



**0<sup>th</sup> ROAD**  
C E N T E R

A Smart Business Avenue

FROM THE MANAGEMENT OF



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A MIX OF SHOPS, FOOD COURT & CLINIC SPACES



## About 6th Road

One of the most prolific locales of Rawalpindi, 6th Road, needs no introduction. It is the hub of activities from corporate to education, retail to culinary, and medical to residential. This melting pot of cultures brings consumers of all backgrounds to the forefront of economic activities and gives businesses invaluable exposure.

Profits and value appreciation are a guarantee at this junction of Twin Cities. Smart and prudent investors have made many comfortable investments that provide healthy streams of monthly cash flow. A financially free future is a reality at 6th road.

The successful tenure of Rawalpindi's famous shopping & commercial centers at this locale along with easy access to "Metro Service" is a glowing recommendation for all aspiring businesses.

## About the Developer

6th Road Center is the flagship commercial project of Avenue Developers. The excellent experience and industry presence of these developers is a key indicator of the quality craftsmanship and on-time delivery of this project. Innovation and superior management are the mantras of the developers of 6th Road Center. This development group has also successfully developed and managed several Honda and Suzuki Dealerships. The group also owns and operates multiple retail and culinary franchises, serving thousands of consumers daily.

Why should you care about the track record of the developers? One word: capacity! The previous track record of owners, developers, or builders is imperative to judge whether it is safe to invest in their upcoming projects or not. This track record determines the developers' capability to build and deliver the projects before deadlines and their capacity to manage projects and add value to the lives of their investors and customers.

So, working with a credible group of developers should help you navigate your way through the investment journey and give you peace of mind that the developers are working to help you through all the ups and downs.



Message from  
**CEO**

“

Our goal is to move forward in the construction industry with innovation and better management. We are here to provide our customers with ease of doing business with comfort while sitting in the heart of twin cities. Our customer's highest satisfaction and best value against money is our prime objective.

”

Saim bin Saeed  
CEO  
Honda Express Pvt. Ltd



Message from  
**MANAGING DIRECTOR**

“

For over 15 years, we have been committed to providing quality services and well-accepted products to our customers. Our clients have faith in us and are ready to see us in a diversified business. Most of all, we always ensure our dedication and responsibility to our clients. We are highest quality committed to deliver this new project with the time limitation.

”

Fahad Bin Saeed  
CEO  
Honda Avenue, Islamabad



## 6th Road Center

6th Road Center is a commercial building consisting of seven floors. The ground floor, lower ground floor & first floor is specifically designed for any renowned grocery and drugstore chain, retail outlets and diagnostic lab outfits- which will perfectly complement the needs of the surrounding locale.

### Amenities

Congestion will no longer be a problem with 6th Road Center's smartly designed parking floor that meet all international standards. The second-floor food court contains designated areas for six cafes and two restaurants serving top-notch delicious flavors.

### Clinics & Offices

The next four floors contain smart offices and customized clinics. These expertly designed spaces provide ultimate privacy and are fully equipped with essential amenities. Other than clinics, there's an executive corporate entrance on every floor along with a reception which leaves immaculate impressions of your business. Built for professionals seeking a polished and clean office environment, office and clinic apartments here are perfect for dental and cosmetic clinics, medical consultants and other consultancy outfits.

# Building Features

- > Independent entrances
- > Foodcourt
- > Clinics & Offices
- > Two Passenger Lifts
- > Pre-installed Heating and Cooling Units
- > Kitchenettes with Built-in Ovens in Offices
- > Rooftop Garden
- > Standby Power Generator
- > Earthquake Proof Structure
- > 24/7 CCTV Security
- > Spacious Parking Floors



# Location





## Furnishing Partners



Burointeriart is a woodworking company which specializes in manufacturing doors, hardwood floors, wardrobes and kitchen designs. The company is also the approved supplier of IKEA of Sweden.



Eglo is an Austrian light manufacturing company based in Pill in the Austrian state of Tyrol. The company provides unique lighting solutions for their customers.



Kale is a leading Turkish company for tiles and ceramic fitting. Kale's mission is to provide premium quality products for its customers that last. Kale also enjoys the reputation of being the 3rd largest ceramics manufacturer in Europe and 12th largest across the world.



Grohe is a renowned German company that provides complete bathroom solutions and kitchen fittings. The company takes great pride in offering a "Made in Germany" product.



Envicrete is one of Pakistan's biggest architectural company that manufactures architectural products for its clients by using state of the art technology with international standard specifications. Envicrete is a combination of two words, "Environment" and "Concrete" which shows the company's dedication towards producing architectural products in an environment friendly manner.



S abdullah Home, a renowned brand when it comes to transforming building interiors and whose products are second to none in Pakistan. The company provides products that range from Sanitary Fixtures to Home Furniture and have a well trained dedicated staff that offer tailored products and advice that suit your own personal needs.

