



This is Karachi

The Arkadians by AKD Group

The Arkadians – Boutique Residences
A location worth a million dreams





by



From sunrise shores to
sparkling skylines—This is Karachi



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

*American
Standard*

BEST SINGLE APARTMENT
/ CONDOMINIUM
ASIA PACIFIC

The Arkadians
by Creek Developers Private
Limited

2024-2025

Two Statement Towers by Iconic Legacies

When a landmark address meets the confidence of DHA, the result is not merely a residence; it is a world shaped with trust, scale, and lasting prestige.

The Arkadians, envisioned by AKD Group and Creek Developers, rises in the heart of DHA Phase 8 as a 43-acre gated luxury community that's home to the iconic residential towers, curated amenities, green expanses, business enclaves, and commercial spaces.

Thirteen exclusive residential towers present a rare opportunity to own within one of Karachi's most prestigious luxury lifestyle destinations.

Signature views (Tower-A) in collaboration with DHA.



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BEST SINGLE APARTMENT
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THE AKD GROUP

Founded in 1947 with interests in real estate and later expanding into stockbroking, the late Haji Abdul Karim Dhedhi (may he rest in peace) laid the foundation for what has become the resilient AKD Group—one of Pakistan's premier business enterprises.

Mr. Aqeel Karim Dhedhi, son of the late Haji Abdul Karim Dhedhi, continues this legacy as Chairman of the Group. Guided by his transformational entrepreneurial vision, the AKD Group has developed into a diverse and robust portfolio of businesses operating across key sectors of Pakistan's economy, including financial services, infrastructure, manufacturing, and natural resources.

Transforming the theoretical concept of 'first-mover advantage' into practical leadership, Mr. Dhedhi's forward-looking philosophy is reflected across multiple pioneering initiatives. Notably, AKD Securities was the first in Pakistan to launch a state-of-the-art online stock trading platform, and continues to remain a leader in this space to date.

THE ARKADIANS

The Arkadians by Creek Developers is a vision of elevated living shaped by ambition, refinement, and a deep understanding of what modern luxury demands.

Built for those who seek more than a residence, Arkadians creates environments where architecture, privacy, comfort, and prestige come together with quiet grandeur.

It is a name that does not simply follow the language of luxury. It redefines it through spaces designed to feel rare, composed, and enduring.

DHA KARACHI

DHA Karachi has long represented the confidence of planned prestige. Its communities are shaped by security, structure, and a standard of living that has become synonymous with trust across the city.

Its presence brings with it the strength of an established legacy; one built on continuity, credibility, and the promise of lasting value.



We invite you to experience one of Pakistan's premier business groups. With a legacy spanning 40 years, we've evolved from humble beginnings to a powerhouse across multiple industries, always guided by our founder's belief that the customer is at the heart of everything we do. We are a driving force in Pakistan's dynamic real estate market, delivering cutting-edge developments nationwide.

The Arkadians is our latest landmark project—spanning 43 acres with 13 luxury residential towers and office enclaves, making it one of the largest real estate ventures in the country. Designed by world-renowned architects, it embodies our vision of offering world-class living while honouring Pakistan's rich cultural heritage.

The Arkadians sets a new standard for high-rise luxury living in Pakistan. Our customers' trust is our greatest asset, and The Arkadians is our promise to exceed their expectations. At AKD Group, we don't just aim to meet expectations—we aim to redefine them.

Aqeel Karim Dhedhi

CHAIRMAN - AKD GROUP



As the first and youngest Female Developer of Pakistan & CEO of Creek Developers Private Limited, my vision for The Arkadians is defined by intention, quality, and a refusal to compromise. Having experienced the peak of international living, I am committed to bringing the same level of refinement, comfort, and environmental consciousness to Pakistan.

This development is my tribute to Karachi, a city of unrivalled ambition. Situated in DHA Phase 8, where the sea breeze meets an evolving skyline, The Arkadians offers a rare opportunity to redefine what it means to live well.

Designed for those who expect more, this space serves both the returning expatriate and the local resident who believes world-class living belongs on our own soil. Every detail has been curated with purpose: from air-quality-conscious design to ultra-premium materials benchmarked against the world's finest.

Across 43 acres, we have seamlessly integrated refined residences with sophisticated workspaces. Our philosophy is simple: choosing Pakistan should never mean settling for less. The Arkadians is more than a development; it is a statement of belief in our future and a place you can truly call home.

Ayesha Dhedhi

CEO - CREEK DEVELOPERS PRIVATE LIMITED

Crowning you with the best!



Where every view feels iconic

The Arkadians is conceived as a sanctuary above the city; with its iconic architecture, it is considered one of the finest developments in town. A place where every arrival feels considered, every view feels private, and every detail is shaped with quiet intention. In the scale of the vision, the grace of the architecture, the openness of the surroundings, and the rare privilege of a life lived beyond the expected.



Where Leisure, wellness and life connect

The Arkadians stands where the city's finest destinations gather within footsteps. From morning rounds at the Defence Authority Country & Golf Club to evenings at Neuplex Cinemas, and from Creek Walk to Seaview Beach, each day unfolds with landmarks that shape a richer life.

