



EST

2025

HUTU PRESTIGE

POLO LAKE 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; 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 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, this is Africa's First Polo Golf Resort Estate that is connected by both integrated power and sustainable living.

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

Hutu Prestige 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 .

Chief Andy Elerewe

Chairman, AIBEN Group





Engr. Benedicta Izehi Elerewe (COREN)
Executive Director, AIBEN GROUP



QS Charles Agwam (MNIQS, RQS)
General Manager (GM) AIBEN Group



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



Mrs. Julient Aliyu
Personnel & Human Resource



Engr. Wassim Kiwan
Dir, of Infrastructure
HUTU Prestige



Arc. Hassan Jaafar
Deputy Infrastructure Director
HUTU Prestige



Joseph Izonofe Osoria
Head, Corporate & Business Development

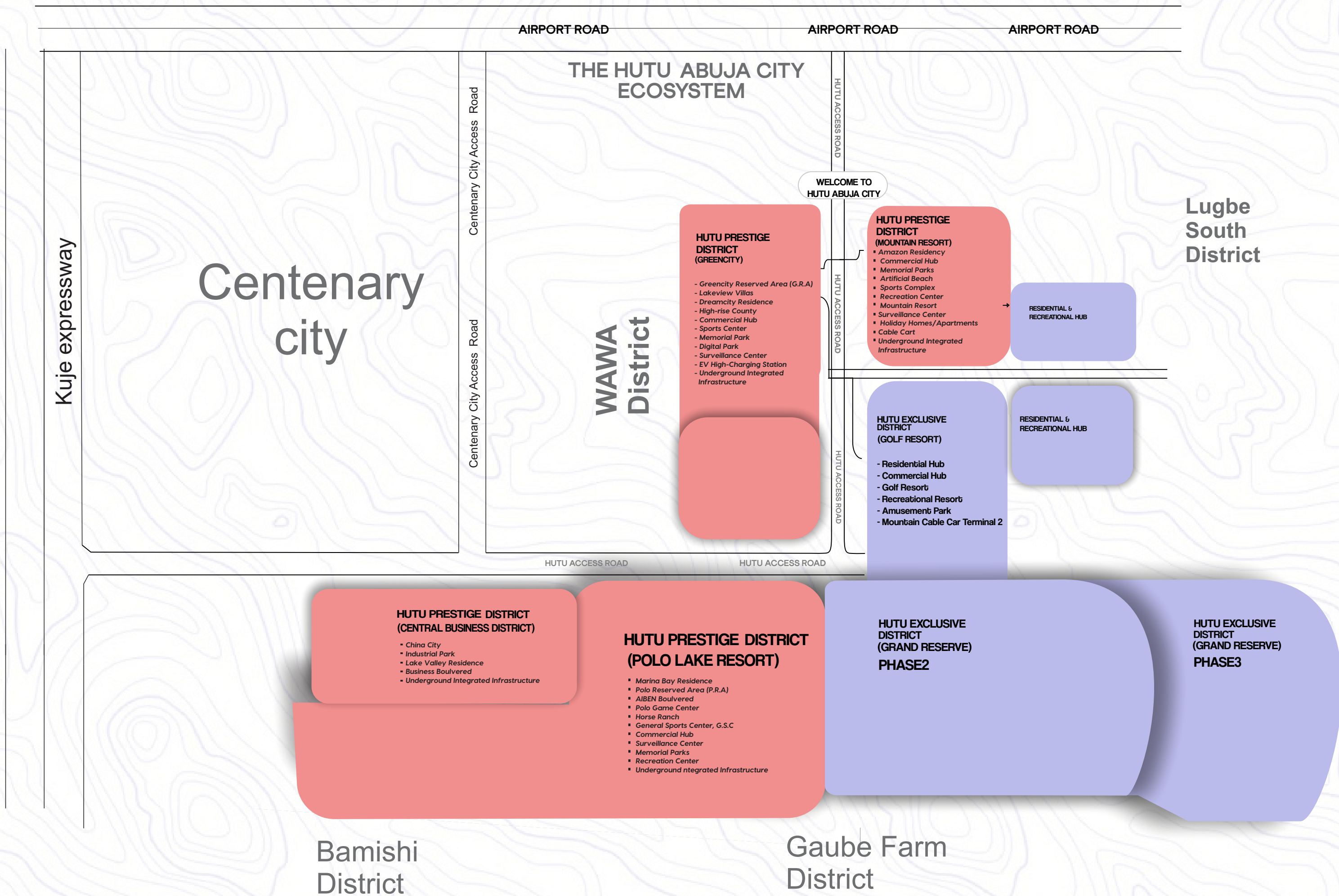


Nkiruka Peace Onyeugo
Head of Marketing



Yarison Hope (ARPA)
Head, Media & Strategy

THE HUTU TEAM



ESTATE THEMES & DESCRIPTIONS

6

Distinct
Communities.

