



A next-generation smart city district inside one of the largest private city development projects in Africa.



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A City Awaits You Inside.

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The City That Was Built For What Comes Next.

Hutu Prestige Greencity occupies Zone 1 of Hutu Abuja City, one of the largest private city development projects on the African continent. Not in Abuja. Not in Nigeria. On the continent. Within that city, Greencity is the district where the most ambitious vision of what Nigerian urban life can become has been translated, precisely and without compromise, into land, infrastructure, and a masterplan that will still be relevant when everything built around it has aged.

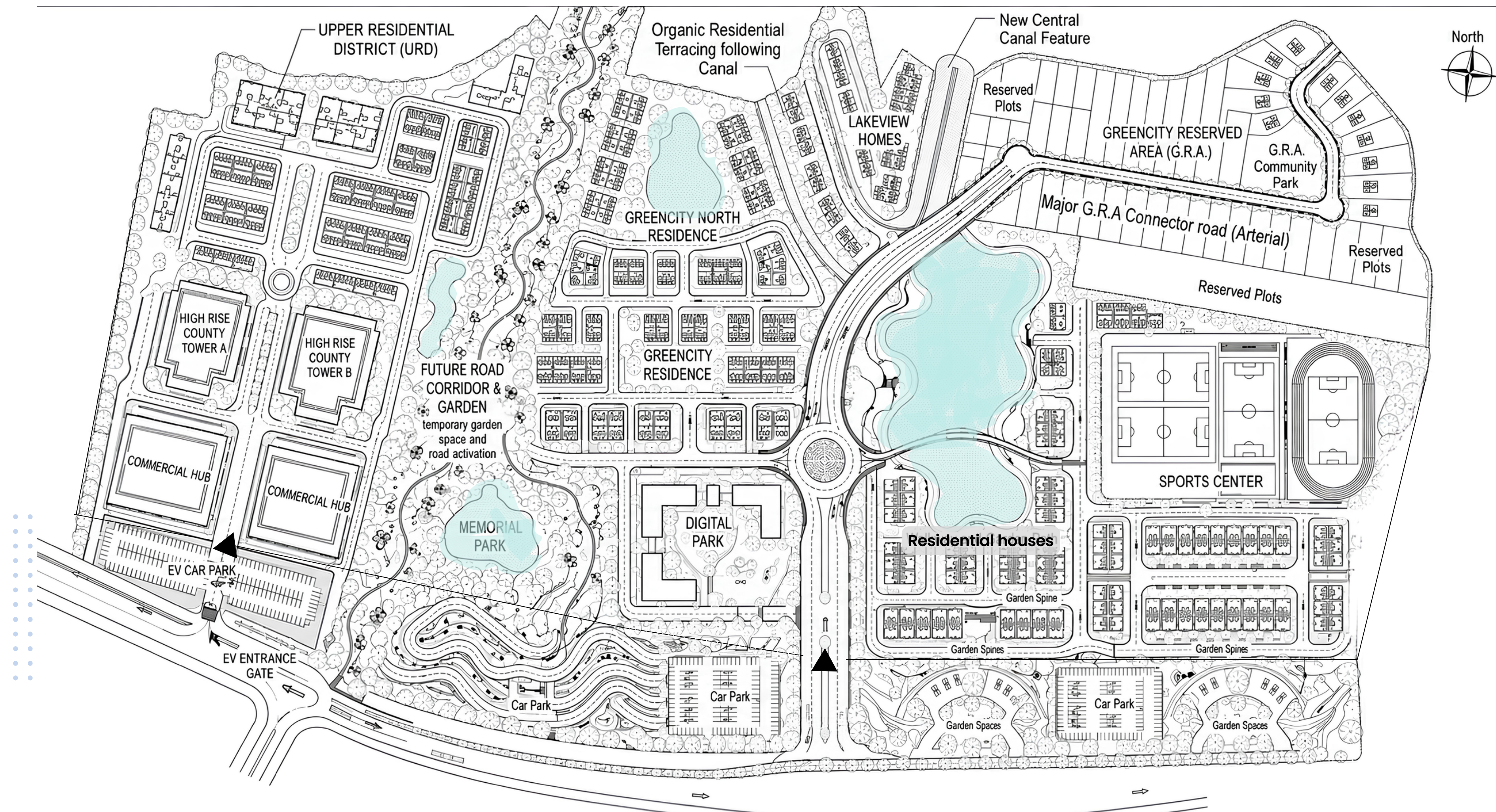


This is not a residential community dressed in smart-city language. It is a fully engineered smart city district where every infrastructure, from the mobility network threading through its corridors to the clean energy infrastructure running beneath its ground, was designed by people who refused to accept the ceiling that Nigerian development has historically imposed on itself.

