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Avalon City: Pakistan's First Purpose-Built High-Tech Housing Society Near M-2 Motorway

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Avalon City is set to become Pakistan's first purpose-built high-tech housing society, strategically located along Chakri Road near the M-2 Motorway. Owned by former Sindh Governor Imran Ismail and developed by ZKB Developers, this ambitious project aims to blend advanced technology with modern living at an affordable price point. However, it is important to note that the society has yet to receive its No Objection Certificate (NOC) from the relevant authorities, despite having submitted all required documentation.

Covering an expansive area of approximately 5,000 Kanal, a traditional land measurement unit where one Kanal equals around 5,445 square feet, Avalon City falls under the jurisdiction of the Rawalpindi Development Authority (RDA), not Islamabad's Capital Development Authority (CDA), despite often being referred to as Avalon City Islamabad. Its location places it near several other high-profile housing projects, including Blue World City, Mivida Pakistan, Abdullah City, and Capital Smart City, offering prospective residents various options within this rapidly developing region.

The housing society offers residential plots in multiple sizes: 5 marla, 10 marla, and 1 kanal. For context, one marla is roughly 272 square feet. This variety allows for flexibility, catering to the needs of different families and investors. Avalon City's location is also a major selling point, with a 29-minute drive to Adiyala Road, 37 minutes to the M-2 Motorway, and 43 minutes to Islamabad International Airport. Such connectivity makes it attractive for those who commute regularly or frequently travel.

What makes Avalon City particularly unique is its strong emphasis on integrating technology into everyday living. The society plans to feature cutting-edge facilities such as facial recognition systems to enhance security, an uninterrupted power supply ensuring minimal disruptions, smart street lighting to improve energy efficiency, and security protocols enhanced by artificial intelligence (AI). In addition, residents can look forward to futuristic amenities like Wi-Fi-enabled trees, virtual theatres, and 3D cinemas, all aimed at elevating the lifestyle experience within the community.

While the project's innovative approach is impressive, potential buyers should exercise caution given that the NOC approval is still pending. This lack of formal authorization could pose risks related to legal clearances and project delivery timelines. As such, thorough due diligence is essential before committing to any investment in Avalon City or similar developments.

In summary, Avalon City reflects an exciting shift toward technologically advanced and modern residential communities in Pakistan. With its prime location, high-tech features, and competitive pricing, the project holds promise for future residents. However, regulatory hurdles remain a critical factor to consider, and only time will tell if Avalon City can fully realize its ambitious vision.