



INTERNATIONAL
PORT CITY
GWADAR

国际港口城市瓜达尔



AS FEATURED IN:

Bloomberg

Gateway City to
**\$62
Billion**
CPEC Project

Satisfied clients
1000+
and growing

2
Miles from
Zero Point
Gwadar

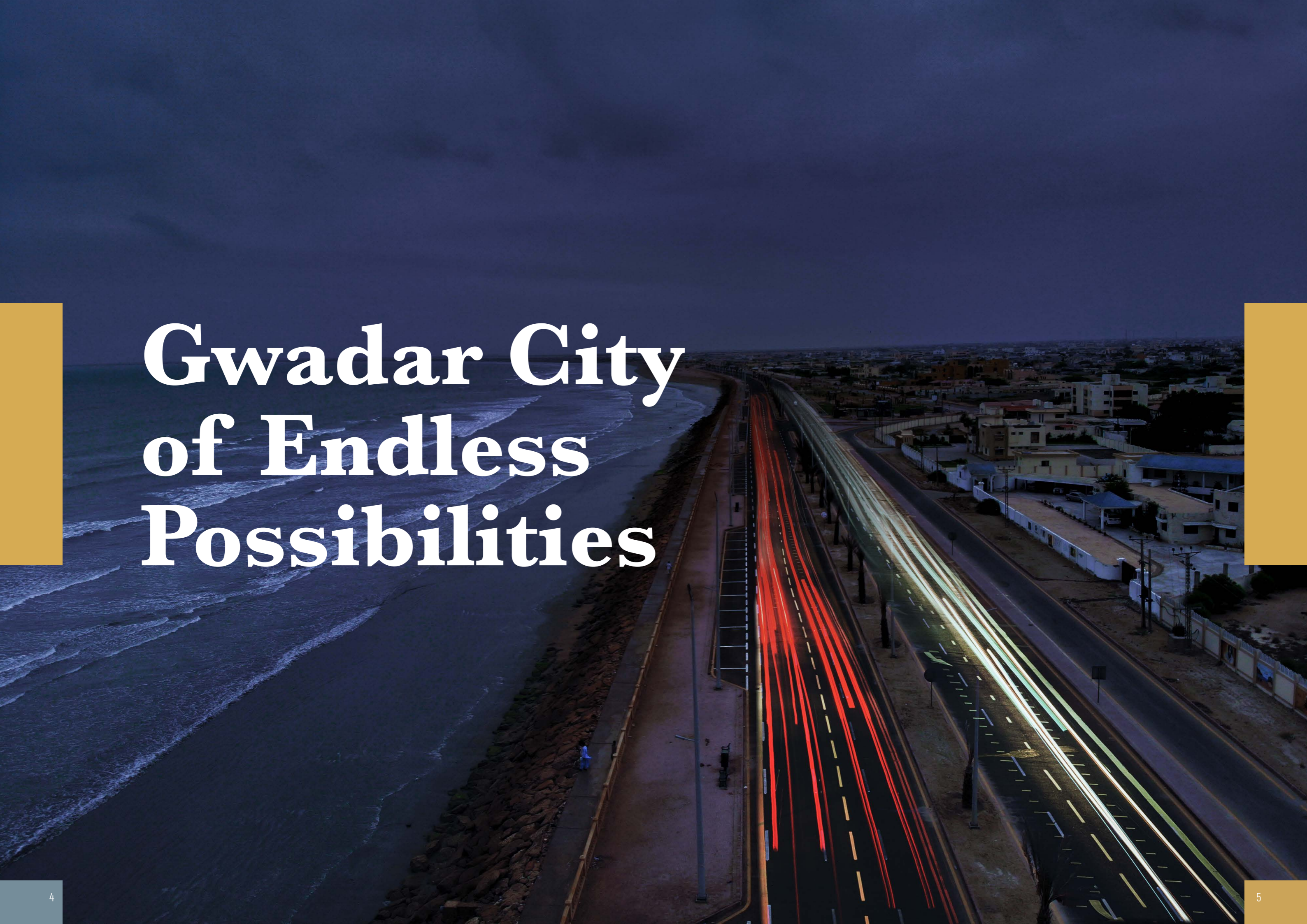
3.6
Million
Square Feet of Prime
Residential & Commercial
Real Estate

门户城市
620
亿美元
中巴经济走廊计画

成功客户
已多达
1000
名
并持续增长

2
英里至瓜达尔
零点

360万
平方英尺的高级
住宅
及商业房地产



Gwadar City of Endless Possibilities

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“Pakistan to be the 20th Largest Economy in the World by 2030”

「巴基斯坦将在2030年成为世界第20大经济体」

“China takes the project of the century to Pakistan”

「中国为巴基斯坦带来本世纪最受瞩目的发展计划」



“May 2017: Pakistan officially upgraded to Emerging Market Status”

「2017五月:巴基斯坦正式成为新兴市场国家」

Morgan Stanley

“We will always support Pakistan. I remember the time when China was all alone in the world and Pakistan supported us.”

President Xi Jinping of China.

「我们将一直支持巴基斯坦。我记得中国在上世界上孤立无援时，巴基斯坦向我们伸出援手」中国国家主席

习近平

“Pakistan has the economic capability to transform into the next ‘Asian Tiger’.”

President Xi Jinping of China.

「巴基斯坦具有成为下一个亚洲虎的经济潜能」中国国

家主席习近平



Introduction

International Port City Gwadar is a first of its kind gated master community. A \$150 million master development across 3.6 million square feet, International Port City Gwadar is set to become 'The Most Prime Mixed-Use Community in Gwadar'. Located minutes away from Zero Point, the centre of New Gwadar - the Gateway city to the \$62 Billion China Pakistan Economic Corridor project which is set to become amongst 'The most important Port Cities in the World from both an Economic and Geo-Political perspective'.

简介

国际港口城市瓜达尔 是第一个为中国专业人士打造有安全门禁系统的社区。国际港口城市瓜达尔 距离瓜达尔的中心(又名 零点)仅有几分钟的路程。瓜达尔作为中巴经济走廊 620亿美元计划中的门户城市，无论在经济或地域政治方面都将跃升为世界级的焦点港口。



Gwadar

Gwadar is a natural deep sea port city strategically located in the Arabian Sea at the opening of the Strait of Hormuz and is the heart beat of the \$62 Billion China Pakistan Economic Corridor.

The port has been leased to China Overseas Port Holding Company a Chinese state-owned port operator for a term of 40 years and is being redeveloped under the economic model of Shenzhen in China. In 1979 Shenzhen was a market town of 30,000 people and through economic development and the establishment of the city as a Special Economic Zone Shenzhen became the fastest growing city in the world averaging a growth rate of 40% per annum in the 80's and 90's. Today Shenzhen is the 4th largest city in China and an economic powerhouse with a GDP in excess of \$294 Billion.

Construction began in June 2016 on the Gwadar Special Economic Zone, which is being built on a 2,292 acre site adjacent to Gwadar's port. The swathe of land was handed to China in November 2015 as part of a 43-year lease.

"China plan to spend \$4.5 billion on roads, power, hotels and other infrastructure for the industrial zone as well as other projects in Gwadar."

Zhang Baozhong
Chairman of China Overseas Port Holding Company

Gwadar is being redeveloped under the model of China's Shenzhen with Special Economic Zone Status.

