



THE OLIVE



Welcome

*To a one in kind
development in
Abuja*

*A 9 Hectares prime land development on Jabi Lake, Abuja by
QUEENTAFLORA HOMES LIMITED*



THE OLIVE



Plot
4
9
8

*A collection
of affluence
meant strictly
for the right
mindset.*





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Part 3 The Geography

The initial decision that Abuja becomes the new capital of Nigeria was made in 1976. The move from the former capital Lagos was necessitated by political pressure due to ethnic division. Abuja was chosen from a list of 34 areas that were possible capital city candidates due to its centrality within the country, the ethnic and religious neutrality of the territory, and the availability of natural resources such as water and land for expansion. Furthermore, the region benefits from a fairly constant climate throughout the year. The relocation of the capital took place 15 years after the initial decision and Abuja started officially operating as the new capital in 1991.

As Abuja is the administrative capital of Nigeria, most international organizations, for example the Economic Commission of West African States (ECOWAS) and the European Commission to Nigeria etc., have offices in Abuja. There are 106 embassies/high commissions based in Abuja. There are countless of tourist sites such as the National Mosque, the National Ecumenical Centre, Gurara Falls, Jabi Lake, Millennium Park, and Wonderland amusement park within the city.



The As



As seen in the chart above, the project site is directly located at the waterfront of Jabi Lake (a natural water reserve). The Central Business District can be reached via the Ahmadu Bello Way or the Shehu Yar'adua Way, which both can be considered as major traffic arteries in Abuja. Furthermore, the project site is situated in direct vicinity to the Abuja Horse and Country Club currently owned and operated by Julius Berger Nigeria Plc.

The closest airport to the site is Nnamdi Azikwe International Airport which can be reached via the Ahmadu Bello Way, the Zuba Garki Road and further the Inner Northern Road which provides a connection to the Ring Road Four within about 30 minutes by car (assuming favourable traffic conditions; non-linear distance of about 27km)

Step into an
enclave of
curated
experiences

100,000 square
meter
Water front property

The Site layout

1. Golf Area
2. Services (Electrical, Mechanical etc)
3. Mini mart, Creche, Pharmacy
4. 70 Luxury Apartment
5. 5 Star - 250 Keys Hotel
6. Lush Green area
7. 10 Presidential Villas
8. 11 Bethel Villas
9. Jabi Lake (Only lake in Abuja)



Part 5
Features & Facilities



Gym



24HR Power



Tennis Court



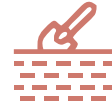
Fire Hydrant



APP



Fire Alarm



Play Area



Ample Parking



Restaurant



Business Lounge



Golf



Concierge



Central Gas Line



CCTV



Grocery Store



Clinic



Fiber Optic



Smart Technology



Creche

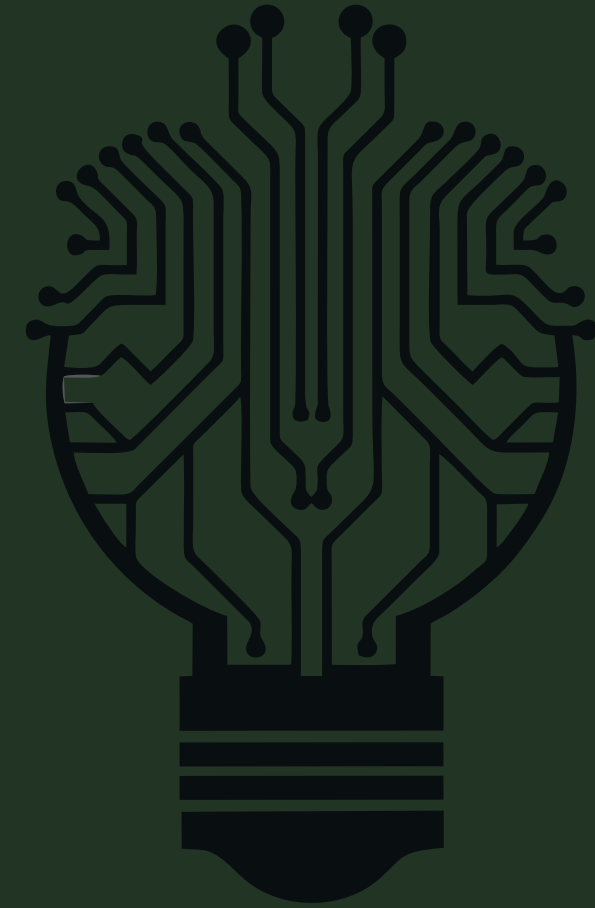


Green Area

Features & Facilities

We Are Fully A Smart City

The smart city concept integrates information and communication technology (ICT), and various physical devices connected to the Internet of things (IoT) network to optimize the efficiency of city operations and services and connect to citizens.



