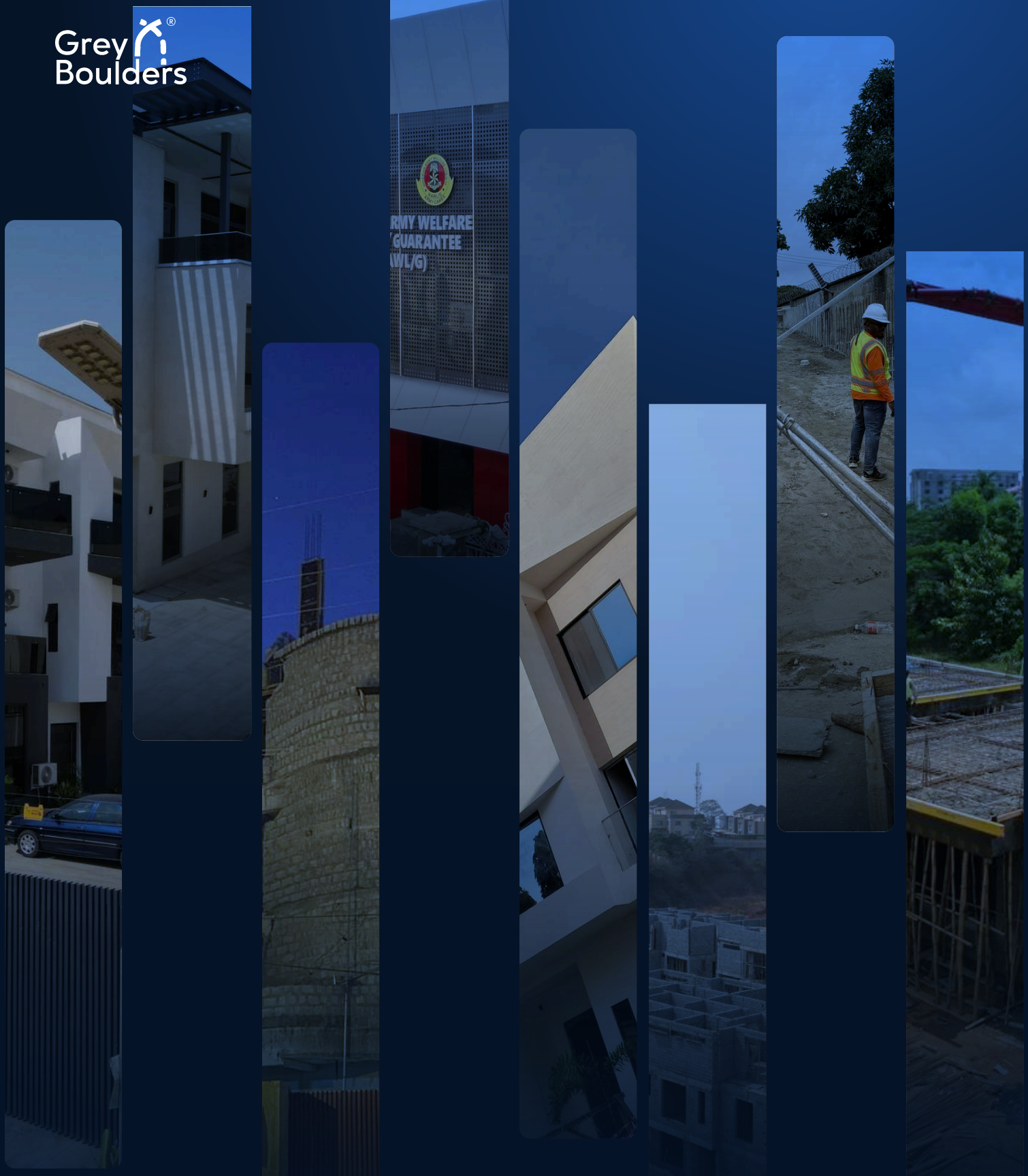
Grey Boulders®



Construction

ABUJA LAGOS

GREYBOULDERS.COM

ABOUT OUR CONSTRUCTION PRACTICE

Drawn, costed and built under one roof.

GreyBoulders is an integrated design-build firm with studios in Abuja and Lagos. Our architects, quantity surveyors and site engineers work as one team, so the decisions made on the drawing board are the ones delivered on site.

Clients come to us because they want a single, accountable partner: one programme, one budget and one standard of quality from groundbreaking to handover.

Accountable
One team responsible for design, cost and build.

Transparent
Weekly site reports, photos and cost tracking.

Precise
Built to the drawings, checked at every stage.



10	featured projects
3	cities: Abuja, Lagos, Calabar
1	team from design to handover

WHAT WE DELIVER

Construction services

01

Building construction

Residential, hospitality and commercial buildings, from substructure to final finishes.

02

Design & build

One team from first sketch to handover, so the building matches the design.

03

Infrastructure works

Earthworks, roads, drainage and culverts that prepare land for development.

04

Façades & upgrades

Cladding, glazing and renovation that give existing buildings a new presence.

05

Project management

Programme, procurement and site coordination with clear weekly reporting.

06

Cost control

In-house quantity surveyors tracking budgets, valuations and variations.

HOW WE WORK

01
Pre-construction
Surveys, costing, programme and approvals

02
Mobilisation
Site setup, setting-out and safety plan

03
Construction
Structure, envelope, services and finishes

04
Handover
Snagging, documentation and aftercare







ON SITE

Our people make the difference.

Every GreyBoulders site is run by qualified engineers and supervisors who report directly to the design team. Problems are solved on the spot, not passed along.

- **Health & safety**
  Full PPE, daily toolbox talks and supervised high-risk work.
- **Quality control**
  Inspections before every pour, with checklists and photo records.
- **Clear reporting**
  Weekly progress reports with photos, programme and cost updates.



SELECTED PROJECTS

Ten projects, all design & build.

