

ONE
804

THE BOULEVARD

UPSCALE YOUR LIFESTYLE

Bahria Town, Rawalpindi, Pakistan

Marketed By:



TABLE OF CONTENT

One 84 The Boulevard Introduction	01 - 02
Our Projects	03 - 04
Why Invest in One 84 The Boulevard	05 - 06
Near By Facilities	07 - 08
Our Philosophy	09 - 10
Commercial Area	11 - 14
Floor Plan Commercial	15 - 18
Residential Area	19 - 22
Floor Plan Residential	23 - 26
Here We Are	27 - 28

ONE 84 THE BOULEVARD INTRODUCTION

One 84 The Boulevard is the project of Pentagon Group Uk which is the Parent company of Khan Estates, UK and 7 tides real estate Agency, Pakistan and UK. It is located at the heart of Bahria Town Phase 8, Rawalpindi, Pakistan. The building is designed by skilled architects and engineers and possess every luxurious facility that one wishes for.

Pentagon Food Group

Pentagon Food Group is a one stop solution to all your catering needs and is based in UK. We deliver fresh, frozen and ambient products to your doorstep and in the best condition possible. We have a special Non-food category where we provide a wide range of hygiene products.

7-Tides Estates

7 Tides Estates is an independent real estate agency that is specialized in providing construction service and is quite focused on managing selling and Marketing the real estate properties in Pakistan. To make sure our clients have effective and wide exposure, our resources include a strong commitment to leading edge technology. Several projects have been constructed by 7 Tides Estates that includes: Super Storage, Freshways Cash and Carry, and Cromwell Court in UK.





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OUR PROJECTS

- Pentagon food group
- Super Storage
- Plough Motel
- FreshWay
- Cromwell Court
- Khan Estates
- 7 Tides Digital





Pentagon food group

Pentagon Food Group is a Strategic Business Unit of Khan Group. To all the takeaways, restaurants, chip shops, and fast-food outlets, we are the food wholesalers. In the UK, we serve around 800 businesses. At a market competitive price, we aim to provide excellent services.



