

KONA
26 CC, JUBILEE TOWN, LAHORE

**BUILT TO EARN.
DESIGNED TO LAST.**
سیدھا راستہ — Straight to the Door.

BOOKING
STARTS FROM **5%** **2-YEARS**
INSTALLMENT PLAN

STUDIO | 1 BHK | 2 BHK UNITS

ATTRACTIVE RENTAL YIELD

HIGH CAPITAL GROWTH



JAVED MUGHAL
DEVELOPER

LIMITED UNITS. UNLIMITED POTENTIAL.

Secure a High-Performing Asset Before Inventory Runs Out.



ABOUT JAVED MUGHAL DEVELOPERS

Building Value with Vision

Javed Mughal Developer (JMD) is led by Muhammad Javed Iqbal, an overseas Pakistani entrepreneur with business interests in Saudi Arabia and the UK. With experience in Hitech Steel Industries Saudi Arabia and the Victoria City Chichawatni housing project, JMD brings a strong foundation in industry, construction quality, and real estate development.

Driven by vision, value, and long-term growth, JMD develops projects that combine practical design, commercial potential, and investor confidence. KONA reflects this approach as a premium mixed-use development in Lahore.



HITECH STEEL INDUSTRIES
Saudi Arabia



VICTORIA CITY CHICHAWATNI
Residential Housing Project



KONA JUBILEE TOWN
Lahore, 2025

KONA BY JAVED MUGHAL DEVELOPERS

Designed for Elevated Living, Positioned for Growth

KONA is developed with a clear investor-focused vision. Its mixed-use planning, corner plot advantage, modern architecture, and strategic location make it a strong opportunity for those looking to invest in Lahore's expanding real estate market. The project offers commercial spaces for businesses and retail activity, while the upper floors provide modern apartments for students, professionals, small families, and tenants seeking convenient urban living.



MODERN APARTMENT OPTIONS

Efficient layouts with practical space planning

PRIME LOCATION

Strategically positioned for easy access.



SMART HOME LIVING

Seamless automation for everyday comfort.

DEDICATED PARKING

Dedicated parking for each unit



24/7 POWER SUPPLY

Uninterrupted electricity backup.

ROOFTOP RESTAURANT

Rooftop fine dining restaurant



THREE LAYERS - ONE PREMIUM ADDRESS

Retail. Residences. Rooftop Lifestyle. One Landmark Address.



ROOFTOP LIFESTYLE

KONA's rooftop is a true lifestyle destination. From open-air lounges and a BBQ deck to an elegant dining pergola and lush landscaped greenery, every corner is designed for relaxation, community, and elevated urban living.

RESIDENCES

Every residence at KONA is designed for modern comfort. Thoughtfully planned layouts, spacious interiors, and large windows that flood each unit with natural light, all within a peaceful, private environment you can truly call home.

RETAIL SPACES

KONA's retail spaces are built for business success. Prime corner visibility, wide storefronts, and a vibrant mixed-use environment come together to drive footfall, boost brand exposure, and support long-term commercial growth.

