ZN ASSOCIATES PRESENTS

ZN ONE

COMMERCIAL TOWER

MAIN BOULEVARD · SECTOR C · DHA MULTAN

DEVELOPED BY

A DEVELOPMENT IN PARTNERSHIP WITH

DHA MULTAN
DEFENCE HOUSING AUTHORITY

Renders shown are artist's impressions. ZN Associates reserves the right to revise specifications, plans and amenities without prior notice.

ONE ADDRESS. FIVE OPPORTUNITIES.

SHOPS
KIOSKS
OFFICES
DINING
ENTERTAINMENT

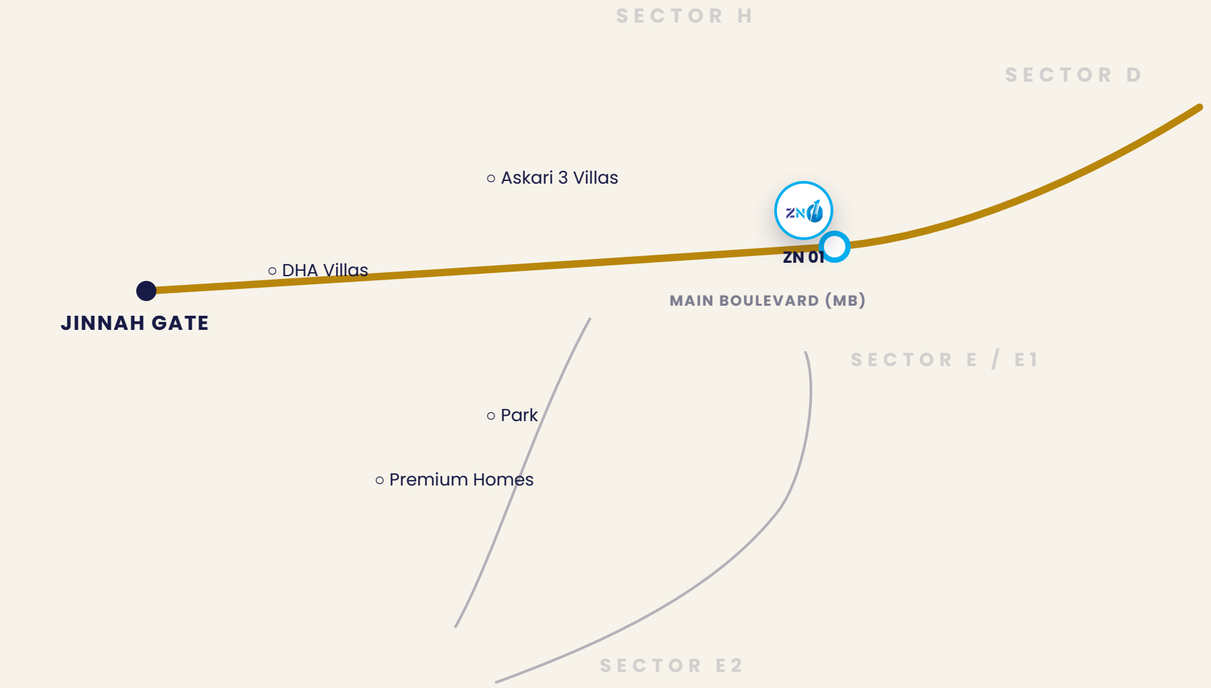
ZN 01 — COMMERCIAL TOWER, DHA MULTAN



A COMMERCIAL LANDMARK ON MAIN BOULEVARD

ZN 01 stands directly on Main Boulevard in Sector C, DHA Multan — South Punjab's most sought-after planned community — placing every unit inside it at the centre of the area's fastest-growing commercial stretch.

LOCATION MAP



Schematic representation of DHA Multan's Sector C, based on the official DHA Multan master plan. Not to scale.

COMMUNITY

- DHA Villas
- Askari 3 Villas
- Premium Homes

CONNECTIVITY

- Main Boulevard (MB) frontage
- Direct approach from Jinnah Gate

THE ADDRESS

SECTOR C, MAIN BLVD

Positioned directly on **Main Boulevard**, DHA Multan's principal commercial spine, within **Sector C** — close to established residential communities and everyday neighbourhood amenities.



BUILT TO BE SEEN

FRONTAGE THAT WORKS AS HARD AS YOU DO

Both-side open shops, both-side veranda and both-side parking give every unit at ZN 01 maximum visibility from Main Boulevard — on a 2.5 Kanal plot purpose-built for retail footfall.

120 FT
MAIN BLVD FRONTAGE

2.5
KANAL PLOT AREA

130 T
STRUCTURAL STEEL

5000
PSI CONCRETE GRADE

A REASON TO STOP IN

RETAIL, DINING & FASHION UNDER ONE ROOF

A full food court, cafés and everyday retail on the ground levels, plus wide shop frontages and double-height glazing built for fashion and lifestyle brands — all on Main Boulevard's busiest stretch.

