



Grey  Boulders®

Residential Estates

Bringing Life to Projects





Concept to Completion

1

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.

2

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.

3

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,

4

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.



CLIENTS

Across Nigeria, our clients are sparking change through bold projects that touch every industry and community. From the heart of bustling cities to the promise of emerging regions, we are honoured to champion organisations fueling growth, inspiring innovation, and transforming development throughout the nation.



*Design,
Visualization &
Construction*



NO. 10 by RICS

Location: Abuja

Building Type: Residential

Project Phase: Completed

A residential development comprising two detached and one semi-detached unit, each with five bedrooms, three living areas, and an aquarium. The design features contemporary architecture, extensive glazing, balconies, and a prominent 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

A contemporary four-unit terrace development comprising four-bedroom homes with dual lounges and aquariums. The design is characterized by a three-metre cantilevered angular balcony and a light-filled façade of white surfaces and textured grey 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

The BlackDiamond Residence villa complex comprises two detached and three semi-detached six-bedroom homes. Each residence includes a basement, private gym, and cinema, complemented by a façade of white and dark fluted panels that enhances natural daylight penetration.

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 & Construction

Situated within the rocky terrain of Katampe Extension, this residence responds to its natural context while incorporating sustainable design strategies, including a centralized rainwater harvesting system for water collection and reuse

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 characterized by geometric forms, textured surfaces, lighting accents, and expansive glazing. The design establishes a strong architectural presence within a landscaped setting.

Amenities

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





Le Chateau by RICS

Location: Abuja

Building Type: Residential

Project Phase: Design, Visualization & Construction

A contemporary multi-level residence defined by clean geometric forms, glass balconies, and a material palette of textured stone and timber. The design incorporates a cantilevered roof, integrated landscaping, warm interior illumination, and a sculptural driveway feature, creating a cohesive relationship between the built form and its surrounding environment.

Amenities

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







Aerolake Manor

Location: Uganda

Building Type: Residential

Project Phase: Design & Visualization

Located in Wakiso District, Uganda, this 14-unit residential development comprises a mix of 2-bedroom and 3-bedroom bungalows alongside 4-bedroom duplexes. The project is positioned to take advantage of views toward a nearby lake and the Entebbe International Airport, with contemporary architectural forms, landscaped surroundings, and a layout designed to support residential living within a cohesive community setting.

Amenities

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





Kapital Villas

Location: Abuja

Building Type: Residential

Project Phase: Design, Visualization & Construction

Kapital Villas is a residential development in Guzape, Abuja, comprising eight 5-bedroom detached duplexes with basements. Each home is designed to support contemporary family living, with spacious interiors and functional layouts. The development also includes shared amenities such as a swimming pool, children's play area, landscaped green spaces, and a gatehouse. The project reflects a focus on quality construction, thoughtful planning, and a comfortable residential environment.

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
- Kaduna

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 articulated cubic massing and Bauhaus-inspired geometry. The design incorporates white façades, contrasting orange accents, and dark glazing, integrated with tropical landscaping.

Amenities

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





Hexa Court by RICS

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 Store





Diplomatic Ville

Location: Abuja

Building Type: Residential

Project Phase: Design & Visualization

A multi-storey contemporary residence defined by intersecting volumes and a combination of white render, timber cladding, and light-grey textured stone. Extensive glazing and a prominent canopy contribute to the building's architectural expression, while a paved driveway frames the approach.

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 contemporary residential estate characterized by geometric forms, generous glazing, material contrast, and integrated landscaping. The development emphasizes spatial quality and a cohesive architectural identity.

Amenities

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





FourPalms

Location: Abuja

Building Type: Residential

Project Phase: Design & Visualization

A residential neighbourhood comprising multi-level homes with glass balconies, landscaped walkways, and integrated greenery. Warm lighting and carefully arranged planting contribute to the character of the streetscape.

