



Winston
Tech Zone



Winston
Tech Zone

Where Technology Meets
Innovation

Licensed By
STZA

PURPOSE BUILT FACILITY

Winston Tech Zone sets a new standard for international-grade workspaces in Islamabad, purpose-built to create a seamless blend of innovation, collaboration, and work-life balance. Designed with smart, tech-equipped offices and modern coworking spaces, it caters to the evolving needs of tech-driven businesses. With wellness amenities integrated into the environment, Winston Tech Zone ensures professionals can thrive in a complete, balanced ecosystem tailored for success.



Work Life
Balance



Eco Friendly
& Sustainable



Circular
Economy



Startup
Ecosystem



Un-interrupted
Internet



24/7 Electricity
Backup



Effortless
Commute



24/7
Surveillance

ULTIMATE WORK LIFE BALANCE



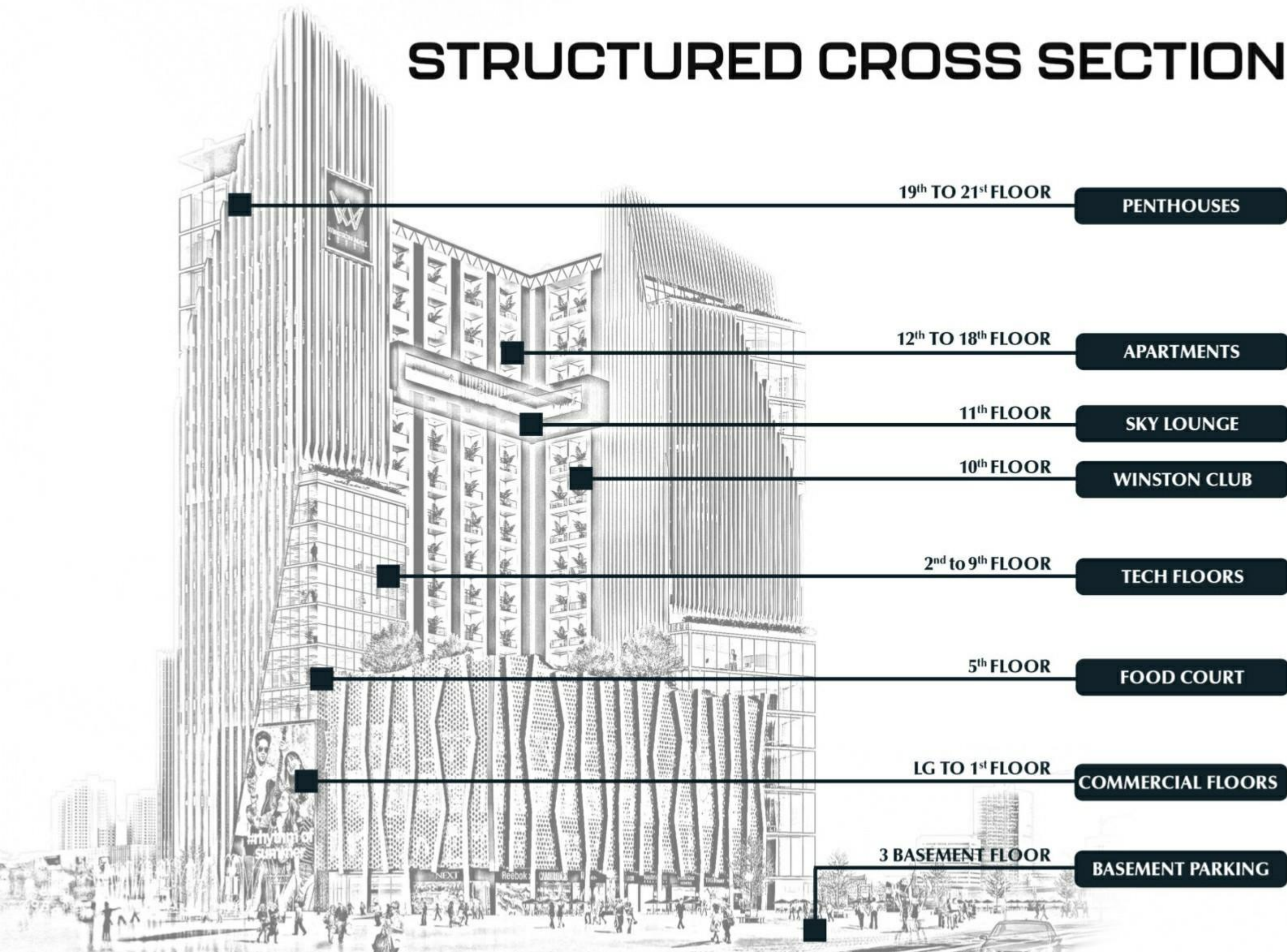
Winston Tech Zone seamlessly integrates cutting-edge workspaces with leisure amenities like world-class shopping, dining, and wellness options. From productive office environments to relaxing at Winston Club, it offers everything you need for a balanced and fulfilling work-life experience.

MANAGED BY UK TOP FM FIRM



Enjoy peace of mind in a community managed by a premier FM firm from the UK, ensuring exceptional standards of maintenance and service, perfectly complementing the dynamic workspaces in your environment.

STRUCTURED CROSS SECTION



PRIME LOCATION



Escape the formality of diplomatic and state zones. Our thoughtfully designed route lets you bypass the noise, offering a clear, calm drive that prioritises your ease and comfort every mile of the way.

LOCATION BENEFITS



0 SEC FROM

Multi Zoo



03 MIN FROM

Margalla Avenue



05 MIN FROM

Motorway



10 MIN FROM

Kashmir Highway



15 MIN FROM

CPEC Interchange



10 MIN FROM

HIT Taxila



10 MIN FROM

UET Taxila



10 MIN FROM

Taxila Museum



12 MIN FROM

F-10 Markaz



18 MIN FROM

Zero Point



15 MIN FROM

Quaid-e-Azam Hospital



15 MIN FROM

Wah Cantt



15 MIN FROM

Airport



15 MIN FROM

Faisal Mosque



10 MIN FROM

POF

PROJECT OVERVIEW

Winston Tech Zone offers highly advanced, tech-driven workspaces crafted for multinational ventures and start-ups. Featuring modern coworking spaces, smart gadgets, and digital workstations, it provides an innovative environment designed for productivity and collaboration. Beyond just a workspace, it creates a complete ecosystem where professionals can seamlessly integrate work and leisure. With access to an on-site food court, Winston Club's recreational amenities, and the adjacent commercial mall for shopping and relaxation, Winston Tech Park ensures that every work-related or personal need are met effortlessly, creating a perfect balance for professionals.



