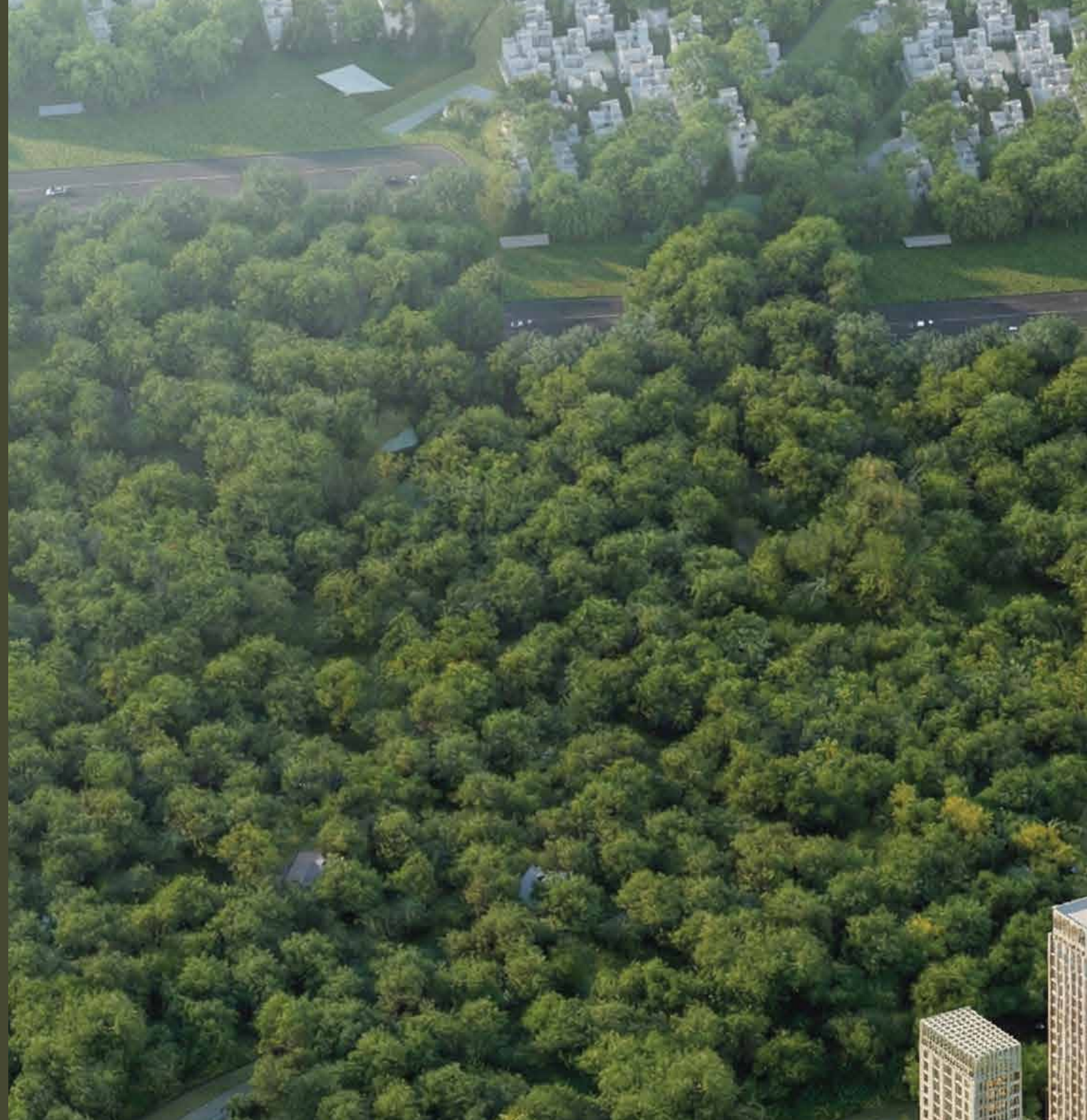




THE PALMS

AT SILK GARDENS


silk
gardens







Chairman's Message

I welcome you to Silk Gardens. I believe Silk Gardens would be the first of its kind transformational, integrated development in Surjani. We have assembled a best-in-class team of sponsors and professionals for developing this community as per the aspirations and values of the progressive mid-income segment of Karachi.

