

# Al Noor Cargo City 2 Gwadar

- ◆ *Largest Commercial Project of Gwadar*
- ◆ *In Front of Gwadar Seaport*
- ◆ *Nearest to Gwadar Airport*
- ◆ *Facing Baluchistan Broadway*
- ◆ *At The Junction of Coastal Highway*



*The Largest Commercial Centre of Gwadar in Front of Seaport*



## NO OBJECTION CERTIFICATE

Issued by  
**Gwadar Development Authority**  
**NOC**



### GWADAR DEVELOPMENT AUTHORITY


Ref: 403/03-08/TPS/Com/05/GDA

Date: 07/07/05

#### TO WHOM MAY IT CONCERNED,

It is certified that the NOC No. 05/05/Com/GDA, dated 23<sup>rd</sup> May 2005 was issued in favour of Hoth Shafi Mohammad S/O Haji Murad, NIC No.52101-0569505-3 Resident of Habib Klashkari Ward, Gwadar & Ibrar Khan Niazi, 35202-1495781-1, resident Niazi House-168, Multan Road, Lahore respectively for "AL-NOOR CARGO CITY.". This is a project of Al-Noor Builders & Developers and S.P. Enterprises, (Pvt : ) Limited, Gwadar. The scheme situated at Khatoni/ Khewait No.55/55, Khasara No. 127, 128 and 132, Moza Shakani Dar, Tehsil & District, Gwadar, consisting on 105.51 acres.

2. It is further certified that the scheme having 614 no of plots of different categories.

  
(RAFIQUE AHMED BALOCH)  
Director (Town Planning)  
Gwadar Development Authority  
Gwadar.

- Sectional Master File.

Governor House Road, T & Fax: +92-0864-210953, 211775





**Expo &  
Display  
Centres**

**5 Star &  
4 Star Hotels**

**Commercial  
High Rise**

**Business  
Centres**

**Banks &  
Leasing Co.**

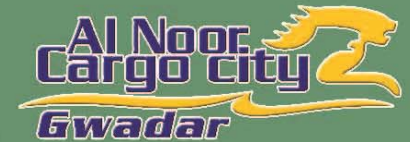
**Clearing &  
Forwarding**

**Cargo &  
Shipping Co.**

**Community  
Services**



# Why to Invest in Gwadar?



1. Gwadar port is the largest and deepest seaport in the middle of world and has been fully operational.
2. Gwadar port has 70% business from sea to sea.
3. Gwadar is becoming the largest business centre of the world because it is strategically important for all the countries.
4. China, Japan, Korea, Taiwan, Singapore, Hong Kong, Malaysia and Indonesia are on extreme right side of the world and produce 80% goods of the world, they want to use Gwadar seaport as a Business centre to sell their Goods to Asia, Africa, Middle East, Europe and America.
5. Gwadar is a place which will be required by all super powers of the world to boost their business activities (immediately).
6. Gwadar is a gateway for land-locked countries including Afghanistan, Russia, Tajikistan, Azerbaijan, Uzbekistan, Kazakhstan, Turkmenistan, Kyrgyzstan, Georgia and Armenia.
7. Gwadar will be more beautiful than any other city of the world because it will be the most modernized business centre of the world where almost every nation will rush.
8. Saudi Arabia has build 4 new cities to trade through Gwadar.
9. Gwadar will produce job opportunities for Pakistanis and people from different countries including India, Bangladesh, Philippine etc. to construct thousands of buildings inside Gwadar and thousands of factories outside the Gwadar.
10. Gwadar is a duty free and tax free largest seaport which is centrally located on world map.
11. In future Gwadar will be famous for its High Rise Commercial Centres, Parks, Roads, Universities, Hospitals, Clubs and Business/ Career Opportunities.
12. Thanks to Allah, now the port is fully operational. In every second the best locations of Gwadar are running out. Value of property is always with location. Prices are increasing very rapidly. If you will have a plot on the best location, high rise building will be completed with people money. If you late, you may have to purchase a flat in Gwadar on unbelievable price.
13. May be you are loosing a great chance which Allah may wants to give you because a plot booked on installments can bring you among world's richest people.
14. Gwadar is in Pakistan and we are Pakistanis. After a short period of time the whole world will rush to Gwadar then it will be very difficult to find a plot on best location.
15. Get in immediately, you may be (as if late) the last person standing in the queue.



