

Pavilion Mall

AN ICON OF LUXURY

# An Icon of **Luxury**, a Destination for All

PAVILION MALL



## INTRODUCTION

Pavilion Mall is 16 floor mixed-use development featuring a striking architectural design and state-of-the-art corporate, commercial, residential and exclusive food court spaces, in Rawalpindi's most prestigious and prime commercial area, situated in the heart of Kashmir Road, Saddar.

With detailed planning and consent in place, it offers a rare and exceptional opportunity for developers and investors to deliver a landmark project with significant scale and a distinctive identity. Pavilion Mall provides a full spectrum of premium amenities, including secure basement parking, retail outlets, corporate office spaces, and a food court. Additionally, the development features an exclusive infinity rooftop pool and natural park with botanical garden and walking track, reserved exclusively for residents only, ensuring a refined and integrated living experience.

The Twin Cities, Rawalpindi and Islamabad, are experiencing a rapid pace of development, with increasing demand for both commercial and residential spaces. Opportunities like Pavilion Mall, which combines expansive scale, and cutting-edge designs are becoming rare. As such, this project offers a distinctive identity and significant potential for future growth.

We are seeking proposals for acquisition of the property's freehold interest.

Sky-open vertical  
shopping Mall



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Pavilion Mall Drive  
through parking area

# EXECUTIVE SUMMARY

Pavilion Mall is a 1.34-acre site, distinguished by its exceptional architectural design located in Saddar, Rawalpindi. Featuring rare and valuable planning permission for a mixed-use scheme combining corporate, commercial and residential development.

A dynamic design to create a vibrant and multifunctional development of 500,000 sq. Ft. covered area. Comprising of 3 secured level of basement parking, Retail Outlets, Corporate offices, Private residential apartments, Food Court and an exclusive infinity rooftop pool and natural park with botanical garden.

Retail outlets within the mall deliver an exclusive shopping experience, showcasing a carefully curated selection of international and local brands, catering to a wide range of consumer needs. This retail offering is complemented by a dining experience at food court and entertainment options, creating a comprehensive lifestyle hub. For business professionals, the Pavilion Mall offers state-of-the-art coworking spaces, fully equipped conference rooms, and high-speed internet connectivity, ensuring a dynamic and productive work environment.

Our natural park with botanical garden offers a serene retreat above the bustling city. With fresh green grass and well-maintained landscapes, this space provides a natural environment to relax, socialize, or enjoy outdoor activities. The Pavilion Mall features a dedicated botanical garden walking track, meticulously maintained for the exclusive use of its residents, offering a unique space for relaxation and fitness. Pavilion provides a comprehensive range of 100% amenities under one roof, ensuring a seamless and fully integrated experience for all residents and visitors.

The inclusion of these premium amenities—retail shops, office spaces, spa, and gym—further solidifies Pavilion Mall’s position as a highly desirable mixed-use development. The integration of leisure, business, and wellness within the same complex creates a holistic and vibrant environment.

A side perspective of the magnificent Pavilion Mall





Metro Saddar  
Bus Stop

Raysons  
Continental Hotel

Metro  
Line

Al- Ihsan  
Hospital

Kamran  
Market

  
Pavilion Mall

State  
Life

Govt. Denny's  
Secondary School

Kashmir  
Road

CMA  
Complex



# KEY PROJECT LOCATION

Rose Group has built a strong reputation for developing robust and enduring infrastructures, earning global recognition for its luxurious commercial and residential developments. Known for delivering exceptional quality and sophistication, the group's projects are a testament to its commitment to excellence. Pavilion Mall, is one of its flagship developments, stands as a prime example of its expertise, blending luxury with functionality in a way that enhances the living and business experience for its occupants.

Pavilion Mall is renowned for its exceptional gardens, modern infrastructure and beautifully maintained parks, making it a prime attraction in the area. This type of mall has not been previously established in the Sadar. Residents have been required to travel significant distances within the cities in order to access such a comprehensive range of facilities and amenities

Strategically located, it offers easy access to major thoroughfares like Murree Road and Kashmir Road, ensuring seamless connectivity.

DISTANCE FROM KEY LOCATION:

6km

Murree Road

3.5km

CMH Hospital

8km

Bahria Town ISB

1km

Metro Station

8km

Islamabad Highway

7km

DHA Islamabad





Sophisticated outdoor swimming retreat, located on 6<sup>th</sup> floor rooftop

## PROJECT OVERVIEW

Here is an overview of the project, highlighting the key components available at Pavilion Mall.

### COMMERCIAL SHOPS

Located in the heart of Rawalpindi, our commercial shops offer a prime business-oriented space ideal for a variety of retail needs. From apparel and shoes to electronics and lifestyle products, these shops are designed to accommodate anything and everything you can think of.

Bringing together both local and international brands, creating a dynamic and diverse shopping environment.

### FOOD COURT

Enhance your experience at our vibrant food court on the third floor, featuring a diverse range of national and international food chains. Enjoy a variety of cuisines in a comfortable and spacious sitting area, perfect for dining and socializing.

### OFFICES

Two floors are exclusively dedicated to dynamic office spaces, thoughtfully designed to cater to a diverse range of professionals, from corporate executives and creative agencies to tech startups and consultants.

Modern office spaces designed to inspire productivity and growth, offering modern and innovative environments tailored to the needs of professionals and small teams. These spaces seamlessly combine functionality and style, creating an ideal setting for businesses to thrive

### AMENITIES

Elevate your lifestyle with unparalleled amenities, including a state-of-the-art gym, a rejuvenating spa, and a serene an exclusive infinity rooftop pool for relaxation.

Savor exquisite dining experiences at our on-site restaurant, all designed to provide a seamless blend of luxury, convenience, and leisure.

### PRIVATE RESIDENTIAL

Our luxury apartments combine modern design with functionality, featuring attached bathrooms, open-concept kitchens, and wide balconies that maximize natural light and views.

Available in various sizes to accommodate diverse family needs, these residences are an ideal choice for both personal living and investment. Experience elevated living with a blend of style, comfort, and long-term value.





## COMMERCIAL RETAIL

Luxury Retail Outlets and Executive Offices are not just surrounded by four sided walls. The Pavilion provides our members to work collaboratively to form partnerships within the global community.

Pavilion Mall includes retail spaces that will host a wide range of businesses. The commercial floors from lower ground to second floor are designed to accommodate diverse retail outlets, from high-end fashion stores to electronics shops. These spaces aim to offer both a luxury shopping experience and everyday convenience, making the development a one-stop destination for shopping and entertainment. The presence of such retail options further boosts the development's appeal to consumers and investors.





## FOOD COURT

Pavilion offers a dynamic dining experience that seamlessly integrates diverse cultural flavors in a single location. Whether you're seeking local specialties or international cuisines, our extensive range of cafes and restaurants caters to every palate.

The Pavilion food court at third floor with restaurants stands out as a key feature, providing an eclectic and varied culinary experience to suit a broad spectrum of tastes. With a majority of outlets offering both local and international food brands, the food court will become a vibrant dining destination, enhancing the social atmosphere within the complex.

The space is designed to accommodate families, groups, and solo diners, offering a variety of seating options to suit every preference and budget. Featuring modern decor and a comfortable environment, it ensures that every meal is a memorable occasion. Additionally, the Pavilion's prime location provides easy access to shopping and entertainment, making it a convenient choice for all.

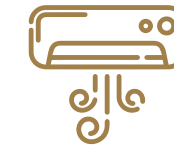


An Icon of **Luxury**, a  
**Destination** for All

## AMENITIES

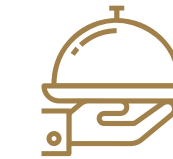
WHERE INNOVATION MEETS EXCELLENCE

Discover a premier development designed for modern living and business needs. Pavilion Mall offers a blend of state-of-the-art amenities and sophisticated infrastructure, creating a truly unique experience. Tailored to meet the demands of the future, our development sets a new standard for quality, convenience, and security.



### CENTRALLY AIR CONDITIONED

Experience optimal comfort throughout the year with our advanced centralized air conditioning system, ensuring a pleasant environment no matter the season.



### EXCLUSIVE RESTAURANT FLOOR

Enjoy a wide array of dining options with a full floor dedicated to restaurants, offering convenience and variety right at your doorstep.



### 3 CAR PARKING FLOORS

Our development includes three entire floors allocated for secure, spacious car parking, providing ample space for residents and visitors alike.



### EARTHQUAKE-PROOF STRUCTURE

Designed with the latest in seismic safety standards, our development features an earthquake-resistant structure, providing peace of mind and enhanced safety for all occupants.



### CAPSULE LIFTS & ESCALATORS

Modern capsule lifts and escalators provide seamless and efficient vertical transportation, ensuring ease of movement across all levels.



### 24/7 SECURITY SYSTEM

With advanced security technologies in place, including surveillance and access control, we prioritize the safety and well-being of all residents and visitors.



HIGH END  
MODERN GYM



INFINITY ROOFTOP  
SWIMMING POOL



# CORPORATE OFFICES

Pavilion Mall also incorporates modern office spaces. These offices, located on the 4th and 5th floors, are thoughtfully designed to cater to the diverse needs of businesses, ranging from small startups to large corporations. They offer state-of-the-art facilities, including high-speed internet, advanced security systems, and flexible layouts that can be customized to align with business requirements.

The integration of office spaces within a mixed-use development creates a seamless work-life environment, with the added advantage of being in a prestigious commercial hub. Employees can enjoy easy access to retail outlets, dining options, and entertainment venues, fostering a balanced and productive lifestyle. Moreover, the strategic location of the mall ensures excellent connectivity, making it an ideal choice for businesses seeking a modern and accessible workplace.





# RESIDENTIAL ACCOMMODATION

Experience the pinnacle of luxurious living in our meticulously designed apartments, where every detail speaks of elegance and comfort. Located across 6 to 11 floors, each unit boasts spacious attached bathrooms that offer privacy and modern convenience, complemented by sleek, open kitchens crafted to perfection with contemporary finishes.

With a variety of sizes available, these apartments are thoughtfully designed to cater the unique needs of families, ensuring a perfect fit for every lifestyle. The wide open balconies provide a serene escape, offering stunning views and abundant natural light to elevate your living experience. Whether you're looking for a dream home or a rewarding investment opportunity, these apartments promise unmatched value and sophistication.