Apartments at Silk Gardens incorporate features that accentuate eco-friendly, modern and spacious living developed as a destination community with a focus beyond the apartment itself. Design features enhance value and minimize living costs through the penetration of daylight and natural ventilation, with building orientations set to minimize thermal loss. Sustainability features include solar power, water recycling and several acres of manicured parks with thousands of trees already planted.

Our amenities include premium shared workspaces, modern retail, multiple dining and recreation options, banquet hall, community club, and daycare facilities making this the trendiest neighborhood and an iconic destination in West Karachi. We are developing this project under a Shariah compliant REIT structure, which ensures the highest degree of transparency, accountability and discipline.

I would like to express my deepest gratitude to all sponsors, State Bank of Pakistan, Securities and Exchange Commission of Pakistan, Banks, Lyari Development Authority, Sindh Building Control Authority, our team of architects, engineers, contractors and managers who are guided by uncompromising principles of hard work, integrity, high moral values, and goodwill building, and most importantly, to our customers for their confidence, support and for always believing in us.

Arif Habib



Introduction

Homes do not merely provide shelter; they embrace. The gardens do not simply bloom; they awaken something forgotten within us, a longing for balance, for meaning, and for peace. In the stillness between the trees, one begins to understand that life, like nature, thrives when it is nurtured.

Silk Gardens is where the soul returns home, where each sunrise feels like a second chance, and every step is a prayer to live in harmony.

*Created by a consortium committed
to accelerating Pakistan's economic evolution.*



Lucky One Mall



Dolmen City, Karachi



Naya Nazimabad



Fatima Fertilizer



Liberty Group

Silk Islamic Development REIT-Sponsors



YBG



Arif Habib Corp



ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED



Fatima
Fertilizer Company Limited
JV of Fatima and Arif Habib Group



*Silk Gardens is built on experience,
combining reliability, smart infrastructure,
and strong long-term investment value.*

THE PALMS
AT SILK GARDENS







THE PALMS

AT SILK GARDENS

The Palms is a thoughtfully planned residential development set within Silk Gardens, designed to offer long-term value through clarity, efficiency, and disciplined execution. Built under a regulated, REIT-backed structure, the project combines modern apartment design with sustainable infrastructure, including energy-efficient layouts, and integrated utility planning. Together, these elements create a residential asset positioned for steady demand and lasting quality.





silk
gardens

IRONSTITCH

METROWEAVE



silk
gardens

THE PALMS
AT SOU SAADIAH



The Palms

Modern living and lasting value

The Palms is chosen by people who think beyond just buying an apartment and focus on securing a smarter future. It offers a carefully planned lifestyle where comfort, long-term value, and peace of mind come together naturally. With thoughtful design, reliable development standards, and a location positioned for steady growth, The Palms gives residents the confidence that what they invest in today will continue to grow in relevance and worth tomorrow.

REIT Backed

Developed under a regulated REIT structure, ensuring transparency and disciplined execution.

Gated Community

Located inside Silk Gardens, a master-planned gated environment that supports consistency and ongoing residential demand.

Sustainable Development

Designed with energy efficient layouts and integrated infrastructure that lower operating costs over time.

Luxurious Living

Well-proportioned apartments with thoughtful layouts and finishes that elevate everyday living.

