



PREMIER COMMERCIAL LEASING OPPORTUNITY

Ghafooria Tower Buildings

A 7.38-acre commercial landmark being repositioned and leased by Pak Associate for national supermarkets, flagship retail, banks and showrooms.

Landhi Industrial Area, Karachi

7.38

ACRES PLOT

300,000+

SQ.FT BUILT-UP

G+M+4

FLOORS

2

IDENTICAL TOWERS

THE OPPORTUNITY

A landmark address built for ambitious brands

Ghafooria Tower Buildings offer one of Karachi's most substantial ready-to-lease commercial footprints. Spread across a 7.38-acre plot, the development is anchored by two identical towers rising Ground + Mezzanine + 4 floors, with large, column-efficient floor plates that can be fitted to almost any retail or institutional format.

Floors are currently open-plan, giving tenants a clean canvas. Spaces can be partitioned and configured to requirement a single boutique unit, a full hypermarket floor, or an entire tower. The result is a flexible, high-visibility destination ideally suited to supermarkets, fashion flagships, banks, food courts and showrooms.

2 × 31,142

Sq. ft per main tower floor repeated on every level

Open Plan

Wall-free floors, partition to any tenant layout

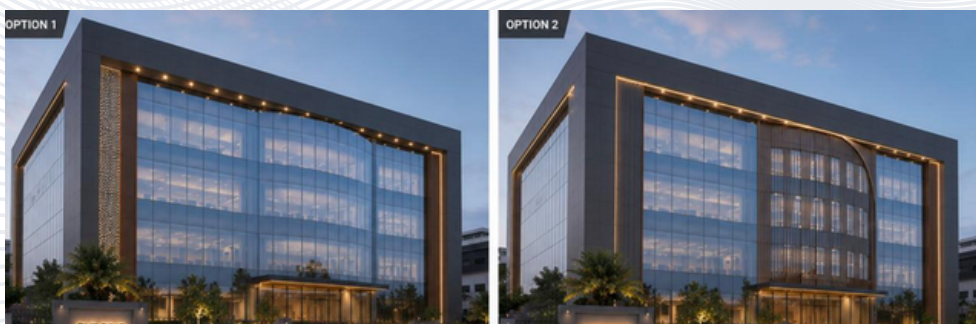
3 Lifts

Passenger & service lifts across the towers

Front + Rear

On-site parking for staff & customers

Marketed and managed exclusively by Pak Associate, the property is available now for longterm lease, with flexible terms for anchor and multi-tenant arrangements.



LOCATION & CONNECTIVITY

Minutes from the city's key arteries

Positioned in the established commercial belt of Landhi Industrial Area, the site enjoys outstanding connectivity to Karachi's main road network, the airport and the wider city — a decisive advantage for footfall, logistics and staff access alike.



5 MINUTES

to Shakra-e-Bhutto

10 MINUTES

to Jinnah International Airport

7.38 ACRES

self-contained landmark plot



Direct main-road access

Quick links onto Shakra-e-Bhutto and the Landhi corridor, feeding into Karachi's principal highways.



Airport in 10 minutes

Effortless reach for visiting brand teams, regional management and freight movement



Dense, established catchment

Surrounded by a large residential and industrial population. A ready, repeat customer base.



Secure, self-contained site

Gated plot with controlled access points, on-site parking and dedicated loading areas.

THE BUILDING

Built to a confident commercial scale

The development's defining feature is its pair of identical main towers. Each delivers a generous 31,141.83 sq. ft floor plate on every level. A footprint sized precisely for hypermarket and department-store formats, and stackable for tenants needing multiple floors.

G + M + 4

Ground + Mezzanine + four upper floors

2 Towers

Identical, side-by-side tower buildings

31,142 sq ft

Per tower floor plate consistent on every level

RCC Frame

Reinforced concrete structure with steel



Flexible, open-plan floors

No internal walls. Partition each floor to a single anchor or several smaller units



Three lifts plus service access

Vertical circulation built for high customer volumes and goods movement.



