



# BINTU COURT KATAMPE

By: Cleveland Homes

REAL ESTATE DEVELOPMENT & INVESTMENT

# BROCHURE

Cleveland Homes applies technological innovations to housing in order to deliver sophisticated modern homes to dynamic families. Our dream is not just to provide housing, but to provide the kind of housing that matches the fast pace of 21st century technological advancements.

Our mission is to become Nigeria's most trusted and technologically advanced name in real estate and housing delivery.





An Icon of  
Luxury and  
Elegance



**A Unique Take on  
Exquisite Luxury**

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# Serving Up Savoury Luxury in Katampe

Few concepts are more emblematic in contemporary living than a comfortable and stylish enclave where peace and serenity rule supreme. With vast living spaces, sophisticated facilities, and enticing beauty, Cleveland Bintu Court pushes the boundaries.

In Katampe Abuja, Cleveland Homes Limited Bintu Court is a one-of-a-kind residential masterpiece. This architectural project, which was inspired by a quest to reinvent elegance, provides a different perspective of upscale urban living.

Cleveland Homes Limited Bintu Court has been meticulously planned, with each part being individually optimized and created for maximum liveability. Cleveland Bintu Court was created to reflect the subtle mood, easy-going ambience, and posh neighbourhood of Katampe Abuja.

Super Luxury Residential  
Project by Cleveland Homes Ltd.



# Cleveland Homes

World Class Real Estate Developer

Whether for residential purposes or solely for the investment value, Cleveland Homes Limited's Bintu Court offers unrivalled and amazing returns on investment.

Cleveland Homes Limited is an independent real estate company located in Abuja Nigeria, with a focus on property development, facility management and sales of real estate products and services with special skills in service delivery. We have numerous magnificent, first of its kind, high-end projects which are located across choice locations in Jahi, Utako, Dakibiyu, Guzape and Katampe.

With grounded understanding of the business of luxury real estate, we are undisputed frontrunners who believe that beyond property acquisition, each purchase should offer an avenue for maximized returns on investment. As such, we offer an opportunity to maximize future value of property investments. At Cleveland Homes Ltd, we see to it that your wealth does not only grow, but outlives you.

With a variety of state-of-the-art house types; from apartments to town houses to twin duplexes, we have moved swiftly from humble beginnings to become the market leader. We are adept in the provision of deluxe homes at upscale areas while providing exceptional facility management services for same. Designed to meet and exceed the highest standards, our spectacular development offers you an amazing opportunity to own a piece of real estate across some of the finest neighbourhoods in Abuja.

*“Katampe is known for its affluent population and the Cleveland Homes limited’s Bintu Court is poised to reflect that lifestyle while refining the definition of luxurious living.” - Real Estate Analyst*



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# Redefining Luxury Living in Katampe

Offering a range of distinctive apartments of tranquillity and opulence, Cleveland Homes Limited's Bintu Court is an iconic urban residence that pays homage to the Abuja Modern masters plan with seamless architecture redefined for a new generation of style enthusiasts. The modernist ethos of the developers brings the outside in and the inside out, creating a warm, seamless living environment enveloped by Bintu Court breath-taking scenery. A juxtaposition of modern designs, classic textures and perfect lines interpret the residential elegance of Bintu Court and the contemporary taste of Abuja upper echelon.

Cleveland Homes Limited's Bintu Court offers fabulously designed residences, with large living spaces and wide balconies that elevate your living experience. These apartments have been designed to the very highest standards of comfort and exclusivity, all situated about 5 minutes away from Central Area the Jabi Lake, the Jabi Bolth club, Zankili Hospitals, Supermarkets, Banex, Capital Hub, Regent Int'l School and a host of other social amenities.

Cleveland Homes Limited's Bintu Court represents an exciting collaboration between excellent architecture and environment, an iconic focal point on the Katampe skyline whose residents will enjoy a standard of modern living

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*Real “luxury is a balance between quality and the affection you feel for an object that cannot be easily replaced*

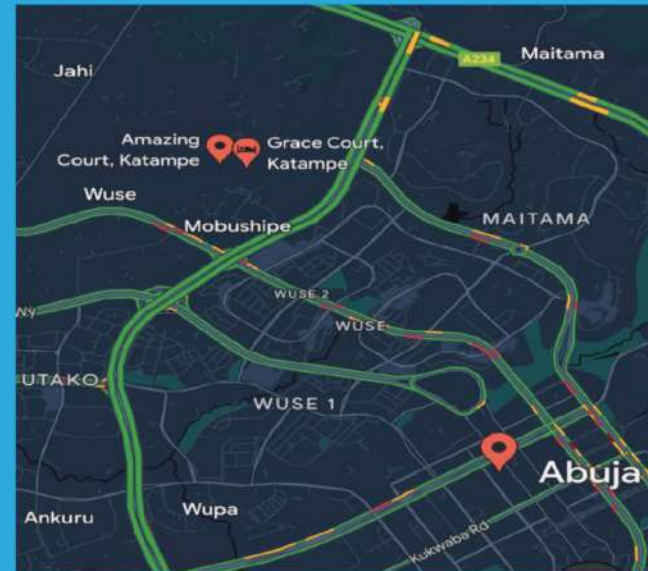
Marco Zanini

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# KATAMPE:

## One of West Africa's Most Glamorous and Prestigious Residential Destinations

Katampe Abuja' most opulent neighbourhood, Katampe is an attractive and picturesque town. As one of West Africa's most prestigious and posh residential districts, Katampe is frequented by Africa's finest elites, and now ist home to Nigeria's extreme upper-class citizens.







## **A Smart Investment for Those Who Want to Leave A Timeless Legacy**

Coming as undoubtedly one of the most enviable assets any investor can lay their hands in this 21st century, Cleveland Homes Limited's Bintu Court will offer a blend of sophistication and luxury; which is why investors from every nook and cranny desire to add Cleveland Homes Limited's Bintu Court to their investment portfolio. Not just because it is located in the heart of Ikoyi or because it offers a higher order of luxury and sophistication but because major key investors in the real estate have projected the property to have an increasing ROI up to 20% on the first year of purchase with an increasing trend over the years.



