

A PROJECT OF



VISUALIZED BY



HEAD OFFICE: C-32/7, Tipu Sultan Road, KDA Scheme # 1, Karachi.

Sales Office: Plot No. 30, Adjacent Khan Saab Restaurant, Near Daewoo Bus Terminal,  
Main Super Highway, Scheme 33, Karachi.

Ph: 021-34540950-51 - 0335-SAIBAN1 (0335-7242261) - 0335-SAIBAN2 (0335-7242262)

 [www.sohnisaiban.com](http://www.sohnisaiban.com)  [www.facebook.com/sohnisaiban](http://www.facebook.com/sohnisaiban)

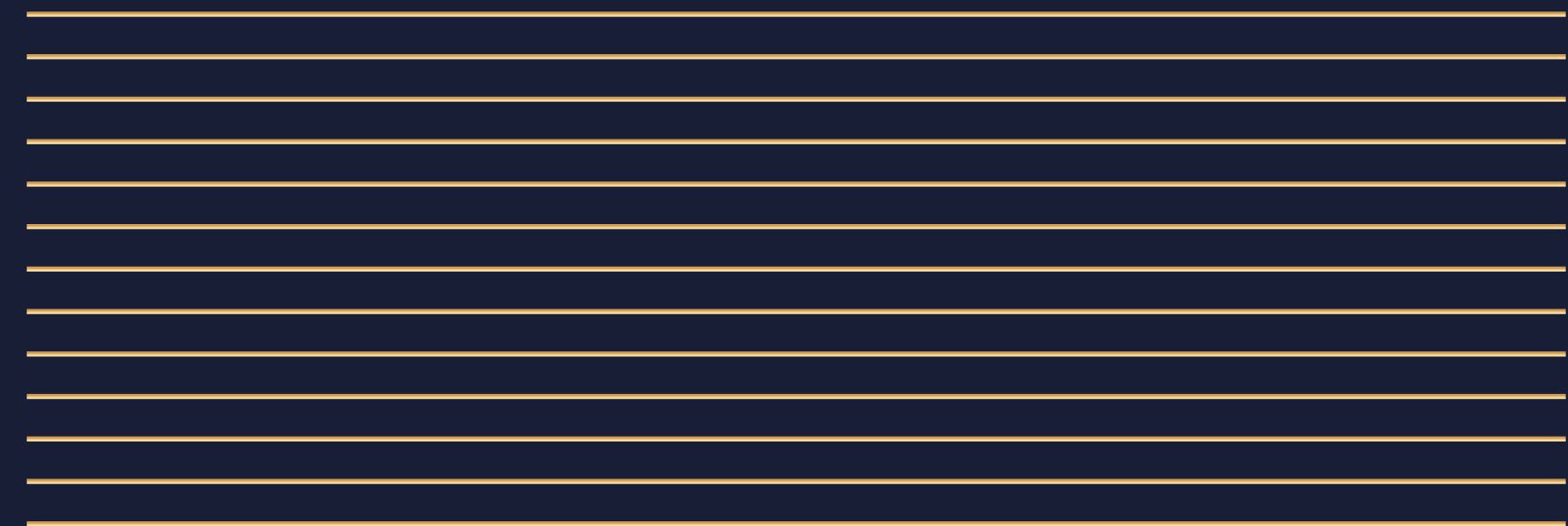




**LIVE BEYOND  
IMAGINATION**







---

---

---

---

---

---

---

---

---

---

---

---



## A PROFESSIONAL WINNING COMBINATION!



### FIRDOUS SHAMIM NAQVI

**Qualification:** Dual Masters in Civil Engineering (US)  
**Experience:** 40 years  
**Field:** Civil Engineering and Business Management  
**Designation:** Project Sponsor and Team Mentor



### DR. ANDLEEB FIRDOUS NAQVI

**Qualification:** M.B.B.S  
**Experience:** 20 years  
**Field:** Company Management, Real Estate  
Strategic Planning and Administration  
**Designation:** Director



