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OWN A SLICE OF THE
NEW SILK ROUTE



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In the second century BC, an ancient trade road, popularly known as the Silk Route, linked China with the West, carrying goods and ideas between the two great civilizations of Rome and China.

Silk went westward, while gold and silver went east. This helped China become one of the wealthiest nations on the planet. Today, China has big plans to revive its historic trade route in the 21st century.

The New Silk Route, or One Belt One Road (OBOR), initiative has been covered extensively in the international media. But it warrants far more attention. This signature infrastructure and investment project could change the very nature of our global economy over the next few decades.

The China Pakistan Economic Corridor (CPEC) is the most important part of this New Silk Route, with an investment value of over \$62 billion.



GWADAR: INTERNATIONAL PORT OF CHOICE FOR THE WORLD

Gwadar, the world's largest warm-water deep sea port, was bought by Pakistan from Oman, in 1958, at a cost of \$3 million. It may be one of the most profound and strategically sound investments made by the Pakistan government.

CPEC, believed to be China's biggest ever overseas investment, will see a new 3218 KM route that will connect China's Xinjiang province to Pakistan's Gwadar Port, opening the region's access to Europe and beyond.

Over billions of dollars' worth of infrastructure projects are being built in Gwadar as you read this brochure, including a \$2 billion Gwadar Special Economic Zone.

Put simply, Chinese expatriates, Pakistani workers, and Gwadar locals will need a place to live and work in the city. Real estate and infrastructure development in the city will see a phenomenal rise to meet this genuine demand being created by CPEC.



CG | GWADAR'S MOST TRUSTED PARTNER LAUNCHES EIWAN DEVELOPMENT

Call any real estate agent of your choice and ask them the name of the most trusted and successful housing project in Gwadar. Next, ask the name of the private development consultants behind this project.

The answer to the first question will be Sangar.

The answer to the next question will be CG.

CG has a 25-year history of operating in Gwadar, earning the highest level of integrity and trust. This is also why our projects attract an incomparable return on investment. For example, in 2015, a 1000 square yard commercial plot in Gwadar's Sangar Housing Project could be bought for 25 lac rupees. Today, that same plot is worth 5 crore rupees.

CG is now launching **Eiwan Developments**, the future of urban development excellence in Pakistan.

For too long, local and overseas Pakistanis had to navigate a notoriously low trust market, which makes property investments unnecessarily complex and risky in the country.

Eiwan is here to change that, starting now.

'Eiwan is here to revolutionize and professionalize the urban development industry in Pakistan,' shares Faiz Kidwai, Chief Executive Officer, CG Holdings Private Limited. 'We currently have builders and constructors but don't have developers in a true sense in Pakistan. Our vision is to create an urban development company where all our stakeholders are in a win-win situation, from investors to residents, as well the local communities in which we operate. We are not here for a "one" time investment. We have a vision to create Pakistan's most trusted urban development brand for the next 100 years.'



OSHUN
BY EIWAN

BEACHFRONT RESORT
STYLE HOUSING





OSHUN

BY EIWAN

We welcome you to the first-of-its kind beach front resort- style housing in Pakistan.

Rediscover the art of living. Situated majestically in the picturesque jewel of Gunz in the booming Gwadar District, Oshun by Eiwani is set to transform the art of living in Pakistan. Envisioned as a 'resort-style living' community, this iconic project is nestled between pristine beaches on one side and miraculously carved mountain ranges on the other, making Oshun by Eiwani the finest address in Pakistan, and in the region.

OSHUN BY EIWAN
EMBRACE THE BEST SIDE OF NATURE

VIRGIN WHITE SAND BEACHES
STUNNING HILL RANGES
POSTCARD SUNSET VIEWS

OSHUN BY EIWAN
FULLY SECURED FOR THE PEACE YOU NEED

SECURED, GATED COMMUNITY
SELF SUFFICIENT POWER & WATER FACILITIES
PROXIMITY TO HOSPITALS, SCHOOLS AND MOSQUES

OSHUN BY EIWAN

INDULGE IN A WORLD-CLASS RECREATIONAL EXPERIENCE

COUNTRY AND MARINA CLUB

WATERFRONT & PROMENADE WITH RETAIL, LEISURE AND DINING OPTIONS

ECO PARK & JUNGLE WALKS

OWN AN OSHUN HOME



PLOT TYPE

RESIDENTIAL

200 SQ YD
8 MARLA

250 SQ YD
10 MARLA

500 SQ YD
1 KANAL

1000 SQ YD
2 KANAL

COMMERCIAL

100 SQ YD
4 MARLA

200 SQ YD
8 MARLA

400 SQ YD
16 MARLA

2000 SQ YD
4 KANAL

BEACHFRONT RESORTS

2000 SQ YD
4 KANAL

FINEST ADDRESS IN GWADAR DISTRICT

This is your chance to own your perfect home located at the most picturesque address of Gunz in the Gwadar District, set to become the regional hub for transit and recreational tourism.