瓜达尔将以中国深圳为模板进行再开发规划成经济特区。



Shenzhen in 1970
1970年的深圳

瓜达尔

瓜达尔为一天然深水港口城市，其位于阿拉伯海的霍尔木兹海峡口，且是620亿美元中巴经济走廊计划的核心地带。此港口的40年经营权已租给中国国有的中国海外港口控股公司，并将以中国深圳为模板进行再建设。1979年前，深圳仅是一个拥有30,000人口的小城。然而在经济特区的规划下，深圳成为80至90年代发展最快速的都市之一，其成长速度更是高达年平均40%。现今深圳作为中国第四大城市，其经济地位不可抹灭，并每年为中国挹注2,940亿美元的国内生产总值。

邻近瓜达尔港的瓜达尔经济特区占地2,292英亩，并已于2016年6月动工。作为43年租赁合约的一部分，这块土地已于2015年11月交给中国。中国计划投资超过45亿美元在经济特区内的道路、电力、旅馆、基础建设和其他瓜达尔市内的计划。

中国计划投资超过45亿美元在经济特区内的道路、电力、旅馆、基础建设和其他瓜达尔市内的计划。
张保中
中国海外港口控股公司首席



Shenzhen in 2015
2015年的深圳



“China takes the project of the century to Pakistan”

「中国为巴基斯坦带来本世纪最受瞩目的发展计划」

Dolmen Mall in Karachi completed in 2012.
卡拉奇的Dolmen购物中心于2012年完工



Pakistan

巴基斯坦

Pakistan is the 24th largest economy in the world in terms of purchasing power parity (PPP), and the 6th largest country in the world with a population of over 190 million.

GDP growth in Pakistan in 2016 was officially recorded at 4.0% and is on track to grow a further 5.2% in 2017. The World Bank predicts that by 2018, Pakistan's economic growth will increase to a "robust" 5.4% due to greater inflow of foreign investment, namely from the China-Pakistan Economic Corridor.

巴基斯坦在购买力平价排世界第24大经济体，并拥有全球第6多超过1.9亿的人口。

巴基斯坦2016年国内生产总值增长率为4.0%，并将在2017年进一步增长至5.2%。世界银行预测巴基斯坦2018年的经济成长率将在中国-巴基斯坦经济走廊强势带动下，大量外资将涌入并将经济成长率推升至「强劲」的5.4%。

“Poverty in Pakistan fell from 64.3% in 2002 to 29.5% in 2014”.

「巴基斯坦贫困人口从2002年的64.3%下降到2014年的29.5%」



Shoppers enjoying dining at the Emporium Mall in Lahore. Consumer spending in Pakistan is amongst the highest in Asia.
消费者正在拉合尔的Emporium购物中心享用餐点。巴基斯坦的消费支出为亚洲之最。

Emerging Pakistan - The Next Asian Tiger Economy

Pakistan has achieved an economic milestone – gaining the status of an “emerging market” in Morgan Stanley Capital International's (MSCI) latest review. MSCI added Pakistan to the Emerging Market Index effective May 31, at the market close. Experts expect global funds to come pouring into Pakistan's stock markets as a result.

巴基斯坦的崛起 — 下一个亚洲虎

巴基斯坦在摩根士丹利资本国际(MSCI)最新的审查中被列为「新兴市场」，对其来说是一重大的经济里程碑。MSCI于5月31日在市场收盘时将巴基斯坦加入新兴市场指数。专家预计全球资金将因此涌入巴基斯坦股市。



CPIC ran a promotional campaign in Central London sponsoring 100 buses across the capital promoting Prosperous Pakistan.



“

“2016: Karachi Stock Market (KSE100) emerged as the most profitable market in Asia.”

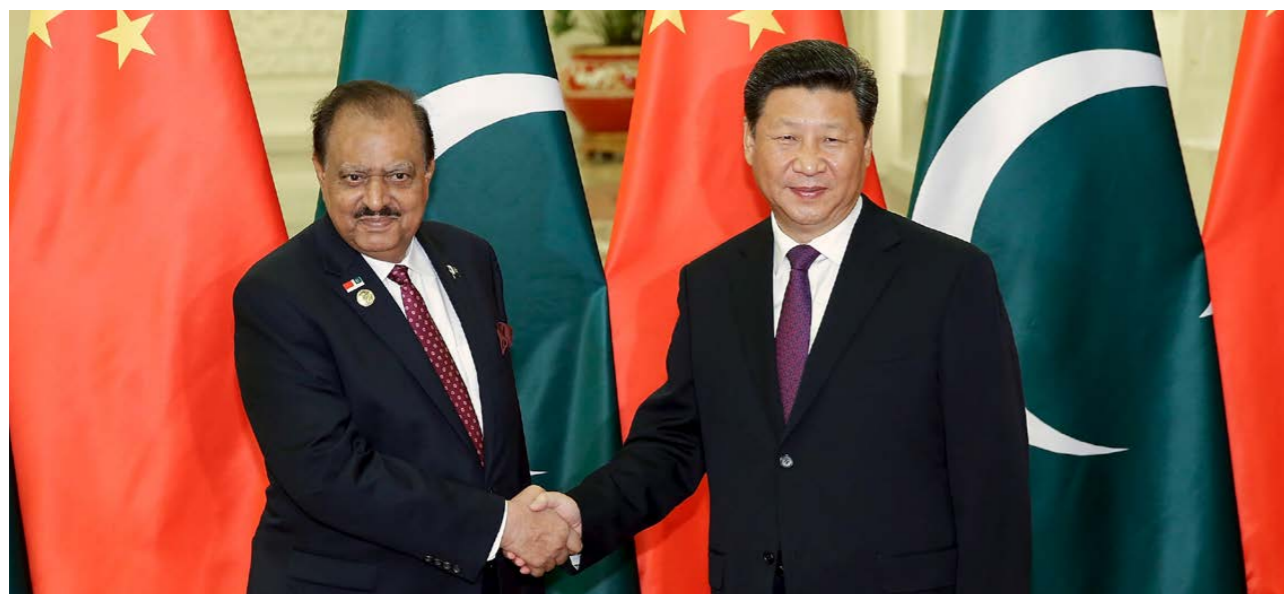
「2016:卡拉奇股市(KSE 100)跃升为亚洲最有利可图的市场。」

The upgrade puts Pakistan in good company. Other members of MSCI's Emerging Markets Asia Index include China, India, Indonesia, Malaysia, the Philippines, South Korea, Taiwan, and Thailand. This shift will attract foreign investment into Pakistan. The chief reason behind Pakistan's emerging status is China-funded loans and investments made under the umbrella of China-Pakistan Economic Corridor (CPEC), with Pakistan following the pattern of Argentina and Vietnam.

CPEC, as the flagship of China's Belt and Road project, helped rapidly convert Pakistan into an Asian “emerging market.” The settling of the balance of payments also helped Pakistan to achieve this status. According to Finance Minister Mohammad Ishaq Dar in his budget speech on May 26, Pakistan would become an “emerging market” effective June 1 on the basis of the performance of the Karachi Stock Market (KSE100), which emerged as the most profitable market in Asia last year.

这次重要的调升使巴基斯坦得以与其他潜力国家并列。MSCI新兴市场亚洲指数的其他国家包括中国，印度，印尼，马来西亚，菲律宾，韩国，台湾和泰国。这样的转变将吸引外资进入巴基斯坦。而巴基斯坦新兴市场地位背后的主要原因正是中国 巴基斯坦经济走廊(CPEC)下的中资贷款和投资，试图让巴基斯坦遵循阿根廷和越南的模式。

CPEC作为中国一带一路计划的领头羊，将巴基斯坦在平衡其国际收支后迅速的推入亚洲新兴市场之列。据财政部长穆罕默德·伊萨哈克·达尔在5月26日的预算案演说，巴基斯坦将藉由已成为亚洲最有利可图市场的卡拉奇股市(KSE100)表现，在6月1日起成为「新兴市场」国家。



Chinese President Xi Jinping in Pakistan with President Manoon Hussain inaugurating the China Pakistan Economic Corridor
中国国家主席习近平在巴基斯坦与总统穆曼·侯赛因共同为中国巴基斯坦经济走廊揭幕

The most under rated Economy in the World

Gross-domestic-product growth has hovered in the range of 4 percent and now may be reaching 5 percent. Since 2002, the rate of poverty has fallen by more than half, and since 2014 the rate of terrorist incidents has declined by 70%.