01	**Tetrad** by RICS	Residential	Jahi, Abuja	06
02	**Asokoro 124**	Residential	Asokoro, Abuja	08
03	**Four Isles** Hotel	Hospitality	Ekorinim, Calabar, Cross River	09
04	**Nest Ikeja**	Hospitality	Ikeja GRA, Lagos	11
05	**Heritage Court** by RICS	Residential	Mabushi, Abuja	13
06	**Black Diamond** Residence	Residential	Asokoro, Abuja	15
07	**No. 10** by RICS	Residential	Katampe Ext, Abuja	17
08	**ECOWAS** Residence	Residential	Abuja	19
09	**NAWL/G HQ** Façade	Commercial	Garki, Abuja	21
10	**Crown Valley** Residence	Residential	Guzape, Abuja	22



01

RESIDENTIAL · DESIGN & BUILD · COMPLETED

Tetrad by RICS

LOCATION
Jahi, Abuja

CLIENT
RICS

SIZE
3 floors · 4 units of 4 bedrooms · 1,200 sqm

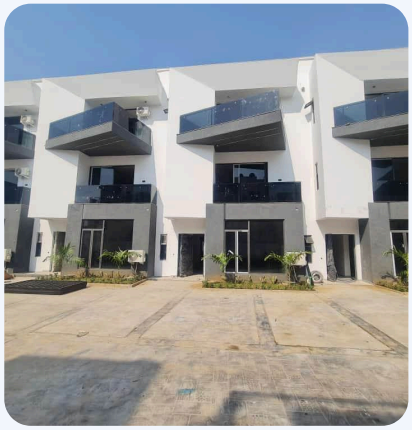
SCOPE
Design and build, including external works

THE PROJECT

A four-unit terrace development where each four-bedroom home has dual lounges and an aquarium, crowned by a dramatic three-metre cantilevered angular balcony. We designed Tetrad and took it from groundworks to finished façades, blending clean white surfaces with textured grey panels.