14 Kanal Land Area & Covered area 750,000 Sq.ft



Managed by UK's top facilities management company



600+ Car Parking Capacity



3 Lane Drop off Point



24/7 Electricity Backup



Multiple Emergency & Fire Exits



Offering Work, Leisure & Necessity



08 Lifts - 05 For Passengers & 3 Cargo

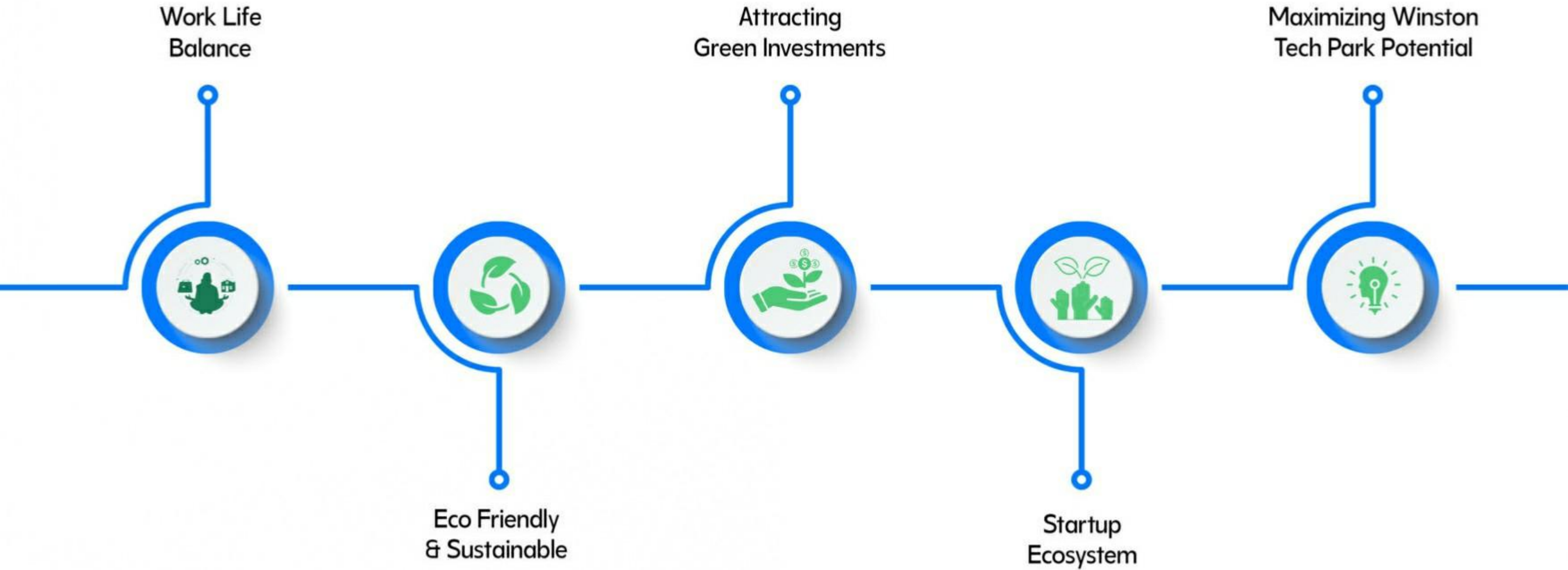


14 High Grade Escalators & Elevators



30+ Amenities

OBJECTIVES



CALLING ALL TECH COMPANIES

ELECTRIC VEHICLES
3D PRINTING & PRECISE INSTRUMENTS
SPACE TECHNOLOGIES & SATELLITES
NANOTECH & NEW MATERIALS
INFORMATION TECHNOLOGY
QUANTUM COMPUTING
SEMICONDUCTORS
INTERNET OF THINGS (IOT)
INFORMATION & COMMUNICATION TECH

SMART DEVICES
AGRITECH
CLOUD COMPUTING
BIG DATA ANALYTICS
DATA CENTRE
ROBOTICS & WEARABLES
BLOCKCHAIN

BUSINESS PROCESS OUTSOURCING
BIOENGINEERING, BIOTECH & MEDTECH
E-COMMERCE
RENEWABLE ENERGY
TELEMEDICINE
AI& NLP
VIRTUAL REALITY (VR)
EDTECH

INCENTIVES OF WINSTON TECH

TAX & DUTIES

PROFIT AND GAINS TAX

Exemption from Profit and Gains Tax

Under the Income Tax Ordinance, 2001

MINIMUM TAX

Exemption from Minimum Tax

Under the Income Tax Ordinance, 2001

DIVIDENDS TAX FOR VC

Exemption of income tax on dividends & long-term capital gains of Venture Capital Funds from their investments in Zone Enterprises

Under the Income Tax Ordinance, 2001

IMPORT TAXES AND DUTIES

Custom Duties, Withholding Tax, and Sales Tax exempted on import of Capital Goods.

Under the Customs Act, 1969

FOREX

SPECIAL FOREX CURRENCY ACCOUNTS

Under an active license, Zone Entities are eligible for opening and maintaining a Special Forex Currency Account

FULL FOREIGN CURRENCY RETENTION

Special FX Accounts can be fed with any proceeds from abroad without the requirement of conversion to PKR

NO APPROVALS REQUIRED

All legitimate payments abroad allowed from the funds available in the Special FX Accounts, without any limitation or approval from SBP

HASSLE-FREE LOCAL PAYMENTS

Local payments from the special Forex accounts allowed in PKR

ECOSYSTEM

BOOSTS JOB CREATION

by attracting tech companies and fostering entrepreneurship within the zone

FACILITATES KNOWLEDGE SPILLOVER

by bringing together researchers, businesses, and academia, leading to innovation and knowledge sharing

DEVELOPS A SKILLED HUMAN CAPITAL

by bringing together researchers, businesses, and academia, leading to innovation and knowledge sharing

PROVIDES SPECIALIZED TECH INFRASTRUCTURE

like high-speed internet, research labs, and advanced facilities to support tech businesses' needs

● 0 To 10 KM

Margalla Avenue N5 GT Road
Sangjani Toll N5 GT Road
Hakla CPEC M14
Tarnol Railway Junction Islamabad
N125 Margalla N5 GT Road Haripur Islamabad.
Broadway Pizza Multi Garden
Arab Food Factory B-17 Islamabad
Hot N Spicy B-17 Islamabad
Eatlay
Chaaye Khana B-17
Munchies B-17
Dorrance Cafe
The SK Gym & Fitness Club
YoYo Land Pakistan
National Excellence Institute (University)
Sir Syed CASE Institute of Technology
HITEC University Taxila Cantt

● 10 To 25 KM

New Islamabad Airport
Kashmir Highway
M2 Lahore Islamabad Motorway
M1 Peshawar Islamabad Motorway
WRKIT co-working space
OX gym and Fitness centre
Elevate Fitness Gym, F17
University of Wah
University of Engineering and Technology (UET)



