EST 2025

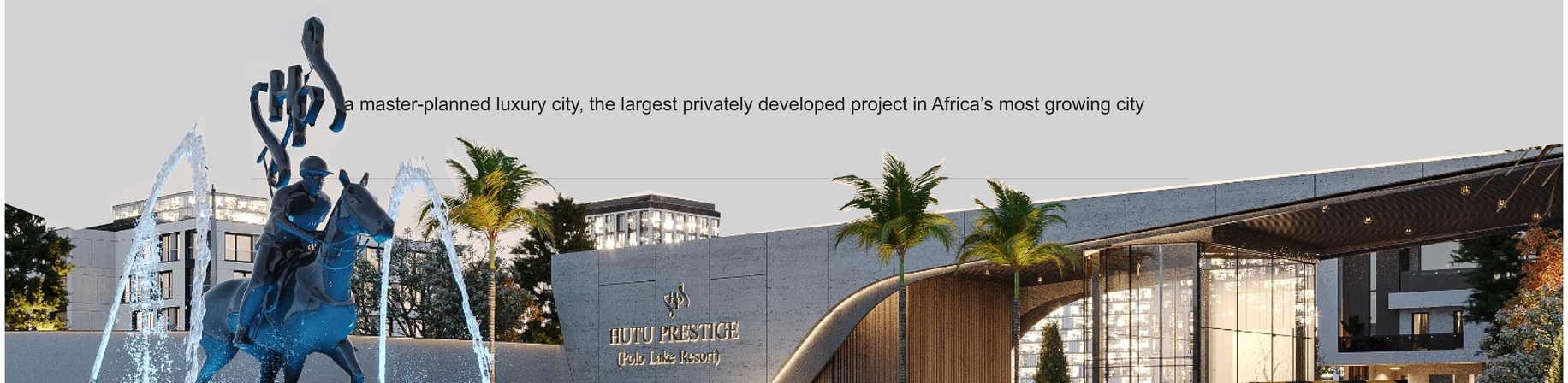
HUTU PRESTIGE

Polo Lake Resort

a development by:

AIBEN

a master-planned luxury city, the largest privately developed project in Africa's most growing city

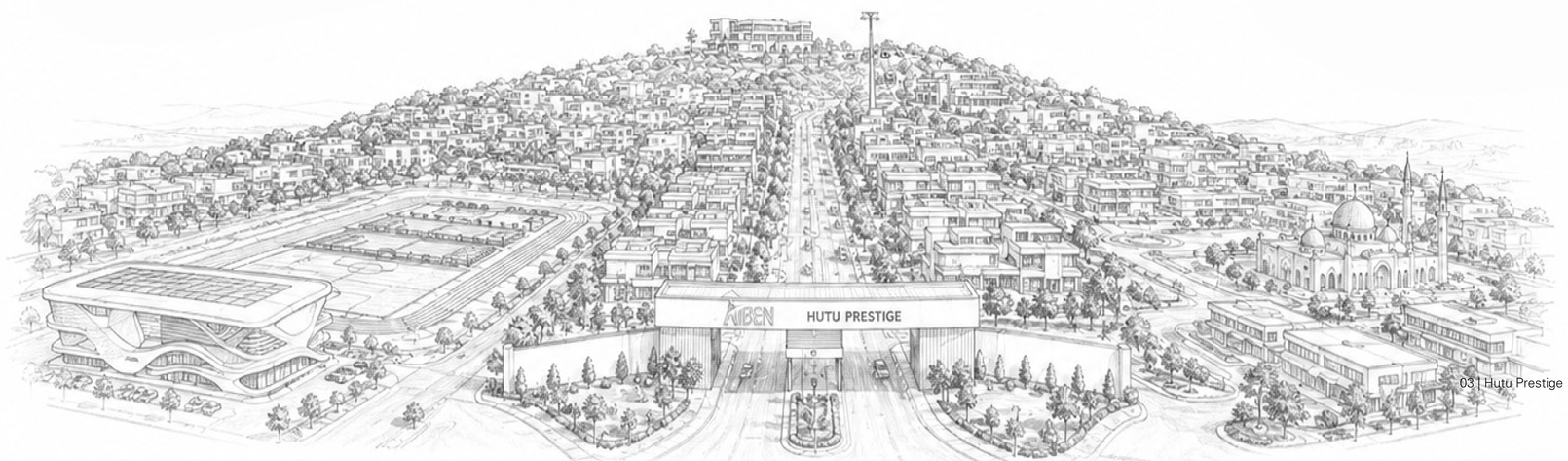


A World Awaits You Inside.

