

# ABUJA RISING

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# ICONNIC CAPITAL

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## **PRESIDENT'S MESSAGE**

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### 100 YEARS OF HISTORY AND WISDOM IN NIGERIA CREATED THE VISION OF THE CENTENARY CITY

"I thank the Centenary City's main development partners from the United Arab Emirates for having enough confidence in Nigeria to agree to invest about \$18.5bn in the project...the skills, expertise and vast experience that will be brought into the country to build the Centenary City on the Dubai model, will also be of immense benefit to Nigeria's overall development...I look forward to regular updates on the Centenary City's development"

28<sup>th</sup> August 2015

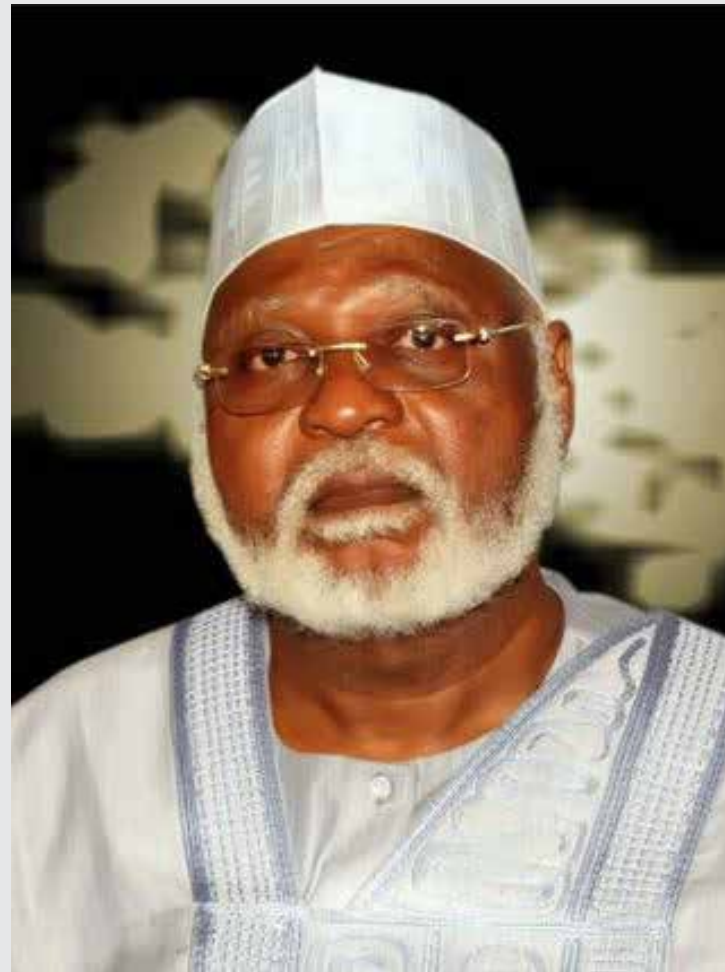
HIS EXCELLENCY

**MUHAMMADU BUHARI**

PRESIDENT OF THE FEDERAL REPUBLIC OF NIGERIA

## CHAIRMAN'S MESSAGE

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It is with great pleasure that I present to you Centenary City, Abuja - a Legacy Project of Nigeria's Centenary Celebration in 2014.

The aim of the Centenary City, which will be built from scratch by the private sector, is to focus the attention of the investing world to Nigeria in a way that has never been done before. The successes of such cities as Dubai in the United Arab Emirates, Songdo International Business District in South Korea, King Abdullah Economic City (KAEC) in Saudi Arabia, Canary Wharf in the United Kingdom, and Beirut Central District in Lebanon have shown that the development of a certain class of city - an economic city - is the strongest social, political and economic tool for securing foreign direct investment, promoting positive international attention and signalling a new national economic renaissance.

The Centenary City was designed with unique passion by a genius who also supervised the master plan by reputable world-class design teams as an efficient "mixed-use" city with emphasis on modernity and Nigeria's unique cultural heritage. The aim is to integrate contemporary demands and future expectations into a working scheme that will allow the City to develop in a sustainable and socially responsive manner.

The City will be a revolutionary approach to urbanization in Africa where natural beauty and architecture icons will merge to create an environment that is alive and productive and will, through its private ownership, promote the private sector's participation in projects of significant magnitude. It will also demonstrate the harmony between nature and human creativity to create a solid example for future urban development in Nigeria.

By the end of its planned 10-year development cycle, it is expected that this innovative and vibrant City would have created over 150,000 construction jobs and 250,000 permanent well-paying jobs. The City is planned for a residential population of about 200,000 people and around 500,000 daily visitors. It will also accommodate world-class multinational and domestic businesses in a world-class environment.

While we may occasionally disagree on some things, we must commit to working and living together on what unites us. I therefore invite all patriotic Nigerians and friends of Nigeria to join us in the development of this glorious tribute to the first century of our nation and a magnificent milestone in our journey into the second century that will surely witness the fulfilment of Nigeria's immense potentials.

Welcome to Centenary City, Abuja.

HIS EXCELLENCY

**ABDULSALAMI ALHAJI ABUBAKAR, GCFR**

CHAIRMAN OF THE BOARD - CENTENARY CITY PLC  
FORMER PRESIDENT OF THE FEDERAL REPUBLIC OF NIGERIA

## CENTENARY CITY BOARD

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### OUR HISTORY IS UNIQUE AND SO IS OUR PIONEER BOARD



The Board of Directors of Centenary City PLC and H.E. Mohamed AlAbbar on a Courtesy Call to President Goodluck Jonathan, GCFR after their inauguration on October 7th, 2013.



The Board and Management of Centenary City PLC with President Muhammadu Buhari, GCFR and Vice President Yemi Osinbajo, GCON following a Courtesy Visit on August 28th, 2015.

# LUXURIOUS GRAND EXQUISITE

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- NIGERIA HERITAGE PARK





BY 2050 NIGERIA WILL BE THE  
**3<sup>rd</sup>**  
 MOST POPULOUS  
 COUNTRY IN THE WORLD.

GDP  
**1.94%**  
 ANNUAL GROWTH

**4.29%**  
 QUARTERLY GROWTH

**191 Million**  
 CURRENT POPULATION



## NIGERIA

The great nation of Nigeria boasts the largest GDP in Africa and is ranked as the world's 26th largest economy – thanks to its position as a centre for commerce, heritage and modern living within the continent. Welcoming residents and visitors from around the world, Nigeria has also been identified as a regional power in Africa, and is considered to be an emerging market by the World Bank. A country with a rich heritage and bold culture, Nigeria is ready to take its historic roots further into the urban arena of living.



## ABUJA

The capital city of Nigeria, Abuja is one of the wealthiest cities in the country, representing one of the region's most successful capitals. An increasingly popular venue for businesses and commercial expansion, Abuja represents the region's growth as a place for modern living and trade.

ONE OF THE WORLD'S FASTEST GROWING CITIES  
**53%** BETWEEN 2010 - 2016

GDP OF NIGERIA  
**\$376 BILLION**  
 AS OF MARCH 2018

INSPIRATION CITY

# DUBAI

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A CITY THAT  
DEFIES CONVENTION