Types of room available:

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartment
- 4 Bedroom Apartment
- Penthouses



 PROPOSED RESIDENTIAL SPECIFICATIONS

INTERIOR FINISHES

- Full-height oversized wooden doors and elegant stone flooring in the entrance hall create a grand, sophisticated first impression.
- Engineered hardwood flooring throughout the living, dining, and kitchen areas, with plush wool carpets in the bedrooms for ultimate comfort.
- Fitted wardrobes with cedar lining and shelves provide ample, organized storage with a luxurious aromatic touch.
- Every detail, from the flooring to the wardrobe finishes, is carefully designed to deliver a luxurious and timeless living experience.

LIGHTING

- The apartment features controlled lighting for scene management, allowing personalized ambiance settings throughout the living spaces.
- Main areas are equipped with dynamic, programmable mood lighting, complemented by recessed down lighting in supporting areas to enhance atmosphere.
- Warm lighting highlights the bathroom, kitchen cabinets, and the interiors of all cupboards, adding both style and functionality.
- All lighting can be programmed and controlled through an advanced automation system, providing convenience and flexibility.

HEATING AND COOLING

- Enjoy consistent warmth throughout your apartment with our advanced central heating system, designed for maximum efficiency and comfort.
- Stay cozy and comfortable during colder months, ensuring a perfect living environment in every season.
- Easily adjust the heating to your desired level, providing personalized comfort at all times.

SPACIOUS BALCONIES

- Our luxury apartments feature expansive balconies that extend your living space, offering plenty of room for relaxation, outdoor dining, or enjoying scenic views.
- These private outdoor areas are designed to complement the sophisticated interior design, enhancing both style and functionality.
- Each balcony serves as a peaceful sanctuary, providing a serene space to unwind or host guests in a luxurious setting.
- These thoughtfully crafted balconies elevate your lifestyle, offering an exclusive outdoor escape right at your doorstep.



Luxury Master  
Bedroom



# PROPOSED RESIDENTIAL SPECIFICATIONS

## KITCHEN

- Premium Appliances: High-end imported appliances from renowned brands, ensuring top-tier performance and style.
- Luxury Countertops & Backsplash: Imported marble, granite, or quartz countertops, paired with sophisticated backsplash tiles for a polished look.
- Designer Fixtures: Imported faucets, sinks, and hardware that combine functionality with elegant design.
- Modern, soft-close cabinetry with advanced under-cabinet lighting to enhance both storage and ambiance.

Showing a kitchen  
(3 Bedroom)



# PROPOSED RESIDENTIAL SPECIFICATIONS

## BATHROOMS

- High-Quality Materials: Durable stainless steel, brass, and chrome finishes.
- Sleek, Modern Design: Clean, minimalist aesthetics complement contemporary interiors.
- Advanced Technology: Touchless and sensor-based faucets for convenience and hygiene.
- Customizable Finishes: Options like matte black, polished chrome, and brushed gold.
- Effortless Functionality: Smooth operation with user-friendly designs.
- Eco-Friendly: Water-saving features for efficiency without compromising performance.

Master Bathroom  
(3 bedroom)



7<sup>TH</sup>  
FLOOR

**4 BEDROOM  
Type A**

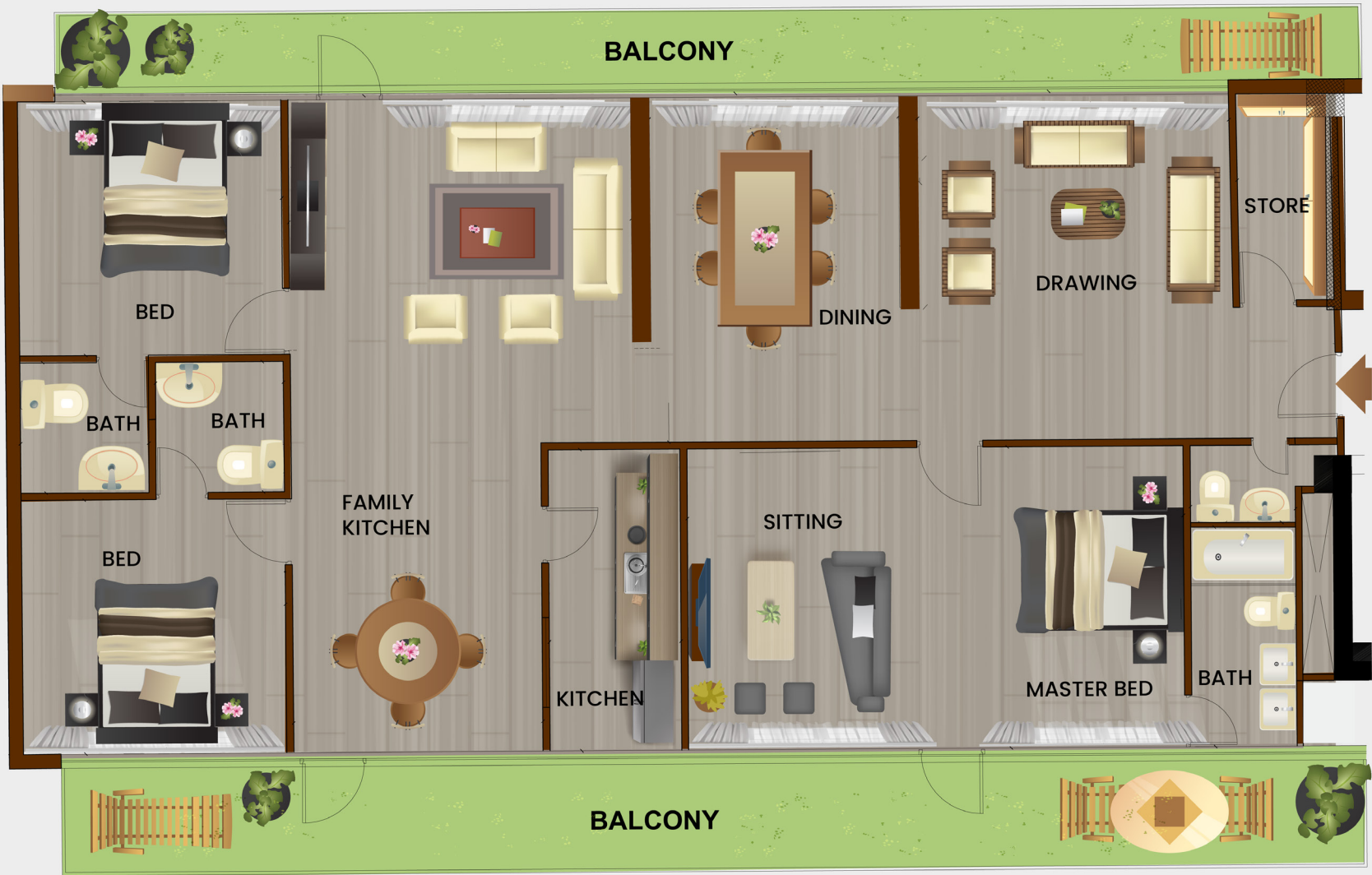
TOTAL AREA:  
2650 SQ.FT.



11<sup>TH</sup>  
FLOOR

**3 BEDROOM  
PENTHOUSE**

TOTAL AREA:  
3100 SQ.FT.



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8<sup>TH</sup>  
FLOOR

## 2 BEDROOM Type A2

TOTAL AREA:  
1600 SQ.FT.



**Pavilion  
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9<sup>TH</sup>  
FLOOR

## 1 BEDROOM Type C

TOTAL AREA:  
1050 SQ.FT.







# TECHNICAL OVERVIEW

## EXCLUSIVE OUTDOOR LIVING EXPERIENCE

We offer residents a unique and elevated living experience with thoughtfully designed outdoor spaces that enhance comfort and connectivity with nature.

- Botanical garden and walking track  
Residents will enjoy exclusive access to natural park with botanical garden and walking track, a distinctive feature that provides a serene park-like experience along the building’s façade. This space offers a tranquil environment to relax, unwind, and connect with nature, all while enjoying expansive views of the surroundings.

- Patios & Balconies  
Each apartment is designed with expansive, full-length balconies or patios, creating private outdoor spaces for relaxation and enjoyment. These outdoor areas offer a perfect setting for residents to entertain, garden, or simply take in the surroundings.

- Covered Balconies for Year-Round Comfort  
The balconies are carefully covered to provide shelter from the elements, offering protection from both sunlight and rain. This ensures that residents can enjoy the outdoors year-round, regardless of weather conditions, while maintaining a comfortable living environment.

- Patio Spaces at Apartment Entrances  
To enhance the feeling of liveliness and openness, each apartment is equipped with patio spaces at the entrance. These areas are designed to create a welcoming atmosphere, providing a seamless transition from the outdoor environment to the interior of the apartment.

- Full Height Windows for Panoramic Views  
Every apartment is outfitted with full-height windows, offering expansive, uninterrupted views of the surrounding landscape. This design maximizes natural light, creating a bright and airy living space while connecting residents with the beauty of their environment.

At Pavilion Mall, every detail is meticulously crafted to create a harmonious blend of modern living and natural beauty, ensuring a refined and sophisticated lifestyle for all residents.

## COMMUNITY STRUCTURE

Pavilion Mall is meticulously designed to foster a vibrant and inclusive community that caters to the diverse needs of its residents, businesses, and visitors. By seamlessly integrating residential, commercial, and recreational spaces, it creates a balanced and dynamic environment that supports modern urban living. The development is thoughtfully planned with an emphasis on connectivity, making it easy for residents to access a wide range of amenities, services, and entertainment options within walking distance.

The layout promotes convenience through strategic positioning of key facilities, ensuring that work, leisure, and daily living are all in close proximity. Pavilion Mall prioritizes an enhanced quality of life by offering a safe, accessible, and well-maintained space for individuals and families alike. With its comprehensive approach to urban living, The Pavilion ensures a cohesive environment that supports both personal well-being and community engagement.

## ARCHITECTURAL MARVEL

The Pavilion stands as an architectural marvel, with a robust concrete base and frame ensuring unparalleled durability and structural integrity. The building’s design harmoniously blends strength with aesthetic sophistication, creating a timeless yet modern landmark. The floor plans are intelligently crafted to cater to the evolving needs of contemporary urban living, offering well-defined divisions that optimize space utilization and enhance functionality. Each floor layout is meticulously designed with attention to detail, prioritizing quality over quantity to provide residents with spacious, comfortable environments.

