

THE PROMENADE

CLUSTER 4

Lokogoma District, Abuja

URBAN SHELTER LIMITED

... Providing Real Estate Solutions since 1991

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Design
& Health

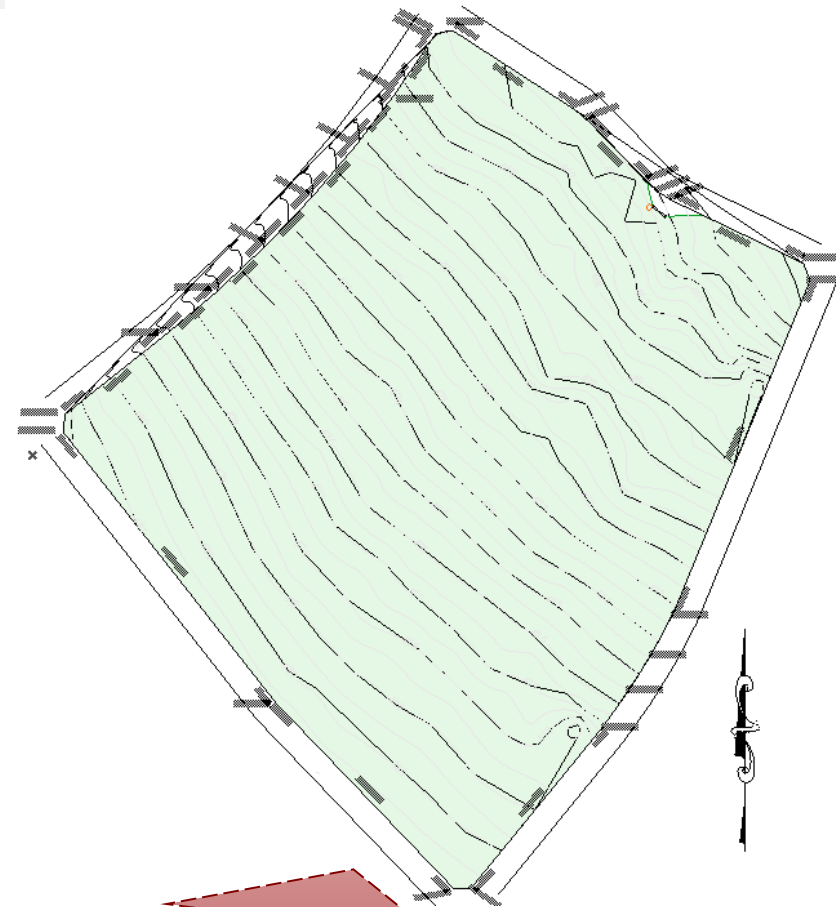
GREEN BUILDING COUNCIL



**Ngonyama Okpanum
& Associates**

ARCHITECTS | PROJECT MANAGERS | URBAN DESIGNERS | INTERIOR DESIGNERS

2.0- SITE & PROJET BRIEF



- ❑ The project site is within Lokogoma district mass housing residential layout of Abuja. The area has been planned to accommodate purely residential buildings of medium density.
- ❑ The site covers an area of about 210,000m² (21 Hectares) earmarked for Mass Housing development by Federal Capital Development Authority (FCDA).

1. LAND USE MASTERPLAN



SH	MIXED USE / RETAIL	✓
	PARK	✓
F&J	APARTMENTS	108
E	2 BED TERRACE	160
D	3 BED TERRACE	160
C	4 BED TERRACE	112
A	4 BED DUPLEX	40
B	5 BED DUPLEX	20
	TOTAL UNITS	600

