AL WATANI
Initiatives
CBD
PUNJAB
SELECT | SIGN | START
Scan the QR code and login to Portal
CBD
PUNJAB
Punjab Central Business District
Development Authority
www.cbdpunjab.gov.pk

AL WATANI VISION
CBD PUNJAB'S BOLDEST NATIONAL ENDEAVOUR

Al Watani represents the bold and futuristic vision of Chief Minister Punjab Maryam Nawaz to reshape Punjab's economic landscape and reposition Pakistan on the global investment map.

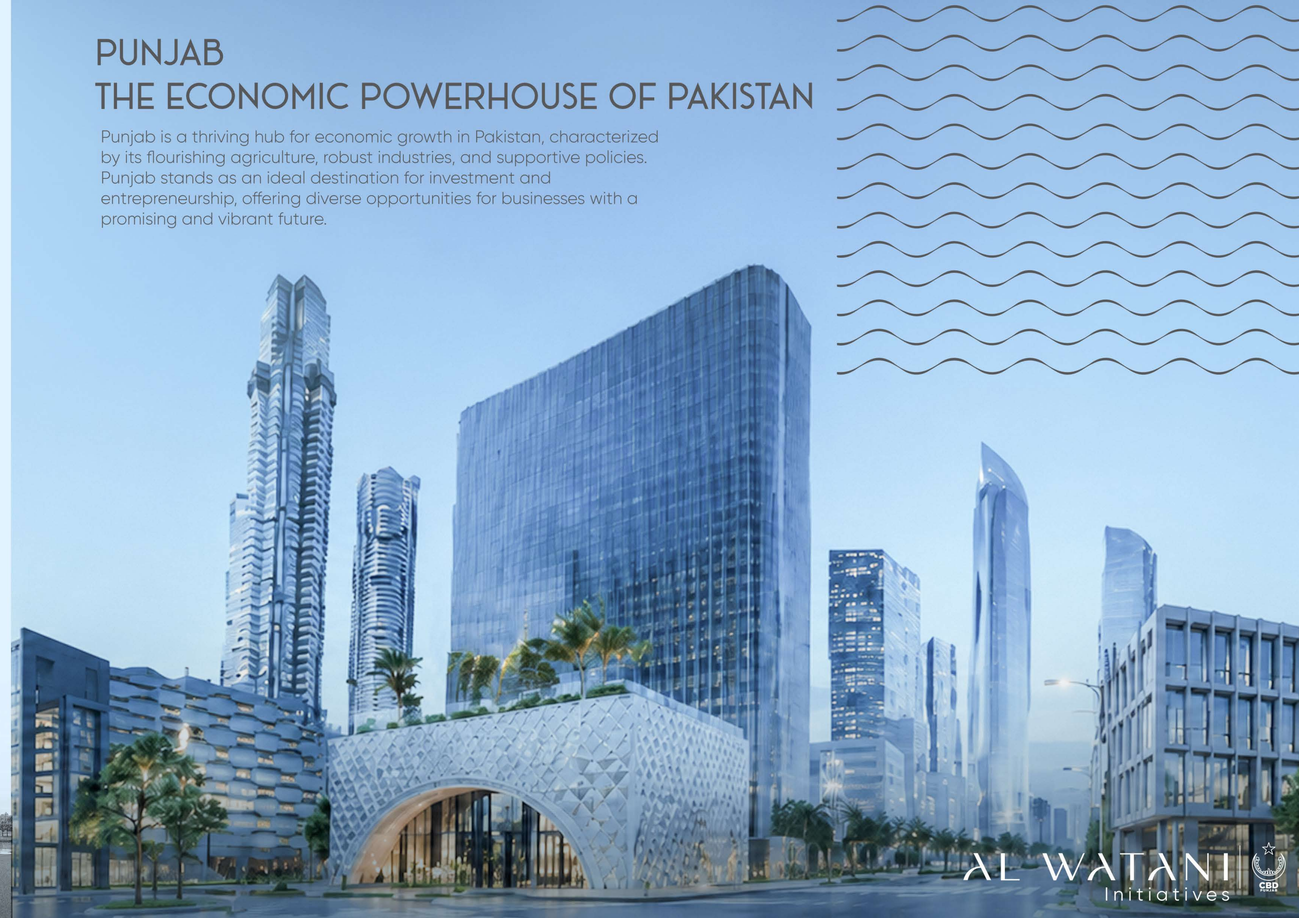
Government of the Punjab's most ambitious national endeavour to date, anchored in a multi-billion-dollar joint venture model designed to unlock transformative opportunities across commercial, technology, retail, hospitality, residential, and infrastructure. Al Watani is a strategic invitation to the world's visionaries who seek to co-create iconic, legacy-driven projects in one of the world's most dynamic emerging markets.

