



INSIGNIA

ZEM
BUILDERS



OUR STORY

With over 15 years of experience in building and construction, ZEM Builders has transformed the real estate landscape by bringing the best of design, architecture, construction and material to Pakistan. Whether it is a residential building or a commercial space, ZEM Builders promises state-of-the-art architecture and sustainable infrastructure to enable a world-class lifestyle for those who want the very best. ZEM Builders is one of the leading players in the real estate industry with over 14 projects in the Twin Cities. ZEM prides itself for living by its core brand values of innovation, quality and delivery.



GARDENIA



ZEM ARK



SKYLARK



ZEM MALL



ZEM 6



ZEM 7



INSIGNIA



URBAN NEST



ZEM ARK II



ZEM HEIGHTS I



LIBERTY TOWER



LAKE VISTA



INNOVATION

Innovation is in our DNA. We approach each project with the same purpose; to bring something modern, cutting edge and exciting to a sector that relies heavily on a traditional approach. We bring down the ordinary and build up the extraordinary. We discard the repetitive and deliver the revolutionary. We ignore the unoriginal and bring the innovative.



QUALITY

While others just pay lip service to quality, we act upon it. We follow international standards of design and each of our core functions uses top-of-the-line premium goods to deliver to a world-class standard. From using the best power cables to the best fitting and fixtures: for us at ZEM Builders quality has always been a priority.



DELIVERY

ZEM Builders has a record of delivering projects on time and before time. This is because we are committed to deliver on promises made to our valued clients. We at ZEM Builders realise that time is of essence so we work around the clock to ensure projects are delivered on time, so you have complete peace of mind.



WHY ZEM INSIGNIA

ZEM Insignia is a part of the most thriving commercial hub based in an infill location with the finest commercial spaces, modern amenities, 24/7 security surveillance, and a state of the art architecture. The property's entrance is magnificently double-sided with one entrance accessing Bahria Paradise and the other one leading to the main G.T Road. Positioned opposite to the entrance of Bahria Town phase 7, and only a 5-minute drive away from DHA Phase 2, this opulent building offers the most sought-after business address.



A THRIVING COMMERCIAL HUB

With a central boulevard view, ZEM Insignia is a significant commercial addition to the business hub of G.T Road, Rawalpindi. The location of this building is in one of the best-maintained commercial areas, where a veritable nest of development is set in a rapidly growing, success-oriented, and value-focused neighborhood. Standing on a commercial hub, ZEM Insignia enjoys a prime location that appeals to an array of clients as an investment opportunity. GT Road, being home to a number of firms, schools, universities, and hospitals makes it a central location for commercial entities seeking business in and around the vicinity.



PROJECT SPECIFICATIONS

Total Area	19933 Sq. Ft.
Built-Up Area	11672 Sq. Ft.
Unit Type	Retail spaces, Office units, Food outlets
Location	G T Road, Rawalpindi
No. of Floors	14 Floors
View	Boulevard view







**FLEXIBLE
PAYMENT PLAN**



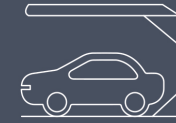
14 STOREY
BUILDING



**LOCATED ON
GT ROAD**



**PREMIUM RETAIL
OUTLETS**



COVERED PARKING



**QUALITY FIXTURE &
FITTINGS**



5 MINS DRIVE
FROM DHA PHASE 2



**ROOF-TOP
RESTAURANTS**



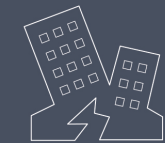
**SPACIOUS
OFFICE SPACES**



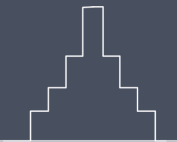
MODERN AMENITIES



**DISABLED ACCESS
BUILDING**



SEISMIC RESISTANT



**DOUBLE SIDED
FRONT ELEVATION**



CDA APPROVED



**CONTEMPORARY
ARCHITECTURE**



BOULEVARD VIEW



**24/7 SECURITY
SURVEILLANCE**



**PREMIUM
FOOD OUTLETS**

Flexible Payment Plan

ZEM insignia comes with a flexible payment plan; the payment structure is decided based on your convenience and timelines.

Prime Location

Standing on G.T. Road near Bahria Town, ZEM Insignia enjoys a prime location that appeals to an array of clients as an amazing investment opportunity.

Covered Parking

With parking spaces for over 70+ cars, ZEM Insignia facilitates the customers and vendors alike by offering a free of cost covered parking area.

Quality Fixtures and Fittings

With quality fixtures and fittings, ZEM Insignia delivers an exquisite and modern commercial experience for both investors and their clients.

Restaurants with panoramic views

Standing on an infill location and promising a great footfall, our rooftop is ready to welcome your food brand; offering food with gorgeous panoramic views.

Modern Office Spaces

Our contemporary office spaces provide the right place to either start a new business or enhance your existing business by making the right first impression on your clients.

World-class Amenities

The 14-storey building of ZEM Insignia holds modern amenities including 24/7 security surveillance, covered parking, seismic-resistant structure, easy disability access and many others.

Easy Disability Access

The building of ZEM Insignia is designed to support people with motor disabilities; featuring separate lavatories, entrances and exit ramps.

Contemporary Architecture

Providing huge progress in mercantile innovation, this alluring and state-of-the-art architecture is bound to be the magnum opus of the metropolitan lifestyle.

Double-Sided Front Elevation

The property's entrance is magnificently double-sided with one entrance accessing Bahria Paradise and the other one leading to the main G.T Road.

Seismic Resistant

ZEM Insignia is a seismic resistant construction to ensure safety in case of earthquakes of high magnitudes.

Boulevard View

With a central boulevard view, the hustle-bustle of life will mesmerize the clients and vendors alike. It will add to their shopping, dining and working experience.

CDA Approved

Your investment is safe and has potential to grow multifold in ZEM Insignia as it is approved by CDA and all the other relevant authorizing bodies.

Premium Retail Outlets

Be it a convenience store, a shopping outlet or a grocery shop, ZEM Insignia promises excellent retail outlets with modern facilities to take your business to new heights.

24/7 Security Surveillance

The 24/7 security surveillance and latest security standards at ZEM Insignia ensure the safety of clients and their resources.