2.3- ARCHITECTURE CONCEPT

4 BED SEMI-DETACHED

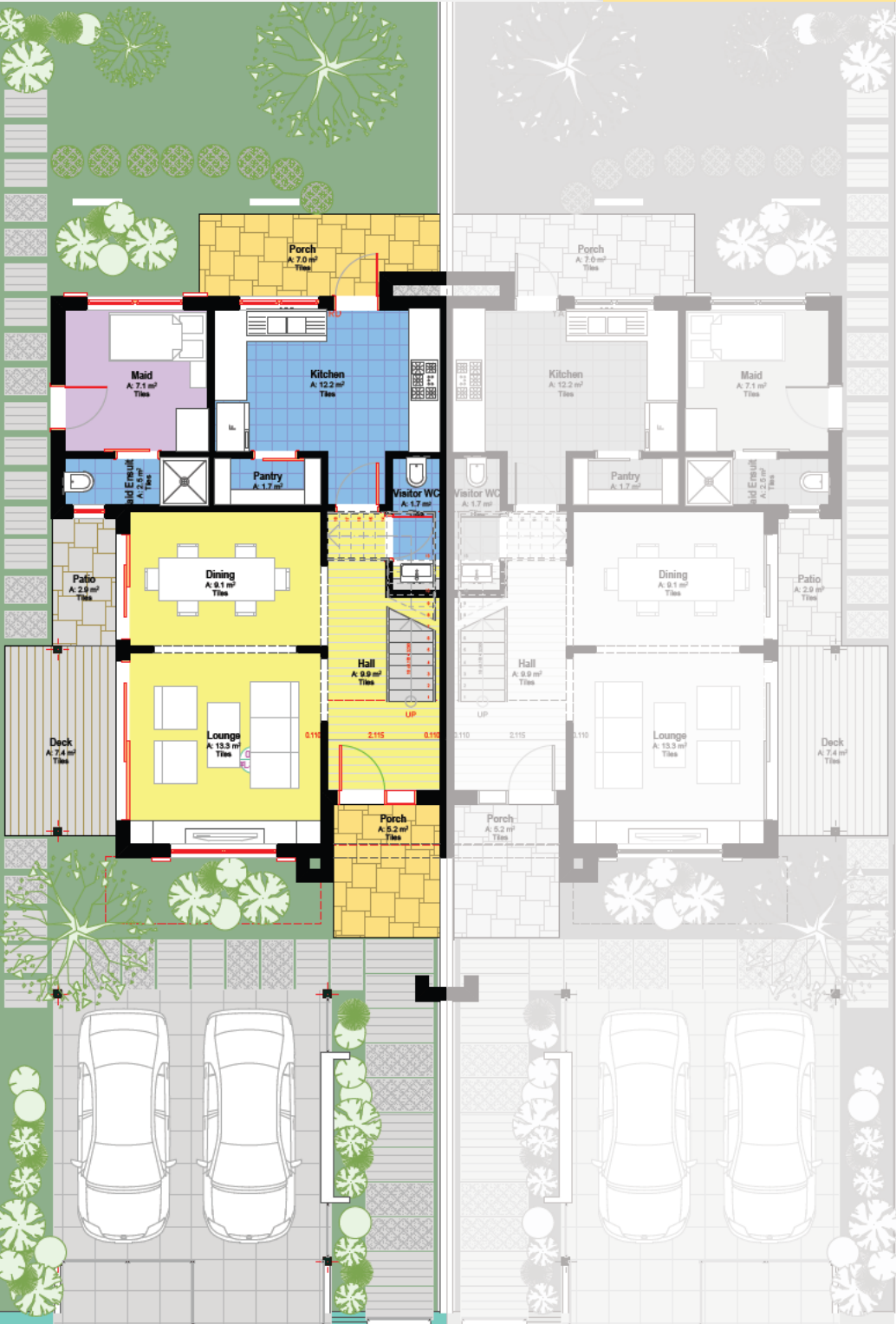
SEMI DETACHED/ TOWN HOUSES



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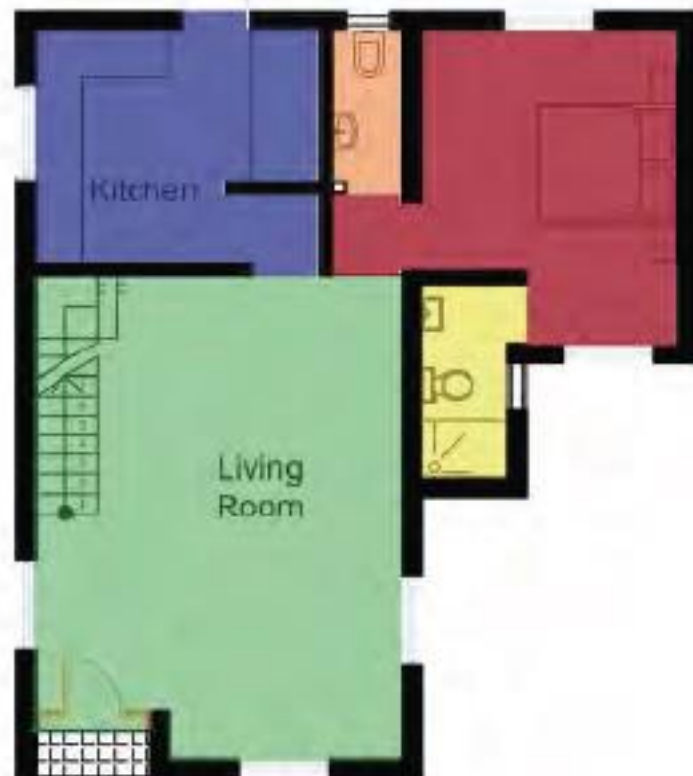
2.4- ARCHITECTURE CONCEPT