01 ON SITE

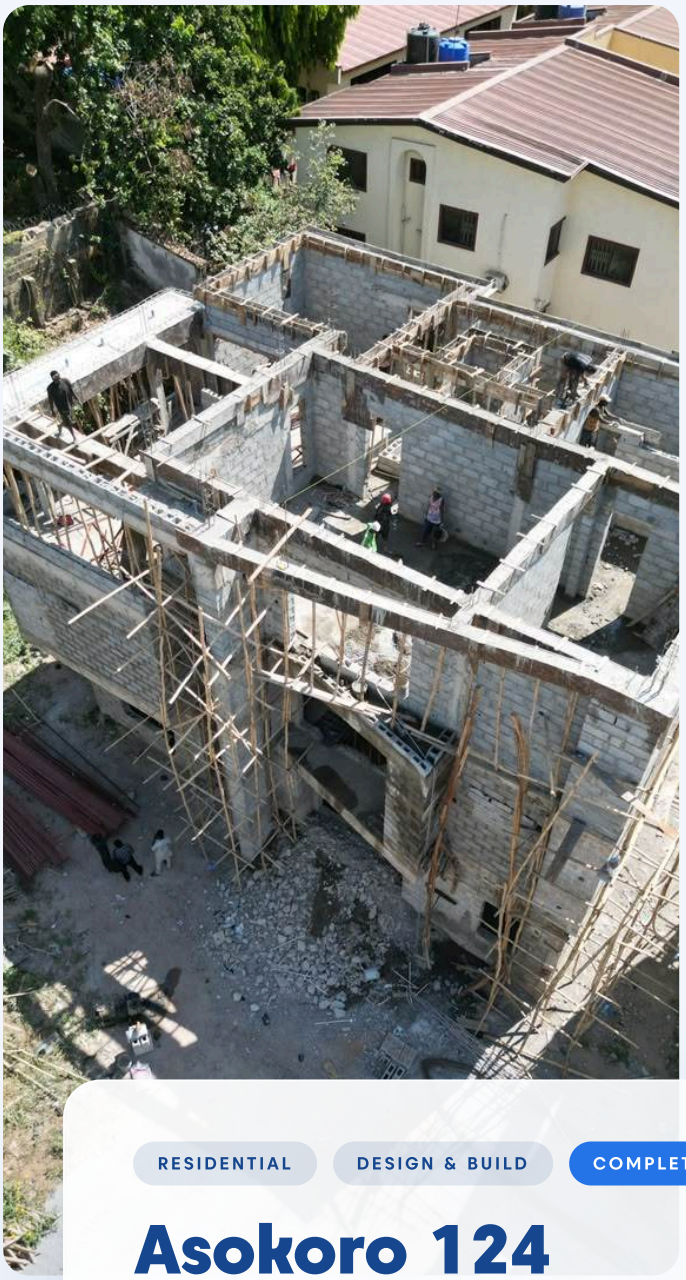
Tetrad by RICS

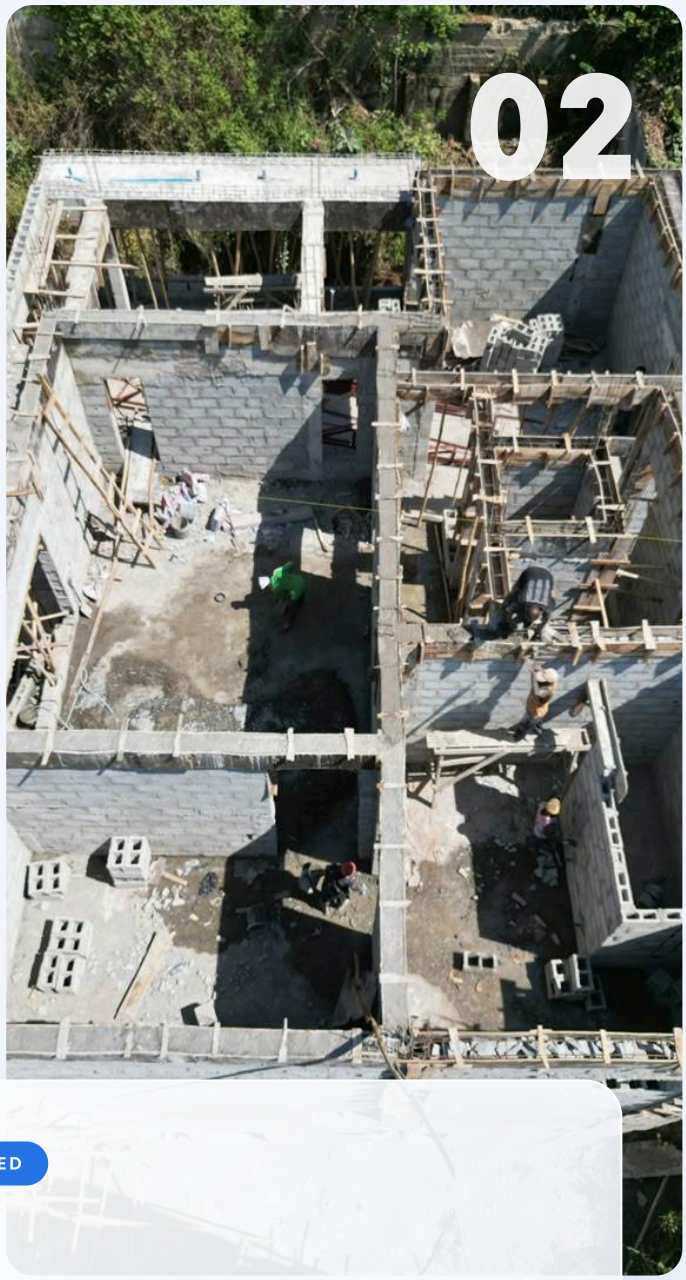
COMPLETED











02

RESIDENTIAL · DESIGN & BUILD · COMPLETED

Asokoro 124

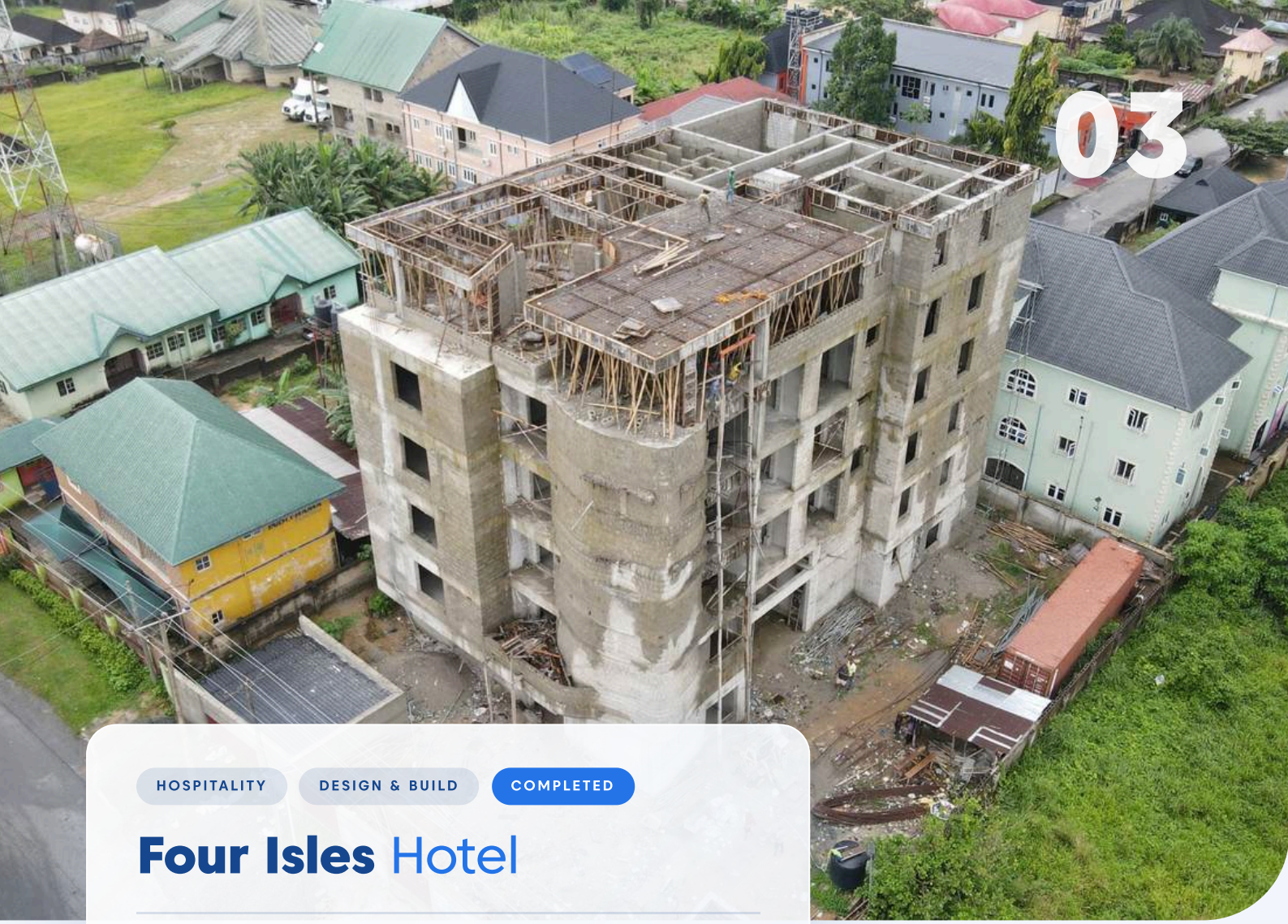
A multi-level family home of bold geometric lines, textured stone cladding and floor-to-ceiling glazing, with a private pool court and landscaped terraces. Designed in-house and built by the same team that drew it, from the reinforced concrete frame to the final finishes.

LOCATION
Asokoro, Abuja

CLIENT
Private client

SIZE
3 floors · 430 sqm

SCOPE
Design and build



03

HOSPITALITY · DESIGN & BUILD · COMPLETED

Four Isles Hotel

LOCATION
Ekorinim, Calabar, Cross River

CLIENT
Four Isles Ltd

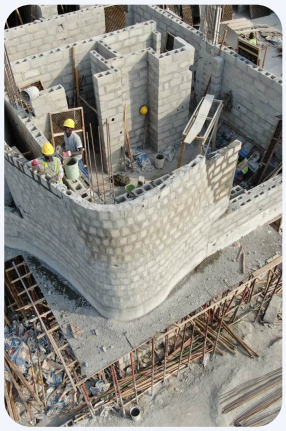
SCOPE
Design and build: architecture, structure and full construction

THE PROJECT

An Afrocentric multi-storey hotel with a rooftop lounge and restaurant in Calabar, designed and built by GreyBoulders. From the foundation layout to the sculpted, curved stair core, every pour was planned, inspected and recorded so the building rose safely, accurately and on programme.