The roads are engineered not patched. The power architecture is integrated and independent. Not the type that asks permission from a government grid. The drainage is precision-engineered. The cable car network threading this zone to the full Hutu Abuja City ecosystem is not a concept drawn on a presentation slide. It is in the plan, in the ground, and in the future that is already arriving here faster than anywhere else in the country.

When the history of Nigerian urban development is written, Greencity will not appear as a footnote. It will be the reference point everything else is measured against.

There are cities that follow the future. And there are cities that build it. Greencity is the second kind.



Four Pillars. One Uncompromising Standard.

The greatest cities around the world were not built on aesthetics alone. They were built on philosophy, on a set of convictions so deeply embedded in the planning that they are visible in the width of a boulevard, the intelligence of a drainage system, the placement of every facility, and the quality of the silence at midnight. Greencity was built on four of those convictions, and none of them were ever negotiable.



1. Innovation

Greencity was not designed by looking at what Nigerian cities have historically been. It was designed by studying what the world's most forward-thinking urban districts are becoming and then building that, deliberately and completely, here in Abuja.

A dedicated Digital Park anchors the district's intellectual and commercial life. Smart mobility systems that connect every zone. EV-ready infrastructure is embedded in the road network. Autonomous-ready corridors are part of the planning framework. Fibre-dense connectivity frameworks that treat bandwidth as a utility, the same way water and electricity are treated in cities that take themselves seriously. This is not innovation as a talking point. It is innovation as a building code, written into the masterplan before a single boundary line was drawn.



2. *Freedom*

In most residential communities across Nigeria, your home was decided before you arrived. Someone else chose the floor plan. Someone else fixed the facade. Someone else determined how your life would be arranged inside four walls that were never actually designed for you. The only creative decision left for you was where to put the furniture.

Greencity is designed on a deliberate rejection of that model.

Here, you own the land outright. You retain the architect. You bring the boldest residential vision you have held in your mind, waiting for an environment worthy of it. That vision is what belongs on your plot. The world-class infrastructure, the managed green corridors, the engineered road network, all of it already in place before you arrive. What goes on your plot is yours entirely, and the environment surrounding it was designed to make whatever you build look exactly right.



3. Sustainability



Greencity carries the most ecologically serious infrastructure framework of any private development in Nigeria.

Passive solar orientation principles govern the alignment of every building zone. A photovoltaic energy grid powers the district independently of the national supply. High-efficiency monocrystalline solar canopies cover the car parks, generating clean electricity while protecting the vehicles beneath them. Biodiverse green corridors, planted with indigenous species selected for their contribution to local air quality, thermal regulation, and urban biodiversity, run through the masterplan like lungs, keeping the district cool, breathable, and alive. Rainwater harvesting systems and greywater recycling infrastructure are engineered into the drainage plan so that water, one of the most finite resources on the planet, is managed with the intelligence it deserves.

This is not a green label applied to a conventional development. This is a green infrastructure built from the ground up.



4. *Community*

Greencity was never designed to be a place where people simply sleep between obligations. It was designed to be the most complete version of a life that any single address in Nigeria has ever offered.

The Digital Park creates a commercial ecosystem that generates opportunity and draws talent. The Dreamvalley Residence creates a neighbourhood so precisely curated and well-maintained that leaving it every morning will feel like a choice rather than a necessity. The High-Rise District announces, visibly and permanently, that ambition found a home here and was given the space to become skyline. The Cable Car Terminal connects everything, district to district, zone to zone, with an aerial mobility experience that no other development in this country has come close to achieving.

The Master Plan



Precision On The Ground, Vision in Every Boundary Line.

Four distinct districts are distributed across the land with surgical intention. Each one serves a defined purpose. Each one connects seamlessly to the others through a network of wide, illuminated boulevards, verdant green corridors planted with biodiverse native species, and a clean mobility infrastructure that makes moving through this community a pleasure rather than a logistical problem.

EV solar charging canopies are positioned across the district's car parks, generating clean energy from above while residents and visitors move between zones by car, on foot, or by cable car. The road network was engineered for both the daily residential rhythm and the commercial intensity that the Digital Park and High-Rise District will generate as they mature.



Serviced plots across the Dreamvalley Residence zone, fully equipped with every layer of infrastructure before a single design drawing is commissioned, for landowners who intend to build the finest private home they have ever imagined.

Terrace building plots for developers constructing architecturally coherent residential clusters inside a community whose infrastructure has eliminated every traditional development risk.

