



# PROJECT PORTFOLIO

Guzape | Katempe Ext | Maitama  
Karsana North | Karsana South  
Wuye | Karmo | Lugbe | Gwarimpa  
Jabbi | Kukwaba | Central Business District



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## LOCATION

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## INTRODUCTION

Welcome to AIBEN Group, where aspirations of home ownership 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 becoming 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 as we construct communities, foster connections, and curate 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 have 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 ahead. We are committed to staying at the forefront of the industry's trends, adopting innovation, technologies, and exploring new avenues to enhance home ownership experience.

### BUILDING 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!

CHIEF ANDY ELERWE  
Chairman/CEO



## Our Mission Statement

To be a dominant provider of essential services that will impact human lives and transform our world in the most positive manner.

## Our Subsidiaries



## What we Do

### 1 Real Estate Development

We specialize in construction of residential and commercial real estate. We also engage in turnkey construction projects. Today, we have delivered several estates. And upon construction, we have provided excellent facility management services to ensure the estates function effectively.

### 3 Hospitality

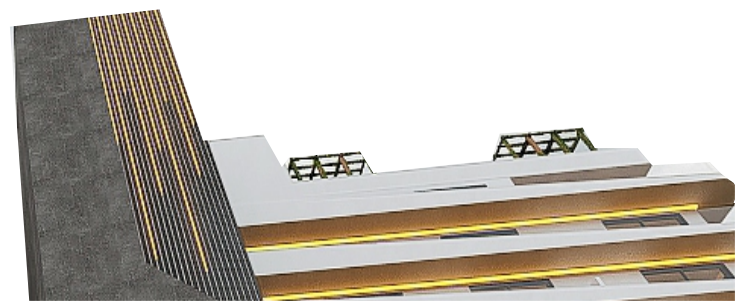
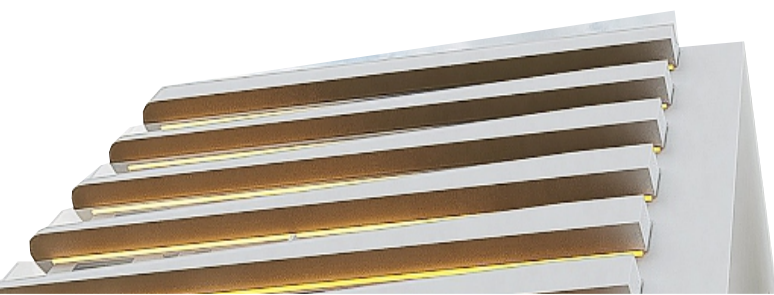
We are the proud owners of BOUDILLON HOTEL AND APARTMENTS and ELEVEN05 Cafe Ltd. Through these companies, we have continued to raise the bar in the Hospitality industry.

### 2 Construction

Through our sister company, Shanaji Nig Ltd, we engage in rentals of construction equipments, servicing various real estate companies. Our equipment are top-grade.

### 4 Consultancy Services

We engage in consultancy services with speciality in the built sector. Today, we have provided expertise to several real estate firms.



# LOCATION

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

AIBEN RESIDENCE GUZAPE

HUTU Abuja, Polo Golf Resort

KAPITAL VILLAS RESORT GUZAPE

COUNTRYBUILT MAITAMA

5TH AVENUE RESORT ESTATE KARMO

CALTON GATE RESORT KATEMPT EXT



VICTORY PARK RESORT KARSANA SOUTH

O2 ARENA AIRPORT ROAD

MARALAGO LAKE RESORT, KARSANA NORTH



**BOURDILLON**  
**HOTELS & APARTMENTS**  
**GWARIMPA ESTATE, ABUJA**

SERVICE  
APARTMENT  
HOTELS SUIT  
EXECUTIVE LOUNGES



# COMMERCIAL PROJECT

a hospitality design project to meet up with raising need for luxury and well grafted accommodation for short or long time stay, located right in the heart of the city.





a master piece architectural design carefully crafted to meet the core needs of residents and visitors within the airport axis.

This iconic, Multi-functional structure is a rare blend of exquisite malls, luxury hotels and apartment, and high graded event hall in a remarkable one-stop commercial hub.