1

Extraordinary
Address.

Hutu Prestige 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 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.





GREENCITY

Build without limits. Live without compromise.

Designed for the visionary homeowner, Greencity offers the rare luxury of absolute architectural freedom, empowering you to bring your boldest building designs to life within a meticulously crafted world-class environment. This will feature a landmark cluster of next-generation districts engineered to elevate both lifestyle and investment value: Its core strength lies in a dedicated integrated infrastructure system—a sophisticated engineering achievement unmatched anywhere else in the country. ***This is more than land; it is a futuristic foundation built for excellence.***

Digital Park: A modern innovation hub designed to support tech-forward businesses, smart living systems, co-working spaces, and digital entrepreneurs.

Dreamvalley Residence: A serene and exclusive residential enclave offering freedom of architectural expression, surrounded by green corridors and world-class utilities.

High-Rise District: A vertical cityscape envisioned for luxury towers, corporate buildings, and mixed-use developments that symbolize progress and prestige.

Cable Cart Terminal: A unique transport and tourism asset, connecting key zones with scenic aerial mobility—offering convenience, sustainability, and unforgettable views.

POLO & LAKE 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.



CENTRAL BUSINESS DISTRICT

The District is a next-generation business and commercial hub where lifestyle, culture, commerce, and mobility blend into one dynamic destination. Designed to redefine living and working in Abuja, it unites four distinct yet interconnected experiences:

- **Lake Valley Residence:** A serene, modern waterfront community offering elegant homes, wellness spaces, and easy access to the HUTU Abuja city—ideal for families, professionals, and global investors.
- **Chinatown:** A vibrant cultural and commercial center blending Asian-inspired design with global retail, cuisine, entertainment, and business opportunities—attracting tourists, entrepreneurs, and diverse communities.
- **Business Boulevard:** The economic engine of Zone 6, featuring premium offices, tech hubs, financial institutions, and retail spaces—all built for visibility, growth, and global-level enterprise success.









■ ARTIFICIAL LAKE

ABUJA, NIGERÍA'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 is a visionary 1300-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 \$3billion 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 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 spans 1300 hectares (1235 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 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 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 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 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** is our **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** 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.



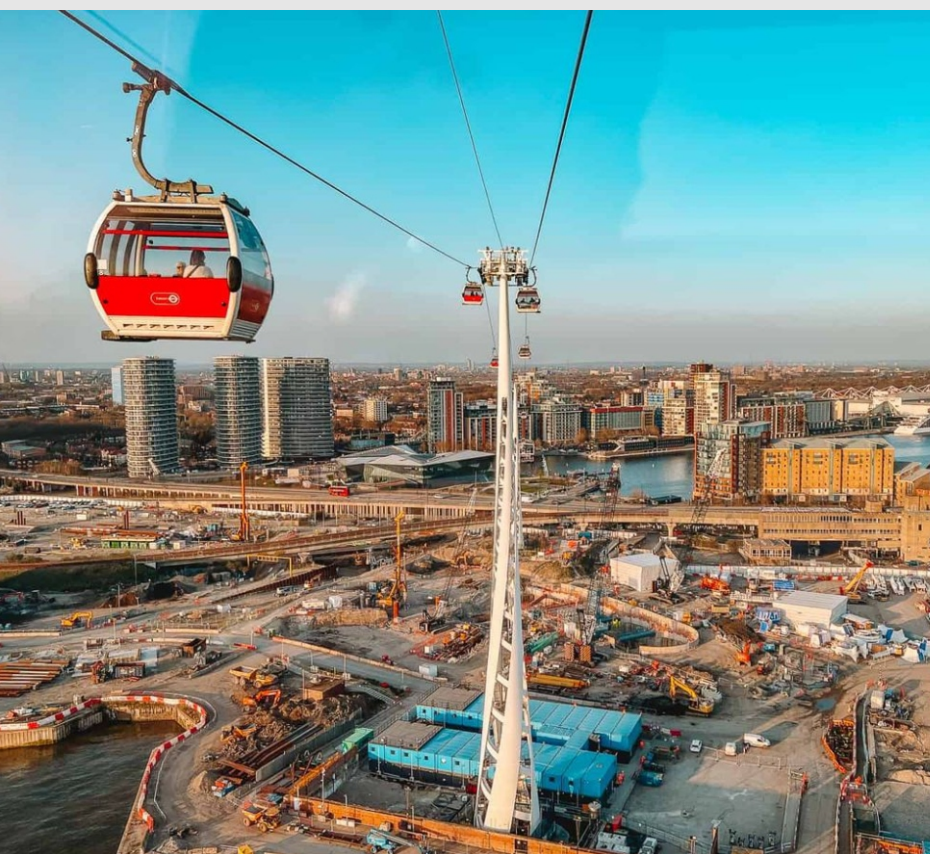
■ GOLF FACILITIES





■ 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 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 Francisco 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



