



GR DEVELOPERS
PVT. LTD.



COMMERCIAL SHOPS & LUXURY RESIDENCES

GR-04

Quaid Block · Bahria Town · Lahore

• 2.5-Year Installment Plan · 2026

grdevelopers.pk — explore every unit in 3D · +92 321 7722054

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The elevations

Day View

STREET FRONTAGE



Dusk View

ILLUMINATED FAÇADE



A landmark address, built on a record of delivery.

الحمد لله

After the success of **GR-25**, **GR-02** and **GR-03** — delivered and occupied across Bahria Town — GR Developers proudly presents **GR-04**.

GR-04 is a mixed-use tower in Bahria Town, Lahore — high-footfall retail at street level and curated **studio, one- and two-bed residences** above, wrapped in a sculpted, light-filled façade. Reserve today with just **15% down** and settle the balance over an easy **2.5-year plan**.

LOCATION

Quaid Block, Bahria Town · Lahore

Plots 48/16, 48/17, 48/18 · 24 Marlas (3 × 8-Marla)



PLOT SIZE

24 Marlas

TYPE

**Shops +
Residences**

COMMERCIAL

41 Shops

RESIDENCES

Studio · 1 & 2 Bed

BOOKING

15% to Reserve

PLAN

**28 Monthly
Installments**

BUILDING COMPOSITION

Basement

Retail shops · two lifts & stair core

27 Shops

Ground Floor

Shops + 8' street arcade · main lobby

14 Shops · 4,770 ft²

1st – 6th Floors

Studio · 1 & 2-bed homes, most with patios

~5,505 ft² / floor

A track record you can trust

Since **2022**, GR Developers has launched, built and handed over a growing portfolio across Bahria Town, Lahore — delivered on schedule and fully occupied. **GR-04** continues that promise.



GR-25

DELIVERED · OCCUPIED

G2 MAIN BOULEVARD · BAHRIA ORCHARD

Six floors of commercial shops & luxury apartments on the Orchard's prime frontage. Delivered 2025, fully occupied.



GR-02

DELIVERED · OCCUPIED

IQBAL BLOCK · BAHRIA TOWN

Retail, basement shops & one-bed apartments on a double plot. Delivered on schedule, January 2026.



GR-03

FINISHING · 2026

TULIP COMMERCIAL · BAHRIA TOWN

Shops, offices & apartments facing the Grand Jamia Mosque — and home to GR Developers' new HQ.

Delivered, occupied, trusted.

GR-25 & GR-02 handed over · GR-03 in finishing · GR-04 now launching.

2022

BUILDING SINCE

4

PROJECTS

Named materials. Nothing generic.

Named By Brand

Imported Where It Matters

Same Spec, Every Unit

STRUCTURE

Brick **Awal** first-class brick

Sand & aggregate **Chenab** sand · crush & bajri, **Sargodha**

Steel **Grade-60** deformed bar

Cement **DG · Maple Leaf · Bestway**

Waterproofing Water stopper at all joints

Pipes & conduit **Polo & Popular** PPRC

FINISHES

Tiles **Master · Ghani · Orient**

Tile fixing **Stile** bond adhesive

Paint **ICI Dulux / Nippon** — base to final coat

Glass & aluminium Company-grade fittings

DOORS & WOOD

Sheets **Pakitex** MDF / chipboard

Doors Solid inner + MDF panel, veneer polish

Locks & accessories **IMPORTED** Incl. smart locks

ELECTRICAL & KITCHEN

Cables **GM / Popular**, end to end

Switches **IMPORTED** Smart switches as standard

Lights **IMPORTED** Throughout

Fans **Pak Fans** (Lahore) or equivalent

Hood & stove **IMPORTED** Installed in every kitchen

SAFETY

Firefighting & fire alarm **IMPORTED** Building-wide systems

Every material above is specified by brand so you can verify it — nothing hidden behind “premium quality”. Specifications are indicative and may be substituted with equivalents of the same or higher grade.



BOOKING & DETAILS · EVERY UNIT IN 3D
grdevelopers.pk/projects/gr-04

Scan for the 3D tour



A world of luxury & convenience

Every GR-04 address comes with the essentials of **secure, modern city living** — engineered to the standard that made GR Developers a trusted name in Bahria Town.



24/7 CCTV Surveillance

Monitored entries.



High-Speed Elevators

Two lifts per core.



Standby Power

Backup to commons.



Covered Parking

Dedicated levels.



Retail Arcade

8' high-street front.



Rooftop Garden

Landscaped terrace.



Prime Address

Quaid Block.



Security & Fire Safety

Guarded, fire-ready.

