

GR-04 - Project Quality, Location and Amenities

GR-04 · QUALITY · LOCATION · DELIVERY

THREE THINGS YOU'RE BUYING.

PREMIUM LOCATION | QUALITY | ON-TIME DELIVERY

01 QUALITY

NAMED MATERIALS · IMPORTED FITTINGS

STRUCTURE

Brick	Awal first-class brick
Sand & aggregate	Chenab sand · crush & bajri, Sargodha
Steel	Grade-60 deformed bar
Cement	DG · Maple Leaf · Bestway
Waterproofing	Water stopper at all joints
Pipes & conduit	Polo & Popular PPRC

FINISHES

Tiles	Master · Ghani · Orient
Tile fixing	Stile bond adhesive
Paint	ICI Dulux / Nippon — base to final coat
Glass & aluminium	Company-grade fittings

DOORS & WOOD

Sheets	Pakitex MDF / chipboard
Doors	Solid inner + MDF panel, veneer polish
Locks & accessories	IMPORTED Incl. smart locks

ELECTRICAL & KITCHEN

Cables	GM / Popular, end to end
Switches	IMPORTED Smart switches as standard
Lights	IMPORTED Throughout

Fans	Pak Fans (Lahore) or equivalent
Hood & stove	IMPORTED Installed in every kitchen

SAFETY

Firefighting & fire alarm	IMPORTED Building-wide systems
---------------------------	--------------------------------

02 PREMIUM LOCATION

QUAID BLOCK · BAHRIA TOWN · LAHORE

Plots 48/16 · 48/17 · 48/18, Quaid Block

One of Bahria Town's busiest daily-life blocks — footfall for your shop, convenience for your home.

MASJID	SCHOOL & COLLEGE	PETROL PUMP	IMTIAZ MEGA STORE	MAIN BOULEVARD ACCESS	IMTIAZ MALL
WINTER LAND	CARNIVAL	GRAND PARK	EIFFEL TOWER	THEME PARK	RING ROAD ACCESS - 3 MINUTES VIA CAR

03 ON-TIME DELIVERY

OUR RECORD, NOT A PROMISE

2022

IN BAHRIA TOWN SINCE

04

MIXED-USE DEVELOPMENTS

169

UNITS ACROSS PORTFOLIO

100%

ON-TIME DELIVERY

GR-25 · GR-02 · GR-03 — delivered and occupied across Bahria Town. GR-04 follows the same calendar.

