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# **GW TOWER**

**A PROJECT BY AL WAKEEL GROUP**

**Clifton Block 2, near Shaheed  
Benazir Butto Park**

# G&W TOWER - PROJECT OVERVIEW

- G + 26 floors Project
- 2, 3 & 4 Bed Luxury Apartments
- 1st to 7th Floors for Parking
- Expected Completion: 2026

**Location:** G&W Tower is located at Clifton Block 2, Karachi, near Shaheed Benazir Butto Park & South City Hospital.

## Amenities include:

- 1.High Speed Imported Lifts
- 2.Gymnasium
- 3.In House Mini Cinema
- 4.Meeting Rooms
- 5.Swimming Pools
- 6.Snooker & Indoor Games
- 7.Children Play Area
- 8.Prayer Area
- 9.Power Backup Generators
- 10.RO Filter Plant
- 11.CCTV Surveillance, 24/7
- 12.Garbage Chute System

## Key Areas

- South City Hospital
- 2 Talwar
- Clifton
- Dolmen Mall Clifton
- DHA
- Il Chundrigar
- Nuplex
- Shaheed-e-Millat expressway
- Shaharah-e-Faisal
- Airport

## Distance

- 2 Minutes
- 4 Minutes
- 5 Minutes
- 7 Minutes
- 12 Minutes
- 12 Minutes
- 20 Minutes
- 21 Minutes
- 28 Minutes
- 36 Minutes

# G&W TOWER - INVESTMENT THESIS

## Pricing

- G&W Tower's launch price is **PKR 29,700/sqft**, which is super attractive for what they are promising to deliver.
- AL Wakeel has a phenomenal track record of outperforming their commitments in their other delivered projects including **Salam Tower, Abeeda Tower, CFTC Residency and Royal Heights**

## Track Record

- The developer of G&W Towers is **Al Waqeel Group**.
- Al Wakeel Group has been serving in the construction field **since 1998**.
- We recommend investing in projects with honest parties that are known for their good practices esp. in countries like Pakistan

## Global Inflation, USD Appreciation & Construction Cost

- Given the global inflation, cost of construction will continue to increase.
- And we will not only pay for the expensive material, but also expensive dollar. Therefore, our construction cost in PKR will have a double negative impact.
- We recommend it is a good time to get exposure to construction projects, where you can lock in the price today.

## Payment Flexibility

- G&W Towers is available on a flexible payment plan of **3 years**, where you can get exposure to a great project with little upfront investment.
- We highly advise taking advantage of the current situation to lock in today's construction costs. This will help mitigate the rising expenses in construction and ensure a financially sound decision.

## Location

- G&W Tower is located in Clifton which is one of the most affluent parts of the city.
- Its commercial centers are amongst the most high-end in Pakistan, with a strong presence of international brands.
- Easy access to nearby hospitals and commercial areas like, restaurants, pharmacy shops and Shopping Malls



# G&W TOWER - AVAILABLE OPTIONS

	Gross Area (Sqft)	Gross Rate	Net Area (Sqft)	Net Rate	Price	Down-Payment (10%)	36 Monthly Instalments
3 Bed - Type B3	1,860	29,714	1,608	32,338	52,000,000	5,200,000	1,300,000
3 Bed - Type B2	2,000	32,000	1,750	32,000	56,000,000	5,600,000	1,400,000
3 Bed - Type B1	2,360	31,975	2,110	31,991	67,500,000	6,750,000	1,687,500
3 Bed - Type D1	2,660	31,944	2,160	31,944	69,000,000	6,900,000	1,725,000
3 Bed - Type C1	2,780	32,895	2,280	32,895	75,000,000	7,500,000	1,875,000
3 Bed - Type A	3,050	31,373	2,550	31,373	80,000,000	8,000,000	2,000,000

