



EST.

2024

# HUTU PRESTIGE & ROYAL

RECREATIONAL AND POLO GOLF RESORT

Airport Road, Lugbe South District, Abuja

Developed by: 

WELCOME TO  
**HUTU**  
ABUJA  
CITY



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# OUR VISION

To be the most sought after private housing resort estate in Nigeria, where luxury living, natural beauty, and world class amenities come together to create an exclusive sanctuary that enriches life, nurtures community, and sets new standards for resort-style living in Africa.





# CHAIRMAN'S MESSAGE

It is with immense pride and vision that I present to you Hutu Prestige and Royal; Two special feature within one of Africa's **most** innovative maga city projects, HUTU ABUJA CITY

At AIBEN Properties Ltd, we have spent over a decade building more than houses, we construct communities, foster connections, and curate lasting memories. Hutu Prestige and Royal is the culmination of this philosophy: a next-generation African urban model that is self sustaining, secure, future ready, and culturally expressive.

This is not just a residential estate, **But** Africa's First Polo Golf Resort Estate, That is connected by both integrated power and transportation systems that includes cable cars...

This is a well over **1300**-hectare masterpiece where natural beauty merges with architectural excellence, lakefront living, and world class security ensures absolute peace of mind.

Hutu Prestige and Royal embodies our commitment to building a stronger Nigeria and Africa. Through innovation, sustainable practices, and a dedication to excellence, we are creating a city where every resident can truly say: **THIS IS HOME**

Welcome to the future. Welcome to Hutu Prestige and Royal.