1. The largest private city development
2. Four pillars. One Uncompromising Standard
3. Blueprint of Excellence
4. Mountain is part of the deal
   Mountain Resort Phase1
   Mountain Resort Phase (Military Zone)
5. Greencity the Exclusive
   Greencity Resort Phase 1
   Greencity Resort Phase 2 (Diaspora)
6. **Polo Lake Resort**
7. **China City (Light Industrial Park)**
8. This is how you get in
9. Contact

The Largest Private City Development in Africa

"Most people will never stand inside a development of this size in their lifetime."



Four Pillars.
ZERO Uncompromising Standard.

Mountain Resort

Greencity

Polo Lake Resort

China Town

A Blueprint of Excellence

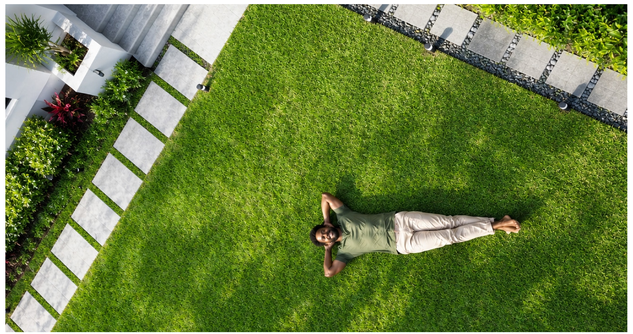
Mountain Resort

The Mountain Resort covers a large, carefully planned land area that mixes residential clusters, green belts, sports facilities, and communal spaces in a way that makes daily life easy and enjoyable.

‹ First Entrance Gate

Biometric-enabled smart access control.

The arrival experience at Hutu Prestige Mountain Resort begins the moment you approach the entrance. Two grand gates, built to an architectural standard that most developments in Nigeria do not achieve even in their interiors, mark the threshold between the city you have left and the world you have chosen.



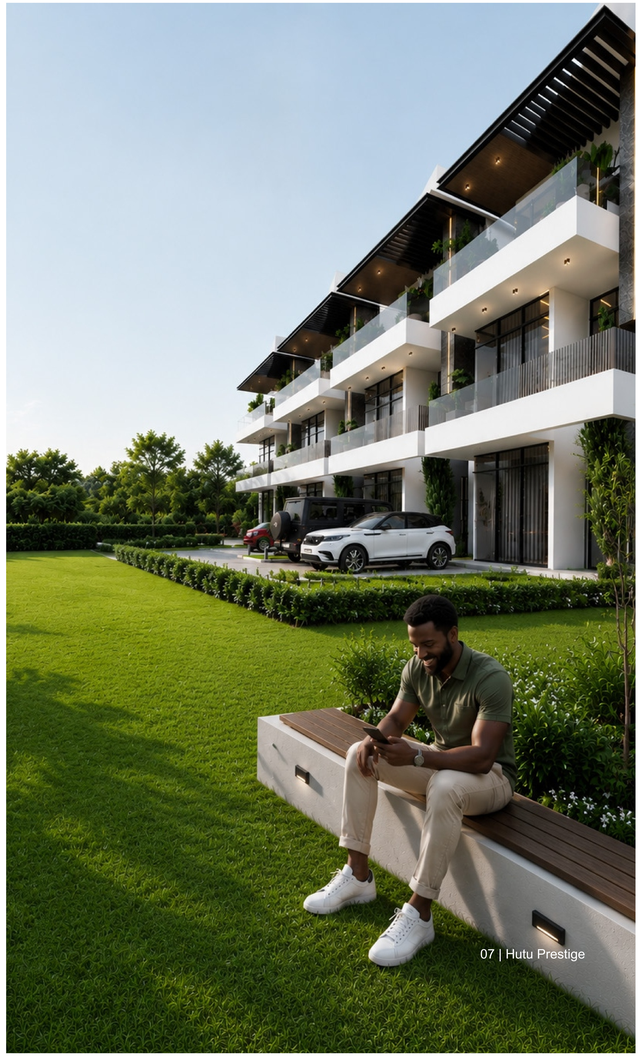
Residential clusters, green belts, sports facilities, and communal spaces are distributed across the land with the kind of precision that can only come from years of serious planning. No cluster is too far from a park. No home sits too far from a road. The internal road network ensures that every part of the community is connected without congestion, without compromise.

