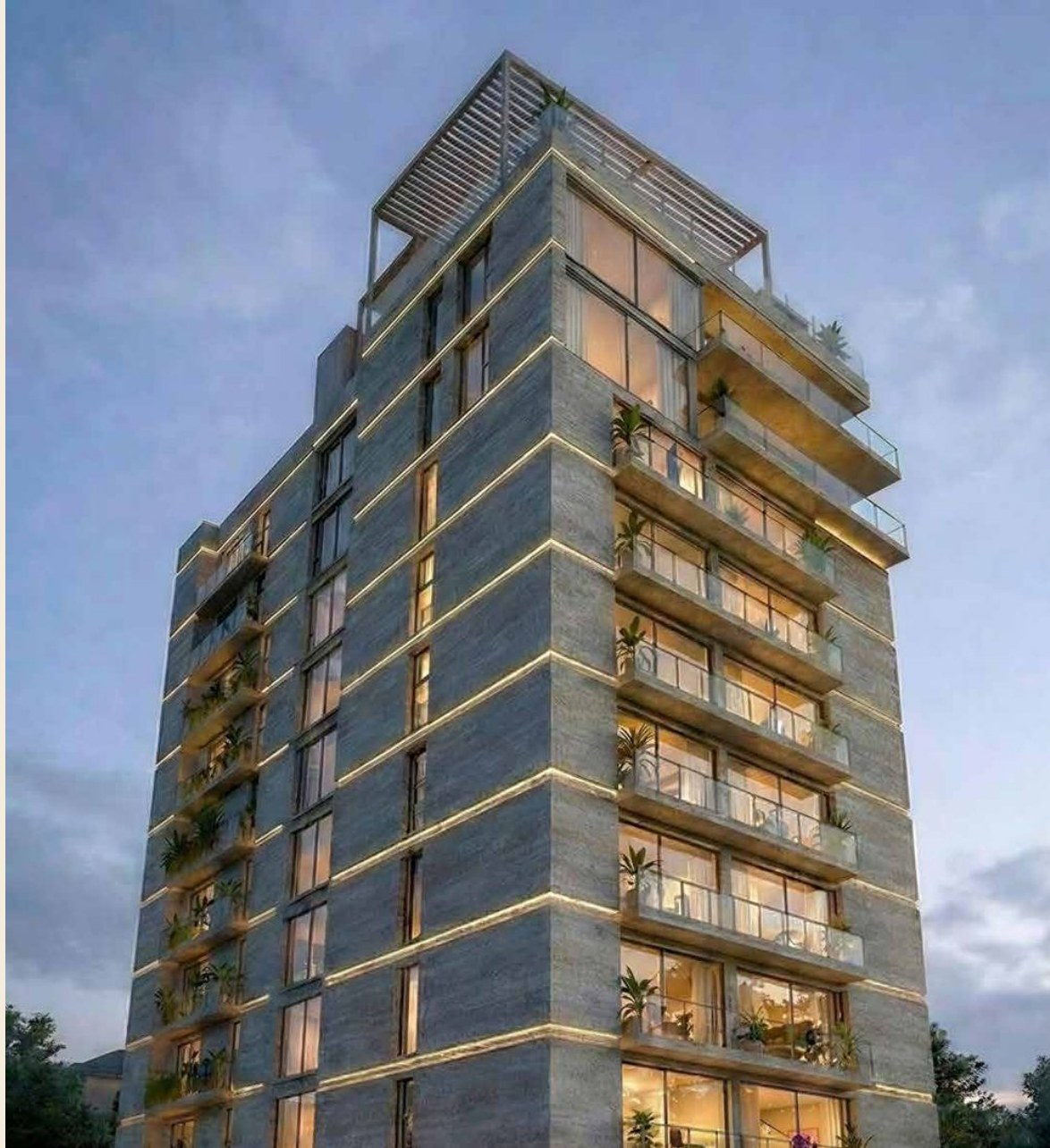


Welcome to Aura Developers.

Aura Developers is a private, founder-led real estate practice based in Gulberg II, Lahore. We were established on a single conviction: that architecture in Lahore deserved to be held to a global standard.

What follows is who we are, how we work, and where we choose to build — a short letter, in a dozen pages.





The Practice.

A private practice, founded on conviction.

We design and deliver a small, considered portfolio of residential addresses — buildings that hold their value, their tone, and their integrity over time.