BUILT TO A HIGHER STANDARD

5000 PSI CONCRETE
The only developer in DHA Multan currently building at this grade.

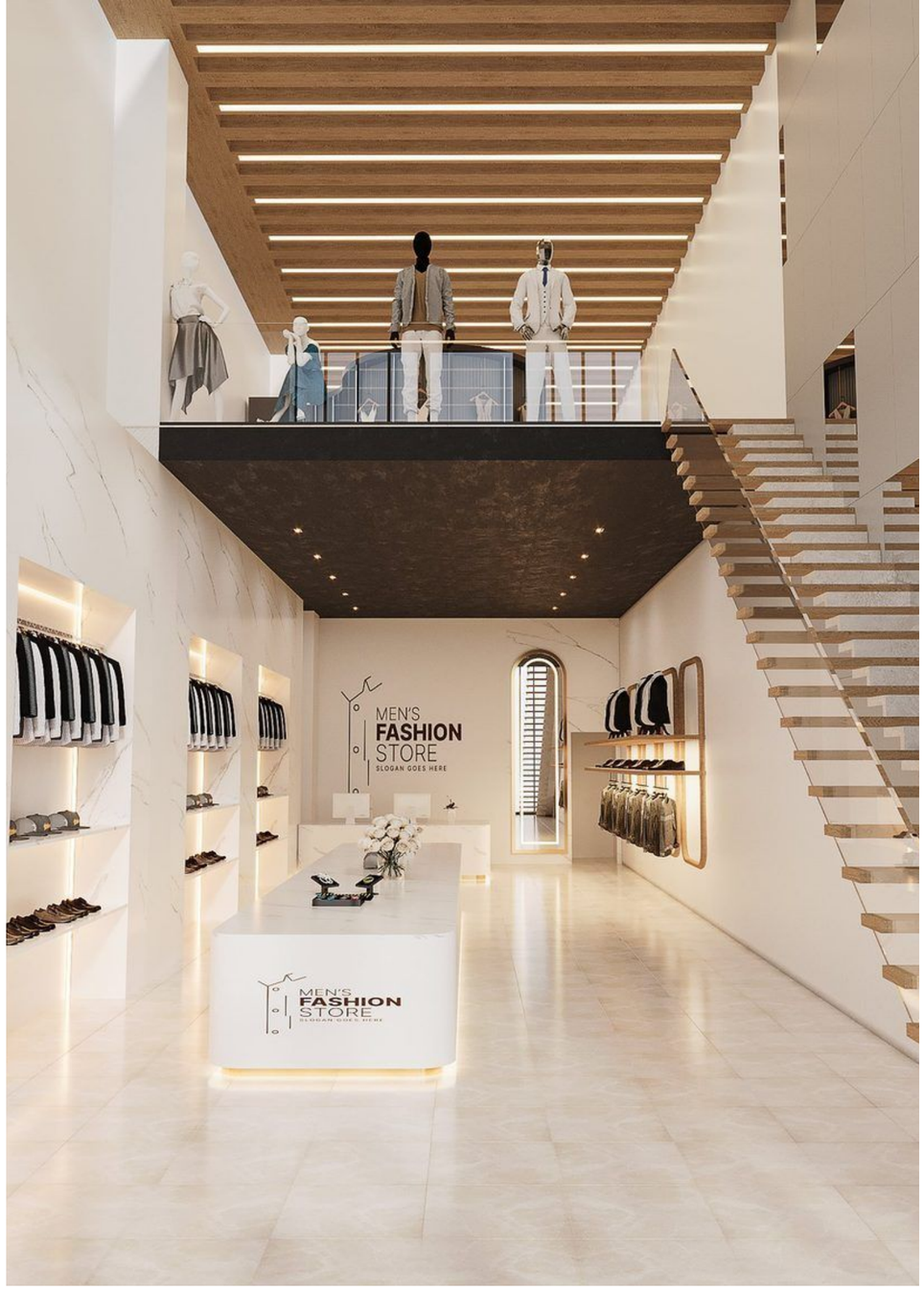
DOUBLE-GLAZED GLASS
Used throughout the entire tower envelope.

CENTRALISED HVAC / VRF
Building-wide climate control system.

PILLAR-LESS FLOOR PLATES
Open, flexible layouts on every commercial level.

BOTH-SIDE PARKING
Dedicated parking access from both Main Boulevard frontages.

MODERN LIFTS
Premium-grade passenger & cargo lifts on every floor.









Interiors shown are illustrative concept renders, not confirmed tenant fit-outs.

THE FULL PICTURE — FROM THE ZN 01 SALES KIT

FLOOR-WISE OVERVIEW, ALL LEVELS

7
Main Floors (Ground + Mezzanine + 5 Upper Floors)

72,691
Total Covered SQFT

38,681
Total Saleable SFT

LEVEL	USE	COVERED (SQFT)	SALEABLE (SFT)	HEIGHT	RATE (PKR/SFT)	STATUS
Rooftop	Amenity / Services	1,937	—	—	—	Amenity
Fifth Floor	31 Kiosks	8,306	5,361	15'-0"	60,000	Available
Fourth Floor	31 Kiosks	8,306	5,361	15'-0"	60,000	Sold Out
Third Floor	Food Court (13 Units)	8,511	3,253	15'-0"	70,000	Available
Second Floor	Food Court (19 Units)	7,110	5,380	15'-0"	70,000	Reserved
First Floor	31 Kiosks	9,797	5,582	15'-0"	80,000	Limited
Mezzanine	8 Shops (Duplex)	10,111	6,364	13'-0"	130,000	Sold Out
Ground Floor	6 Shops + 13 Cars	7,363	7,380	15'-0"	130,000	Sold Out
Basement	Parking (22 Cars)	11,250	0	12'-0"	—	N/A

Total Saleable Area (all commercial floors): 38,681 SFT. Basement & Rooftop are non-saleable (parking, utilities and amenities) — see their floor-plan page. Source: ZN 01 Sales & Investment Kit.

GROUND & MEZZANINE

DUPLEX SHOPS — PRICING & PAYMENT PLAN

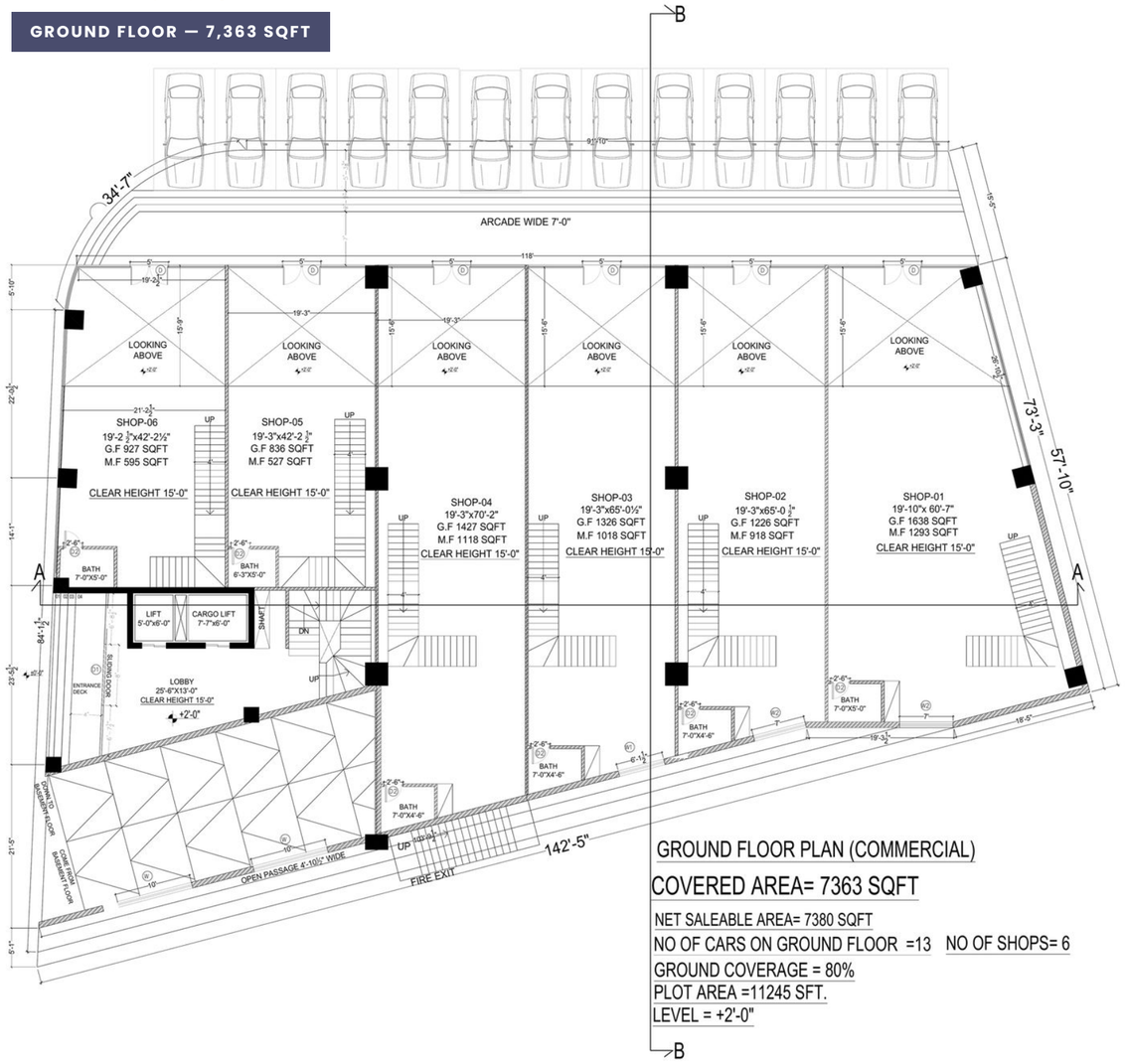
SR#	SHOP	COMBINED SFT	PER UNIT RATE	DP (30%)	INSTALLMENT (20%)	PER MONTH	BALLOON (20%)	POSSESSION (30%)
1	Shop 01 Ground + Mezzanine duplex	2,931 sft	38.103 Crore	11.431 Crore	7.621 Crore	PKR 6,350,500	7.621 Crore	11.431 Crore
2	Shop 02 Ground + Mezzanine duplex	2,144 sft	27.872 Crore	8.362 Crore	5.574 Crore	PKR 4,645,333	5.574 Crore	8.362 Crore
3	Shop 03 Ground + Mezzanine duplex	2,344 sft	30.472 Crore	9.142 Crore	6.094 Crore	PKR 5,078,667	6.094 Crore	9.142 Crore
4	Shop 04 Ground + Mezzanine duplex	2,545 sft	33.085 Crore	9.925 Crore	6.617 Crore	PKR 5,514,167	6.617 Crore	9.925 Crore
5	Shop 05 Ground + Mezzanine duplex	1,363 sft	17.719 Crore	5.316 Crore	3.544 Crore	PKR 2,953,167	3.544 Crore	5.316 Crore
6	Shop 06 Ground + Mezzanine duplex	1,522 sft	19.786 Crore	5.936 Crore	3.957 Crore	PKR 3,297,667	3.957 Crore	5.936 Crore
7	Shop 07 Mezzanine-only	560 sft	7.28 Crore	2.184 Crore	1.456 Crore	PKR 1,213,333	1.456 Crore	2.184 Crore
8	Shop 08 Mezzanine-only	335 sft	4.355 Crore	1.306 Crore	87.1 Lac	PKR 725,833	87.1 Lac	1.306 Crore