A LOCATION THAT KEEPS YOU CONNECTED

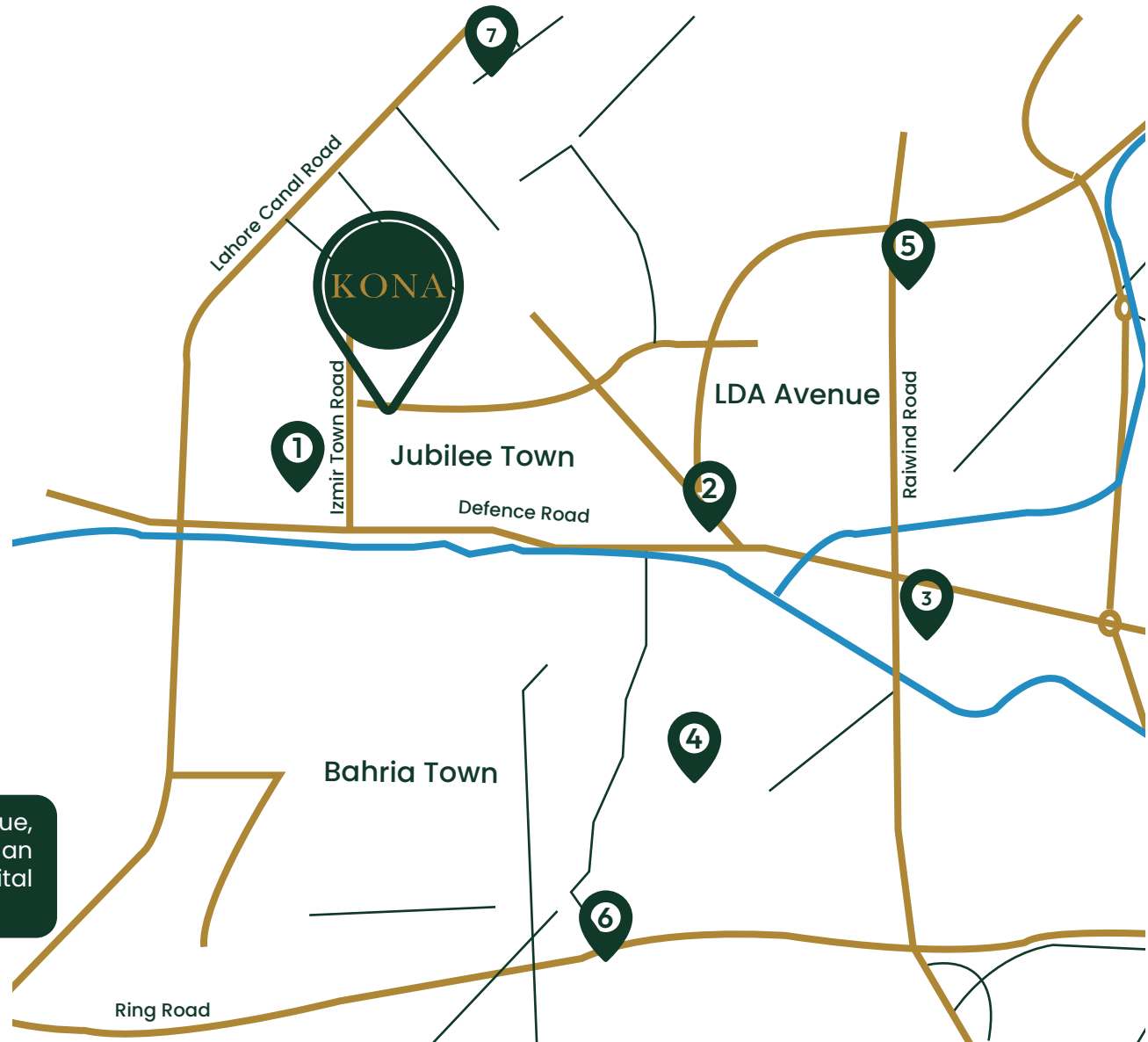
At the Heart of the City, Yet Away from the Noise

KONA is located in Jubilee Town, Lahore, one of the city's growing and well-connected areas. The location offers excellent access to residential communities, educational institutions, healthcare facilities, shopping areas, and major road networks. Its position on Plot No. 26CC gives the project strong visibility and accessibility, especially because of its corner plot advantage. This makes it attractive for both commercial users and residential tenants.

Jubilee Town is becoming increasingly important due to its connection with established and developing areas of Lahore. For investors, this creates a strong opportunity to enter a location with future growth potential.

-  **1 Indus Hospital**
3 Minutes Drive
-  **2 COMSATS University**
5 Minutes Drive
-  **3 University of Lahore**
10 Minutes Drive
-  **4 Lahore Wildlife Park**
15 Minutes Drive
-  **5 Superior University Gold Campus**
20 Minutes Drive
-  **6 Ring Road**
15 Minutes Drive
-  **7 Lahore Motorway**
18 Minutes Drive

Jubilee Town's growing connectivity with LDA Avenue, Ring Road, and Defence Road positions KONA as an early-stage investment with strong long-term capital growth potential.



THE STORY BEHIND KONA

Why KONA?

سیدھا راستہ — Straight to the Door.

