



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







A Life You Will Not Find Anywhere Else in Africa.

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Africa's First Polo Golf Resort Estate.

There are developments in Nigeria that offer good homes. There are estates with security, roads, and reasonable finishes. Some of them are even worth buying.

Hutu Prestige Polo Lake Resort is not in that category. It does not belong in the same conversation.

This is a 500-hectare master-planned polo and golf resort community located on Airport Road in Lugbe South District, Abuja. It sits inside the wider Hutu Abuja City ecosystem, one of the largest private city development projects on the African continent, and it holds a distinction that no other development in Africa currently holds: it is the continent's first integrated polo golf resort estate connected to a private city by cable car, 24-hour solar power, and a dedicated water infrastructure system.

The name Hutu means "To Rest." That is the experience this development was designed to deliver. Not the idea of rest. Not the promise of it. The actual daily reality of waking up beside a signature lake, watching polo from your window, having a quick swing on the golf course, and coming home to a community where the power has never gone out because the grid was designed to function independently of the one that powers the rest of the country.

Ten minutes from Nnamdi Azikiwe International Airport. Twenty-five minutes from the city centre. Completely in a world of its own.





"Most people will visit a resort like this on holiday. You will live in one."

Four Pillars. One Standard.

Every decision made in the design of Hutu Prestige Polo Lake Resort comes back to five things. These are not marketing words. They are the actual framework that governs everything built here.





1. Sport And Prestige

Polo is the sport of kings. It has been played by royalty, heads of state, and the elite of every major economy for centuries. Golf carries the same weight. Both sports require space, precision, investment, and commitment. Polo Lake Resort was designed around both, not as spectator features, but as residential ones. The people who live here do not drive to a polo club. They step outside their front door and they are already there.

2. *Waterfront Living*

The Hutu Signature Lake is the centerpiece of the entire resort. It is a fully activated lakefront environment with a sandy beach recreation zone, watersports facilities including kayaks, paddleboards and pedal boats, and a leisure boardwalk lined with cafes, restaurants, and social spaces. There is no other residential development in Abuja that gives its residents a lakefront lifestyle at this scale. This is Abuja's premier waterfront address, and it exists only here.





3. Reliable Energy

Polo Lake Resort runs on a decentralized hybrid energy system. Utility-scale solar, mandatory rooftop solar deployment across all buildings, smart micro-grid battery storage, and CNG-powered generators kept strictly for emergency backup. What that means for residents is simple: the power does not go out. Not during the day. Not at night. Not during the rainy season. Electricity here is a constant, not a negotiation.



4. Cultural Richness And Community

Polo Lake Resort was designed for people who have seen the world and want to build a home that reflects it. The community here is international in its standard, Nigerian in its soul, and aspirational in every dimension. It is the kind of place where your neighbours understand your level, share your values, and raise the standard of life simply by being there.

The Numbers That Tell The Story

Every decision made in the design of Hutu Prestige Polo Lake Resort comes back to five things. These are not marketing words. They are the actual framework that governs everything built here.



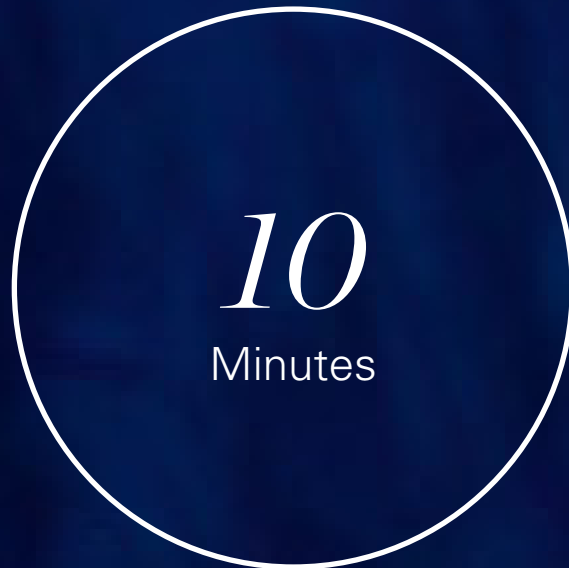
Total land area of the Hutu Abuja City ecosystem within which Polo Lake Resort sits.