What Underrated Looks Like

Performance of the Karachi Stock Exchange KSE100 Index



The Karachi Stock Exchange KSE 100 Index has grown over 400% in the last 5 Years.

卡拉奇证券交易所KSE 100指数在过去五年中涨幅超过400%

Consider the comparison with India. India has established a reputation as one of the world's most dynamic and rapidly growing economies. Yet until 2008, Pakistan and India had roughly comparable per capita incomes and Pakistan is pulling close again with many experts predicting Pakistan will exceed India by 2020.

若将巴基斯坦与印度相比较，印度早已被各国视为最具活力和快速增长的经济体之一。然而巴基斯坦的人均收入在2008年已几乎达到印度的水准，并将在各国专家的预期下于2020年超越印度。

“

“Pakistan's Economy is a Pleasant Surprise: Stocks are up, growth is rising and poverty is falling.”

「巴基斯坦的经济发展是个令人充满期待的惊喜:股市持续走扬，国家发展稳定，贫穷人口逐渐减少。」

Bloomberg

China Pakistan Economic Corridor (CPEC)

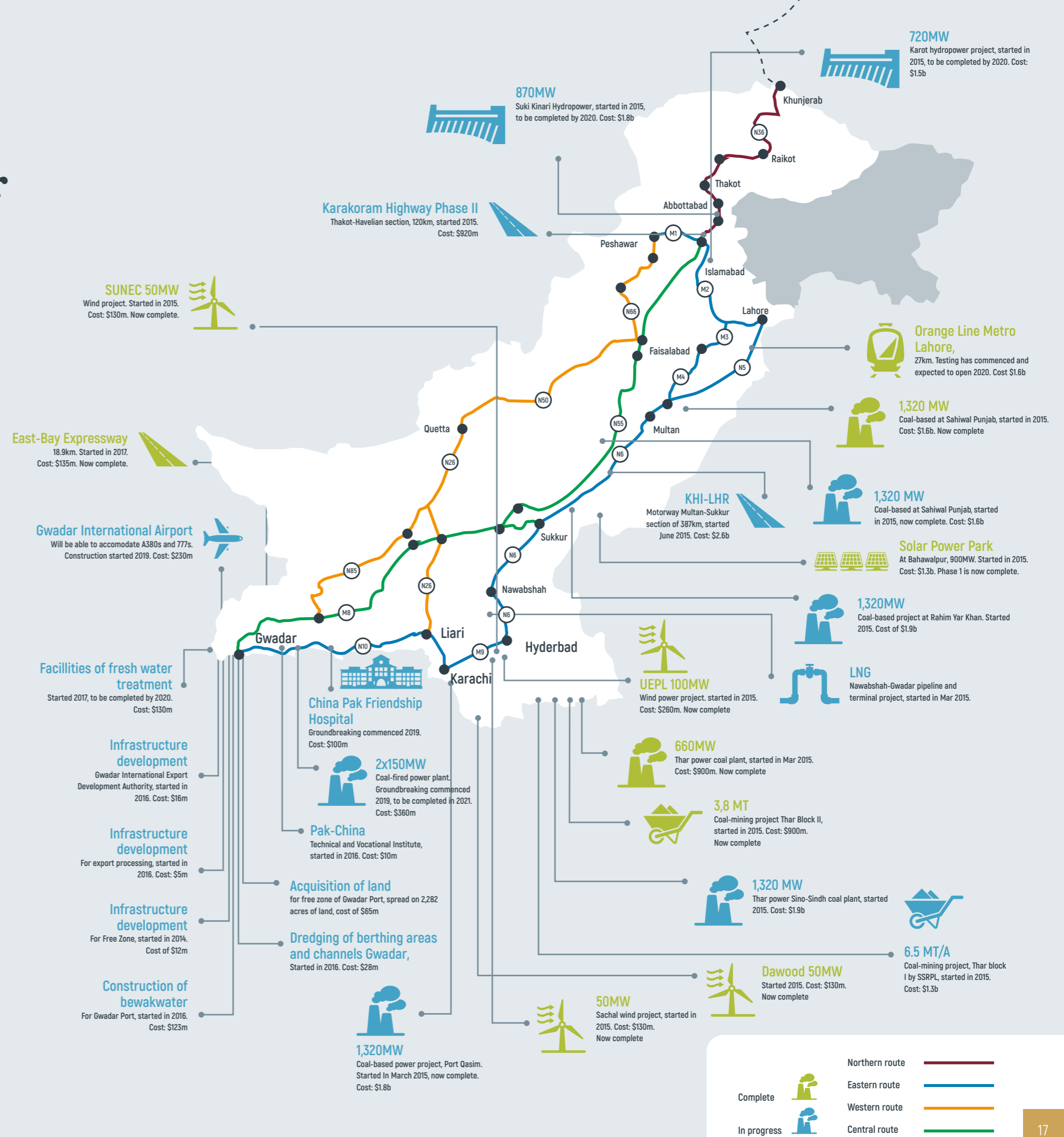
The largest unilateral foreign direct investment from one nation into another, China Pakistan Economic Corridor (CPEC) is set to catapult Pakistan's stature as a key global trade and economic hub.

Valued at \$62 billion, CPEC includes a number of projects which aim to improve Pakistani infrastructure and to deepen the economic and political ties between China and Pakistan.

Summary:

- ✓ A 2000 mile economic corridor between Gwadar Port to China's North Western region of Xinjiang
- ✓ A 2,700 km long highway linking Kashgar to Gwadar
- ✓ Railway links for freight trains
- ✓ Oil and gas pipelines
- ✓ An optical fibre link

The economic impact of CPEC is projected to be in excess of \$200 billion. It will create over 700,000 new jobs, and add 2.5% to Pakistan's annual growth rate changing the country's destiny.





INTERNATIONAL
PORT CITY
GWADAR
国际港口城市瓜达尔



CPEC Highway passing the Chinese border at Khunjerab.

The China-Pakistan Economic Corridor is the Great Game of this century

中巴经济走廊是本世纪各国的必争之地



CPEC has undeniable economic and strategic importance for Pakistan and China. It has been correctly termed as a game-changer for Pakistan because it will link China with markets in Central Asia and South Asia. Presently China is some 13,000 Km from Persian Gulf with a long shipping time of about 45 days. CPEC will shrink this distance to merely 2500 Km (80% reduction). The shipping time will reduce to 10 days (78% reduction). The bulk of China's trade is through the narrow sea channel of the Strait of Malacca. Top security analysts are of the opinion that in the event of a future war in Asia, United States' Navy can block the Strait of Malacca which will suffocate China's trade route. CPEC, besides providing an alternate route, will reduce the shipping time, from China to Europe, from 45 days to 10 days.

中巴经济走廊对巴基斯坦和中国的经济及战略重要性显而易见，因其连结巴基斯坦与中国和中亚、南亚等市场，而被誉为巴基斯坦的未来契机。中巴经济走廊将大幅缩减目前中国至波斯湾长达13,000公里并耗时45天的船运路线至仅仅2,500公里(减少80%)及10天(减少78%)。在中国大部分的贸易运输须通过狭窄的麻六甲海峡的情况下，许多顶级安全分析师认为若未来亚洲地区爆发战争，美国将阻断麻六甲海峡的货物运输，借此打击中国的经济发展。

“CPEC: Valued at \$62 Billion is the largest bi-lateral Foreign Direct Investment from any one nation into another.”