# Timeline



1

**April 2021**

Construction Started

**March 2022**

Grey Structure Completed

2



3

**June 2022**

Completion of Electrical and Plumbing Work



4

**December 2022**

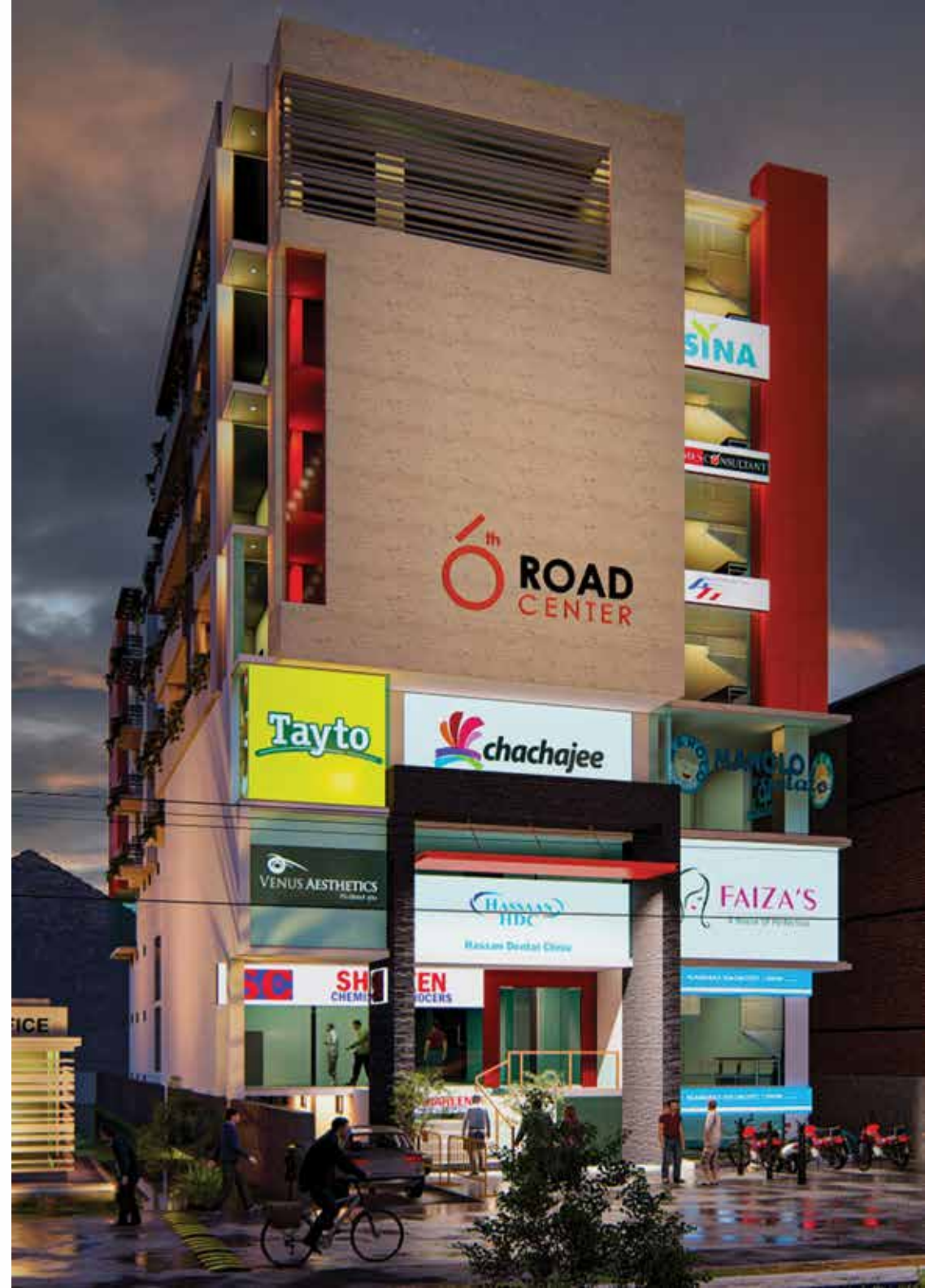
Furnishing



5

**Feb 2023**

Project Handover







## Why Invest in an

# Under Construction Project?

Investing in real estate is one of the easiest and most assured ways of making passive income successfully at minimal risk.

### 1. Cost Factor:

Compared to ready-to-occupy properties, an under-construction property is acquirable at a much lower price. It's ideal for those who have humble savings but are looking for big returns in the near future.

### 2. Convenient Payment Plans:

When you buy a ready-for-possession property, you are expected to pay the entire purchase price. On the contrary, when purchasing an under-construction property, you'll typically pay only 10%-30% at the time of booking. The remaining amount can be paid off in regular installments. During this time, the developer continues to build your property, and it appreciates in value every month.

### 3. Higher Returns:

In an ideal scenario, an under-construction project delivers a 20%-40% return in appreciated value upon completion. These returns vary according to the project's location and the reputation of the developer. However, these are still higher than returns yielded by other investment options.

### 4. Freedom to Select:

Apart from financial gain, investing in a project during the pre-construction phase comes with the option to choose the unit location-including floor-level and view direction. These choices are not offered to investors who buy into the project later.

### 5. Scope for Modification:

Unlike the purchase of a ready-to-possess property, early under construction buyers may be able to opt for customized features and finishes and have the opportunity to monitor the construction work.



## Contact Us

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