Amenities

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





Scale Models

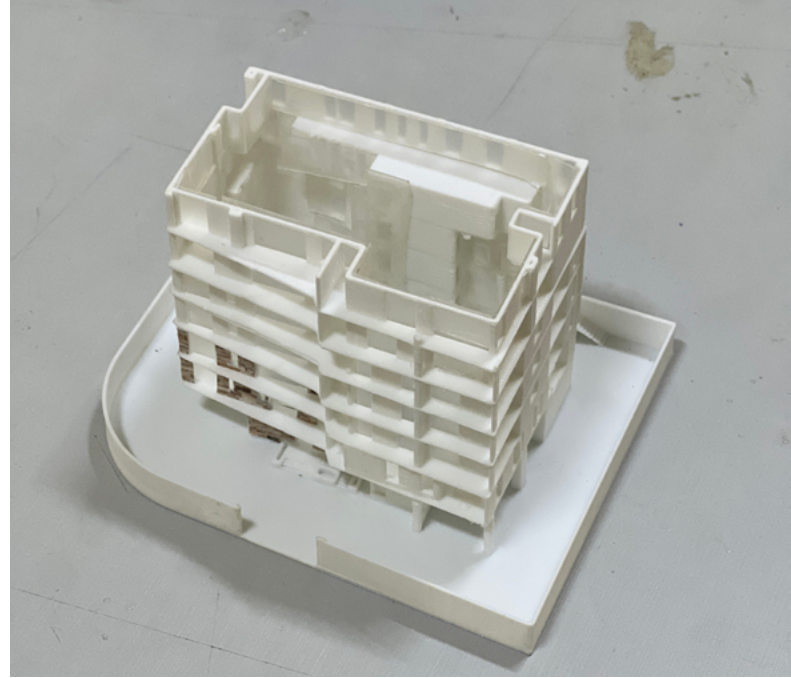
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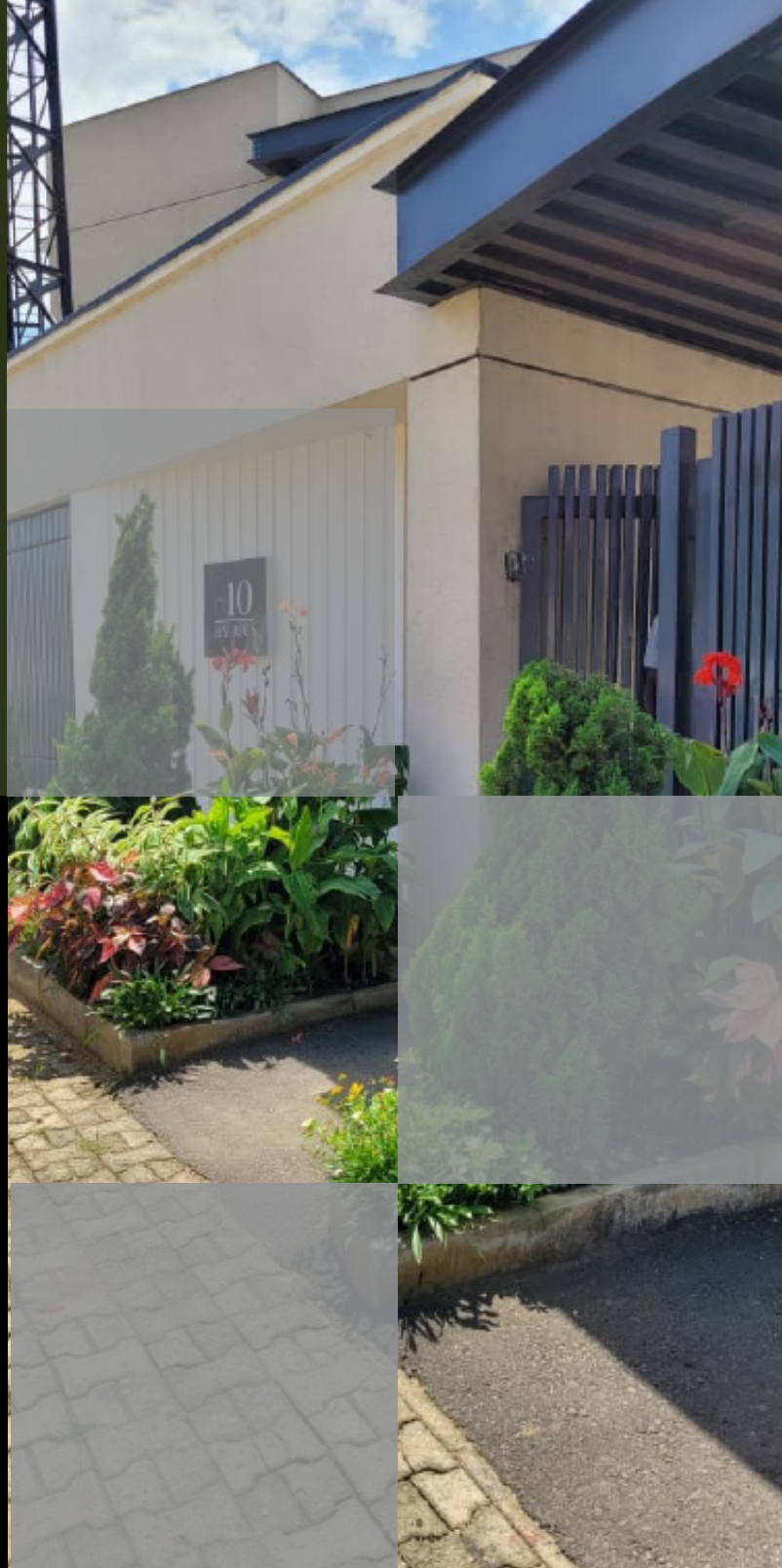


Let's achieve your project goals

**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.



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To learn more, tap on the link and icons below

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