O2 ARENA

BOURDILLON APARTMENTS

CITIMALL



# AIBEN CITIMALL

• Airport Road, Abuja



# 4 Bedroom Apartments (OFF-PLAN)

Bourdillon Hotel & apartments

Fully furnished for Air BnB

-  4 bedroom +1
-  2 living rooms
-  Modern kitchen
-  Dining





# ARENA PHASE 1



## EXCLUSIVE EVENT CENTER

📍 Airport Road, Abuja

site & services



**MLCR**  
Mar-a-lago Lake City Resort



Karsana North, Gwarimpa  
Extension Abuja



# MLCR

● Karsana North, Gwarimpa  
Extension Abuja

MLCR 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



Morden 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

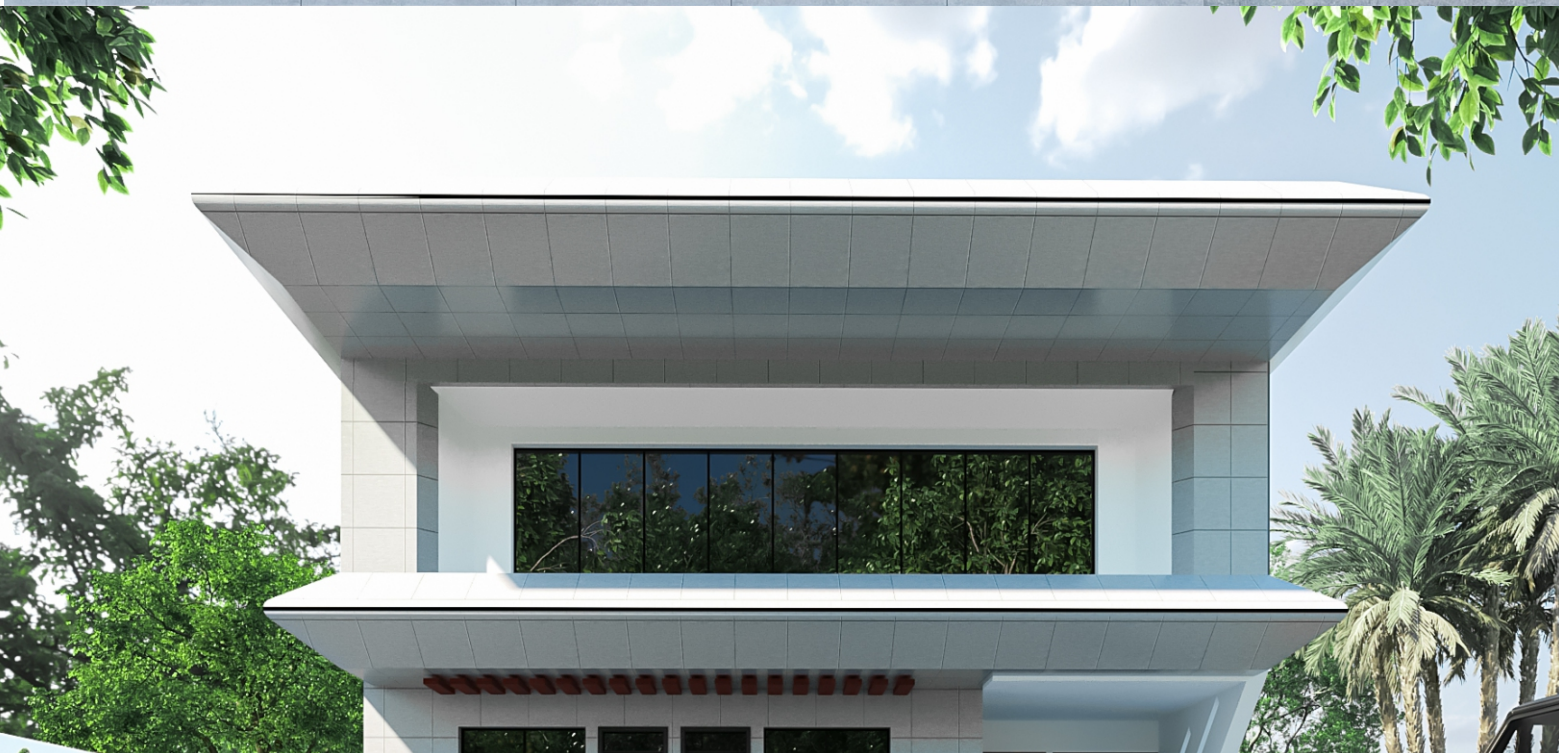




MAR-A-LAGO LAKE CITY  
SPORT CENTER

# VELODROM

at the Mar-a-lago Lake City Resort Recreational Center





***Golf  
Center*** at the  
Mar-a-lago Lake City  
Sport Recreational Center

# AIBEN TOWER

## Malls & Apartments

MLCR Gwarimpa-Kubwa Expressway, Abuja

### FEATURES:

- CONFERENCE HALL
- GYM | SWIMMING POOL
- AMPLE PARKING LOT
- VIP LOUNGE
- 24HRS POWER SUPPLY  
ETC





# ARENA PHASE 2



EXCLUSIVE EVENT CENTER  
MLCR KARSANA NORTH



# AIBEN RESIDENCE

Phase 1 Gwarimpa Estate



# AIBEN RESIDENCE 1000SQM

FULLY Detached Maisonette with penthouse

## Maisonette Information



7 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry







AIBEN RESIDENCE

Phase 2 Gwarimpa Estate

# SANTIAGO BAY

## 750SQM Villas 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



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry

ANFIELD





# 2ND AVENUE VILLAS

WUYE, ABUJA

# SANTIAGO BAY

## 750SQM Villas 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



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



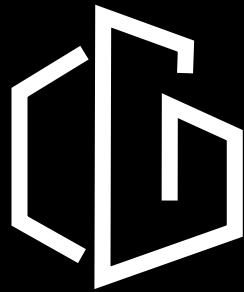
Pantry

ANFIELD



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site & services



CALTON GATE  
RESORT

 Katempe Ext, Abuja





# CALTON GATE RESORT

## Location:

*Katampe Ext. Behind Former 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 generation plants.

available plots sizes 750sqm /500SQM/400SQM/250SQM





# CARLTON GATE RESORT

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

7BEDROOM | 5BEDROOM | 4BEDROOM | BLOCK OF FLATS | 4 BEDROOM TERRACE



# SANTIAGO BAY

750SQM

## Villas 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
-  Morden kitchen
