



HFM

Grey  Boulders[®]

CORPORATE BROCHURE

From Concept to Completion, Seamless Design & Build for
Luxury and Commercial Developments.

3D visualization of the dramatic entrance of Summit Hills Villa, featuring a sweeping sculptural white canopy that flows gracefully over a multi-car garage area, creating a bold architectural statement. This contemporary design harmoniously blends smooth curved surfaces with natural stone cladding and lush tropical landscaping, exemplifying modern luxury residential architecture.







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About GreyBoulders

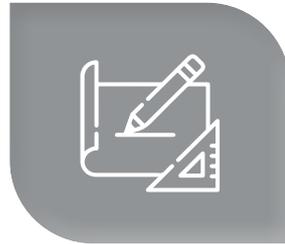
We are an integrated design-build firm focused on creating lasting value and peace of mind for both discerning homeowners and commercial developers. We stand out by combining the efficiency and quality of our multi-service offerings with a genuine commitment to purpose-driven development.

This collaborative approach ensures a smooth, predictable project journey and results in beautiful, responsible assets that are built to endure, helping us transform the built environment for the benefit of future generations.



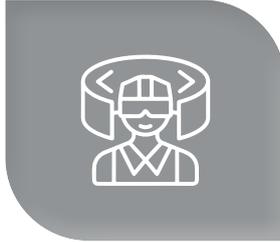
This scale model of Nest Hotel Ikeja, showcases a contemporary boutique hotel featuring warm stone materiality, extensive glazing, and a strategic rooftop bar, demonstrating the firm's commitment to creating value-driven hospitality architecture. Produced entirely inhouse using 3D printed components following comprehensive architectural design and visualization work, the project has now progressed to construction in Ikeja, Lagos, reflecting a productive client relationship and integrated design-build approach.

OUR *CORE* SERVICES



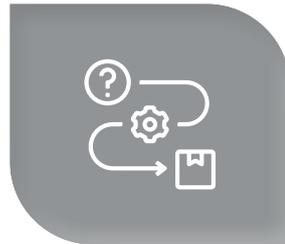
**Architectural
Design**

**3D
Visualization**



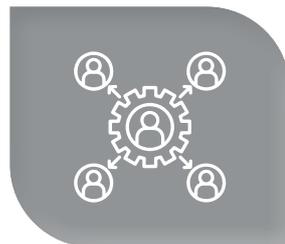
Construction

**Interior
Design**



**Model
Making**

Consultancy



Outsourcing

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

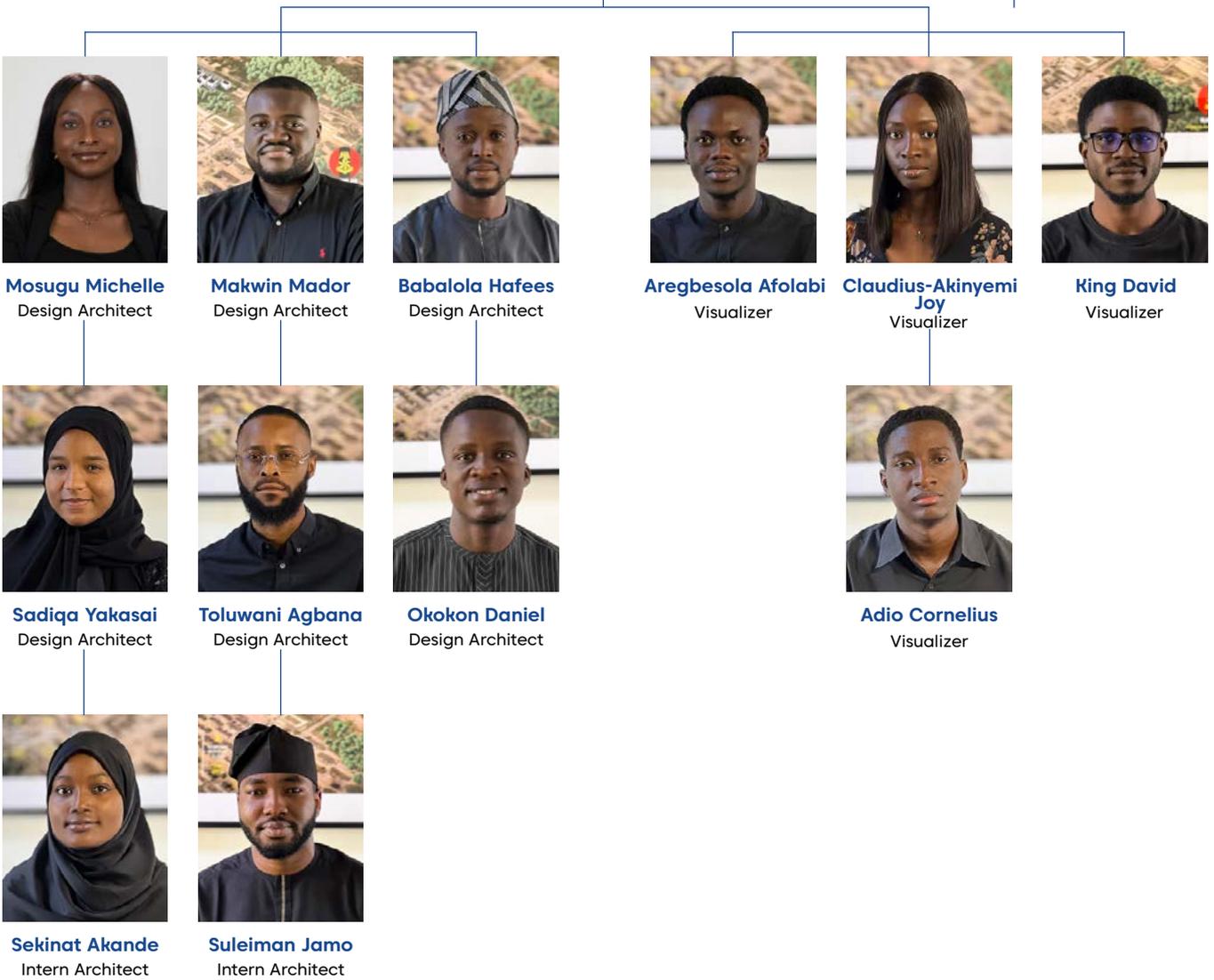
MEET *the* TEAM



Ibe Rarum
Design Director

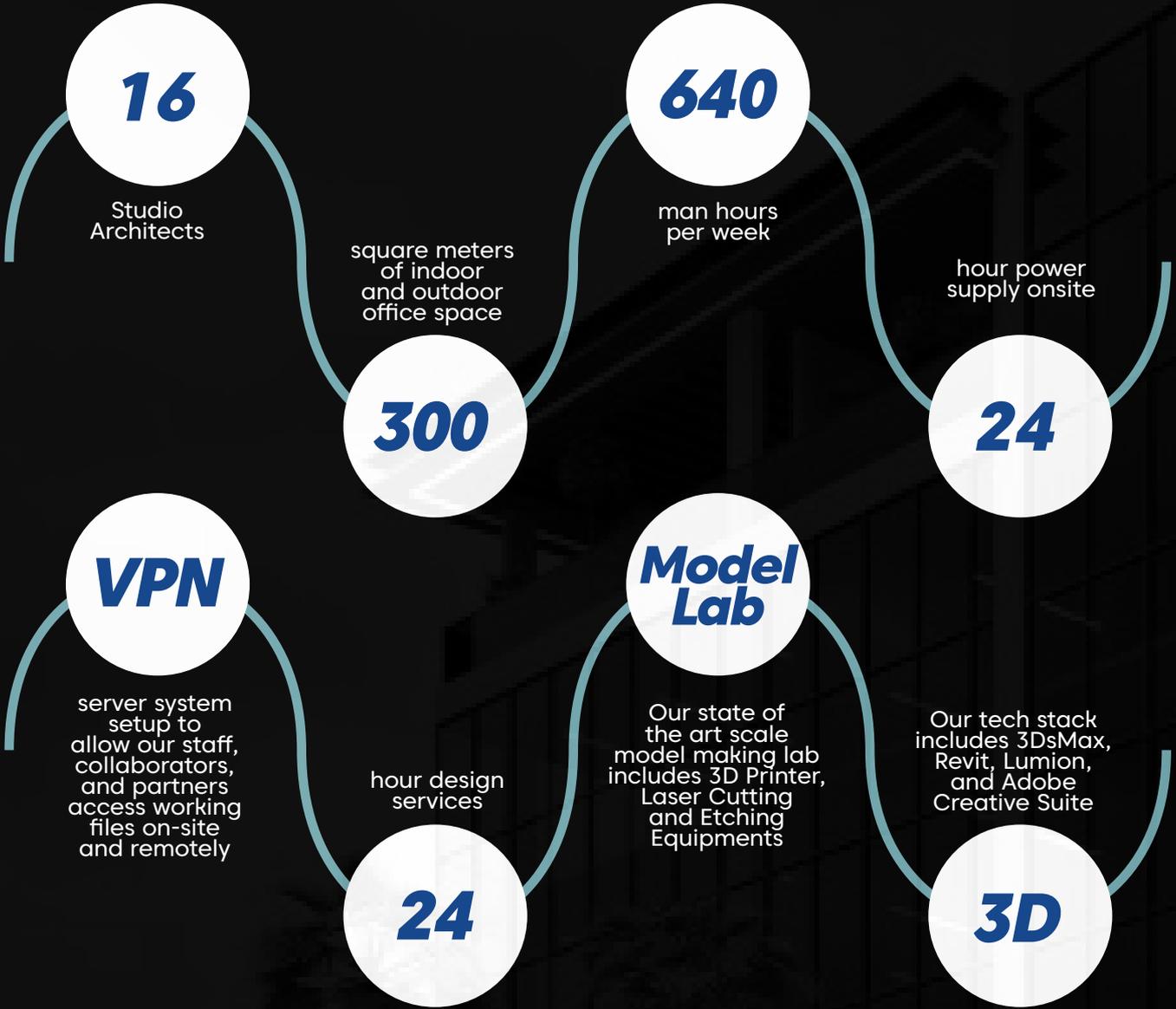


Carol-Praise Ayamba
Studio Head





STUDIO STATS



TECHNICAL STATS



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 135-bed 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.

Architectural Design



Our architectural expertise encompasses a broad and distinguished portfolio, extending from well-crafted residential developments and purpose-designed commercial facilities to complex industrial structures and significant public-sector buildings.