Our work is structured for overseas buyers who hold homes to the same standard at home as they do abroad, and for discerning local buyers who share that standard.

We do not chase volume. We do not chase trend. We commission fewer projects, each held to a higher standard — and we accept the longer timelines that a higher standard requires.

Light becomes part of living.

“Light becomes part of living — woven into every space, changing in every hour. In these moments, Aurora reveals itself.”

Our vision is to set a new standard for residential architecture in Pakistan — buildings that compete with the world’s finest addresses.

GULBERG II · LAHORE · PAKISTAN



The Connection.

Gulberg II is Lahore's centrally pinned address — every district, embassy quarter, and major artery of the city radiates from it.

These are indicative drive times you will actually live with.

EVERY ADDRESS WITHIN MINUTES

Lahore Grammar School	5 min
Jail Road Hospital	5 min
Gulberg Galleria	5 min
Lahore Gymkhana Club	6 min
MM Alam Road	7 min
Fred Hotel	7 min
Mall of Lahore	10 min
Liberty Market	10 min
Nishat Hotel	10 min
Packages Mall	25 min
Allama Iqbal Int. Airport	25 min

AURORA RESIDENCES · GULBERG II

Sixteen residences. One address.

2-Bed Apartment

1,758 SQ FT

Two bedrooms, two baths, open-plan living, and a private balcony framing the city.

From PKR 7.91 Crore

3-Bed Apartment

2,350 SQ FT

Three bedrooms, three baths, a maid's room, and a generous balcony.

From PKR 10.58 Crore

3-Bed Duplex Penthouse

3,670 SQ FT

A duplex penthouse over two floors — double-height living, three baths, and a private terrace.

From PKR 16.52 Crore

4-Bed Duplex Penthouse

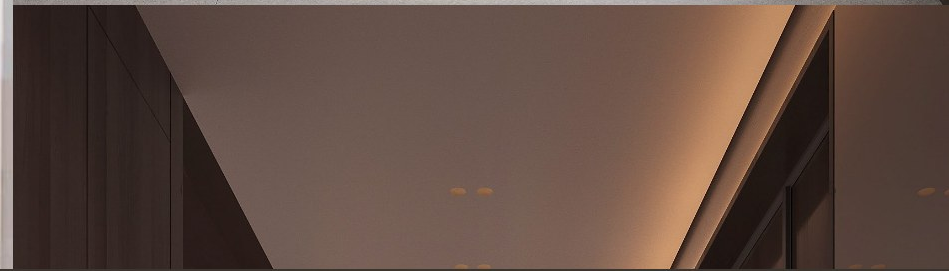
4,520 SQ FT

Four bedrooms, a family lounge, a study, and a private terrace over two floors.

From PKR 20.34 Crore

INTERIORS

Considered, room by room.



Why Aura.

What sets us apart.

01

Founder-led decisions.

Every project is signed off personally. No committee, no compromise made at scale.

04

Built for the diaspora.

Documentation, payment plans, viewings and handovers — all structured for owners abroad.

02

International standards.

Materials and finishes benchmarked against the world's finest residential addresses.

05

Continuity of care.

We remain involved after handover. That difference compounds over decades.

03

Quiet operation.

No launch circus, no billboards. The work earns its place quietly — invitation only.

06

Completely bespoke project.

Every apartment can be tailored to your desires.

Specifications.

INTERIOR FINISHES & FEATURES

What follows is the considered specification list for the residences — the materials, fittings, and systems we are delivering, room by room.

Each element is chosen for the building we will own in twenty years, not the one we will sell in two.

ARCHITECTURE

Architect-led design
Restraint, proportion, light
Floor-to-ceiling glazing
Wrap-around balconies

KITCHEN

Premium European fittings
Stone work surfaces
Integrated appliances
Soft-close cabinetry

PRINCIPAL BEDROOM

Panelled walls
Floor-to-ceiling windows
Acoustic insulation
Independent climate zone

EN-SUITE

Floor-to-ceiling stone
Brushed-gold rain shower
Heated marble floors
Underfloor heating

SYSTEMS

Energy-efficient envelope
Acoustic-rated glazing
Smart-home automation
Backup power throughout

AMENITIES & SECURITY

Rooftop infinity pool
Gym & yoga studio
Concierge service
24-hour manned gatehouse
Biometric access & CCTV



Made to your measure.