Ferragamo
Terrace Duplex

Faruja Block of Flats

2000
SQM [20 units]

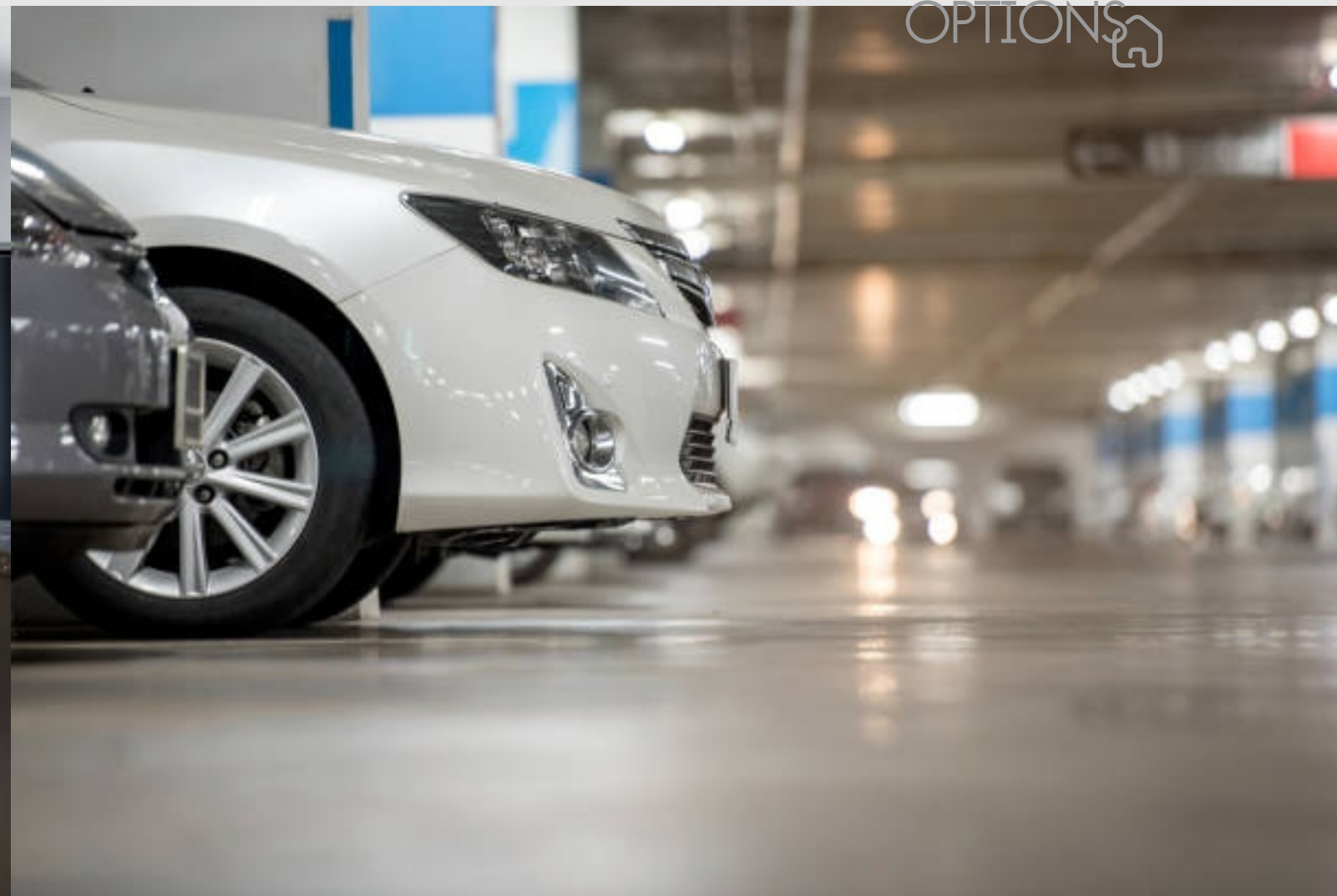
RESIDENTIAL
OPTIONS 



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

Hutu Prestige 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.**

Hutu Prestige 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

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



Karsana North



Gwarimpa, Airport Road,
Wuye, and Kubwa



Guzape Main



Gwarimpa



Katempé Extension



Karsana South

Our Integrated Subsidiaries

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

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www.aibenproperties.com

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Prices are exclusive of VAT.*