



[www.aaaassociates.com](http://www.aaaassociates.com)

DECIDE TODAY, FOR A BETTER **TOMORROW**

## OUR COMPANIES



## AAA ASSOCIATES

AAA Associates is a conglomerate with an exceptional and rapidly expanding portfolio in myriad of ventures such as Real Estate, Finance, Builders and Media. Established in 2015, AAA Associates has provided a transcending investment platform to hundreds of customers. We have a firm belief in our values and our success is in delivering prodigious amenities. We have an embedded culture of teamwork that enables us to build long-term relationships with our clients as we believe in providing a diversity of possibilities for everyone.

Our neo-traditional business model takes the best features of our traditions, a personalized relationship with every client and fuses it with futuristic economic models.

"Decide today for a better tomorrow" is an emblem for providing conspicuous investment opportunities to our clients for a secure future. Our innovative construction solutions and value additions help us garner the trust of our valued clients. We are expanding our services globally and currently serving in Saudi Arabia, UAE, Qatar, UK, France, Germany, Norway, Canada, USA, and Australia.

**A LEADING  
GROUP  
OF COMPANIES**

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**CHAIRMAN**  
**AAA ASSOCIATES**

Our aim is to provide the best quality products in the real estate investment and development sector assuring maximization of investors' value. Our strategy at AAA Associates is to build a business model that adds value to the community with affordable as well as sustainable products to our valuable clients while maintaining transparency, trust and integrity. We are privileged and honored to contribute to society where we see vast opportunities and a promising future with better living conditions.

**SHEIKH**  
**FAWAD BASHIR**





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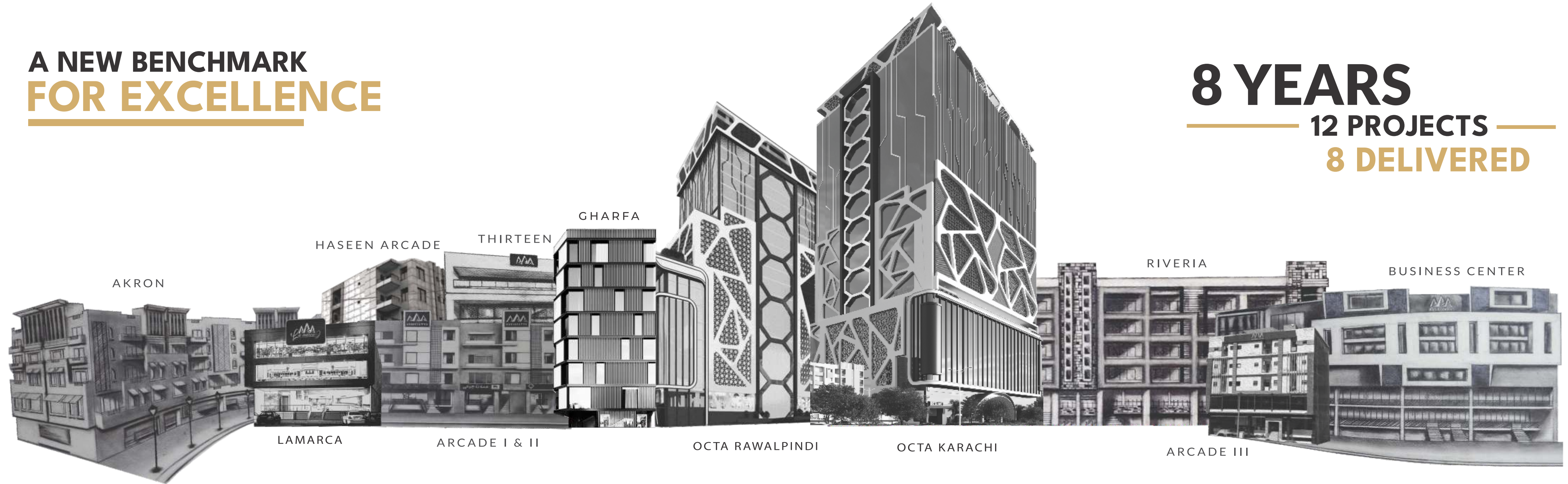
**MANAGING DIRECTOR**  
**AAA ASSOCIATES**

“Our responsibility and mission is summarized as providing solutions to our clients for sustainable growth and gaining access to the most desirable opportunities present in the market. To do so, we invest in the best real estate opportunities by employing the most qualified human resources, using the latest technology and adopting the best performance methods to deal with our local, regional and International clients. We keep our clients' ambitions at the forefront of our strategies.”