Main connecting roads run at 21 metres wide. Internal residential roads run at 10 metres. These are not estate roads. These are city-grade infrastructure built inside a private community.

Available Property Types

The Mountain Resort both phase 1 & 2 (military zone) offers five categories of property, from apartment blocks to signature villas, each designed with the same commitment to quality and precision.

- Blocks of flats on 2,000 sqm land
- Four units of 4-bedroom terrace duplexes on 1,000 sqm
- 5-bedroom duplexes with penthouse on 500 sqm (Type 1)
- 5-bedroom duplexes with penthouse on 500 sqm (Type 2)
- 4-bedroom duplexes on 400 sqm (Type 1)
- 4-bedroom duplexes on 400 sqm (Type 2)
- 5-bedroom villas with penthouse on 500 sqm



The Villas:

For The Few Who Will Accept Nothing Less.

The Luxury Villas at Hutu Prestige Mountain Resort are the highest expression of what private residential living in Nigeria can be. A definitive residential statement inside a development that already has no competition. Set on 500 sqm land plots with a 5-bedroom layout and private rooftop penthouse, these plots sit at the top of the residential hierarchy and were designed for buyers who have seen the best the world offers and want that standard delivered in Abuja.

The Detached Homes:

The Full Expression Of Private Home Ownership

What makes this zone different is not just what can be built here. It is what surrounds it. Every terrace home in this zone sits inside a masterplan that guarantees the standard of the environment around your building will match the standard of the building itself. You are not just choosing a plot. You are choosing a neighbourhood that has already been designed to make your home look right.

Each 1,000 sqm plot accommodates four units of 4-bedroom terrace duplexes, making this zone as relevant for the investor building to let as it is for the buyer building for personal use. The topography here is clean and controlled. Wide frontages. Generous floor plates. Private garden access at ground level. A first-floor terrace that opens onto the green corridors and mountain landscape that define the Mountain Resort.

"...designed for structured, elegant terrace living"

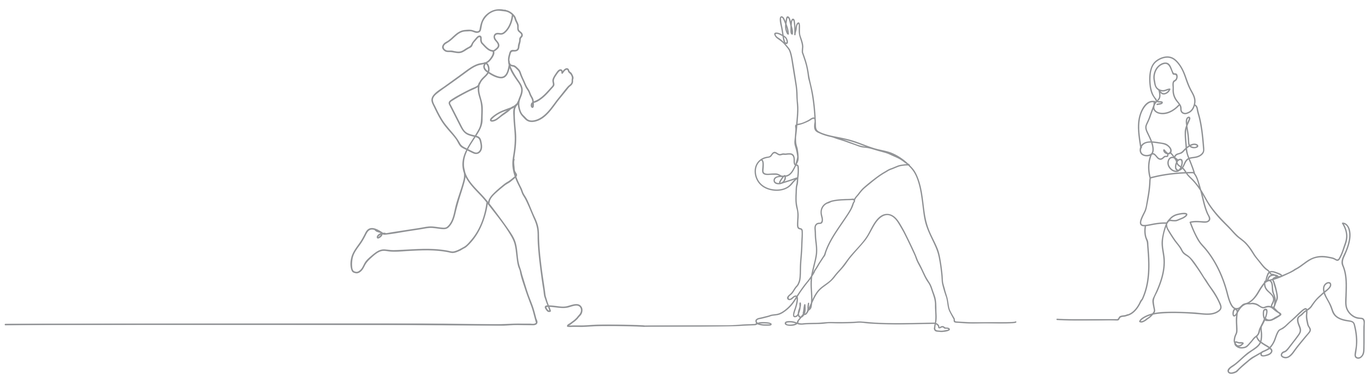
The Apartments:

Your First Address In A World-Class Development.

