



PERFECT PEACE PROPERTY DEVELOPMENT LIMITED  
presents  
**KAPITAL  
VILLAS**



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## INTRODUCTION

Kapital Villas is a thoughtfully designed luxury residential development by Perfect Peace Property Development Limited (PPPDL), located in the prestigious Guzape District, Abuja. The estate comprises eight exclusive 5-bedroom detached duplexes (G+2 with basement), carefully planned by Perfect Peace Property Development Limited (PPPDL) to deliver privacy, comfort, and architectural elegance within a serene and secure environment.

Each villa features five en-suite bedrooms, multiple spacious living areas, a home office, and dedicated maid's quarters, offering generous accommodation for modern family living. The homes are complemented by shared amenities including a swimming pool, children's playground, landscaped green spaces, and a gatehouse, enhancing both functionality and lifestyle quality in line with PPPDL's vision for refined residential living.

With a strong emphasis on quality construction, contemporary design, and efficient site planning, Kapital Villas reflects Perfect Peace Property Development Limited (PPPDL)'s commitment to delivering durable, high-quality homes that balance comfort, elegance, and

**AVERAGE PLOT SIZE** - 473 Sqm

**BUILDING FOOTPRINT** - 154.23 Sqm

8 Units Of 5 Bedroom Detached Duplexes

**PROJECT NAME:** KAPITAL VILLAS

**LOCATION:** GUZAPE DISTRICT, FCT Abuja

Architects



## FEATURES

- **5-Bedroom Detached Villas**

Spacious detached villas designed for modern family living, offering generous room sizes, privacy, and flexible layouts that support comfort, functionality, and refined residential living.

- **Basement + 3 Floors (G+2)**

Multi-level homes featuring a basement and three floors, providing expansive living areas, private family zones, service spaces, and enhanced spatial separation across levels.

- **Parking (4 per Unit + Extra Parking)**

Each villa includes four dedicated parking spaces, complemented by additional estate parking to accommodate guests while ensuring smooth vehicular circulation and convenience.

- **Gated Estate with Gatehouse**

A secure, gated residential environment with a purpose-designed gatehouse that controls access, enhances safety, and reinforces privacy for residents and visitors.

- **Landscaped Grounds with Pool & Playground**

Professionally landscaped outdoor spaces featuring a swimming pool and playground, creating a relaxed, family-friendly environment that encourages recreation and community interaction.

## OVERVIEW

Kapital Villas, designed by GreyBoulders, is a private residential enclave that embodies refined luxury through thoughtful planning, generous spaces, and architectural clarity. Comprising a collection of detached villas, the development is crafted to deliver comfort, privacy, and a strong connection between indoor living and the surrounding landscape.

Each villa is designed as a 5-bedroom detached residence with a basement and multiple living levels, offering expansive interiors, well-defined private and family zones, and carefully articulated façades. The architecture balances modern form with functional elegance, creating homes that are both visually striking and highly livable.

GreyBoulders' design approach at Kapital Villas is evident in every aspect of the project:

### **Spatial Excellence & Functionality:**

- Multi-level living with basement, ground, first, and second floors
- Generous living, dining, and family areas designed for comfort and flow
- Private terraces and balconies enhancing indoor-outdoor living
- Dedicated service and utility spaces to support seamless daily living

### **Site Planning & Privacy**

- Detached villas thoughtfully arranged to ensure privacy and exclusivity
- Dedicated parking spaces allocated per residence
- Clearly defined vehicular and pedestrian circulation
- Secure, gated entry with a purpose-designed gatehouse

## **Landscape & Outdoor Amenities:**

- Landscaped green areas integrated across the estate
- Central recreational spaces including a playground and pool
- Soft landscaping that enhances aesthetics and livability
- Engineered drainage and retaining systems ensuring long-term site stability

## **Architectural & Construction Quality**

- Contemporary design with clean lines and balanced proportions
- High-quality doors, windows, and façade elements
- Robust structural system designed for durability and performance
- Attention to detailing across elevations, interiors, and shared spaces.