「中巴经济走廊:高达620亿美元的投资额高于过去任何国际间的双边外商直接投资额」

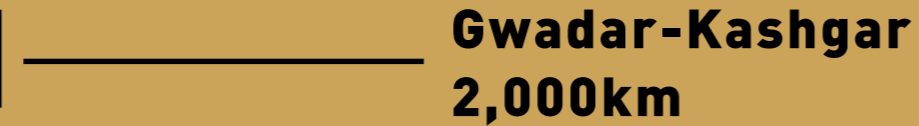


Actual sea routes from Arabian Gulf



12,900km
Beijing

Proposed China-Pakistan Economic corridor

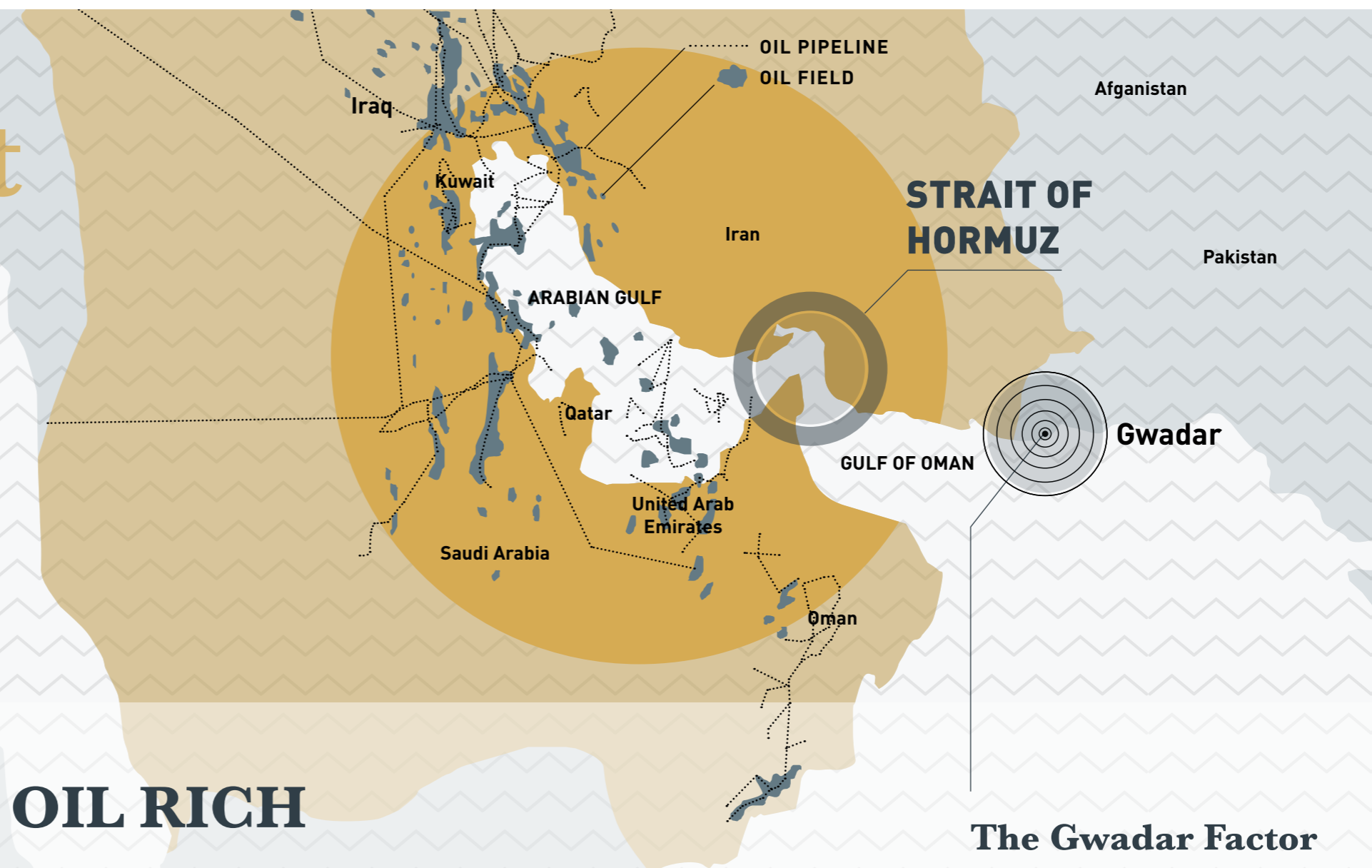


Gwadar-Kashgar
2,000km

Dire Strait

What You Should Know About The Strait of Hormuz

With nearly 20 percent of the global oil trade passing through its narrow waterway, the Strait of Hormuz which separates Iran from Oman is one of the world's most strategically important channels. Now, Iran is threatening to close the strait if the European Union follows through with a plan to ban imports of Iranian oil.



OIL RICH

Daily oil flow from the strait:
17 MILLION BARRELS

This is up
1.5 MILLION BARRELS
since 2009.

14 Average number of crude oil tankers it takes to carry the oil each day.



Oil flowing from the Strait of Hormuz composes roughly
21%
of all oil traded worldwide.

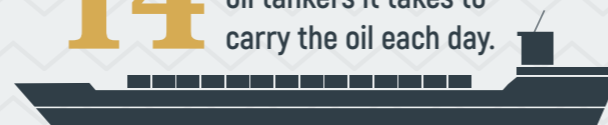


Amount exported to Asian markets in Japan, India, South Korea and China:
85%

The Gwadar Factor

As the world's biggest oil importer, energy security is a key concern for China, while current sea routes used to import Middle Eastern oil are frequently patrolled by the United States' Navy. A presence at Gwadar Port the entryway to the Strait of Hormuz gives China much needed security over the most important natural resource that feeds its growing economy and de-risks the potential of any hostile blockage in the event of a conflict.

THE STRAIT IS ONLY
21
MILES WIDE
AT ITS NARROWEST POINT, BUT IT'S STILL
BIG ENOUGH TO ACCOMMODATE
THE WORLD'S LARGEST
CRUDE-OIL TANKERS
MANY OF WHICH WEIGH MORE THAN
150,000 TONS.



Gwadar

瓜达尔

Gwadar is a deep-sea port strategically positioned in the Arabian Sea, at the mouth of The World's Busiest Oil Shipping Route 'The Strait of Hormuz'. In 2015 Gwadar Port and the adjoining 22,000 acres of land were leased to China for 42 years and declared a Tax Freezone.

China are connecting Gwadar via 3 economic corridors to their Western landlocked province of Xinjiang which will reduce shipping times between China and the Middle East by 85%, China and East Africa by 75% and Europe by 60%.

2 MILLION POPULATION

THE REGIONS FIRST TAX-FREE CITY

**\$5 BILLION INVESTMENT INTO
POWER GENERATION**

250,000+ NEW HOMES REQUIRED

**BUSIEST SHIPPING PORT IN SOUTH
ASIA – 192 MILLION TONNES
THROUGHPUT PER ANNUM**

Gwadar is a flagship project of Chinese President Xi Jinping's One Belt One Road initiative and China are spending \$4.8 Billion on developing Gwadar as a smart port and freezone city. The first phase of Gwadar Freezone became operational in January 2018 and the New Gwadar Smart Port City Masterplan was released in 2020.

**1.2 MILLION HIGH PAID JOBS
\$1 BILLION INVESTMENT INTO
WATER DESALINATION**

**LUXURY RESORTS, WATERFRONT
GOLF COURSES & SHOPPING MALLS**

**\$30 BILLION ECONOMY WITH A GDP
PER CAPITA 10X THE REGION**

**A COSMOPOLITAN CITY - 80%
EXPATRIATE POPULATION**

**THE REGIONS FIRST WEAPON-FREE
CITY**





“The most strategically important Port City in Asia”.

