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HUTU PRESTIGE

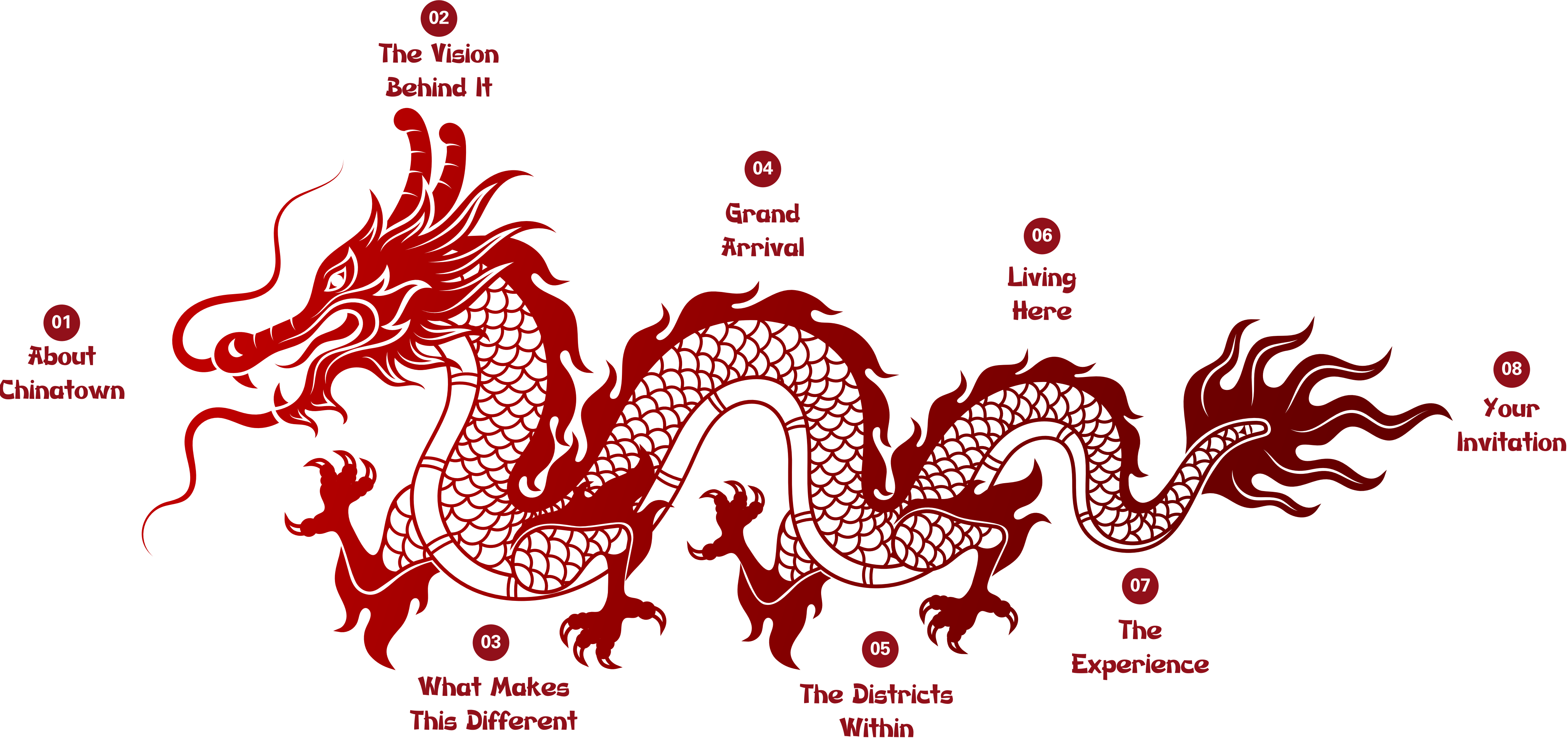
CHINA TOWN

Nigeria's Most Ambitious Cultural and Commercial District.

AIBEN



The Route To A Beautiful Destination





The World Has Chinatowns. Abuja Is Getting The Best One.

San Francisco's China town has drawn the world to a single neighbourhood since 1848. Singapore's has been the cultural and commercial heartbeat of one of Asia's most powerful cities for over a century. London's Gerrard Street turns a few hundred metres of real estate into one of the most visited and most photographed addresses in the entire West End. Bangkok's Yaowarat Road moves more gold, more food, and more energy per square metre than almost any commercial street on earth.