WALKTHROUGH

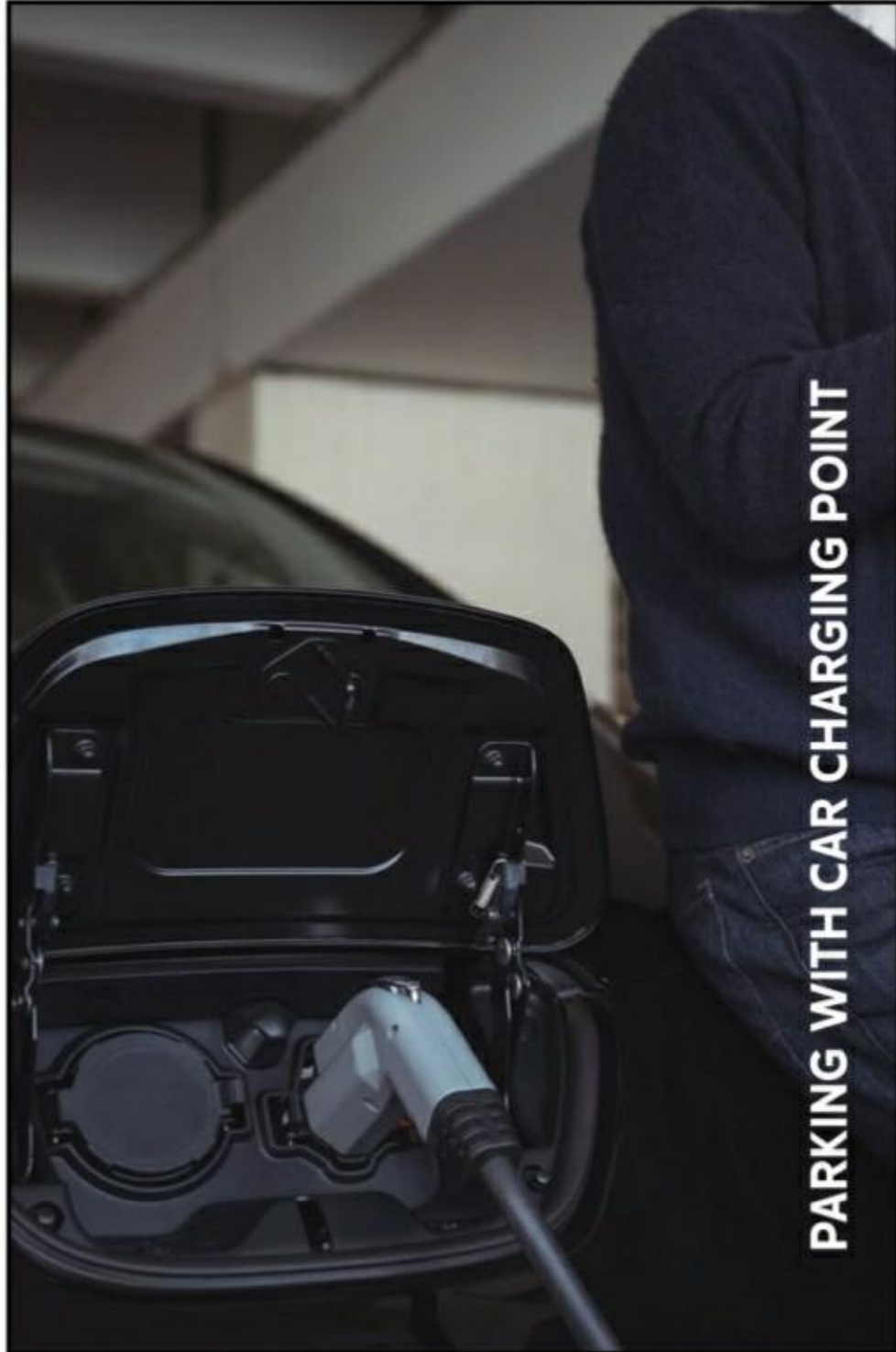


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BASEMENT FLOOR



3 BASEMENT FLOORS FOR PARKING



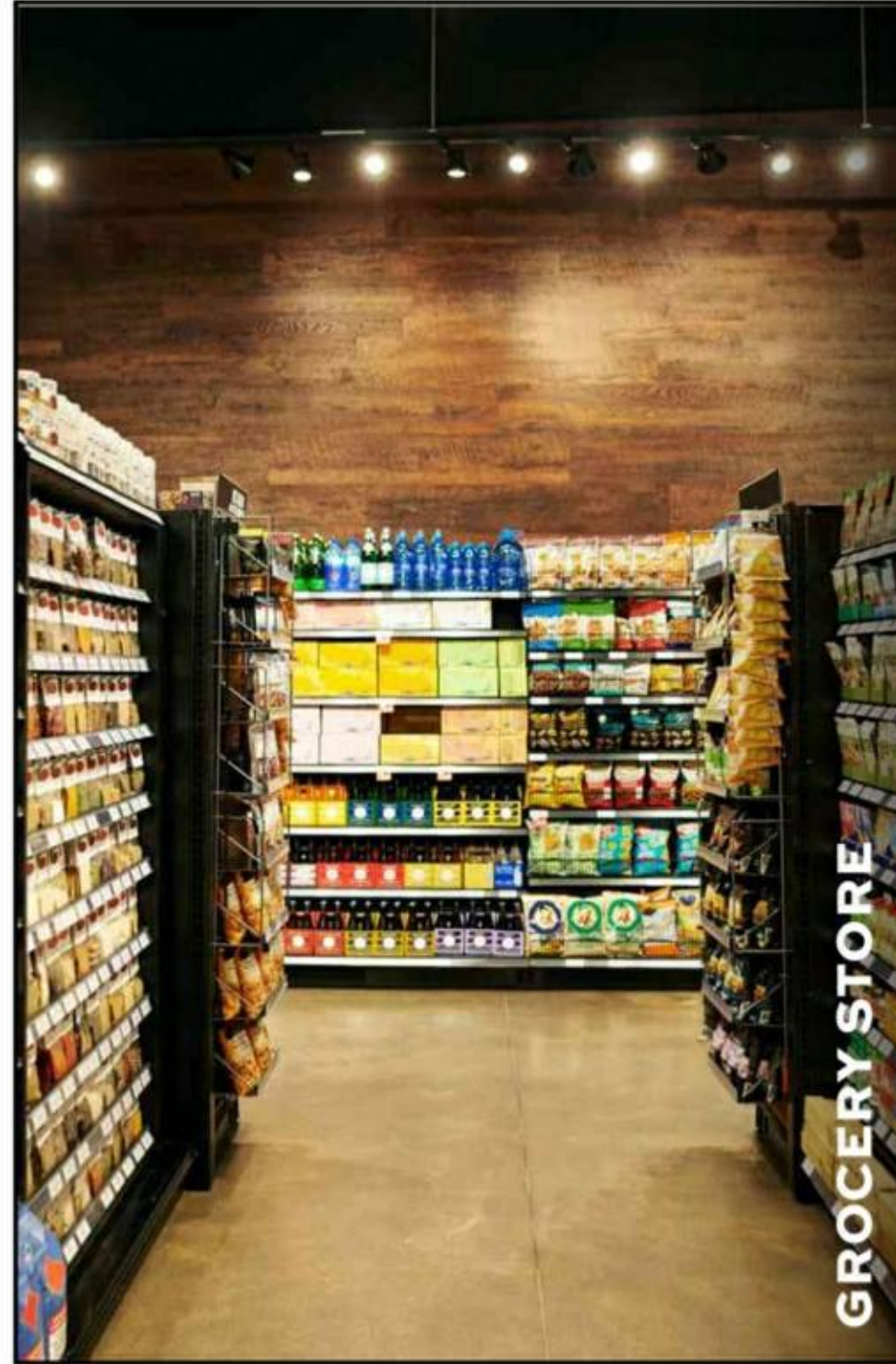
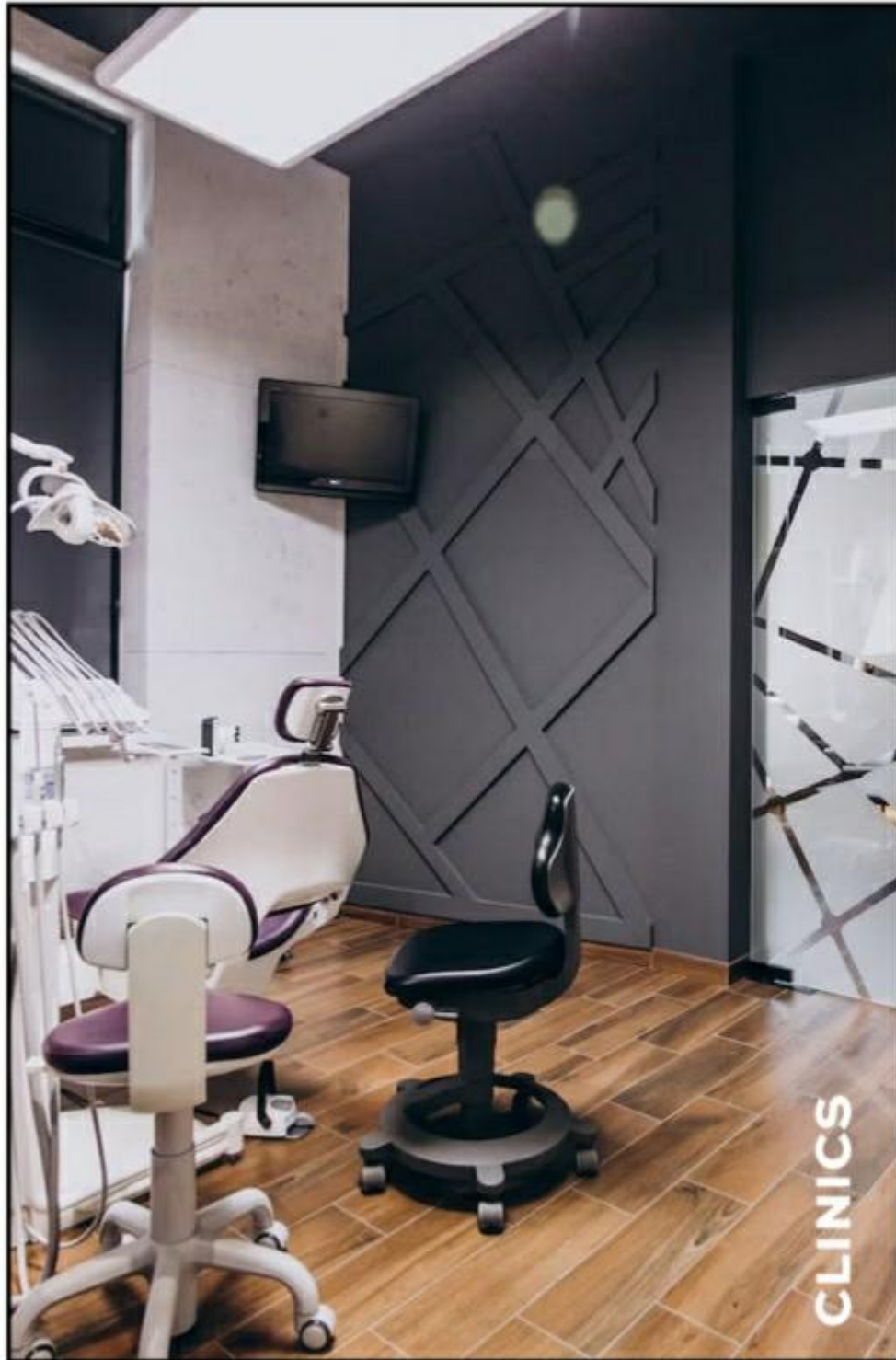
Winston Tech Zone offers charging point parking, digital parking, and valet service for a seamless and convenient experience.