Premium Food Outlets

With dedicated spaces for food outlets, ZEM Insignia provides you with a perfect opportunity to grow your food brand in an aesthetic and opulent environment.

AN ARCHITECTURAL MARVEL

ZEM Insignia is a 14-storey tall building, offering unique class A office spaces, food outlets and retail shops, all standing on an area of 19933 sq. ft. Amenities include exclusive rooftop restaurants, food court, on-site professional property management team, latest security and safety standards, high-speed elevators and more. Office floors may be subdivided as needed to accommodate commercial entity of any size and based on its unique business needs.

ZEM Insignia boasts panoramic views and an ample amenity package. The facility of covered parking is available and can accommodate up to 77 vehicles, along with 24/7 surveillance and ventilation. Explore the wonders of the commercial paradise with ZEM Insignia which entertains two entrances accessible from GT Road, Rawalpindi, and Bahria Paradise. An endless experience of premium commercial spaces with modern facilities that are at par with world-class business standards. The authenticity of this project lies in the fact that it is approved by all relevant authorities.





A CHANCE TO THRIVE

ZEM Insignia creates a perfect environment to grow your business and enables you to compete at world's pace. With our highly facilitated and spacious office halls, you can grab this chance to enhance your business in a commercially significant location.

With flexible payment plans and adjustable sizes, ZEM Insignia welcomes every kind of business. Be it IT firms, software houses, real estate offices, NGOs or any other business entity, ZEM Insignia is the place to be.





PREMIUM FOOD OUTLETS

ZEM Insignia invites you to take advantage of our exceptional food outlets; a perfect business opportunity for your venture. ZEM Insignia offers the best location, amenities, ambiance, experience, and the right audience all in one.

A multi-optional food court in a mixed-used property is your best bet when it comes to lucrative investment; if you want to open a new restaurant or looking to expand your existing food franchise, ZEM Insignia is the most sought-after building situated in an infill location.





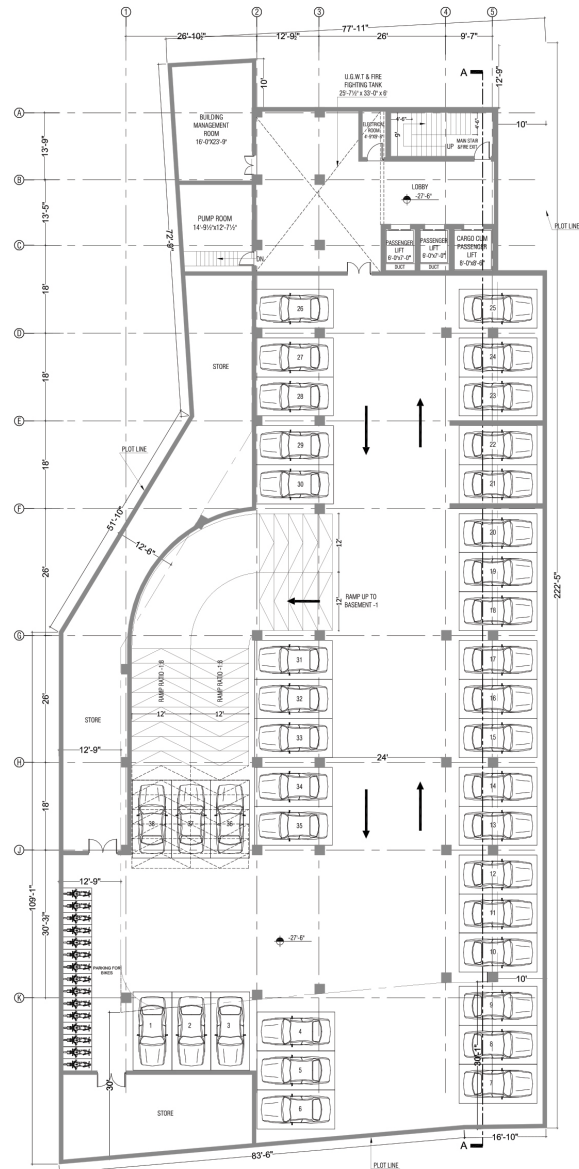
PERFECT FOR YOUR BUSINESS

Many renowned brands are set to open in ZEM Insignia including food outlets, grocery chains and fashion brands which speak volumes of the kind of success ZEM Insignia promises. Providing huge progress in mercantile innovation, this alluring architecture is bound to be the magnum opus of the metropolitan lifestyle.

ZEM Insignia shopping outlets offer spaces for pharmacies, bakeries as well as convenience stores. This is an all-around one of its kind commercial investment opportunity that you do not want to miss.