GR-04 · BAHRIA TOWN, LAHORE

Crafted for modern living — built to the standard that made GR Developers a trusted name.

Studio, one- & two-bed residences above high-street retail — secure, serviced and move-in ready.

Basement

LOCATION

Quaid Block, Bahria Town · Lahore

Plots 48/16, 48/17, 48/18 · 24 Marlas (3 × 8-Marla)



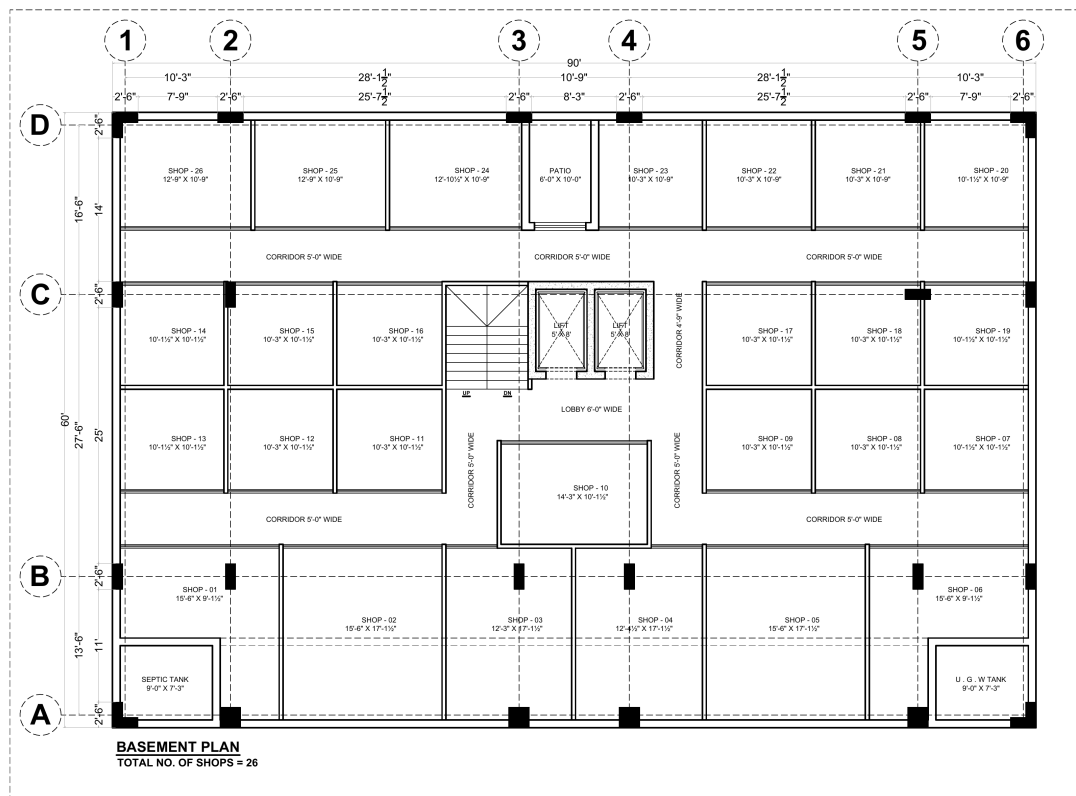
27 Retail Shops

5' Corridors

Two Lifts + Stair Core

Basement Plan

27 SHOPS · SALES INVENTORY



Lower-ground retail floor. A grid of basement shop units served by two passenger lifts, a central stair core and 5'-wide corridors, with a patio light-well and dedicated water-tank rooms.



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Ground floor

LOCATION

Quaid Block, Bahria Town · Lahore

Plots 48/16, 48/17, 48/18 · 24 Marlas (3 × 8-Marla)