COMMERCIAL FLOORS



Experience premier shopping, dining, and more, right next to your workspaces, creating a seamless fusion of lifestyle and productivity in the heart of Islamabad.

LG TO 1st FLOOR



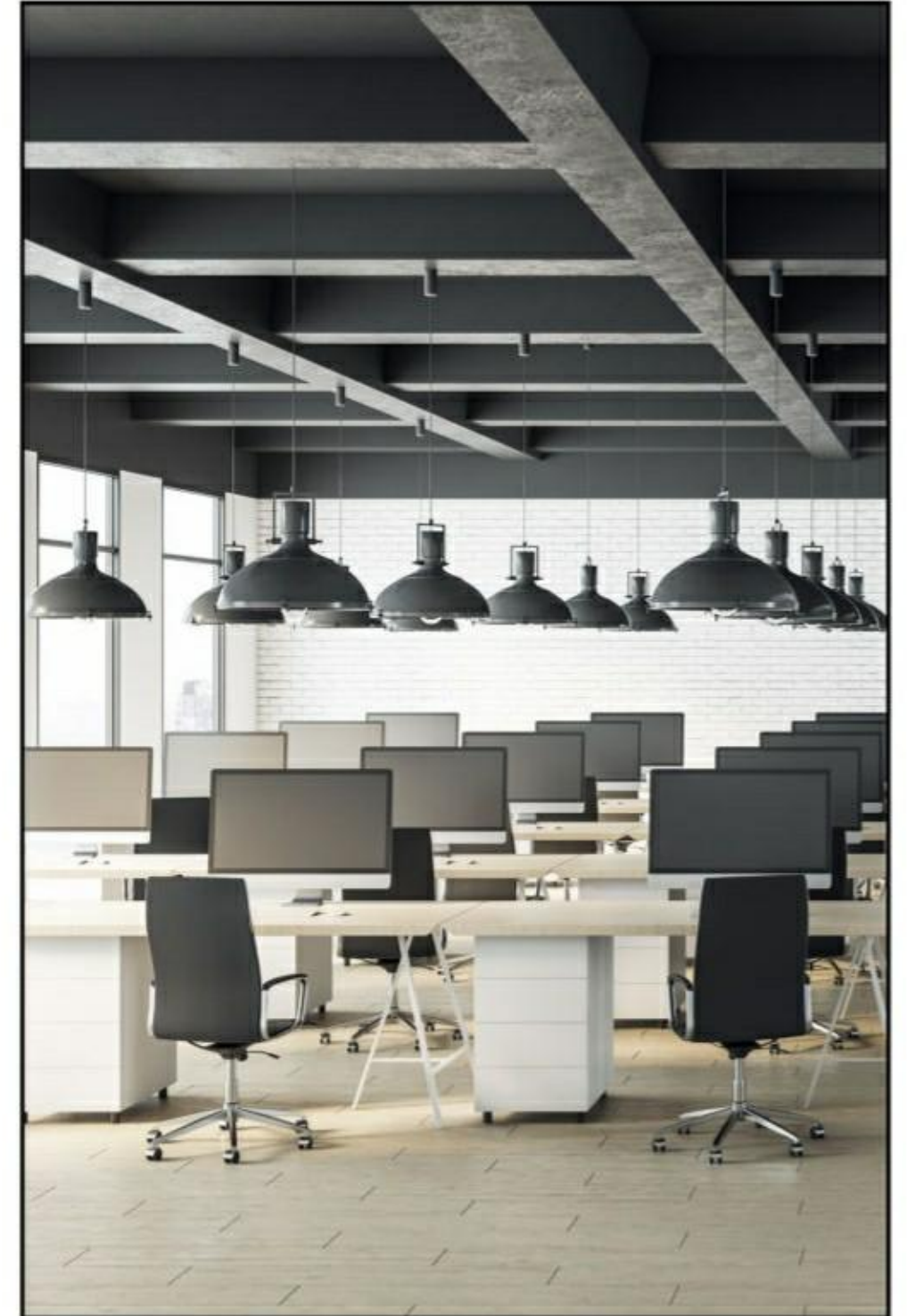
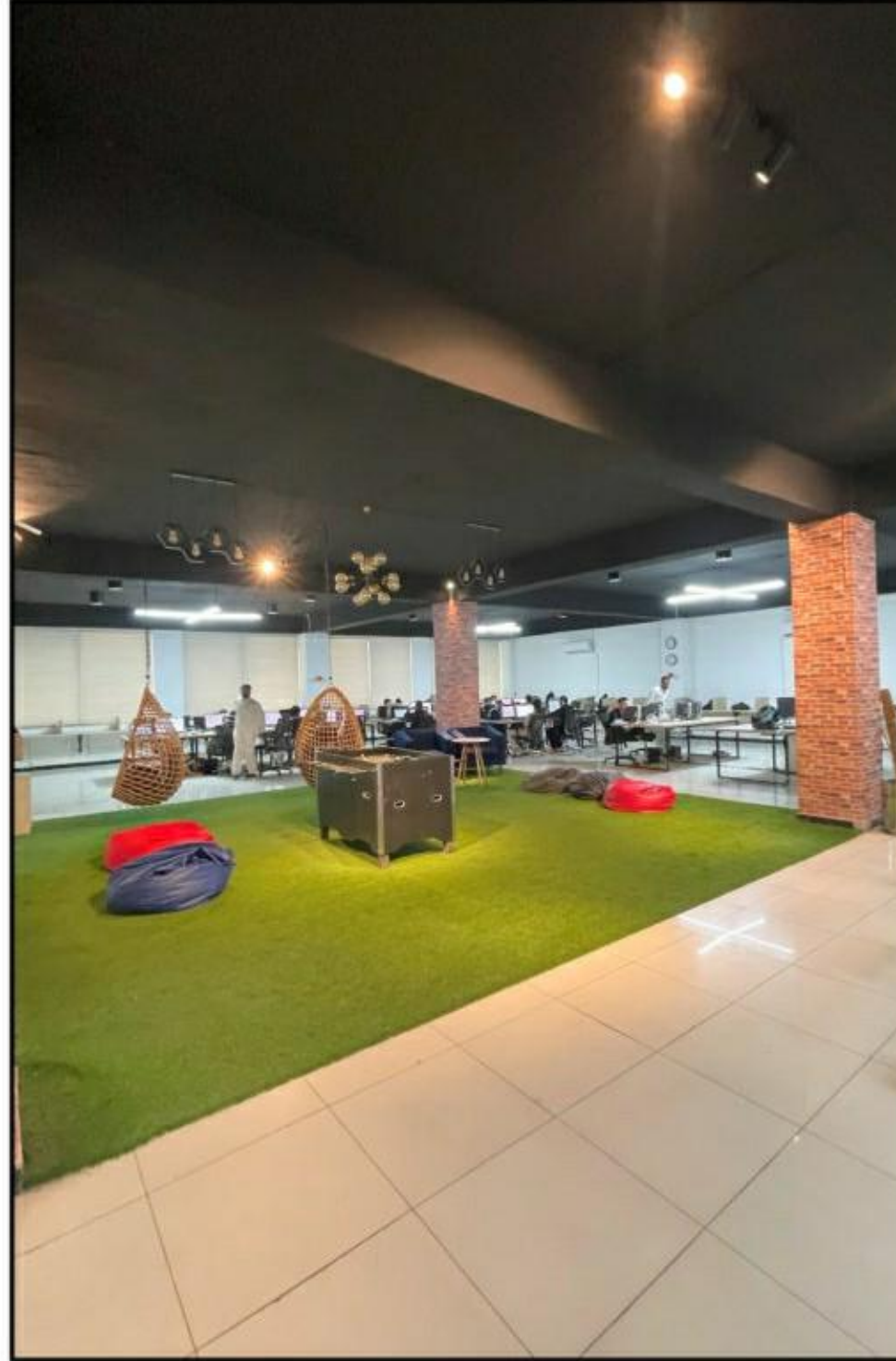
Clinic, Grocery, and Pharmacies: Enjoy the convenience of having essential services like a clinic, grocery store, and pharmacies located right next to your workspace, ensuring that everything you need is easily accessible without disrupting your work routine.