4 BEDROOM SEMI-DETACHED



2.5- ARCHITECTURE CONCEPT

4 BEDROOM TERRACE HOUSES



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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2.5- ARCHITECTURE CONCEPT

2 BEDROOM SEMI-DETACHED

ATTACHED/ ROW HOUSING

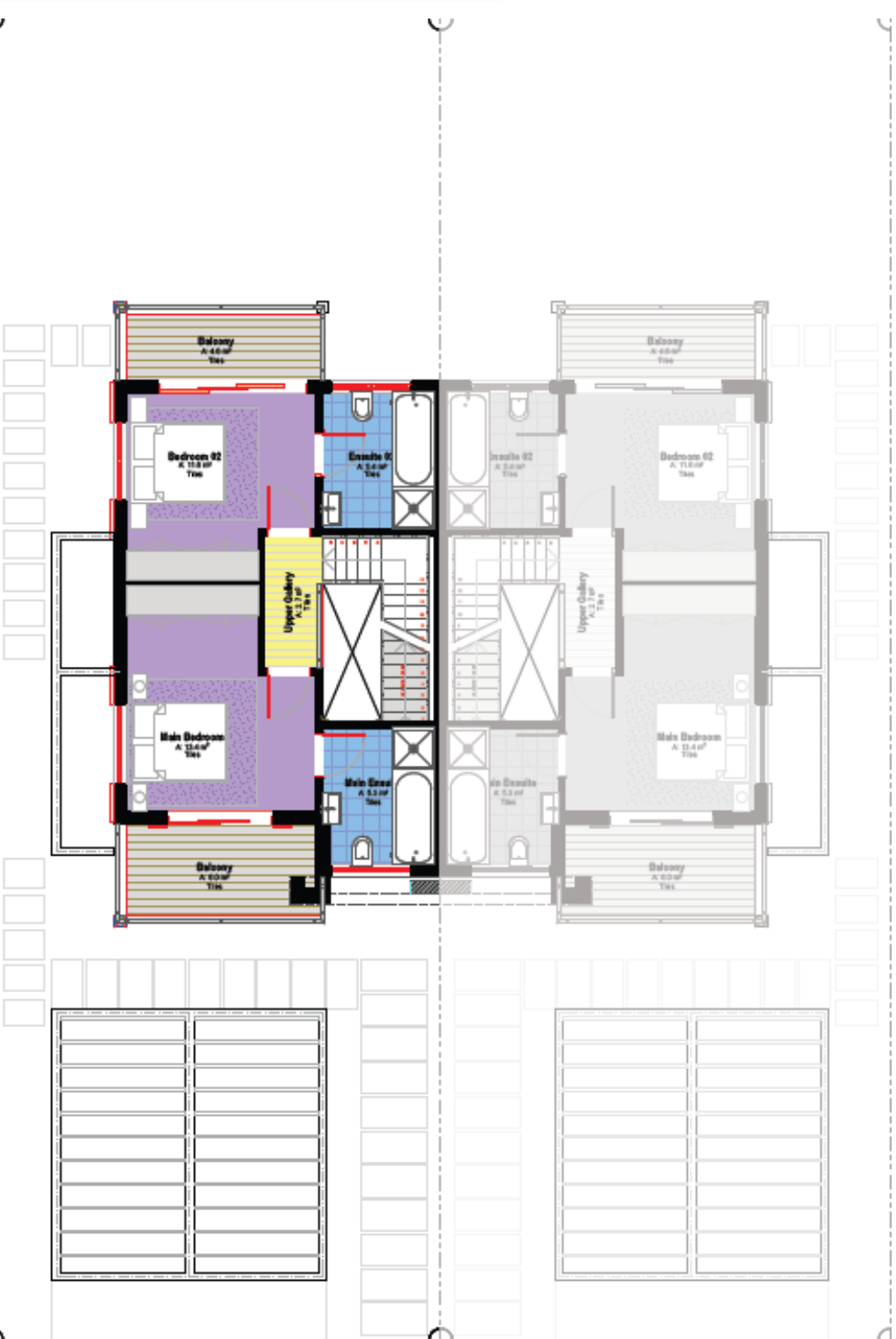
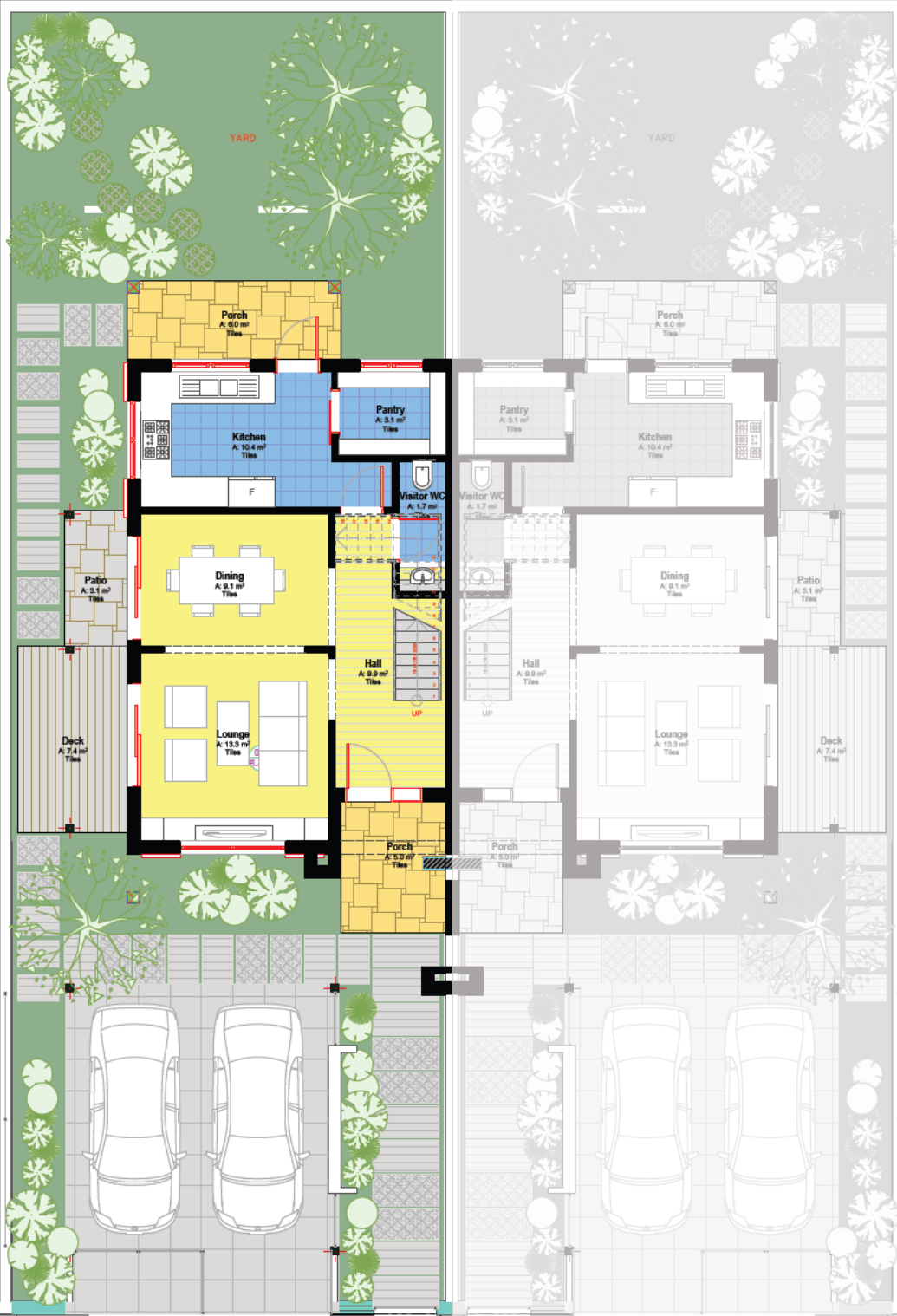