ON SITE

03 Four Isles Hotel

COMPLETED











04

HOSPITALITY · DESIGN & BUILD · ONGOING

Nest Ikeja

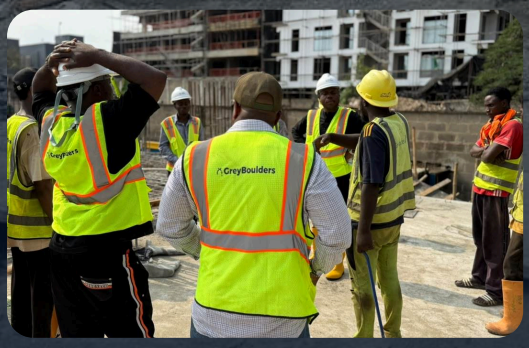
A ten-storey contemporary hotel with a textured stone façade and tall vertical glazing, designed entirely in-house and now in construction in Ikeja GRA. Our site team manages setting-out, retaining works and the frame on a tight urban plot.

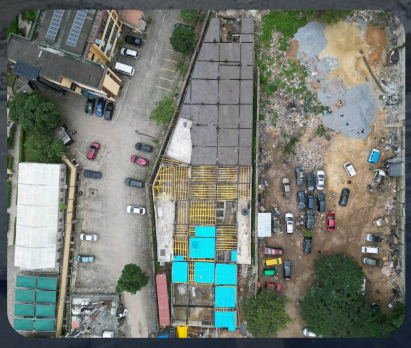
LOCATION
Ikeja GRA, Lagos

CLIENT
Nest OGB Ltd

SIZE
10 floors · 104 keys · 1,950 sqm

SCOPE
Design and build



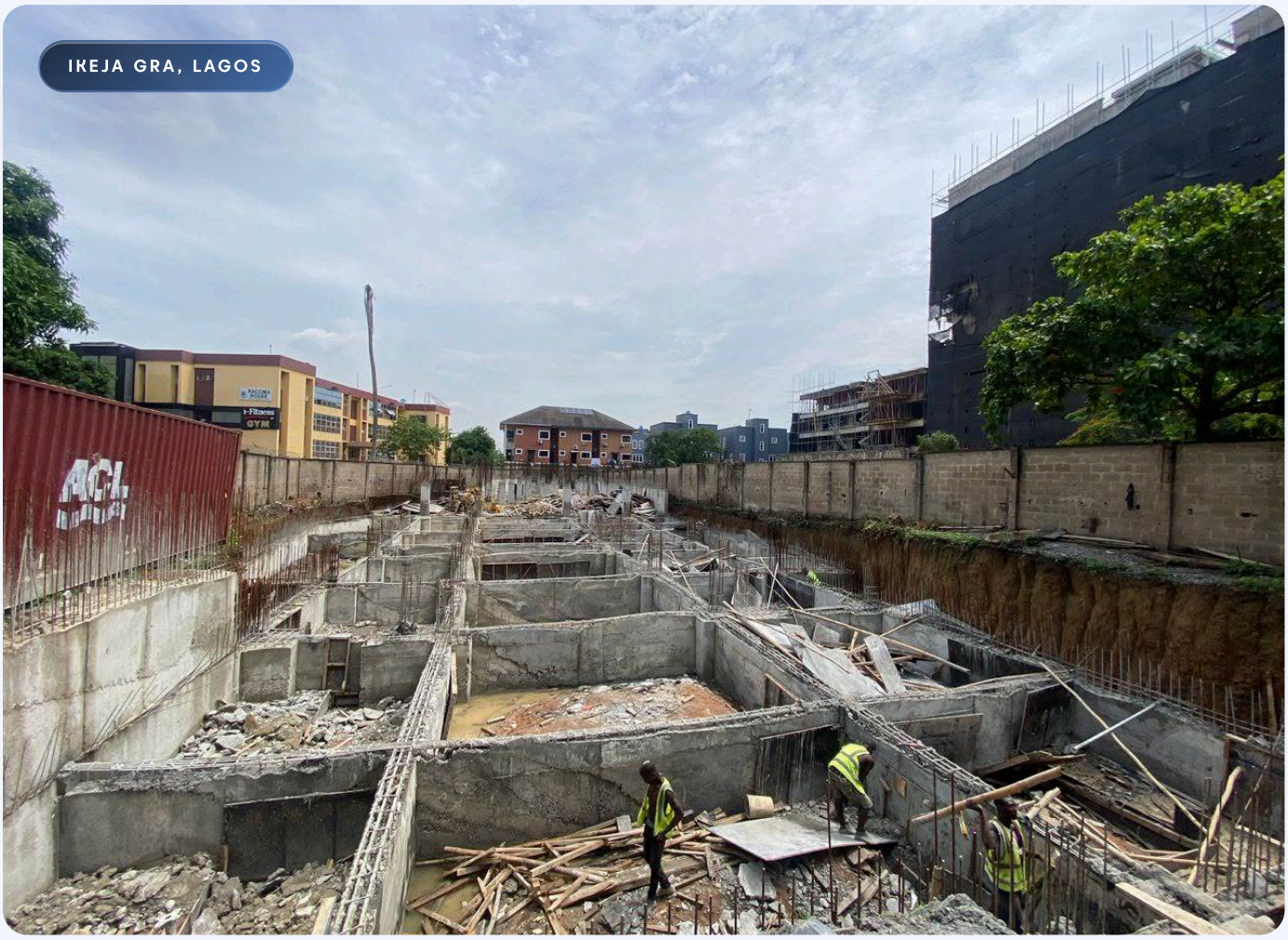


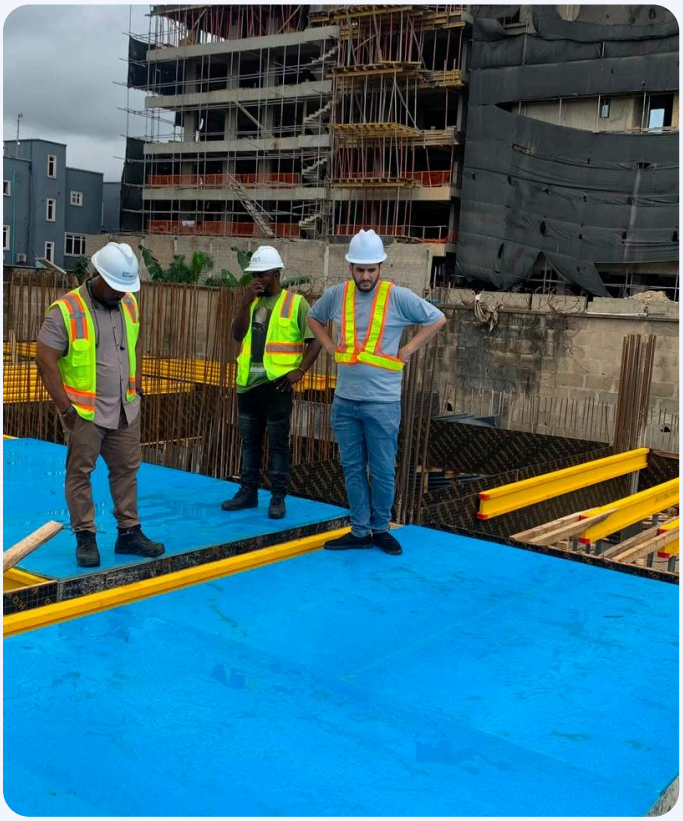


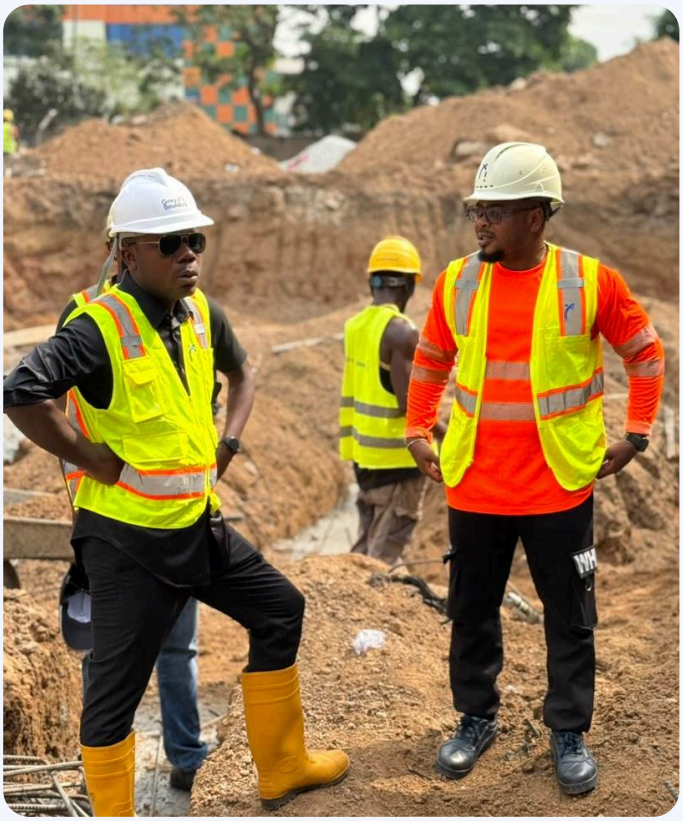
ON SITE

04 Nest Ikeja

ONGOING







05

RESIDENTIAL · DESIGN & BUILD · ONGOING

Heritage Court by RICS

LOCATION
Mabushi, Abuja

CLIENT
RICS

SIZE
6 villas of 5 bedrooms · 3 floors · 0.322 ha

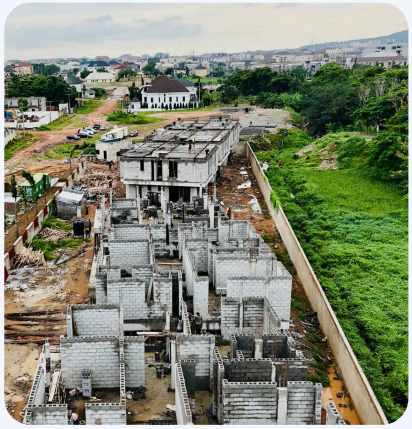
SCOPE
Design and build

THE PROJECT

Six five-bedroom villas with sleek grey and white façades, expansive glazing and tiered balconies. Designed and now being built by GreyBoulders, the villas go up in disciplined sequence so quality stays consistent from the first unit to the last.