TECH OFFICE SPACES 2nd TO 9th



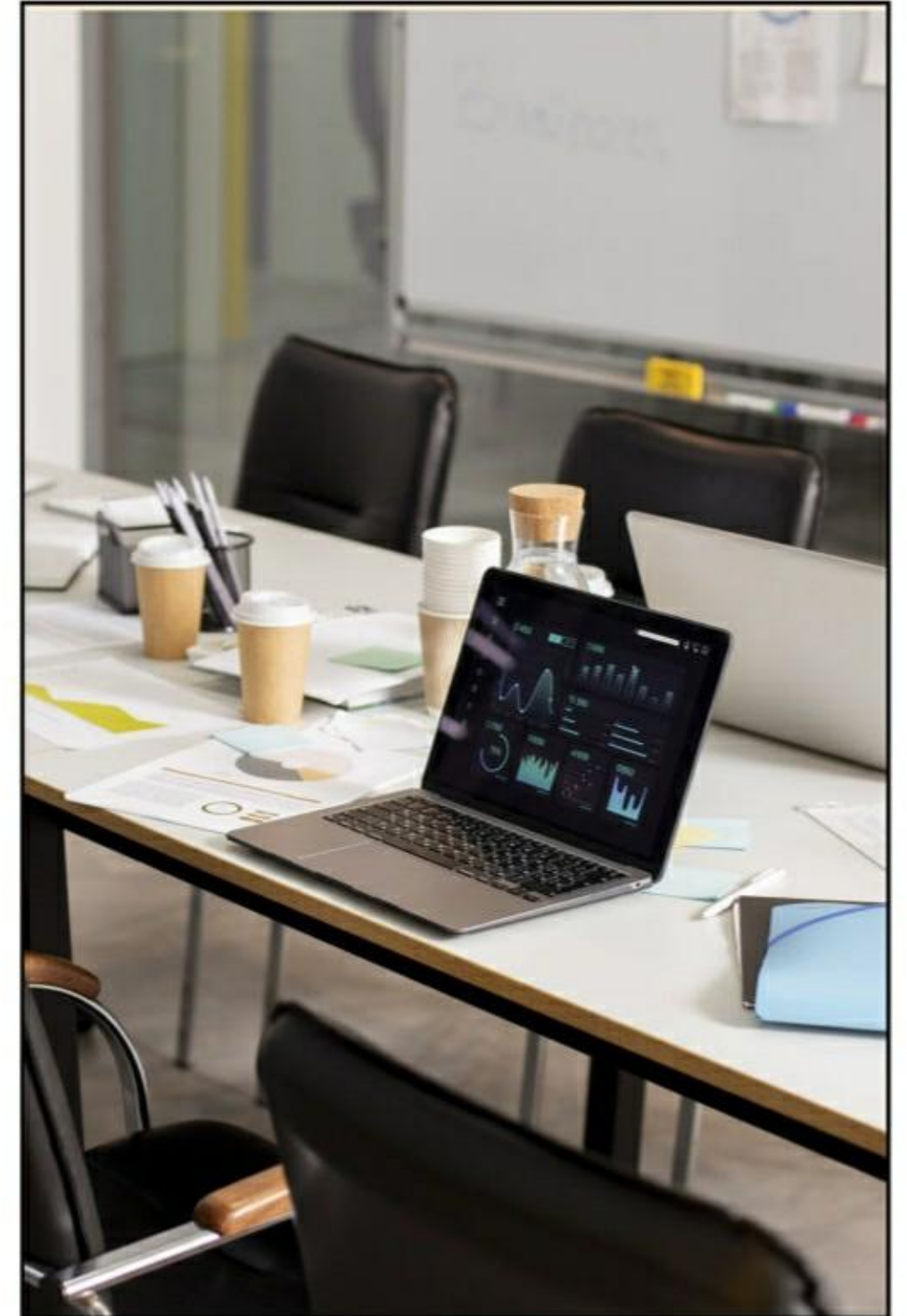
A sophisticated workspace designed for top-tier professionals, offering privacy, prestige, and premium amenities to enhance productivity and leadership.

EXECUTIVE MODEL OFFICE



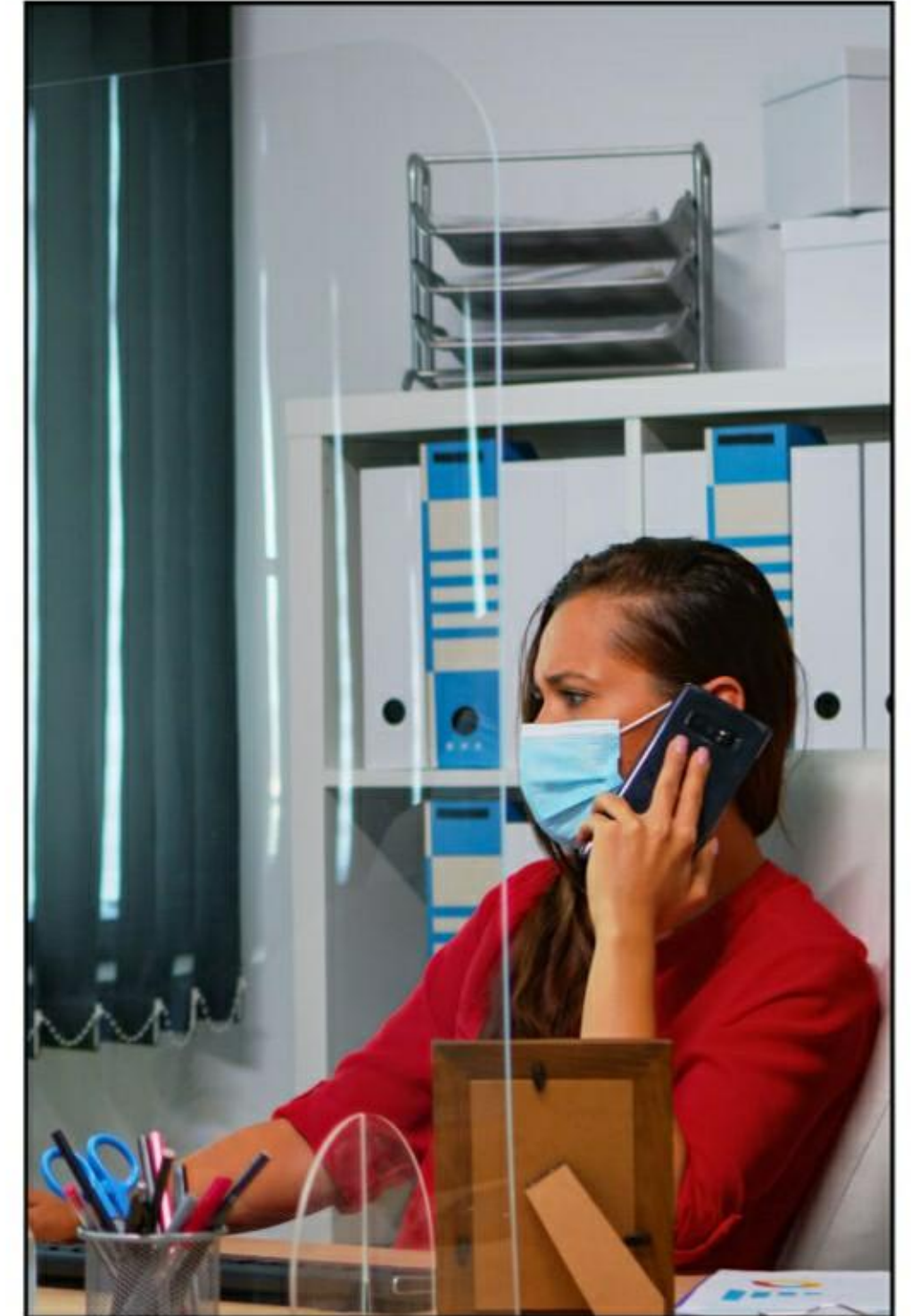
A dynamic, shared office environment fostering Collaboration and creativity, perfect for teams and organizations looking to grow together.

CO-WORKING MODEL OFFICE



A relaxed workspace designed with ergonomic furniture and calming aesthetics, providing an ideal setting for work-life balance and focused productivity.

COMFORT MODEL OFFICE



A tech-integrated office featuring cutting-edge gadgets and automation, offering a seamless and efficient workspace for the modern professional.

