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# AVENUE ONE

## SQUARE

### MALL & LUXURY APARTMENTS

*Your Avenue To Peace, Luxury & Affordability*





# INTRODUCING AVENUE ONE SQUARE

## YOUR AVENUE TO PEACE, LUXURY & AFFORDABILITY

A world-class project like Avenue One Square is certain to become one of Lahore's most popular vertical developments launched in recent times - thanks to its remarkable location and scope. Residents of this beautiful building will benefit from a number of contemporary facilities in a safe environment. Avenue One Square is a carefully planned residential and commercial development that offers a high standard of living. It is prepared to adorn Pine Avenue Road and Khayaban-e-Amin with its stunning classic architecture. It is a promising endeavour by Ashir Developers in the high-rise community of Lahore.



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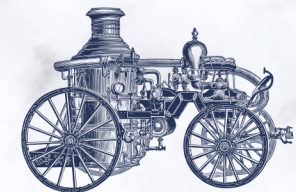


# ABOUT AVENUE ONE SQUARE

## PROJECT HIGHLIGHTS

Avenue One Square Mall and Apartments are being constructed to cater the ever increasing urban sprawl of Lahore, while providing an opulent lifestyle of peace, luxury and affordability. The finest engineering and architectural techniques are being applied in the construction of this project. Avenue One Square is a state of the art development which seeks to establish a strong precedent of contemporary urban living in Lahore based on the following aspects:

- A spectacular high-rise residential and commercial complex located on main Pine Avenue Road.
- A project with exceptionally high investment potential that has received LDA Approval.
- Offers the most affordable residential apartments and commercial outlets in the vicinity.
- A residential and commercial complex with stunning victorian exterior which will augment the beauty of its surroundings.
- Provides the best opulent living in the form of 1 & 2 Bed Luxury Apartments.
- Amenities and comforts of international standards available within your reach.



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# RELATIVE LOCATION OF AVENUE ONE SQUARE



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# LOCATION OF AVENUE ONE SQUARE

## ACCESSIBLE FROM EVERYWHERE

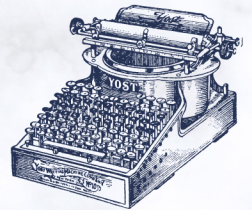
Avenue One Square, as its name implies, is situated right at Pine Avenue Road, which further connects to a broad network of major roads and signal-free corridors of Lahore.

Owing to the building's extremely desirable location, many important landmarks and institutions of southern Lahore are conveniently accessible from it, making it easier for the residents of Avenue One Square to move around the city.

The following are Avenue One Square's respective geographical advantages:

- Adjacent to several well-known communities, such as Lake City, DHA Rahbar and Fazaia Housing Society.
- Renowned medical centers like UOL Hospital, Sharif Medical City and Shaukat Khanum Hospital are at a short drive.

- 1 Minute Drive From Lake City Ring Road Interchange
- 2 Minutes Drive From McDonalds & DHA Rahbar
- 5 Minutes Drive From UOL & Comsats University
- 10 Minutes Drive From Shaukat Khanum Hospital & WAPDA Town
- 13 Minutes Drive From Motorway
- 15 Minutes Drive From Sundar Industrial Estate
- 20 Minutes Drive From Airport



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# DESIGN OF AVENUE ONE SQUARE

## **EXPERIENCE THE REMARKABLY DESIGNED COMMERCIAL OUTLETS & LUXURY APARTMENTS**

Avenue One Square is a multi-purpose building, where buyers and investors can choose from a wide range of exquisitely designed commercial outlets and 1 & 2 BHK luxury apartments with elegant living spaces. A central atrium integrates the first three levels of the building's commercial zone, providing the best working environment for business and civic activities. The apartments have a separate entrance to keep the life of residents at peace and away from commercial activities of the building. All the apartments have shared access to rooftop gardens, which undoubtedly, is a significant advantage for the residents of Avenue One Square.