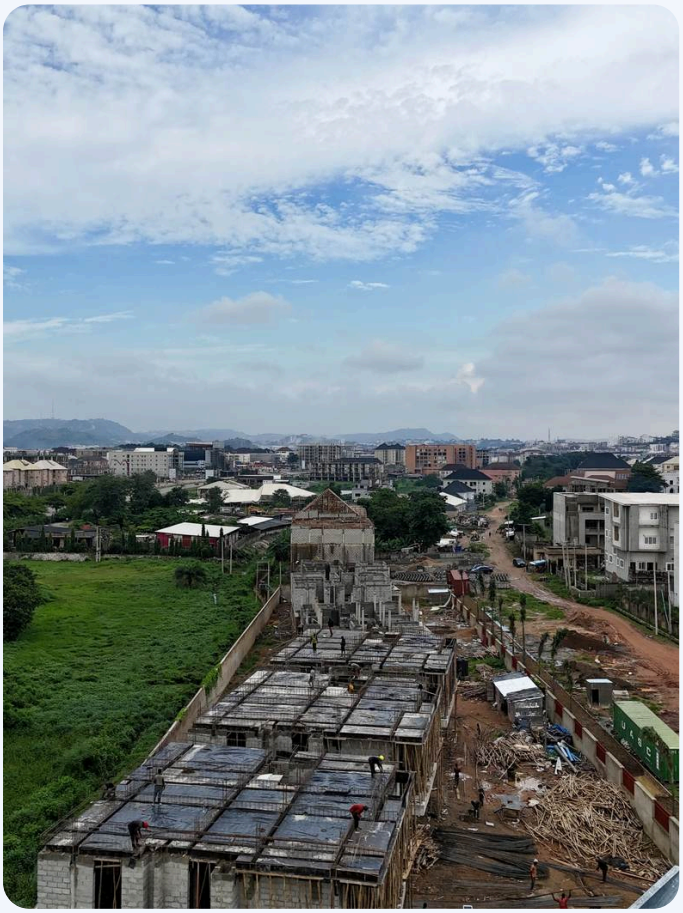
ON SITE

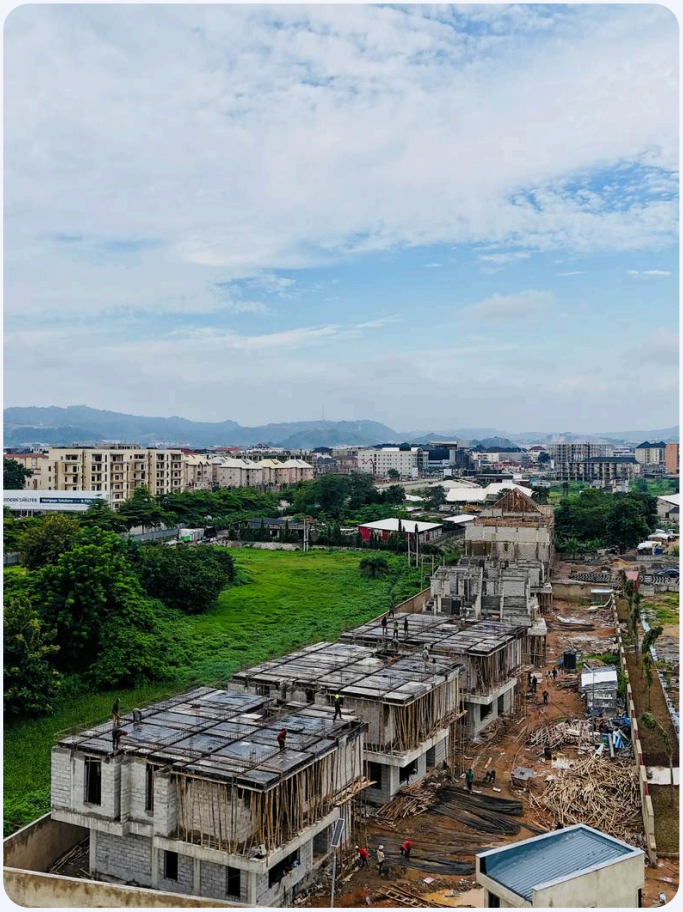
05 Heritage Court by RICS

ONGOING









06

RESIDENTIAL · DESIGN & BUILD · COMPLETED

Black Diamond Residence

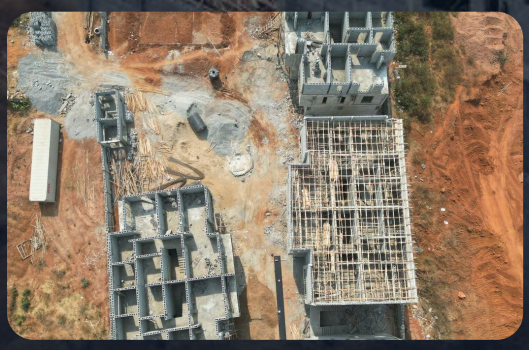
A flagship villa complex of eight detached and semi-detached five-bedroom homes, each with a basement, private gym and cinema. Designing and building on a steep hillside called for careful earthworks, retaining structures and close coordination of the basement levels.

LOCATION
Asokoro, Abuja

CLIENT
Black Diamond Homes

SIZE
8 units of 5 bedrooms · 3,600 sqm

SCOPE
Design and build







ON SITE

06 **Black Diamond** Residence

COMPLETED







07

RESIDENTIAL · DESIGN & BUILD · COMPLETED

No. 10 by RICS

LOCATION
Katampe Ext, Abuja

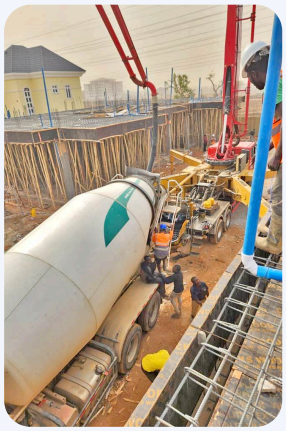
CLIENT
RICS

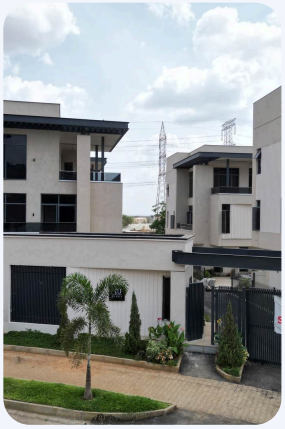
SIZE
3 floors · 2,230 sqm

SCOPE
Design and build, through to final finishes

THE PROJECT

Two detached homes and a semi-detached pair, each with five bedrooms, three lounges and an aquarium. Broad glass façades, fluted panels and a sculptural steel canopy, built exactly to the render and delivered ready for sale.

