



GRAND  
CITY  
MARDAN

KHYBER PAKHTUNKHWA'S NICEST PLACE FOR FAMILY LIVING

# Our Story

Most of us can remember the time when Mardan was a small and quiet city surrounded by sugarcane fields and villages. Our world has transformed in the last two decades. Mardan's rapidly increasing population and rising middle class has made it the second most important city in Khyber Pakhtunkhwa. Whereas land prices in Mardan have increased significantly in the last twenty years, unfortunately the quality of life for its residents has deteriorated.

Aminullah Khan Toru (AKT) decided to return from Canada to his native Mardan to find a solution to this problem. AKT observed that the construction and hospitality industry in Mardan was lagging far behind regional cities like Peshawar and Islamabad and the market was opposed to testing new ideas. Years of working overseas at Deloitte, the world's leading management consultancy firm, and his Chartered Accountancy education at the University of Toronto taught AKT the skills needed for execution, delivery

and management of world class projects.

With the blessings of Allah Almighty and the dedication of his hardworking team, AKT has started on his journey of transforming Mardan's landscape by groundbreaking successful projects such as the Alhamra Banquet Hall, Green Mansions Mardan and now Grand City Mardan. In the last five years we have organized more than 300 corporate and banquet events, sold more than 1500 properties to happy families, and provided employment to more than 300 individuals in Mardan.

At AKT Enterprises, we are professionals who build beautiful projects for family living and manage them for the long run. Our vision is to increase the quality of life in Khyber Pakhtunkhwa by delivering world class construction and hospitality projects that can serve as examples for others to follow.





# Director's Message

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Thank you for visiting Grand City Mardan. I understand that buying property is never an easy decision to make and am honored that you have considered Grand City Mardan. Whether it is to invest or to build a home for your family, buyers have more options in Mardan today than they ever did in the past. The industry's increased competition has encouraged us to continuously push our boundaries to exceed our clients' expectations.

We at AKT Enterprises are professionals who build beautiful projects and take responsibility for their maintenance in the long term. At Grand City Mardan, we are working with Pakistan's leading experts to design the nicest place for family living in Khyber Pakhtunkhwa. Our sales team will be available to assist you with all project related information.

I pray for your success and hope that you choose to become a part of our exciting new community. Insha'Allah, we aim to deliver on all our promises with the quality, honesty and reliability that have become hallmarks of the Toru family.

A handwritten signature in black ink, reading "Aminullah Khan Toru". The signature is stylized and cursive.

AMINULLAH KHAN TORU  
EXECUTIVE DIRECTOR, AKT ENTERPRISES



# Beautiful Journeys Begin Here!

The poetry above Grand City Mardan's entrance gate reflects our approach towards transforming the construction and hospitality industry with humbleness, honesty and integrity.

“ THE HAPPINESS OF  
ANY SOCIETY  
BEGINS WITH THE  
WELLBEING OF THE  
PEOPLE WHO LIVE  
IN IT ”

# INTRODUCTION

At Grand City Mardan, we are creating beautiful destinations for family living.

We are looking forward to the day when our residents can socialize at community events and activities; enjoy an evening walk in a secure, clean, and beautiful environment with the most amazing parks in KPK; and know that their children can play and explore safely and be raised in a wholesome environment.

Our parks are designed by the best in the industry, our amenities will delight families and our dedicated community spaces will revive social ties in urban life. Our ongoing management of the project and our maintenance will be super professional. We are committed to the success of the project into the long term.

Strategically located near the motorway and Rashakai Special Economic Zone, Grand City represents the future of Mardan and is a great location to invest in.

You can trust AKT Enterprises to deliver on all its promises.

**YOUR FAMILY WILL THANK YOU FOR CHOOSING GRAND CITY MARDAN AS THE PLACE TO BUILD YOUR HOME!**

# Beautiful Parks that Elevate the Mind & Spirit

At Grand City Mardan, parks are vital community assets where families can grow and learn through recreation and interaction with nature, and where people of all ages can get involved in civic life. Our parks have been designed by the industry's leading experts from Islamabad. In addition to walking tracks, the parks will feature monuments, rest areas and art & culture spaces. Our green spaces and sidewalks will be lined with thousands of flowers and unique varieties of trees that bring out the beautiful colours of Mardan each season.

IMAGINE STEPPING OUT  
OF YOUR HOUSE TO  
THE CLEANEST,  
PRETTIEST AND MOST  
WELL- MAINTAINED  
PARKS IN KHYBER  
PAKHTUNKHWA RIGHT  
ACROSS YOUR STREET!