“

My father used to give a simple piece of advice when choosing a family for marriage: 'Choose a home where the road takes you straight to the door.'

— Muhammad Javed Iqbal | A piece of wisdom passed down by his father

As I grew older, I realised that this wisdom was not only about relationships — it was also about location. Throughout my life, I found myself choosing properties that were easy to reach, easy to identify, and often located on prime corner plots.

That philosophy eventually inspired the name KONA.

At KONA, we believe location is where opportunity begins. KONA is not just a building — it is a smart investment and lifestyle destination combining premium retail spaces, modern residential apartments, rooftop lifestyle facilities, a strategic location advantage, and practical payment options.

— Muhammad Javed Iqbal | Founder, Javed Mughal Developers



LOCATION

Prime corner positioning ensuring visibility, accessibility, and long-term value.



VISION

Creating landmark spaces that blend lifestyle, convenience, and investment potential.



QUALITY

Thoughtfully designed with premium materials and attention to every detail.



RETURN

Built for sustainable growth and deliver long-term strong rental returns for investors.



AN INVESTMENT DESIGNED TO PERFORM.

Built for Rental Yield. Positioned for Capital Growth.

RENTAL YIELD POTENTIAL

Strong tenant demand from students, professionals, and families near COMSATS, UOL, and Indus Hospital.

CAPITAL APPRECIATION

Early-stage investment in a growing urban area with LDA Avenue and Ring Road connectivity expanding.

PRIME LOCATION

Corner plot on Jubilee Town's key intersection. High visibility for retail, easy access for residents.

