

GULBERG CITY

KAHAN AVENUE, GWADAR



PARADIGM
— DEVELOPERS —



WWW.PARADIGMDEVELOPERS.NET



WELCOME TO GULBERG CITY

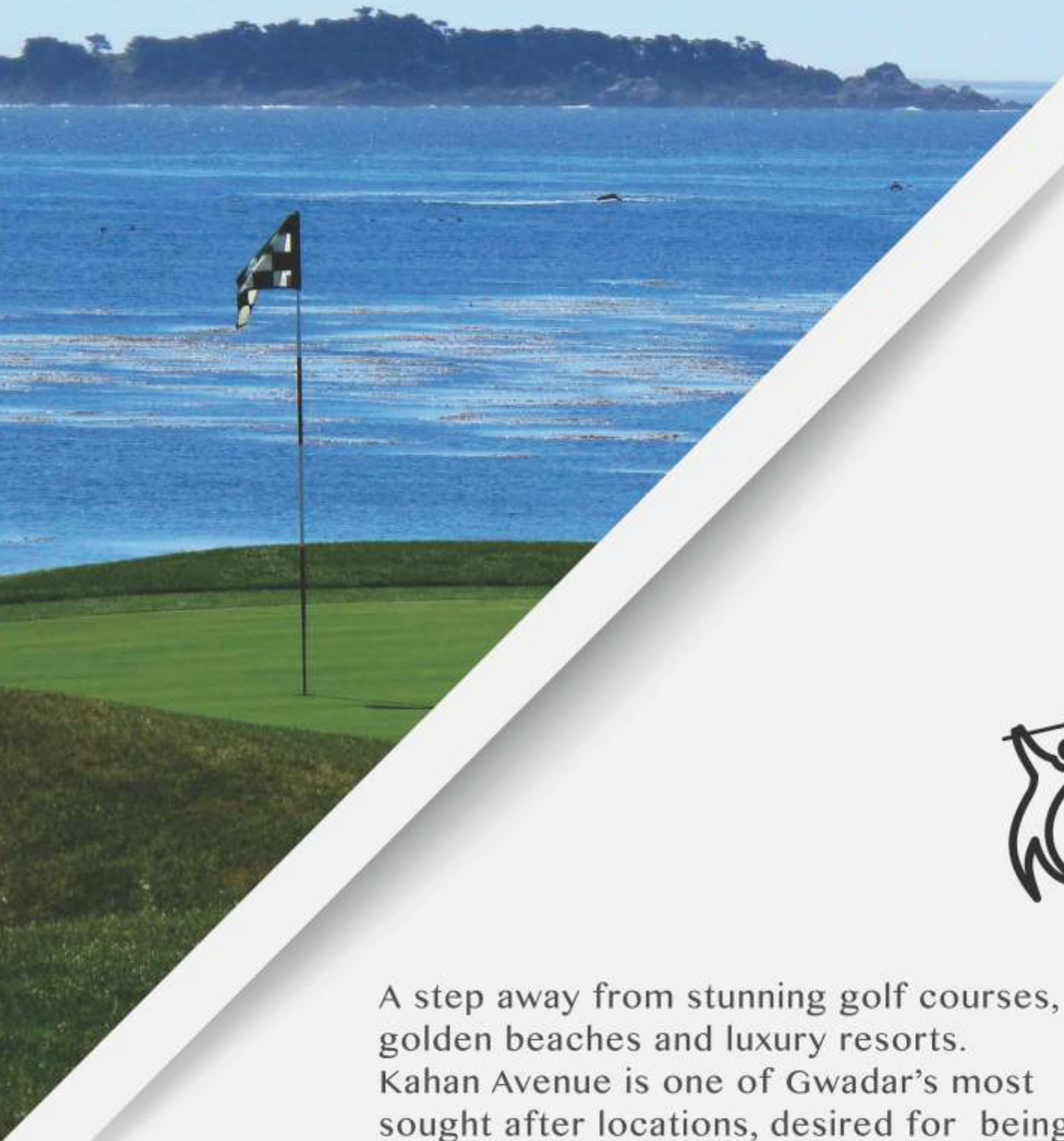


A high-end housing society featuring a range of modern homes, apartments and shops. Live actively and in comfort with an array of recreational facilities including parks, football pitches, tennis courts, health club and spa.



