

# PROJECTS BROCHURE

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# Contents



**Projects**



**Locations**



**House Types**

# Flagship Projects

## Asante Sana Estate

Asante Sana is Swahili for “Thank You”. The Asante Sana estate is located in Galadimawa, one of the most central neighborhoods in Abuja Municipal positioned adjacent to a prominent industrial district that houses several key institutions.

The Estate on completion will comprise a total of 197 units of four house types (Wabale, Dankie, Abora, and Enkosi), a shopping mall, a Clubhouse, and a multi-purpose Hall.

## 1010 Hills

1010 is located in the hills of the calm and tranquil district of Maitama II and covers an area of about 2.5 hectares. The Estate has a variety of luxurious building types comprising of Stand-alone villas, terraced duplexes and apartments.

## Norren Court

The Norren Court Project is situated on 13,400 Square meters in the serene environment of 5th avenue ( behind Brains and Hammers), Gwarimpa, Abuja.

The Estate has 32 units of 4 Bedroom Terraces and 8 units of Semi-Detached Duplexes. Each housing unit is designed with a touch of contemporary middle-East themed architecture. Close proximity to essential amenities such as a Shopping Plaza, walking distance to Pharmacies, Restaurants and Places of Worship.

## Habib Court

This Court consisting of 10 units of 4 Bedroom Terrace Homes is set amongst lush greenery within the serene area of Mabushi. Developed with a warm sense of community, the Court embraces a composition of lifestyle and the penultimate living experience.

## Sidra Court

Sidra Court sits on 5,609 Square meters in the upscale and fast-developing area of Guzape. The Estate has 10 units of 4 Bedroom Terrace Duplex with all Bedrooms ensuite, spacious living rooms, Servant Quarter, Parking spaces and 11 units of 3 Bedroom apartments with all Bedrooms ensuite, spacious living room, parking spaces as well as a playground for relaxation and fun.

## Udu Court

Located in Abuja's fastest developing urban area, Udu court offers the best access to premium living in an exclusive location that will contain 5 units of 4 bedroom terrace duplexes.

This estate will foster community and house facilities supporting; relaxation, alternative power supply, security, and top-notch responsive facility management.

## Habib Court

This pristine Estate consisting of 10 units of 4 Bedroom Terrace Homes is set amongst lush greenery within the serene area of Mabushi.

Developed with a warm sense of community, the Estate embraces a composition of lifestyle and the penultimate living experience.

## Obat Court

Obat Court is located in the easily accessible and well resourced area of Dape, Abuja.

The Estate has 18 units of 4 Bedroom Terrace Duplexes and 16 units of 2 bedroom apartments with all bedrooms ensuite, spacious living rooms, servant's quarters, and a playground for fun and relaxation.

## Pelican Court

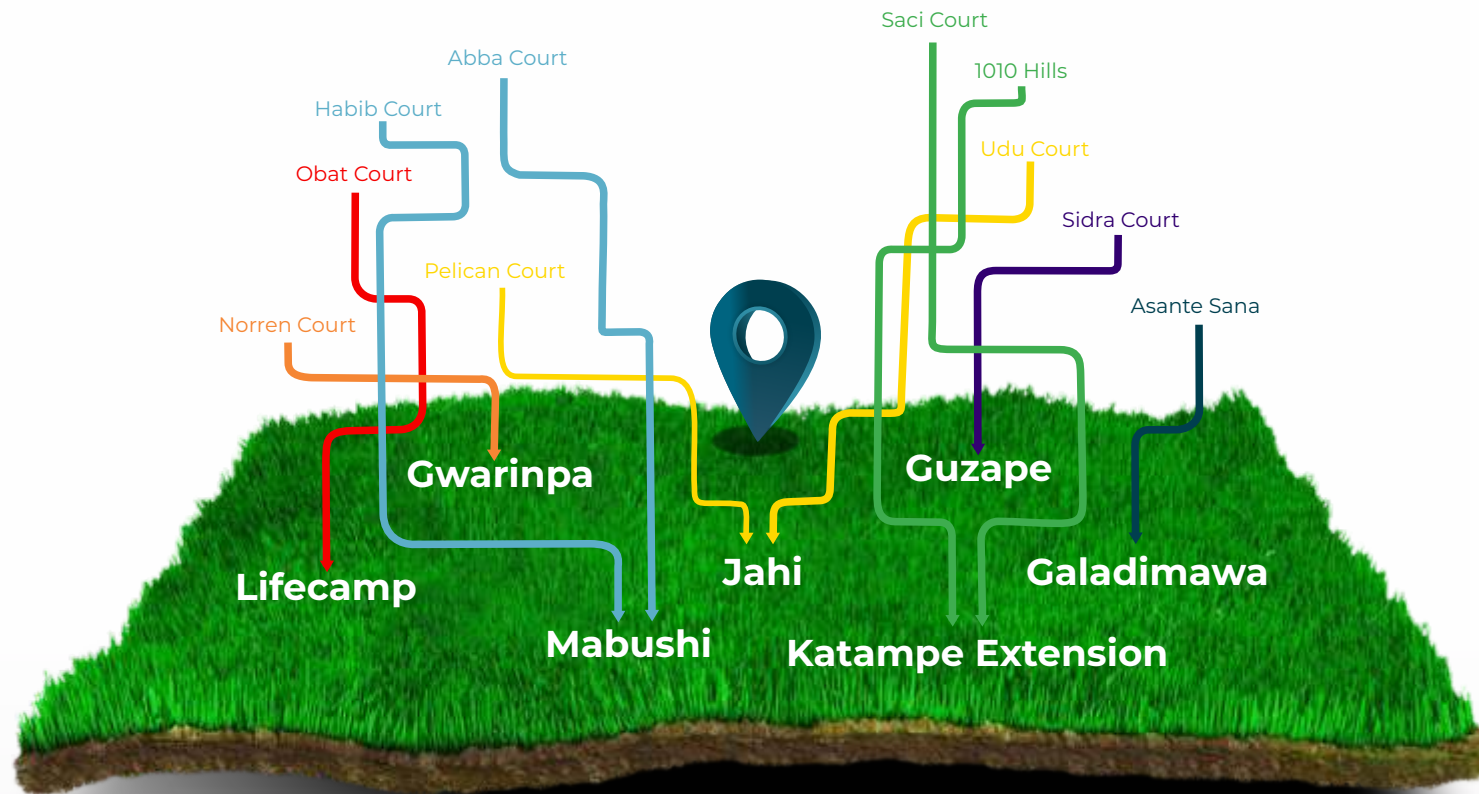
The Estate upon completion will comprise 14 units of 4 Bedroom terrace duplex and 10 units of 3 Bedroom apartments, a total of 24 housing units.