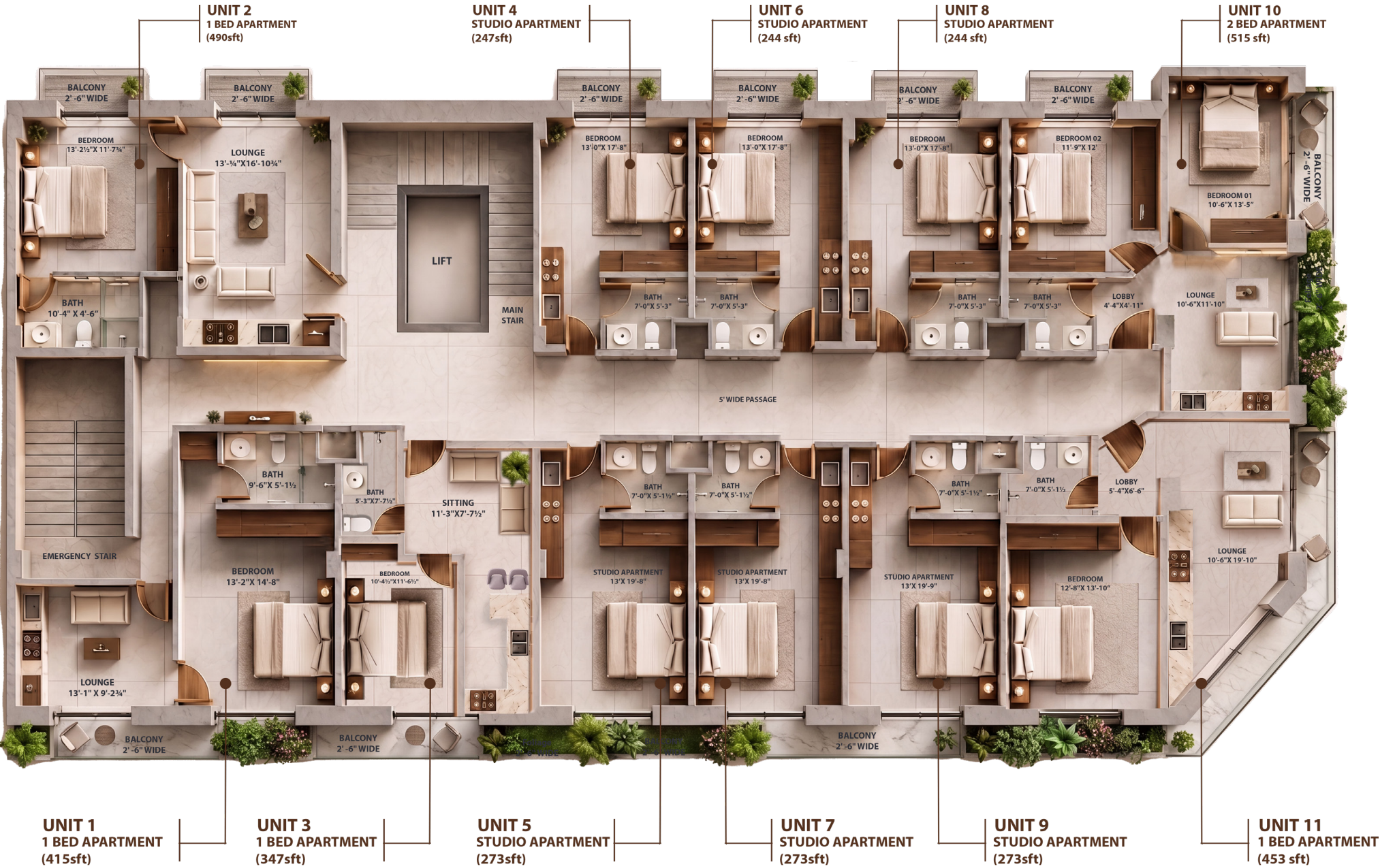
MIXED-USE ADVANTAGE

Ground-floor retail income + upper-floor residential occupancy = two layers of value in one building.



MASTER FLOOR PLAN DESIGN

Efficient Layouts Designed for Comfortable Living and Long-Term Investment Value.



UNIT 01 - 1 BED APARTMENT

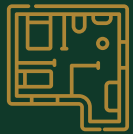
Private One-Bedroom Layout Combining Comfort, Function, and Rental Appeal

KEY FEATURES

Designed for comfortable everyday living, this one-bedroom apartment offers a spacious lounge, private bedroom, modern bathroom, and balcony. The efficient layout maximizes usable space while allowing abundant natural light and ventilation throughout the home.

INVESTOR HIGHLIGHT

An ideal entry-level investment offering strong rental appeal among young professionals, couples, and small families. Its practical design supports consistent occupancy and attractive long-term rental returns.



TOTAL AREA
415SFT

UNIT 02 – 1 BED APARTMENT

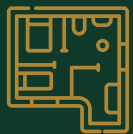
Thoughtfully Planned for Modern Lifestyles with Enhanced Comfort and Privacy.

KEY FEATURES

Thoughtfully planned with privacy and functionality in mind, this apartment combines generous living spaces with quality finishes and a comfortable bedroom layout. Every square foot has been optimized for modern urban living.

INVESTOR HIGHLIGHT

Built to attract long-term tenants seeking comfort and convenience, this unit provides excellent rental stability while benefiting from the continued growth of Jubilee Town.



TOTAL AREA
490sft

UNIT 03 – 1 BED APARTMENT

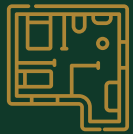
Smartly Designed to Maximize Comfort, Privacy, and Functionality.

KEY FEATURES

Featuring a bright living area, spacious bedroom, modern bathroom, and functional kitchenette, this apartment delivers a practical lifestyle without compromising comfort. Its intelligent layout creates an inviting and airy living environment.

INVESTOR HIGHLIGHT

A versatile investment opportunity that appeals to both end-users and tenants, supporting healthy occupancy rates and long-term capital appreciation.