Sold Out **1-Year Payment Plan** Rate: PKR 130,000/SFT · 1-Year Payment Plan.

DUPLEX SHOPS — FLOOR PLANS

Six combined Ground + Mezzanine duplex units, plus two standalone Mezzanine-only spaces — ZN 01's flagship double-height retail floor, directly on Main Boulevard. Clear height: 15'-0" (Ground) · 13'-0" (Mezzanine).

GROUND FLOOR — 7,363 SQFT



GROUND FLOOR PLAN (COMMERCIAL)

COVERED AREA= 7363 SQFT

NET SALEABLE AREA= 7380 SQFT

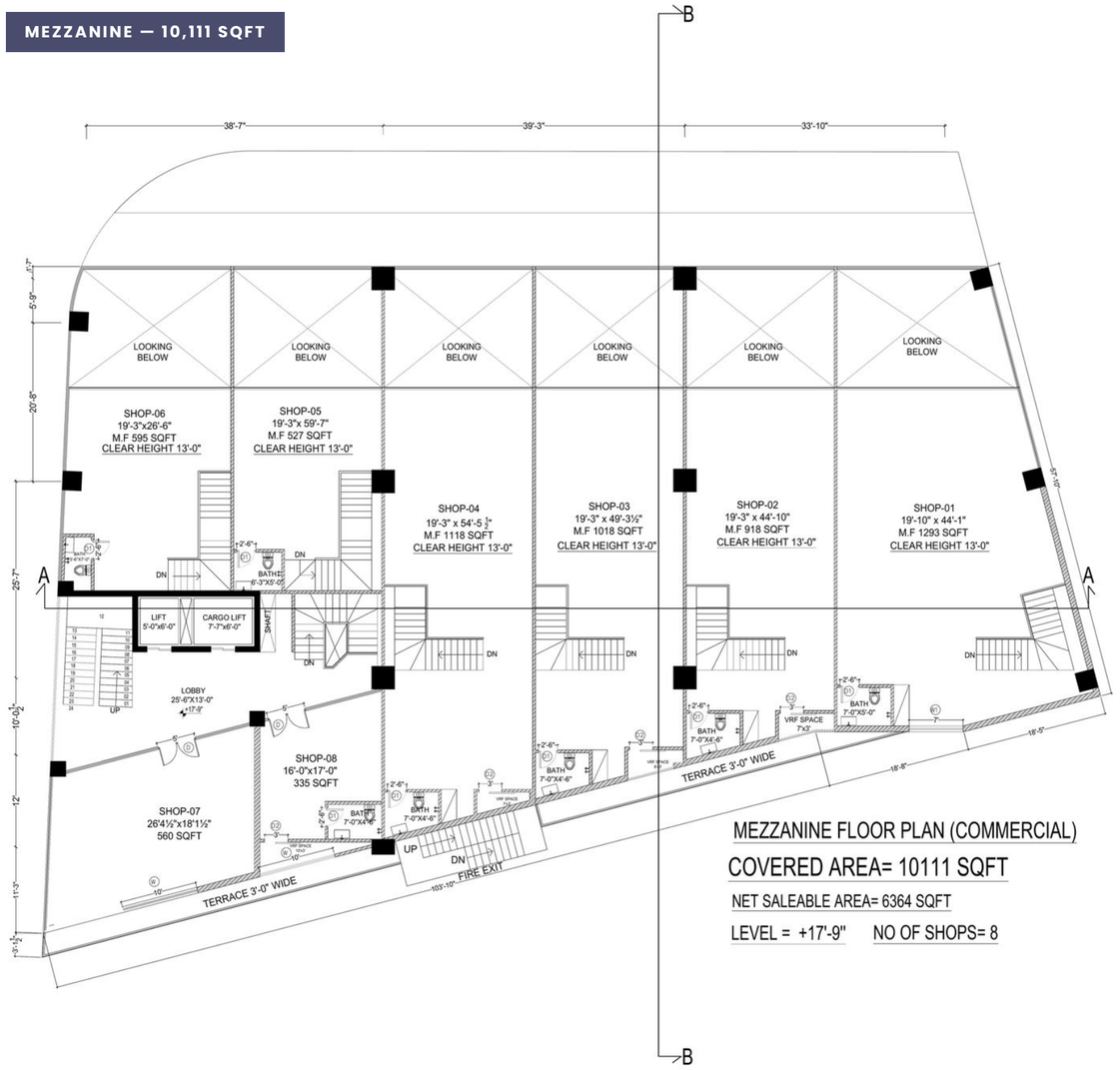
NO OF CARS ON GROUND FLOOR =13 NO OF SHOPS= 6

GROUND COVERAGE = 80%

PLOT AREA =11245 SFT.