Items Connected Smartly at The Olive

Smart utility meters Security
Surveillance cameras Home
applications City
Management systems Fire
Detection Energy
management Broadband

Part 6
The Hotel

Bay Boutique hotel is rated 5-star and has a total capacity of 250 guest rooms. The hotel represents the tradition and modernity of a luxurious home away from home that offers functional upscale rooms and long-stay facilities. The hotel provides a comprehensive offering of facilities perceived as a lone destination that attracts international and local travelers. The hotel amenities will include a restaurant, a bakery & coffee shop, a lobby bar, a pool bar, a nightclub, an extensive meeting and conference hall, an elevated infinity pool, and several treatments rooms.

The facility also features a one-in-town boat club that encapsulates tourism, recreation, and relaxation under one roof. With Sophisticated designs, specialized architecture, and state-of-the-art interiors, our hotels spell class and comfort that invite new visitors and ensure revisits by existing customers



5
Restaurants & Bars



Smart
Entrance



250 Comfortable
Beds



Free
Wifi

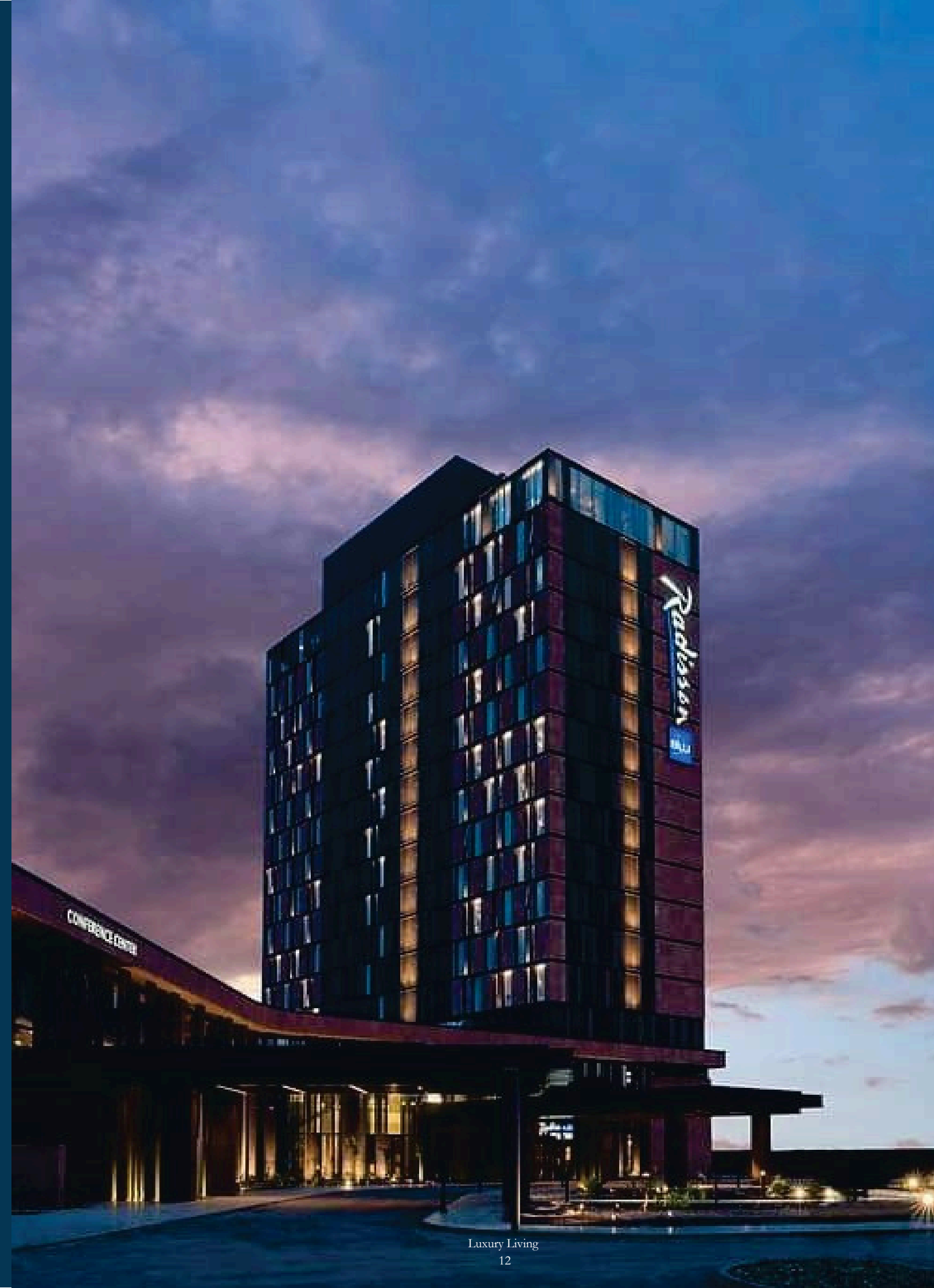


Bakery & Coffee
Shops



1000 Guest
Conference Hall

*The building is an
odyssey of open spaces that offer comfort and
beauty in equal measure*



*A five star Hotel lobby
with elegance*



Indulge in the ultimate luxury experience as you step into the grand lobby of our 5-star hotel, which boasts an exquisite lake view that will take your breath away. Nestled in the lap of stunning natural beauty, our hotel promises to deliver a world-class experience that will leave you feeling pampered and rejuvenated. As you enter the lobby, the rich aroma of freshly brewed coffee and the gentle sound of flowing water greet you. The soaring ceilings and elegant chandeliers offer a glimpse into the opulence that awaits you. The spacious lobby is designed with comfort and elegance in mind providing the perfect welcome to our esteemed guests.