# INSPIRATION FROM THE WORLD

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## DUBAI

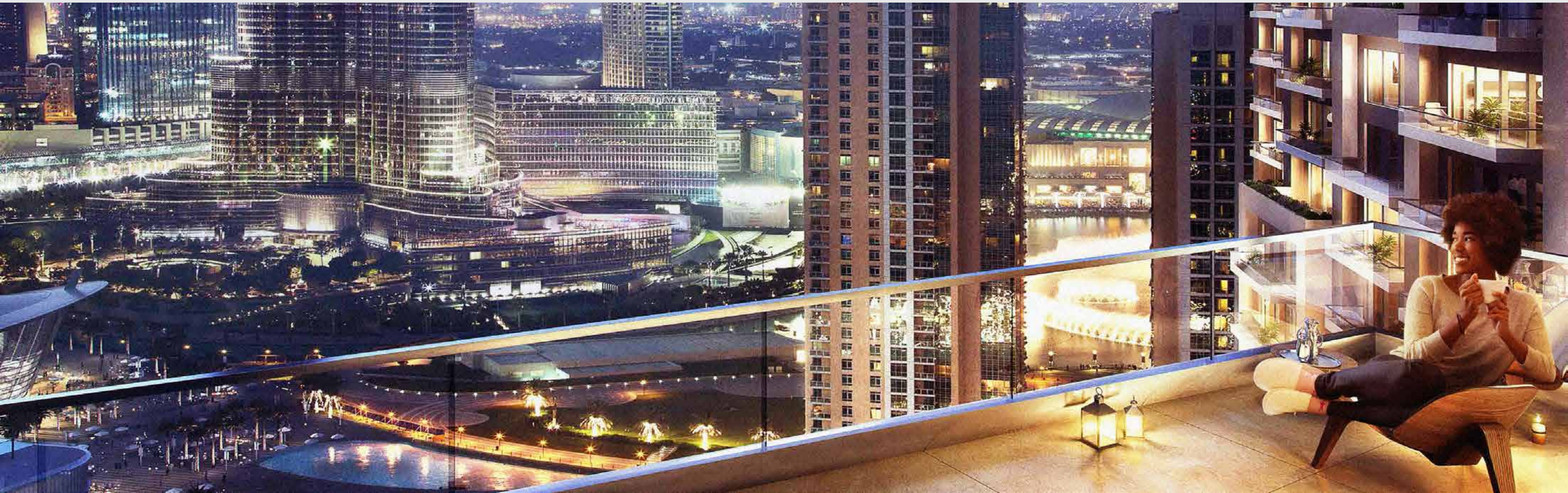
Inspiration from a world-leading city. Dubai has long been a pioneer in inspiring the world through its mega projects. Positioned as a global leader of iconic real estate assets and a provider of premium lifestyles, Dubai is helping countries raise their global profiles to new heights.

GDP

# 105

BILLION USD | 2017





## IMAGE INVESTMENT LLC

Image Investment LLC is honoured to be associated with the Centenary City project. As a long-established UAE-based fund management entity with c. \$500 million of discretionary assets under management, and an investor in several business sectors, we are committed to bring the development principles of a world-leading city to Abuja. We are excited at the short- and long-term prospects of Centenary City and are confident of delivering the project as envisioned.

Our affiliate Front Range Developers, a young dynamic development company, will execute the vision of Centenary City through a joint venture with Centenary City PLC, called Centenary City Developers FZE.



**4th**

MOST VISITED CITY IN THE WORLD

AED

**131 BILLION**

IN REAL ESTATE TRANSACTIONS

WORLD'S No.

# 1 MALL

WITH AN INTERNAL FLOOR AREA OF OVER 5.9 MILLION SQUARE FEET



THE  
DUBAI MALL



# HOMME IS NOT JUST AN ADDRESS

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# CENTENARY CITY

NIGERIA

**WELCOME TO  
THE NEW HEART  
OF ABUJA**



**A FIRST CLASS CITY  
RISING IN ABUJA**

**12.6KM<sup>2</sup>**  
OF SITE AREA



ONLY MIXED USE MASTER PLANNED  
FREE ZONE IN THE CAPITAL CITY.

# AN ICONIC MASTER PLAN



“Centenary City Abuja is a fitting tribute to the Country on its 100th year of formation. The 1,264.78-hectare master planned community, with the support of the Secretary to the Government of the Federation (SGF), Senator Anyim Pius Anyim, GCON, is envisaged as a spectacular city hub, the largest of its kind in Africa”.

24<sup>th</sup> June 2014

## MOHAMED ALABBAR

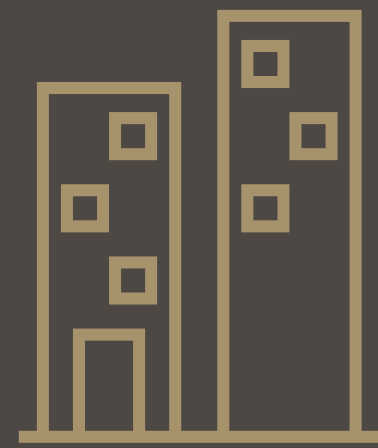
Chairman of the Board Emaar Properties PJSC  
Chairman of Eagle Hills Properties LLC

Mr. AlAbbar is undoubtedly the design and development force behind the transformation of Dubai's skyline. An acknowledged genius of design and master planning. He has been responsible for shaping the lives of millions of people across the world, with his bold, stylish yet functional design sensitivities.



21000

VILLAS



170

APARTMENT BUILDINGS

520,000 M<sup>2</sup>

OF HOTEL SUITES & SERVICED APARTMENTS



6

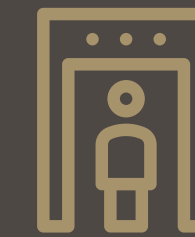


OFFICE BUILDINGS IN INTERNATIONAL COMMERCIAL CENTRE

10



WATERFRONT RETAIL CENTRES



3

SECURITY GATES AND FENCING FOR EXTRA SAFETY



3.34 MILLION M<sup>2</sup>

INTEGRATED GOLF COMMUNITY



100,000 M<sup>2</sup> OF EXCITEMENT



24/7

UNINTERRUPTED POWER SUPPLY

5

MAJOR RETAIL CENTRES



30

FLOORS OF LUXURY APARTMENTS IN TOWERS



4G FIBRE OPTIC BROADBAND NETWORK TO EACH HOME



PROPRIETARY AND SECURE WATER SUPPLY

# FIRST URBAN SAFARI PARK

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**EXPERIENCE THE WILD  
LIKE NEVER BEFORE**

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Nigeria has ample wildlife and we want to bring that experience to the capital, building the first Urban Safari Park. This is part of our commitment to keep Centenary City green. We also aim to promote Nigerian wildlife in its abundant National and state wildlife parks. This is our humble effort to give back to Nigeria and the communities that support us.

## 200 ACRES

OF WILD LIFE SANCTUARY TO EXPLORE



IN PARTNERSHIP WITH THE NATIONAL PARK SERVICE, NIGERIA

# AN EXCLUSIVE CONSERVANCY



OVER

# 200

ACRES OF SAFARI AND PERSONAL RANGERS TO TAKE YOU TO THE WILD SIDE

A few kilometres away from the bustling Abuja city centre, and just metres away from the centre of Centenary City, you can experience for the first time in Nigeria an Urban Safari. Centenary City is a very special destination for Safari and our team of experts will help this Safari City come alive for you with a private personalised tour.

# HAVE A CLOSE ENCOUNTER

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# INDULGE IN YOUR FAVOURITE PURSUITS