## گوا درمیں ہی سرمایہ کاری کیوں؟

- ◀ گوا در کی بندرگاہ دنیا کے وسط میں دنیا کی سب سے بڑی اور گہری بندرگاہ ہے گوا در کی بندرگاہ مکمل تعمیر ہونے کے بعد آپریشنل ہو چکی ہے۔
- ◀ گوا در کا 70 فیصد بزنس سمندر سے سمندر میں ہے۔
- ◀ گوا در دنیا کے سنٹر میں ہونے کی وجہ سے پوری دنیا کی درآمدات اور برآمدات کی بین الاقوامی تجارتی منڈی بن جائیگا۔

- ◀ 80 فیصد استعمال کی چیزیں بنانیوالے ممالک چین، جاپان، کوریا، تائیوان، سنگاپور، ہانگ کانگ، ملائیشیا اور انڈونیشیا دنیا کے انتہائی دائیں طرف ہیں یہ ممالک ایشیا، افریقہ، مڈل ایسٹ اور امریکا کو اپنی چیزیں پہنچنے کیلئے گوا در کو بزنس سنٹر بنانا چاہتے ہیں۔
- ◀ افغانستان، روس، تاجکستان، آذربائیجان، ازبکستان، قزاقستان، ترکمانستان، قرقستان، جورجیا، یوکرین اور آرمینیا وہ ممالک ہیں جن کا انحصار صرف گوا در بندرگاہ پر ہوگا۔

- ◀ گوا در کے لاکھوں پلاٹوں پر لاکھوں ہائی رائز بلڈنگز ہوں گی گوا در شہر کے باہر دنیا بھر کی لاکھوں فیکٹریاں لگیں گی کام کرنے کیلئے انڈیا، بنگلہ دیش، فلپائن سے لوگ منگوانے پڑیں گے۔
- ◀ گوا در کی ابھرتی ہوئی لوکیشن کو دیکھتے ہوئے دنیا کی بڑی بڑی کمپنیوں نے گوا در میں اپنی سوسائٹیز قائم کر لی ہیں کیونکہ تجارت کی دنیا کا مرکز یقیناً گوا در ہی ہے۔

- ◀ حکومت پاکستان کی جانب سے فراہم کردہ شاندار رعایتوں کی بدولت جیسے کاروبار پر ٹیکس کی چھوٹ، علاقے کو فری اکاؤمی قرار دینا اور گوا در کی بندرگاہ کو فری پورٹ کا درجہ دیا جانا ایسی چند سہولیات ہیں جو مستقبل قریب میں عالمی تجارت کو فروغ دینے میں ایک اہم کردار ادا کریں گی لہذا آج کی سرمایہ کاری کل کے شاندار اور قابل رشک مستقبل کی ضمانت ہوگی۔

- ◀ خدا کا شکر ہے کہ گوا در بندرگاہ جو کہ چند سال سے بن رہی تھی اب مکمل طور پر آپریشنل ہو چکی ہے۔ دنیا کے بڑے بڑے جہاز لوڈ آن لوڈ ہو رہے ہیں بندرگاہ پوری دنیا کے بزنس کے لیے کھل چکی ہے۔ ہر سیکنڈ میں اچھی لوکیشن فروخت ہو رہی ہیں پراپرٹی کی اہمیت ہمیشہ لوکیشن کی وجہ سے ہوتی ہے قیمتیں انتہائی تیزی سے بڑھ رہی ہیں۔ اچھی لوکیشن پر پلاٹ حاصل کریں گے تو ہائی رائز بلڈنگ لوگوں کے پیسے بن جائیگی اگر کچھ تاخیر کی تو کسی کی بلڈنگ میں کئی کروڑ کا فلیٹ لینا پڑے گا۔

- ◀ کہیں ایسا تو نہیں کہ قدرت نے جو سنہری موقع آپ کو عطا کیا ہے وہ کسی وجہ سے آپ خود ضائع کر رہے ہیں کیونکہ ماہانہ آسان اقساط سے بک کر دیا ہوا پلاٹ آپ کو دنیا کے امیر ترین لوگوں میں شمار کر سکتا ہے گوا در پاکستان میں ہے اور ہم پاکستانی ہیں بہت ہی کم عرصہ میں دنیا کے کروڑوں تاجروں کا رخ گوا در کی طرف ہو جائے گا پھر گوا در کی زمین اچھی لوکیشن پر خریدنا تقریباً ناممکن ہو جائے گا۔



# About Niazi Group

Choose your future, we'll shape your destiny



**Shoaib Khan Niazi**  
Chairman  
Niazi Group



**Ibrar Khan Niazi**  
CEO  
Niazi Group



**Hamza Khan Niazi**  
Director  
Niazi Group

## Niazi Group of Companies (Pvt) Ltd.

Niazi Group is Pakistan's renowned business identity and serving the nation since 1960. The Group is a well-respected and credible name in the business community. The Group is successful to achieve a dominant status in multiple sectors including construction, real estate development, intercity transport network and goods logistic services.

Niazi Developers (Pvt.) Ltd. (A sister concern of Niazi Group) is involved in the construction of commercial high rise, residential and industrial projects in Pakistan. The Company has made an unmatched contribution to civil engineering landmarks including Al-noor Cargo City (Gwadar) and Adan Villas (Bhurban, Murree).