-  Study
-  Dinning Room
-  Fibre to the home
-  Car park
-  Pantry



SANSIRO



↑  
ANFIELD

# ETIHAD 400SQM

## Maisonette Information

 4 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
-  Modern kitchen
-  Study
-  Dining Room
-  Fibre to the home
-  Car park
-  Pantry



# FARUJA (BLOCK OF FLAT)

1000SQM

## Building Information

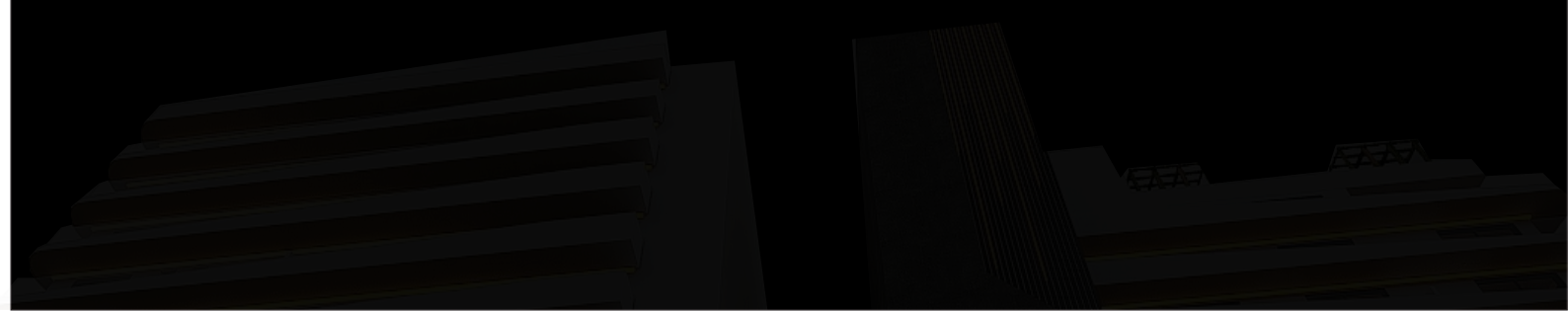
-  3 Bedroom + bq
-  living Room
-  Morden kitchen
-  Study
-  Dinning Room
-  Fibre to the home
-  Car park
-  Pantry

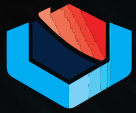


site & services



 Guzape Main, Abuja





# KAPITAL

VILLAS RESORT 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 RESORT 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

## *available sizes*

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



# SANTIAGO BAY

## 750SQM Villas Information



5 Bedroom + bq



Living Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



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



# ETIHAD 400SQM

## Maisonette 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



# 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  
CITIMALL

📍 Guzape Main, Abuja



 1,2,3,4 Bedroom

 Living Room

 Modern kitchen

 Study

 Dinning Room

 Fibre to the home

 Car park

 Pantry





site & services



# VICTORY PARK RESORT

Karsana South, Abuja





## Location:

### *KARSANA SOUTH BY EFAB VERIZONE*

AIBEN VICTORY PARK is a beautiful city park modeled after the famous Golden Gate Park, San Francisco, U.S. it stretches over 124 Acres (50 Hectares) 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 species of birds to fester, reveling that natural 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.



# 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



# 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



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry

## SANSIRO



## EMIRATE



# CULIANO 400SQM

## Maisonette Information



4, Bedroom + bq



Livng Room



Morden kitchen



Study



Dinning Room



Fibre to the home



Car park



Pantry



# 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
-  Modern kitchen
-  Study
-  Dining Room
-  Fibre to the home
-  Car park
-  Pantry



INTRODUCING



EST.

