

ONE CENTRAL DHA LAHORE

Anticipate the Extraordinary.
Lahore's Next Commercial Downtown.

Limited 8 Marla
Commercial

Fastest
Appreciation Play

Airport
Proximity



BEST ESTATE
MARKETING & CONSULTANTS
NotebookLM

Lahore's Living Heritage Meets Modern Commercial Engineering

THE LEGACY

For centuries, markets like Anarkali and Sarafa Bazaar have been the lifeblood of Lahore—where culture breeds and commerce thrives.

Every street carried a craft.

THE FUTURE

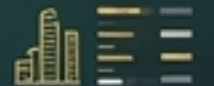
DHA LAHORE



One Central DHA writes the next chapter.

It revives this heritage through thoughtful planning, scaling the timeless identity of Lahore with global luxury standards, modern development, and uncompromising DHA security.

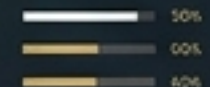
MODERN DEVELOPMENT



GLOBAL STANDARDS



UNCOMPROMISING DHA SECURITY



A High-Footfall Epicenter Built on Unrivalled Connectivity



Abdullah Gul Interchange (Ring Road)

Immediate, frictionless access to Lahore's primary arterial loop.



Allama Iqbal International Airport

A guaranteed 3–5 minute transit time, ensuring visibility to global travelers and expatriate wealth.

High-visibility infrastructure backed by trusted DHA development standards transforms geographical proximity into guaranteed commercial footfall.



Mughal Bazaar Acts as a Permanent Footfall Engine



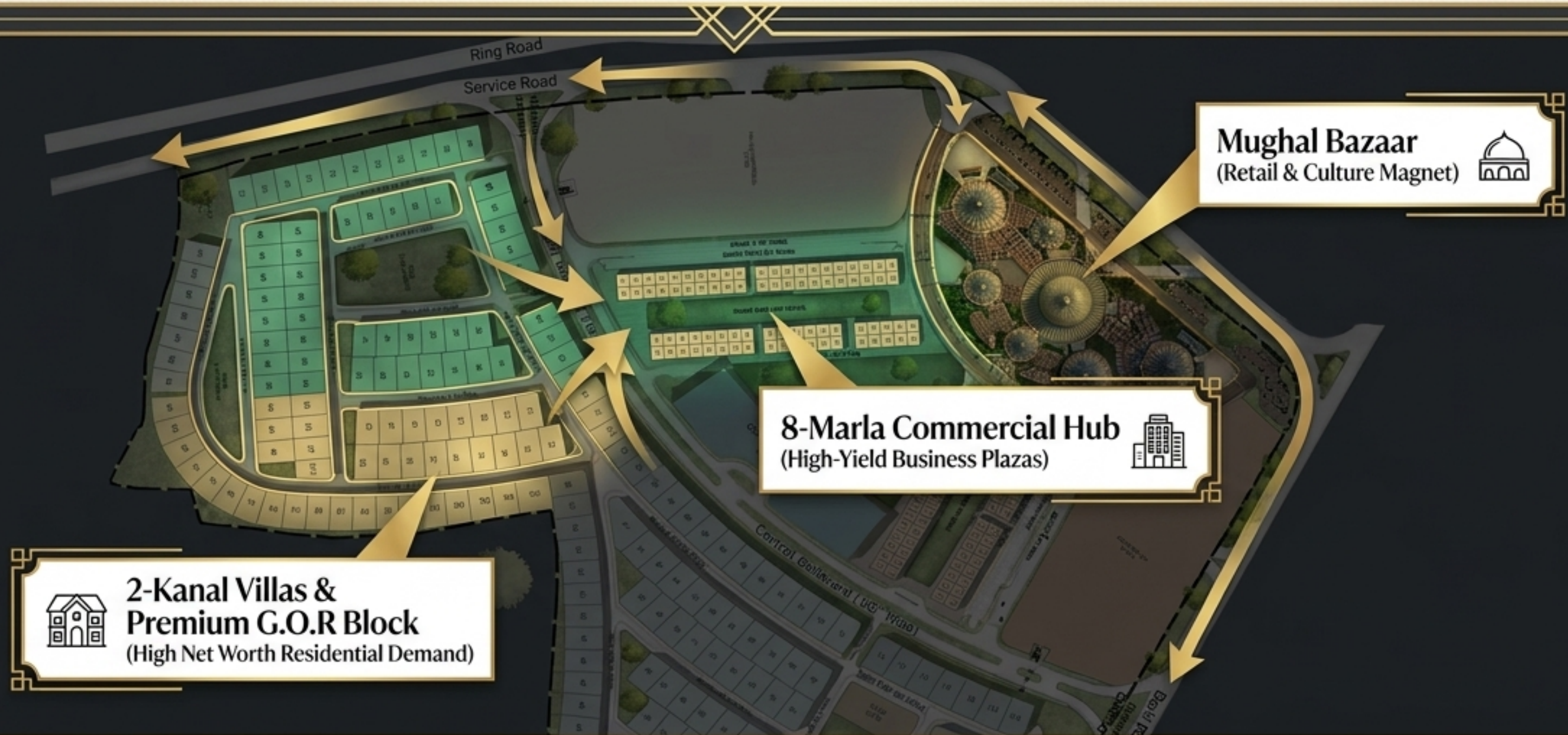
Heritage Just Got a Luxury Makeover.