A Unique  
Concept  
Of Excellence

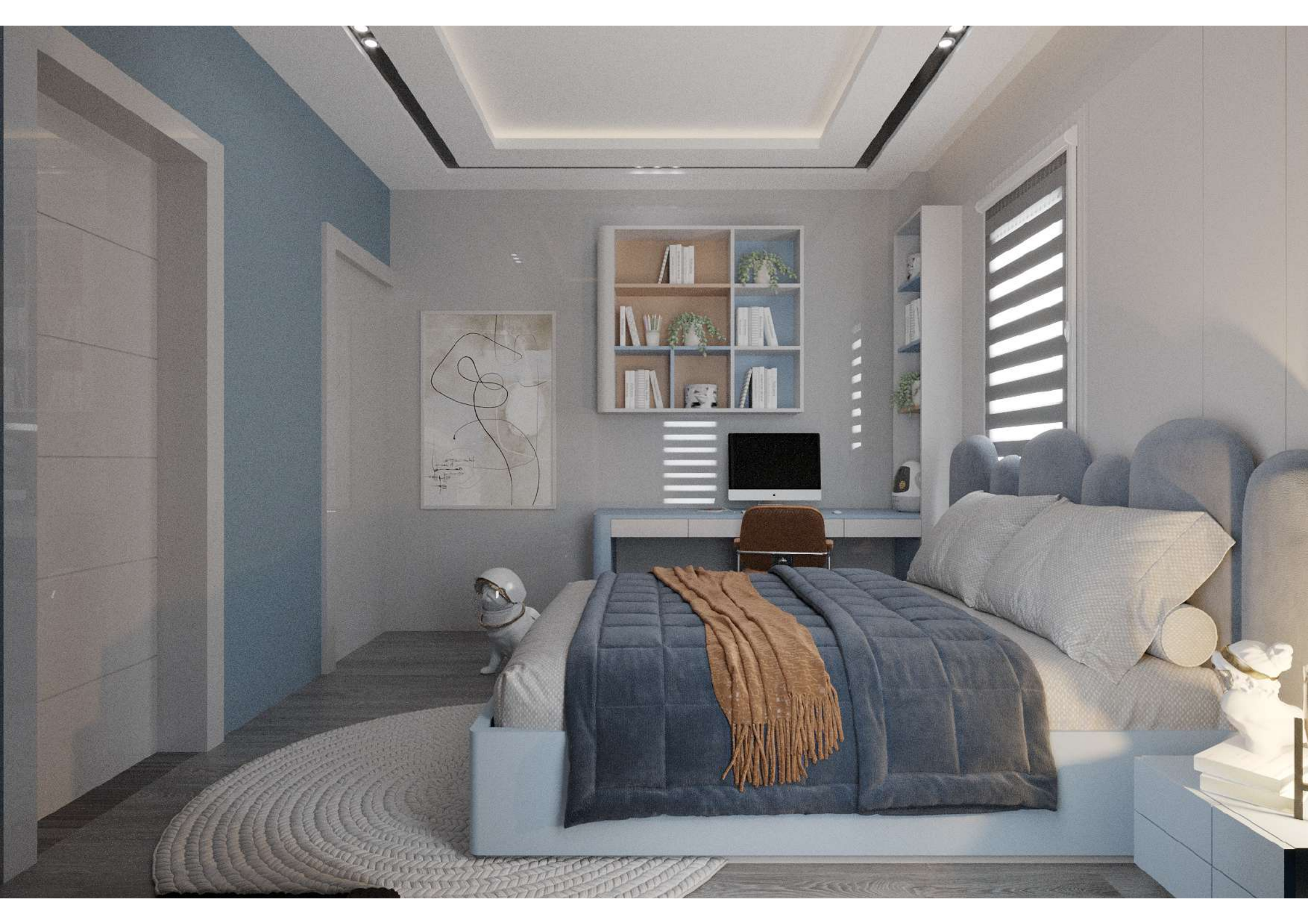
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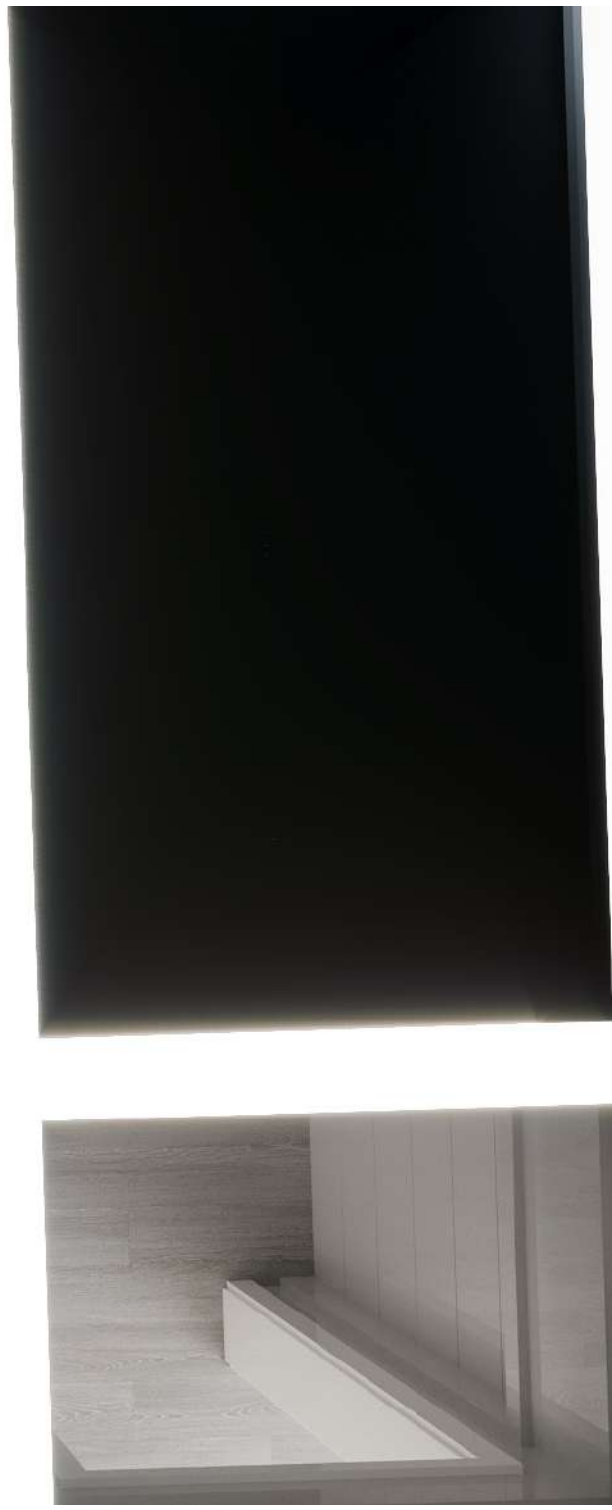














