

CBD
WALK



Punjab Central Business District
Development Authority

UAN: 0331-111-1063

www.cbdpunjab.gov.pk



AUCTION BY INVITATION OF SEALED BIDS

Gulberg's Next Destination for Dining Retail & Lifestyle

CBD
WALK
Premium Units





A Destination.
A Statement.
A Walk Above the Rest.



YOUR NEW
BUSINESS ADDRESS
IN THE HEART
OF LAHORE

QUAID'S MESSAGE

"The foundations of your State have been laid and now for you
to build and build as quickly and as well as you can."

– MUHAMMAD ALI JINNAH





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CEO MESSAGE

At CBD Punjab, we are committed to building spaces that go beyond function, developments that reflect the aspirations of a modern, forward-moving Pakistan. With CBD Walk, we are introducing a new chapter in urban sophistication, where business, lifestyle, and architectural excellence converge to create a thriving ecosystem in the heart of Lahore.

As we continue to transform the skyline of Punjab with purpose-led projects, CBD Walk exemplifies our dedication to quality, vision, and international benchmarks. It is more than a commercial development; it is a symbol of confidence in the potential of our cities and the investors who believe in their future.

We look forward to welcoming progressive brands and visionary stakeholders to be a part of this landmark journey.

IMRAN AMIN



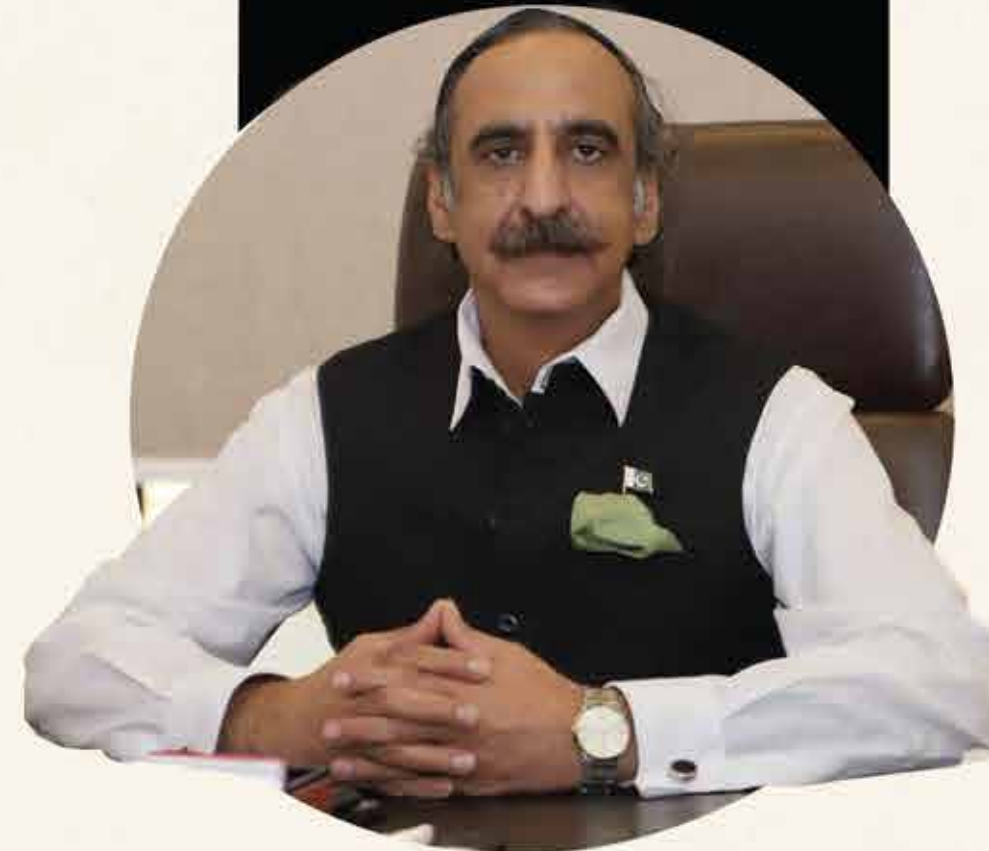
COO MESSAGE

CBD Walk represents more than a new development; it is a manifestation of our broader vision to reimagine urban life through integrated, sustainable, and people-centric spaces. This project reinforces our commitment to delivering commercially viable ventures that also enrich the fabric of the city.