5-bedroom duplex plots offered in three distinct architectural typologies, providing structural and spatial direction for buyers who want a framework to build within without surrendering the design authority that makes a home genuinely theirs.

Commercial land positions within the Digital Park and High-Rise District for investors and developers who understand that the commercial layer of a world-class city is where the most enduring wealth is created.

*The Arrival
Here is a Daily
Ceremony.*

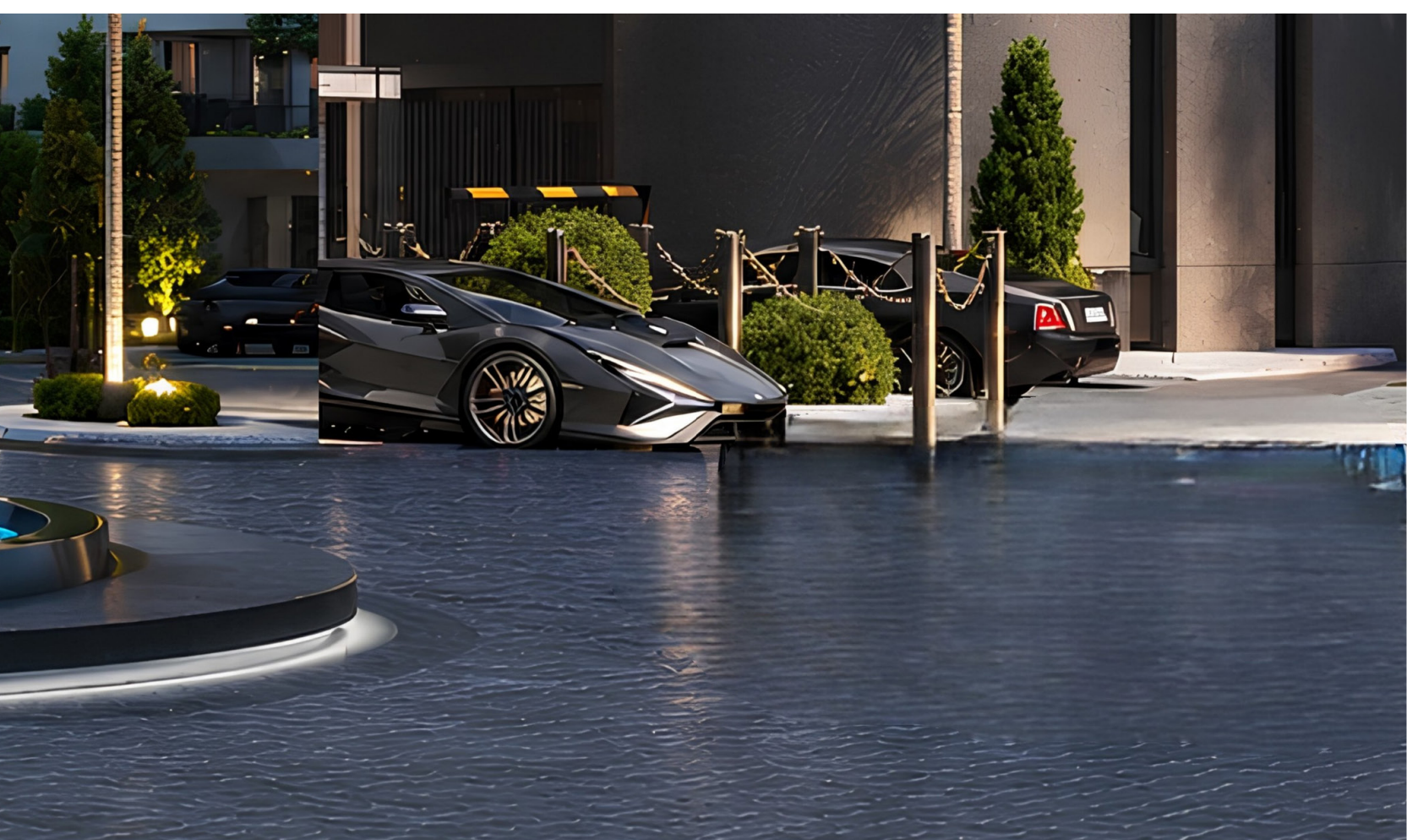
Designed to be visually distinct,
architecturally refined, and unmistakable.





There are developments you drive into and forget by the time you reach the first corner, and then there are developments that announce themselves so precisely, so architecturally, so deliberately, that the act of arrival becomes something you look forward to repeating. Grencity is the second kind.

Two monumental entrance gates, conceived by architects who understood that the threshold of a world-class city district is itself a world-class statement, mark the passage between the ordinary and the extraordinary. Between the Abuja that has always existed and the Abuja that Grencity is in the process of inventing. The arrival here is not a transaction. It is the opening movement of a daily experience that reminds every person who passes through it that they made an exceptional decision.



