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GWADAR REAL ESTATE BUSINESS FUTURE UPDATE #2 (5th March 2005)

An article on the above noted subject was posted at various web pages on 22nd December 2004. Gwadarcorner.com team and [Mr. Awan](#) visited Gwadar, and stayed there throughout January-February 15th 2005. After watching the things personally we want to share all Pakistani brothers who have interest with Gwadar development and with real estate business at Gwadar.

Gwadar real estate business has the following merits: -

- 1) Sangar Housing Project
- 2) Main Airport road, Newtown Housing Project, Secondary road from main Jinnah Avenue to Zero point at Coastal Highway.
- 3) Coastal Highway from zero point to Karwaat (end point of Tehsil Gwadar)
- 4) West bay sea side from Govt. Rest House (known as Governor House) to Peshkan (a little town about 35 kilometer from Govt. Rest house)
- 5) Others private Land
- 6) Main Coastal Highway from Kapper to Wander (A place near Karachi just after Hub

We will try our best as per my own vision to give the true picture about Gwadar.

LAND AT AIRPORT ROAD

The other prime land is from Javed Complex to Door Ghatti along both sides the Airport Road. On its east side major portion of land is already occupied and not for Re-sale. Some land mostly in shape of 100x100 feet boundary wall can be found and Purchased. On west side just after local colony, there is Newtown phase-i interested Parties can buy plot in Newtown facing airport Road or some other private land even in Acres. Although it is costly land but keeping in view its business importance, is still cheaper. This land could be used for construction of hotel /Plaza or warehouse etc. Present market is 2.5 core/acre and similarly 500 sq/yard and 1000 sq/yard plot in Newtown can be purchased with in range of 25 lacs to 50lac.

MAIN JINNAH AVENUE SECONDARY ROAD AND NEWTON ALL PHASES

Main Jinnah Avenue starts from Newtown phase-i, after passing through Newtown phase-i, ii and New world city meet Main Coastal Highway just at central point of JORKAN and CHAP

KALAMATI about five kilometer from zero point. Work for this Road having width of about 300 feet has been started and after completion of this road, people can view the new face of Gwadar city. There is commercial line on both sides of the road up to industrial area. Thereafter if you view latest Master plan issued by GDA, you can see industrial area on its east side and area for housing is marked on west side. Behind commercial line there is 40 feet wide Road in front of Newton Residential plots. At here price of commercial plot is about 40 lacs and just after Newtown phases, the land is available in acres, price of which is from 45 lacs per acre to 1.5 crore. Cost varies according to the front size of land at Road and its distance from starting point of Main Jinnah Avenue. The development of it will take some time so the investors have to wait to start their immediate business after purchase of land till completion of Road.

LAND FROM ZERO POINT MAIN COASTAL HIGHWAY TO KARWAAT

At present the rate at here are above the expectation. About two week ago rates near zero point were about 30 lac / acre. Similarly end of tehsil Gwadar Karwaat rate were about 4 to 5 lac/acre on main coastal highway. Here one thing is to understand that land in tehsil Gwadar from Karwaat to Genz is transferable, the buyer should kept in mind while making any investment, confirmed about transfer. Any land if available at main front Road from Door Gettii to surbander, Door Gettii to Zero point and from Zero point to Karwaat is fine. if any one is buying the land behind coastal highway, must find access to main coastal highway. Sabzi Mandi Gwadar

The location selected for Sabzi Mandi is fine and it is the best time for the people related to such business to get land at there.

LAND AT WEST BAY SEA SIDE

if we start from Govt. Rest house toward west, we will find the Creek City, Golden Palm, and Globiz etc. Govt. has plan for road along the beach. Govt. is also planning to announce the Govt. housing colony at Peshkan about 35 kilometers from Govt. Rest house. The land at here up to Genz is prime, at Genz sea front land cost is about 4.5 lac/acre, but if some one wants to find near the Rest house then he has to pay much more. Normally land for sale at here is available at Chetti Janaobi, Shabi, Peshkan and Genz. Land after Genz is also available but it is not recommended at present.

if you see Master plan recently issued by GDA, you will find a Road from Zero point toward west to iran boarder. That land is fine for Housing Project if available at Main Road to Iran boarder only in Tehsil Gwadar.

MAIN COASTAL HIGHWAY FROM KARWAAT TO WANDER

There is no harm if one can invest money at Main Coastal Highway and can buy many acres at very cheaper rates, of course the land touches at Main Coastal Highway will stand value with passage of time. if you start from Wander (a place about 100 kilometer from Karachi), you will find here beautiful Gardens of Mango, cheeko, bananas and crops as commonly grown here indicating the availability of irrigated water. At this place the land cost is only 30 thousand per acre. if you proceed further on Coastal Highway there are dozens beautiful sea spot at where sea come very close to the Coastal Road. in such places hotel/resort, hut etc can attract the visitors, who visit northern area during vacation, can move at here. Land is as cheap as 10 thousand Rupees per acre.

MISCELLANEOUS

At the end we want to clear about present facilities at Gwadar. There is some mis-understanding among the people, who don't know much about Gwadar, regarding basic facilities, i.e. water, electricity, road, telephone etc. Presently there is Akra Dam just few kilometers away from zero point Coastal Highway. It supplies sufficient amount of water for the whole city as well as to Sanghar and Newtown Housing Projects. it has the capacity to

store the water for five years for present population. Govt. has also planned for another Dam, (Mirani Dam), work for which in progress. it will meet the future requirement. Coastal Highway is in operation. NHA is also doing the work to interlink that city with the other main cities of Pakistan. Gwadar Development is doing the work for roads in Gwadar city. The people who visited Gwadar know that about 50% houses have already been constructed in Newtown Phase-i on allotted plots with fully loaded facilities of water, electricity and telephone etc.

credits: Mr. Awan Nazar (Gwadar Real Estate Consultant)