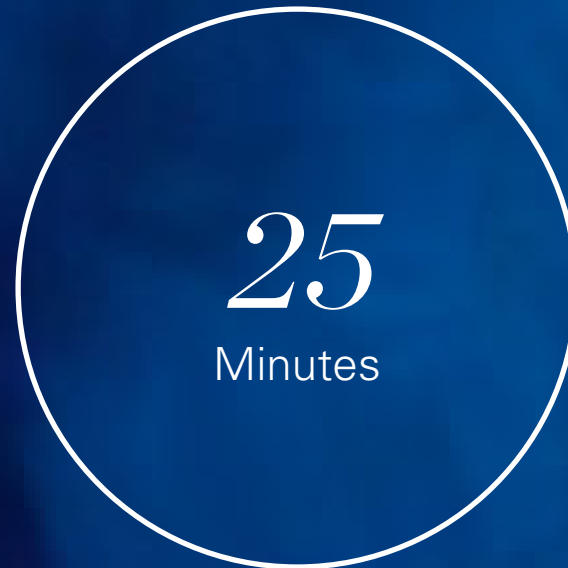
Land area dedicated to the Polo Lake Resort development specifically.



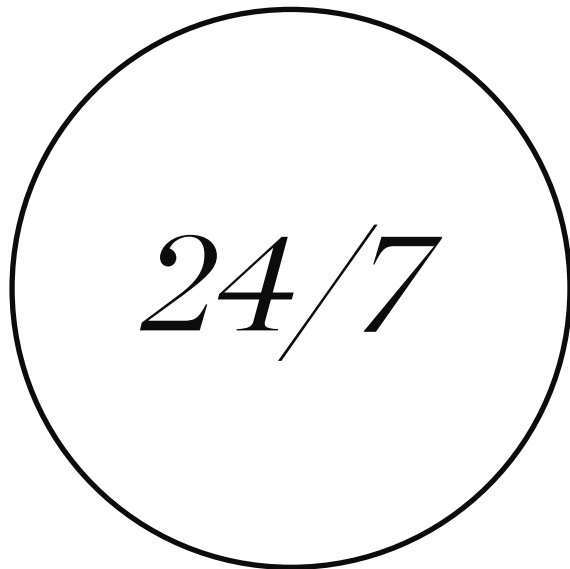
Total investment value of the Hutu Prestige and Royal masterplan.



Drive time to Nnamdi Azikiwe International Airport.