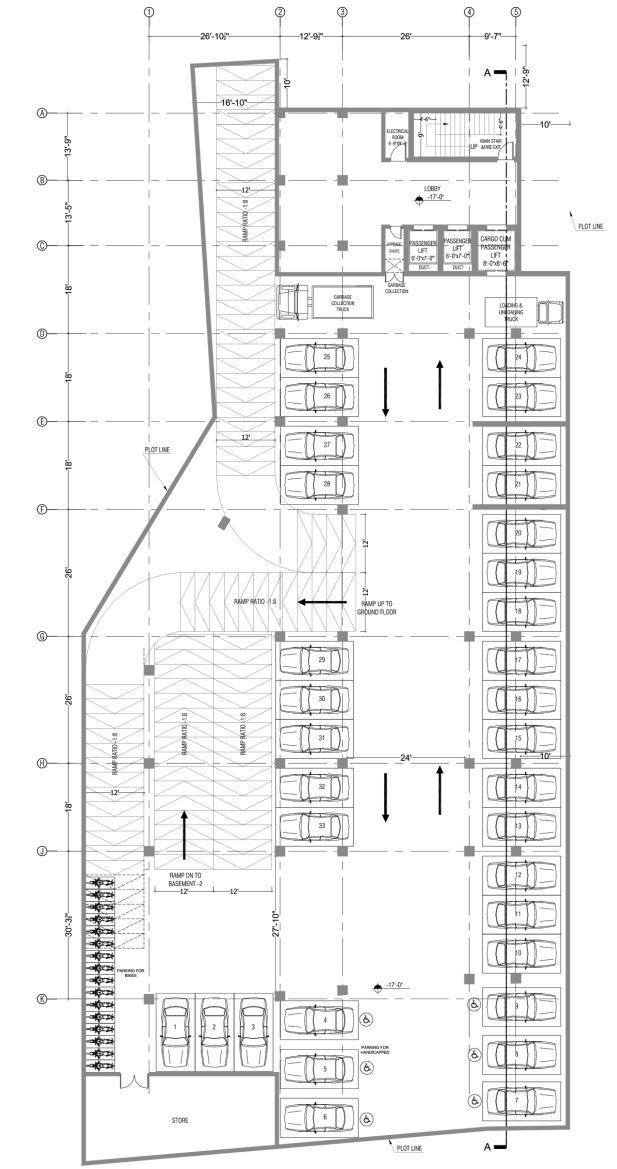
BASEMENT -2 PLAN
NO OF CARS = 38

BASEMENT LEVEL-2

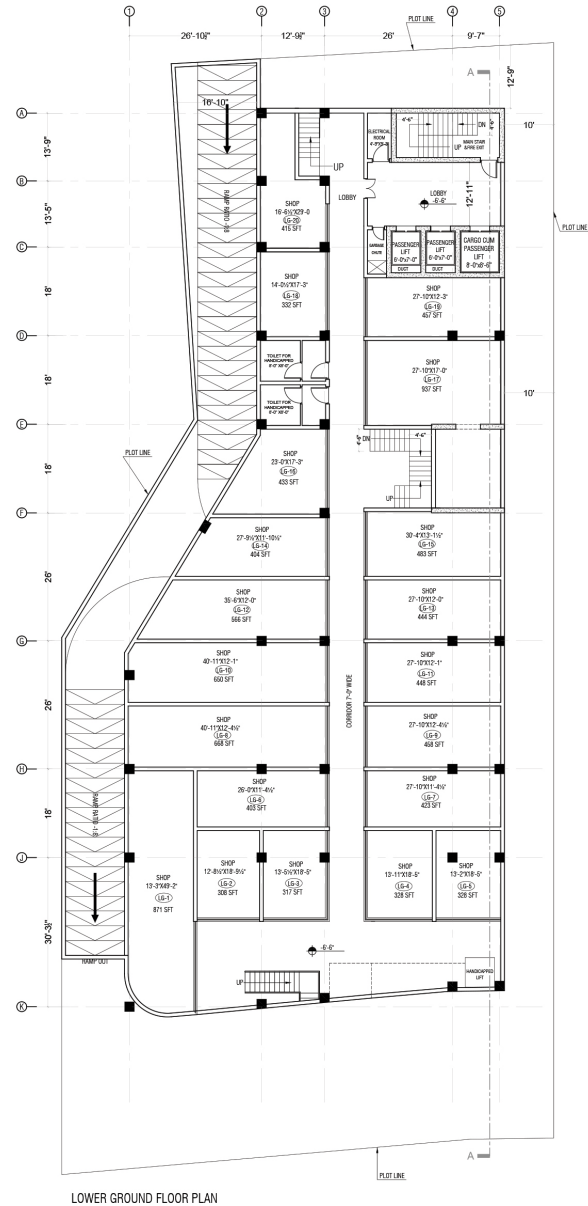
With a parking space for more than 40 cars, Basement Level 2 facilitates the customers and vendors alike by offering a free of charge covered parking area. Smooth and swift parking ramps are there for easy entrance and exit. It also holds a store to keep your merchandise safe along with a cargo elevator for seamless commercial activity.

BASEMENT LEVEL-1

The Basement Level 1 in ZEM Insignia holds a free of charge and 24/7 secured parking space for over 37 cars. The spacious parking ramps enable easy and comfortable entrance and exit. Along with a high speed elevator, the basement level also holds a cargo elevator to facilitate the delivery of goods to your designated floor.



