



3 Plots of Land for sale in China Pak Golf Estates and International Port City Gwadar Pakistan



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Gwadar

Pakistan

Premium Real Estate Opportunity: 3 Freehold Plots in Gwadar

As the crown jewel of the China-Pakistan Economic Corridor (CPEC), Gwadar is rapidly evolving from a quiet coastal town into a global trade hub. For investors seeking a foothold in this 'Emerging Dubai,' this is a rare opportunity to acquire three freehold residential plots across two of the city's most prestigious developments. These properties, totaling 280 square yards, are fully registered with the Gwadar Development Authority (GDA), with all infrastructure costs already settled, making them ready for immediate transfer and future development.

China Pak Golf Estates: Luxury Living (200 sq yards)

Two of the residential plots (totaling 200 square yards) are located within the illustrious China Pak Golf Estates. As a \$265 million grand golf city community, this project is CPIC's second major development in the region and the first of its kind in Pakistan. Spread across a massive 6.7 million square feet, it is designed specifically for the influx of local and international professionals driving Gwadar's economy.



Key Highlights of China Pak Golf Estates:

- * **A Secure Sanctuary:** The development is a fully gated community, offering 24/7 security and a sophisticated living environment tailored for high-level professionals.
- * **The First Golf Course in Gwadar:** Living here means access to the city's premier golfing facilities, integrated seamlessly with lush green parks and open spaces.
- * **Comprehensive Amenities:** Residents will benefit from an international shopping mall, a high-standard school, and a grand mosque, ensuring a self-contained lifestyle.
- * **Strategic Backing:** The project is developed by CPIC Global in partnership with the China Civil Engineering Construction Corporation (CCECC), ensuring world-class construction standards and timely delivery.

International Port City: The Prime Mixed-Use Hub (80 sq yards)

The third plot, an 80-square-yard residential piece, is situated in International Port City. This master-planned community represents a \$150 million investment and spans 3.6 million square feet. A joint venture between CPIC and One Homes, this development is poised to become the most sought-after mixed-use address in the city, blending residential comfort with commercial dynamism.

Why International Port City Stands Out:

- * **Prime Location:** Designed to be the 'Most Prime Mixed-Use Community,' it sits at the heart of Gwadar's growth trajectory, offering exceptional accessibility to the port and industrial zones.
- * **Proven Excellence:** The partnership with One Homes ensures an emphasis on 'exceptional living experiences,' focusing on quality finishes and modern urban planning.
- * **Self-Sustaining Infrastructure:** Like its sister development, International Port City features world-class amenities designed to cater to the growing demand for high-end housing in the port city.

Investment Summary and Security

Investing in these three plots offers a diversified portfolio within Gwadar's most secure 'A-Category' housing schemes. Because these plots are GDA-approved and have their infrastructure costs already paid, the new owner avoids the hidden fees and bureaucratic hurdles often associated with emerging markets.

Whether you are looking to build a residence for the burgeoning expatriate population or seeking a high-yield long-term land investment, these plots in China Pak Golf Estates and International Port City represent the gold standard of Gwadar real estate. The combination of luxury lifestyle features—such as the city's first golf course—and robust developer backing makes this an unmatched opportunity in the region's expanding property market.

About the Area

Gwadar is a strategic port city located on the southwestern coast of Pakistan's Balochistan province, situated at the apex of the Arabian Sea and the mouth of the Persian Gulf. Historically a small fishing



village that was an overseas possession of Oman for nearly 175 years, it was purchased by Pakistan in 1958. Today, it serves as the winter capital of Balochistan and has been transformed into a focal point of regional geopolitics due to its deep-sea warm water port, which remains ice-free and operational year-round.

Economic and Strategic Significance

The city is the crown jewel of the China-Pakistan Economic Corridor (CPEC), a multibillion-dollar infrastructure project aimed at linking western China to the Arabian Sea. By providing a shorter trade route for Chinese energy imports, Gwadar offers an alternative to the crowded Strait of Malacca. The development includes a massive Free Zone, industrial estates, and specialized terminals for container cargo, bulk liquids, and grain, positioning the city as a potential rival to regional hubs like Dubai.

Geography and Environment

Geographically, Gwadar is characterized by a unique hammerhead-shaped peninsula that juts out into the sea, connected to the mainland by a narrow sandy isthmus. The landscape is largely arid and desert-like, with the Koh-e-Batil hill dominating the southern end of the hammerhead. Despite its harsh climate, the surrounding waters are rich in marine life, and the city's 'blue economy' continues to support a large population of local fishermen alongside the burgeoning industrial sectors.

Connectivity and Development

Recent years have seen a rapid expansion of infrastructure, including the East Bay Expressway and various desalination plants to address the region's water scarcity. The city is also a growing tourist destination, known for its pristine beaches and the nearby Hingol National Park. While challenges regarding regional security and local equity persist, the government continues to promote Gwadar as a 'Smart Port City' destined to become a global gateway for trade between Central Asia, South Asia, and the Middle East.

Nearest Airport

The nearest and primary airport is the New Gwadar International Airport (IATA: GWD).

Located approximately 26 km northeast of the city center, this state-of-the-art facility became fully operational in early 2025, replacing the older, smaller Gwadar International Airport. It is currently one of the largest airports in Pakistan, designed to handle heavy aircraft like the Boeing 747 and Airbus A380 to support the city's growing role in international trade.

Main Features

- * 235 m2 of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.



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