



LET'S LIVE IN HEAVEN



# Canadian City

Gwadar



☎ UAN: (042)-111-224-786

🏠 Head Office: 150 G Block, First Floor,  
Commercial Area Phase 1,DHA, Lahore

🌐 [www.canadiancitygwadar.com](http://www.canadiancitygwadar.com)

✉ [info.canadiancitygwadar.com](mailto:info.canadiancitygwadar.com)

# SCENIC BEAUTY

---



# ***WELCOME MESSAGE***

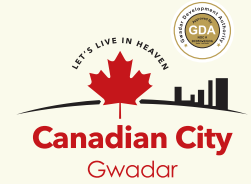
Gwadar, strategically vital in the China-Pakistan Economic Corridor, is transforming. Our society witnesses this evolution and assures residents benefit from emerging opportunities. Ongoing projects like port expansion and economic zones not only alter landscapes but pave the way for prosperity. As society members, you're at the forefront, poised for improved connectivity and a better quality of life. Our commitment is unwavering in providing a secure, comfortable, and forward-looking living environment. We persistently align with Gwadar's growth vision. Stay engaged, seize emerging opportunities, and be part of this exciting chapter in Gwadar's history. Thanks for being valued members. Together, let's embrace the future and contribute to Gwadar's prosperity.



***MUSHTAQ HUSSAIN***

Chief Executive Officer

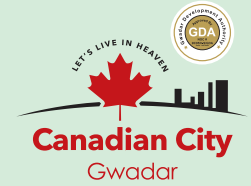
# CANADIAN CITY GWADAR



Canadian City Gwadar is known for its accomplishments and continuous development as per the need of community. It is spread over 346 Acres, approved NOC by GDA (Gwadar +Development Authority) and listed in the “A” category of Gwadar Master Plan Phase 1. Canadian City offers residential and commercial plots, located at the heart of Gwadar.

It aims to provide a housing society on international standards. It further strives to complete the development of project within stipulated time frame given by GDA. Gwadar carries massive importance due to its collaboration with CPEC.

# *OUR MISSION & VISION*



## **OUR MISSION:**

At Canadian City Gwadar, we're committed to creating a thriving community with quality housing, security, and economic opportunities. Aligned with Gwadar's vision, we embrace sustainability, transparent governance, and cultural diversity. Our mission is to provide exceptional real estate services that empower individuals and businesses, ensuring integrity and professionalism in every transaction.

## **OUR VISION:**

In the heart of Gwadar, we envision the Canadian City as a vibrant, inclusive, ideal and affordable society where residents from diverse backgrounds are welcomed to experience high-class living standards.

# OUR TEAM



**MUSHTAQ HUSSAIN**  
CEO



**COL(R) ABID SIDDIQUI**  
DIRECTOR MARKETING



**MR. FARHAD MUSHTAQ**  
DIRECTOR



**MR. WAHAB MUSHTAQ**  
DIRECTOR

# *GWADAR SMART CITY*



Gwadar holds significant strategic importance due to its geographical location and its role in the China-Pakistan Economic Corridor (CPEC). Gwadar's strategic location reshapes international trade, providing an essential link between the Arabian Sea (Gwadar port) and China (Kashgar). As part of the Belt and Road Initiative, it offers an alternative trade route,

reducing dependence on traditional paths and influencing global trade patterns. Gwadar port is a natural world class Deep-Sea-Port having deepest Berth of 14.5 meters capable to accommodate large vessels of up-to 70,000 DWT. (Planned expansion - Phase-II may go up-to 20 meters).