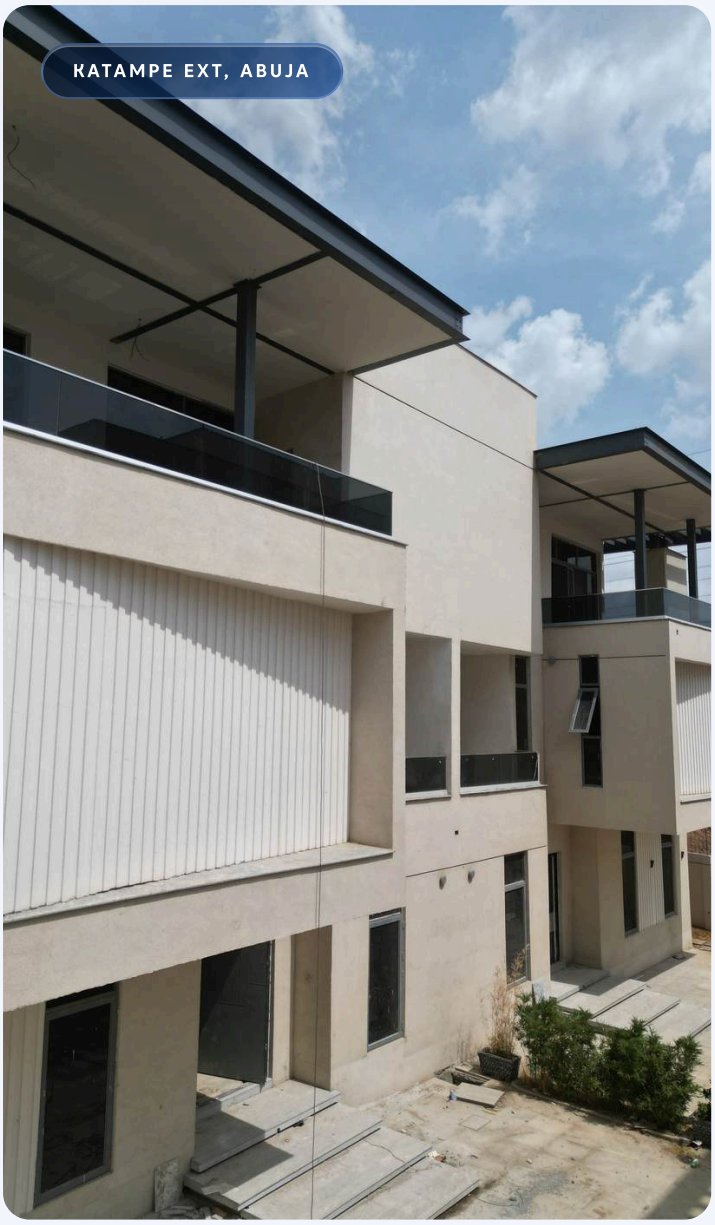





07 ON SITE

No. 10 by RICS

COMPLETED











08

RESIDENTIAL | DESIGN & BUILD

COMPLETED

ECOWAS Residence

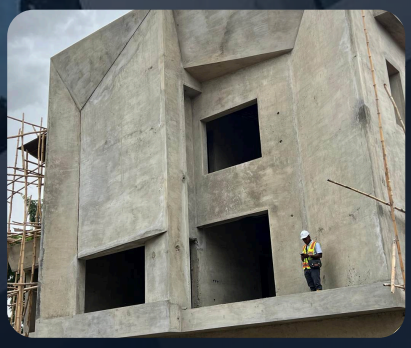
A sculptural five-bedroom residence of folded white planes and deep window reveals. Designed and built by GreyBoulders, its angled concrete forms demanded precise formwork and careful finishing, taking the house from raw shell to a crisp, light-filled home.

LOCATION
Abuja

SIZE
1 unit of 5 bedrooms

SCOPE
Design and build, through to final finishes





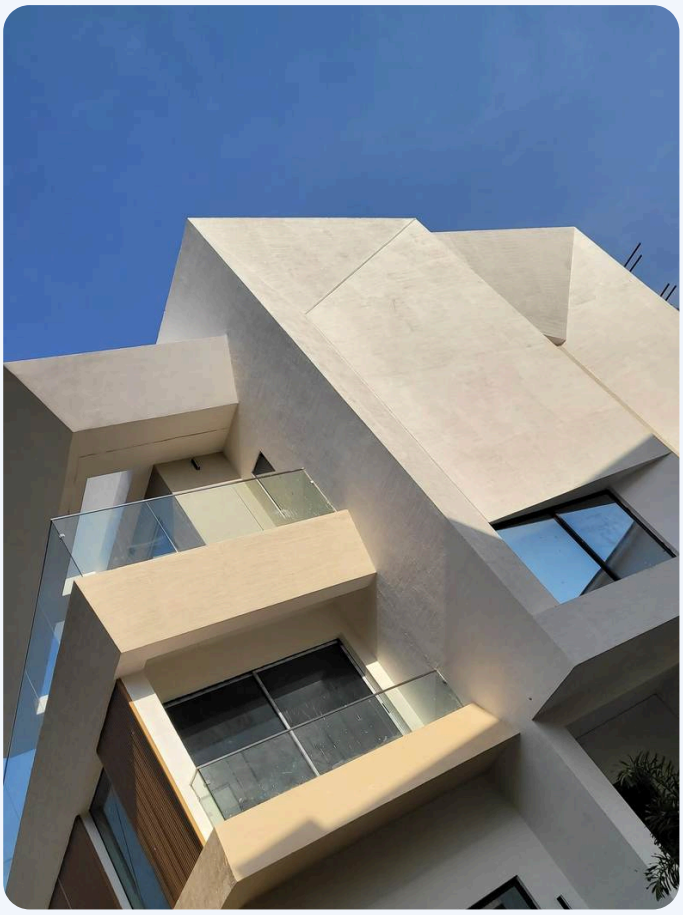


ON SITE

08 ECOWAS Residence

COMPLETED









09



COMMERCIAL · DESIGN & BUILD · COMPLETED

NAWL/G HQ Façade

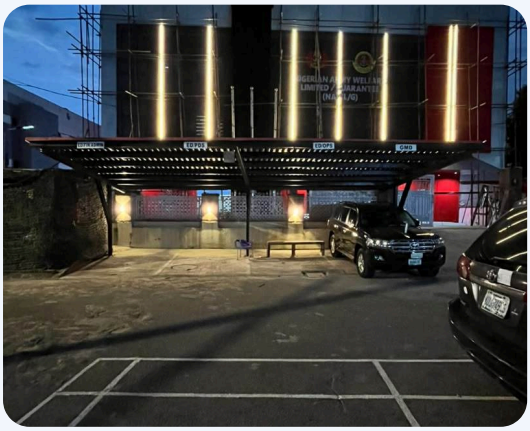
LOCATION
Garki, Abuja

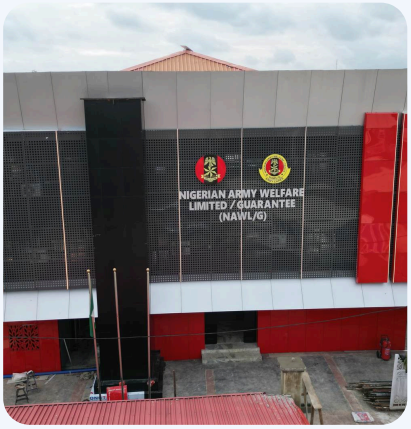
CLIENT
Nigerian Army Welfare Limited / Guarantee

SCOPE
Design and build of the new façade and cladding

THE PROJECT

A bold new face for the NAWL/G head office, taken from concept to completion by GreyBoulders: dark perforated metal cladding, crisp white panelling and bold red accents give it a strong, institutional presence. We are also NAWL/G's architectural partner on estates in Ibadan (1.5 ha), Gombe (40 ha) and Ojo (12.5 ha).







