

DHA GANDHARA

LAKE DISTRICT ISLAMABAD



A PROJECT BY DHA

Introducing DHA GANDHDARA LAKE DISTRICT





DHA Gandhara

NEW DEVELOPMENTS IN ISLAMABAD

DHA Gandhara Islamabad is a landmark residential and commercial development launched under the prestigious umbrella of DHA Islamabad-Rawalpindi. Strategically located near the M-2 Motorway, Islamabad International Airport, and Capital Smart City.

DHA Gandhara offers exceptional accessibility and investment potential. Starting over 32,000 Kanal, the project is master-planned with modern infrastructure, wide roads, parks, schools, healthcare, and commercial zones — all designed for a premium lifestyle.





MASTER PLANNER OF DHA GANDHARA LAKE DISTRICT

Surbana Jurong is a global urban, infrastructure, and managed services consulting firm headquartered in **Singapore**. With over **70 years of experience**, it is one of Asia's largest urban and infrastructure planning companies, operating in more than **40 countries with a team of over 16,000 professionals**, including architects, engineers, planners, and sustainability experts.

Renowned for its expertise in master planning, smart city design, and large-scale infrastructure projects, Surbana Jurong has led iconic developments across Asia, the Middle East, and Africa. Its portfolio includes national capital plans, economic zones, airports, industrial parks, and high-tech smart cities.

In Pakistan, Surbana Jurong brings its world-class planning expertise to DHA Gandhara Islamabad, ensuring a visionary layout that meets global standards of livability, sustainability, and investment value.

#17 among the world's top
100 architecture firms
WA
100
2025





#17

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100 architecture firms

WA
100
2025

MASTER PLANNER OF DHA GANDHARA LAKE DISTRICT



HERE ARE SOME OF THE NOTABLE COMPLETED
PROJECTS BY SURBANA JURONG:

1. Surbana Jurong Campus, Singapore
 2. King Abdulaziz International Airport Redevelopment, Saudi Arabia
 3. Sydney Metro (Northwest Line), Australia
 4. Woodlands Health Campus, Singapore
 5. Northern Wastewater Treatment Works, Durban, South Africa
 6. Jurong Rock Caverns, Singapore
 7. LIMA Estate, Batangas, Philippines
 8. Suzhou Industrial Park, China
 9. Tianjin Eco-City, China
 10. Chongqing Liangjiang New Park, China
 11. Smart City Kochi Master Plan, India
 12. Punggol Digital District, Singapore
 13. Temasek Polytechnic Master Plan, Singapore
 14. Bataan Government Center & Central Business Hub, Philippines
 15. Ang Mo Kio Nursing Home, Singapore
 16. Bharat Vandana Park, New Delhi, India
- And Many more.....

A SINGAPORE BASED COMPANY



**SURBANA
JURONG**
an  company

smec
an  company

SAA
an  company


RobertBirdGroup
an  company

**PROSTRUCT
CONSULTING**
an  company

K T P
an  company

CHIL
an  company

B+H
an  company

atelier ten
an  company

AETOS
an  company

BRANDS BY SJ



DEVELOPER

OF DHA GANDHARA LAKE CITY

Habib Rafiq (Pvt.) Ltd. (HRL) is one of Pakistan's most renowned and respected infrastructure development companies, with a legacy spanning **over 60 years**. Known for its engineering excellence, commitment to quality, and timely delivery, HRL has been the backbone of many iconic real estate and infrastructure projects across Pakistan and the Middle East.

As the official development partner of **DHA Gandhara**, HRL brings unmatched expertise in land development, road networks, utilities, and smart infrastructure. The company has delivered successful projects such as **Capital Smart City, Lahore Smart City, Royal Orchard**, and has played a pivotal role in the execution of various **DHA and Bahria Town** developments.

HRL's involvement in DHA Gandhara ensures that the project will be built on strong foundations of quality, transparency, and long-term reliability — further enhancing investor confidence and market value.

ABOUT
HRL

HABIB RAFIQ
ENGINEERING (PVT.) LIMITED

“

**TRANSFORMING
VISIONS INTO REALITY**



Location of

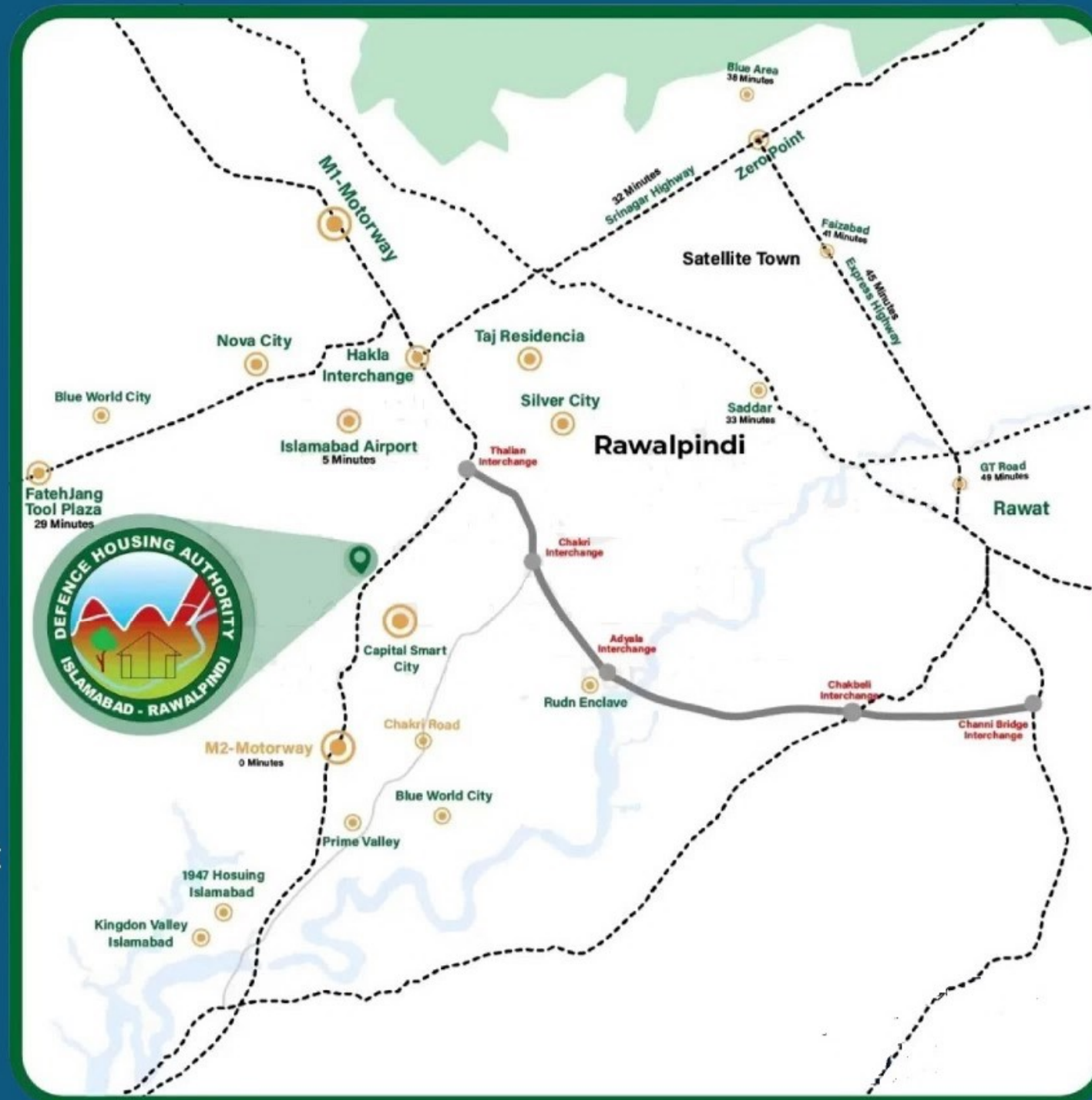
DHA Gandhara

Location

- Located at M2 Motorway-
- Near Islamabad International airport
- Thalian & Morat Interchange

Accessibility

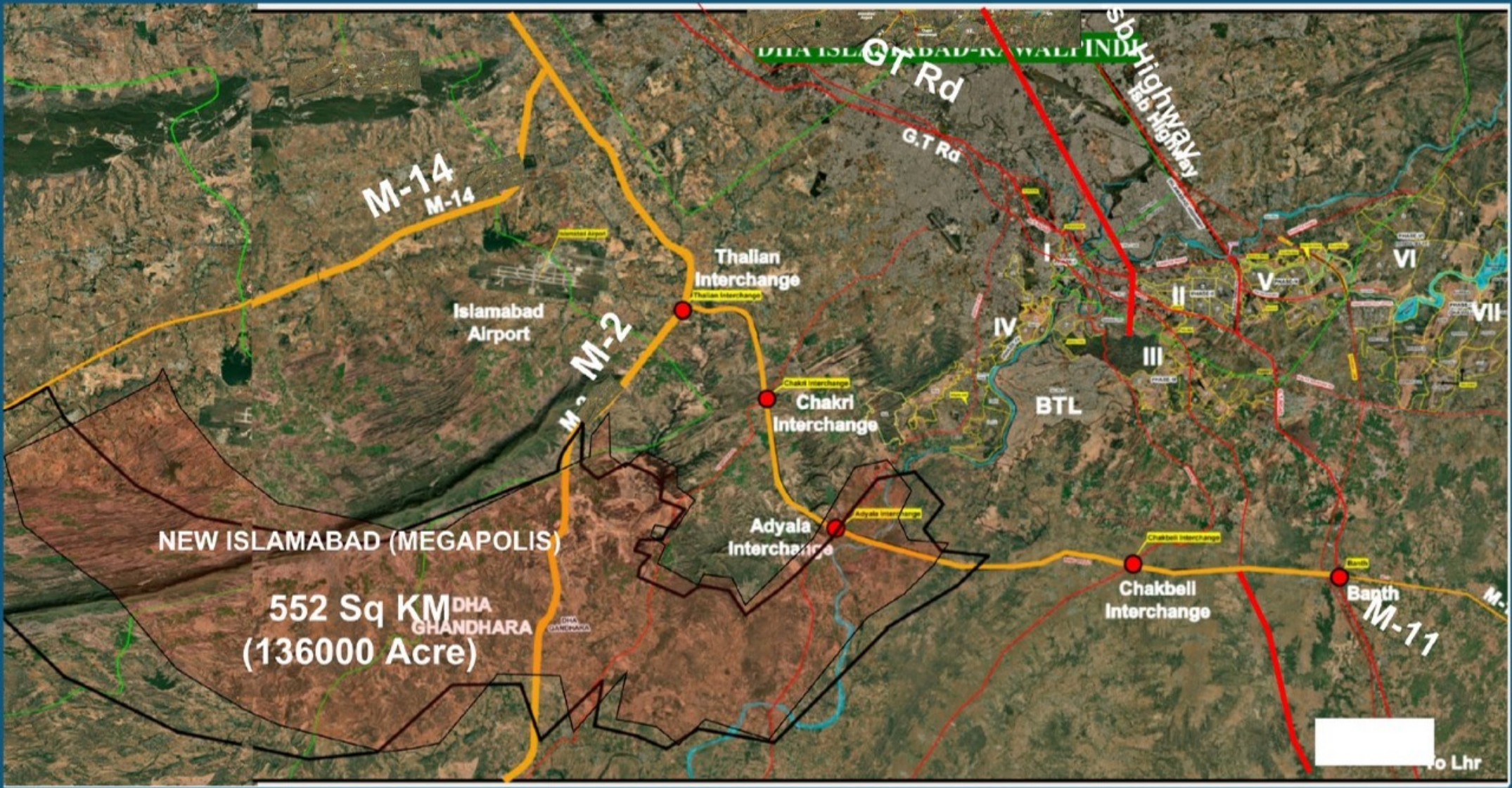
- 30 minutes – Diplomatic Enclave
- 07 minutes – Islamabad International Airport
- 05 minutes – Rawalpindi Ring Road
- 02 minutes – Chakri Interchange