Super Storage

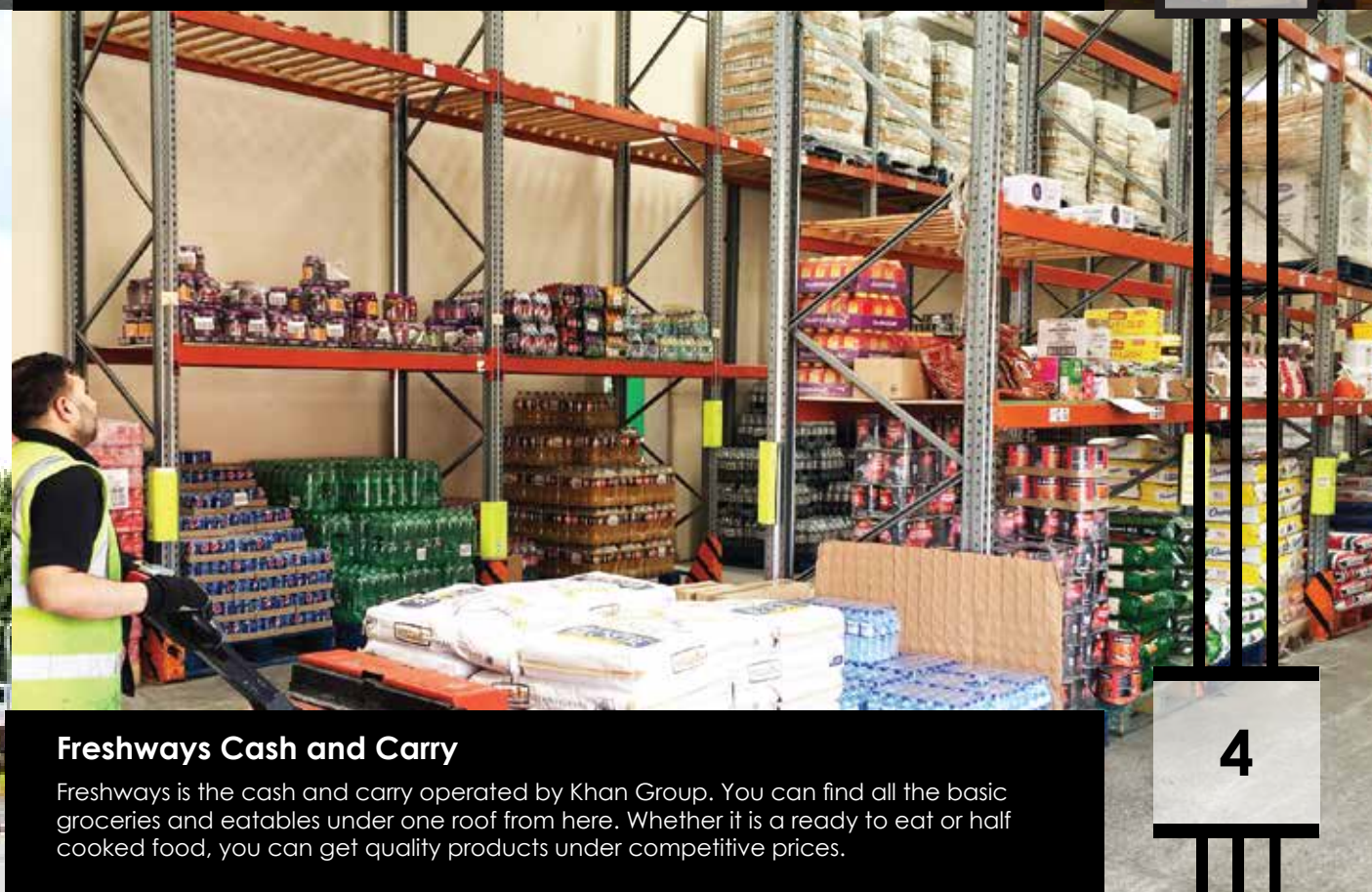
Super Storage provides you easy, convenient and safe storage options. You can store your valuables at these storage units which is situated at an ideal location in the UK. They provide 24/7 surveillance including insurance to keep your things extra safe. Mailbox rental is also available.

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Plough Motel

Located less than three miles from the M6 and directly to the A50, The Plough Motel is well located on the edge of Stoke-on-Trent city center. In addition, it is also near to bet 365 stadium and many local amenities. It is one of the exquisite projects of 7-tides estates.



Freshways Cash and Carry

Freshways is the cash and carry operated by Khan Group. You can find all the basic groceries and eatables under one roof from here. Whether it is a ready to eat or half cooked food, you can get quality products under competitive prices.

WHY INVEST IN ONE 84 THE BOULEVARD ?

- Building is in fast construction process.
- One 84 The Boulevard is situated at an ideal location of the business hub in Bahria Town Phase 8.
- It is located in the high footfall area while making it worth investing.
- You can savour the evening view while enjoying your food from the rooftop.
- Easy 18 months Installments plan available.
- Every year the minimum 5 to 10 Percent prices are increasing. Your investment will be safe.
- Reasonable rental yield.
- Bahria Town is a status symbol and assures secure investment.
- Best investment opportunity for brands and the corporate sector.

Why live in One 84 The Boulevard?

- 1 to 2 bed apartments
- Commercial mall
- Mesmerizing river view
- Fast Internet Wi-fi.
- Rooftop Gym and Swimming Pool
- Food court
- 24/7 electricity
- 24/7 security
- Parking
- Brand Outlets
- Fast and separate elevators for Traders and Residents
- Earthquake resistance



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NEARBY FACILITIES

Bahria Town offers a variety of beautiful places that are useful for its residents in its vicinity:

- Raiha CineGold Plex (Few mins away)
- Roots Future World School (Few mins away)
- Malik Riaz Grand Mosque (3 mins away)
- Green Valley (Few mins away)
- Golf Course (Few mins away)
- Bahria Head Office (2 mins away)