This initiative marks a pivotal shift in Pakistan's narrative. The country is no longer waiting to rise, it is already rising. Through Al Watani, Punjab is ushering in a new era of development, with skyline defining towers.

This is the making of national transformation.
This is Al Watani. Onward & Upward.

PUNJAB
THE ECONOMIC POWERHOUSE OF PAKISTAN

Punjab is a thriving hub for economic growth in Pakistan, characterized by its flourishing agriculture, robust industries, and supportive policies. Punjab stands as an ideal destination for investment and entrepreneurship, offering diverse opportunities for businesses with a promising and vibrant future.



CBD PUNJAB

Pakistan's First Central Business District

CBD Punjab is at the forefront of Pakistan's urban and economic transformation. As the country's first self-funded and fully empowered Central Business District, CBD Punjab is redefining the development landscape with a focus on smart growth, sustainability, and global integration. Designed to facilitate investment and innovation, it offers a seamless experience through one-window operations, developer-friendly policies, and fast-track approvals, making it an ideal destination for forward-looking investors and strategic partners.

Within four years, CBD Punjab has launched four flagship projects across over 1100 acres of strategically located land, unlocking a multi-billion-dollar revenue potential. At its core, CBD Punjab is more than development authority, it is a platform where bold ideas take physical shape and where Pakistan's next chapter of growth begins.
Welcome to CBD Punjab. Where Vision Meets Reality.

AL WATANI Initiatives

PARTNERSHIP MODEL

The Al Watani Joint Venture Framework

Al Watani transforms strategic opportunities into landmark developments through a transparent Joint Venture framework. Under this model, CBD Punjab contributes premium, development-ready land, while private sector partners bring investment, expertise, innovation, and execution capabilities.

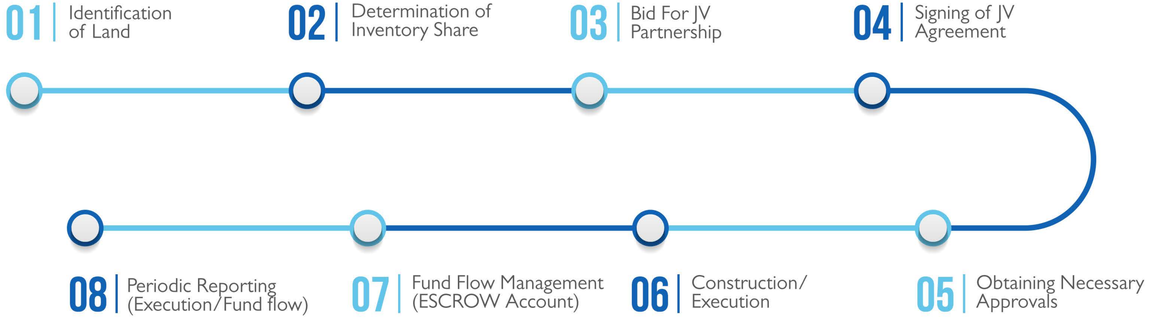
Designed to create shared value, the framework enables investors, developers, operators, and global partners to participate in high-impact projects across commercial, residential, retail, hospitality, corporate, and mixed-use sectors.

The framework is designed to create a balanced and mutually beneficial partnership where both parties share in the success of the project. Investors gain access to premium development opportunities backed by a transparent and structured process, while CBD Punjab ensures that every project aligns with its broader vision of sustainable growth, economic advancement, and world-class urban development.

Each opportunity is awarded through a competitive and transparent process, beginning with the publication of the project, issuance/submission of a Request for Proposal (RFP), followed by proposal evaluation, partner selection, and the execution of a Joint Venture Agreement. Together, CBD Punjab and its partners collaborate to deliver world-class development that drive economic growth, create lasting value, and shape the future of Punjab.