Every great city in the world eventually gets one. A district unlike anything around it. A place that does not follow the rules of the rest of the city. A place that pulls people in with food, colour, ceremony, and a sense of being somewhere entirely different without ever leaving home. Not because it has to, but because a city that has one is richer for it in every sense of the word.

Abuja is getting one. Inside the Hutu Prestige ecosystem. Backed by the full infrastructure of AIBEN Properties, one of the largest private city development projects on the African continent. With the architecture, the planning, the infrastructure, and the intention to make it the most exciting cultural and commercial address in West Africa.

The Making Of A Global District

There is a reason the world's greatest cities have all embraced the idea of China town. From London and Singapore to New York, Vancouver and Sydney, these districts have become far more than cultural landmarks. They have evolved into thriving centres of commerce, tourism, hospitality, investment and community, attracting millions of visitors every year while creating some of the most vibrant urban environments in the cities they call home.

What makes these districts remarkable is not simply their architecture or cultural influence. It is their ability to create an atmosphere unlike anywhere else. They bring together business, lifestyle, entertainment, cuisine, public spaces and international



experiences into one carefully connected destination that people naturally gravitate towards. Over time, they become places where investors recognize opportunity, entrepreneurs establish businesses, families create memories and visitors return again and again.

This philosophy inspired the vision behind HUTU Prestige China town.

Rather than creating another conventional residential community, AIBEN Properties has conceived an entirely new kind of destination for Abuja. A district built on 42 dedicated hectares

within the wider HUTU Abuja City development, where international commerce, premium lifestyle, Asian-inspired architectural excellence and thoughtfully planned public spaces exist within one master planned environment. A place that contributes to the city's economic future while offering residents an address defined by distinction, connectivity and enduring value.

HUTU Prestige China town is not simply designed to become another neighbourhood within Abuja. It has been envisioned as one of the city's defining destinations, where every street contributes to a larger story of prosperity, innovation and global relevance.

**"The world's greatest cities are defined
by their districts. Abuja is about to
have one worth defining it."**



Built On Three Convictions.



Culture As Infrastructure

The world's most celebrated China towns grew naturally over decades through migration, commerce, food, festivals, architecture, and community. Their cultural richness made them unique and impossible for ordinary developments to replicate.

Hutu Prestige China town is creating that same cultural depth deliberately from day one. Asian-inspired architecture, grand ceremonial gateways, lantern-lit boulevards, modern shophouses, and vibrant public spaces are all carefully planned and built with strong infrastructure and investment.



Commerce As Community

Every successful China town thrives by creating a dense commercial ecosystem that attracts both residents and visitors through food, retail, tourism, and trade.

Hutu Prestige China town follows the same model, combining global retail, authentic Asian cuisine, entertainment, and business infrastructure. It gives entrepreneurs, importers, restaurateurs, and retailers the audience, location, and environment needed to build lasting businesses.



Global In Standard. Nigerian In Soul.

This district sits inside a Nigerian city. It will be lived in, shopped in, eaten in, and built upon primarily by Nigerians. The Chinese-inspired architecture and cultural programming is not a costume. It is a deliberate design framework that creates a sense of place unlike anything else in Abuja, while remaining a community that serves and reflects the people who call it home.

Why This One Is Different. There Is No Comparison In Nigeria.

Every China town that has existed in Nigeria before this one was commercial in nature and commercial only. Market arcades. Trading floors. Wholesale centers. Places you go to buy things and leave.

Hutu Prestige China town is built for an entirely different purpose. It is a complete urban district designed for people who want to live, work, eat, shop, and invest inside a world-class environment that carries the energy and aesthetic of the world's most exciting cultural districts.

It covers 42 hectares inside Zone 6 of Hutu Abuja City, which



means it has the land to be genuinely generous: generous with its roads, generous with its public spaces, generous with the green areas that run between its residential and commercial zones, and generous with the kind of amenity infrastructure that makes a district worth living in rather than just passing through.

It sits inside a city ecosystem that already has a polo golf resort estate, a solar-powered smart city, and a mountain resort community within its boundaries. The residents and visitors of Hutu Prestige China town have access to the full infrastructure of Hutu Abuja City, including the cable car network that connects every zone from above.