We demonstrate exceptional proficiency in urban planning initiatives that drive meaningful community transformation. Through our innovative in-house collaborative system, our team, partners, and stakeholders can reliably access project files both on-site and remotely, ensuring streamlined workflows, timely delivery, and a seamless experience for our clients.

PROJECTS

1. Summit Hills
2. HFM
3. Alicorn
4. NAWLG
5. Quattro
6. Asokoro 124
7. Osanebi Residence
8. Belafonte
9. Dredfort
10. Apo
11. FourPalms
12. Le Chateau
13. Nest Hotel

3D Visualisation



Our 3D visualization expertise delivers immersive and detailed representations, spanning residential interiors and dynamic commercial environments to large-scale industrial facilities and impactful public-sector developments. We demonstrate advanced proficiency in photorealistic rendering, animation, and virtual walkthrough production that elevates stakeholder understanding and accelerates decision-making.

Through our integrated in-house collaboration system, our team, partners, and clients can efficiently review visual assets on-site and remotely, ensuring precise revisions, aligned expectations, and exceptional presentation standards.

PROJECTS

1. Summit Hills
2. HFM
3. Alicorn
4. Nest Hotel
5. Dredfort
6. Apo
7. FourPalms
8. Le Chateau

SUMMIT HILLS RESIDENCE

Location: Calabar, Cross River State
Building Type: Residential
Project Phase: Design & Visualization

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.



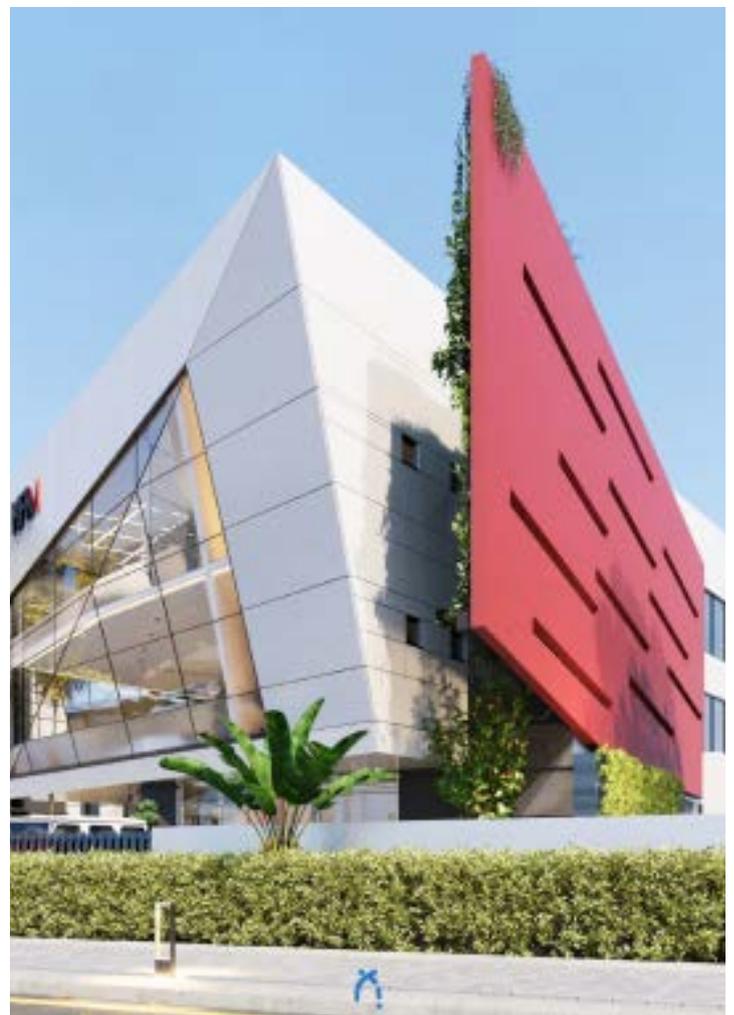
HFM Headquarters

Location: Ikeja, Lagos

Building Type: Commercial

Project Phase: Design & Visualization

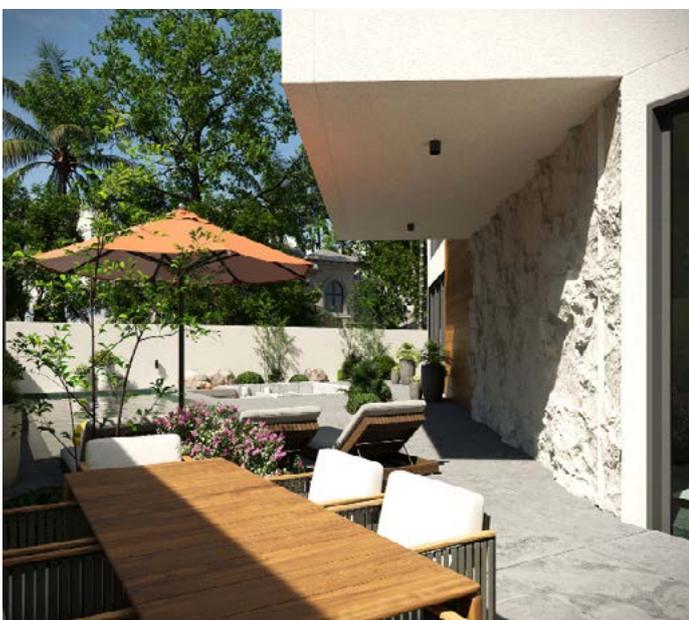
This development showcases distinctive architectural features, including a bold coral-red geometric façade and expansive glass curtain walls. Designed as a signature HFM complex, it brings together contemporary office environments with vibrant vertical gardens and lush tropical landscaping. The structure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



ALICORN by RICS

Location: Katampe Ext, Abuja
Building Type: Residential
Project Phase: Construction

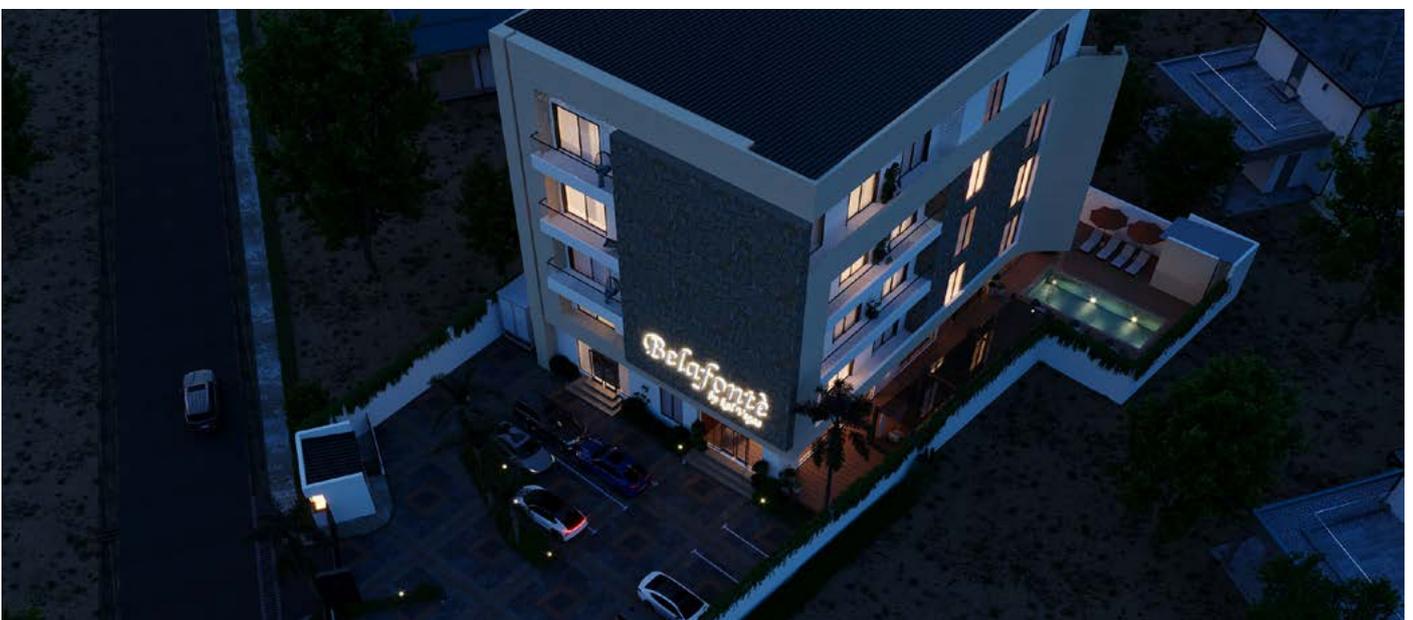
Rising above the rocky landscape of Katampe Extension, this residence merges high-end living with environmental responsibility, featuring a centralized rainwater harvesting system designed for efficient water recycling.



BELLAFONTÉ

Location: Crossriver, Calabar
Building Type: Commercial
Project Phase: Design & Visualization

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.



FOURPALMS

Location: Kado, 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.