"IN EVERY WALK  
WITH NATURE  
ONE RECEIVES  
FAR MORE  
THAN HE SEEKS"





# Grand City Family Park

HAPPY FAMILIES MAKE HAPPY COMMUNITIES!

Spread over 19 kanals of land, the main families park at Grand City is going to be an experience in itself.

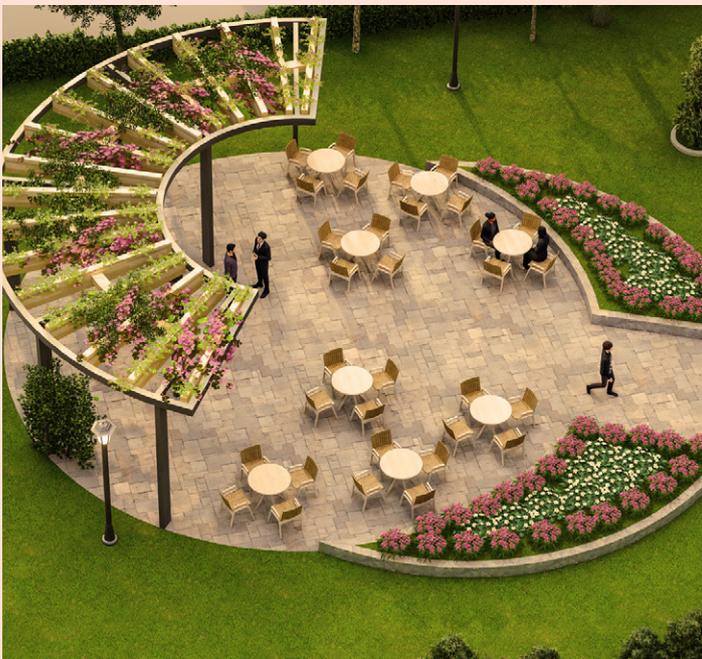
**Other than the most incredible landscaping the main park will feature:**

Lots of seating to enjoy a peaceful moment and a winding walkway to enjoy a nice stroll.

An outdoor café to entertain guests, and for family enjoyment.

A mini-playground to keep the kids busy while you enjoy some rest.







# Grand Amphitheatre

Grand City Families Park will also proudly feature Mardan's most beautiful public amphitheater. Located inside a splendid green space, our beautifully designed amphitheater will be a place where residents and their guest can enjoy Khyber Pakhtunkhwa's rich art, culture & hospitality in addition to children's events.

**THERE WILL NEVER BE A DULL  
MOMENT AT GRAND CITY  
MARDAN!**



# Grand City Central Park

MORE THAN JUST A VIEW, IT'S  
A PLACE TO GET INSPIRED!

The center piece of our project, Grand City Central Park is yet another amazing space where residents and their guests can enjoy an evening out.

Designed to impress, the park is located at the central roundabout of the society and is surrounded with ample parking.





# Grand City Children's Park

HAPPY CHILDHOOD MEMORIES BEGIN HERE!

We are also building a separate children's park with the best playground equipment available in the country. Parents with small children will be extremely happy knowing that their kids are easily entertained every evening.

For older children, we are also building sports facilities in this park such as volleyball, badminton, table tennis, and others.

At Grand City Mardan, we want you to expect more from life!



# Grand City Forest Park

## RECONNECT WITH NATURE EVERY DAY

Sometimes, one doesn't just want fully manicured lawns and well-kept spaces, so we decided to include a forest park as well.

Carefully selected natural vegetation, thick plantation of tall trees, and carefully placed benches and lighting will result in a natural forest experience within the security of our housing society.

We are specially looking forward to setting up bird-feeding stations so that we can hear the melody of birds singing in this park.

# Architecture that Inspires

WHATEVER GOOD THINGS  
WE BUILD END UP BUILDING US

At Grand City Mardan, architecture is more than just a style. It cultivates pride in our past, encourages us to reflect on our present and inspires us for the future.

Art helps restore beauty and meaning to urban life. The public art monuments at Grand City Mardan have been designed to elevate the spirit and find inspiration in the world around us.

BE INSPIRED EVERYDAY  
AT GRAND CITY MARDAN!



# Grand City Family Club

## LOVE WHERE YOU LIVE

Grand City Mardan is the nicest place in Khyber Pakhtunkhwa for family living. We have designed Grand City to optimize the mental and physical wellbeing of its community. Our residents should enjoy social activities that bridge the bonds of the community in a family friendly environment. The Grand City Family Club is at the center of this philosophy and will feature a Café Lounge, Rooftop Café, Gyms for Ladies and Gents, Student Study Center and an Event Hall where we will organize youth and family events. It is our hope that at the Grand City Family Club, your neighbors will soon become like your friends and family.