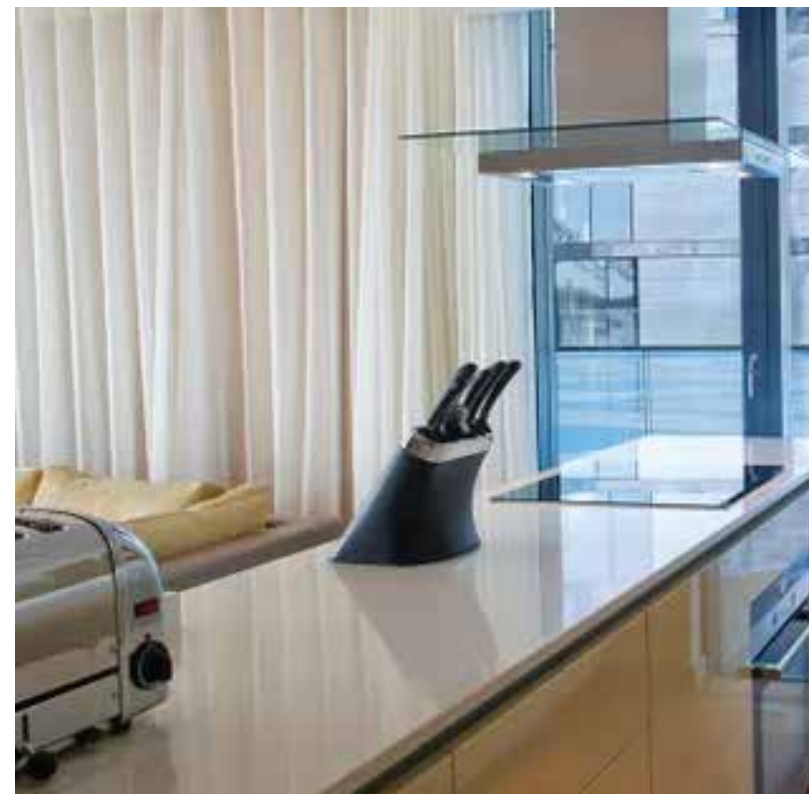
Strategic Location

Positioned within a growing urban corridor, offering connectivity, long-term relevance, and future appreciation potential.

Retail Integration

Everyday conveniences support livability while enhancing rental and resale appeal.