LEVEL = +2'-0"

MEZZANINE — 10,111 SQFT



MEZZANINE FLOOR PLAN (COMMERCIAL)

COVERED AREA= 10111 SQFT

NET SALEABLE AREA= 6364 SQFT

LEVEL = +17'-9" NO OF SHOPS= 8

FIRST FLOOR — 31 COMMERCIAL KIOSKS

PRICING & PAYMENT PLAN

SR#	SFT	NO. OF UNITS	PER UNIT RATE	DP (30%)	INSTALLMENT (20%)	PER MONTH	BALLOON (20%)	POSSESSION (30%)
1	350 sft	1	2.8 Crore	84 Lac	56 Lac	PKR 466,667	56 Lac	84 Lac
2	244 sft	1	1.952 Crore	58.56 Lac	39.04 Lac	PKR 325,333	39.04 Lac	58.56 Lac
3	219 sft	1	1.752 Crore	52.56 Lac	35.04 Lac	PKR 292,000	35.04 Lac	52.56 Lac
4	210 sft	1	1.68 Crore	50.4 Lac	33.6 Lac	PKR 280,000	33.6 Lac	50.4 Lac
5	208 sft	10	1.664 Crore	49.92 Lac	33.28 Lac	PKR 277,333	33.28 Lac	49.92 Lac
6	200 sft	5	1.6 Crore	48 Lac	32 Lac	PKR 266,667	32 Lac	48 Lac
7	195 sft	1	1.56 Crore	46.8 Lac	31.2 Lac	PKR 260,000	31.2 Lac	46.8 Lac
8	184 sft	1	1.472 Crore	44.16 Lac	29.44 Lac	PKR 245,333	29.44 Lac	44.16 Lac
9	166 sft	1	1.328 Crore	39.84 Lac	26.56 Lac	PKR 221,333	26.56 Lac	39.84 Lac
10	124 sft	1	99.2 Lac	29.76 Lac	19.84 Lac	PKR 165,333	19.84 Lac	29.76 Lac
11	120 sft	1	96 Lac	28.8 Lac	19.2 Lac	PKR 160,000	19.2 Lac	28.8 Lac
12	113 sft	1	90.4 Lac	27.12 Lac	18.08 Lac	PKR 150,667	18.08 Lac	27.12 Lac
13	102 sft	4	81.6 Lac	24.48 Lac	16.32 Lac	PKR 136,000	16.32 Lac	24.48 Lac
14	100 sft	1	80 Lac	24 Lac	16 Lac	PKR 133,333	16 Lac	24 Lac
15	69 sft	1	55.2 Lac	16.56 Lac	11.04 Lac	PKR 92,000	11.04 Lac	16.56 Lac

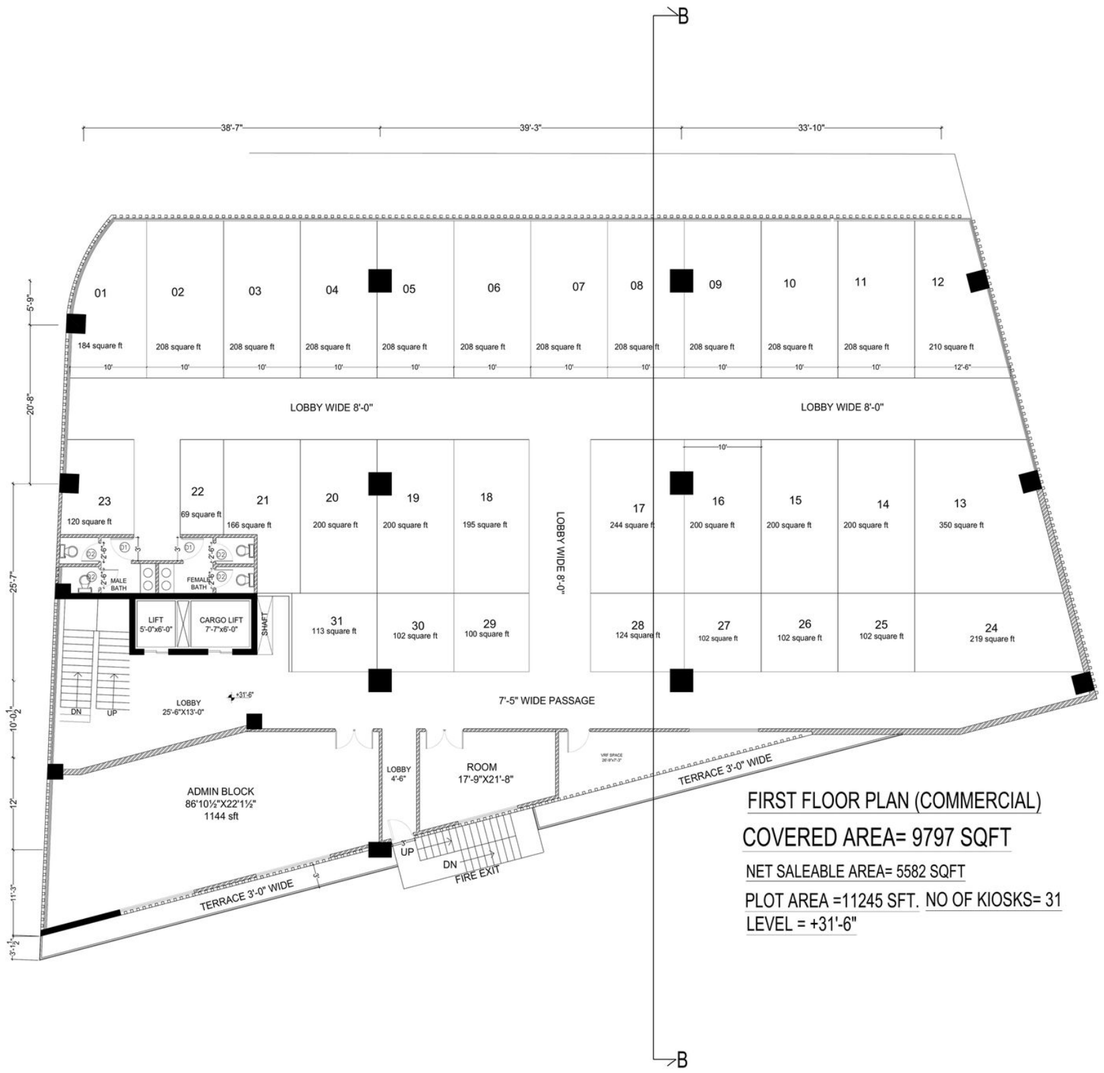
Limited | 1-Year Payment Plan | Rate: PKR 80,000/SFT · 1-Year Payment Plan.