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**PRECISION. PERFECTION.  
WITH WORLD CLASS POLO.**

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DESIGNED BY



# SHADES OF LUXURY



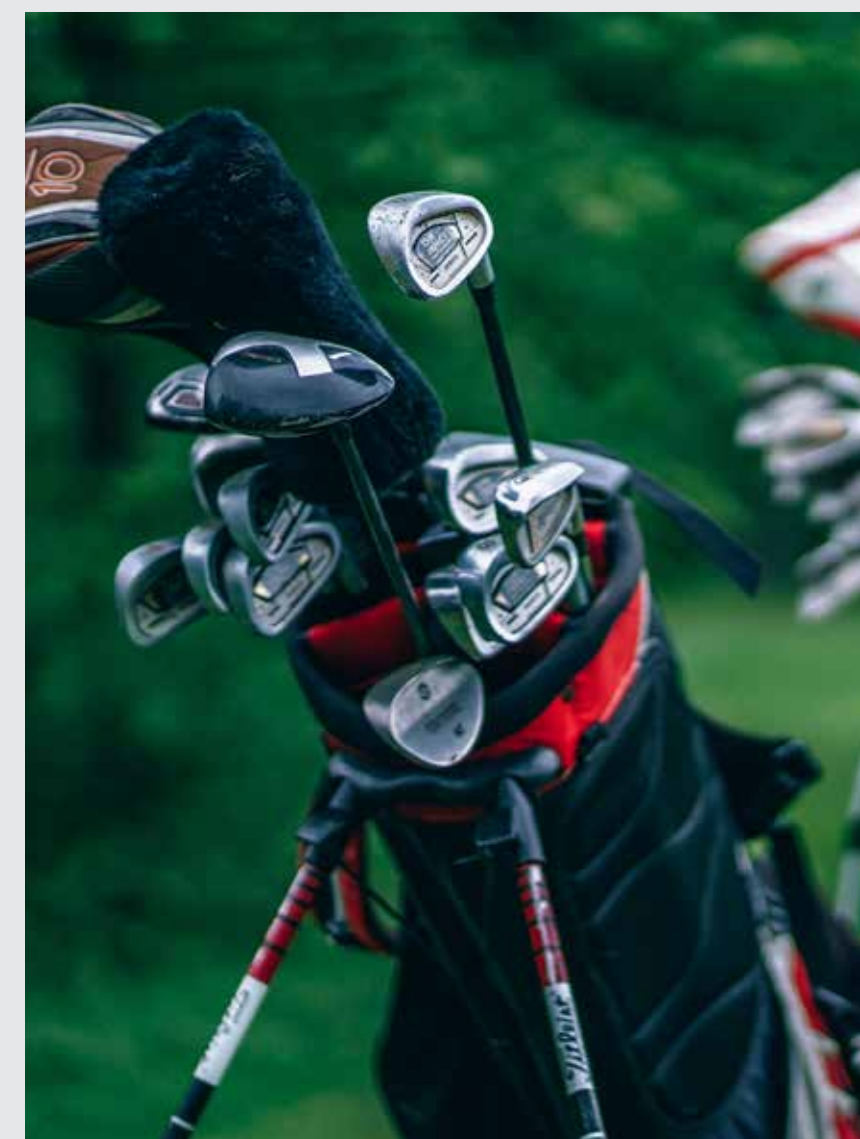
OPERATED BY  
**CRESCENT HOUSE LIMITED**



**WORLD CLASS  
GRASS COURTS**



# WEST AFRICA'S GOLFING GEM



# 825

ACRES OF PRISTINE INTEGRATED  
GOLF COMMUNITY

Enjoy a leisurely round of golf or two on the international 18 hole golf course while enjoying a scenic view of Abuja's new skyline.

# UNPLUG TO CONNECT

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# SHOPPING FOR ALL AGES

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# REPLENISH YOUR SENSES

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RELAX  
REJUVENATE  
REFRESH



# AMUSEMENT PARK

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A new level of excitement for Abuja. Complete with a full range of retail and dining options, the world-class amusement park at Centenary City will bring thousands of thrill-seeking families to Abuja. The park will feature a large assortment of rides and entertainment, from charming kids' rides to gravity-defying roller coasters, ensuring a fun-packed day out for the whole family.

# 100,000M<sup>2</sup>

OF EXCITEMENT

# EXQUISITE LUXURY

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Villa Royale  
LUXURY RESIDENCES



the greens  
CUSTOM VILLAS



THE  
RANGE  
CHALETS

THE  
grove  
CO-DEVELOPMENT OPPORTUNITIES

THE  
CLUBHOUSE  
LOUNGE



BUHARI TOWERS

# ELEGANT & CLASSY

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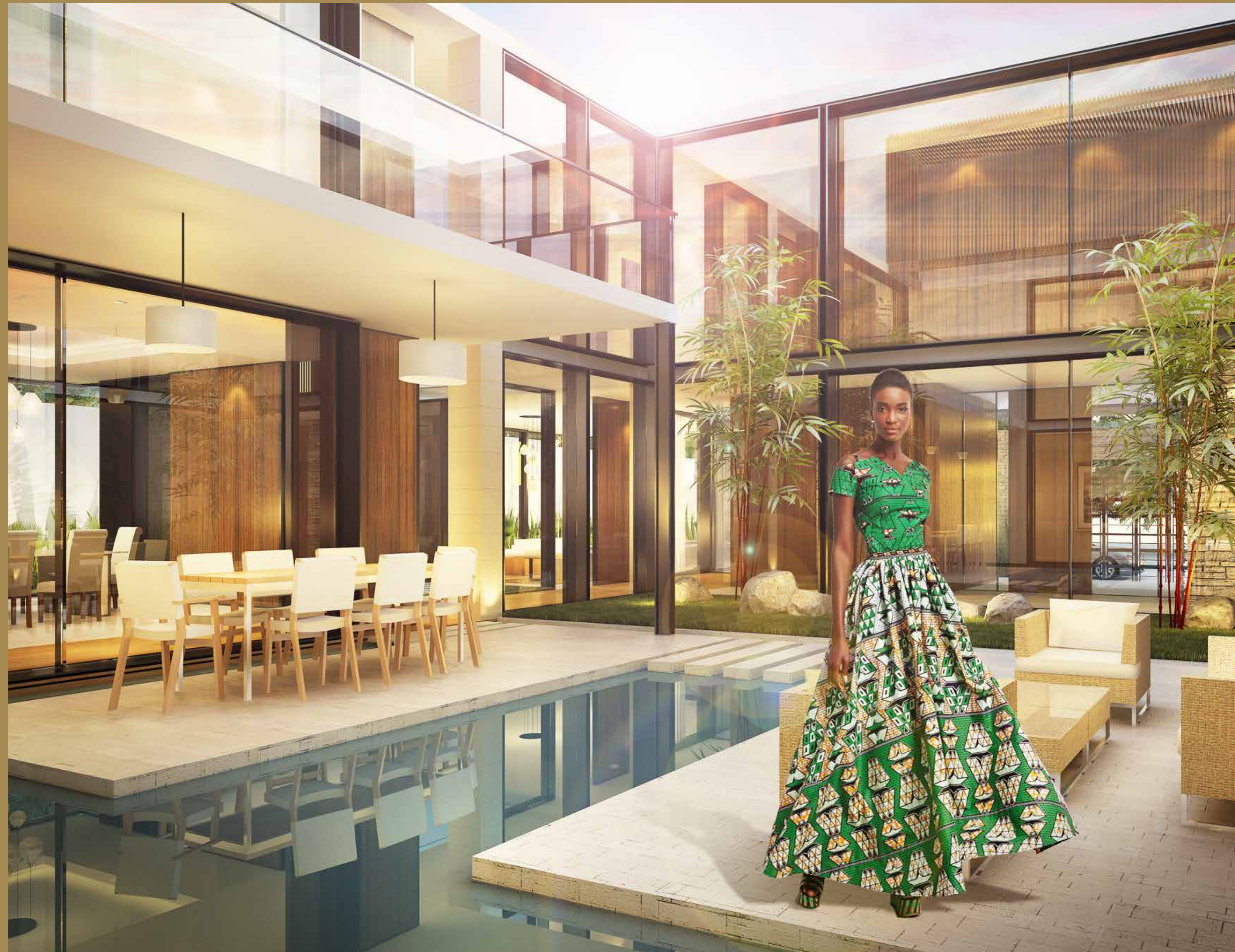


Villa Royale  
LUXURY RESIDENCES

LUXURY HOMES  
TAILOR-MADE  
FOR YOU



Villa Royale  
LUXURY RESIDENCES



# A QUALITY OF LIFE YOUR FAMILY DESERVES

Exquisitely designed villas will make Villa Royale the most exclusive neighbourhood in Abuja. Enjoy uninterrupted views of the city and meticulously designed landscapes. The Villa Royale will have 4 bedroom to 10 bedroom villas.

