



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

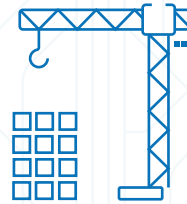




PROJECT AREA
Spans 8.51 Kanals.



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

54-C Satellite Town Iran Road Near Chandni Chowk
Rawalpind



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

COMMERCIAL AREA

Bilal Hospital
بلال ہسپتال

Rawal Medical Point
راول میڈیکل پوائنٹ

Sardar's Mall

Chandni Chowk

Alkhidmat Raazi
Hospital Rawalpindi
الخدمت رازی
ہسپتال راولپنڈی

Benazir Bhutto Hospital
بینظیر بھٹو ہسپتال



An aerial perspective of a modern urban development. A winding road with a central green median runs through the scene. To the left, there are several modern, low-rise buildings with flat roofs, interspersed with lush green trees and landscaping. To the right, a large, curved building with a glass facade and a flat roof is visible. In the foreground, a parking lot with several cars is situated next to a road with crosswalks. The overall scene is bright and sunny, with clear shadows and vibrant colors.

EVERYTHING YOU NEED



ED, 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





**INNOVATION MEETS ARCHITECTURE A
MODERN HUB FOR BUSINESS AND
LIFESTYLE**



SARDAR'S
MALL

THE
FEMALE

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)



AMPLE PARKING

Two basements parking for 300+ vehicles



VERTICAL ACCESS

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



FITNESS & WELLNESS

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



FOOD COURT & DINING

A variety of dining options on the 3rd floor



ROOFTOP AMENITIES

Jogging track,
refreshment bar, and
dancing fountains for
relaxation



KIDS FUN CITY

Interactive games
and attractions for
children



PRAYER AREAS

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



ELEVATOR

Seamless and convenient
access to every floor
through modern elevators

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 a seamless environment for work, shopping, dining, and living

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 300+ 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

PHONE NO: 0333-5952529

051-4927112

EMAIL: info@asshdevelopers.com

WEBSITE: www.sardarsmall.com

A PROJECT BY



ASSH
— Developers —
Pvt Ltd

☎ 051-4927112

**Office 54-C Satellite Town Iran Road Near Chandni Chowk
Rawalpindi**

Our Partners



With extensive construction experience,
we have consistently delivered projects
on time within the Twin Cities



Designed By

Architects & Town Planners

archentire[®]
architecture | interiors | town planning