Neuplex Cinemas

DHA Sports Club (Moin Khan Academy)

Creek Vistas Apartments

Defence Authority Country & Golf Club

Creek Club

Top 8 schools

Medical City

Parks

THE
ARKADIANS
Where luxury meets legacy

DHA PHASE 8

Do Darya

ARABIAN SEA



A higher perspective of luxury





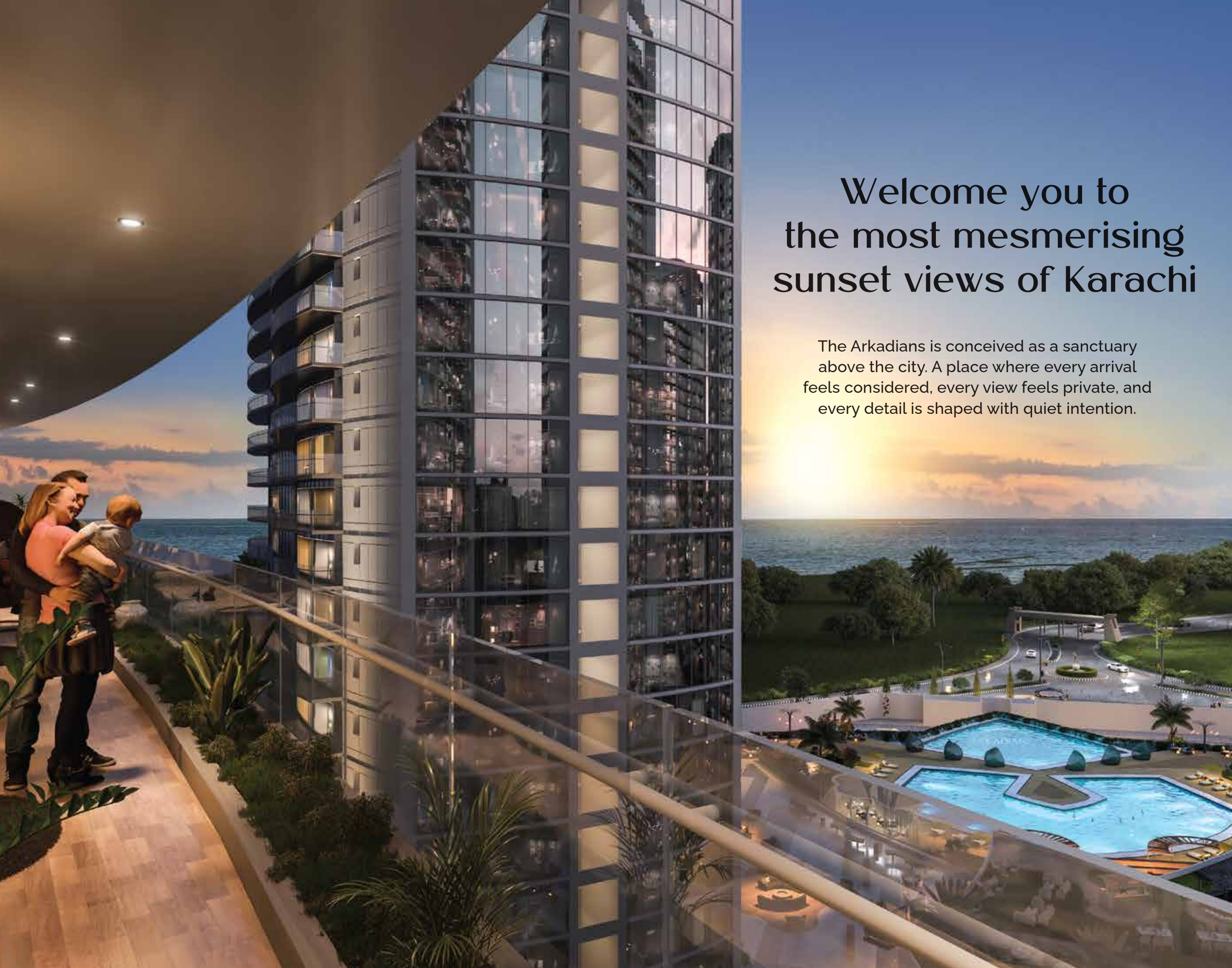
A Front-Row Address to Prestige

Positioned opposite D.A. Golf and Country Club in Phase 8, DHA Karachi, The Arkadians opens onto sculpted greens, quiet fairways, and one of the city's most distinguished lifestyle settings. Here, the address itself becomes part of the experience. Morning rounds, evening walks, private conversations, and everyday moments unfold in a setting that feels removed from the rush of the city, yet connected to its most desirable urban comforts.



Designed for A Standard of Higher Living

The Arkadians is envisioned as a landmark of refined high-rise living, where elegant architecture, intelligent planning, and graceful spatial design come together to create residences that feel both grand and deeply personal. From expansive layouts and private terraces to naturally lit interiors and considered arrival spaces, every detail is designed to elevate the way residents live, host, retreat, and return home.



Welcome you to the most mesmerising sunset views of Karachi

The Arkadians is conceived as a sanctuary above the city. A place where every arrival feels considered, every view feels private, and every detail is shaped with quiet intention.



Amenities



Reception & Lift Lobby



Dedicated Parking Floors



EV Charging



Health Care



Drivers' Accommodations



Fine Dining Restaurants



Cafés



The Grand Mosque
with Funeral Space



Kids' Play Area/
Daycare



Indoor Games Lounge



Swimming Pool



Kids' Pool



Jacuzzi



Padel & Tennis Courts



Jogging Track



Gym & Yoga



Steam Room



Sauna Room



Massage Room



Cigar Lounge



Community Hall



Business Centre



Senior Citizens' Lounge



Inhouse Utilities
(Power Generation & RO Plant)



24/7 Security &
CCTV Surveillance
(Controlled Access)



The Lobby

Every tower feature two grand lobbies, offering private arrivals, dedicated concierge services, and the refined ambiance of luxury hospitality.