“

亚洲最具战略重要性的港口」

Gwadar Today

Gwadar Port became formally operational in November 2016, when the highway from Kashgar in China to Gwadar was put into service, with 160 containers from Kashgar travelling the 1,935 mile CPEC route and arriving at Gwadar port on the 12th of November. The cargo was loaded on two vessels berthed on the multipurpose berth at Gwadar port, the next day these goods were dispatched to countries in the Middle East and Africa.

Projects

- Gwadar East-Bay Expressway
- New Gwadar International Airport
- 2 x 150 Megawatt Coal Power Plants
- Major Expansion of Port (70,000 tonnes)
- Liquefied Natural Gas Terminal
- 2300 Acre Special Economic Zone (Freezone)
- Fresh Water Treatment Plant
- Pak China Friendship Hospital

今日的瓜达尔

2016年在中国喀什通往瓜达尔的高速公路启用后，160个货柜透过1935英里的中巴经济走廊的运输于11月12日抵达瓜达尔港，并正式宣告该港的启用。隔天，两艘装载货物的货轮已驶离瓜达尔港的多功能泊位，前往中东和非洲各国。

计划

- 瓜达尔东湾高速公路
- 新瓜德尔国际机场
- 2×150兆瓦煤电厂
- 港口重大扩张(70,000吨) • 液化天然气终端
- 2300英亩经济特区(经济自由区) • 淡水处理厂
- 中巴友谊医院

“

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Zhang Baozhong
Chairman of China Overseas Port Holding Company

中国计划投资超过45亿美元在经济特区内的道路、电力、旅馆、基础建设和其他瓜达尔市内的计划。

张保中
中国海外港口控股公司首席

The Washington Post



A Chinese worker stands near trucks carrying Chinese goods at Gwadar port. The shipment travelled some 2000 kilometers from Kashgar, China.

Location

Strategically located on the shores of the Arabian Sea between South and Central Asia and the Middle East, sitting at the mouth of the Persian Gulf and close to several important sea routes like the Straits of Hormuz, through which 20 percent of the global oil shipments pass. The greater surrounding region is home to around two-thirds of the world's proven oil reserves.

地理位置

战略性位于南亚与中亚及中东之间的阿拉伯海岸，坐落在波斯湾口岸，并临近占有全球20%的石油运输量的霍尔木兹海峡等几条重要海路。其周边地区更蕴含世界三分之二的石油储量。

The port is at the mouth of the Persian Gulf and close to several important sea routes like the Strait of Hormuz, through which passes most of the global oil shipments.

该港口位于波斯湾口岸且紧邻掌控全球石油运输的霍尔木兹海峡等几条重要海上航线

The Future

Gwadar is being redeveloped under the model of Shenzhen in China with over \$4.5 Billion earmarked from China for the cities redevelopment. To give an idea of the scope and scale in 1979 Shenzhen was a market town of 30,000 people and through economic development and the establishment of the city as a Special Economic Zone Shenzhen became the fastest growing city in the world averaging a growth rate of 40% per annum between 1981 and 1993. Today Shenzhen is the 4th largest city in China with a GDP of \$294 Billion.

Construction began in June 2016 on the Gwadar Special Economic Zone, which is being built on 2,292 acre site adjacent to Gwadar's port. The swathe of land was handed to China in November 2015 as part of a 43-year lease. China plans to spend in excess of \$4.5 billion on roads, power, hotels and other infrastructure for the special economic zone as well as other projects in Gwadar city.

未来展望

在中國45億美元的投資下，瓜达尔將以中國深圳為模板進行都市再造計劃。1979年前，深圳仅是一个拥有30,000人口的小城。然而在经济特区的规划下，深圳成为发展最快速的都市之一，其1981至1993年间的成长速度更是高达年平均40%。现今深圳作为中国第四大城市，其经济地位不可抹灭，并每年为中国挹注2,940亿美元的国内生产总值。

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Gwadar is the end of the China-Pakistan Economic Corridor, which runs about 3,000 kilometers from Gwadar to the northwestern Chinese city of Kashgar, a part of the ancient Silk Road linking Eurasia and Africa.

瓜达尔距离中国西北部的喀什地区约3000公里，为中国 - 巴基斯坦经济走廊的终点，亦是古丝绸之路连接欧亚大陆及非洲的一个重要枢纽。

The Pakistani economy will gain from the large number of processing firms that will move to the Gwadar port. It will also boost exports from Pakistan. As for China, it will gain from cheaper oil imports from the Middle East and opportunities for Chinese companies to go global.

巴基斯坦的经济将在大量加工业进驻瓜达尔港的环境下蓬勃发展，也将刺激巴基斯坦的对外出口运输。中国在另一方面则能获得来自中东的廉价进口石油和将中国企业推向国际的机会。

Legend

- ML Military land
- Fence of Planning Area
- High speed Train Link
- Checkpoint
- Urban Emergency Command Center
- S Safety Training Bases (Police Training Academy)
- Police Departament / Branch of Police Department



- Infrastructure
- Gas fired powerplants
 - Telecommunication central office
 - Waste incineration plant
 - IDC building
 - Water treatment plant
 - Seawater desalination plant
 - Powerplant
 - New Gwadar International Airport
 - Seawater treatment plant
 - Coal fired powerplant 300 MW
 - Gas receiving station
 - Waster treatment plant
 - CPEC Railway Station Gwadar
 - CPEC Highway N10
 - Gwadar Port
 - China Gwadar Freezone
 - Gwadar Internationl Airport

- Statutory service
- Police Training College
 - Youth Cultural Activity & Science and Techology Exchange Center
 - City Public Library
 - International Exhibition Center
 - Cultural and Art Exchange Center
 - Planning Exhibition Hall & History Museum
 - Administrative Service Center
 - District and Provincial Office Complex/University
 - University City
 - University of Turbat
 - GBA Hospital
 - Pak-China technology and vocation institute
 - DHQ hospital
 - Pearl Continental Hotel
 - Gwadar Gymkhana

- Housing Projects
- 1 New Town Housing Society
 - 2 Green Palms Housing (RAFL Group)
 - 3 Gwadar Central Jinnah Avenue
 - 4 Naval Housing Scheme, Gwadar
 - 5 Savaira City Gwadar
 - 6 Sara-eNoor Housing
 - 7 Naval Anchorage Gwadar
 - 8 Blue Ocean Residency
 - 9 Ocean Marina Gwadar
 - 10 Canadian City
 - 11 Gwadar Golf City
 - 12 Marina Enclave

- Life Style & Entertainment
- 1 Amusement Park
 - 2 Art and Culture Museum
 - 3 Urban Planning Exhibition Gallery & History Museum
 - 4 Public Library
 - 5 Grand Theater
 - 6 Concert Hall
 - 7 Gwadar Tower
 - 8 International Expo Center
 - 9 Cultural Exchange Center
 - 10 Lakeside Shopping Center
 - 11 Gwadar Walk
 - 12 Gwadar Park
 - 13 Lakeside Office Area
 - 14 Gwadar Botanical Garden
 - 15 Sports Park

- 16 Youth Cultural Activities & Science and Technology Exchange Centre
- 17 Riverside Commercial Street
- 18 Sculpture Park
- 19 Liberty Park
- 20 Plants Beach
- 21 Crescent Beach Park
- 22 Street Park
- 23 Gwadar Harbour Resort Hotel
- 24 Harbour Shopping Centre
- 25 Lakeside Business / Commercial Town

50% of project development works completed



View Full
Construction
Updates



A carefully planned master community
with over 50% open spaces.