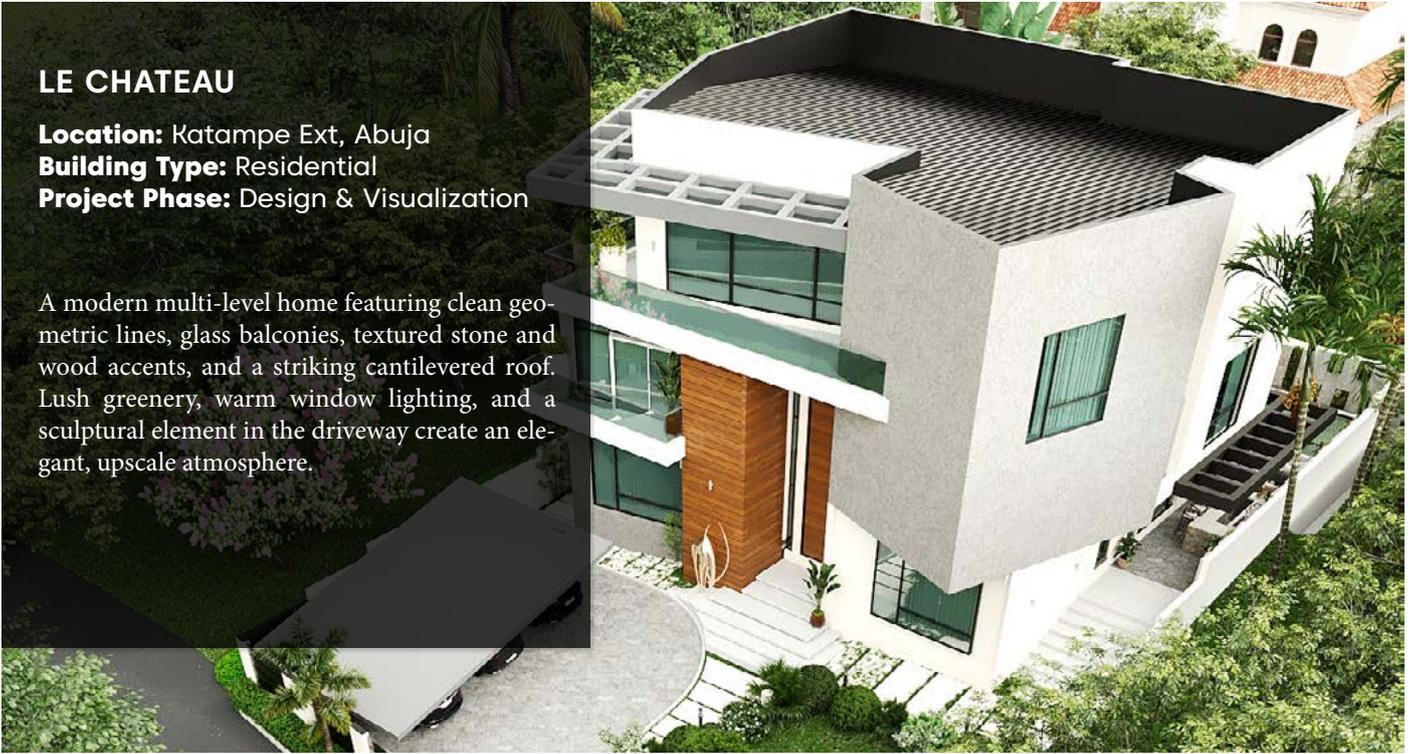
LE CHATEAU

Location: Katampe Ext, Abuja

Building Type: Residential

Project Phase: Design & Visualization

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.



NEST HOTEL

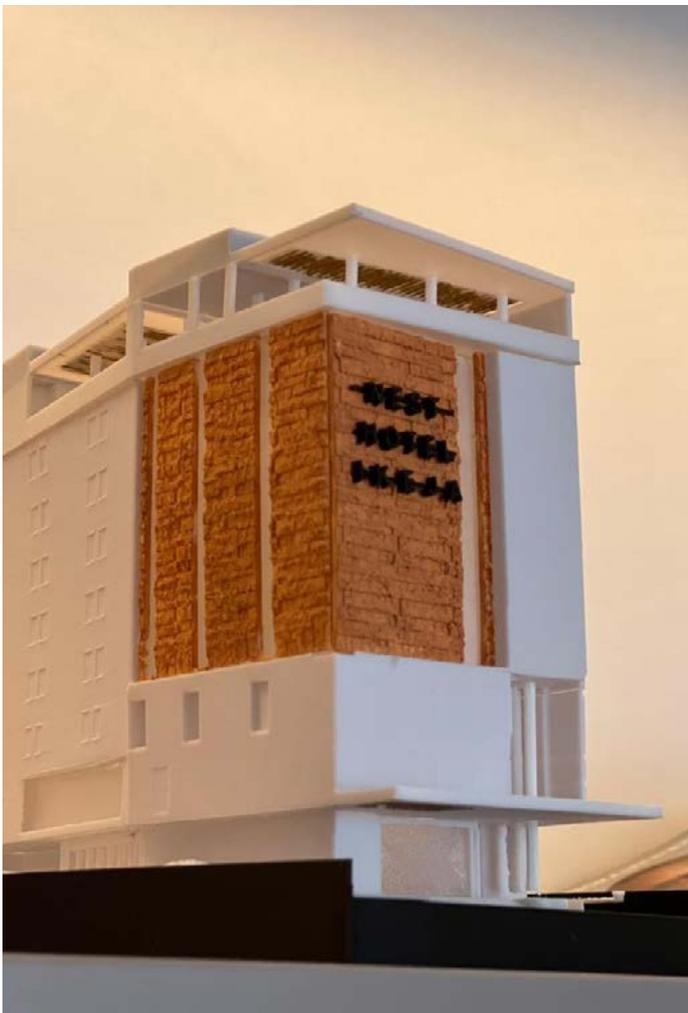
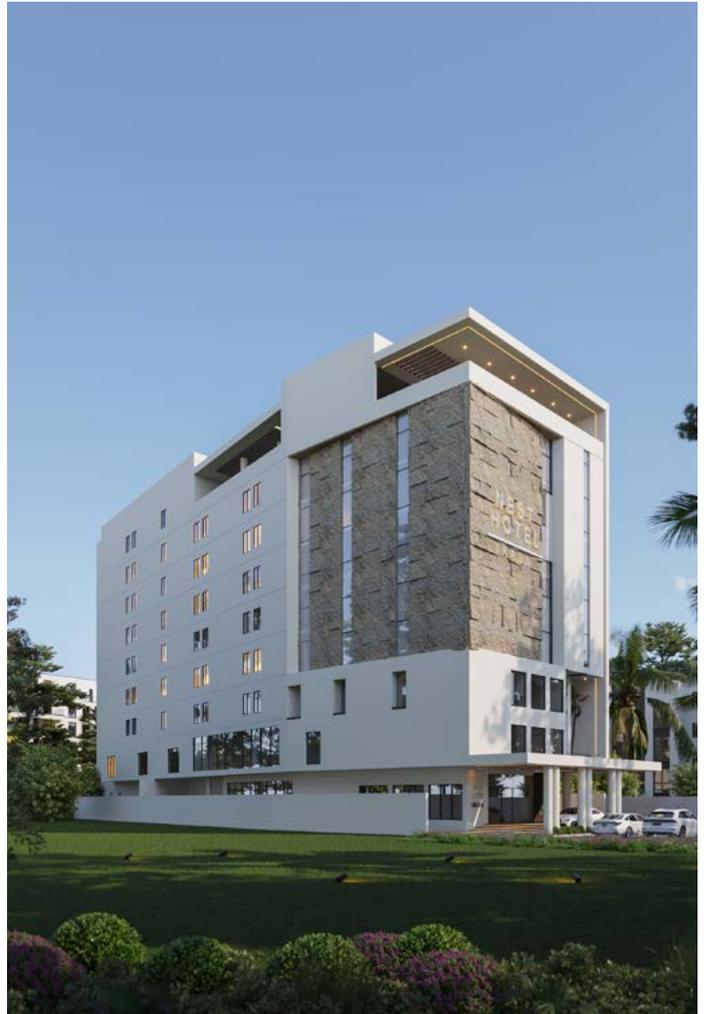
Location: Ikeja, Lagos

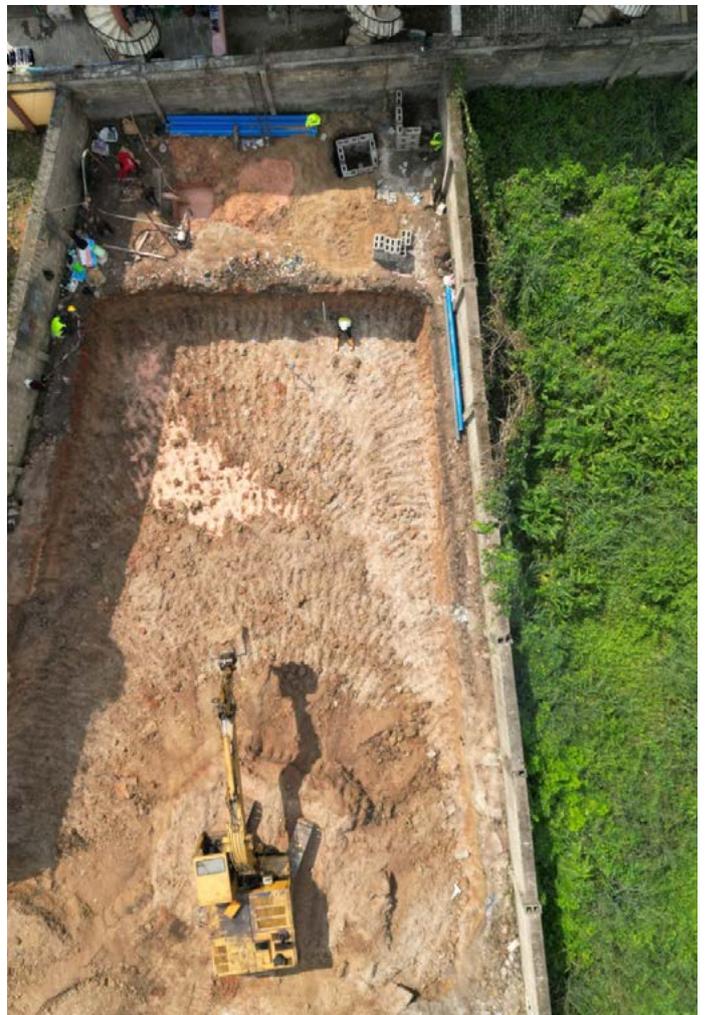
Building Type: Commercial

Project Phase: Design, Visualization & Construction

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.