FIRST FLOOR — 31 COMMERCIAL KIOSKS

A FLOOR PLAN BUILT FOR FOOTFALL

Sized from 69 to 350 sft, ZN 01's First Floor kiosks sit directly above the Ground and Mezzanine shops — the building's busiest retail level. 9,797 Covered SQFT · 5,582 Saleable SFT · PKR 80,000/SFT.

FIRST FLOOR — 9,797 SQFT COVERED



SECOND & THIRD FLOOR — FOOD COURT

PRICING & PAYMENT PLAN

FLOOR	SFT	NO. OF UNITS	PER UNIT RATE	DP (30%)	INSTALLMENT (20%)	PER MONTH	BALLOON (20%)	POSSESSION (30%)
Second Floor	238 sft	1	1.666 Crore	49.98 Lac	33.32 Lac	PKR 277,667	33.32 Lac	49.98 Lac
Second Floor	223 sft	1	1.561 Crore	46.83 Lac	31.22 Lac	PKR 260,167	31.22 Lac	46.83 Lac
Second Floor	142 sft	13	99.4 Lac	29.82 Lac	19.88 Lac	PKR 165,667	19.88 Lac	29.82 Lac
Second Floor	Display & Prep Kitchen	4	—	—	—	—	—	—
Third Floor	294 sft	1	2.058 Crore	61.74 Lac	41.16 Lac	PKR 343,000	41.16 Lac	61.74 Lac
Third Floor	229 sft	1	1.603 Crore	48.09 Lac	32.06 Lac	PKR 267,167	32.06 Lac	48.09 Lac
Third Floor	180 sft	6	1.26 Crore	37.8 Lac	25.2 Lac	PKR 210,000	25.2 Lac	37.8 Lac
Third Floor	177 sft	1	1.239 Crore	37.17 Lac	24.78 Lac	PKR 206,500	24.78 Lac	37.17 Lac
Third Floor	Display & Prep Kitchen	4	—	—	—	—	—	—

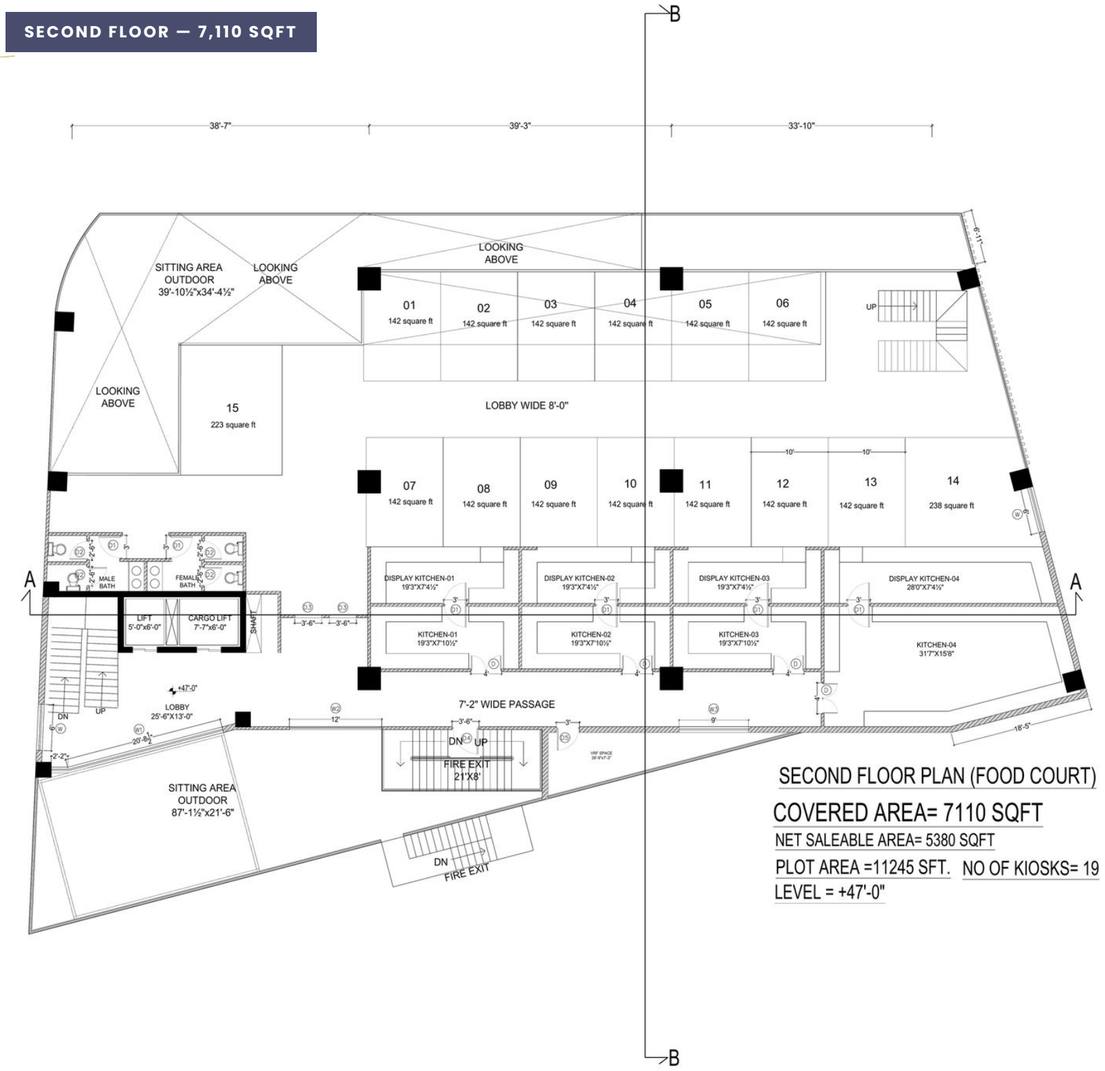
Reserved · Available · 1-Year Payment Plan

Rate: PKR 70,000/SFT (both floors) · 1-Year Payment Plan.

ZN 01'S FOOD COURT, TWO FLOORS

19 food-court units on the Second Floor plus 13 more on the Third, each with dedicated display & prep kitchens, directly above the First Floor kiosks. Combined: 15,621 Covered SQFT · 8,633 Saleable SFT.