International Port City, Gwadar

国际港口城市瓜达尔

International Port City is a \$150 Million mixed-use gated development at the Heart of Gwadar less than 2 miles from Zero-Point the Centre of New Gwadar.

Tailor-made for both Pakistani and Chinese professionals working in Gwadar, International Port City is a first of its kind in Gwadar offering an all encompassing lifestyle to live, work and play within a secure gated community. Sustainability are at the heart of International Port City with a dedicated water desalination plant, eco-zone recycling centre and public amenities accounting for over 50% of the total development.

International Port City will set the benchmark for development in Gwadar, a sustainable master community at the Heart of Gwadar carefully planned for both local and expatriate professionals working and living in this emerging global city

国际港口城市瓜达尔 为一价值5亿美金位于瓜达尔心脏地带的 多功能安全门控管理社区，此三期计划社区与瓜达尔零点的距离仅不到1英里。

为中国专业工作人士量身打造，国际港口城市瓜达尔 是瓜达尔 第一个提供包括生活、工作和娱乐全方位生活方式 的安全门控管理社区。国际港口城市瓜达尔 将永续发展视为其 核心价值，并拥有一个专用的海水淡化厂，环保生态区和过半的公共设施空间。

国际港口城市瓜达尔 将为瓜达尔建立一个全新的标准，成为瓜达尔心脏地带中一个为当地及外地专业工作人士打造的永续发展社区，并在这个新兴的国际都市提供 最优质的工作和生活享受。

Amenities

Home to Gwadar Financial District
China Pak Shopping Mall & Multi-Plex Cinema
China Pak Medical Centre
China Pak High School
5* Hotel
Shopping Boulevard
Over 50% open spaces - 6 Community Parks
Water Desalination Plant
Eco-zone Recycling Centre

Location

2 Miles to Zero Point Gwadar
2 Miles to Coastal Highway
3 Miles to Gwadar Industrial Zone
5 Miles to Existing Airport
20 Miles to New Gwadar International Airport
6.1 Miles to New Town Gwadar
6.4 Miles to Beach & Resorts

公共设施

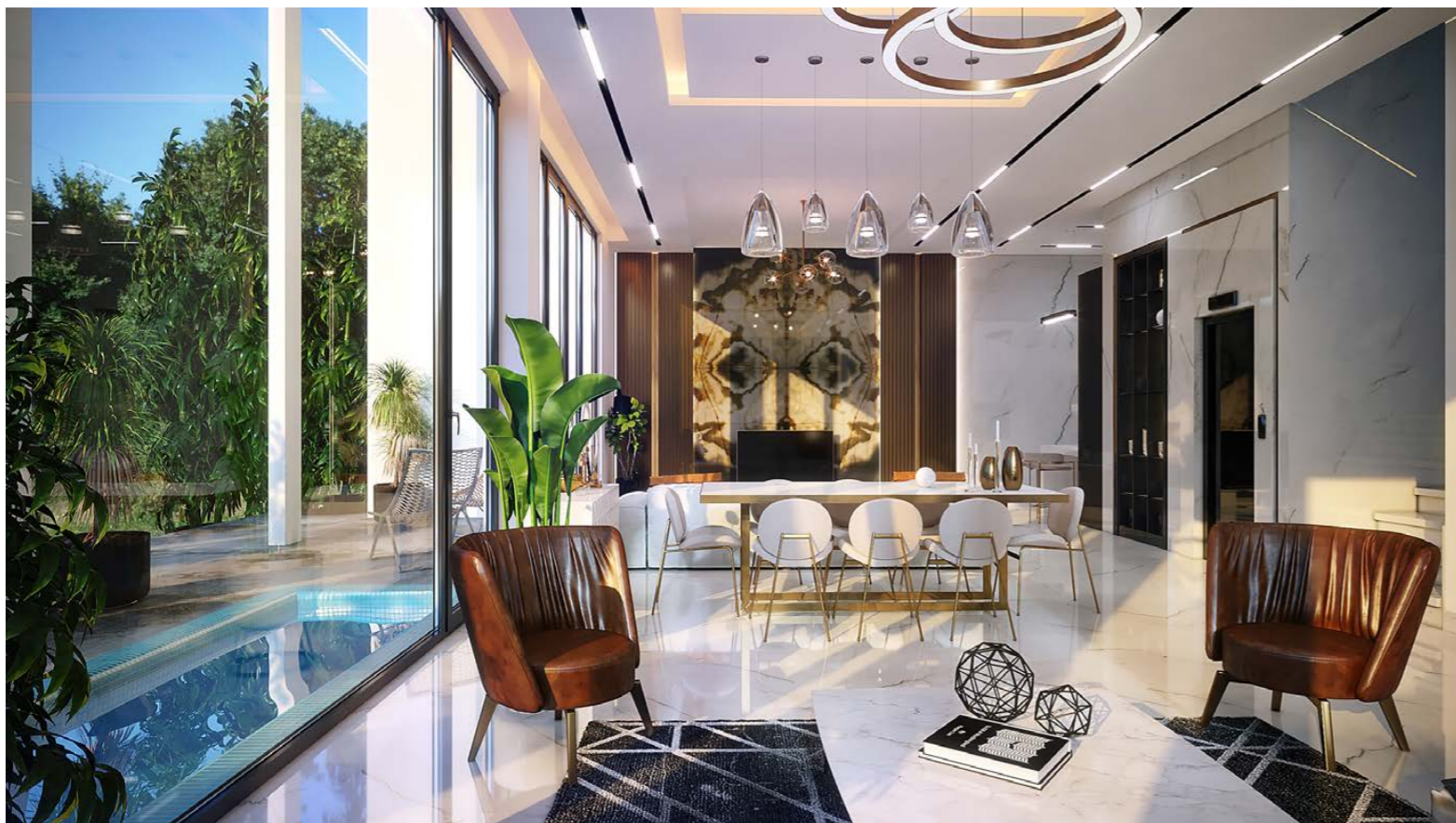
瓜达尔金融区之家
国际港口城市瓜达尔 购物中心与电影院
国际港口城市瓜达尔 医学中心
国际港口城市瓜达尔 中学
五星级酒店
购物大道
过半的公共空间 — 6个社区公园
海水淡化厂
环保生态区

