

BAHRIA ORCHARD



Bahria Orchard Lahore is a premium, nature-themed master-planned residential community developed by **Bahria Town**. Spanning thousands of kanals across five distinct phases, it is strategically located directly on Main Raiwind Road, just a few kilometers from the Lahore Ring Road interchange. Known as the most budget-friendly project within Bahria Lahore's landscape, it offers highly lucrative opportunities for mid-range buyers and investors looking for strong rental yields (averaging 5% to 7%) and peaceful, gated living

LOCATION & ACCESSIBILITY

* **Primary Access:** Situated on Main Raiwind Road and Sharif Medical City Road.

* **Key Connections:** Connected to Ferozepur Road, DHA Lahore, and Lahore Airport within 30 minutes via the Lahore Ring Road.

* **Nearby Landmarks:** Located adjacent to Lake City, Al Kabir Town, and Superior University

BAHRIA ORCHARD PHASES – COMPLETE OVERVIEW

Phase 1

Established Residential Area

Main districts: Central, Eastern, Northern and Southern.

Phase 1 is among the older, established parts of Bahria Orchard, with developed residential streets, houses and community facilities. It is worth considering for buyers who prioritize an established neighbourhood and properties suitable for construction or living.

Common options: 5 Marla in selected districts, 8 Marla in selected areas, 10 Marla and 1 Kanal, subject to block availability.

Phase 2

Multiple Budget Options

Main areas: OLC blocks and extensions, including selected A, B, C, D, F, M and N areas.

Phase 2 offers different residential plot sizes and selected commercial opportunities. Buyers can compare developed plots, possession options and locations according to their budget.

Common options: 5 Marla, 6 Marla in selected blocks, 8 Marla and 10 Marla.

Phase 3

Residential Investment

Phase 3 provides additional residential opportunities in areas associated with the wider Raiwind Road housing corridor. Buyers should check the exact block and plot category because prices and development status can vary.

Common options: 5 Marla and 8 Marla are advertised in selected areas; verify availability before purchase.

Phase 4

Expansion and Investment Choices

Phase 4 includes G1 to G6 blocks, with a variety of residential options and selected commercial locations. Rose Garden is a recognizable feature associated with G1.

Buyers may compare entry price, possession, development progress and surrounding construction to determine whether a property suits immediate use or a longer-term investment.

Common options: 5 Marla, 10 Marla and 1 Kanal, depending on block and availability.

AREA SIZES & LATEST PLOT PRICES

The project offers a vast selection of residential and commercial property files, plots, and ready-made villas. Current market averages based on recent index listings reveal the following prices:

- Phase Plot size Estimated price
- Phase 1 5 Marla Rs. 65 lac –1.25 crore
- Phase 1 10 Marla Rs. 100 lakh–1.75 crore
- Phase 1 1 Kanal Rs. 1.75–2.50 crore
- Phase 2 5 Marla Rs. 45–90 lakh
- Phase 2 8 Marla Rs. 65 –115 lakh
- Phase 2 10 Marla Rs. 125 lakh–2.5 crore
- Phase 3 5 Marla Rs. 50 –70 lakh
- Phase 3 8 Marla Rs. 60 –1.5 crore
- Phase 4 5 Marla Rs. 50 –1.25 crore
- Phase 4 1 Kanal Rs. 1.00–1.95 crore

HOT HIGHLIGHTS & KEY FEATURES

- **LDA Approved Infrastructure:** The community is marketed with widespread approvals from the Lahore Development Authority (LDA) and operates on an independent power grid infrastructure to guarantee uninterrupted power.

- **State-of-the-Art Amenities:** Home to the Bahria Town International Hospital (featuring an advanced Organ Transplant Center), Arena Gold-Class Cinema, and the Bahria Town International School & College.
- **Commercial Megaprojects:** Features the under-construction Orchard Mall, extensive civic hubs, and iconic Egyptian-themed entrance structures.
- **Elite Leisure Activities:** Includes a fully operational golf course, family zoos, themed community gardens like Rose Garden Park, and grand community Jamia Mosques

IS BAHRIA ORCHARD A GOOD INVESTMENT?

Bahria Orchard may suit different types of buyers, depending on their goals.

For home construction: Focus on possession, utilities, access and surrounding occupancy.

For long-term investment: Compare the purchase price with recent transactions in the same block.

For rental income: Assess existing housing demand, tenant availability and achievable rent.

For commercial investment: Check frontage, visibility, permitted use and actual customer activity.

For a limited budget: Compare smaller plots and less expensive blocks without compromising on legal verification.

No particular phase or plot guarantees appreciation. Your purchase decision should be based on verified documents, the current market and your intended holding period.

MZ REAL ESTATE ® – Bahria Orchard Lahore

MZ REAL ESTATE ® can present residential plots, commercial properties and houses for sale, purchase and investment consideration. For an informed property decision, buyers should compare the exact location, plot size, possession status and prevailing market rate before finalizing a transaction .