





**‘25**

**Grey**   
**Boulders**









OUR CORE SERVICES

Construction	Architectural Design	Consultancy
Interior Design	Model Making	Outsourcing
	3D Visualization	

Greyboulders Limited is a duly registered company  
in Nigeria RC 1829932









## OUR 2025 FOOTPRINTS (Nigeria)

1

### **Abuja - 41+**

Our strongest nationwide footprint in architecture.

2

### **Lagos - 7**

Strategic commercial presence in Nigeria's capital market.

3

### **Delta - 3**

Enhancing community development through emerging projects.

4

### **Imo - 3**

Expanding southeastern reach through purposeful projects.

5

### **Kano - 3**

Focused northern developments delivering impactful design.

6

### **Gombe - 2**

Strengthening northern engagement with adaptable solutions.

7

### **Rivers - 2**

Supporting regional growth with targeted interventions.

8

### **Kaduna - 1**

Precision-led architectural delivery within Kaduna state.

9

### **Anambra - 1**

Driving southeastern progress through strategic architecture.

10

### **Bauchi - 1**

Thoughtful design supporting Bauchi's evolving landscape.

11

### **Ibadan - 1**

Functional architecture shaping Oyo's dynamic growth.

12

### **Plateau - 1**

Elevating Plateau's urban environment with design.

13

### **Akwaibom - 1**

Design-led solutions transforming Akwa Ibom communities.

14

### **CrossRiver - 1**

Contemporary architecture enriching coastal Cross River.

15

### **Abia- 1**

Modern infrastructure supporting Abia's development goals.











# Milestones & Momentum

I'm thrilled to reflect on our remarkable strides. We've significantly expanded our capacity, setting up our 3D printing/Model Studio, and a substantial increase in our human capital. Our project highlights include successfully undertaking a number of large residential design projects for a subsidiary of the Nigerian Army, NAWL/G, across multiple states in Nigeria, as well as the commencement of construction on a 10-floor, 95-room hotel in Ikeja, Lagos.

Our 2025 design and construction portfolio spans 15 Nigerian states, accounting for over 3,000 housing units designed for modern and comfortable living. These achievements demonstrate our commitment to excellence and growth. Furthermore, our entry into the Lagos market is underway, with concrete plans to set up a new studio there in January 2026.

The future looks really bright!



**Efaña Henshaw**

Director, GreyBoulders

# MEET *the* TEAM



**Efaña Henshaw**  
Director



**Onyinye Nwabueze**  
Manager



**Joseph Ekeh**  
Technical Director



**Eyamba Henshaw**  
Procurement



**Ola Oluwatobi**  
Admin Assistant



**Jesuwemimo Olofin**  
Project Manager



**Eze Philip**  
Quantity Surveyor



**Zubairu Caleb**  
Site Supervisor



**Elizabeth Orok**  
Site Supervisor



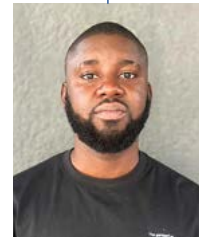
**Nsikak John**  
Head of Marketing & Communications



