



# Tulip Comfort

Gulzar E Hijri Scheme 33, Karachi, Near Rim Jhim Towers

# Project Overview

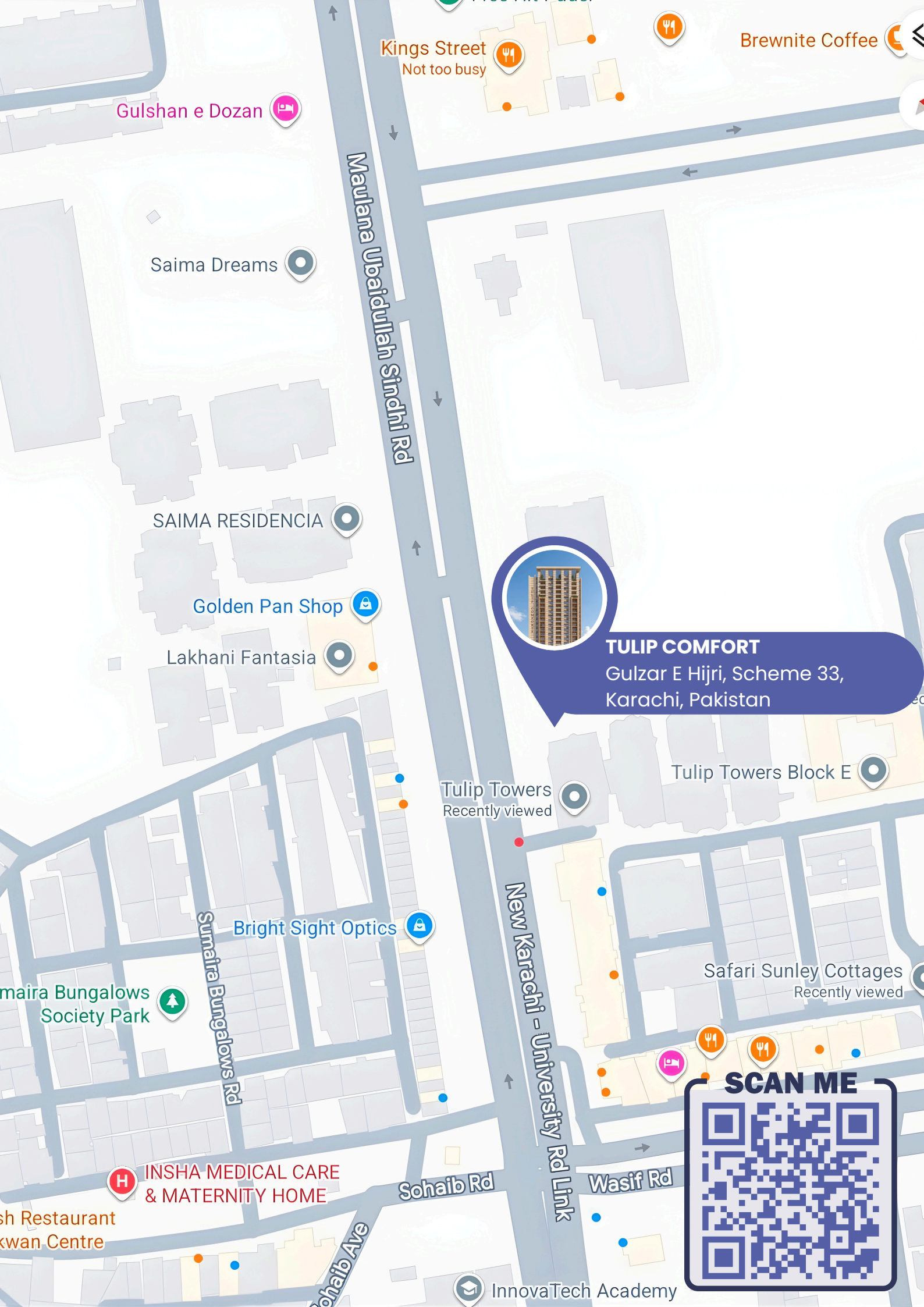
## Tulip Comfort

**Lateef Properties** presents **Tulip Comfort**, a modern residential development designed for contemporary urban living. Located in the prime vicinity of Scheme-33, near Rim Jhim Towers, the project features spacious apartments, exclusive duplex layouts, and an integrated high-end retail promenade built for unmatched everyday convenience.

With a strong focus on comfort, functionality, and premium amenities, **Tulip Comfort** offers a well-balanced lifestyle, making it the ideal choice for families and investors seeking modern design, practical living, and high-yield, long-term value in Karachi.

Currently in its limited **pre-launch phase**, this is the perfect time to invest. Securing your unit now allows you to lock in ground-floor pricing, guaranteeing immediate equity and massive savings before the official launch drives prices up.