GYMS FOR LADIES AND GENTS



CAFE LOUNGE



STUDENT STUDY CENTER FOR  
QUIET STUDIES



EVENTS HALL



ROOFTOP GARDEN CAFE





# Amazing Mosques

ELEVATE YOUR SOUL

The mosque's aesthetics are inspired by the geometry of a cube, comprising the traditional elements of a Mosque such as domes, arches, and a Minaret. The floor plan is kept simple rectangular resulting from the linear prayer rows directed towards the Ka'abah direction. Calligraphic perforations are proposed on the walls to cast interesting light patterns. The Mosque projects simplicity and humbleness both in its design and materials.



## TRADITIONAL MEETS MODERN

This design showcases the elements of contemporary architecture. The base form is a cube inspired by the Holy Ka'abah. The cube is intersected with planes, seven in number. The planes increase in height to highlight the concept of ascendance to a higher state, such as during prostration. So, the form embodies the Islamic ideology, translating it into architecture. Locally available materials are employed and, natural lighting is incorporated for maximum utilization to reduce energy consumption.



# Grand Central Market

Grand City Mardan will feature a large commercial area to make sure that all your daily needs are just at your doorstep. Grand City Mardan will ensure that the offices and shops are well managed, parking is planned for, and shopping is a relaxing and hassle-free experience. Every building in the Market will be designed by us.

# Grand City Mardan's Strategic Location

The Motorway and China Pakistan Economic Corridor (CPEC) represent the most powerful drivers of economic transformation in Pakistan over the last decade. Grand City Mardan is situated at a prime region adjacent to the Islamabad-Peshawar Motorway's Wali Interchange and the **Rashakai Special Economic Zone (SEZ)**.

Development work has rapidly started at the Rashakai SEZ and this is expected to significantly boost commercial and residential activity across thousands of acres of land in this part of Mardan.

**This is billions of dollars investment taking place at the doorsteps of our project.**

Sensing this opportunity, multiple developers have already started scoping out areas for residential societies in this region. Land prices are expected to increase as the city of Mardan is rapidly expanding towards the Rashakai SEZ. Grand City Mardan is situated only 5 km away from the Rashakai SEZ. This, along with our proven ability to deliver on our promises, gives us confidence that at this stage Grand City Mardan represents an incredible investment opportunity.

# A Great Location!

Grand City Mardan is located on Toru Road halfway between Toru Thana and Wali Interchange.

CLOSE TO KEY LOCATIONS:	
RASHAKAI SEZ	10 MINUTES
WALI INTERCHANGE	4 MINUTES
SHEIKH MALTOON TOWN	20 MINUTES
ZAMUNG MEGA PARK	8 MINUTES
GREEN ACRES MARDAN	10 MINUTES
MARDAN RING ROAD	5 MINUTES

You can locate us by searching "Grand City Mardan" on Google Maps.



# Summary of Features



MONUMENTS AND PUBLIC ART



THE MOST AMAZING PARKS



PRIVATE SCHOOL



OPEN AIR THEATRE



SUI GAS



PROFESSIONAL SECURITY



SECURE COMPUTERIZED REGISTRY



2 BEAUTIFULLY DESIGNED MOSQUES



WELL MANAGED COMMERCIAL AREA



GRAND ENTRANCE



PERFECT MAINTENANCE



CENTRALIZED WATER DISTRIBUTION



UNDERGROUND POWER DISTRIBUTION



STRONG ENFORCEMENT OF SOCIETY BYLAWS



FAMILY CLUB

# PREVIOUS PROJECTS!



## ALHAMRA BANQUET HALL SIMPLY THE BEST WEDDING HALL IN MARDAN

Attention to detail and excellent service make Alhamra one of the best wedding halls in Khyber Pakhtunkhwa. Incredible architecture, delicious menus, spacious lawns and a central location have made this the most successful wedding hall in the region.

# PREVIOUS PROJECTS!



## GREEN MANSIONS MARDAN THE MOST BEAUTIFUL AND WELL MANAGED TOWNSHIP IN MARDAN

Located on Ghalader Road, Rashakai, our first project as a team has won the praise of our clients for having the best landscaping and public art in the region. Our valued clients are especially happy with the profitability of their investment with us.

# OUR PROMISE

We will always communicate with our clients with complete honesty and maximum transparency.

We will try our level best to deliver on our promises as soon as possible and to the highest standards.

We want to win the trust and respect of our clients and hope to keep this for the decades to come.

We are here to serve our valuable clients and take care of their investments, as well as their residential and commercial needs.

We will never show fake 3Ds or use false advertising. We will build exactly the designs that we have shown.



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 [grandcitymardan.pk](http://grandcitymardan.pk)

