paths and a viewing deck.



SECTION BOULDERS

A multi-tiered, hillside retaining system that utilizes large, dry-stacked natural boulders to stabilize steep terrain while incorporating integrated seating pockets and turf terraces.





DESIGNED BY THE LAND

A new way to experience Eighteen, closer to nature. At Eden, every plot begins with a conversation with the land, its position shaped by the natural elevation and flow of the terrain, preserving valleys, honouring existing slopes, and framing uninterrupted views of the golf course. Before a single line is drawn, the contours are studied and the land's natural rhythm allowed to lead the way. Homes are not placed upon the earth, but woven into it, a canvas to build upon, inspired by the original haven. Here, Eighteen is deeply integrated with the earth itself.



Ora Developers has a proven and diverse history of successful international projects, including the Grosvenor Square in the UK, Ayia Napa Marina in Cyprus, Silver Sands in Grenada, and Pyramid Hills, Pier 88, Crimson Bar & Grill and the Nile City Towers in Egypt.



Kohistan Builders & Developers is a name trusted around the country. Making their mark with projects like Midway Centrum, Royalson Hotel and Hamza Tower, they have proved their capability at every point.



The Saif Group was established in the late 1960s and has created a rich portfolio in textiles, powergeneration, oil and gas exploration, optical fibre and healthcare.



IDG are world renowned championship golf course and landscape architects who have brought all their years of design expertise to bear in creating the stunning resort ‘oasis’ that is Eighteen.

Framing the community with sweeping fairways and scenic vistas, the championship golf course is the signature of life at Eighteen. An iconic setting where every round is played against a backdrop of exceptional beauty.



EIGHTEEN HEAD OFFICE
SRINAGAR HIGHWAY, M-1 / M-2 LINK ROAD, ADJACENT TO SECTOR H-17, ISLAMABAD - RAWALPINDI

EIGHTEEN SALES CENTER
10TH FLOOR, SEE-3 TOWER, NEW BLUE AREA, JINNAH AVENUE, ISLAMABAD

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