

A PROJECT BY



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Be a Part of Novelty

www.aaaassociates.com



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**

Karachi is the vibrant heart of Pakistan, pulsating with innovative progress and its cosmopolitan vibes are the essence of its personality. We envision the expansion through futuristic, pragmatic and inventive actions. We focus on vertical growth strategies to ensure our natural resources can deliver their full economic potential on a sustainable basis for the betterment of our country. AAA Octa Karachi will be one of the pioneers of modern high rise buildings that will serve as a model for all future high rise constructions in Pakistan. We have transformed real estate into fine art, which is why AAA Associates' each project is treated like a sculpture that adjusts to each client's individual requirements.

**SHEIKH
FAWAD BASHIR**





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MD
AAA ASSOCIATES

AAA Associates is a diversified Business Group, known for its timely delivery of projects, and onboarding of international and national brands; we always hold on to our tradition and legacy. The company has grown from one project to twelve in real estate and from one company to nine in multiple fields. The company is now spreading its wings to the economic hub of Pakistan. After delivering eight projects and the success of AAA OCTA in Bahria Town Rawalpindi, we are determined to provide even better opportunities now in the city of lights adding to its glory. Karachi is the backbone of Pakistan's economy, serving as a financial, trading and industrial hub, where we bring our vision with a tremendous project to add to the growth and expansion. Believing in the transformation for the better through our imaginative and futuristic projects we create wonders for novelty in living and style.

LT COL
SHAHZAD ALI KIANI (R)

On M9 Motorway Karachi

Bahria Town is one of the premium locations and fastest-growing communities in Karachi. Due to its remarkable development and advanced infrastructure, Bahria Town stands out from other housing societies in the country. Located on the M-9 Motorway Karachi, its the country's main connection to the sea which adds to its distinction.