**Umeh Vincent**  
Site Supervisor



**Idiege Mark**  
Site Supervisor



**Idiege God'swill**  
Site Supervisor



**Ono-Asi Edet**  
Project Acquisition  
& Client Relations



**Ruth Rerri**  
Digital Marketing  
Assistant



**Ikechukwu Eze**  
Data Analyst



**Oyewale Timothy**  
Site Supervisor



**David Nyong**  
Site Supervisor



**Precious Kings**  
Graphic Designer

# MEET *the* TEAM



**Ibe Rarum**  
Design Director



**Carol-Praise Ayamba**  
Studio Head



**Mosugu Michelle**  
Design Architect



**Makwin Mador**  
Design Architect



**Babalola Hafees**  
Design Architect



**Aregbesola Afolabi**  
Visualizer



**Claudius-Akinyemi Joy**  
Visualizer



**King David**  
Visualizer



**Sadiqa Yakasai**  
Design Architect



**Toluwani Agbana**  
Design Architect



**Okokon Daniel**  
Design Architect



**Adio Cornelius**  
Visualizer



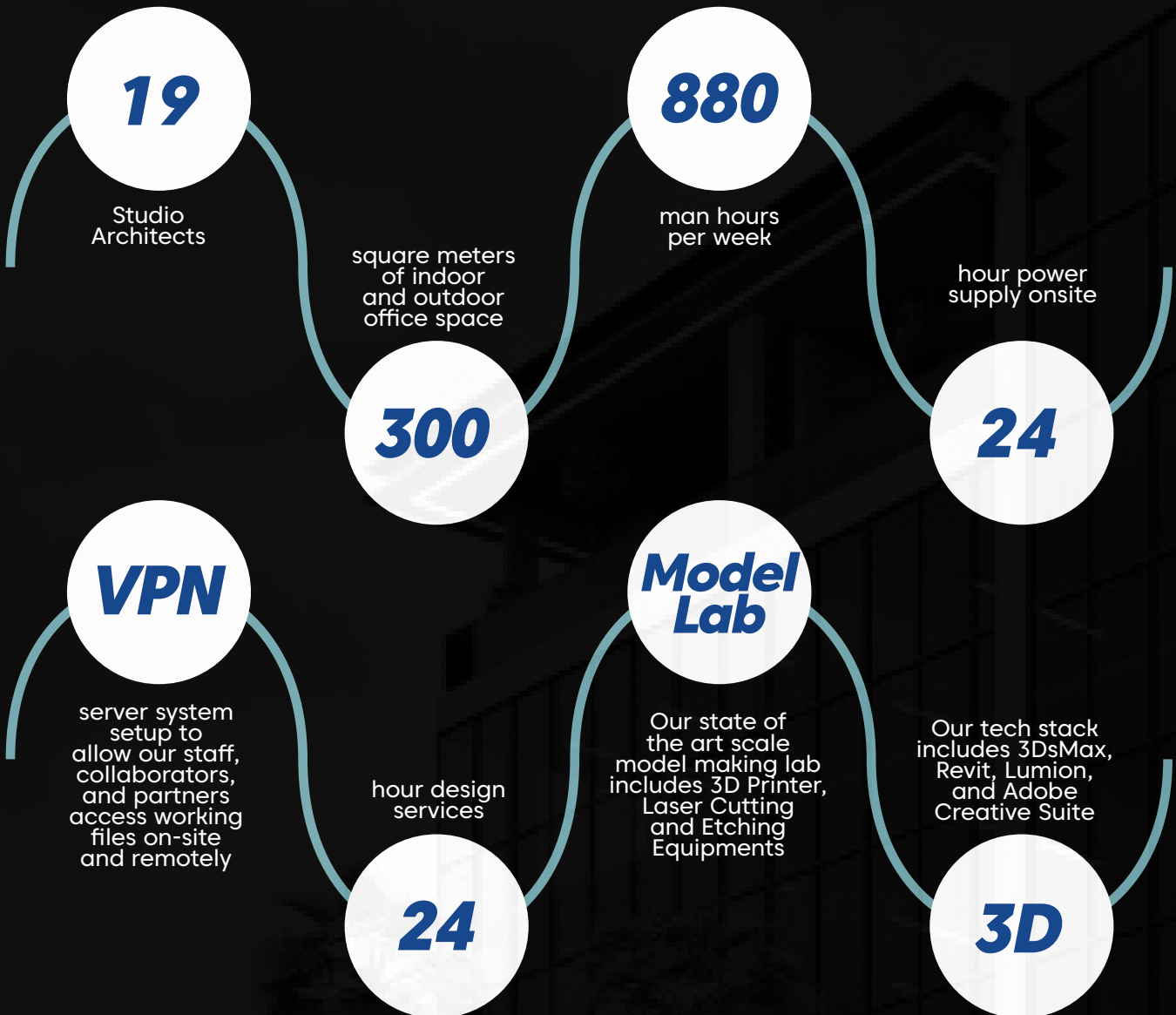
**Sekinat Akande**  
Intern Architect



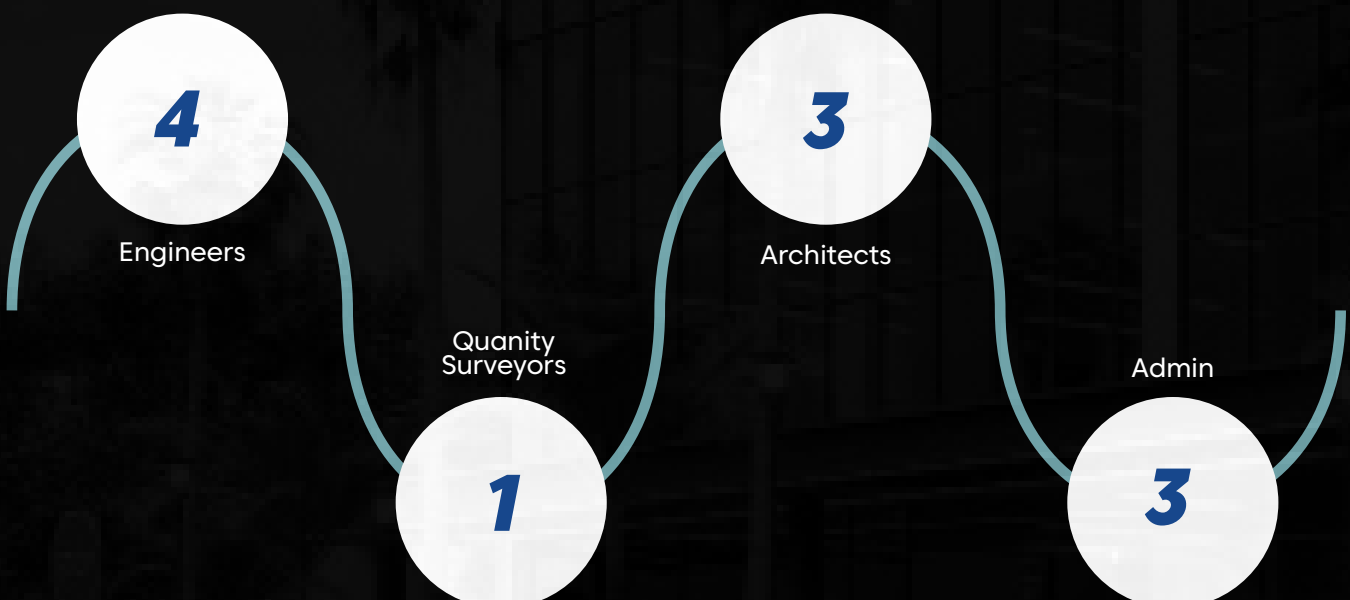
**Suleiman Jamo**  
Intern Architect



## STUDIO STATS



## TECHNICAL STATS



## OPERATIONAL EXCELLENCE

# 1,206,954.623

We have designed over 1.2 million square meters of completed and ongoing built space since our founding in 2021.

---

# 3038

We have developed 3,038 quality housing units designed for modern, comfortable living.

---

# 135

We have delivered construction works for over 30 residential units and 135bed hotel developments

---

# 154

We've worked with over 154 valued clients, ranging from individuals to major corporations.

---

# 75%

Over 75% of our clients return, reflecting strong satisfaction and long-term trust in our services.

## CLIENTS







P O R T F O L I O

# Architectural Design, 3D Visualization & Construction

# Asokoro 124

A contemporary multi-level residence defined by bold geometric lines, textured wall finishes, and expansive floor-to-ceiling glazing. Subtle accent lighting, refined balconies, and a balanced mix of materials give the home a modern, elegant presence within its landscaped setting.