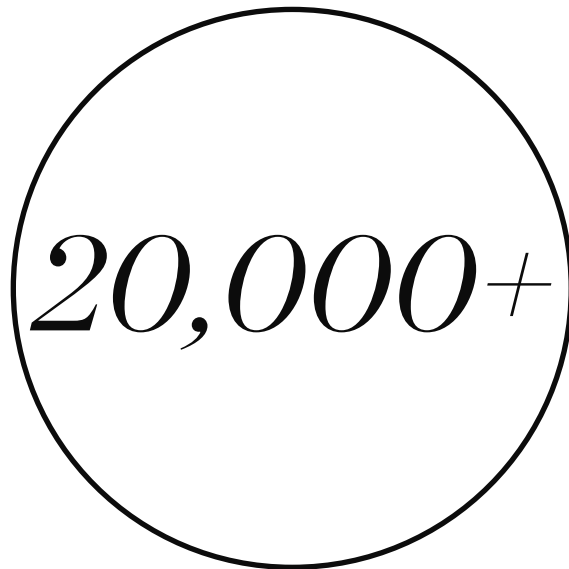
Drive time to Abuja city centre. `



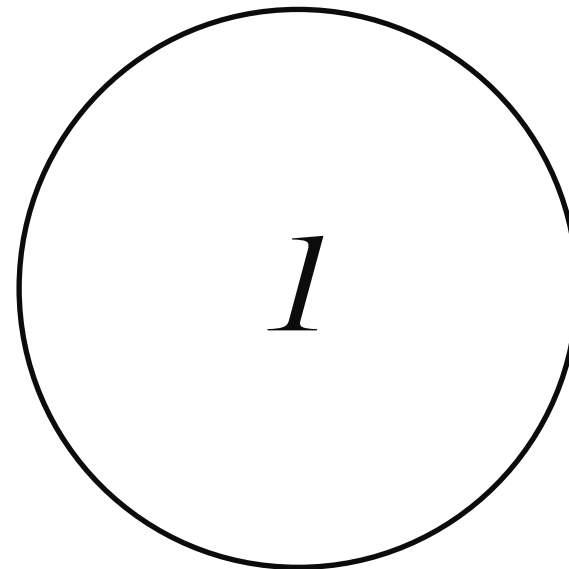
Solar-powered energy supply, independent of the national grid.



Proportion of the total development dedicated to green spaces and open land.



Jobs projected to be created by the full Hutu Abuja City development.



The number of developments in Africa that can claim to be a fully integrated polo golf resort estate.

The Arrival Here Is Not An Entrance. It Is An Experience.

The gate of Hutu Prestige Polo Lake Resort was not designed to just be functional. Every other gate is functional but this one was designed to be unforgettable.

Two monumental entrance gates mark the boundary between the city outside and the world inside. The architecture is deliberate, substantial, and unmistakable. Before you have seen the lake, before you have seen the polo field or the golf course or the homes, the gate has already told you everything you need to know about where you are.



What receives you, every single time:
Biometric-enabled smart access. Residents move through facial recognition and encrypted digital credential systems without slowing down, without signing in, without any of the friction that makes arrival feel like a checkpoint rather than a homecoming. Visitors are pre-registered through a resident-controlled portal and tracked in real time from the moment they enter.

A multi-layered, AI-augmented security operation that does not sleep. Physical security personnel operating alongside a network of intelligent surveillance cameras equipped with behavioural analytics that identify threats before they develop. This system

does not respond to incidents. It prevents the conditions that create them.

A ceremonially landscaped arrival boulevard. Specimen palms, water features, and precision-manicured planting, line the drive from gate to residence in a sequence that changes the internal state of every person who moves through it. You arrive differently here. You feel it from the moment you pass through.

World-class security infrastructure including perimeter control, patrol systems, and a command centre monitoring the full estate in real time, around the clock.



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

There Is Only One Lakefront Address In Abuja. This Is It.

The Hutu Signature Lake is the defining feature of Polo Lake Resort and the single most powerful reason why this development has no direct comparison anywhere in Nigeria.

Most residential developments in Nigeria are built on land. This one is built around water. The lake is not a decorative feature placed at the entrance of the estate to look good in marketing photographs. It is a fully activated, fully integrated waterfront environment that shapes the daily life of every resident who lives beside it.

Imagine stepping onto your private terrace at 6am with a cup of



coffee and looking directly across open water at the sunrise. Imagine spending a Sunday afternoon on a kayak with your children, fifty meters from your front door. Imagine hosting guests for dinner on a lakefront boardwalk lined with restaurants and cafes, the water lit by the reflection of the resort around it. That is not a holiday description.

What the Signature Lake gives residents:

A sandy beach recreation zone built directly on the lake shore, the closest thing to a private beach that a landlocked city can offer. **Watersports facilities** including kayaks, paddleboards, and pedal

boats available to residents. A leisure boardwalk lined with cafes, restaurants, and social spaces where the lake becomes the backdrop for everyday life. Lakefront residential plots whose views and proximity to the water make them among the most valuable residential addresses in the Hutu Abuja City ecosystem.

The Signature Lake is also a managed water resource. It forms part of the estate's multi-source water security system, ensuring that even the body of water you look at every morning is contributing to the long-term infrastructure of the community you live in.