For the earliest owners, the residence is not yet finished — and that is precisely the point.

Within the architecture, finishes, materials, and select layouts can be tailored to the way you actually live. Each choice is guided personally and documented in full — so an owner in London or Dubai decides with the same confidence as one in Lahore.

01 Layout flexibility

For early reservations, select internal layouts can be adjusted before construction locks.

02 Tailored finishes

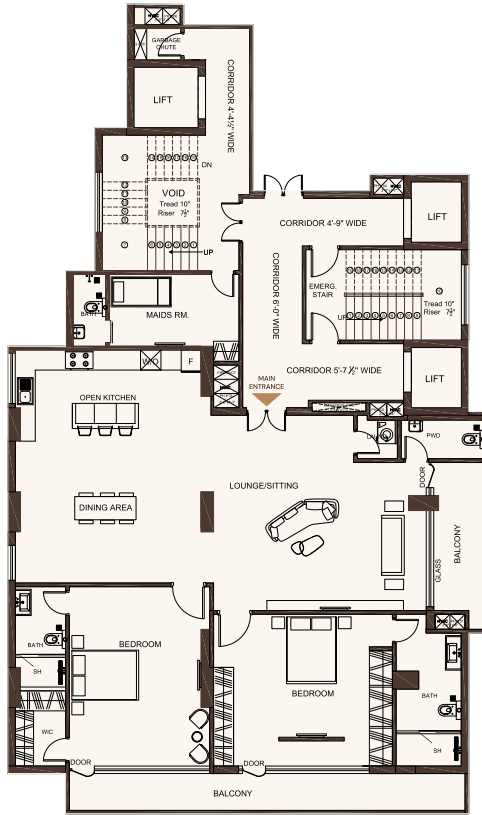
Stone, timber, metal and joinery selected with you, room by room.

03 A single point of contact

One relationship manager, from reservation through handover — wherever in the world you are.

2 - BEDROOM

RESIDENCE 2 A



Total Area =	224.8 SQ M	2,420 SQ FT
Master Bedroom:	5.5 m X 4.6 m	18'0" X 15'0"
Bedroom	2: 4.0 m X 5.5 m	13'0" X 18'0"
Lounge / Dining / Kitchen:	12.5 m X 7.1 m	41'0" X 23'3"
Terrace / Balcony:	12.0 m X 1.2 m	39'6" X 4'0"



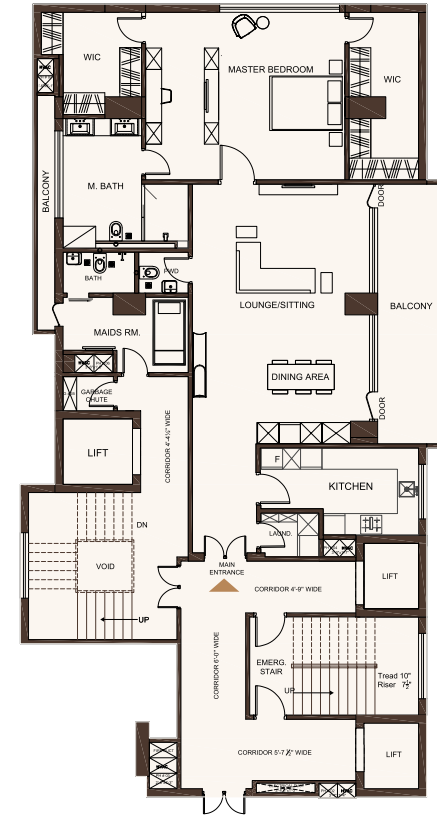
MUSHTAQ GURMANI ROAD



SECOND FLOOR

1 - BEDROOM

RESIDENCE 2 Z



Total Area =	163.3 SQ M	1,758 SQ FT
Bedroom	5.6m X 4.7m	18'3" X 15.4"
Lounge / Sitting / Dining	5.0m X 7.3m	16'3" X 23.10"
Kitchen	4.4m X 2.4m	14'6" X 8.0"



MUSHTAQ GURMANI ROAD



SECOND FLOOR

3 - BEDROOM

RESIDENCE 3A



Total Area =	224.8 SQ M	2,420 SQ FT
Master Bedroom:	5.5 m X 4.6 m	18'0" X 15'0"
Bedroom:	2: 4.0 m X 5.5 m	13'0" X 18'0"
Lounge / Dining / Kitchen:	12.5 m X 7.1 m	41'0" X 23'3"
Terrace / Balcony:	12.0 m X 1.2 m	39'6" X 4'0"