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# ONE BED APARTMENT AREA (496 SQ.FT.)

One Bed with attached Bath, Kitchen,  
Living Room, Balcony & OTS



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# ONE BED APARTMENT - CORNER

**AREA (578 SQ.FT.)**

One Bed with attached Bath, Kitchen,  
Living Room, Two Balconies & OTS



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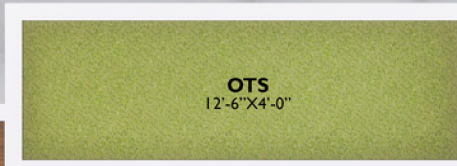


# ONE BED APARTMENT

## AREA (626 SQ.FT.)

One Bed with attached Bath,  
Kitchen, Living Room & Balcony

3'-0" WIDE  
BALCONY



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# TWO BED APARTMENT

## AREA (897 SQ.FT.)

Two Beds with attached Baths,  
Kitchen, Living Room, Balcony & OTS

3'-0" WIDE  
BALCONY



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# TWO BED APARTMENT

## AREA (950 SQ.FT.)

Two Beds with attached Baths, Kitchen, Living Room, Two Balconies, Lobby & OTS



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# TWO BED APARTMENT - CORNER

AREA (971 SQ.FT.)

Two Beds with attached Baths, Kitchen,  
Living Room, Three Balconies, Lobby & OTS



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# TWO BED APARTMENT - CORNER

## AREA (1048 SQ.FT.)

Two Beds with attached Baths, Kitchen, Living Room, Three Balconies, Lobby & OTS



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# TWO BED APARTMENT

## AREA (1048 SQ.FT.)

Two Beds with attached Baths, Kitchen, Living Room, Two Balconies, Lobby & OTS



3'-0" WIDE BALCONY



**BEDROOM**  
12'-6" X 12'-6"

3'-0" WIDE BALCONY

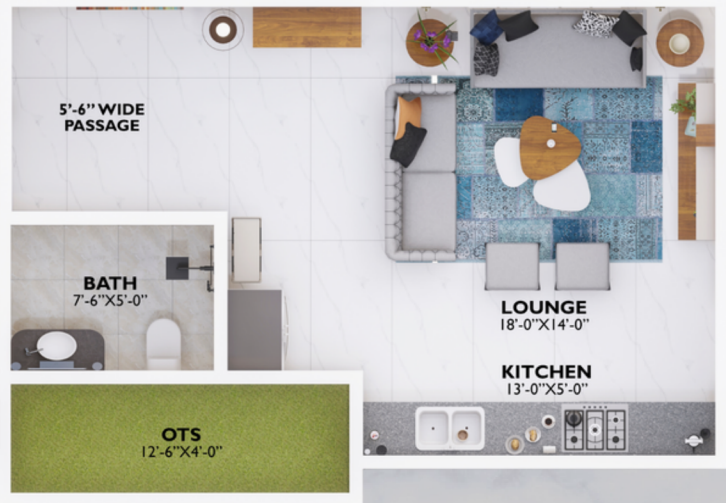


**BEDROOM**  
12'-6" X 12'-6"

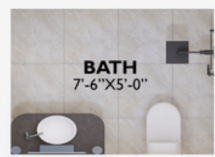
**OTS**  
3'-0" X 5'-6"



**BATH**  
5'-6" X 6'-9"



5'-6" WIDE PASSAGE



**BATH**  
7'-6" X 5'-0"

**LOUNGE**  
18'-0" X 14'-0"

**KITCHEN**  
13'-0" X 5'-0"

**OTS**  
12'-6" X 4'-0"

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# THE FLOOR PLAN

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AREA (14400 SQ.FT.)