The Waiting Foyer

Designed with a grand sense of arrival, the foyer welcomes visitors into an environment of refined comfort, where plush seating and elegant surroundings reflect the character of life at The Arkadians.



Lift Lobby

The lifts lobby rises as a grand threshold, where swift lifts stand like pillars of privilege. Each ascent feels like an invitation to rare heights, a passage reserved for those who step into a world apart.



Covered Parking Levels

Planned across multiple dedicated levels, the parking facilities accommodate over 5,000 vehicles with generously sized spaces designed for full-size SUVs and SUTs. EV charging facilities on every parking floor further support convenience, accessibility, and modern everyday living at The Arkadians.



Kids' Club / Daycare

A thoughtfully designed daycare experience with trained learning professionals, providing a safe, engaging, and nurturing environment for your little ones.



Indoor Games

From quick matches to long evenings of laughter, this space keeps the spirit of play alive.
A vibrant setting made for all ages to enjoy together.



The Gym

Equipped for strength, movement, and everyday wellness, the gym and yoga area bring fitness closer to home within a contemporary environment, reached in moments by lift.



Cafe

Positioned across the community, the cafe provides residents with relaxed dining spaces for casual meetings, everyday conversations, and quieter moments overlooking the coastal surroundings.



Massage Room

A serene massage room designed as a peaceful escape from daily life. Soft lighting, calming textures, and a tranquil ambience create the perfect setting for relaxation and renewal. A space dedicated to easing tension and restoring balance.



The Sauna

Created as a retreat for rest and recovery, the sauna provides residents with a private environment centred around comfort, relaxation, and personal well-being.



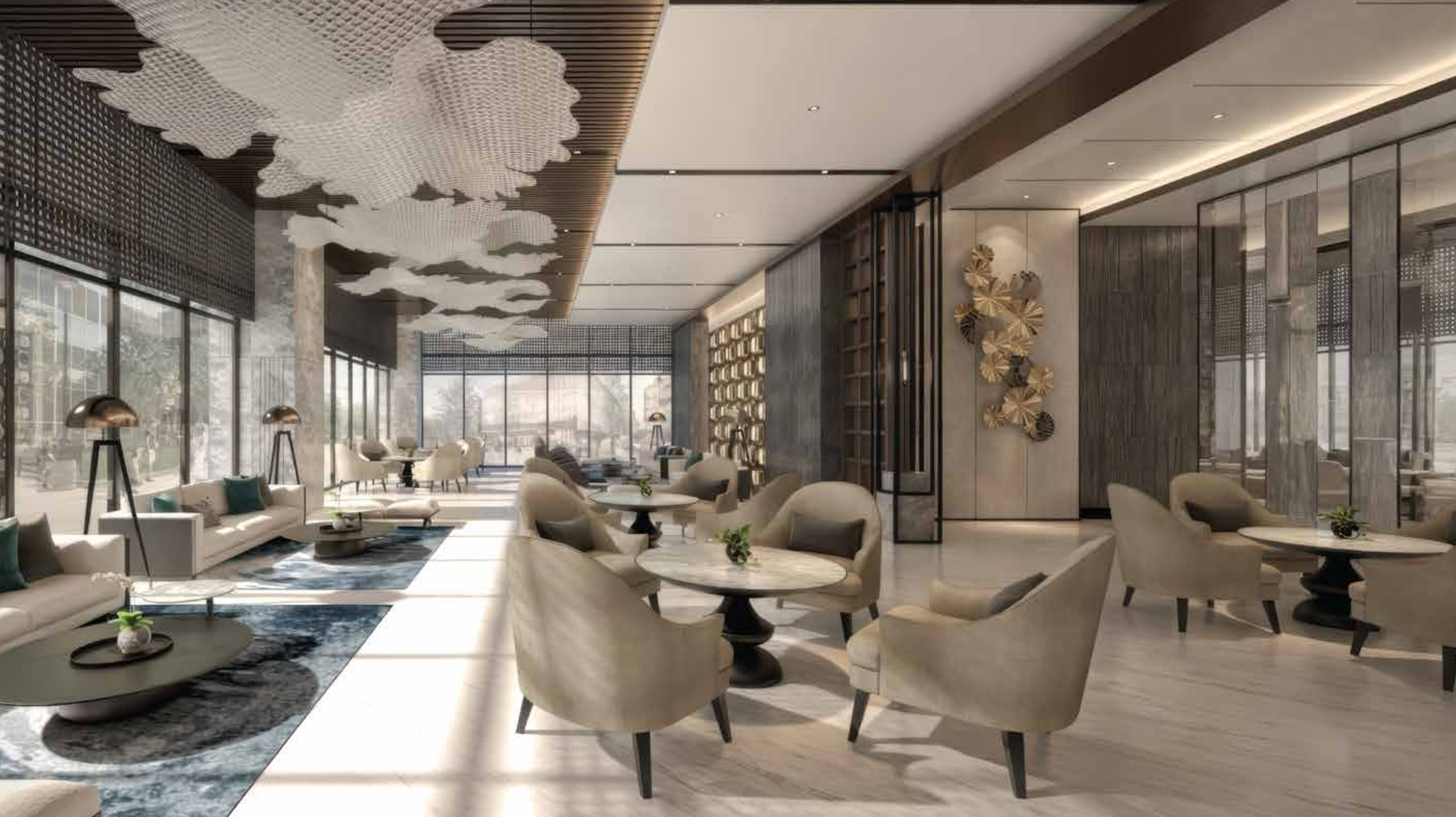
Yoga

A calm and open yoga space designed to inspire focus, balance, and inner peace. Natural light and minimal surroundings create a soothing environment for mindful movement and meditation. A dedicated area to restore harmony between body and mind.



