



HILL CREST

— RESIDENCES —

Abbottabad's first eco-friendly project



A home is not just where you rest your body. It is where your soul remembers itself



HILLCREST
RESIDENCES

MS

Glamis Jean's

KABABJEES

Tim Hortons

AIR VICE MARSHAL

GHAZANFAR
LATIF (RETD)

Sitara-i-Imtiaz (Military), Sitara-i-Basalat

CHIEF EXECUTIVE OFFICER



Message From The CEO



At IRIS Builders and Developers, we believe real estate is far more than constructing buildings; it is about shaping lifestyles, creating experiences, and contributing meaningfully to the way people live.

With years of collective experience in development, marketing, and strategic planning, we came together with one shared vision: to create projects that combine quality, purpose, functionality, and lasting value. We saw the potential for Abbottabad to evolve into a modern lifestyle destination while preserving its extraordinary natural beauty and character.

That vision gave birth to The HillCrest Residences, a project thoughtfully designed to introduce a higher standard of living through premium construction, modern amenities, intelligent planning, and an exceptional location.

Every aspect of this project reflects our commitment to excellence and our belief that people deserve spaces that inspire comfort, pride, and a true sense of belonging.

Yet beyond development, we carry a deeper purpose.

We believe knowledge, experience, and opportunity are entrusted to us not only for personal success, but to serve others and create lasting value for society. For us, development is not just about structures, it is about improving lives, uplifting communities, and leaving behind something meaningful for future generations.

True success is measured not only by what we build, but by the impact we leave behind.

This is not just our profession.

It is our vision, our responsibility, and our contribution.

Abbottabad

A City Time Fell in Love With





Abbottabad is more than a city; it is a feeling. Cool air, green hills, and peaceful valleys have long made it a place of beauty, comfort, and belonging.

Known for its rich heritage, leading institutions, and warm community, Abbottabad also offers easy access to some of Pakistan's most loved hill stations and tourist destinations, including Nathia Gali, Thandiani, Ayubia, and Murree.

Well connected through the Karakoram Highway and Hazara Motorway, the historical city of Abbottabad deserves more and is ready for a new chapter.

HillCrest Residences - a new standard of premium living for a city that has always deserved more.

Location That Connects Everything

Situated on the main Karakoram Highway, HillCrest Residences occupies one of Abbottabad's most visible and accessible addresses. The KKH is the backbone of the region, connecting the city to the country's most important destinations.

Just 5 minutes from the Qalandarabad Interchange on the Hazara Motorway, residents enjoy seamless connectivity to Islamabad, Rawalpindi, and beyond. The city centre, along with prominent educational institutions, hospitals, and commercial markets, is just a 10-minute drive away.

Everything within reach. Nothing compromised.



5 Minutes

from the Qalandarabad motor way interchange

Kaghan

Malam Jabba

Muzaffarabad

Abbottabad Public School

Ayub Medical College

PMA Kakul

Saint Luke's Church

Ilyasi Masjid

Havelian

Nathia Gali

10 Minutes

from the Abbottabad City Center

About The Project





Abbottabad deserved better, and that belief gave rise to The HillCrest Residences.

It was never meant to be just another real estate project, but a response to a city evolving faster than its living standards, to families seeking more, and to overseas Pakistanis looking for something truly worthy of their trust and investment.

Every decision, from its location to its design, quality, and views, was made with one question in mind.

Does this truly serve the people who will call it home?

The answer, at every level, is yes.



Signature Features



Building & Property Management



Smart Building Management System

The HillCrest runs an integrated Smart Building Management System that quietly manages security, operations, and essential building functions in the background. Smarter living. Seamless comfort. Always.



Safety & Security

HillCrest Residences is a secure project designed for peaceful and comfortable living. Dedicated security staff ensure the safety of residents and visitors at all times. Controlled entry points and efficient building management provide enhanced protection and privacy. A safe, private, and family-friendly environment makes everyday living truly worry-free.



Property Management Services

Your investment, our dedicated management. The management handles everything, rentals, maintenance and hospitality-driven services, so your property works for you, whether you're here or not.





Building & Property Management





Fire Safety System

We've installed a modern fire detection and suppression system on every floor. The kind of thing you hope to never need, but will never regret having.