We believe that successful urbanism lies in the balance between commerce and community. With CBD Walk, we have carefully curated a setting that enhances connectivity, encourages pedestrian engagement, and fosters long-term economic vibrancy. It is a privilege to lead teams that translate bold ideas into living, breathing realities for the people of Punjab.

As we unveil this iconic project, we remain steadfast in our mission to shape the future of development through innovation, integrity, and impact.

**BRIG (RETD.)
MANSOOR AHMED JANJUA**



CBD WALK

AN ICONIC DESTINATION OF PRESTIGE, PROFIT, AND PANACHE

Nested in the vibrant core of Lahore's thriving CBD Quaid District, Gulberg CBD Walk is set to become the city's next signature destination for high-end retail and refined dining.

Designed to international standards, this pedestrian-centric commercial strip brings together contemporary architecture, curated experiences, and dynamic urban rhythm in one cohesive space.

Set against the backdrop of a scenic pond, the development seamlessly integrates green areas, walkways, and dedicated parking, making it not just a commercial project but a complete lifestyle hub. With a design ethos subtly echoing global waterfront destinations, CBD Walk is tailored to attract premium brands, experiential dining concepts, and a vibrant crowd seeking more than just shopping.

Poised to become an iconic landmark within Punjab's premier business district, CBD Walk is the embodiment of progressive urbanism—elevating both experience and opportunity.





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CBD PUNJAB MASTER PLAN

LAND-USE LEGEND

- SKYSCRAPER
Commercial Podium + Offices
- MIXED USE
Commercial podium + Offices + Residential
- RESIDENTIAL
Commercial GF + Residential
- HOSPITALITY
Hotels and Furnished Apartments
- COMMERCIAL
- OFFICE BUILDING
- COMMUNITY FACILITIES
- PARKING
- CONSULATE ZONE
- PETROL PUMP
- RESCUE 1122





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CBD
WALK

SCOPE LIMIT

NEW PROPOSED
PARKING 11 KANALS
BAYS -121

POND

TV Cable
Corridor

FIRE
STATION

Guard
House

TW#01

Guard
House

TW#04

GRID-01
132/11KV
75.543 Sqft
16.8 Kanal

TW#03

Data Center
(Command Center)
Area: 13,225 Sqft

OFFICE
BUILDING





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WHY INVEST IN **CBD** WALK?