Our lobby features plush leather sofas and chairs that offer a comfortable seating experience. The walls are adorned with exquisite art pieces and beautiful sculptures that reflect the hotel's commitment to art and culture. The centerpiece of the lobby is a grand piano, where talented musicians serenade you with soulful melodies. Our concierge team is available round-the-clock to cater to your every need, whether it's arranging for transportation, booking a table at a local restaurant, or suggesting the best places to explore in the vicinity.



*Hotel room with stunning view
& modern amenities*



Welcome to our luxurious hotel room, where comfort, sophistication, and breathtaking views come together to create an unforgettable experience. With floor-to-ceiling windows that offer an unobstructed view of the vibrant cityscape, this room promises to take your breath away. As you step into the room, you'll immediately feel the warmth of the plush carpet underfoot and the softness of the sumptuous bedding. The room is elegantly furnished with bespoke furniture and fittings that exude luxury and refinement, and every detail has been carefully selected to create a sense of serenity and relaxation.

The room is equipped with modern amenities, including a flat-screen TV, high-speed Wi-Fi, and a fully stocked minibar, ensuring that you have everything you need for a comfortable stay. The en-suite bathroom is a work of art, featuring a deep soaking tub, a spacious shower, and designer toiletries that will leave you feeling pampered and refreshed.

Our hotel room also offers the perfect balance between privacy and natural light, with blackout curtains that can be drawn when you're ready to sleep and sheer curtains that let in plenty of natural light during the day. But what truly sets this room apart is the stunning view. As you sit back and gaze out over the cityscape, you'll feel like you're on top of the world. Whether you're here for business or leisure, this room offers a sanctuary from the hustle and bustle of the city, while still allowing you to feel fully immersed in its vibrant energy.



*Giving you a taste of Miami right
here in Abuja*

Welcome to our resort swimming pool area, where relaxation meets luxury and the sound of crashing waves sets the tone for a truly unforgettable experience. With a stunning view of the ocean as your backdrop, this is the perfect place to unwind and soak up the sun. Our pool area is designed with your comfort in mind, featuring luxurious loungers, plush daybeds, and plenty of shade to keep you cool and refreshed. Take a dip in our sparkling infinity pool and feel the stress of the day melt away as you gaze out at the endless expanse of the ocean.

Whether you're looking to unwind after a long day of sightseeing or simply want to soak up the sun in style, our resort swimming pool area is the perfect place to do it. Come and experience the ultimate in luxury and relaxation as you enjoy the beautiful ocean view and soak up the atmosphere of our beautiful resort.



Part 7
The Apartment

Experience the epitome of sophisticated and regal living at our 10-story luxury apartment building that overlooks the breathtaking Jabi Lake. Our building is designed to cater to your every need, offering a range of premium residences with exquisite classical aesthetics and modern functionality. With 2, 3, and 4 bedrooms available, each apartment boasts stunning panoramic views of the landscape, opulent fittings and fixtures, and bespoke cabinetry.

As you step into our grand lobby, you'll be transported to a world of timeless elegance and charm. The soaring ceilings, intricate chandeliers, and marble flooring exude a sense of grandeur that will leave you breathless. Our lobby is designed to provide you with the perfect welcome home every time. The apartments themselves are designed to offer the perfect blend of classical aesthetics and modern functionality. The living spaces are open-plan and flow seamlessly into the dining and kitchen areas. The kitchens are equipped with top-of-the-line appliances and feature bespoke cabinetry that is as functional as it is elegant.

The bedrooms offer an oasis of relaxation and are a study in luxurious comfort. Each bedroom has an ensuite bathroom that is furnished with opulent fittings and fixtures, and the master bedroom boasts a walk-in closet and a private balcony with breathtaking lake views. Our building is not just a residence, it is a lifestyle. We offer an array of amenities that cater to your every need. Take a dip in our rooftop infinity pool with stunning views of the lake, work out at our state-of-the-art gym, or relax in our spa and wellness center. Our 24-hour concierge service, secure parking, and round-the-clock security offer you peace of mind and the feeling of being royalty. Located in the heart of Abuja, our building is surrounded by a vibrant community of shops, restaurants, and entertainment venues. The Jabi Lake Mall is just a short walk away, while the city center is easily accessible by car.