GR-04 AMENITIES

CONVENIENT

24/7 LIFTS

AMPLE PARKING

WAITING AREA

FIRE FIGHTING SYSTEM

SMOKE ALARMS & SPRINKLERS

SECURE

24/7 SECURITY

CCTV COVERAGE

UNINTERRUPTED ELECTRICITY

FIRE FIGHTING SYSTEM

LIFESTYLE

MOSQUE

ROOFTOP GARDEN SITTING

BBQ AREA

SPORTS ACTIVITY

HIGH SPEED ELEVATORS

GR-04 - Payment Plan: Basement and Ground Floor Shops

PAYMENT PLAN 2026 · ALL FLOORS

BASEMENT · PKR 14,000 /FT² | GROUND · PKR 30 – 40,000 /FT² | RESIDENCES · PKR 18,500 – 20,000 /FT² | 15% BOOKS YOUR UNIT

BASEMENT . 27 SHOPS

Sr. #	Shop	Area (Ft ²)	Rate /Ft ²	Total Price	Booking 15%	Confirm. 15%	Digging 5%	Possess. 5%	28 Monthly Installments
1	Shop 01	129	14,000	1,806,000	270,900	270,900	90,300	90,300	38,700
2	Shop 02	300	14,000	4,200,000	630,000	630,000	210,000	210,000	90,000
3	Shop 03	300	14,000	4,200,000	630,000	630,000	210,000	210,000	90,000
4	Shop 04	400	14,000	5,600,000	840,000	840,000	280,000	280,000	120,000
5	Shop 05	325	14,000	4,550,000	682,500	682,500	227,500	227,500	97,500
6	Shop 06	325	14,000	4,550,000	682,500	682,500	227,500	227,500	97,500
7	Shop 07	129	14,000	1,806,000	270,900	270,900	90,300	90,300	38,700
8	Shop 08	178	14,000	2,492,000	373,800	373,800	124,600	124,600	53,400
9	Shop 09	170	14,000	2,380,000	357,000	357,000	119,000	119,000	51,000
10	Shop 10	173	14,000	2,422,000	363,300	363,300	121,100	121,100	51,900
11	Shop 11	78	14,000	1,092,000	163,800	163,800	54,600	54,600	23,400
12	Shop 12	154	14,000	2,156,000	323,400	323,400	107,800	107,800	46,200
13	Shop 13	154	14,000	2,156,000	323,400	323,400	107,800	107,800	46,200
14	Shop 14	179	14,000	2,506,000	375,900	375,900	125,300	125,300	53,700
15	Shop 15	179	14,000	2,506,000	375,900	375,900	125,300	125,300	53,700
16	Shop 16	173	14,000	2,422,000	363,300	363,300	121,100	121,100	51,900
17	Shop 17	173	14,000	2,422,000	363,300	363,300	121,100	121,100	51,900
18	Shop 18	173	14,000	2,422,000	363,300	363,300	121,100	121,100	51,900
19	Shop 19	170	14,000	2,380,000	357,000	357,000	119,000	119,000	51,000
20	Shop 20	178	14,000	2,492,000	373,800	373,800	124,600	124,600	53,400
21	Shop 21	218	14,000	3,052,000	457,800	457,800	152,600	152,600	65,400
22	Shop 22	218	14,000	3,052,000	457,800	457,800	152,600	152,600	65,400
23	Shop 23	218	14,000	3,052,000	457,800	457,800	152,600	152,600	65,400
24	Shop 24	175	14,000	2,450,000	367,500	367,500	122,500	122,500	52,500
25	Shop 25	175	14,000	2,450,000	367,500	367,500	122,500	122,500	52,500
26	Shop 26	175	14,000	2,450,000	367,500	367,500	122,500	122,500	52,500
27	Shop 27	175	14,000	2,450,000	367,500	367,500	122,500	122,500	52,500

5%

OFF ON FULL LUMP-SUM
ADVANCE

2.5%

OFF ON 60% ADVANCE
PAYMENT

16%

MAX SAVINGS · 2.5-YR FULL-
PAYMENT CONTRACT

+8%

PREMIUM APPLIES TO CORNER
UNITS

Milestones

- ☒ Booking 15%
- ☒ Confirmation 15%
- ☒ Digging 5%
- ☒ Possession 5%
- ☒ Remaining 60% (28 Equal Monthly Installments)

All prices are gross & approximate.

GR-04 - Payment Plan: Apartments

GROUND FLOOR . 14 SHOPS

Sr. #	Shop	Area (Ft ²)	Rate /Ft ²	Total Price	Booking 15%	Confirm. 15%	Digging 5%	Possess. 5%	28 Monthly Installments
1	Shop 01	332	40,000	13,280,000	1,992,000	1,992,000	664,000	664,000	284,571
2	Shop 02	387	40,000	15,480,000	2,322,000	2,322,000	774,000	774,000	331,714
3	Shop 03	387	40,000	15,480,000	2,322,000	2,322,000	774,000	774,000	331,714
4	Shop 04	328	40,000	13,120,000	1,968,000	1,968,000	656,000	656,000	281,143
5	Shop 05	332	40,000	13,280,000	1,992,000	1,992,000	664,000	664,000	284,571
6	Shop 06	263	30,000	7,890,000	1,183,500	1,183,500	394,500	394,500	169,071
7	Shop 07	973	40,000	38,920,000	5,838,000	5,838,000	1,946,000	1,946,000	834,000
8	Shop 08	462	30,000	13,860,000	2,079,000	2,079,000	693,000	693,000	297,000
9	Shop 09	263	30,000	7,890,000	1,183,500	1,183,500	394,500	394,500	169,071
10	Shop 10	223	30,000	6,690,000	1,003,500	1,003,500	334,500	334,500	143,357
11	Shop 11	214	30,000	6,420,000	963,000	963,000	321,000	321,000	137,571
12	Shop 12	226	30,000	6,780,000	1,017,000	1,017,000	339,000	339,000	145,286
13	Shop 13	190	30,000	5,700,000	855,000	855,000	285,000	285,000	122,143
14	Shop 14	190	30,000	5,700,000	855,000	855,000	285,000	285,000	122,143

