

A PROJECT BY



ASHIR DEVELOPERS



AVENUE ONE

SQUARE
MALL & LUXURY APARTMENTS

Bring Home The Peace, Luxury & Affordability



INTRODUCING AVENUE ONE SQUARE

YOUR AVENUE TO PEACE, LUXURY & AFFORDABILITY

A world-class project like Avenue One Square is certain to become one of Lahore's most popular vertical developments launched in recent years - thanks to its remarkable scope and location. Residents of this luxury building will benefit from a number of contemporary facilities in a safe environment. Avenue One Square is a carefully planned residential and commercial development that offers a high standard of living. It is prepared to adorn Pine Avenue Road and Khayaban-e-Amin with its stunning classic architecture. It is a promising endeavour by Ashir Developers in the real estate industry of Pakistan.



A PROJECT BY



A PROJECT BY



ASHIR DEVELOPERS



A PROJECT BY



ABOUT AVENUE ONE SQUARE

PROJECT HIGHLIGHTS

Avenue One Square Mall and Apartments are being constructed to cater the ever increasing urban sprawl of Lahore while providing an opulent lifestyle of peace, luxury and affordability. The finest engineering and architectural techniques are being applied in the construction of this project. Avenue One Square is a state of the art development which seeks to establish a strong precedent of contemporary urban living in Lahore based on the following aspects:

- A spectacular high-rise residential and commercial complex located on main Pine Avenue Road.
- A residential and commercial complex with stunning victorian exterior which will augment the beauty of its surroundings.
- A project with exceptionally high investment potential that has received LDA Approval.
- Offers the most affordable commercial outlets in the vacinity.
- Provides the best opulent living in the form of 1 & 2 Bed Apartments.
- Amenities and comforts of international standards available within your reach.



A PROJECT BY



RELATIVE LOCATION OF AVENUE ONE SQUARE



A PROJECT BY



ASHIR DEVELOPERS

LOCATION OF AVENUE ONE SQUARE

ACCESSIBLE FROM EVERYWHERE

Avenue One Square, as its name implies, is situated right at Pine Avenue Road, which further connects to a broad network of major roads and signal-free corridors of Lahore.

Owing to the building's extremely desirable location, many important landmarks and institutions of southern Lahore are conveniently accessible from it, making it easier for the residents of Avenue One Square to move around the city.

The following are Avenue One Square's respective geographical advantages:

- Adjacent to several well-known communities, such as Lake City, DHA Rahbar and Fazaia Housing Society.
- Renowned medical centers like UOL Hospital, Sharif Medical City and Shaukat Khanum Hospital are at a short drive.

- 1 Minute Drive From Lake City Ring Road Interchange
- 2 Minutes Drive From McDonalds & DHA Rahbar
- 5 Minutes Drive From UOL & Comsats University
- 10 Minutes Drive From Shaukat Khanum Hospital & WAPDA Town
- 13 Minutes Drive From Motorway
- 15 Minutes Drive From Sundar Industrial Estate
- 20 Minutes Drive From Airport



A PROJECT BY





DESIGN OF AVENUE ONE SQUARE

EXPERIENCE THE REMARKABLY DESIGNED COMMERCIAL OUTLETS & APARTMENTS

Avenue One Square is a mixed-use building where buyers and investors can choose from a wide range of exquisitely designed commercial outlets and 1 & 2 BHK apartments with elegant living spaces. A central atrium integrates the first three levels of the building's commercial zone, providing a better working environment for business and civic activities. The apartments have a separate entrance to keep the life of residents at peace and away from commercial activities of the building. All the apartments have shared access to rooftop gardens, which is undoubtedly a significant advantage for the residents of Avenue One Square.



A PROJECT BY





ONE BED APARTMENT AREA (496 SQ.FT.)

One Bed with attached Bath, Kitchen,
Living Room, Balcony & OTS



A PROJECT BY



ONE BED APARTMENT - CORNER AREA (578 SQ.FT.)

One Bed with attached Bath, Kitchen,
Living Room, Two Balconies & OTS



A PROJECT BY



ONE BED APARTMENT

AREA (626 SQ.FT.)

One Bed with attached Bath,
Kitchen, Living Room & Balcony

3'-0" WIDE
BALCONY



A PROJECT BY



TWO BED APARTMENT AREA (897 SQ.FT.)

Two Beds with attached Baths,
Kitchen, Living Room, Balcony & OTS

3'-0" WIDE
BALCONY



A PROJECT BY



TWO BED APARTMENT AREA (950 SQ.FT.)

Two Beds with attached Baths, Kitchen,
Living Room, Two Balconies, Lobby & OTS



A PROJECT BY



TWO BED APARTMENT - CORNER AREA (971 SQ.FT.)

Two Beds with attached Baths, Kitchen,
Living Room, Three Balconies, Lobby & OTS



A PROJECT BY



TWO BED APARTMENT - CORNER
AREA (1048 SQ.FT.)

Two Beds with attached Baths, Kitchen,
Living Room, Three Balconies, Lobby & OTS



A PROJECT BY



ASHIR DEVELOPERS

TWO BED APARTMENT
AREA (1048 SQ.FT.)