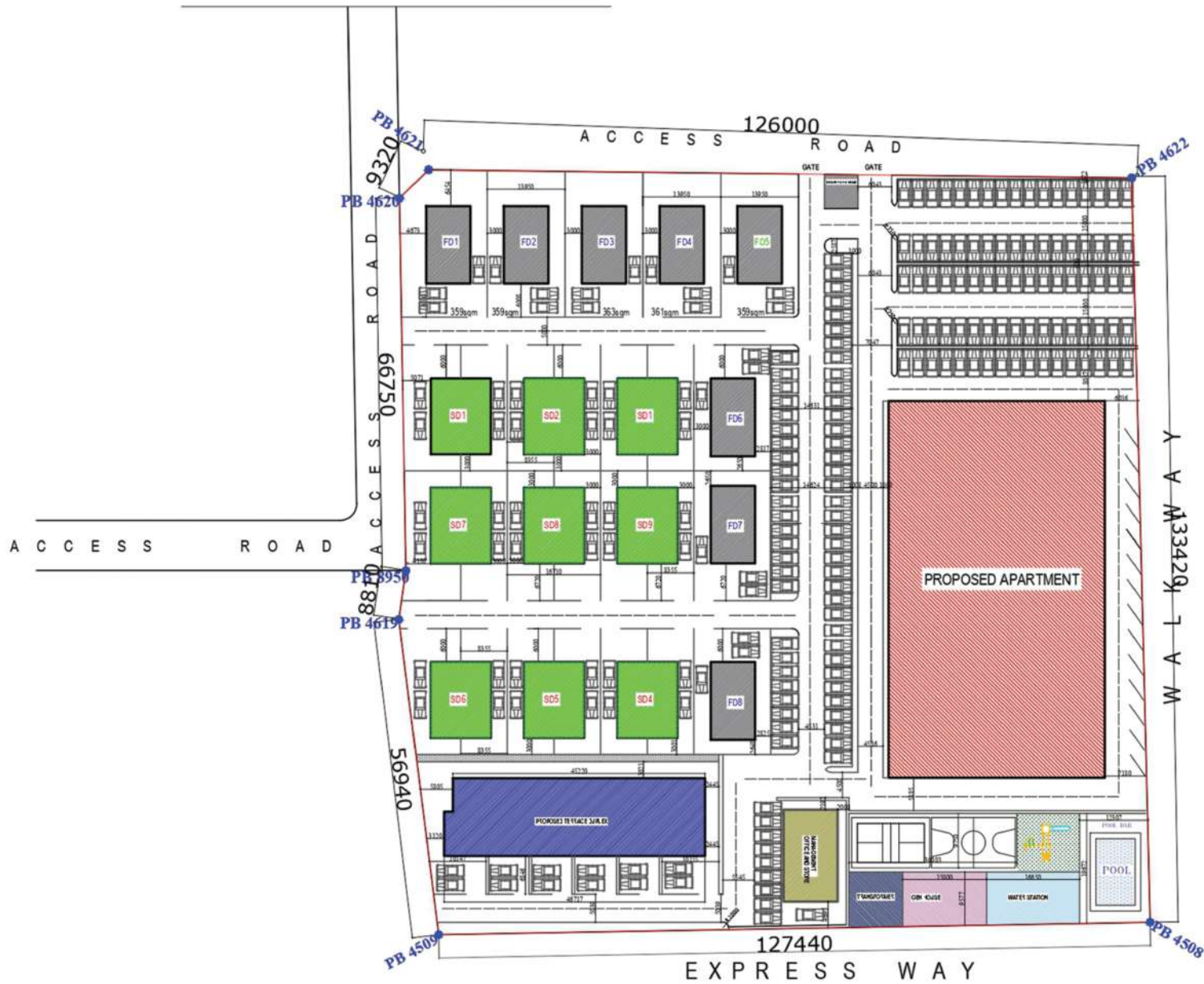












**SITE ANALYSIS**

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TOTAL AREA OF PLOT: 17770 SQM

