



**SARDAR'S**  
— M A L L —

**WHERE  
OPPORTUNITY  
& LIFESTYLE CONVERGE**



# CHAIRMAN'S MESSAGE

Everything we see and experience today was once a dream. A dream dreamt by a visionary who defied all odds and laid foundations of the future, in which we all live today.

It is our vision to transform the Sardar's Mall as an unparalleled landmark of this city which becomes a symbol of exquisite charm, industrial innovation and a beacon of hospitality.

ASSH Developers (Pvt) Ltd specializes in localizing successful global models for the local community.

*Sardar Khan*

Chairman  
Sardar's Mall



Founded in 1995, Aryan Land Linkers & Contractors (PVT) LTD has proudly been a trusted leader in the construction industry for over 30 years. With a strong foundation built on quality craftsmanship, reliability, and innovation, we specialize in delivering exceptional construction services across residential, commercial, and industrial sectors with vast experience in public and private sectors of Pakistan

Throughout the years, we have completed a wide range of projects, from simple to large, complex builds, earning a reputation for our attention to detail, professionalism, and commitment to meeting client needs. Our team of skilled professionals ensures that every project is executed with the highest standards of safety, efficiency, and excellence. Some of our engineering marvels are:

[Skyline Apartments](#)

[Paris Rose Apartments](#)

[Airport Green Garden](#)

## MANY MORE PROUD PROJECTS.

At Aryan Land Linkers & Contractors (PVT) LTD, we are dedicated to building not just structures, but trust and lasting partnerships that stand the test of time. We look forward to the next 20 years of growth, innovation, and success

# SPACES THAT INSPIRE LIVING, WORKING, AND SHOPPING

Sardar's Mall is a modern lifestyle hub blending premium retail outlets, food courts, corporate offices, and luxurious residential spaces under one roof. It redefines urban living with convenience, elegance, and innovation

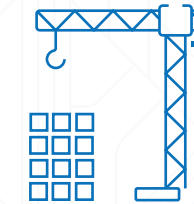
With access to Murree Road and close proximity to Islamabad, the mall ensures high footfall, excellent connectivity, and unmatched convenience for shopping, dining, and modern living



**PROJECT AREA**  
Spans 8.51 Kanals.



**DELIVERY**  
November 2027



**DEVELOPMENT TYPE**  
Mixed-Use Commercial  
Complex



**SERVICES OFFERED**  
Comprehensive property  
management,  
leasing and sales services



**PROJECT LAYOUT**  
02 Basements,  
Ground + 10 Stories



**APPROVAL**  
RDA-approved

# AT THE HEART OF CONNECTIVITY AND CONVENIENCE

Located on 54-C, Iran Road, Block C, Satellite Town, near Chandni Chowk and Rawalpindi's Most Iconic Landmarks



## UNBEATABLE ACCESSIBILITY

Located near Murree Road, connecting effortlessly to Rawalpindi and Islamabad



## CLOSE TO LANDMARKS

NADRA Mega Center  
Rehman Abad Metro Station  
Benazir Bhutto Hospital  
Chandni Chowk