Gym



Smart Technology



Concierge



Shared Office Space



Club House



Swimming Pool



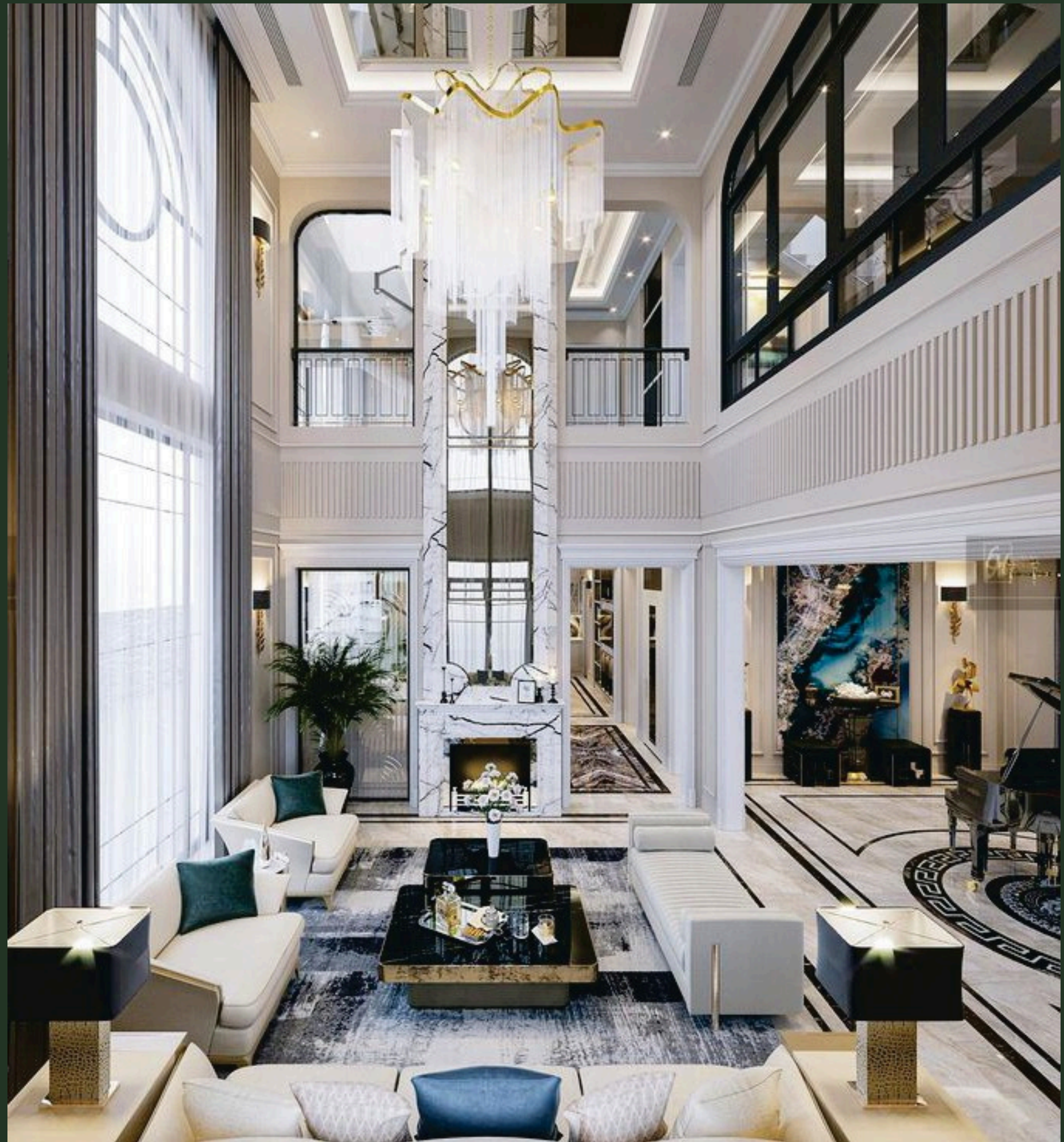


*A five star lobby
with elegance*

Enter the world of ultimate luxury as you step into our 5-star apartment lobby. Designed to impress, the lobby boasts stunning interiors and bespoke finishes throughout. It's the perfect place to entertain guests or host meetings, with a range of versatile meeting spaces available for your convenience. Enjoy the seamless blend of form and function, with every detail carefully considered to provide the ultimate in luxury living. Whether you're seeking a relaxing space to unwind or a productive area to conduct business, our apartment lobby is the perfect choice for discerning individuals seeking the very best in life.