Steam Room

As part of the wellness amenities, the steam room introduces a restorative retreat where residents can unwind after fitness activities, swimming, or the pace of the day.



Business Lounge

An exclusive business lounge offering a quiet, professional setting for work and discussions. Thoughtfully designed for comfort and efficiency, it supports both concentration and collaboration.



Senior Citizens' Lounge

A dedicated lounge space for senior residents, designed to encourage relaxation and social interaction. A safe, comfortable setting to enjoy quiet moments and companionship.



The Grand Mosque

Rising as a distinguished spiritual landmark within The Arkadians, the Grand Mosque offers residents a peaceful environment for prayer, reflection, and community gatherings overlooking the coastal skyline.



Security Room

A fully equipped security system ensuring 24/7 monitoring and resident safety. Advanced systems and trained personnel work together to maintain constant vigilance.



Community Hall

Overlooking the sea, the community hall welcomes intimate celebrations, family gatherings, and special occasions in an elegant setting, allowing residents to host memorable events close to home.



Cigar Lounge

An exclusive cigar lounge offering a rich, ambient setting for leisure and connection. Ideal for relaxed conversations and peaceful downtime in refined surroundings.



EV Charging

Integrated EV charging points in the parking area, offering seamless convenience for electric vehicle owners. A smart, future-ready amenity for modern lifestyles.



Jacuzzi

A luxurious jacuzzi retreat offering deep relaxation and rejuvenation. A calming space to ease tension and refresh your senses.



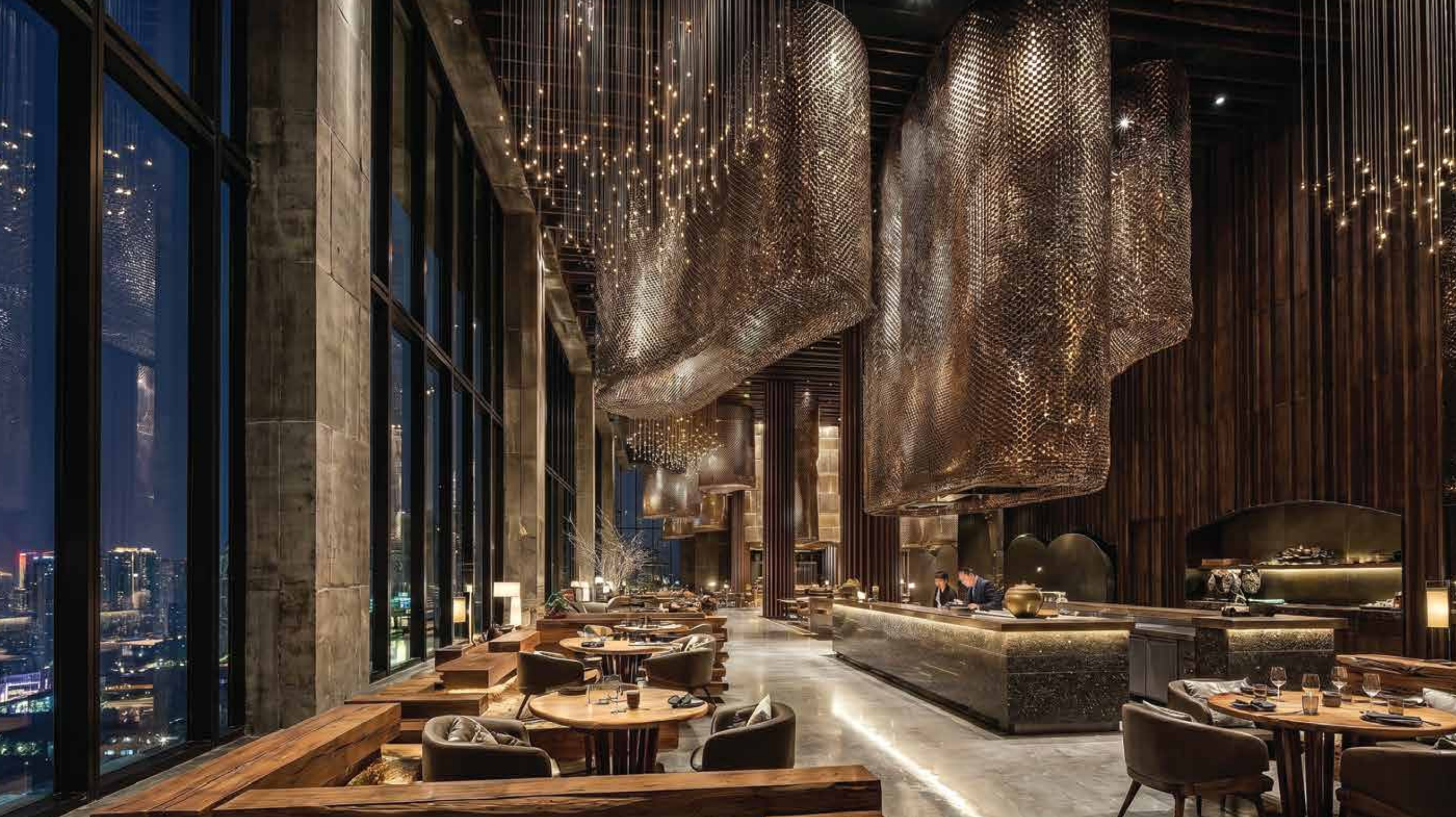
Padel Courts

State-of-the-art padel courts are designed for fast-paced rallies and engaging gameplay. These are social and active spaces for players of all levels.