地理位置

2英里至瓜达尔零点
2英里至海岸高速公路
3英里至瓜达尔工业区
5英里至现有的机场
20英里至新瓜达尔国际机场
6.1英里瓜达尔新城
6.4英里至海滩及度假中心







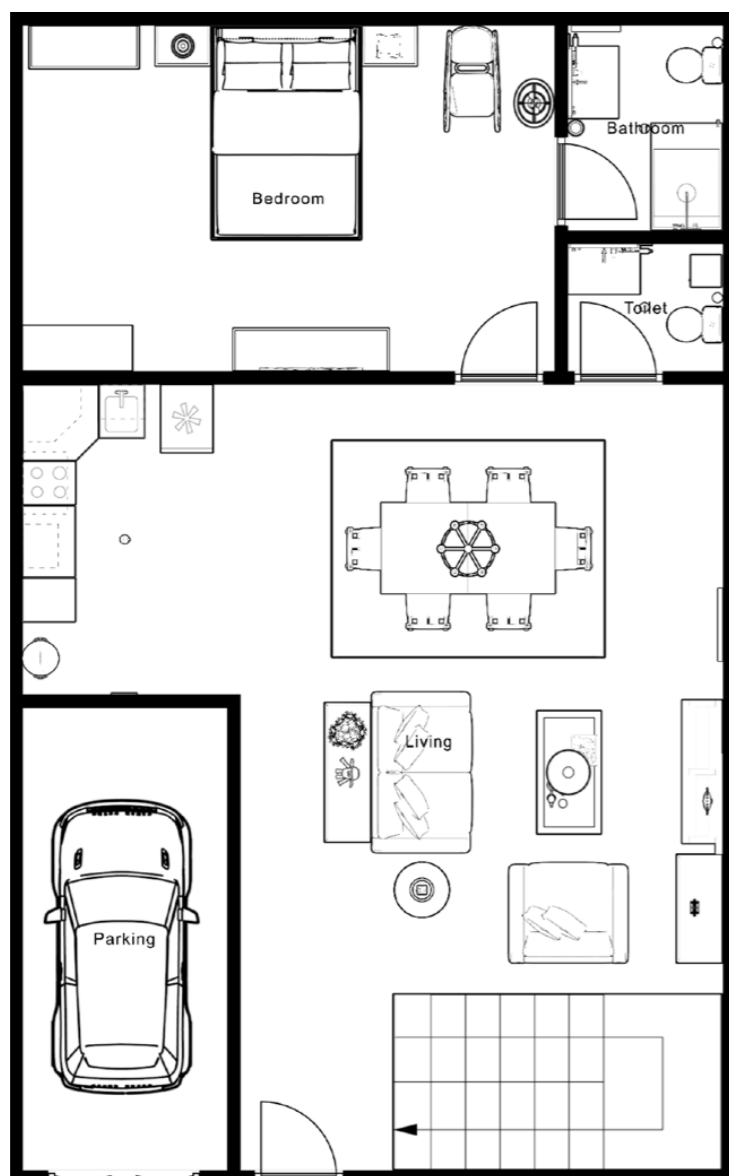
INTERNATIONAL
PORT CITY
GWADAR

国际港口城市瓜达尔

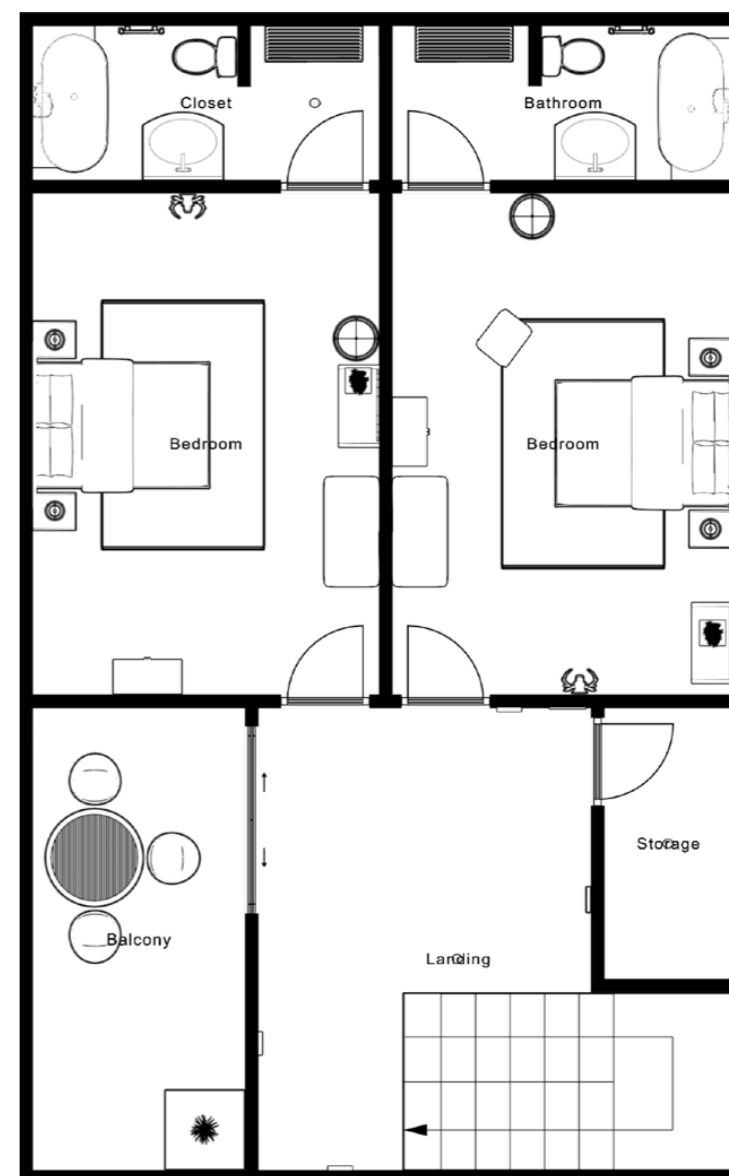


INTERNATIONAL
PORT CITY
GWADAR

国际港口城市瓜达尔



GROUND FLOOR



TOP FLOOR



TYPICAL FLOOR PLAN

RESIDENTIAL VILLA

125 Square Yard (GROUND + TOP FLOOR)



INTERNATIONAL
PORT CITY
GWADAR

国际港口城市瓜达尔

FINANCIAL PROJECTIONS
RESIDENTIAL VILLA
125 Square Yard

FINANCIAL PROJECTIONS
RESIDENTIAL VILLA

10 Year Projections USD | RESIDENTIAL

125 Square Yard Plot Price:	\$24,300
Infrastructure Cost:	\$6,750
Total Investment:	\$31,050

Expected Value in 2025:	\$68,310
Return on Investment (5 years):	120%
Profit:	\$37,260

Expected Value in 2030:	\$93,150
Return on Investment (10 years):	200%
Profit:	\$62,100

Rental Projections USD

Villa Construction in 2025:	\$54,000
Total Investment:	\$85,050
Annual Rental:	\$17,385.30
Return on Investment:	20%

Payment Plans USD

125 Square Yard | Residential

125 Square Yard Plot Price:	\$24,300
Infrastructure:	\$6,750
Total Investment:	\$31,050

Cash

Down Payment - 50% of Plot Price and Infrastructure:	\$15,525
Balance 50% of the Plot Price and Infrastructure over 12 months (90 days from the date of reservation):	\$1,293.75

52 Month Payment Plan

Down Payment - 30% of the Plot Price:	\$7,290
Infrastructure (30 days from date of reservation) for 15 months:	\$450
Balance 70% of Plot Price over 36 months (starting 480 days from date of reservation):	\$472.50

Note: Prices at International Port City are expected to value at a premium due to the construction quality and gated development offering an all-encompassing community lifestyle within a secure environment. The above projections are only for illustration purposes and are based on previous and current performance. Please be aware that prices of properties can go down as well as up.

The only community in Gwadar with a
designated business district.