PROCESS MECHANISM

FOR JOINT VENTURE



AL WATANI Initiatives

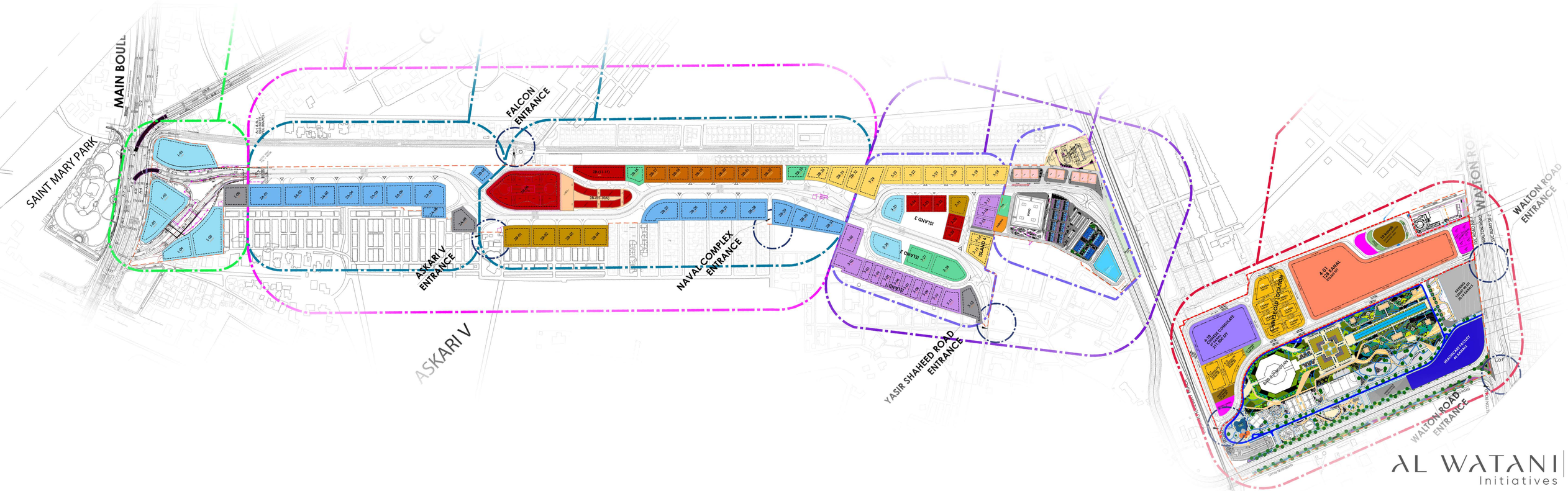
LAUNCHED PROJECTS

Under Al Watani Initiative

Joint Venture to Design, Build, Finance, Own, Operate, and Maintain (DBFOOM)