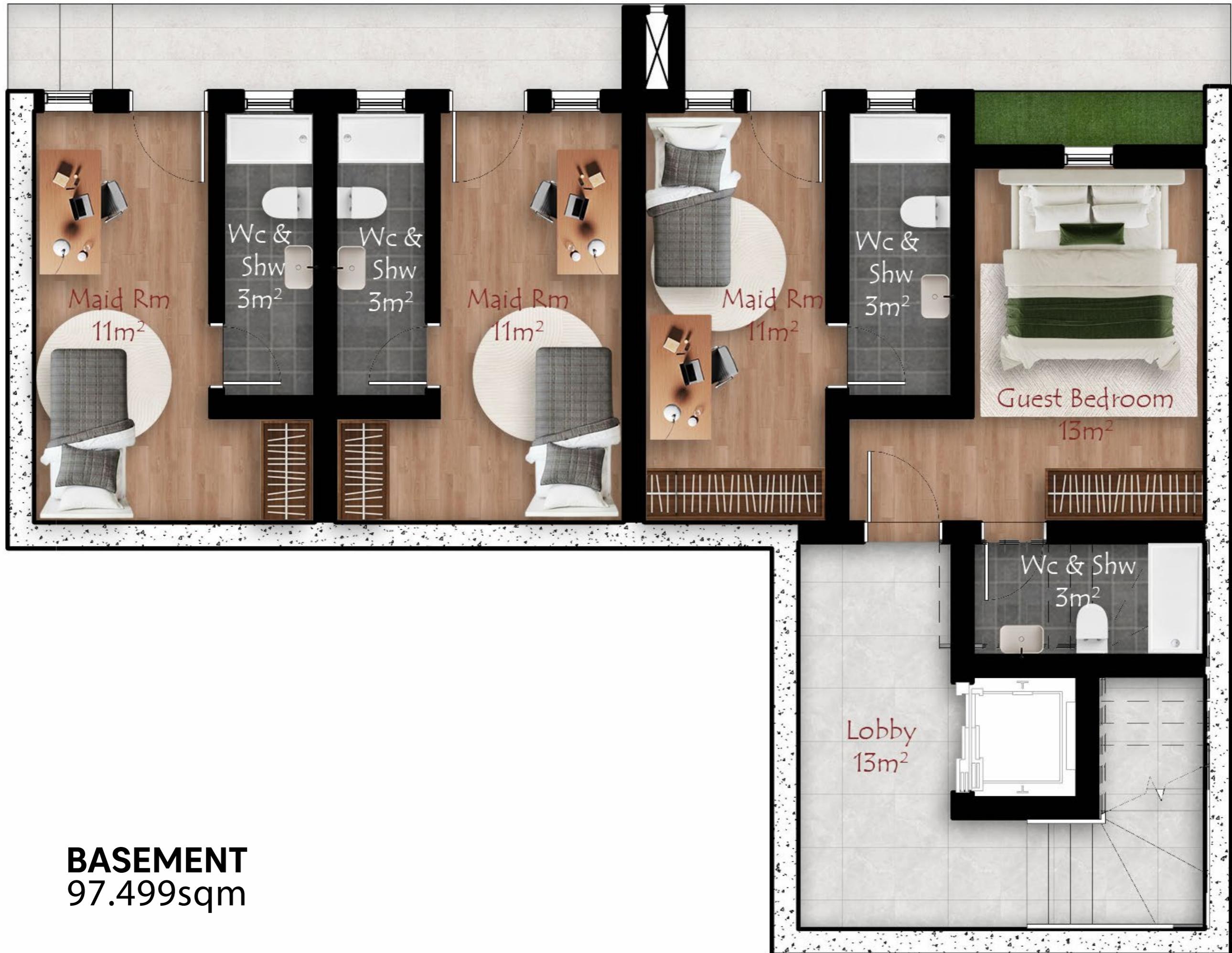
Kapital Villas reflects GreyBoulders' commitment to delivering well-crafted residential environments that combine architectural integrity, practical design, and lasting value. The result is a thoughtfully curated living experience that meets the expectations of modern luxury homeowners in Abuja's premier residential districts.



# SITE PLAN



## FLOOR PLANS



**BASEMENT**  
97.499sqm



**GROUND FLOOR**  
154.23sqm



**FIRST FLOOR**  
213.588sqm



**SECOND FLOOR**  
235.811sqm

# FACADE RENDERINGS

























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