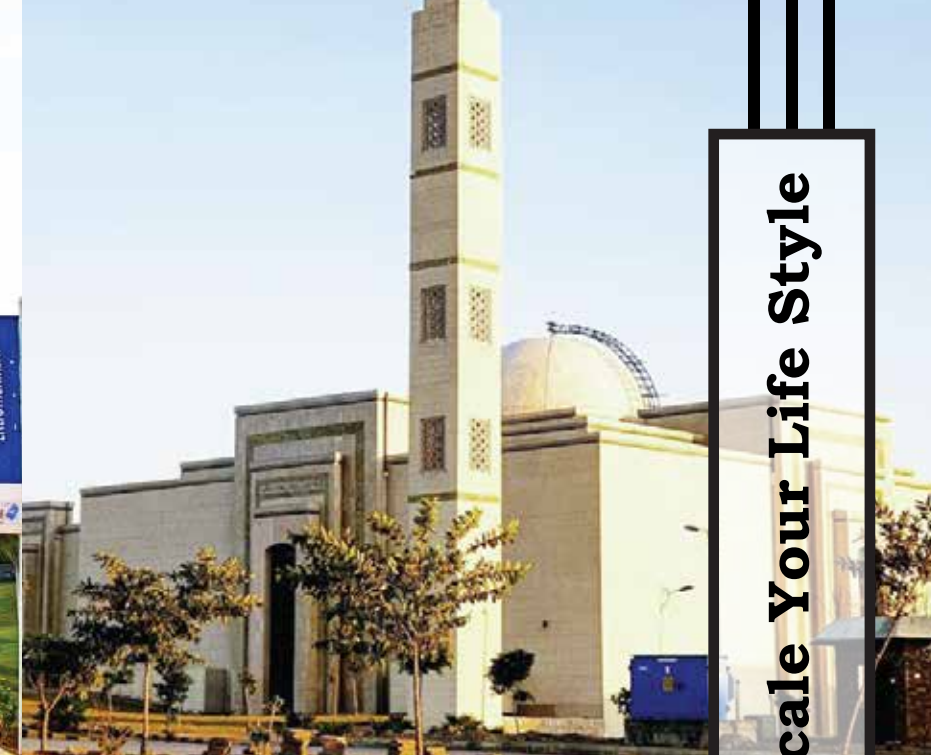
Raiha CineGold Plex (Few mins away)

The 'Raiha CineGold Plex' is known to be the most luxurious movie theater in the world. Along with the best surrounded sound system that the Pakistani movie goers have ever experienced, it is a state-of-the-art multiplex movie theater.



Roots Future World School (Few mins away)

Future World School – It is one of the Pakistan's first concept based, skills centric, pedagogy driven, and technology enabled 21st century iconic school. It is facilitated by fully equipped classrooms and IT suites.



Malik Riaz Grand Mosque (3 mins away)

For its residents, there is an intricately designed mosque named "Malik Riaz Grand Mosque" It is recently inaugurated in Phase 8, Bahria Town Rawalpindi.



Green Valley (Few mins away)

It is an ideal grocery shopping destination for people who seek the best shopping experience, and it is a project of Bahria Town, Green Valley. It has been designed by the international consultants who have created those brands.



Bahria Head Office (2 mins away)

Bahria Town Head Office is located at an ideal location of phase 8, Bahria Town. It is there to help the residence of Bahria Town ranging from construction to basic utilities.



Golf Course (Few mins away)

Garden City Golf & Country Club is one of the most spectacular additions to golf clubs in Pakistan that is nestled in a stunning valley with beautiful views.

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OUR PHILOSOPHY

Vision

Our vision is to provide luxury accommodation in reach of each person.

Mission

- To provide luxury accommodation
- Spacious and Airy Offices
- State-of-the art gym and swimming pools
- Spacious parking
- Aesthetically designed Commercial Area

Values

Trust: Basic pillar for success

Quality: Excellent materials used in the construction

Integrity: Basics of our dealing





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COMMERCIAL AREA



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COMMERCIAL AREA

One 84 The Boulevard is designed to provide accommodation, office rental options, co-working space, commercial shops, a gym, an open-air rooftop café. The building is carefully designed while keeping in mind the aesthetics.

- Commercial Shops located at the hub of Bahria Phase 8.
- Rooftop Café that enables you to have a bird eye view of Bahria Town while having some mouth watering snacks.