14 Shops

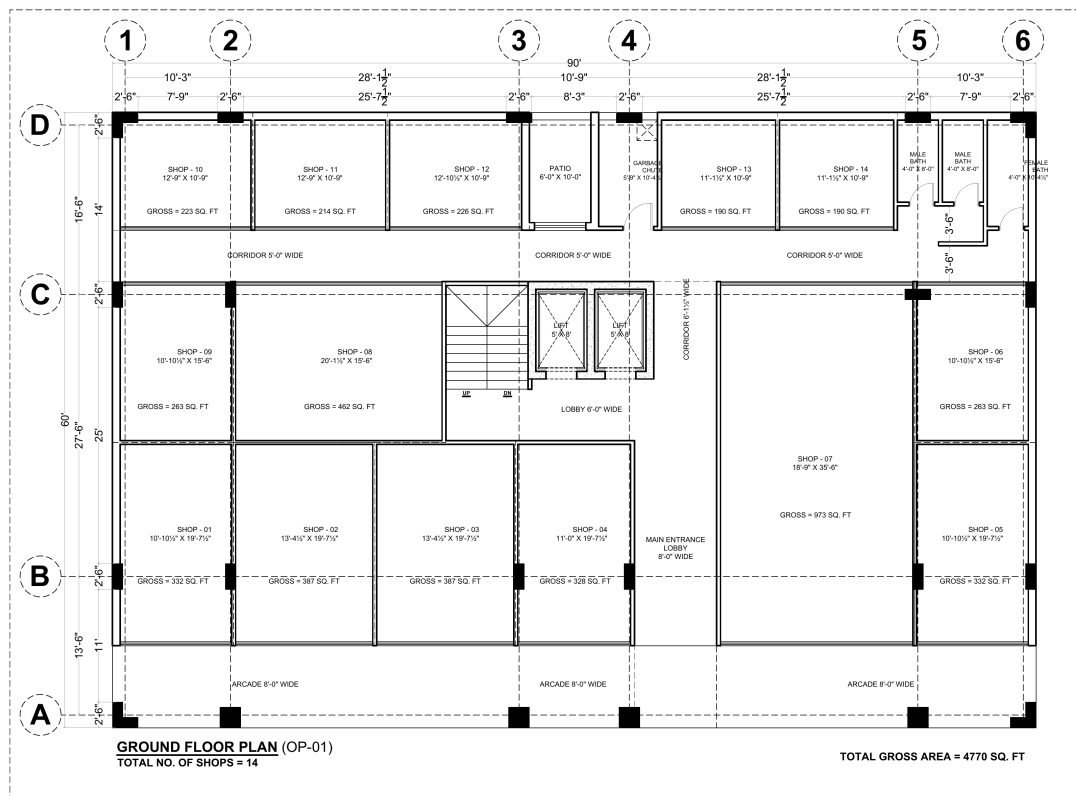
4,770 ft² Gross

8' Street Arcade

Main Entrance Lobby

Ground Floor Plan

14 SHOPS · 4,770 FT²



High-street retail frontage. Fourteen shops wrap an 8'-wide arcade with a generous main-entrance lobby — prime, high-visibility units sized from 190 to 973 ft².



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Scan for the 3D tour



Typical residential floor

LOCATION

Quaid Block, Bahria Town · Lahore

Plots 48/16, 48/17, 48/18 · 24 Marlas (3 × 8-Marla)