AL WATANI Initiatives

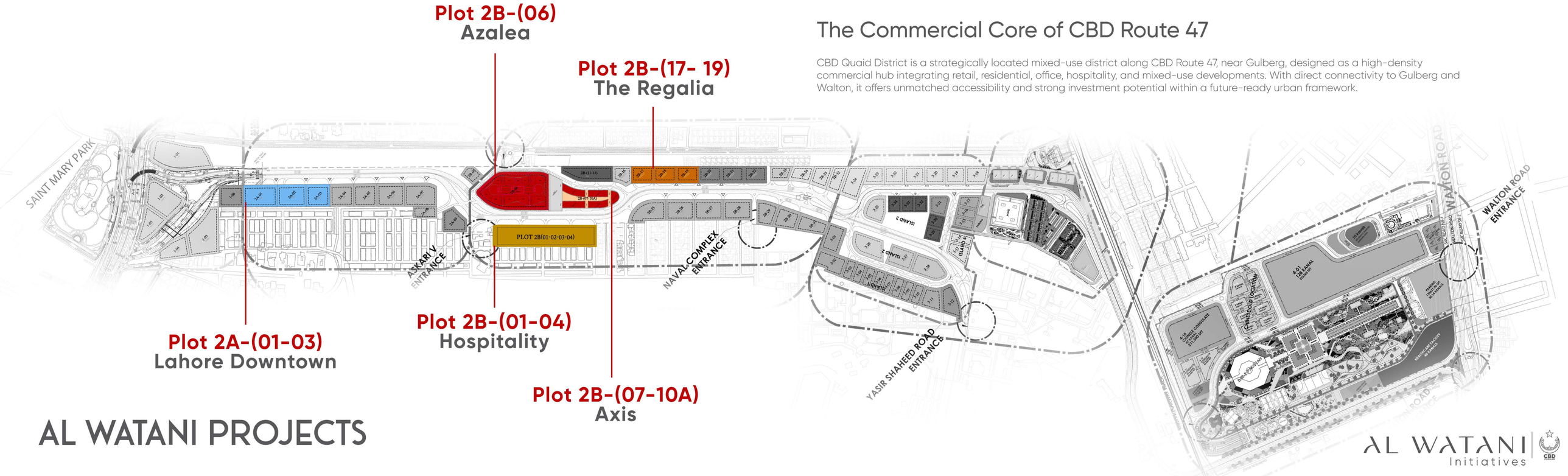
CBD QUAID DISTRICT


MAIN BOULE
SAINT MARY PARK
FALCON ENTRANCE
ASKARI V ENTRANCE
NAVAL COMPLEX ENTRANCE
ASKARI V
YASIR SHAHEED ROAD ENTRANCE
WALTON ROAD ENTRANCE
WALTON ROAD ENTRANCE
ISLAND 1
ISLAND 2
ISLAND 3
ISLAND 4
4.01
128 KANAL
PARK
4.1 Commercial Complex
211,000 yrd
Commercial Complex
Multi-Level Parking
Multi-Level Parking
Multi-Level Parking

CBD QUAID DISTRICT

The Commercial Core of CBD Route 47

CBD Quaid District is a strategically located mixed-use district along CBD Route 47, near Gulberg, designed as a high-density commercial hub integrating retail, residential, office, hospitality, and mixed-use developments. With direct connectivity to Gulberg and Walton, it offers unmatched accessibility and strong investment potential within a future-ready urban framework.



AL WATANI PROJECTS

AL WATANI Initiatives

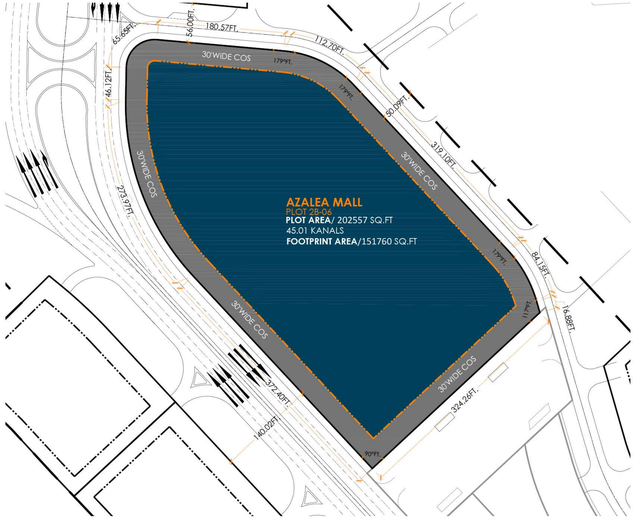
AZALEA

Lahore's Hyper Retail Landmark

Azalea, located at CBD Quaid District, is envisioned as Lahore's next hyper retail landmark under CBD Punjab. It is designed as a premium retail and lifestyle destination that introduces a modern, high-energy commercial environment to the city.

The development focuses on delivering high-value retail experiences supported by contemporary architecture, efficient urban design, and seamless connectivity. It integrates pedestrian-friendly planning with vibrant public spaces to enhance visitor engagement and overall usability. Azalea brings together retail, leisure, and lifestyle elements within a thoughtfully structured mixed-use setting. The project is positioned to host leading brands and attract significant commercial activity, strengthening its appeal as a key urban destination.

It emphasizes quality spaces, smooth mobility, and a refined urban experience tailored for modern consumer needs. The design approach prioritizes accessibility, visual appeal, and functional convenience within a cohesive layout.



