

MPCHS Multi Gardens B-17 Islamabad – 2025 Complete Guid

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Submitted: September 10, 2025

Updated: September 10, 2025

Multi Gardens B-17 Islamabad is a modern, well-planned, and affordable housing scheme developed by Multi Professionals Cooperative Housing Society (MPCHS).

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<http://www.fanart-central.net/stories/user/multigardensb17/61296/MPCHS-Multi-Gardens-B-17-Islamabad--2025-Complete-Guid>

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[Multi Gardens B-17 Islamabad](#) is a modern, well-planned, and affordable housing scheme developed by Multi Professionals Cooperative Housing Society (MPCHS). Located along GT Road near the M-1 Motorway, it is fully approved by the [Capital Development Authority \(CDA\)](#). With the launch of Phase 2 near Chakri Road, the project has become a top choice for both homebuyers and investors in the twin cities.

Overview of MPCHS

MPCHS was established under the Cooperative Societies Act of 1925 with the mission of delivering affordable housing solutions without compromising on quality. Over the years, it has developed a reputation for reliability, transparency, and strong project delivery.

Previous Projects by MPCHS

- Islamabad Gardens E-11/3: First project launched in 1989, a compact yet prime development.
- Islamabad Gardens E-11/1: An extension of the first project with additional residential plots.
- F-17 Tele Gardens: A joint venture with T&TECHS located near M-1 Motorway.
- Multi Residencia & Orchards: A large-scale housing and farmhouse project near Jhang Bahtar Road.

Prime Location of Multi Gardens B-17

The society lies at the foothills of the beautiful [Margalla Hills](#) and connects directly to the Main GT Road and M-1 Motorway. Its location ensures easy travel across Islamabad, Rawalpindi, Taxila, and beyond.

Accessibility

- 2 minutes from GT Road
- 5 minutes from Margalla Avenue
- 12 minutes from Sangjani Toll Plaza
- 22 minutes from Srinagar Highway
- 30 minutes from Islamabad International Airport

Nearby Projects & Landmarks

- Faisal Hills
- Capital Smart City
- Nova City
- Blue World City
- Faisal Town Phase 1 & 2
- Top City-1
- Rawalpindi-Islamabad Interchange

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Legal Status and NOC Approval

Multi Gardens B-17 has obtained its **NOC** from **CDA**, making it a legally safe investment. Some extensions that fall outside Islamabad's limits have also been approved by the [Rawalpindi Development Authority \(RDA\)](#).

Master Plan & Layout

The society covers approximately **12,000** kanals of land, with **3,845** kanals set aside for expansion. Its modern town planning includes residential, commercial, recreational, and institutional areas.

Blocks in B-17

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Block A: Features a central lake, lakefront apartments, schools, and mosques.

Block B: Known for cricket grounds, commercial markets, and premium residences.

Block C: Offers both residential and commercial plots, partially developed.

Blocks C-1, D, E, F: Rapidly developing with world-class infrastructure.

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Phases of Multi Gardens Islamabad

Phase 1

Launched in 2004, Phase 1 covers **7,673** kanals and includes nearly **4,670** residential plots. Blocks A, B, and C are fully developed, while others are nearly complete with full utility access.

Phase 2

Located along Chakri Road, Phase 2 spans over **12,000** kanals. It lies behind Faisal Town Phase 2 and near the Thalian Interchange. Its future connection with **Rawalpindi Ring Road** makes it a hotspot for future investment. Phase 2 includes modern infrastructure, green belts, and dedicated commercial zones.

Residential Plot Sizes

[ul]

5 Marla (25x50)

8 Marla (30x60)

10 Marla (35x70)

14 Marla (40x80)

1 Kanal (50x90)

2 Kanal (75x120)

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Commercial Plot Sizes

[ul]

8 Marla

10 Marla

14 Marla

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Apartment & High-Rise Developments

To meet urban housing needs, several apartment projects are being constructed inside B-17.

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[li][b><https://address17.com.pk/>Address 17: A 12-story lakefront tower offering 1, 2, and 3-bedroom apartments.

[li]Green Heights: A 9-story affordable apartment building.

[li]Capital Square: Four 15-story towers with a shopping mall, offices, apartments, and penthouses.

[li]Cloud Tower-1: A mega high-rise offering 1–3 bed apartments, duplexes, and luxury penthouses.

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Payment Plans

Phase 2 Residential Payment Plan

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[li]5 Marla – PKR 3,080,000

[li]8 Marla – PKR 4,180,000

[li]10 Marla – PKR 5,480,000

[li]14 Marla – PKR 6,780,000

[li]1 Kanal – PKR 8,980,000

[li]2 Kanal – PKR 16,980,000

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Buyers can choose a 5-year plan with 20 quarterly installments or pay in full with a 20% discount.

Facilities and Amenities

MPCHS ensures that residents enjoy a luxurious and convenient lifestyle.

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[li]Secure gated community

[li]24/7 CCTV and trained guards

[li]Underground electricity and water supply

[li]Community clubs and recreational centers

[li]Mosques in every block

[li]Educational institutes and health facilities

[li]Dedicated commercial hubs

[li]Parks, playgrounds, and jogging tracks

[li]Eco-friendly environment with green belts

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Development Status

Phase 1 is almost fully developed with operational utilities, schools, mosques, and commercial markets. Many families have already moved in. In Phase 2, land leveling and infrastructure work are in progress, attracting massive interest from investors due to its pre-launch pricing.

Transfer and Allotment Process

The transfer procedure is transparent and involves:

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[li]No Demand Certificate (NDC)

[li]Original membership documents

[li]CNIC copies and photographs

- Membership form of purchaser**
- Affidavits and undertakings**

Reasons to Invest in B-17 Multi Gardens

- Strategic Location:** On GT Road with direct access to Motorways and Ring Road.
- Affordability:** Budget-friendly plots with flexible payment options.
- Legal Security:** CDA and RDA approvals make it risk-free.
- Modern Facilities:** Smart housing, parks, commercial centers, and utilities.
- High Return Potential:** Rapid development and high demand ensure good ROI.

FAQs

Is Multi Gardens B-17 approved by CDA?

Yes, it has full CDA approval and RDA approval for its extended areas.

What plot sizes are available?

Plots range from 5 Marla to 2 Kanal, while apartments and commercial plots are also available.

Is Phase 2 booking open?

Yes, bookings in Phase 2 are currently open with pre-launch pricing.

Are apartments available?

Yes, projects like Address 17, Capital Square, Green Heights, and Cloud Tower-1 are available.

Conclusion

MPCHS Multi Gardens B-17 Islamabad is a perfect blend of affordability, location, and modern living. With its CDA and RDA approvals, rapid development, and attractive payment plans, it is among the most secure and profitable real estate opportunities in Islamabad. Whether you are looking to build a home or secure a high-return investment, Multi Gardens B-17 stands as a prime choice in 2025.