## PROJECTS





# About SP Noor Enterprises

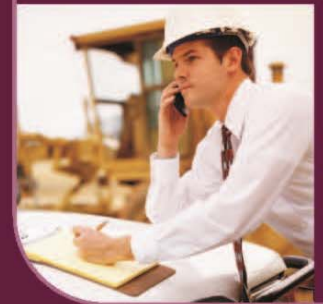
Success with excellence



**Elahi Bukhsh**  
Chairman  
SP Noor Enterprises



**Hoot Shafi Muhammad**  
CEO  
SP Noor Enterprises



## SP Noor Enterprises (Pvt) Ltd.

Mr. Shafi Muhammad (Hoot family) has a great influence in political, social and economic infrastructure of Gwadar and Balochistan. SP Noor Enterprises (Pvt.) Ltd. is involved in various business activities in Gwadar city including real estate, seafood trading, construction and agriculture.

Niazi Group and SP Noor Enterprises have signed multiple ventures for various mega development projects in Gwadar.

## Projects

- ◆ Al Noor Cargo City
- ◆ Sara-e-Noor
- ◆ Noor Marwa
- ◆ GDA Bolan City
- ◆ Crabs & Lobster Farming
- ◆ Large Scale Agricultural Farming





## Our Focus

To Build a Creative and an Innovative Commercial Hub



We at Al-Noor Cargo City are focused to develop a creative and an innovative commercial city adjacent to Gwadar Seaport. The city will boost commercial activities related to globally emerging deep seaport of Gwadar. We have inaugurated the city and have a great focus in our mind. We are engaging world's legendary vendors and services providers to turn our dream into reality.

## Our Strategy

We believe in strategic development to ensure maximum return on investment for all stakeholders. We are not just selling plots; we are building an emerging future city, where your dreams will come true. We are not building a commercial city for the sake of commercial city; we are developing a memorable project for coming generations.



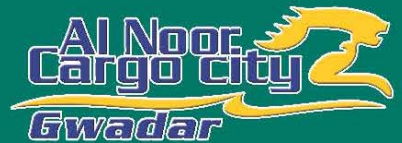
This great city will rise on Gwadar-map with 100% self-contained commercial zone. Al-Noor Cargo City has reserved plots (block-wise) for local and international ventures to provide host of services to ensure 24 hours smooth commercial activities, which is a magnitude of our vital and responsible approach.





# Gwadar on World Map

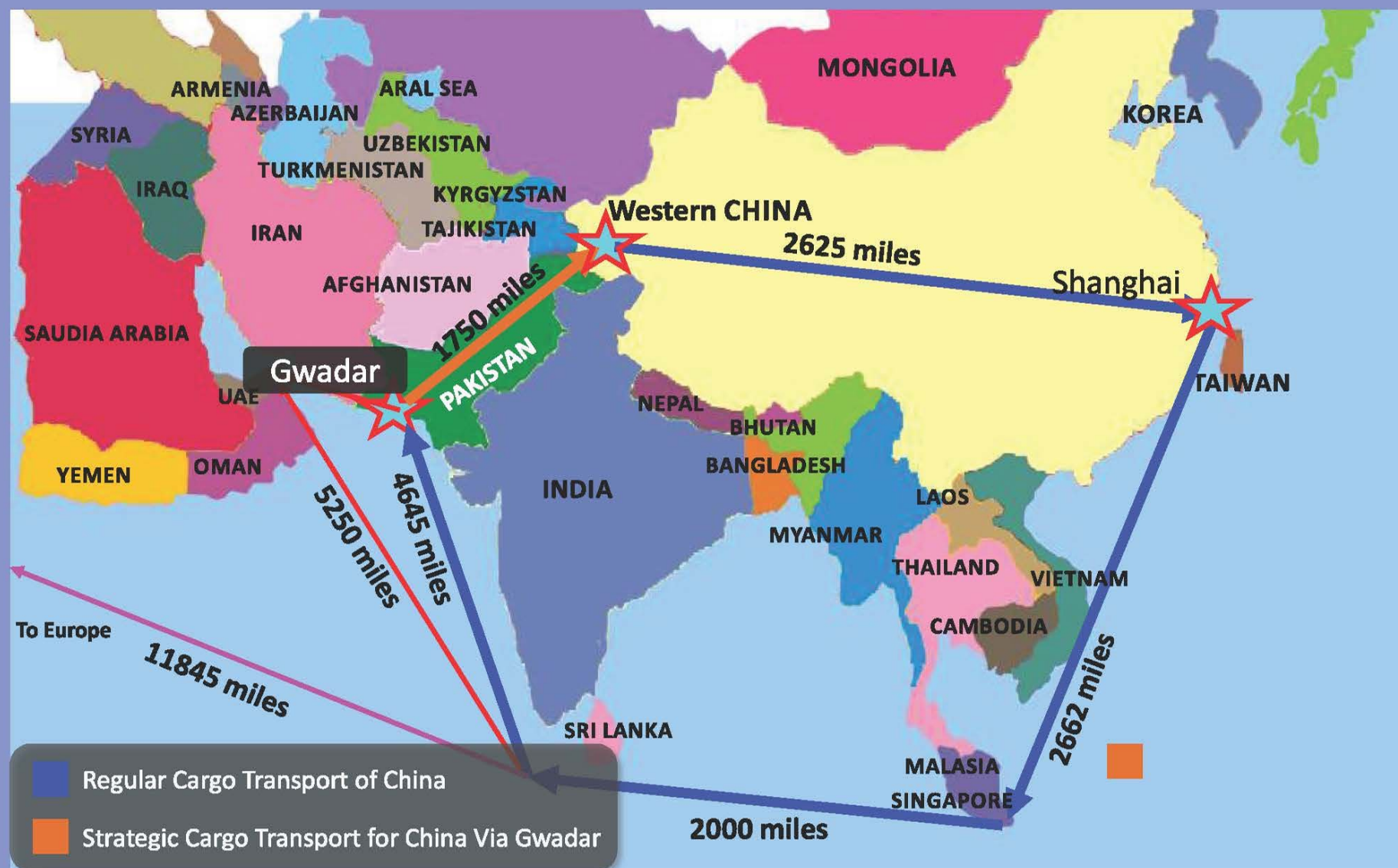
Largest & Deepest Seaport in the Middle of the World