	AREA		FAR	HEIGHT
KANALS	SQFT	SQM	MAXIMUM	FT
Approx. 45	202,500	18,818	1:2.5	150

AL WATANI Initiatives

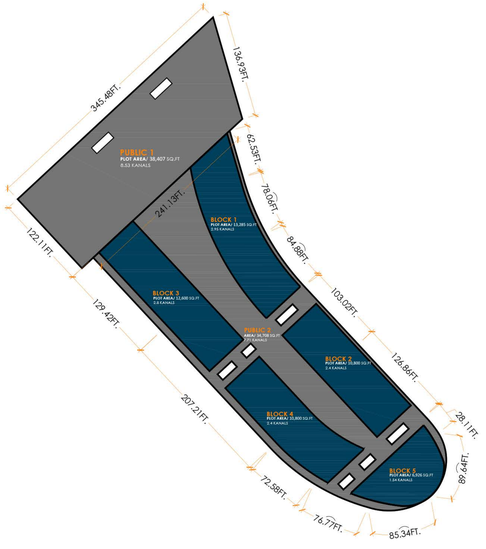
AXIS

Lahore's Next Retail Royalty

Axis, located at CBD Punjab Quaid District, is positioned as a premium retail destination within the city's most dynamic urban development zone. It is designed to redefine high-end retail and mixed-use urban experience by bringing together modern commercial spaces, lifestyle elements, and a vibrant urban environment.

The project focuses on creating a high-value destination that attracts leading brands, investors, and visitors while offering a seamless blend of shopping, leisure, and business activity. Axis integrates contemporary design, smart infrastructure, and pedestrian-friendly planning to ensure a smooth and engaging urban experience. It benefits from strong connectivity within CBD Punjab's evolving landscape, enhancing accessibility and footfall.

The development emphasizes quality, innovation, and modern urban living standards to position itself as a landmark retail address. By offering a refined and experience-driven environment, Axis strengthens Lahore's image as a growing hub for premium commerce. It is envisioned as a key lifestyle and retail attraction that elevates the surrounding district.



AREA			FAR	HEIGHT
KANALS	SQFT	SQM	MAXIMUM	FT
20	90,000	8361	1:3.5	100

AL WATANI Initiatives

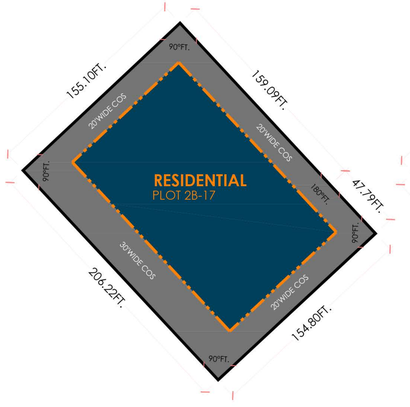
THE REGALIA

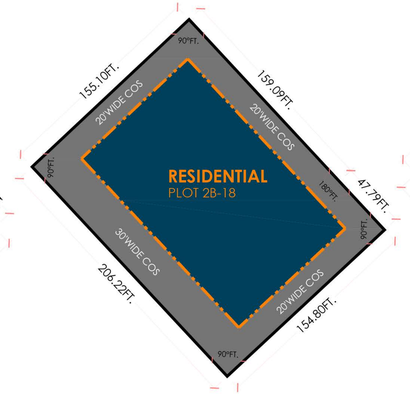
Lahore's Next Iconic Destination For Experimental Living

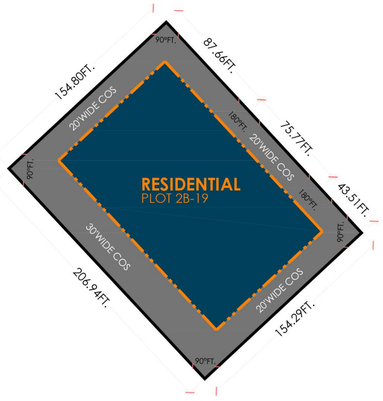
The Regalia, located at CBD Quaid District , is envisioned as Lahore's iconic destination for experiential living and a premium urban lifestyle address. It is part of a larger citywide transformation aimed at creating a modern, sustainable, and globally competitive business and lifestyle hub.

The project focuses on delivering high-quality branded residences integrated with contemporary architecture, smart planning, and seamless connectivity within a well-structured urban environment.

Regalia brings together residential comfort and lifestyle-driven commercial experiences to create a balanced mixed-use destination. It is designed around enhanced mobility, pedestrian-friendly surroundings, and thoughtfully planned open and green spaces that improve overall urban experience. Positioned as a landmark development in CBD Punjab, it strengthens Lahore's appeal as a growing investment and lifestyle hub. The project emphasizes modern urban living standards with a strong focus on convenience, design quality, and long-term value creation.







