

1st June 2023

Currently approx. 98% complete

Introduction

This is a luxury apartment complex! Newly constructed and almost completed. It is designed specifically for use by an expatriate or diplomatic community.

Discretely impressive, it presents like no other property on the road on which it is located and stands as a credible ICON that reflects its very own Brand.

It sits in a plot a plot of nearly 6,000 sqm in Gusape, much of which has been left as lush rolling gardens with a large bespoke swimming pool as a focus point. The building and landscaping have been designed for prestige and aesthetics

It's intrinsic value derives directly from

- its location,
- its design,
- Its vast lush gardens and
- its quality of execution.

Suitable for Expatriate companies or National Corporates

Location

On a hillside in Gusape; at the top of a steep slope overlooking the entrance into Gusape, and with a sky view of the whole of Abuja CBD

The Property:

Land size: nearly 6,000 sqm

Brand New Apartment Block on 5 floors

Designed and constructed to exemplary standards.

17 Nos. Luxury Apartments as follows:

- **14 nos. 3-bedroom 325sqm apartments, all en-suite. With living room, dining room, guest toilet, kitchen, store, and UPS room**
- **1 nos. 6-bedroom 650 sqm penthouse suite, all en-suite. With 3 living room areas, dining room, study, guest toilet, wet and dry kitchens, pantry, 2 stores, and UPS room**
- **2 nos. 1-bedroom apartments.**
- **Total of 15 BQ rooms, all en-suite and piped/cabled for air-conditioning.**

Footprint of building is 1,500 sqm

Separate car parking on 2 floors, adjoining the main building

4 car parking spaces per apartment

Underground car park leads straight into reception area

Total Applicable built up area - 8,530 sqm

Amenities:

- Entrance and drive-in to the building, is through 2 levels of car parking
- Massive (300sqm) and imposing reception area and waiting area, with amazing view of the lush gardens as well as the Abuja skyline
- Large (18m x 12m) bespoke swimming pool with large pool bar, changing room and toilet
- Large (150 sqm) conference/entertainment room, with garden access and adjoining the swimming pool area
- 80 sqm Gym with garden access and adjoining the swimming pool area
- Extra unused space (50 sqm) adjoining the gym which can be applied as a Health Spa
- Very large landscaped and rolling gardens on approximately 2500 sqm
- Security post and drivers waiting room as a separate building
- Maintenance offices as a separate building
- Generator house as a separate building, has been designed to be acoustically remote from main property
- Facility management office, is accessible from reception area

Services

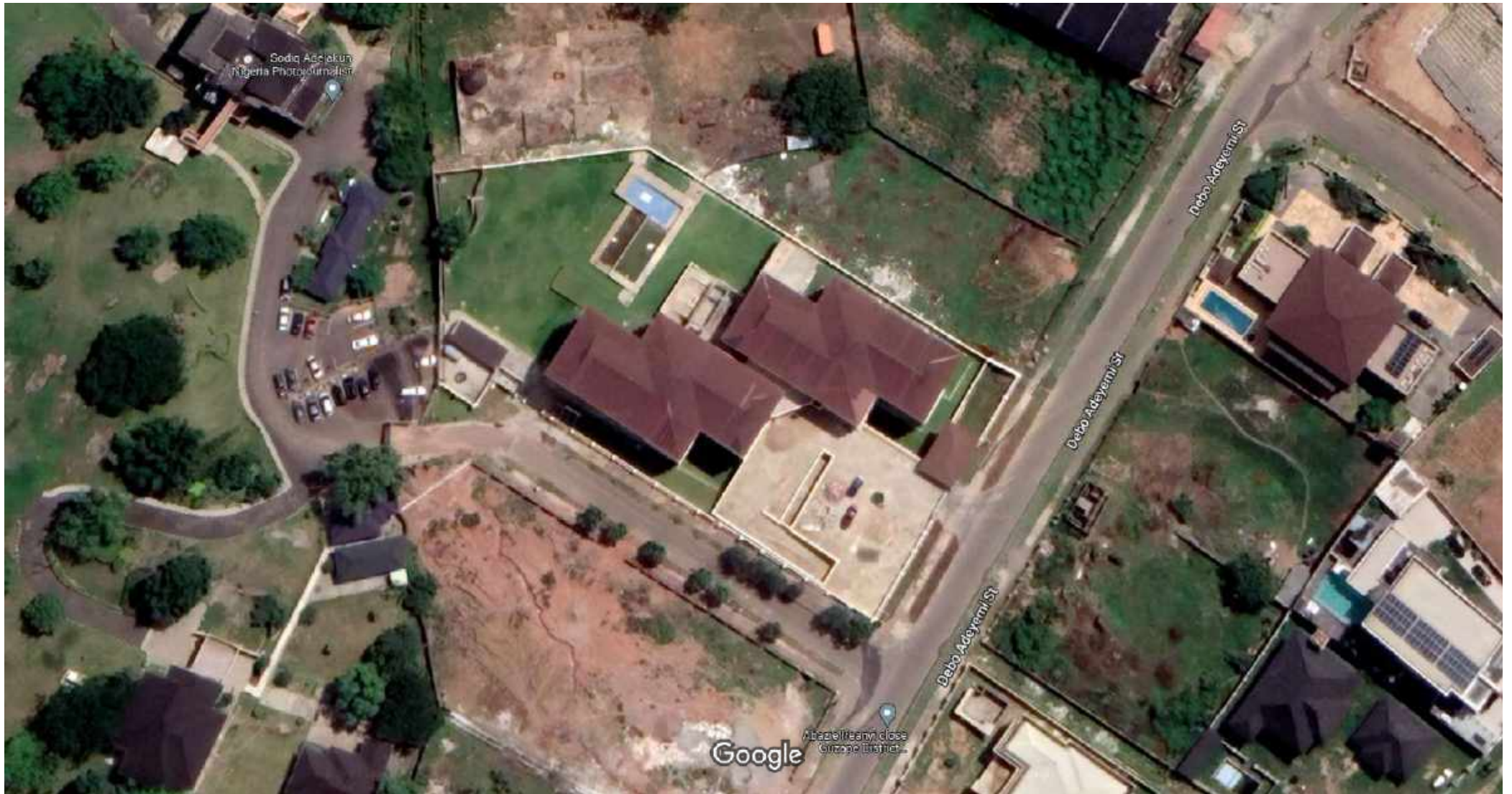
- Onsite Facility Management and Maintenance Offices
- Cabled for 2x standby 300 KVA generators
- Firefighting pressure system installed
- Pre-cabled for Fire detection equipment
- Pre-cabled for Internal Telephone
- Cabling and piping for air-conditioning, in place
- Pressurised water supply
- Onsite Borehole is operational