**Chief Andy Elerewe**

Chairman, AIBEN Group



**Engr. Wassim Kiwan**  
Dir, of Infrastructure  
HUTU Prestige & HUTU Royal



**Engr. Benedicta Izechi Elerewe**  
(COREN)  
Dir, Personnel and Technical  
HUTU Prestige & HUTU Royal



**Engr. Richard Ibi Efem** (MNSE, COREN)  
Project Manager  
HUTU Prestige & HUTU Royal



**Arc. Hassan Jaafar**  
Deputy Infrastructure Director  
HUTU Prestige & HUTU Royal

# THE BOARD



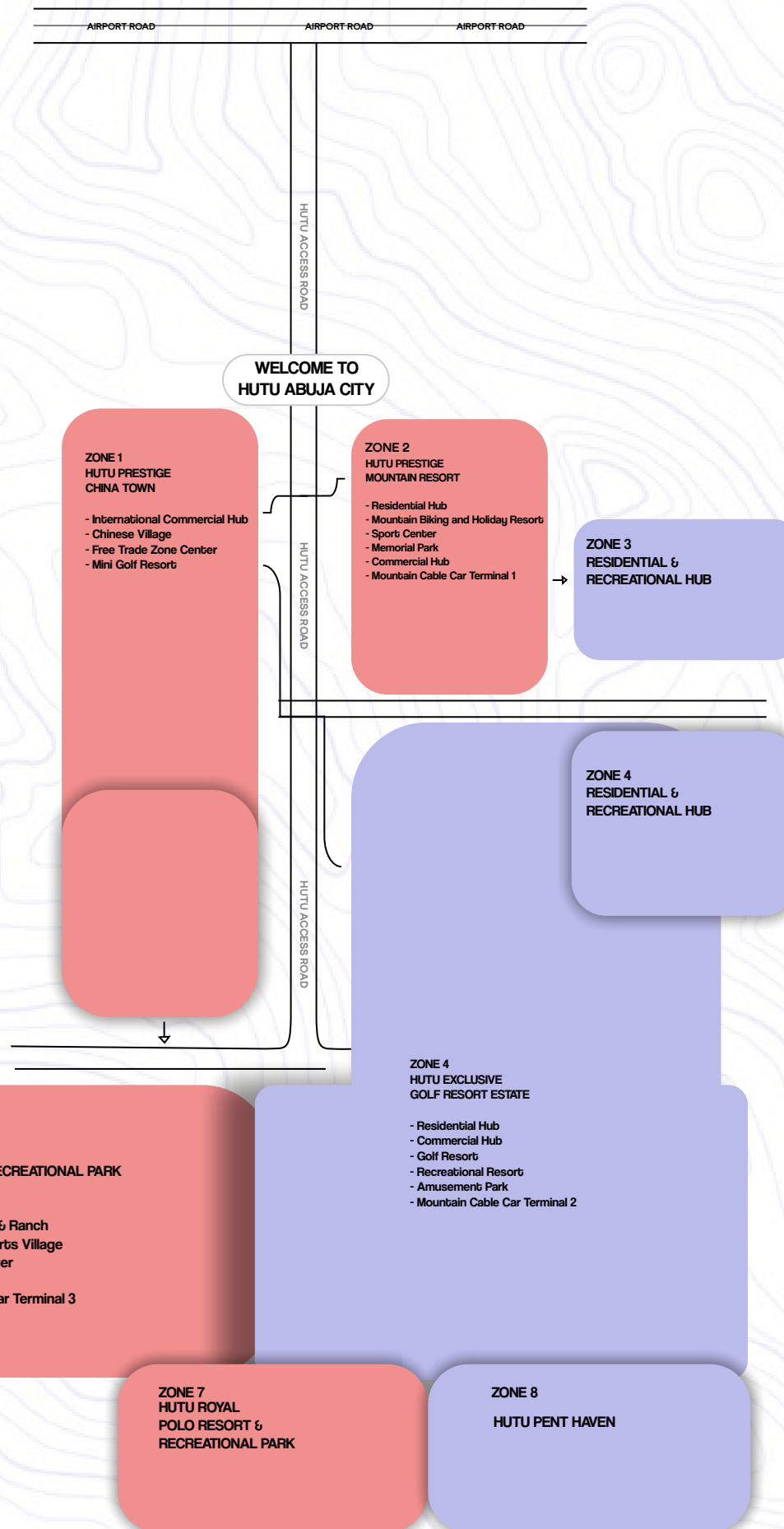
**PARTNER**



**AFFILIATE**



# THE HUTU ABUJA CITY ECOSYSTEM



# ESTATE THEMES & DESCRIPTIONS

8

Distinct  
Communities.

1

Extraordinary  
Address.

Hutu Prestige and Royal is not a single estate – it is a world unto itself. Spanning 500 hectares of masterfully planned urban landscape in Abuja's most coveted corridor, it is home to six distinct themed communities, each with its own character, ambiance, and investment profile. Whether your vision is mountain serenity, cultural vibrancy, commercial dominance, waterfront luxury, sporting prestige, or honourable retirement, there is a home within Hutu Prestige and Royal designed precisely for you.

# MOUNTAIN RESORT ESTATE

*Where Elevation Meets Excellence*

Perched in elevated serenity, the Mountain Resort Estate is where breathtaking natural landscapes meet world-class residential living. Designed for those who refuse to choose between adventure and comfort, this estate offers panoramic mountain vistas, crisp fresh air, and a curated resort lifestyle right at your doorstep. Whether you are a high-achieving professional seeking a prestigious address, an investor eyeing premium property appreciation, or a family craving a safe, scenic sanctuary to call home, the Mountain Resort Estate delivers an unmatched quality of life — where every morning feels like a retreat and every evening feels like a reward.





# DREAMCITY

*Build without limits. Live without compromise.*

The Canvas for Your Architectural Legacy HUTU PRESTIGE DREAMCITY is not just another residential development; it is a revolution in premium Exceptional living.

Designed for the visionary homeowner, it offers the rare luxury of absolute architectural freedom, allowing you to bring your unique dream building designs to life within a world-class environment. What truly sets this estate apart is our commitment to a dedicated integrated

infrastructure system a sophisticated engineering feat that has yet to be seen anywhere else in the country. We aren't just providing land; we are providing a futuristic foundation for excellence.

## Why Choose Hutu Prestige Dreamcity?

**Architectural Sovereignty:** Break away from cookie-cutter estates. Here, your home is a reflection of your personal taste, style, and status.

**Unrivaled Infrastructure:** Experience a seamless living environment powered by an integrated system that manages everything from smart utilities to advanced drainage and power, setting a new national benchmark.

**Elite Community:** Join a forward-thinking neighborhood designed for those who demand the highest standards of luxury and innovation.