The integration of cutting-edge design principles with high-end finishes ensures that every corner of the Pavilion exudes elegance and practicality. From expansive living spaces to well- appointed kitchens and bathrooms, every aspect is designed to elevate the living experience. The building’s thoughtful design also incorporates ample natural light and ventilation, creating an inviting atmosphere while promoting sustainability. With its focus on quality craftsmanship, The Pavilion sets a new standard for modern living spaces that marry form, function, and long- term value.

## AFFORDABLE AND SMART INVESTMENT

Pavilion Mall offers an exceptional opportunity for smart and affordable investment, catering to a wide range of investors. With flexible installment plans, purchasing a property or space within the development is made easy and accessible, allowing you to invest at your own pace. The carefully structured payment options ensure that both first-time buyers and seasoned investors can take advantage of this lucrative opportunity without financial strain.

Whether you’re seeking a commercial space, or an investment in retail outlets, The Pavilion provides something for everyone. This combination of affordability, ease of payment, and promising returns makes it an ideal choice for those looking to secure their future in a thriving, well- connected community.

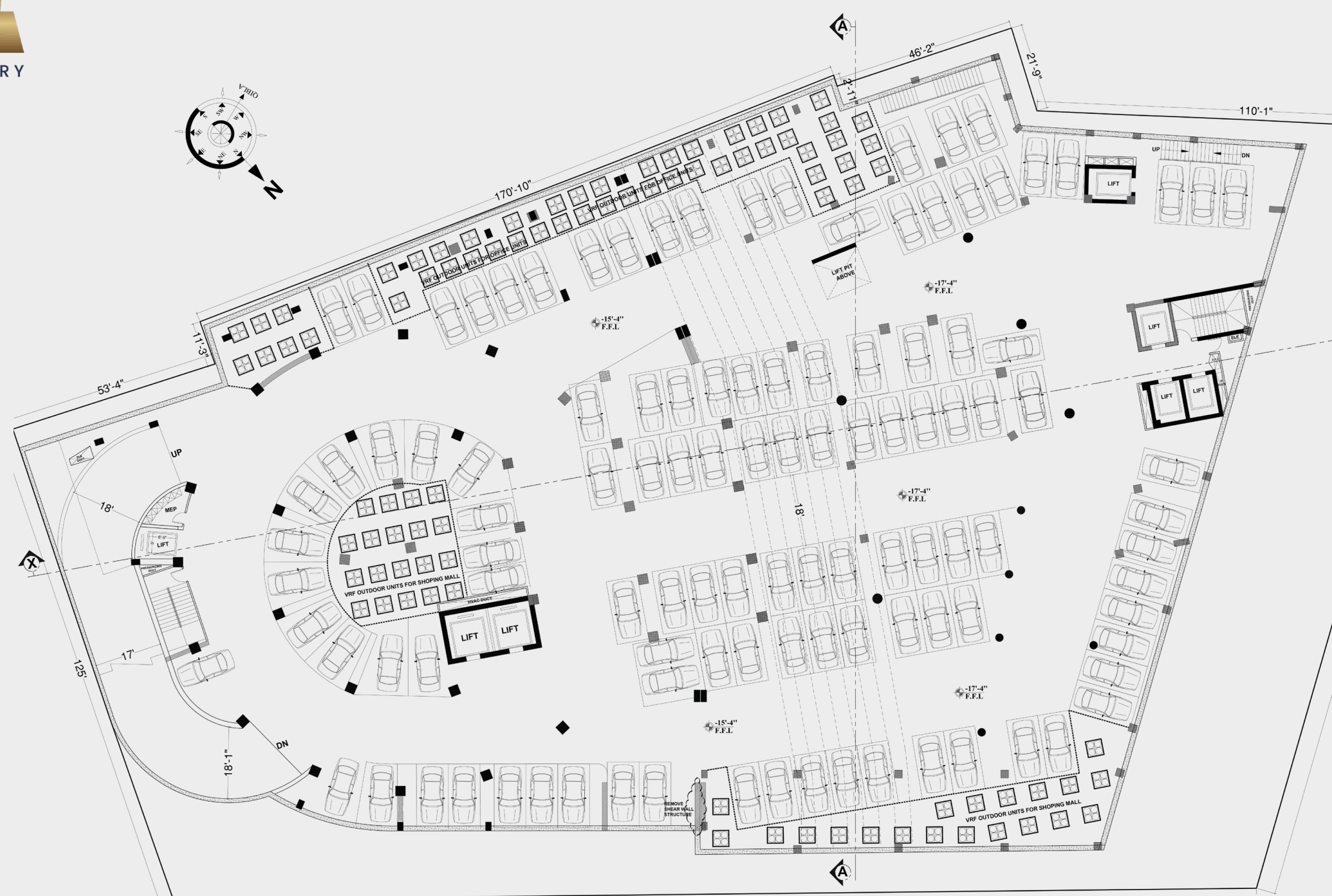
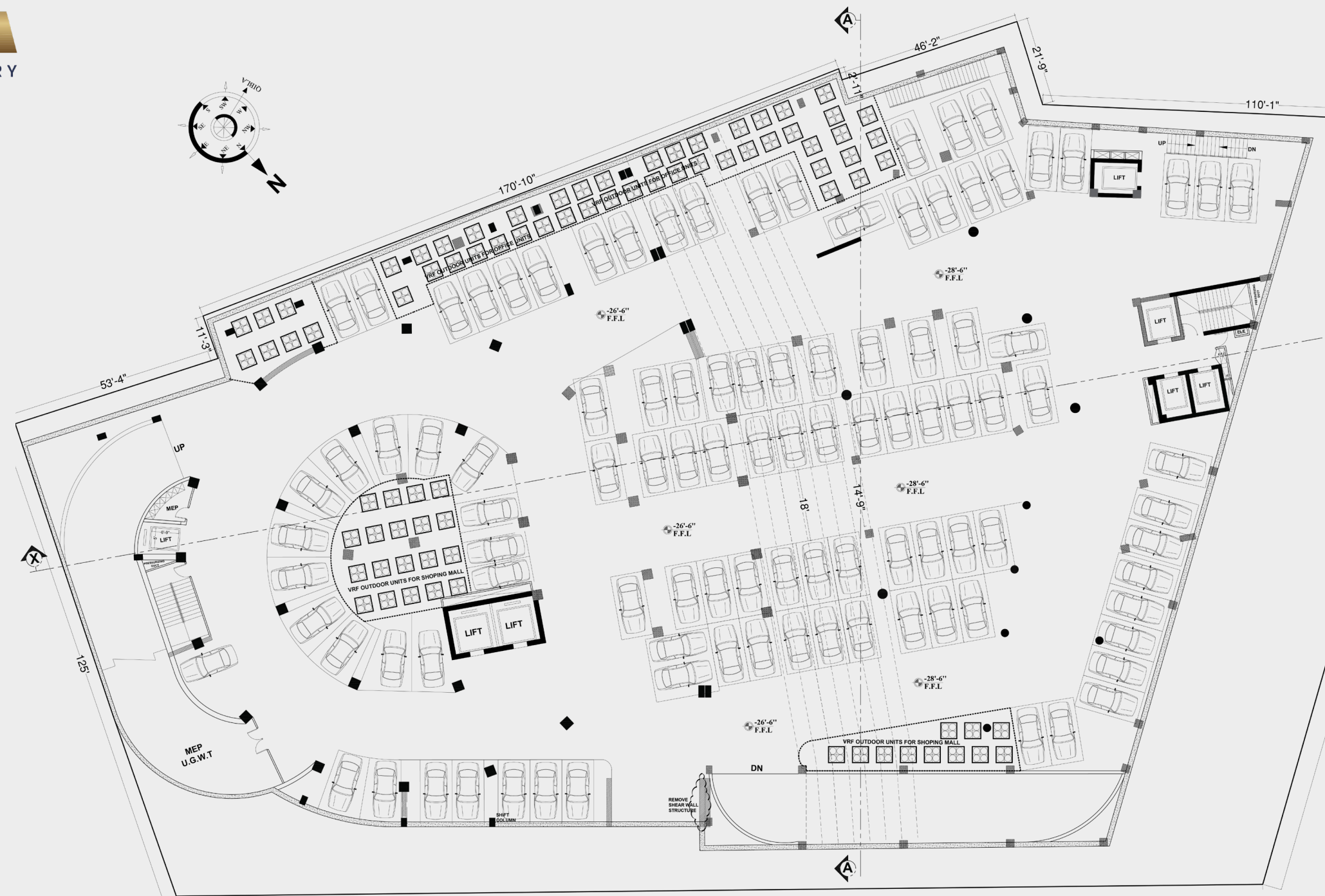
## SOIL TESTING

Prior to construction, thorough soil testing was conducted to ensure the ground provides a strong and stable foundation for the building’s structure. The results of the survey confirmed that the soil quality meets the necessary standards for structural integrity, allowing for a solid base that can support the development. Additionally, the survey revealed no substantial sources of ground contamination on the site, ensuring that the land is safe for construction and future use. This comprehensive assessment guarantees that the building’s foundation will be secure and long-lasting, providing a safe and stable environment for all occupants.