SECOND FLOOR — 7,110 SQFT



SECOND FLOOR PLAN (FOOD COURT)

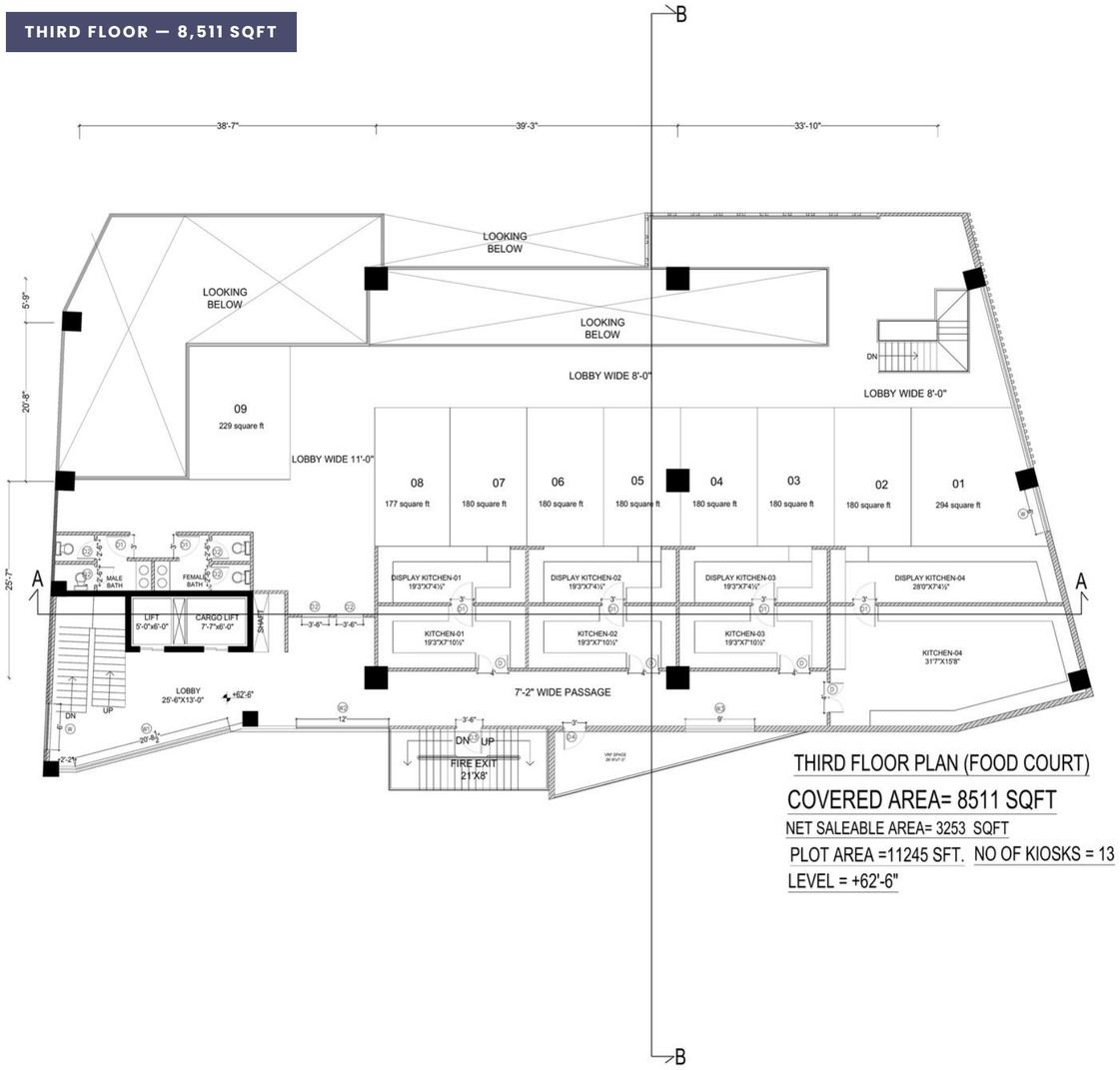
COVERED AREA= 7110 SQFT

NET SALEABLE AREA= 5380 SQFT

PLOT AREA =11245 SFT. NO OF KIOSKS= 19

LEVEL = +47'-0"

THIRD FLOOR — 8,511 SQFT



THIRD FLOOR PLAN (FOOD COURT)

COVERED AREA= 8511 SQFT

NET SALEABLE AREA= 3253 SQFT

PLOT AREA =11245 SFT. NO OF KIOSKS = 13

LEVEL = +62'-6"

FOURTH & FIFTH FLOOR — 31 KIOSKS EACH

PRICING & PAYMENT PLAN

SR#	SFT	NO. OF UNITS	PER UNIT RATE	DP (30%)	INSTALLMENT (20%)	PER MONTH	BALLOON (20%)	POSSESSION (30%)
1	353 sft	1	2.118 Crore	63.54 Lac	42.36 Lac	PKR 353,000	42.36 Lac	63.54 Lac
2	245 sft	1	1.47 Crore	44.1 Lac	29.4 Lac	PKR 245,000	29.4 Lac	44.1 Lac
3	219 sft	1	1.314 Crore	39.42 Lac	26.28 Lac	PKR 219,000	26.28 Lac	39.42 Lac
4	213 sft	1	1.278 Crore	38.34 Lac	25.56 Lac	PKR 213,000	25.56 Lac	38.34 Lac
5	208 sft	6	1.248 Crore	37.44 Lac	24.96 Lac	PKR 208,000	24.96 Lac	37.44 Lac
6	201 sft	3	1.206 Crore	36.18 Lac	24.12 Lac	PKR 201,000	24.12 Lac	36.18 Lac
7	200 sft	3	1.2 Crore	36 Lac	24 Lac	PKR 200,000	24 Lac	36 Lac
8	184 sft	1	1.104 Crore	33.12 Lac	22.08 Lac	PKR 184,000	22.08 Lac	33.12 Lac
9	170 sft	1	1.02 Crore	30.6 Lac	20.4 Lac	PKR 170,000	20.4 Lac	30.6 Lac
10	166 sft	1	99.6 Lac	29.88 Lac	19.92 Lac	PKR 166,000	19.92 Lac	29.88 Lac
11	142 sft	3	85.2 Lac	25.56 Lac	17.04 Lac	PKR 142,000	17.04 Lac	25.56 Lac
12	124 sft	1	74.4 Lac	22.32 Lac	14.88 Lac	PKR 124,000	14.88 Lac	22.32 Lac
13	120 sft	1	72 Lac	21.6 Lac	14.4 Lac	PKR 120,000	14.4 Lac	21.6 Lac
14	113 sft	1	67.8 Lac	20.34 Lac	13.56 Lac	PKR 113,000	13.56 Lac	20.34 Lac
15	102 sft	4	61.2 Lac	18.36 Lac	12.24 Lac	PKR 102,000	12.24 Lac	18.36 Lac
16	100 sft	1	60 Lac	18 Lac	12 Lac	PKR 100,000	12 Lac	18 Lac
17	69 sft	1	41.4 Lac	12.42 Lac	8.28 Lac	PKR 69,000	8.28 Lac	12.42 Lac

Sold Out · Available · 1-Year Payment Plan

Rate: PKR 60,000/SFT · Identical unit sizes on both floors · 1-Year Payment Plan.

THE SAME PROVEN LAYOUT, TWO LEVELS UP

The Fourth and Fifth Floors share the same 31-kiosk layout and unit sizes, sized from 69 to 353 sft — only the level and sale status differ. 8,306 Covered SQFT · 5,361 Saleable SFT each.