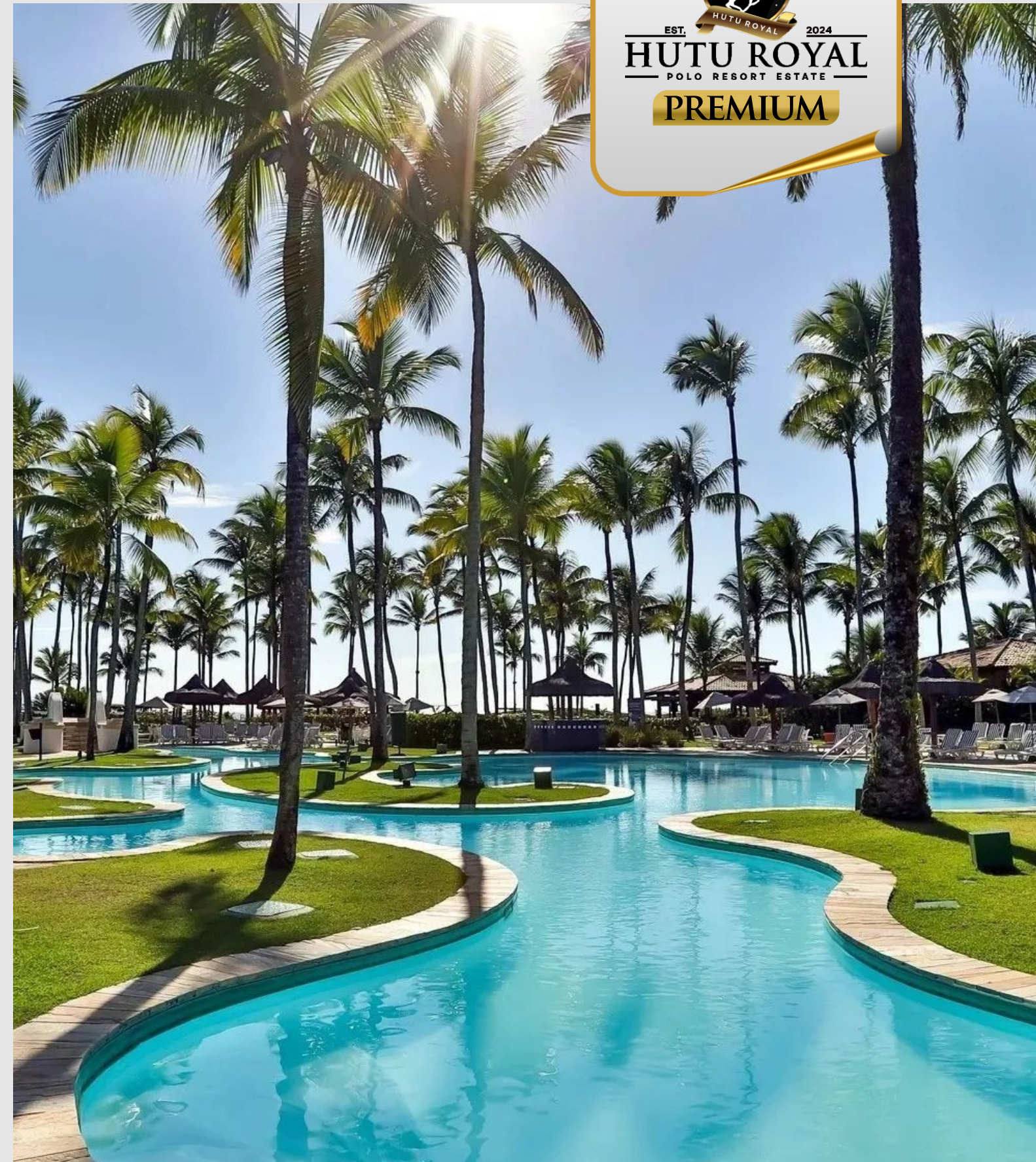
**Prime Investment:** Positioned as a landmark development, Hutu Prestige Dreamcity represents the pinnacle of real estate value and long-term appreciation.



# POLO & RECREATIONAL RESORT

## *The Ultimate Arena of Prestige & Leisure*

For those who live life at the highest standard, the Polo and Recreational Resort Estate is the ultimate expression of prestige, sport, and leisure. Home to championship polo fields, world-class equestrian facilities, golf courses, and exclusive clubhouses, this estate is designed for the elite who demand more than four walls — they demand an experience. Whether you are entertaining high-profile guests, nurturing a passion for sport, or simply seeking a refined community of like-minded individuals, this is your arena. As one of the few polo resort residences in West Africa, the investment case is as compelling as the lifestyle itself.







■ COMMERCIAL HUB



■ ARTIFICIAL LAKE

# ABUJA, NIGERIA'S ICONIC CAPITAL

The great nation of Nigeria boasts the largest GDP in Africa and is ranked as the world's 26th largest economy. Welcoming residents and visitors from around the world, Nigeria has been identified as a regional power in Africa and is considered an emerging market by the World Bank.

Abuja, the capital city, is one of the wealthiest cities in the country and represents one of Africa's most successful capitals. An increasingly popular venue for businesses and commercial expansion, Abuja represents modern living and trade at its finest.

## NIGERIA FACTS

Current Population:

191 Million

Gross Domestic Product:

\$376 Billion

3rd most populous country by 2050

## ABUJA FACTS

One Of World's Fastest Growing  
Cities (2010-2016)

Strategic Location In  
Federal Capital Territory

Hub For Business And Innovation



AFRICA'S FIRST  
POLO GOLF  
RESORT ESTATE



Hutu Prestige and Royal is a visionary 500-hectare development that represents a new standard for luxury resort style living in Africa. Strategically located on Airport Road in Lugbe South District, Abuja, this \$3 billion masterpiece is just 10 minutes from Nnamdi Azikiwe International Airport and 25 minutes from the city center.