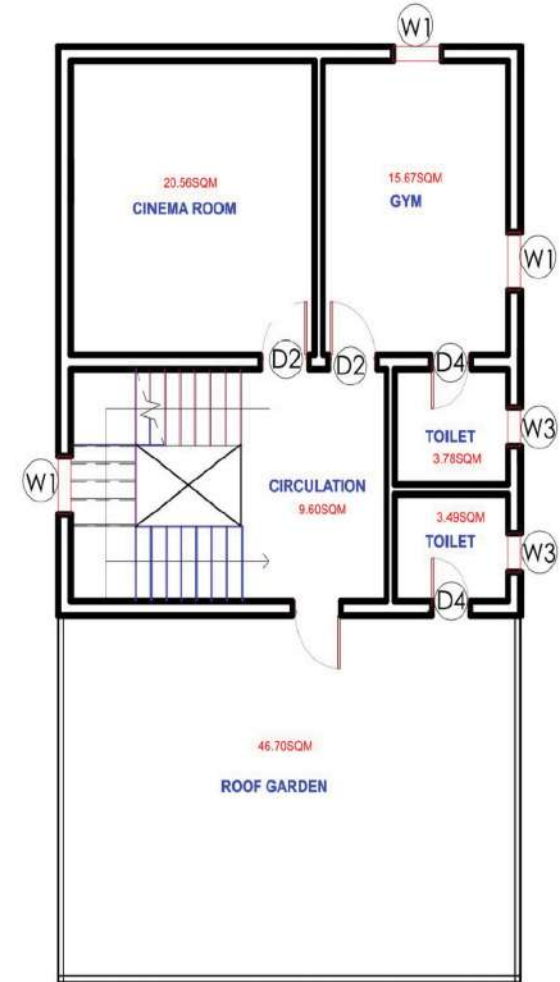
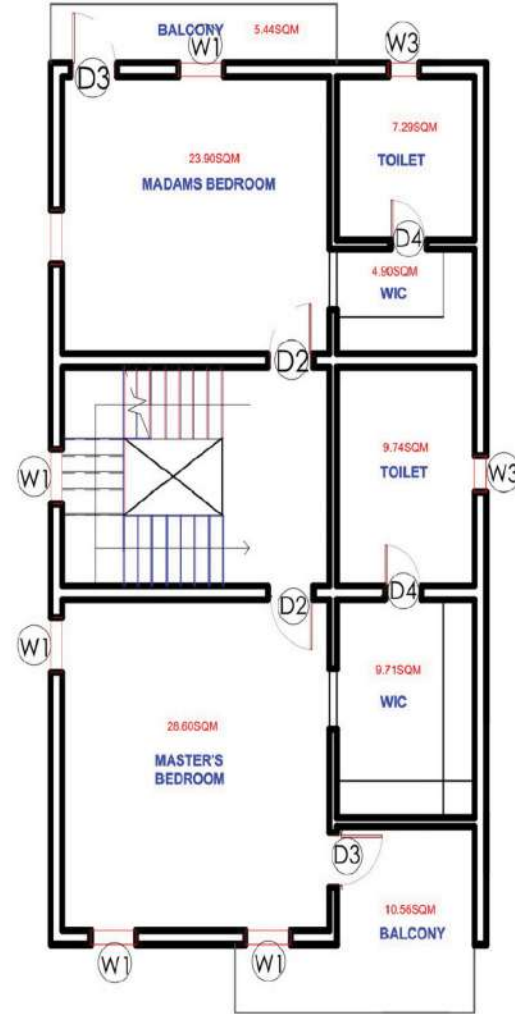
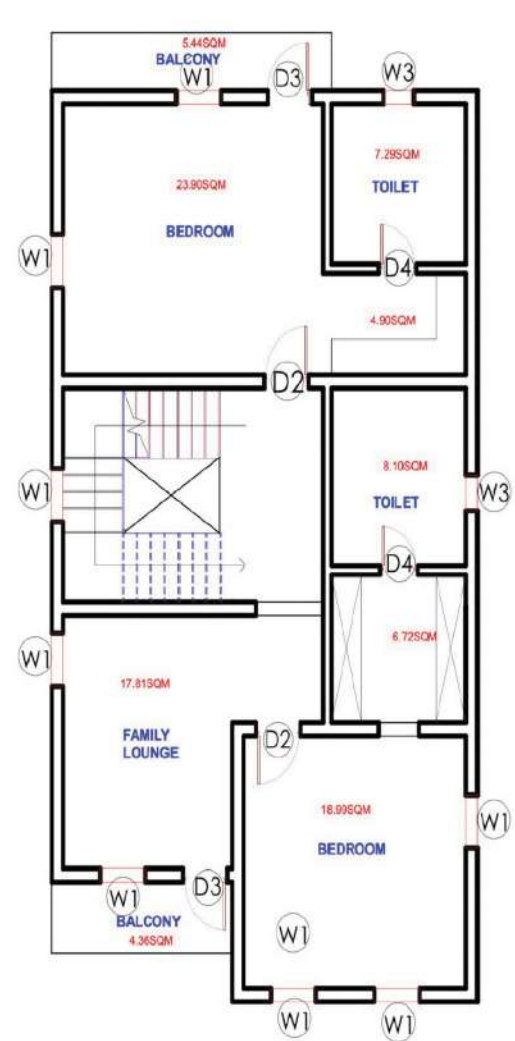
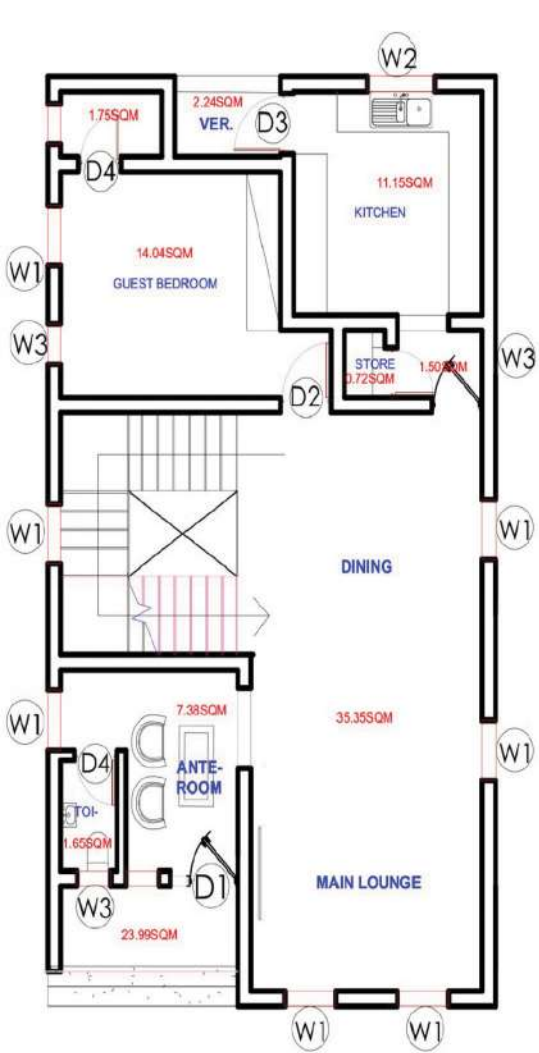
TOTAL AREA FOR APARTMENT DEVELOPMENT 9,106.70 SQM (51.06%)

TOTAL AREA FOR RESIDENTIAL DEVELOPMENT 7,150.74 SQM (40.05%)

TOTAL AREA FOR MEASURE ACCESS ROAD 1,509.17 SQM (7.88%)

- LEGEND**
- PROPOSED APARTMENTS - 1
  - PROPOSED DETACHED DUPLEX - 8 UNITS
  - PROPOSED SEMI DETACHED DUPLEX - 18 UNITS
  - PROPOSED TERRACE DUPLEX - 6 UNITS
  - MANAGEMENT OFFICE AND STORE
  - GENERATOR HOUSE
  - WATER STATION
  - TRANSFORMER
  - INTERNAL ROAD NETWORK

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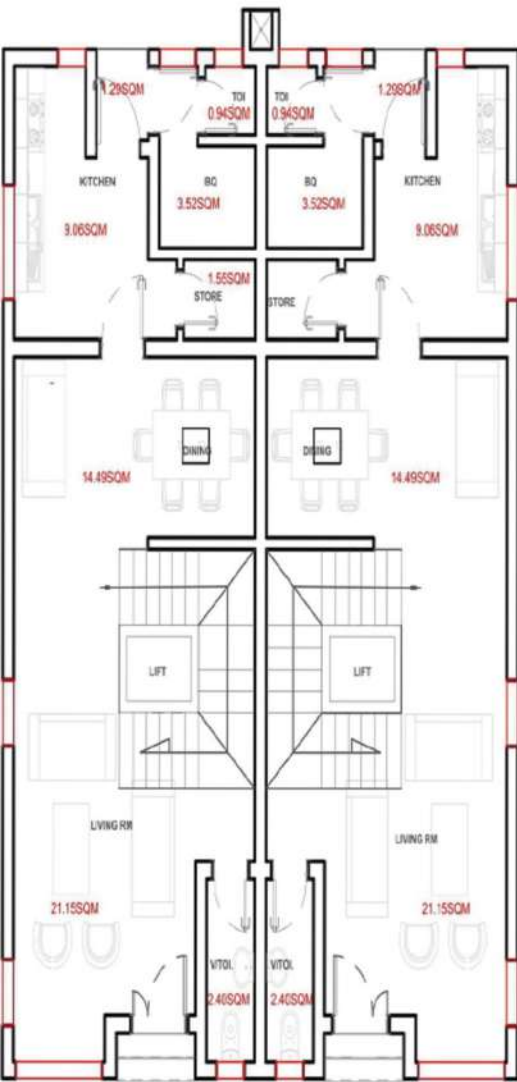
**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