4 Bedroom
maisonette
fit for
Royalty

Partake in the utmost of luxurious living with our magnificent penthouse 4 bedroom maisonette. Embellished with an indoor swimming pool and all modern amenities, this grand residence is the very epitome of sophistication and grandeur. The European interior design exudes elegance and grandeur, with bespoke finishes and sumptuous furnishings throughout. The capacious living areas are perfect for entertaining esteemed guests, with seamless indoor-outdoor living spaces that offer breathtaking views of the surroundings. The resplendent master suite is truly fit for royalty, boasting a spa-like bathroom and a private balcony that provides the perfect retreat for relaxation after a long day. Whether you aspire to a grand family home or an opulent retreat to entertain your guests, this penthouse is the epitome of the quintessential English regal lifestyle.





*25 meter
swimming
pool at your
leisure*

Dive into luxury with your very own indoor swimming pool in your apartment. Enjoy a refreshing dip in the privacy and comfort of your own home. With the convenience of an indoor pool, you can swim year-round, regardless of the weather outside. Relax and unwind in style, with the added benefit of staying active and healthy right at home. The ultimate in luxury living is just a few steps away.

*A private
clubhouse
like no other*

Experience the pinnacle of luxury living at our exclusive apartment club house. This stunning space features a gourmet restaurant that offers a fine dining experience unlike any other. Whether you're hosting an intimate gathering or a large-scale event, our versatile meeting space is perfect for all your needs. For those looking to unwind and indulge in some leisure time, our game room is the perfect retreat. From billiards and poker to board games and more, there's something for everyone to enjoy. With lavish finishes and bespoke furnishings throughout, our club house is the ultimate expression of luxury living. Come and experience the very best that life has to offer - right at home.



Welcome to timeless prestige

Discover the pinnacle of luxury waterfront living at The Olive Villa - an exclusive enclave of just 11 exquisite stand-alone villas designed by a prestigious award-winning architectural firm. Impeccable services and unparalleled attention to detail await you at every turn.

Surrounded by lush tropical landscapes, each villa is graced with its own private boat dock - a gateway to exploring the crystal-clear waters of the surrounding area. Step inside and be transported to a world of luxury and refinement, where soaring ceilings and open-concept living spaces create a sense of grandeur and spaciousness.

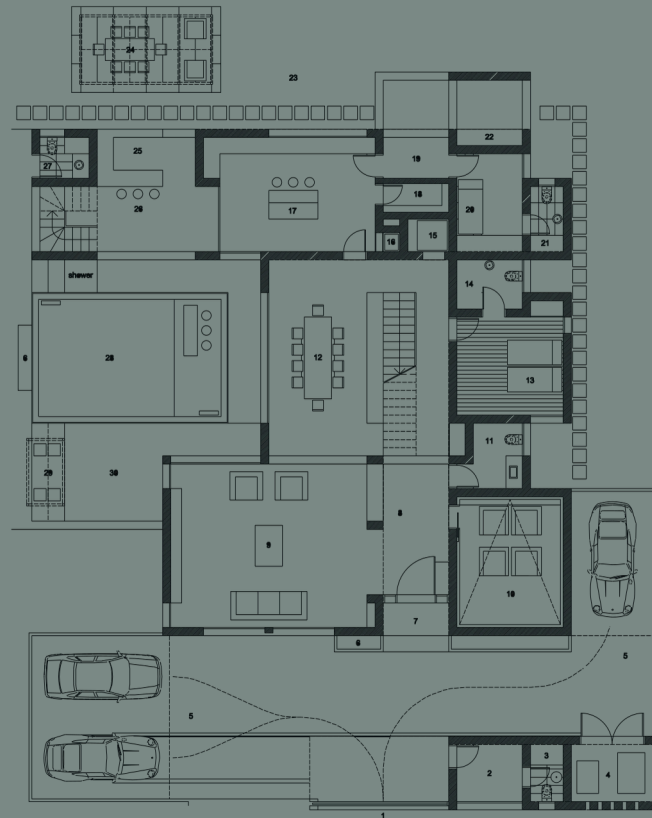
Experience the ultimate in relaxation and tranquility with an average of 700 square meters of living space that boasts world-class amenities. From indulgent spa-like bathrooms to state-of-the-art entertainment systems and gourmet kitchens, every detail has been thoughtfully considered to ensure the ultimate in luxury living. Immerse yourself in the beauty of your surroundings, with each villa offering breathtaking waterfront views that will take your breath away. The Olive Villa is the ultimate expression of refined elegance and sophistication, offering discerning buyers the chance to own a slice of paradise in one of the most sought-after locations in the world.