Tennis Courts

The tennis courts introduce a refined sporting experience within The Arkadians, offering residents dedicated spaces for recreation, practice, and active coastal living.



Fine-Dining Restaurants

The seafront project invites residents into a lively dining culture where superb fine-dining restaurants, sea views, and evening gatherings become part of everyday coastal living.



Panoramic Sea & Golf Views

A serene sitting area on the podium deck overlooking breathtaking sea and lush golf course views. Designed for quiet moments and refreshing open-air relaxation. A perfect blend of nature and calm.



THE
ARK ADIANS
Where luxury meets legacy

Where Leisure,
Amenities
and Views Come
Together



An architectural rendering of a modern residential complex. Two tall, glass-clad towers flank a central podium area. The podium is a multi-level structure with a wide, curved staircase leading up to it. The area is landscaped with various plants, trees, and a paved plaza. Several cars are parked in designated spots. The sky is a mix of blue and orange, suggesting a sunset or sunrise. The overall design is sleek and contemporary.

Connected Living Starts at The Podium

First time in Pakistan, seventeen feet above ground, a centralised podium connects all 13 towers, introducing elevated community living with open spacing, movement, and uninterrupted residential continuity.



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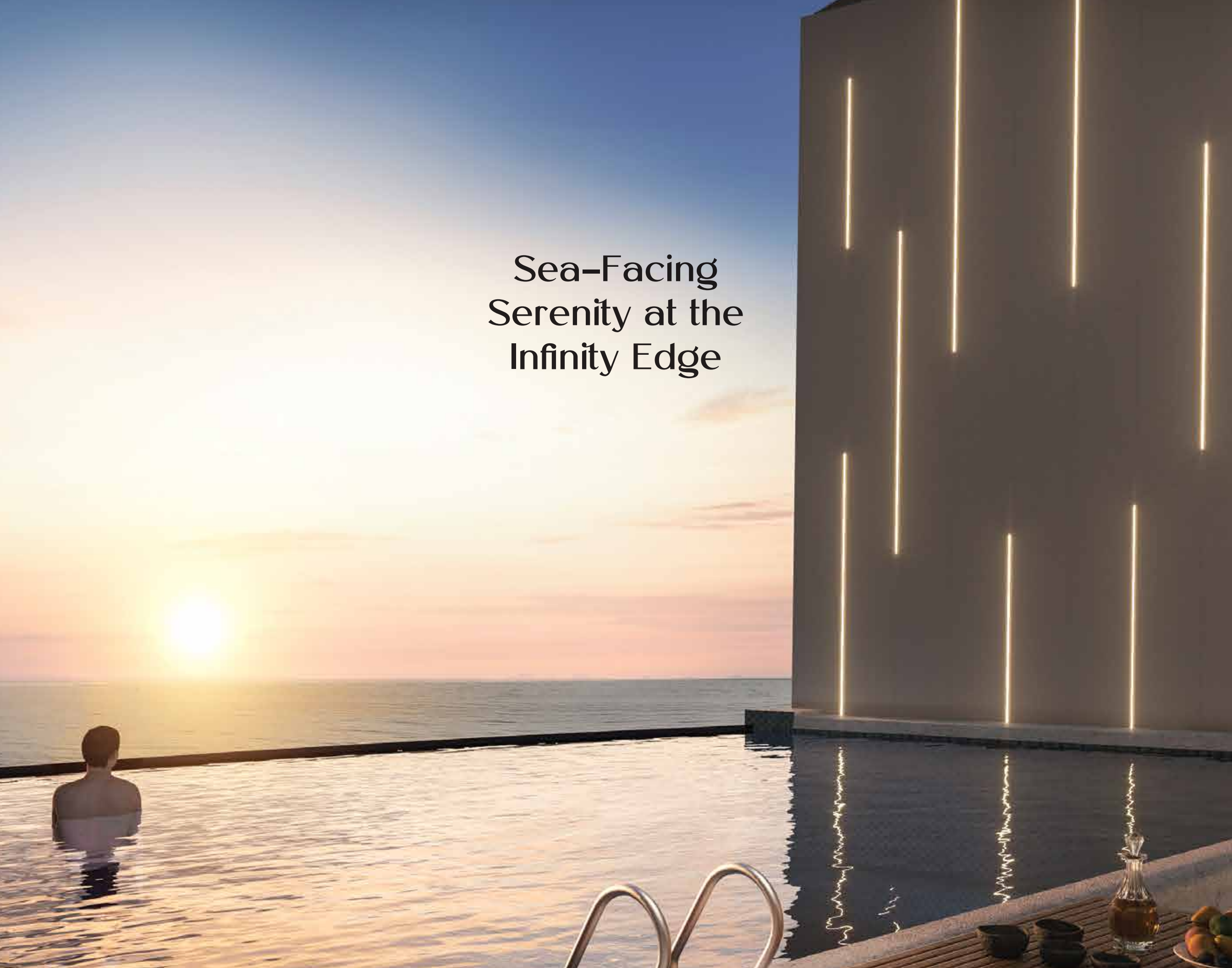
Where luxury meets legacy

One of Asia's Largest – Award Winning 3 Level

PENTHOUSE

One of the largest and most high-end condominium developments, these three-level penthouses rise above the skyline with two expansive residential floors with a private elevator and rooftop garden. This rare collection of award-winning residences combines privacy, panoramic sea views, and exceptional scale, redefining waterfront living in Pakistan with an experience that is truly extraordinary.