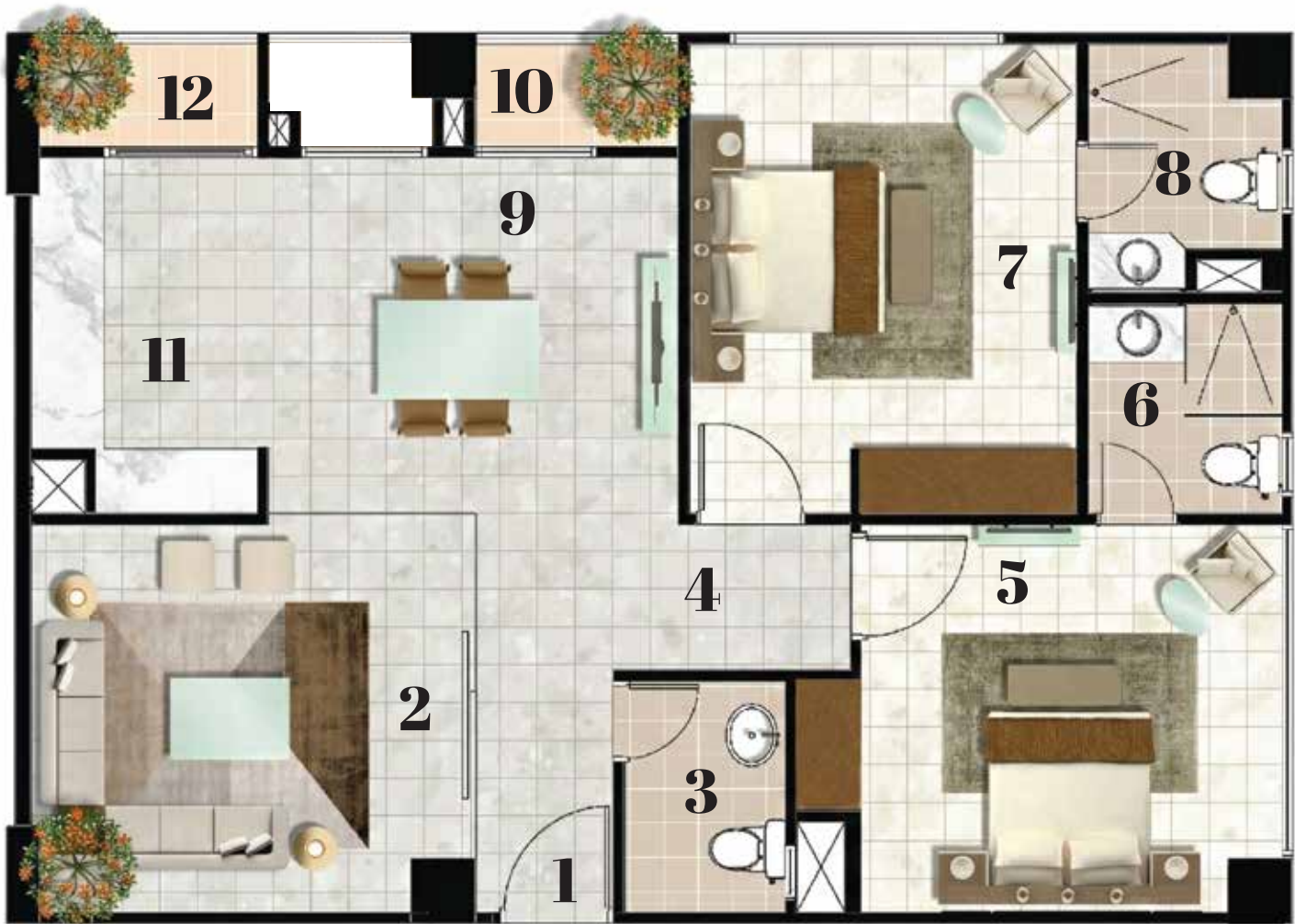
*Bespoke Living,
Opulent Lifestyle*





Apartment 01

2 Bed | Drawing + Lounge | 1,347 sqft



1- Entrance	4'-2" × 12'-3"
2- Drawing Room	12'-3" × 14'-0"
3- Powder Room	7'-4" × 5'-4"
4- Lobby	4'-4" × 7'-7"
5- Master Bedroom	12'-1" × 15'-5"
6- Bathroom 1	7'-4" × 6'-5"
7- Second Bedroom	14'-11" × 12'-2"
8- Bathroom 2	7'-5" × 6'-5"
9- Lounge	11'-2" × 13'-4"
10- Terrace 1	3'-6" × 6'-9"
11- Kitchen	11'-2" × 7'-3"
12- Terrace 2	3'-6" × 6'-9"
Gross Area	1,347 sqft

+ Designated Parking Bay: 128 sqft

Apartment 02

2 Bed Premium | Drawing + Lounge
Study + Dual Terraces | 1,556 sqft



1- Entrance	12'-6" × 4'-5"
2- Drawing Room	12'-10" × 14'-0"
3- Powder Room	7'-7" × 5'-4"
4- Study	11'-6" × 8'-4"
5- Master Bedroom	13'-7" × 14'-5"
6- Bathroom 1	7'-3" × 6'-11"
7- Second Bedroom	13'-7" × 14'-5"
8- Bathroom 2	8'-5" × 5'-9"
9- Lounge	11'-6" × 13'-6"
10- Terrace 1	3'-2" × 7'-1"
11- Terrace 2	3'-2" × 7'-1"
12- Kitchen	11'-0" × 7'-0"
13- Service Terrace	3'-2" × 7'-5"
Gross Area	1,556 sqft

+ Designated Parking Bay: 128 sqft

Apartment 03

2 Bed Luxury | Drawing + Lounge
1,607 sqft



1- Entrance	5'-2" × 12'-7"
2- Drawing Room	12'-4" × 15'-1"
3- Powder Room	5'-4" × 7'-6"
4- Lobby	5'-3" × 9'-8"
5- Master Bedroom	20'-7" × 12'-7"
6- Bathroom 1	6'-5" × 7'-11"
7- Terrace 1	3'-2" × 8'-6"
8- Second Bedroom	15'-4" × 12'-4"
9- Bathroom 2	6'-5" × 8'-0"
10- Lounge	14'-5" × 12'-3"
11- Terrace 2	4'-6" × 6'-0"
12- Kitchen	6'-5" × 7'-11"
13- Service Terrace	3'-0" × 6'-10"
Gross Area	1,607 sqft

+ Designated Parking Bay: 128 sqft

Apartment 04

3 Bed Premium | Drawing + Lounge
+ Study | 1,883 sqft



1- Entrance	6'-7" × 5'-4"
2- Drawing Room	15'-8" × 12'-2"
3- Powder Room	6'-5" × 6'-11"
4- Terrace	5'-0" × 6'-1"
5- Lounge	14'-5" × 12'-8"
6- Kitchen	10'-4" × 6'-10"
7- Service Terrace	3'-2" × 6'-10"
8- Study	10'-0" × 9'-10"
9- Third Bedroom	12'-5" × 12'-6"
10- Bathroom 3	8'-5" × 6'-4"
11- Second Bedroom	13'-5" × 12'-5"
12- Bathroom 2	8'-5" × 6'-4"
13- Master Bedroom	13'-5" × 12'-5"
14- Bathroom 1	8'-5" × 6'-4"
15- Balcony	27'-4" × 3'-3"
Gross Area	1,883 sqft