Exterior features

Wood finish
Curtain wall glass Security
Doors
Vandal proof glass
Ventilated wall cladding
Lake view



Ground Floor



BUILT AREAS
GROUND FLOOR PLAN 244.20 sqm

GATE - GEN. HOUSE PLAN 21.05 sqm

HABITABLE AREAS

- 1 GATE
- 2 GATE HOUSE 5.05 sqm
- 3 GATE HOUSE TOILET 2.50 sqm
- 4 GENERATOR HOUSE 6.30 sqm
- 5 PARKING
- 6 FOUNTAIN
- 7 PORCH 4.30 sqm
- 8 LOBBY 27.35 sqm
- 9 SITTING 44.10 sqm
- 10 HOME CINEMA 17.00 sqm
- 11 VISITOR'S TOILET 4.85 sqm
- 12 DINNING 30.25 sqm
- 13. GUEST ROOM 14.75 sqm
- 14. GUEST ROOMS TOILET 4.30 sqm
- 15 LIFT
- 16 FOOD LIFT
- 17 KITCHEN 24.85 sqm
- 18 STORE 2.50 sqm
- 19 BACK PORCH 4.30 sqm
- 20 BOY'S QUARTER 8.60 sqm
- 21 BOY'S QUARTER TOILET 2.90 sqm
- 22 LAUNDRY 6.85 sqm
- 23 GARDEN
- 24 GAZEBO 17.25 sqm
- 25 EXTERNAL KITCHEN 7.60 sqm
- 26 POOL BAR 11.40 sqm
- 27 EXTERNAL TOILET 2.70 sqm
- 28 INFINITY POOL 34.55 sqm 29 ~SIT OUT 3.00 sqm
- 30 POOL TERRACE 34.45 sqm

First Floor



BUILT
AREA

FIRST FLOOR PLAN 189.65 sqm
HABITABLE AREAS

- 1 VOID
- 2 LIBRARY 5.40 sqm
- 3 LOBBY 21.25 sqm
- 4 BEDROOM | 17.10 sqm
- 5 BEDROOM | TOILET 6.75 sqm
- 6 BEDROOM II 23.30 sqm
- 7 BEDROOM II TOILET 6.50 sqm
- 8 BEDROOM III TOILET 6.50 sqm
- 9 BEDROOM III 24.80 sqm
- 10 LIFT 17.00 sqm
- 11. FOOD LIFT 4.85 sqm
- 12 FAMILY LOUNGE 30.25 sqm
- 13. BALCONY 5.75 sqm
- 14. TERRACE 17.15 sqm 15 JACUZZI

Pent Floor



BUILT AREA PENTHOUSE
PLAN 210.30 sqm

- HABITABLE AREAS 1 MASTER
BEDROOM 33.15 sqm 2
BATHROOM 11.50 sqm 3
WALKING CLOSET 8.50 sqm 4
LOBBY 12.95 sqm 5 TERRACE
5.75 sqm 6 BOX ROOM 4.30 sqm 7
LANDSCAPED ROOF 5.05 sqm 8
KITCHENETTE 5.05 sqm 9
LANDSCAPED ROOF 13.95 sqm
10 LIFT 11. FOOD LIFT 12
SAUNA 2.75 sqm 13. GYM 20.70
sqm 14 LANDSCAPED ROOF 3.60
sqm 15 FAMILY LOUNGE 28.10
sqm 16 VERANDAH 22.50 sqm 17
TERRACE 12.30 sqm



An Oasis Of Contemporary Living

Experience the ultimate in opulence and refinement at this truly exceptional presidential villa situated along the serene and exclusive Jabal lakefront. This stunning villa boasts every modern facility and luxury amenity that today's discerning buyer demands. As you step inside this exclusive residence, you are greeted by a grand entrance hall that sets the tone for the rest of the villa. The expansive living spaces are adorned with luxurious finishes, fine art, and bespoke furnishings that create an ambiance of exclusivity and sophistication.

The villa features multiple lavish bedrooms, each with its own exquisite ensuite bathroom, walk-in closet, and carefully selected luxury appointments. The palatial master suite is truly fit for royalty, boasting panoramic views of the lake, a private terrace, and a spa-like bathroom that exudes pure indulgence. The outdoor living areas are equally impressive, featuring an infinity pool that overlooks the shimmering waters of Jabal lake, and multiple terraces that offer breathtaking views of the surrounding landscape. The villa also boasts a fully equipped fitness center, spa, and a team of dedicated staff on hand to ensure that your every need is catered for.

Exterior features

Wood finish
Curtain wall glass Security
Doors
Vandal proof glass
Ventilated wall cladding
Lake view