### MUHAMMAD ZUHAIR NAQVI

**Qualification:** Bachelors in Business Management  
**Experience:** More than 5 years  
**Field:** Marketing, Land Development,  
Strategy and Business Development  
**Designation:** Director



### MUHAMMAD IBRAHIM

**Qualification:** ACMA (UK), ACMA (PK) MBA  
**Experience:** More than 17 years  
**Field:** Accounting, Tax and Corporate Advisory  
**Designation:** CFO



### S. KARRAR HUSSIAN

**Designation:** Sr. Supervisor



### FARRUKH. N. QURESHI

**Qualification:** Masters in Civil Engineering (US)  
**Experience:** More than 35 years  
**Field:** Civil Engineering  
**Designation:** COO



### RAHIM UL SHAN AHMED

**Experience:** More than 38 years  
**Field:** Real Estate Development and Interior Designing



### MUHAMMAD MASHKOOR ALAM

**Qualification:** Bachelors in Civil Engineering  
**Experience:** 32 Years  
**Field:** Management and Real Estate Construction  
**Designation:** Head of Construction Division



### AQUEEL ZAIDI

**Experience:** 35 Years  
**Field:** Project Management, Real Estate Development  
**Designation:** Project Manager



SUPERHIGHWAY KARACHI IN 1992