DHA Gandhara

Area Orientation





DHA Gandhara

Town Planning

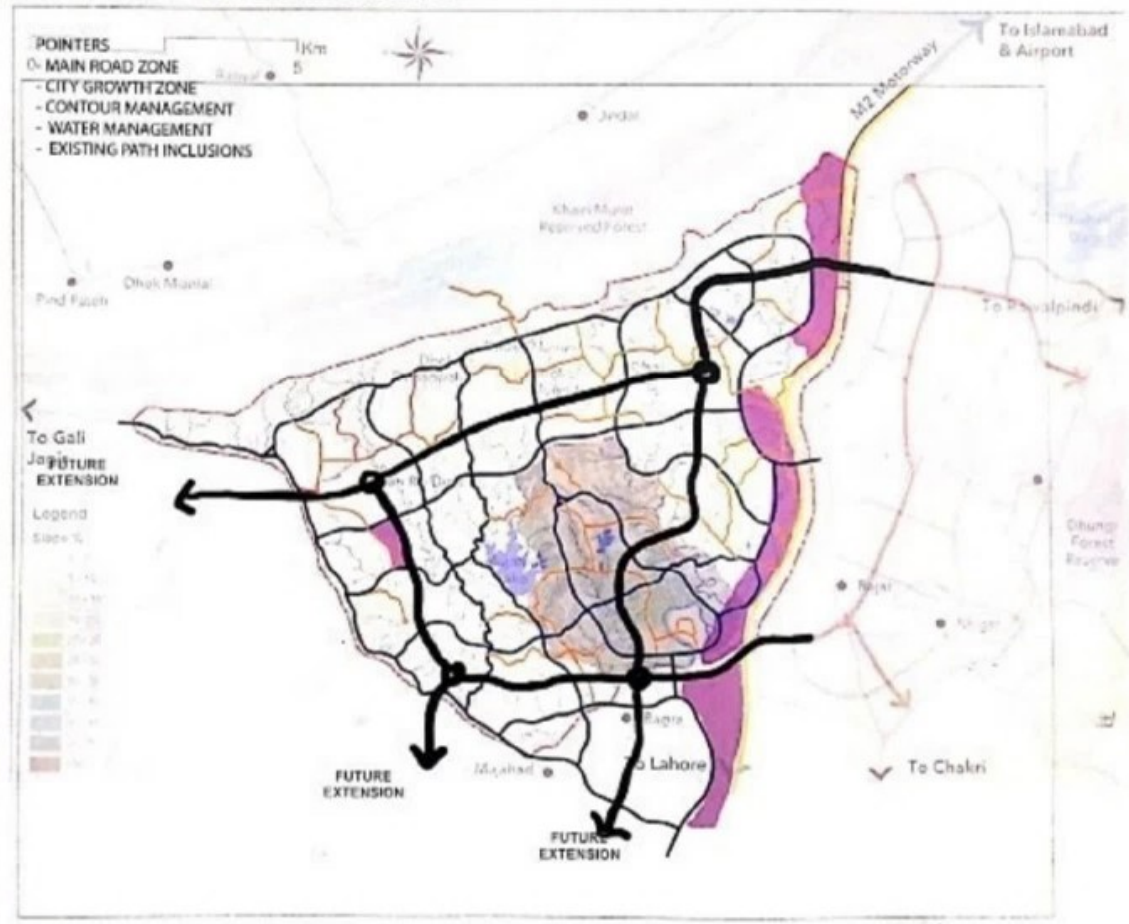
180 ft Collector Rds Network

TOWN LEVEL DEVELOPMENT AREAS COLLABORATIONS WITH DHA AND SURROUNDING EXPANSIONS

COLLECTOR ROADS

180 ft ROAD ALIGNMENT CONSIDERATION ON :

- SUPPORTIVE CONNECTIVITY TO THE BOULEVARD ROADS TO COLLECT TRAFFIC
- REDUCTION OF CONTOUR CUT AND FILL
- AVOID EXTREME HILLS AND VALLEYS
- REDUCTION OF BRIDGES
- POTENTIAL DAMS FOR WATER RETENTIONS AT THE NORTH



BY SURBANA JURONG



DHA Gandhara

Town Planning

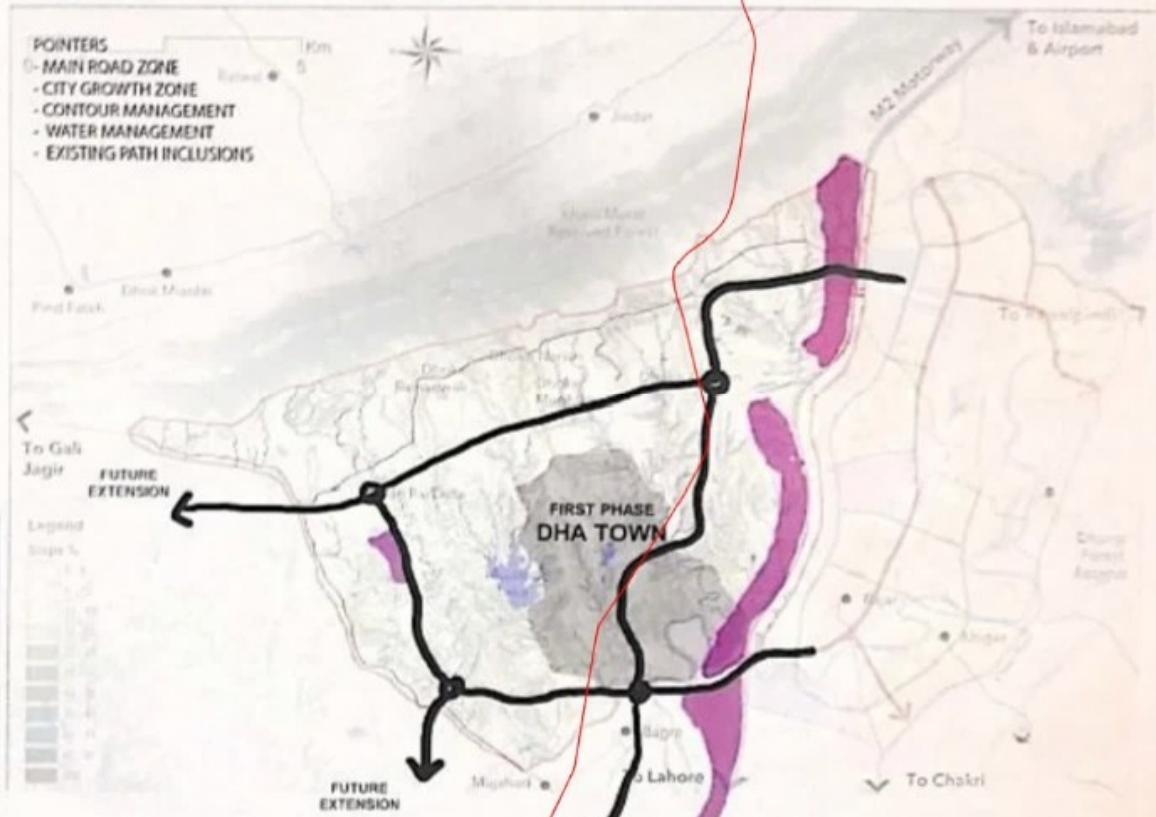
BY SURBANA JURONG

TOWN LEVEL DEVELOPMENT AREAS COLLABORATIONS WITH DHA AND SURROUNDING EXPANSIONS

BOULEVARD ROADS

400 ft ROAD ALIGNMENT
CONSIDERATION ON :

- OVERALL CONNECTIVITY IN THE REGIONS
- REDUCTION OF CONTOUR CUT AND FILL
- AVOID EXTREME HILLS AND VALLEYS
- REDUCTION OF BRIDGES
- POTENTIAL DAMS FOR WATER RETENTIONS