BASEMENT -1 PLAN
NO OF CARS = 33

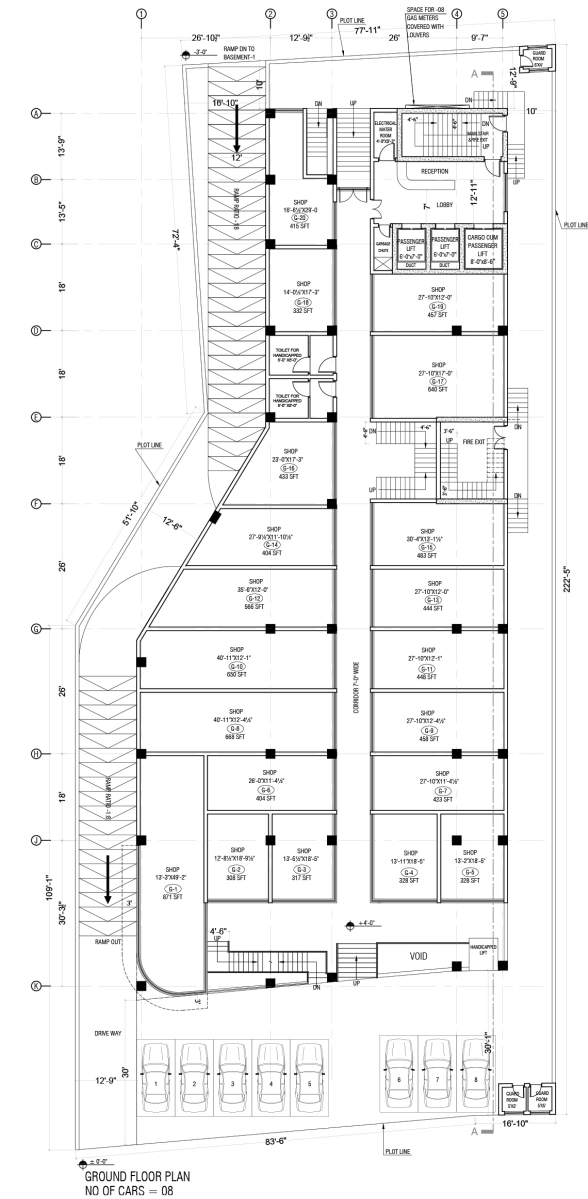


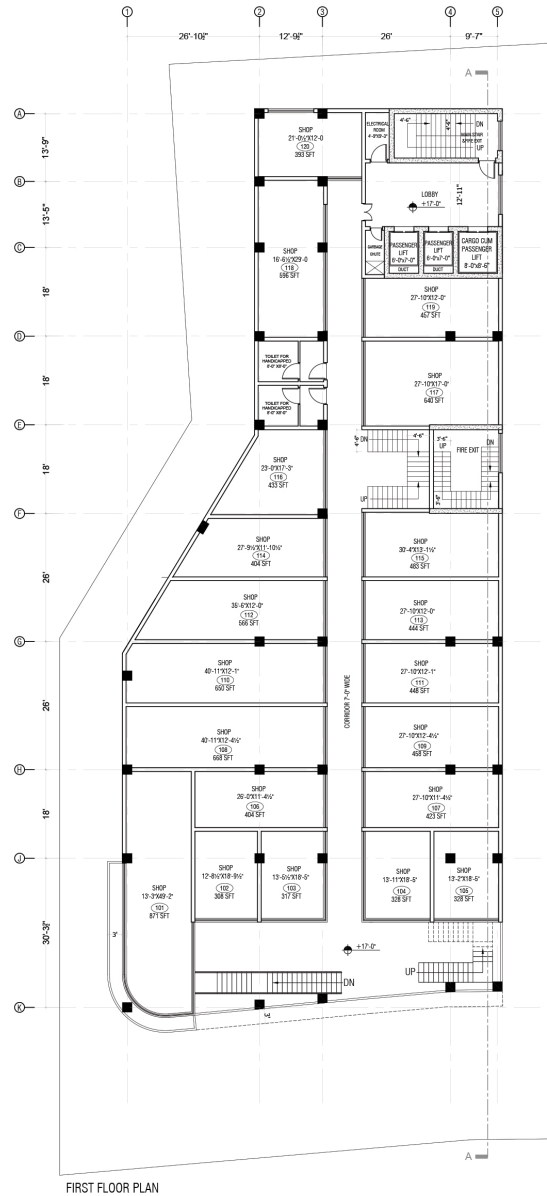
LOWER GROUND

The lower ground floor is reserved for high-end retail stores; whether it is a clothing brand or a cosmetic store, it shares a spacious corridor with all modern amenities for your customers to stroll through while accessing your store. ZEM Insignia is a disabled access building with entrance and exit ramps to facilitate people with motor disabilities. Along with this a separate elevator and lavatory are also provided for people with disabilities. Choose a premium outlet space from a size range of 260 to 710 sq. ft. and customize it to your unique business needs.

GROUND FLOOR

If you are looking for a commercial space within the range of 260 to 710 sq. ft., the ground floor of ZEM Insignia is ideal for your business venture. A spacious corridor with world class amenities gives visitors an unmatched experience. Our magnificent commercial spaces are designed to fulfill the needs of both customers and vendors alike.



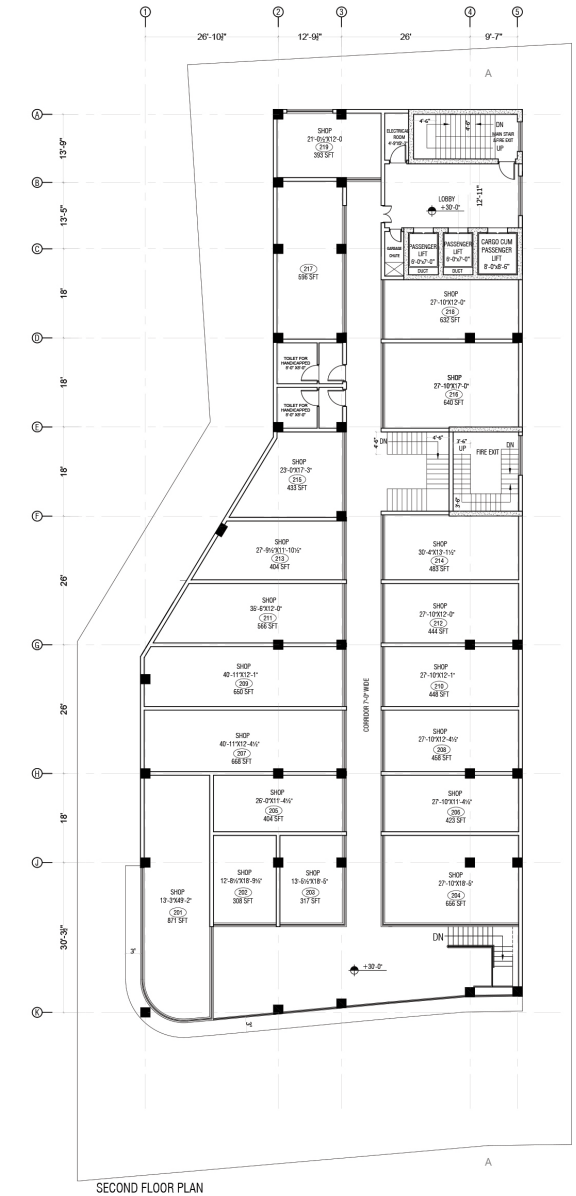


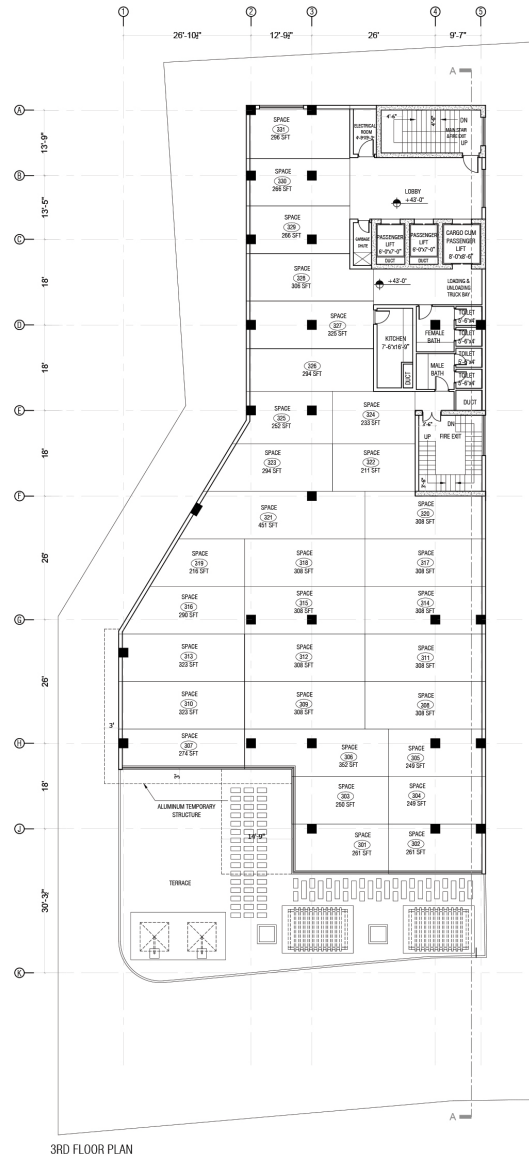
1st FLOOR

Explore new horizons for your business by acquiring a premium retail space on the 1st floor of ZEM Insignia. The 1st floor holds a range of retail shops and a corridor to help you navigate the realm of this commercial hub. Take your business to the next level by renting or buying a perfect retail store in the heart of the city.