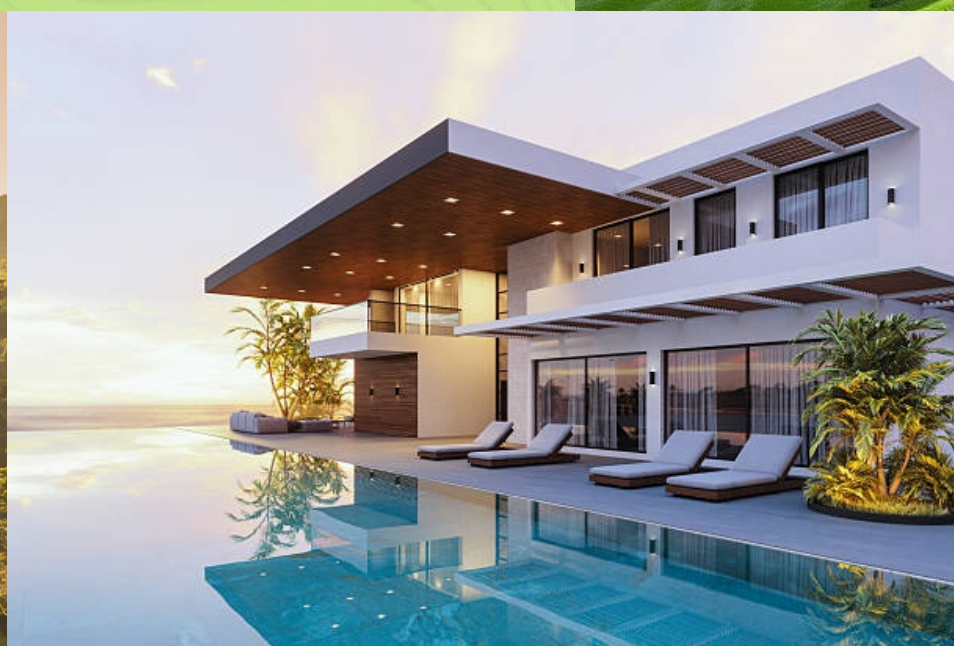
The name 'Hutu' means 'To Rest', and rest is precisely what you'll experience in this exclusive sanctuary where natural beauty, world class amenities, and cutting edge infrastructure converge to create an unparalleled living experience.



P O L O

# THE FUTURE, HERE AND NOW

Hutu Prestige and Royal is more than a residential estate, it is a next generation African urban model, designed to be self sustaining, secure, future ready, and culturally expressive. It sets a new benchmark for what modern living in Nigeria can be, offering world class systems, a vibrant social landscape, and a sustainable legacy for generations.



AN ICONIC  
MASTER  
PLAN

# A FIRST-CLASS CITY RISING IN ABUJA

Hutu Prestige and Royal spans 1300 hectares (1,235 acres) of meticulously planned urban landscape. As the only mixed-use, master-planned polo golf resort estate in the Federal Capital Territory, it represents a revolutionary approach to urbanization in Africa.

# 1300 HECTARES

# WORLD-CLASS SECURITY

# 24/7

SOLAR POWER

# 20,000+

JOBS CREATED

# 30%

GREEN SPACES

# 10 MIN

TO AIRPORT

# THE FIVE PILLARS

# BUILDING THE FUTURE OF URBAN LIVING

Hutu Prestige and Royal is built on five foundational pillars that ensure reliability, sustainability, security, economic vitality, and cultural richness. These pillars form the backbone of a truly world-class living experience.



# Pillar 1

## UNINTERRUPTED UTILITIES & ENVIRONMENTAL RESILIENCE

### Total Energy Independence

Experience the luxury of 24/7 electricity with zero generators, zero fuel scarcity, and zero noise pollution. Hutu Prestige and Royal operates on a decentralized hybrid energy system featuring:

- Utility scale solar farm powering the citywide micro-grid
- Mandatory rooftop solar deployment across all buildings
- Smart micro-grid with utility scale battery storage
- CNG-powered generators for emergency backup only

### Water Security & Lake Resource Integration

A multi source water system ensures constant supply through:

- Dedicated Water Treatment Plant (WTP)
- Comprehensive borehole network
- Sustainable extraction from Hutu Signature Lake
- Mandatory rainwater harvesting and greywater recycling.

### The Hutu Signature Lake

The centerpiece of Hutu Prestige and Royal is our magnificent Signature Lake, a fully activated waterfront environment featuring a sandy beach recreation zone, watersports facilities (kayaks, paddleboards, pedal boats), and a mixed use leisure boardwalk with cafés, restaurants, and social spaces. This is Abuja's premier lakefront lifestyle destination.





# Pillar 2

## SMART SECURITY & TRUSTED SAFETY

Hutu Prestige and Royal transforms into one of the safest urban districts in West Africa through a multi layered security approach that guarantees absolute peace of mind.

### Technology-Enhanced Security Architecture

Triple layer perimeter controls  
CCTV with AI-supported monitoring  
ANPR equipped access points (Automatic Number Plate Recognition)  
Drone surveillance support  
Smart lighting and motion sensors throughout public spaces

### Community Oriented Policing

A permanent on-site, community integrated police presence ensures round the clock protection through foot and bicycle patrols, regular public safety engagements, and resident led neighborhood watch collaborations.