# *CHINA-PAK ECONOMIC CORRIDOR*

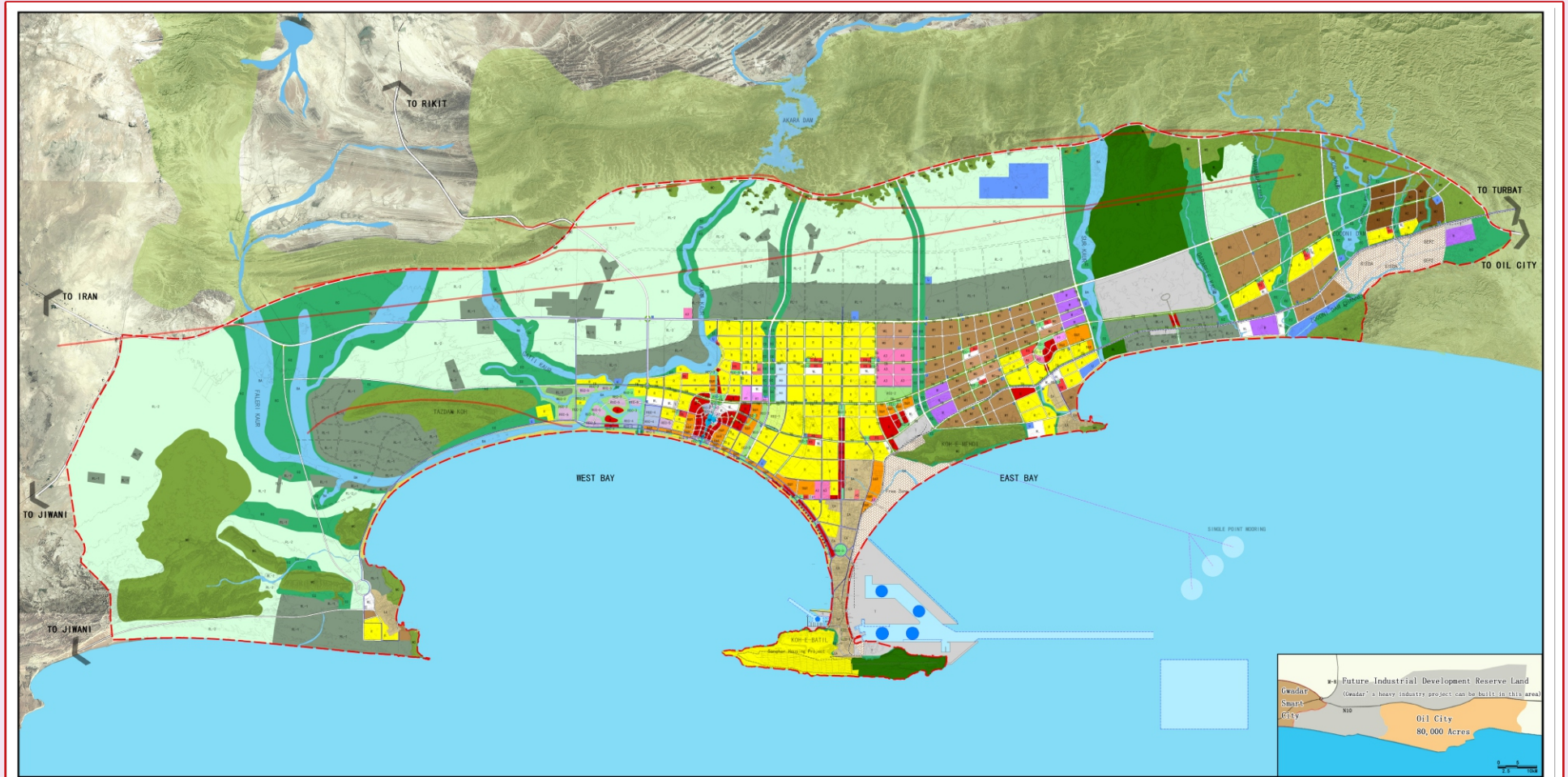


The China-Pakistan Economic Corridor (CPEC) stands as the most extensive project within the Belt and Road Initiative, encompassing an estimated \$54 billion worth of infrastructure projects. Over the course of decades, substantial efforts have been dedicated to constructing a road connecting China's Xinjiang region to Pakistan's Gwadar Port.

CPEC constituted three important phases; the short-term phase, the medium-term phase, and the long-term phase. The first phase of CPEC is to focus on energy and infrastructural projects to nurture the ground for the development of Special Economic Zones (SEZs) and industrial build-up in the second and third phases.