This development is designed to offer you and your loved ones a sense of community, utmost security, and proximity to social and lifestyle amenities.

## Saci Court

The Saci Court Project sits on 5316.08 Square meters in the calm and tranquil heart of Katampe Extension. The Estate has 17 units of 4-Bedroom Terrace Duplexes with all bedrooms ensuite, spacious living room, a servant quarter and a playground for fun and relaxation.

# Locations





# House Types



# Yankari

## 4 Bedroom Terrace Triplex with Servant's quarters



Sites where we have  
this house type include:

- ☐ **Norren Court**, Gwarinpa
- ☐ **10 10 Hills**, Katampe Extention
- ☐ **Abba Court**, Mabushi
- ☐ **Habib Court**, Mabushi
- ☐ **Sidra Court**, Guzape
- ☐ **Pelican Court**, Jahi
- ☐ **Saci Court**, Katampe Extention





# Yankari 2

**4 Bedroom Terrace Triplex  
with Servant's quarters**



Sites where we have  
this house type include:

☐ **10 10 Hills**, Katampe Extension



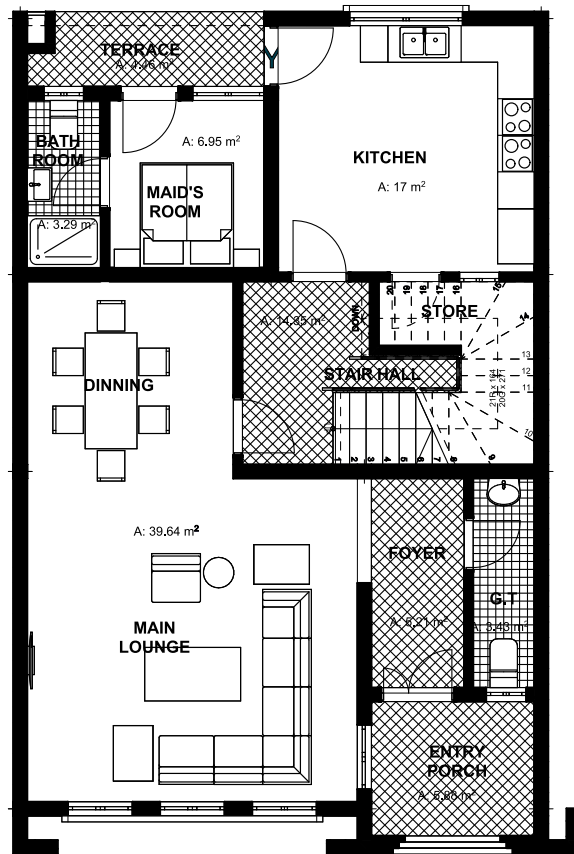


# Yankari

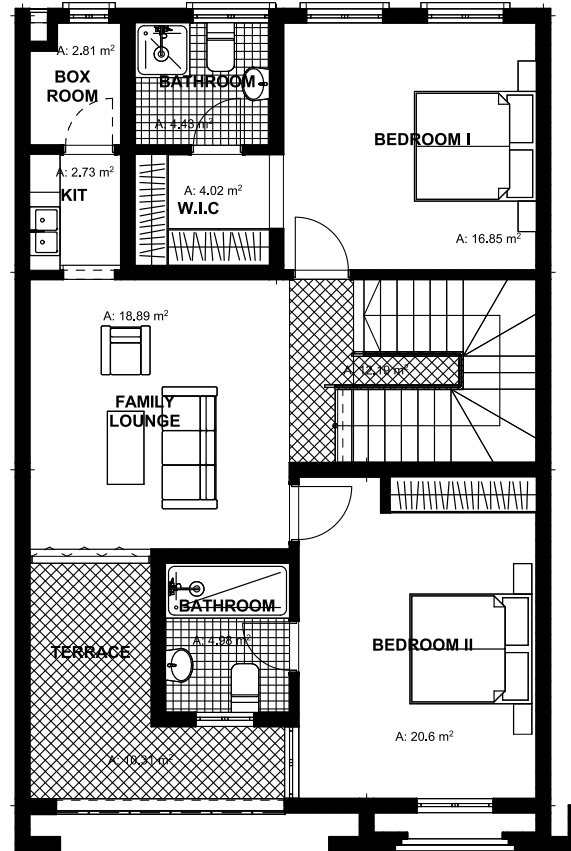
## Floor Plan

Building footprint: 117sqm

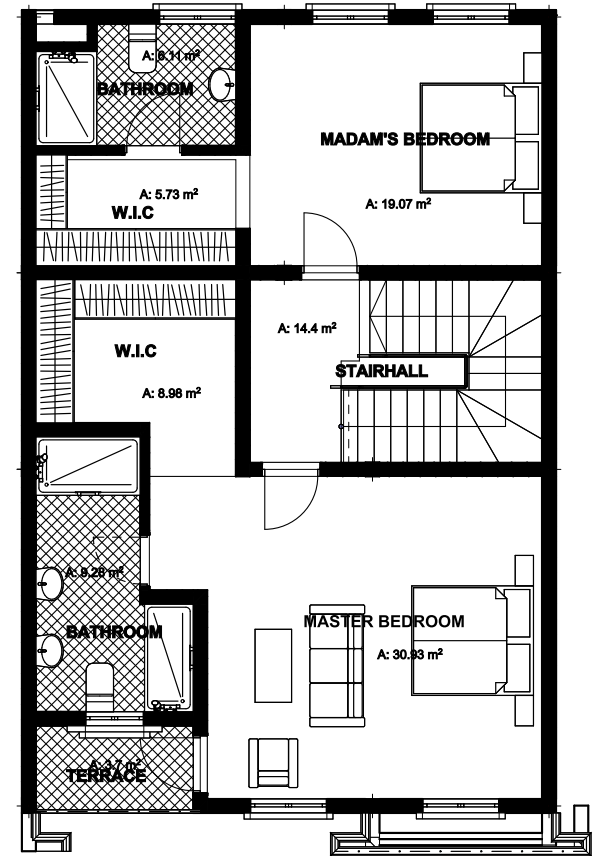
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Mambilla

**3 Bedroom Apartment  
with Servant's Quarters**



Sites where we have  
this house type include:

- ☐ **10 10 Hills**, Katampe Extention
- ☐ **Sidra Court**, Guzape
- ☐ **Pelican Court**, Jahi



# Mambilla 2

3 Bedroom Apartment  
with Servant's Quarters



Sites where we have  
this house type include:

- ☐ 10 10 Hills, Katampe Extension

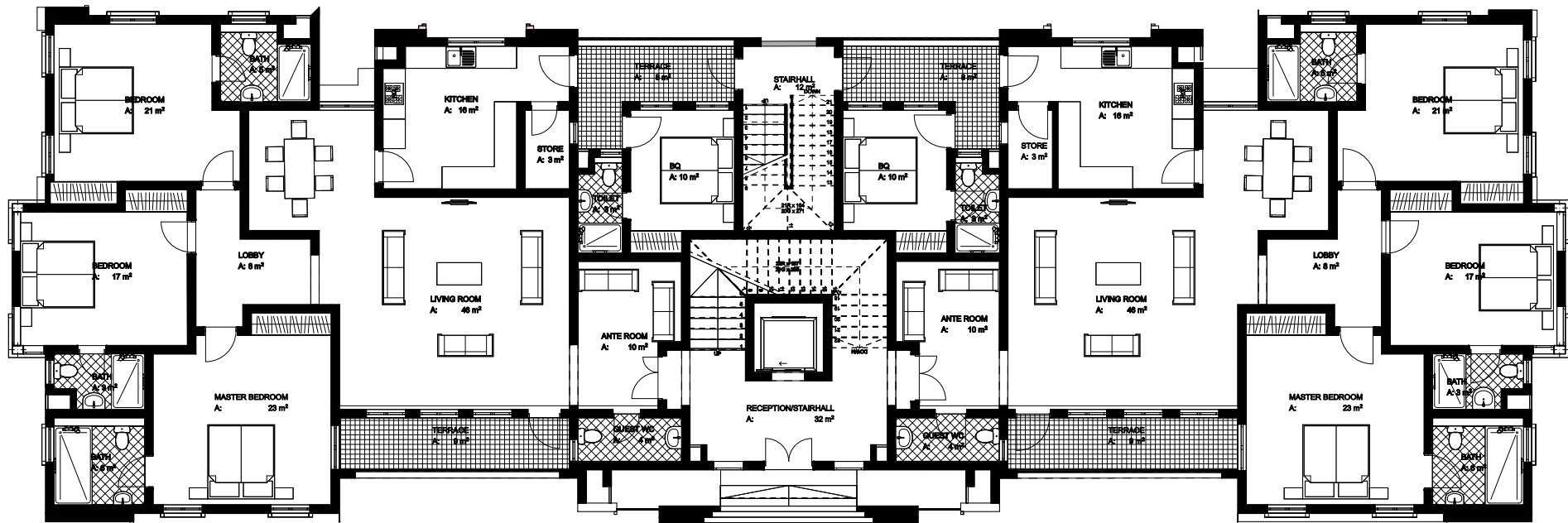


# Mambilla 1&2

## Floor Plan

Building footprint: 521sqm

### TYPICAL FLOOR





# Medaase

3 Bedroom Apartment  
with Servant's Quarters

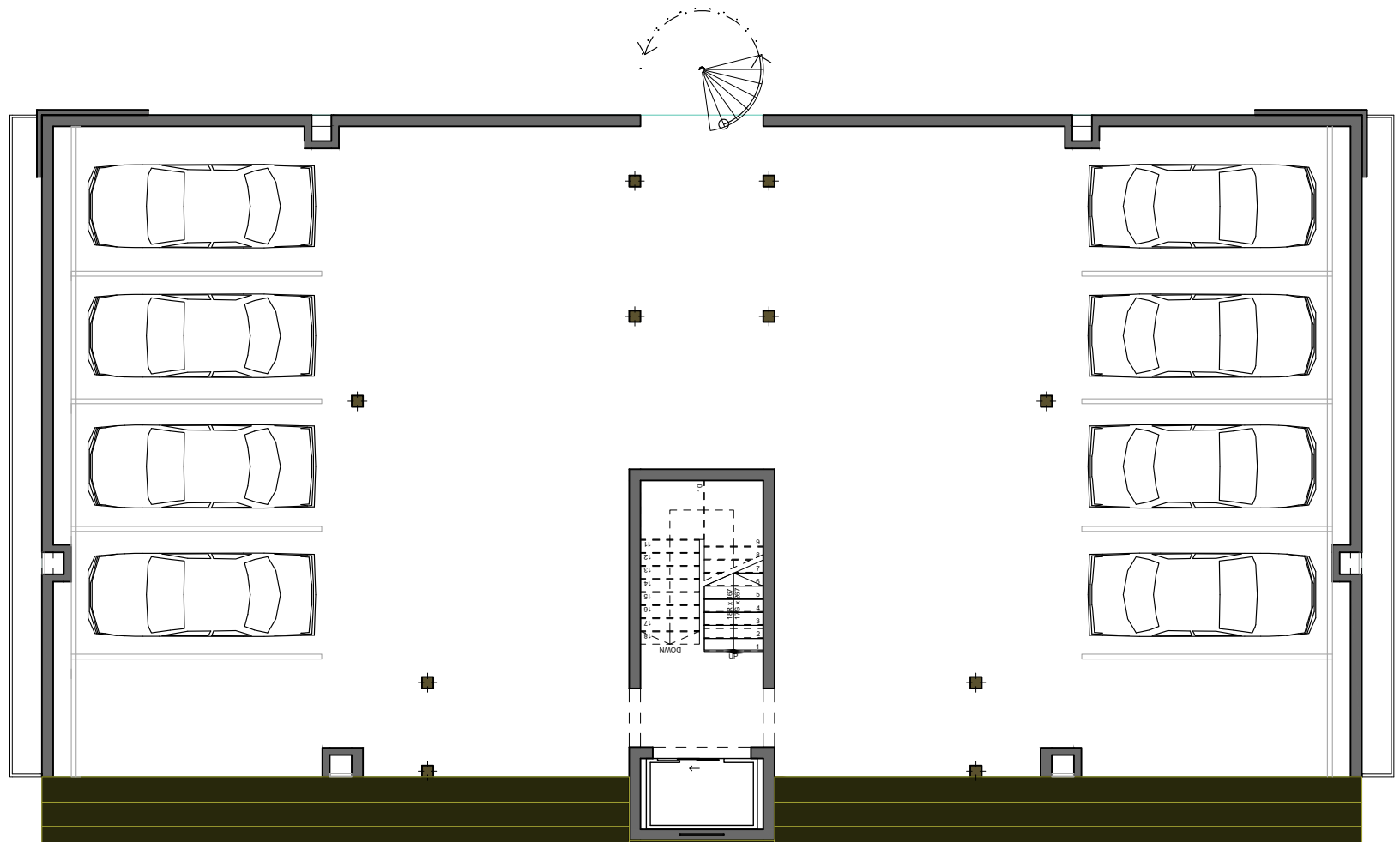


Site where we have  
this house type include:

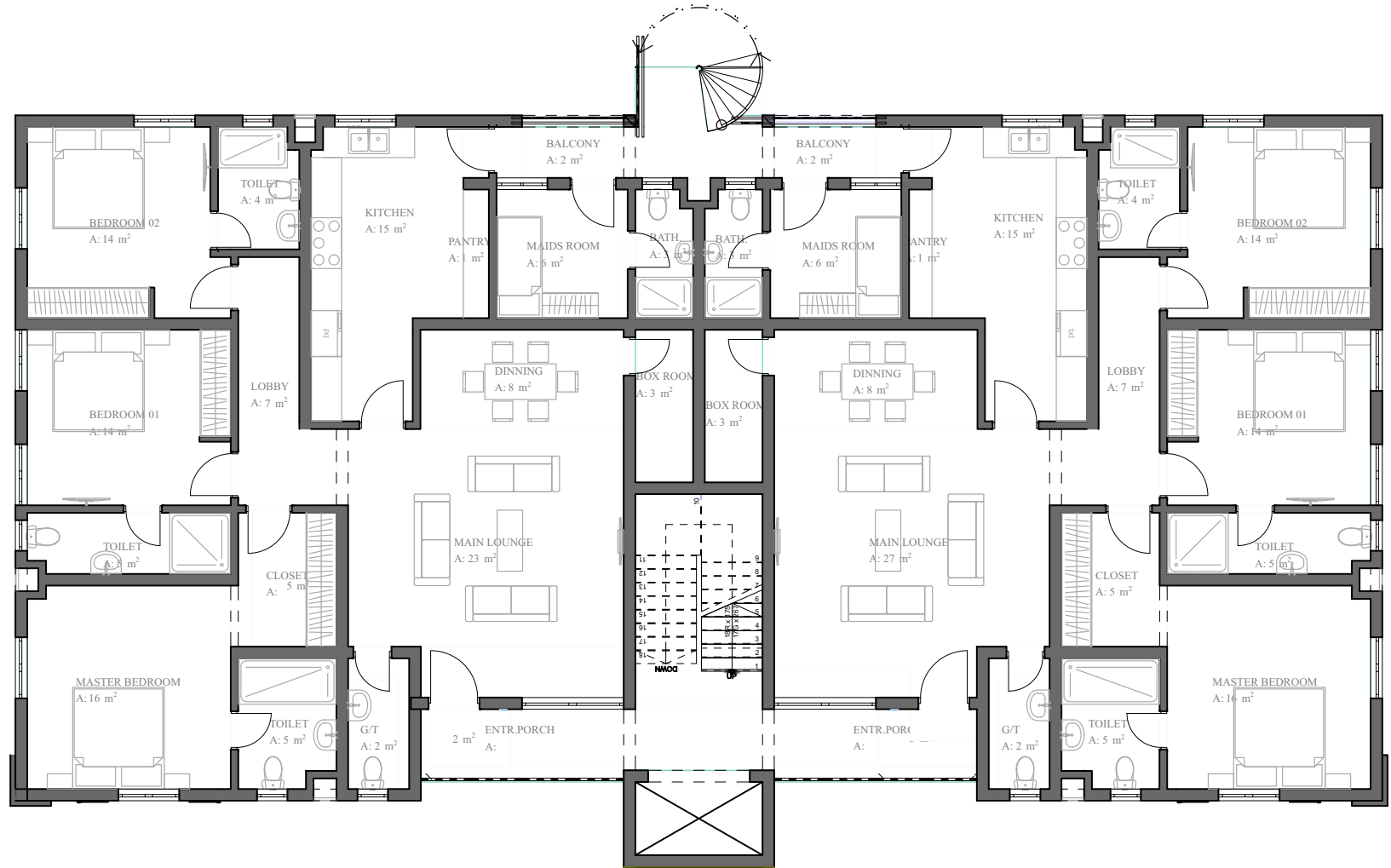
□ **Asante Sana Estate**, Galadimawa



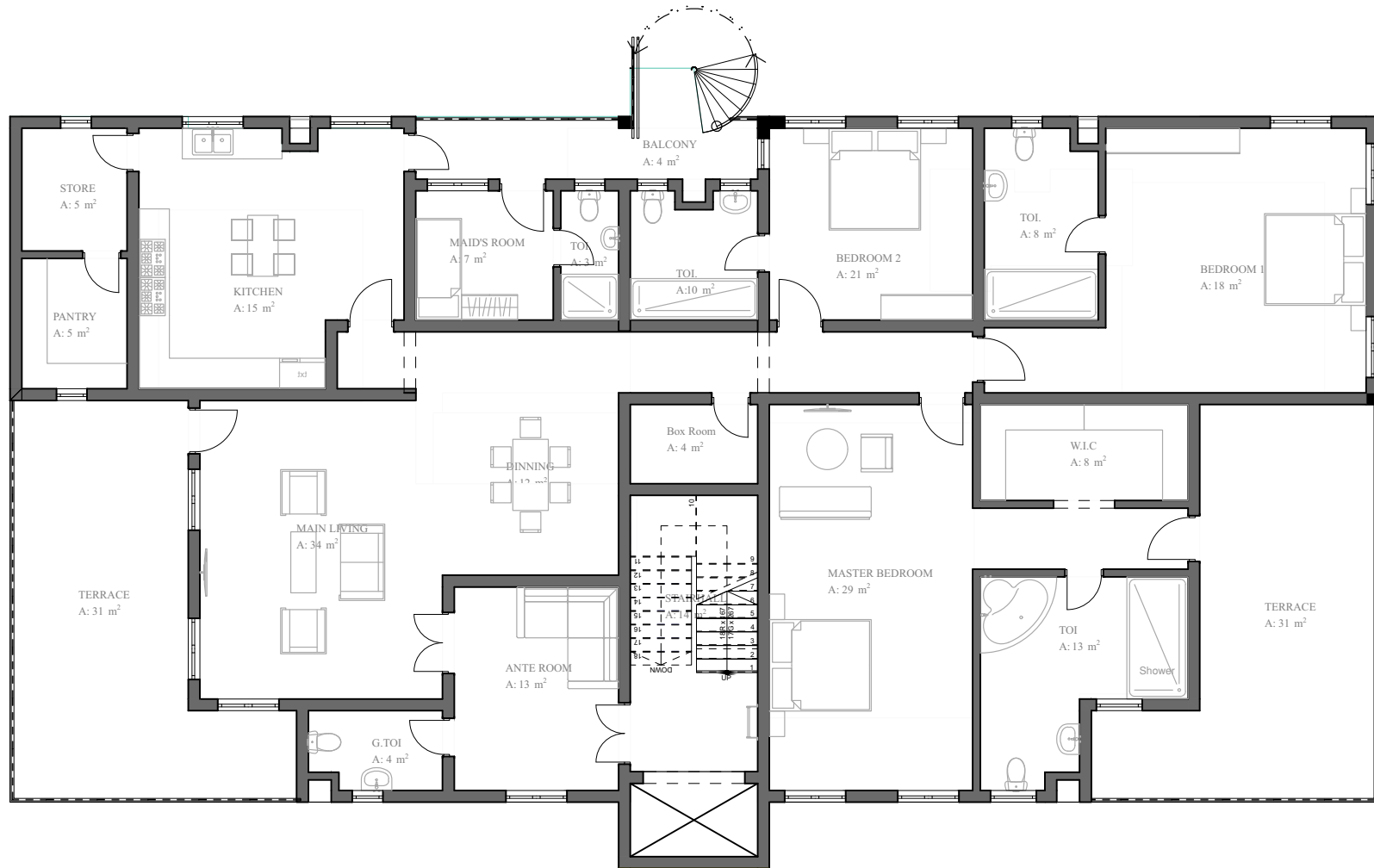
GROUND FLOOR



### 1ST - 4TH FLOOR



### PENT FLOOR





# Webale

4 Bedroom Detached Villa  
with Servant's Quarters