KARACHI OFFICES



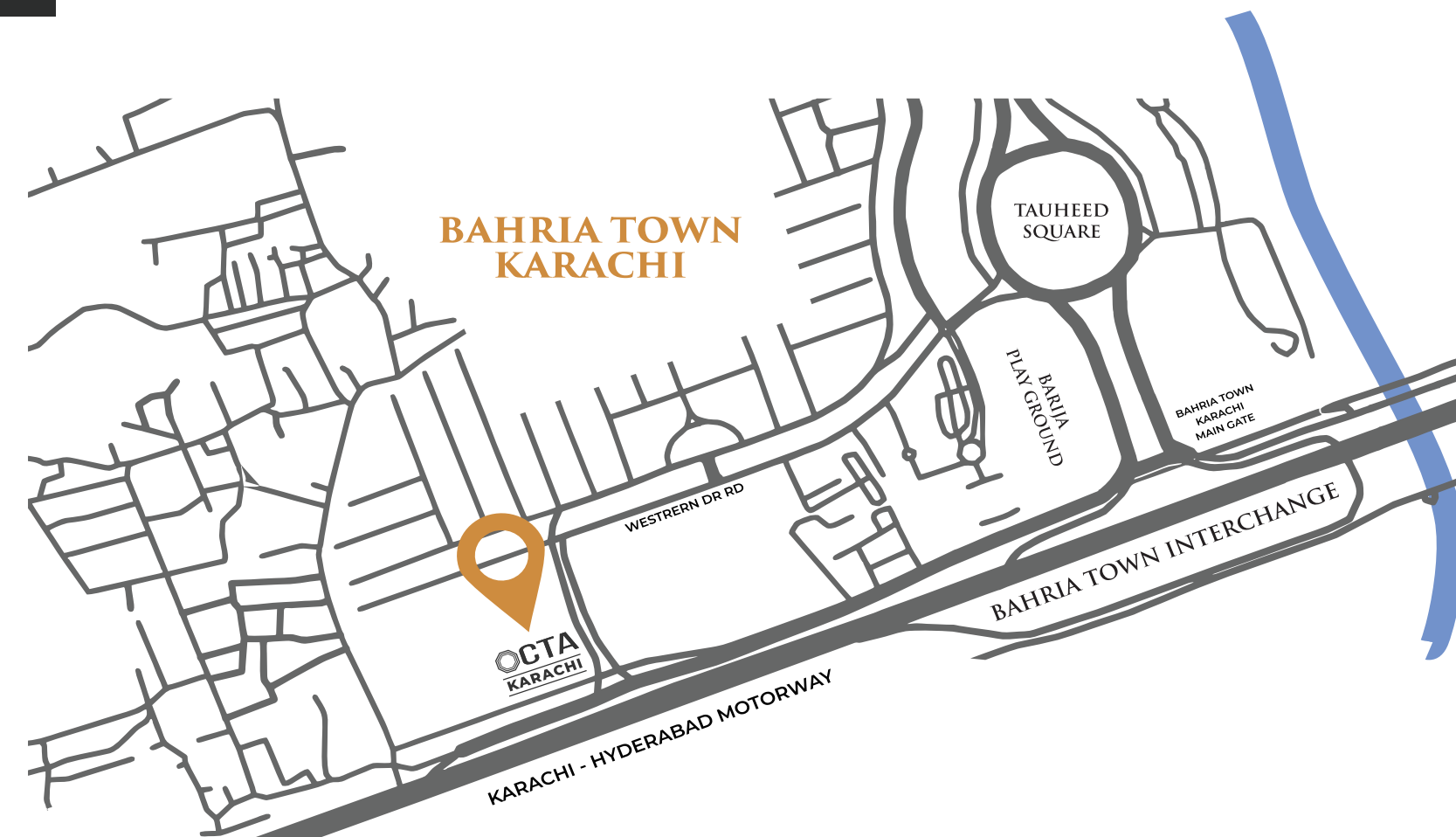
AAA HOUSE, 91/2, STREET #30,
OFF KHAYABAN-E-SEHER,
PHASE 6
DHA KARACHI



M/S AAA ASSOCIATES,
GROUND FLOOR,
BAHRIA COMPLEX 1, MT KHAN ROAD
KARACHI



PROJECT LOCATION



ADJACENT TO
BAHRIA TOWN KARACHI
MAIN GATE

LOCATED AT
MAIN M9 KARACHI
MOTORWAY





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.

AMENITIES

PENTHOUSES

FIVE STAR SERVICED APARTMENTS

FIVE STAR HOTEL SUITES

INFINITY POOL

CORPORATE OFFICES

EXECUTIVE CLUB

FOOD COURT

MALL OF STREETS





PENTHOUSE

Step into the harmonious abode of elegance and aesthetics with the deluxe Penthouse of AAA Octa. A thoughtfully designed spacious living area with spectacular views. The majestic Penthouse will be managed by a five star hotel, allowing you to enjoy peerless views of the serene Karachi skyline. Adorned with elegant interiors and high-quality finishing, it is the pinnacle of luxury and pleasure.



FIVE STAR SERVICE APARTMENTS

Uncover an oasis of serenity in the bustling city of Pakistan. Imagine a home not only defined by sophisticated style and opulent finishes but equipped to deliver exclusive Five Star Hotel hospitality. With an expansive covered area, the canvas offers enough scope to create a unique landmark that will stand the test of time by fusing visionary aesthetics and functionality. AAA Octa Karachi with an architecturally innovative exterior, and a truly ornamented interior that comes together to create a breathtaking entirety. Experience the glorious design embellished with luxury.





FIVE STAR HOTEL

With inspired architecture, influential art, and stylish interiors, AAA OCTA Karachi is the embodiment of extravagance. Escape to a new level of luxury at one of Pakistan's most prestigious five star hotel chains. Immerse yourself in a blissful getaway and unwind in cozy yet elegant accommodations. Soak in the lavish interiors, exquisite dining, and fabulous services. The hotel Suites vary in size and features, whilst incorporating unsurpassed attention to detail and unmatched opulence. Immerse yourself in ambrosial cuisine with the best restaurants that come with a host of complimentary services and the promise of the finest Five Star Hotel hospitality.