Sea-Facing
Serenity at the
Infinity Edge

















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Where luxury meets legacy

EVERY DUPLX

is Framed by Views

Designed as an exclusive collection of golf-view residences, the four-bedroom Duplex Apartments feature contemporary imported finishes, naturally ventilated interiors, double-glazed laminated tempered-glass façades, and panoramic views from every room. Recognised on the international stage by the Asia Pacific Property Awards, these residences introduce a new benchmark in luxury living in Pakistan.

Thoughtfully designed with exceptional attention to detail, each residence includes a private lift connecting both levels, a dedicated maid's entrance for enhanced privacy, expansive terrace courtyards, and a golf-view terrace that extends the living experience outdoors. The duplex layout further features two kitchens and an additional pantry on Level 2, elevating everyday comfort, convenience, and refined luxury.























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Well-appointed

3-BEDROOM

Apartments

Crafted with internationally sourced materials throughout, the three-bedroom residences feature imported kitchens, premium fittings, Spanish tiles, high-grade glazing systems, and refined finishes that bring a rare standard of waterfront living to Karachi.













Sweeping Golf Views from Every Angle





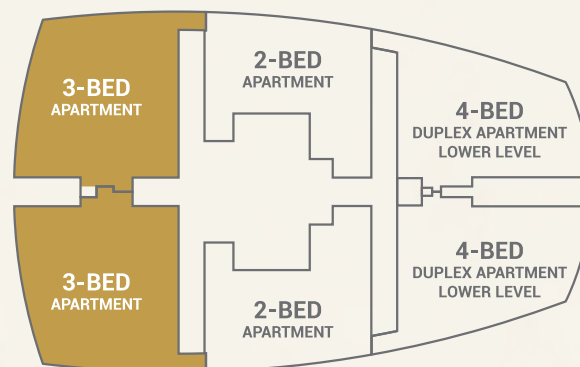
Individual
FLOOR PLANS

Signature views by the Arkadians

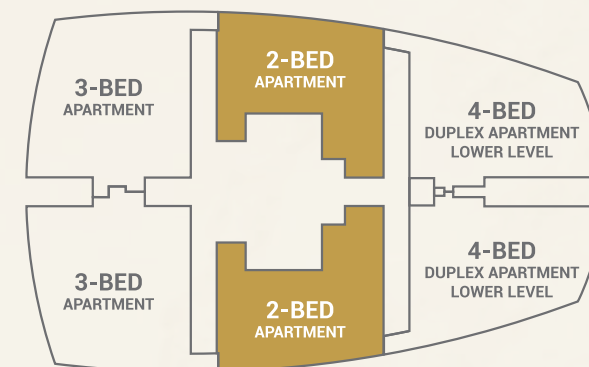
3-Bed Apartment

TOWER-A

2-Bed Apartment



Total Area: 3,716 Sq.ft.
Net Area: 2,878 Sq.ft.

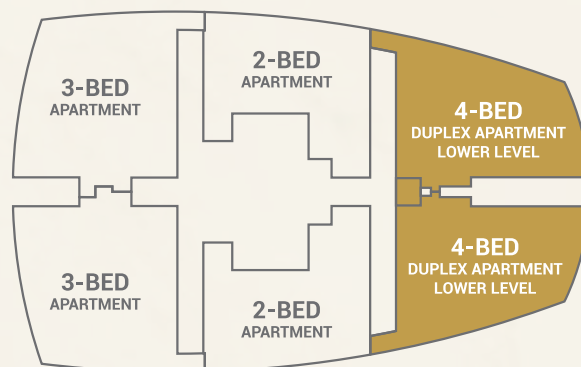


Total Area: 2,946 Sq.ft.
Net Area: 2,271 Sq.ft.

Signature views by the Arkadians

4-Bed Duplex Apartment

Lower Level

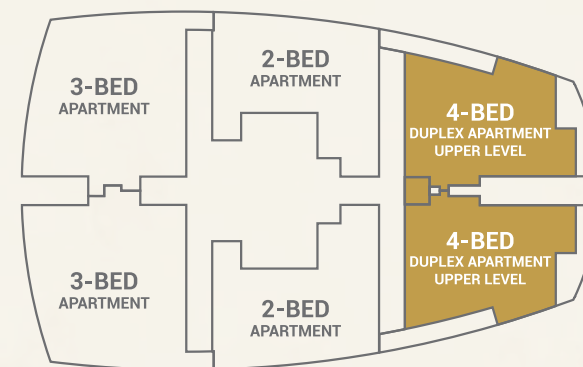


Net Area: 2,522 Sq.ft.

TOWER-A

4-Bed Duplex Apartment

Upper Level



Net Area: 2,013 Sq.ft.

Total Area: 5,817 Sq.ft.
Net Area: 4,535 Sq.ft.

Signature views by the Arkadians

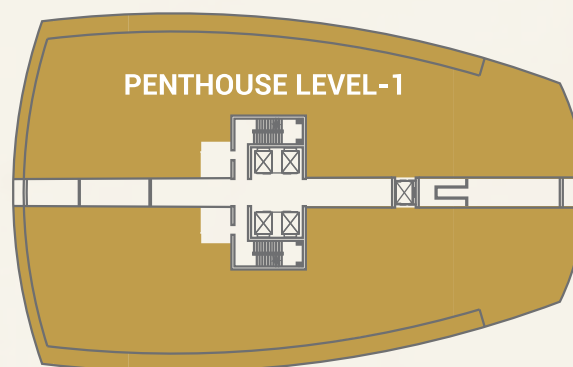
TOWER-A

Penthouse



Lower Level

Net Area: 8,242 Sq.ft.