Site where we have  
this house type include:

□ **Asante Sana Estate**, Galadimawa



# Webale Plus

7 Bedroom Detached Villa  
with 2 Servants' Quarters

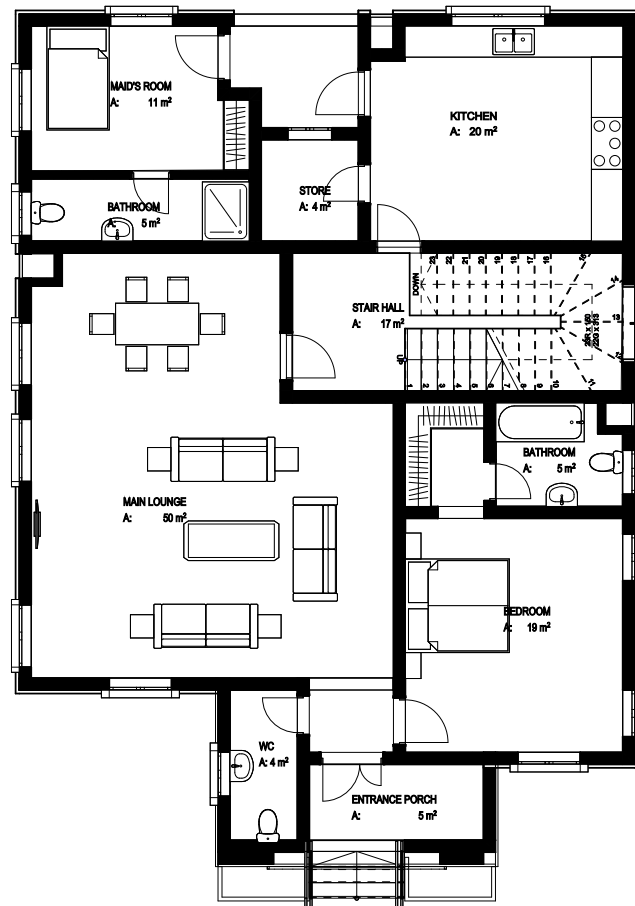


Site where we have  
this house type include:

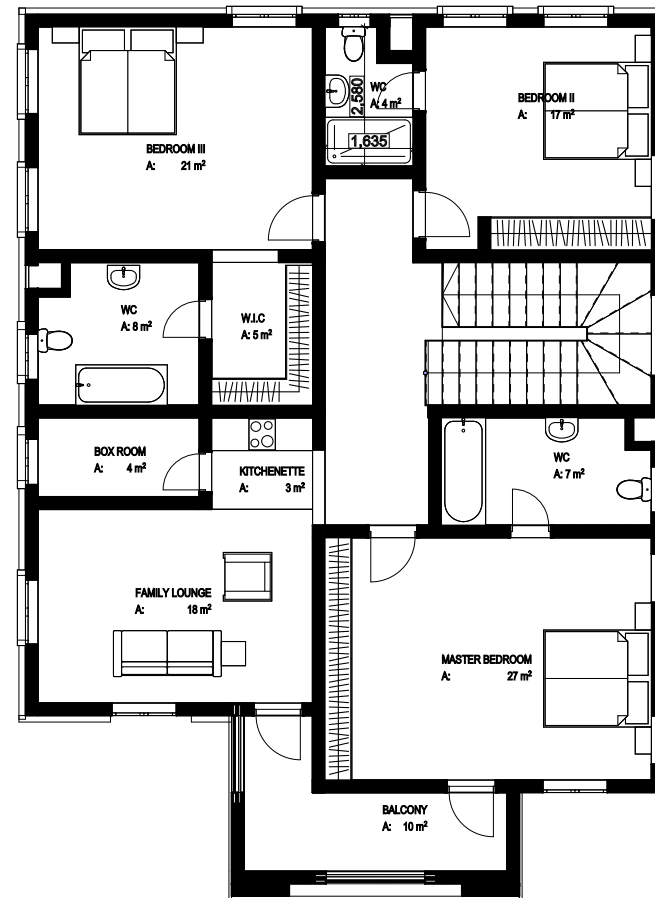
☐ 10 10 Hills, Katampe Extension



### GROUND FLOOR



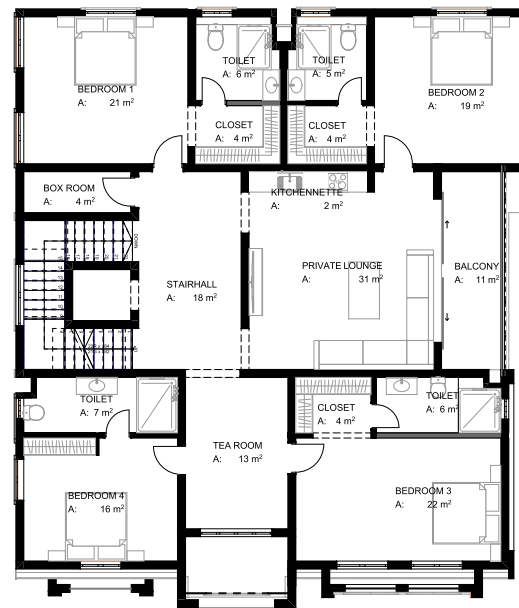
### FIRST FLOOR



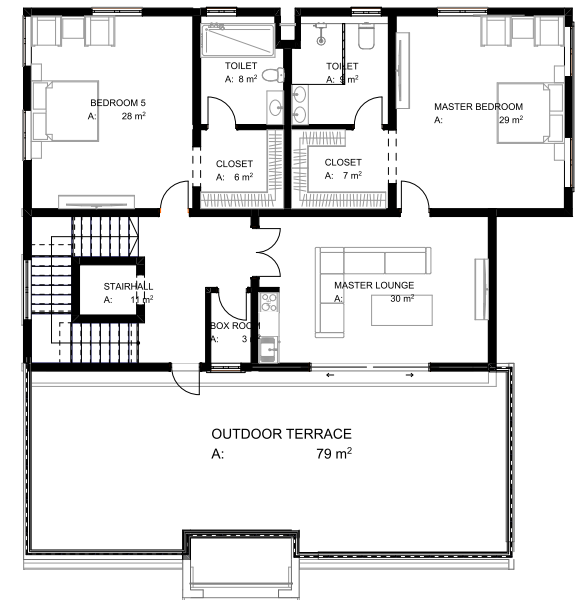
### GROUND FLOOR



### FIRST FLOOR



### PENT FLOOR





# Enkosi

**5 bedroom Detached Villa  
with Servant's quarters**



Site where we have  
this house type include:

□ **Asante Sana Estate, Galadimawa**



### GROUND FLOOR



### FIRST FLOOR



# Tinapa

## 4 Bedroom Semi-Detached Duplex with Servant's Quarters

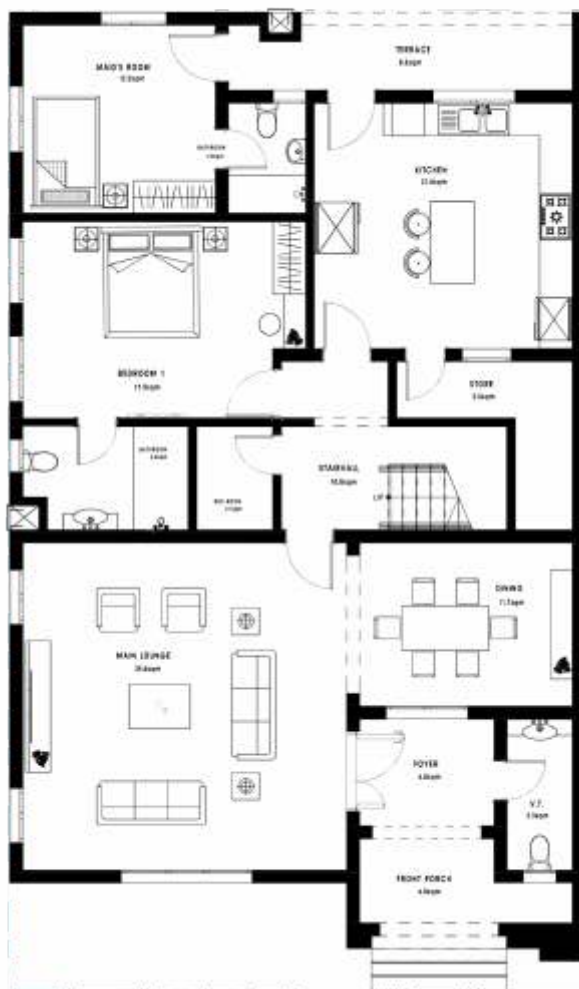


Site where we have  
this house type include:

□ **Norren Court**, Gwarinpa



### GROUND FLOOR



### FIRST FLOOR





# Abora

4 Bedroom Terrace Duplex  
with Servant's Quarters

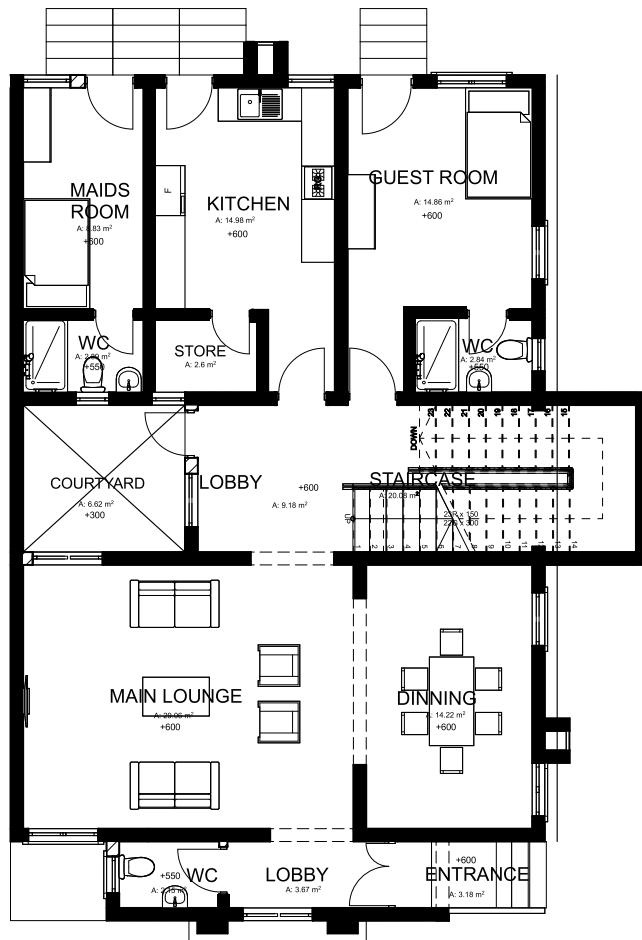


Site where we have  
this house type include:

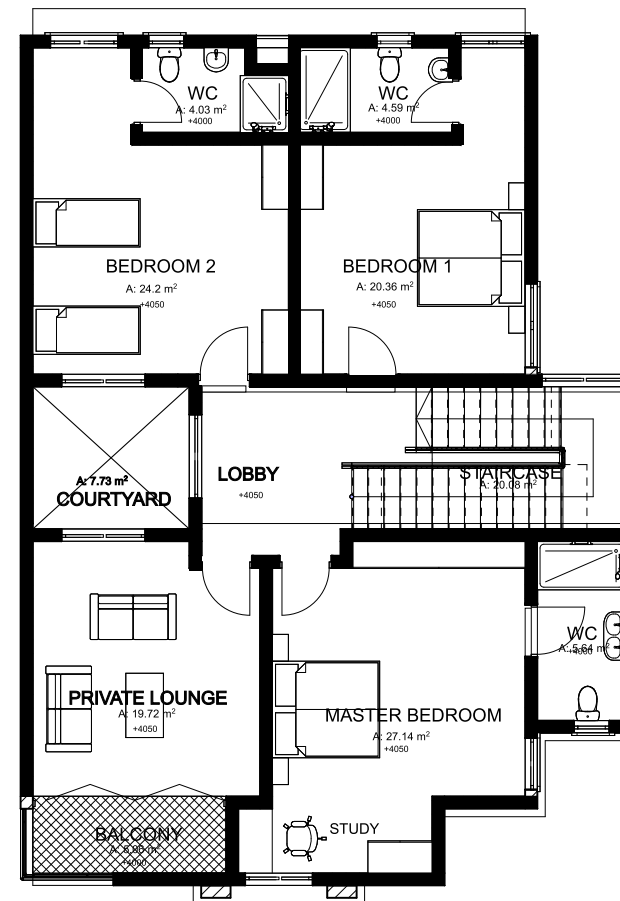
□ **Asante Sana Estate, Galadimawa**



### GROUND FLOOR



### FIRST FLOOR



# Kainji

4 Bedroom Terrace Duplex  
with Servant's Quarters

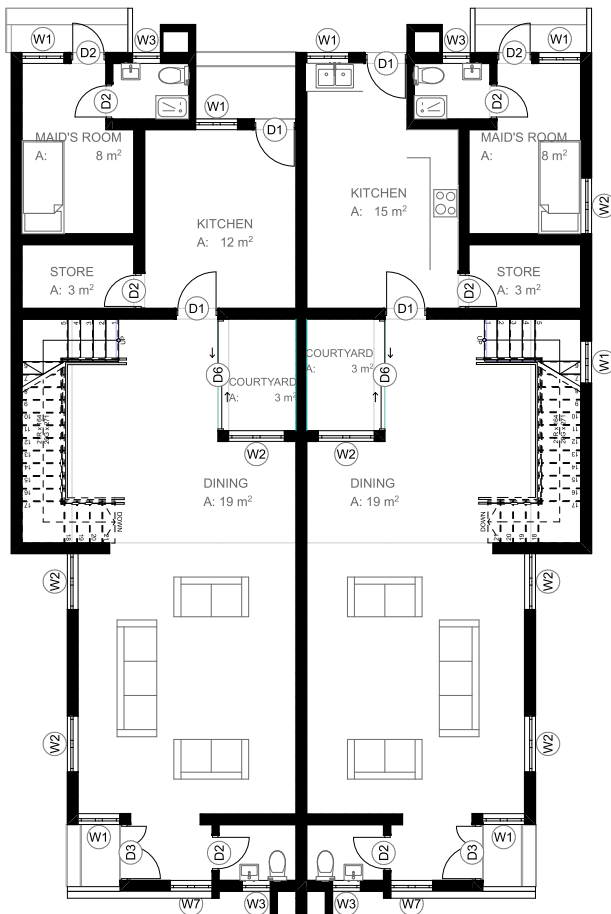


Site where we have  
this house type include:

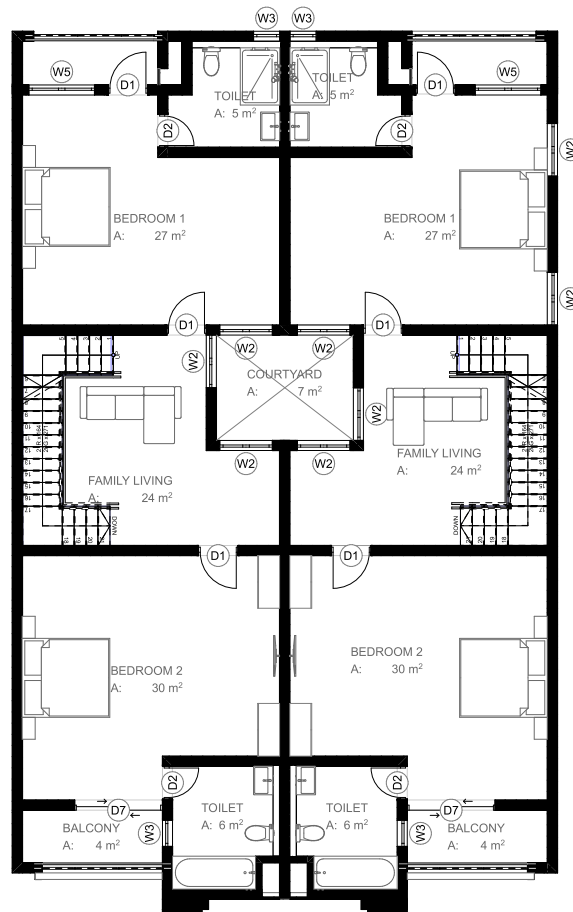
□ **Obat Court**, Life Camp



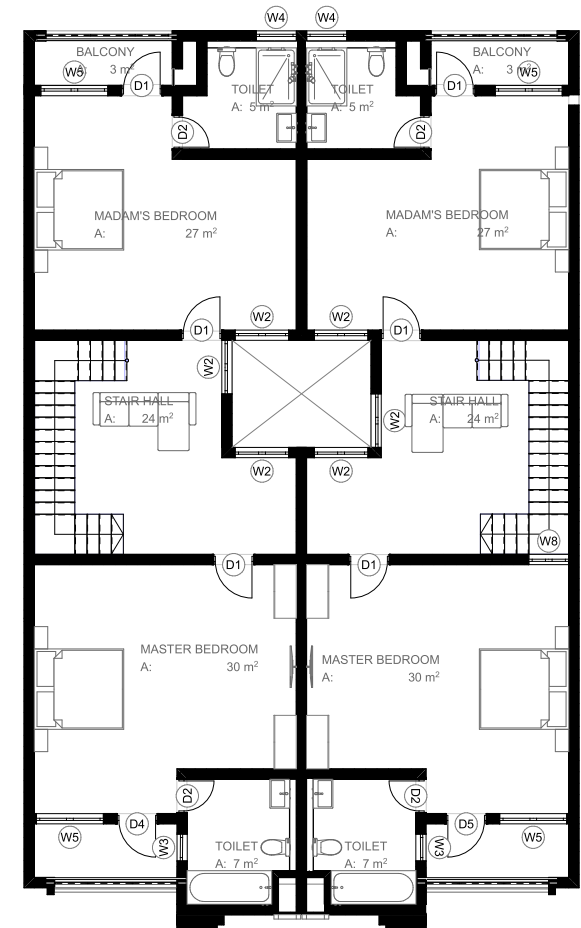
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR





# Gurara

4 Bedroom Terrace Triplex  
with Servant Quarters



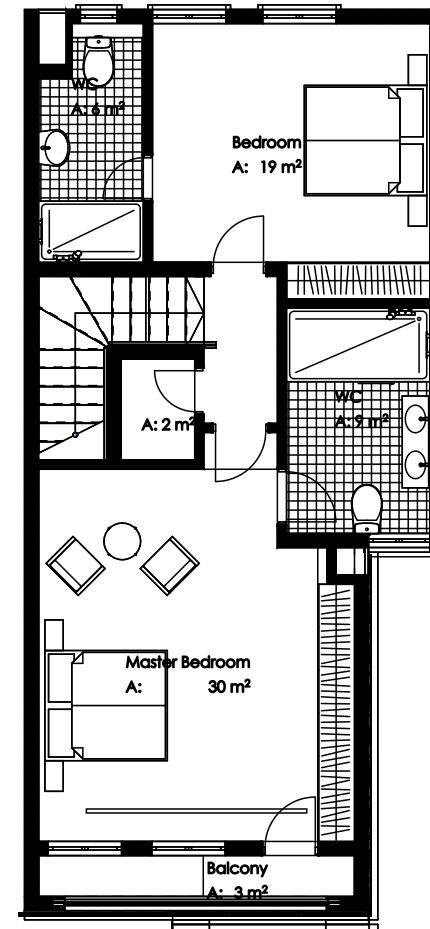
Site where we have  
this house type include:

□ **Udu Court, Jahi**





## SECOND FLOOR



# Idanre

2 Bedroom Apartment

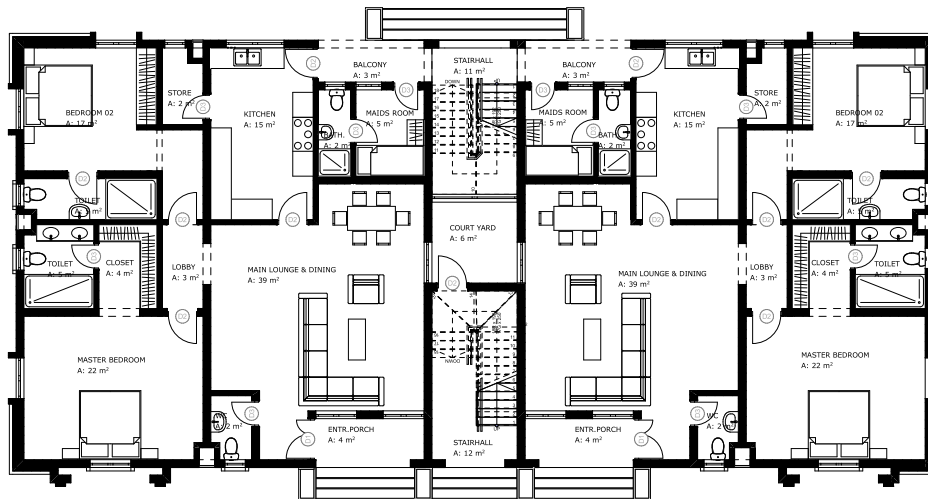


Site where we have this house type include:

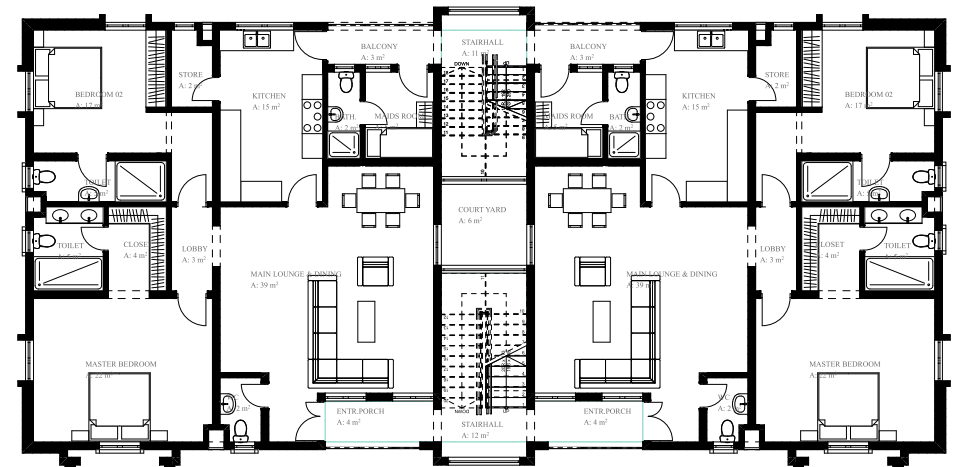
❑ **Obat Court**, Life Camp



### GROUND FLOOR



### TYPICAL FLOOR





# Estate Amenities



CCTV



PAVED ROAD



PLAY GROUNDS



24 HRS SECURITY

## Optional Additional Features Include:

- ☐ Smart home features
- ☐ Elevator (Villa feature)
- ☐ Central cooling
- ☐ Solar Water heater
- ☐ Interior décor services



# Other Projects

## The Myriad

Modern Shelter has acquired a 2-hectare plot in Mboru District, Abuja for the purpose of developing a student housing project with 792-bed spaces to accommodate students of the two leading private Universities in the FCT.

The project is novel in terms of specialization and size. In lieu of this, We have entered a partnership with a reputable international organization "The Myriad" a student accommodation provider in Dubai. The Myriad is an exclusive partner of Asset Living, one of the most reputable student management organizations headquartered in the United States with over 140,000 student beds under management.

## Hamidu Yagade Shopping Complex

Strategically located in Gombe state, the Yagade plaza is a commercial architectural development intended to serve as a one-stop place for various goods and services.

## Azare Market

An Ultra-Modern Shopping complex in Bauchi state

## Nasarawa Tech Village (NTV)

Nassarawa Technology Village: A fusion of Tech and Housing

We believe that a world in which only a few can afford housing is not sustainable. Everyone deserves a safe place to live: it can transform the quality of life of individuals and families. Today, however, most cities around the country are facing major challenges in providing safe and adequate housing for their people, especially cities that are growing rapidly. We believe that Nassarawa is ready for this change.

Our mass housing project will:

- Provide social and cultural amenities for the well-being of residents
- Improve the living conditions of its residents.

## Hotel

Our Hotel project in Jabi, is deliberately designed to avail guests a home away from home.



## Nasarawa Tech Village (NTV)





# The Myriad



## Azare Market





## Yagede Plaza



# Hotel





**Order Happiness.**  
order a new Home.



3D Image



Real Image



*...exceeding expectations*

Casa Bellissimo Mall,  
6th floor, Plot 118,  
Sector Centre A,  
Ahmadu Bello Way,  
Jahi, Abuja.

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