---

**Location:** Abuja  
**Building Type:** Residential  
**Client:** Private









## No 10 by RICS

This luxury residential property features two detached units and one semi-detached unit, each offering 5 bedrooms, 3 living areas, and an aquarium. The contemporary design showcases large glass windows and balconies, topped by a striking steel canopy. The building goes beyond typical market amenities, standing as an architectural masterpiece that brings a fresh perspective to urban living.

---

**Location:** Abuja

**Building Type:** Residential

**Client:** RICS











# Four Isles Hotel

This 46-room hotel combines minimalist architecture with traditional design elements, featuring a distinctive facade inspired by Ukara fabric, a significant textile in Efik culture of Cross River State, Nigeria. The fabric, traditionally used in Ekpe society initiation ceremonies and social events, is reimaged in the building's design to celebrate the rich cultural heritage of the Efik people in a contemporary way.

---

**Location:** Calabar

**Building Type:** Commercial

**Client:** Four Isles









FOUR

ISLES

TEL







# Black Diamond Residence

This flagship luxury villa complex by BlackDiamond Residence comprises two detached and three semi-detached units, each featuring six bedrooms and a basement complemented by premium amenities including a private gym and cinema. The modern facade combines white and dark fluted polystyrene panels to create a sophisticated aesthetic, while large windows and recessed lighting enhance the contemporary design, flooding interiors with natural light.

---

**Location:** Abuja

**Building Type:** Residential

**Client:** BlackDiamond Homes















# Nest Hotel

A contemporary hotel showcasing clean geometric lines, a textured stone façade, expansive vertical glazing, and a refined minimalist composition framed by palm landscaping that strengthens its modern urban presence.

Construction has already commenced, translating the design vision into a sophisticated hospitality destination that will elevate the surrounding environment through its architectural clarity and curated sense of place.

---

**Location:** Lagos

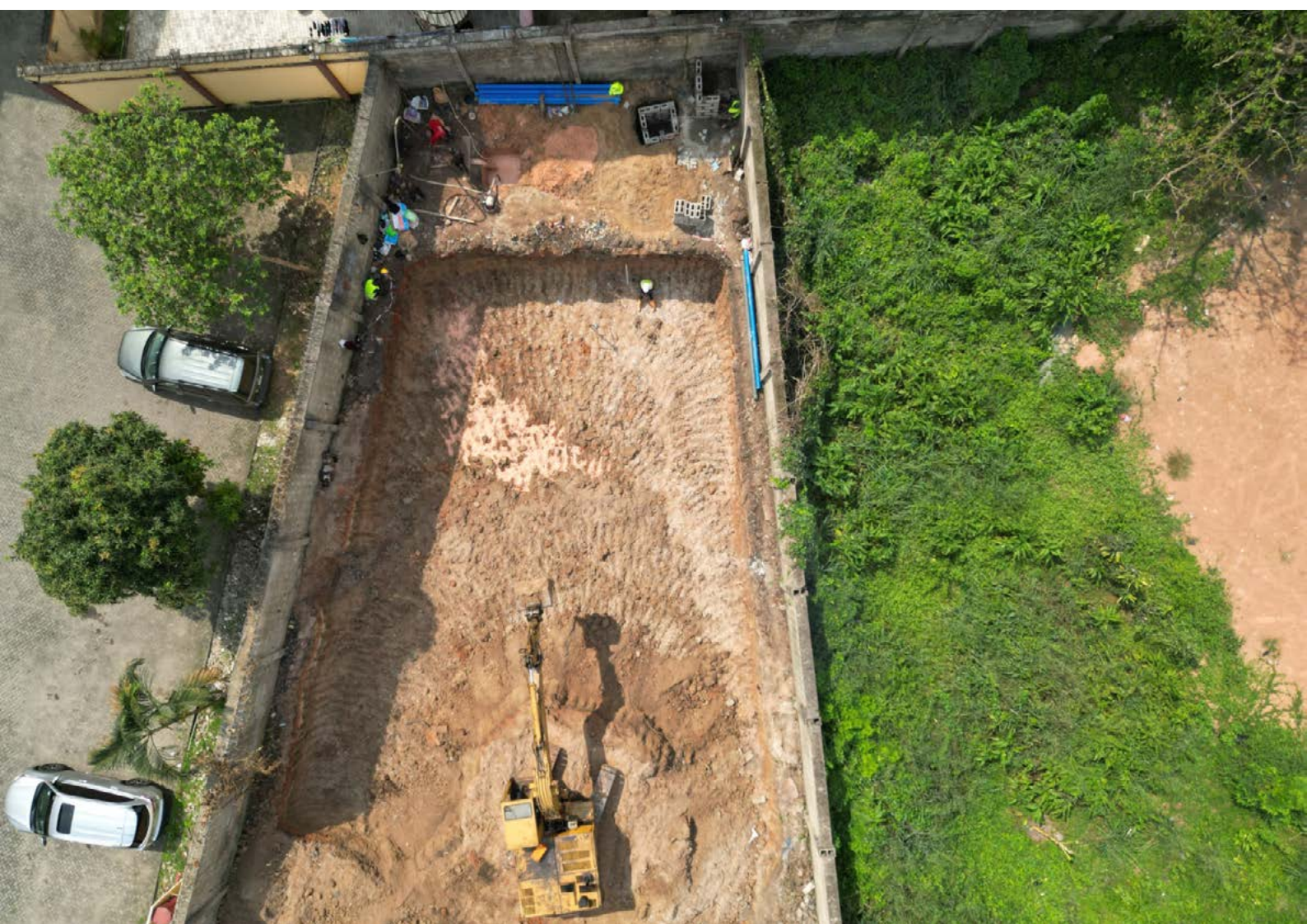
**Building Type:** Commercial

**Client:** Nest OGB Limited















# SUMMIT HILLS

Summit Hills reimagines contemporary living through its graceful architectural flow and connection to nature. With its sculpted curves, luminous glass façades, and rich stone detailing, the residence creates an atmosphere of modern elegance set within peaceful surroundings. Carefully landscaped and crafted with precision, it embodies a signature blend of sophistication, openness, and natural harmony.