The Sport Of Kings. Available To Those Who Live Here.

There are people in Nigeria who play polo. They drive to the polo club, they play, they leave, and they go home to a neighbourhood that has nothing to do with the sport they love. At Hutu Prestige Polo Lake Resort, the polo club is not a destination you travel to. It is the community you live in.

This is Africa's first residential development built around an integrated polo and golf experience. Championship polo fields, world-class equestrian facilities, stables, riding arenas, and everything required for polo at a serious level are part of the estate's infrastructure. Golf courses with the design quality and maintenance standards of the world's top resort properties sit within the same masterplan. Both sports. One address.



The Polo Experience

Championship polo fields designed to international competition standard. Equestrian facilities that accommodate the horses, the equipment, the training, and the events that serious polo requires. A polo clubhouse designed to function as both a sporting hub and a social one, where residents, guests, and the wider polo community gather around a sport that has been at the centre of elite social life for centuries.

For residents who play, this is the most convenient polo life available anywhere in Nigeria. For residents who simply enjoy the spectacle, watching a polo match from inside the community where you live is an experience that no other residential address in Africa currently offers.

The Golf Experience

Golf courses designed and maintained to resort standards, not estate standards. The greens, the fairways, the landscaping, and the clubhouse facilities are built for a community of people who take the game seriously and expect the environment to match.

Whether you play polo, play golf, or simply live beside people who do, the sporting infrastructure of Polo Lake Resort gives this development a character and a prestige that cannot be replicated with architecture or amenities alone. It has to be built into the land. It has been.

Homes That Were Designed For The Life Around Them.

The residences at Hutu Prestige Polo Lake Resort were not designed in isolation. Every home type, every floor plate, every facade, and every plot position was considered in the context of what surrounds it: the lake, the polo fields, the golf course, the boardwalk, the cable car network overhead, and the full amenity infrastructure of the resort.

What that means in practical terms is that the home you buy here does not exist independently of the place it is in. The view from your living room is part of the product. The distance from your front door to the lake is part of the product. The sound environment, the air quality, the green coverage, the road width outside your gate, all of it was designed at the same time as the buildings, not after.





1. Marina Bay Residences

The waterfront residential cluster of Polo Lake Resort. These are homes positioned directly on the Hutu Signature Lake, with unobstructed water views and direct access to the beach zone and boardwalk. The facades are wide and glass-heavy, designed so that the lake is not something you look for from inside your home. It is something you cannot avoid. It is the first thing you see when you wake up and the last thing you see before you go to bed.

Private terraces extend the living space outward toward the water, creating an outdoor zone that functions as a second living room for the months when Abuja's weather makes being outside the best decision you can make. The beach zone and leisure boardwalk are accessible directly from the residential cluster, so the distance between your front door and the water is measured in steps, not minutes.

The homes here were designed with the understanding that a waterfront address is only as good as the quality of the home sitting on it. The architecture, the finishes, the spatial planning, and the relationship between interior and exterior were all resolved with the lake as the governing reference point.

Marina Bay Residences is the most prestigious address within Polo Lake Resort. It is also one of the most compelling waterfront home opportunities available anywhere in Nigeria today. There is no other development in Abuja that offers a lakefront residential experience at this standard. This is the first of its kind, and the people who secure homes here early will hold that distinction permanently.

2. Polo Resort Residences

These homes sit within and directly adjacent to the polo and equestrian zone of the resort. The polo fields, the clubhouse, the stables, the riding arenas, and the full equestrian infrastructure of Hutu Prestige Polo Lake Resort are the immediate context of daily life here. You do not drive to the polo. You walk out of your gate and you are already inside it.

The golf course sits within the same sightline. The clubhouse is the social anchor of the neighbourhood. The mornings here begin with a view that most people in Nigeria will only ever see on television or during a visit to a resort abroad. At Polo Resort Residences, it is simply what home looks like.