2nd FLOOR

ZEM Insignia offers retail shops featuring high-quality fixtures and fittings with all the modern amenities incorporated in a range of 260 to 714 sq. ft.; perfect for any retail establishment. The infill premium location promises great footfall along with robust business activity throughout the working hours of the day; which is truly a dream for any business.



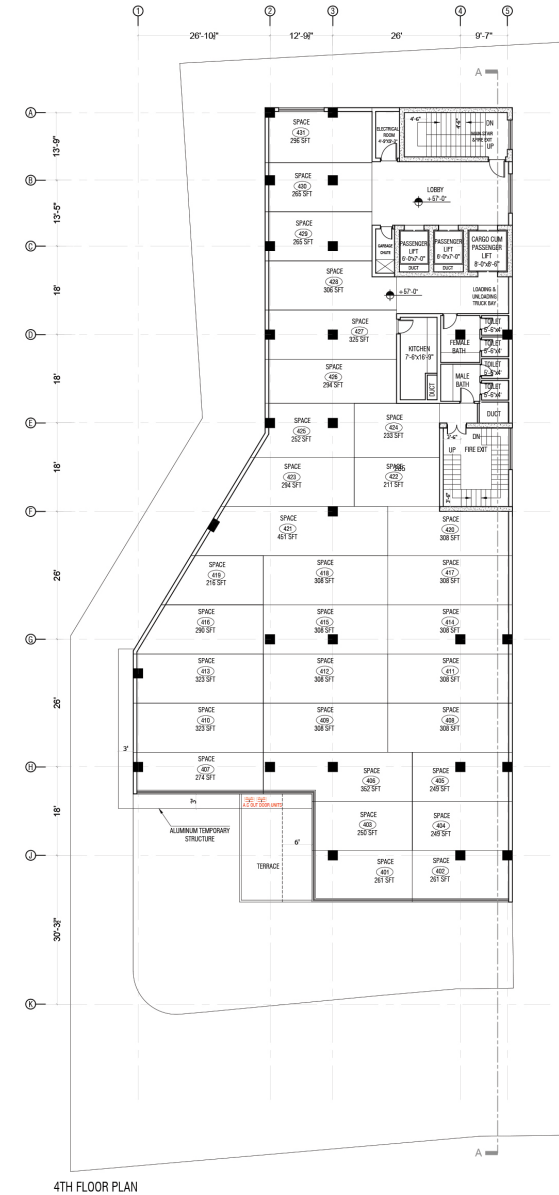


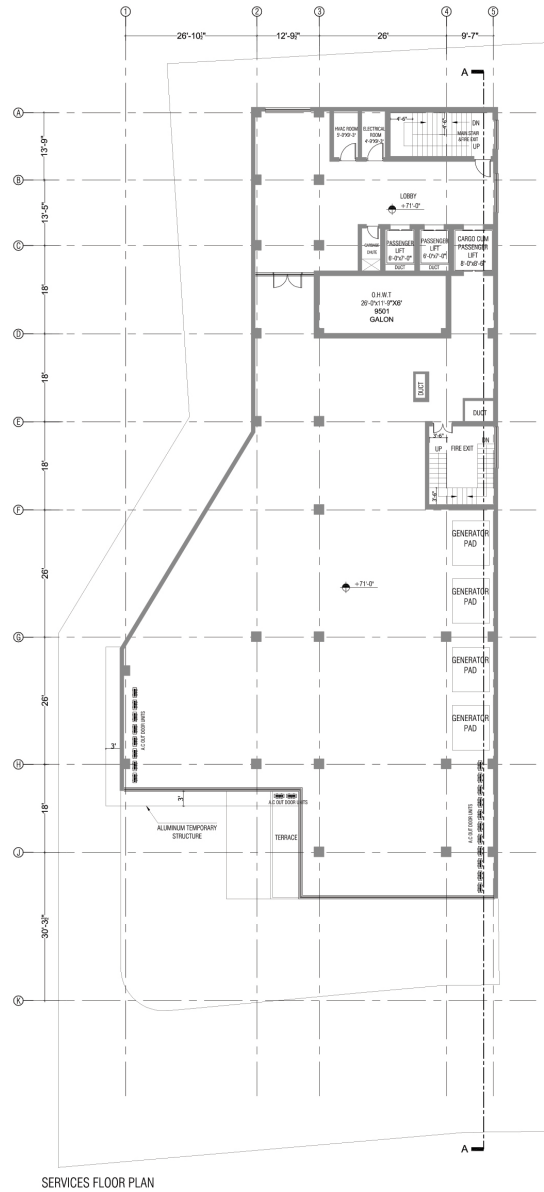
3rd FLOOR

3rd floor at ZEM Insignia features diverse office spaces starting from 60 sq. ft. to a whopping 8,561 sq. ft. to accommodate businesses of all shapes and sizes. It comes with an adjoining reception, a kitchen, a terrace along with separate washrooms to facilitate the employees and visitors. It is indeed a perfect place to operate your business smoothly and effectively.

4th FLOOR

Choose a fully facilitated office space from a size range of 60 to 8,561 sq. ft. that offers you a competitive edge in the industry. Be it an IT firm or a real estate company; a small business or a thriving enterprise, you are good to go with our modern offices offering 24/7 security, high-speed elevators and high ceiling spaces.