400 ft Peripheral Boulevard
connecting with surrounding
Development



DHA Gandhara

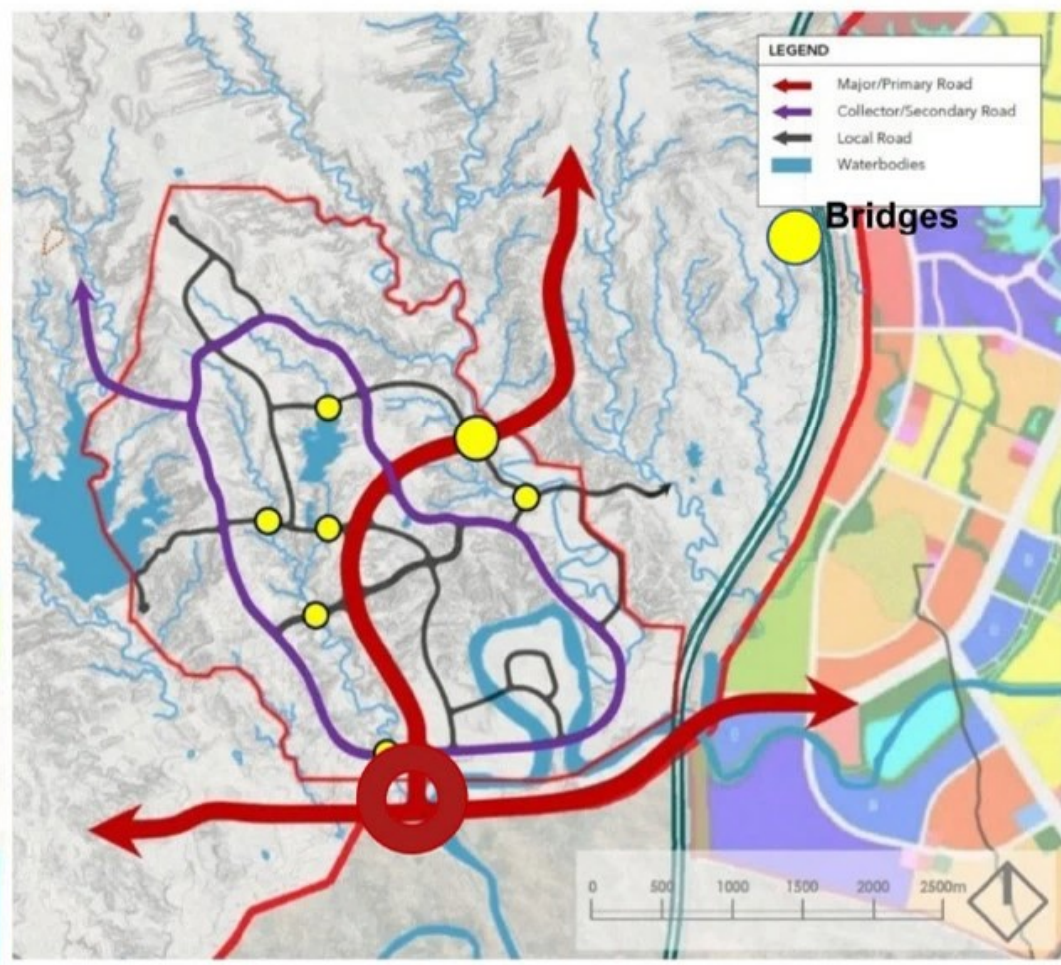
Town Planning

DHA CONCEPT PLAN

ROAD SYSTEM ARE ALSO DESIGNED FOR POTENTIAL DAM LOCATIONS

WATER SUPPLY FOR DEVELOPMENT

BRIDGES TO CONNECT DEVELOPMENT THROUGH CHALLENGING SITE WITH HILLS & VALLEYS



LEGEND

- Major/Primary Road
- Collector/Secondary Road
- Local Road
- Waterbodies

Bridges

BY SURBANA JURONG



DHA Gandhara

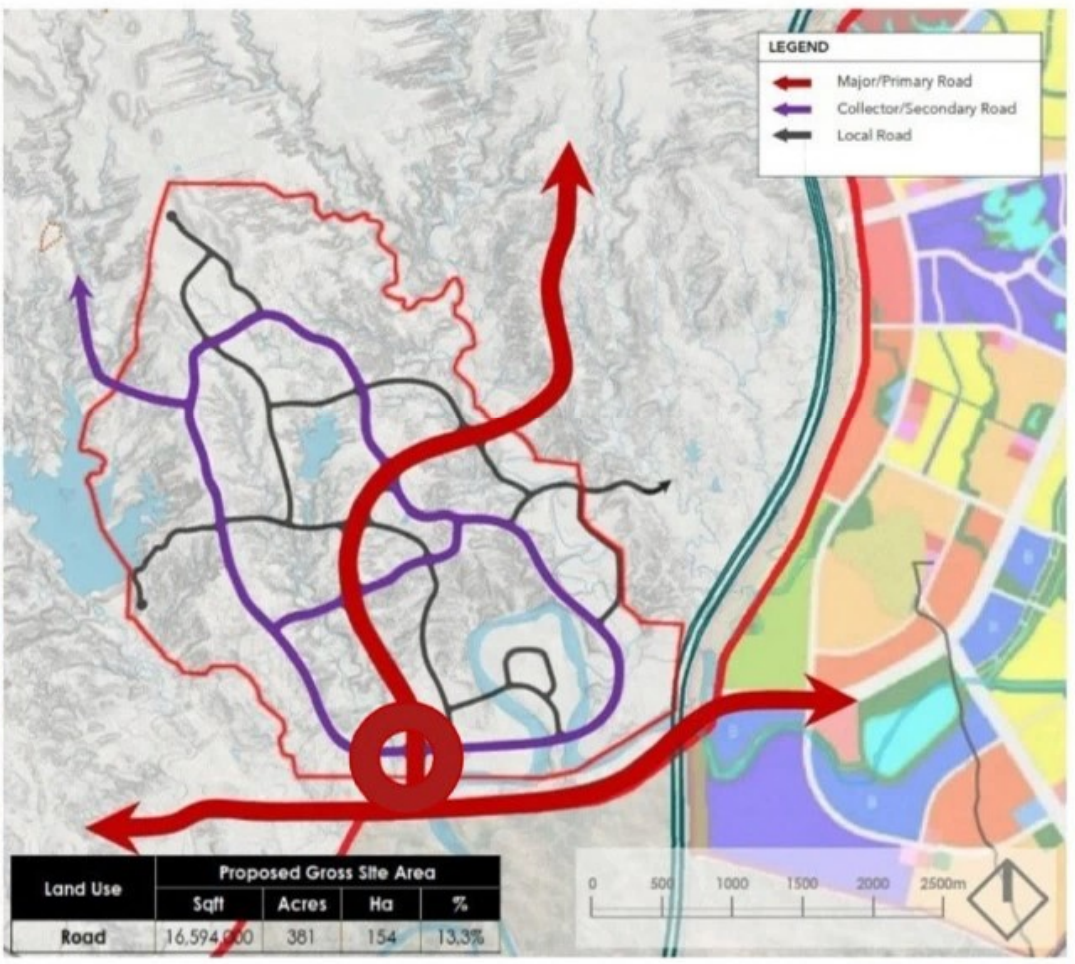
Town Planning

DHA CONCEPT PLAN

ROAD HIERARCHY & PLANNING

120ft LOCAL ROAD ALIGNMENT CONSIDERATIONS :

- LEAST INTRUSIVE TO THE CONTOUR
- CREATION OF SMALLER DAMS
- WHILE COMPLETE THE NETWORK
- DETERMINE POTENTIAL PLACEMAKING



BY SURBANA JURONG



DHA Gandhara

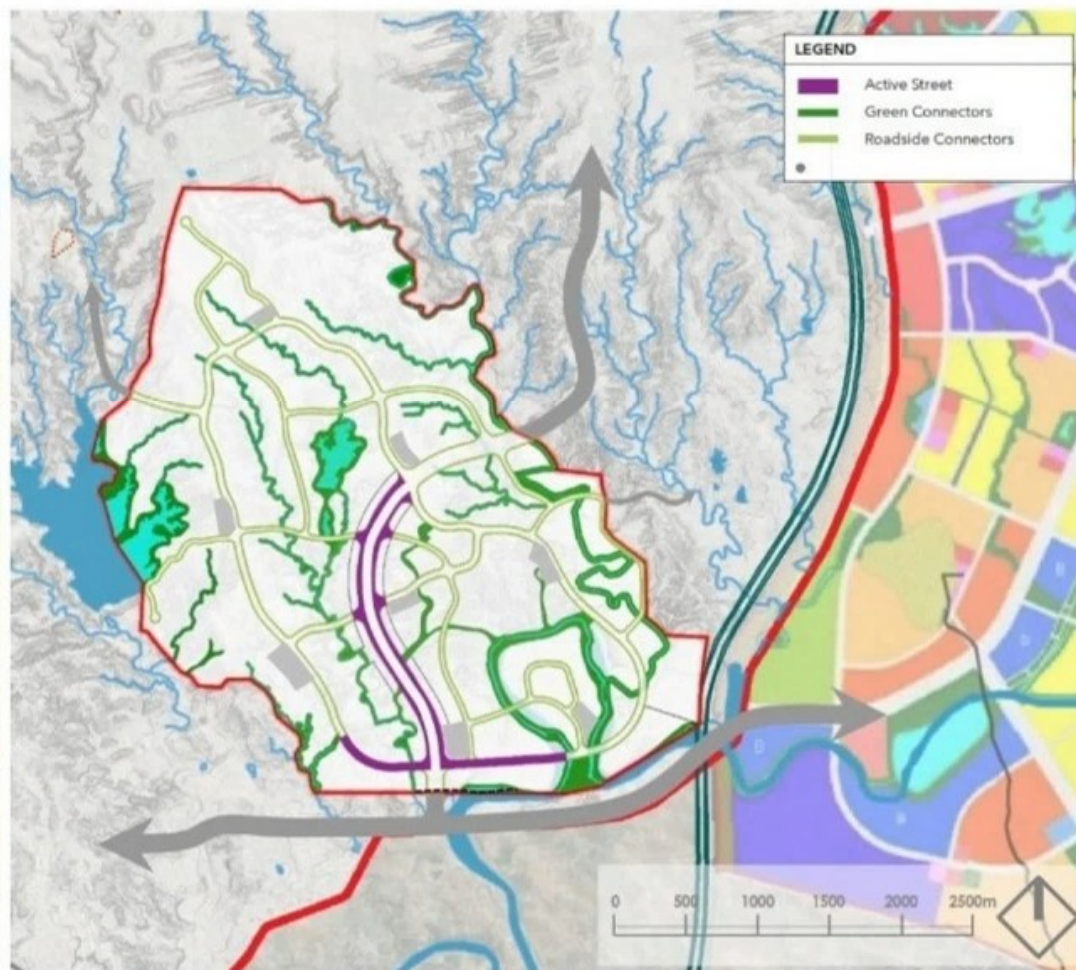
Town Planning-Concept Plan

DHA CONCEPT PLAN

PEDESTRIAN NETWORK



Green connectors and extensive pedestrian network encourages walkability especially for short commutes