## CANTONMENT BOARD

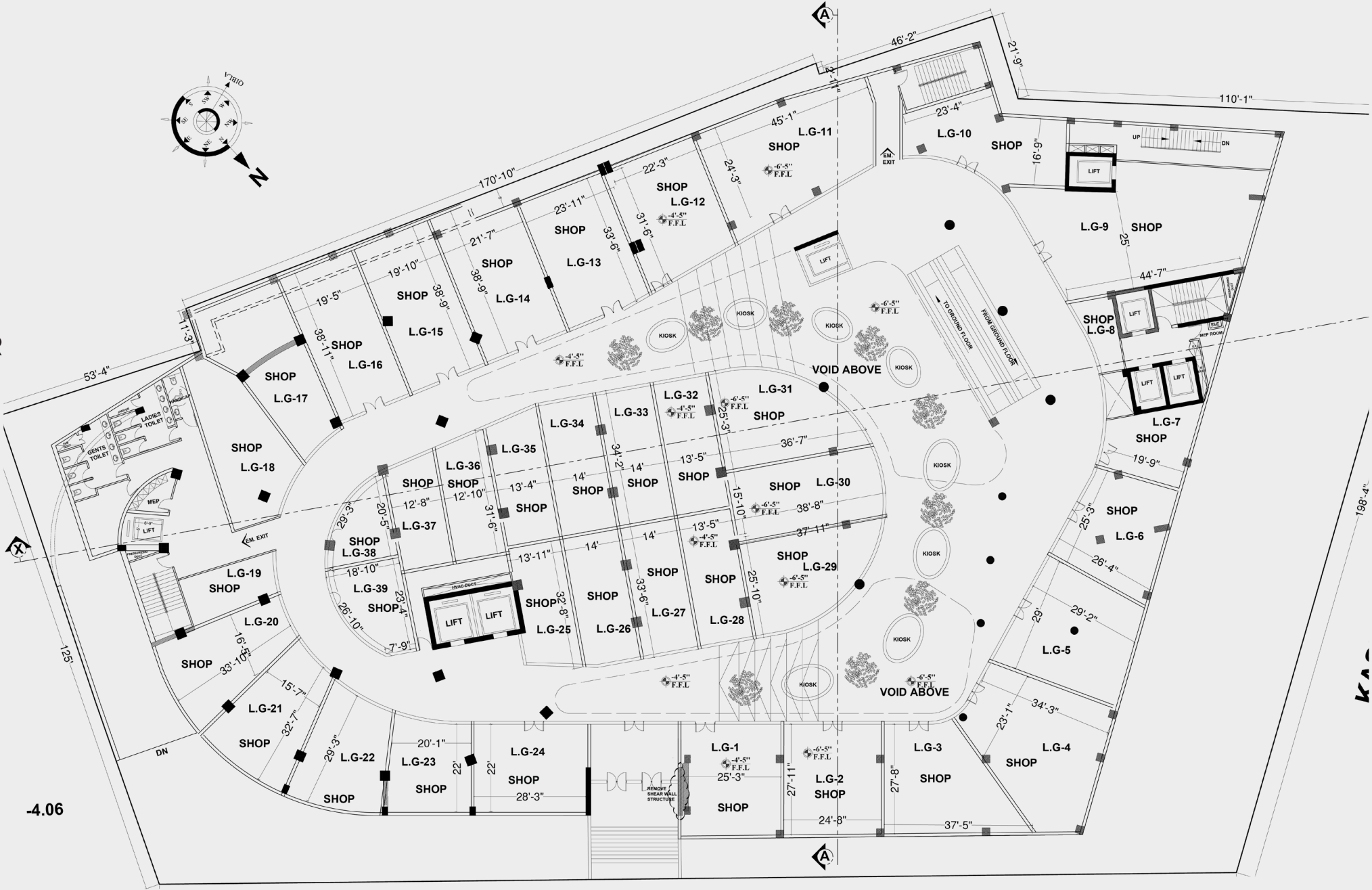
The approval affirms that Pavilion Mall adheres to the highest standards of safety, urban planning, and infrastructure development. It fully complies with all zoning laws, building codes, and environmental regulations, ensuring that the project is not only built to last but also provides a safe and enjoyable environment for residents, visitors, and investors. While the Cantonment Board does not easily grant approval, the seamless process we experienced highlights the project’s strong alignment with their stringent requirements.