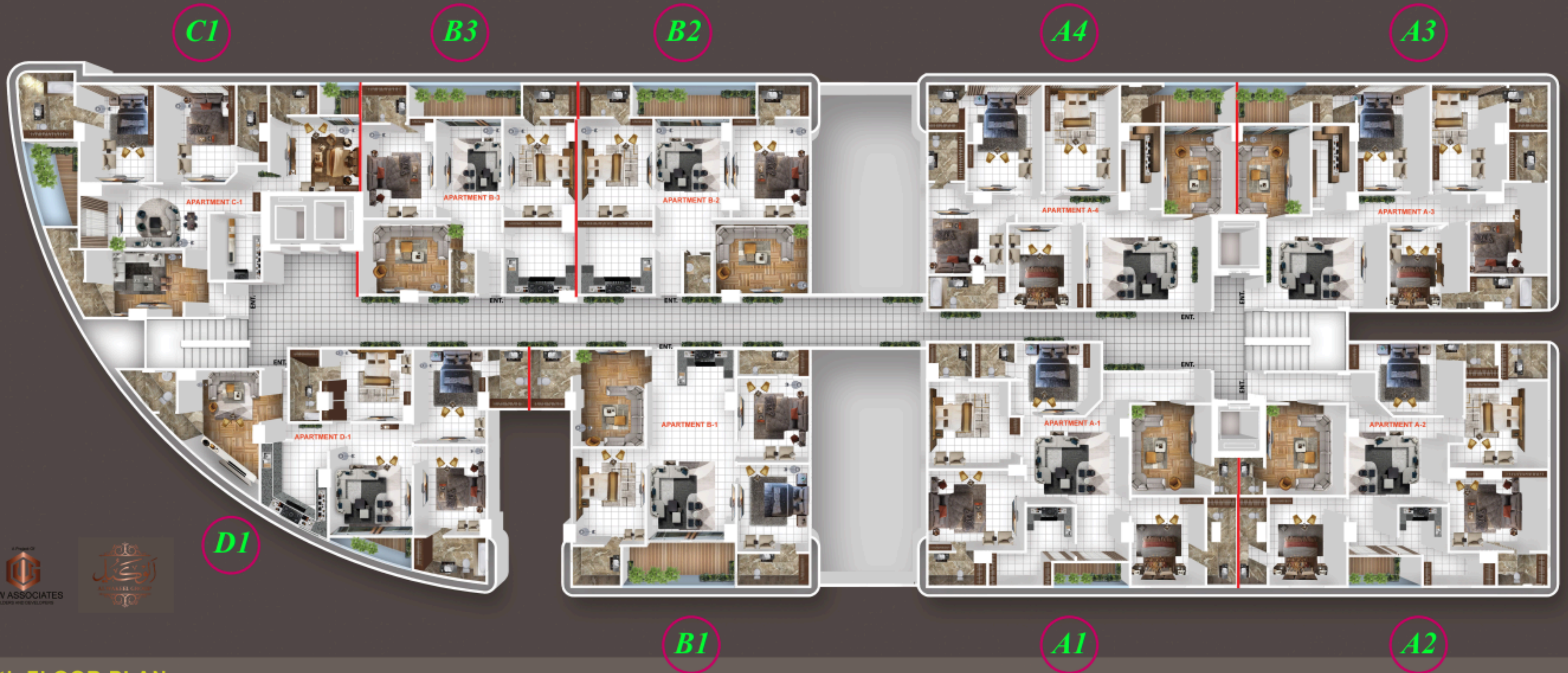
Gross Area includes an additional 250 to 500 sqft for Car Parking Space