INFINITY POOL

Discover the unparalleled beauty of a serene sunset from the magnificent infinity pool at AAA Octa, Karachi. The pool boasts multiple lounging areas and panoramic views of the surroundings, offering a captivating experience for both guests and residents. Immerse yourself in the tranquil atmosphere as you unwind in the stunning pool, taking in the breathtaking scenery around you. The design of the pool, coupled with the spectacular sunset, creates a truly enchanting experience that will leave a lasting impression on your heart.





CORPORATE OFFICES

AAA Octa Karachi boasts everything you would expect from your workspace environment: massive floor plan, inspiring views and well-appointed business lounges. We extend flexible terms and layouts that can be tailored to suit your business and grow with you. Our modern buildings allow for excellent functional space options. AAA Octa Karachi will have secure, fully furnished private offices that will help you flourish your business to new heights.





EXECUTIVE CLUB

Executive Club at AAA Octa Karachi features a vast range of sports and leisure facilities designed for adults and children. Revitalize your body and mind at the gym and gaming zone, get pampered at the spa or indulge at the sauna. Executive Club will also have a Cigar Lounge, 3D Golf Net, Cinema, Gathering Halls, Meeting Rooms and all the recreational facilities for its Executive Members. An exceptional space to radiate an aura of class and style.

MMA Arena

Fitness Club

3D Golf Net

Fashion Club

Snooker Club

Cigar Room

Batting Pitch

Kids Play Area

Cinema Hall

Indoor Sports

Gents Salon

Ladies Salon & Spa

Recreational Hall

Gaming Lounge





FOOD COURT

The AAA Octa food court is the ultimate destination for those seeking an exceptional dining experience. With an impressive collection of international and local restaurants, our food court provides a sensory journey like no other. From the sizzling aromas around the world, our food court offers a world of culinary delights. This unique succulent adventure is a valuable opportunity to experience the finest in global cuisine, and we welcome you to explore the diverse flavors on offer. Secure your place now and be a part of this unique venture that celebrates the diversity of world cuisine.





MALL OF STREETS

Mall Of Streets is an innovative theme introduced by AAA OCTA for the first time in the retail and entertainment sector in Pakistan. It offers an unparalleled shopping experience with world class dining, entertainment and leisure attractions. Our visionary precincts give a completely new meaning to the shopping experience.

In Pakistan modern architecture of AAA OCTA is a new concept of a shopping mall, connected through 8 artistically designed buildings with 8 designated streets serving different niches.

It consists of different alleys like Disney Streets, Badshahi street, and Queen Street, which cater to different clientele altogether. Along with ebullient retail, there are lots of stunning rooftop restaurants on each building of the mall of streets in AAA OCTA for you to relish. The floors of each building are connected to each other through the glass bridge which allows you to stroll and see the environs with a scrumptious nosh in spacious surroundings.