# 36

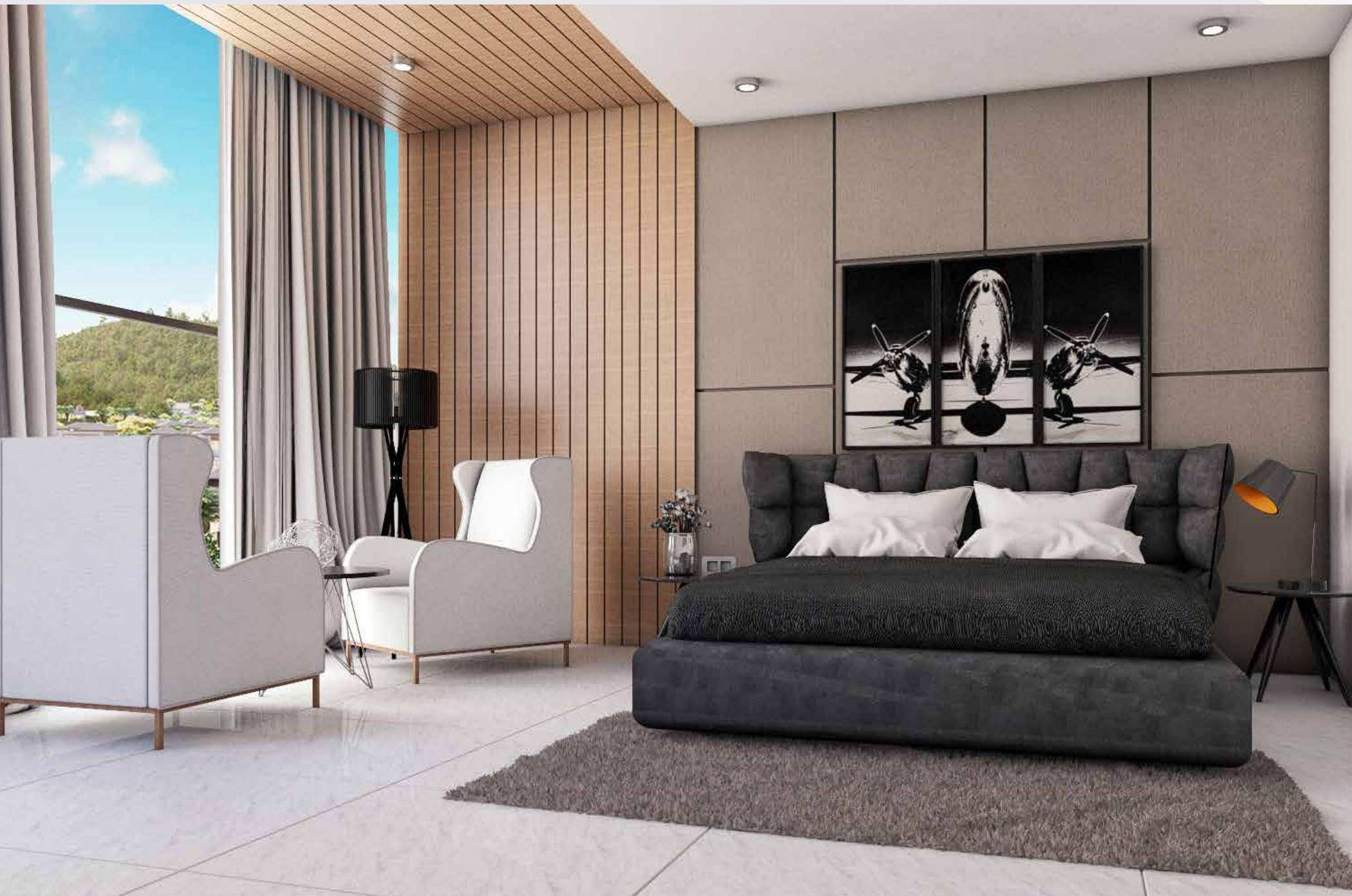
LUXURY VILLAS

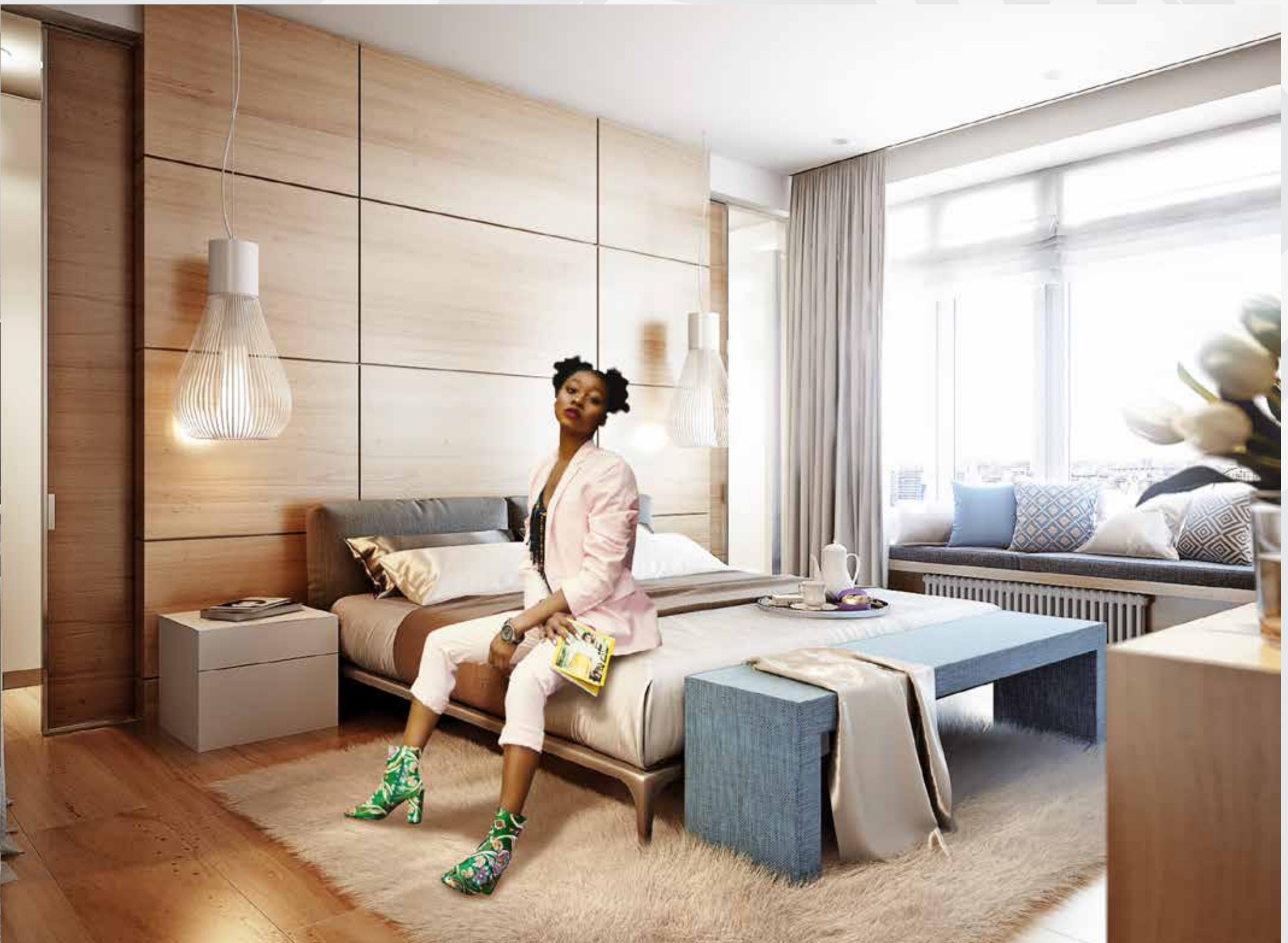
# 2800M<sup>2</sup>

OF PRISTINE AMENITIES



# ATTENTION TO DETAIL





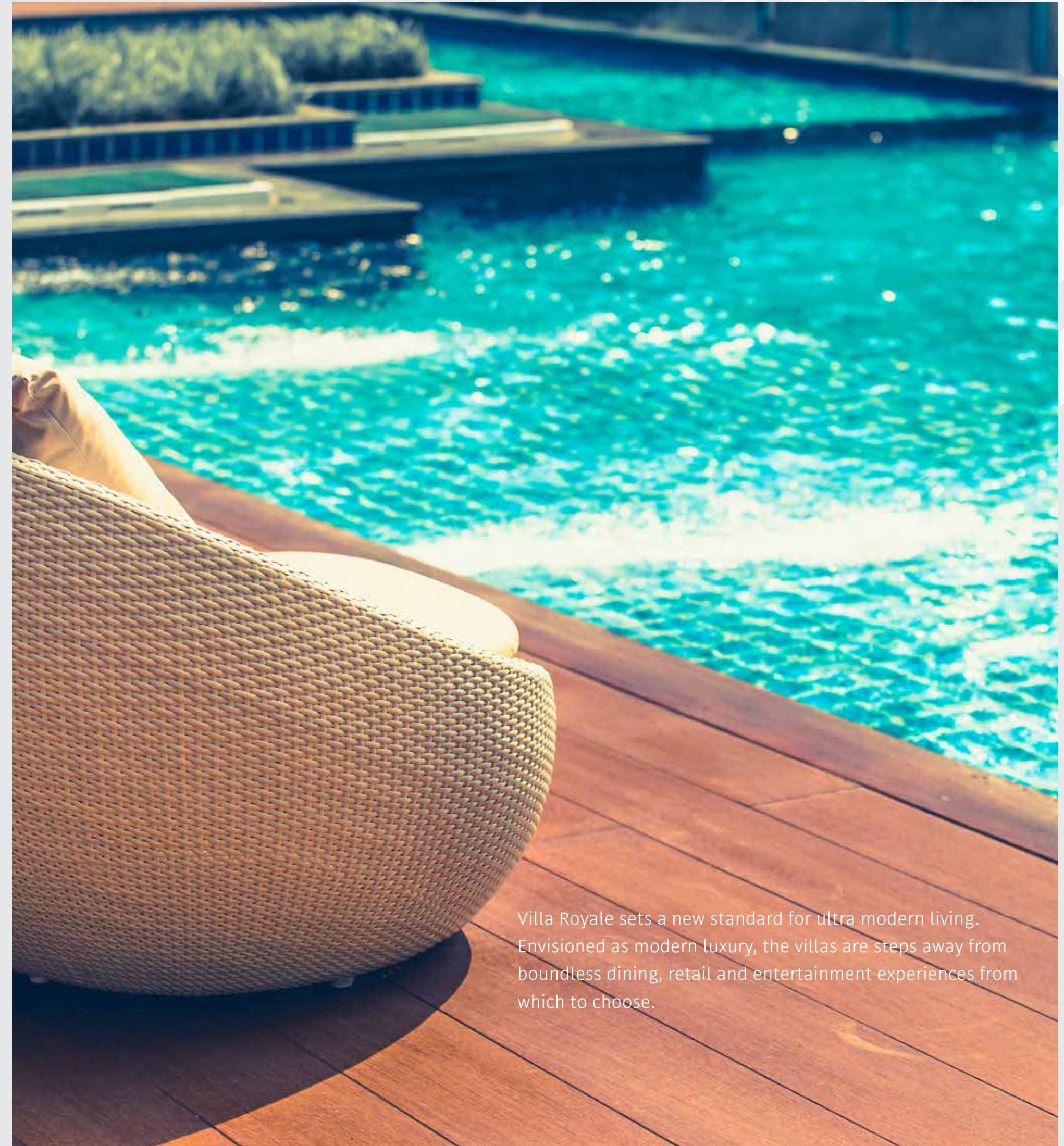
**4-10**  
BEDROOM VILLAS



# Villa Royale

LUXURY RESIDENCES

## SPLASH & SPARKLE



Villa Royale sets a new standard for ultra modern living. Envisioned as modern luxury, the villas are steps away from boundless dining, retail and entertainment experiences from which to choose.

DIFFERENT  
LOOK AT  
LIFE



the greens

CUSTOM VILLAS



ONE WITH NATURE