LOCATED ON KAHAN AVENUE

WHERE BUSINESS MEETS PLEASURE

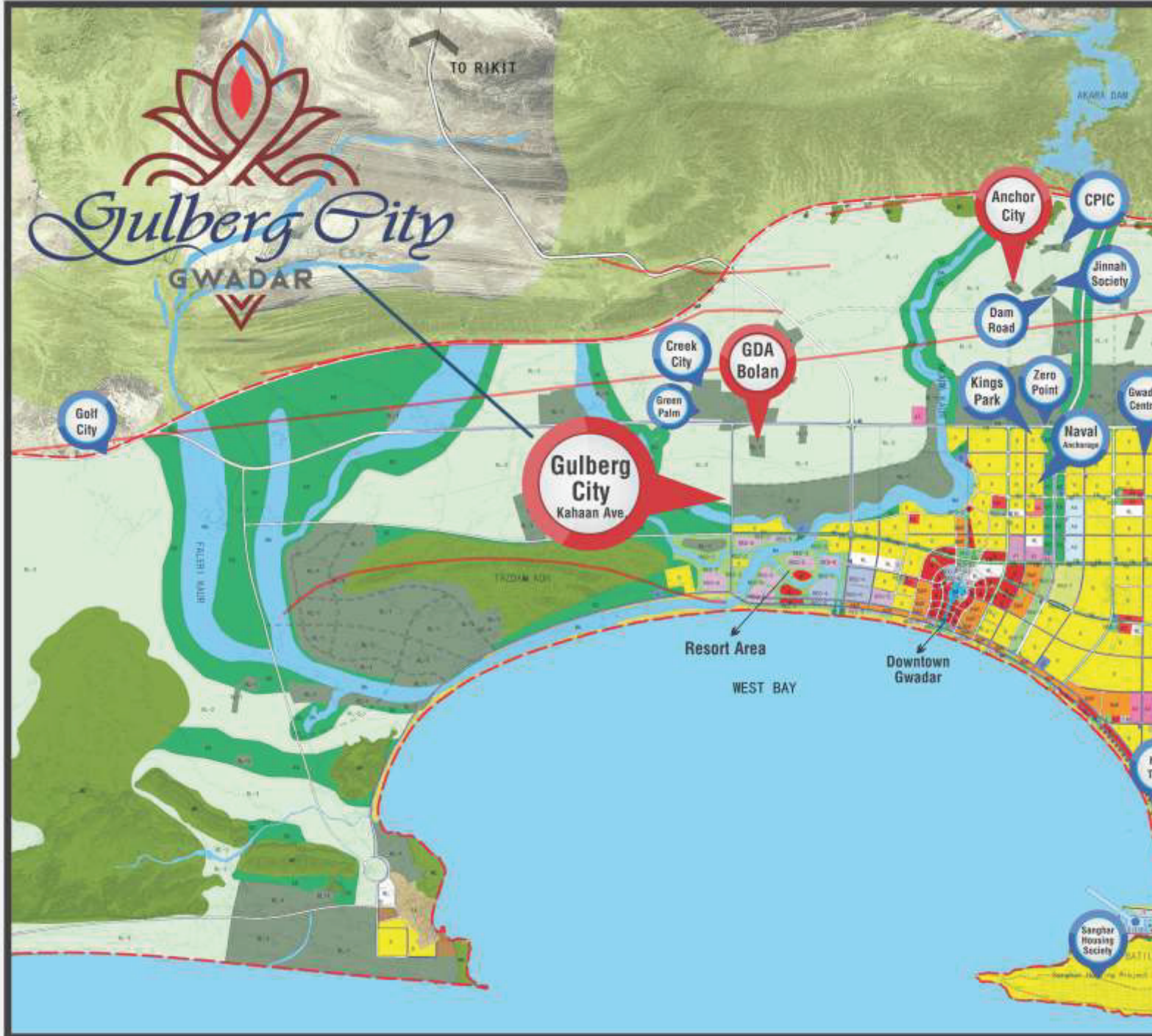


A step away from stunning golf courses, golden beaches and luxury resorts. Kahan Avenue is one of Gwadar's most sought after locations, desired for being right at the heart of tourism.