SMART MODEL OFFICE

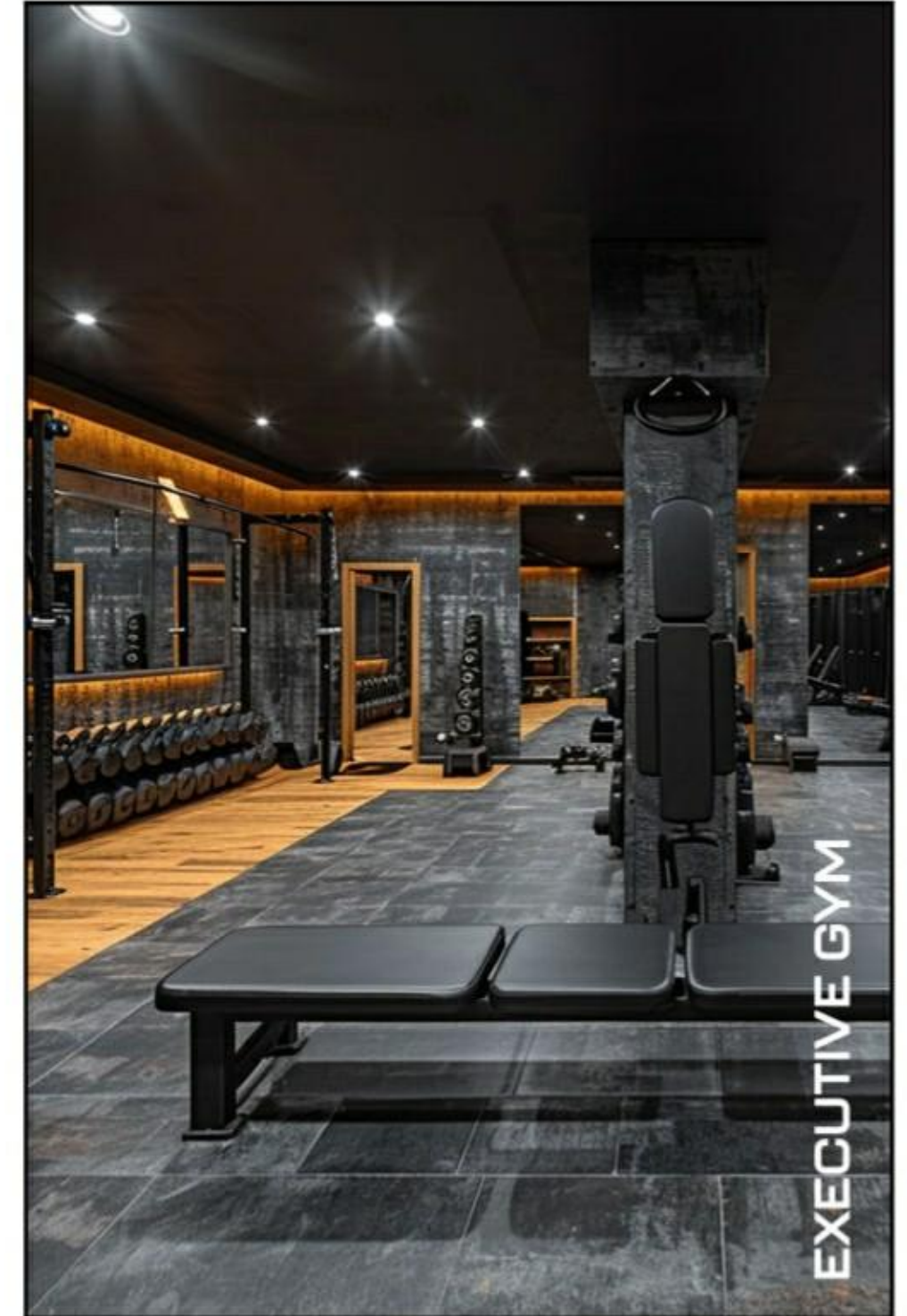
FOOD COURT



Satisfy your cravings with a wide variety of food options just steps away from your office, where world-class eateries offer the perfect spot for lunch or a quick break during your workday.

05th FLOOR

WINSTON CLUB



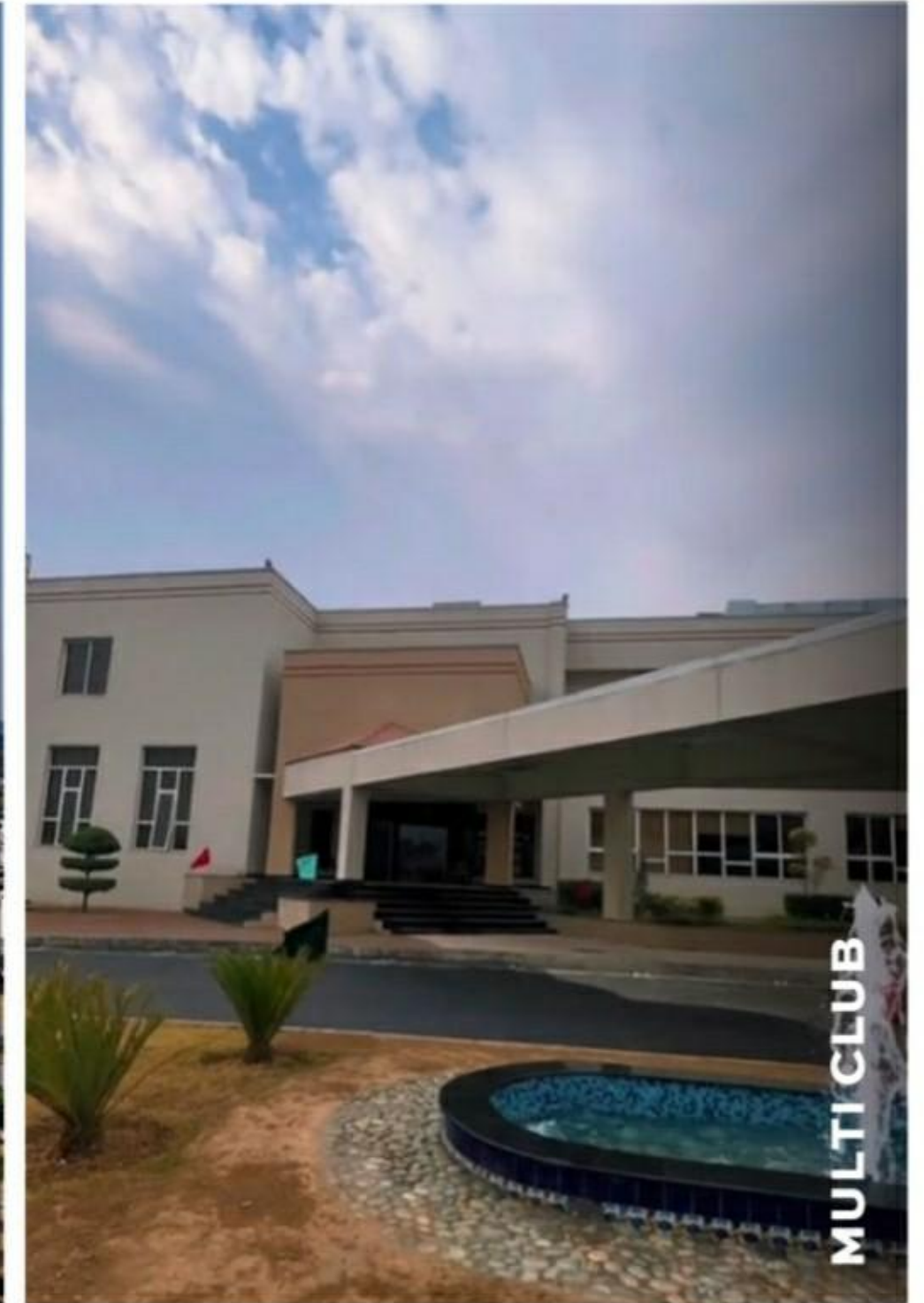
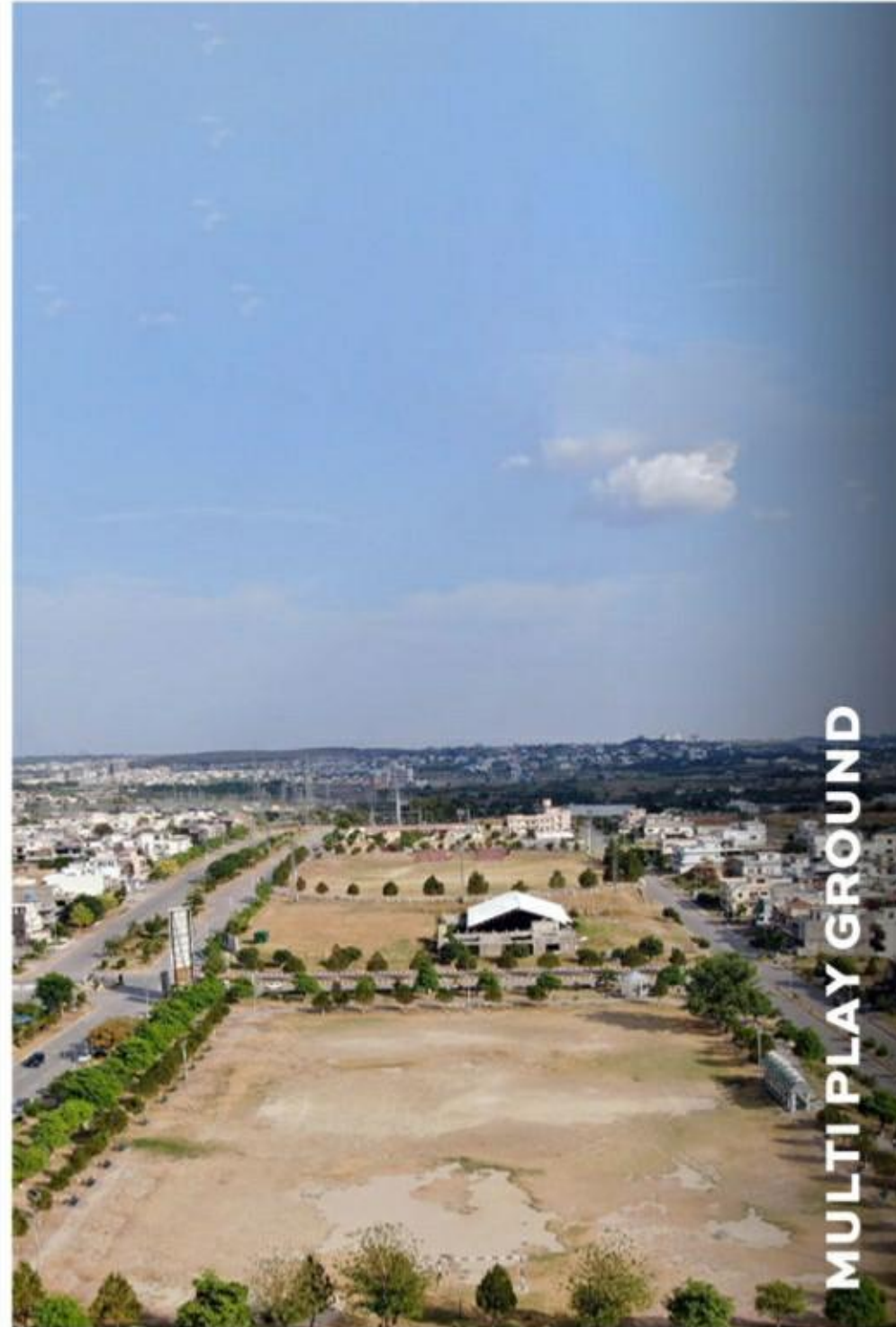
Pool, Gym, and Kids' Play Area: Take a break from work with a refreshing swim, a workout in the state-of-the-art gym, or family time in the kids' play area, right next to your office, making it easy to balance work and wellness.

