



Smart Business District

4-K.M, Main Lahore Road, Sargodha, Punjab

PKR **15,500** To **16,500**



Details & Description

JAAGEER ID: PRO-96



City
Sargodha



Locality
4-KM, Main Lahore Road,
Sargodha



Price
15,500 TO 16,500



Types
commercial



Developers
Shalimar Developers

DETAILS & DESCRIPTION

The first Smart Housing Project in Sargodha, Shalimar Smart City, features a Smart Business District that gives residents a place to Earn, Eat, and Enjoy. Modern technologies and State of the art machinery will be used in the creation of this project. In Shalimar Smart City, the Business District is a commercial hub that will be used for the retail sale and provision of goods, entertainment, and services. Food courts, Shopping Bay, Realtors Bay, and Business Bay will all be located in the Smart Business District, which will meet consumer needs and offer the residents of Sargodha a fantastic chance. Shalimar Smart City introducing a Business District soon, to change the dynamics of outdated business patterns in Sargodha.

Earn-Eat-Enjoy:

"Eat, earn, and enjoy" is an idea in a commercial area of Shalimar Smart City that refers to the

concept of being able to dine, work, and have fun in a specific location or neighborhood which is designated for business and commerce. It will include restaurants, Cafes, Brand Shops, and other businesses that offer a variety of services and amenities for customers and visitors. The goal is to create a lively and vibrant atmosphere that encourages people to frequent the area and spend time there, while also providing opportunities for businesses to thrive and converting the old dynamics of business trends with the modern world, and changing the suffocating environment of the city. The whole concept of developing a mega Business District in the hub of Sargodha City to bring communities in a specified time of 1 year.

Food Courts:

Shalimar Smart City Sargodha is launching a food court based on 3-floor towers with a Ground, a Mezzanine, and 1 Floor. Food courts are areas within a Smart Business District, where varieties of food restaurants will be established and will bring National and International Food Brands. A plan of 1 year of possession. This food court is offering a huge area for dining and families get together where all food options will be available.

They are designed to provide a convenient and affordable dining option for people who work or visit the surrounding area. Food courts can vary in size and style, but they typically feature a mix of fast food chains, Cultural foods, Continental, Turkish, Bakery, and Ice cream parlors with Dining restaurants, and food outlets in the form of Kiosks as well. Food courts in business districts can be a great option for people looking for a variety of dining options in one place, with a splendid atmosphere and affordable prices.

No. of Units	No. of Floors	Covered Area	Type of Businesses in Food Court
12	Ground, Mezzanine & 1st Floor	2826 Sft	Continental Foods Turkish Foods Cultural Foods Fast Foods Bakery Ice Cream Parlour

Shopping Bay:

Shopping Bay in the Smart Business Districts of Shalimar Smart City have 5 -Floor Towers with Basement, Ground, and Mezzanine and 2 floors with lifts, these are commercial centers that typically feature a variety of retail stores and other amenities. Which will be located in areas that are designated for business activities. This Shopping Bay is designed to be convenient for people who work in the surrounding area, as well as visitors who are looking to shop and dine. They often feature a mix of national chain stores and national boutiques, a variety of dining options, and entertainment venues in the neighborhood.

No. of Units	No. of Floors	Covered Area	Type of Businesses in Food Court
12	Ground, Mezzanine, and 2 Floor	4233 Sft	National Brands Clothing Brands Shoe Brands Retail Stores National Boutiques

Realtors Bay:

Smart Business District is offering first time in Sargodha a "Realtors Bay" with 5- Floors Where

brokerage firms can work freely with their investors and home buyers. Realtors Bay offers a Basement, Ground, Mezzanine, and 2 Floors with modern elevators.

Realtor's Bay in a Smart Business District refers to a Business activity hub where real estate agents or brokers have their offices and will conduct their business. This Realtors Bay is designed to provide a convenient and accessible business opportunity for real estate professionals to meet with clients, showcase properties, and conduct transactions. They typically feature a mix of private offices and shared workspaces, conference rooms, and other amenities. Realtors Bay is designed to make it easy for real estate agents to meet with clients and potential buyers or renters in a workable environment. These Offices will also be used for Developers, Builders, and architects as well.