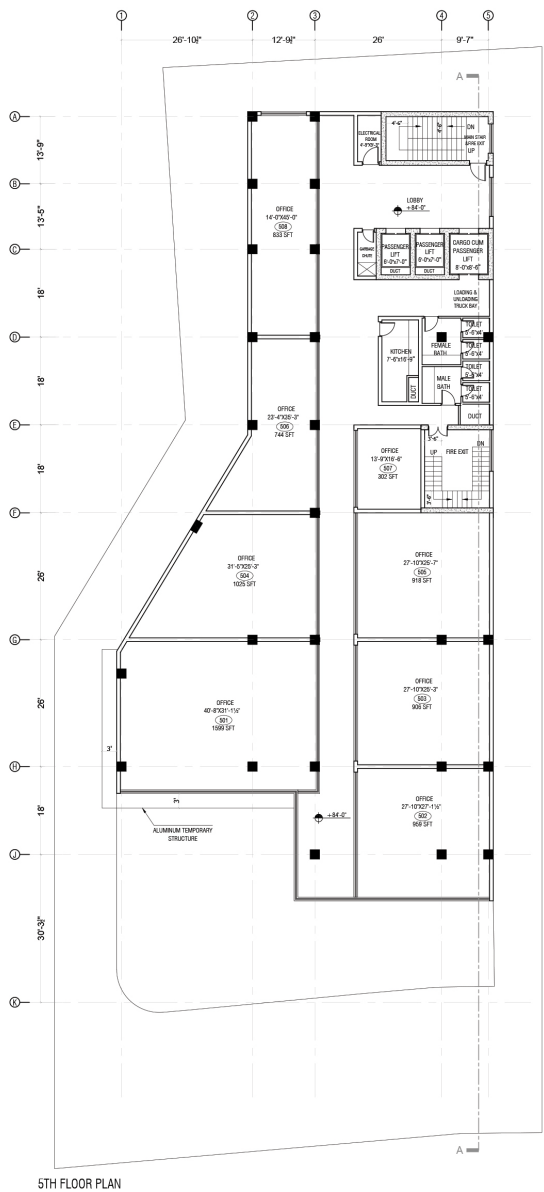


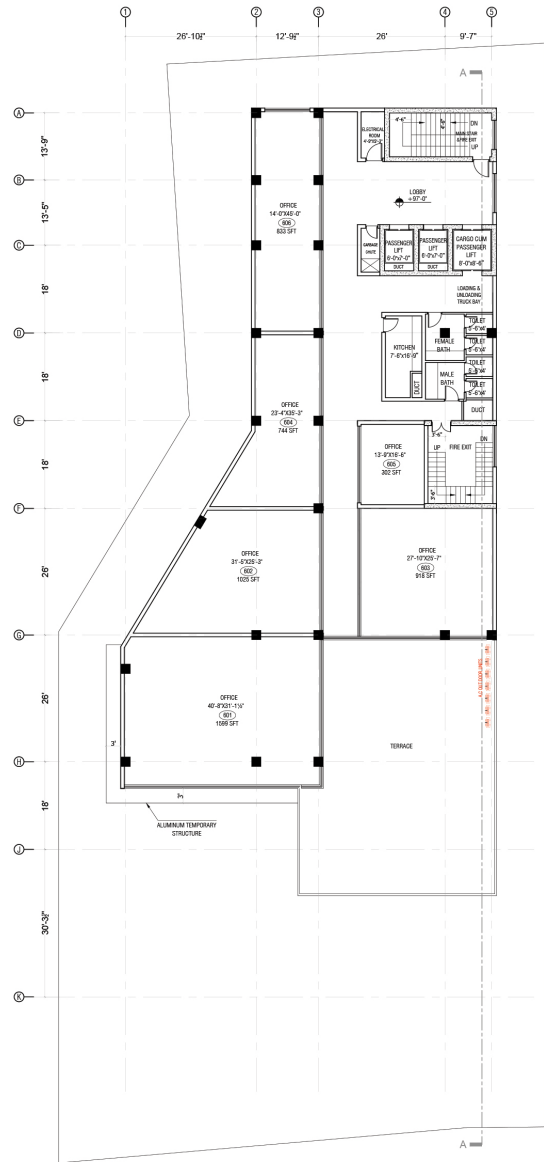
SERVICES FLOOR

To ensure that your business runs uninterrupted and smoothly, ZEM Insignia has dedicated a service floor to keep the building's electricity, water supply and mechanics running. This floor is specifically designed to accommodate all your technical requirements to offer a smooth and unwithered experience.

5th FLOOR

ZEM Insignia offers perfect workspaces for you and your employees with world-class amenities and spacious offices to give it the boost it needs. If you are a startup looking to make an impression or an SME looking for a lucrative business opportunity, ZEM Insignia is made just for you.