The strategic location also neighbors land belonging to Pakistan Navy, and is surrounded by the coast guard post, making it one of the most secured areas in the district as well.



SCHEDULE OF PLOTS				
CATEGORY	AREA (Sq Yds)	SMT	No. of PLOTS	COLOR CODE
Residential	1000	90' x 100'	79	
Residential	500	50' x 90'	243	
Residential	250	30' x 80'	31	
Residential	250	30' x 60'	326	
Residential	125	20' x 45'	84	
Commercial	400	45' x 80'	10	
Commercial	200	45' x 40'	30	
Commercial	100	22.5' x 40'	40	
Commercial	200	30' x 60'	10	
Flat Sites	2000	100' x 180'	06	
Resorts (Resort)	2000	Regular	17	
Resorts (Resort)	2000	150' x 120'	04	
TOTAL			880 Plots	

SECTORAL DISTRIBUTION OF PLOTS			
SECTOR - A			
CATEGORY	AREA (Sq Yds)	No. of PLOTS	COLOR CODE
Residential	1000	19	
Residential	500	74	
Residential	200	55	
Commercial	400	10	
Commercial	200	30	
Commercial	100	40	
Commercial	200	08	
Flat Sites	2000	09	
TOTAL - A		239 Plots	

SECTOR - B			
CATEGORY	AREA (Sq Yds)	No. of PLOTS	COLOR CODE
Residential	500	35	
Residential	200	125	
TOTAL - B		163 Plots	

SECTOR - C			
CATEGORY	AREA (Sq Yds)	No. of PLOTS	COLOR CODE
Residential	1000	53	
Residential	500	134	
TOTAL - C		187 Plots	

SECTOR - D			
CATEGORY	AREA (Sq Yds)	No. of PLOTS	COLOR CODE
Residential	1000	07	
Residential	250	31	
Residential	200	143	
Residential	125	84	
Commercial	200	04	
F.I. Site	2000	01	
Resorts	2000	04	
TOTAL - D		274 Plots	









RESORTS			
CATEGORY	AREA (Sq Yds)	No. of PLOTS	COLOR CODE
Resorts	2000	17	
TOTAL PLOTS		880 Plots	

NO.	DESCRIPTION	DATE
EIHAN OSHUN		
MASTER PLAN		
CG		
OSHWI, EAST, GWADAR		
Scale: 1:1000		
Prepared By:	Checked By:	Date:
Drawn By:	Scale:	Date:
Project No.:	Sheet No.:	Total Sheets:
Scale:	Scale:	Scale:

INVESTMENT FROM 21 COUNTRIES ACROSS THE GLOBE



WHY OSHUN BY EIWAN?

<p>A project by CG, Gwadar's most trusted partners that brought you Gwadar's #1 Sangar Housing Project</p> 	 <p>100% Residential plots sold out. Investors from 21 different countries</p>	<p>10X subscription at balloting</p> 	 <p>Development under progress in full speed. Road network near completion, including Main Boulevard and Marine Drive roads</p>
<p>Private access to Gunz Gwadar beach, also rated as the world's best surfing spot</p> 	 <p>Neighboring the prestigious Coastguard and Pakistan Navy</p>	<p>Freehold property, for you and your children to own in perpetuity</p> 	 <p>NOC No. 366-67 Approved by District Council Gwadar</p>

TURNKEY SERVICES

Constructing your own home can often feel like preparing for a wedding in the family

While Eiwani doesn't plan weddings, we do offer turnkey solutions to design, construct and furnish a home to your taste.



LIFTING LOCAL COMMUNITIES

Eiwani believes we can only become successful when all our stakeholders win. This is what makes us unique as a developer, as we believe in investing in Gwadar for the long term.

Whether it is supporting the construction of first ever Government Girls College in Gwadar, setting up libraries across the Makran region, or being at the forefront of disaster relief efforts, CG has been playing a pivotal role in supporting local health and education initiatives, with a mission to lift local communities.

That's because we build residential communities with a beating heart.

#Eiwani #BuildingBondsAndBeyond

