

ALICORN
BY  RICS





INTRODUCTION

Perched atop the scenic rocky outcrops of Katampe Ext, this residence redefines ultra luxury living with eco-conscious innovation. Featuring a centralized rainwater harvesting system for recycling and reuse, 6 spacious bedrooms, 4 living rooms, 2 maids rooms—including a sunlit poolside—its design seamlessly blends indoor and outdoor spaces for a resort-style experience.



Project Name: ALICORN by RICS
Location: Katampe Extension, Abuja

2 Nos 6 Bedroom Villas

Outstanding Features:

- 6 Bedrooms
- 2 Maids Rooms
- 4 Living Rooms
- Outdoor Lounge/Pool
- Laundry
- Cinema
- Well-planned landscaping from street to premises

Architects

**Grey
Boulders**



OVERVIEW

Alicorn Luxury Villas, designed by GreyBoulders, redefines opulent living through smart sustainability. These villas offer expansive interiors featuring six bedrooms, multiple living areas, and seamless indoor-outdoor transitions. High ceilings, floor-to-ceiling windows, and bespoke finishes, harmoniously blending aesthetics with functionality.

GreyBoulders is pioneering sustainable luxury with Alicorn Luxury Villas, aiming for LEED certification to align with global green building standards. This commitment is evident in every facet of the design:

Energy-Efficient Design:

- Central solar waterheater
- Nano essentials smart energy saving recessed lights
- Motion censored lights in living areas
- Pre wired for solar panels and inverter
- Incorporation of high-performance glazing to reduce energy consumption.

Water Conservation:

- Advanced rainwater harvesting systems and low-flow fixtures.

Eco-Friendly Landscaping:

- Use of native, drought-resistant plants to enhance biodiversity.
- Sprinklers installed at all green areas, sourced from harvested rainwater.

Indoor Environmental Quality:

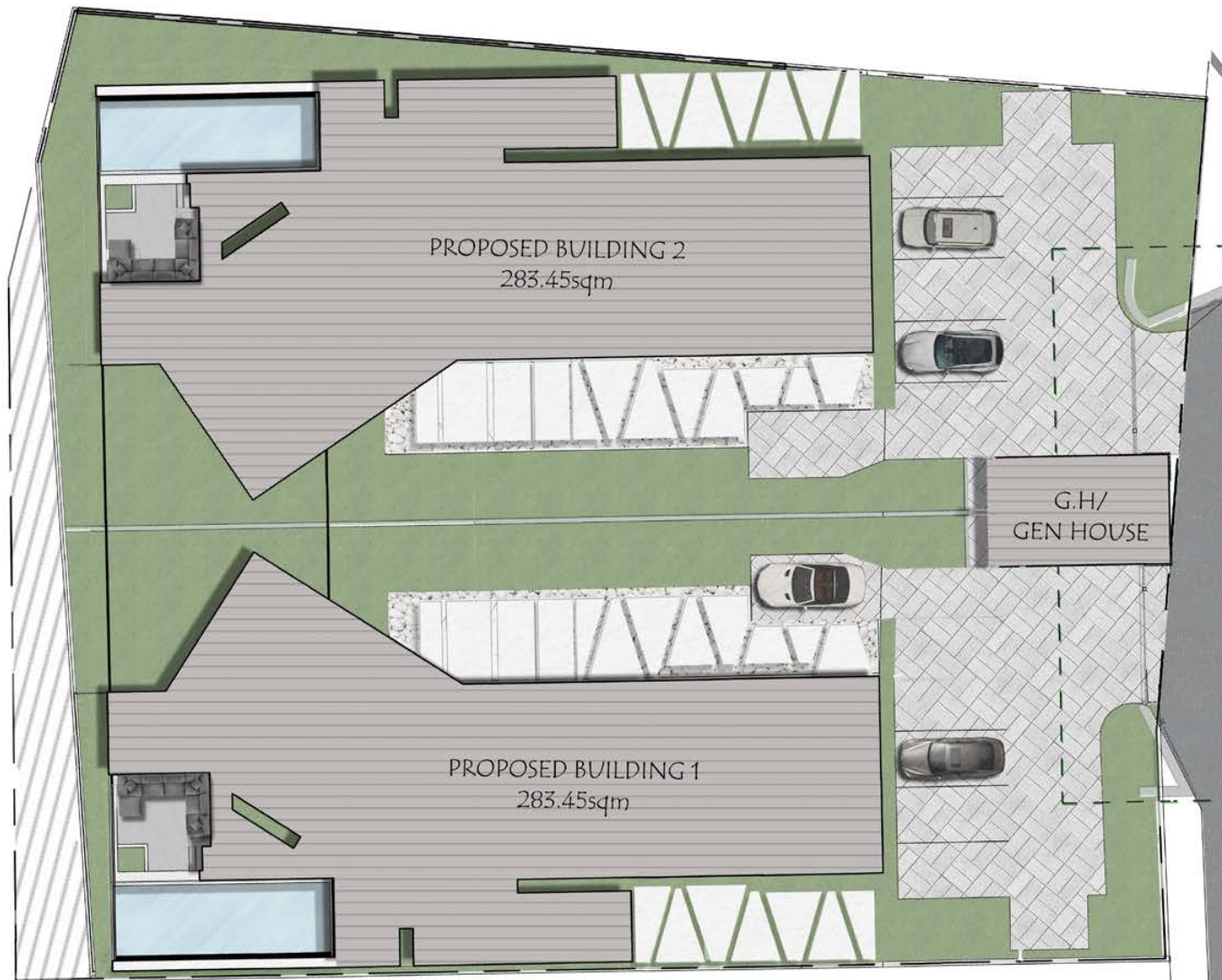
- Application of non-toxic finishes, improved ventilation, and circadian lighting systems to promote occupant health.

By prioritizing LEED certification, GreyBoulders ensures that Alicorn Luxury Villas not only deliver supreme opulence but also contribute meaningfully to a sustainable future, setting a new benchmark for eco-luxury in real estate.



PLANS





SITE PLAN





GROUND FLOOR PLAN





FIRST FLOOR PLAN





SECOND FLOOR PLAN



FACADE RENDERINGS





A LICORN
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02

A LICORN
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01



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INTERIOR RENDERINGS





Living Room





Master Bedroom





Master Bedroom



Master Bedroom







Kitchen







Dining Room





Dining Room

FOR FURTHER INQUIRIES
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