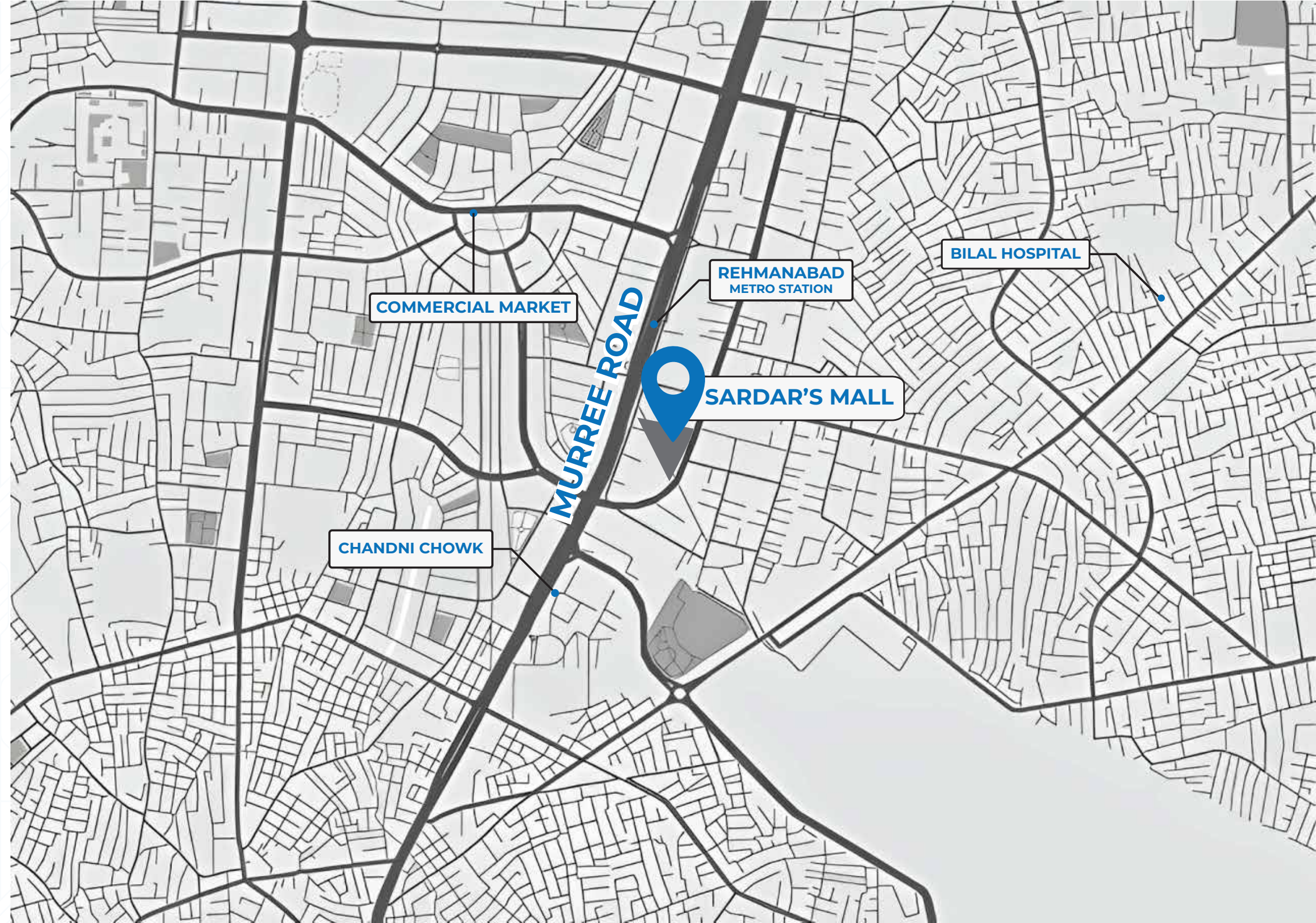
## CENTRAL COMMERCIAL HUB

Surrounded by lively neighborhoods and commercial activity, ensuring high footfall and convenient living



## ENHANCED CONNECTIVITY

Within walking distance of metro stations and major points of Rawalpindi for seamless commutes





**EVERYTHING YOU NEED, ALL IN ONE PLACE**

# ELEVATING THE RETAIL EXPERIENCE

Sardar's Mall transforms shopping and business with a prime location, modern design, and exceptional amenities, creating a vibrant marketplace for growth



## VAST FOOTPRINT

spaces for retail stores, luxury apartments, and high-tech offices



## DIVERSE RETAIL OPTIONS

Spaces tailored for international brands and local entrepreneurs



## SEAMLESS EXPERIENCE

Accessible layouts ensure smooth flow and visibility



## GROUND FLOOR

Prime spaces for flagship stores and luxury brands

## 1ST & 2ND FLOORS

Perfect for boutiques, cafes, and mid-range brands

## 3RD FLOOR

Offers both local and international food in a comfortable space

## FEATURES & AMENITIES

- HVAC from Ground to 3rd Floor
- Flexible unit sizes, premium finishes, and open layouts
- 6 lifts, 4 capsule lifts, and escalators for easy access

## A WORLD OF FLAVORS AT SARDAR'S MALL FOOD COURT

A unique culinary destination offering diverse dining options that cater to every taste