# Shipping Distance through Shanghai Port

SAVING  
Cost | Time | Distance





# Pak-China Economic Corridor

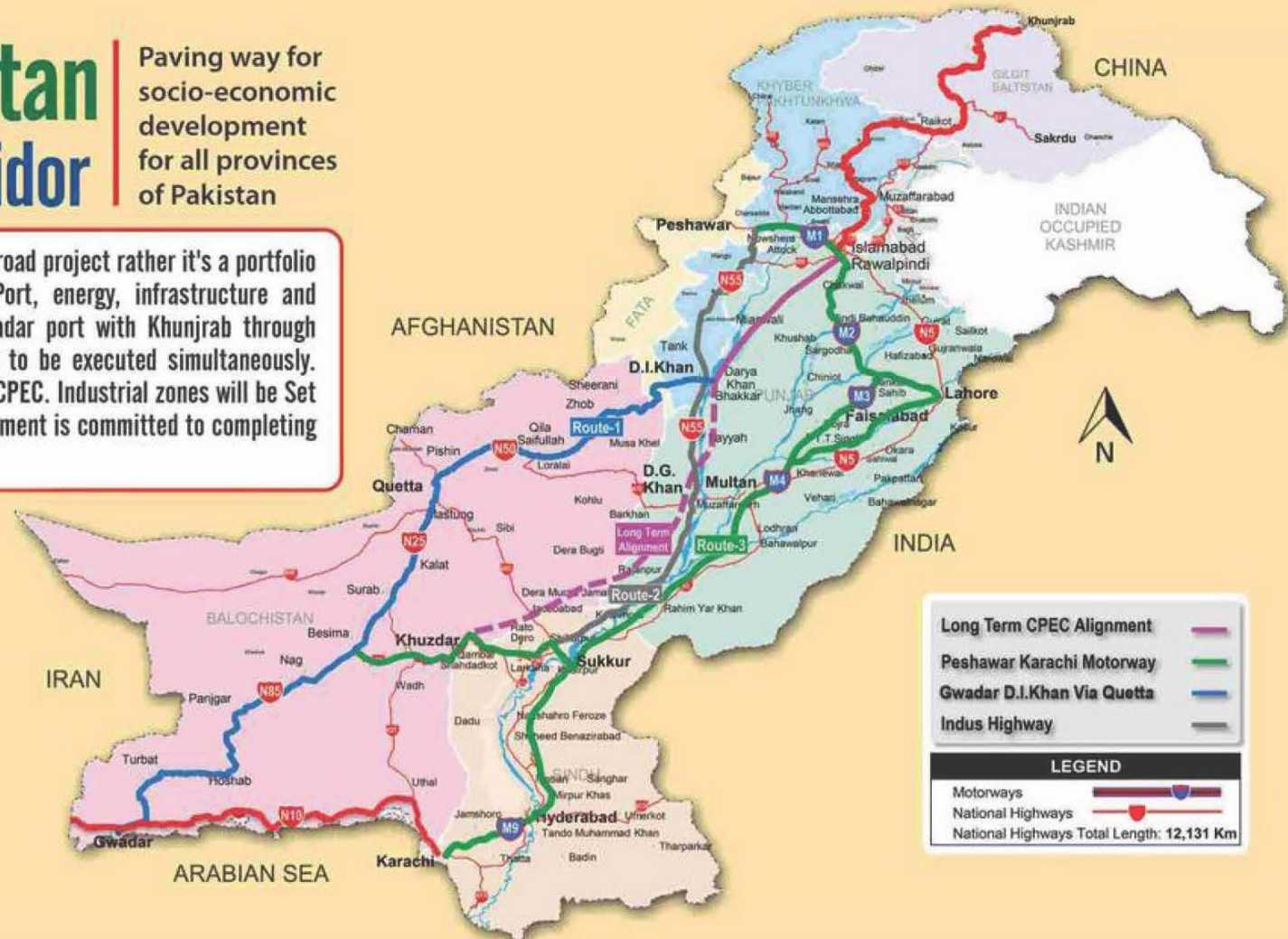
## China-Pakistan Economic Corridor

Paving way for socio-economic development for all provinces of Pakistan

CPEC is not just a name of any single road project rather it's a portfolio of projects which include Gwadar Port, energy, infrastructure and industrial zones. It will connect Gwadar port with Khunjrab through Western, Central and Eastern routes to be executed simultaneously. There is no change in original plan of CPEC. Industrial zones will be Set up in all the provinces. Elected government is committed to completing the western route on priority.