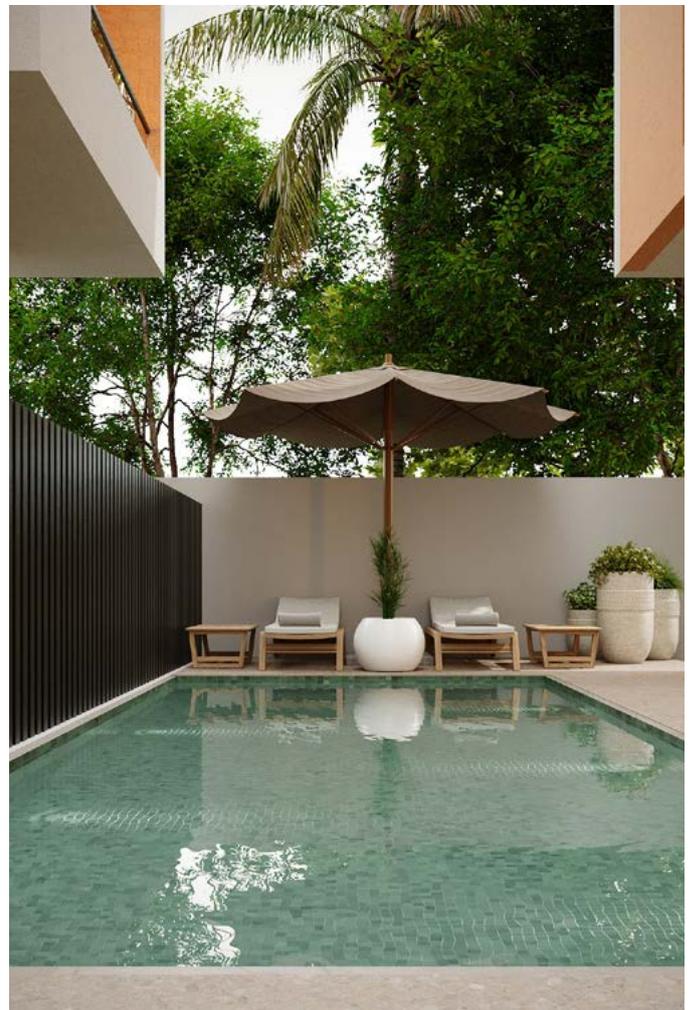
QUATTRO VILLAS

Location: Apo, 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.



ASOKORO 124

Location: Asokoro, Abuja

Building Type: Residential

Project Phase: Design, Visualization & Construction

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.





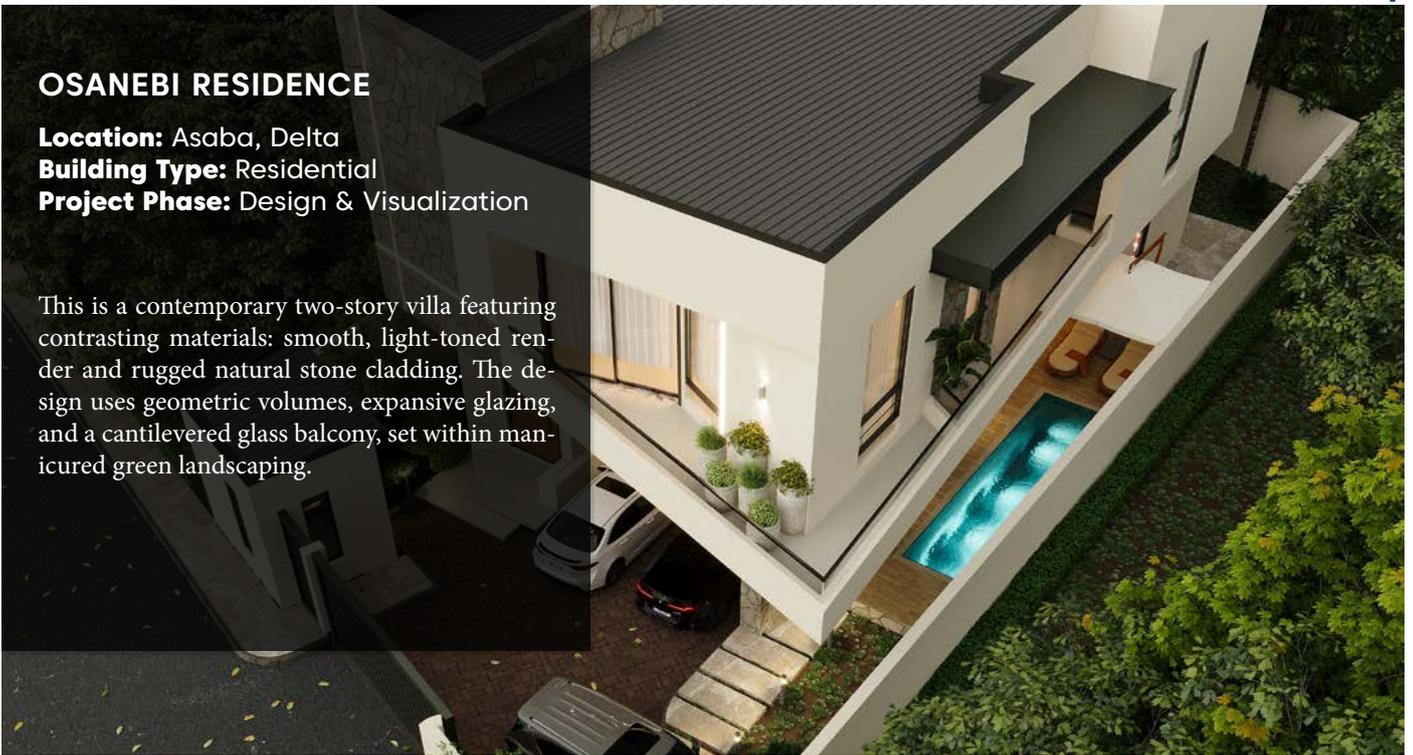
OSANEBI RESIDENCE

Location: Asaba, Delta

Building Type: Residential

Project Phase: Design & Visualization

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.



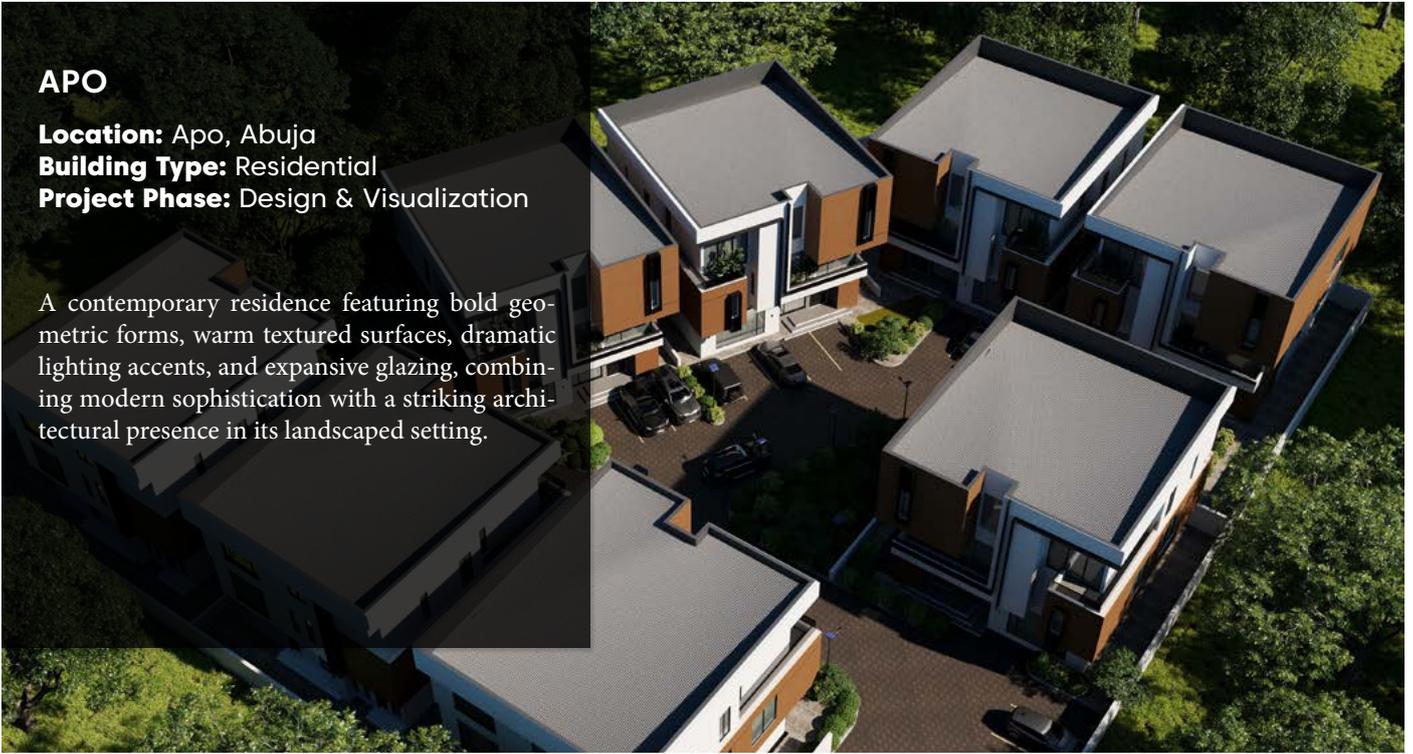
APO

Location: Apo, 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.



DIPLOMATIC VILLE

Location: Katampe Ext, 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.



NO 10 by RICS

Location: Katampe Ext, Abuja

Building Type: Residential

Project Phase: Construction

This upscale development includes two detached units and one semi-detached residence, each with 5 bedrooms, 3 lounges, and an aquarium. With its broad glass façades, refined balconies, and sculptural steel canopy, the project delivers a distinctive architectural approach to contemporary urban living.





Tetrad by RICS

Location: Jahi, Abuja
Building Type: Residential
Project Phase: Construction

This contemporary four-unit terrace development elevates urban living through refined design. Each four-bedroom unit includes dual lounges and a feature aquarium, highlighted by a bold three-meter cantilevered angular balcony. Clean white surfaces and textured gray panels create a striking, light-filled modern façade.