RESIDENCIES . 1ST FLOOR

Sr. #	Type	Area (Ft ²)	Rate /Ft ²	Total Price	Booking 15%	Confirm. 15%	Digging 5%	Possess. 5%	28 Monthly Installments
01	One Bed	507	21,500	10,900,500	1,635,075	1,635,075	545,025	545,025	233,582
02	One Bed	463	21,500	9,954,500	1,493,175	1,493,175	497,725	497,725	213,311
03	One Bed	442	21,500	9,503,000	1,425,450	1,425,450	475,150	475,150	203,636
04	Two Bed	784	21,500	16,856,000	2,528,400	2,528,400	842,800	842,800	361,200
05	One Bed	463	21,500	9,954,500	1,493,175	1,493,175	497,725	497,725	213,311
06	One Bed	507	21,500	10,900,500	1,635,075	1,635,075	545,025	545,025	233,582
07	Two Bed	694	20,000	13,880,000	2,082,000	2,082,000	694,000	694,000	297,429
08	Studio	304	18,500	5,624,000	843,600	843,600	281,200	281,200	120,515
09	Studio	275	20,000	5,500,000	825,000	825,000	275,000	275,000	117,857
10	One Bed	438	20,000	8,760,000	1,314,000	1,314,000	438,000	438,000	187,714
11	Studio	304	18,500	5,624,000	843,600	843,600	281,200	281,200	120,515
12	Studio	324	20,000	6,480,000	972,000	972,000	324,000	324,000	138,857

RESIDENCIES . 2ND TO 6TH FLOOR

Sr. #	Type	Area (Ft ²)	Rate /Ft ²	Total Price	Booking 15%	Confirm. 15%	Digging 5%	Possess. 5%	28 Monthly Installments
1	One Bed	507	20,000	10,140,000	1,521,000	1,521,000	507,000	507,000	217,286
2	One Bed	463	20,000	9,260,000	1,389,000	1,389,000	463,000	463,000	198,429
3	One Bed	442	20,000	8,840,000	1,326,000	1,326,000	442,000	442,000	189,429
4	Two Bed	784	20,000	15,680,000	2,352,000	2,352,000	784,000	784,000	336,000
5	One Bed	463	20,000	9,260,000	1,389,000	1,389,000	463,000	463,000	198,429
6	One Bed	507	20,000	10,140,000	1,521,000	1,521,000	507,000	507,000	217,286
7	Two Bed	694	18,500	12,839,000	1,925,850	1,925,850	641,950	641,950	275,121
8	Studio	304	18,500	5,624,000	843,600	843,600	281,200	281,200	120,515
9	Studio	275	18,500	5,087,500	763,125	763,125	254,375	254,375	109,018
10	One Bed	438	18,500	8,103,000	1,215,450	1,215,450	405,150	405,150	173,636
11	Studio	304	18,500	5,624,000	843,600	843,600	281,200	281,200	120,515
12	Studio	324	18,500	5,994,000	899,100	899,100	299,700	299,700	128,443

GR-04 - Cover Rendering and Payment Schedule



GR DEVELOPERS
(Pvt) Ltd.