+ Designated Parking Bay: 128 sqft

Apartment 05

3 Bed | Drawing + Lounge + Store
| 1,741 sqft



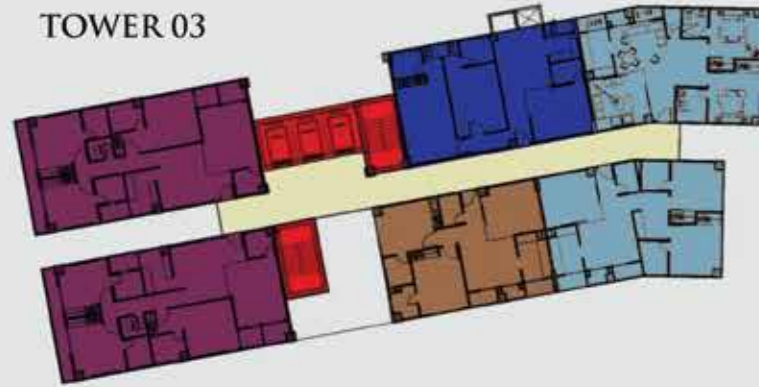
1- Entrance	6'-7" × 5'-4"
2- Drawing Room	15'-6" × 12'-5"
3- Powder Room	6'-5" × 6'-11"
4- Terrace	5'-0" × 5'-9"
5- Lounge	14'-5" × 12'-8"
6- Lobby	4'-0" × 18'-8"
7- Kitchen	10'-5" × 7'-4"
8- Service Terrace	4'-2" × 7'-2"
9- Second Bedroom	12'-5" × 12'-6"
10- Bathroom 2	6'-5" × 8'-4"
11- Store	5'-2" × 6'-2"
12- Master Bedroom	14'-5" × 12'-5"
13- Bathroom 1	7'-5" × 6'-2"
14- Third Bedroom	12'-5" × 12'-5"
15- Bathroom 3	6'-4" × 7'-2"
16- Balcony	27'-4" × 3'-3"
Gross Area	1,741 sqft

+ Designated Parking Bay: 128 sqft

Typical Floor Layout

- 2 BED
- 2 BED PREMIUM
- 2 BED LUXURY
- 3 BED PREMIUM
- 3 BED

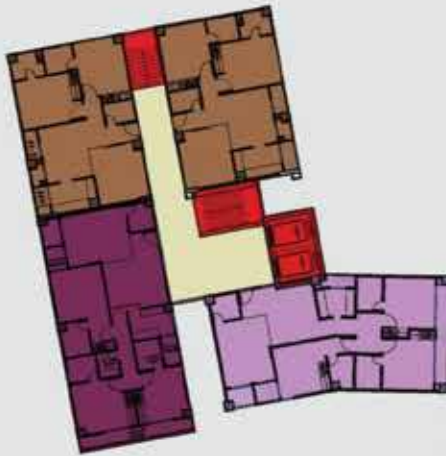
TOWER 03



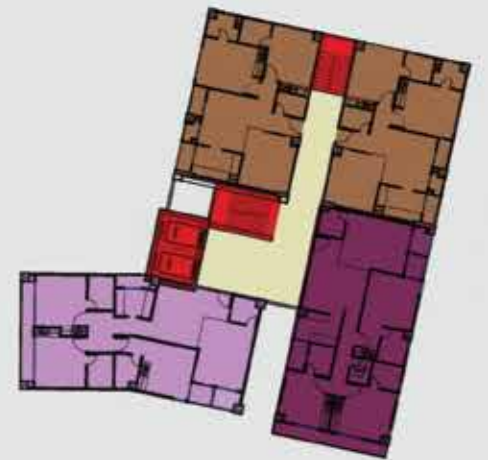
TOWER 04



TOWER 01



TOWER 02





Smart Homes, Smarter Lifestyles

Step into a home that responds. Intelligent sensors, automated routines, and secure remote access bring comfort, safety, and efficiency together in one connected ecosystem.



A Marketplace Designed for Everyday Luxury

Retail at The Palms brings everyday convenience and elevated lifestyle together in one vibrant destination.