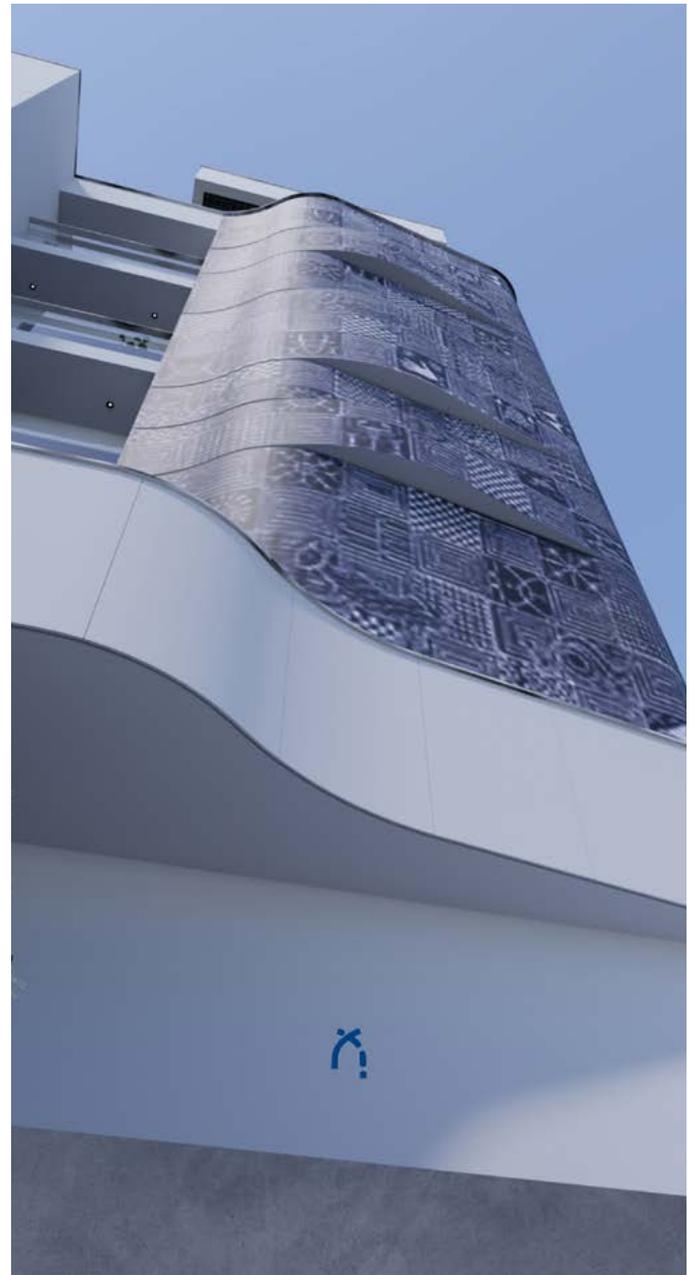
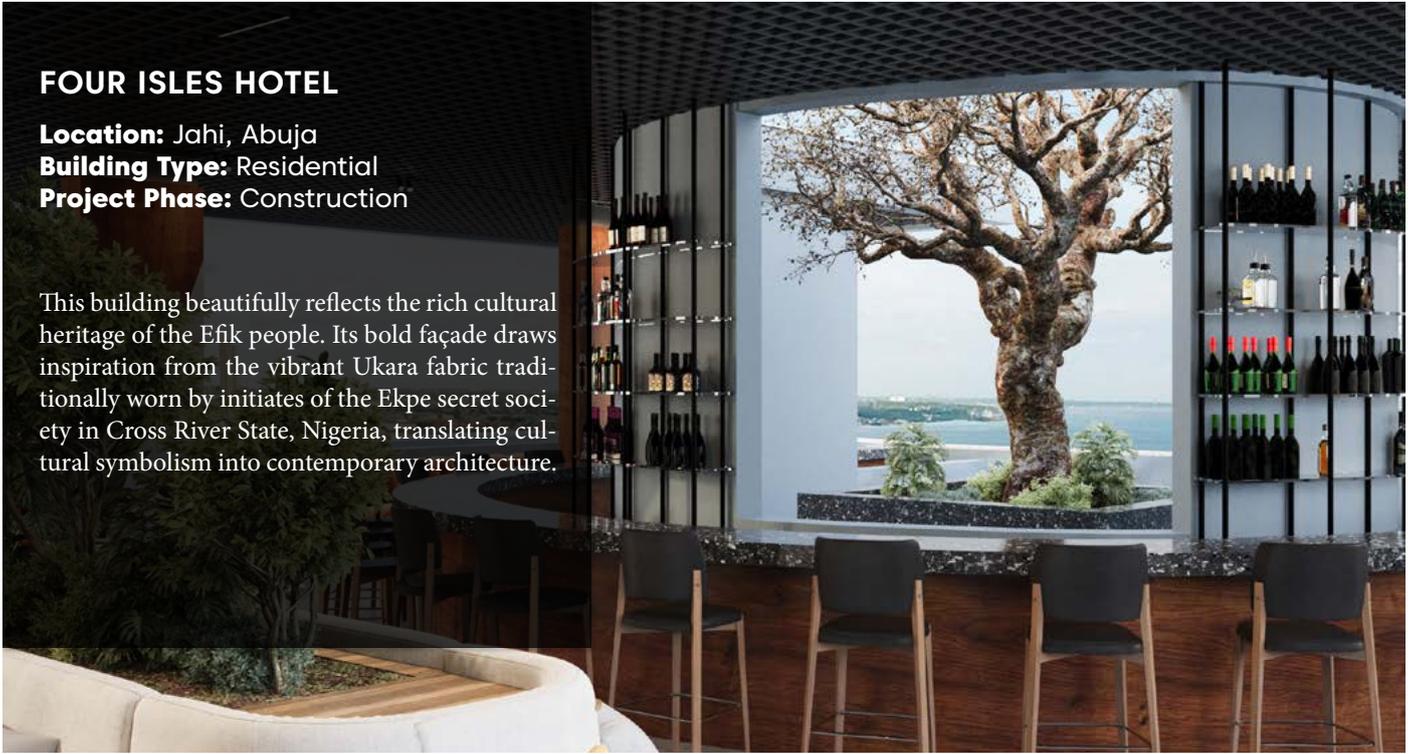
FOUR ISLES HOTEL

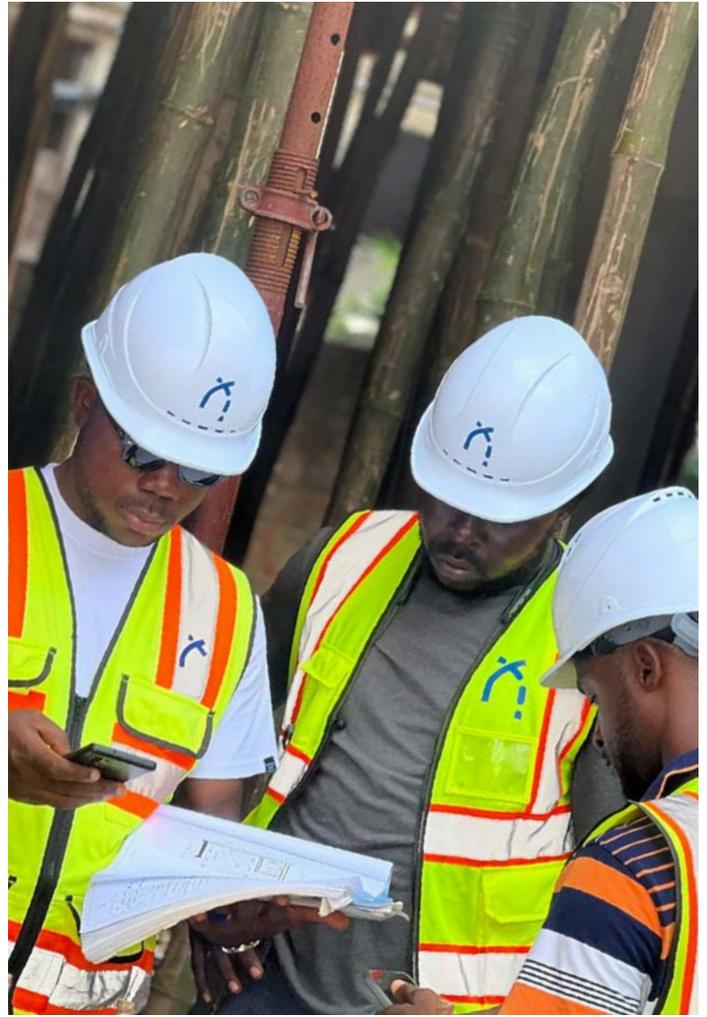
Location: Jahi, Abuja

Building Type: Residential

Project Phase: Construction

This building beautifully reflects the rich cultural heritage of the Efik people. Its bold façade draws inspiration from the vibrant Ukara fabric traditionally worn by initiates of the Ekpe secret society in Cross River State, Nigeria, translating cultural symbolism into contemporary architecture.



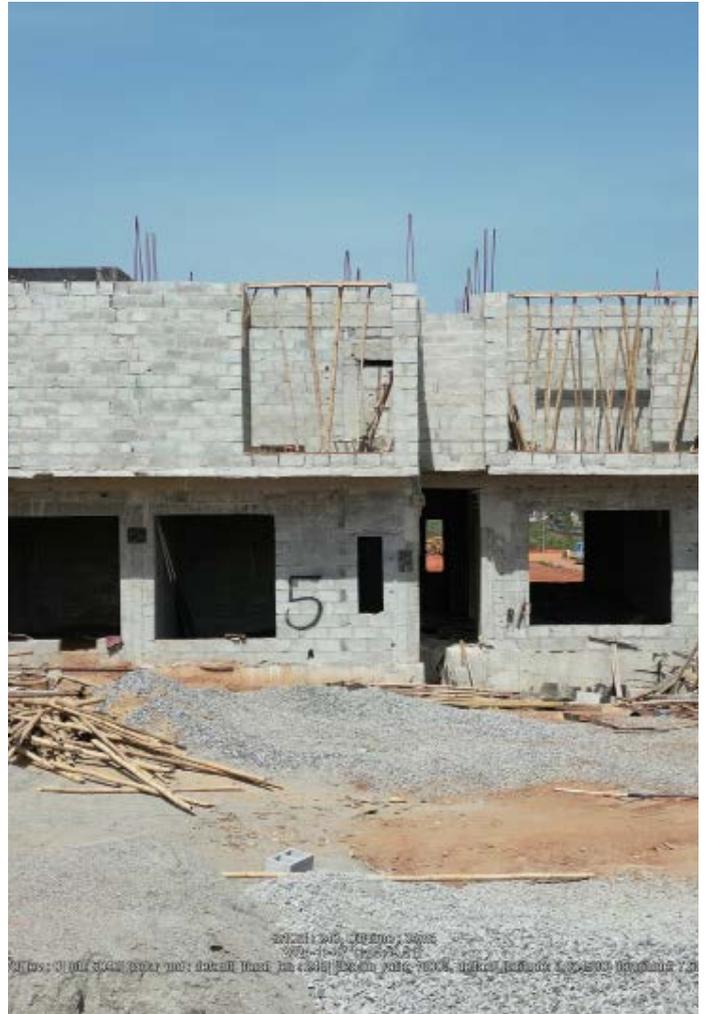


BLACKDIAMOND RESIDENCE BY BLACKDIAMOND HOMES

Location: Asokoro, Abuja
Building Type: Residential
Project Phase: Construction

This flagship villa complex by BlackDiamond Residence includes two detached and three semi-detached six-bedroom units, each with a basement, private gym, and cinema. A modern façade of white and dark fluted polystyrene panels, paired with expansive windows and recessed lighting, creates a sophisticated, light-filled design.