Current Status (1st January 2023)

Building is 98% complete per inspection and with the following approximate markers:

- Building works complete – inclusive of Exterior fence, storm drainage, generator house, refuse bin house, switchgear house.
- Windows supplied and installed
- POP (ceiling and internal walls) completed
- All electrical work, complete
- 2 nos. 8-person lifts installed – one for each block
- Plumbing works (borehole supply and transfer) complete
- Plumbing works (evacuation into city mains) complete
- Exterior painting of property completed. Storm drainage works complete
- Swimming pool operational
- All tiling work complete
- Granite staircasing and glass/steel handrailing is in progress 60% complete

Total property is available for Sale as a single lot



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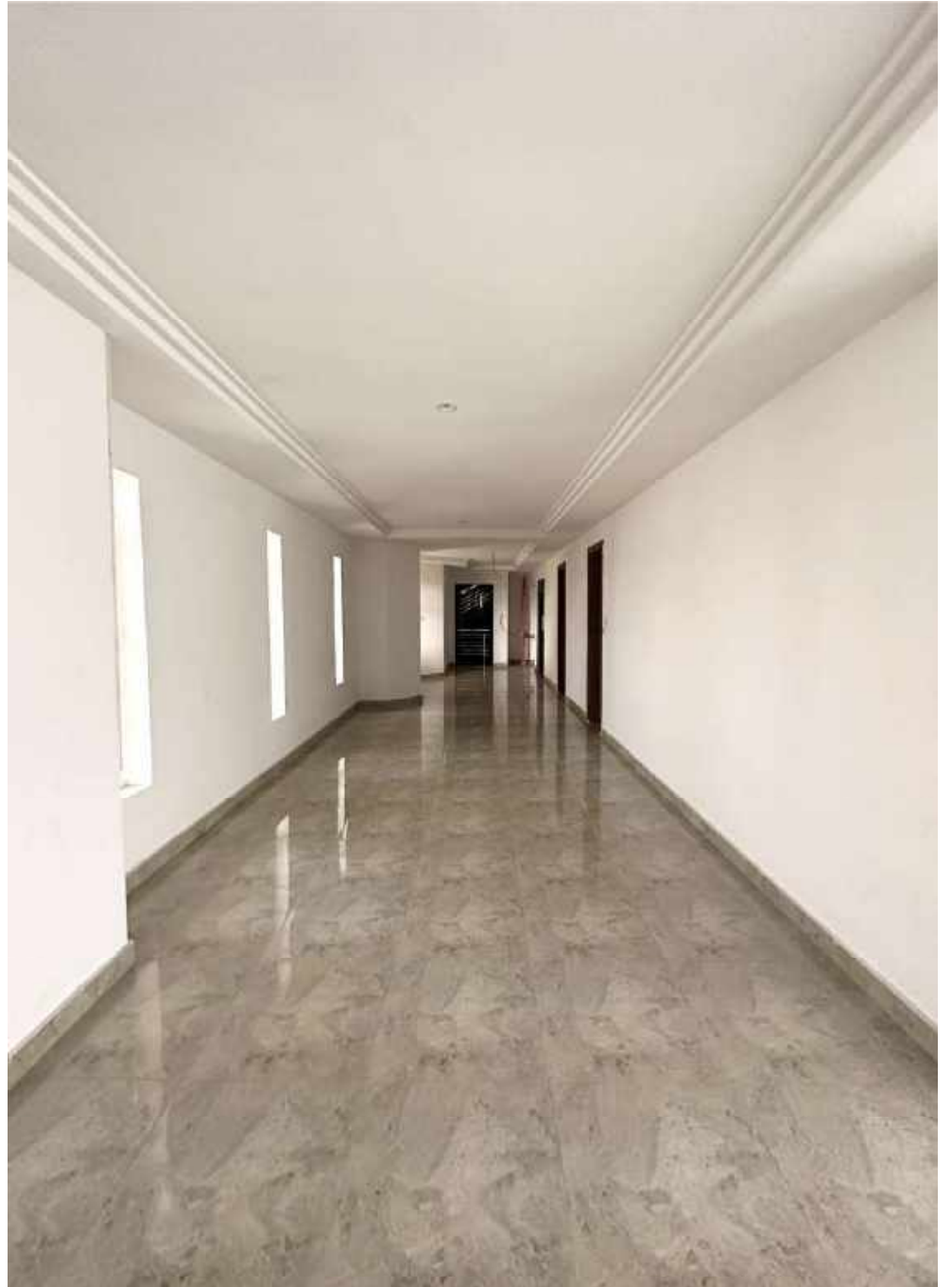
















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