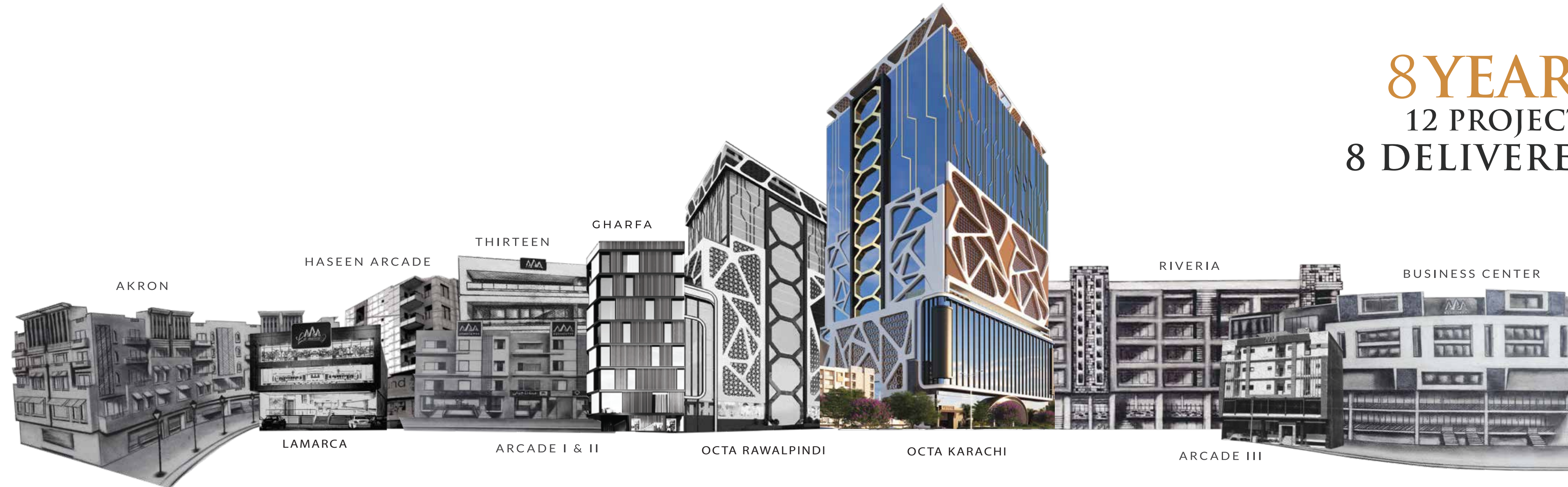




BUILDING LEGEND

MUMTY		MUMTY	
32ND FLOOR	Penthouses		PENTHOUSES
31ST FLOOR	Penthouses		
30TH FLOOR	Service Apartment's		SERVICE APT'S
29TH FLOOR	Service Apartment's		
28TH FLOOR	Service Apartment's		
27TH FLOOR	Service Apartment's		
26TH FLOOR	Service Apartment's		
25TH FLOOR	Service Apartment's		
24TH FLOOR	Service Apartment's		
23RD FLOOR	Service Apartment's		
22ND FLOOR	Service Apartment's		
21ST FLOOR	Service Apartment's		
20TH FLOOR	Service Apartment's		
19TH FLOOR	Service Apartment's		
18TH FLOOR	Service Apartment's		
17TH FLOOR	Service Apartment's		
16TH FLOOR	Service Apartment's		
15TH FLOOR	MARQUEE	RESTAURANTS	HOTEL SUITES
14TH FLOOR	Hotel Suites		
13TH FLOOR	Hotel Suites		
12TH FLOOR	Hotel Suites		EXECUTIVE CLUB
11TH FLOOR	Hotel Suites	Hotel Suites	
10TH FLOOR	EXCECUTIVE CLUB		OFFICES
9TH FLOOR	EXCECUTIVE CLUB		
8TH FLOOR	CORPORATE OFFICES		F.C
G7	FOOD COURT		
G6	MALL		MALL
G5	MALL		
G4	MALL		
G3	MALL		
G2	MALL		
G1	MALL		BASEMENT
Basement 1			
Basement 2			
Basement 3			
Basement 4			

8 YEARS
12 PROJECTS
8 DELIVERED



**A NEW BENCHMARK
FOR EXCELLENCE**

2015: HASEEN ARCADE
 2016: ARCADE-I
 2017: ARCADE-II, ARCADE III
 2018: AKRON
 2019: RIVERIA, BUSINESS CENTER, THIRTEEN
 2020-2022: LA MARCA, OCTA RAWALPINDI, OCTA KARACHI, GHARFA
 UNDER CONSTRUCTION
 UPCOMING PROJECTS

OUR PROJECTS



LEADING GLOBALLY

NATIONAL

PAKISTAN

- M/s AAA Associates, Ground Floor, Bahria Complex 1, MT Khan Road Karachi
- AAA House, 91/2, Street #30, Off Khayaban-e-Seher Phase 6, DHA 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

INTERNATIONAL

DUBAI

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

AUSTRALIA & UK

- Coming Soon

USA

- Coming Soon