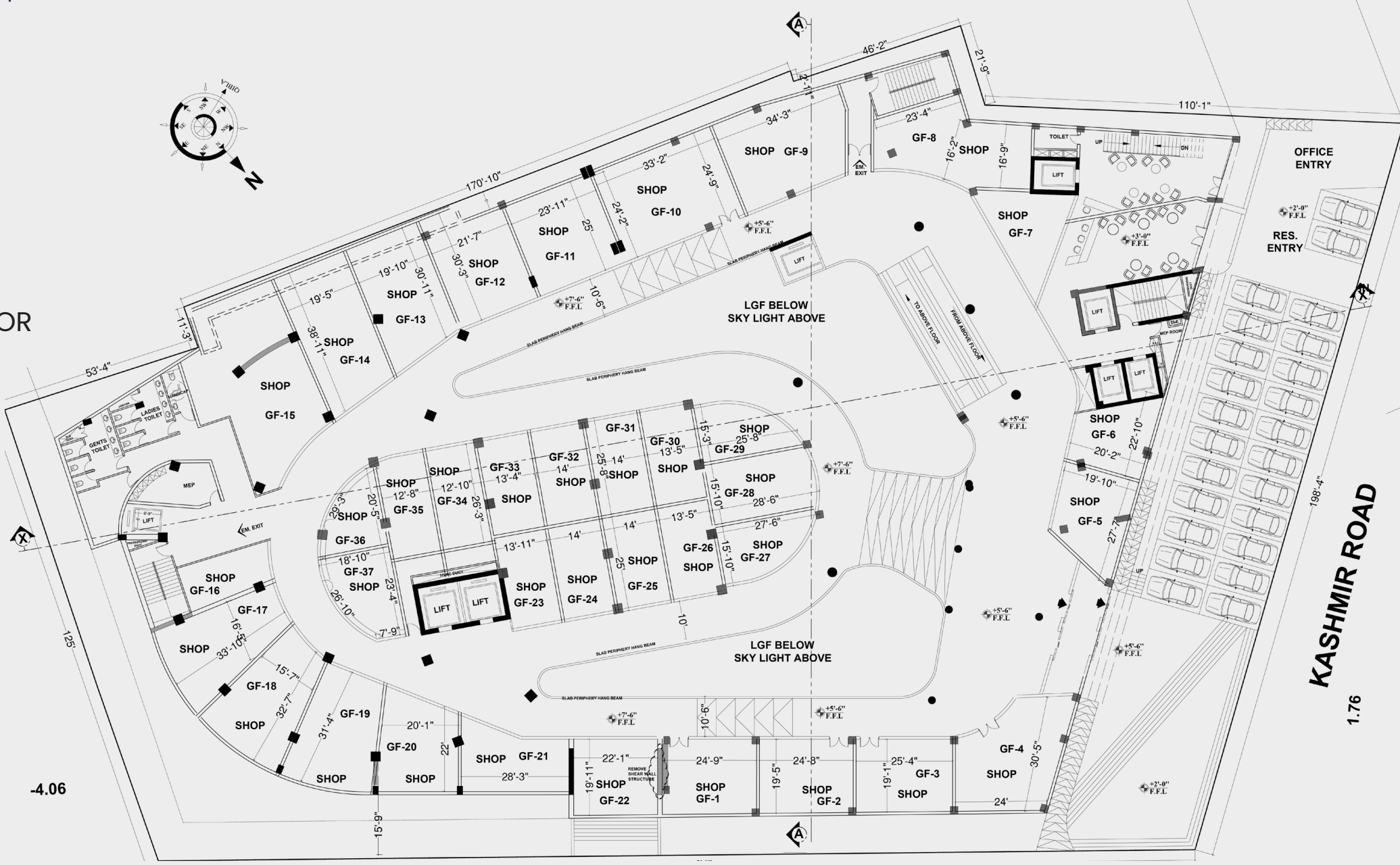
LOWER GROUND  
FLOOR

TYPE:  
COMMERCIAL FLOOR



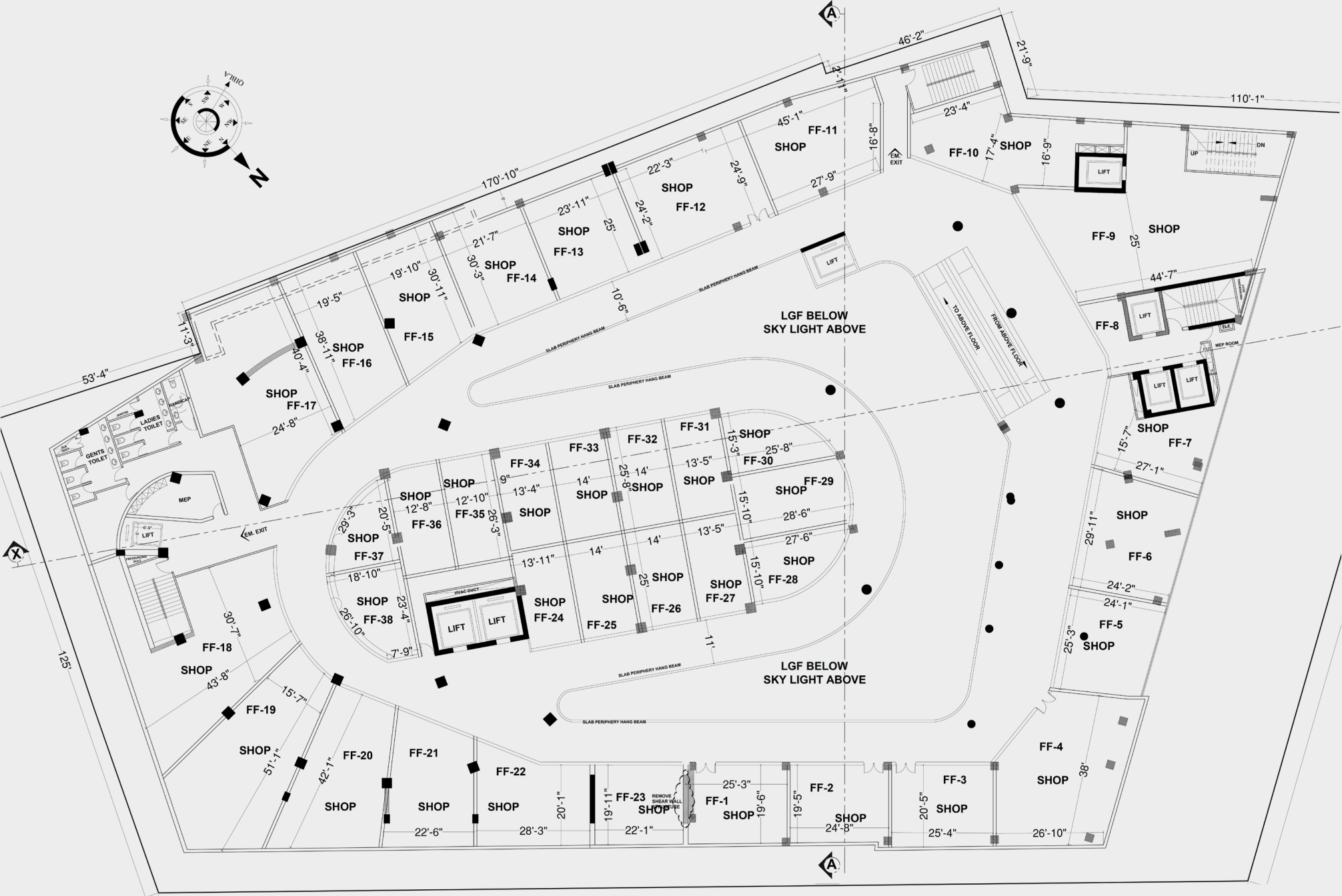
GROUND  
FLOOR

TYPE:  
COMMERCIAL FLOOR



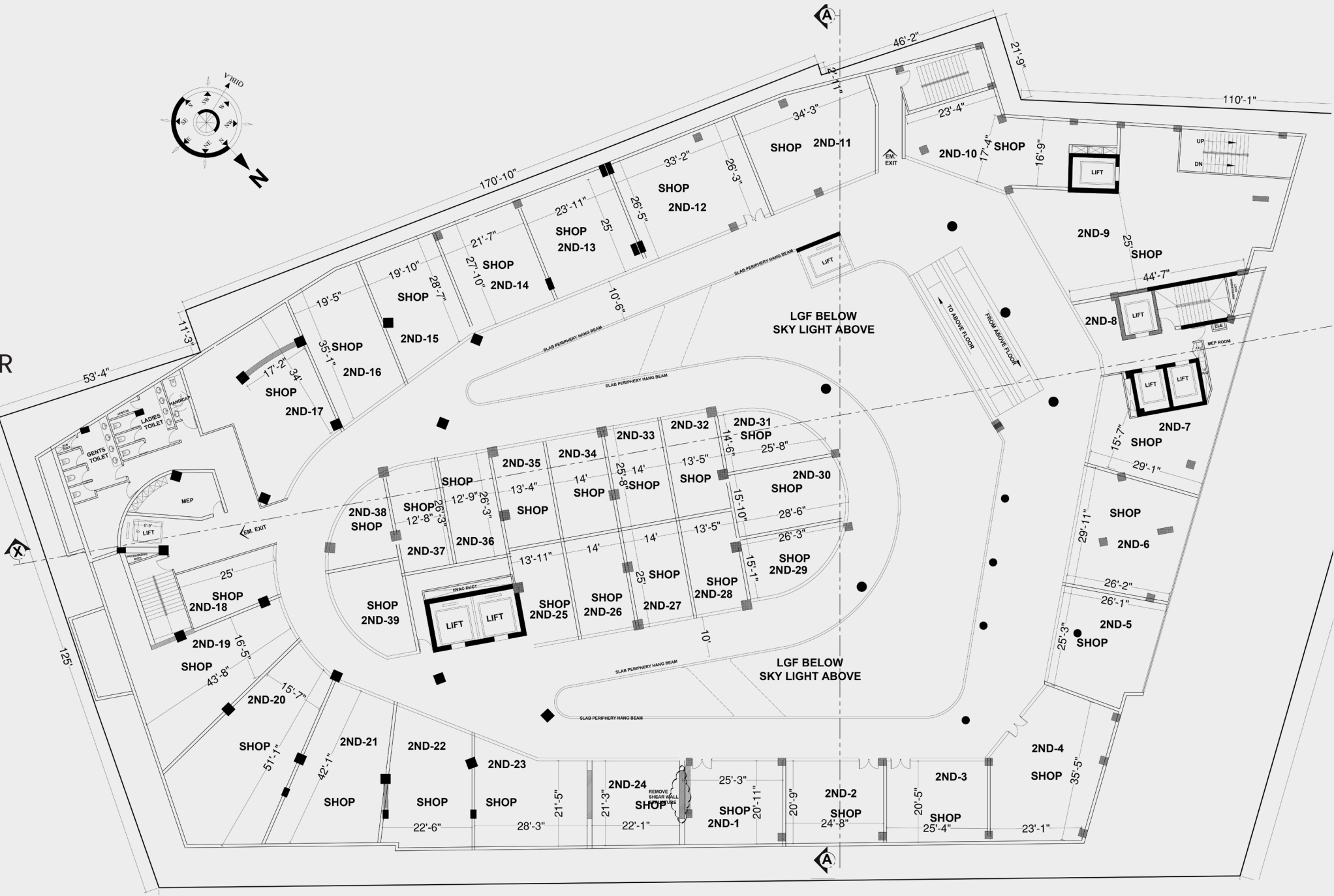
1ST  