PLOT	AREA		FAR	HEIGHT
	KANALS	SQFT		FT
2B-17	7.11	32,000	1:8	325
2B-18	7.11	32,000	1:8	325
2B-19	7.11	32,000	1:8	325

AL WATANI Initiatives

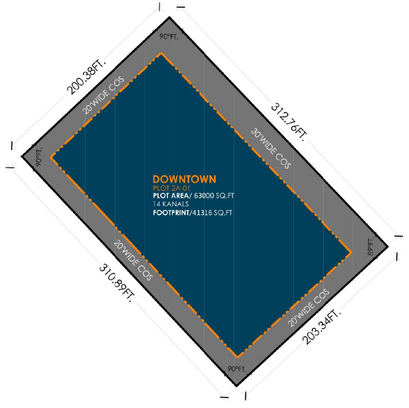
LAHORE DOWNTOWN

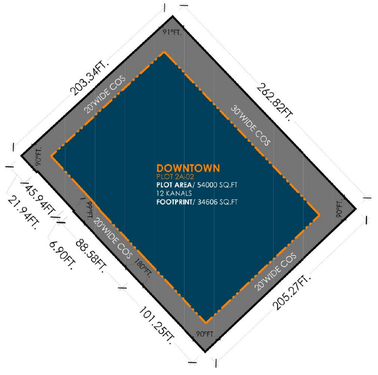
Lahore's Most Ambitious Mixed-Use Development

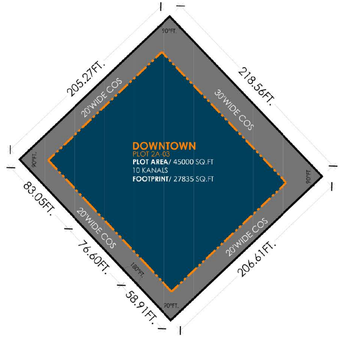
Lahore Downtown, located in CBD Quaid District, is envisioned as one of Lahore's most ambitious mixed-use developments and a landmark urban destination redefining the city's core. It is designed to bring together commercial, residential, and recreational spaces within a vibrant, future-ready environment that reflects modern city living.

The project focuses on creating a high-energy urban hub that supports retail, lifestyle, and business activity while offering a seamless everyday experience. Lahore Downtown emphasizes premium architecture, pedestrian-friendly spaces, and thoughtfully planned green areas that enhance overall livability. It is developed as a dynamic destination that attracts investment and encourages long-term urban growth. With strong connectivity and modern infrastructure, it supports smooth movement and easy access across key areas of the city.

The development introduces a refined balance between work, lifestyle, and leisure in a single integrated environment. Positioned as a major urban attraction, it reflects a forward-looking vision for contemporary city life. Lahore Downtown is designed to stand out as a signature destination within CBD Punjab.







PLOT	AREA	FAR	HEIGHT
	KANALS		FT
2A-01	14	1:15	400
2A-02	12	1:15	400
2A-03	10	1:15	400

AL WATANI Initiatives

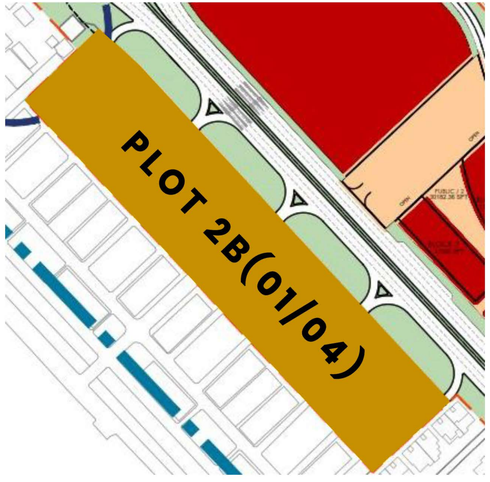
HOSPITALITY

Lahore's First Five Star Plus Mixed-Use Landmark

This project, located in CBD Quaid District, is envisioned as Lahore's first Five-Star Plus mixed-use landmark, setting a new benchmark for luxury, lifestyle, and integrated urban development. It is designed as an ultra-premium destination that brings together high-end hospitality and modern mixed-use functionality within a single iconic development.