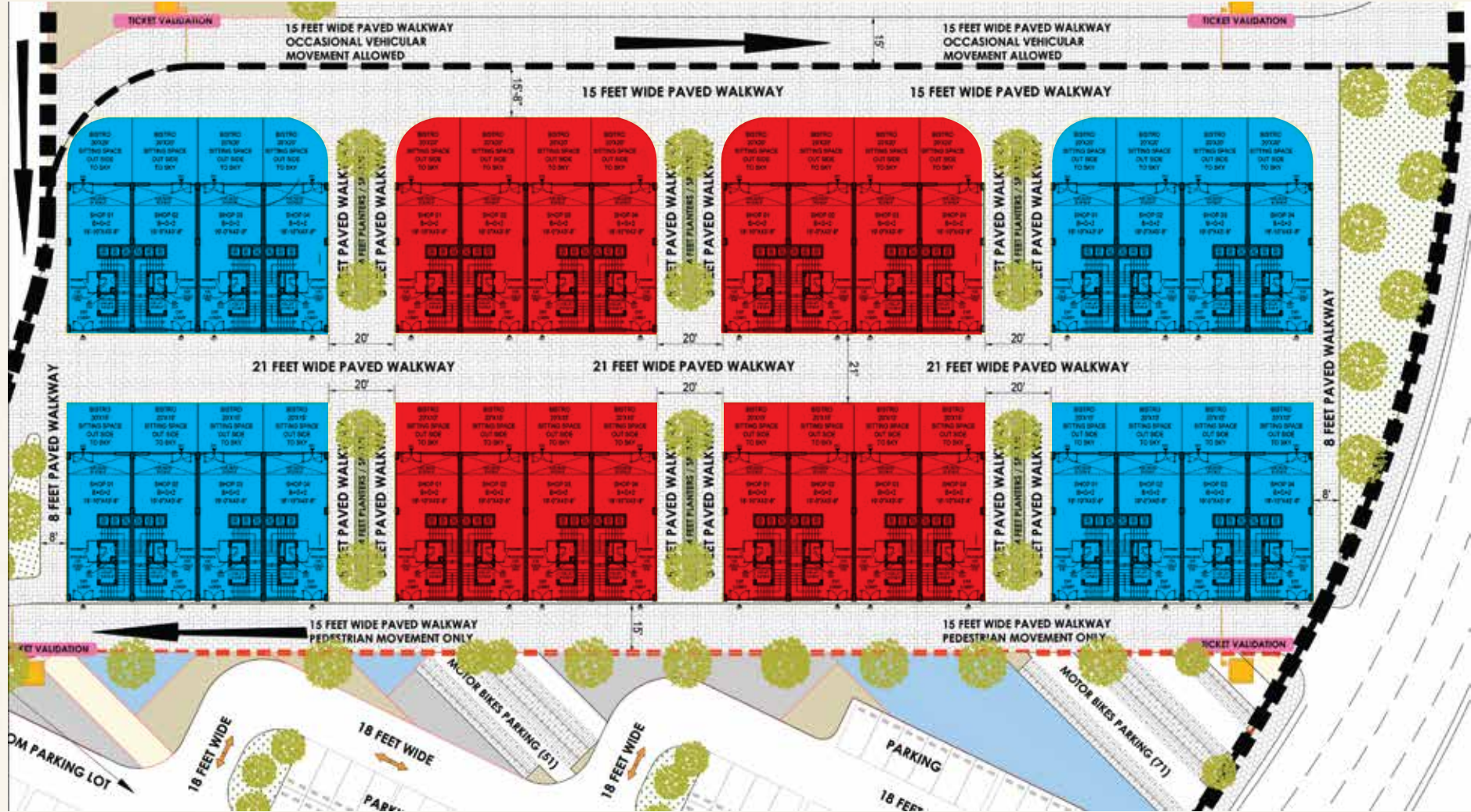
Prime Location at CBD Quaid District

- International Standards
- Scenic Surroundings
- Pedestrian-Friendly Environment
- Dedicated Parking
- High Footfall Zone
- Capital Growth Potential
- Sustainable & Eco-Friendly
- Possession after complete payment

Invest in CBD Walk today, and be part of tomorrow's success.

- 16 premium 4 Marla (approx. 3700 sqft built up area per unit) commercial units for sale
- 1 Year Payment Plan
- Premium Construction by CBD Punjab
- Shell & Core Built Units