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2.5- ARCHITECTURE CONCEPT

2 BEDROOM SEMI-DETACHED

ATTACHED/ ROW HOUSING



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ARCHITECTS|PROJECT MANAGERS|URBAN DESIGNERS|INTERIOR DESIGNERS

2.6- ARCHITECTURE CONCEPT

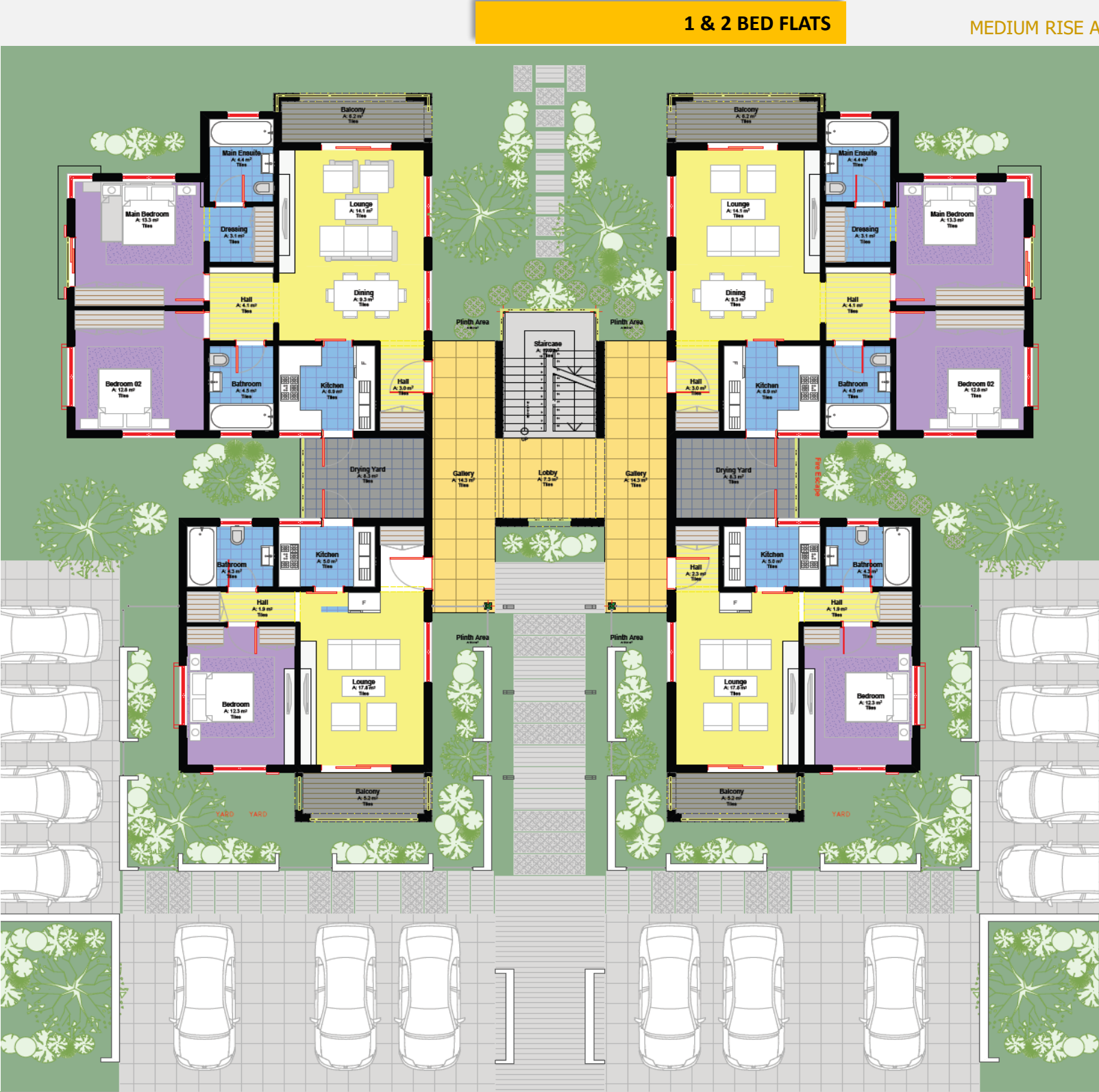
1 & 2 BED FLATS

MEDIUM RISE APARTMENTS



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2.6- ARCHITECTURE CONCEPT