The concept focuses on delivering a world-class experience that blends luxury living, retail excellence, and business convenience in one unified environment. It emphasizes premium design, smart infrastructure, and future-ready planning to create a seamless and elevated user experience. The development is carefully crafted to enhance accessibility, connectivity, and overall urban convenience while maintaining a strong focus on exclusivity and quality.

It is aligned with global benchmarks for mixed-use luxury destinations, ensuring a distinctive identity in the regional real estate landscape. By integrating hospitality, retail, and lifestyle components, it creates a vibrant and dynamic urban ecosystem.



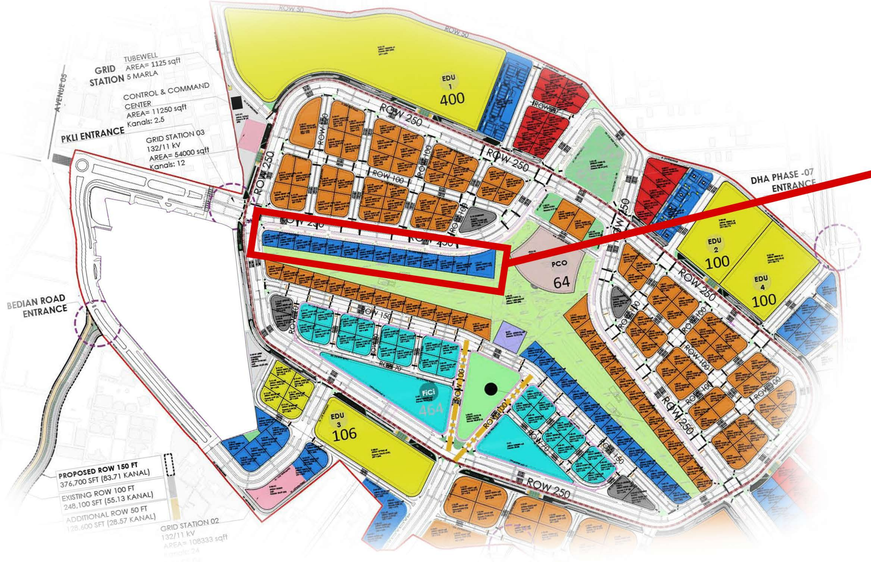
AREA		FOOTPRINT	FAR	BUA (SQFT)	FAR	BUA (SQFT)	HEIGHT
KANALS	SQFT	SQFT	MINIMUM		MAXIMUM		FT
41	184,000	130,000	1:7	1,288,000	1:10	1,840,000	400