Ground Floor



BUILT AREAS

GROUND FLOOR PLAN 361.15 sqm

GATE - GEN. HOUSE PLAN = 28.90 sqm

HABITABLE AREAS 1 GATE 2 GATE PORCH 2.80 sqm 3 GATE HOUSE 6.30 sqm 4 GATE HOUSE TOILET 2.50 sqm 5 GENERATOR HOUSE 8.60 sqm 6 PARKING 7 FOUNTAIN 8 PORCH 6.50 sqm 9 LOBBY 30.95 sqm 10 HOME CINEMA 30.55 sqm 11. GUEST ROOM'STOILET 5.95 sqm 12 GUEST ROOM 27.00 sqm 13. VANITY 4.30 sqm 14 VISITOR'S TOILET 2.90 sqm 15 PRIVATE SITTING 14.60 sqm 16 DINNING 30.95 sqm 17 SITTING 51.75 sqm 18 LIFT 19 FOOD LIFT 20 STORE 3.60 sqm 21. DRY KITCHEN 32.40 sqm 22 BOY'S QUARTER TOILET 2.90 sqm 23 BOY'S QUARTER 8.05 sqm 24 LAUNDRY 3.25 sqm 25 PASSAGE 5.75 sqm 26 WET KITCHEN 14.40 sqm 27 POOL BAR 8.65 sqm 28 POOL TERRACE 58.15 sqm 29 INFINITY POOL 42.85 sqm 30 SIT OUT 5.85 sqm 31 EXTERNAL LAUNDRY 8.10 sqm 32 EXTERNAL TOILET 4.30 sqm 33. GAZEBO 24.80 sqm 34 GARDEN

First Floor



BUILT AREA

FIRST FLOOR PLAN 284.30 sqm

HABITABLE AREAS 1 VOID 2 LOBBY 13.55 sqm 3 BEDROOM I TOILET 27.00 sqm 4 BEDROOM I TOILET 5.95 sqm 5 BEDROOM II TOILET 5.95 sqm 6 BEDROOM II 27.00 sqm 7 LIBRARY 8.65 sqm 8 FAMILY LOUNGE 31.30 sqm 9 BOX ROOM 4.30 sqm 10 LIFT 11. FOOD LIFT 12 LANDSCAPED ROOF 10.25 sqm 13 LOBBY 2 21.25 sqm 14 TOILET 7.20 sqm 15 BEDROOM III 22.60 sqm 16 BALCONY 3.05 sqm 17 BEDROOM IV TOILET 7.20 sqm 18 WALKING CLOSET 9.55 sqm 19 BEDROOM IV 22.60 sqm 20 BALCONY 3.05 sqm

Pent Floor

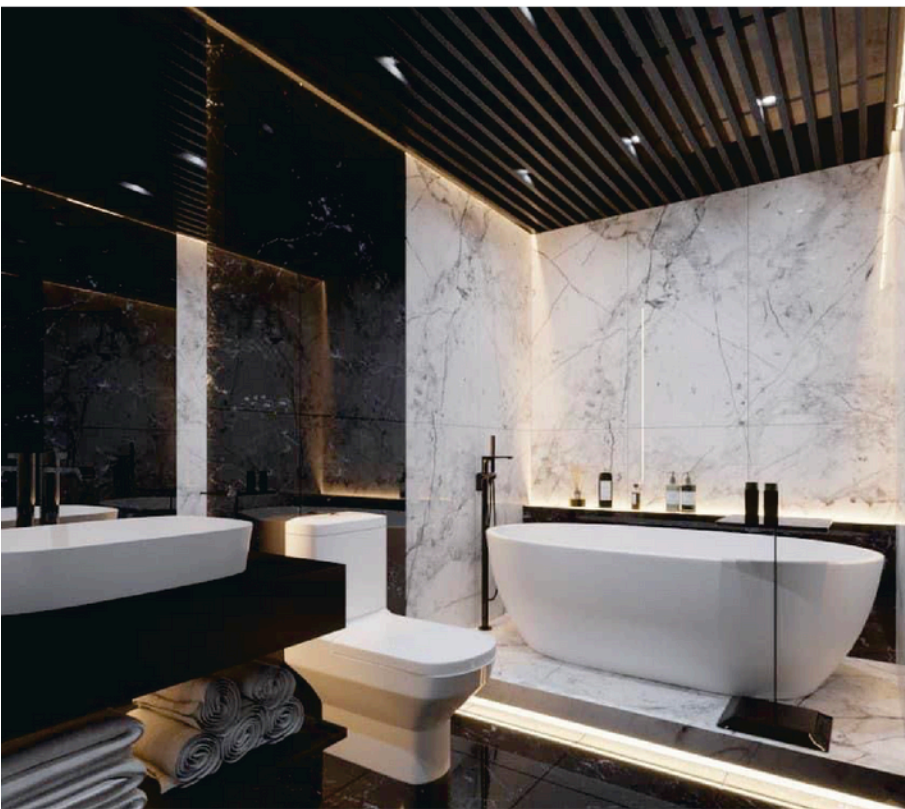


BUILT AREA

PENTHOUSE PLAN 263.00 sqm

HABITABLE AREAS 1 VOID 2 LOBBY 23.40 sqm 3 SAUNA 3.90 sqm 4 LANDSCAPED ROOF 6.50 sqm 5 GYM 33.30 sqm 6 TERRACE 18.70 sqm 7 JACUZZI 8 KITCHENETTE 4.70 sqm 9 LANDSCAPED ROOF 8.65 sqm 10 LIFT 11. FOOD LIFT 12 FAMILY LOUNGE 31.30 sqm 13. TERRACE 41.05 sqm 14 PRIVATE SITTING 29.00 sqm 15 WALKING CLOSET 7.20 sqm 16 BATHROOM 11.50 sqm 17 MASTER BEDROOM 30.40 sqm 18 VERANDAH 34.55 sqm





*Master Bedroom
fit for a King*

The master bedroom is designed with your comfort and tranquility in mind, featuring a plush king-sized bed, luxurious bedding, and elegant décor that is sure to impress. Large windows or a private balcony provide breathtaking views of the serene lake, creating a sense of calm and serenity. The spacious walk-in closet is perfect for organizing your wardrobe and accessories, featuring custom cabinetry, plenty of storage, and convenient built-in features such as a vanity and full-length mirror. You'll have everything you need to start your day feeling confident and put together.