2024

# HUTU ABUJA

RESORT ESTATE  
1ST AFRICA POLO GOLF RESORT ESTATE

Airport Road, Abuja

site & services





## Airport Road Abuja

The name **Hutu**, meaning “rest,” perfectly captures the essence of this breathtaking sanctuary. Imagine a peaceful retreat designed as a harmonious blend of luxury and leisure, where every moment rejuvenates your body, mind, and soul. This is your chance to invest in a game-changing project featuring:

1. Fully serviced plots of land (Sites and Services)
2. Stunning luxury homes.
3. Cutting-edge contemporary designs.
4. Prime commercial spaces.

5. And so much more! What Awaits You at **Hutu Abuja**? Prepare yourself for an unrivaled experience at this magnificent development, which will showcase:

- World-Class Polo and Golf Facilities
- Tailor-made for enthusiasts of both sports, featuring pristine polo grounds and an exquisite golf course
- Breathtaking Artificial Lake & Horse Ranch Experience elegance with captivating water features and thrilling equestrian adventures.
- Exciting Amusement Park & Luxurious 5-Star Hotel A family-friendly oasis filled with endless fun and lavish accommodations for everyone!
- Upscale Apartments & Residences: Elegantly designed homes that embody comfort and sophistication.
- Commercial and Residential Spaces: Aimed at medium to high-end clientele to ensure a balanced resort lifestyle for all. Strategically nestled in the heart of Lugbe South District, just a stone's throw from the Presidential Expressway, **Hutu Abuja** is destined to become the shining star of Abuja's real estate and tourism landscape!

available plots sizes 1000SQM/750SQM/500SQM/400SQM/250SQM





# ***Golf Resort Center***



# Polo Resort Center

Meta AI



# *Park & Recreational Center*













# Vibrant Commercial Center



# SANTIAGO BAY

750SQM

## Villas 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
-  Morden kitchen
-  Study
-  Dinning Room
-  Fibre to the home
-  Car park
-  Pantry



SANSIRO



↑  
ANFIELD

# CULIANO 400SQM

## Maisonette Information

 4, Bedroom + bq

 Living Room

 Modern kitchen

 Study

 Dining 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



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



# FARUJA (BLOCK OF FLAT)

1000SQM

## Building Information

-  3 Bedroom + bq
-  living Room
-  Morden kitchen
-  Study
-  Dinning Room
-  Fibre to the home
-  Car park
-  Pantry



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SITE & SERVICES

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# 5th AVENUE RESORT ESTATE



# 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







**Cala**  
APARTMENTS

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Jabbi, Abuja

# TALA APARTMENT

TALA Apartment redefines the concept of luxury living, offering an exclusive experience designed to cater to the most discerning guests. Every element of this service apartment has been thoughtfully designed to provide a seamless blend of comfort, style, and convenience, ensuring that every stay is nothing short of extraordinary. With every modern facility and high-end detail in place, TALA Apartment is more than just a place to stay—it's a destination in itself. From the moment you enter, you're welcomed into spacious, beautifully appointed interiors that reflect a perfect balance of modern elegance and practical luxury. Fully equipped kitchens, plush living areas, and serene bedrooms are complemented by state-of-the-art technology and climate control, offering guests an unmatched level of comfort and convenience. Each corner of TALA Apartment is designed to make guests feel at home, whether staying for a short getaway or an extended visit.

TALA Apartment also features a wide array of exclusive amenities that elevate the guest experience. A fully equipped fitness center, wellness facilities including a sauna and hot tub, and a rooftop lounge with breathtaking views all add to the sense of relaxation and luxury. Whether you're working out, unwinding, or socializing, TALA Apartment provides the ideal environment for every need. The real difference at TALA Apartment lies in the personalized service. Our dedicated concierge team is available 24/7, offering a range of tailored services—from arranging private chefs and guided tours to booking exclusive experiences. This level of attention ensures that every guest's stay is unique, memorable, and effortless. Security, privacy, and comfort are paramount at TALA Apartment. With advanced security systems and on-site personnel, guests can enjoy peace of mind throughout their stay. TALA Apartment combines luxury with practicality, offering an exceptional living experience that suits both business and leisure travelers. It's not just a place to stay; it's an invitation to experience life at its finest.

## Building Prototype





**Book a tour**

09044444411

[www.aibenproperties.com](http://www.aibenproperties.com)

PLEASE CONFIRM INVESTMENT AMOUNT BEFORE PAYMENT IS MADE  
PRICES ARE EXCLUSIVE OF VAT.

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