Residents enjoy access to a dedicated digital platform for emergency alerts, rapid incident reporting, security briefings, and community policing interaction.





■ ESTATE SECURITY

# Pillar 3

## ECONOMIC VITALITY & MOBILITY

### The 10 Minute City Principle

Urban planning ensures all residents live within a 10-minute walk of essential services, including grocery retail, healthcare/pharmacy, financial services, and dining. This compact, mixed use economic ecosystem includes:

Central Business District (CBD)

Tech & Innovation Hub

Residential-scale retail clusters integrated into each housing district

### The Green Line – Free Electric Shuttle System

Residents enjoy complimentary access to 'The Green Line', an estate managed electric shuttle bus network with scheduled routes connecting commercial, residential, and leisure zones. This sustainable mobility solution reduces car dependence and enhances quality of life.

Additional mobility features include shaded pedestrian corridors, protected cycling lanes, and a structured ride hailing terminal controlling external vehicle inflow.

### SME & Innovation Hub

The centerpiece of Hutu Prestige and Royal is our Hutu Prestige and Royal nurtures entrepreneurship through subsidized commercial spaces, modular work units and studios, retail incubation platforms, and an Innovation Fund supporting startups and urban enterprises with hackathons, SME fairs, accelerator workshops, and digital upskilling programs.



# Pillar 4

## SOCIAL FABRIC, CULTURE & WELL BEING

### World Class Health & Education

The Wellness Campus integrates a multi specialty private hospital developed through partnership with leading healthcare operators, premium educational facilities from early childhood through secondary school, an Olympic size swimming pool, gym and fitness facilities, sports courts and fields, and specialized wellness and rehabilitation services.

### Curated Public Realm & Arts Integration

30% of total land is dedicated to parks and natural landscapes, community plazas, pedestrian boulevards, and urban green corridors. The signature 'King's Walk', a landmark landscaped heritage corridor, narrates Nigeria's cultural, artistic, and historical evolution.

An 'Art in Public Places' initiative commissions works from renowned Nigerian artists, while monthly cultural marketplaces promote food, craft, fashion, and performance arts.

### Agro-Tourism & Urban Agriculture

Community gardens, soil based and hydroponic farms, and urban agriculture incorporated into green corridors create a Farm-to-Table Culinary District, with restaurants supplied directly by estate farms and greenhouses. An agro-tourism network offers tours, workshops, and local produce markets.





■ URBAN AGRICULTURE

# Pillar 5

## GOVERNANCE & FUTURE-PROOFING

### Digital-First City Management

A professionally structured City Management Authority ensures operational excellence through transparent service charge models, clear operational mandates, and integrated asset management. The unified City OS Platform enables utility management, facility bookings, maintenance reports, community updates, digital security credentials, and integrated payments and billing.



### Adaptive Master planning for Future Technologies

Strategic land parcels are reserved for future technology applications including EV charging plazas, drone logistics hubs, data infrastructure, and smart building upgrades. Flexible, forward compatible building codes support retrofitting, emerging technologies, and adaptive reuse.

# SIGNATURE AMENITIES

Where Luxury Meets Leisure



## ■ WORLD CLASS POLO GOLF FACILITIES

As Africa's First Polo Golf Resort Estate, Hutu Prestige and Royal offers pristine 18 hole international golf courses designed by world class architects, championship polo fields, professional horse ranches, and exclusive clubhouses with premium dining and event facilities.