Gulshan e Dozan

Kings Street  
Not too busy

Brewnite Coffee

Saima Dreams

SAIMA RESIDENCIA

Golden Pan Shop

Lakhani Fantasia

**TULIP COMFORT**

Gulzar E Hijri, Scheme 33,  
Karachi, Pakistan

Tulip Towers  
Recently viewed

Tulip Towers Block E

Bright Sight Optics

Safari Sunley Cottages  
Recently viewed

Sumaira Bungalows  
Society Park

Sumaira Bungalows Rd

New Karachi - University Rd Link

INSHA MEDICAL CARE  
& MATERNITY HOME

Sohaib Rd

Wasif Rd

Restaurant  
Kwan Centre

Sohaib Ave

InnovaTech Academy



# Unit Types

Type	Rooms	Bedrooms	Bath
<b>XL</b>	7	4	5
<b>A</b>	6	3	4
<b>B</b>	4	3	3



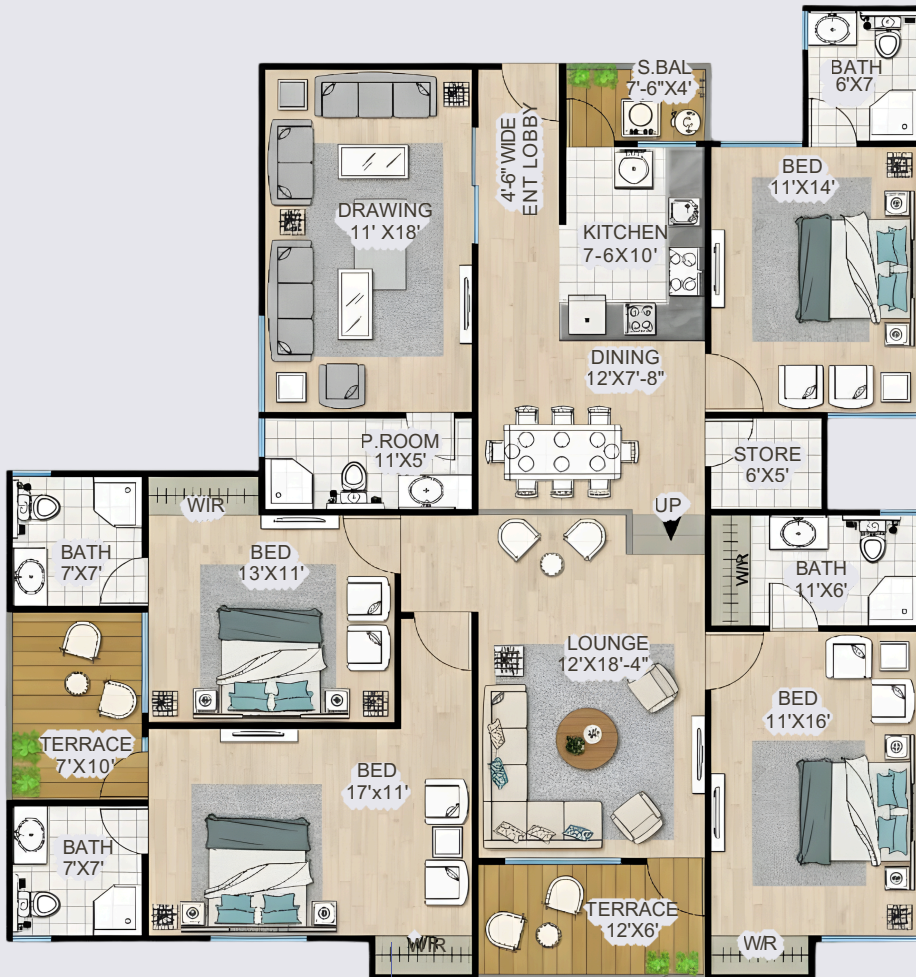
# Floor Plan

## Type XL

7 Rooms

Features

- Expansive, well-ventilated, and optimized for natural light Duplex Design.
- 4 Generous private Bedrooms with attached modern baths.
- Independent and elegant Drawing room space.
- Modern Kitchen designed for utility with an attached service balcony.
- Dual Outdoor Terraces: Featuring a wide main terrace and a private bedroom balcony.
- Complete with a guest powder room, dedicated store room, and private entrance lobby.



4.B/D/L  
2250 SQ.FT.