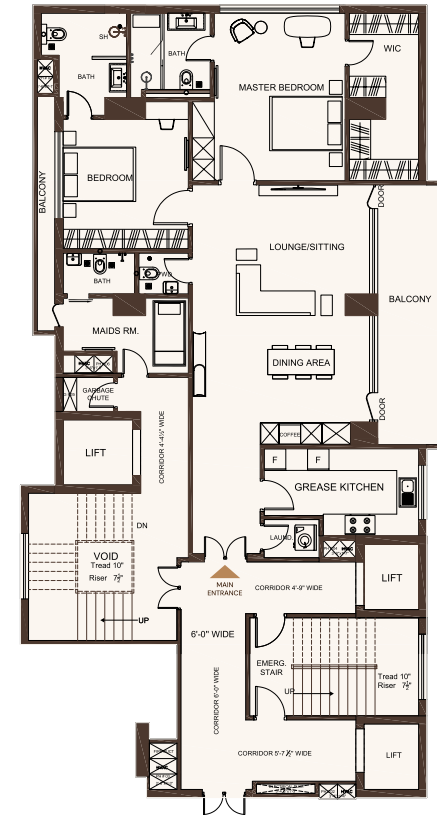
MUSHTAQ GURMANI ROAD



THIRD FLOOR

2 - BEDROOM

RESIDENCE 3Z



Total Area =	163.3 SQ M	1,758 SQ FT
Bedroom:	5.6 m X 4.7 m	18'3" X 15'4"
Lounge / Sitting / Dining:	5.0 m X 7.3 m	16'3" X 23'10"
Kitchen	4.4 m X 2.4 m	14'6" X 8'0"



MUSHTAQ GURMANI ROAD



THIRD FLOOR

3 - BEDROOM

RESIDENCE 4A



Total Area =	224.8 SQ M	2,420 SQ FT
Master Bedroom:	5.5 m X 4.6 m	18'0" X 15'0"
Bedroom:	2: 4.0 m X 5.5 m	13'0" X 18'0"
Lounge / Dining / Kitchen:	12.5 m X 7.1 m	41'0" X 23'3"
Terrace / Balcony:	12.0 m X 1.2 m	39'6" X 4'0"



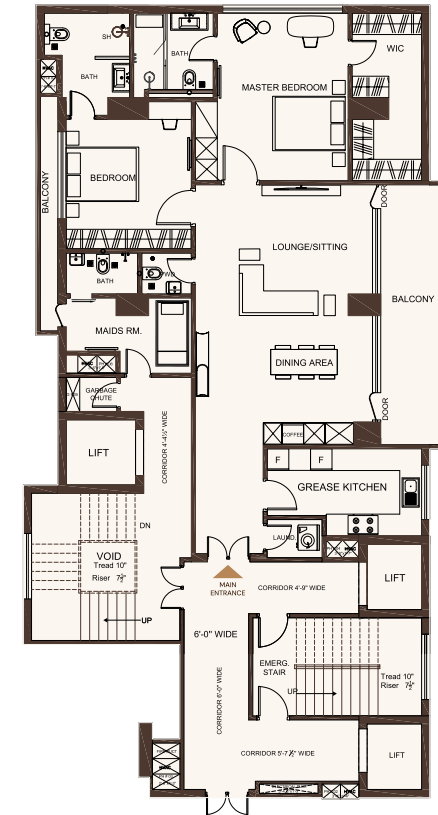
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FORTH FLOOR

2 - BEDROOM

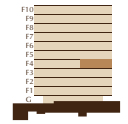
RESIDENCE 4Z



Total Area =	163.3 SQ M	1,758 SQ FT
Bedroom:	5.6 m X 4.7 m	18'3" X 15'4"
Lounge / Sitting / Dining:	5.0 m X 7.3 m	16'3" X 23'10"
Kitchen	4.4 m X 2.4 m	14'6" X 8'0"