---

**Location:** Calabar  
**Building Type:** Residential  
**Client:** Private











## HFM Headquarters

This development showcases distinctive architectural features, including a bold coral-red geometric façade and expansive glass curtain walls. Designed as a signature HFM complex, it brings together contemporary office environments with vibrant vertical gardens and lush tropical landscaping. The structure highlights a sophisticated interplay of geometric forms, transparency, and sustainable green design elements across its multiple levels.

---

**Location:** Lagos

**Building Type:** Residential

**Client:** HFM









## ALICORN by RICS

Rising above the rocky landscape of Katampe Extension, this residence merges high-end living with environmental responsibility, featuring a centralized rainwater harvesting system designed for efficient water recycling.

---

**Location:** Abuja  
**Building Type:** Residential  
**Client:** RICS











# BELAFONTÉ

A contemporary boutique hotel distinguished by its elegant mix of natural stone, clean lines, and glass balconies. Framed by lush landscaping and a welcoming, well-designed entrance, it offers a modern, serene setting tailored for comfort and an elevated guest experience.

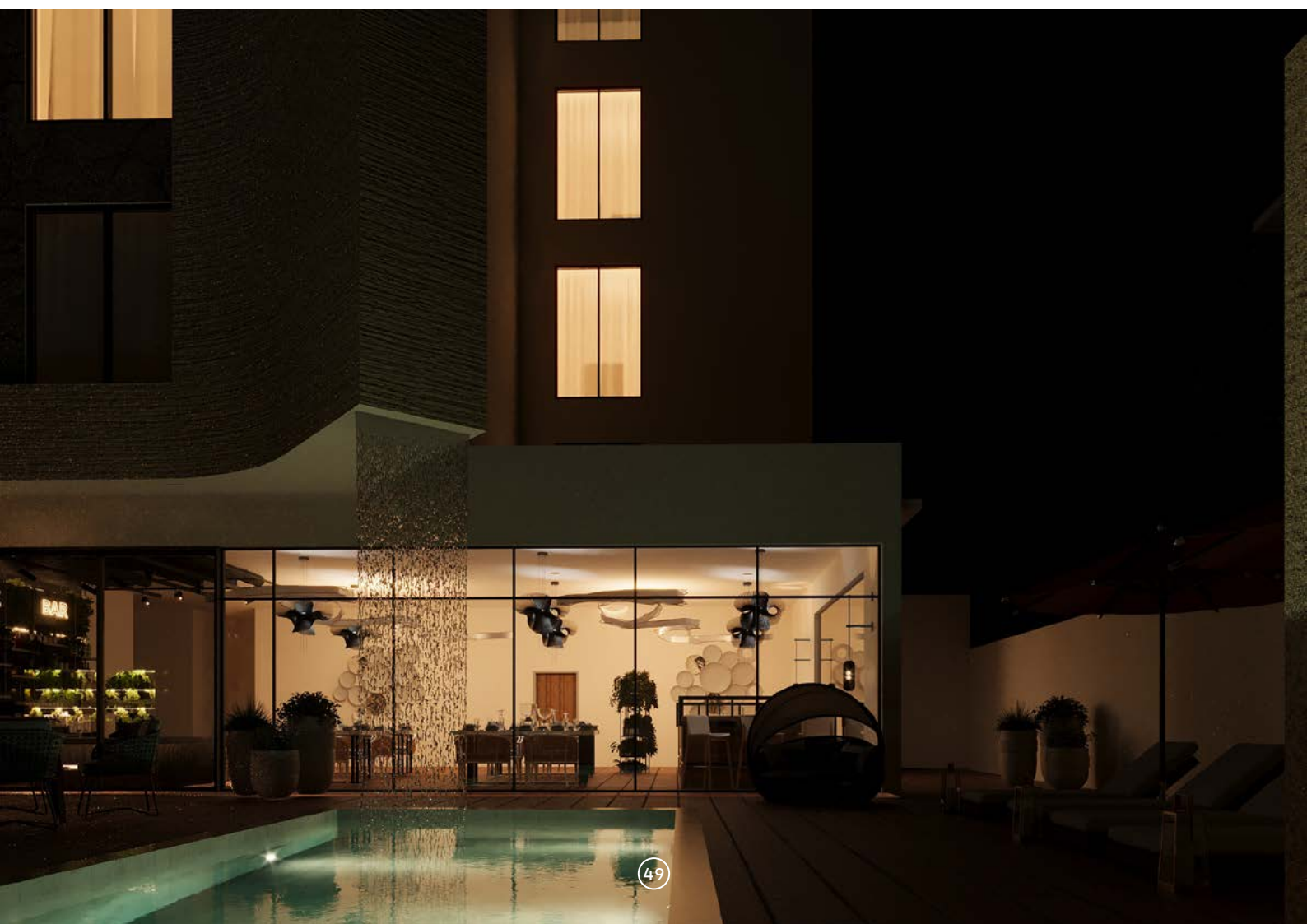
---

**Location:** Calabar  
**Building Type:** Residential  
**Client:** Kal Vegas









## DAWAKI 2310

A contemporary detached duplex featuring clean architectural lines, balanced proportions, and landscaped surroundings, designed to deliver modern comfort, functional living spaces, and a refined residential presence within a serene estate environment.