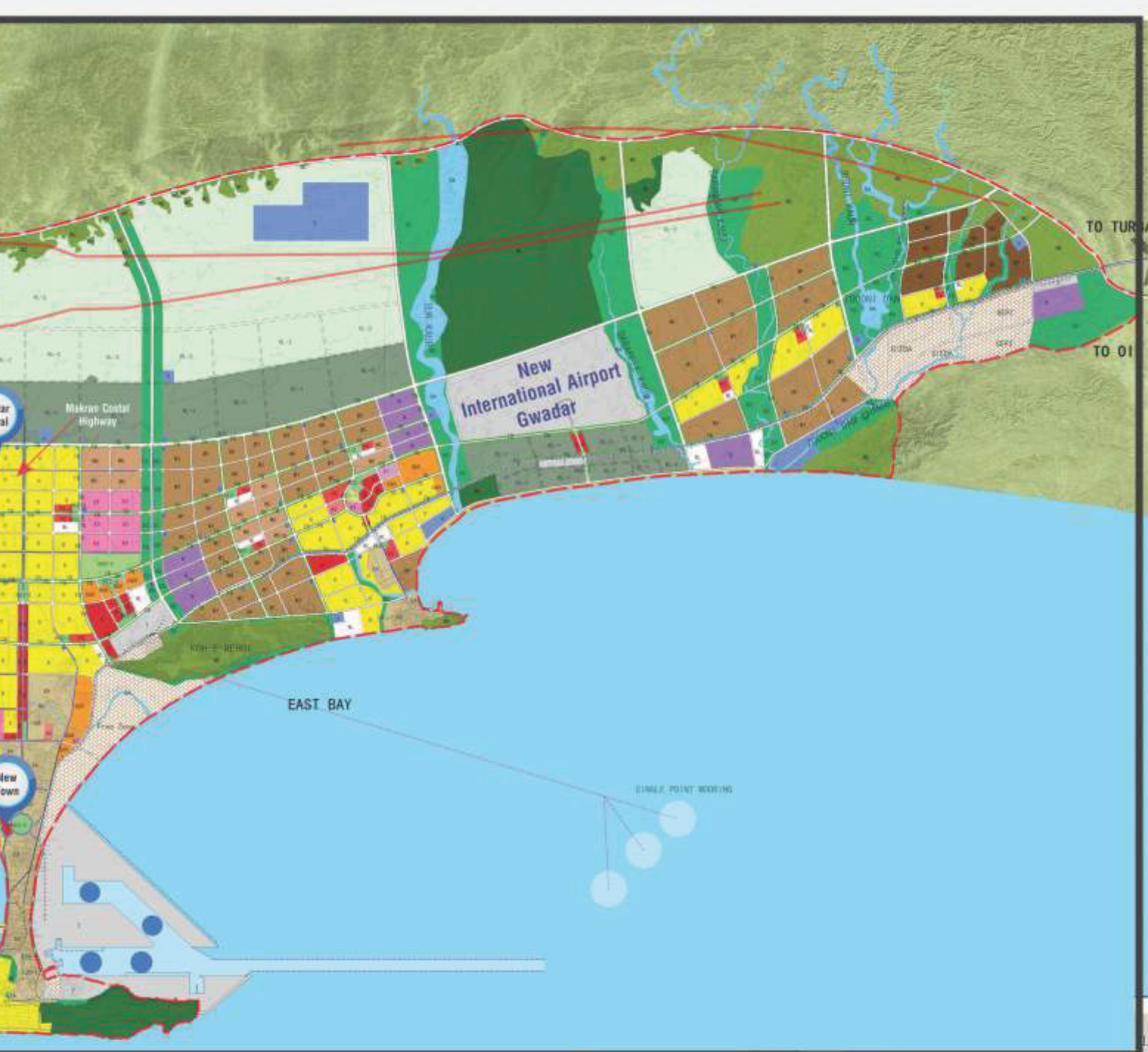
28 minutes from Kahan Avenue is Gwadar Port, the flagship project of CPEC. A multi-billion dollar infrastructure development program that will propel Gwadar to the center of global trade.





