

Capital 5 DHA Phase 4 Islamabad Project Details

Capital 5 DHA Phase 4 Islamabad is a G+5-storey mixed-use development offering commercial shops, studios, and 1- and 2-bedroom apartments. Located within DHA Phase 4, the project is positioned to benefit from the area's expanding residential community, improving connectivity and growing commercial activity.

With construction progressing and an expected delivery timeline of April 2027, Capital 5 presents an opportunity for buyers looking for a built-development investment rather than undeveloped land. For investors searching for Capital 5 DHA Phase 4, Capital 5 shops, Capital 5 apartments, or property in DHA Phase 4 Islamabad, understanding the project's location, property options, payment structure and surrounding development is essential.

Capital 5 DHA Phase 4 Location

Capital 5 is located in DHA Phase 4 Islamabad-Rawalpindi, an emerging part of the DHA master plan. The phase extends along the Soan River and features a semi-hilly natural landscape, giving the area a distinctive setting within the Twin Cities.

According to DHA Islamabad-Rawalpindi, Phase 4 includes a major spinal road providing connectivity toward DHA Phase 1 in the north and the M2 Motorway link toward the south.

The location also provides access to important surrounding areas and routes, including:

- DHA Phase 1
- DHA Phase 2
- Adyala Road
- GT Road (N-5)
- M-2 Motorway Link
- DHA Phase 4 Main/Spinal Road
- Giga Mall
- ARL Nature Reserve
- Chaaye Khana DHA Phase 4

For a mixed-use project, connectivity can be particularly important because accessibility influences both residential convenience and commercial visibility. Buyers should nevertheless assess the exact position of an individual unit within the development, including access, floor, frontage, parking and surrounding activity.

Capital 5 Shops and Apartments

Capital 5 combines commercial and residential components within a single development, creating opportunities for buyers interested in both business and investment property. The commercial component may appeal to businesses such as:

- Retail outlets
- Offices
- Professional services
- Cafés and food businesses
- Small businesses
- Service providers

The investment potential of a commercial unit depends on several factors rather than location alone. Floor level, visibility, frontage, accessibility, parking, surrounding businesses and customer catchment can all influence future rental and resale demand.

Investors considering Capital 5 shops for sale should therefore evaluate individual units according to their intended business or investment strategy.

Capital 5 also offers residential options in the form of studios and 1- and 2-bedroom apartments. Apartments can provide an alternative to conventional plot ownership and may appeal to:

- Small families
- Professionals working in Islamabad or Rawalpindi
- Individuals seeking a low-maintenance urban residence
- Business owners who prefer to live close to commercial activity
- Investors interested in rental property

The mixed-use nature of Capital 5 can create a relationship between its residential and commercial components, with residents potentially supporting nearby businesses while commercial activity adds convenience to the residential environment.

Capital 5 Payment Plan and Construction Progress

Capital 5 offers shops, studios, and 1- and 2-bedroom apartments, providing different entry points for both residential buyers and investors. The starting price is:

Capital 5 Shops, Studios, 1 & 2-Bed Apartments: From PKR 6,500,000

The final price depends on factors such as unit type, size, floor, location within the building and available inventory.

Payment schedules and available units can also change as construction progresses. Buyers should confirm the latest official payment plan, applicable charges and inventory directly with Capital Movers & Builders before making a booking.

Capital 5 is currently progressing toward completion, with the project reported at approximately 81% completion. The expected delivery timeline is April 2027.

For investors, construction progress is an important consideration because a property's investment potential is influenced not only by its location and price but also by the stage of development, expected completion and eventual occupancy.

Why Consider Investing in Capital 5 DHA Phase 4?

1. Strategic Twin-City Location

DHA Phase 4 serves the Islamabad-Rawalpindi region and connects with other DHA phases and major transportation routes. Its relationship with DHA Phase 1 and the M2 Motorway link gives the area strategic importance within the wider DHA development.

2. Growing Commercial Environment

As residential communities expand, demand for nearby retail, offices, restaurants, professional services and other businesses can increase. Capital 5's mixed-use model positions it within this developing commercial environment.

3. Residential and Commercial Options

Unlike a conventional plot investment, Capital 5 provides both commercial and residential property options. This gives buyers the flexibility to choose according to their intended use, whether that is business, residence, rental income or long-term investment.

4. Rental Potential

Both apartments and commercial units can potentially generate rental income once occupied. However, rental returns should be calculated against the complete acquisition cost and should not be assumed simply because the property is located within DHA.

Factors affecting rental performance include:

- Purchase price
- Unit size
- Occupancy
- Tenant demand
- Floor

- Parking
- Commercial visibility
- Maintenance expenses
- Building completion

5. Development of DHA Phase 4

The wider development of DHA Phase 4 remains an important part of the project's investment story. Planned residential, commercial and civic infrastructure can contribute to the gradual development of the surrounding community.

However, future appreciation is never guaranteed. Investors should consider approvals, development progress, payment obligations, market conditions and the developer's track record before investing.

Capital 5 DHA Phase 4: Investment Perspective

Capital 5 brings shops, studios and 1- and 2-bedroom apartments together within a developing DHA community. Its location in Phase 4, construction progress and mixed-use configuration make it relevant to both end users and investors exploring the Islamabad-Rawalpindi property market.

The project's investment potential ultimately depends on more than its starting price. **Location, accessibility, construction progress, unit selection, occupancy, surrounding development and future demand** should all be considered before making an investment decision.

For buyers considering Capital 5 DHA Phase 4, conducting proper due diligence and obtaining the latest official project information and payment plan can help support a more informed decision.

Frequently Asked Questions

Who is the developer of Capital 5?

Capital 5 is associated with **Capital Movers & Builders**, a real-estate development company established in 1996.

Where is Capital 5 located?

Capital 5 is located in **DHA Phase 4, Islamabad-Rawalpindi**.

What types of properties are available in Capital 5?

Capital 5 is a mixed-use development offering **shops, studios, and 1- and 2-bedroom apartments**.

What is the starting price of Capital 5?

The provided starting price for shops, studios, and 1- and 2-bedroom apartments is **PKR 6.5 million**. Prices can vary according to unit type, size, floor, location and inventory.

When is Capital 5 expected to be delivered?

The expected delivery timeline provided for Capital 5 is **April 2027**.

Is Capital 5 suitable for investment?

Capital 5 may appeal to investors seeking exposure to mixed-use property in DHA Phase 4. However, investment suitability depends on the specific unit, purchase price, payment terms, expected rental demand and broader market conditions.