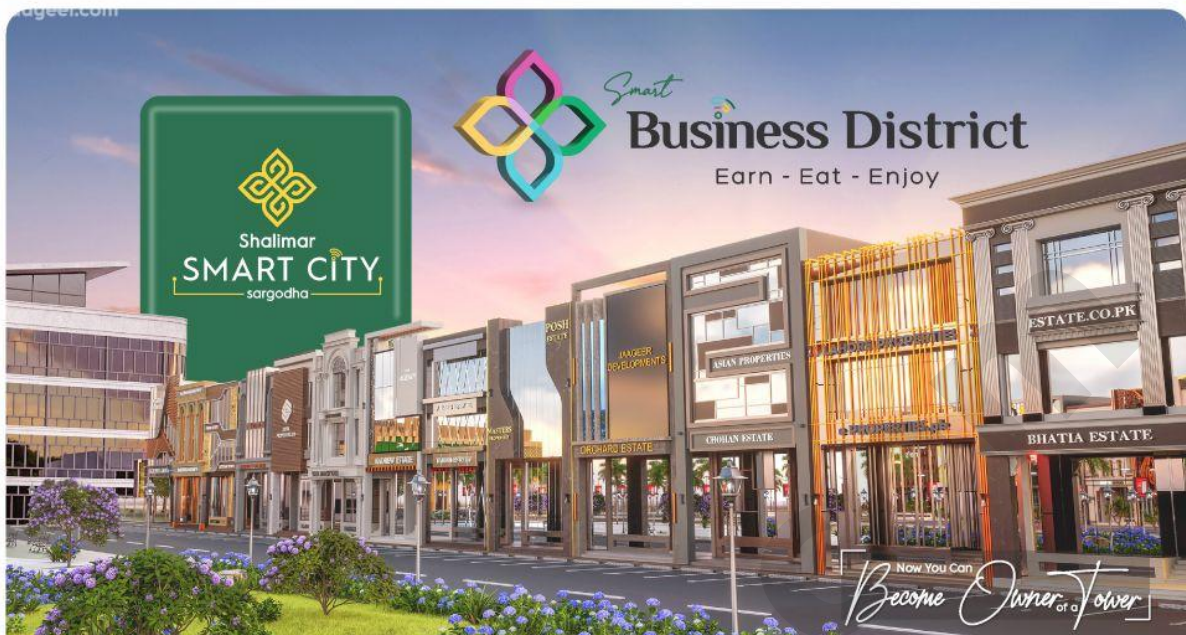
No. of Units	No. of Floors	Covered Area	Type of Businesses in Food Court
15	Basement Ground, Mezzanine, and 2 Floor	5383 Sft	Developers Builders Realtors Architects Investment Companies

Business Bay:


Smart Business District offering "Business Bay" with 6 - Floors including a Basement, Ground, Mezzanine and 3 Floors in Shalimar Smart City in the rich commercial zone where all business activities will be conducted in a huge number. Business Bays is a large-scale, mixed-use development that will include office buildings, Banks, hotels, retail spaces, and national brands with other amenities. They are designed to provide a convenient and integrated environment for businesses to operate and serve people. This Business bay features state-of-the-art infrastructure and services such as high-speed internet and also has amenities like parks, recreational areas, and shopping centers in its neighborhood. Business Bays are typically located in prime areas such as central business districts, waterfronts, or other strategic locations, to attract businesses and provide easy access to transportation, services, and entertainment. Moreover, Banks, Showrooms, Trading Companies and consultancy services will open their offices in Business Bay. This Business bay will attract investors, Business individuals, corporate companies and firms in immediate future.