# PROXIMITY TO SERENITY



The Greens will perfectly embody a great ambition with modern architecture and superb craftsmanship. The Greens offers Villas ranging from 4 bed to 5 bed. In addition to having the finest retail and dining outlets at your doorstep residents of the Greens will have access to swimming pools, barbecue areas and children's play areas.

**37**  
VILLA COMMUNITY  
**45,000M<sup>2</sup>**  
OF PRISTINE AMENITIES



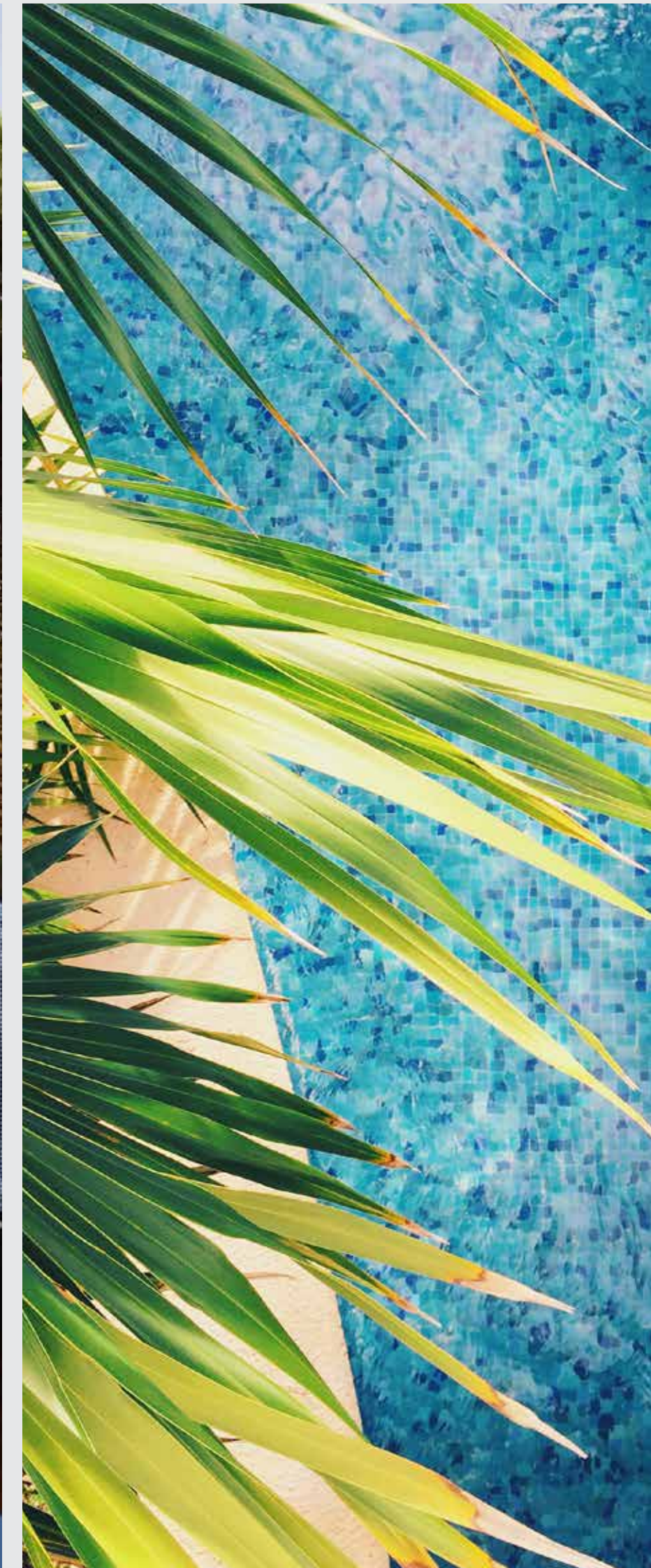


## INVEST IN WHAT MATTERS MOST



Live in a neighbourhood that gives seamless access to lush green spaces where you can savour life with family and friends. Find a calming and exquisitely styled environment with expansive, contemporary living spaces set against a modern metropolis.