Underground Podium Parking

Your car is safe, sheltered, and waiting, right beneath your home. A dedicated, secure basement parking facility ensures that from the moment you arrive, everything is exactly where it should be.





Wellness & Lifestyle





Wellness Pavilion

A fully equipped gym, designed to bring five-star wellness into your everyday routine. Everything you need to move, recover, and reset, just one floor away.



Prayer Area

A dedicated space for prayer, within the building itself. Thoughtfully designed, quietly positioned, and always accessible, because the spiritual rhythms of daily life should never be interrupted by the inconvenience of distance.





Eco & Sustainability







Potable Water

A centralised Reverse Osmosis (RO) system delivers clean, purified drinking water through dedicated lines directly to your apartment. No filters to replace. No bottles to buy. Just turn on the tap, and trust what comes out.



Water Treatment

We treat and recycle household water on-site. A quiet, responsible system running in the background, so the building gives back as much as it takes.





Solar Array

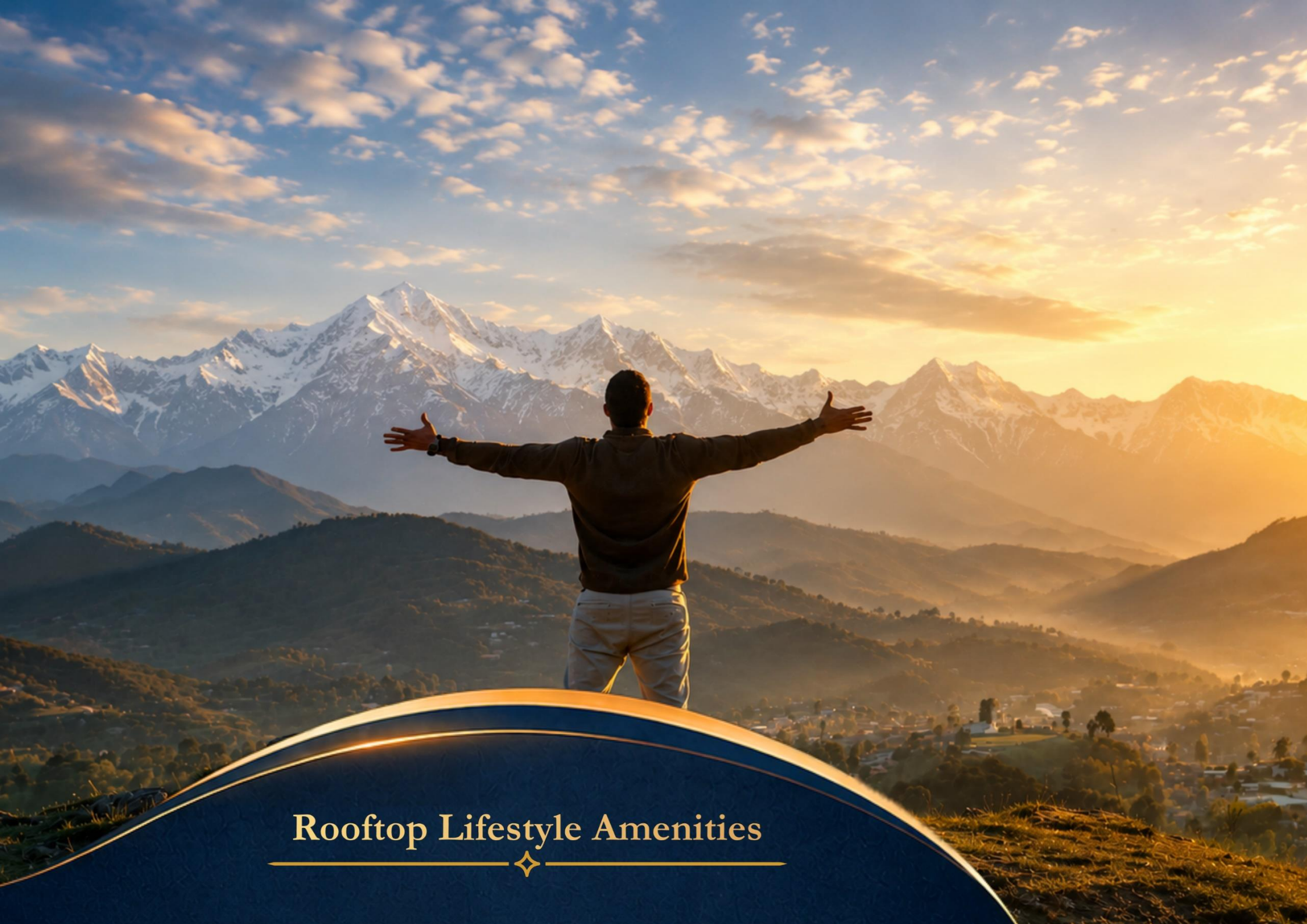
Solar panels installed across the rooftop power your building's common areas. Lower shared utility costs for residents, cleaner energy for the city, and a commitment to sustainability that was built in from day one. Not an afterthought. A founding decision.