---

**Location:** Abuja

**Building Type:** Residential

**Client:** Valid Dreams











# FOURPALMS

A modern neighborhood with sleek multi-level homes, glass balconies, warm lighting, and lush greenery. Sculpted plants line the walkway, while a shiny black car sits in the foreground, enhancing the upscale atmosphere.

---

**Location:** Abuja  
**Building Type:** Residential  
**Client:** FourPalms











# LE CHATEAU

A modern multi-level home featuring clean geometric lines, glass balconies, textured stone and wood accents, and a striking cantilevered roof. Lush greenery, warm window lighting, and a sculptural element in the driveway create an elegant, upscale atmosphere.

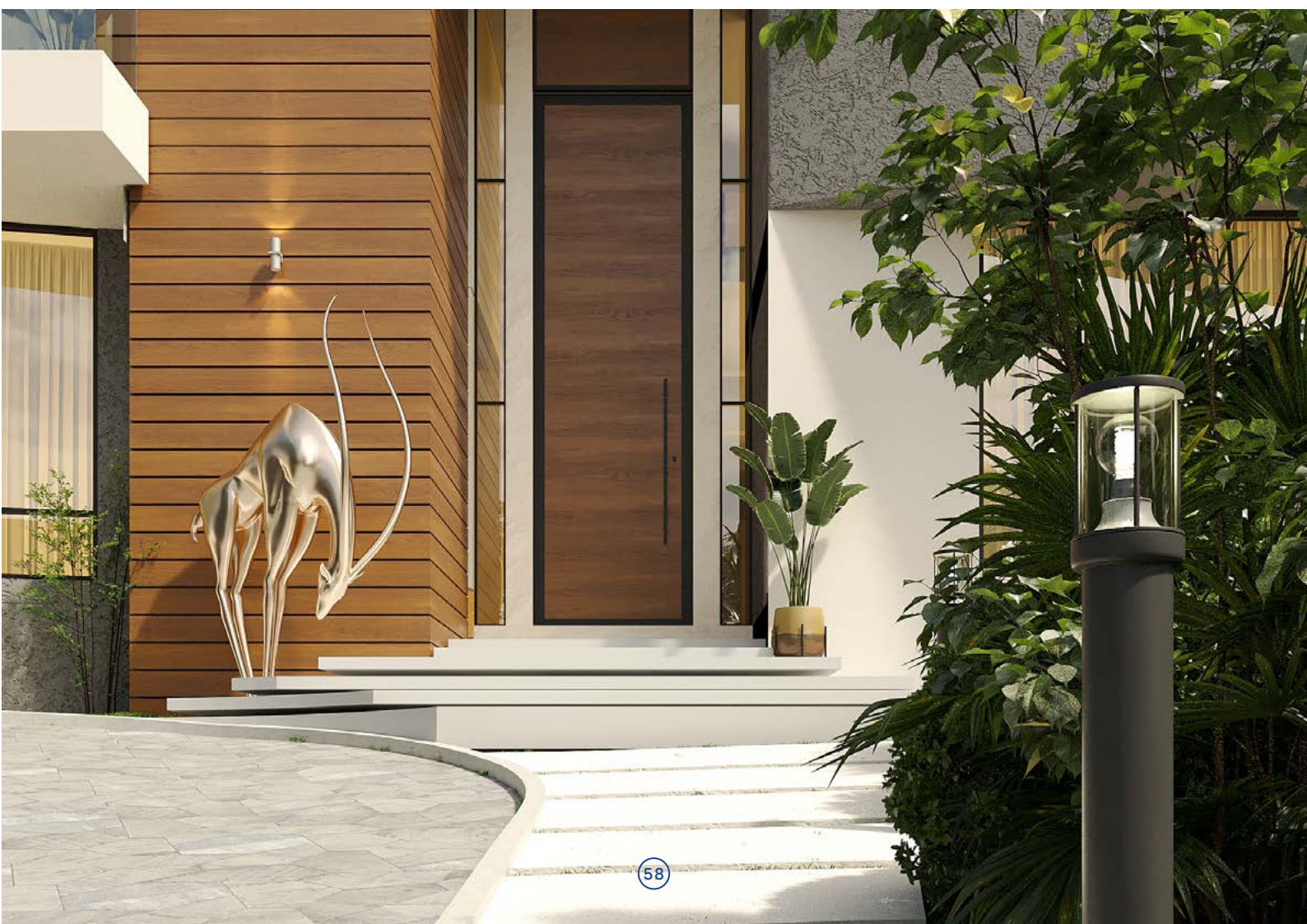
---

**Location:** Abuja  
**Building Type:** Commercial  
**Client:** RICS











# NAWLG

- Ibadan
- Gombe
- Ojo
- Onitsha
- Owerri
- Portharcourt
- Yaba

---

**Location:** Ibadan  
**Building Type:** Residential  
**Client:** NAWLG















# WUYE 1166

A contemporary low-rise apartment building features clean lines, layered balconies, and lush greenery. Neutral grey and white facades are accented with warm timber ceilings and bold orange cores, creating a refined, urban residential environment with integrated parking and street-level access.

---

**Location:** Abuja  
**Building Type:** Residential  
**Client:** Popville











# QUATTRO VILLAS

A contemporary residential villa defined by highly articulated cubic massing and Bauhaus-inspired geometry. It features minimalist white facades, contrasting orange accents, and dark glazing, seamlessly integrated with lush tropical landscaping.

---

**Location:** Abuja

**Building Type:** Residential

**Client:** Chester Homes











# DREDFORT

A modern residence featuring strong geometric lines, deep overhangs, textured surfaces, and expansive glazing, combining bold architectural forms with lush landscaping for a clean, contemporary aesthetic.

---

**Location:** Abuja

**Building Type:** Residential

**Client:** Private











# OSANEBI RESIDENCE

This is a contemporary two-story villa featuring contrasting materials: smooth, light-toned render and rugged natural stone cladding. The design uses geometric volumes, expansive glazing, and a cantilevered glass balcony, set within manicured green landscaping.