FLOOR

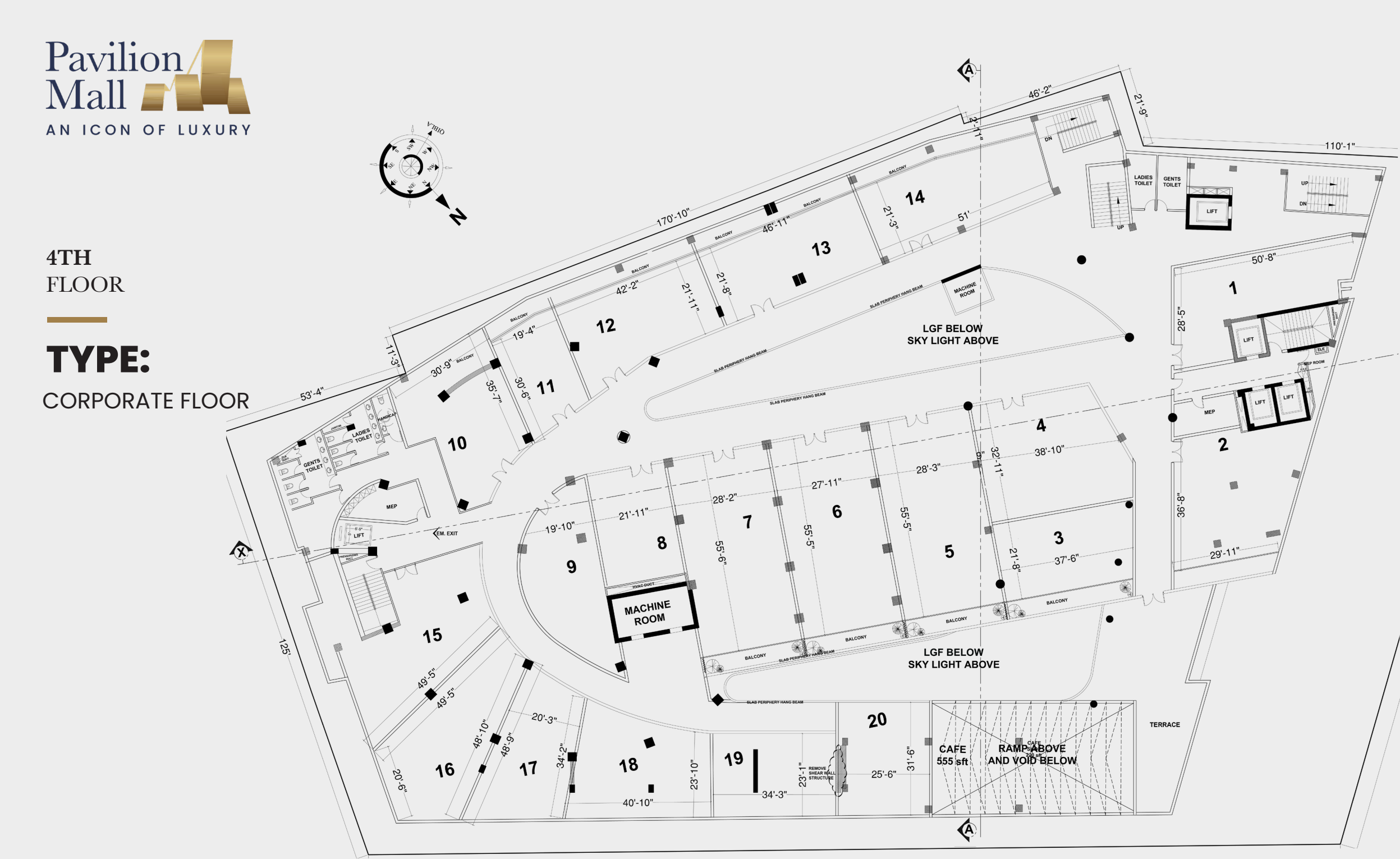
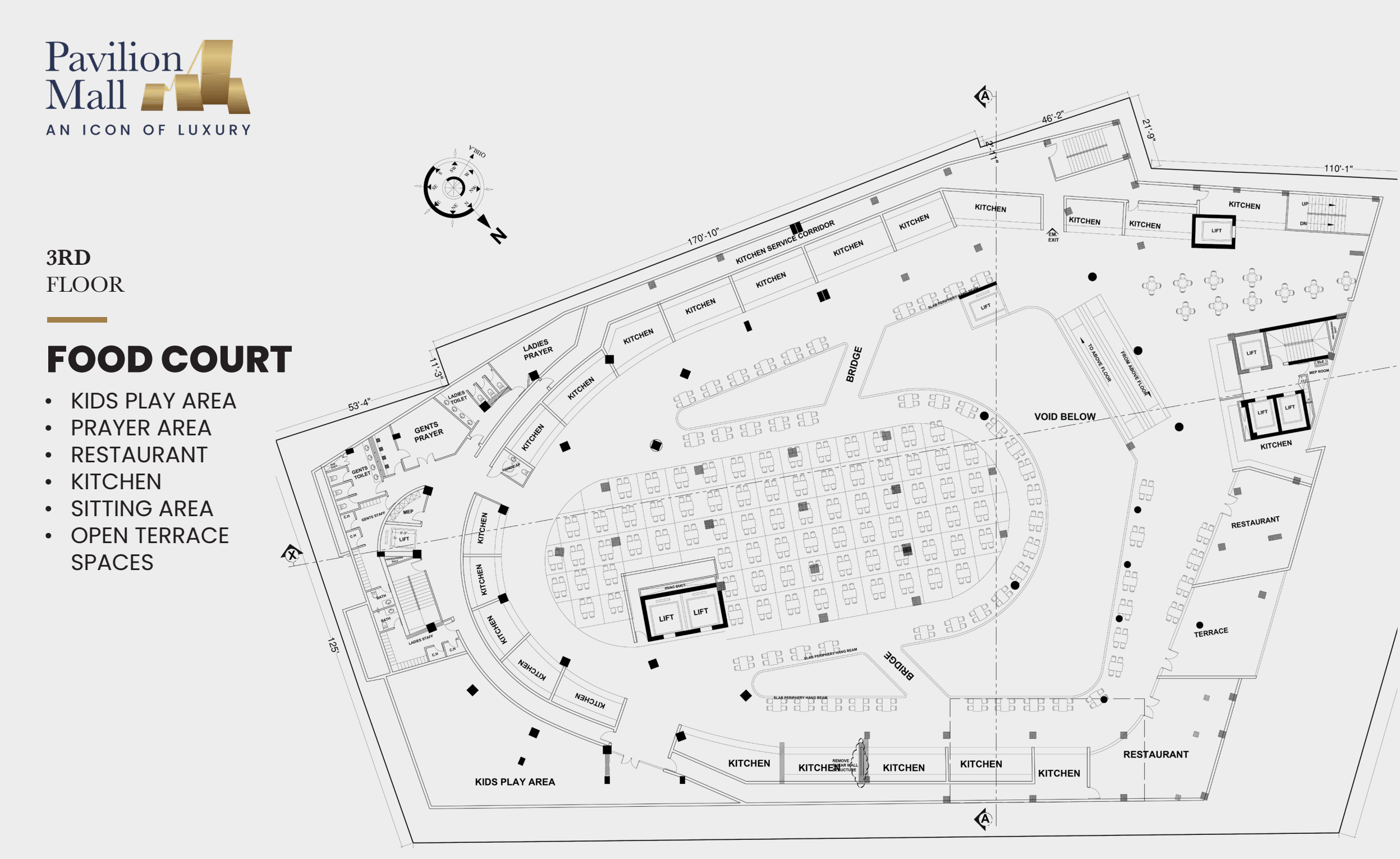
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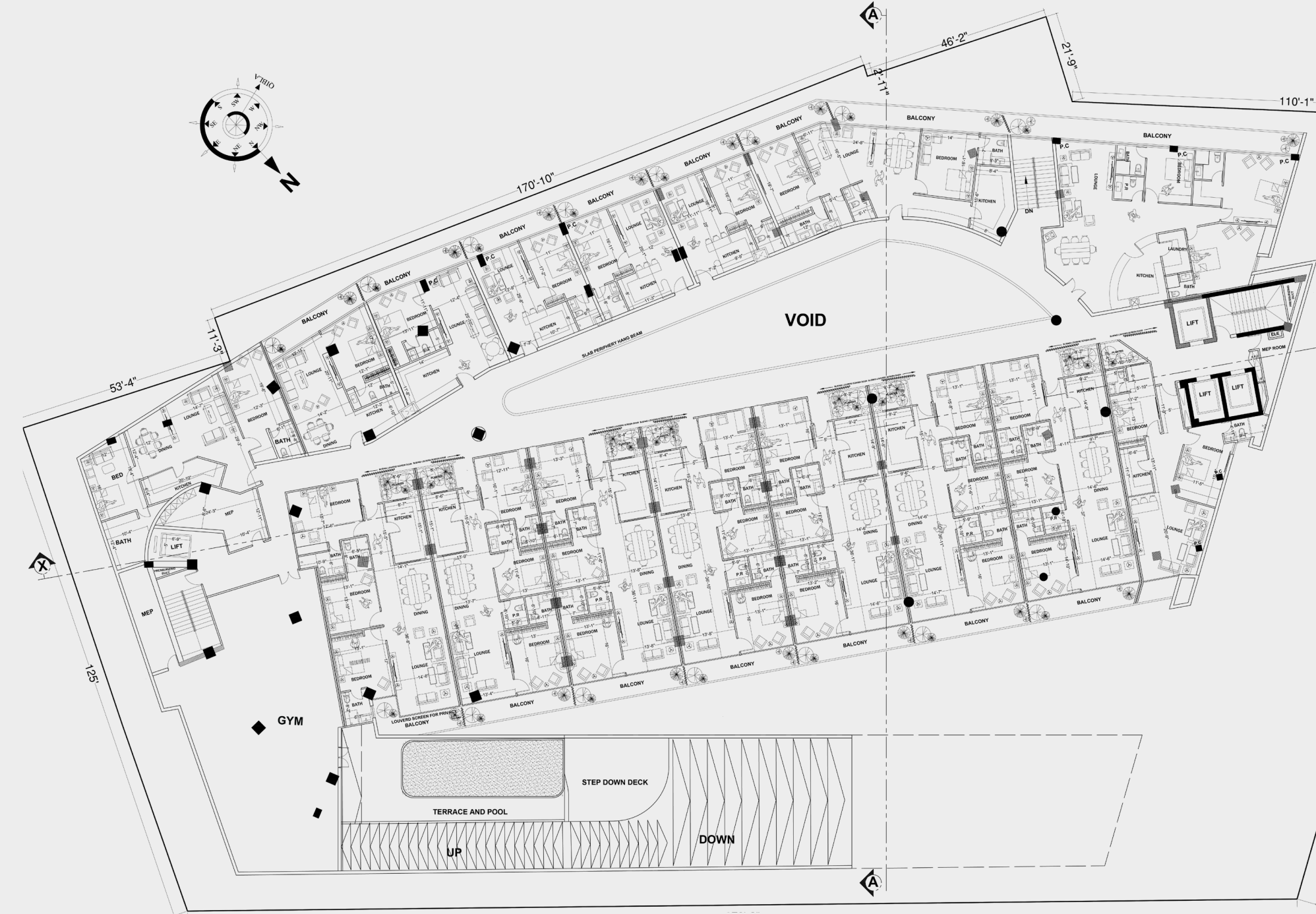
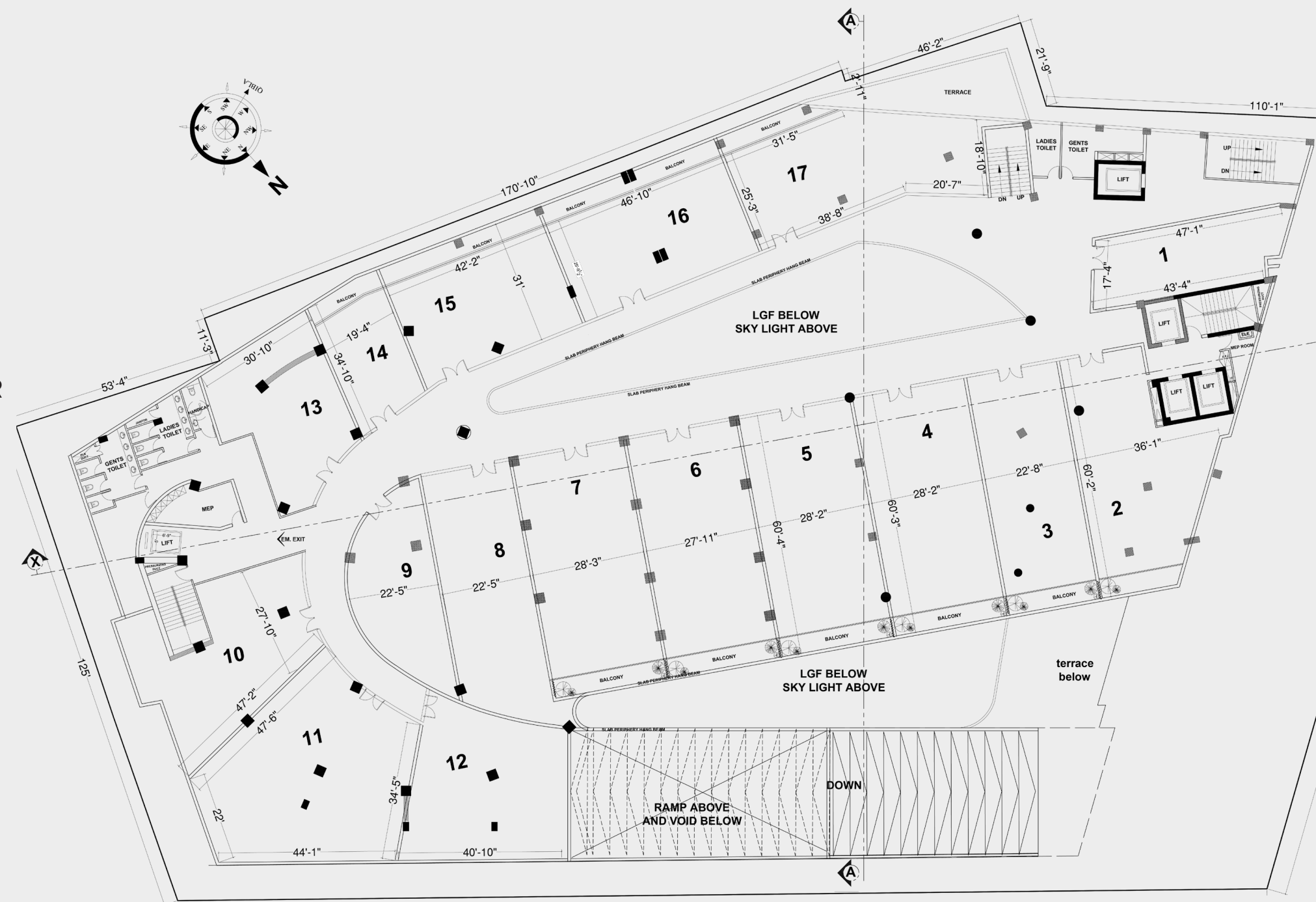