Studio

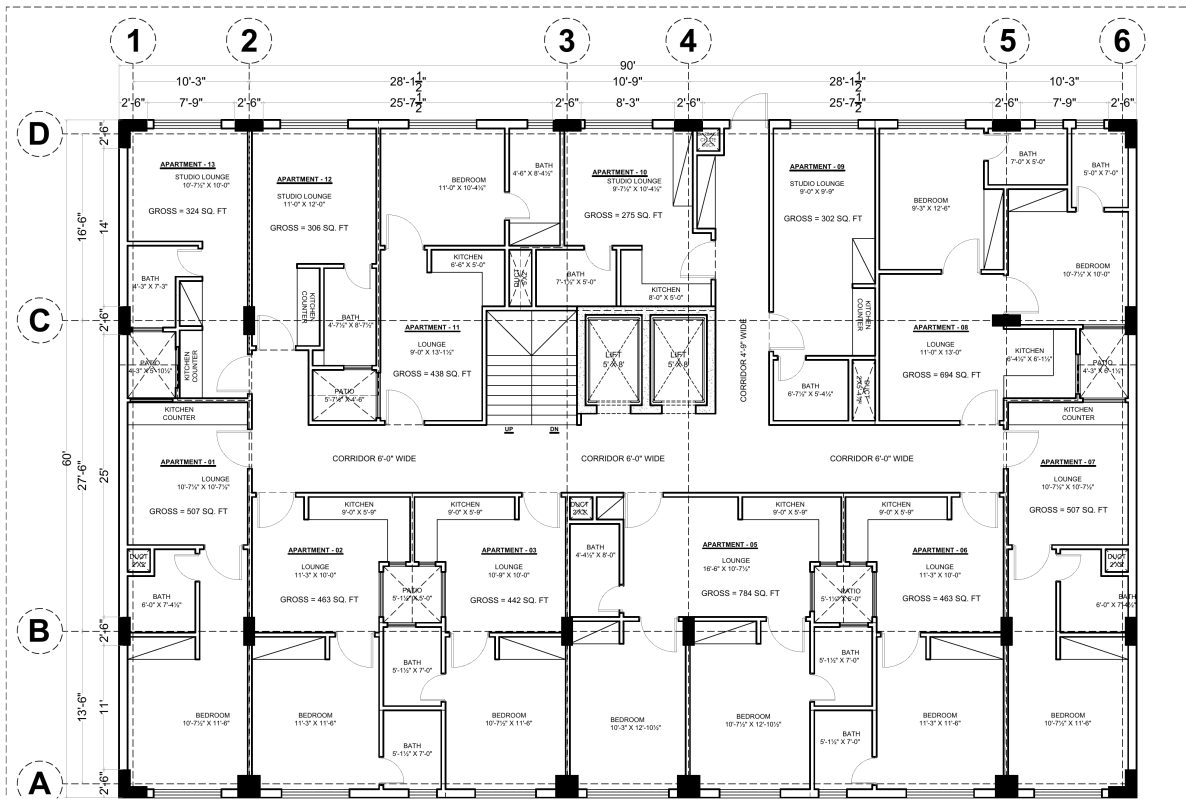
One-Bed

Two-Bed

~5,505 ft² / Floor

1st – 6th Floor Plan

STUDIO · 1 & 2-BED RESIDENCES



Repeated on every residential floor (1st–6th). An efficient mix of studio, one- and two-bed apartments — most with private patios — arranged around two lifts, a stair core and 6'-wide corridors.



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Basement - Shops

GR-04 — Basement Shops

15% booking · balance over 28 monthly installments · all figures in PKR

2.5-YEAR INSTALLMENT PLAN

#	SHOP	AREA (FT ²)	RATE /FT ²	TOTAL PRICE	BOOKING 15%	CONFIRM. 15%	DIGGING 5%	POSSESS. 5%	28 MONTHLY INSTALLMENTS
1	Shop 01	126	14,000	1,764,000	264,600	264,600	88,200	88,200	37,800
2	Shop 02	245	14,000	3,430,000	514,500	514,500	171,500	171,500	73,500
3	Shop 03	230	14,000	3,220,000	483,000	483,000	161,000	161,000	69,000
4	Shop 04	394	14,000	5,516,000	827,400	827,400	275,800	275,800	118,200
5	Shop 05	314	14,000	4,396,000	659,400	659,400	219,800	219,800	94,200
6	Shop 06	332	14,000	4,648,000	697,200	697,200	232,400	232,400	99,600
7	Shop 07	126	14,000	1,764,000	264,600	264,600	88,200	88,200	37,800
8	Shop 08	174	14,000	2,436,000	365,400	365,400	121,800	121,800	52,200
9	Shop 09	167	14,000	2,338,000	350,700	350,700	116,900	116,900	50,100
10	Shop 10	169	14,000	2,366,000	354,900	354,900	118,300	118,300	50,700
11	Shop 11	256	14,000	3,584,000	537,600	537,600	179,200	179,200	76,800
12	Shop 12	169	14,000	2,366,000	354,900	354,900	118,300	118,300	50,700
13	Shop 13	167	14,000	2,338,000	350,700	350,700	116,900	116,900	50,100
14	Shop 14	174	14,000	2,436,000	365,400	365,400	121,800	121,800	52,200
15	Shop 15	175	14,000	2,450,000	367,500	367,500	122,500	122,500	52,500
16	Shop 16	168	14,000	2,352,000	352,800	352,800	117,600	117,600	50,400
17	Shop 17	171	14,000	2,394,000	359,100	359,100	119,700	119,700	51,300
18	Shop 18	171	14,000	2,394,000	359,100	359,100	119,700	119,700	51,300
19	Shop 19	168	14,000	2,352,000	352,800	352,800	117,600	117,600	50,400
20	Shop 20	175	14,000	2,450,000	367,500	367,500	122,500	122,500	52,500
21	Shop 21	220	14,000	3,080,000	462,000	462,000	154,000	154,000	66,000
22	Shop 22	212	14,000	2,968,000	445,200	445,200	148,400	148,400	63,600
23	Shop 23	210	14,000	2,940,000	441,000	441,000	147,000	147,000	63,000
24	Shop 24	167	14,000	2,338,000	350,700	350,700	116,900	116,900	50,100
25	Shop 25	171	14,000	2,394,000	359,100	359,100	119,700	119,700	51,300
26	Shop 26	171	14,000	2,394,000	359,100	359,100	119,700	119,700	51,300
27	Shop 27	178	14,000	2,492,000	373,800	373,800	124,600	124,600	53,400

Note — An additional charge of **8%** applies to all corner units · 5% discount on full lump-sum payment in advance · 2.5% on 60% advance · up to **16%** total discount under a 2.5-year full-payment contract. All areas gross & approximate. Explore every unit in 3D at grdevelopers.pk/projects/gr-04.