BY SURBANA JURONG



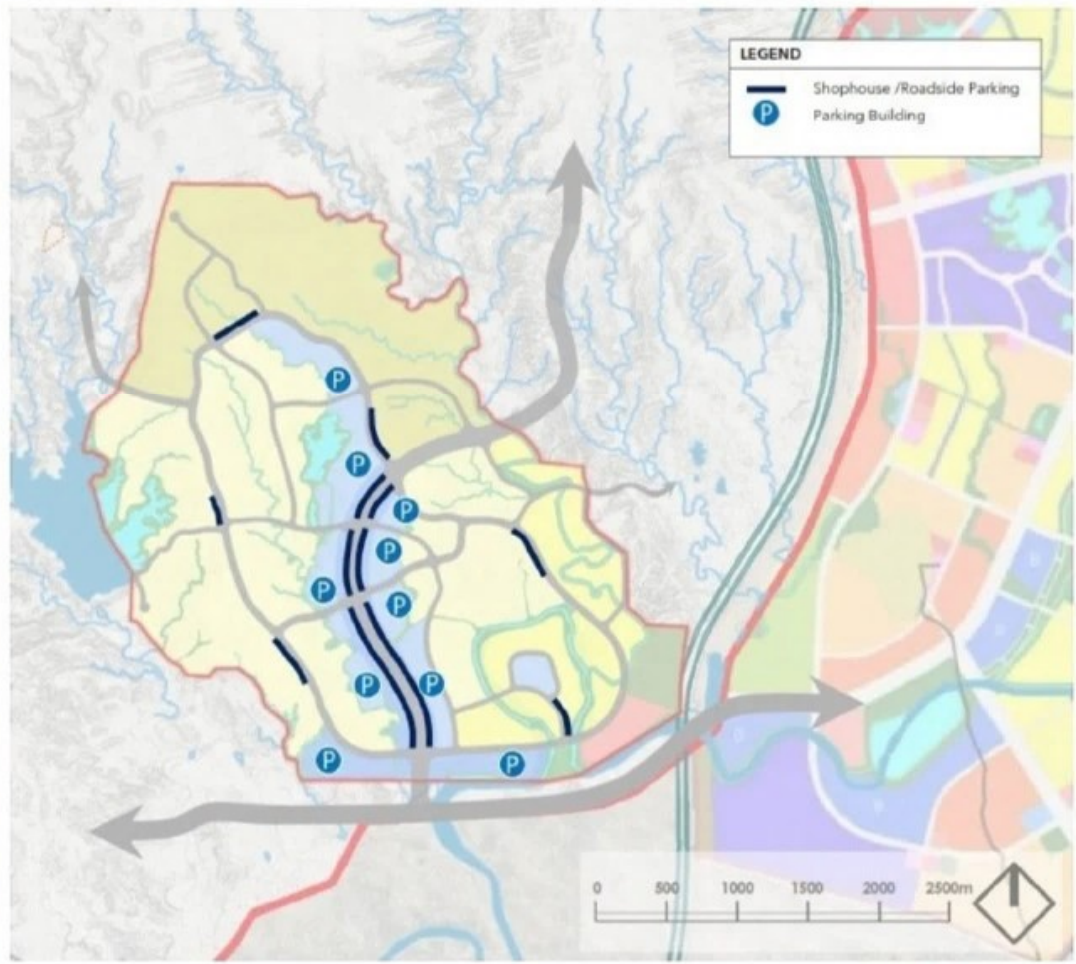
DHA Gandhara

Town Planning-Concept Plan

DHA CONCEPT PLAN

COMMERCIAL SHOPHOUSES & PARKING

Ample parking shall be provided with parking spaces and buildings beautified and integrated with the urban fabric



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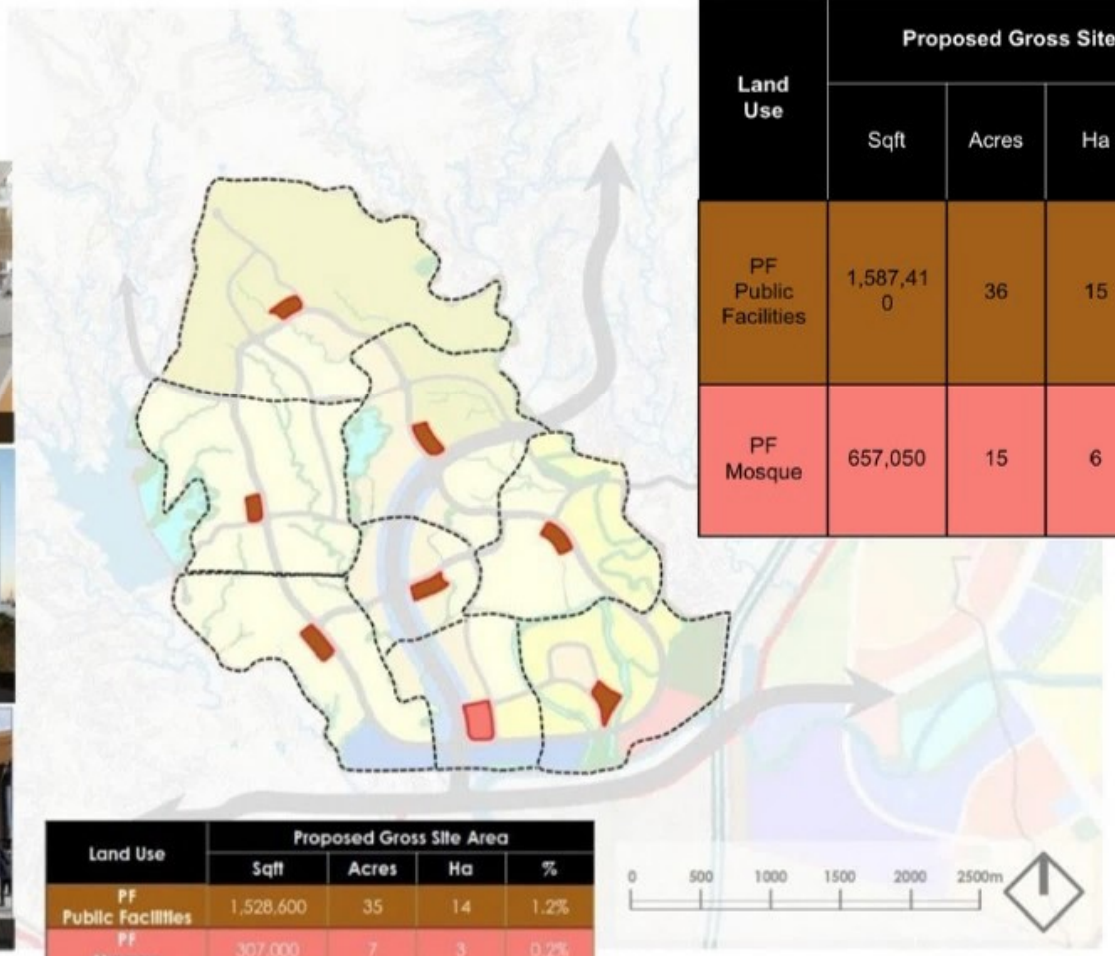


DHA Gandhara Town Planning-Concept Plan

BY SURBANA JURONG

DHA CONCEPT PLAN NEIGHBOURHOOD COVERAGE PLAN

Public facilities are scattered and located in each district to provide community services and amenities



Land Use	Proposed Gross Site Area			
	Sqft	Acres	Ha	%
PF Public Facilities	1,587,410	36	15	1.1%
PF Mosque	657,050	15	6	0.5%

Land Use	Proposed Gross Site Area			
	Sqft	Acres	Ha	%
PF Public Facilities	1,528,600	35	14	1.2%
PF Mosque	307,000	7	3	0.2%



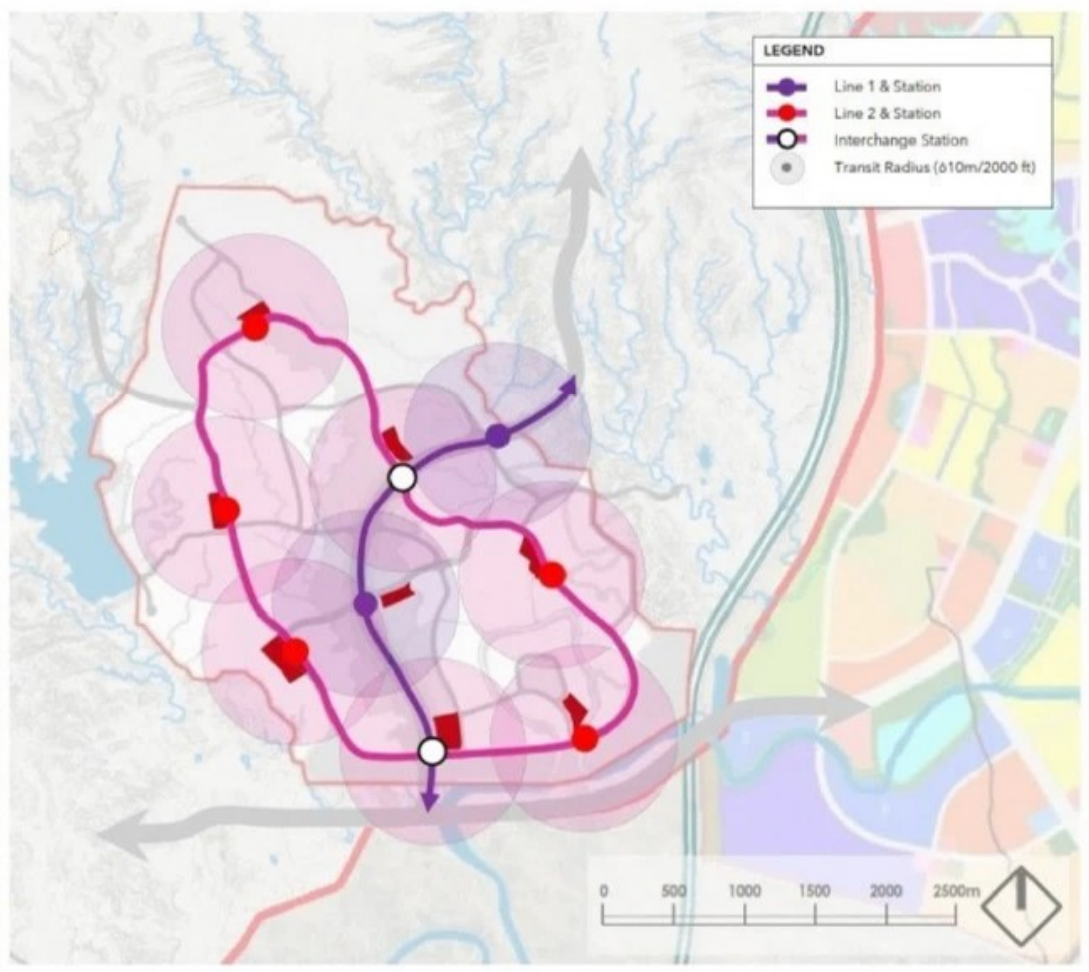
DHA Gandhara

Town Planning-Concept Plan

DHA CONCEPT PLAN

PUBLIC TRANSPORT

Public Transport runs in the middle to each neighborhood and district, providing end to end connections