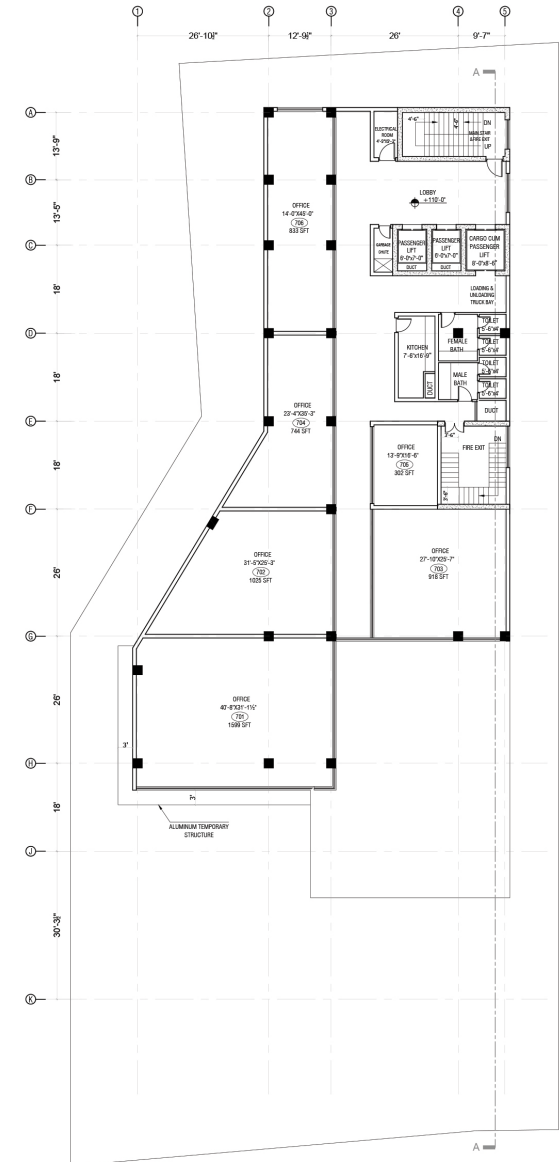




6TH FLOOR PLAN

6th FLOOR

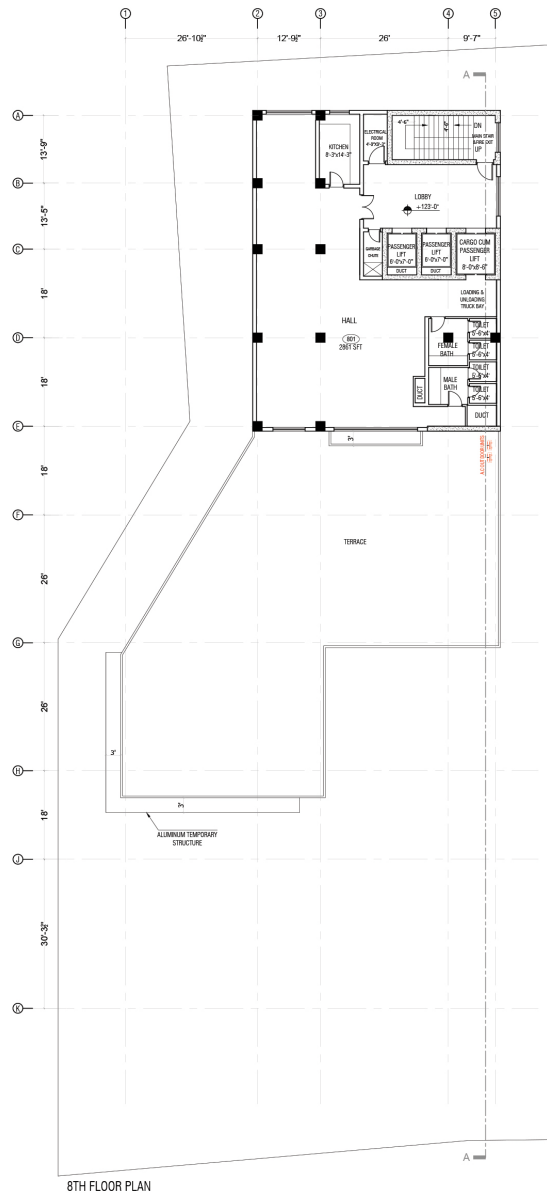
With 8 floors dedicated solely to office spaces, ZEM Insignia is a magnificent one-of-a-kind business hub offering high-speed elevators, spacious workspaces with room for customization, 24/7 security surveillance, easy access to all major landmarks of the twin cities and much more.



7TH FLOOR PLAN

7th FLOOR

Floor 7 offers a mix of deluxe offices that are tailored for its occupants and standard workspaces for business entities with a beginner setup. If you want to foster an open and collaborative way of working, and want a workspace that enables just that; deluxe offices are ideal for your business.



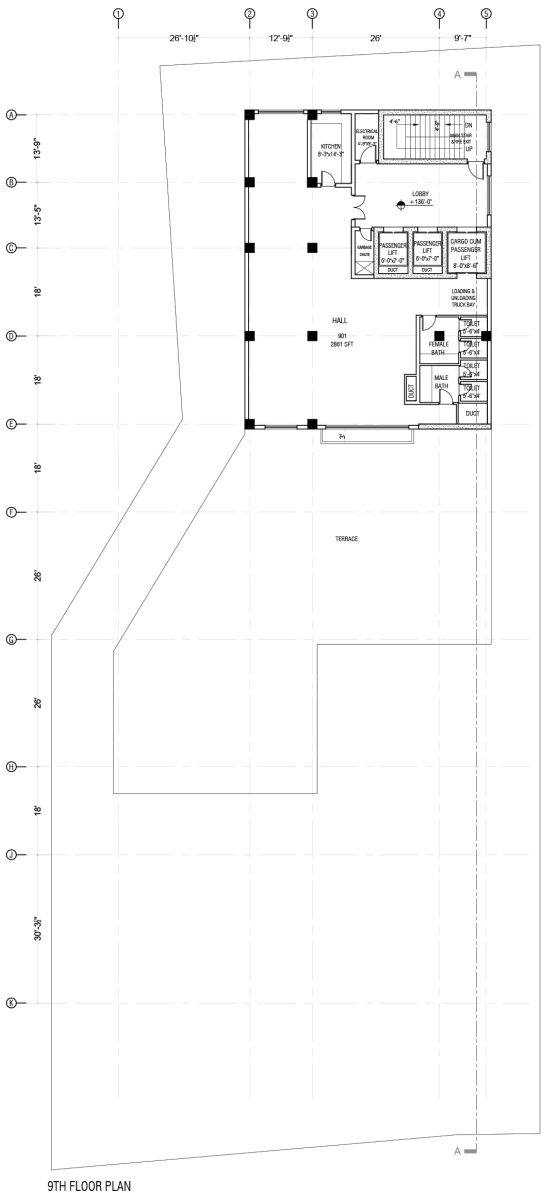
8TH FLOOR PLAN

8th FLOOR

ZEM Insignia offers commercial spaces to open new avenues of growth for your business. Your search for a luxury office ends here; with office sizes up to 1864 sq. ft. it features workspaces with high quality fixtures and fittings along with numerous state of the art facilities.