Total Area: 17,181 Sq.ft.

Total Net Area: 13,494 Sq.ft.

Signature views by the Arkadians

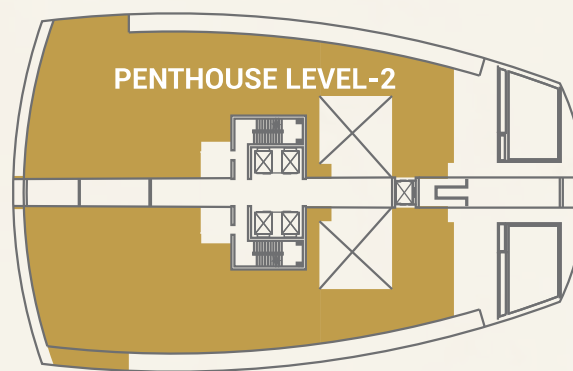
TOWER-A

Penthouse



Upper Level

Net Area: 5,252 Sq.ft.



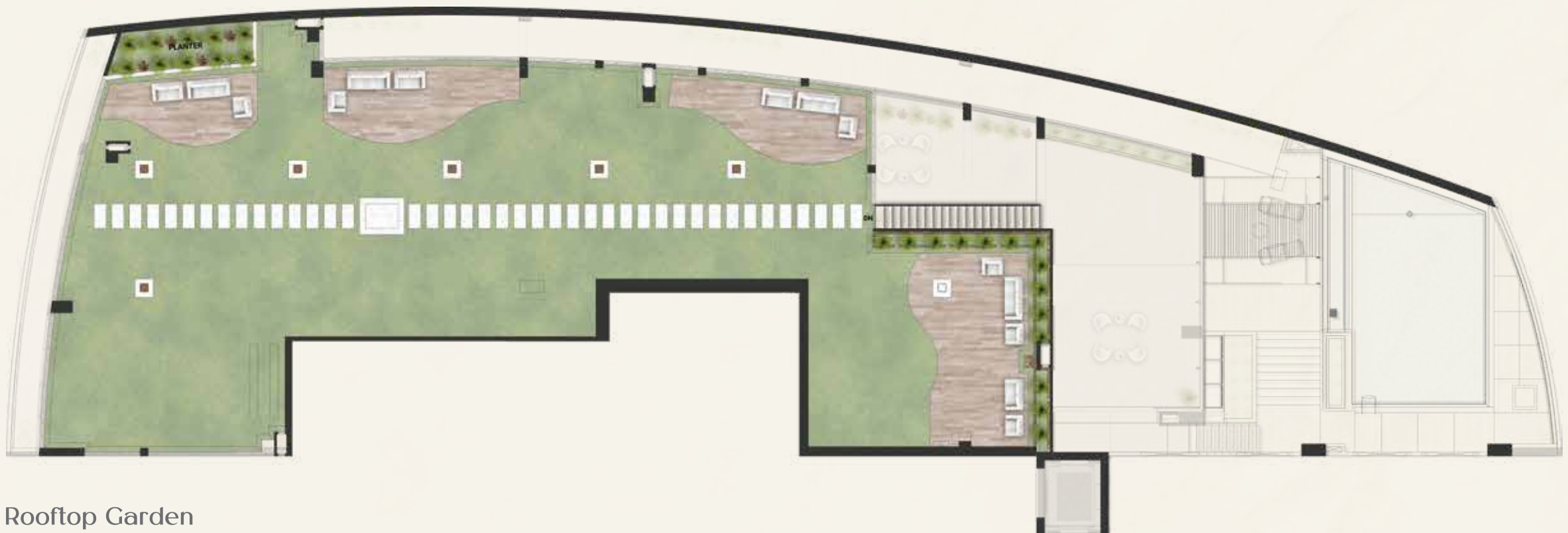
Total Area: 17,181 Sq.ft.

Total Net Area: 13,494 Sq.ft.

Signature views by the Arkadians

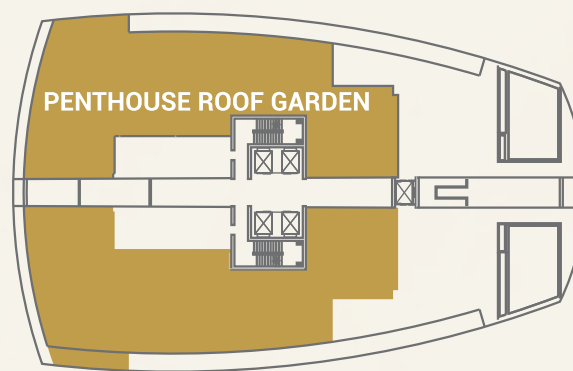
TOWER-A

Rooftop Garden



Rooftop Garden

Net Area: 4,151 Sq.ft.



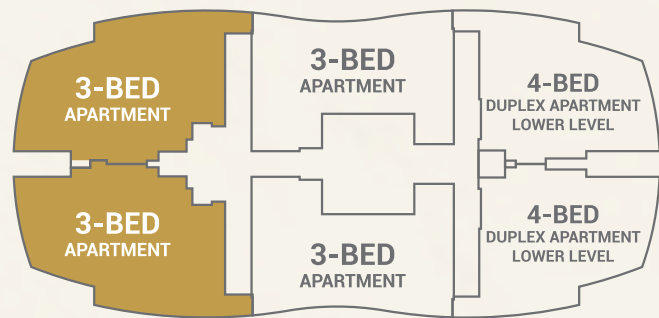
Total Area: 17,181 Sq.ft.