The Apartment plots at Hutu Prestige Mountain Resort represent the most powerful entry point into a development of this scale. These are 2,000 sqm land parcels zoned for apartment block development, positioned inside a masterplan that already guarantees the quality of everything around them.

Everything You Need is Already Here

The amenity provision at Hutu Prestige Mountain Resort was designed with one intention: **to make leaving unnecessary.**

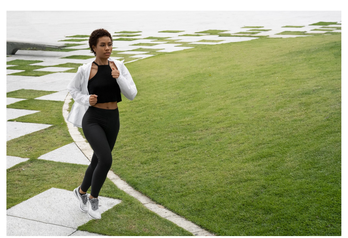


Wellness & Fitness

Indoor and outdoor gym equipped to the standard of a professional athletic training centre

Full wellness spa offering therapeutic treatments, recovery suites, and restoration therapies

Yoga decks positioned for natural light and unobstructed mountain views



Jogging trails that run through the green corridors of the estate

Cycling routes engineered for both performance training and leisure riding

Full athletics track for professional athletic training

Sport & Recreation

Two full sports centers positioned at different points across the community

Football pitch built to regulation standard

Basketball courts

Mountain trails for hiking and outdoor adventure

Scenic viewpoints accessible from within the estate

Cable car station connecting residents to other zones in Hutu Abuja City

Family & Community

Children's play areas designed to international safety and creativity standards

Family Park

Community centre

Educational facilities

Religious facilities

Water Park

Social & Lifestyle

An ultra-exclusive curated lagoon resort"

Event spaces for private and community gatherings

Restaurants, cafes, bar & grill

Private cinema

Gaming lounge

Community plaza functioning as the central social hub of the estate

BAR / GRILL

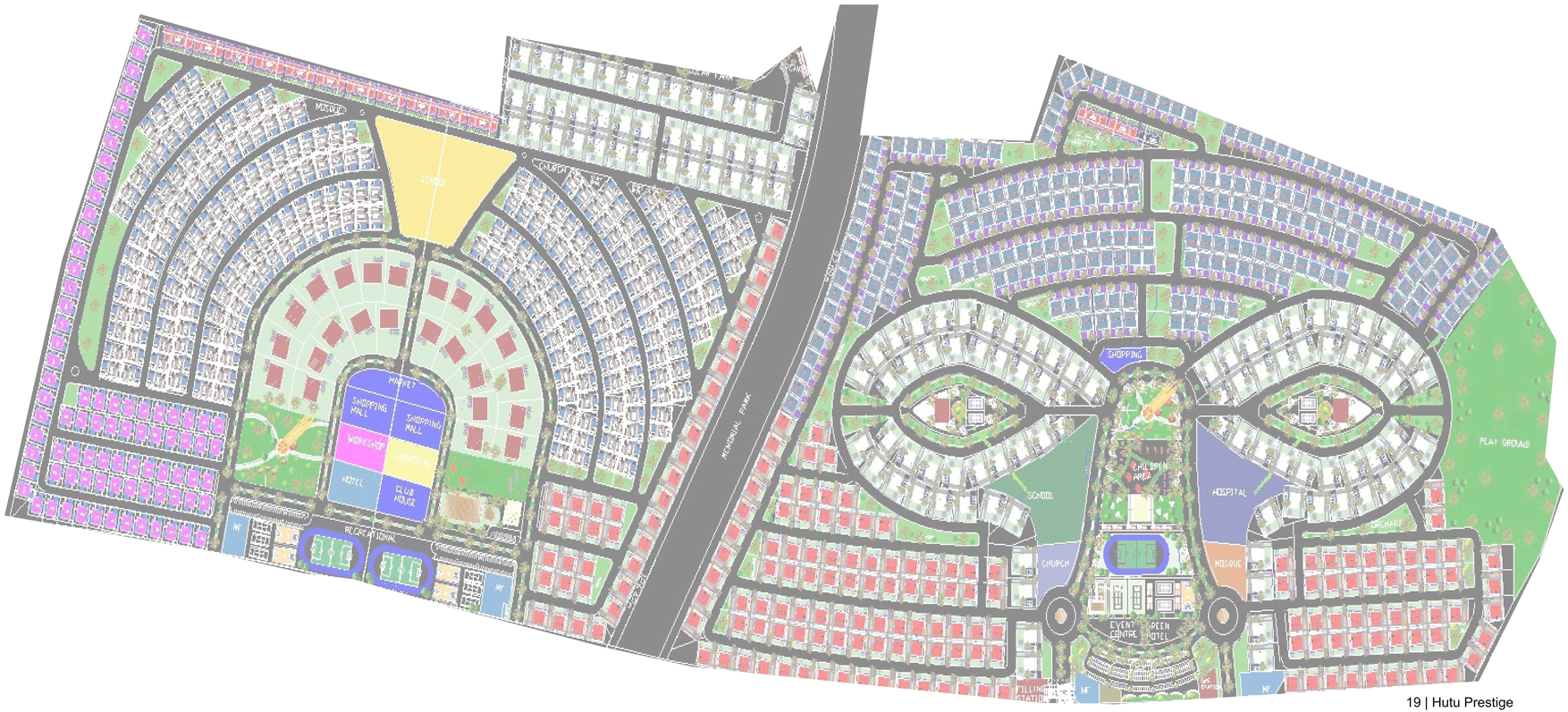
BAR / GRILL
GYM
ARTIFICIAL BEACH
FOUNTAIN