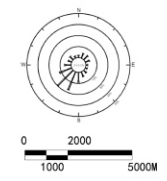


# GWADAR MASTER PLAN



## Legend

<b>EA</b> Existing Area	<b>Free Zone &amp; GEDA &amp; GEPZ</b>	<b>A3</b> Education Facility Land	<b>REC-3</b> Park / Green Land	<b>WL</b> White Land	<b>BE</b> Beach	<b>Major Road</b>
<b>R</b> Residential Land	<b>W</b> Logistics and Warehouse Land	<b>A4</b> Religious Land	<b>REC-4</b> Entertainment Land	<b>M</b> Military Land	<b>EC</b> Ecological Corridor	<b>Conditional Road</b>
<b>RS</b> Residential Service Land	<b>B</b> Business & Commercial Land	<b>A5</b> Medical Facility Land	<b>REC-5</b> Resort Land	<b>RL-1</b> Reserved Land 1	<b>MO</b> Mountain	<b>Planning Area</b>
<b>MO</b> High-tech Industrial Land	<b>B&amp;R</b> Business & Residential Mixed Land	<b>A6</b> Foreign Affairs Land	<b>T</b> Transport Land	<b>RL-2</b> Reserved Land 2	<b>EFZ</b> Earthquake Fault Zone	<b>Railway</b>
<b>MI</b> Type-I Industrial Land	<b>A1</b> Administrative Office Land	<b>REC-1</b> Sports Facility Land	<b>TB</b> Traffic & Utilities Buffer Land	<b>WB</b> Water Body	<b>RR</b> Reserved Road	
<b>MI</b> Type-II Industrial Land	<b>A2</b> Cultural Facility Land	<b>REC-2</b> Golf & Polo Field Land	<b>U</b> Municipal Utilities Land	<b>BA</b> Basin/Nullah		