### Salient Features:

- 16,400 Mega Watt additional electricity through coal, hydel, wind and solar energy;
- 2400 km trade corridor between Kashghar (China) and Gwadar through different routes;
- Upgradation and modernization of Karachi-Peshawar Railway track (ML-1);
- Establishment of new economic zones in all 4 provinces and regions;
- Development of port infrastructure and construction of new airport at Gwadar.





# Motorway & NHA Plans

## Legend

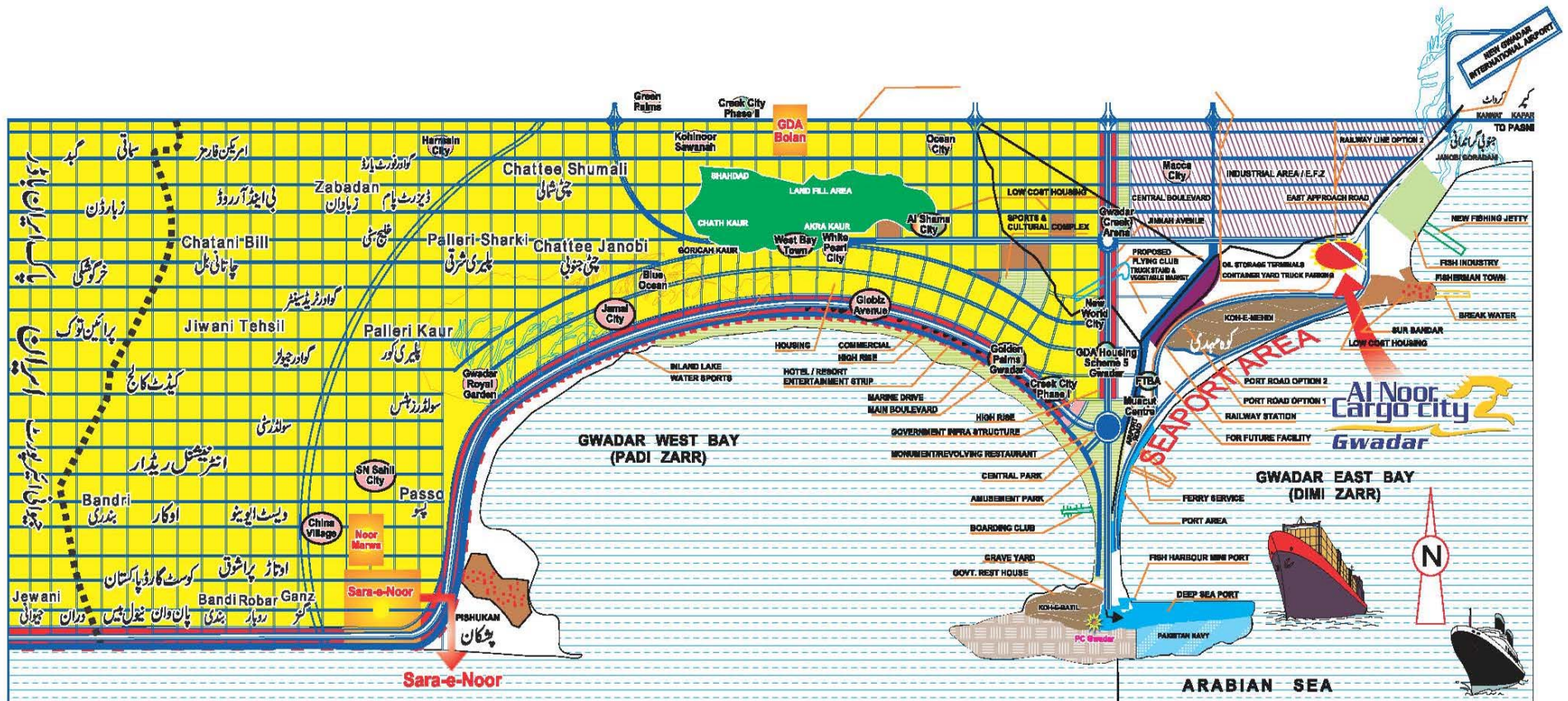
- National Highway
- Motorway (Operational)
- Motorway (Under Construction)
- National Capital
- Provincial Capital
- City/Town
- Provincial Boundary
- International Boundary





# Gwadar Master Plan

Hope for the good, plan for the best





# ***First Cargo Ship at Gwadar Port***

**Pakistan's History Breakthrough  
Largest Vessel (to date) carrying  
72,000 Metric Ton of Wheat.**





# History of Gwadar City



In AD 711, Muhammad Bin Qasim captured the town of Gwadar



Since 1783, the Gwadar was part of Oman (the State of Muscat)