M9 KARACHI



KARACHI FOOD  
STREET MAIN M9



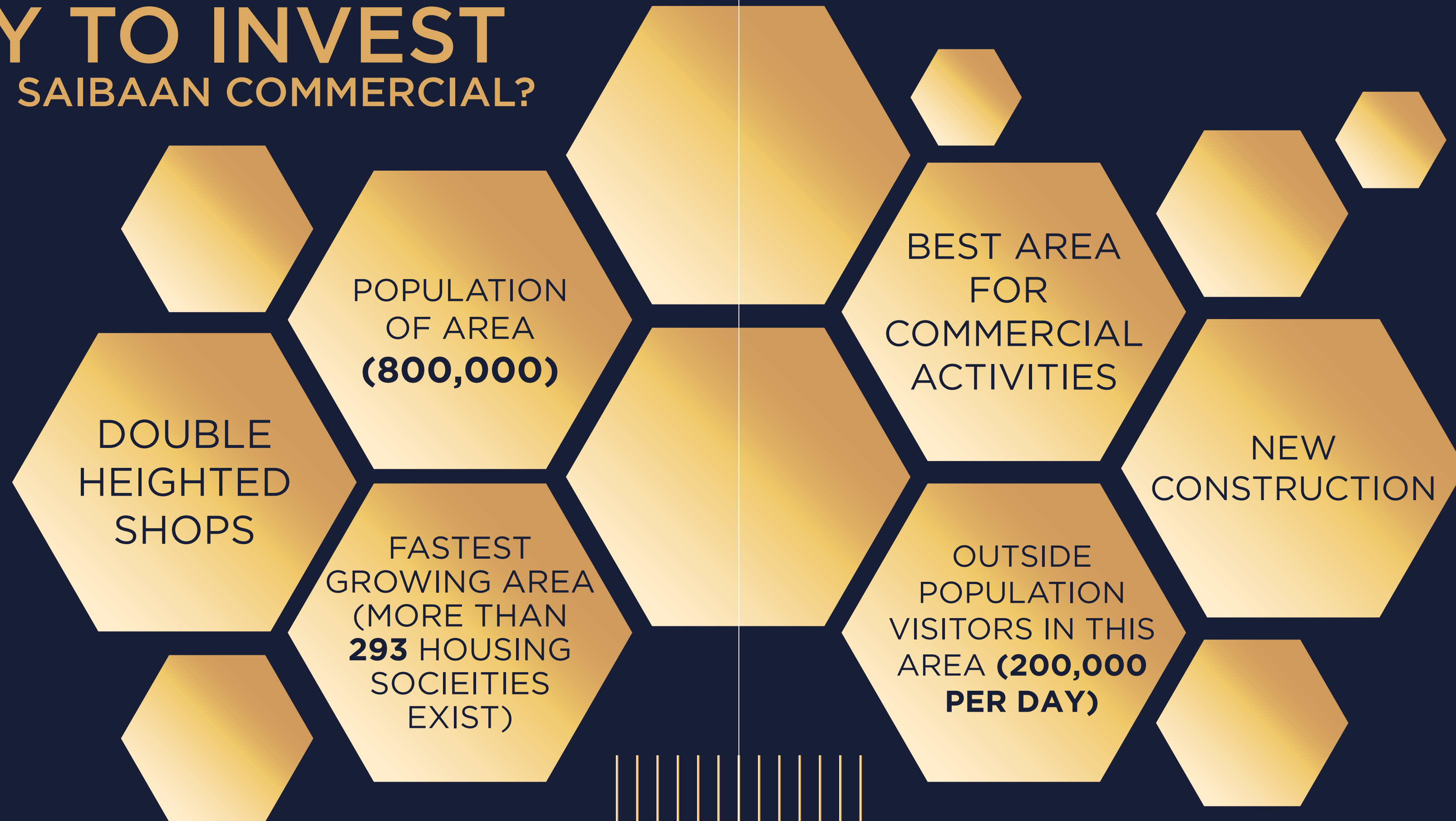
KARACHI CONNECTED  
TO ACROSS PAKISTAN





# WHY TO INVEST

## IN SOHNI SAIBAAN COMMERCIAL?





# NEAR BY LANDMARKS

NED UNIVERSITY  
7 KM AND 17 MINS



KARACHI UNIVERSITY  
6.5 KM AND 14 MINS



SABZI MANDI  
5.9 KM 11 MINS



LYARI EXPRESS WAY  
6 MINS 3.7 KM



INTERNATIONAL AIRPORT  
16.7 KM AND 30 MINS



KIRAN HOSPITAL  
6.2 KM AND 12 MINS ,



MEMON HOSPITAL  
6.3 KM AND 13 MINS



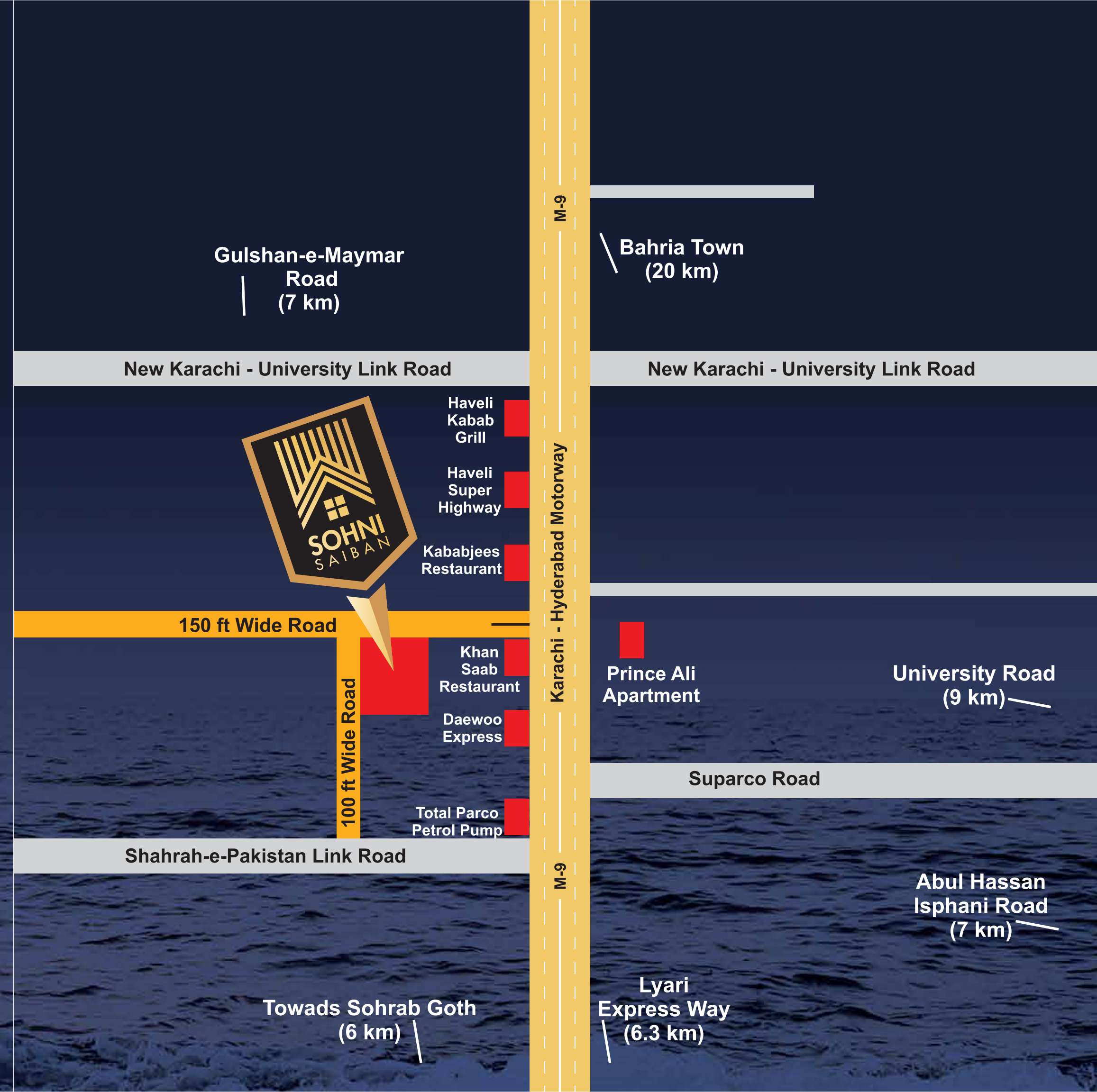
# KARACHI

## Ascending with Residential Developments

Karachi, the vibrant metropolis on the shores of the Arabian Sea, is witnessing an extraordinary transformation in its living standards and residential landscape. Karachi's real estate sector is at the forefront of urban evolution making it an ideal destination for those seeking the best in living standards and innovative residential projects.

### EASY ACCESS TO SOHNI SAIBAN

- M-9
- Lyari Express way
- Northern Bypass
- Port Qasim Through Link Road
- Abul Hassan Isphani Road
- Rashid Minhas Road
- Jamali Bridge
- Shahrahe Pakistan
- Scheme 33
- Federal B Area
- Myanmar
- Bahria town
- North Karachi
- Gulshane Iqbal
- Malir Cantonment





# FASTEST GROWING AND DEVELOPING AREA OF KARACHI WITH THE HIGHEST DENSITY IN KARACHI

- This area of Karachi has shown the highest population growth of the last five years.
- The growth was stunted due to the law and order situation which no longer exist for the last five years.
- The area is seeing exponential development as this area has the highest number of projects approved by SBCA.
- Maymar has matured as a society and the vacant plots and commercial plot development has increased five folds.
- Karachi high end to middle income housing in the form Defence Phase IX and Bahria Town will shift the entire centre of Karachi.
- With the future Airport being planned off M9 this will further improve the attraction of this area.





# SOHNI SAIBAAN THE PROJECT

- The Project Consists of 400 plus apartments. Ranging in size from three rooms to six room apartments.
- The project has more than 450 covered parking spots.
- The project has amenities which very few projects offer in the posh areas of the city.