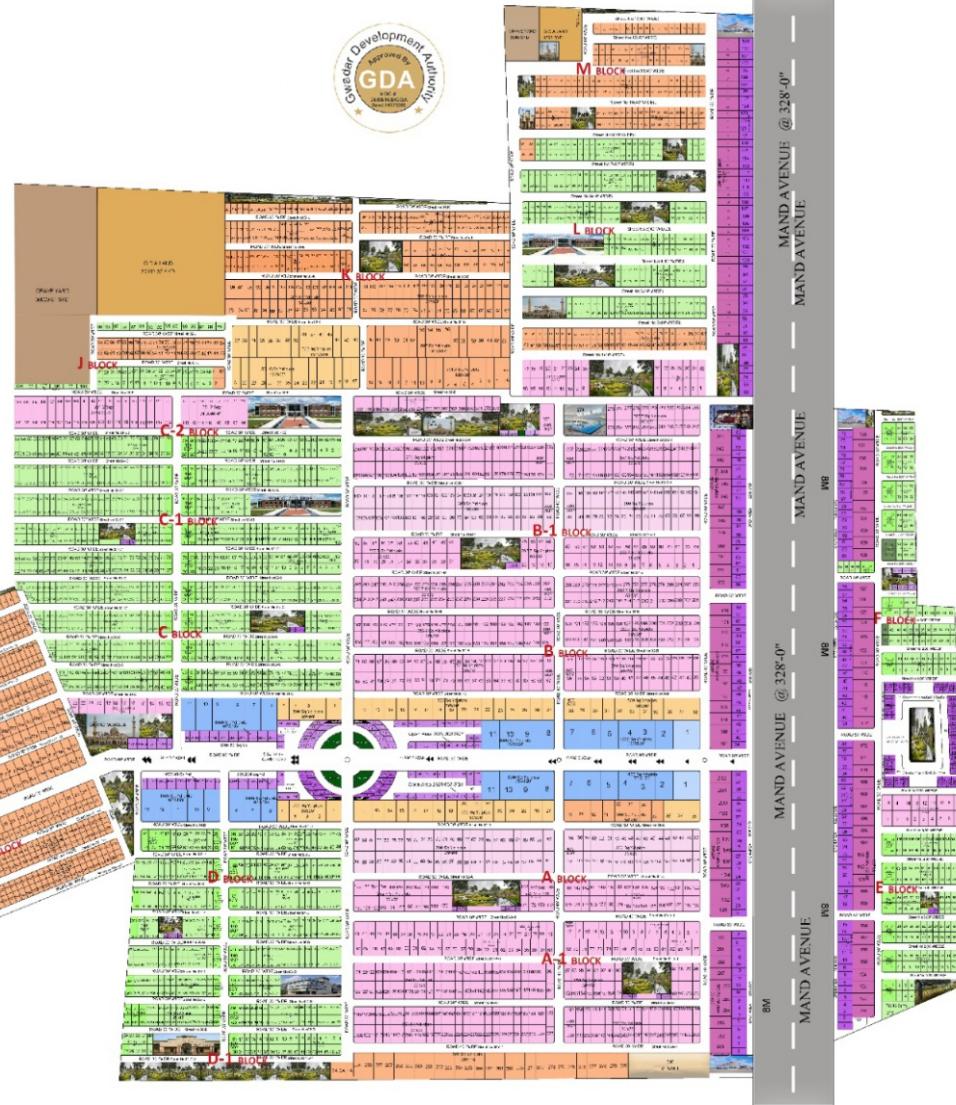
# SOCIETY MAP



**PROPOSED LANDUSE PLAN**  
**AREA = 346.75 ACRES**  
**KHASRA = 45 MIN 46 & 47 MIN**  
**MOZA = ANKARA SHUMALI**

### LEGENDS

- 125 SQYD (5M)
- 150 SQYD (6M)
- 190 SQYD (7.5M)
- 250 SQYD (10M)
- 300 SQYD (12M)
- 500 SQYD (1K)
- 1000 SQYD (2K)
- 500 SQYD (1K) Prime Location
- 50 SQYD (2M) Commercial
- 100 SQYD (4M) Commercial
- 200 SQYD (8M) Commercial
- Mortgage Plots



# PROJECT FEATURES



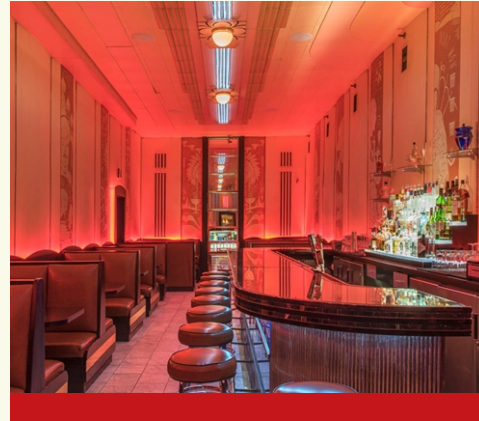
1. GDA approved, listed in “A” Category of Gwadar Master Plan Phase 1
2. Situated on the Main Mand Avenue, a 328 feet wide primary trade route of (GABD) Pak-Iran Border
3. Ensures 100% land ownership
4. Offers a variety of property options, including residential and commercial plots
5. Promises an incredible international-standard lifestyle
6. Presents an endless list of modern facilities and up-to-date amenities
7. All sales and development reports are duly registered with the GDA



# ***WORLD-CLASS FACILITIES***



*Eco Friendly Living*



*Restaurants & Hotels*



*Community Centre*



*Golden Age Club*



*Mosque & Pray Area*



*Water desalination Plant*



*Solar Lights & Power Backup*



*Secure Parking Spaces*

# ***WORLD-CLASS FACILITIES***



*Water, Electricity & Gas*



*Underground Sewerage*



*Recreation & Amusement*



*Gym & Fitness Centers*



*Indoor ladies Swimming Pool*



*Global Educational Centers*



*Hospital and Health Centres*



*Shopping Arcades*

# LOCATION ADVANTAGES



## ***MAIN MAND AVENUE***

Located On Main Mand Avenue

## ***MARINE DRIVE***

Only 2.5 km away from Marine drive

## ***ZERO-POINT***

4 km from Zero-point

## ***MAKRAN COASTAL HIGHWAY***

1.5 km from Makran Coastal Highway



## ***GWADAR INTL AIRPORT***

15 km from Gwadar International Airport

## ***SEA LEVEL***

32-feet height from Sea Level

## ***GABAD PAK-IRAN INT'L BORDER***

53.6 km from Gabad Pak-Iran Int'l Border

## ***GWADAR CRICKET STADIUM***

27 km from Gwadar Cricket Stadium

# DEVELOPMENT WORK



# *GWADAR EVENTS & EXHIBITIONS*



1. Gwadar Promotional Society Alliance Gwadar Conference 2012  
Presided by PM
2. Land Donation Ceremony to Ibrar- Ul- Haq
3. Gwadar International Expo 2018
4. Seminar on Gwadar-CPEC & Pakistan in Canada 2019
5. Property Expo Cityscape Global Dubai 2019
6. Gwadar International Expo 2019
7. Pakistan Day with Globiz & GBDA Members 2022
8. Meeting at Lahore Chamber of Commerce





# SCENIC BEAUTY



🏠 Head Office: 150 G Block, First Floor,  
Commercial Area Phase 1, DHA, Lahore

☎ UAN: (042)-111-224-786

☎ WhatsApp: +92 303 94 794 97

☎ Phone: 042-3569-1061-3

🏠 Main Airport Road Near Seerat-ul-Nabi  
Chowk, Gwadar.

☎ Ph. Gwadar: 92-864-21355

Canada:

☎ +1 416 8294 275

☎ +1 416 799 8475,

☎ +1 673 249 285

🌐 [www.canadiancitygwadar.com](http://www.canadiancitygwadar.com)