Sold

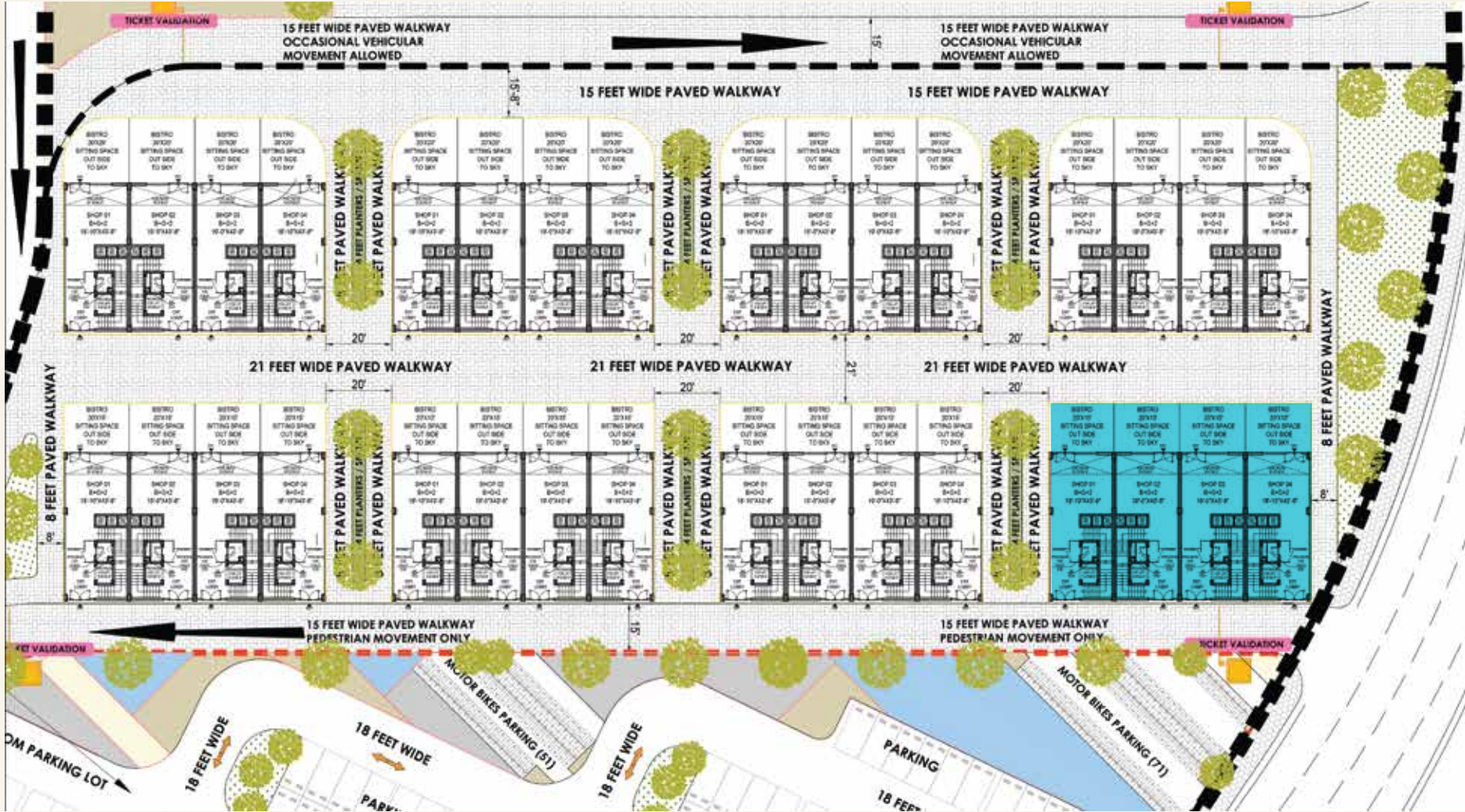
Available

PLOT & UNIT DYNAMICS

PLOT AREA	
SFT	KANALS
119,168	26.48

TYPE 1
(16 UNITS)

FLOOR	TOTAL FLOOR TO SELL	BISTRO AREA	HEIGHT OF EACH FLOOR
LEVEL	SFT	SFT	FT
Roof Top	257	400	8 (Mumty)
SECOND	900		13
FIRST	767		13
GROUND	900		13
BASEMENT	900		13
	3724		60