BY SURBANA JURONG



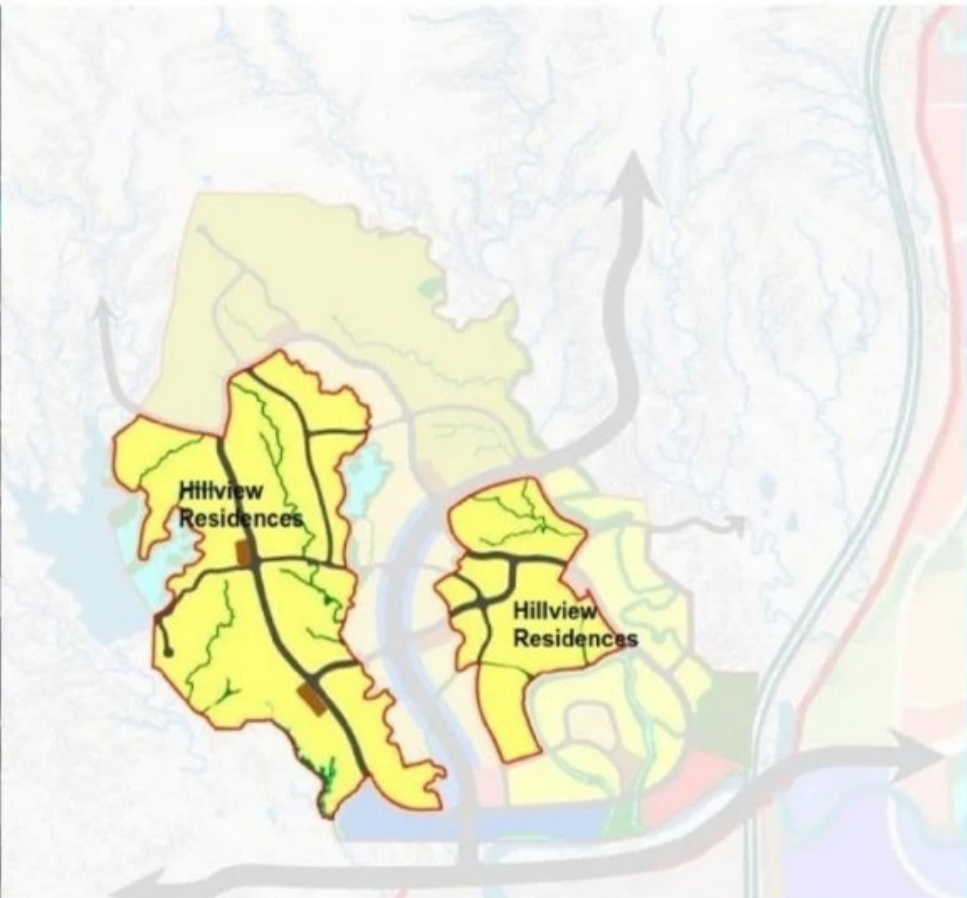
TYOLOGIES - RESIDENTIALS

HILLVIEW RESIDENCES



- An Elevated Experience Overlooking The Valley & Township
- Promoting A Livable & Inclusive Lifestyle
- A Sustainable Development With Lower Density To Balance Environment & Living

An elevated living experience within a sustainable lifestyle & development

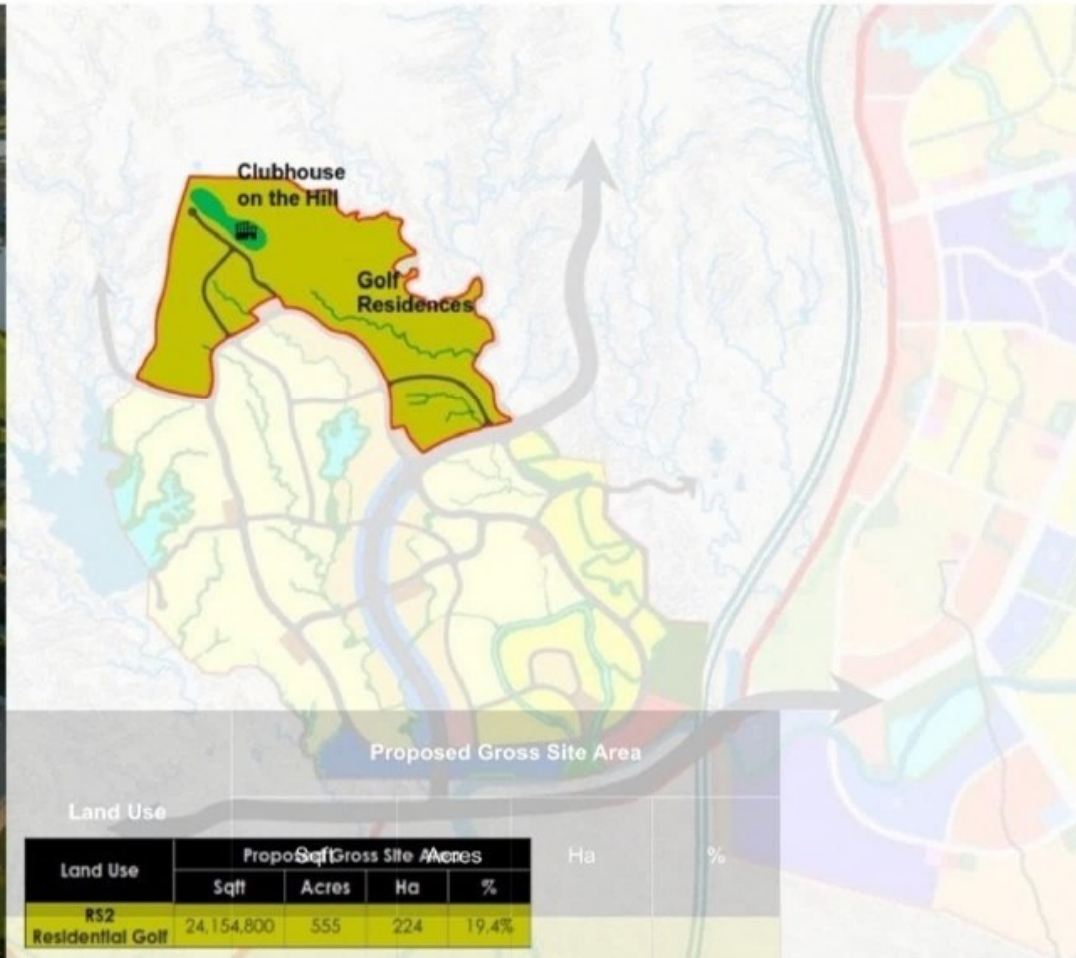


Land Use	Proposed Gross Site Area			
	Sqft	Acres	Ha	%
R51 Residential Valleyside	38,742,900	889	360	31.0%

TYOLOGIES - RESIDENTIALS

GOLF RESIDENCES

- An Exclusive Residential Township Nestled Between The Valley
- A Greenside Serenity Away From The Busy Life
- Unwind in Luxury With Unmatched Views & Living Near Golf Course

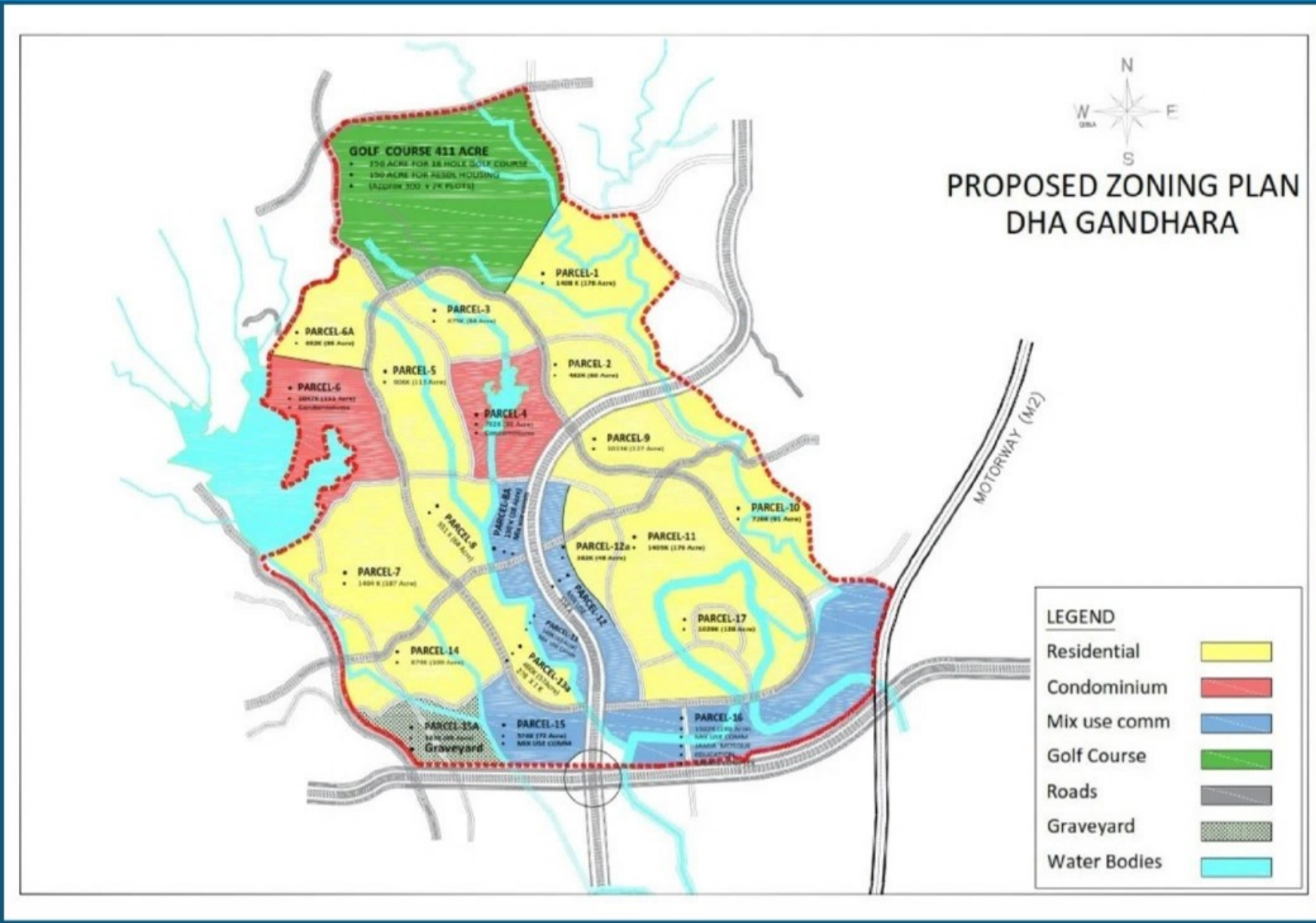


Land Use	Proposed Gross Site Area				Ha	%
	Sqft	Acres	Ha	%		
RS2 Residential Golf	24,154,800	555	224	19.4%		
RS2 Residential Golf	25,008,030	574	224	17.6%		