# GROW THROUGH COMMUNITY



# INVEST IN YOUR LEGACY

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THE  
**grove**

CO-DEVELOPMENT OPPORTUNITIES

# THE GROVE

CO-DEVELOPMENT OPPORTUNITIES

## OWN YOUR ADDRESS



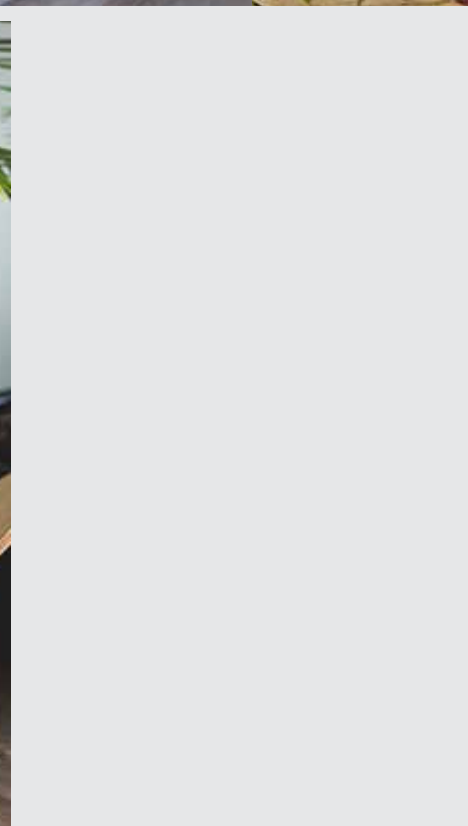
# TOWNHOUSE CO-DEVELOPMENT OPPORTUNITIES

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Abuja's persistence and intelligence has seen the city witness exponential growth in terms of people, and opportunity. Enter a world of tranquility with Centenary City and indulge in distinctly styled homes, where magnificence is simply a way of life.

# CHANGING LIFESTYLES



# ENTER THE WORLD OF TRANQUILITY



SECURED & SAFE



HEALTHY LIFESTYLE



SUN AND SPLASH



Come home to a close-knit community where everything is within your reach – from bespoke lifestyle experiences to 24hrs secured gates.

Parks, schools and mosques to a community centre, supermarkets and a health centre, enjoy access to everything you need for modern living within minutes. 4 & 6 Plex Townhouses in Modern and Tropical Architecture with exquisite interiors to match your upscale lifestyle.

# WELCOME TO THE TOP

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BUHARI TOWERS

A LIFESTYLE BEYOND  
IMAGINATION



# SEE THINGS DIFFERENTLY

Capturing the city with breath-taking 360 degree panoramic views, the towers are a feather in the cap for Centenary City.



## YOUR OWN STYLISH SANCTUARY



12  
FLOORS OF  
EXQUISITE LUXURY



# A TRUE EXPRESSION OF YOU



A THREE-LEVEL RETAIL  
EXTRAVAGANZA  
AT THE PODIUM

72M SQ FT  
OF RESIDENTIAL  
AND RETAIL SPACE

3 LEVELS  
OF PODIUM

20+  
RETAIL OUTLETS



4  
EXQUISITE TOWERS

570  
LUXURY APARTMENTS

The most sought-after amenities are taken to a new level at Buhari Towers' podium deck. A state-of-the-art infinity pool looks over the awe-inspiring view of Centenary City.

# LUXURY IN THE WILD

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# HIDDEN TREASURES





WHERE LIVING  
WELL COMES  
NATURALLY

The Safari Chalets are the finest residential accommodation in a Safari Park in any Capital City of the world. Designed to bring you closer to wildlife and soothed by nature. Designed with luxury tenting and interiors. With room service and activities at your finger tips. Live permanently and give yourself and your family a unique home. Or choose to have a specialist tented camp operator manage your property as a unique investment option.

25

EXCLUSIVE CHALETS

48,000M<sup>2</sup>

OF LUXURIOUS ACCOMMODATION AREA  
IN A UNIQUE WILD LIFE SETTING





# THIS IS WHERE YOU BELONG



Belong to a space where you feel free and unfettered. Surrounded by an expanse of nature and responding to wildlife in its true form. Disconnect, reconnect and explore where you really belong.

# CAPTURING THE WILD MOMENTS



# 5 STAR HOTELS & RESIDENCES



## 520,000M<sup>2</sup>

OF HOTEL SUITES & SERVICED APARTMENTS

Centenary City will offer an unparalleled level of luxury and sophistication. The development will provide an extensive selection of accommodation, from one bed Guest Rooms to Presidential Suites, along with serviced apartments ranging from one bedroom to three bedrooms.

# WELCOMING YOU TO A NEW WORLD



# JUST GOOD VIBES

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THE  
CLUBHOUSE  
LOUNGE

THE  
CLUBHOUSE  
LOUNGE

WHERE LIFE EXTENDS  
BEYOND YOUR HOME





WHERE LIFE IS NEVER  
SHORT ON EXCITEMENT



Discover an oasis of calm, set around quality restaurants and walkways: for you to leave the streets of the city and unwind at the Clubhouse. It's the perfect place to enjoy tennis with the family and spend quality time in a spacious arena.

**4000M<sup>2</sup>**  
OF LUXURY RELAXATION

# FIRST URBAN STOP BOX

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**STOPBOX**

# STOPBOX

STOP.  
EAT.  
RELAX.

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## CUISINES TO SUIT EVERY TASTE

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Begin your weekend in style with personalized service and welcoming hospitality. Embrace the retro designed StopBox whilst indulging in an assortment of international and local delicacies.

**5**  
OUTLETS WITH  
DIFFERENT CUISINES

**1600M<sup>2</sup>**  
OF AREA



SHOP FOR ALL  
YOUR FAVOURITE  
BRANDS

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# RETAIL THERAPY

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# NIGERIA MALL RETAIL | ENTERTAINMENT



The brands of the world come to Abuja. Nigeria Mall will give residents access to an extensive range of international brands, complete with abundant entertainment options and dining outlets.

MORE SPACE THAN  
YOU CAN IMAGINE



# A PLACE FOR SHOPPING



5

MAJOR  
RETAIL  
CENTRES



# 10

WATERFRONT  
RETAIL CENTRES



A relaxing stroll along the riverside. Like in many of the great cities in the world, The Waterfront will be a feature attraction and a social gathering point, where residents and visitors alike can enjoy a cosmopolitan atmosphere along the promenades.

CREATE. WORK.  
INSPIRE.

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# INTERNATIONAL CONVENTION CENTRE



# INTERNATIONAL COMMERCIAL CENTRE



OFFICE BUILDINGS  
120,000M<sup>2</sup>



Envisioned as a vibrant mixed-use city centred on the principles of sustainable urban development, Centenary City marks Abuja's leap towards the future as a high-value, knowledge-based community and a new sub-centre to complement the capital.

# QUALITY IS THE BEST BUSINESS PLAN



# CENTRAL BUSINESS DISTRICT



The new commercial hub of Abuja. The dedicated Central Business District creates the ideal business climate to drive the next stage of Abuja's progress into a leading global centre of commerce.