For West Open: PKR. 500,000 to 10,00,000/-

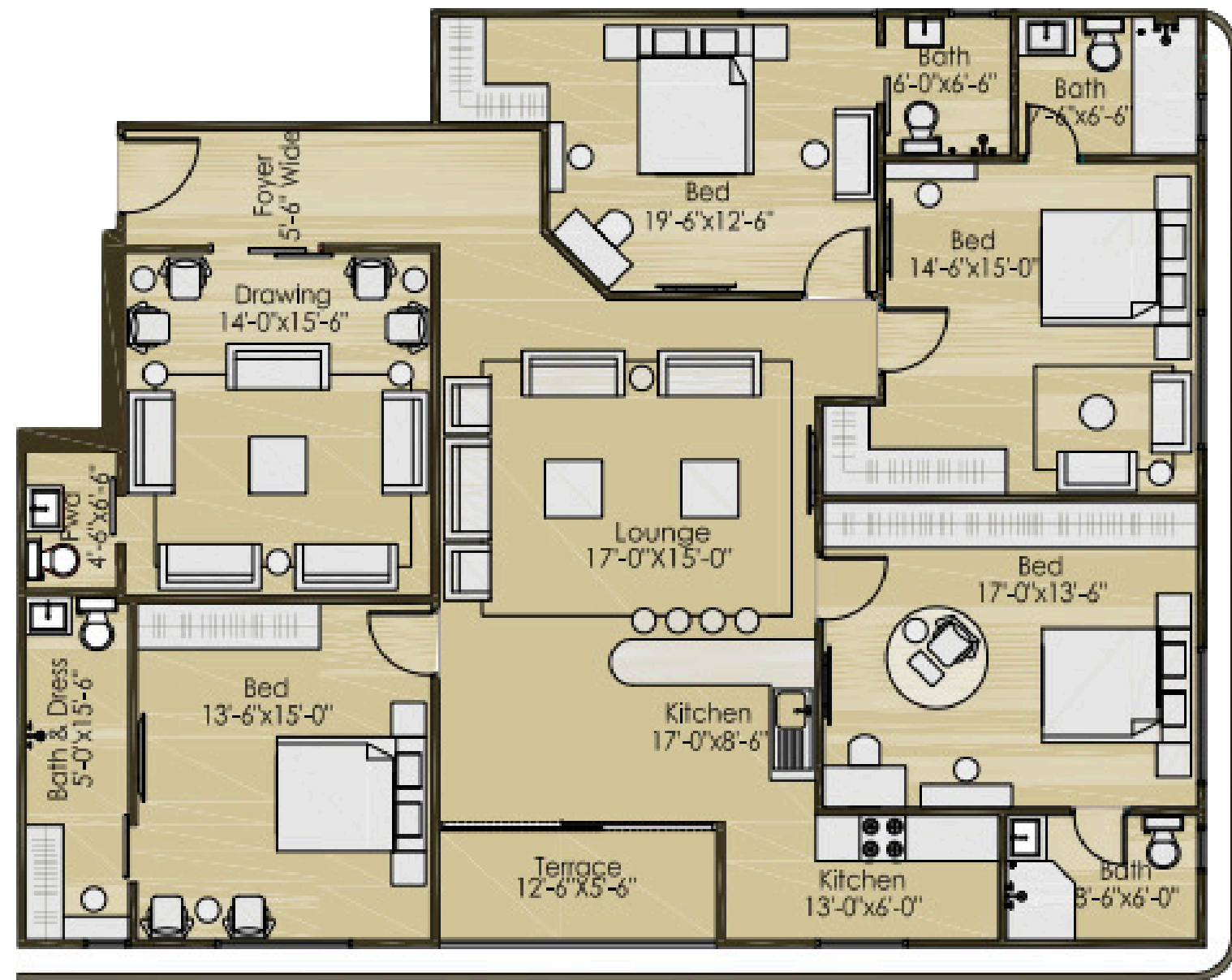
For Corner: PKR. 500,000/- to 10,00,000/-