The ensuite bathroom is equally impressive, featuring a spa-like atmosphere complete with a large soaking tub, separate shower, and dual vanities. Modern finishes such as marble countertops and stylish fixtures add to the overall elegance of the space. Imagine waking up to the tranquil beauty of the lake every morning, and ending your day with a relaxing soak in the tub or watching the sunset from your private balcony. This master bedroom with a walk-in closet and lake view is the perfect retreat from the stresses of daily life, and a true testament to the power of luxury living.



*The
epitome of
opulence*

Experience the ultimate in modern living with this stunning living room that seamlessly combines entertainment and fitness. Designed with comfort and style in mind, the living room boasts plush sofas and armchairs, soft lighting, and sleek decor that will leave you feeling relaxed and inspired. Adjacent to the living room is a state-of-the-art movie room featuring a large screen or projector, surround sound system, and comfortable seating. With its dark, cozy atmosphere, this space is perfect for watching movies, sports, or your favorite TV shows with family and friends.

In a separate area of the living room, you'll find a cutting-edge gym complete with top-of-the-line exercise equipment such as a treadmill, elliptical, weight bench, and free weights. The gym area is spacious, well-ventilated, and flooded with natural light to help you stay motivated and energized during your workouts. This exceptional living room with a movie room and gym is the perfect space for modern living. It's designed to seamlessly integrate comfort, entertainment, and fitness, making it the ideal place to relax, unwind, and stay healthy. Don't miss the opportunity to make this stunning space the heart of your home.



 **BOSCH** **Miele** **KOHLER**

Cooking with style and elegance

Welcome to your dream kitchen! This luxurious space boasts a breathtaking pool view that seamlessly blends the indoor and outdoor living experience. Equipped with top-of-the-line appliances, including a professional-grade stove and oversized refrigerator and freezer, this kitchen is perfect for hosting intimate dinners or large parties. The stunning island is perfect for preparing meals, enjoying breakfast, or sipping wine from the built-in wine refrigerator. The beautiful, durable countertops and cabinets provide ample storage space and organization while featuring soft-close hinges and drawers.

The highlight of this kitchen is the large glass wall that provides an incredible panoramic view of the backyard and pool area, creating a tranquil and relaxing atmosphere. Imagine starting your day with a cup of coffee in this beautiful space, or ending the day with a glass of wine while watching the sunset over the pool. Designed with modern elegance and comfort in mind, this kitchen is the perfect place to unwind and entertain. It's time to turn your dream into a reality, and this exquisite kitchen is the perfect way to do it.

Kitchen appliances

- Refrigerators, Deep freezers and wine cellar*
- Integrated fridge/freezer*
- Integrated dishwasher*
- Integrated oven and touch*
- Integrated gas and electric cooker*
- Integrated microwave*
- Integrated extractor*
- Stainless steel bowl sink with chrome mixer*
- Tap*
- Under-wall unit lighting*
- Chandeliers*



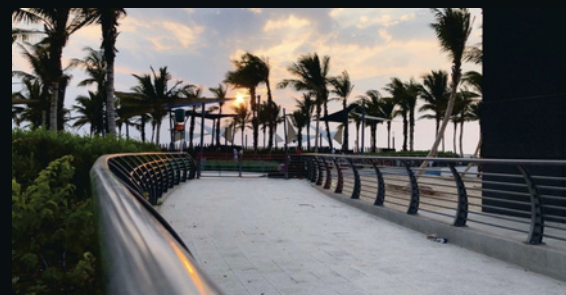
Nothing beautiful asks for attention



Live Work Play



The Olive Abuja



live the life your meant to live



Fun activities at the Bay



THE OLIVE



Project Name:

QUEENTAFLORES HOMES LIMITED

Project Cost:

The approximated cost of construction is 90 million dollars including the land which is valued at 12 Million dollars.

Construction cost is 78 Million dollars.

Property owner and development company agreement:

The owner of this 9 Hectares prime land has requested for 40% of the property and we the developer have a sharing agreement of 60%.

Project Title:

The property is a C of O.

Certificate of occupancy which is the highest land documentation.

From this 60% percent, cost of construction will be covered and the investment funders will be paid with their interest intact.

A more detailed bill of quantity will be provided when the project is set to take off to ensure more transparency with all parties involved.