



Grey  Boulders®

# Residential Estates

*Where design meets livable spaces*







# *Concept to Completion*

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## **OUR INTEGRATED APPROACH**

Our estate developments are guided by a fully integrated workflow that connects design thinking, visual clarity, and construction expertise. By managing projects holistically, we ensure consistency, reduce fragmentation, and achieve seamless project delivery. From early planning to final execution, each phase informs the next—resulting in estates that are well-coordinated, visually coherent, and efficiently delivered.

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## **MASTER PLANNING & DESIGN**

Our design process begins with a deep understanding of site context, user needs, and long-term functionality. We develop clear master plans and architectural concepts that prioritize spatial efficiency, environmental response, and livable community layouts. Each estate is designed with attention to form, circulation, and scalability, ensuring both visual appeal and practical performance.

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## **3D VISUALIZATION & MODELING**

We employ 3D visualization to translate design concepts into realistic visual experiences, in addition to a physical scale model lab where presentation and conceptual models are crafted. These visuals and tactile crafts provide clarity for decision-making, stakeholder alignment, and effective project communication before construction begins, as well as great marketing tools. Our renderings and 3D printed scale models capture materiality,

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## **CONSTRUCTION & DELIVERY**

Our construction phase is driven by precision, quality control, and adherence to approved designs. By maintaining close coordination between design and site teams, we ensure that execution aligns with the original vision. From groundwork to finishing, our focus remains on durability, safety, and timely delivery, resulting in estates built to enduring standards.







*Design,  
Visualization &  
Construction*





# NO. 10 by RICS

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Completed

This luxury development includes two detached and one semi-detached unit, each with five bedrooms, three living areas, and an aquarium, featuring contemporary architecture, glazing, balconies, and a striking steel canopy.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Anteroom
- 8 Store













# Tetrad by RICS

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Completed

Contemporary four-unit terrace elevating urban living, featuring four-bedroom homes with dual lounges, aquariums, a bold three-meter cantilevered angular balcony, and a light-filled façade of white surfaces and textured gray panels.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Anteroom
- 8 Store













# Black Diamond Residence

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Construction

Flagship BlackDiamond Residence villa complex with two detached and three semi-detached six-bedroom homes, each featuring basements, private gyms, cinemas, and a sophisticated light-filled façade of white and dark fluted panels.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Anteroom
- 8 Store















# Alicorn by RICS

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Design & Visualization

This upscale development features two detached homes and one semi-detached residence, each offering five bedrooms, three lounges, and an aquarium, unified by glass façades, refined balconies, and a steel canopy.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Anteroom
- 8 Store











# APO

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Design & Visualization

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.

## Amenities

- 1 Living Room
- 2 Dry/ Wet Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Anteroom











# WUYE 1166

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Design & Visualization

A contemporary apartment building with clean lines, layered balconies, and lush greenery. Neutral grey and white facades are accented by timber ceilings and bold orange elements, creating a refined urban residential setting.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Store











# NAWLG

**Locations:**

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

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom















# Quattro Villas

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Design & Visualization

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.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Home Office











# Diplomatic Ville

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Design & Visualization

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.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Private Lounge
- 8 Store
- 9 Anteroom











# Marina Oasis

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Design & Visualization

A modern residential estate defined by bold geometric architecture, generous glazing, warm material finishes, and thoughtful landscaping, offering a balanced blend of elegance, comfort, and contemporary living.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 6 Lounge
- 7 Home Office



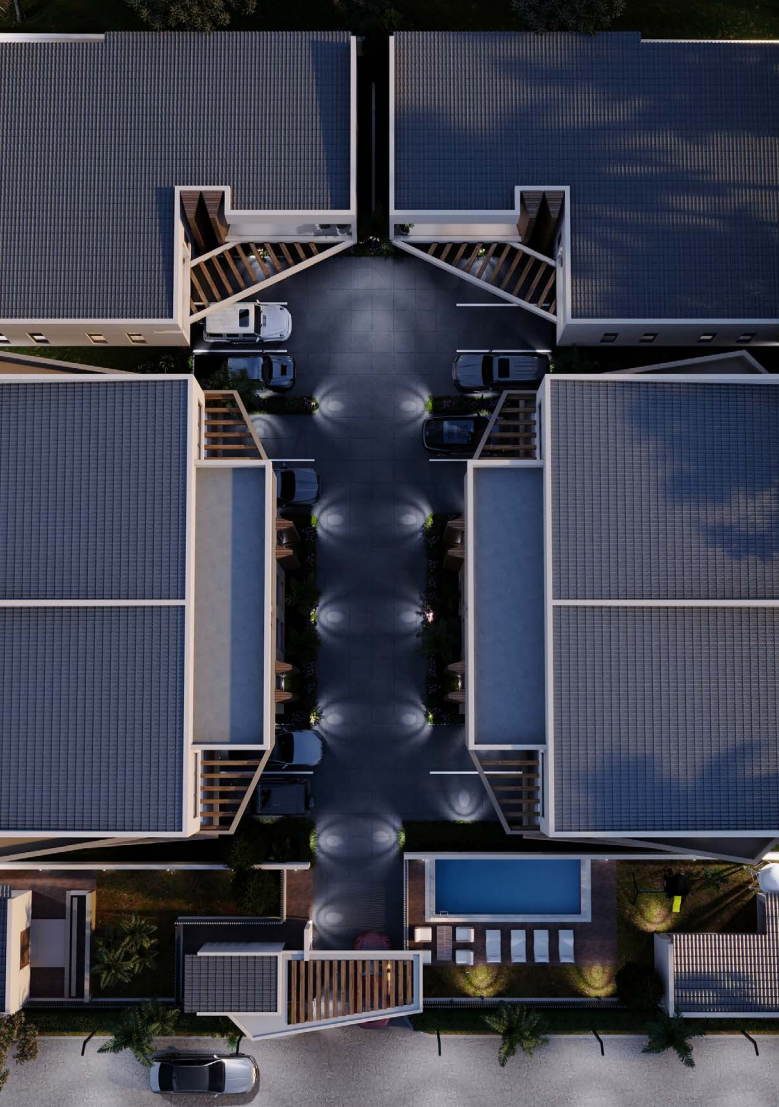


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OASIS

HOSSEIN 3D







# FourPalms

**Location:** Abuja

**Building Type:** Residential

**Project Phase:** Design & Visualization

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.