Seaview / Boat Basin / Bagh-e-Qasim: PKR. 300,000/- to 750,000/

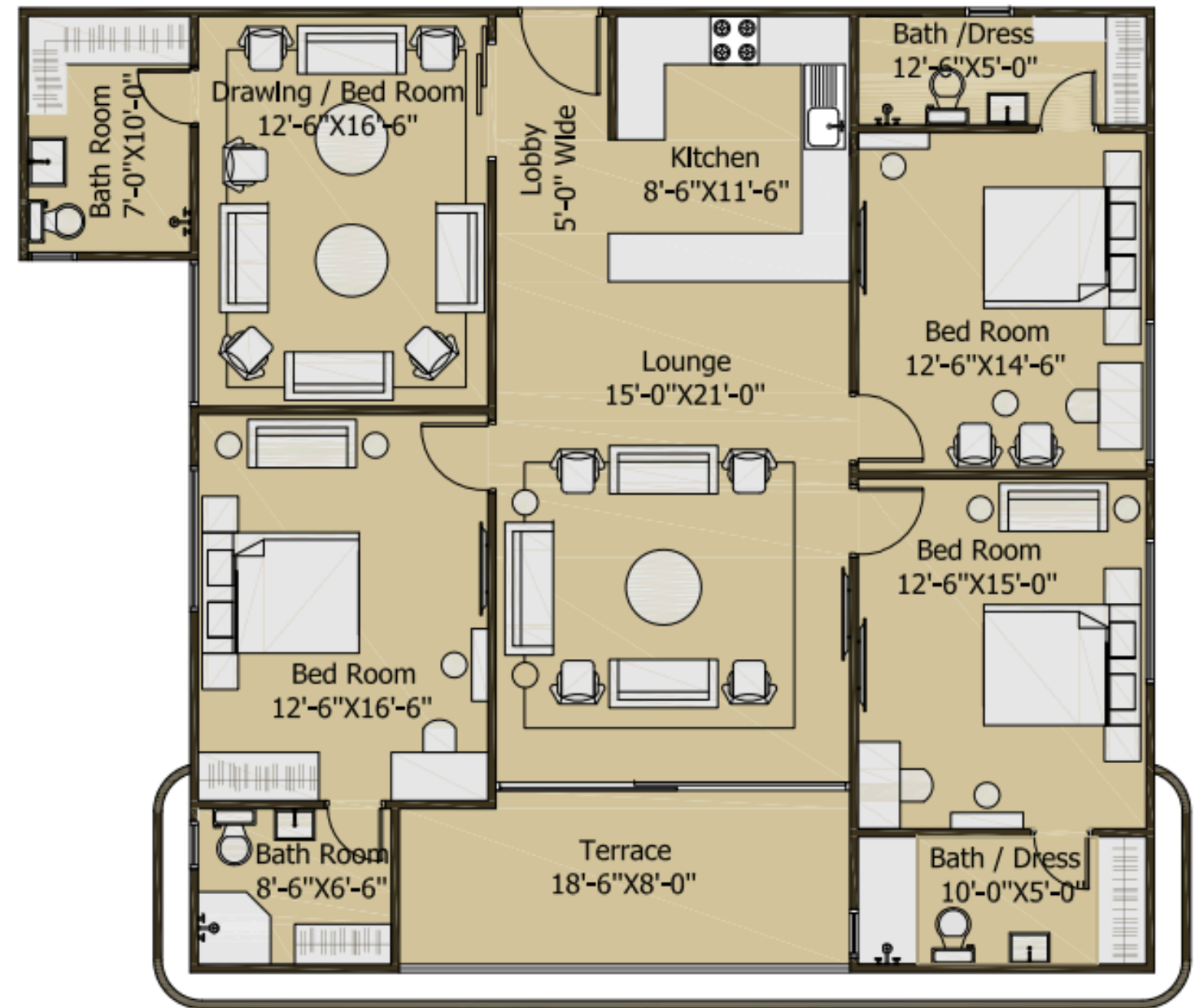
# G&W TOWER - FLOOR