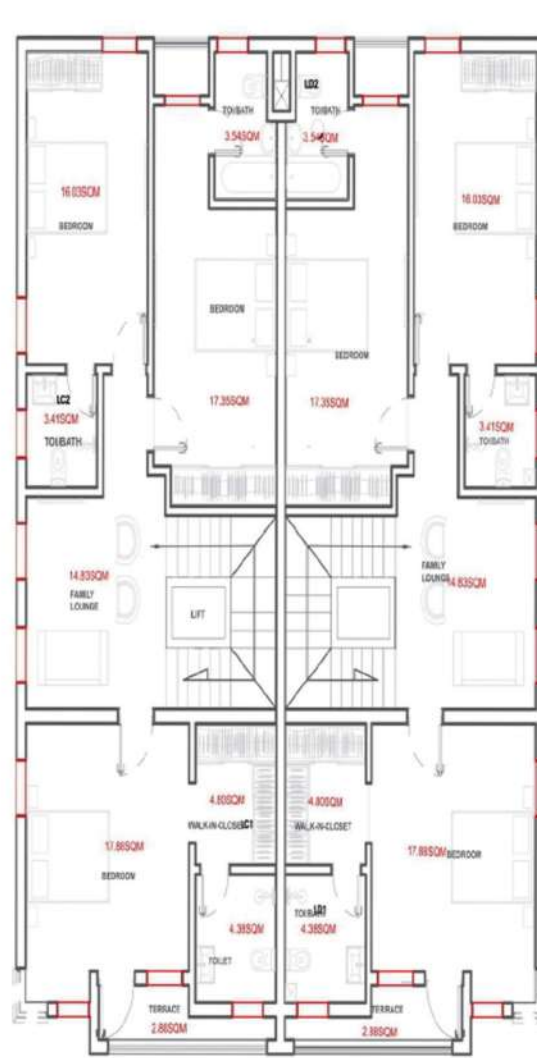
**SECOND FLOOR PLAN**

**PENT FLOOR PLAN**

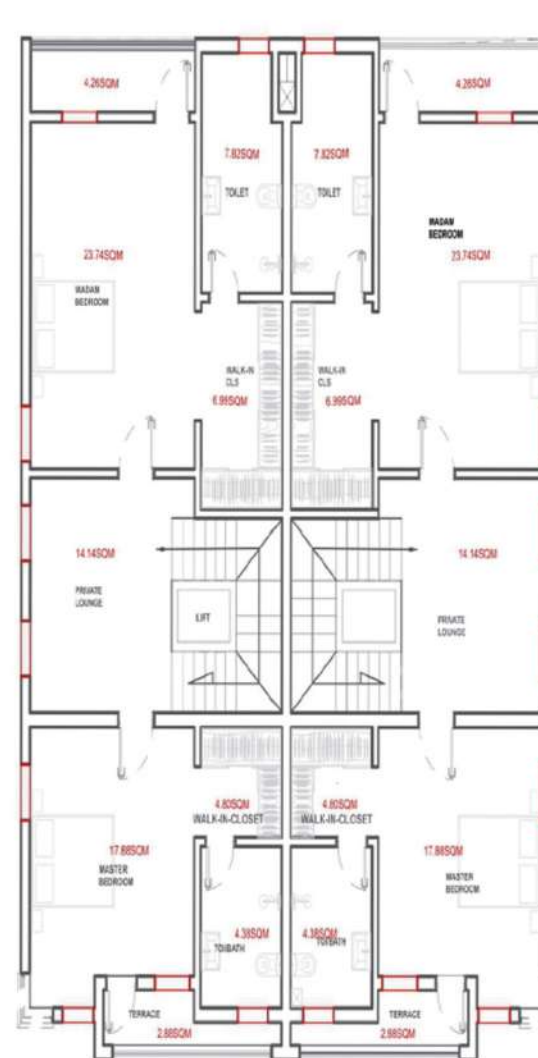
**FULLY DETACHED DUPLEX FLOOR PLAN**



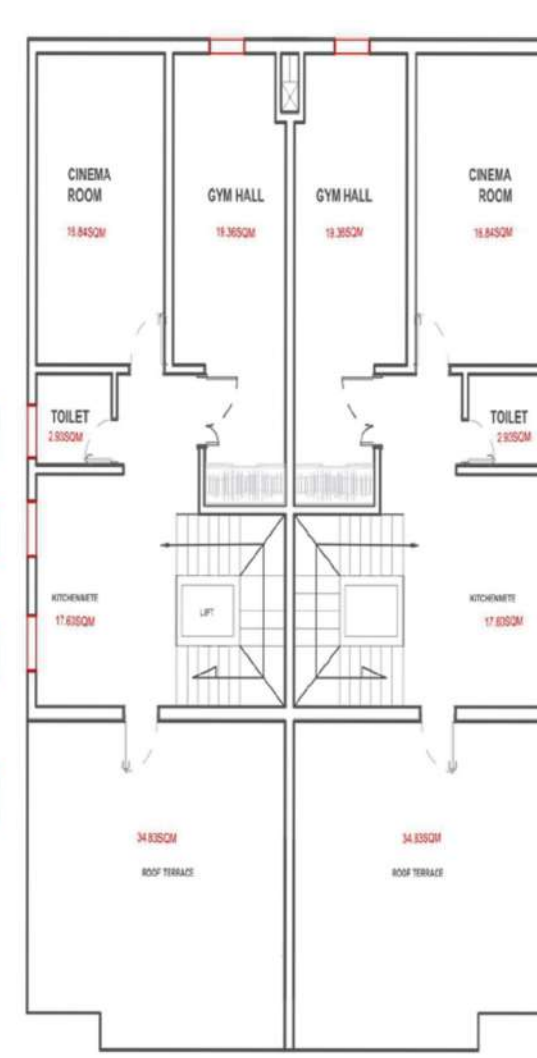
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