BOOKING OPEN

GR DEVELOPERS GR - 04

Commercial Shops & Luxury Residences

GR-04

- ✓ Quaid Block Bahria Town Lahore
- ✓ Reserve With 15% Down Payment
- ✓ Settle Over An Easy 2.5-Years Plan

24 MARLAS TRIPLE PLOT	41 SHOPS BASEMENT + GROUND	73 RESIDENCIES FLOORS 1-6	B+G+6 FLOORS TWO ELEVATORS
------------------------------------	---	--	---

15% BOOKING	15% CONFIRMATION	5% AT DIGGING	5% ON POSSESSION	60% 28 MONTHLY INSTALLMENTS
-----------------------	----------------------------	-------------------------	----------------------------	---------------------------------------

BOOKING & DETAILS · EVERY UNIT IN 3D
grdevelopers.pk/projects/gr-04

www.grdevelopers.pk

Scan for the 3D tour
every floor · every unit



GR-04 - Apartment 3D Layouts

GR-04 · QUALITY · LOCATION · DELIVERY

AXONOMETRIC VIEW OF APARTMENTS

TWO BED APARTMENT
GROSS AREA : 694 SQ.FT

LOUNGE 11'-0" X 13'-0"
BEDROOM 9'-3" X 11'-6"
KITCHEN 7'-4½" X 6'-1½"
PATIO 4'-3" X 6'-1½"
BEDROOM 10'-7½" X 10'-0"
BATH 7'-1½" X 5'-0"

STUDIO APARTMENT
GROSS AREA : 275 SQ.FT

BEDROOM 9'-7½" X 10'-4½"
KITCHEN 8'-0" X 5'-0"

ONE BED APARTMENT
GROSS AREA : 463 SQ.FT

BEDROOM 11'-3" X 10'-9"
LOUNGE 11'-3" X 10'-0"
KITCHEN 9'-0" X 5'-9"
BATH 5'-1½" X 6'-3"
PATIO 5'-1½" X 5'-0"

TWO BED APARTMENT
GROSS AREA : 784 SQ.FT

BEDROOM 10'-3" X 12'-1½"
BATH 4'-4½" X 8'-3"
LOUNGE 16'-6" X 10'-7½"
KITCHEN 9'-0" X 5'-9"
BEDROOM 10'-7½" X 12'-1½"
PATIO 5'-1½" X 6'-3"
PATIO 5'-1½" X 5'-0"

TWO BED APARTMENT
GROSS AREA : 630 SQ.FT

PATIO 10'-10½" X 10'-0"
BATH 6'-3" X 7'-3"
BEDROOM 11'-0" X 10'-4½"
KITCHEN 6'-0" X 5'-10½"
PATIO 5'-7½" X 4'-6"

ONE BED APARTMENT
GROSS AREA : 442 SQ.FT

BATH 5'-1½" X 7'-0"
PATIO 5'-1½" X 5'-0"
KITCHEN 9'-0" X 5'-9"
BEDROOM 10'-7½" X 10'-9"
LOUNGE 10'-7½" X 10'-0"

ONE BED APARTMENT
GROSS AREA : 507 SQ.FT

BEDROOM 10'-7½" X 10'-9"
BATH 6'-0" X 7'-4½"
LOUNGE 10'-7½" X 12'-7½"
PATIO 4'-3" X 5'-10½"
KITCHEN COUNTER

ONE BED APARTMENT
GROSS AREA : 438 SQ.FT

KITCHEN 6'-6" X 5'-0"
BEDROOM 11'-0" X 10'-4½"
LOUNGE 11'-0" X 10'-4½"
BATH 4'-6" X 8'-4½"

STUDIO APARTMENT
GROSS AREA : 304 SQ.FT

BATH 6'-7½" X 5'-4½"
STUDIO LOUNGE
BEDROOM 9'-0" X 9'-9"
DUCT 2' X 5'-4½"
KITCHEN

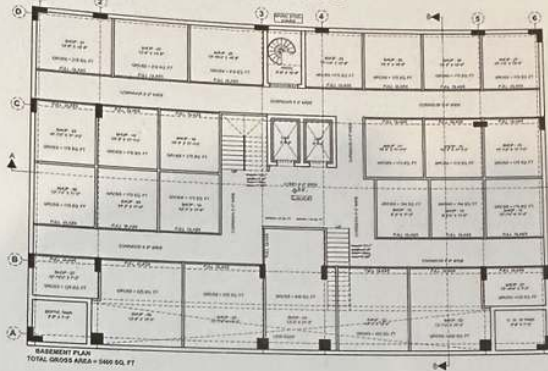
GR DEVELOPERS

231-B, Tulip Commercial 5th Floor,
Sector-C, Bahria Town Lahore.