No. of Units	No. of Floors	Covered Area	Type of Businesses in Food Court
12	Basement, Ground, Mezzanine and 3 Floor	8171 Sft	Banks Showrooms Trading Companies Consultancy Services

PAYMENT PLAN



3 YEAR PAYMENT PLAN

Commercial Type	Storeys	Dimension	Covered Area (Approx Sft)	RATE / Sft (Pkr) Including Land	Booking	Quarterly Instalment	Possession
 BUSINESS BAY TOWERS (LIFT INCLUDED)	B* G* M*+3 (FLOORS) (6 Storeys)	32 x 45	8171	16,000/-	30%	12	15%
 REALTOR BAY TOWERS (LIFT INCLUDED)	B* G* M*+2 (FLOORS) (5 Storeys)	25 x 45	5383	16,000/-	30%	12	15%
 SHOPPING BAY TOWERS (LIFT INCLUDED)	G* M*+2 (FLOORS) (4 Storeys)	25 x 45	4233	16,000/-	30%	12	15%
 FOOD COURT TOWERS	G* M*+1 (FLOOR) (3 Storeys)	25 x 40	2826	15,500/-	30%	12	15%

[*(B=BASEMENT/G=GROUND/M=MEZZANINE)]

PRIME LOCATION CHARGES ♦ Main Road / Corner / Park facing each contain 5% extra of Total Price.

REBATE (LUMP SUM PAYMENT) ♦ 5% Rebate + Rental Income

♦ GENERAL TERMS & CONDITIONS

- Above Payment Plan and Prices are Subject to Change without notice.
- Installments are required to be deposited by 1st of each installment month.
- The Prices are exclusive of any Taxes & Government Dues.
- Pay Order/DD to be made in the favor of "Shalimar Smart City".

IMPORTANT NOTES ■ Payment Plans can be converted into Monthly equal installments at the time of confirmation.

■ Confirmation amount should be deposited within 30 Days of Booking.

UAN

(048)111-222-084
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PROJECT BY
 **Shalimar Group of Companies**
Sargodha Pakistan

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SCAN TO VISIT ONLINE



HEAD OFFICE: Main Lahore Road, Sargodha.

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BUSINESS BAY TOWERS (BBT)



REALTORS BAY TOWERS (RBT)



SHOPPING BAY TOWERS (SBT)



FOOD COURT TOWERS (FCT)