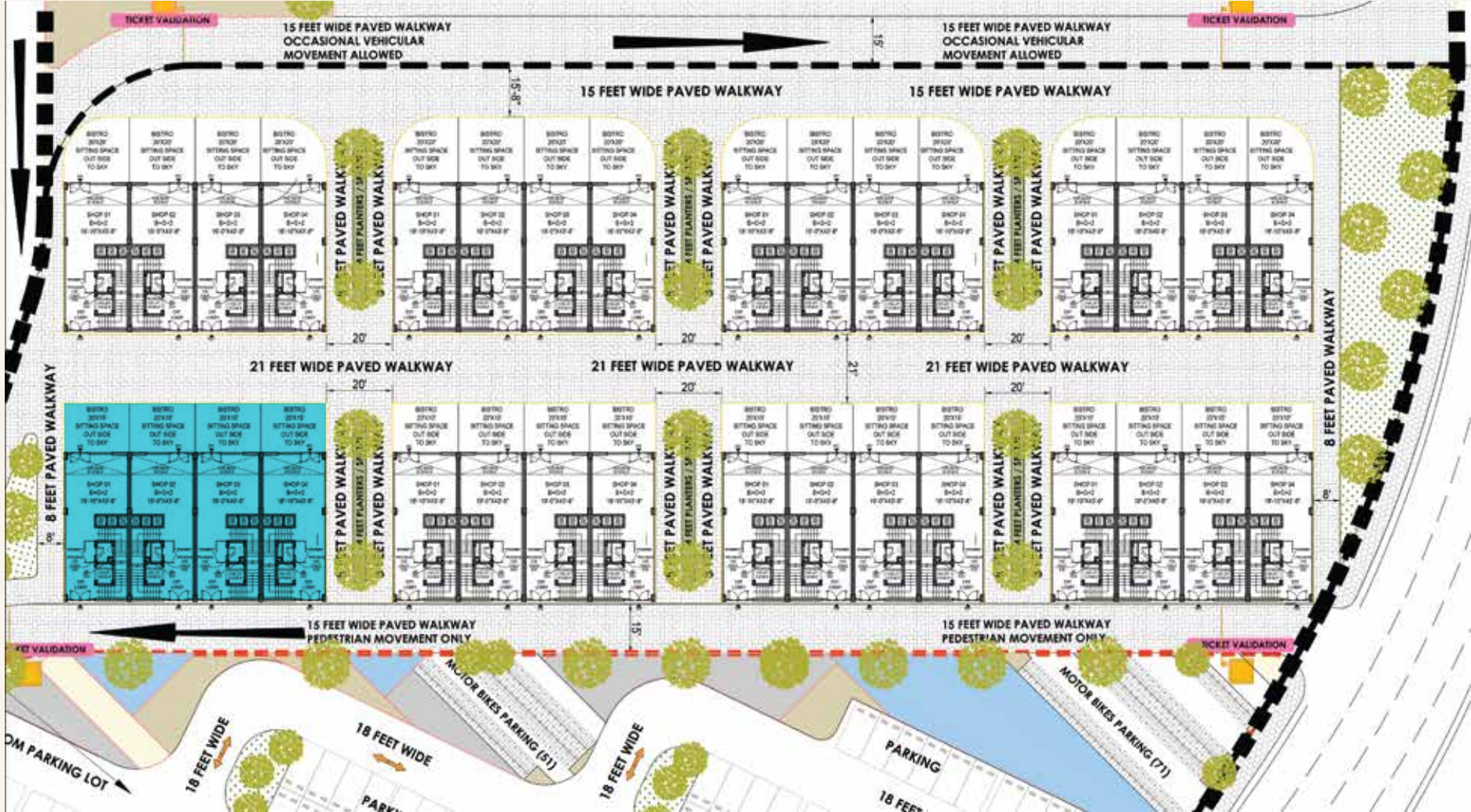


BLOCK 1

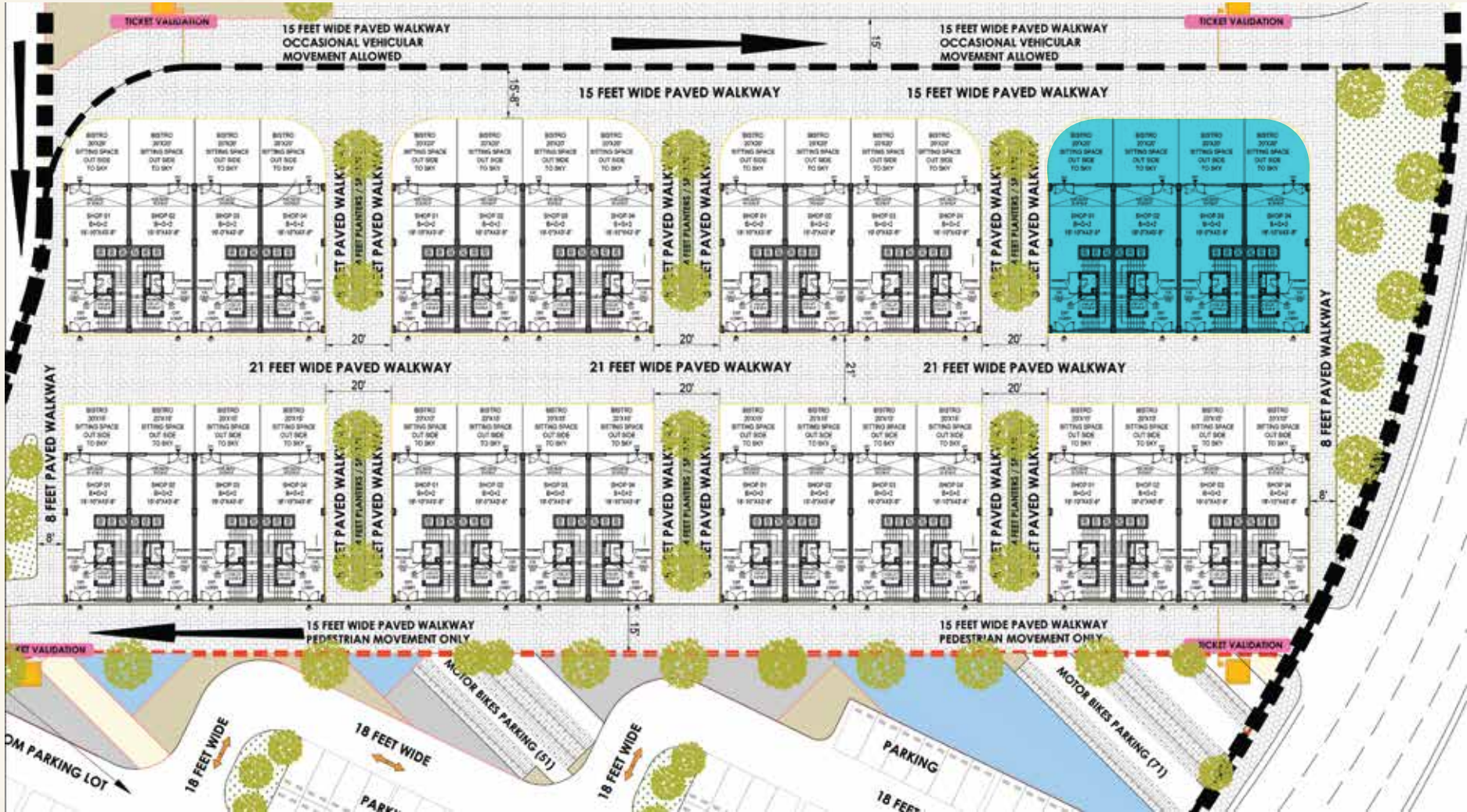
PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILT UP AREA
BUILDING NO.	SFT	Marla	UNIT NAME	SFT	MARLA	SFT
BLOCK 1 (Facing Park)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896

BLOCK 4

PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILD UP AREA
BUILDING NO.	SFT	Marla	UNIT NAME	SFT	MARLA	SFT
BLOCK 4 (Facing Park)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896