EXCLUSIVE FEATURES

- High speed Wi-Fi
- Uninterrupted Power Supply
- Commercial shops/Offices
- Gym/Spa
- Co-working Space
- Spacious Parking Space
- High Speed Elevator





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FLOOR PLAN

COMMERCIAL

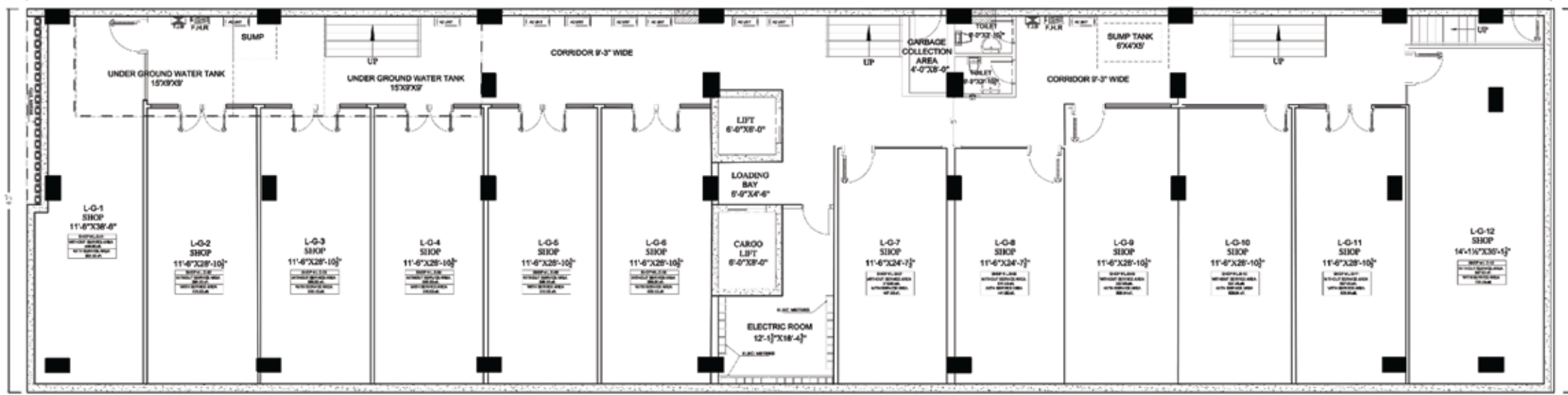
LOWER GROUND

GROUND FLOOR

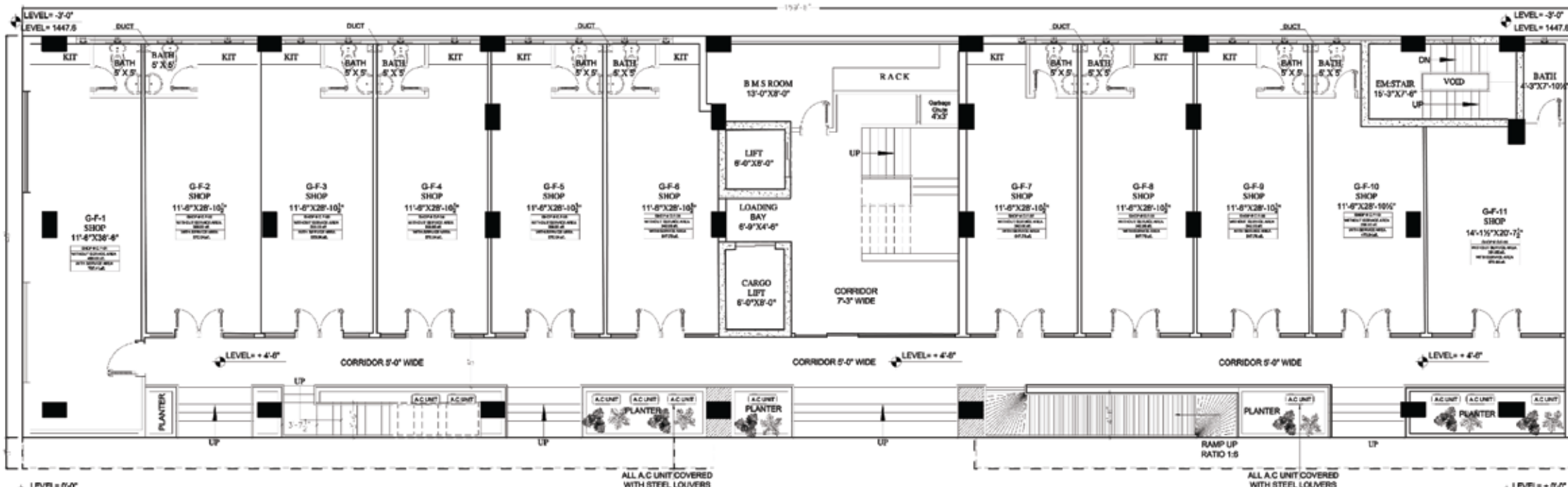
MEZZANINE FLOOR

FIRST FLOOR

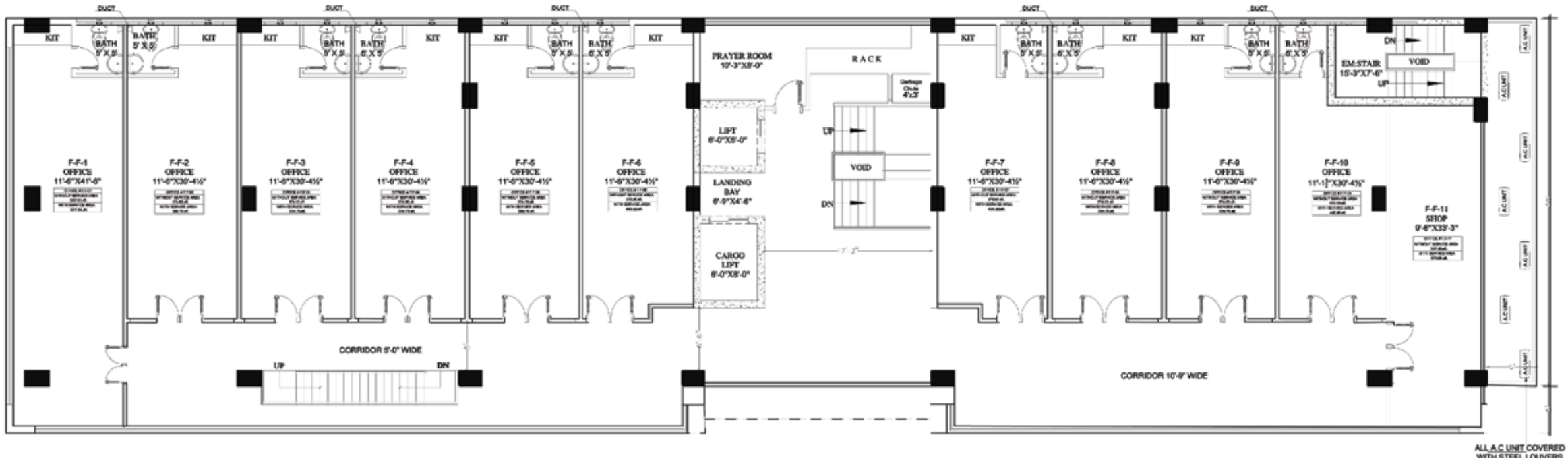