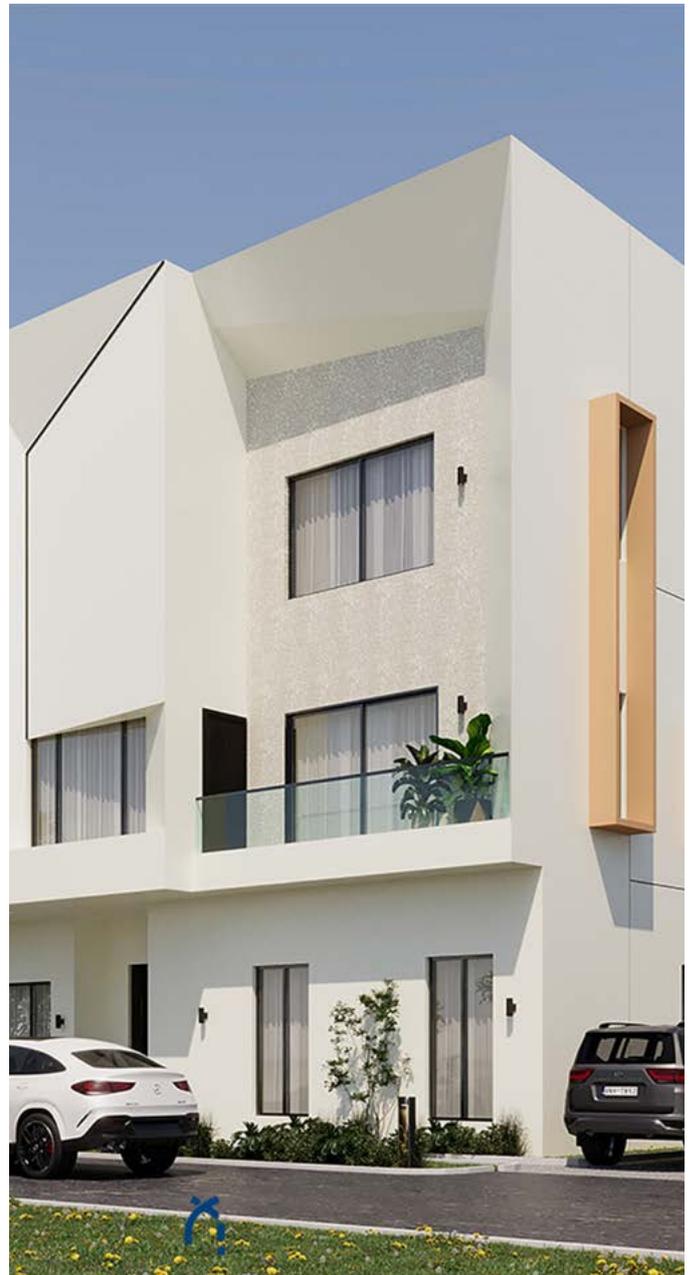


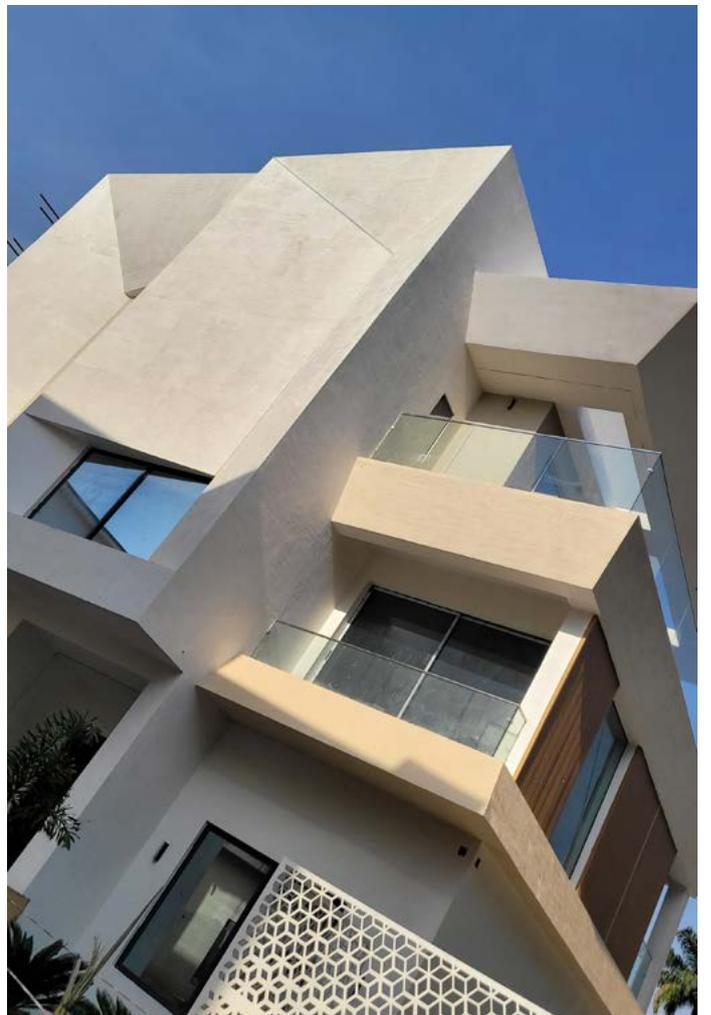
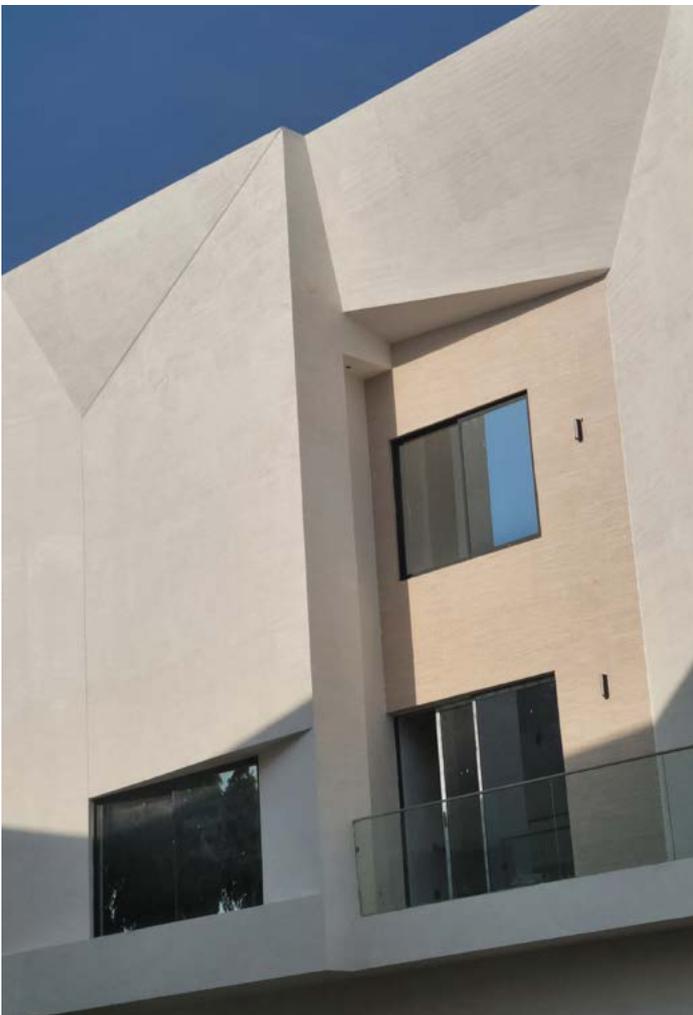
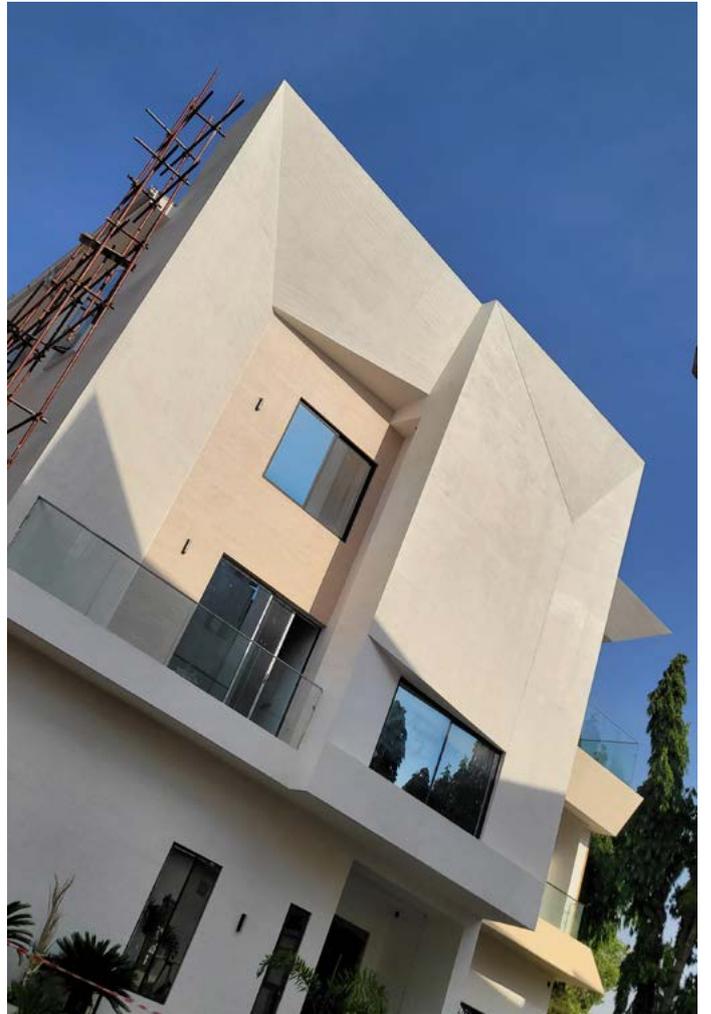


WADAS

Location: Asokoro, Abuja
Building Type: Residential
Project Phase: Construction

This contemporary residence features clean geometric lines, cantilevered forms, and elegant vertical accents. Expansive glazing, textured surfaces, and open terraces create a bright, refined living experience, blending modern minimalism with warm architectural detailing and lush surrounding greenery.