GYM & WELLNESS CLUB

SPORT
CENTER

It is always Green on this SITE!

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



Residential clusters, green belts, sports facilities, and communal spaces are distributed across the land with the kind of precision that can only come from years of serious planning. No cluster is too far from a park. No home sits too far from a road. The internal road network ensures that every part of the community is connected without congestion, without compromise.

Main connecting roads run at 21 metres wide. Internal residential roads run at 10 metres. These are not estate roads. These are city-grade infrastructure built inside a private community.

Available Property Types

The greencity both phase 1 & 2 (Diaspora) offers six categories of property, from apartment blocks to signature villas, each designed with the same commitment to quality and precision.

- 5-bedroom duplexes with penthouse on 500 sqm (Type 1)
- Blocks of flats on 2,000 sqm land
- 4-bedroom duplexes on 400 sqm (Type 1)
- 5-bedroom duplexes with penthouse on 500 sqm (Type 2)
- 5-bedroom villas with penthouse on 500 sqm
- 4-bedroom duplexes on 400 sqm (Type 2)

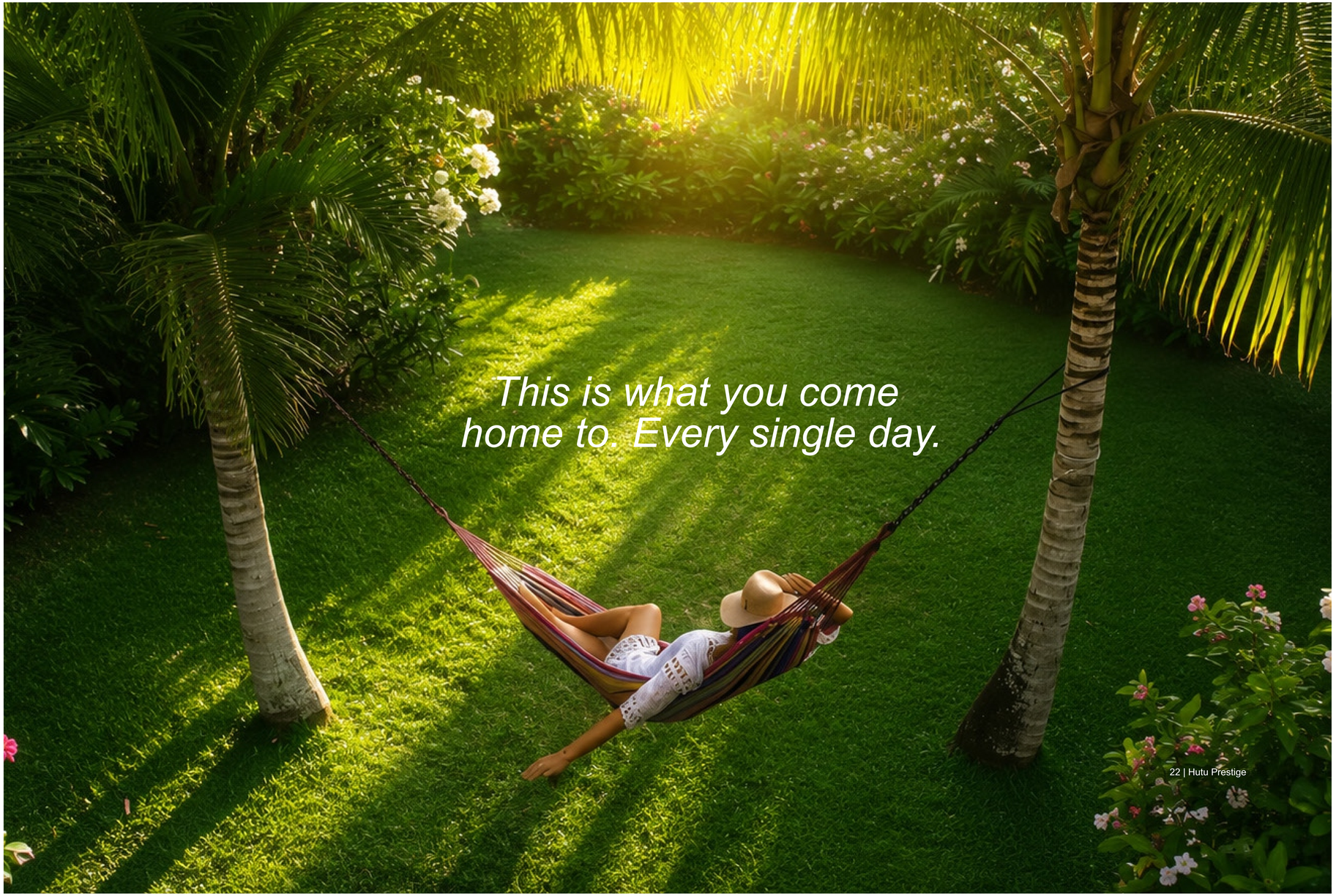
What Receives You, Every Single Time.

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 ag 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 reecting 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.


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

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.

Photovoltaic Energy Independence

Greencity operates on a dedicated power architecture that functions entirely independently of the national grid. High-efciency 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 denes 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.

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.

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 dene 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 bre 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 signicant 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 denes 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 rst 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 nally has a place to land.

3. The Mahanttan District

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

The Mahattan District is planned for luxury and recreational park, corporate headquarters with architectural distinction, mixed-use developments that combine premium retail, hospitality, and recreational space in congurations 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.

Greencity Special Features

THE DIASPORA BOULEVARD, GREENCITY PHASE 2

Live globally in Nigeria at GreenCity Phase 2. find An Avenue that feels like Home to you.

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.

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 signicant city development in history follows the same pattern without exception. The people who buy early are the ones who see the most signicant 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.