Loading & unloading platforms

Covered platforms and steel sheds support efficient back-of-house operations.

SCHEDULE OF AREA

Floor-by-floor built-up area

Verified covered areas from the approved structural drawings.
Figures in square feet.

FLOOR	TWO MAIN TOWERS	OTHER BLOCKS	FLOOR TOTAL
Ground Floor	31,142 + 31,142	ncl. smaller units	93,630.77
Second Floor	31,142 + 31,142	5,688 + 9,195	77,166.30
Third Floor	31,142 + 31,142	5,688 + 3,015 + others	72,096.93
Fourth Floor	31,142 + 31,142	—	62,283.66
Roof Structures	—	RCC + steel sheds	30,947.28
Documented built-up			300,000+

Areas shown are taken from the structural schedule of area for the documented floors (Ground, Second, Third, Fourth and Roof). Additional mezzanine and first-floor area is part of the G+M+4 structure. Final leasable areas to be confirmed at fit-out stage.

321,472 sq ft

Total plot area (7.38 acres /
35,719 sq. yds)

62,284 sq ft

Single full upper floor
(both towers combined)

WHO IT'S FOR

Configurable for every commercial format

With floor plates from a few thousand square feet up to full 31,000+ sq. ft levels, the building suits a single anchor, a multi-brand mix, or anything in between.

Hypermarkets & Anchor Stores

31,000 – 62,000+ SQ FT

Full tower floor plates ideal for supermarket and department-store formats — the kind of large, uninterrupted space national hyperstores require.

Fashion & Flagship Retail

3,000 – 9,000 SQ FT

Right-sized units for single-brand fashion and lifestyle flagships, configurable across ground and mezzanine for maximum street presence

Banks, ATMs & Services

COMPACT UNITS + ATM BAYS

Ground-floor frontage and dedicated ATM space make the site well suited to retail banking branches and service tenants

Food Court, Showrooms & Offices

FLEXIBLE UPPER FLOORS

Upper levels and rooftop structures lend themselves to dining, showrooms, training centres and corporate office space

AMENITIES & INFRASTRUCTURE

Ready-built systems, day-one operations

The development already carries the heavy infrastructure a commercial operation depends on reducing tenant fit-out time and cost.



Power

Dedicated electrical infrastructure with HT room and distribution



Water

Pump rooms, storage and septic systems on site



Fire & Safety

Fire rooms, multiple marked exits and emergency egress



Security

Gated access with face-identification entry points



Parking

On-site parking to front and rear, plus bike parking



Logistics

Covered loading / unloading platforms and steel sheds



Vertical Access

Three lifts and multiple staircases across the towers



Staff Welfare

Child-care room, training & conference rooms, washrooms

Open floors. Endless possibilities.

Because the towers are delivered open-plan, tenants partition only what they need — preserving brand layouts and adapting the space as the business grows.

WHY LEASE HERE

Five reasons brands choose this address

- **Scale that few sites can match**

7.38 acres and 300,000+ sq. ft of built-up space — room for an anchor, a brand cluster, or an entire destination under one roof.

- **Location that drives footfall**

Five minutes from Shahra-e-Bhutto, ten from the airport, inside a dense, established catchment.

- **Format flexibility**

Identical 31,142 sq. ft floor plates that work for a hypermarket today and adapt to any tenant tomorrow.

- **Infrastructure already in place**

Power, water, lifts, security and loading bays ready from day one — faster, cheaper fit-out.

- **Professionally managed lease**

Single point of contact through Pak Associate, with flexible terms for anchor and multi-tenant deals.

Be the name on Karachi's next landmark

Floors are available now. Early tenants secure the best frontage, signage and configuration options.



ENQUIRE ABOUT LEASING

Let's find the right floor for your brand.

Contact our leasing team to arrange a site visit, request floor plans, or discuss configuration and terms.

Address:

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Main National Highway, Bin Qasim Town Karach

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