What Receives You, Every Single Time.

Biometric-enabled frictionless access architecture. Residents move through facial recognition systems and encrypted digital credential platforms without slowing down, without interaction, without the indignity of signing in anywhere. Visitors are pre-authorised through a resident-controlled portal and tracked in real time from the moment they enter. The intelligence of this gate does not sleep, does not have bad days, and does not miss anything.

A multi-layered, AI-augmented security operation running around the clock. Physical security personnel operating in concert with a district-wide network of intelligent surveillance cameras equipped with behavioural analytics engines that identify anomalous patterns and flag them before they develop into incidents. This system does not respond to problems. It makes the conditions for them impossible.

A ceremonial arrival corridor of extraordinary botanical precision. Specimen trees, curated ornamental planting, and reflecting water features line the boulevard in a sequence designed not to impress photographers but to change the internal state of every person who drives through it. This is arrival as an experience, not a checkpoint.

Gate architecture of permanent distinction. Not designed to impress on opening day and become invisible through familiarity. Designed to remain visually arresting, unmistakable, and categorically apart. Designed to remain visually arresting, architecturally referential, and categorically unmistakable from everything outside it for every decade that follows.



A person wearing a white lace dress and a straw hat is lying in a colorful striped hammock. The hammock is strung between two palm trees in a lush tropical garden. Sunlight filters through the palm fronds, creating a warm, golden glow. The garden is filled with green grass, various tropical plants, and clusters of white and pink flowers. The overall atmosphere is peaceful and idyllic.

*This is what you come
home to. Every single day.*

Three Districts. One Complete City.

Greencity is not a development with zones. It is a city with districts, each one a distinct world, each one serving a purpose that makes the others more valuable, all of them operating within a single masterplan of uncommon intelligence and irreversible ambition.





1. The Digital Park

The intellectual and commercial nucleus of Greencity and the most forward-thinking innovation district ever conceived within a Nigerian development.

The Digital Park was designed for the people and organisations that will define the next chapter of African enterprise. Technologists building products at global scale. Remote professionals whose work spans continents and time zones. Digital-native businesses whose infrastructure demands exceed what any conventional commercial address in Abuja can currently meet. Smart-city system integrators whose presence raises the technological intelligence of every network around them.

The physical environment is engineered to match the ambition of the people who occupy it. High-density fibre connectivity is standard. Autonomous-ready road infrastructure. EV-ready parking architecture. A built environment designed not for how businesses worked a decade ago but for how the most competitive organizations in the world will operate a decade from now.

The Digital Park is where Greencity's economic energy concentrates. It is also where the most significant commercial land opportunity in this district currently resides. The people who secure positions here early will not regret the decision.

2. The Dreamvalley Residence

The residential soul of Greencity and the most consequential landownership opportunity for private homebuilders available in Abuja today.

Dreamvalley is where the freedom that defines Greencity is most fully expressed. Landowners here do not receive a home. They receive a fully serviced, masterplan-integrated plot inside an environment of exceptional quality, and the absolute authority to build whatever their highest residential ambition has ever produced. Wide, illuminated boulevards. Precision-managed green corridors. A neighbourhood curated with enough intelligence and care that it will feel as alive and as desirable thirty years from now as it does on the day the first home is completed.

If you have ever held a vision for a home that no development in Nigeria ever gave you an environment worthy of, Dreamvalley is where that vision finally has a place to land.



3. The High-rise District

A vertical city within a city. And the zone where Greencity makes its most unambiguous statement about scale.

The High-Rise District is planned for luxury residential towers, corporate headquarters of architectural distinction, mixed-use developments that combine premium retail, hospitality, and office space in configurations that maximise both return and skyline presence. This is the zone where developers with serious vision will build the structures that change how Abuja's northern corridor is perceived from the ground and from the air.

The people who secure land positions in this district before it matures are the people this development's history will remember most precisely.



Your Plot. Your Architect. Your Masterpiece.

Hutu Prestige Greencity is a fully planned city district. Every part of the land has been zoned with intention, and within each zone, a building typology has been established that governs what gets built there. Not to restrict what you create, but to guarantee that what surrounds what you create will always match it.