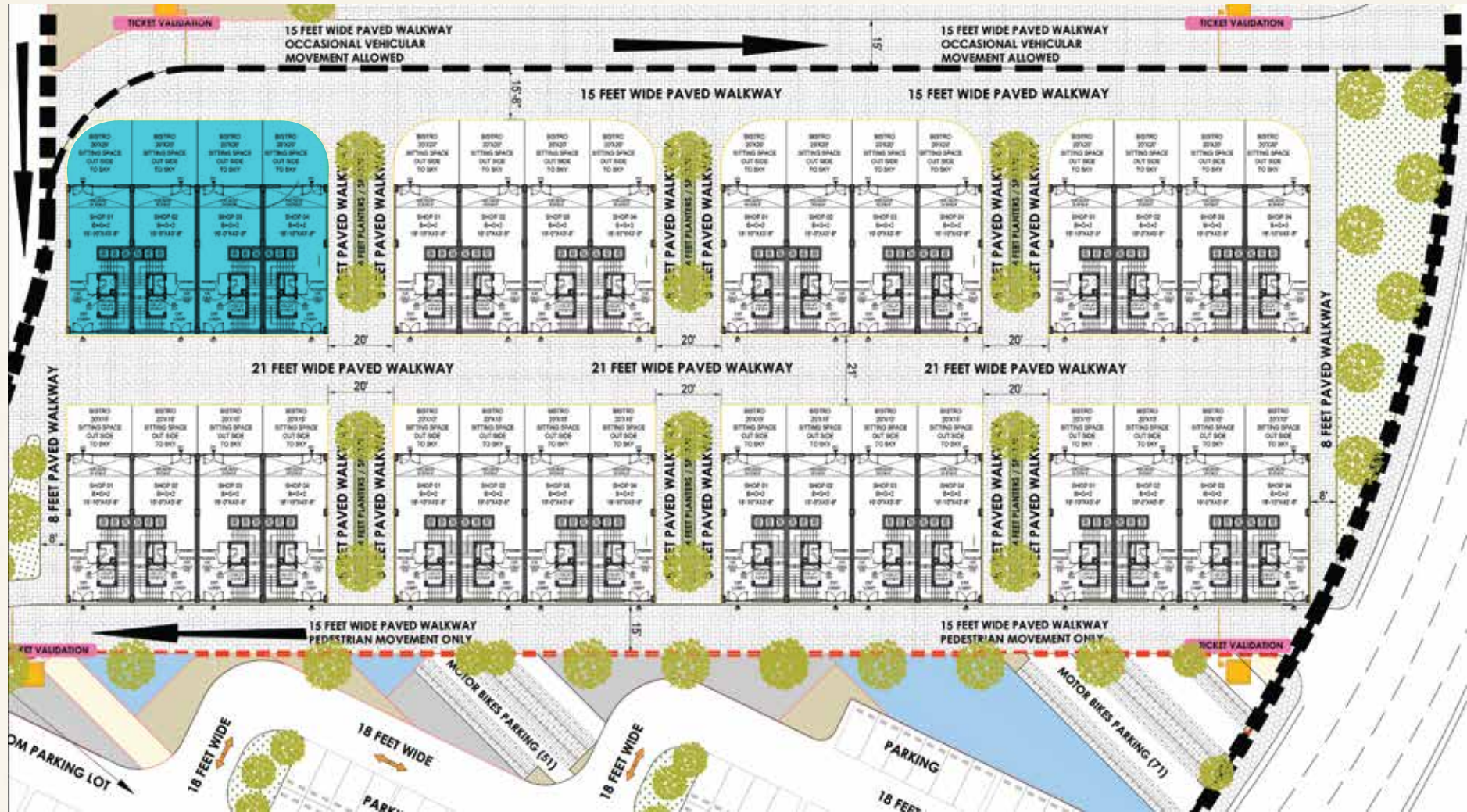


BLOCK 5



PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILD UP AREA
BUILDING NO.	SFT	Marla	UNIT NAME	SFT	MARLA	SFT
BLOCK 5 (Facing Lake)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896

BLOCK 8



PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILD UP AREA
BUILDING NO.	SFT	Marla	UNIT NAME	SFT	MARLA	SFT
BLOCK 8 (Facing Lake)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896









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PAYMENT SCHEDULE

YEAR 1	SIZE (PER UNIT)	4 MARLA	
	CATEGORY	Facing Park	
	RESERVED PRICE PER UNIT	PKR 140,000,000	
	INSTALLMENT	PERCENTAGE (%)	FREQUENCY
	Down Payment	40%	1st Quarter
	1 st Installment	20%	2 nd Quarter
	2 st Installment	20%	3rd Quarter
	3 rd Installment	20%	4th Quarter

YEAR 1	SIZE (PER UNIT)	4 MARLA	
	CATEGORY	Facing Lake	
	RESERVED PRICE PER UNIT	PKR 160,000,000	
	INSTALLMENT	PERCENTAGE (%)	FREQUENCY
	Down Payment	40%	1st Quarter
	1 st Installment	20%	2 nd Quarter
	2 st Installment	20%	3rd Quarter
	3 rd Installment	20%	4th Quarter