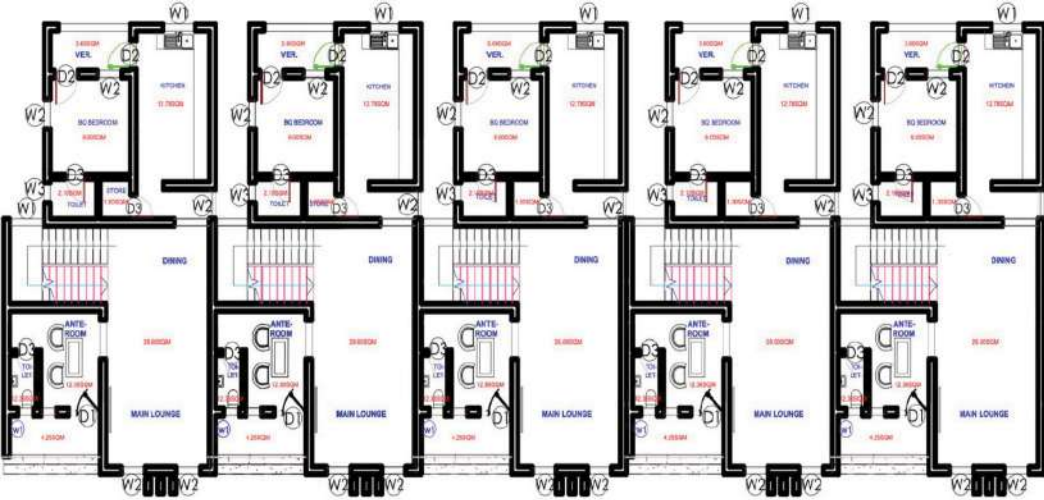
**SECOND FLOOR PLAN**



**PENT HOUSE PLAN**

# SEMI-DETACHED DUPLEX FLOOR PLAN

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**GROUND FLOOR PLAN**



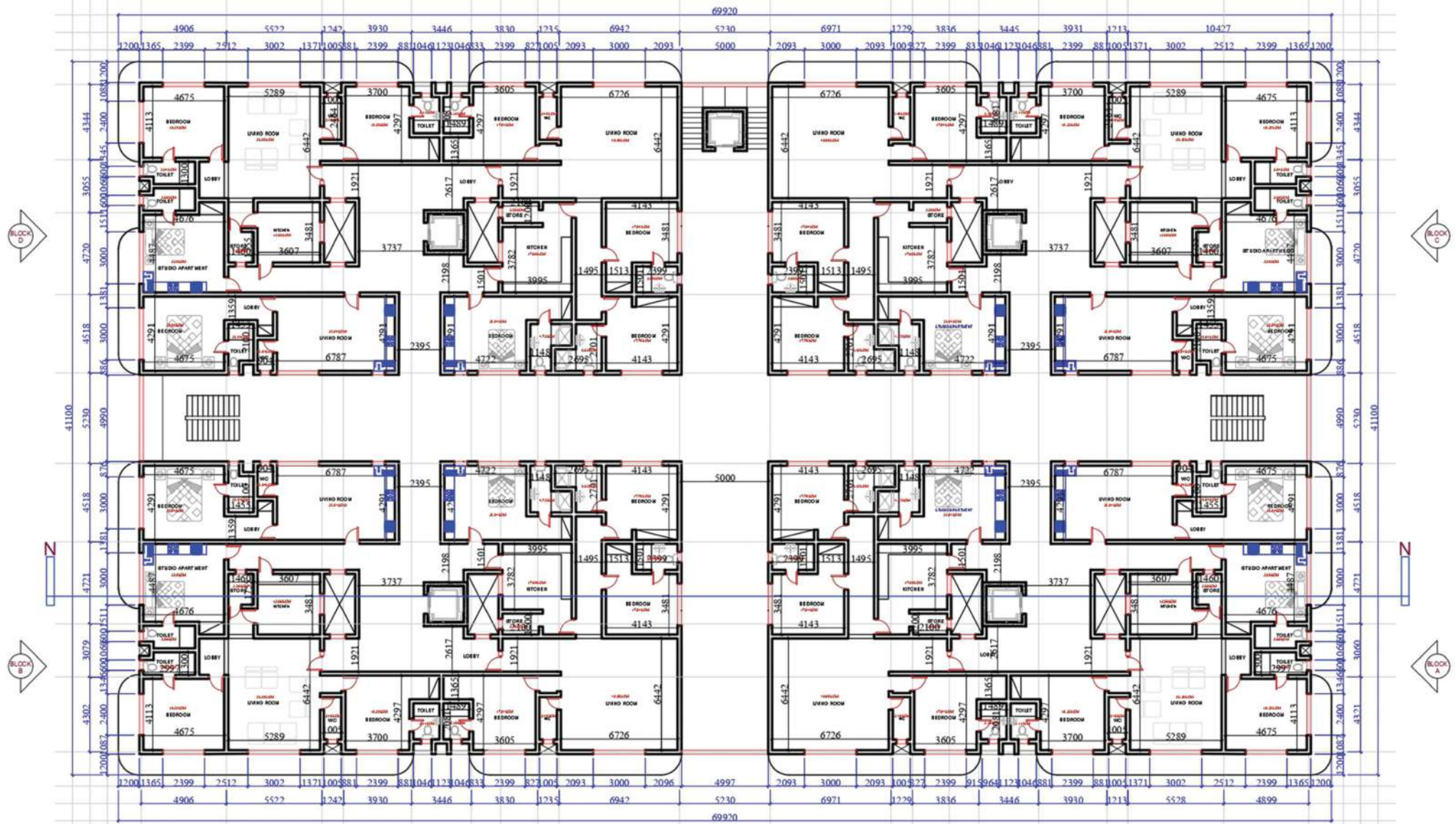
**FIRST FLOOR PLAN**



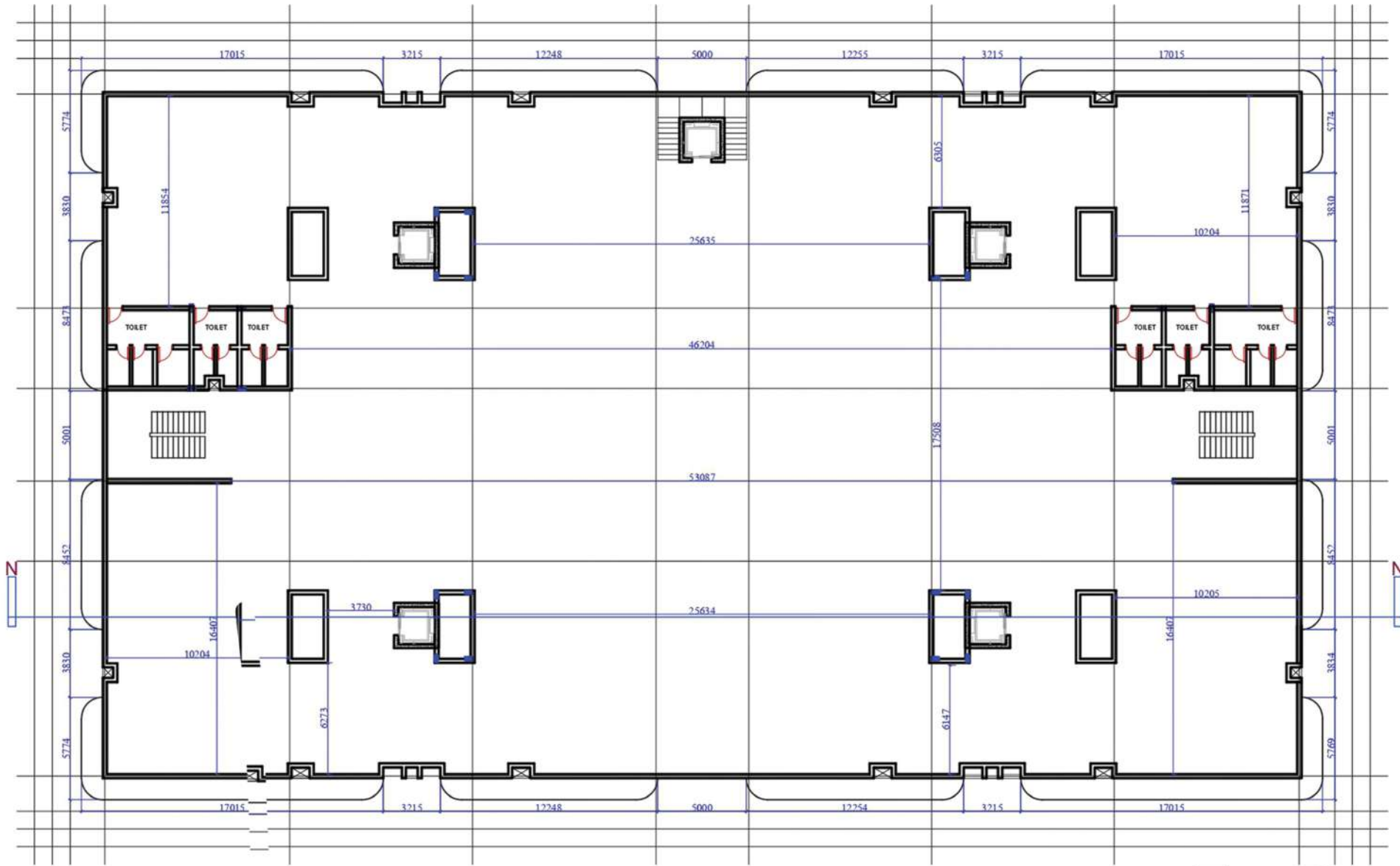
**SECOND FLOOR PLAN**

**TERRACE DUPLEX FLOOR PLAN**



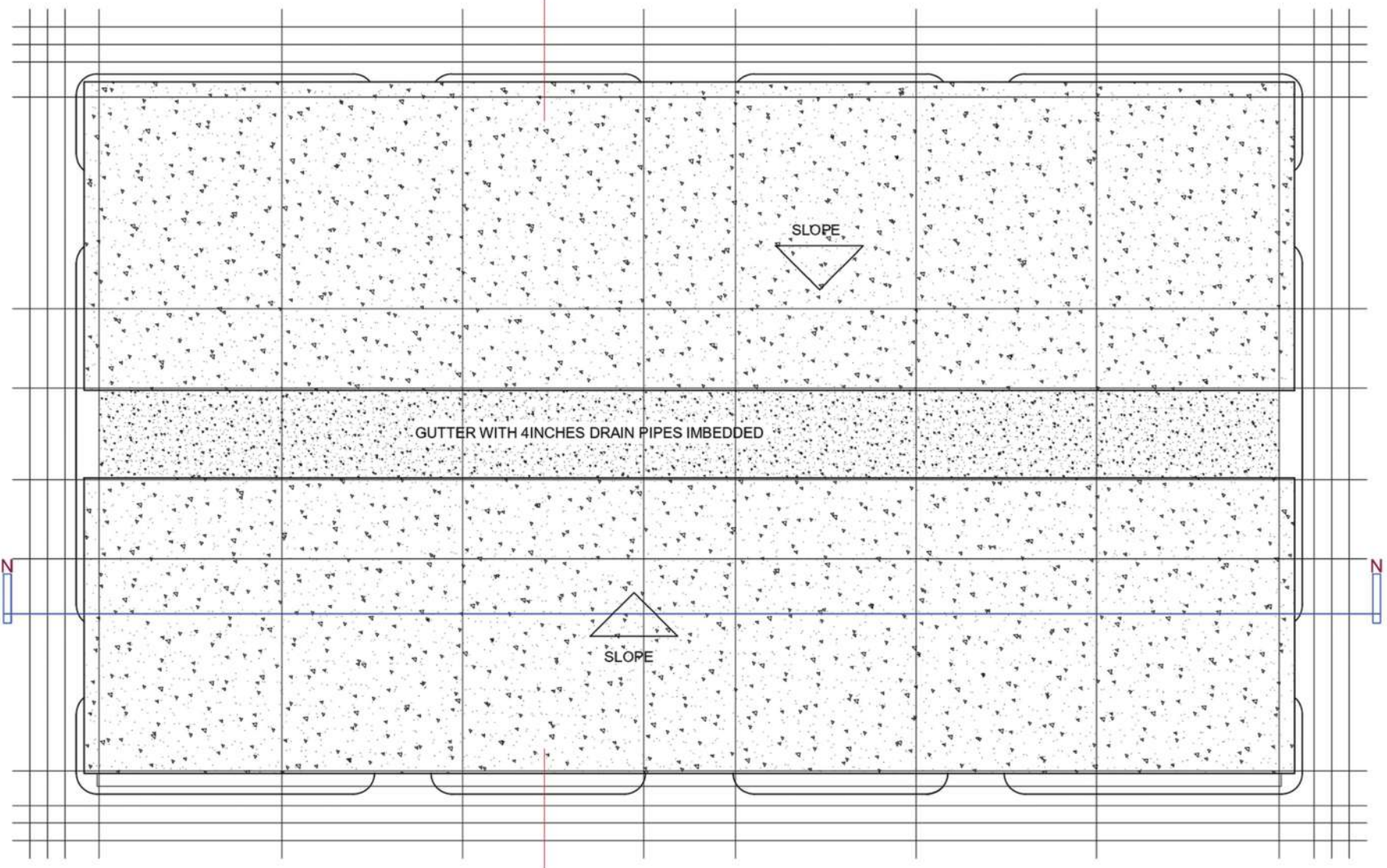