The 7-Bedroom Maisonette & Penthouse Zone

Imagine a home that begins with a double-volume entrance hall whose ceiling draws the eye upward and announces, immediately, that whoever lives here operates at a different altitude. Floor-to-ceiling glazing that dissolves the boundary between interior and the meticulously landscaped exterior, so that the green corridors of Greencity become an extension of your living room. A rooftop terrace positioned to capture the full expanse of the Abuja skyline at dusk, where the city below looks like something you authored. Integrated smart home systems that manage climate, security, lighting, audio, and access from a single interface on your phone or your wrist. Bedrooms designed as true private sanctuaries, each with its own en-suite finished in stone and brushed metal, each with its own relationship to natural light and outside air.

Three architectural typologies are available in this zone. Each one is a different structural and spatial direction for the same ambition. The framework exists. Everything inside it is yours to define.

The Terrace Building Zone

Picture a terrace residence whose facade is a composition of engineered glass, fair-faced concrete, and precision-cut stone that makes every other building feel like it is still catching up. Living spaces that flow from inside to private garden without a visible threshold. A rooftop access that transforms the top of a terrace home into a private sky garden, planted, furnished, and lit for the evenings you will spend up there looking at a city that now includes your address.

This zone is for buyers who want the texture of private residential living and the quality assurance of building within a cluster that Greencity has already designed to be exceptional from the outside in.



The Apartment Development Zone

The Apartment zone at Greencity is a rare proposition. A 2,000 sqm land parcel, serviced and masterplan-integrated, zoned for a multi-unit residential development inside a smart city district whose infrastructure, amenities, cable car connectivity, and address make every unit built here a compelling asset from the first day it is occupied.

For the investor, this is a position inside one of Africa's most significant city developments at the scale that produces the most meaningful returns. The rental demand for a well-finished apartment carrying this address does not need to be manufactured. It arrives with the postcode.

For the developer, the zone provides a clear typology, a fully prepared site, and an environment that does the most important marketing work before a single unit goes on the market.





The Infrastructure is The Investment.

What truly separates Greencity from every other development in Africa is what international engineers have built beneath and through it, using planning technology and construction methods rarely deployed on this continent at this scale.

Photovoltaic Energy Independence

Greencity operates on a dedicated power architecture that functions entirely independently of the national grid. High-efficiency solar photovoltaic systems, paired with battery storage technology, ensure that power in this district is a constant rather than a daily negotiation. Residents and businesses here do not manage NEPA. They simply have electricity, the way people in serious cities simply have electricity, without conversation, without generator fumes, without the background anxiety that defines power dependency in Nigeria.



EV Solar Charging Canopies

Across every car park in the district, monocrystalline photovoltaic canopies generate clean electricity while simultaneously protecting the vehicles beneath them. Electric vehicle charging is not an add-on planned for a future phase. It is a current infrastructure standard. Greencity was designed for the global direction of personal mobility, not the local inertia of petrol dependency.



Biophilic Sustainability Systems

Biodiverse green corridors, planted with indigenous species selected for air quality improvement, thermal regulation, and urban biodiversity contribution, run continuously through the masterplan. Rainwater harvesting infrastructure captures and cycles precipitation through a greywater management system that reduces the district's freshwater consumption significantly. Passive solar building orientation guidelines ensure that every structure built in Greencity works with the sun rather than against it, lowering energy loads and raising the quality of natural light inside every home and office.

Intelligent Drainage & Water Management

A precision-engineered subterranean drainage system engineered to manage peak rainfall, eliminates the flooding and waterlogging that make life in most Nigerian developments seasonally unpredictable. Greencity does not flood. The engineering was designed to ensure that.



“This level of integrated infrastructure has not been assembled in a single private development in Nigeria before”

*Your
Invitation*

Your Place Among The First.

Greencity is in its development phase. The pricing and land availability that exist right now will not exist in two years. Every significant city development in history follows the same pattern without exception. The people who buy early are the ones who see the most significant returns when everything comes together. Greencity is at that exact point right now.

For homeowners and investors, this is the moment to secure a plot, commission the architect, and begin building the most extraordinary home you have ever lived in, inside the most forward-thinking city district Africa has produced.

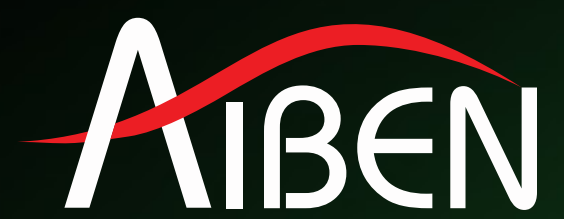
The process is straightforward. The team is available to walk you through land options, plot sizes, pricing, payment plans, and the construction guidelines that apply to each zone.

Site visits are available. Flexible payment plans are in place. For buyers in the diaspora, a complete digital consultation and documentation process means geography is not a barrier between you and a position here.

You have seen many things described as the future. This one was engineered to be.

Come and see it for yourself.





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