DHA Gandhara Town Planning

BY SURBANA JURONG





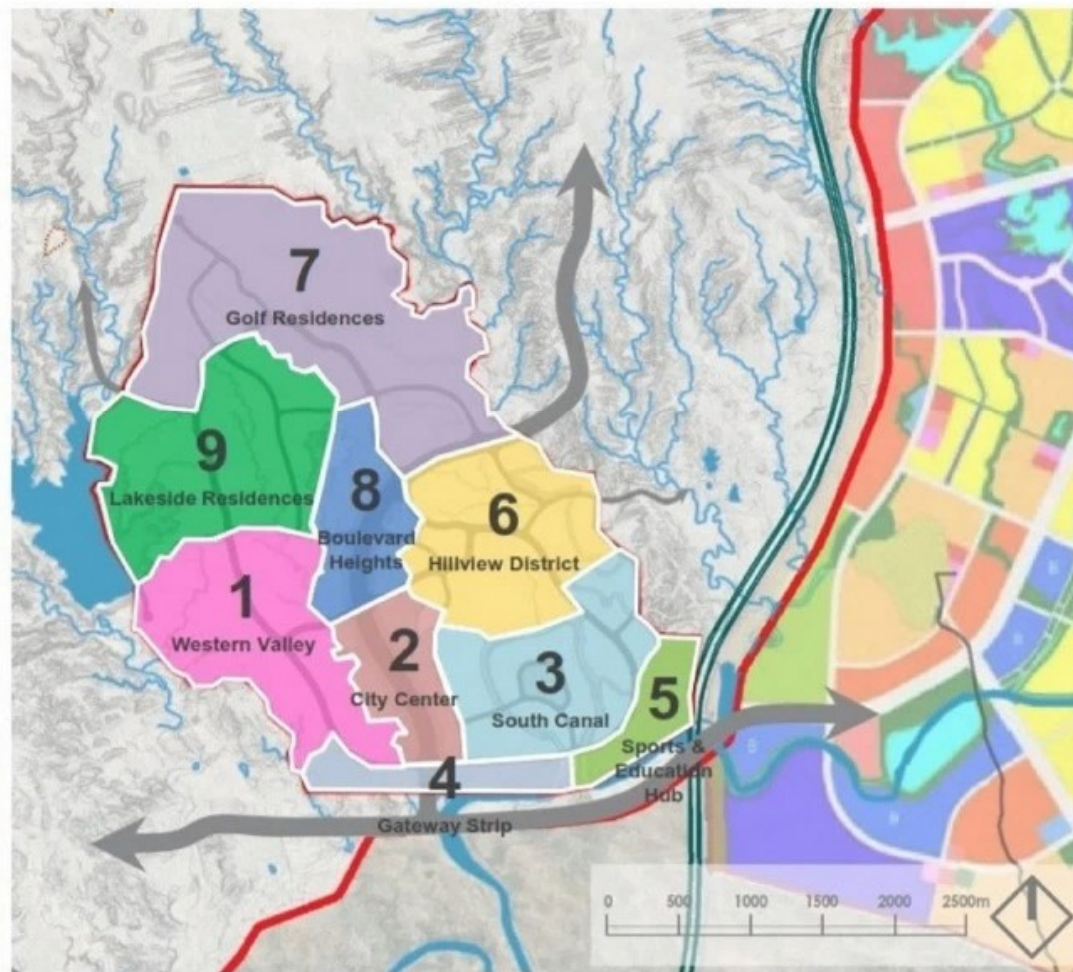
DHA Gandhara

Town Planning

DHA CONCEPT PLAN

DISTRICT and PHASING PLAN

Every District can be developed within several phases considering the distribution of residential, jobs and infrastructure (facilities and connectivity)





DHA Gandhara

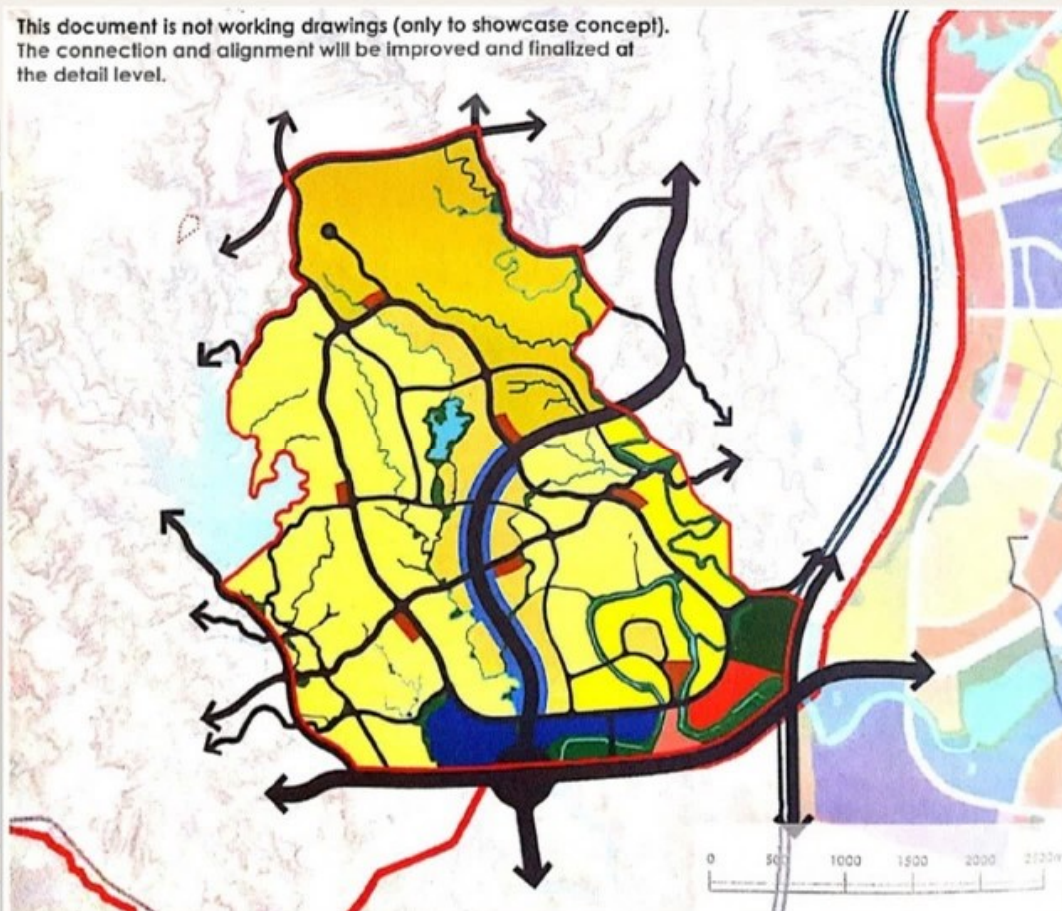
Town Planning

DHA CONCEPT PLAN

Broad Land Use Distribution

Land Use	Proposed Gross Site Area			
	Sqft	Acres	Ha	%
RS0 Residential Canal Front	9,955,030	229	92	7.0%
RS1 Residential Valleyside	48,389,100	1,111	450	34.0%
RS2 Residential	25,008,030	574	232	17.6%
RS3 Waterfront Apartment	8,879,910	204	82	6.2%
C1 Mixed Use Commercial	2,626,920	60	24	1.8%
C2 Retail	3,915,890	90	36	2.8%
PF Business District	1,587,410	36	15	1.1%
PF1 Public Facility	657,050	15	6	0.5%
PF2 Mosque	1,526,710	35	14	1.1%
P1 Education	2,337,640	54	22	1.6%
P3 Passive Recreation	12,911,050	296	120	9.1%
WB Green Buffer	2,794,680	64	26	2.0%
Road	21,630,180	497	201	15.2%
Total	142,219,600	3,265	1,321	100%

This document is not working drawings (only to showcase concept).
The connection and alignment will be improved and finalized at the detail level.



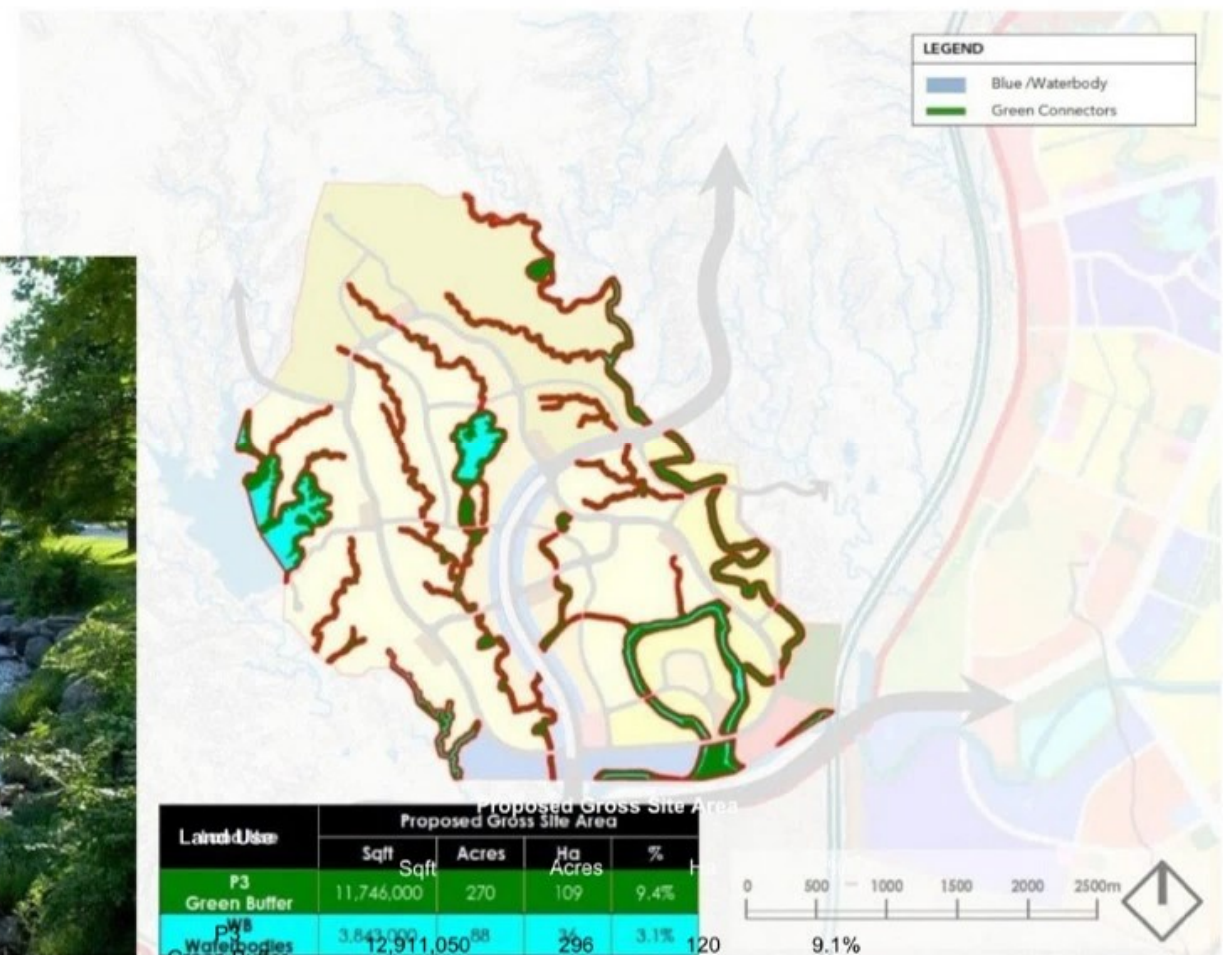


DHA Gandhara Town Planning

BY SURBANA JURONG

DHA CONCEPT PLAN GREEN AND BLUE – RESPECT EXISTING NATURE

Identified Existing green & blue networks
Preserved and transformed into recreation parks and green connectors



Land Use	Proposed Gross Site Area			
	Sqft	Sqft	Acres	Hq Acres
P3 Green Buffer	11,746,000		270	109
PWB Waterbodies Green Buffer	3,843,000	12,911,050	88	36
			296	120
				9.1%





Amenities & Lifestyle

DHA Gandhara

Largest Stadium & Sports Complex

MOU with PCB



DHA Gandhara is set to become home to Pakistan's largest cricket stadium, following a landmark Memorandum of Understanding (MOU) signed with the Pakistan Cricket Board (PCB).