SECOND FLOOR



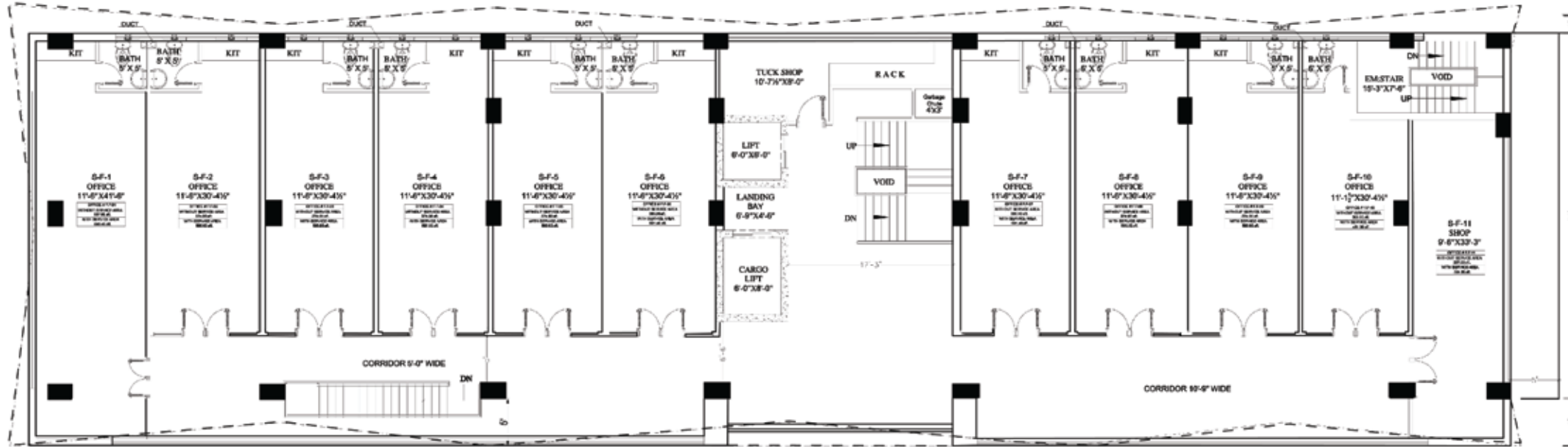
Lower Ground Floor Plan
6380.000 sq.ft



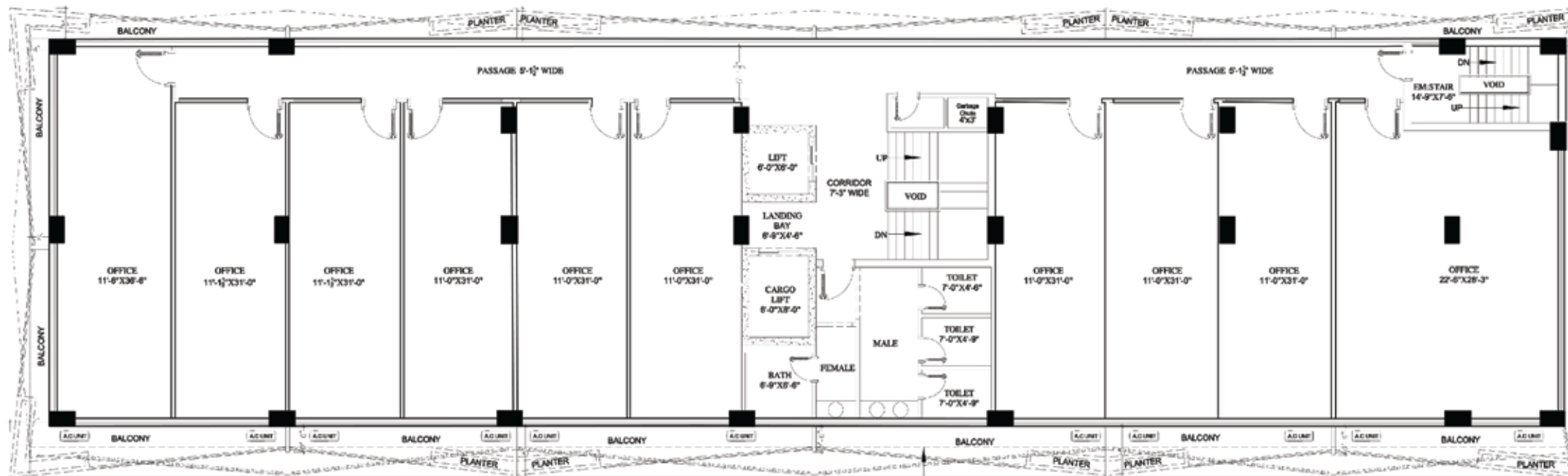
Ground Floor Plan
6380.000 sq.ft



Mezzanine Floor Plan
6643.500 square ft.