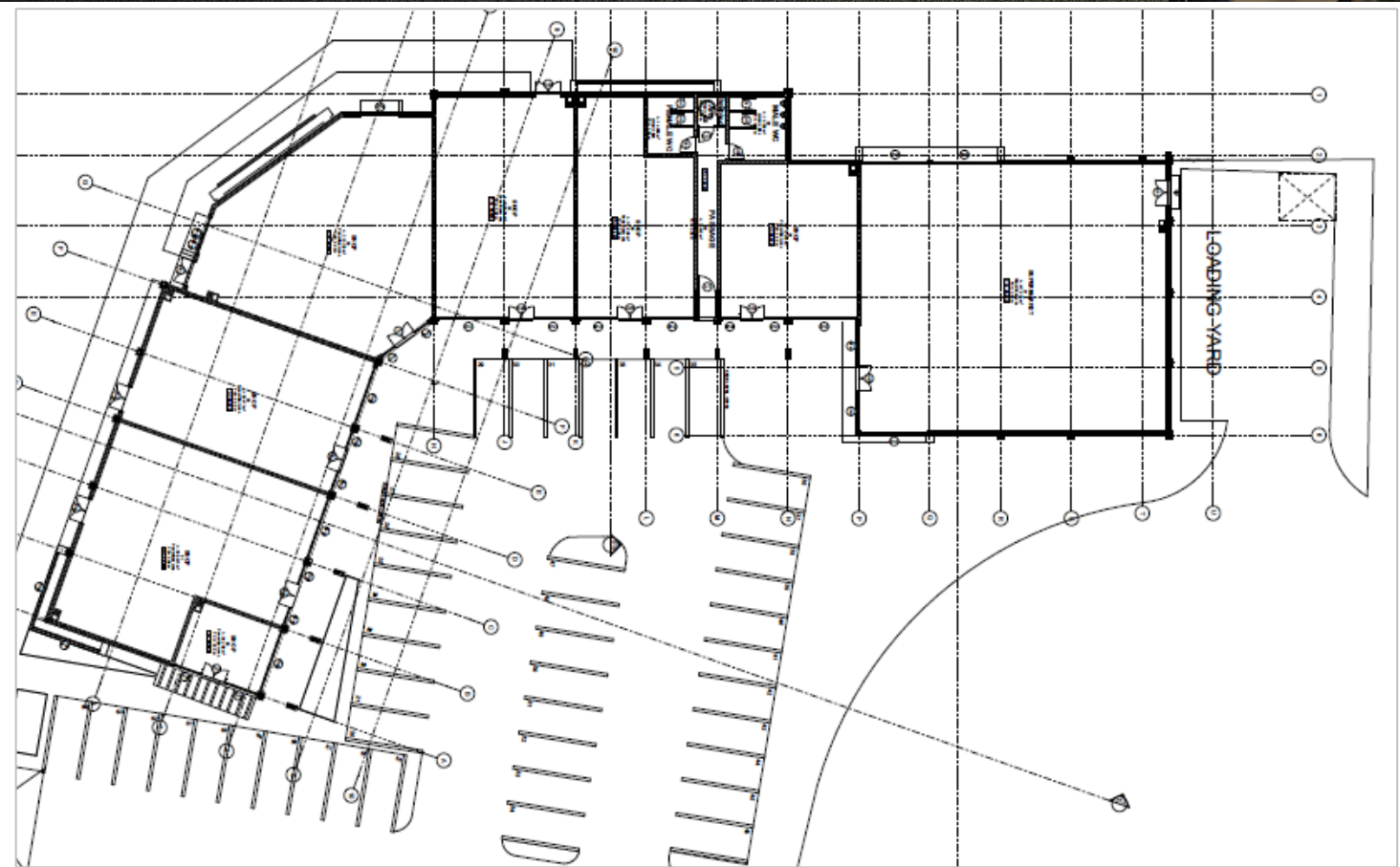


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2.7- ARCHITECTURE CONCEPT

SHOPPING CENTRE

LOW RISE BUILDING



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2.8- ARCHITECTURE CONCEPT

THE SQUARE CENTER / FACILITIES



- ❑ SHOPPING CENTER
- ❑ CLUB HOUSE & GYM
- ❑ BASKETBALL COURT
- ❑ TENNIS COURT
- ❑ SWIMMING POOL
- ❑ 5 ON 5 FOOTBALL FIELD
- ❑ SCHOOL & DAYCARE
- ❑ MASJID
- ❑ CLINIC