KEY POINTS OF INTEREST

GOLF COURSES	01 KM
BROADWAY	02 KM
MARINE DRIVE	2.5 KM
COASTAL HIGHWAY	3.5 KM
GWADAR AIRPORT	20 KM
GWADAR PORT	25 KM

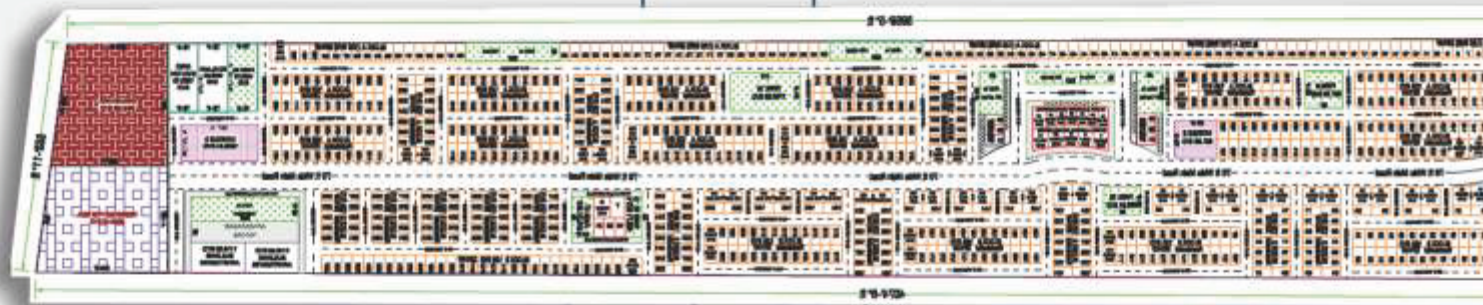


GULBERG CITY MASTER LAYOUT

964 Residential Plots



115 Commercial Plots



3 Mosques



RO Plant



5 Parks



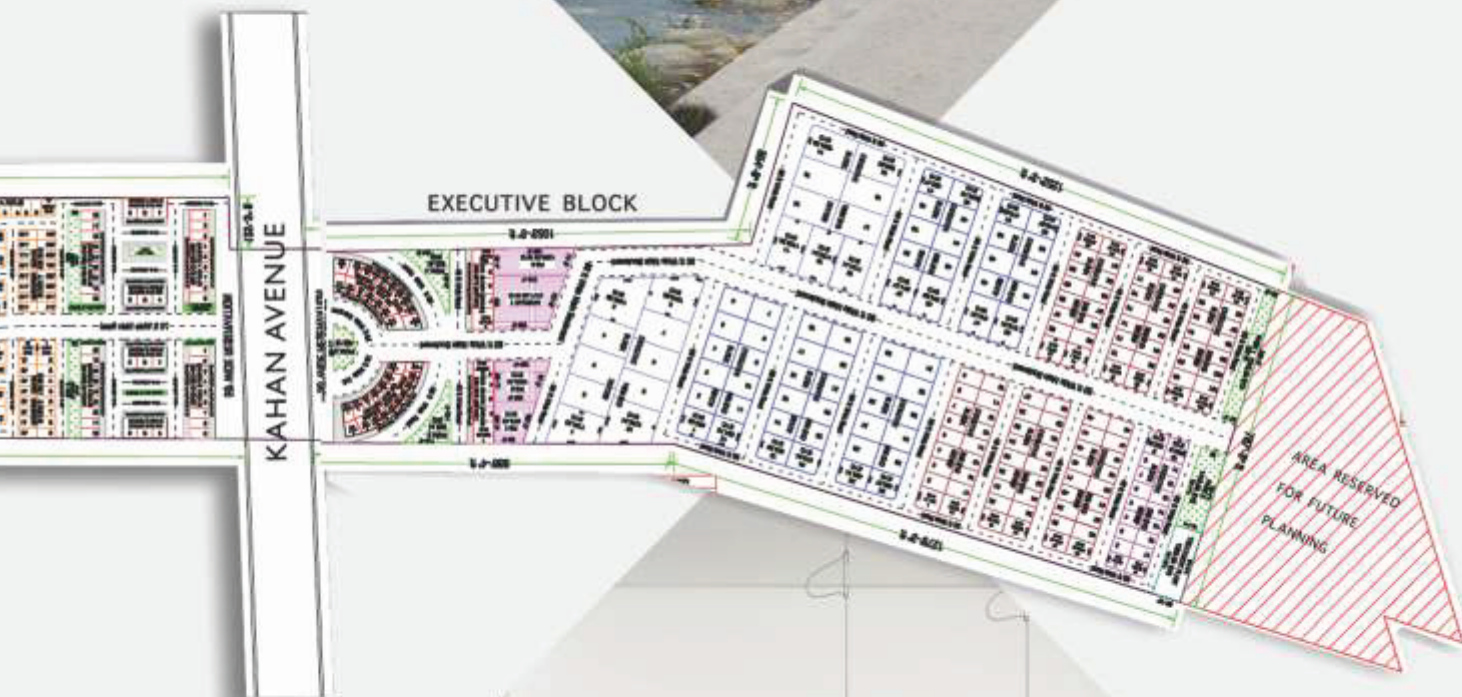
3 Public Buildings



Independent Electric Feeder



Water Treatment



INVEST IN THE FUTURE



International Gwadar Airport



OWN A HOME IN GULBERG CITY
PLOT WITH DEVELOPMENT CHARGES
AND CONSTRUCTION FO 3 BR VILLA
TOTAL PRICE PKR 9,900,000

8 MARLA OPTION (3 BR VILLA) 13,900,000

SOLD ON FIRST COME BASIS
FOR UP-TO-DATE AVAILABILITY LIST
WWW.PARADIGMDEVELOPERS.NET/GULBERGCITY



GULBERG CITY PRICE LIST

Residential Plots

PLOT SIZE	PRICE WITH DEVELOPMENT	DOWN PAYMENT	36 MONTHLY INSTALMENT
2 Kanal 75x120	9,400,000	2,350,000	196,000
1 Kanal 60x75	6,400,000	1,600,000	134,000
10 Marlas 38x60	4,100,000	1,025,000	86,000
8 Marlas 36x50	3,500,000	875,000	73,000
5 Marlas 25x45	2,520,000	630,000	52,500

Commercial Plots

PLOT SIZE	PRICE WITH DEVELOPMENT	DOWN PAYMENT	36 MONTHLY INSTALMENT
5 Marlas Front 25 x 45	6,100,000	1,525,000	127,000
5 Marlas Back 25 x 45	5,100,000	1,275,000	106,000
8 Marlas 36 x 50	5700,000	1,425,000	119,000

3 years payment plan

INVESTING IN GWADAR



- Multiple studies indicate that after the completion of the **China Pakistan Economic Corridor**, Gwadar will be one of the most connected trading and shipping hubs in the region.
- A million people are expected to be working in Gwadar. Thereby, creating a massive demand for housing.
- Gwadar International Airport is to become one of the largest airports in Asia. Under Rapid Construction. Due for completion by mid 2025.



With no time limit to build on the plot, buyers can simply own the plot and profit from capital appreciation or can choose to have a house built on the plot to enjoy additional rental income.