In 1838, the British gave full concentration to Gwadar area



In 1863, British installed first telegraphic station at Gwadar



In 1958, Pakistan purchased Gwadar for 3 million pounds, from Oman



In 1970, Gwadar became District of Balochistan



# Port History



**In 1993, Feasibility Studies started by Pakistan for a deep seaport at Gwadar**



**In Nov 2004, A Chinese cargo vessel carrying port building equipment successfully berthed at Gwadar port**



**In March 2005, Phase I of Gwadar Port project completed and the port inaugurated by the Chinese Premier**



**Ceremony For the Operation of Gwadar Port**



**Control of Gwadar Port Transferred to China**



**Pak-China to Build Kashgar to Gwadar Economic Corridor**



**Al Noor Cargo City is largest commercial project of Gwadar**

النور کارگوٹی  
گوار کا سب سے بڑا کمرشل پراجیکٹ ہے

**Al Noor Cargo City is situated nearest to Gwadar port**

النور کارگوٹی گوار پورٹ سے قریب ترین  
جگہ پر واقع ہے

**Al-Noor Cargo City is situated between Airport and Gwadar port**

یہ گوار پورٹ اور ایئر پورٹ کے درمیان واقع ہے

**Al Noor Cargo City is situated at distance 800 meters from sea**

یہ سمندر سے صرف 800 گز کے فاصلے پر واقع ہے

**It is only project that is situated at the junction of Coastal Highway, Balochistan Broadway, Gwadar port and Airport.**

یہ گوار کا واحد کمرشل پراجیکٹ ہے جو کہ کوسٹل ہائی وے،  
بلوچستان براڈ وے، گوار پورٹ اور ایئر پورٹ کے سنگم پر واقع ہے

**All roads of Al-Noor Cargo City are 120 and 150 feet wide with Green Belts.**

النور کارگوٹی چونکہ گوار کا سب سے بڑا کمرشل سینٹر ہے اس لیے  
اس کی تمام سڑکیں ۱۱۵۰ اور ۱۲۰ فٹ کشادہ رکھی گئی ہیں

**Hospital, Telephone exchange, Jamia Masjid, Post Office, Fire Brigade, Police Station, Park, Health Club and Public Library.**

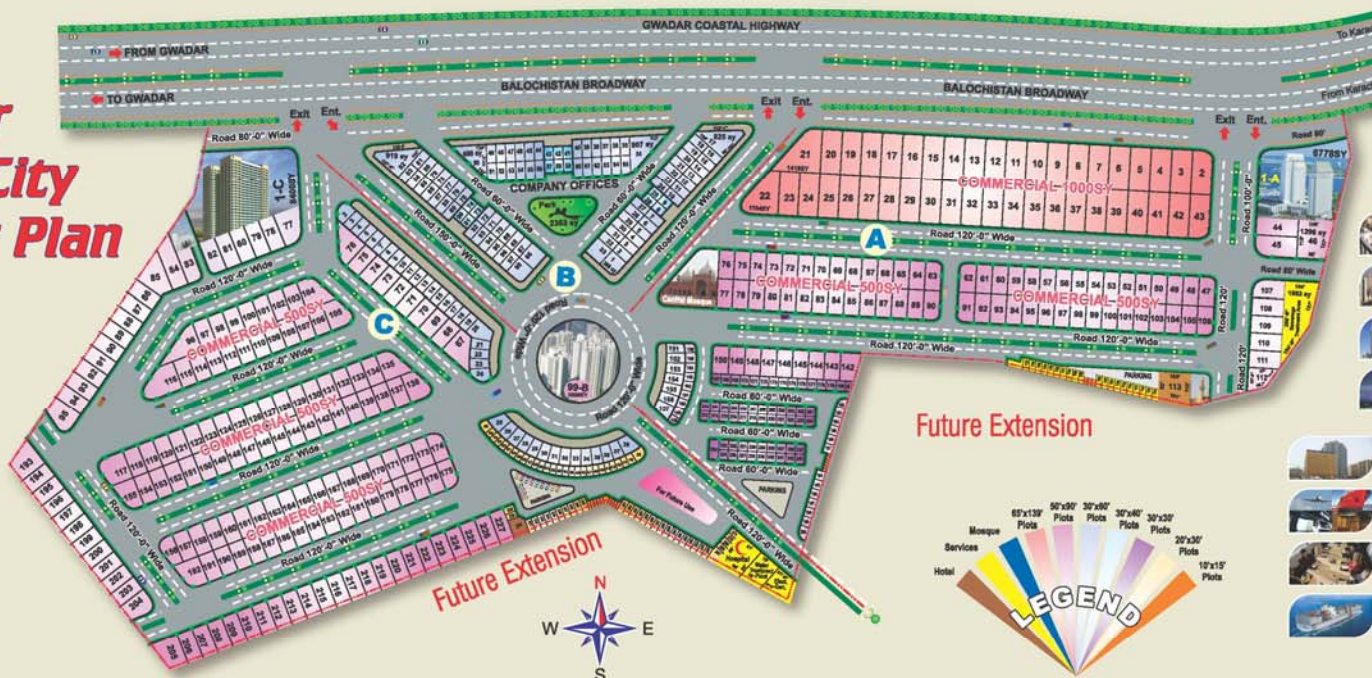
ہسپتال، ٹیلیفون ایکسچینج، جامع مسجد، ڈاک خانہ، فائر بریگیڈ، پولیس اسٹیشن،  
پارک، ہیلتھ کلب اور پبلک لائبریری