Interior Design

We elevate luxury residences and high-end commercial environments into refined spaces of calm and elegance

In our residential work, we champion a refined minimalist philosophy—where every material choice, neutral palette, and lighting feature is intentionally curated to cultivate complete tranquility. Our distinction lies in the subtleties: the harmonious layering of natural textures, the thoughtful orchestration of ambient illumination, and the deliberate balance between expansive openness and intimate, inviting spaces.

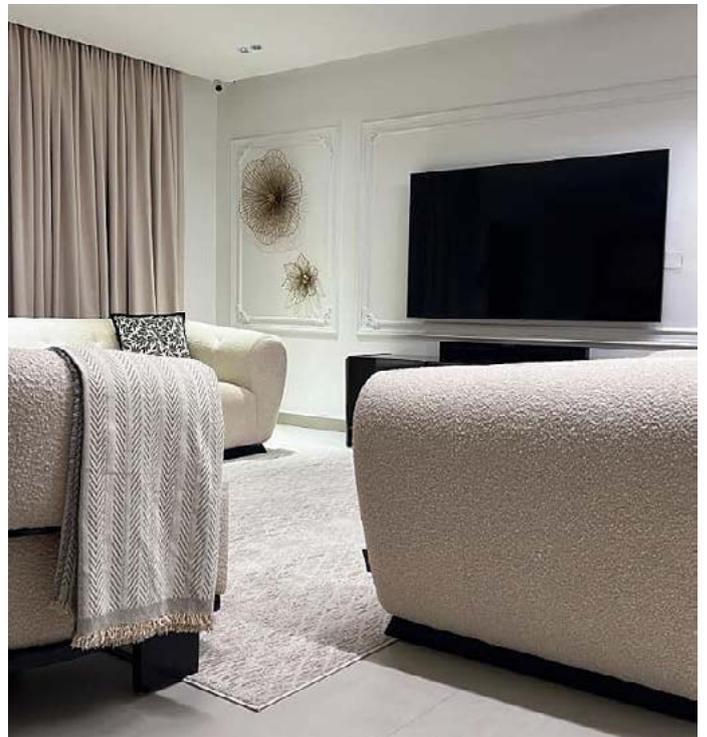
This same level of mastery is carried into our commercial projects, exemplified by our signature rooftop bar design, where a sculptural bonsai tree was positioned against the sweeping city skyline to create a striking dialogue between nature and the urban landscape. It is this capacity to merge the unexpected—tradition with modernity, restraint with presence—that defines our unique perspective on luxury design.



WESTERN FORESHORE

Location Lagos
Building Type Residential
Project Phase Interior

This residential interior renovation reflects our dedication to refined minimalism. Clean lines, a restrained neutral palette, and the subtle incorporation of natural materials create a harmonious environment. Strategic lighting further shapes the mood of each area, accentuating architectural details while preserving a sense of functional elegance.



BELITZ

Location Lagos
Building Type Residential
Project Phase Interior

This residential interior renovation reflects our dedication to refined minimalism. Clean lines, a restrained neutral palette, and the subtle incorporation of natural materials create a harmonious environment. Strategic lighting further shapes the mood of each area, accentuating architectural details while preserving a sense of functional elegance.





Model Making

We leverage advanced tools such as the Bambu 3D Printer, Creality k1 max and TT Laser equipment to achieve new heights of creativity and

Our team possesses the capability to produce highly detailed scale models, bespoke components, and innovative, future-oriented design prototypes with exceptional accuracy and efficiency.

Leveraging advanced digital modeling techniques and state-of-the-art 3D printing technology, we are able to translate even the most complex concepts into tangible, meticulously crafted forms.

This combination of technical expertise, artistic sensitivity, and rapid production allows us to support architects, designers, and developers in bringing their visions to life with a level of precision and speed that consistently sets us apart



SCALE MODELS
Alicorn by RICS



SCALE MODELS APO



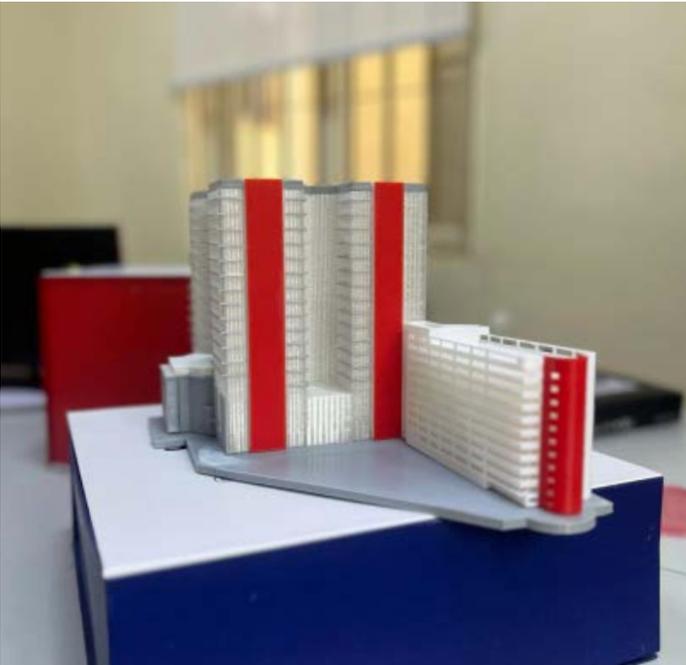
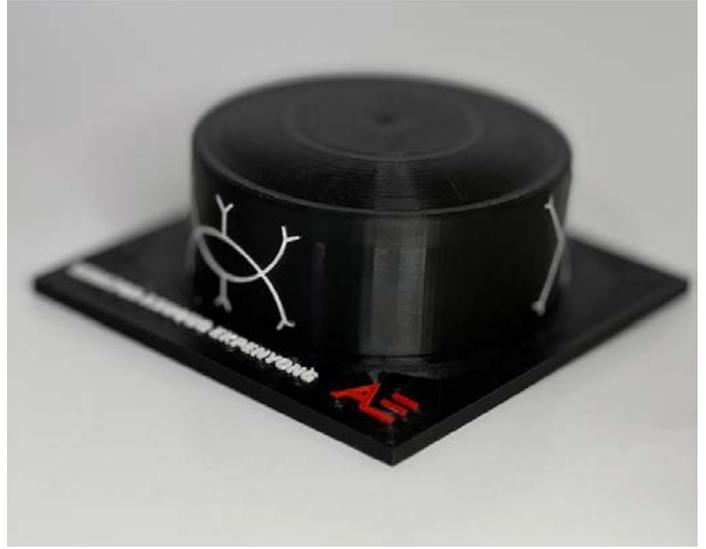
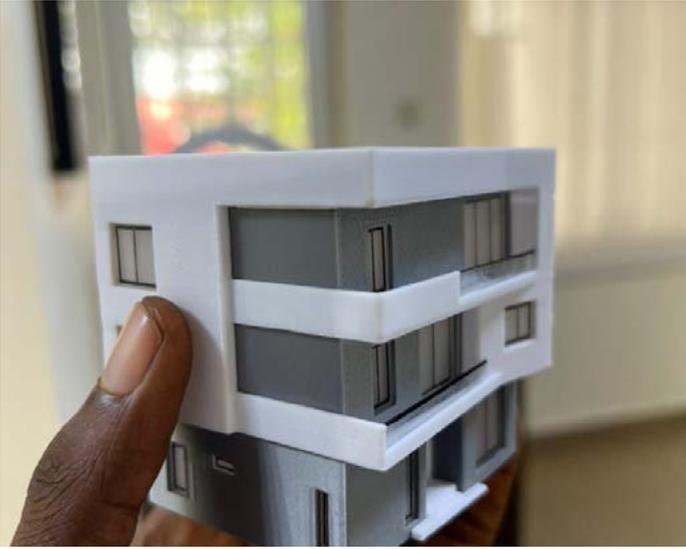


SCALE MODELS
APO



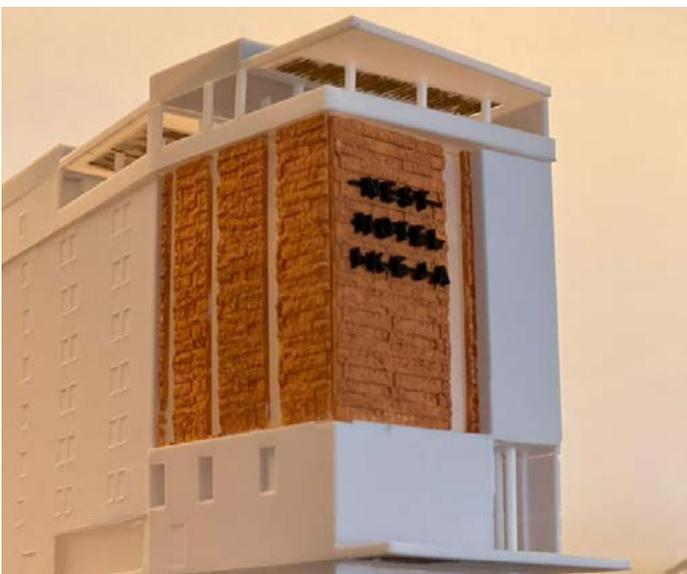
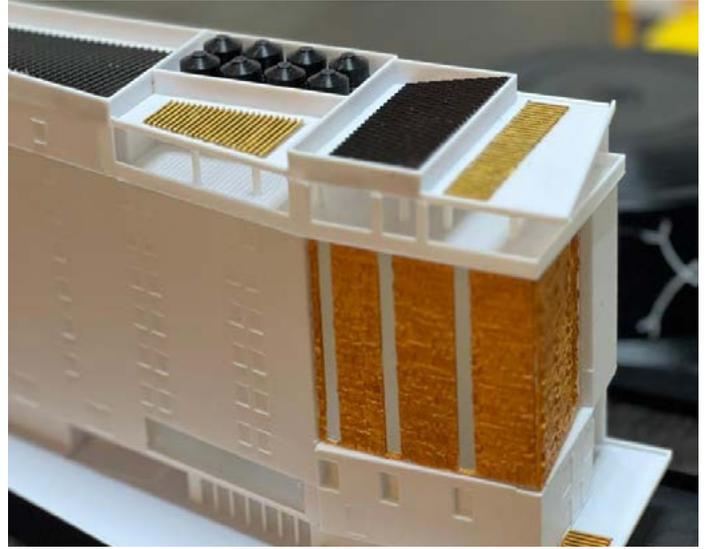
SCALE MODELS

Standalone Prototypes



SCALE MODELS

Standalone Prototypes



Consultancy

We provide expert insights that optimize project outcomes and ensure seamless execution from concept to completion.