TOTAL AREA
347SFT

UNIT 04 – STUDIO APARTMENT

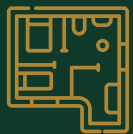
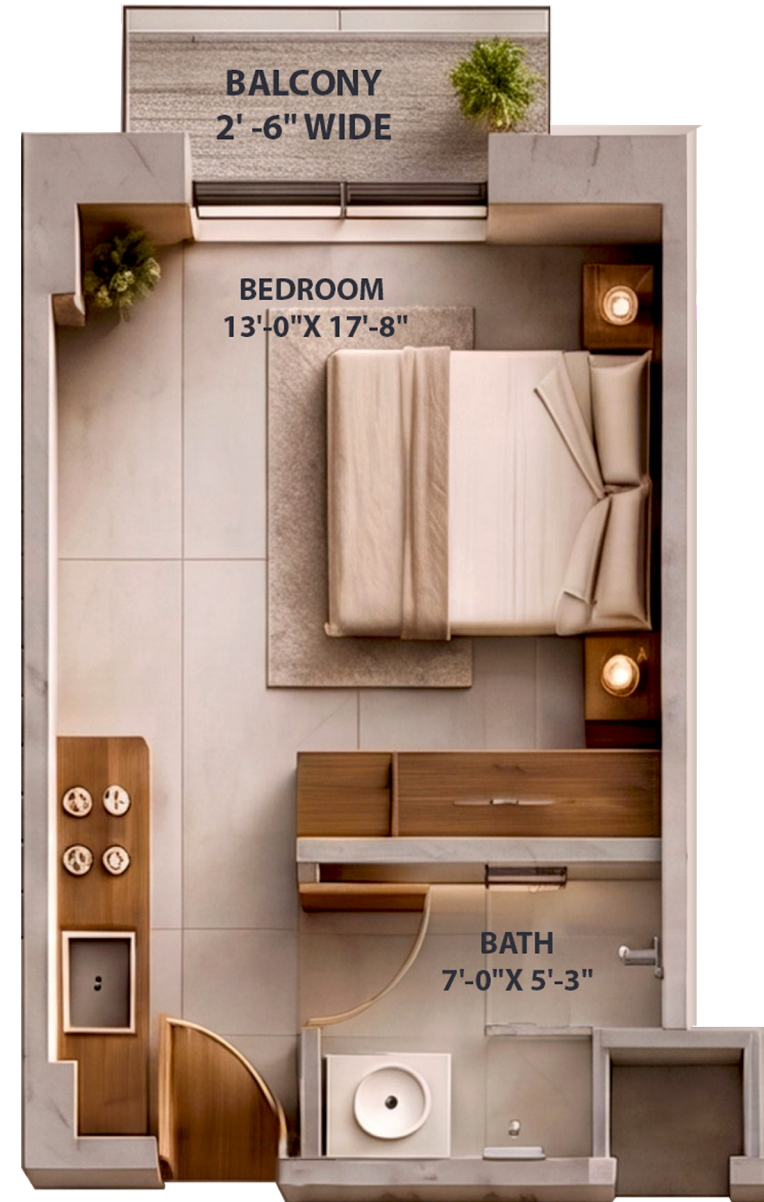
Compact Living Intelligently Designed for Maximum Efficiency and Comfort.

KEY FEATURES

This efficiently designed studio combines sleeping, living, and kitchenette spaces into a seamless open-plan layout. Modern finishes, natural lighting, and a smart floor plan create a compact yet highly functional home.

INVESTOR HIGHLIGHT

Perfect for investors targeting students, professionals, and short-term tenants, this studio offers excellent rental demand with low maintenance and strong income potential.



TOTAL AREA
247 SFT

UNIT 05, 07, 09 – STUDIO APARTMENT

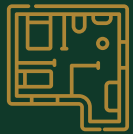
A Practical Studio Layout Offering Comfort within a Compact Footprint.

KEY FEATURES

Designed for effortless everyday living, this studio provides a practical open-plan environment with a contemporary kitchenette and modern bathroom. Every element has been carefully planned to maximize space and comfort.

INVESTOR HIGHLIGHT

Its affordable entry point and broad tenant appeal make this studio an excellent investment choice for achieving consistent rental income and long-term value growth.



TOTAL AREA
273SFT

UNIT 06, 08 – STUDIO APARTMENT

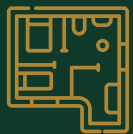
Designed to Deliver Efficient Living without Compromising on Comfort.

KEY FEATURES

Blending functionality with modern aesthetics, this studio apartment offers an efficient living arrangement complemented by quality finishes and natural light. It is perfectly suited for today's fast-paced urban lifestyle.

INVESTOR HIGHLIGHT

A high-demand rental product with strong occupancy potential, making it ideal for investors seeking dependable monthly returns and minimal operational costs.