1st Floor Plan
6643.500 sq.ft



2nd Floor Plan
5738.12 sq.ft

RESIDENTIAL AREA



RESIDENTIAL AREA

One 84 The Boulevard is designed and houses some amazing residential apartments. These are furnished apartments that provides basic amenities. The building is located at the hub of Bahria Town Phase 8 that is an ideal location from where you can access everything easily. All these apartments are three side open which allows its residents a beautiful view. Each of them is equipped with a spacious balcony that maintains the privacy of the residents as no one can see or hear anything from a nearby apartment. One 84 the boulevard has a separate lift for its residents which makes sure the smooth functionality of day-to-day activities.

EXCLUSIVE FEATURES

- High Speed Elevator
- 1 & 2 bed luxury apartment
- On-site Building Management
- Rooftop Café & Swimming Pool
- Gym & Spa
- High Speed Wi-Fi
- Exotic Clean Décor





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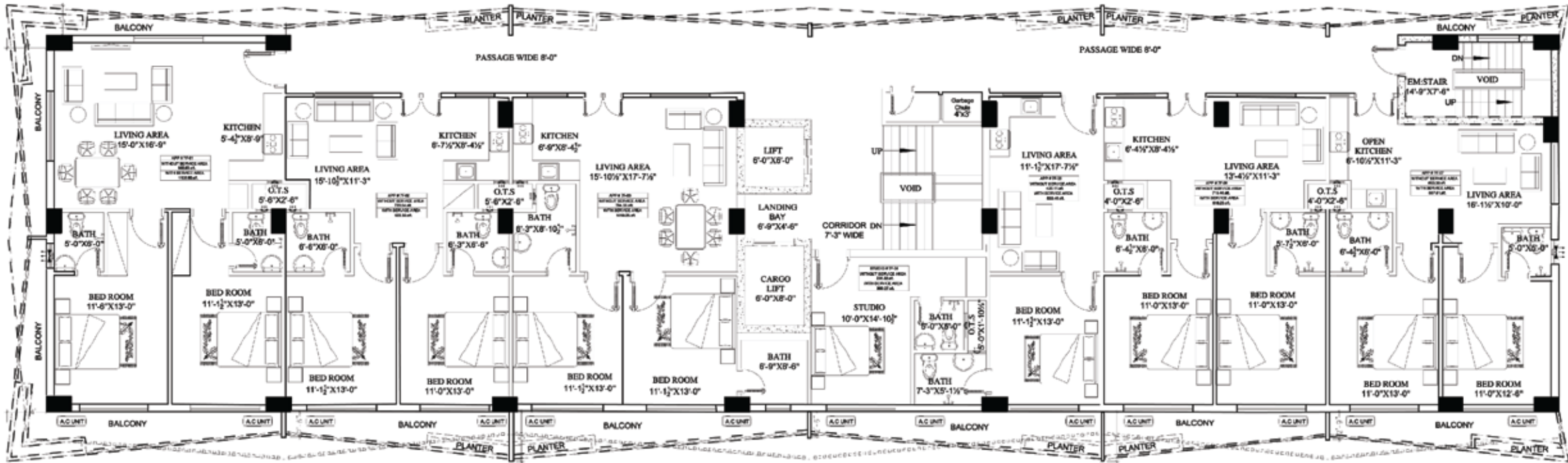