TURKISH BATHS



STNADBY GENERATOR



PARKS



SQUASH COURT



GYMNASIUM



IMPORTED LIFTS



GAMES ROOM



PRAYER AREA





# THE EFFICACY & ATTRACTION OF STRIP MALL AS DEFINED BY AI

Strip malls and indoor malls cater to different types of businesses and customer preferences. While indoor malls often feature larger anchor stores and a wide range of retail options, strip malls tend to attract a different demographic and offer unique advantages for certain types of businesses. Here are some types of shops and businesses that generally do better in strip malls:

- **Convenience Stores:** Strip malls are often located in residential areas and can benefit from the local foot traffic, making convenience stores a popular choice in these locations.
- **Neighbourhood Services:** Businesses like dry cleaners, hair salons, nail salons, and small-scale fitness centres tend to thrive in strip malls due to their convenience and local customer base.
- **Restaurants and Cafes:** Strip malls usually offer ample parking spaces and easy access, making them attractive locations for quick-service restaurants, cafes, and casual dining options.
- **Specialty Stores:** Strip malls often house specialty stores like boutique shops, craft stores, pet stores, or hobby stores that cater to niche markets. These stores can benefit from a more relaxed and personalized shopping experience compared to indoor malls.
- **Medical and Dental Practices:** Strip malls are sometimes home to medical and dental offices as they offer convenient access for patients and ample parking facilities.
- **Discount Stores:** Discount retailers like dollar stores or outlet shops often find success in strip malls, as they can take advantage of lower rental costs and cater to budget-conscious shoppers.

Note: Ultimately, the success of a business in a strip mall versus an indoor mall depends on various factors, including the target market, location, competition, and business model. It's important for business owners to

carefully consider their target audience and the specific advantages and disadvantages of each retail setting before making a decision.



# TEN BIG ONES REASONS FOR OPENNING SHOPS SAIBAAN STRIP MALL

- IDEALLY LOCATED OFF THE HIGHEST TRAFFICE VOLUME AREA
- FASTEST GROWING POPULATION IN KARACHI
- DEVELOPING AT THE FASTEST PACE
- GATEWAY TO KARACHI
- CORNER PLOT
- HUGE CAPITIVE CLIENTS
- AMPLE PARKING
- EAASY ACCESS
- UNIQUE DESIGN DOUBLE HIEGHT SHOWROOM WITH HIGH VISIBILITY
- BEST VALUE FOR MONEY
- WHERE NOT ONLY YOUR BUSINESS GROW SO SHALL THE VALUE OF REAL ESTATE