---

**Location:** Delta  
**Building Type:** Residential  
**Client:** Private















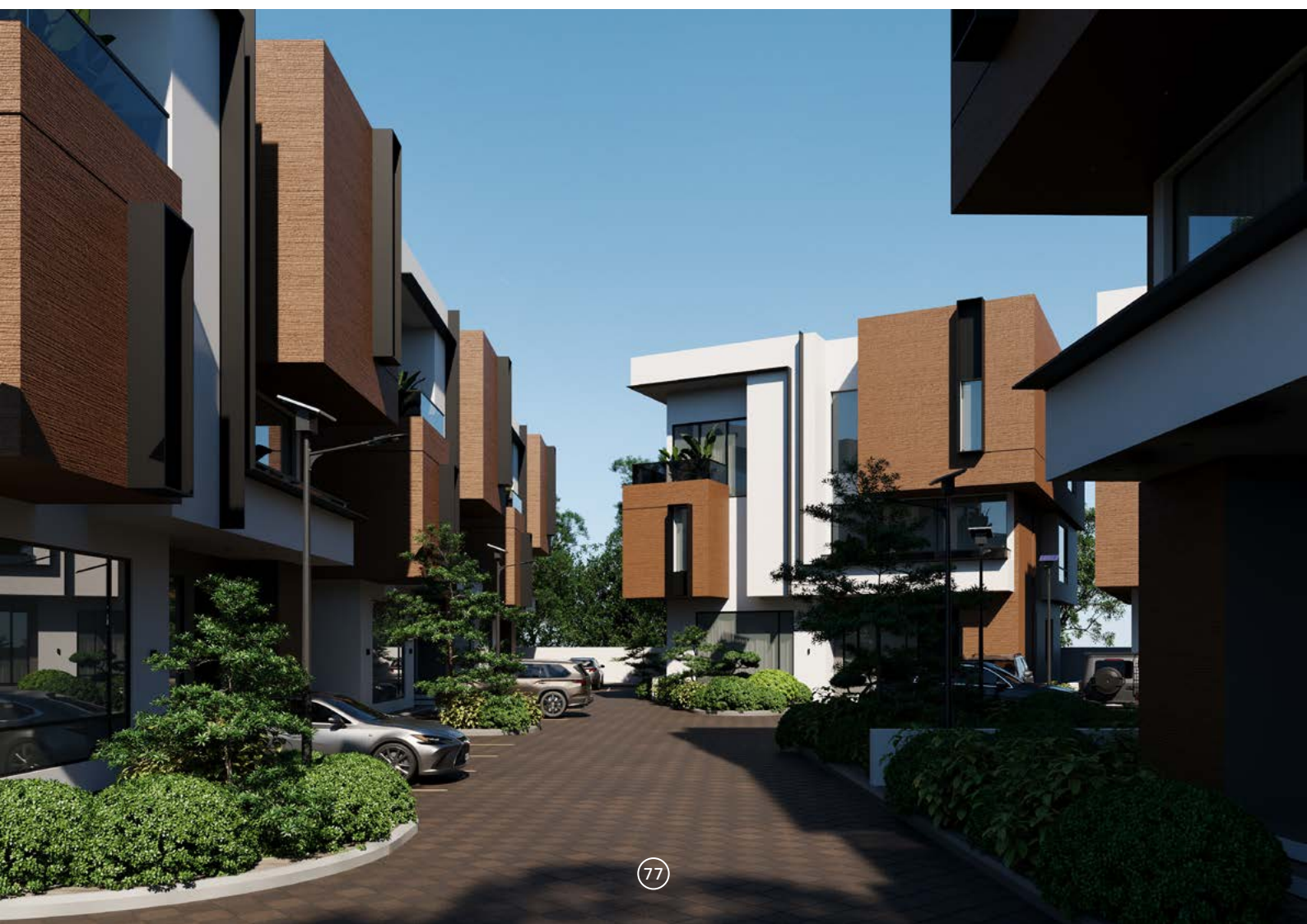
# APO

A contemporary residence featuring bold geometric forms, warm textured surfaces, dramatic lighting accents, and expansive glazing, combining modern sophistication with a striking architectural presence in its landscaped setting.

---

**Location:** Abuja  
**Building Type:** Residential  
**Client:** Private















# DIPLOMATIC VILLE

This is a sleek, multi-story contemporary house defined by intersecting volumes and a bold mix of materials, including white render, warm timber cladding, and light-grey textured stone. It features extensive glazing, a prominent dark canopy, and is fronted by a paved drive and a luxury coupe.