TYPICAL 1ST TO 5TH FLOOR



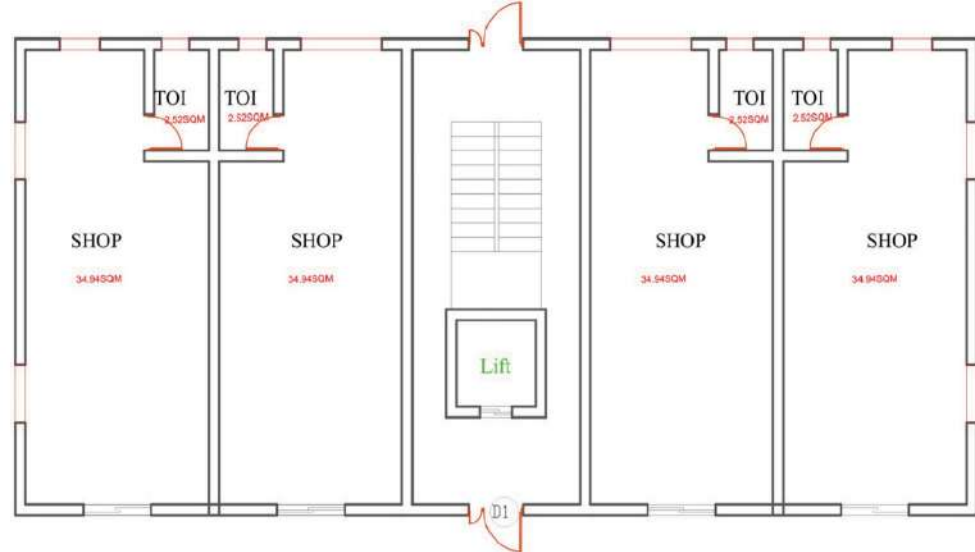
PENT HOUSE PLAN

4INCHES CONCRETE SLAB ROOF COVER

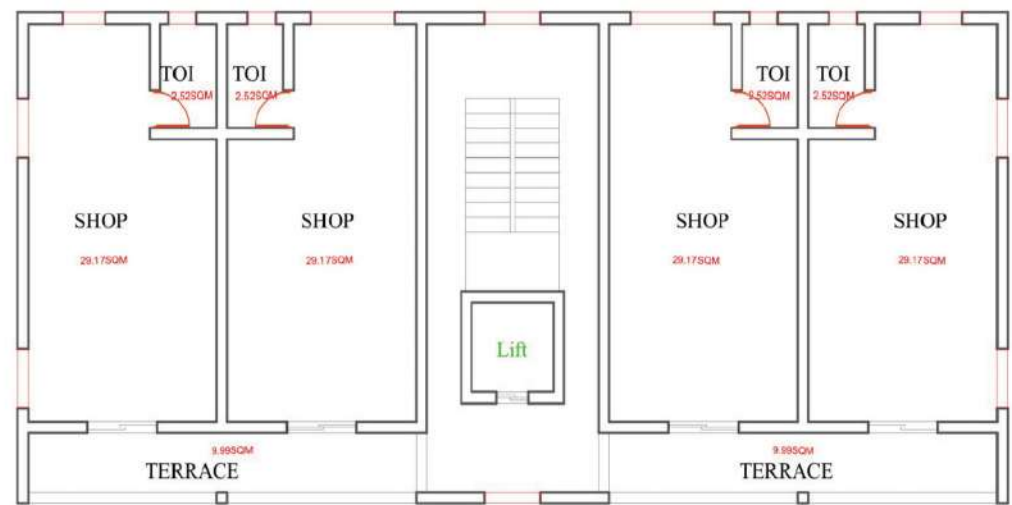


ROOF PLAN

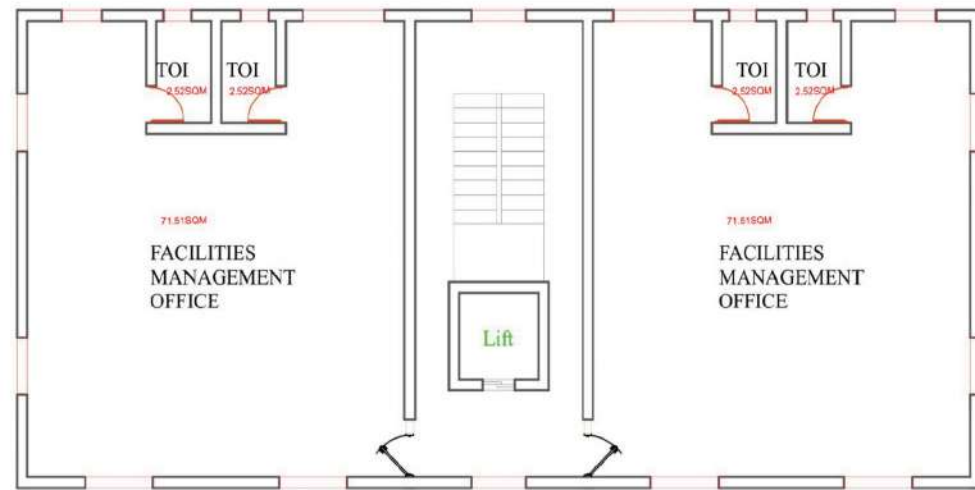
4INCHES CONCRETE SLAB ROOF COVER



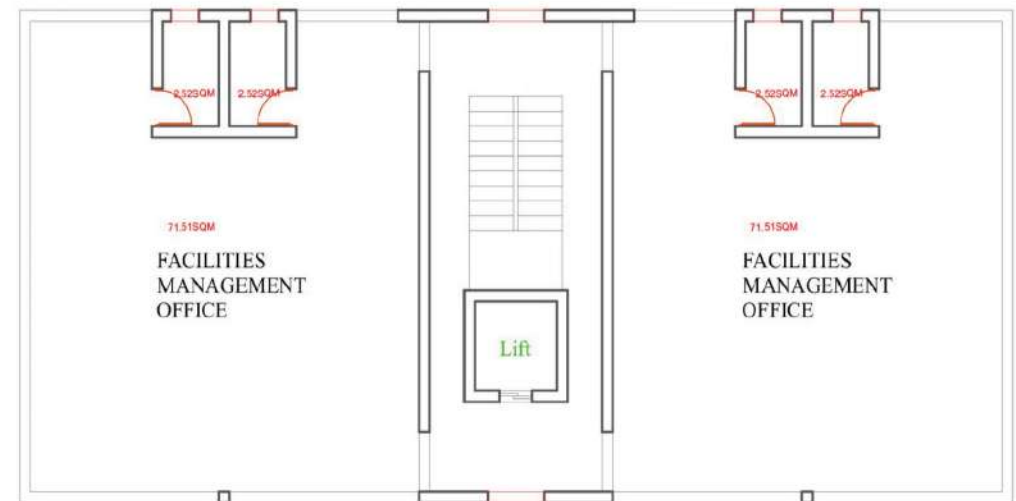
**GROUND FLOOR PLAN**



**FIRST TO SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**



**FORTH FLOOR PLAN**

**ESTATE MALL FLOOR PLAN**



The information contained in this brochure has been presented to the best accurate degree, to ensure that it is not misleading in any way. Note that floor plans and other specifications as presented herein may be subject to change as project progresses. All pictures, furniture, and accessories shown are for illustration purposes only.

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