FOURTH FLOOR — 8,306 SQFT



FORTH FLOOR PLAN (KIOSKS)

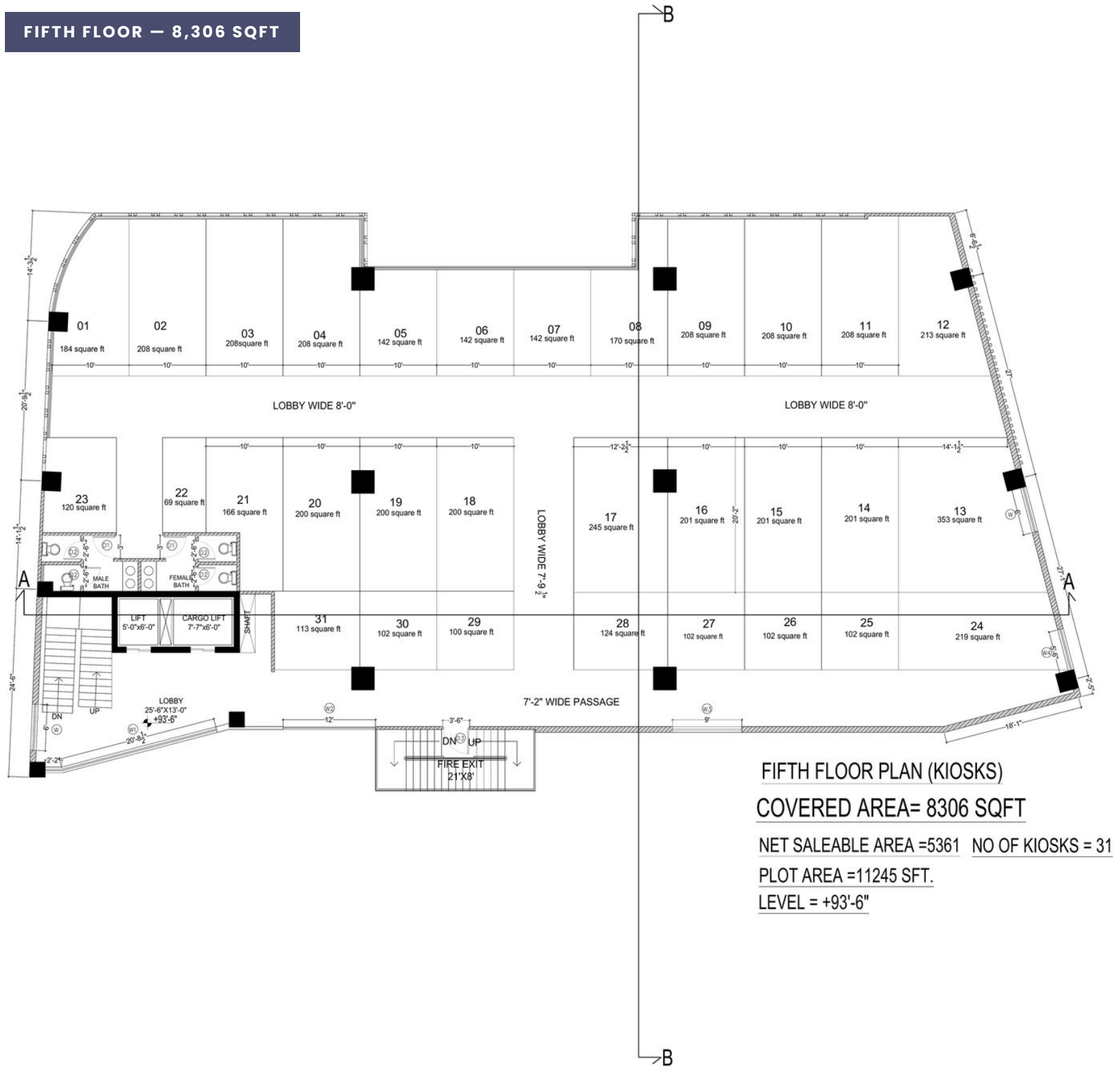
COVERED AREA= 8306 SQFT

NET SALEABLE AREA =5361

PLOT AREA =11245 SFT. NO OF KIOSKS = 31

LEVEL = +78'-0"

FIFTH FLOOR — 8,306 SQFT



FIFTH FLOOR PLAN (KIOSKS)

COVERED AREA= 8306 SQFT

NET SALEABLE AREA =5361 NO OF KIOSKS = 31

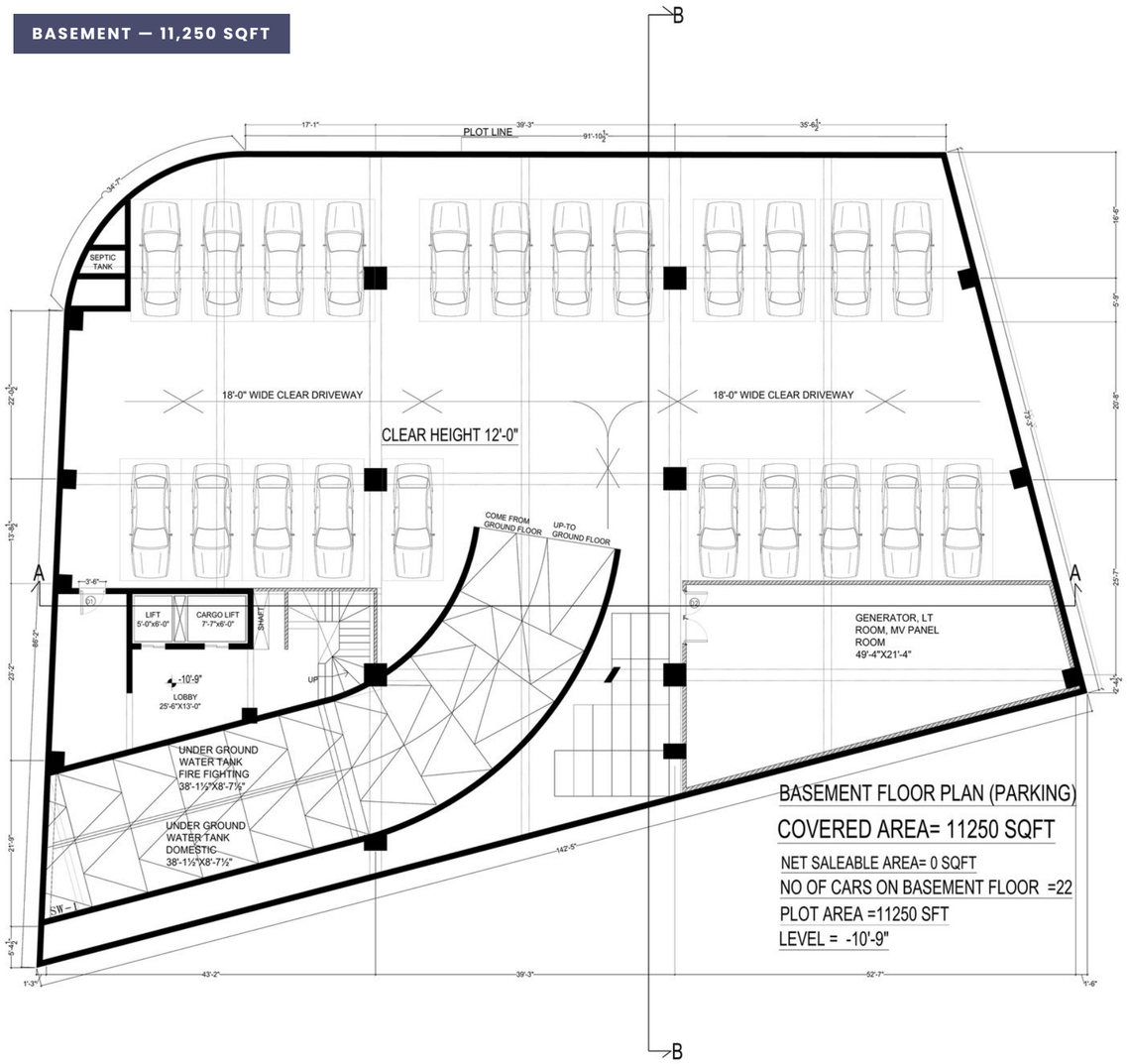
PLOT AREA =11245 SFT.