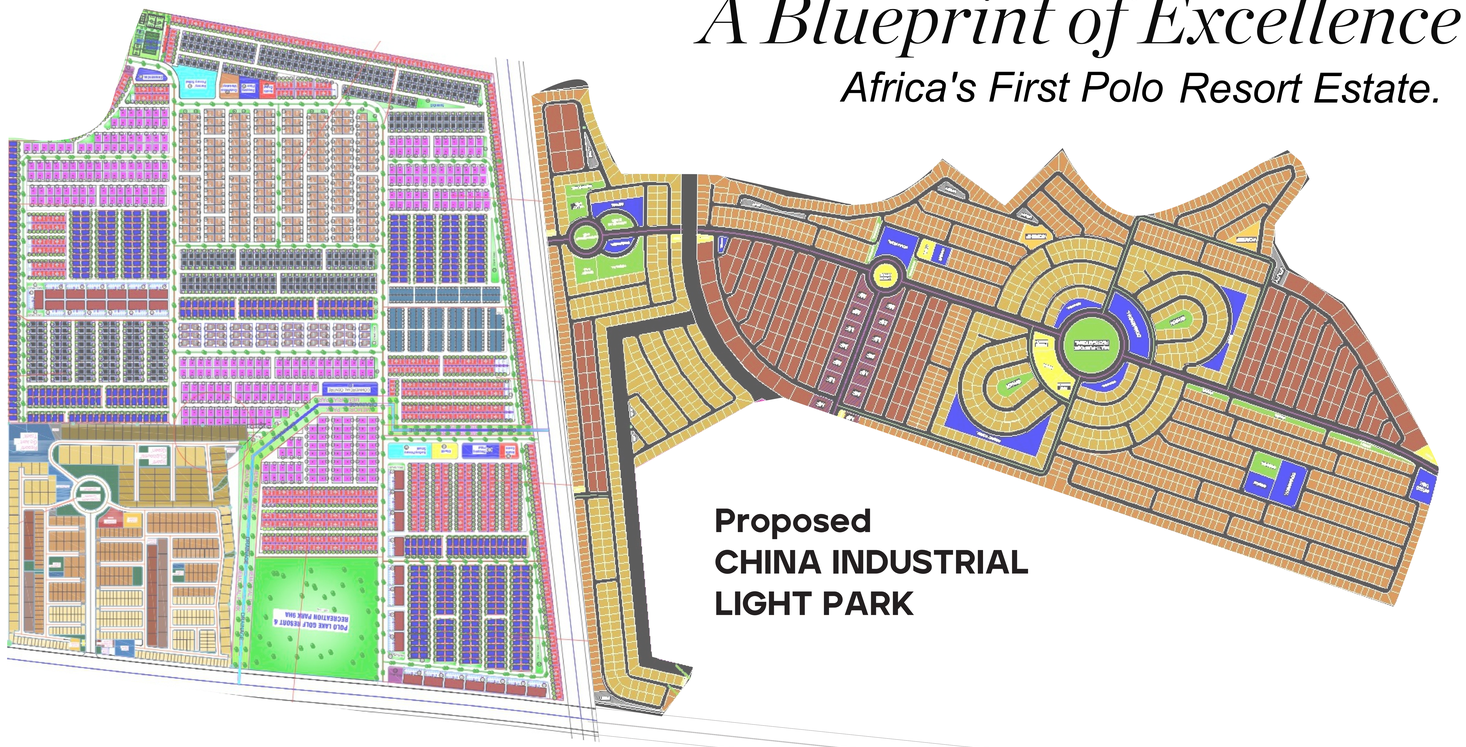
Site visits are available. Flexible payment plans are in place. For buyers in the diaspora, a complete digital consultation and documentation process means geography is not a barrier between you and a position here.

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

Come and see it for yourself.

A Blueprint of Excellence

Africa's First Polo Resort Estate.



This is a 500-hectare master-planned polo resort community located on Airport Road 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.

Africa's First Polo 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.

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.

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.

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.

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.

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.

Residential clusters, green belts, sports facilities, and communal spaces are distributed across the land with the kind of precision that can only come from years of serious planning. No cluster is too far from a park. No home sits too far from a road. The internal road network ensures that every part of the community is connected without congestion, without compromise.

Main connecting roads run at 21 metres wide. Internal residential roads run at 10 metres. These are not estate roads. These are city-grade infrastructure built inside a private community.

Available Property Types

The Polo Lake both phase 1 & 2 (China city) offers five categories of property, from apartment blocks to signature villas, each designed with the same commitment to quality and precision.

- Blocks of flats on 2,000 sqm land
- Four units of 4-bedroom terrace duplexes on 1,000 sqm
- 5-bedroom villas with penthouse on 500 sqm
- 5-bedroom duplexes with penthouse on 500 sqm (Type 1)
- 5-bedroom duplexes with penthouse on 500 sqm (Type 2)
- 4-bedroom duplexes on 400 sqm (Type 2)
- 4-bedroom duplexes on 400 sqm (Type 1)

Santiago Bay

The Villas:

For The Few Who Will Accept Nothing Less.

Emirate

The Detached Homes:

The Full Expression Of Private Home Ownership

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.