Amenities & Lifestyle

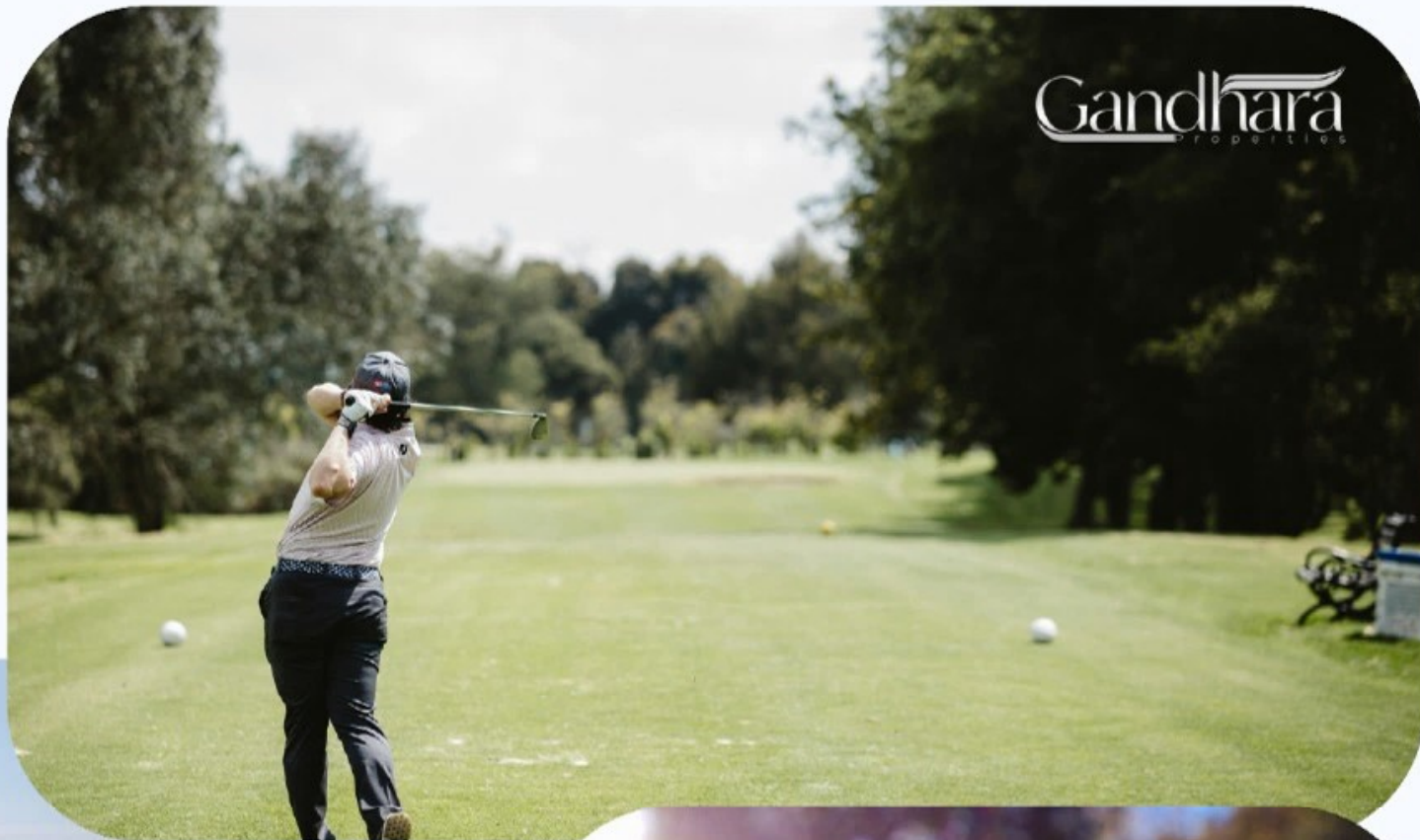
DHA Gandhara

18 Holes Golf Course

A Symbol of Prestige and Lifestyle

An 18-hole golf course is the hallmark of luxury living and international-standard development. Spanning across vast green landscapes, it offers a perfect blend of recreation, natural beauty, and elite social engagement.

Over 250 Acres



Gandhara
PROPERTIES





Amenities & Lifestyle

DHA Gandhara

- 18 Holes Golf course
- Schools
- Education district
- Jogging Trails
- Water front villas
- Lake view apartments
- Hospitals
- Commercial areas
- Sports facilities
- Parks
- Mosques
- Underground wiring, wide roads
- World class theme park





Why?

DHA Gandhara

- Best Location Near New Islamabad International airport
- A complete new City near Capital - Islamabad
- DHA itself A Trusted name in Pakistan
- World class amenities
- High Capital appreciation
- Modern infrastructure
- Planned by Surbana Jurong
- Rising demand of Premium Lifestyle
- Long term Growth Potential
- Safe & Secure Investment
- Natural Beauty & Lush Green Surroundings





DHA Gandhara

Town Planning-Facilities Typologies

TYOLOGIES – FACILITIES

SPORTS COMPLEX AND EDUCATIONAL INSTITUTIONS

- Educational Centre/ Vocational School
- University / College
- School Dormitory
- Sports/Jogging Trall
- Stadium & Event Area
- Sports & Recreation Complex



BY SURBANA JURONG

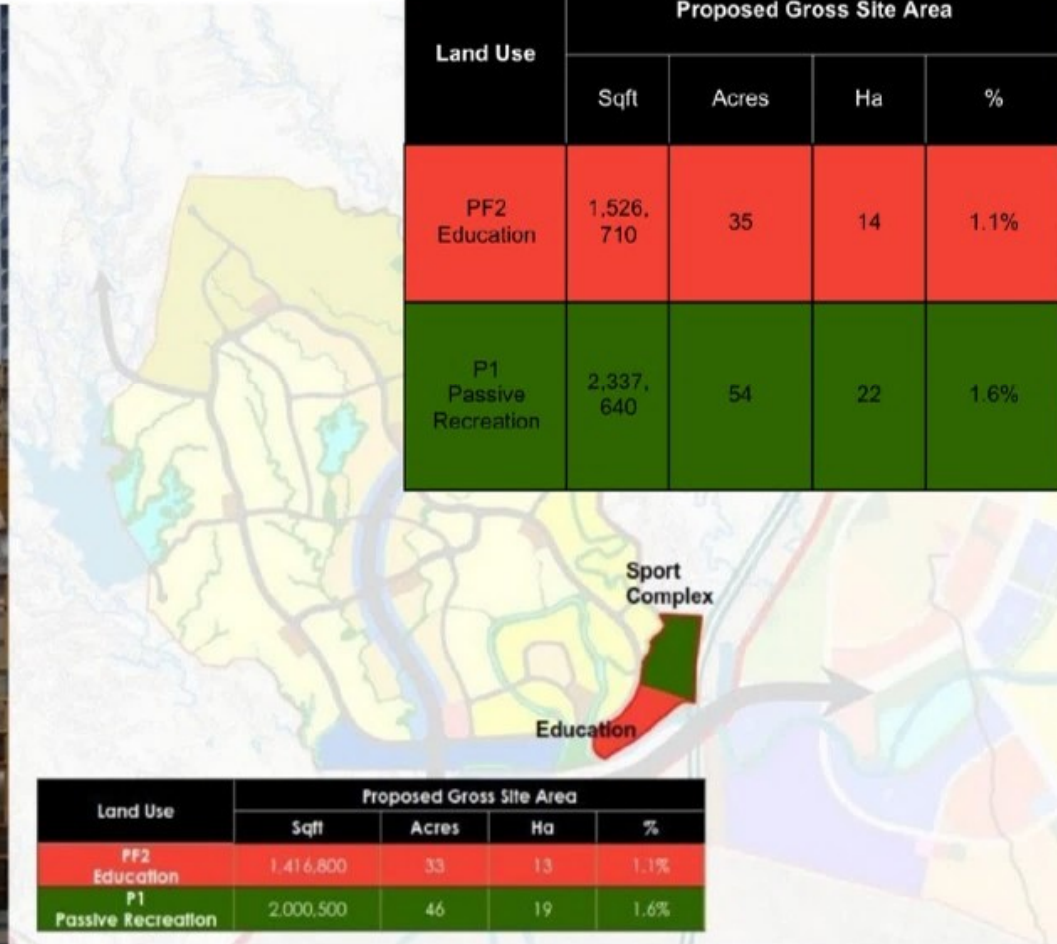
TYOLOGIES – FACILITIES

SPORTS COMPLEX AND EDUCATIONAL INSTITUTIONS

- A World Of Opportunities With World Class Education & Sports Events
- The District That Empowers Minds & Rejuvenates Physical Health
- A Community United By Sports, Passion, Discovery & Academic Excellence



A district dedicated to empower the community through education and sports





DHA Gandhara

Town Planning-Residential Typologies

BY SURBANA JURONG

TYOLOGIES – RESIDENTIALS

WATERFRONT APARTMENTS

- Condominiums
- Hotels & Service Apartments
- Waterfront Plaza & Parks
- Shopping Complex
- Al-Fresco Dining & Retail
- Water Activities
- Lifestyle Hub
- Sports/ Jogging Trail