**PKR 33,750,000**



# Payment Plan

Payment Details	Original Price (Rs.)	Pre-Launch Price (Rs.)	Savings / Discount (Rs.)
<b>Down Payment (20%)</b>	6,750,000	<b>6,300,000</b>	450,000
<b>60 Monthly Installments (1%)</b>	337,500	<b>315,000</b>	22,500 / month
	Total: 20,250,000	<b>Total: 18,900,000</b>	
<b>10 Half-Yearly Installments</b>	607,500	<b>567,000</b>	40,500 / Installment
	Total: 6,075,000	<b>Total: 5,670,000</b>	
<b>On Possession</b>	675,000	<b>630,000</b>	45,000
<b>Total Unit Price</b>	<b>33,750,000</b>	<b>31,500,000</b>	<b>2,250,000</b>

## EXTRA CHARGES

- WEST OPEN ----- 800,000
- ROAD FACING ----- 800,000
- CORNER ----- 800,000

## Important Notes:

- All instalments must be paid before the **10<sup>th</sup> of every month.**
- All extra charges are payable within **180 days** from the date of booking.
- Covered Car Parking and Documentation charges for lease and connection charges for Gas, Electricity, Water & Sewerage are **NOT** included in the cost mentioned above. It will be charged as and when demanded by the Company.
- The allocation of unit shall remain **provisional** until full and final payment is received by the Company.



# Floor Plan



3.B/D/L  
1850 SQ.FT.

## Type A 6 Rooms Features

- Smartly designed layout optimized for spaciousness and natural cross-ventilation.
- 3 Generously sized private Bedrooms, each featuring an attached modern bath and wardrobe space.
- Formal Drawing Room: An independent, elegant space to host guests with complete privacy.
- Modern Kitchen complete with a dedicated service balcony.
- Wide Outdoor Terrace: A spacious open-air balcony extending directly from the family lounge.
- Features a guest powder room and a dedicated store room as well.

PKR 27,750,000



# Payment Plan

Payment Details	Original Price (Rs.)	Pre-Launch Price (Rs.)	Savings / Discount (Rs.)
<b>Down Payment (20%)</b>	5,550,000	<b>5,180,000</b>	370,000
<b>60 Monthly Installments (1%)</b>	277,500	<b>259,000</b>	18,500 / month
	Total: 16,650,000	<b>Total: 15,540,000</b>	
<b>10 Half-Yearly Installments</b>	499,500	<b>466,200</b>	33,300 / Installment
	Total: 4,995,000	<b>Total: 4,662,000</b>	
<b>On Possession</b>	555,000	<b>518,000</b>	37,000
<b>Total Unit Price</b>	<b>27,750,000</b>	<b>25,900,000</b>	<b>1,850,000</b>

## EXTRA CHARGES

- WEST OPEN ----- 500,000
- ROAD FACING ----- 500,000
- CORNER ----- 500,000

## Important Notes:

- All instalments must be paid before the **10<sup>th</sup> of every month.**
- All extra charges are payable within **180 days** from the date of booking.
- Covered Car Parking and Documentation charges for lease and connection charges for Gas, Electricity, Water & Sewerage are **NOT** included in the cost mentioned above. It will be charged as and when demanded by the Company.
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# Floor Plan

## Type B 4 Rooms Features

- A highly efficient, space optimized layout perfect for modern family living.
- 3 Bedrooms with attached baths, including a versatile room that can double as a formal drawing room.
- A cozy, open-plan living area that serves as the heart of the home.
- Modern Open Kitchen, featuring an interactive counter setup for casual dining.
- A private open-air balcony extending directly from the family lounge.
- Thoughtfully includes a practical store room and an attached service balcony.



3.B/L  
1300 SQ.FT.

PKR 19,500,000



# Payment Plan

Payment Details	Original Price (Rs.)	Pre-Launch Price (Rs.)	Savings / Discount (Rs.)
<b>Down Payment (20%)</b>	3,900,000	<b>3,640,000</b>	260,000
<b>60 Monthly Installments (1%)</b>	195,000	<b>182,000</b>	13,000 / month
	Total: 11,700,000	<b>Total: 10,920,000</b>	
<b>10 Half-Yearly Installments</b>	351,000	<b>327,000</b>	24,000 / installment
	Total: 3,510,000	<b>Total: 3,276,000</b>	
<b>On Possession</b>	390,000	<b>364,000</b>	26,000
<b>Total Unit Price</b>	<b>19,500,000</b>	<b>18,200,000</b>	<b>1,300,000</b>

## EXTRA CHARGES

- WEST OPEN ----- 300,000
- ROAD FACING ----- 300,000
- CORNER ----- 300,000

## Important Notes:

- All instalments must be paid before the **10<sup>th</sup> of every month.**
- All extra charges are payable within **180 days** from the date of booking.
- Covered Car Parking and Documentation charges for lease and connection charges for Gas, Electricity, Water & Sewerage , and Covered Car Parking are **NOT** included in the cost mentioned above. It will be charged as and when demanded by the Company.
- The allocation of unit shall remain **provisional** until full and final payment is received by the Company.





# LATEEF PROPERTIES



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