**LT COL (R)**  
**SHAHZAD KIANI**

A NEW BENCHMARK  
**FOR EXCELLENCE**

**8 YEARS**  
12 PROJECTS  
**8 DELIVERED**



THE MOST  
RECOGNIZED ADDRESSES  
**OF BAHRIA TOWN**  
WITH CONVENIENCE AT EVERY TURN



## DELIVERED, UNDER CONSTRUCTION & UPCOMING **PROJECTS**





Our widely successful projects, AAA Arcade I and II are a quintessential part of our story, reflecting consistency, hard work, and commitment. AAA Arcade II, a “twin” of AAA Arcade I is inspired by its predecessor in architecture and ideology. Located in the picturesque area of Bahria Town, combines a blend of luxury, comfort, and convenience under one setting for both residential and commercial spaces. They both boast many international brands including Nandoos, CGC, Khanna Chowki, and more. International food chains like McDonald’s, Burger King, Hardees, and Pizza Hut are in close proximity to the area as well.

Following these projects, we present Arcade III, inspired by a legacy of excellence and a dependable schedule of delivery.



Spring Commercial, Phase 7, Bahria Town  
Rawalpindi





Arcade III, located at the junction of Bahria Town Phase 7 and DHA 1, close to commodities and amenities outlets is at your ease and convenience. Envisioned with better living and privacy, the project is beautifully placed with access to the best available facilities without compromising privacy. A perfect blend of commercial and residential spaces, it is built to last. Available units from 1 Bedroom Apartments to Penthouses, Shops, and Business Offices in various ranges are designed to meet your needs. The project is completely sold-out showcasing the trust that clients put in AAA Associates Projects.



Mini Commercial Ext, Phase 7, Bahria Town  
Rawalpindi



One of our proudest achievements, AAA Akron's idyllic location, and peerless architecture have taken the real estate industry by the storm. It has an elevated location near the junction of Bahria Town phase 7 and DHA-1. This location offers a serene and panoramic view of the area. As part of our effort to combat global warming, Akron's design is eco-friendly reducing its carbon print on the planet. It hosts the famed Chikachino chain, Wild Wings and Coffee by MSK. Co-working spaces and apartments are aesthetically designed to ensure flawless and impeccable finishing. Notable apartment design is fenestration, with strategically placed windows to give access to adequate sunlight and clean air to work as natural vents.



Acantilado Commercial, Phase 7, Bahria Town  
Rawalpindi



AAA Associates proudly present a one of its kind, the AAA Business Center. A perfect amalgamation of commercial activities, amenities, and location to completely serve the needs of our valued clients.

AAA Associates excel in introducing development projects only after complete research and development, taking into consideration market demand and client needs. A product of the relentless dedication to excellence, it accommodates all the needs of businesses and stakeholders. It is a futuristic project, ensuring the accumulation of high returns on investments in the near future. This symbol of excellence is situated at the Quaid-e-Azam junction, with roads leading to the new airport and connecting bridges, fortifying the business center along with your investment and business.

AAA Business center also features the Members Only Executive Club, showcasing numerous attractions including a gymnasium, spa, various indoor sports, E-sports arena, and a host of other activities. A Rooftop restaurant offers an opportunity for community gatherings with spectacular views.



Eiffel Tower, Phase 7, Bahria Town,  
Rawalpindi





AAA Riveria boasts an aesthetically appealing infrastructure and is strategically placed for tranquil and mesmerizing views from all sides. There are splendid views of the Eiffel tower as well as views of the historical river, adding to the overall aesthetic sense of this marvel. It is located in a densely populated area offering a mix of neo-traditional and ultramodern designs to cater to all tastes. Entertainment is one of the key features of AAA Riveria, with the top floors reserved for an executive club exclusively for members. The club offers a wide range of indoor activities, including health and fitness activities.



Spring North Commercial, Phase 7, Bahria Town  
Rawalpindi





Are you a business-oriented person who would like to pursue his business among top-notch international brands? AAA's Thirteen is a project tailored to cater to just these needs.

Aesthetically designed and located in the prime commercial location of Bahria Town (Theme Park Avenue), to attend to the needs of the business community, the project host several international food chains and is close to the intellectual village. It lays claim to the title of the most prestigious and secure business opportunity available in the twin cities.



Spring Commercial, Phase 7, Bahria Town  
Rawalpindi





**UNDER**  
**CONSTRUCTION PROJECT**

YEAR OF COMPLETION  
**2024**



FIVE STAR HOTEL  
MANAGED AND OPERATED BY



COMING TO



# AMENITIES

PENTHOUSE

FIVE STAR HOTEL

EXECUTIVE CLUB

INFINITY POOL

MALL OF STREETS



Revolutionizing the Real Estate Industry.