These plots are for the buyer who understands that an address is not just a location. It is a statement about who you are and what you have built. Living inside Africa's first polo golf resort estate, in the cluster positioned at the sporting heart of the development, is a statement that requires no further explanation.

The difference living here is the view from the window, the sound in the morning, and the knowledge that the most exclusive sporting environment in Abuja is not a drive away. It is right outside your door.



Designed for Elegance. Planned for Distinction. Built for Legacy.

The finest communities are never left to chance. Every residential precinct within HUTU Prestige Polo Lake Resort has been thoughtfully planned to inspire beautiful homes, harmonious streets and an exceptional standard of living that will endure for generations.





3. Lake Valley Residences

This is a serene, modern residential community within the resort. Wide green corridors run through the neighbourhood, maintained to the same standard as the rest of the estate. The utilities are the same: the solar-powered energy grid, the dedicated water supply, the AI-augmented security, the biometric access control. The roads are the same width. The same groundskeeping teams that maintain the polo fields and the lakefront maintain the green spaces here.

The full amenity suite of Polo Lake Resort is accessible to Lake Valley residents on the same terms as every other resident in the development. The lake, the beach zone, the boardwalk, the gym, the spa, the polo clubhouse, the golf course, the retail district, the cable car terminal, all of it is within the same estate boundary, available whenever you choose to use it.

What Lake Valley offers is a home inside one of the most ambitious residential developments in Africa, at the most accessible price point within the resort, with nothing subtracted from the experience of living here. The standard of the community around you does not change based on which cluster you are in. The resort is the resort. Lake Valley is simply your entry into it.

Santiago Bay The Villas:

For The Few Who Will Accept Nothing Less.

The Luxury Villas at HUTU Prestige Polo Lake Resort represent the highest expression of refined residential living. A defining statement within a development created for those who appreciate distinction, elegance and timeless prestige. Set on generous 500 sqm plots with a 5-bedroom layout and private rooftop penthouse, these plots occupy the highest tier of the zone within the community.



*“A home that reflects
what it took to get here.”*

The Villa zones are designed to accommodate, inspired by some of the world's finest private residences. Floor to ceiling glazing captures views of the signature polo grounds, waterfront and beautifully landscaped surroundings. Double height entrance foyers create an unforgettable arrival, while generous interior volumes deliver a sense of openness that photographs can never fully capture.

The private rooftop penthouse is the Villa's defining feature. From here, every sunrise over the lake and every polo match unfolding in the distance becomes part of everyday living.



Emirate *The Detached Homes:*

The Full Expression Of Private Home Ownership

There is a unique satisfaction that comes from owning a home that stands entirely on its own. The Detached Home plots at HUTU Prestige Polo Lake Resort offer exactly that. A private parcel. A private address. A private lifestyle. All within one of Africa's most visionary master planned communities.



Set on 400 sqm plots and offered across two distinct architectural typologies, these plots provide a clear design direction while allowing homeowners the freedom to create residences that reflect their own style and aspirations.

These plots are intended for homes that respond to the realities of contemporary family living. Spacious master suites. Elegant living and dining spaces designed for entertaining. Beautifully landscaped private gardens. Interiors where every room feels generous, connected and thoughtfully proportioned.

This is architecture designed to outlive trends. Homes that remain as relevant decades from now as the day they are completed.



Ferragamo

The Terraced Homes:

Designed To Be Lived In And Looked
At With Equal Satisfaction.

The Terrace Home plots at HUTU Prestige Polo Lake Resort are for buyers who appreciate the beauty of living within a carefully curated streetscape. Every plot forms part of a master planned residential avenue where architectural harmony creates an address of enduring elegance.





Each 1,000 sqm plot accommodates four units of 4-bedroom terrace duplexes, making this an exceptional opportunity for both homeowners and investors. Broad frontages, spacious layouts and private gardens combine with first floor terraces overlooking landscaped parks, tree-lined boulevards and the refined surroundings that define Polo Lake Resort.