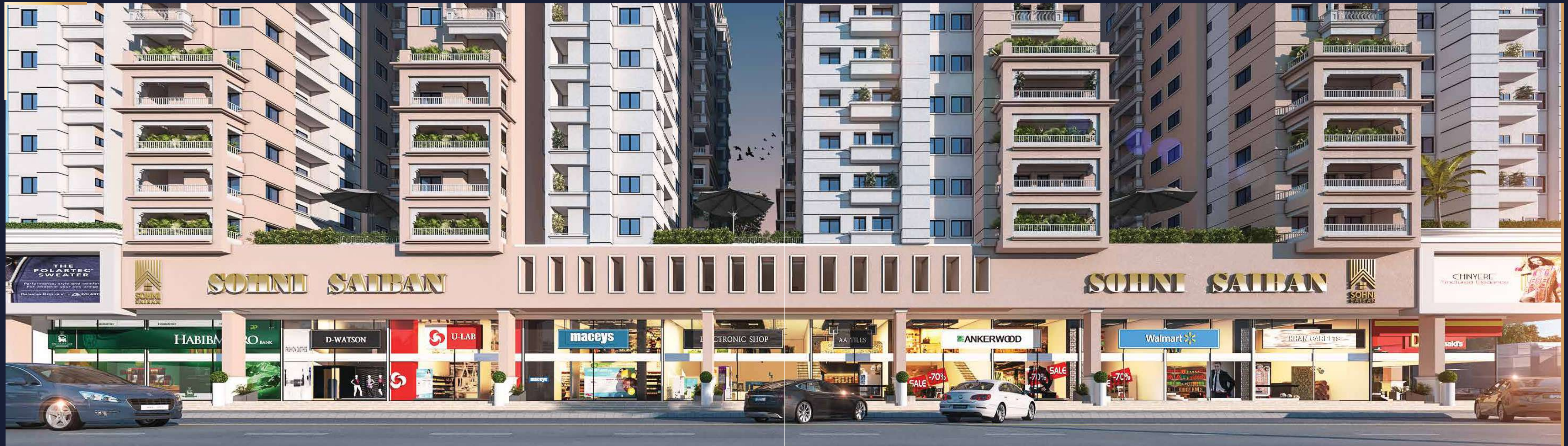




# EVERYONE IS NOT WELCOME

- The Saibaan Mall has been designed for corporate commercial enterprises only
- The shops which can be opened here are restricted or would need to be specified when they purchase or rent the shops otherwise they would not be licensed
- The shops are designated in such way to increase the foot fall for the complex
- The security of the complex would be secured by cameras, physical presence of guards and alarm systems





## SALIENT FEATURES OF THE STRIP MALL AND THE SHOPS

- THE SHOPS ARE SITUATED ON 150 AND 100 FEET WIDE ROAD.
- THE SHOPS WILL SERVE CAPTIVE COMMUNITY OF THE CURRENT APARTMENTS, QUETTA TOWN, AND LOCALITIES OF THE VICINITY ON THE LEFT SIDE OF M9, MAYMAR & BAHRIA TOWN, AND PARTS OF THE RIGHT SIDE.
- THE SHOPS ARE LARGE IN SIZE SO THAT ONLY SERIOUS BUSINESSES BECOME PART OF THE MALL RANGING FROM.
- THE SHOPS HAVE VERY VISBLE FRONTS DUE TO DOUBLE HIEGHT OF SHOPS.
- AN ARCADE ALL AROUND.
- STANDBY GENERATOR.
- COMPANY MAINTAINED STRIP MALL.
- PROVISION FOR INDEPENDENT AND JOINT AIRCONDITIONING.
- EACH SHOP HAS A TOILET AND PANTRY PROVISION.
- DEDICATED PARKING SPOT.
- ADDITIONAL SPACE FOR STORAGE.