Two Beds with attached Baths, Kitchen,
Living Room, Two Balconies, Lobby & OTS



3'-6" WIDE BALCONY

3'-6" WIDE BALCONY



FLOOR PLAN

A PROJECT BY



ASHRI DEVELOPERS

578
SQFT

496
SQFT

496
SQFT

496
SQFT

496
SQFT

496
SQFT

496
SQFT

496
SQFT

496
SQFT

496
SQFT

496
SQFT

578
SQFT

AREA (14400 SQ.FT.)

971
SQFT

1048
SQFT

626
SQFT

897
SQFT

950
SQFT

950
SQFT

897
SQFT

897
SQFT

1048
SQFT

B
A
C
K

F
R
O
N
T

FACILITIES AT AVENUE ONE SQUARE

STATE OF THE ART AMENITIES

Avenue One Square is a carefully planned project which provides unrivalled Commercial and Residential accommodations with the following contemporary facilities:

ROOFTOP COMMUNITY CENTER:

Residents of Avenue One Square will have exclusive access to the recreational and relaxing Rooftop Gardens, where they'll be able to enjoy unimpeded panoramas of the metropolitan skyline while having their evening talks. Rooftop Gardens will have barbecue pits, waterfall fountains, comfortable seating, and a kids' play area as well.

24/7 CCTV SURVEILLANCE:

Avenue One Square features top-rated security arrangements that provide 24-hour safety with CCTV monitoring. Additionally, it is situated in a safe neighbourhood.

UNDERGROUND CAR PARKING SPACE:

There is an ample car parking space in the basement of the project, where the residents can park their vehicles safely.

EXCLUSIVE RECEPTION FOR RESIDENTIAL APARTMENTS:

There is a separate residential entrance with two elevators inside a double-heightened foyer to guarantee the residents' privacy, security, and convenience.

24/7 BACK-UP POWER SOURCE:

The building has backup generators to ensure uninterrupted power supply.

A PROJECT BY





A PROJECT BY



ASHIR DEVELOPERS

MORE ABOUT AVENUE ONE SQUARE

ADDITIONAL FACILITIES

There are numerous amenities and services available in this top-notch highrise building, a few of which are listed below:

- Dedicated car parking for Commercial Outlets.
- Prayer Area for the Commercial Zone.
- Secure and gated community with 24/7 CCTV surveillance and security.
- Two high-speed lifts from ground floor to rooftop (Exclusive to Residential Apartments).
- Two separate spacious elevators for Commercial Zone.
- Rooftop Garden, BBQ Pits & Play Area.
- Garbage-chutes on each Residential Floor.
- Modern Fire-Fighting System.



A PROJECT BY





INVEST IN AVENUE ONE SQUARE TO ENJOY HIGH RETURNS

Avenue One Square is a potential high-rise development and the flagship project of Ashir Developers Pvt Ltd. - An emerging icon in the real estate sector of Pakistan that is employing a revolutionizing approach to introduce modern concepts in the real estate developments.

Avenue One Square is a lucrative opportunity for investors due to the following characteristics:

- In Lahore, the demand for innovative living arrangements, like those found in Avenue One Square is at an all-time high, which clearly indicates that now is the right time to invest in both, short and long-term projects, as the current prices will keep on soaring up.
- The prime location of Avenue One Square and its strategic advantages ensure prospects of higher capital gains in near future.
- The flexibility of easy monthly installments makes owning a business outlet or an apartment in this high-yield project feasible and convenient.
- It is an absolutely safe investment opportunity given the fact that it is an LDA-Approved venture.
- In fact, it is the most secure choice for making an investment in the flourishing property market of Lahore.

A PROJECT BY





THE STORY OF ASHIR DEVELOPERS

Ashir Group stepped in the real estate sector of Pakistan under the banner of Ashir Developers Pvt. Ltd. in 2017. The company has developed a number of successful projects over the past seven years, including the Valencia Valley Housing Society, Trade Avenue Commercial Zone, and R-Block Residential Zone of Khayaban-e-Amin, Lahore.

Ashir Developers has built a strong reputation among clients and investors due to its unwavering commitment to quality and on-time project delivery. This has significantly contributed in establishing it as a reputable and trusted brand among the realtors of Pakistan. Moving into high-rise development with Avenue One Square as a flagship project, is indeed a significant step for Ashir Developers, as it represents a shift towards larger and more complex developments and will eventually contribute towards growth and expansion of the company.



FOLLOW US FOR UPDATES!



facebook.com/avenueonesquare



Instagram.com/avenueonesquare



youtube.com/@avenueonesquare



SITE OFFICE

37-CC, SECTOR-B, MAIN
PINE AVENUE,
KHAYABAN-E-AMIN,
LAHORE



HEAD OFFICE

25/26-H, BROADWAY
COMMERCIAL,
KHAYABAN-E-AMIN,
LAHORE

03-111-777-430



AVENUEONE.PK



INFO@AVENUEONE.PK