The Developer



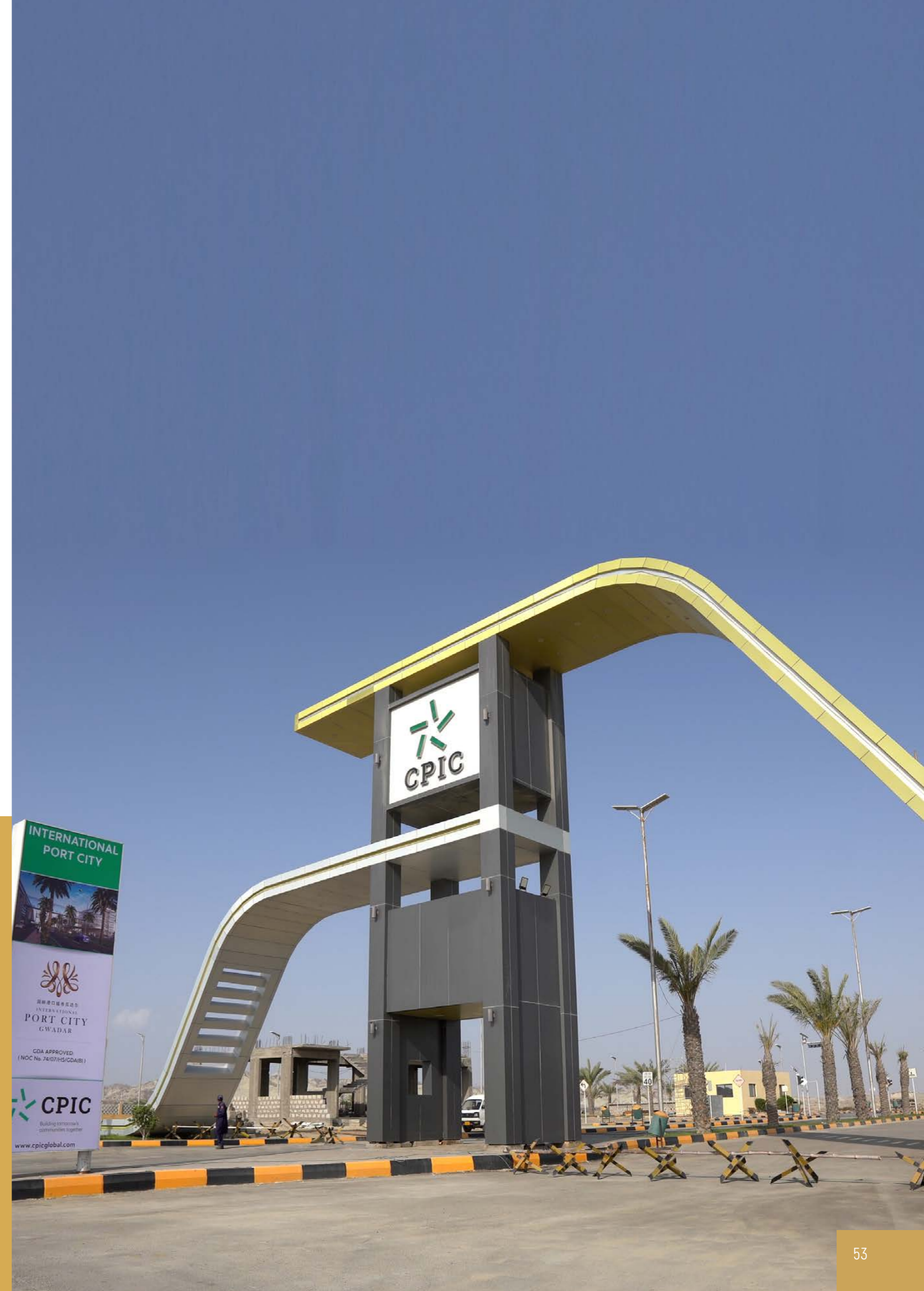
- CPIC is a privately-owned company, headquartered in London with an office in New York, Houston, Dubai and Karachi.
- We specialise in real estate opportunities within the \$62bn China Pakistan Economic Corridor (CPEC). We aim to give investors access to land in the areas benefitting from China's \$5 Trillion investment into the One Belt and One Road Initiative.
- CPIC aim to bring positive changes to Pakistan, through building safe, sustainable communities that encourage cohesion, enable businesses to thrive and offer a positive lifestyle.
- Comprised of world leading investment and real estate professionals, we deliver international standards of development and are championing the introduction of trustworthiness, transparency and sincerity to Pakistan's real estate industry.

“

“Time lost cannot be won again: We deliver on time”.



「时间一去不复返:我们准时交付」中巴投资有限责任公司



International Port City is the first major community in Gwadar's private sector to have completed development works and handed over plots to their valued clients.





Investors in International Port City will be able to take advantage of investing securely with CPIC, they'll enjoy the 'world class' quality of construction, the all-encompassing lifestyle as well as the beneficial position of Gwadar.

CPIC'S BOARD MEMBERS ARE:

Mr Ryan He

Veteran investment expert, International key note speaker and a senior member of a think tank.

Lord Beaverbrook

Director of the Aitken/Beaverbrook Family Office, Commandant General RAuxAF, with attendance at the Air Force Board.

Pervaiz Asghar

A Rear Admiral of the Pakistan Navy and previous Director General of the National Centre for Maritime Policy Research.

Zeeshaan Shah

Award winning entrepreneur, founder and CEO of ONE Investments.

Sir Thomas Harris KBE CMG

A seasoned expert on diplomacy, trade and investment serving as the Vice Chairman Asia of Standard Chartered from 2004 until 2014.

Kamal Alam

The Pakistan Defence Fellow at The Royal United Services Institute (RUSI) since 2015, using his extensive experience to connect this project to the wider Middle East.

CPIC are pioneers in the global market, informing the world on the opportunities Pakistan offers to today's intelligent investor.

Our major campaigns include:



Emerging Pakistan Gwadar



Prosperous Pakistan

AWARDS:

"Best International Real Estate Developer of Pakistan 2018" at Foreign Investment Awards, Karachi, Pakistan.

"Best Real Estate Project for Gwadar 2018" in Shenzhen, China

"Best Real Estate Developer Pakistan 2018" in Shenzhen, China



Press coverage by:



Supporting Local Communities

As of January 2021 CPIC has created job opportunities for 350 people in Balochistan who are working full-time on CPIC projects.

CPIC's operations stem from the three core values of building trust, being transparent and acting with sincerity. An important aspect of this is giving back to the community that has so graciously welcomed us with open arms. In our determination to be a positive catalyst CPIC is focused on the improvement of the social well-being of all individuals and organisations associated with the work we do. We are nothing without our community, and we thank each and every citizen for assisting us in achieving all that we have.

CPIC projects have already created numerous employment opportunities for locals with the number expected to increase considerably in the near future. 100+ labourers are currently employed at the International Port City site. This number will soon rise to 350+ once the construction of China Pak Golf Estates moves from ground preparation works to the development phase.



“If we want to make this great state of Pakistan happy and prosperous, we should wholly and solely concentrate on the well-being of the people.”

Quaid-e-Azam Muhammad Ali Jinnah



Gwadar Smart City Master Plan

The Pakistan Government have released an impressive and ambitious blueprint for the long-term development of Gwadar.

Entitled "Integrated Gwadar Smart Port City Master Plan (2017-2050)" the document promises the delivery of a glorious future for this seaside corner of Western Pakistan. Among the exciting predictions are that the population of Gwadar Port will explode from around 300,000 to 2 million in the next 30 years.

It is expected the size of the city's economy will surge from \$0.6bn to \$30bn annually. That growth will be fuelled by a rise in employment from 105,000 to 1.1 million jobs. This in turn will propel the number of households from just under 16,000 to over 250,000. Clearly, land for residential building will be at a premium due to the huge demand from the expected rush of immigrants to Gwadar.

The Master Plan envisages Gwadar becoming the main port in Western Pakistan, servicing China and the five Central Asian countries. It will be the focal point for the trade centres of Afghanistan, South Asia and the neighbouring Middle East. The port's throughput will rise from 44m tons to nearly 200m pushing the per capita GDP from just \$2000 per year to \$15,000, nearly three times Pakistan's current rate.

Among the Master Plan's highlights are:

- Port development & economic free zone
- International transport links, including international airport
- Infra-structure, including major road-network, electricity & water supply
- Industrial & manufacturing developments
- Commercial developments
- Residential developments
- Utilities, including water, sewage, gas & electricity
- Food production & supply
- Facilities, including healthcare, educational, religious, sports & recreational
- Telecommunications, including high-speed internet
- Security, including storm measures
- Tourism developments
- Sustainability & ecological projects



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