The combination of cultural identity, premium residential living, commercial density, and world-class infrastructure at this scale has no precedent in Nigeria. What is being built here is the version of a China town that the world's greatest cities would be proud to have.

Every Great Destination Deserves A Memorable Entrance.

The entrance to Hutu Prestige China town was designed to be unmistakable. The ornamental paifang gateway that marks the entrance to this district is the first thing you see and the last thing you forget. It is built in the tradition of the great ceremonial gates that have anchored China town from San Francisco to Singapore to London since the 19th century, and it announces, before you have stepped inside, that what you are about to enter is unlike anything you have seen in Nigeria before.

This is not decoration applied to a development to make it look interesting. This is a gateway that has been designed to function as a landmark, a statement, and a daily ceremony for the people who



pass through it. A statement of cultural identity so bold and so precisely executed that people will travel specifically to come photograph it before they even step inside.

Beyond the gate, lantern-lit pedestrian boulevards carry residents and visitors into the district. The street design, the building facades, the public art, and the spatial planning all speak the same language. You know exactly where you are from the moment you arrive, and where you are is somewhere worth being.

Intelligent access systems, integrated surveillance technology and a multi-layered security network work quietly in the background,

allowing residents and visitors to move effortlessly while ensuring the district remains secure at every hour of the day. Here, security is not something you notice. It is something you simply experience through peace of mind.

The arrival into HUTU Prestige China town is designed to accomplish more than welcoming people. It announces that they have entered a destination unlike any other within the city.



A Destination For Business, Culture And Celebration

Hutu Prestige China town is organised into distinct zones that together create a complete urban experience.

The Leisure And Dining Quarter

The heart of the district and the zone that will draw the widest audience. Authentic Asian restaurants representing multiple culinary traditions. Dim sum houses. Noodle bars. Teahouses. Hawker-style food courts delivering the street food energy of Bangkok's Yaowarat or Singapore's Maxwell Food Centre, in a managed, premium environment. Bakeries, dessert shops, and specialty food retailers fill the pedestrian streets with the kind of sensory experience that no shopping mall can replicate.

The dining quarter of Hutu Prestige Chinatown is built for the person who takes food seriously. Authentic regional Chinese cuisine, pan-Asian dining, street food in a premium environment, specialty bakeries, dessert houses, and the kind of eclectic restaurant mix that makes a neighbourhood worth living in rather than just visiting.





The Retail And Commercial District

Every China town that has lasted is a trading district at its core. Hutu Prestige China town carries that tradition forward in a contemporary direction. Specialist retail. Import and lifestyle shops. Fashion, homewares, electronics, wellness, and the diverse commercial mix that gives a district its economic density and its daily usefulness to the people who live inside it.

Premium office spaces and business infrastructure sit within the commercial district, making this not just a place to shop and eat but a place to build something. Entrepreneurs, importers, restaurateurs, and retailers will find in Hutu Prestige China town, the density of audience and the quality of address that serious commercial ambition requires.

The Residential Enclave

To live in Hutu Prestige Chinatown is to live inside the most culturally distinctive address in Nigeria.

Your home sits within a streetscape of consistent, beautiful, intentional architecture. The restaurants are steps from your front door. The markets are within walking distance. The festivals happen outside your window. The cable car terminal that connects Chinatown to the polo resort, the smart city, and the mountain resort within the wider Hutu Abuja City ecosystem is part of your daily infrastructure.

Most people experience a Chinatown as visitors. They come, they eat, they photograph the gate, they leave. The people who live inside Hutu Prestige Chinatown experience it as home. They own a piece of a district that the rest of the city will come to all year round. That is an entirely different relationship with where you live.





The Cultural And Entertainment Zone

The Lunar New Year celebrations that will fill the boulevards of Hutu Prestige Chinatown will become one of Abuja's most anticipated annual events. Cultural performance spaces, festival grounds, night market infrastructure, and public art installations give the district an events programme that keeps it alive across every season of the year.

Classical Chinese Garden design principles shape the green spaces within the district, creating outdoor environments of genuine beauty and calm inside an otherwise energetic urban address. These are the spaces where residents slow down, where children play, and where the community gathers on the kind of evenings that make people grateful for where they live.