Our consultancy services extend well beyond traditional architectural guidance. We provide end-to-end support across the entire property development process, including construction oversight, coordination of specialized building components, and integration of technical solutions.

In addition, we offer strategic media and brand management services that help position projects effectively and enhance their overall market presence.

Outsourcing

Our expert team of architects, engineers, and designers deliver projects of any scale with creativity, precision, and technical excellence

With a diverse pool of specialized talents, we ensure our clients benefit from rapid turnaround, broad expertise, and reliable 24/7 availability. Whether the requirement is photo-realistic renderings, highly detailed construction documents, or innovative design concepts, our professionals integrate seamlessly with your team, enhancing capacity without compromising quality. Our consistent delivery standards and efficiency make us the trusted partner for clients seeking excellence in outsourced architectural services.



On-Site Execution



Our Workspace



OUR CLIENTS





Grand Mese



KAL VEGAS



Bureau of Public Procurement

BUREAU OF PUBLIC PROCUREMENT
www.bpp.gov.ng



11, Suleiman Barau Street,
Presidential Villa,
ABUJA-NIGERIA

Expiry Date
December-31-2025

Interim Registration Report (IRR)

This is to certify the registration of
GREYBOULDERS LTD

Company Registration No. **1829932**
Nigeria Owned / Private Company Limited by Shares

in the National Database of Particulars, Categorization, and Classification of Contractors,
Consultants and Service Providers.



FIRS	PENCOM	NSITF	ITF
Compliant	1 personnel registered. NO PENCOM certificate.	Compliant	Compliant

BUSINESS CATEGORIES (NOTE: Only categories with asterisk (*) have been verified by BPP)
Project Consultant | Project Manager | Design Architect | High-Rise Buildings | Residential Buildings | Office Buildings | Rehabilitation Works | Residential Buildings/Estates |

Generated on: **April-14-2025** Ref. No. **0000-0015-7205**

COMPLIANCE CERTIFICATES



It pays to pay your taxes..

TAX CLEARANCE CERTIFICATE

TCC NO : 225097738531
TAX OFFICE : MSTO WUSE
DATE : 2025-03-19

Name of Company : GREYBOULDERS LTD
RC No : 1829932
Date of Incorporation : 2021-08-18
TIN : 23994431-0001
FIRS ID : 2101110128531
Business Address : BLOCK B36, FLAT 5, NO. 13 STR
Business Status : Commenced Business 2021-08-18



This is to certify that the above named company has rendered Income Tax, Value Added Tax, Information Technology Development Levy, Education Tax, as well as other tax returns and paid the assessed taxes in accordance with the relevant tax laws for all years including the past three assessment years as detailed hereunder.

	Assessment Year 2022	Assessment Year 2023	Assessment Year 2024
Revenue	NGN 0.00	NGN 0.00	NGN 4,760,000.00
Assessible Profit/Loss	NGN 0.00	NGN 0.00	(128,276.00)
Total Profit	NGN 0.00	NGN 0.00	NGN 0.00
Tax Payable	NGN 0.00	NGN 0.00	NGN 0.00
Tax Outstanding (If Any)	NGN 0.00	NGN 0.00	NGN 0.00

Source of Income : Architectural and engineering activities and related technical consultancy
Other Comments : Issued
This Certificate Expires on : 2025-12-31



GLADYS AKHUEM ONKHAN
 Tax Controller

Official Stamp Impression

Name & Rank of Approving Officer

Disclaimer: The issuance of this Tax Clearance Certificate is based on self-assessment and compliance declarations by the Taxpayer. It does not preclude the service from conducting future audits or investigations that may result in additional tax assessments where under-declarations, omissions, or misstatements are identified.

Industrial Training Fund

Certificate No. ABJ/0051035

 **Federal Republic of Nigeria**
Industrial Training Fund

 **CERTIFICATE OF COMPLIANCE**

This is to certify that GREYBOULDERS LTD

Address Nil

Has complied with year 2024 Industrial Training Fund Contribution
in accordance with the Laws of the Federal Republic of Nigeria cap. 19 Laws
of the Federation Section 6 subsections (1), (11), (111) of 2011 as amended

REGISTRATION NO. ABJ-009-6395

RECEIPT NO. 000571984

THIS CERTIFICATE EXPIRES 31ST DECEMBER 2025


OKE ADESOLA OLAJIDE
Name and Signature
Head Revenue Inspectorate
& Compliance


Area Office Stamp




OCHOCHE KASHAM PHOEBE
Name and Signature
Area Manager

COMPLIANCE CERTIFICATES



No. 00000338498

**NIGERIA SOCIAL INSURANCE TRUST FUND
ECS CLEARANCE CERTIFICATE**

ORIGINAL

Employer Registration No. **2005004023**

This is to Certify that

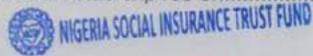
GREYBOULDERS LTD RC No **1829932**

Has complied with the provisions of the Employees' Compensation ACT, 2010 (ECA 2010).

The details of compliance are as follows:

Description	Year 2023	Year 2024	Year 2025
Number of Employees	3	3	3
ECS Contribution Level	PAID	PAID	PAID

This Certificate expires on **31ST DECEMBER, 2025**



18 MAR 2025

Official Stamp Impression Date
Plot 794 Muhammadu Buhari Way,
PMB 446, Garki, Abuja

Approved Signature

National Pension Commission

PCC000000350
Original

National Pension Commission

Pension Clearance Certificate

Employer Code: PR0000083402*This is to certify that*GREYBOULDERS LTDRC No. 1829932

has complied with the provisions of the Pension Reform Act 2014

The details of the compliance are as follows

Description	Year ..2022..	Year ..2023..	Year ..2024..
Number of Employees	3	3	3
Pension Contributions Remitted to Employees RSAs (₦)	₦116,640.00	₦116,640.00	₦116,640.00
Sum Assured for Group Life Insurance			₦1,944,000.00

This certificate expires 31, Dec 2025

Date issued: 19 APRIL 2025

Approved signatory

Why *Choose* GreyBoulders?

Comprehensive Expertise

Our multidisciplinary team delivers seamless, end-to-end services for cohesive project execution.



Technology

We use advanced technology and innovative solutions to turn design concepts into exceptional built environments.



Adaptive and Scalable

Our skilled team and advanced technology let us handle challenges while delivering precise, high-quality work.



Proven Track Record

Satisfied clients across Nigeria and beyond.



Commitment to Sustainability

We design sustainable spaces for lasting performance and reduced impact



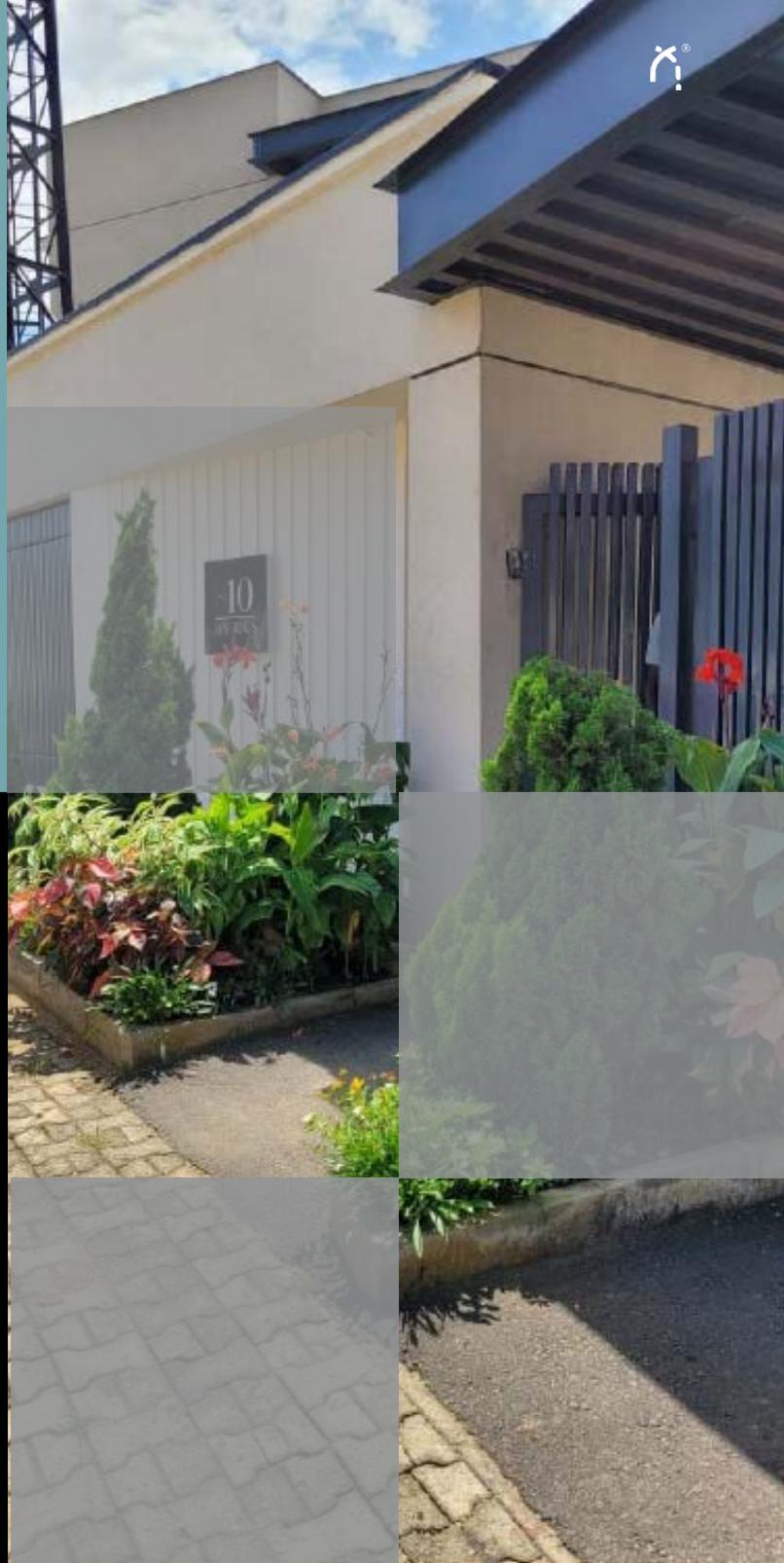


Supercharge your projects with Us!

**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

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