LEVEL = +93'-6"

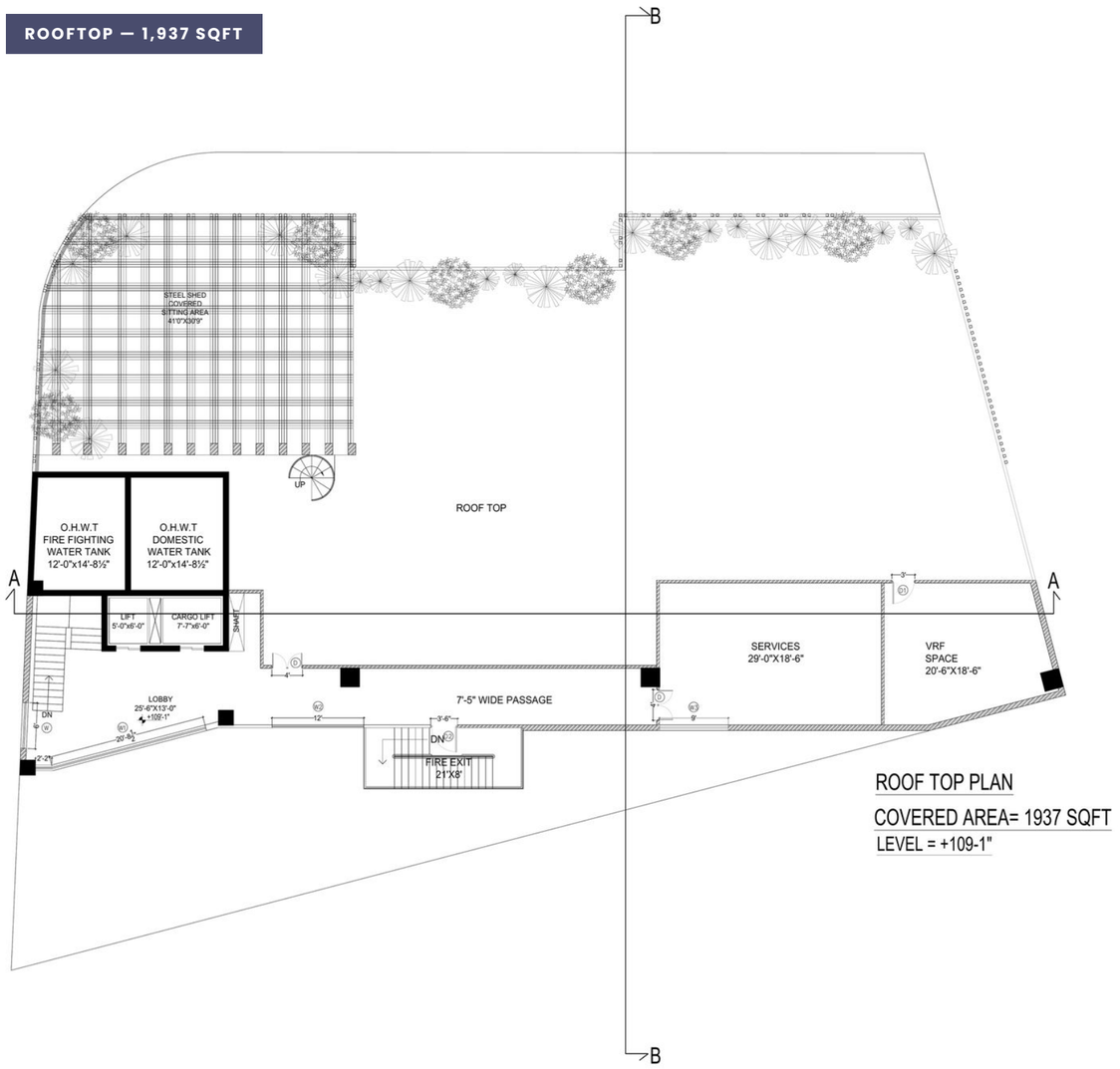
PARKING, SERVICES & AMENITIES

Basement: 22 covered parking spaces, 18'-0" wide clear driveways, fire-fighting & domestic water tanks, generator / LT / MV panel room. Rooftop: covered pergola sitting area with landscaping, fire-fighting & domestic water tanks, VRF plant & services room. Both levels are non-saleable and not offered for individual purchase.

BASEMENT — 11,250 SQFT



ROOFTOP — 1,937 SQFT



SIMPLE, STAGED, PREDICTABLE

PAYMENT PLAN & RENTAL MODEL

30%	20%	20%	30%
DOWN PAYMENT	**MONTHLY INSTALLMENTS**	**SEMI-ANNUAL BALLOON**	**ON COMPLETION**
Due at booking.	Over the first 12 months.	2 payments of 10%, every 6 months.	Handover; rental income begins.

FOR INVESTORS — A RENTAL MODEL BUILT TO MAKE THIS SIMPLE

MANAGED RENTAL, BY DEFAULT

No landlord hassle — we lease & manage on your behalf.

GUARANTEED RENT TO START

12 months guaranteed, then the actual tenant lease rate.

PHYSICAL POSSESSION

Available to established branded businesses.

A BUYBACK OPTION

At prevailing market value, 2-year lock-in.

Rent moves with the actual tenant lease, not a fixed formula, and there's no promised appreciation figure attached to any unit. Ask our sales team for the current plan, full rental agreement terms and any limited-time offers.

THANK YOU FOR CONSIDERING ZN 01

INVEST IN ZN 01. OWN THE ADDRESS.



ZN Associates — DHA Multan (License No. 0580). Renders shown are artist's impressions.