PHASE-I

Welcome to
Smart Era of Sargodha

PROJECT BY

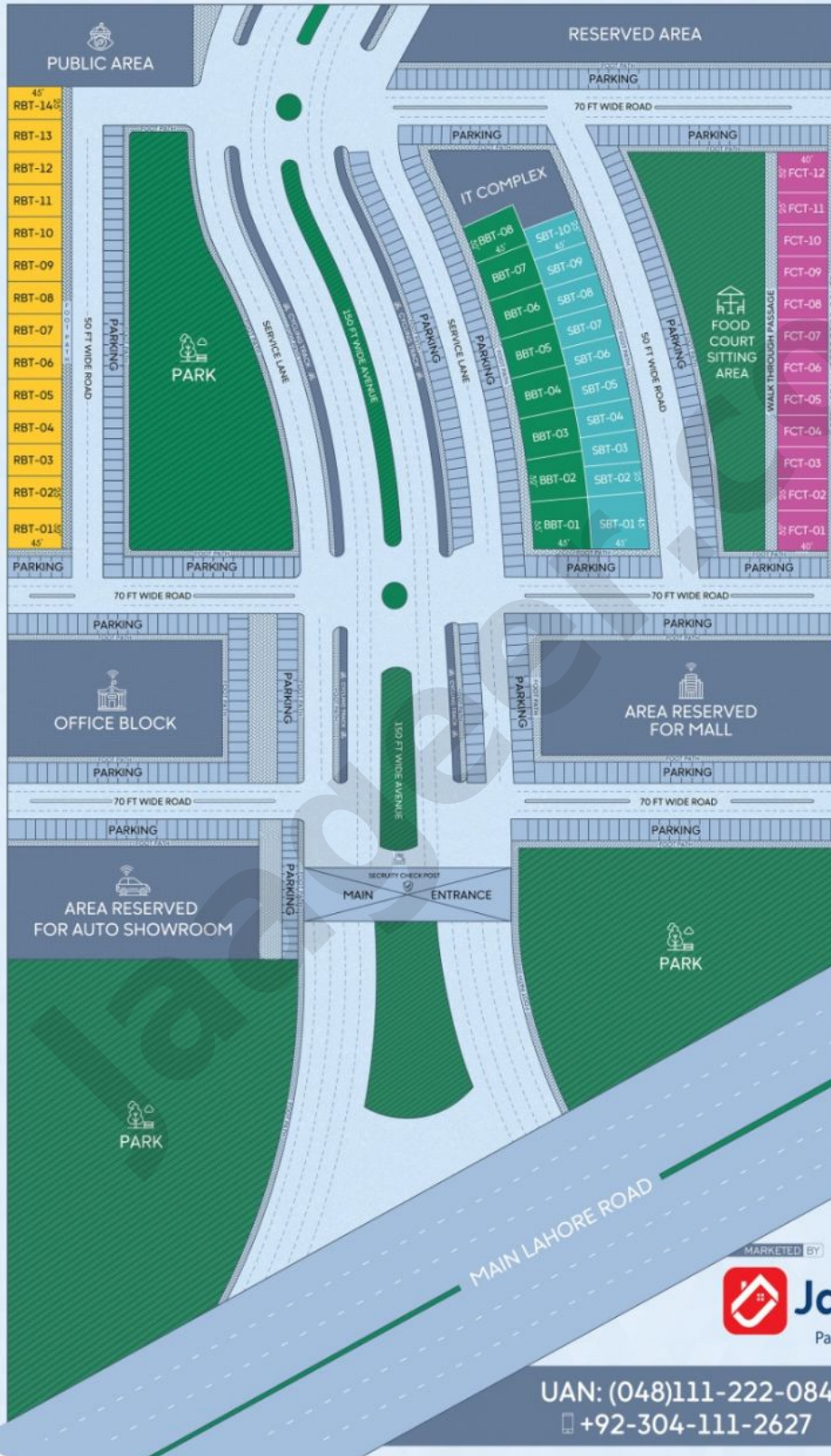


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CEO MESSAGE



Shalimar Group of companies began at a small pace in 1984 as a construction company. With hard work and devotion, the company prospered to become a major player in the construction sector and we have been serving as Government Contractors for the last 30 years. The purpose of the foray into the construction sector was to make eminent real estate properties that fetch the maximum returns. In 2015 we got underway the real estate sector and became a town planner. We are one of the leading Real Estate Developers in the locality and are going to introduce the Smart Era through strategic investments, Innovative Urban Planning and the finest infrastructure work. World Famous Urban planners from Singapore " Meinhardt " are collaborating with us to develop sustainability into the future.

Malik Khizar Hayat Awan-

Chairman, Shalimar Group Of Companies.

DEVELOPER



Shalimar Developers

Shalimar Developers is a subsidiary of the Shalimar Group of Companies. Shalimar Developers are famous in Sargodha due to their successful projects. Our Vision: We believe in the saying, the broader the vision, the greater the results. Our state-of-the-art technology and our track record are our fundamental integrity. We believe that our success is because of the trust, respect, and mutual cooperation that we share with our employees and our subcontractors. Effective teamwork significantly and positively affects our ability to deliver a quality project on time and within budget. Our Mission: Shalimar group of companies aims to be Pakistan's greatest builders & Real Estate tycoons of all time. We aim at delivering projects to a varied mix of the segment, at locations of your choice with superlative amenities, ensuring the quality of international standards, and lifelong customer contentment. Our Values: For an organization to project at a higher level, it is essential to have a strong value system. One of our strengths is to formulate a strong working relationship with our hefty client base. We have an immaculate record of accomplishments when it comes to dealing with our clients and responding to their queries. Shalimar group carries out a long-term and sustainable relationship with its clients. How Are We Different: Despite the competition in the construction and real estate market, there are very few to no realtors who have the required expertise in construction and house or town planning and development. Our idea is to provide elucidation that is feasible according to your requirements and necessities. With our state-of-the-art business progression starting from planning to the execution

and delivery of the final product, we make sure that everything is done professionally, leaving zero errors.

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Lahore Office

75B Fazaia Housing scheme
Raiwind Road, Lahore

Head Office

2km Lahore Road, Sargodha

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