3. LIFESTYLE & LANDSCAPE **CONCEPT**



COBBLE PAVING

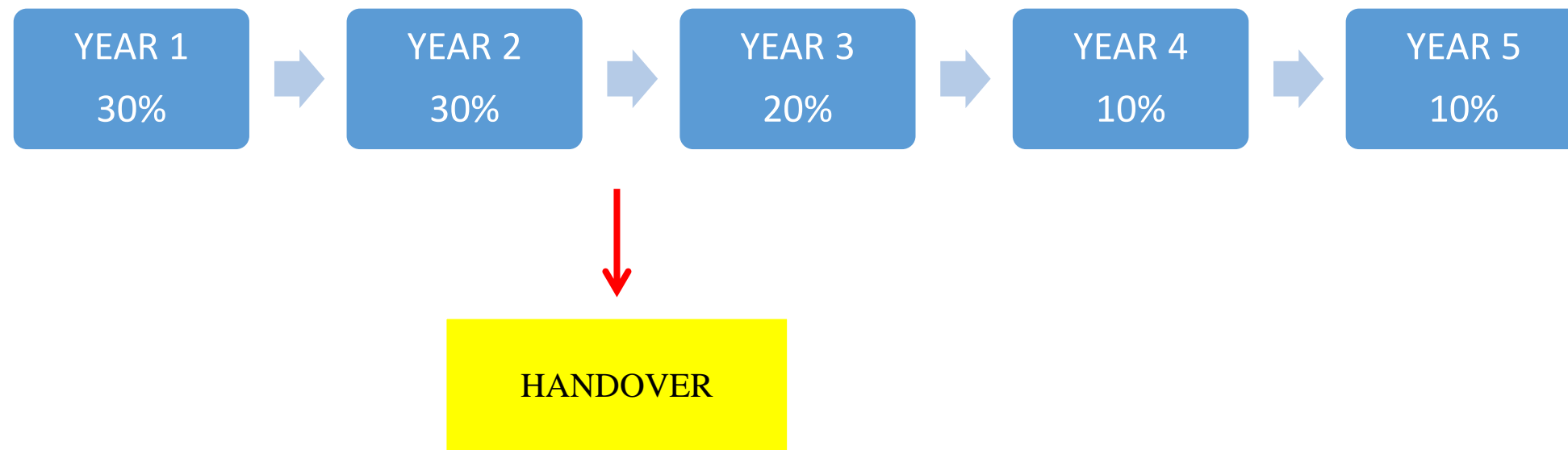
Pedestrian walkways must be a combination of hard surface walkways, living ground cover (such as grass, shrubs) and trees. Other landscaping elements shall include the followings:

- a) Pedestrian lighting, e.g. bollards
- b) Special features like trellises and water features
- c) Special pavement
- d) Special interest landscaping

4. PRICE & PAYMENT ANALYSIS

4 Bedroom Semi-Detached	• 35,000,000
4 Bedroom Terrace	• 30,500,000
2 Bedroom Semi-Detached	• 25,500,000
1 Bedroom Flat	• 13,500,000

4. PRICE & PAYMENT ANALYSIS



- ❖ 200% cheaper than a mortgage at 22% for 10 years
- ❖ Move to your house at the end of 30months, before final payment
- ❖ Pay balance of your house while living in your house over 3 more years, **Interest Free**
- ❖ **NO EXTRA CHARGES OR HIDDEN FEES**
- ❖ **FILL YOUR APPLICATION WHILE SUPPLIES LAST**

5. PLACE-MAKING **VISION**

IN CONCLUSION

The Proposed Development **is seen as** An Opportunity to Respond to Socio-Economic Needs **by creating a** Convenient , Safe and Accessible Residential and **Shopping Development ,to benefit all.**

An opportunity to Trade, Work and Live in One Place, **embracing Sustainability.**