AL WATANI Initiatives

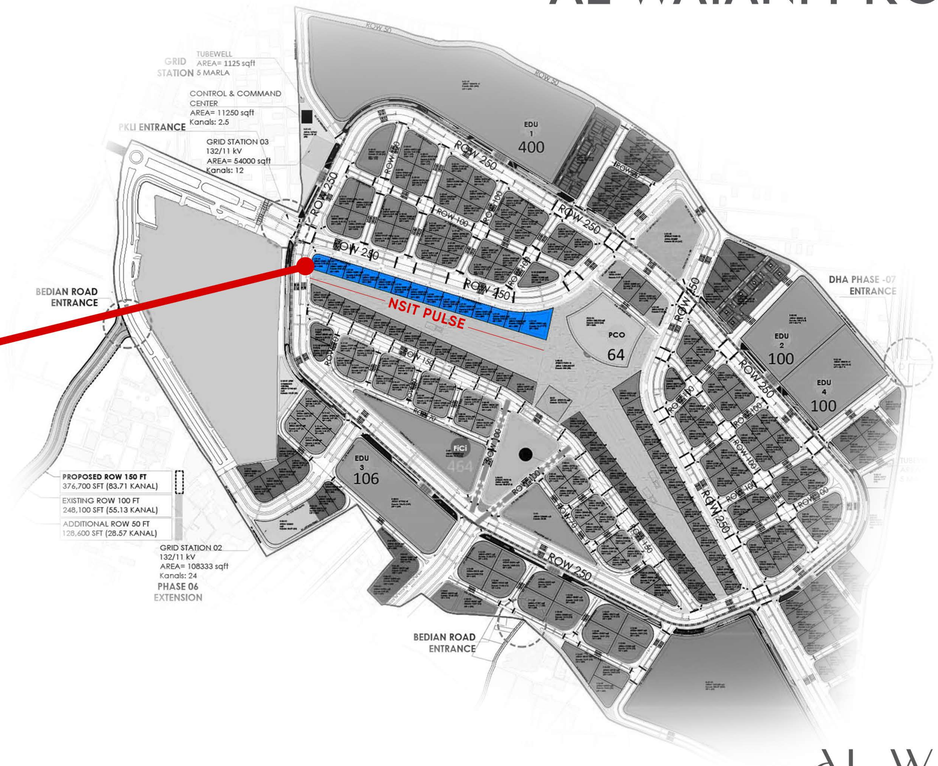
CBD NSIT CITY

Where Technology Meets Tomorrow's Living

CBD NSIT City is an innovation-led urban district adjacent to DHA Phase 6 and 7, designed to host IT, retail, residential, education, and supporting commercial ecosystems. With strong connectivity to major city routes, the airport, and a Special Technology Zone framework, it is positioned as a future-ready hub for technology, enterprise, and modern living.



AL WATANI PROJECTS



AL WATANI Initiatives

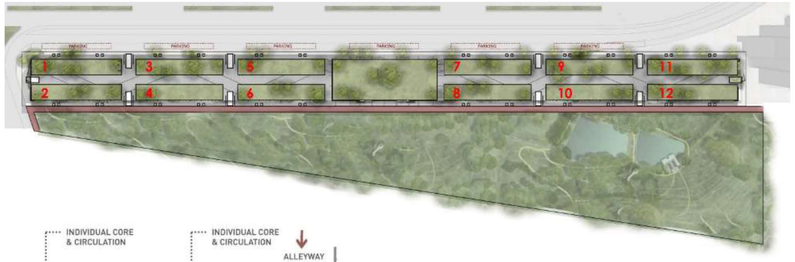
NSIT PULSE

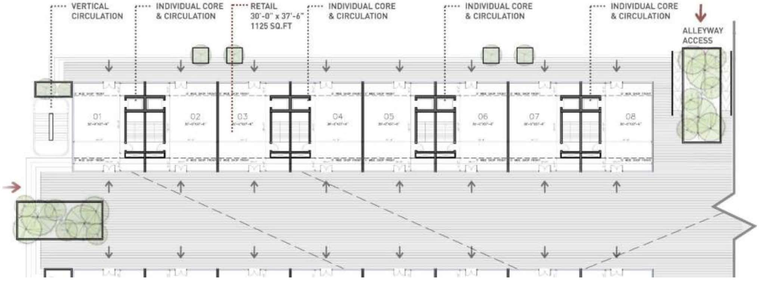
Redefining the Future of Premium Retail

NSIT Pulse, located within CBD NSIT City, adjacent to DHA Phase 6 & 7, is envisioned as a premium retail destination redefining the future of high-end commercial experiences in Lahore. It is designed as a modern landmark that brings together luxury retail, lifestyle spaces, and contemporary urban design in a single vibrant destination.

The project focuses on creating a dynamic retail environment supported by advanced infrastructure, seamless connectivity, and thoughtfully planned public spaces. NSIT Pulse aims to attract leading brands and significant investment, strengthening its position as a key commercial hotspot in the city. The development emphasizes pedestrian-friendly layouts, energetic retail frontage, and a highly engaging visitor experience.

It integrates modern architectural design with functional spaces that enhance convenience, accessibility, and flow. Positioned as a signature retail hub, it reflects a forward-looking approach to urban lifestyle and shopping culture. NSIT Pulse is set to elevate the standard of premium retail in Lahore, offering a refined blend of commerce, experience, and urban vibrancy.





BLOCK DYNAMICS		
TOTAL BLOCKS	FLOOR PLATE	UNITS PER BLOCK
06	48,000 SQFT	08

UNIT DYNAMICS				
TOTAL AREA	FLOOR AREA	FLOORS	HEIGHT	FAR
5 MARLA	6000 SQFT	G + 4	75 FT.	1:2.5

AREA DYNAMICS (FOR 6 BLOCKS)			
25.20 KANALS			
COVERED AREA		OPEN SPACE	
KANALS	SQFT	KANALS	SQFT
12	54,000	13.20	59,433

AL WATANI Initiatives