9th FLOOR

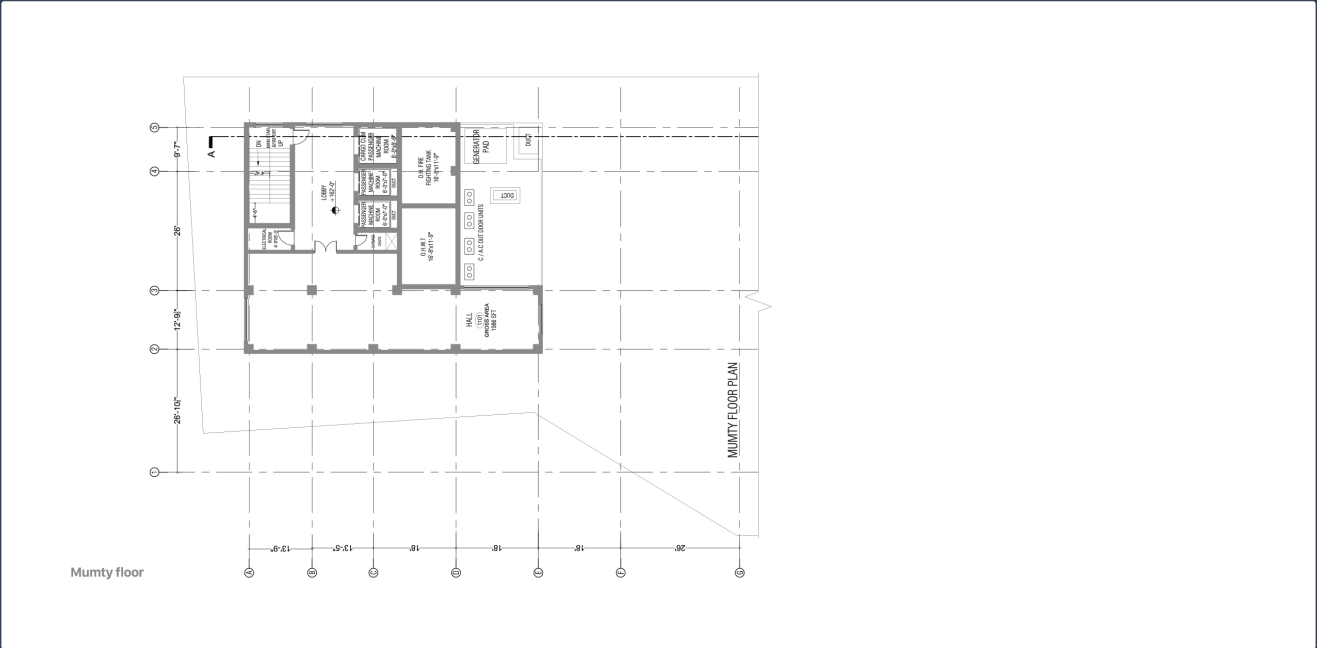
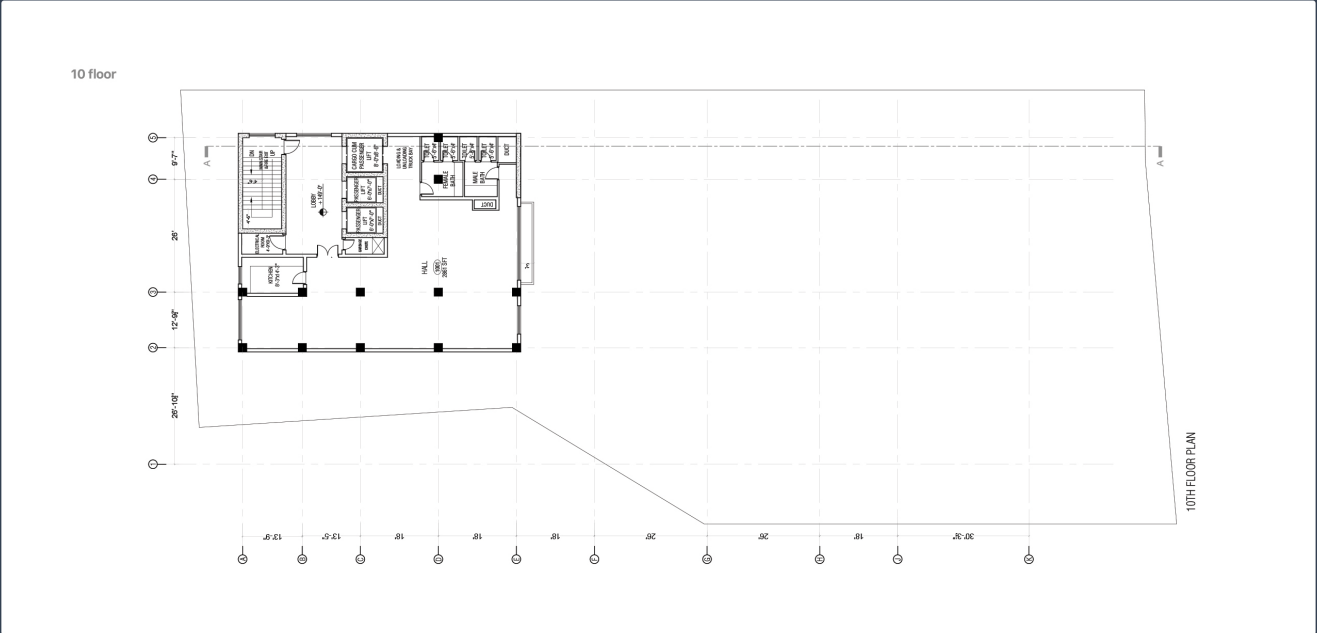
The right luxury office can be an essential tool for companies who want to make a lasting impression with prospective and existing clients. A premium office can say a lot about the prestige of working with you. At ZEM Insignia, office halls ranging up to 1864 sq. ft.; conducive to make your business a success await you.



9TH FLOOR PLAN

10th FLOOR & MUMTY

The lure of a distinctive, high-end office can be a powerful incentive for employees as well as the clients. There is no bigger outward demonstration of a company’s culture than the office it chooses; a space where people collaborate, be creative or think freely is essential for any business that is trying to make a mark. A luxury office gives you far greater potential to match the DNA of your business to the building.





HOME TO LUXURY
RESIDENTIAL & COMMERCIAL
SPACES



GARDENIA



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SKYLARK



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<https://www.youtube.com/zembuilders>



<https://www.linkedin.com/company/zembuilders>

HEAD OFFICE:

ZEM Heights I, C-Junction, Phase 8,
Bahria Town, Rawalpindi

BRANCH OFFICE:

Officer Royal Plaza, G T Road,
Soan Camp, Rawalpindi

LAHORE OFFICE:

Building 119-MB, 4th floor, Phase 6 C,
DHA Cantt, Lahore

ISLAMABAD OFFICE:

ZEM Mall, Sector Commercial A,
Boulevard Corner, Park Road,
Bahria Enclave, Islamabad

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