Anfild

Culiano

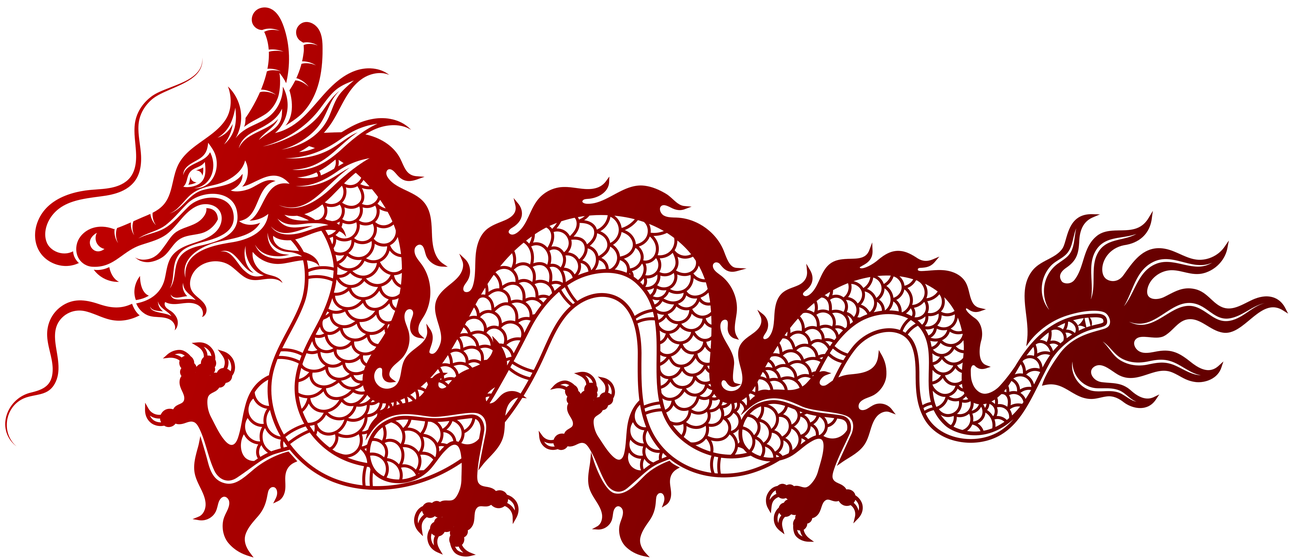
Etihad

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.

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

The Route To A Beautiful Destination



HUTU CHINA TOWN LIGHT INDUSTRY
A1
A2
B1
ADMIN & R&D CENTER
HUTU
CHINA CITY
CHINA CITY TRADE CENTRE
HUTU CHINA TOWN LIGHT INDUSTRY
HUTU PRESTIGE
AIBEN
中非产业合作 共创未来
CHINA-AFRICA INDUSTRIAL COOPERATION
BUILDING A SHARED FUTURE

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.

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.

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 Crown of the Capital City

Hutu Abuja City stretches across multiple zones along the Airport Road corridor in Abuja. It is one of the largest private city development projects on the African continent. Not in Abuja. Not in Nigeria. On the continent.

Hutu Prestige Mountain Resort is the crown of that city. Positioned in Zone 2, set against a dramatic natural mountain backdrop with its own dedicated access road, two grand entrance gates, and an aerial cable car network connecting it to the wider Hutu ecosystem, the Mountain Resort is not a neighbourhood inside a city. It is the defining feature of it.

Everything here was decided before the first earth was moved. The road alignments engineered before it was laid. The green corridor, positioned before the first tree was planted. Every facility was placed where it makes the most impact on daily life. Nothing here happened by accident. This is master planning at the level that separates a world-class development from everything else.

When historians and architects write about the turning point in Nigerian real estate, this is the development they will point to.

This is How You Get In

The mountain is ready. The question is
whether you are.

Properties at Hutu Prestige are available now. Whether you are buying for personal use, investing for yield and capital appreciation, or securing a home for your family inside one of the most significant real estate projects on the African continent, the team behind this development is available to walk you through every step.

Site visits are available. Flexible payment plans are in place. For buyers in the diaspora or abroad, a complete digital consultation and documentation process removes every barrier between you and ownership. You do not need to be in Abuja to begin.

*"You have seen many things labelled **world-class.** This one was designed to be. Come and see for yourself."*

AIBEN

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