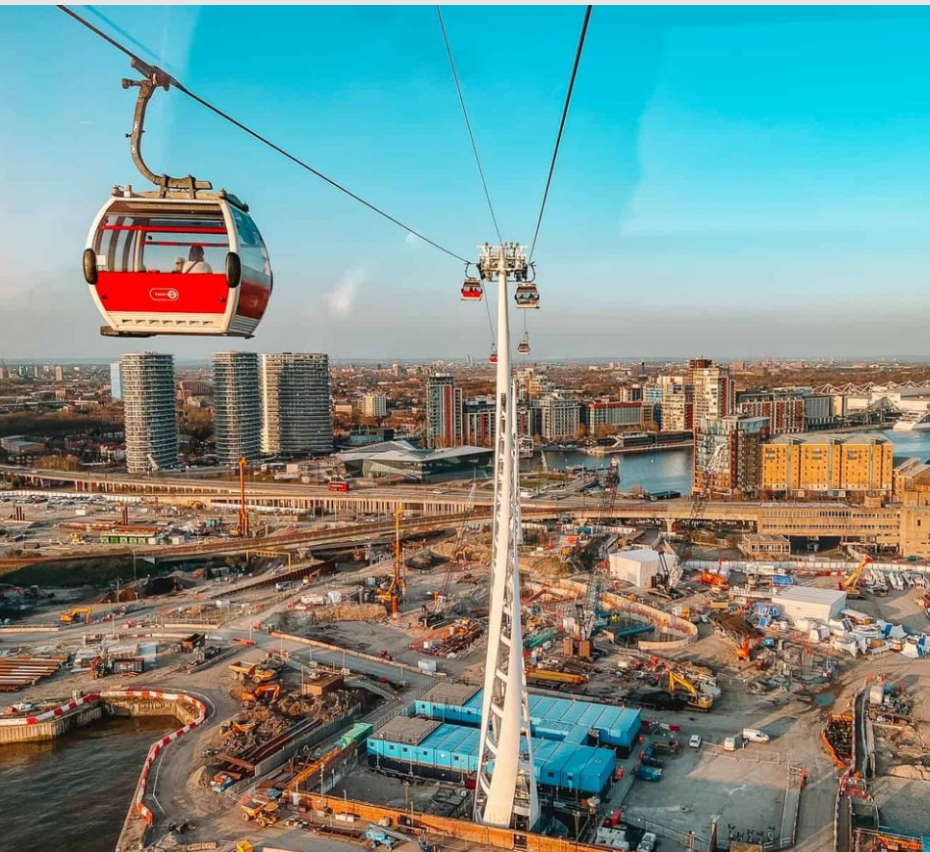


■ GOLF FACILITIES



## ■ LAKEFRONT LIVING

The Hutu Signature Lake features a sandy beach recreation zone, watersports center (kayaking, paddleboarding, pedal boats), lakeside boardwalk with restaurants and cafés, sunset viewing decks, and wellness spa facilities overlooking the water.



## ■ AMUSEMENT & RECREATION PARK

Family friendly amusement park with children's adventure zones, picnic areas and event lawns, outdoor cinemas and amphitheater, jogging trails and cycling paths, and botanical gardens.



■ CABLE CAR TRANSIT





## ■ 5-STAR HOTEL & HOSPITALITY

Luxury hotel accommodations, conference and event centers, spa and wellness facilities, fine dining restaurants, and rooftop lounges with panoramic views.

# RESIDENTIAL OPTIONS

## Your Dream Home Awaits

Hutu Prestige and Royal offers a diverse range of luxury residential options designed to suit every lifestyle and preference. From elegant villas to modern maisonettes, each home is crafted with meticulous attention to detail and world-class finishes.