## CREATIVE SPACES FOR YOUR IDEAS

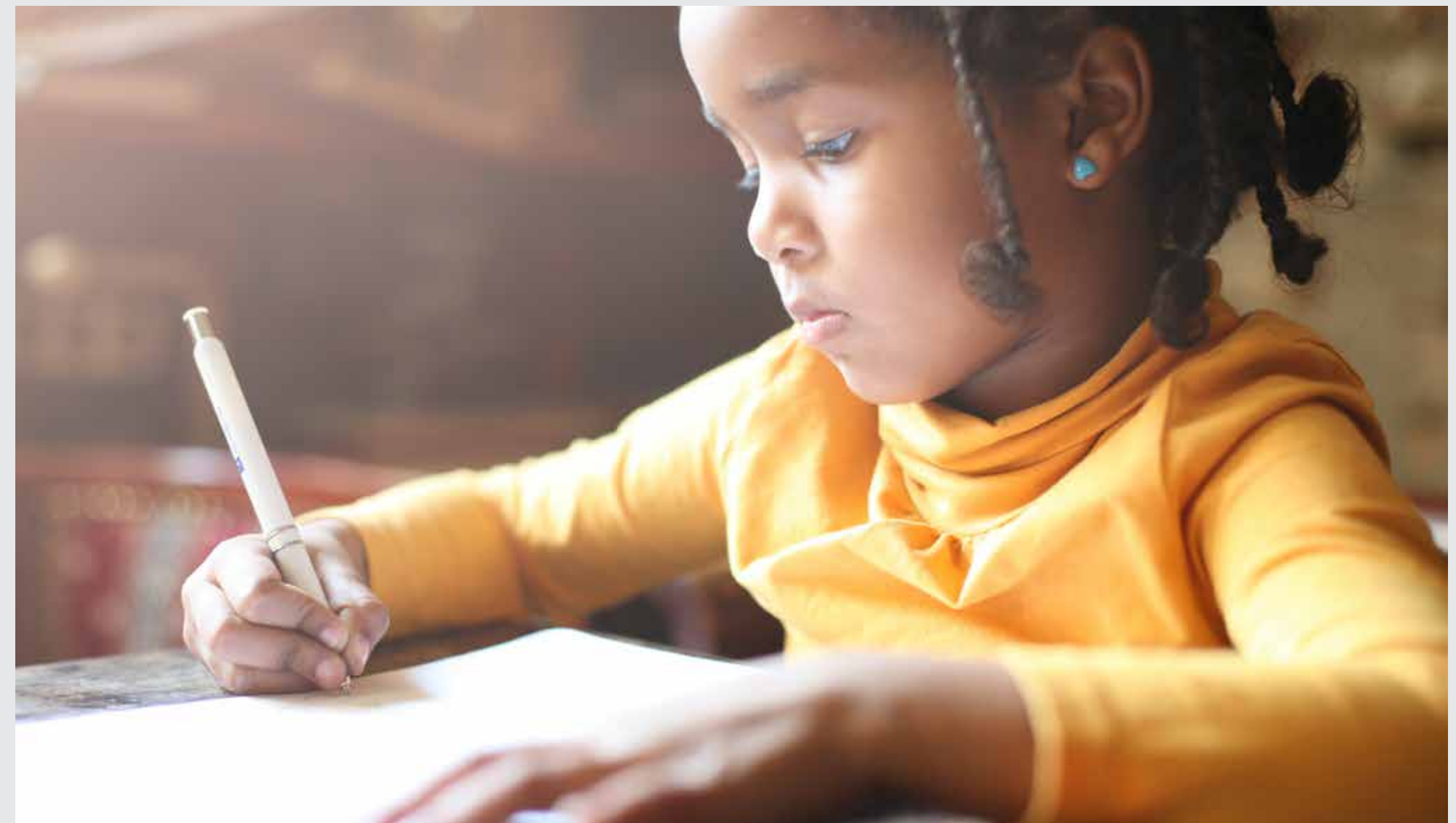
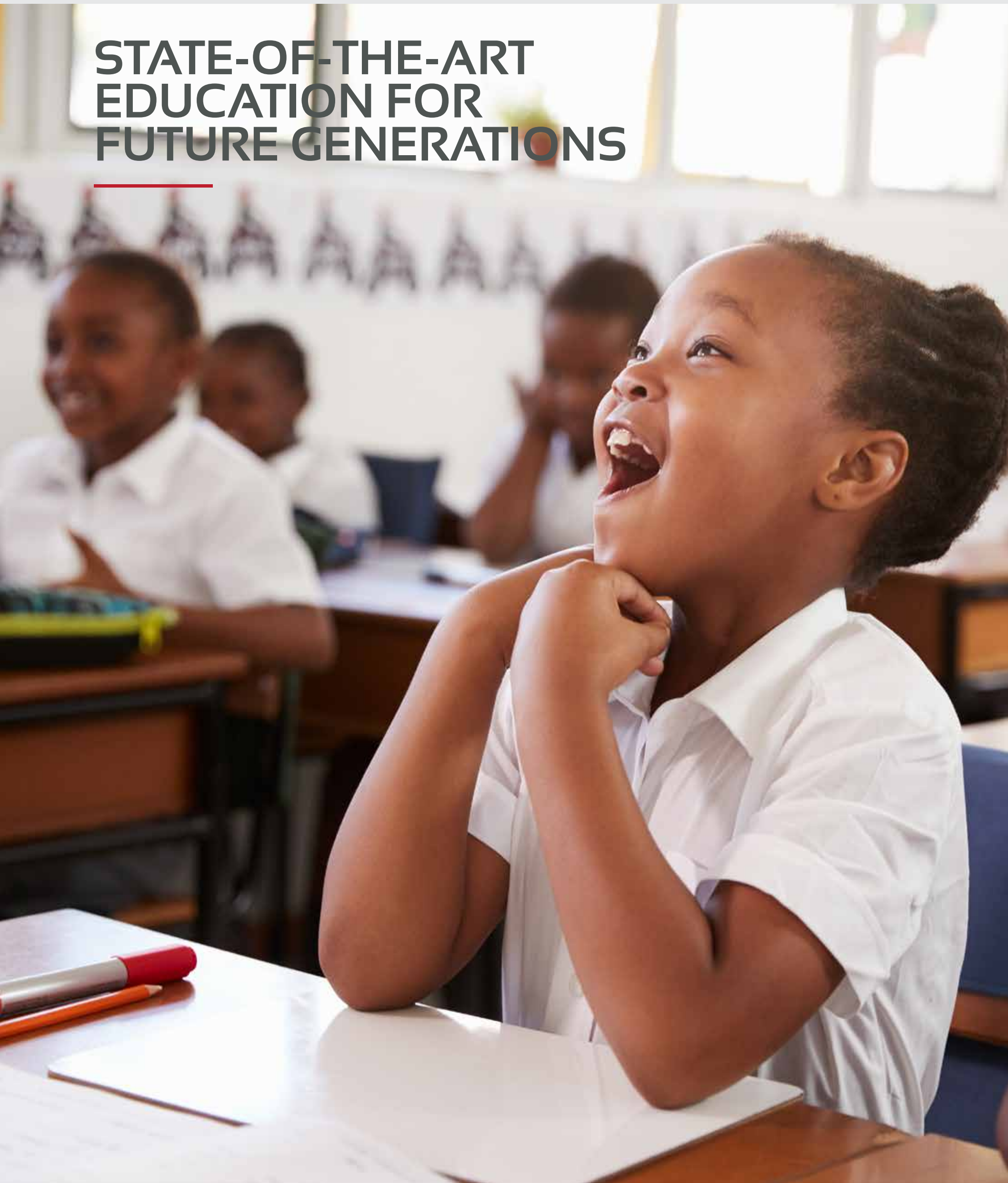
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Enjoy living, working and playing all within easy reach. Relish a modern lifestyle with highly functional spaces that encourage interaction and collaboration. Hangout, meet the neighbours and colleagues, and make yourself at home.

**15**  
OUTLETS OF WORLD CLASS  
CUISINE TO TASTE

**6000M<sup>2</sup>**  
OF AREA

# STATE-OF-THE-ART EDUCATION FOR FUTURE GENERATIONS



# WORLD CLASS HEALTHCARE



Centenary City has chosen partners for the hospital project. They have built and developed successful businesses in several sectors and countries. Following an in-depth feasibility study on the Nigerian healthcare sector, they have brought in a leading international healthcare operator/consultant to conceive, design and manage a world-class tertiary care hospital facility.

The consultant owns/operates over 2,000 beds at 12 hospitals, and has additionally consulted on over 200 healthcare projects for third parties in numerous geographies. The hospital will have 300 beds and provide best-in-class medical care to the residents of Centenary City, to the city of Abuja and to the surrounding population—bringing truly international quality healthcare to Nigeria.

**10**  
SPECIALITY AREAS

**300**  
TERTIARY CARE BEDS

# WORLD CLASS ENTERTAINMENT OPTIONS

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# AFRICA SQUARE AND TOWER



The skyline of the future. Lagoons and waterways surround the buildings at the core of Centenary City, centred on the magnificent Africa Square and Tower, an iconic landmark containing the historic Presidential Archives.