---

**Location:** Abuja

**Building Type:** Residential

**Client:** Eco Property















P O R T F O L I O

# Interior Design



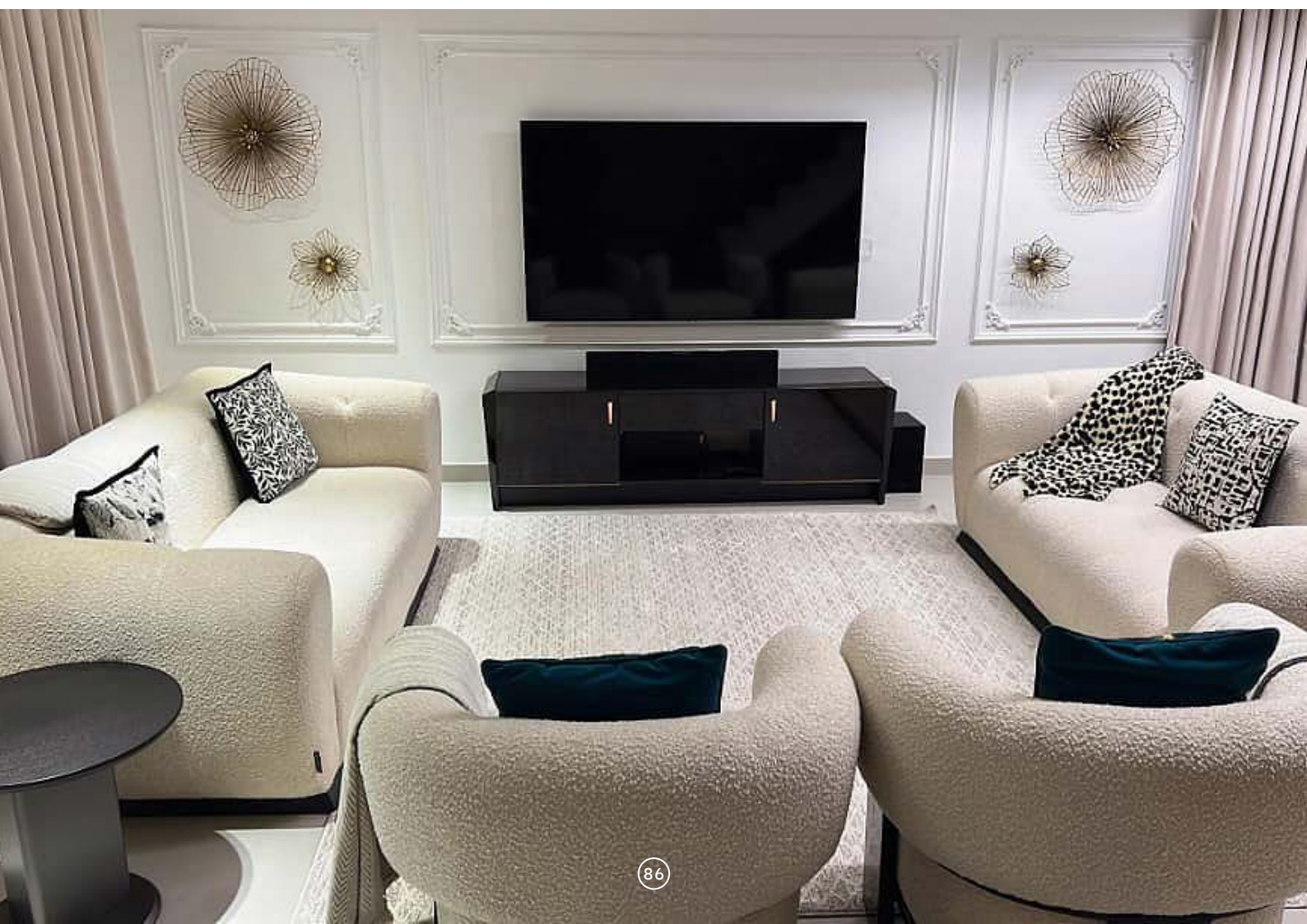
# WESTERN FORESHORE

Residential interior renovation showcasing sophisticated minimalism through clean lines, curated neutral palettes, natural materials, and strategic lighting that shapes atmosphere, highlights architectural elements, and preserves functional elegance throughout the home.

---

**Location:** Lagos  
**Building Type:** Residential  
**Client:** Private











# BELITZ

Residential interior renovation expressing refined minimalism, defined by clean lines, neutral palettes, natural materials, and strategic lighting that enhances mood, highlights architectural details, and maintains functional elegance throughout every space.