MUSHTAQ GURMANI ROAD



FORTH FLOOR

3 - BEDROOM

RESIDENCE 5A



Total Area =	224.8 SQ M	2,420 SQ FT
Master Bedroom:	5.5 m X 4.6 m	18'0" X 15'0"
Bedroom:	2: 4.0 m X 5.5 m	13'0" X 18'0"
Lounge / Dining / Kitchen:	12.5 m X 7.1 m	41'0" X 23'3"
Terrace / Balcony:	12.0 m X 1.2 m	39'6" X 4'0"



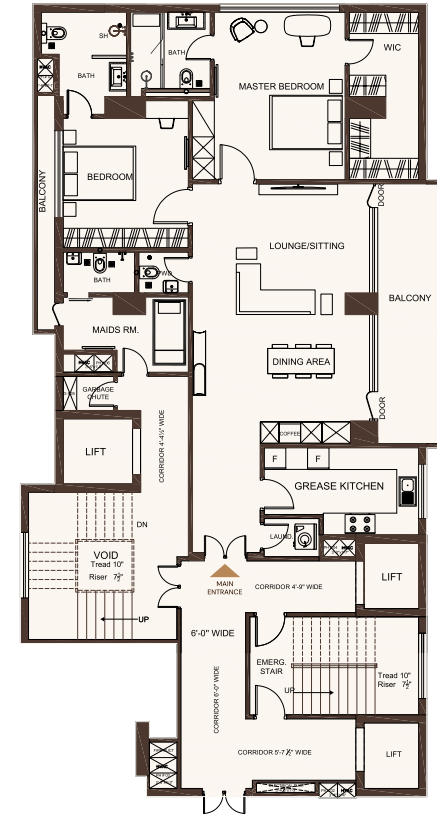
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FIFTH FLOOR

2 - BEDROOM

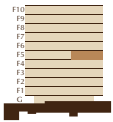
RESIDENCE 5Z



Total Area =	163.3 SQ M	1,758 SQ FT
Bedroom:	5.6 m X 4.7 m	18'3" X 15'4"
Lounge / Sitting / Dining:	5.0 m X 7.3 m	16'3" X 23'10"
Kitchen	4.4 m X 2.4 m	14'6" X 8'0"



MUSHTAQ GURMANI ROAD



FIFTH FLOOR

3 - BEDROOM

RESIDENCE 6 A



Total Area =	224.8 SQ M	2,420 SQ FT
Master Bedroom:	5.5 m X 4.6 m	18'0" X 15'0"
Bedroom:	2: 4.0 m X 5.5 m	13'0" X 18'0"
Lounge / Dining / Kitchen:	12.5 m X 7.1 m	41'0" X 23'3"
Terrace / Balcony:	12.0 m X 1.2 m	39'6" X 4'0"



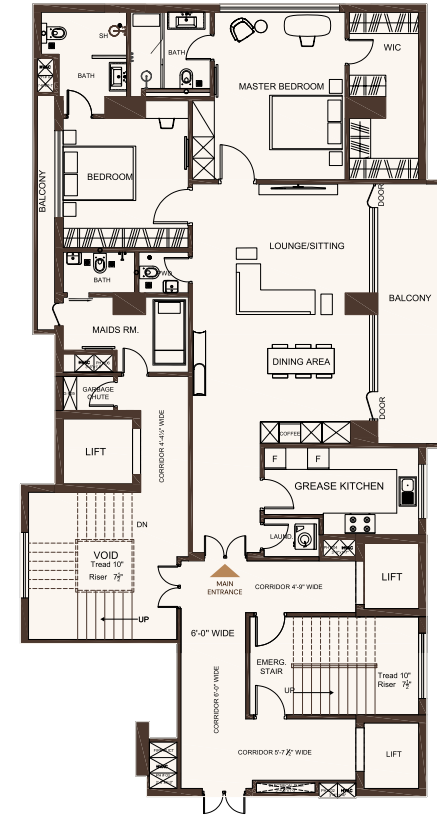
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SIXTH FLOOR

2 - BEDROOM

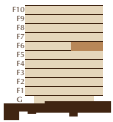
RESIDENCE 6 Z



Total Area =	163.3 SQ M	1,758 SQ FT
Bedroom:	5.6 m X 4.7 m	18'3" X 15'4"
Lounge / Sitting / Dining:	5.0 m X 7.3 m	16'3" X 23'10"
Kitchen	4.4 m X 2.4 m	14'6" X 8'0"