- **Prime Location**  
Easy to find, near shopping, offices, and homes
- **Flexible Spaces**  
Can be customized for kiosks or full restaurants
- **Convenience**  
Plenty of parking and easy access with lifts and escalators
- **Brand Visibility**  
Food brands get support with mall-wide promotions.
- **Profit Potential**  
Great location means strong returns for investors



# A MODERN WORK ENVIRONMENT FOR THE FUTURE OF BUSINESS

Sardar's Mall offers modern corporate offices on the 4th and 5th floors, designed for businesses in Rawalpindi's prime commercial hub



## CONTEMPORARY DESIGN:

Open spaces with natural light to enhance creativity and productivity

## FLEXIBLE LAYOUTS

Options for open-plan or private office spaces

## CONVENIENCE & SECURITY

High-speed elevators, 24/7 security, and concierge services

## DYNAMIC ECOSYSTEM

Integration with retail spaces and food courts for networking and growth

## PROFESSIONAL AMENITIES

High-speed connectivity and meeting rooms  
Cafeteria, Food court  
Gym, Sauna, and Wellness center

## SMART, SPACIOUS, AND COMFORTABLE LIVING SPACES

Sardar's Mall offers premium residential apartments from floors 6 to 10, combining modern design with high-end amenities for a secure and comfortable lifestyle

Sardar's Mall apartments offer luxury, security, and convenience for a modern urban lifestyle. With a variety of sizes available, the apartments cater to singles, families, and anyone seeking upscale living



# FEATURES

- Classic Oak Porcelain Ceiling
- Durable Vinyl Flooring
- Stylish Built-in Wardrobe
- High-Quality PVC Wall Panels
- Versatile Ceramic Wall Tiles
- Multi-Layered Plywood
- Luxury Polished Porcelain Tiles
- Ceramic tile for kitchen wall
- Frameless Glass Door



**1 BED APARTMENT (A)**  
(600 Sq Ft - 1336 Sq Ft)



**1 BED APARTMENT (B)**  
(438 Sq Ft - 763 Sq Ft)



**2 BED APARTMENT**  
(1171 Sq Ft - 1528 Sq Ft)



Two basements and a ground floor for 200 vehicles



4 lifts, 2 cargo lifts, 4 capsule lifts, and 2 escalators for easy movement



Gym, sauna, and salon on the 2nd floor for relaxation and health



A variety of dining options on the 3rd floor



Jogging track, refreshment bar, and dancing fountains for relaxation



Interactive games and attractions for children



Dedicated spaces for men and women on the 1st and 2nd floors



Cozy spots on the 1st and 2nd floors for casual meetings

# EMPOWERING YOUR EXPERIENCE WITH PREMIER SERVICES

At Sardar's Mall, we are committed to providing exceptional services that enhance the experience for both residents, businesses, and visitors. Our range of services ensures that all your needs are met, from convenience to security, creating

We are committed to quality, innovation, and sustainability, creating extraordinary spaces with strategic locations and timely delivery. Contact us to build your future at Sardar's Mall



## 24/7 SECURITY

- CCTV and on-site staff ensure safety

## CONCIERGE SERVICES

- Assistance with bookings and directions

## PROPERTY MANAGEMENT

- Professional management for smooth operations

## HIGH-SPEED INTERNET

- Reliable connectivity throughout the mall

## MAINTENANCE & CLEANING

- Regular upkeep for pristine conditions

## PARKING MANAGEMENT

- Secure parking for over 200 vehicles

## WASTE MANAGEMENT

- Eco-friendly disposal through in-house garbage disposal chutes

## ELEVATOR MAINTENANCE

- Regular servicing for smooth transport

## FLEXIBLE LEASING

- Custom leasing options for businesses

## MARKETING SUPPORT

- Promotions and events to boost visibility

## ABOUT US

At ASSH Developers, we build dreams and create landmarks. We're a trusted name in real estate, known for our focus on quality, innovation, and excellence. Our expertise lies in crafting extraordinary spaces that transform visions into reality, combining modern design, convenience, and sustainability to enhance communities.

### OUR CORE VALUES INCLUDE:

**STRATEGIC LOCATIONS:** Prime developments with easy access.

**SUSTAINABILITY:** Emphasizing eco-friendly practices.

**EXCELLENCE IN DELIVERY:** Timely, high-quality completion.

**CUSTOMER-CENTRIC APPROACH:** Building trust through transparency.



## CONTACT US

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