TOTAL AREA
244SFT

UNIT 10 – 2 BED APARTMENT

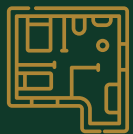
Spacious Family Living with Modern Design and Enhanced Functionality.

KEY FEATURES

This spacious two-bedroom apartment offers separate private bedrooms, generous living and dining spaces, modern bathrooms, and a balcony that enhances natural light and ventilation. It is designed to accommodate families while maintaining a contemporary lifestyle.

INVESTOR HIGHLIGHT

Ideal for families and long-term tenants, this premium apartment commands higher rental values while offering excellent prospects for capital appreciation within a rapidly developing location.



TOTAL AREA
515SFT

UNIT II - I BED APARTMENT

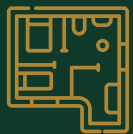
Comfortably Designed for Modern Lifestyles with Efficient Use of Space.

KEY FEATURES

Featuring a practical and spacious layout, this apartment combines a comfortable bedroom, bright lounge, modern bathroom, and private balcony to create a well-balanced living environment suited for everyday life.

INVESTOR HIGHLIGHT

A dependable investment choice offering strong rental demand and broad tenant appeal, making it well-positioned for stable occupancy and sustainable long-term returns.



TOTAL AREA
453SFT

Booking No. _____

PROPERTY SELECTION

Unit No. _____ Unit Size _____

Unit Category _____ Booking Price _____

APPLICANT DETAILS

☐ Pakistani Resident ☐ Overseas Pakistani

Name of Applicant # 1

[illegible]

Mailing Address

Mobile No. _____

E-mail _____

Name of Applicant # 2

CNIC/NICOP										Passport No.									
(copy Attached)										(copy Attached)									

Mailing Address

Mobile No. _____

E-mail _____

NOMINEE DETAILS

Nominee Name _____

[illegible]

