***AL RAUF ASSOCIATES***

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**Our support team of experienced estate agents caters to the customer need of apartments, bungalows, offices, shops, showrooms & Plots. (it will be moving/rotating bar)**

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If you are considering a residence, business or office; or you are a passive long to medium term investor; or you are a seasoned short term opportunity hunter; or you are developer looking for commercial sites – we are there to serve you today, tomorrow and always.

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Shop For Sale, Dolmen Centre **[http://www.jreproperty.com/images/latest-property/dolmen-centre-thumb.jpg](http://www.jreproperty.com/projects/latest_properties/dolmen-centre-tariq-road.html)**

[http://www.jreproperty.com/images/latest-property/defencebanglowthumb.jpg](http://www.jreproperty.com/projects/dha/defence-bangalows-for-sale.html) Banglow For Sale, DHA phase 8

[http://www.jreproperty.com/images/latest-property/machiyara-thumb.jpg](http://www.jreproperty.com/projects/latest_properties/machiyara-residency-clifton-block-8.html) Machiyara Residency Clifton, Block-8

**ABOUT AL RAUF ASSOCIATES**

Al Rauf Associates, was established in 2006. It is one of the leading players in Real Estate marketing in Karachi, Pakistan. We are anchored in the financial hub of Pakistan, and well connected with the real estate investor and developer community here. Since its beginning the company has been carrying the **"CLIENT FIRST"** approach that maintains its credibility across the globe in diversified nationalities of clients.

The company is known for its top notch services via its professional human resources and well-presented website. The web portal of company www…………………..is well accepted by clients around the world as a unanimous information hub on properties in Pakistan & Malaysia. The website connects thousands of clients to Malaysia properties and fulfills their real estate needs even where ever they resides in the world. Our activities could be grouped in three departments

### We Serve in following Areas:

* Sale and Purchase of Constructed Properties
* Development of Residential and Commercial Plots
* Investment in open lands
* Consultancy to Invest.
* Evaluation of Properties.
* Industrial Plots

### We deal in following areas:

* Defence Housing Authority (DHA) Karachi.
* DHA City – Phase-9, Karachi
* Clifton
* Gulshan-e- Iqbal
* North Nazimabad
* PECHS
* Gulistan-e-Johar
* Korangi Industrial Area

We have witnessed the bearish trend in Real Estate Market since mid of April. Not only number of transactions reduced but in many areas of DHA prices have slipped down too. We expect slightly more correction and people may cash their money from Real Estate and enter into Stock Market. This will further press market down but in near future we might see some good buying and along side expect the market to slightly go further down. We analyze that it is the right time to sell and wait for another 2-3 months to buy at more attractive prices.

**Phase I**

This is the oldest area of DHA, and more than 90% of the land is occupied by bungalows and out of these 90%, 75% are old bungalows which are close to its maximum life.   
Phase I- East Streets: This is the area which is connected to “Katchi Abaadi” such as Akhter Colony and prices may vary from those close to “Katchi Abaadi” and those away.   
Price of 500 Yards ranges from:**1.35Crore to 1.80 Crore**   
Price of 1000 Yards ranges from: **2.00 Crore to 3.75 Crore**   
Phase I- North Streets: This is relatively more developed and posh area of Phase I. Many plots are clear and prime.   
Price of 1000 Yards ranges from: **3.50 Crore to 4.50 Crore**   
Price of 2000 Yards ranges from: **5.00Crore to 8.25 Crore**

**Phase II**

: DHA Phase-2 is well-planned and covered with lush green surrounding adds the value to beautiful and most exuberant living.   
Price of 500 Yards range from: **2.25 Crore to 2.60 Crore**   
Price of 1000 Yards range from: **3.50 Crore to 5.00 Crore**   
Price of 2000 Yards range from: **6.25 Crore to 9.50 Crore**

**Phase II. Ext**

is one of the most populated but the weakest commercial area of DHA. Here most of the commercial plots are occupied by automobile workshops, and this makes this area least feasible for residential projects but we find some good number of residential commercial projects too.   
Price of 100 Yards Commercial plot ranges from: **1.75 Crore to 2.75 Crore**   
Price of 200 Yards Commercial plot ranges from: **2.75 Crore to 5.00 Crore**

**Phase IV**

The most demanded area of DHA for many residential and builders, but in recent times due to lack of availability of plots the prices went up and feasibility for builders reduced drastically. As it is spread over huge land the price vary a lot.   
Price of 300 Yards residential plot on Commercial Streets ranges from: **1.75 Crore to 2.00 Crore.**   
Price of 500 Yards residential plot in Golf Course area ranges from: **2.50 Crore to 2.80 Crore.**   
Prices of 500 Yards residential plot on Gizri Lanes hang b/w:**1.90 to 2.60**