Rain Harvesting

Every raindrop that falls on the project is captured, stored, and put to use. A purpose-built rainwater harvesting system runs quietly in the background, supplementing the building's water supply and ensuring that nothing nature provides goes to waste.





Rooftop Lifestyle Amenities





Play Terrace

A rooftop play area designed entirely around your children, open air, safely enclosed, and built for the kind of free, joyful play that every child deserves. High above the city, under open skies, with the hills of Abbottabad as their backdrop.



Alfresco Terrace

A rooftop space for evenings worth remembering. Bring the family, light the grill, enjoy the hills.



Observatory Deck

Step outside and take in all of Abbottabad. The mountains, the valleys, the city below, yours, every single day.



The Residences





Every home at HillCrest Residences begins with a simple principle: space should serve the people living in it, not the other way around.

Offering 1, 2, and 3-bedroom apartments, each residence is built around a carefully planned layout that maximises living space while preserving privacy and comfort. Large windows and private balconies draw in abundant natural light and fresh mountain air, creating interiors that feel open, bright, and genuinely welcoming.

Wide, airy corridors, modern elevators, and thoughtfully designed circulation spaces ensure that moving through the building feels as effortless as the life being lived inside it.

Elegant in design. Innovative in detail. Built for the way people actually want to live.



Everything you need. Nothing you don't

01 Bedroom

Gross Area
679 to 780 Sq. Ft





Room to breathe. Space to live

02 Bedroom
Gross Area
1,347 to 1,598 Sq. Ft





For those who will not compromise on space or standard

Penthouse
03 Bedroom
Gross Area
2,040 to 2,197 Sq. Ft



The
Courtyard
Grand Double Height
Retail Outlets
with
Premium Showrooms



Gloria Jean's

(K)
KABABJEES

Tim Hortons





BUILDERS & DEVELOPERS

About The Developer





At IRIS Builders and Developers, the belief is simple: real estate should be built around people, not profit.

The team behind IRIS brings together decades of experience across real estate development, marketing, sales, and strategic planning.

Different backgrounds, one shared conviction: that Pakistan's real estate market was ready for something better.

HillCrest Residences is the result of that conviction, built for the person who would eventually call it home.

Because what IRIS aims for goes beyond a successful sale. It is the feeling of coming home and knowing this is exactly where I belong.

That intention lives in every corner of HillCrest Residences.



Partners & Associates



Architect

Ukam Architect are among Pakistan's finest architectural minds, bringing vision, precision, and design excellence to every structure they shape.



Structural Engineer

City Engineering Consultants are Pakistan's most trusted structural engineers, ensuring that what is built beautifully is also built to last.



Contractor

Astral Constructors are Pakistan's leading contractors, with a portfolio of premium projects that speaks for itself.



Legal

Lex Firma are well-established advocates and barristers known for their integrity and expertise.



Marketing

Meraki Communications are design-forward communications agency shaping brands through strategy, storytelling, and innovation.




Strategy

Urban Consultants are Pakistan's foremost research-driven consultancy shaping informed real estate decisions.



Contact Us

 HillCrest Residences,
Main Karakoram Highway (N-35)
Neelay Pair, Abbottabad

 +92 3221410222
+92 3221411222

 +92 3221416222


 sales@irisdeveloper.com


 www.hillcrest.irisdeveloper.com

Sales Partner



SIMLA REALTORS
YOUR GATEWAY TO DREAM LAND

 HN-35 Simla Office
Main Manshera Road
Near KIA Motor, Abbottabad

 +92 313-5688129
+92 336-9112595