Reducing our Carbon Footprint

The Palms is a residential community shaped around sustainable living. Its design integrates solar roof panels, full reuse of grey water for landscaped areas, and energy-efficient apartment planning that prioritizes natural light and ventilation.

Homes are carefully oriented to welcome natural light while reducing unwanted heat gain, with thoughtful building form and cross-ventilation allowing fresh air to move naturally through each space. The result is a living environment that is efficient in performance, comfortable in experience, and designed to endure over time.





Mosque



Fitness Centre



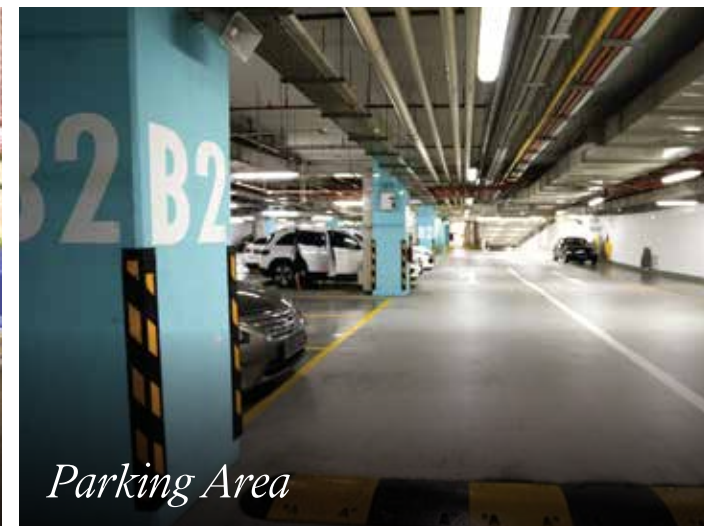
Co-working Space



Library



Daycare



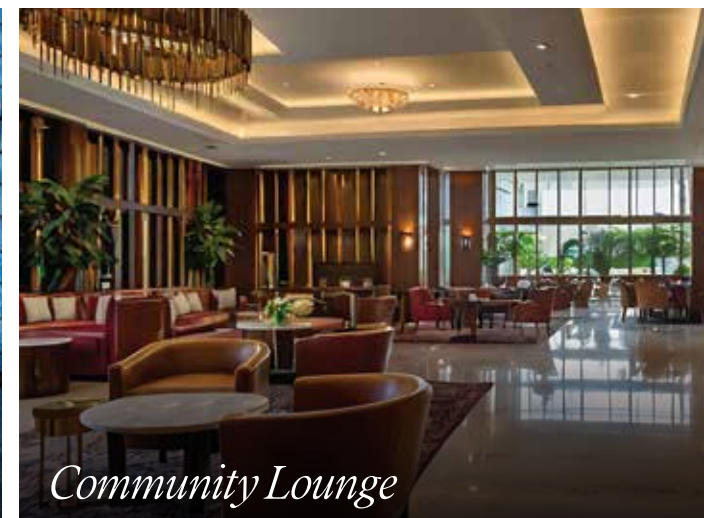
Parking Area



Banquet Hall



Padel Courts



Community Lounge





The Promenade

Experience unmatched views and delectable dining options at The Promenade rooftop exclusively for residents.

The image features a scenic sunset with the sun low on the horizon, casting a warm orange glow. Several palm trees are silhouetted against this bright sky. A dark, semi-transparent rectangular box is positioned on the right side of the image, containing white text. The overall mood is peaceful and natural.

Experience Nature

Live amongst a community of more than 100,000 trees and breathe the fresh air this city needs. Be a resident of the future and choose nature for better health.

Consultants & Associates

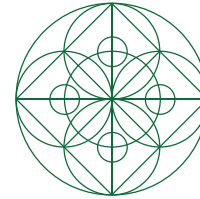


Project Architects



ARIF HABIB
Development and Engineering
Consultants (Pvt) Limited

Project Manager



PLANTAREUM

Horticulture Partners



Muhammad Ahsan Nadeem

Structural Engineer

A Project By Silk Islamic Developmental REIT



Approved By



ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED

REIT Scheme Managed By



Trustee





Silk Gardens, Abdullah
Chowk, Near Green Line
Bus Terminal, Surjani
Town, Karachi



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