PLAN



# G&W TOWER - APARTMENT LAYOUTS

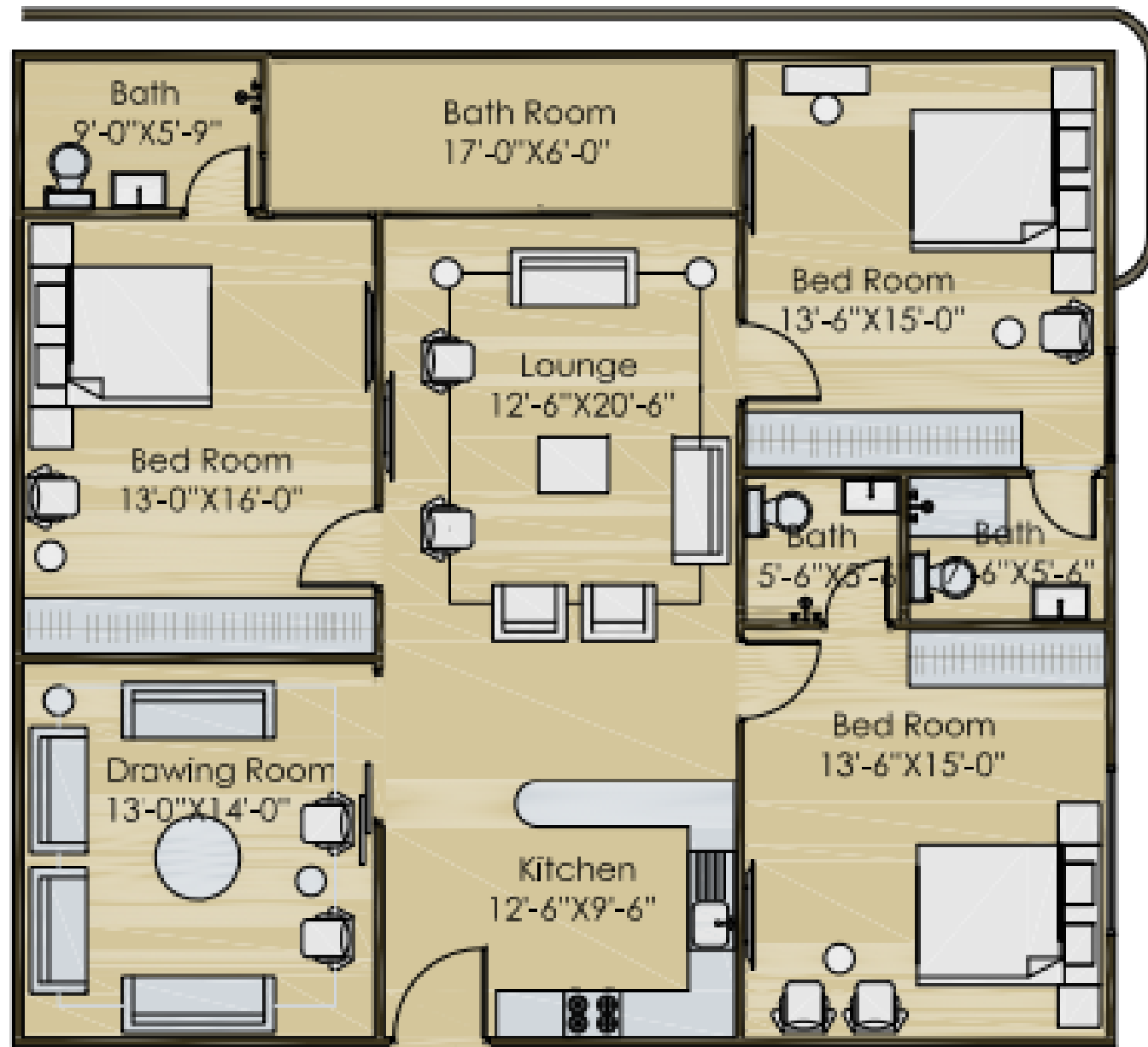


**TYPE - A**

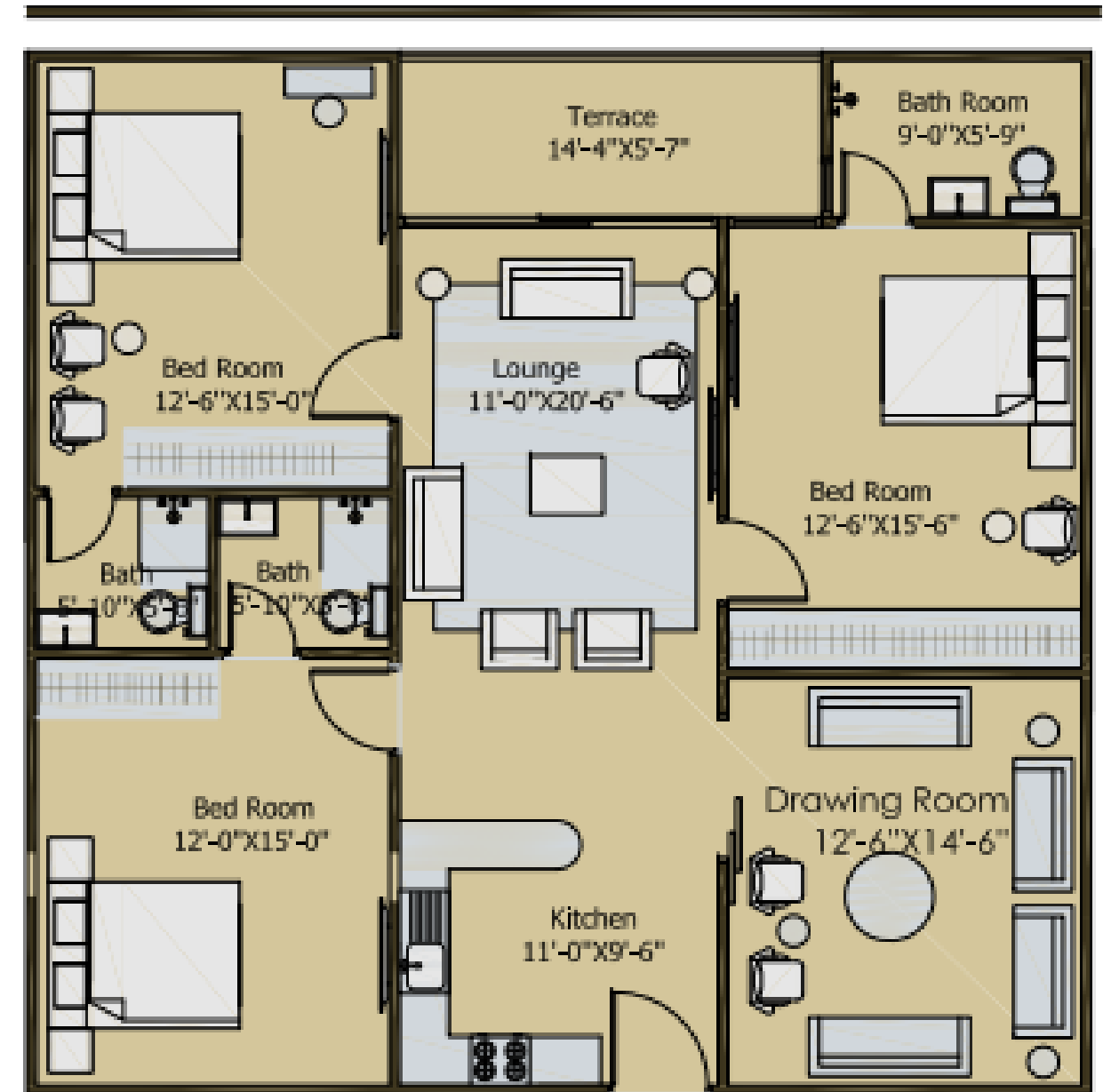