MUSHTAQ GURMANI ROAD



SIXTH FLOOR

3 - BEDROOM

RESIDENCE 7A



Total Area =	224.8 SQ M	2,420 SQ FT
Master Bedroom:	5.5 m X 4.6 m	18'0" X 15'0"
Bedroom:	2: 4.0 m X 5.5 m	13'0" X 18'0"
Lounge / Dining / Kitchen:	12.5 m X 7.1 m	41'0" X 23'3"
Terrace / Balcony:	12.0 m X 1.2 m	39'6" X 4'0"



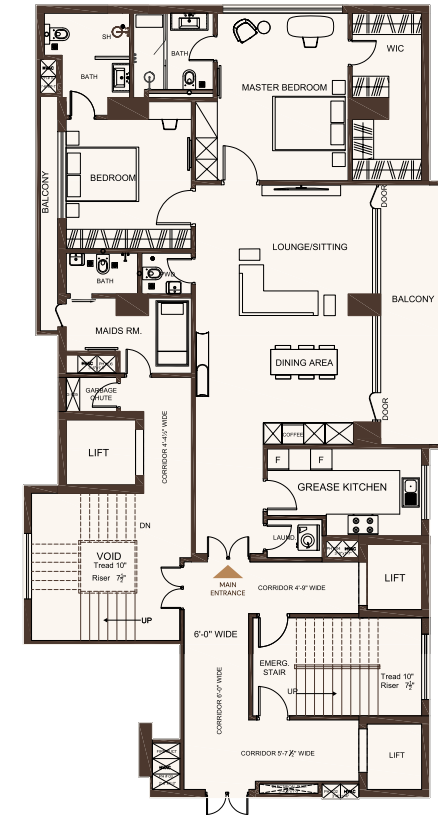
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SEVENTH FLOOR

2 - BEDROOM

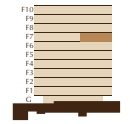
RESIDENCE 7Z



Total Area =	163.3 SQ M	1,758 SQ FT
Bedroom:	5.6 m X 4.7 m	18'3" X 15'4"
Lounge / Sitting / Dining:	5.0 m X 7.3 m	16'3" X 23'10"
Kitchen	4.4 m X 2.4 m	14'6" X 8'0"



MUSHTAQ GURMANI ROAD



SEVENTH FLOOR

3 - BEDROOM

RESIDENCE 8A



Total Area =	224.8 SQ M	2,420 SQ FT
Master Bedroom:	5.5 m X 4.6 m	18'0" X 15'0"
Bedroom:	2: 4.0 m X 5.5 m	13'0" X 18'0"
Lounge / Dining / Kitchen:	12.5 m X 7.1 m	41'0" X 23'3"
Terrace / Balcony:	12.0 m X 1.2 m	39'6" X 4'0"



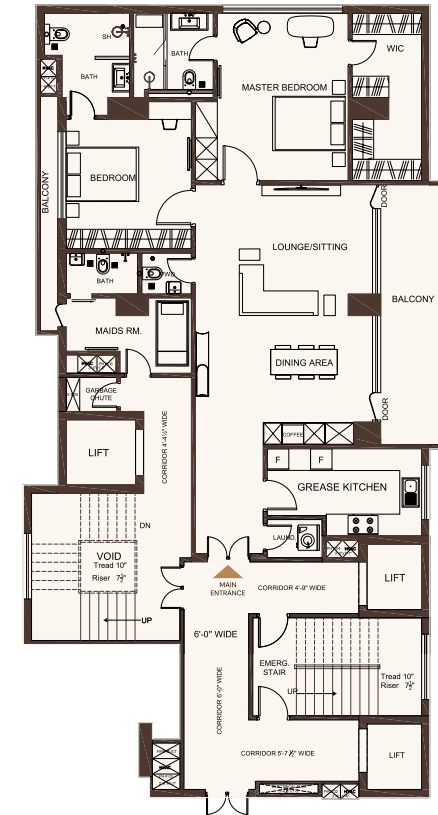
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EIGHTH FLOOR

2 - BEDROOM

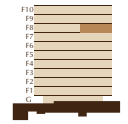
RESIDENCE 8Z



Total Area =	163.3 SQ M	1,758 SQ FT
Bedroom:	5.6 m X 4.7 m	18'3" X 15'4"
Lounge / Sitting / Dining:	5.0 m X 7.3 m	16'3" X 23'10"
Kitchen	4.4 m X 2.4 m	14'6" X 8'0"