# YOU ARE WELCOME

to invest and grow in  
Saibaan Strip Mall

## IF YOU WANT TO OPEN THE FOLLOWING:

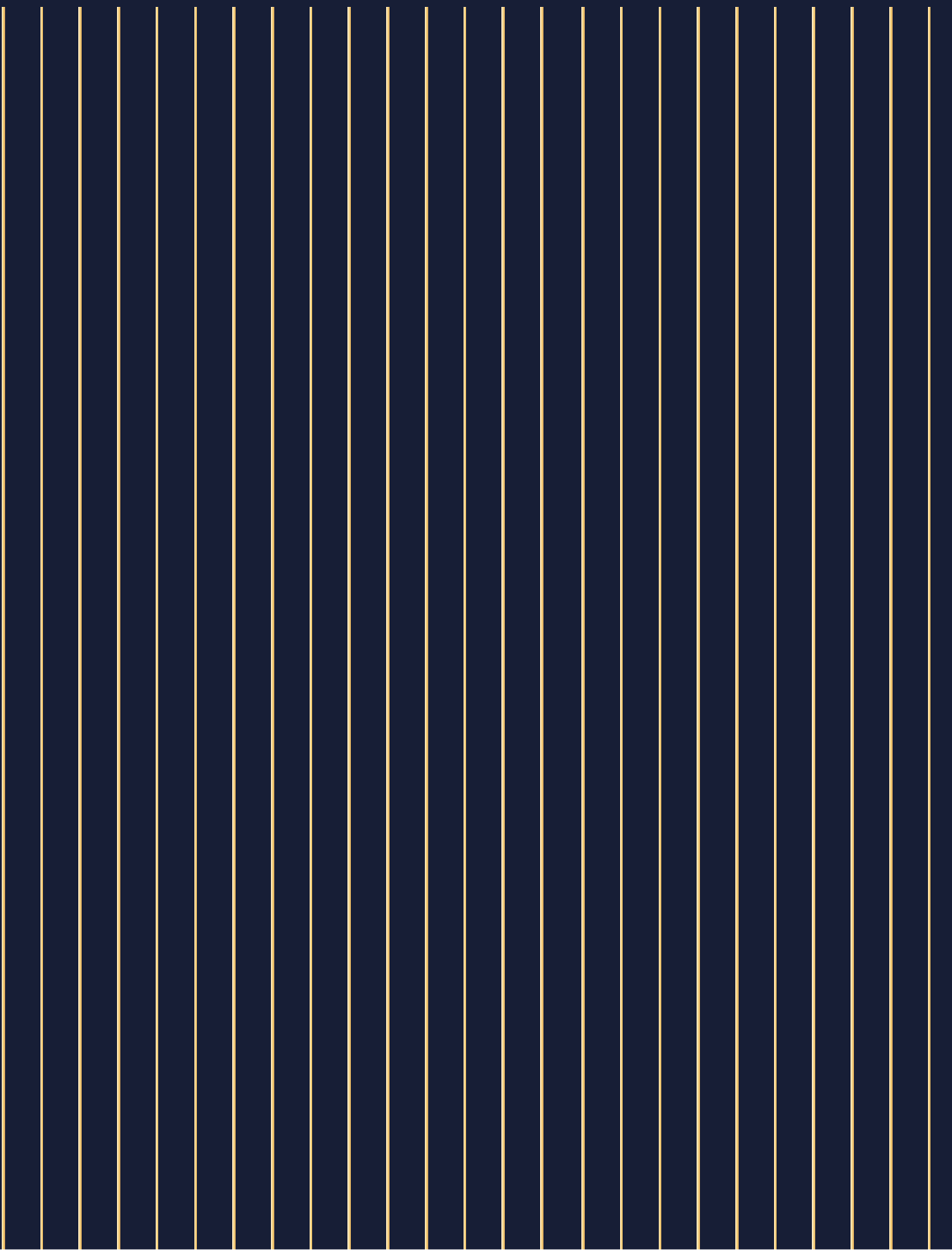
- Bank Braches and Security Lockers
- Supermarkets and convienence stores
- Cafes, Delicastten , Bakeries
- Fast Food outlets
- Novelty Stores
- Auto showrooms such as for two, wheelers and three wheelers
- Fine Dinning
- Ready made garments
- Pharmacies
- Labiratories
- Factory Outlets
- Saloons
- Boutiques
- Travel agencies and tour operators
- Hoeme décor and crockery





# STEP INTO GRANDEUR

At Sohni Saiban, enjoy an extraordinary shopping experience in the double heightened, duplex, glass front outlets that exemplify the pinnacle of luxury. Step into a world of opulence as you enter our spacious stores, where soaring ceilings create an atmosphere of gran-





# UNPARALLELED AMBIENCE FOR BANKING EXCELLENCE

The huge and spacious showrooms at Sohni Saiban redefine the concept of space, offering an expansive and well-thought-out environment that perfectly complements the demands of a modern banking institution. The duplex layout provides ample room for distinct banking areas, ensuring privacy and efficiency in operations.