AAA Octa delivers on our legacy of delivery on schedule, luxury living, ultra-convenience, and comfort. One of our biggest projects of Rawalpindi resides in the heart of Bahria Town at the business district captivating the community from diverse backgrounds and interests. This splendid project integrates both commercial and residential spaces designed to fulfill our client`s needs. Hotel suite apartments with dazzling facades and finishes make Octa stand out among similar structures. AAA Projects have always been a hub of international and prestigious brands, and this time, we are hosting Pearl Continental Hotel, one of the most notable and esteemed hotel chains of Pakistan, at Octa. The project is insured by premium insurance companies of Pakistan to protect the interests of our prestigious clients.

The project also introduces Mall of Streets (Pedestrian Shopping Streets), specially designed to address the needs of both clients and customers.



Business District, Phase 8, Bahria Town  
Rawalpindi





AAA OCTA Gharfa is a unique project that is located at the prime location in Business District Bahria Town, Phase 8. This commercial project is a nine-story construction, with outlets offering economical rates for the residents and visitors of AAA OCTA. It is meant to make this community a more charming place. AAA Gharfa serves a commercial purpose and fulfills the retail needs of the residents besides being a novel construction design in Pakistan. Being one of the latest projects, AAA Gharfa is a proud reveal of AAA Associates. Creating joy and comfort has always been the motto behind our work and each project is done with that objective in view. AAA Gharfa is a testimonial of our achievement, which fulfills the purpose of the services we have committed to deliver to our clients.



Business District, Phase 8, Bahria Town  
Rawalpindi





AAA La marca is an eclectic ensemble of retail offerings that comes with a tagline “Where Local Brands Flourish”. Browse through the three-story mall to experience a premium experience of carefree shopping and dining. Clustered between McDonald's, Green Valley and other retail gallerias, AAA La marca has a distinctive location that attracts a number of businesses. It features a comprehensive and extensive mix of retail, entertainment and dining options for locals and tourists who love to shop and be entertained. A great place for everyone to come together and enjoy the perfect blend of luxury, elegance and breath-taking views.

## **UNDER** **CONSTRUCTION PROJECT**

YEAR OF COMPLETION  
**FIRST QUARTER 2023**



Opp Green Valley , Phase 7, Bahria Town  
Rawalpindi



# AMENITIES

PENTHOUSES

FIVE STAR SERVICED APARTMENTS

FIVE STAR HOTEL SUITES

INFINITY POOL

CORPORATE OFFICES

EXECUTIVE CLUB

MALL OF STREETS



## BE A PART OF NOVELTY!

An ideal location according to your desired feasibilities and turning your dreams into reality for your future generations, it stimulates you to have the ultimate grandeur experience with its nouveau design, state-of-the-art facilities, and magnificent views overlooking Bahria Town, Karachi. The warmth and cordiality of AAA Octa blend grandiosely with the magnificent service of a Five-Star Hotel. A perfect place to discover the comfort of luxury rendezvousing the simplicity of nature.



BAHRIA TOWN KARACHI

# LEADING GLOBALLY

## NATIONAL PAKISTAN

- Ground Floor, Bahria Complex 1, MT Khan Road, Karachi
- Office No 20/21, 2nd Floor, Asian Business Center Bahria Town-7 Entrance, G.T Road, Rwp
- Office No.8, Ground Floor, Plaza No 70, 71 & 72, Bahria Springs North, Bahria Town Phase 7, Rwp
- Ground Floor, AAA Arcade 3, Mini Extension II, Bahria Town Phase 7, Rwp
- Mezzanine Floor, AAA Akron, Acantilado Commercial Bahria Town Phase 7, Rwp
- AAA Associates Plaza, Near Gate No 1, DHA-II, Islamabad
- First Floor, FJ Plaza, Block No.2, F-7 Markaz, Islamabad
- Showroom Market, Main Khushab Mianwali Road, Jauharabad, District Khushab
- Office No. 12, 13 & 14, 1st Floor, Mubarak Market Kazmi Bazar, Polo Ground Road, Skardu

- Shop No 4, Ground Floor Khojak Plaza, Sumangli Road, Quetta Cantt
- Shop # 3, United Mall, Risalpur Road, Mardan
- 1st & 2nd Floor, Plaza # 01, Defence Raya Golf & County Club, Phase 6 DHA, Lahore Cantt
- Office # 1, 4th Floor Mall of KPK, University Road Peshawar

### COMING SOON

- 9th Floor, Ali Plaza, Bahria Town Karachi

## INTERNATIONAL DUBAI

Office 1707, 17th Floor, City Tower 2, ●  
Sheikh Zayed Road, Dubai

## AUSTRALIA & UK Coming Soon ●

## USA Coming Soon ●



# Brands ON BOARD



آج کرو اچھے کل کا فیصلہ