**Carpeted Roads, Foot Path, Street Lights, Sewerage, Drainage, Underground Electricity, Water Supply, Gas, Phone, Cable, Recycling System, Water Desalination Plant, Parks and Green Belts.**

کارپٹڈ روڈس، فوٹ پاتھ، اسٹریٹ لائٹس، سیوریج، ڈرینج، انڈر گراؤنڈ الیکٹرکٹی، واٹر سپلائی، گیس،  
فون، کیبل، ری سائیکلنگ سسٹم، واٹر ڈی سلیشن پلانٹ، پارکس اور گرین بیلٹس

**Salient Features**  
نمایاں  
خصوصیات

# Al-Noor Cargo City Master Plan



**Al Noor Cargo City**  
Gwadar

The Largest Commercial Project of Gwadar

- Expo & Display Centres
- Commercial High Rise
- Business Centres
- 5 Stars & 4 Stars Hotels

- Banks & Leasing Co.
- Clearing & Forwarding
- Importers & Exporters
- Cargo & Shipping Co.

Future Extension





# Port Operational Buildings



**Port Operation Office**



**Hotel & Corporate Centre**



**Gwadar Port Civic Center**



**Gwadar Expo Center**



**Gwadar Seaport Aerial View**



**Gwadar Port Cranes**



# Port Operations



**Urea Vessel Arrived at Gwadar Port**



**Warehouse & Storage Facilities**



**Queue of Loaded Trucks**



**Offloading Urea Vessel**



**Trucks of Various  
Logistic Companies**



**Offloading Urea Vessel**



## ***Government Offices***



**Gwadar Development Authority**



**Town Planning and  
Building Directorate (GDA)**



**Governor House**



**Gwadar Port Authority Building**



**National Highway Authority**



**Police Check Post**

# Airport, Bridges, Dams





# Government Projects





# ***Gwadar Industrial Estate***



**Gwadar Industrial Estate Office**



**Gwadar Industrial Estate  
Site Office**



**Gwadar Industrial Estate  
Project Development**



**Gwadar Industrial Estate  
Main Entrance**



**Gwadar Industrial Estate  
Project Development**



## Private Projects



## Community Services



**Gwadar Bar Association**



**Sports Complex**



**350 Bedded Hospital**



**GDA School**



**Water Desalination Plant**



**GDA Market**



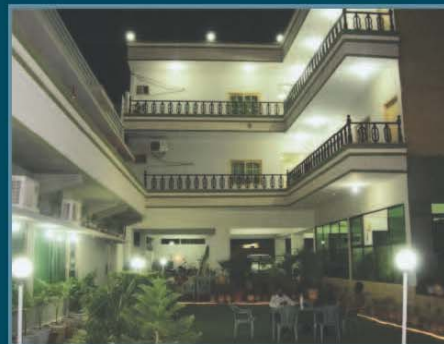
## Hotels & Resorts



**PC Hotel**



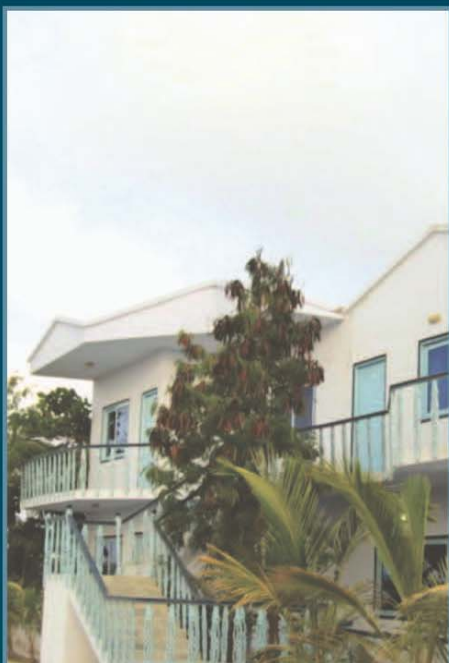