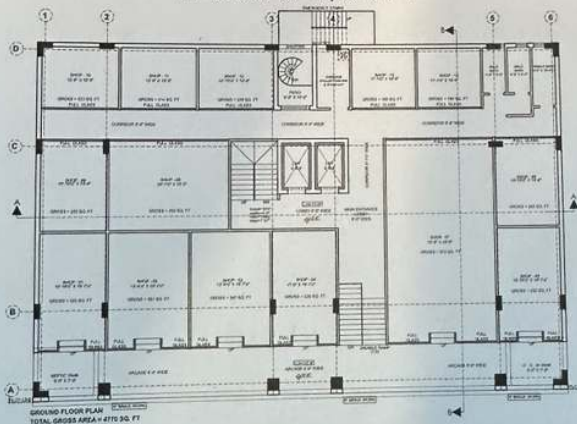
GR-04 - Floor Plans and Developer Projects

GR-04 BY GR DEVELOPERS
FLOOR PLANS

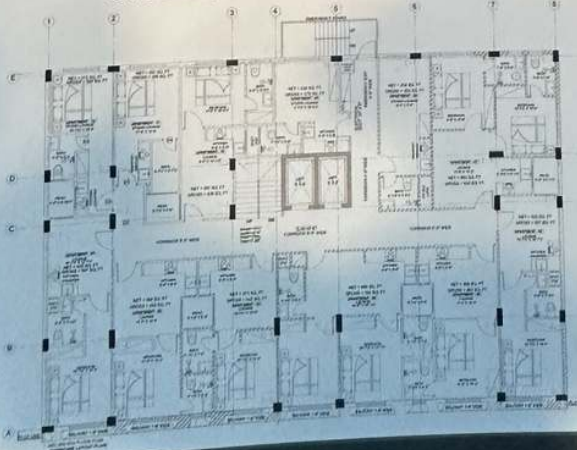
BASEMENT PLAN
27 SHOPS



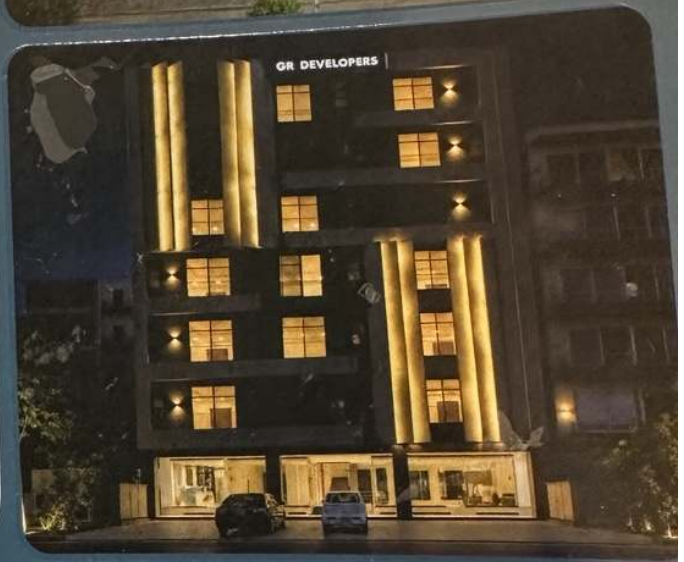
GROUND FLOOR PLAN
14 SHOPS · 4,770 FT²



1ST – 6TH FLOOR PLAN
STUDIO, ONE-BED & TWO-BED



PROJECTS WE'VE DELIVERED
GR-25, GR-02, GR-03



Disclaimer: This document is for marketing illustration only and does not constitute a contract, offer or guarantee. Prices, unit areas, plans, availability and payment terms are indicated subject to change without prior notice. All areas are gross & approximate. © 2026 GR Developers Pvt. Ltd. All rights reserved.