The most culturally distinctive address in Abuja.

Some properties appreciate because the neighbourhood grows. Others appreciate because the destination itself becomes part of the city's identity. Hutu Prestige Chinatown belongs to the second category.

This is not simply a residential development. Your home sits within a community that is built around energy, culture, commerce, and beauty. The architecture around you is consistent, intentional, and unlike anything else in Abuja. The restaurants are steps from your door. The markets are alive. The festivals are yours. The cable car terminal connects your district to the polo resort, the smart city, and the mountain resort within the same ecosystem.

Most people who want this kind of urban experience travel to Singapore or Bangkok or London to find it. You will live in it, in Abuja.

What is available:

Premium residential apartments within the cultural district. Commercial plots for retail, dining, and business development. Mixed-use positions combining residential and commercial space within the same building. All within the full Hutu Abuja City infrastructure framework of solar power, dedicated water supply, AI-augmented security, and cable car connectivity.



A young woman with dark, curly hair is smiling and looking at her smartphone. She is wearing a red zip-up jacket over a white top. The background is a vibrant scene of a Chinese New Year celebration, featuring a large, ornate lion dance head in red and gold, and a shower of red confetti falling from above. The lighting is warm and festive.

"Great cities are remembered for their monuments. Extraordinary cities are remembered for the experiences people take home with them."

Every Detail Designed To Elevate The District.

The amenities within HUTU Prestige Chinatown have been carefully selected to support a complete international lifestyle while enhancing the long term desirability of the community. Every facility contributes to a district that is vibrant, connected and built around the needs of modern urban living.

Every element has been planned to contribute towards a district that functions as a complete urban destination rather than simply another residential address.

Envisioned Lifestyle Features



**Grand Ceremonial
Entrance Boulevard**



**Premium Restaurants
and Cafe District**



**Smart Mobility
Network**



**International
Business Quarter**



**Cultural Plaza
and Event Square**



**Luxury Retail
Promenade**



**Children's
Discovery Parks**



**Tea Gardens
and Reflection Parks**



**Boutique Hotel
and Hospitality Collection**

The Infrastructure Of A Modern International District

Behind every globally admired city lies infrastructure that quietly allows life to function without interruption. While architecture captures attention, it is infrastructure that sustains value, protects investment and creates confidence for residents and businesses alike.

HUTU Prestige Chinatown has been planned with this understanding from the very beginning.

A modern utility network supports reliable power distribution, water supply, drainage and telecommunications, ensuring that essential services are integrated into the masterplan rather than

introduced as afterthoughts. Intelligent street lighting improves safety while enhancing the district's evening character, and an extensive internal road network promotes efficient movement throughout the community.

Advanced security systems, controlled access points and integrated surveillance technology provide multiple layers of protection while allowing residents and visitors to move comfortably through the district. Landscaped streets dedicated pedestrian walkways and environmentally conscious planning further reinforce the district's commitment to creating a healthier, more sustainable urban environment.



As the wider HUTU Abuja City continues to develop, HUTU Prestige Chinatown is positioned to benefit from the broader infrastructure and connectivity that define the larger masterplan, strengthening its role as one of the city's most important future destinations.

“The world’s greatest districts were not built in a day. They begin with vision, grow through investment, and are brought to life by those who believed first.”



Your Place In Abuja's Most Extraordinary District

San Francisco's Chinatown began in 1848. The people who built businesses and bought property in that first decade hold a position that no amount of money can purchase today.

Hutu Prestige Chinatown is at its first decade right now. The gate is going up. The boulevards are being laid. The district is taking shape inside one of the largest private city development projects on the African continent.

Residential plots. Commercial positions. Retail spaces. Mixed-use investments.

The district will be full one day. The restaurants will be full. The boulevards will be full. The events will draw crowds from across Abuja and beyond. The only question is whether you will already own a piece of it by then, or whether you will be one of the people visiting from outside, wishing you had moved sooner.





📧📱📷 @aibenproperties_

www.aibenproperties.com

contact@aibenproperties.com

T. 0705 555 5181 | 0705 555 5191 | 0904 444 4411

Plot 486 Wole Soyinka Ave, 2nd Ave, Gwarinpa Estate, Abuja 900108, Federal Capital Territory