2ND  
FLOOR

TYPE:  
COMMERCIAL FLOOR









7TH  
FLOOR

TYPE:  
RESIDENTIAL FLOOR



8TH  
FLOOR

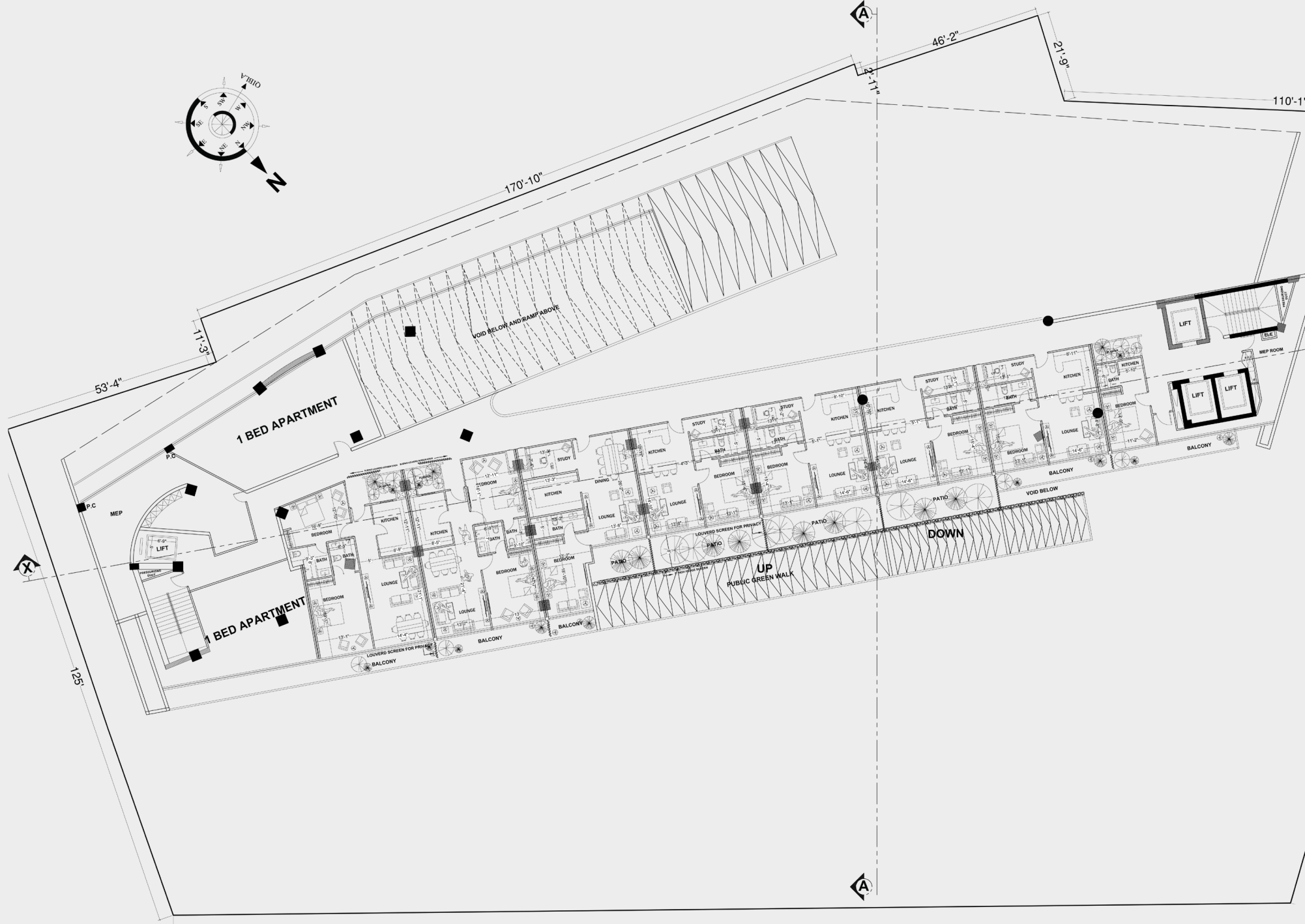
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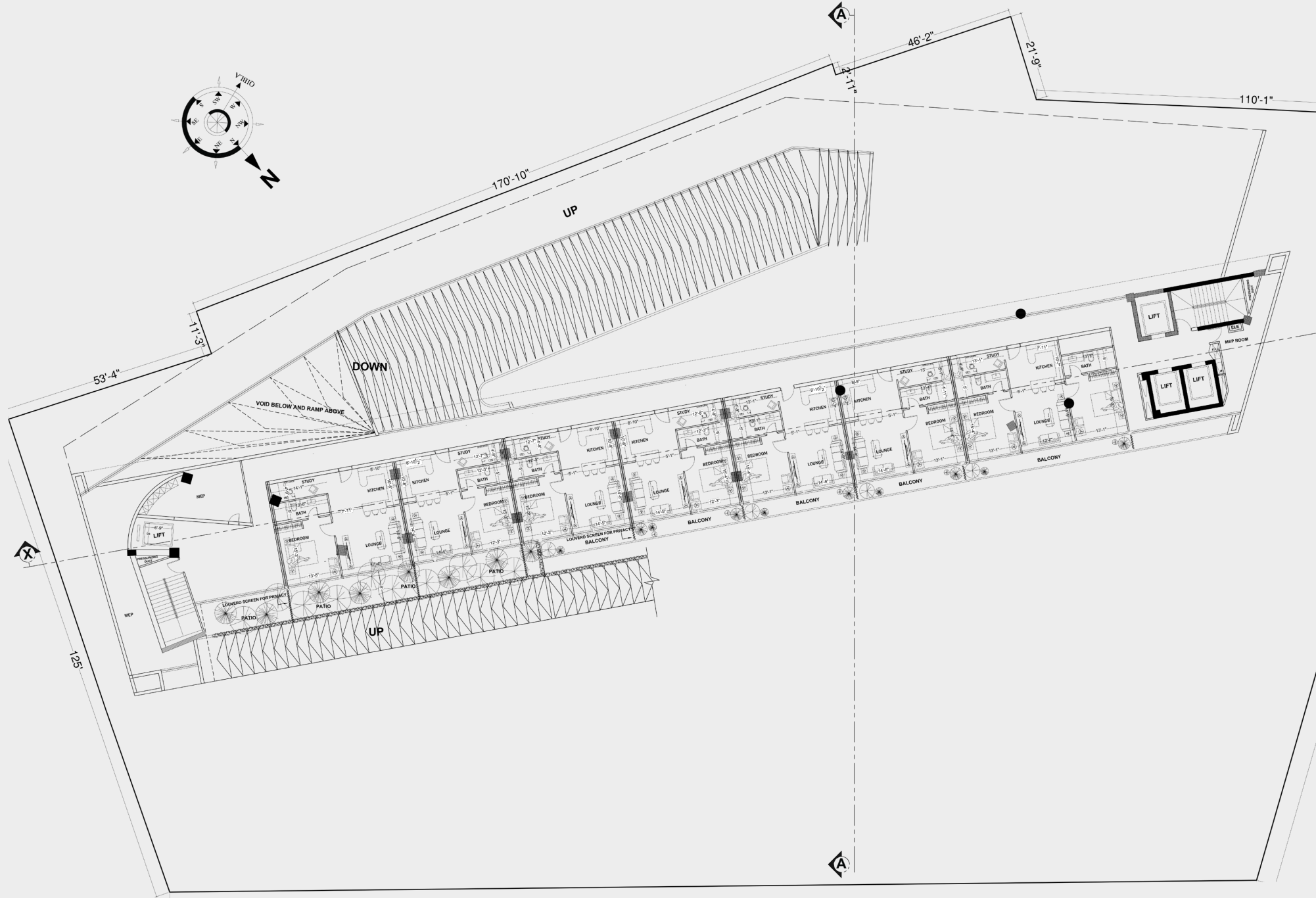
9TH  
FLOOR