**Phase V and Phase V Ext**

This area covers, Zamzama, Stadium or Khadda Market, Kh-e-Tanzeem and goes till Sea view. This area is vastly spread but is not the first priority of every builder and many end consumer because of high collectorate value.   
Price of 500 Yards residential plot in Zamzama area ranges from: **2.35 Crore to 2.75 Crore.**   
Price of 500 Yards residential plot Street 3rd St to 25th St: **2.35 Crore to 2.55 Crore.**   
Price of 500 Yards residential plot below 26th St ranges from: **2.15 Crore to 2.35 Crore**

**Phase VI**

It is the second biggest area of DHA and is the most lucrative area for any builder in the market. The collectorate value is low as well as availability of plot too is easy in almost all prices one can expect it to be in DHA Karachi. This covers Kh-e-Badar, Kh-e-Ittehad, Bukhari Commercial, Ittehad Commercial, Muslim Commercial, and join its back with Phase VII, VII Ext. and Phase VIII.   
Price of 500/600 Yards residential Plot on Streets ranges from: **2.35 Crore to 3.15 Crore.**   
Price of 500 Yards residential Plot on Lanes ranges from: **2.35 Crore to 2.70 Crore.**   
Price of 500 Yards residential Plot on main roads ranges from: **2.25 Crore to 2.70 Crore.**   
Price of 1000 Yards (60’ Front) ranges from: **3.25 Crore to 3.75 Crore**   
Price of 1000 Yards (90’ Front) ranges from: **3.50 Crore to 5.50 Crore.**

**Phase VII**

It is also one of the demanded area of DHA and it is because of its location as its closer to exit areas of DHA as well as close to many busy areas within DHA too. It covers, Kh-e-Jami, Kh-e- Ittehad, Commercial Avenue and goes upto Kh-e- Saadi which connects to Phase VII Ext.   
Prices of 300 Yards residential plot ranges from: **1.15 Crore to 1.75 Crore.**   
Prices of 500/600 Yards residential plot ranges from: **1.45 Crore to 2.10 Crore.**   
Prices of 500 Yards residential plot on Lanes ranges from: **2.35 Crore to 2.65 Crore.**   
Prices of 1000 Yards (60’Front) plot ranges from: **3.50 Crore to 4.00 Crore.**   
Prices of 1000 Yards (90’ Front) plot ranges from: **4.00 Crore to 4.75 Crore.**

**Phase VII. Ext**

It is one end of the DHA after which “Azam Basti” starts and it mostly covered with small plots of size 100-200 yards with partial plots of 500 Yards too. It also have few commercials but recently the inclusion of DHA Women college in Phase VII Ext. added some attraction to this area.   
Price of 100 Yards Staff plot ranges from: **55 Lacs to 75 Lacs.**   
Price of 120 Yards Staff plot ranges from: **77 Lacs to 95 Lacs.**   
Price of 150 YardsStaff plot ranges from: **95 Lacs to 1.10 Crore.**   
Price of 500 Yards residential Plot ranges from: **1.25 Crore to 1.75 Crore.**

**Phase VIII**

This is the biggest and far most the most planned area with some re-structuring took place to give this area more space and equip with better infrastructure. This phase is divided in 5 zones and 1st time it was announced in 1980’s and till date only 2 zones are allowed for construction out of which hardly 10% of the area are constructed while others are still being transacted as open plots. Most prominent in Phase 8 is D-Cutting and Beach Streets.   
Prices of 500 Yards plot in 1st-3rd Belt (45’Front) ranges from: **2.05 Crore to 2.30 Crore.**   
Prices of 500 Yards plot in 1st-3rd Belt (60’ Front) ranges from: **1.80 Crore to 2.35 Crore.**   
Prices of 666 Yards plot in 1st-3rd Belt ranges from: **2.75 Crore to 3.25 Crore.**   
Prices of 1000 Yards in 1st-3rd Belt (90’Front) ranges from: **3.25 Crore to 3.70 Crore.**   
Prices of 1000 Yards in 1st-3rd Belt (60’Front) ranges from: **2.75 Crore to 3.35 Crore.**   
Prices of 500/600 Yards plot in Non Construction Zone ranges from: **1.30 Crore to 1.70 Crore.**   
Prices of 666 Yards plot Non Construction Zone ranges from: **1.35 Crore to 1.85 Crore.**   
Prices of 2000 (120’Front) Yards plot in Non Construction Zone ranges from: **3.50 Crore to 4.25 Crore.**   
Prices of 2000 (150’Front) Yards plot in Non Construction Zone ranges from: **4.25 Crore to 5.25 Crore.**   
Prices in D-Cutting ranges from: **1.50 Crore to 1.85 Crore.**   
Prices on Beach Streets ranges from: **1.35 Lacs to 1.50 Crore.**   
Prices on Coastal & Defence Streets ranges from: **1.00 Crore to 1.25Crore.**

**Phase VIII Ext**

This is well known by Sahil Area, also termed as Devil’s Point by youth has become an important feature for many small investors.   
Price of 300 Yard plot ranges from: **97 Lacs to 1.20Crore.**   
Price of 500 Yard plot ranges from: **1.10 Crore to 1.45Crore.**

[www.dha-city.com](http://www.dha-city.com)

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