WATERFRONT APARTMENTS



WATERFRONT APARTMENTS





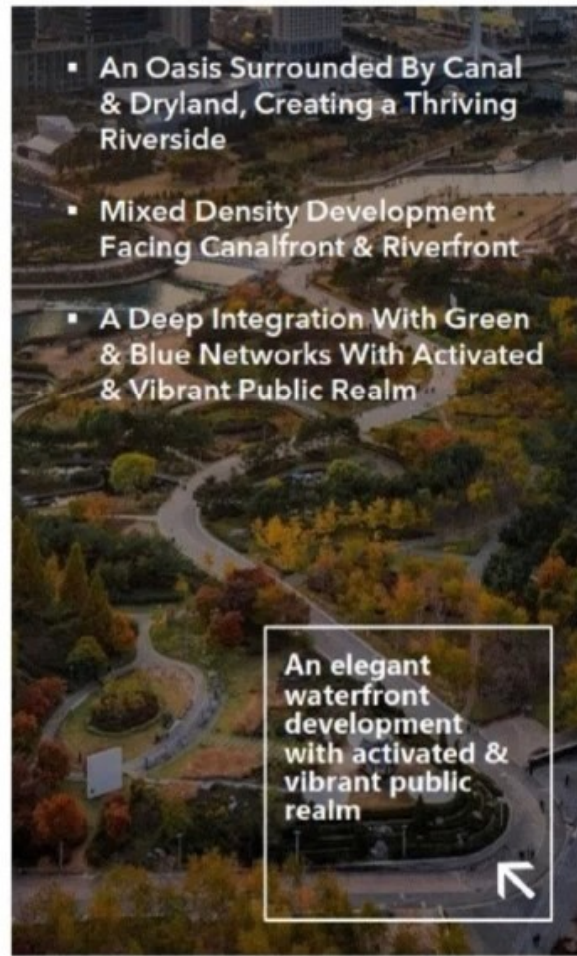
DHA Gandhara

Town Planning-Residential Typologies

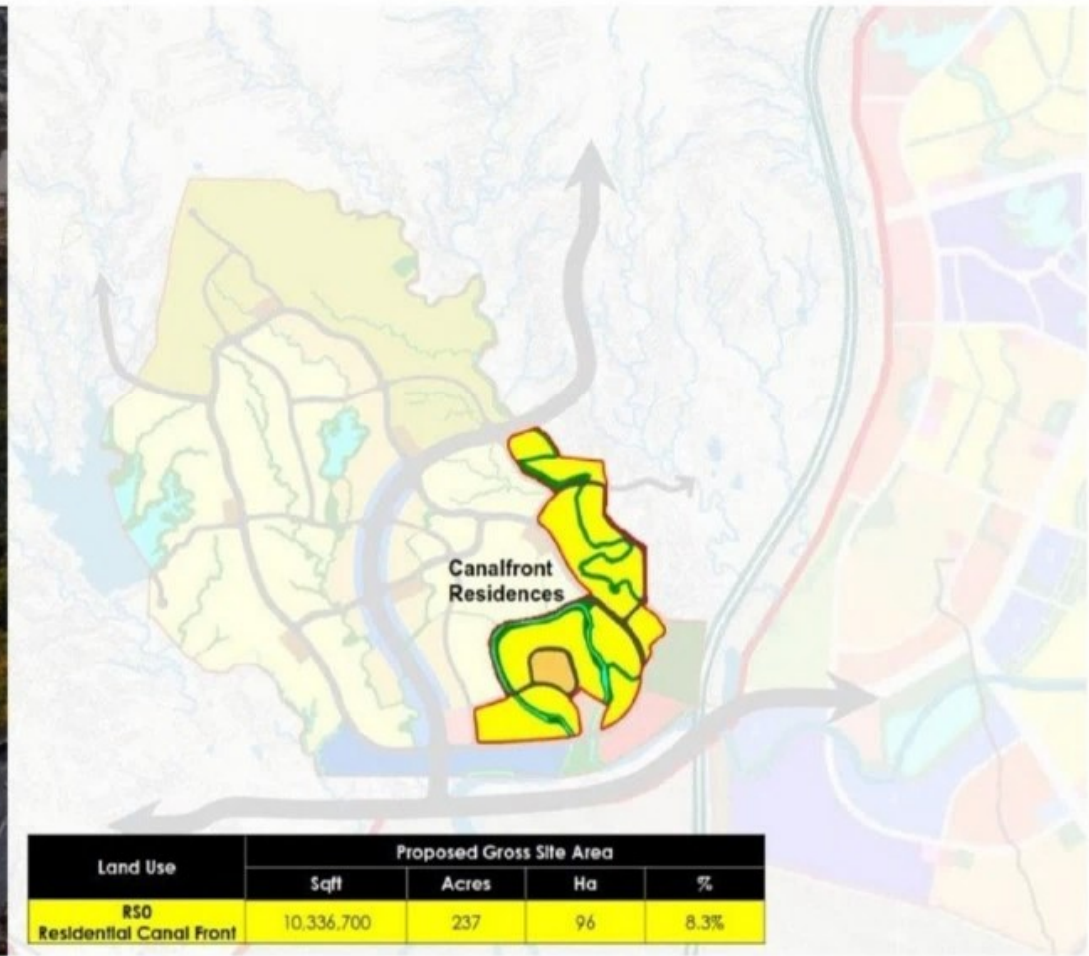
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TYOLOGIES - RESIDENTIALS

CANALFRONT RESIDENCES



- An Oasis Surrounded By Canal & Dryland, Creating a Thriving Riverside
- Mixed Density Development Facing Canalfront & Riverfront
- A Deep Integration With Green & Blue Networks With Activated & Vibrant Public Realm



Land Use	Proposed Gross Site Area			
	Sqft	Acres	Ha	%
R50 Residential Canal Front	10,336,700	237	96	8.3%



TYOLOGIES – COMMERCIAL

RETAIL STREETS

- Hotels & Service Apartments
- Corporate offices
- Green Spaces & Plazas
- Shopping Complex
- Business Park
- R&D / Innovation Hub
- City Landmark
- Gateway Monument
- Visitor Information Center



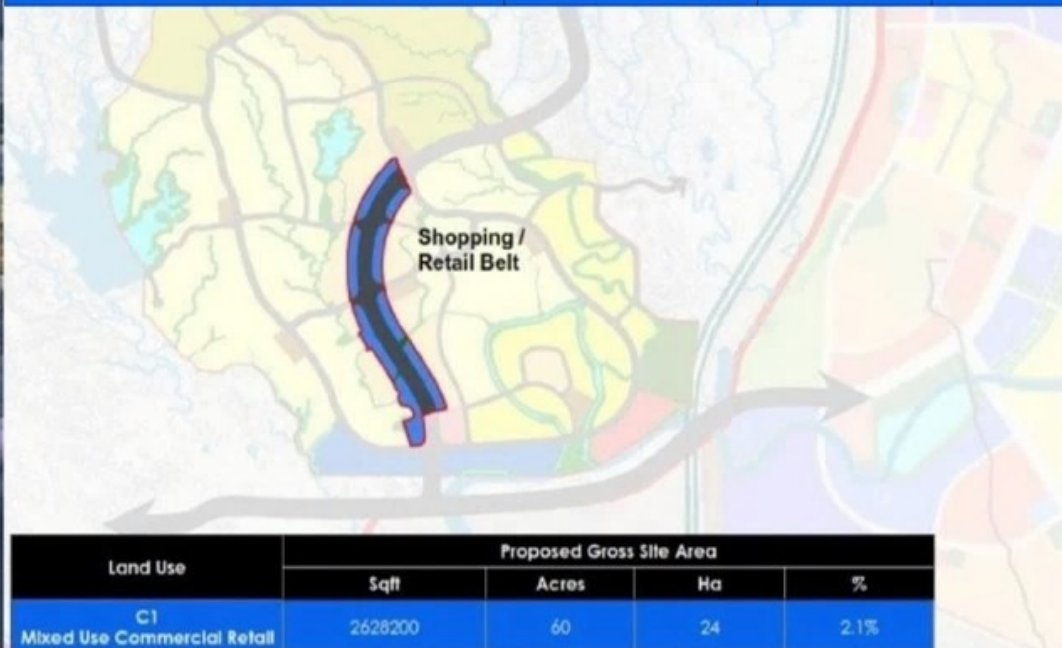
TYOLOGIES – COMMERCIAL

RETAIL STREETS

- A Vibrant Commercial Belt Filled with Retail, Dining and Social Spaces
- An Inviting and Active Urban Landscape
- Main Street Avenues Lined With Commercial Development Alongside Walkable & Urban Verandah Frontages

A Vibrant and Lively Spaces to Shop Dine and Enjoy with Families

Land Use	Proposed Gross Site Area			
	Sqft	Acres	Ha	
C1 Mixed Use Commercial Retail	2,626,920	60	24	





DHA Gandhara

Town Planning

BY SURBANA JURONG

TYOLOGIES - RESIDENTIALS

CANALFRONT RESIDENCES

- Condominiums
- Hotels & Service Apartments
- Waterfront Plaza & Parks
- Shopping Complex
- Al-Fresco Dining & Retail
- Water Activities
- Lifestyle Hub
- Sports/ Jogging Trail





DHA Gandhara

Town Planning

BY SURBANA JURONG

TYOLOGIES - RESIDENTIALS

HILL RESIDENCES

- Condominiums
- Terrace Houses
- Semi-Detached Homes
- Affordable Housing
- Local Markets
- Sports/ Jogging Trail Clubhouse
- Schools and Clinics
- Community Center
- Sports/ Jogging Trail





DHA Gandhara

Town Planning

BY SURBANA JURONG

TYOLOGIES - RESIDENTIALS

GOLF RESIDENCES

- CLUBHOUSE ON THE HILL
- Wedding Hall
- Gated & Guarded Community
- 18 Holes Exclusive Golf Courses
- Villas & Townhouses
- Bungalows
- Shopping Village
- International/Private Educational Facilities
- SPA/GYM – Relaxation Centre
- Community Center
- Sports & Recreation Complex
- Sports/ Jogging Trail





Pre Launch Price

DHA Gandhara

Pre-Launch Price – 1 Kanal Residential Plot
DHA Gandhara is currently offering a limited inventory of 1 Kanal residential plots at an attractive pre-launch price of PKR 74.50 Lac.

This introductory rate provides early investors with a rare opportunity to secure premium land in one of the most strategically located and master-planned developments near Islamabad.

1 Kanal Plot

PRICE STARTS AT

PKR 74.5 LACS

FEATURES

- ✓ Saleable
- ✓ Transferrable
- ✓ Just 74.5 Lacs



Expected Launching

DHA Gandhara

The official launch of DHA Gandhara Islamabad is highly anticipated within the real estate and investment community.

With groundwork already in motion and strategic planning completed by **Surbana Jurong**, the project is expected to formally launch **in the coming months** under the supervision of DHA Islamabad-Rawalpindi.

The launch will unveil detailed master plans, sector allocations, and a full-scale marketing campaign.





Amenities & Lifestyle

DHA Gandhara

World class theme Park

**MOU with
Sardar Group**



A landmark Memorandum of Understanding (MOU) has been signed between DHA Gandhara and renowned entrepreneur **Sardar Yasir Ilyas Khan**, Chairman of Sardar Group of Companies & Owner of **Centaurus Mall Islamabad**, to develop Pakistan's first international-standard theme park within DHA Gandhara. Planned over **1,400+ kanals**



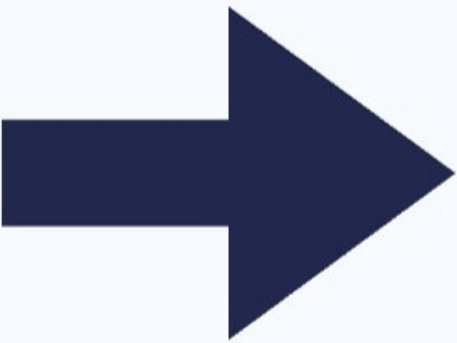
Booking Procedure

DHA Gandhara

Complete
Application
& Docs

Payment
Deposit

DHA Office
Submission
& receipt



**COLLECT YOUR ALLOTMENT
FROM DHA ON GIVEN TIME**

Required Documents with application:

- 1- Applicant CNIC copy
- 2- Nominee CNIC copy
- 3- 2 Passport size Pictures of Applicant
- 4- Singed DHA membership form



MANAHIL ESTATE
real estate consultants



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