# Santiago Bay Villas

500  
SQM

RESIDENTIAL  
OPTIONS 



7 BEDROOM + BQ LUXURY VILLAS



San Diego Bay  
Villas

# Anfield/Sansiro Maisonettes

500  
SQM

RESIDENTIAL  
OPTIONS 



5 BEDROOM + BQ



# Anfield/Sansiro Maisonettes

# Terrace Duplex | 150 SQM

RESIDENTIAL  
OPTIONS 



5 BEDROOM + BQ



# Terrace Duplex

# Culiano Maisonettes

400  
SQM

RESIDENTIAL  
OPTIONS 



4 BEDROOM + BQ



Culiano  
Maisonettes

# Ferragamo Terrace Duplex | 250 SQM

RESIDENTIAL  
OPTIONS 



| 4 BEDROOM + BQ



Ferrayamo  
Terrace Duplex

# Faruja Block of Flats

2000  
SQM [20 units]

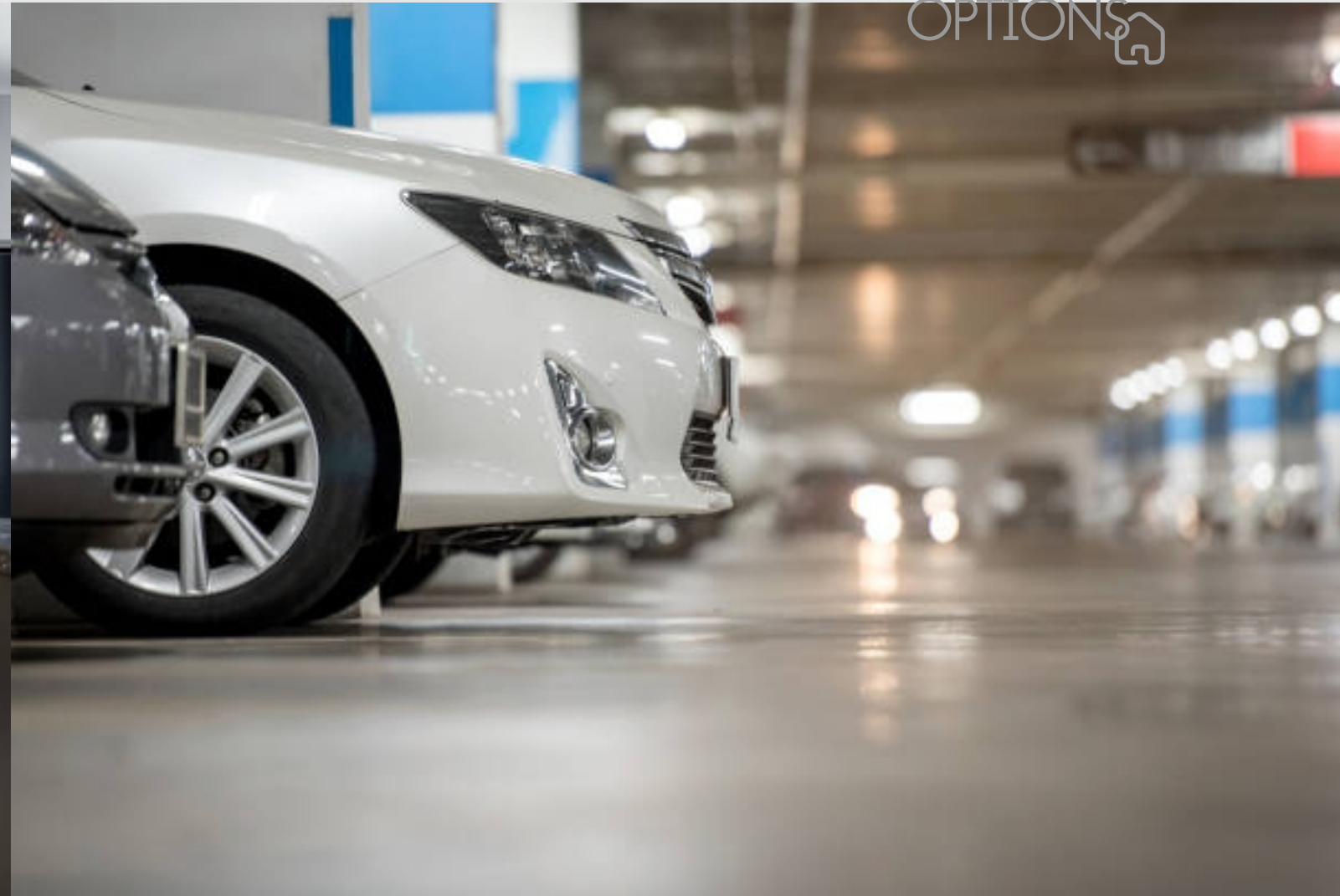
RESIDENTIAL  
OPTIONS 



3 BEDROOM + BQ



# Farujia Block of Flats



All homes feature **modern kitchens, fiber-to-the-home connectivity, dedicated car parks, pantries, and premium finishes** throughout. Each property type is designed with attention to detail and crafted to provide the ultimate luxury living experience.

# STRATEGIC LOCATION

At the Heart of Connectivity

■ **10 minutes**  
Nnamdi Azikiwe  
International Airport

■ **25 minutes**  
Abuja City Center

■ **Direct  
Access**  
To Major  
Expressways

■ **Proximity to**  
Government Institutions  
And Embassies

■ **Easy  
Access**  
To Business Districts And  
Commercial Hubs



# HUTU PRESTIGE

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Hutu Prestige and Royal occupies a prime position on Airport Road in Lugbe South District, offering unparalleled access to Abuja's key destinations.

# INVESTMENT OPPORTUNITY

Invest in **Prestige**. Invest in Your **Future**.

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Hutu Prestige and Royal represents more than a property investment, it's an opportunity to be part of Africa's urban transformation. As part of a \$3 billion development creating over 20,000 jobs and establishing Abuja's premier lifestyle destination, early investors secure their place in a landmark project that will define luxury living for generations.

# ■ First Mover Advantage In Africa's First Polo Golf Resort Estate



■ **Guaranteed Infrastructure Delivery (24/7 Power, Water, Security)**



POWER

WATER

SECURITY

■ Premium Location With Exceptional Connectivity

■ World Class Amenities Unmatched In The Region

■ Strong Capital Appreciation Potential



# WHY CHOOSE HUTU PRESTIGE AND ROYAL?

The future of luxury living is here...

# 24/7 SOLAR-POWERED CITY

No generators. No fuel scarcity. No noise pollution. Just uninterrupted power, every single day.





# West Africa's Safest Urban District

Triple layer security, AI monitoring, drone surveillance, and community policing guarantee peace of mind.

# The Signature Lake Experience

Beach recreation, watersports, lakeside dining, and waterfront living, Abuja's premier lakefront destination.



# Africa's First Polo Golf Resort Estate

Championship polo fields, 18-hole golf courses, horse ranches, and exclusive clubhouses.





# The 10-Minute City

Everything you need: shopping, healthcare, dining, schools within a 10 minute walk.



# Green Living

30% green spaces, urban farms, botanical gardens, and The King's Walk heritage corridor



# THE AIBEN DIFFERENCE

Where Vision  
Meets Precision

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For over a decade, AIBEN Properties Ltd has been at the forefront of Nigeria's built environment, delivering exceptional living spaces that resonate with the dreams and aspirations of our esteemed clients. Our journey has been marked by unwavering dedication to quality, innovation, and a deep-rooted commitment to building trust.