Ground floor - Shops

GR-04 — Ground Floor Shops

2.5-YEAR INSTALLMENT PLAN

15% booking · balance over 28 monthly installments · all figures in PKR

#	SHOP	AREA (FT ²)	RATE /FT ²	TOTAL PRICE	BOOKING 15%	CONFIRM. 15%	DIGGING 5%	POSSESS. 5%	28 MONTHLY INSTALLMENTS
1	Shop 01	332	40,000	13,280,000	1,992,000	1,992,000	664,000	664,000	284,571
2	Shop 02	387	40,000	15,480,000	2,322,000	2,322,000	774,000	774,000	331,714
3	Shop 03	387	40,000	15,480,000	2,322,000	2,322,000	774,000	774,000	331,714
4	Shop 04	328	40,000	13,120,000	1,968,000	1,968,000	656,000	656,000	281,143
5	Shop 05	332	40,000	13,280,000	1,992,000	1,992,000	664,000	664,000	284,571
6	Shop 06	263	30,000	7,890,000	1,183,500	1,183,500	394,500	394,500	169,071
7	Shop 07	973	40,000	38,920,000	5,838,000	5,838,000	1,946,000	1,946,000	834,000
8	Shop 08	462	30,000	13,860,000	2,079,000	2,079,000	693,000	693,000	297,000
9	Shop 09	263	30,000	7,890,000	1,183,500	1,183,500	394,500	394,500	169,071
10	Shop 10	223	30,000	6,690,000	1,003,500	1,003,500	334,500	334,500	143,357
11	Shop 11	214	30,000	6,420,000	963,000	963,000	321,000	321,000	137,571
12	Shop 12	226	30,000	6,780,000	1,017,000	1,017,000	339,000	339,000	145,286
13	Shop 13	190	30,000	5,700,000	855,000	855,000	285,000	285,000	122,143
14	Shop 14	190	30,000	5,700,000	855,000	855,000	285,000	285,000	122,143

Note — An additional charge of **8%** applies to all corner units · 5% discount on full lump-sum payment in advance · 2.5% on 60% payment in advance · up to **16%** total discount under a 2.5-year full-payment contract. All areas gross & approximate.



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1st – 6th floor - Residences

GR-04 — Residences (1st-6th Floor)

15% booking · balance over 28 monthly installments · per-floor pricing in PKR

2.5-YEAR INSTALLMENT PLAN

#	APARTMENT	AREA (FT ²)	RATE /FT ²	TOTAL PRICE	BOOKING 15%	CONFIRM. 15%	DIGGING 5%	POSSESS. 5%	28 MONTHLY INSTALLMENTS
1	One Bed	507	19,000	9,633,000	1,444,950	1,444,950	481,650	481,650	206,421
2	One Bed	463	19,000	8,797,000	1,319,550	1,319,550	439,850	439,850	188,507
3	One Bed	442	19,000	8,398,000	1,259,700	1,259,700	419,900	419,900	179,957
4	Two Bed	784	19,000	14,896,000	2,234,400	2,234,400	744,800	744,800	319,200
5	One Bed	463	19,000	8,797,000	1,319,550	1,319,550	439,850	439,850	188,507
6	One Bed	507	19,000	9,633,000	1,444,950	1,444,950	481,650	481,650	206,421
7	Two Bed	694	17,500	12,145,000	1,821,750	1,821,750	607,250	607,250	260,250
8	Studio	302	17,500	5,285,000	792,750	792,750	264,250	264,250	113,250
9	Studio	275	17,500	4,812,500	721,875	721,875	240,625	240,625	103,125
10	One Bed	438	17,500	7,665,000	1,149,750	1,149,750	383,250	383,250	164,250
11	Studio	306	17,500	5,355,000	803,250	803,250	267,750	267,750	114,750
12	Studio	324	17,500	5,670,000	850,500	850,500	283,500	283,500	121,500

Note — An additional charge of **8%** applies to all corner units · 5% discount on full lump-sum payment in advance · 2.5% on 60% payment in advance · up to **16%** total discount under a 2.5-year full-payment contract. All areas gross & approximate.



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Simple terms, flexible payments.



DISCOUNTS & SAVINGS

<p>Lump-sum advance Pay the full amount in advance and save 5%.</p>	<p>60% advance Pay 60% upfront and save 2.5%.</p>
<p>2.5-year full-payment contract Monthly discount applies — up to 16% total savings.</p>	<p>Corner units & areas Corner units carry an additional 8%. All quoted areas are gross & approximate.</p>

NEXT STEP

Reserve your unit at GR-04



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