Designed as the beating heart of One Central, featuring international retail brands, fine dining, and entertainment.

THE INVESTOR INSIGHT:

This is not a standard amenity. It is a permanent, high-volume footfall generator. By anchoring the project, Mughal Bazaar structurally guarantees the rental demand and daily traffic required to drive exponential yields for all surrounding commercial assets.

A Self-Sustaining Ecosystem Designed to Circulate Wealth



A perfectly balanced mixed-use ecosystem. High-end residents supply daily local demand, while the Ring Road and Mughal Bazaar draw massive external traffic directly to the commercial hub.

Rare 8-Marla Ready-to-Operate Commercial Assets



SPECS DASHBOARD



PLOT DIMENSION:
8 Marla



SCALE:
12,694 sq ft Covered Area



VERTICALITY:
Lower Ground + Ground + Mezzanine
+ 4 Upper Floors (7 Floors Total)

STATUS PANEL



Grey Facade Ready



Lifts Installed



Directly linked with
Mughal Bazaar zone

Eliminating Market Friction Through Dedicated Infrastructure

Built for Scale and Accessibility.



Dedicated surface and basement parking eliminates the #1 choke point of standard Lahore commercial zones.

Extra-wide boulevards ensure smooth traffic flow.

Pedestrian-friendly avenues guarantee seamless, walkable linkage directly to the Mughal Bazaar zone.

Financial Dominance Against the Primary Market Benchmark

Diagnostic Matrix

Parameter		Defence Raya Fairways	One Central DHA
1	Time to Returns	7 Years	2 Years 
2	Capital Appreciation	250–300% in 7 years	80–100%+ projected in 2 years 
3	Rental Returns	7–9%	8–11% expected 
4	Location Strength	Strong (Golf + DHA)	Airport + Ring Road 
5	Development Pace	Established	Extremely Fast: 2024–2026 

Conclusion: One Central captures peak appreciation yields in less than one-third the time.

Capturing the Steep Part of the Appreciation Curve

ROI Acceleration Curve



Peak appreciation captured in compressed timeframe.

The Mechanism of Fast Growth



Extremely fast on-ground development (2024–2026) forces rapid asset maturation.



The immediate, operational draw of Mughal Bazaar eliminates the traditional 'wait-and-see' ghost-town phase of new commercial zones.

The Investor Advantage

Early investors capture intense, compressed capital appreciation, realizing gains in 24 months that traditionally require nearly a decade.

The 2.5-Year Capital Deployment Pathway

Total Asset Value: PKR 380 Million

Phase 1: Entry
(Total 76M)

Phase 2: Deployment

10 Quarterly Installments of PKR 30.4 Million over 30 Months (2.5 Years).

Booking: 10%
(PKR 38 Million)

Confirmation
(After 30 Days): 10%
(PKR 38 Million)



Strategic Benefit: Secure a prime, high-yield asset with a highly manageable entry position. Let the project's rapid appreciation compound against your asset while you pay in installments.

Secure Your Position in Lahore's Next Commercial Downtown



Extremely limited 8-Marla Built-Up
Commercial inventory remains.

The convergence of Airport proximity, DHA security, and Mughal Bazaar footfall will not be repeated. Secure your asset before the next phase of appreciation.

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