# Our Portfolio of Excellence

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# Our Integrated Subsidiaries

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Karsana North



Gwarimpa, Airport Road, Wuye, and Kubwa



Guzape Main



Gwarimpa

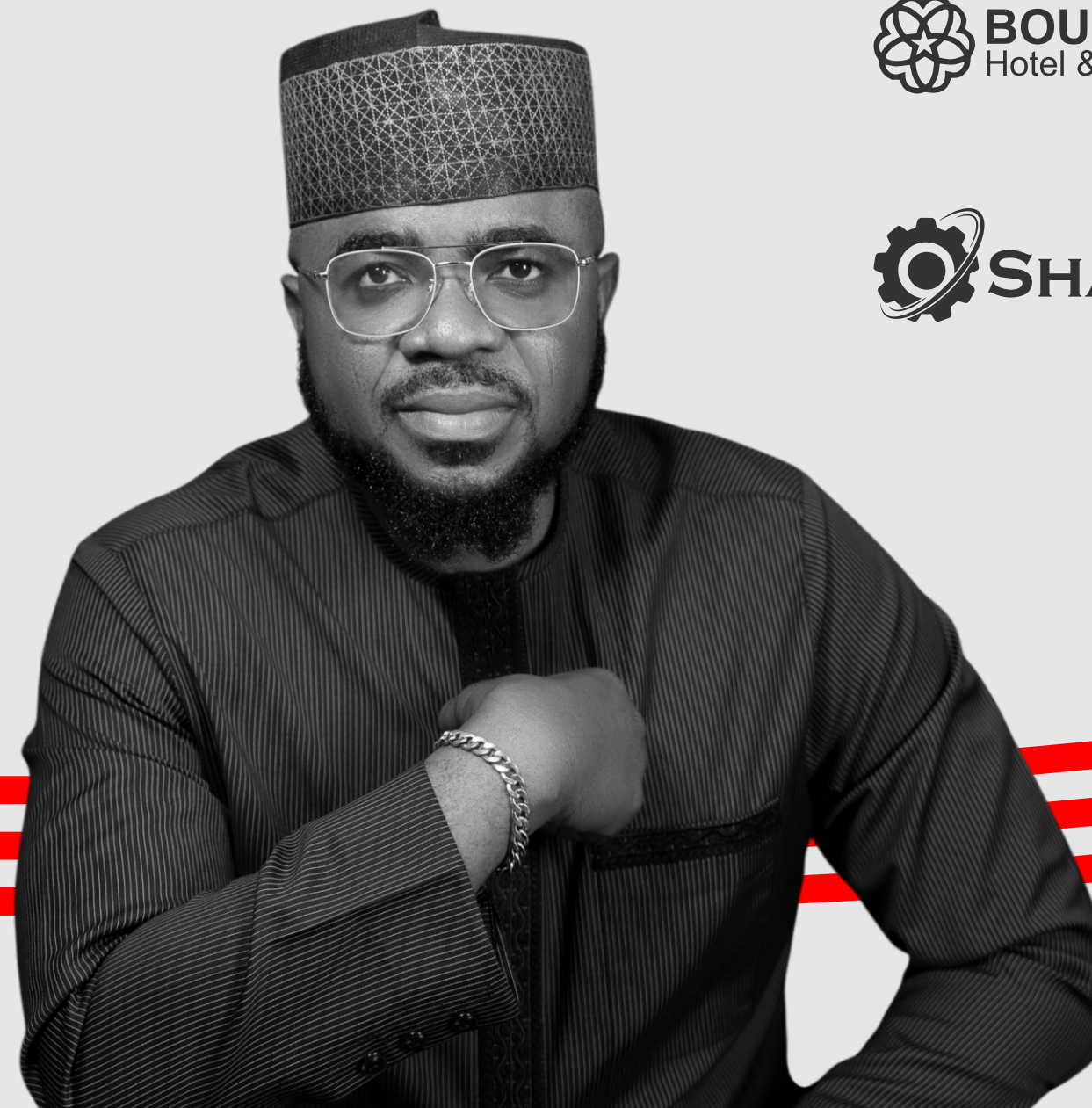


Katempé Extension



Karsana South

*eleven 05 café*



# WELCOME TO THE FUTURE

Hutu Prestige  
Is More Than A  
Place To Live.

It's a sanctuary where luxury living, natural beauty, and world-class amenities converge to create an exclusive lifestyle that enriches life, nurtures community, and sets new standards for resort-style living in Africa.

INVEST IN  
PRESTIGE  
Invest In Your Legacy

**+234 904 444 4411**  
**+234 705 555 5181**  
**+234 705 555 5191**

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

Developed by:



Airport Road, Lugbe South District, Abuja

*Please confirm investment amount before payment is made.  
Prices are exclusive of VAT.*