Total Net Area: 13,494 Sq.ft.

Crown views by the Arkadians

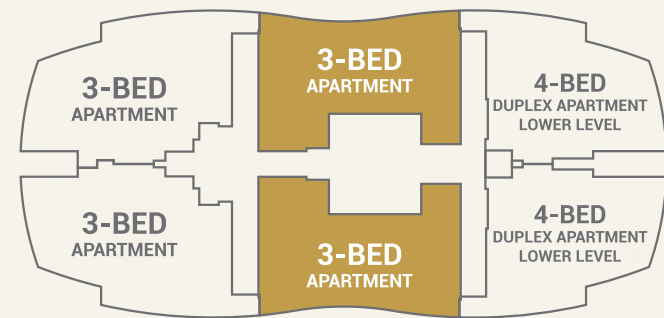
TOWER-B

3-Bed Apartment



Total Area: 3,755 Sq.ft.
Net Area: 2,916 Sq.ft.

3-Bed Apartment



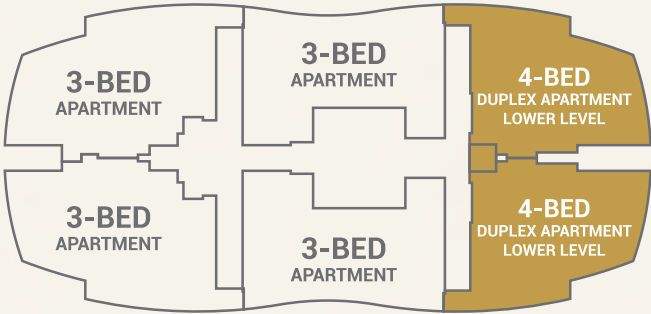
Total Area: 3,445 Sq.ft.
Net Area: 2,671 Sq.ft.

Crown views by the Arkadians

TOWER-B

4-Bed Duplex Apartment

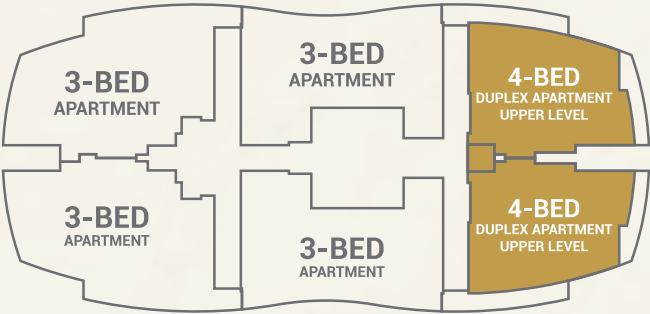
Lower Level



Net Area: 2,498 Sq.ft.

4-Bed Duplex Apartment

Upper Level



Net Area: 2,005 Sq.ft.

Total Area: 5,763 Sq.ft.
Net Area: 4,503 Sq.ft.

Crown views by the Arkadians

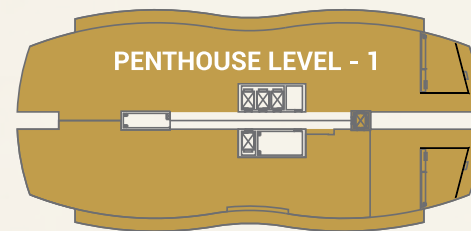
TOWER-B

Penthouse



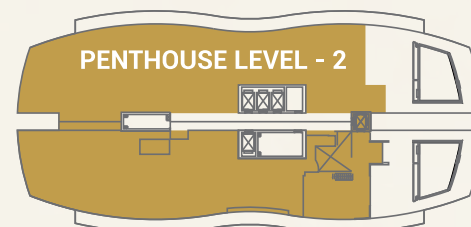
Lower Level

Net Area: 8,687 Sq.ft.



Upper Level

Net Area: 5,369 Sq.ft.



Total Area: 17,850 Sq.ft.

Net Area: 14,056 Sq.ft.

Luxurious Residences with Luxurious Finishes

Floor Tile	Spanish
Lamination Flooring	Germany
Doors	Solid Wood Frame & Flush Core Door Leaf / Aluminum Doors
Bath Sanitary & Fixtures	Roca & Grohe
Garbage Chute	S.S – 316 Self Cleaning Garbage Chutes (separate for each apartment)
Kitchen & Wardrobes	Italian High Gloss Lamination
Kitchen Countertops	Corian Tops
Lifts	KONE High-speed Lifts
Firefighting System	NAFFCO
Data & Communication	Complete GPON System
Electrical Switches	Legrand Series
Cables	Pakistan Cables
Air Conditioning System	Variable Refrigerant Flow (VRF) System
Building Façade Finish	High Grade Sealant with 10 years warranty
Smart Lighting Automation	Legrand

- Energy Efficient Low-E Glass with Aluminum Window Frames.
- Well-planned Parking on Three Floors to Provide Ample Parking Space (Provision for Disabled Provided).
- All Apartments Have Personal Self-Cleaning Garbage Chutes.
- Efficient Water Management Services to Facilitate the Residents.

Crafted with the Finest Architecture

A bold architectural statement designed to stand with timeless elegance and modern sophistication. A timeless structure created to leave a lasting impression.



Where Every View Meets The Marina



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Where luxury meets legacy



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Email: info@thearkadians.com | Website: thearkadians.com

Disclaimer:

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