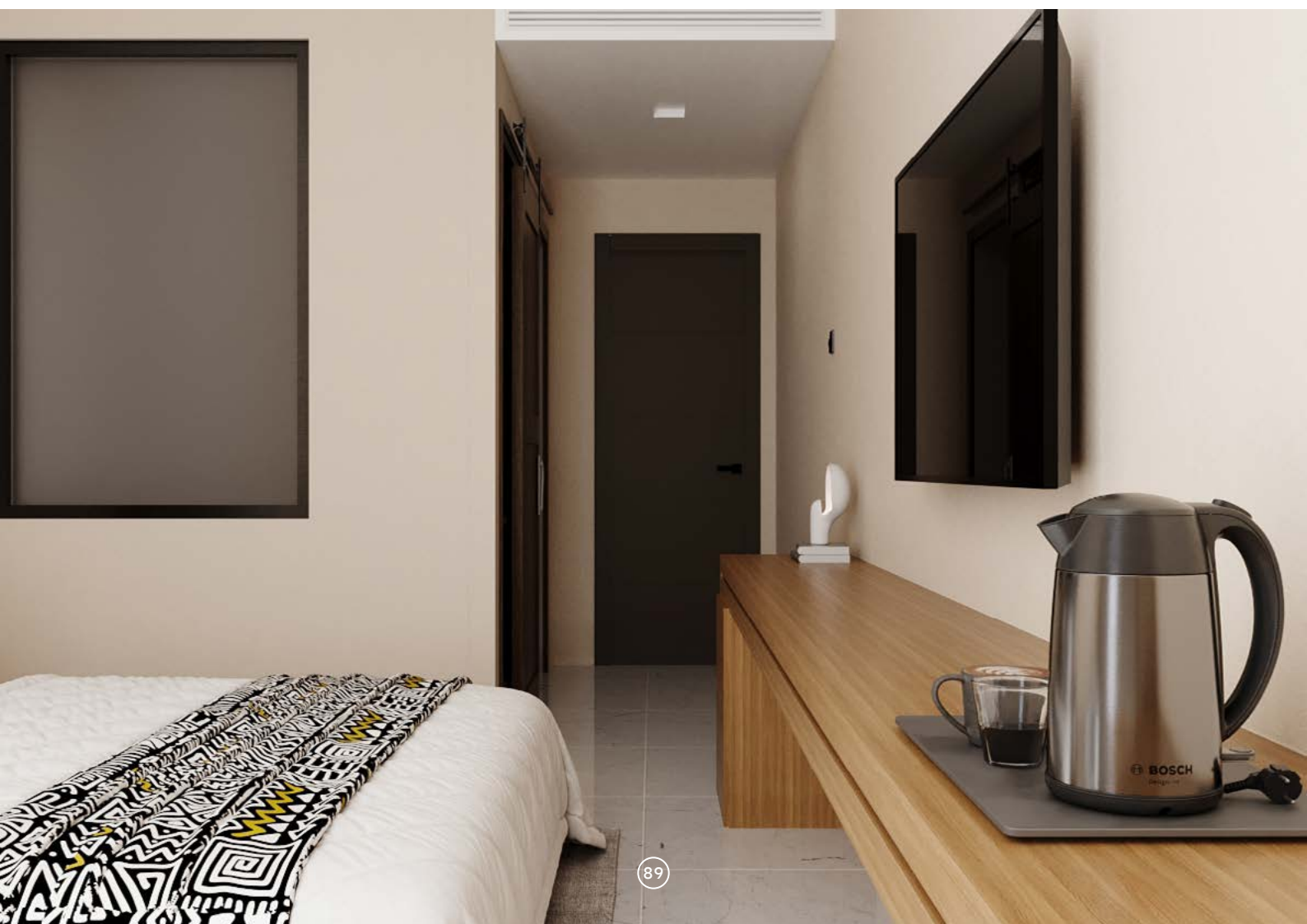
---

**Location:** Abuja

**Building Type:** Mixed Use

**Client:** Belitz Hotels & Resort











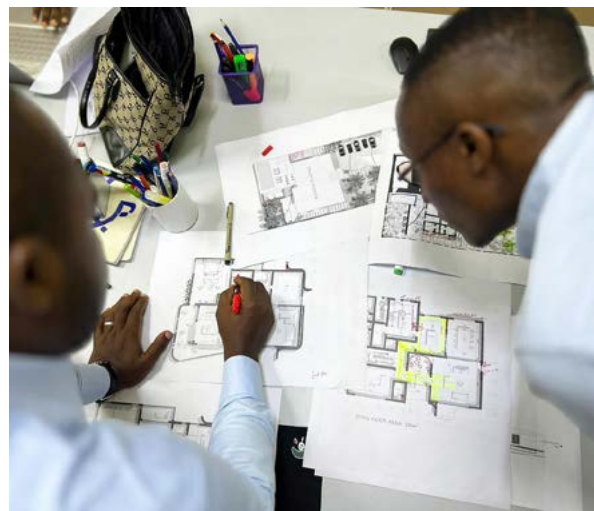
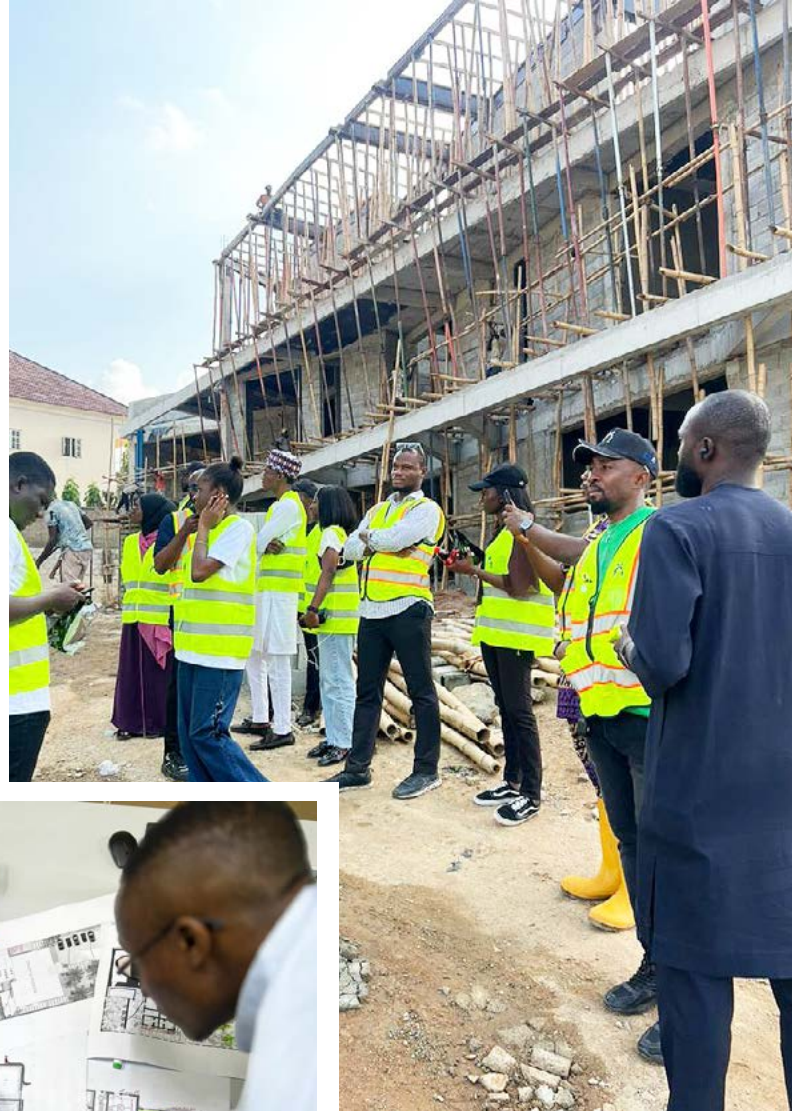
M O M E N T S

# 2025 Highlights

























Abuja | Lagos

C5, 20th Street, Games Village, Abuja  
2 Dapo Solanke, Lekki, Lagos

To learn more, tap on the link and icons below

 [www.greyboulders.com](http://www.greyboulders.com)









**‘25**

**Grey**   
**Boulders**