**TYPE - B-1**

# G&W TOWER - APARTMENT LAYOUTS

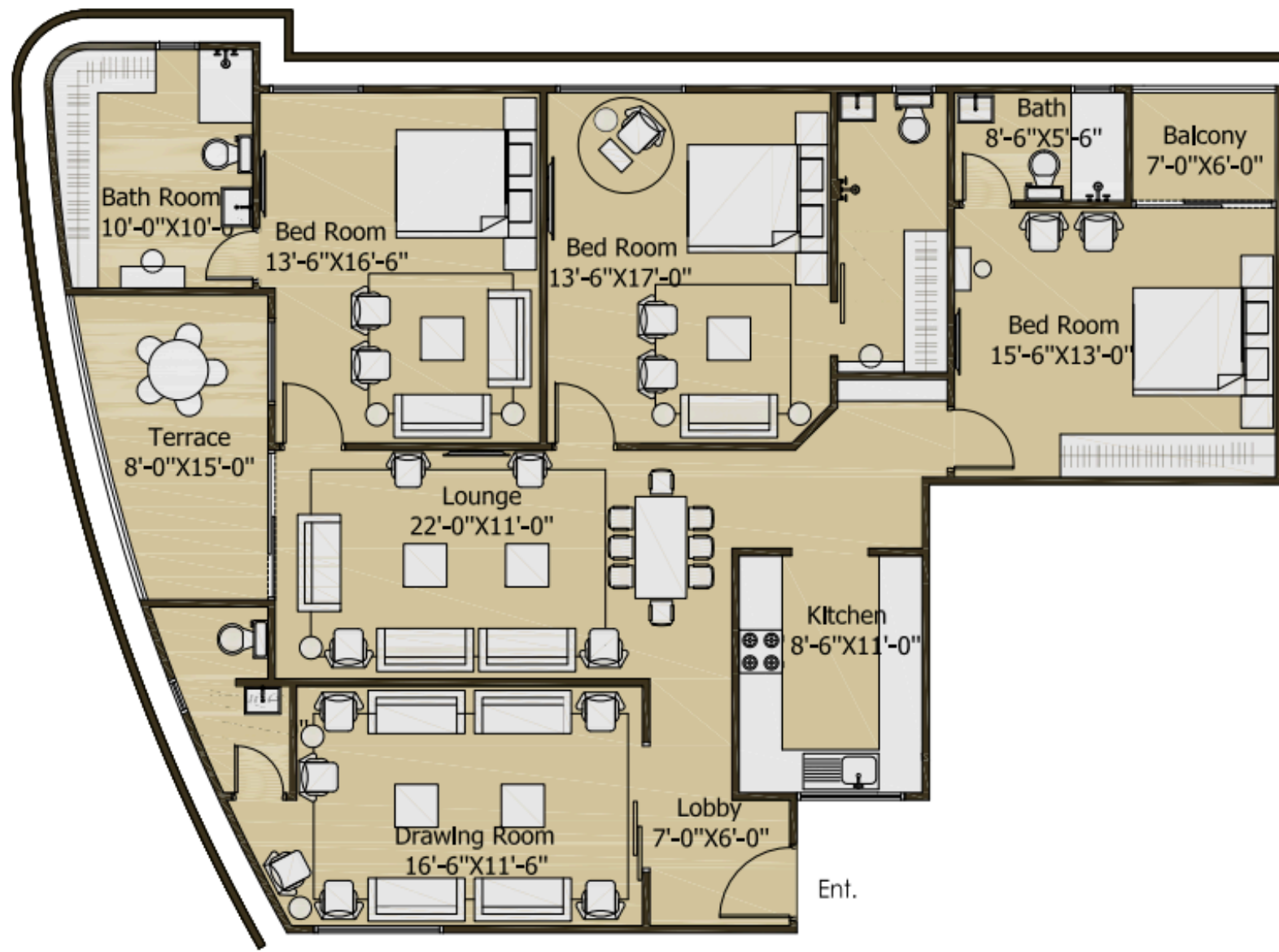