BOOKING PROCESS



COMPLETED
APPLICATION FORM



2 PASSPORT
PHOTOGRAPHS



COPY OF PASSPORT
OR NIC CARD

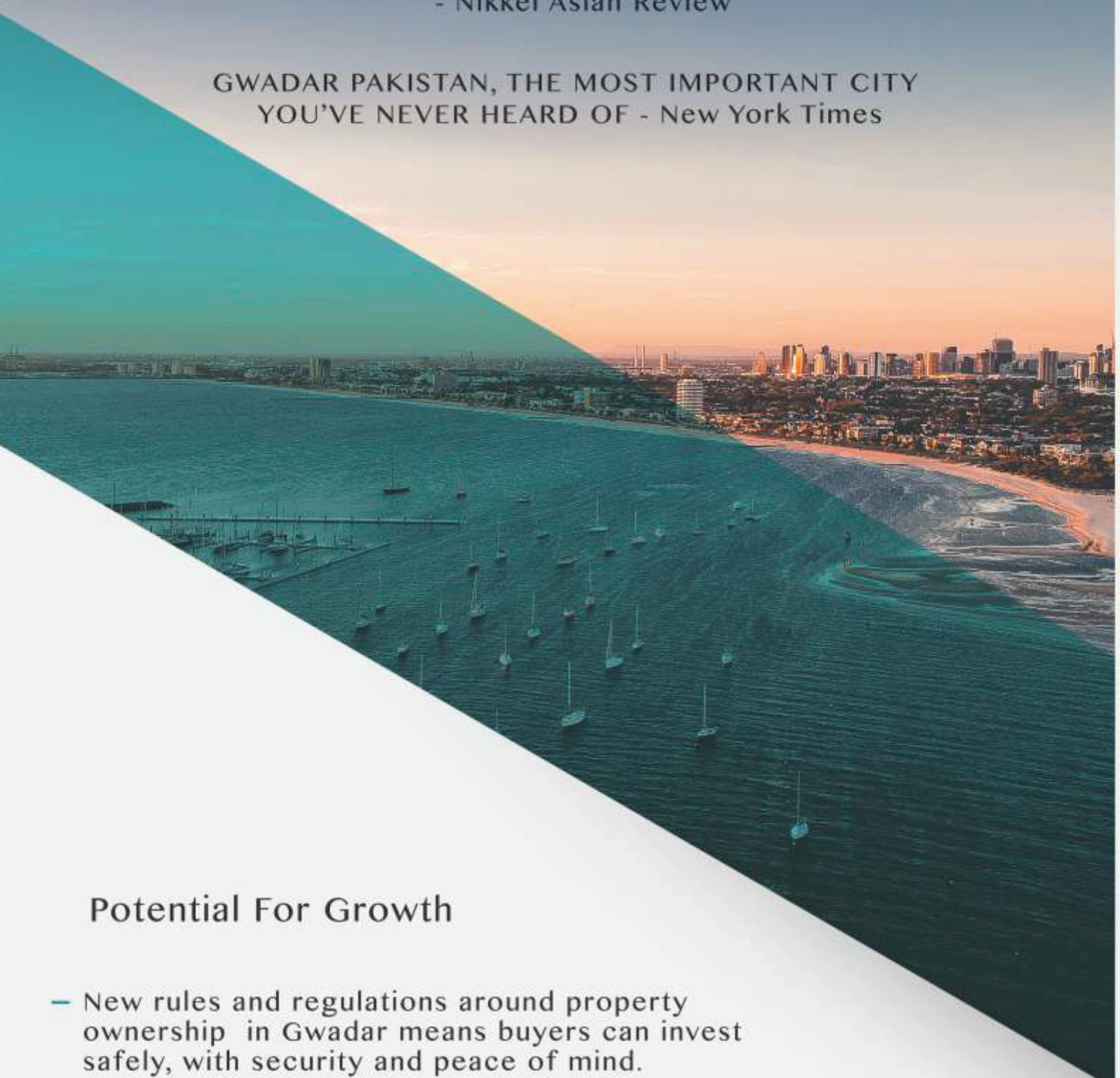


PAY BOOKING
DEPOSIT

CHINA TAKES THE PROJECT OF THE CENTURY
TO PAKISTAN - Financial Times

THE INVESTMENT IS CLEARLY VISIBLE IN GWADAR
- Nikkei Asian Review

GWADAR PAKISTAN, THE MOST IMPORTANT CITY
YOU'VE NEVER HEARD OF - New York Times



Potential For Growth

- New rules and regulations around property ownership in Gwadar means buyers can invest safely, with security and peace of mind.
- \$40 billion already invested on key infrastructure projects.
- Demand for good housing will surge as major industries are being set up in Gwadar.

“ GWADAR CAN BECOME A SHENZHEN
LEVEL CITY IN TEN YEARS ”
- Business Recorder



Gwadar Smart Port City - Master Plan



Mega East-bay Expressway



Gwadar International Airport



Gwadar Industrial Zone



Gwadar Freezones



Pak-China Friendship Hospital



Port Breakwater Construction



Channel Dredging & New Berths



Export Processing Infrastructure



Pak-China Vocational Institute



Pak-China Friendship School



Gwadar University



Shadikor Dam



Sawar Dam



150 MW Coal Plant



Fresh Water Treatment Facility

CHINA PAKISTAN ECONOMIC CORRIDOR

A collection of mega infrastructure projects valued at over \$62 bn.



- 3200 km economic corridor between Gwadar Port and China’s North Western region of Xinjiang.
- 2,700 km long highway linking Kashgar to Gwadar.
 - Railway links for freight trains.
 - Oil and gas pipelines.
- Peace Cable - Optical fibre link for instant global connectivity.

INVESTING IN **GULBERG CITY**



A GDA approved project with investor security in place.

NOC No. 64/07/HS/GDA(B).



Located on Kahan Avenue - featured in the official Master Plan as Gwadar's prime tourism hotspot.



Downpayment of 25%.

30 equal monthly payments.

6 bi-annual payments.

INVESTING WITH PARADIGM

Paradigm Developers were established in the year 2002 and have successfully completed numerous residential and commercial projects in highly prestigious locations around Islamabad.

We are recognised as a reliable, trustworthy and successful property developer, based on the deep marketing insight, experienced management expertise and astute financial acumen of our senior management team.

**WINNER: BRAND OF THE YEAR
NATIONAL CHOICE AWARD 2019**



\$155m
Gross
Development
Value

6.1m
Square Feet
Under
Development

150+
Residential
Units
Built

CORE TEAM



M. YASIN SHAH
Founder & CEO



SAJID ILYAS
Director Operations



GLOBAL NETWORK OF OFFICES AND AUTHORISED AGENTS

Islamabad

Gwadar

London



New York

Dubai

Melbourne

Our vision is to lead the future of property development in Pakistan, by putting customers at the heart of everything we do.



PARADIGM

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