10th FLOOR



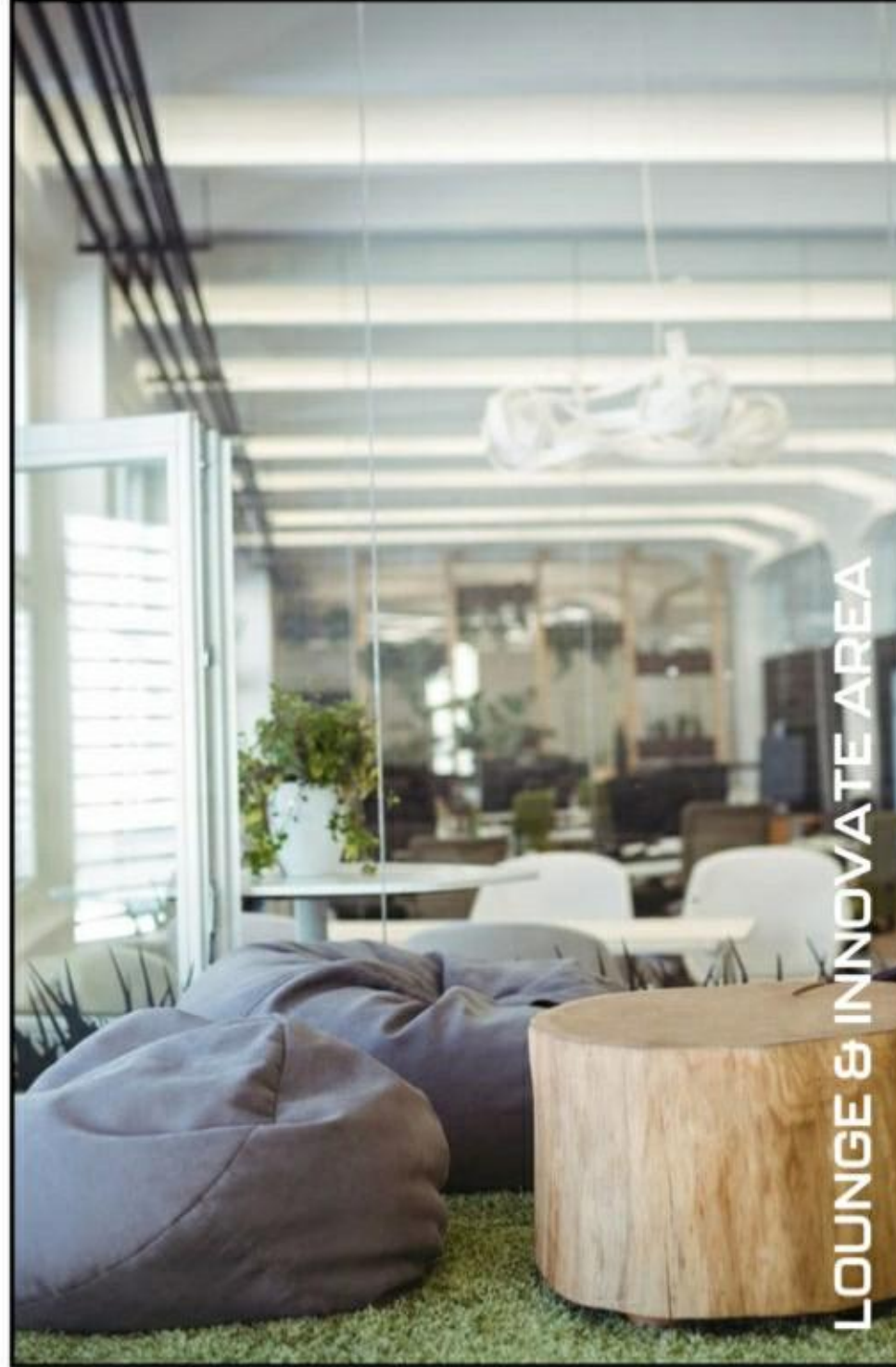
Steakhouse, Indoor Games, and Cafeterias: Unwind after a productive day with delicious steakhouse cuisine, a game of pool, or a relaxing break in the cafeteria, all conveniently located near your workspace.

OUTDOOR COMMUNITY



Experience a pristine outdoor community that offers a clean and breathtaking view of the Margalla Hills, providing a refreshing escape steps away from your workspaces and enhancing your work-life balance.