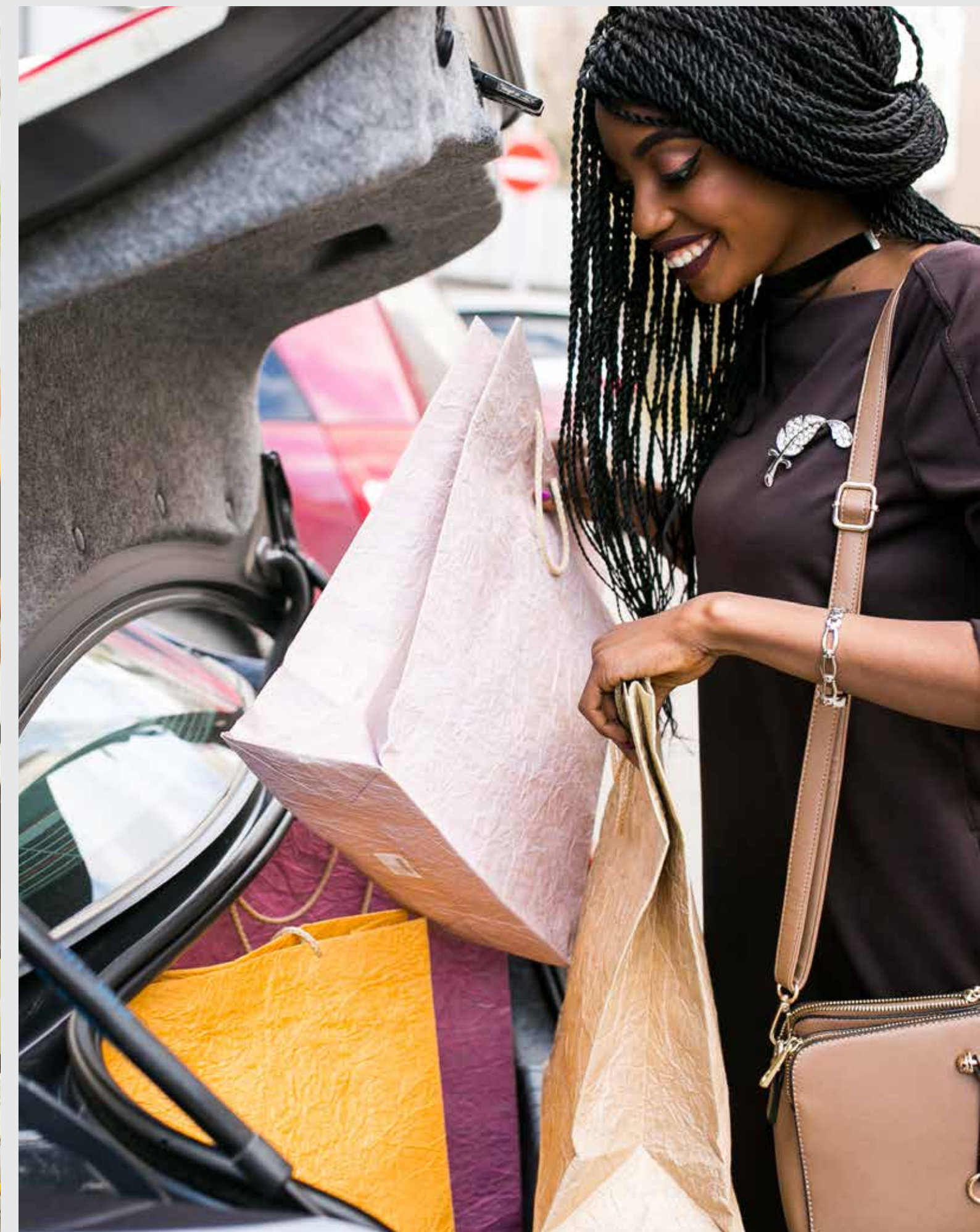
**30**

FLOORS OF  
LUXURY APARTMENTS

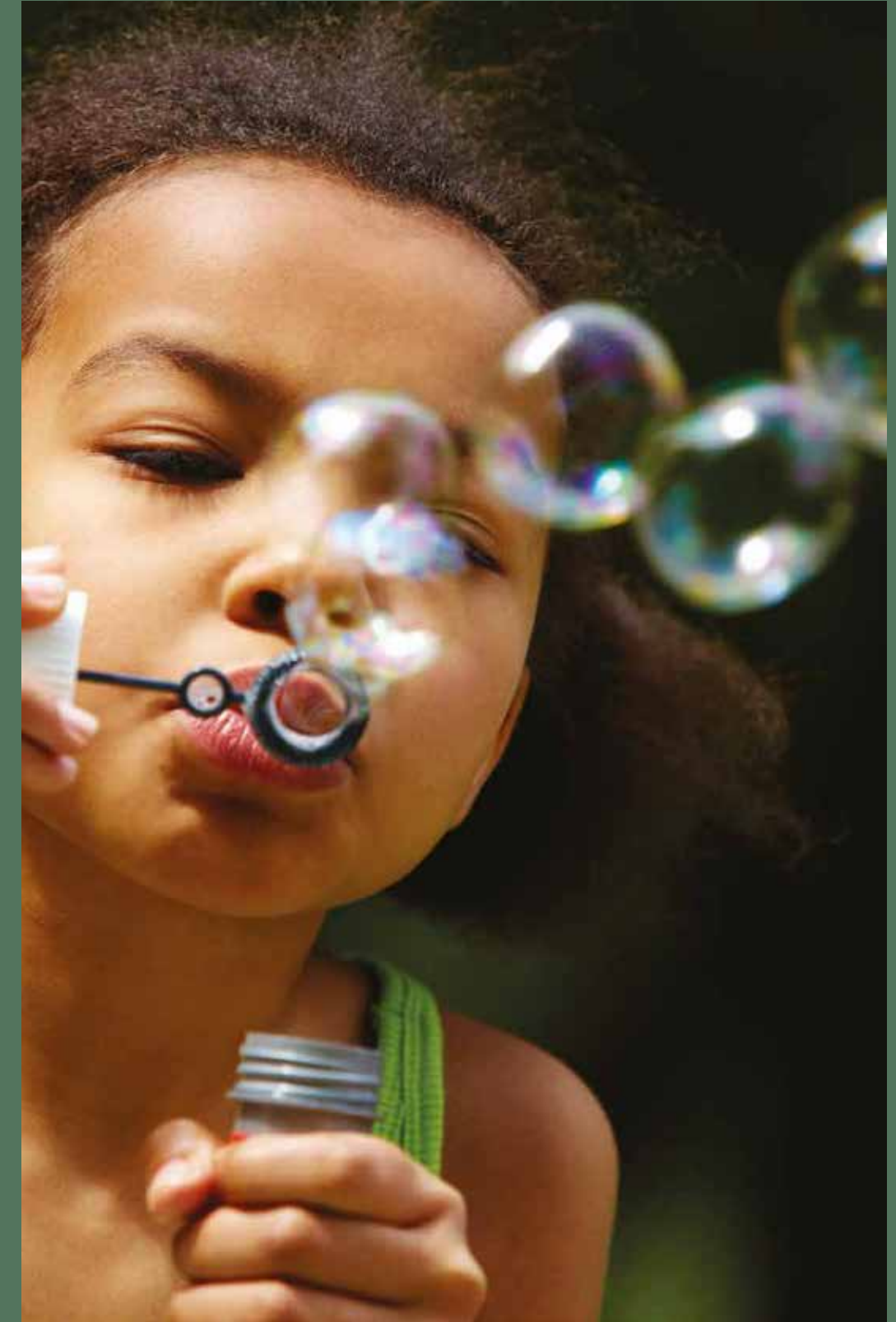
**46**

FLOORS OF  
PREMIUM OFFICES

# WORLD BRANDS FOR SHOPPING



# NIGERIA HERITAGE PARK



Making nature part of daily life. Nigeria Heritage Park will offer a picturesque outdoor venue in the heart of nature, adding to the appeal of the events and entertainment held there. It also boasts an abundance of open green areas for social gatherings and families can enjoy an energetic day of fun in the sun or a relaxing picnic under a shady tree.

# JUST SUNSHINE ON OUR FACE



FOR VIEWS  
THAT ARE SIMPLY  
PRICELESS

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CENTENORY  
CITY  
NIGERIA







CENTENARY ECONOMIC CITY  
FREE ZONE  
ABUJA

CENTENARY  
CITY  
NIGERIA



Centenary City Sales Centre,  
Airport Road, Wawa District, Abuja.

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[www.frontrange.com](http://www.frontrange.com)  
[www.centenarycity.com](http://www.centenarycity.com)