What distinguishes this neighbourhood is not simply the homes that can be built here. It is the environment in which they exist. Every street, every landscape and every public space has been thoughtfully planned to complement the quality of the homes themselves, creating a community where architecture and lifestyle exist in perfect harmony.

*“...designed for structured,
elegant terrace living”*

Faruja *The Apartments:*

Your First Address In A World-Class Development.

The Apartment plots at HUTU Prestige Polo Lake Resort provide the most accessible opportunity to become part of one of Africa's most ambitious master planned developments. These 2,000 sqm parcels are designated for premium apartment developments within a community defined by elegance, convenience and lasting value.





These are not conventional apartments. They are refined residences designed for professionals, growing families and forward-thinking investors who understand the long-term value of quality homes within an exceptional destination.

These residences prioritize spacious layouts, abundant natural light and modern functionality. Wide corridors, generous living areas and refined finishes create homes that are as comfortable as they are enduring.

Residents also enjoy access to the exceptional lifestyle experiences that define the community, including the polo grounds, waterfront promenades, recreational facilities, landscaped parks and community destinations.

*“An exceptional address.
A remarkable investment.
The perfect place to begin.”*



Anfild



Culiano



Etihad



Everything You Need Is Already Here.

Hutu Prestige Polo Lake Resort was designed so that living is always a choice and never a necessity.

Sport And Recreation

At most addresses in the world, sport is something you travel for. You book the club, you drive across the city, you play, you leave. The sport exists separately from where you live, and no matter how good the club is, you always go home to somewhere ordinary. At Hutu Prestige Polo Lake Resort, the sport is the address.

Championship polo fields built to international competition standard sit inside the estate. The greens are maintained at the level of a professional sporting venue, not a residential amenity. The equestrian infrastructure, the stables, the riding arenas, the polo paddocks, and the clubhouse were all built for people who take the sport seriously.

The golf course carries the same standard, designed and maintained at the level of a destination golf resort, with a clubhouse that stands on its own merit. Jogging trails, cycling routes, and outdoor sports courts give residents additional options within the green corridors of the resort.

The sporting infrastructure here does not exist to raise the value of the brochure. It exists because the people who live here demanded it. It was built for them.

Championship Polo Fields. International Golf Course. Golf Clubhouse. Polo Clubhouse. Equestrian Facilities. Horse Stables. Riding Arenas. Jogging Trails. Cycling Routes. Outdoor Sports Courts.





Waterfront And Leisure

There is a version of your weekend that looks like this. You wake up, walk out of your home, and you are twenty steps from open water. You take a kayak out in the morning, come back, and have breakfast on the boardwalk while the rest of Abuja is still stuck in traffic.

That version of your weekend is available here, every weekend, for as long as you own a home at Hutu Prestige Polo Lake Resort.

The Hutu Signature Lake anchors the entire resort. It is a fully managed, fully activated waterfront environment unlike anything else available in Abuja today. A sandy beach recreation zone sits directly on the lake shore. Watersports equipment including kayaks, paddleboards, and pedal boats is available to residents. The leisure boardwalk runs along the waterfront, lined with cafes, restaurants, and social spaces where the lake becomes the backdrop for meals, conversations, and evenings that you will not want to end.

Water parks within the resort give families and younger residents their own relationship with the water. The cable car terminal connects Polo Lake Resort to the wider Hutu Abuja City ecosystem. From inside a cable car cabin, the lake below, the polo fields, the golf course, and the full scale of the resort become visible in a way that no photograph can fully capture.

Hutu Signature Lake. Sandy Beach Recreation Zone. Kayaks, Paddleboards and Pedal Boats. Lakefront Leisure Boardwalk. Waterfront Cafes and Restaurants. Water Parks. Cable Car Terminal.

Wellness And Fitness

The wellness infrastructure at Hutu Prestige Polo Lake Resort was built because the people who live here understand that physical health is not separate from how well your life works. It is the foundation of it.