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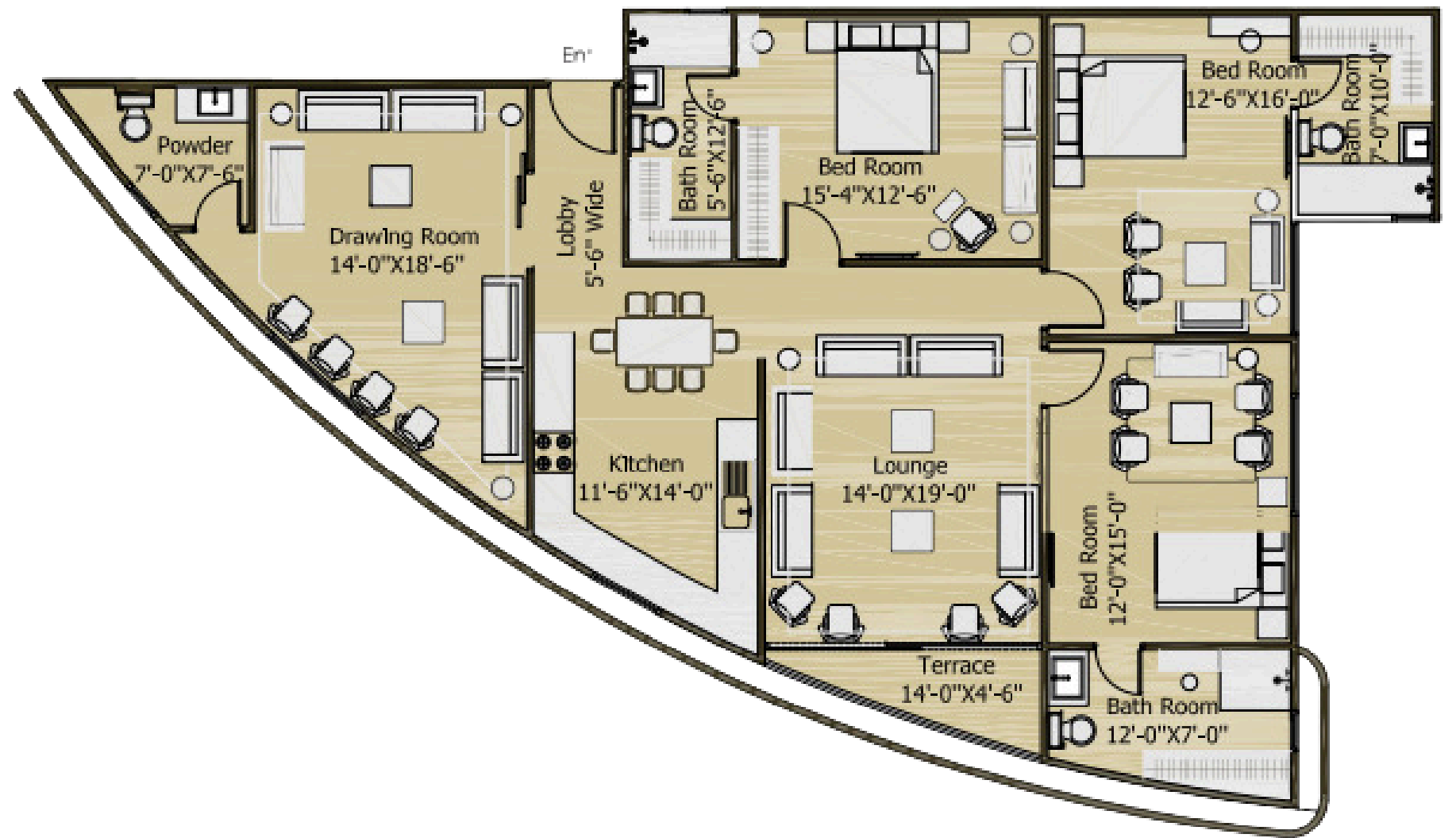


**TYPE - B-3**

# G&W TOWER - APARTMENT LAYOUTS



**TYPE - C-1**



**TYPE - D-1**



# PROJECT PICTURES



# OUR CONTACT

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