Mailing Address

Mobile No. _____

Relationship with Applicant

TERMS & CONDITIONS

- a) I/We clearly understand that this Booking Form does not constitute a Sale and Purchase Agreement for the Unit. By submitting this Booking Form, I/We do not become entitled to the provision of final delivery/transfer of the Unit unless and until our application is approved and I/We: i) Pay the Total Price of the Unit; ii) Sign and execute the Sale and Purchase Agreement and fulfill all the obligations mentioned therein.
- b) I/We agree to pay all installments of the Total Price on the date(s) and in the amounts as given in the Payment Plan (attached hereto) and all fees, charges, expenses (as applicable to the Unit purchased) including but not limited to the charges and expenses mentioned in clause (d) below upon demand by the Building Complex. All such payments shall be made through bank drafts/cheques/cash in favour of the Developer.
- c) I/We hereby agree that the Developer reserves the right to cancel my booking and this Booking Form in case of my/our failure to pay installments as per the Payment Plan or my failure to pay any other charges applicable to the Unit as demanded by the Developer. In such a case the Developer shall retain 15% amount of the full Unit price as liquidated damages and refund all other installments paid till that date.
- d) I/We clearly understand that the Total Price does not include: i) Charges and fees for execution of Sale and Purchase Agreement & Registry, ii) Taxes and other charges payable to government authorities such as PRA etc. iii) Duties, maintenance, security, firefighting system, electricity, water & sewerage and installation charges of utility meters (the "Connection Charges"). iv) Charges for the operation and upkeep of the common areas of the Building Complex (the "Building Management Expenses"). v) Charges for the usage of certain special/ designated facilities of the Building Complex (which includes extra charges payable for facilities Laundry Services, Parking, etc.) and all other applicable charges and fees in respect of the Unit, which will be payable separately by me/us on demand.
- e) I/We agree that the Building Management Expenses shall become payable from the date when the Unit is made available by the Developer for the hand over irrespective of the occupancy by the Applicant. I/We understand that in case of non-payment of the Building Management Expenses, or any other charges applicable after the transfer of possession of the Unit, the Developer shall have the right to shut down the utilities/common services of the Unit; and/or take any other action in this regard.
- f) I/We understand that parking slots are limited and will be available on first come first serve basis.
- g) I/We clearly understand that all operational matters of the Building Complex and the Unit's therein shall be exclusively dealt with by the management of the Developer. I/We agree that for the purposes of maintenance as specified in this para, the Applicant shall provide necessary access of his/her Unit to the management of the Developer.
- h) I/We agree that the Management Agreement shall be executed for the execution of the Unit's Registry and handing over possession of the Unit. I/We further agree that I/We will be bound by the terms and conditions of the Management Agreement and any rules and policies created therein.
- i) I/We agree that the Developer has the right to establish rules and policies regarding visitors and pets in the Building Complex, in addition to other rules and policies that the Developer may develop in its discretion.
- j) I/We agree that the Developer has the right to effect suitable and necessary alterations in the plans of the Building Complex, as and when required, which may involve change in the location of the Unit, increase/decrease in size of the original area of the Unit, car parking area, walk ways, common areas, change in floor-plan layout and location of elevator. If due to such alteration, there is any increase/decrease in the area of the Unit, the Total Price will be revised and the difference in price shall accordingly be reflected in the new total price payable by the Applicant. Further, in case, due to any reason, the floor, layout, architectural and structural design or mechanical plans of the Building Complex need to be changed making it impossible to allot the Unit to the Applicant, the Developer reserves the right to allot an alternate Unit (of equal value and size) to the Applicant. In case an alternate Unit of equal value and size is not available, the closest comparable Unit shall be allotted to the Applicant and the difference in price shall accordingly be reflected in the new total price payable by the Applicant. In case I/We do not accept the alternate Unit offered by the Developer, I/We shall inform the Developer in writing and my/our booking will be considered cancelled and I/We will be entitled to receive refund of all payments made by me/us towards the Total Price of the Unit till that date without any penalties or liquidated damages.
- k) I/We have clearly understood that upon acceptance of this Booking Form by the Developer, both parties (the Developer and the Applicant) would be bound by the terms and conditions contained herein, the Sale and Purchase Agreement to be executed between the parties on the acceptance of my/our booking application and all rules and policies developed by the Developer of the Building Complex. I/We hereby undertake to sign the Sale and Purchase Agreement within seven (7) days of the approval of my/our application and make the initial installment as per the terms of the Sale and Purchase Agreement.
- l) I/We acknowledge and agree that in the event of a default in the payment of installments according to the Payment Schedule, Late charges at the rate of five percent (5%) per month on the due amount shall be imposed by the Developer. I/We further agree that, in the event payments are delayed for a period of three (03) months, this Booking Form will stand cancelled and I/We will be entitled to only receive refund of payments made towards the Total Price of the Unit till before the date of such default subject to deductions as referred in clause (c) and any late payment charges for the unpaid or delayed installments/payments.
- m) I/We acknowledge that the estimated completion date is 2028. I/We further acknowledge and agree that the Developer shall not be held responsible for any delay in the completion of the construction of the Unit where such delay is as a result of circumstances beyond the reasonable control of the Developer, including but not limited to, acts of God, terrorism, war, strikes or lockouts, fire, shortages, lightening, earthquake, tsunami, flood, storm, epidemic or pandemic.
- n) If the Developer delays completion/possession of the Building or the Unit beyond the agreed possession date for reasons attributable to the Developer, the Developer shall pay the Applicant delay compensation equivalent to 10% per annum rental, calculated from the day after the agreed possession date until the date the Building/Unit is available for possession, provided the Applicant is not in default of any payment or obligation under this Agreement.

DECLARATION

I/We, the undersigned, do hereby declare that I/We have read, understood and accept the terms and conditions of this Booking Form, and any information provided herein by me/us is true and correct.

Applicant

Javed Mughal Developers

Signature & Thumb _____
Name _____
Date _____

Signature & Thumb _____
Name _____
Date _____

Documents to be attached with the form

- i. Three Recent Passport Size Photographs
- ii. Copy of Applicant's CNIC
- iii. Copy of Nominee's CNIC

KONA

26 CC, JUBILEE TOWN, LAHORE



JAVED MUGHAL
— DEVELOPER —



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