**TYPE:**  
RESIDENTIAL FLOOR



10TH  
FLOOR

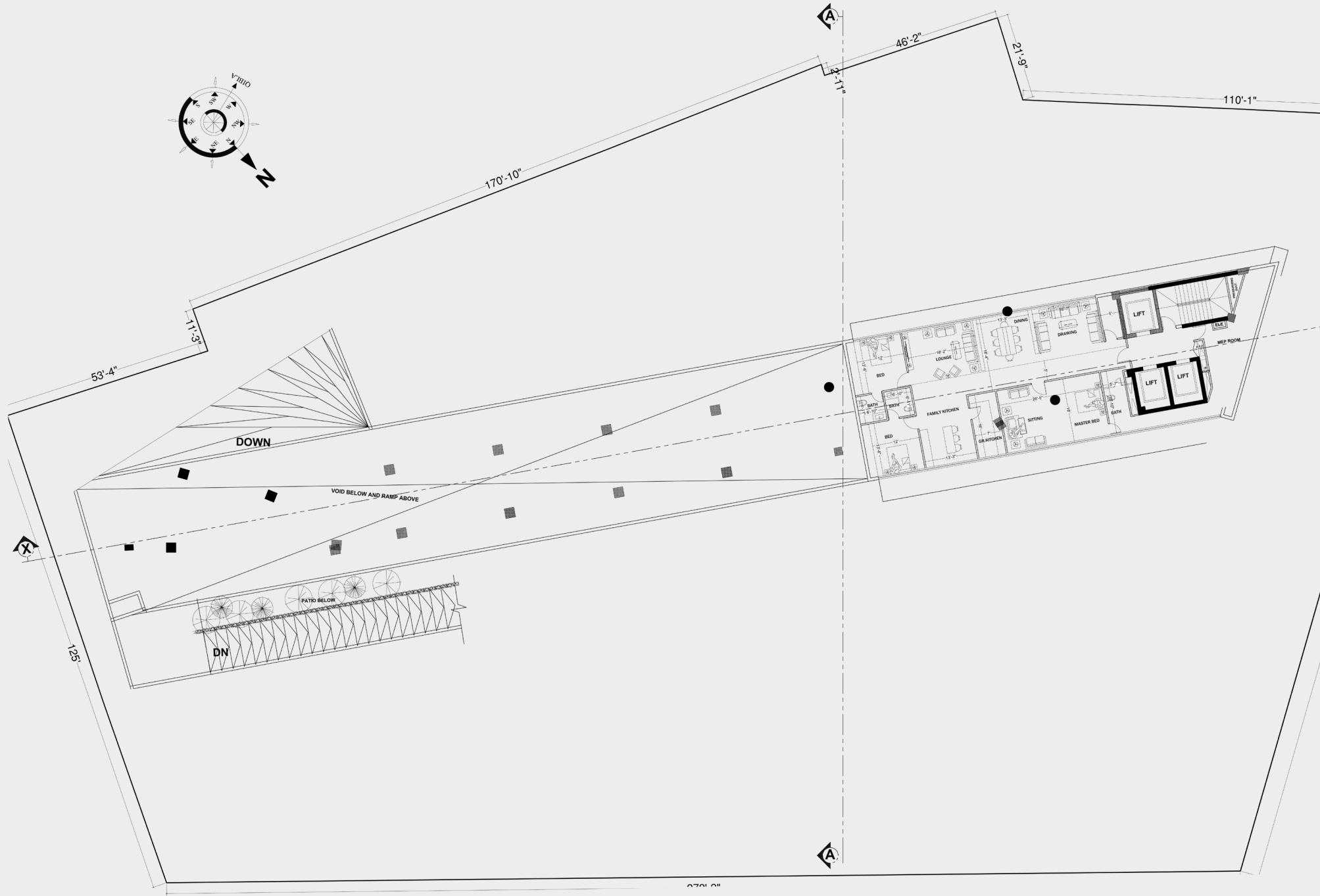
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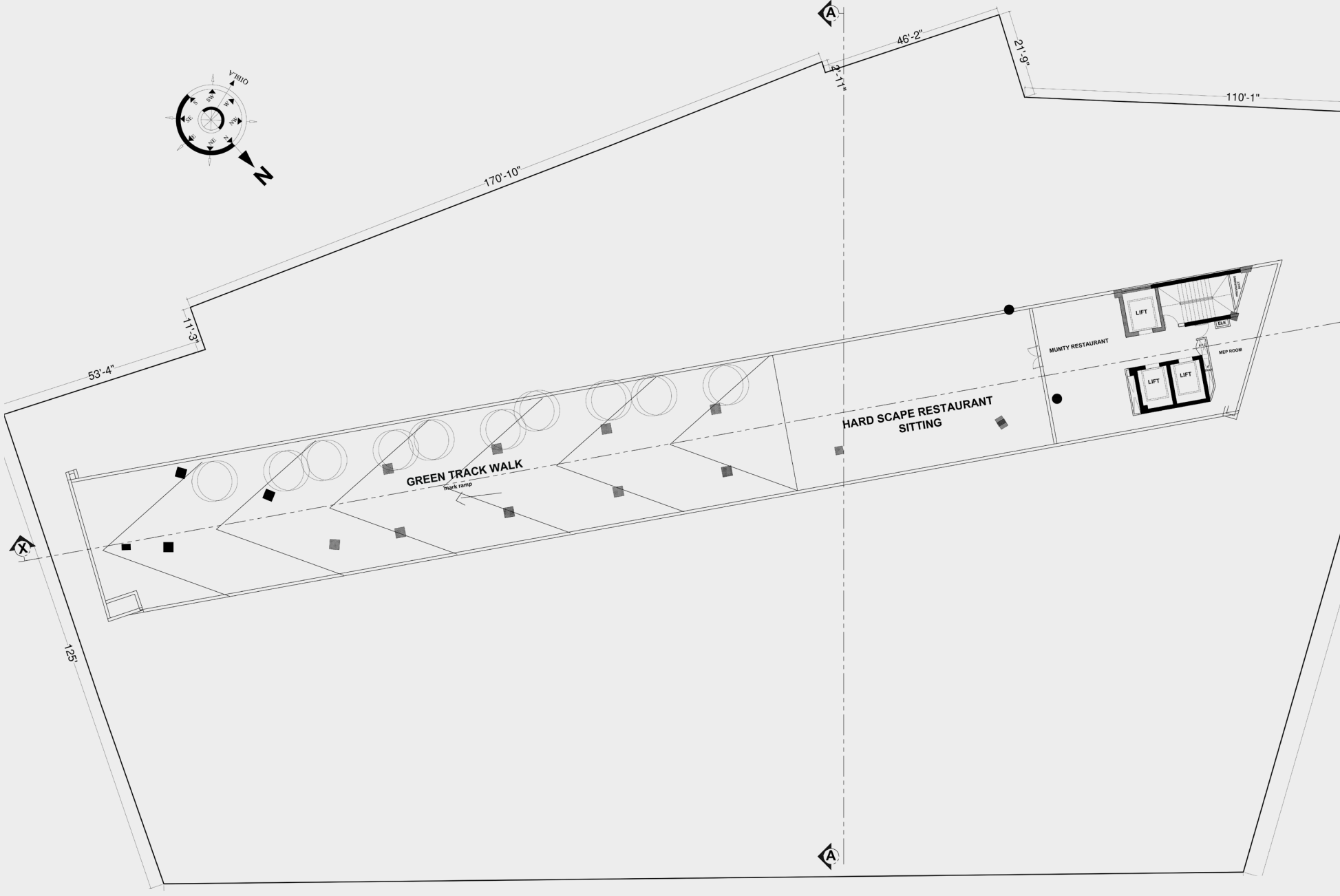
11TH  
FLOOR

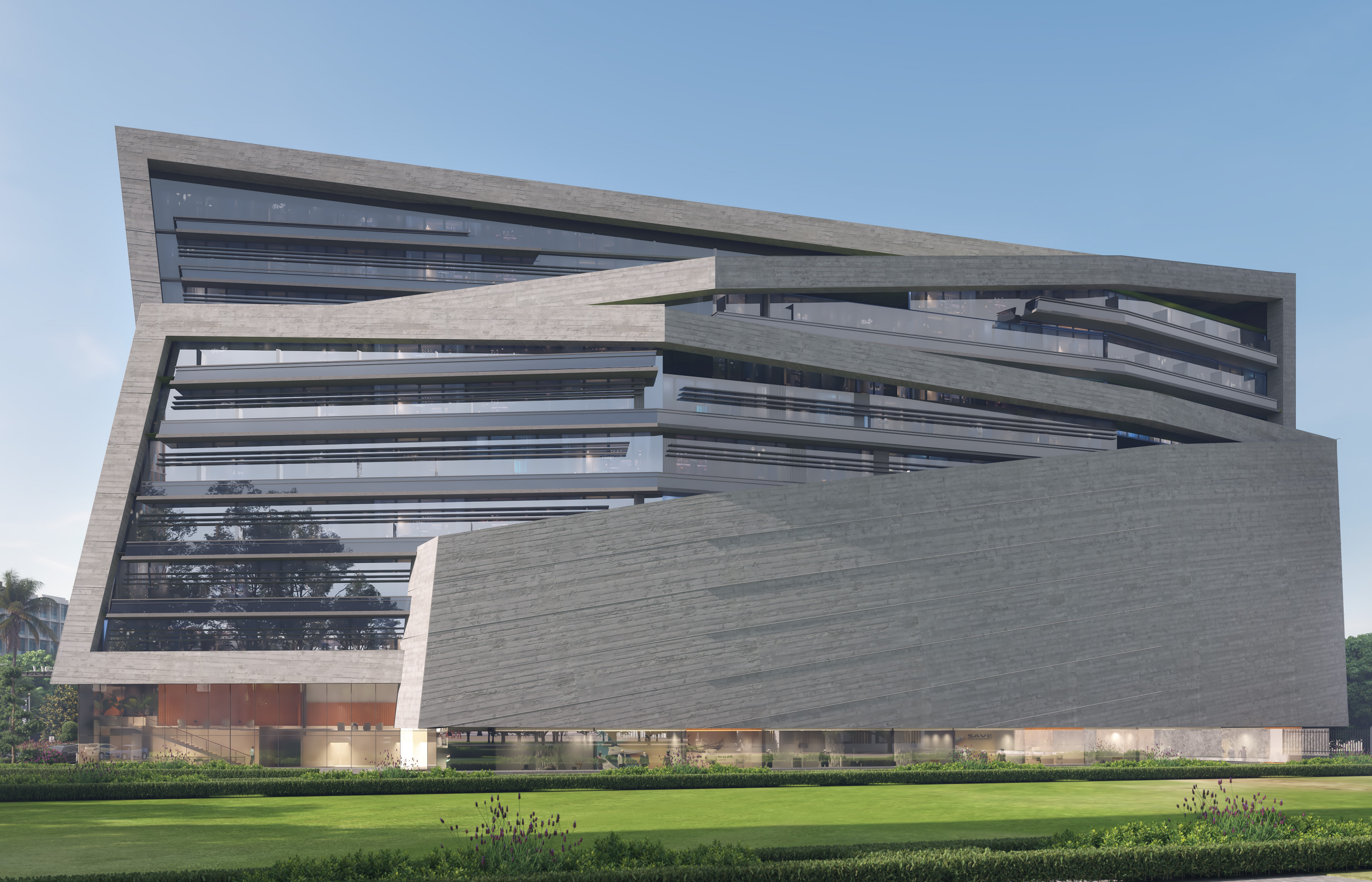
**TYPE:**  
RESIDENTIAL FLOOR



ROOF TOP  
PLAN

- NATURAL PARK WITH WALKING TRACK
- RESTAURANT





## TOWER 101



# ROSE-1



## ROSE GROUP

Rose Group was established in 1989 and quickly emerged as a distinguished player in the real estate sector. Through diverse initiatives, continuous innovation and an unwavering commitment to quality, we have built a strong reputation for corporate reliability. Its focus on excellence and industry standards has solidified its position as a trusted name in the business world. Rose Group, alongside its continuous growth in the real estate sector, expanded its business horizons by venturing into the media, petroleum and power generating industries.

Rose Group tailors its services to meet the unique needs of each client, delivering customized solutions through a variety of approaches designed to ensure the best outcomes. Regardless of the type of services we provide, our clients can always count on the highest quality and professionalism. With our unparalleled in-house resources and a commitment to excellence, we stand as an industry leader. We are dedicated to maintaining the highest standards of precision, dedication, and service, ensuring every project is executed to perfection.

With a rich history spanning thirty six years of successful ventures in real estate development and construction, Rose Builders have earned a reputation as industry leaders in planning, developing, and executing a diverse range of projects. Rose Builders have set new benchmarks in the construction industry with the successful completion of notable projects including Rose-1, Jannat Arcade, Waqas Plaza, Tower 101, Musarrat Arcade, Farhan Plaza, King Arcade, Rose Arcade (G- 11), Rose Arcade (Murree Road, Rawalpindi), Rose Hospital, Ilyas Plaza, Pothohar Plaza, and Beval Plaza. These are just a few of the significant milestones achieved by the Rose Group. Building on this success, they have expanded their portfolio with impressive projects such as Rose Garden, Rose Heights, Home Town, Chinar Valley and many more.



PROFESSIONAL TEAM



CONSULTANTS



DEVELOPER



ARCHITECT



GRAPHICS & DESIGN TEAM



3D VISUALIZING TEAM

An Icon of **Luxury**, a  
**Destination** for All



## CONTACT US :

Pavilion Mall, Plot# 131, Kashmir Road  
Saddar, Rawalpindi, Pakistan.

UAN: 051- 111 11 ROSE

[www.pavilionmall.pk](http://www.pavilionmall.pk) | [info@pavilionmall.pk](mailto:info@pavilionmall.pk)