**Royal Restaurant**



**Sadaf Resort**



**Sea View Hotel**



**Hotel Marjan**



**Gwadar Tourist Hotel  
(Bakhshi Hotel)**



**Islamabad Hotel**



**Hotel Sur Creek**

# Financial Institutions

Sign of Progress





# Integrated Roads Network



# Amusement



**GDA Family Park**



**GDA Family Park**



**Freedom Rally at Gwadar**



**Water Sports**



**Beach Safari at Gwadar**



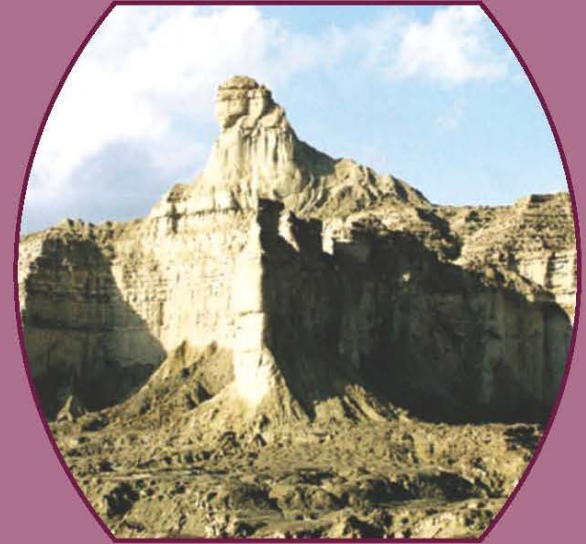
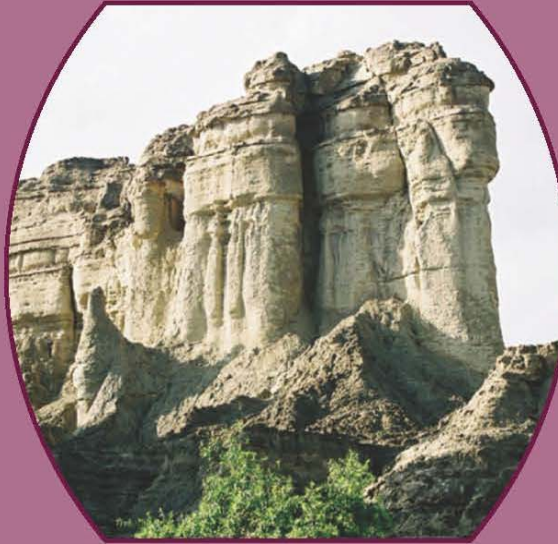
**Freedom Rally at Gwadar**



## *Scenic Beauty Gwadar*



## *Scenic Beauty Gwadar*







## Marketing Associates

"Gwadar International (Pvt) Ltd." and "Urban Vista Architects & Associates" both are sister concern with a complete joint venture setup. The group is operating the world's largest marketing network throughout the world. Anywhere, Gwadar is discussed, our name reflects like a shining star due to its honesty, determination, principle, reliability and dignity. That's why all the most important societies inside Gwadar city on all the important locations are marketed by us.

**Following are new and very important projects, on excellent locations, marketed by us:**

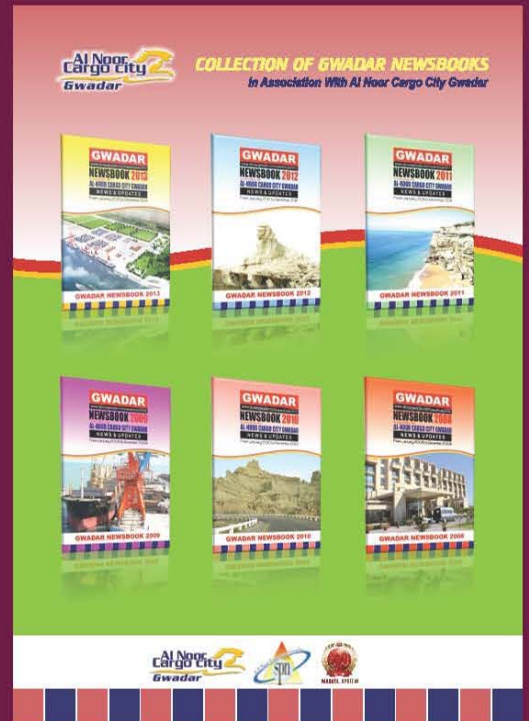
- Al Noor Business Tower Gwadar
- Gwadar International Trade Tower
- Gwadar Commerce & Trade Tower
- Pak China Friendship Tower
- Gwadar Business Square
- Gwadar Heights
- Gwadar Central Tower
- World Trade Tower Gwadar
- Al Noor Cargo City (Commercial)
- Al Noor Industrial Estate (Shatangi)
- Al Noor Truck Stand (Shatangi)
- Sara-e-Noor
- Noor Marwa
- GDA Bolan

# Coming Towers

New High Rise Commercial Towers in Al Noor Cargo City, Gwadar







[www.alnoorgwadar.com](http://www.alnoorgwadar.com)



**AZHER BHATTI**  
CEO  
**Gwadar International**  
(Pvt) Ltd.  
Cell: 0302-8448558



Head Office: FF-64, Street No. 2, Phase 4, DHA, Lahore.  
Main Office: Villa No. 53, Executive Block, Divine Garden, Adjustment Metro  
Super Store, Near to Airport, Lahore. Cell: 0092-302-8448558, 0336-4440064  
E-mail: [info@gwadarinternational.com](mailto:info@gwadarinternational.com), URL: [www.gwadarinternational.com](http://www.gwadarinternational.com)