The gym facilities are equipped to a standard that competes with the best private fitness clubs in Abuja, with indoor and outdoor training areas professional-grade equipment, and a training environment that motivates the kind of consistency that produces real results.

The wellness spa is a full restoration facility designed for recovery, therapy, and the kind of deep rest that makes you return to your daily life feeling like a different person. Treatment rooms, hydrotherapy facilities, and therapists trained at an international standard make this a destination within the estate that residents return to regularly.

Yoga decks are positioned to capture natural light and open resort views. Swimming pools serve both recreational and lap training use. Outdoor exercise areas are distributed across the resort for residents who prefer open-air training.

When your gym, your spa, your pool, and your yoga deck are all within five minutes of your front door, the excuse to skip them disappears. That is exactly how this community was designed.

Full Indoor and Outdoor Gym. Wellness Spa. Yoga Decks. Swimming Pools. Outdoor Exercise Areas.





Community And Lifestyle

The greatest test of any residential development is what happens when you stop being impressed by the architecture and start living in it. Does daily life work? Is everything you need close? Do the people around you match the standard of the place you chose?

At Hutu Prestige Polo Lake Resort, that test was the design brief.

A premium retail district means that the shopping you do weekly does not require a trip out of the estate. Hotels and hospitality facilities within the resort mean that when guests visit, the quality of where they stay reflects the quality of where you live. Event spaces give the community a venue for the private and public moments that make life worth celebrating. A Ferris wheel visible from across the resort gives the development a landmark that no other residential estate in Nigeria can claim.

Children's play areas are designed to international safety and creativity standards, giving the youngest residents a space that matches the ambition of the community they are growing up in. Family parks, community gathering spaces, religious facilities and educational facilities within the estate mean that the things families most frequently leave an estate for have been brought inside the boundary.

Premium Retail District. Hotels and Hospitality Facilities. Ferris Wheel. Event Spaces. Children's Play Areas. Family Parks. Community Gathering Spaces. Religious Facilities. Educational Facilities.

Most developments in Nigeria ask you to manage. You manage the power. You manage the water. You manage the anxiety of not knowing which one will fail next.

*Hutu Prestige
Polo Lake
Resort was built
so that none of
that is your
problem.*



Energy Independence

Polo Lake Resort runs on a decentralized hybrid energy system that operates completely independently of the national grid. A utility-scale solar farm powers the estate's citywide micro-grid. Mandatory rooftop solar deployment is built into every building. Smart micro-grid technology with utility-scale battery storage ensures that power is available at all times. CNG-powered generators are available strictly for emergency backup, not as the primary solution. The result is a community where electricity functions the way it does in the world's most developed cities. Without conversation, without generators, without the background anxiety that electricity dependency produces in most Nigerian households.





Water Security

A dedicated Water Treatment Plant, a comprehensive borehole network, sustainable extraction from the Hutu Signature Lake, and mandatory rainwater harvesting with greywater recycling infrastructure run in parallel to ensure water supply is never a single-point-of-failure risk. Residents here do not manage water. They simply have it.

Security



AI-augmented surveillance cameras with behavioral analytics cover the full estate perimeter and all internal zones in real time, around the clock.



Biometric access control means that every entry and exit is authenticated, logged, and controlled.



Physical security personnel operate as part of a layered system that does not depend on any one person's alertness to keep the community safe.

*Your
Invitation*

This Is How You Get In.

Properties at Hutu Prestige Polo Lake Resort are available now. The window for early entry into Africa's first polo golf resort estate is open. It will not stay that way indefinitely.

The team behind this development is available to walk you through plot options, residence types, pricing, and payment plans. Site visits are available. For buyers in the diaspora, a complete digital consultation and documentation process removes every barrier between you and ownership here.

You have heard of polo resorts. You have seen them in Dubai, in Argentina, in the South of France. Now one exists in Abuja. You can own a piece of it.

"You will not find this anywhere else in Africa. Come and see it for yourself."





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