## Amenities

- 1 Living Room
- 2 Kitchen
- 3 Dining
- 4 Bedroom
- 5 Bathroom
- 8 Laundry
- 9 Store
- 9 Anteroom









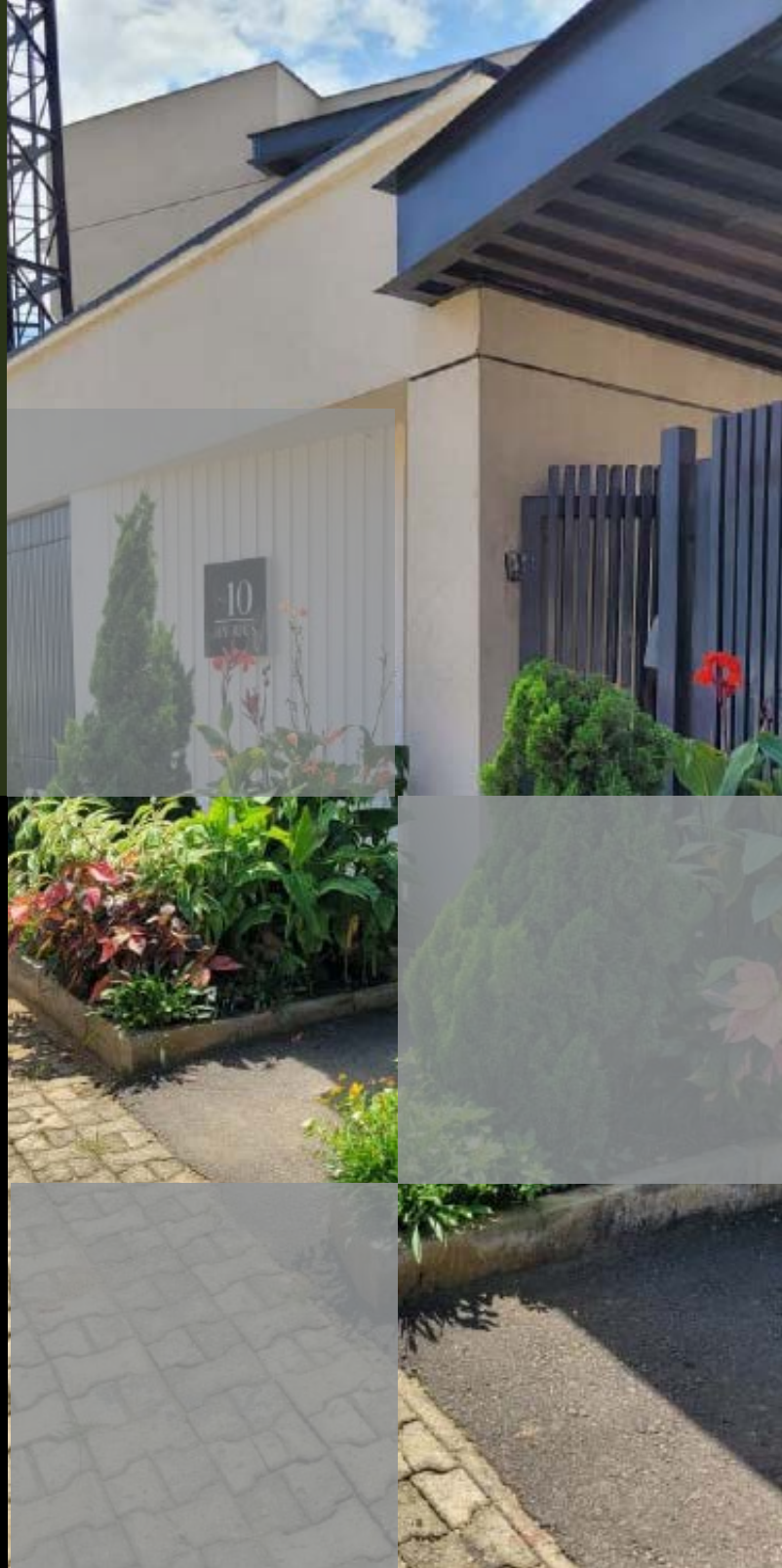


# Supercharge your projects with Us!

**Ready to bring  
your vision to life?**

**Reach out now and  
let's build something  
extraordinary  
together!**

Our multidisciplinary team of architects, engineers, quantity surveyors and other professionals provides end-to-end services, from initial conceptualization through construction, visualization and scale models, offering clients a seamless, integrated approach that eliminates fragmentation and ensures cohesive project execution.



**Contact Us**

**+234 907 811 8741**

**[admin@greyboulders.com](mailto:admin@greyboulders.com)  
[marketing@greyboulders.com](mailto:marketing@greyboulders.com)**





Abuja | Lagos

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

To learn more, tap on the link and icons below

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