



Margalla Orchards Walk

By DHAI

Invest Where the City Walks



MASTER PLAN



A perfect blend of Nature, Spanish Architectural Excellence & Convenience

A theme based commercial space designed on Spanish Architecture with special emphasis on:

- Pedestrian-friendly walkways
- Wide boulevards for smooth traffic flow
- Dedicated parking and service lanes
- Ideal for premium retail brands

STRATEGICALLY LOCATED



LOCATION



Prime Location

Located on Main Park Road, Chak Shahzad

At 15 minutes drive from Blue Area, it offers excellent accessibility and visibility in a well-connected area of Islamabad, ensuring consistent footfall, strong commercial exposure and long-term growth potential.

Location Advantages

- Seamless connectivity to Islamabad Expressway and Murree Road
- Positioned in a fast-developing zone with strong future potential
- Adjacent to major educational institutions and established residential communities



Spanish Themed Architecture





Project Overview

Margalla Orchards is a prestigious joint venture between the **DHA Islamabad, Federal Government Employees Housing Authority (FGEHA) and Supreme Court Bar Association of Pakistan (SCBAP)** combining credibility, trust and long-term value.

Within this master-planned development, **Margalla Orchards Walk** is a Spanish themed Central Commercial Zone with pre-approved design, which will elevate the area's architectural beauty in Islamabad's fastest developing area. The project reflects DHA's approach to urban planning, bringing together **commerce, lifestyle and connectivity** within a well-organized and future-ready environment.

Where Business Meets Opportunities



MARGALLA
Orchards
Walk
BY DHAJ







Elevating Your Business Potential





Invest with Confidence

Orchards Commercial Walk is themed on Spanish architecture, with plots for high end purpose built commercial spaces. Integrating **retail, offices and mixed-use** spaces within a well-planned urban environment, it offers high-value investment opportunities with strong rental potential and long-term growth, making it an ideal choice for modern businesses.

Commercial Advantages

- Modern infrastructure meeting today's business needs
- Continued footfall from nearby communities
- Prime commercial with high visibility for brands
- Flexible plot sizes suitable for retail and office use
- Secure environment

MARGALLA ORCHARDS





A Gateway to High Returns

- Exclusive premium commercial plots in Islamabad's rapidly developing zone
- Sustained Demand
- High rental yields & long-term capital appreciation
- Ideal for investment and business occupancy
- Backed by DHA's credibility and planning excellence





Where Every Detail Reflects Luxury

VARIOUS SIZES AVAILABLE TO SUIT YOUR DIVERSE NEEDS

133.33 Sq. Yds | 200 Sq. Yds

LUMP SUM &
UPTO 3 YEARS
 EASY QUARTERLY INSTALLMENTS

PAYMENT PLAN

Plot Size	Processing Fee (Non-Refundable)	Lump Sum Price			1 Year Price (4 x Quarterly Installments)			2 Year Price (8 x Quarterly Installments)			3 Year Price (12 x Quarterly Installments)		
	Along with Application Form	Sale Price	5% Down Payment within 45 Days after Ballot	95% Balance Payment within 60 Days after Ballot	Sale Price	5% Down Payment within 45 Days after Ballot	15% Confirmation Payment within 60 Days after Ballot	Sale Price	5% Down Payment within 45 Days after Ballot	15% Confirmation Payment within 60 Days after Ballot	Sale Price	5% Down Payment within 45 Days after Ballot	15% Confirmation Payment within 60 Days after Ballot
133.33 Sq Yds (LG+G+5)	40,000/-	91,000,000	4,550,000	86,450,000	96,000,000	4,800,000	14,400,000	100,000,000	5,000,000	15,000,000	105,000,000	5,250,000	15,750,000
200 Sq Yds (LG+G+5)	50,000/-	140,000,000	7,000,000	133,000,000	147,000,000	7,350,000	22,050,000	154,000,000	7,700,000	23,100,000	160,000,000	8,000,000	24,000,000

Note : Prices are Exclusive of Applicable DHA Charges & Government Taxes.

ALLOTMENT THROUGH BALLOT

APPLICATION PROCEDURE

- **Online applicants** can register via DHA-I-R web portal (www.dhai-r.com.pk) for submission of application
- **Physical Application Form** along with Pay Order / Demand Draft to be submitted in DHA Head Office or Project Site Office
- All CNIC holders are eligible to apply
- One Application Form can be used for one booking only and no restriction on number of applications by the applicants

ACCOUNT TITLE

- **Defence Housing Authority Islamabad Margalla Orchards**

PAYMENT MODE

- Online Payment through **KUICKPAY** (local & Overseas Members)
- Payment through Pay Order or Demand Draft in favour of "Defence Housing Authority Islamabad **Margalla Orchards**" (NTN # 2291993-7) & Roshan Digital Account Holders of Meezan Bank against DHA Islamabad



APPLY ONLINE



For More Information

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0321 50 81 777 & 0321 50 82 777**



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