10

RESIDENTIAL · DESIGN & BUILD · COMPLETED

Crown Valley Residence

A six-unit luxury residential development in Guzape. Beyond the design, our team took on the site's rocky terrain, delivering the clearing, earthworks, roads and large-diameter drainage culverts needed before the first block was laid.

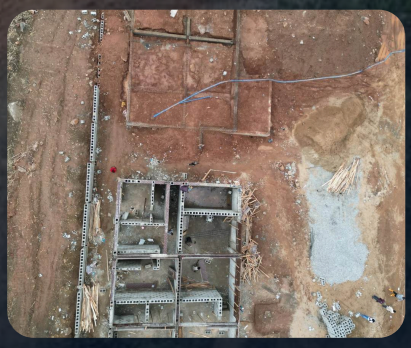
LOCATION
Guzape, Abuja

CLIENT
Private client

SIZE
6 units · 4 floors · 4,700 sqm

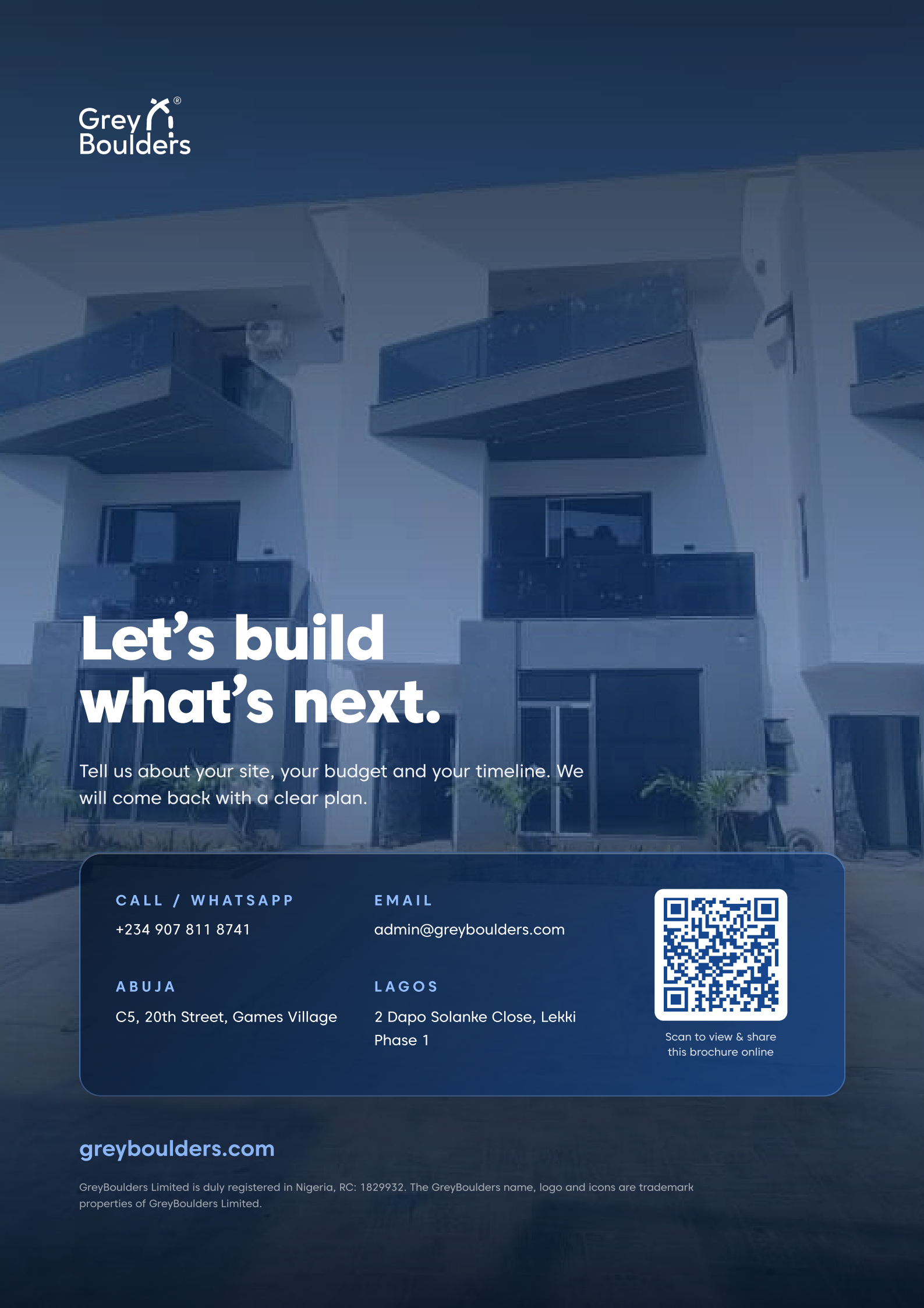
SCOPE
Design and build, including infrastructure works







Grey Boulders®



Let's build what's next.

Tell us about your site, your budget and your timeline. We will come back with a clear plan.

CALL / WHATSAPP

+234 907 811 8741

EMAIL

admin@greyboulders.com

ABUJA

C5, 20th Street, Games Village

LAGOS

2 Dapo Solanke Close, Lekki Phase 1

Scan to view & share this brochure online

greyboulders.com

GreyBoulders Limited is duly registered in Nigeria, RC: 1829932. The GreyBoulders name, logo and icons are trademark properties of GreyBoulders Limited.