Meezan Bank





# YOUR PRESCRIPTION FOR SUCCESS

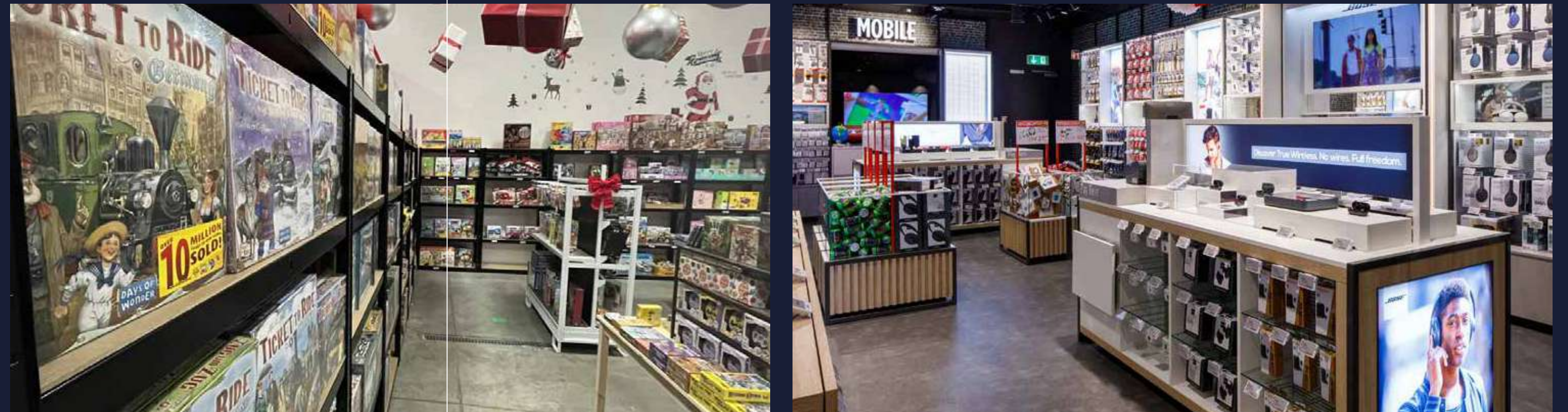
Sohni Saiban houses a state-of-the-art pharmacy. Bridging convenience for residents and opportunities for businesses, it's a prescription for success.





# THE PERFECT MIX! ONE-STOP FOR SHOPPING AND LIVING!

At Sohni Saiban life seamlessly blends with luxury shopping. Explore the speciality outlets, from enchanting bookstores to cutting-edge mobile shops. Dive into the fragrant world of perfumes or find joy in our whimsical toy store. Live, shop, and thrive at Sohni Saiban!





# SOHNI SAIBAN'S HOME DECOR WONDERLAND

Sohni Saiban unveils an expansive home décor haven, marrying the allure of commercial indulgence with the warmth of residential charm. Explore endless possibilities for your dream space!





# SAVOR THE SPACE

Sohni Saiban offers a perfect opportunity for food chains and fast food outlets looking to establish their business or to open another branch in a vibrant and bustling location. With duplexes, double heightened, and spacious showrooms, businesses can truly make a statement.







# FOR THE BEAUTY BUSINESS

The showrooms at Sohni Saiban are designed to captivate customers from the moment they step in, thanks to their striking glass front facades. The ample space allows for creative layouts, ensuring an optimal flow for both customers and staff. From trendy decor to state-of-the-art floorings, these showrooms cater to the needs of modern beauty enterprises. Embrace the fusion of functionality and style as you showcase your delectable offerings in a space that exudes contemporary charm.







# REDEFINING URBAN LIVING WITH A DASH OF ADVENTURE

Discover Sohni Saiban's exhilarating fusion of urban living and motorbike passion. Our unique commercial cum residential project features a vast motorcycle outlet space, offering enthusiasts the ultimate lifestyle experience in the best project in the vicinity.





# SOHNI SAIBAN'S CUTTING-EDGE LAB SPACE

Discover Sohni Saiban, where science thrives in the embrace of luxury. Our state-of-the-art laboratory space redefines work-life balance, offering the perfect blend of health and comfort.







# FAST-TRACK CONSTRUCTION IN PROGRESS

Sohni Saiban is the best residential project in its vicinity, being constructed immaculately on a fast-track basis. The project will soon be constructed on its given due date. At Sohni Saiban, residents can truly experience a lifestyle of comfort, convenience, and luxury, making it the ideal place to call home.









## FIRST FLOOR



# BUILDING DREAMS, CRAFTING FUTURES WITH OUR TRUSTED CONSULTANTS





# A LIFESTYLE

## of Comfort and Convenience

Sohni Saiban is a prestigious multistory mix-use residential project that redefines luxury living. This architectural marvel offers a range of luxurious apartments and duplex outlets within your budget, catering to the diverse needs and preferences of residents. Beyond its captivating exteriors, Sohn Saiban offers an extensive list of amenities, ensuring an unparalleled living experience.