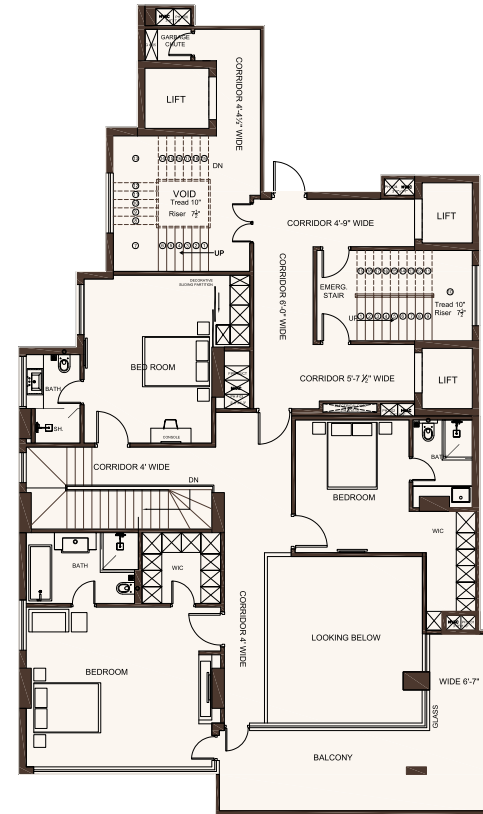
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EIGHTH FLOOR

DUPLEX

Penthouse A



Total Area =	421.8 SQ M	4,540 SQ FT
Master Bedrooms	5.9m x 4.9m	19'4" x 16'0"
Bedroom 2	4.3m x 4.9m	14'0" x 16'0"
Bedroom 3	3.9m x 5.1m	12'9" x 16'9"
Bedroom 4	3.5m x 4.0m	11'4" x 13'3"
Lounge / Dining	7.8m x 6.8m	25'7" x 22'3"
Kitchen	3.9m x 2.4m	12'10" x 8'0"
Terrace 1	9.3m x 2.4m	30'7" x 8'0"
Terrace 2	8.4m x 2.4m	27'7" x 8'0"



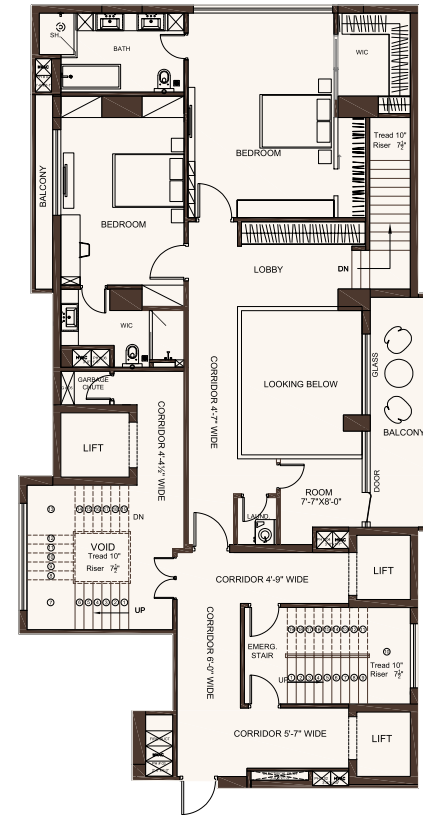
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NINTH, TENTH FLOOR

DUPLEX

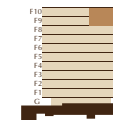
Penthouse Z



Total Area =	340.3 SQ M	3,663 SQ FT
Master Bedrooms	4.1m x 5.8m	13'7" x 19'0"
Bedroom 2	4.3m x 4.1m	14'0" x 13'6"
Bedroom 3	3.5m x 4.7m	11'6" x 15'7"
Lounge / Dining / Terrace	4.4m x 12.6m	14'6" x 41'3"
Kitchen	3.3m x 2.4m	10'10" x 8'0"
Terrace	1.8m x 6.5m	6'0" x 21'4"



MUSHTAQ GURMANI ROAD



NINTH, TENTH FLOOR

AURA
DEVELOPERS

We welcome introductions.

Office hours · 10am – 6pm Pakistan time

UAE 12pm–9pm PKT · UK 2pm–11pm PKT

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