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SQFT

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SQFT

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SQFT

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SQFT

950  
SQFT

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SQFT

897  
SQFT

1048  
SQFT





# FACILITIES AT AVENUE ONE SQUARE

## STATE OF THE ART AMENITIES

Avenue One Square is a delicately designed project, which provides unrivalled Commercial and Residential spaces with the following contemporary facilities:

### **ROOFTOP COMMUNITY CENTER:**

Residents of Avenue One Square will have exclusive access to the recreational Rooftop Gardens, where they'll be able to enjoy unimpeded panoramas of the metropolitan skyline, while having their evening talks. Rooftop Gardens will have barbecue pits, comfortable seating, waterfall fountains, an open cinema and a kids play area.

### **24/7 CCTV SURVEILLANCE:**

Avenue One Square features top-rated security arrangements that provide 24-hour safety with CCTV monitoring. Additionally, it is situated in a safe neighbourhood.

### **UNDERGROUND CAR PARKING SPACE:**

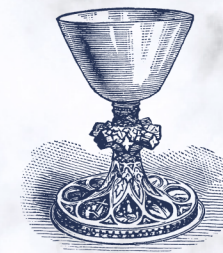
There is an ample car parking space in the basement of the project, where the residents can park their vehicles safely.

### **EXCLUSIVE RECEPTION FOR RESIDENTIAL APARTMENTS:**

There is a separate residential entrance with two elevators inside a double-heighted foyer to guarantee the residents' privacy, security, and convenience.

### **24/7 BACK-UP POWER SOURCE:**

The building has multiple backup generators to ensure uninterrupted power supply.



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# MORE ABOUT AVENUE ONE SQUARE

## ADDITIONAL FACILITIES

There are numerous amenities and services available in this top-notch highrise building, a few of which are listed below:

- Dedicated parking space for Commercial Outlets.
- Prayer Area for the Commercial Zone.
- Secure and gated community with 24/7 CCTV surveillance and security.
- Three high-speed lifts from ground floor to rooftop (Exclusive to Residential Apartments).
- RFID digital locking system for apartments.
- A separate spacious elevator along with parallel escalators for Commercial Zone.
- Rooftop Garden, BBQ Pits, Open Cinema & Play Area.
- Common sitting area on each Residential Floor.
- Modern Fire-Fighting System.



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## INVEST IN AVENUE ONE SQUARE TO ENJOY HIGH RETURNS

Avenue One Square is the flagship high-rise project of Ashir Developers Pvt Ltd. - An emerging icon in the real estate sector of Pakistan. Ashir Group is employing a revolutionizing approach to introduce modern concepts in the real estate developments.

Avenue One Square is a lucrative opportunity for investors due to the following characteristics:

- In Lahore, the demand for innovative living arrangements, like those found in Avenue One Square is at an all-time high, which clearly indicates that now is the right time to invest in both, short and long-term projects, as the current prices will keep on soaring up.
- The prime location of Avenue One Square and its strategic advantages ensure prospects of higher capital gains in near future.
- The flexibility of easy monthly installments makes owning a business outlet or an apartment in this high-yield project feasible and convenient.
- It is an absolutely safe investment opportunity given the fact that it is an LDA-Approved Venture. In fact, it is the most secure choice for making an investment in the flourishing property market of Lahore.

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## THE STORY OF ASHIR DEVELOPERS

Ashir Group stepped in the real estate sector of Pakistan under the banner of Ashir Developers Pvt. Ltd. in 2017.

The company has delivered a number of successful projects over the past seven years in Lahore, including the Valencia Valley Housing Society (Valencia Town), Anwar Gardens (Jalyana), Ali Green Farms (Sharakpur Road), Trade Avenue Commercial Zone (Khayaban-e-Amin) and R-Block Residential Zone (Khayaban-e-Amin).

Ashir Developers has built a strong reputation among clients and investors due to its unwavering commitment to quality and on-time project delivery. This has significantly contributed in establishing it as a reputable and trusted brand among the realtors of Pakistan. Moving into high-rise development with Avenue One Square as a flagship project, is indeed a significant step for Ashir Developers, as it represents a shift towards larger and more complex developments and will eventually contribute towards growth and expansion of the company and its partners.





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