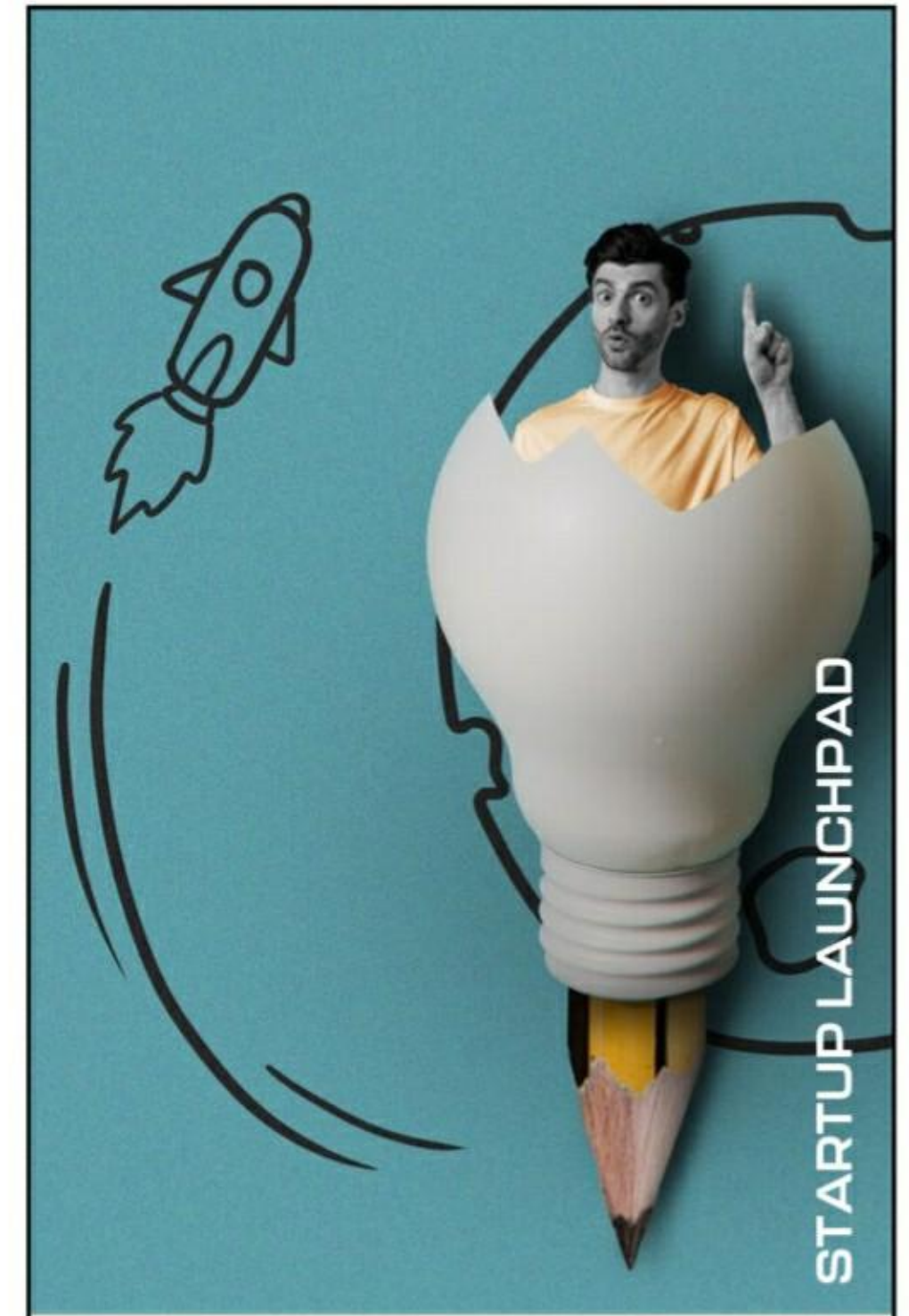
COWORKING SPACE



Crafted for the dynamic needs of today's tech professionals, our coworking spaces blend open, energetic workstations with serene lounging areas to inspire creativity and productivity. Equipped with the latest technology and ergonomic design, our facilities cater to startups and established tech companies alike. Connect, create, and collaborate in an environment that's built to boost your venture's growth. Discover your ideal workspace with us!

INCUBATORS & ACCELERATORS

Our specially designed spaces foster the development of new ideas and facilitate rapid growth for emerging tech companies. From brainstorming zones to prototype testing areas, we provide the tools and environment necessary for turning innovative concepts into successful ventures. Benefit from a network of mentors, tech leaders, and potential investors all under one roof. Propel your startup forward with us!



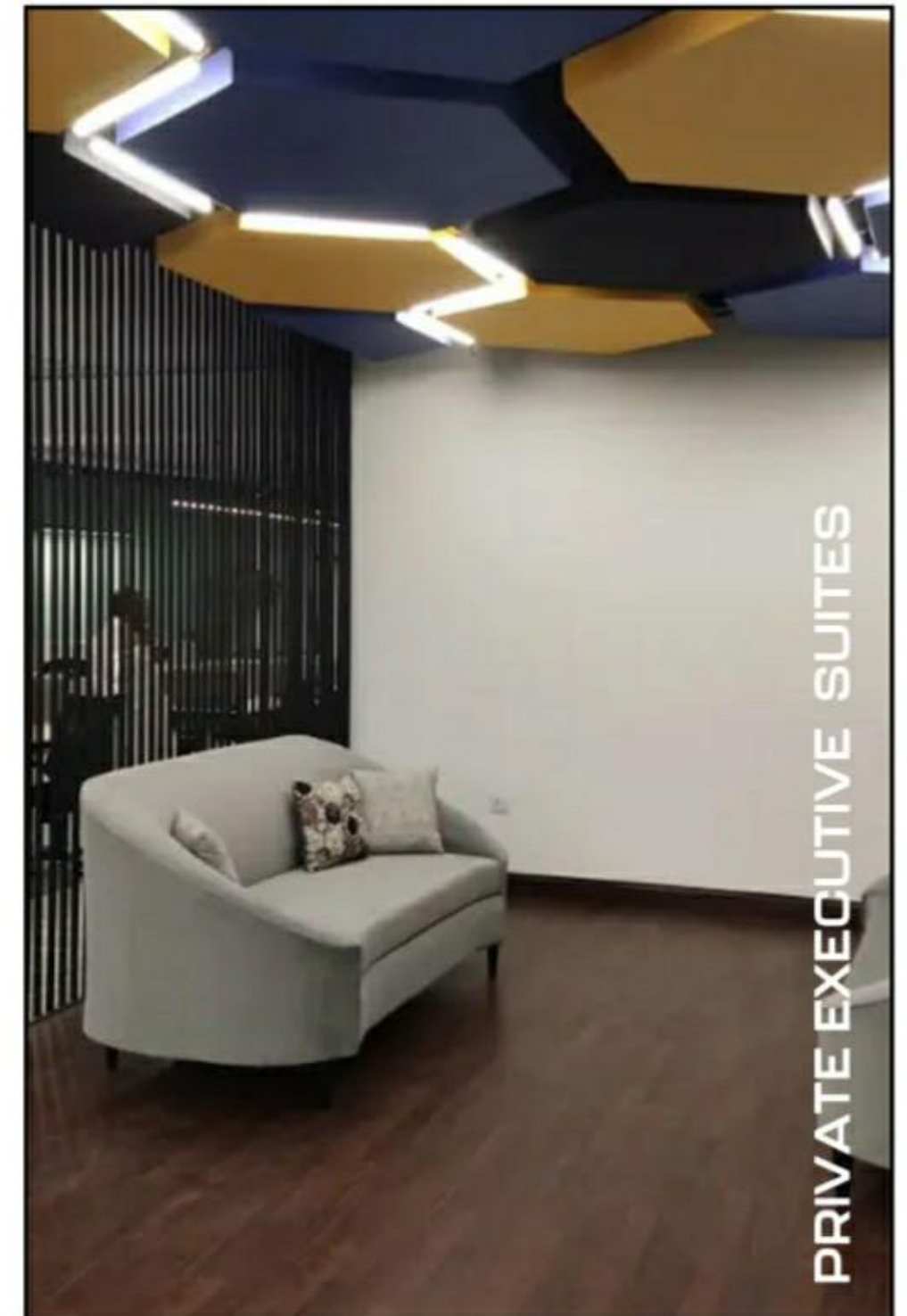
BPOs



Our spaces are designed for high-efficiency operations like call centers and BPOs, equipped with ergonomic workstations, high-speed connectivity, and noise-reduction features to enhance productivity. With 24/7 access and robust security systems, our facilities ensure that your operations can run smoothly at any hour.

SOFTWARE HOUSES

Enhance your tech company's potential in our dynamic office spaces, featuring sleek, open-plan designs and private executive suites. Equipped with ultra-modern amenities, high-speed connectivity, and contemporary furnishings, our environment is crafted to boost productivity & innovation. Conveniently located within Winston Mall, your team enjoys easy access to lifestyle amenities. Discover the perfect base for your software house's growth. Explore our spaces today!



TECH OFFICES



Elevate your operations in our vibrant and dynamic office spaces designed for tech professionals. From collaborative open-plan areas to sleek, high-tech private suites, each space is optimized for flexibility and productivity. Position your software house in a locale that supports growth and success. Explore our office solutions today!

ACTUAL SHELL & CORE AT PRESENT



Current Construction Status: With 70% of the gray structure completed, construction is swiftly progressing, promising state-of-the-art workspaces that are on track to elevate your business environment in no time.



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