



PROPERTIES LIMITED

NEW

PROJECT PORTFOLIO

Guzape
Katempe Ext
Karsana North
Karsana South
Karmo Idu

LOCATION: AIRPORT ROAD, AEBUA



CONTENT

LOCATION

KAPITAL VILLAS GUZAPE

CALTON GATE KATEMPE EXT

VICTORY PARK, KARSANA SOUTH

02 ARENA, AIRPORT ROAD

MARALAGO GOLF CITY, KARSANA NORTH

AIBEN 5TH AVENUE RESORT ESTATE

INTRODUCTION

Welcome to AIBEN Group, where aspirations of homeownership meet reality. For over a decade, we have been at the heart of Nigeria's built environment, crafting exceptional living spaces that resonate with the dreams and desires of our esteemed subscribers. Our journey has been marked by unwavering dedication to quality, innovation, and a deep-rooted commitment to building trust.

Our Story

AIBEN Group has evolved from a modest beginning to become a leading force in the Nigerian real estate landscape. We have witnessed the nation's growth, and our own expansion mirrors this remarkable journey. We have built more than houses; we have constructed communities, fostering connections and creating lasting memories for our subscribers.

A Foundation of Trust

Trust is the cornerstone of every successful partnership. Over the years, we have earned the trust of our subscribers by consistently delivering on our promises. Our commitment to transparency, integrity, and excellence has solidified our position as a reliable and dependable partner in your real estate endeavors.

Embracing the Future

The real estate industry is dynamic, and we at AIBEN Group are

excited about the possibilities that lie ahead. We are committed to staying at the forefront of industry trends, adopting innovative technologies, and exploring new avenues to enhance the homeownership experience.

Building a Stronger Nigeria and Africa

Our vision extends beyond providing exceptional housing solutions. We believe in the transformative power of real estate to drive economic growth and social development in Nigeria and Africa.

Together, we can shape the future of the real estate industry by fostering innovation, promoting sustainable practices, and empowering individuals through home ownership.

Join Us on This Journey

As we embark on this exciting chapter, we invite you to be part of our story. Whether you are a prospective homeowner, a real estate investor, or a strategic partner, we welcome your ideas and contributions. We are eager to connect with you and discuss how we can work together to build a better future.

Thank you for choosing AIBEN Group.

- Chief Andy Elerewe
Chairman/CEO



LOCATION

Our project are tailor-made
To fit our investors needs
Perfectly.

AIBEN RESIDENCE GUZAPE

KAPITAL VILLAS GUZAPE

CALTON GATE KATEMPT EXT

5TH AVENUE ESTATE KARMO

AIBEN CITIPARK KARSANA SOUTH

AIBEN CITIMALL AIRPORT ROAD

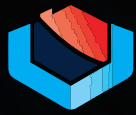
MARALAGO LAKE CITY, KARSANA NORTH





KAPITAL
VILLAS, GUZAPE ABUJA

 Guzape Main, Abuja



KAPITAL

VILLAS. GUZAPE ABUJA

Location:

Bala Mohammed Way, Guzape Main

Arguably, by far, the estate with the most strategic locations in Guzape, Abuja. Bounded to the right by the National Intelligence Agency. NIA and to the left by the Special Investigative Unit, S.IU (Formerly SARS) and opposite it is the Nigerian Security, Printing and Minting,(NSPM), there might not be any better secured estate locations in Abuja.



KAPITAL VILLAS GUZAPE

AIBEN is one of the proud developers of KAPITAL VILLAS, a 70hecters comprehensive development project situated right in the heart of Abuja. With its natural undulating landscape combined with the scintillating master piece of architectural

designs carefully fitted into the buildable spaces, the park, no doubt, a place to savour anyday for both holiday makers and home owners.

The project, which infrastructure will be handled

by one of the renowned construction giants, boasts of several multifunctional buildings, including five-star hotels, condole Apartment, super malls, memorial parks, children parks etc

Property Information

7BEDROOM|5BEDROOM|4BEDROOM | BLOCK OF FLATS | SERVICES APARTMENT| STORES & MALL







Imagine a majestic mansion nestled in the heart of Abuja. Its imposing facade, adorned with intricate stonework and towering columns, invites you into a world of luxury. Inside, the grand foyer, with its soaring ceilings and crystal chandelier, sets the

tone for the rest of the house. Lavishly appointed rooms, from the cozy library to the spacious living room, offer comfort and elegance. Outside, the mansion is surrounded by meticulously landscaped gardens, featuring manicured lawns,

fragrant flowerbeds, and a sparkling swimming pool. A private courtyard provides a secluded oasis for relaxation and entertaining. The mansion is a true masterpiece of architectural design and a testament to the finer things in life.

Maisonette Information 500SQM

-  6 bedroom +1 Bq
-  2 living rooms
-  Modern kitchen
-  Dining



EMIRATE



ANFIELD



SANTIAGO BAY

750SQM Villas Information



5 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



FARUJA (BLOCK OF FLAT)

1000SQM

Building Information



3 Bedroom + bq



living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



FERRAGAMO (Terrace Duplex)

250SQM

Building Information



4 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



AIBEN TWIN TOWER

SERVICE APARTMENT

 1,2,3,4 Bedroom

 Living Room

 Modern kitchen

 Study

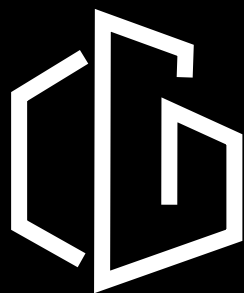
 Dining Room

 Fibre to the home

 Car park

 Pantry





CALTON GATE

 Katempe Ext, Abuja



CALTON GATE

Location:

Katampe Ext. Behind VIO Computerize Center, Katampe Expressway Abuja

A classically exquisite, compact, residential estate, located right at the edge of Katampe Extension District and overlooking the Southern Expressway, ONEX. A truly automated smart estate, built to meet home buyers modern ideal specification. With a mass area of about 5Ha, boasts of a central water and generating plants.

available plots sizes **500SQM/400SQM/250SQM**



CARLTON GATE

This luxurious mansion, in the urban landscape of katempe ext, offered a serene escape. Its elegant exterior, adorned with intricate details, hinted at the opulence within. The spacious interior, featuring high ceilings, marble floors, and luxurious furnishings, created a sense of grandeur and comfort. The mansion's amenities were unparalleled. The master suite, complete with a spa-like

bathroom, provided a private sanctuary. The gourmet kitchen, equipped with state-of-the-art appliances, was a chef's dream. The sprawling gardens offered a peaceful oasis amidst the bustling city. This mansion was more than just a residence; it was a symbol of refined living and a testament to the beauty of urban design.

Property Information

5BEDROOM|4BEDROOM | BLOCK OF FLATS | 4 BEDROOM TERRACE



500SQM

Maisonette Information



5 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



EMIRATE



ENFIELD



ETIHAD 400SQM

Maisonette Information

 4 Bedroom + bq

 Living Room

 Modern kitchen

 Study

 Dining Room

 Fibre to the home

 Car park

 Pantry



FERRAGAMO (Terrace Duplex)

250SQM

Building Information



4 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



FARUJA (BLOCK OF FLAT)

1000SQM

Building Information



3 Bedroom + bq



living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park




Pantry





VICTORY PACK

 Karsana South, Abuja



VICTORY PACK | Karsana South, Abuja

Location:

KARSANA SOUTH BY EFAB VERIZONE

AIBEN VICTORY PACK is a beautiful city park modeled after the famous Golden Gate Park, Sanfrancisco, U.S. it stretches over 124 Acres (50Hectares) of undulating dry land and cut across two major district of Sabo gida and Karasana South of Abuja.

Besides its large expanse of green area laced with colorful trees, which allows for over 50 colonies of different speeches of birds to fester, raveling that naturals ambience, it has over 100 children and adults' game built within three major park. The Park equally has a well lavished sports village, memorial park and a large holiday styled homes for holiday makers. It is an ideal holiday destination for both local and international tourists.



FARUJA (BLOCK OF FLAT)

1000SQM

Building Information



3 Bedroom + bq



living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park











Pantry



CRISANTO 750SQM

Semi-Detached Maisonette with penthouse

Maisonette Information

-  5 Bedroom + bq
-  Living Room
-  Modern kitchen
-  Study
-  Dining Room
-  Fibre to the home
-  Car park
-  Pantry



500SQM

Maisonette Information



5 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



CULIANO 400SQM

Maisonette Information

 4, Bedroom + bq

 Living Room

 Modern kitchen

 Study

 Dinning Room

 Fibre to the home

 Car park

 Pantry



EL-CALI 250SQM

 4, Bedroom + bq

 Living Room

 Morden kitchen

 Study

 Dinning Room

 Fibre to the home

 Car park

 Pantry





C2
ARENA

Airport Road, Abuja

BY: AIBEN




AIBEN CITIMALL



C2 ARENA



EXCLUSIVE EVENT CENTER

 Airport Road, Abuja

4 Bedroom Apartments (OFF-PLAN)

Bourdillon Hotel & apartments

Fully furnished for Air BnB



4 bedroom +1



2 living rooms



Morden kitchen



Dinning



MAR-A-LAGO LAKE CITY


MLC



Karsana North, Gwarimpa
Extension Abuja

Karsana North, Gwarimpa Extension Abuja

MLC derives its name from the natural flowing waterway that cut across and flows around it. Sitting squarely on about 90 Hectares of land, the estate is lavished with a state-of-the-art resort facilities, including a Memorial Park, a Mini golf course, a Golf Village, Lake View Center, An Event Center, Children









Playground, Memorial Park, Indoor Velodrome, Golf Club, A Swimming Pool, Gym Center and much more. The estate is carefully designed to give home owners comfort and leisure in the most affordable manner. So, come and savour the true gift of nature.



CRISANTO 750SQM

Semi-Detached Maisonette with penthouse

Maisonette Information

-  *5 Bedroom + bq*
-  *Living Room*
-  *Morden kitchen*
-  *Study*
-  *Dinning Room*
-  *Fibre to the home*
-  *Car park*
-  *Pantry*



500SQM

Maisonette Information

 5 Bedroom + bq

 Living Room

 Modern kitchen

 Study

 Dining Room

 Fibre to the home

 Car park

 Pantry

SANSIRO



BUGATTI

CULIANO 400SQM

Maisonette Information

 4, Bedroom + bq

 Living Room

 Modern kitchen

 Study

 Dinning Room

 Fibre to the home

 Car park

 Pantry



EL-CALI 250SQM

 4, Bedroom + bq

 Living Room

 Morden kitchen

 Study

 Dinning Room

 Fibre to the home

 Car park

 Pantry



5th AVENUE RESORT ESTATE

BY: AIBEN



CRISANTO 800SQM

Semi-Detached Maisonette with penthouse

Maisonette Information



5 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry





Book a tour

09044444411

www.aibenproperties.com

PLEASE CONFIRM INVESTMENT AMOUNT BEFORE PAYMENT IS MADE

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