FLOOR PLAN RESIDENTIAL

RESIDENTIAL

THIRD TO SIXTH FLOOR

ROOF TOP FLOOR PLAN



Third to Sixth Floor Plan
5738.12 Sq.ft



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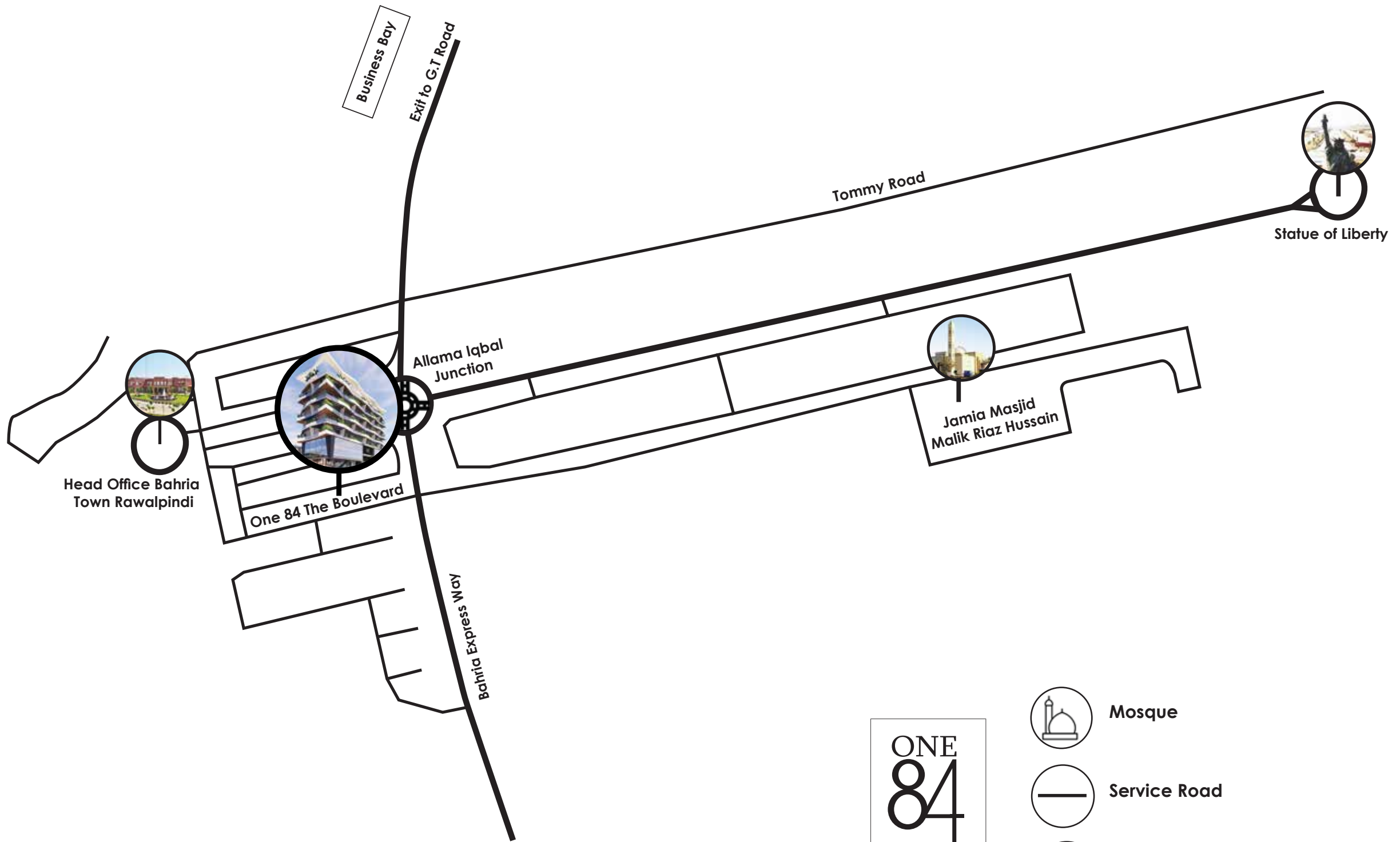
HERE WE ARE



One 84 The Boulevard is located at an ideal location of Phase 8, Bahria Town. It serves as a business hub for many foreigners and nationals due to its proximity with;

- Access to main GT Road 15 Min
- Saddar 25 Min
- Green Valley 5 Min
- Roots Future World School 10 Min
- Raiha Cinegold Plex 12 Min
- Giga Mall 18 Min
- Malik Riaz Mosque 8 Min
- Golf Course and Country Club 9 Min
- Eye View Park 5 Min

9 Storey boulevard that houses Commercial and Residential apartments in the heart of Bahria Town.



Mosque



Service Road





Main Road

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THE BOULEVARD

 0322 9172604

 Plot 184, Main Bahria Expressway, Near Allama Iqbal Junction,
Bahria Phase 8, Rawalpindi