

CORPORATE BROCHURE

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



2021 - 2026

● ABUJA | LAGOS

ABUJA | **LAGOS**
20th Street, block C5, Flat 3, Games Village | 2 Dapo Solanke Close, Lekki Phase 1

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<https://greyboulders.com>



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@greyboulders

An aerial view of Heritage Court by RICS, a six-unit, five-bedroom villa development at Mabushi, Abuja. From the initial architectural design through to the ongoing build, GreyBoulders is delivering Heritage Court as a full design-build project, meaning one team has carried the vision from the drawing board all the way to what you see on site today. No handoffs, no disconnect between design intent and construction execution, just continuity, coordination, and accountability under one roof.



STRENGTH CON

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A modern building with a green wall and a car in the foreground. The building has a white facade and a green wall with a grid pattern. A car is parked in the foreground on a paved surface. The background shows a clear sky and some greenery.

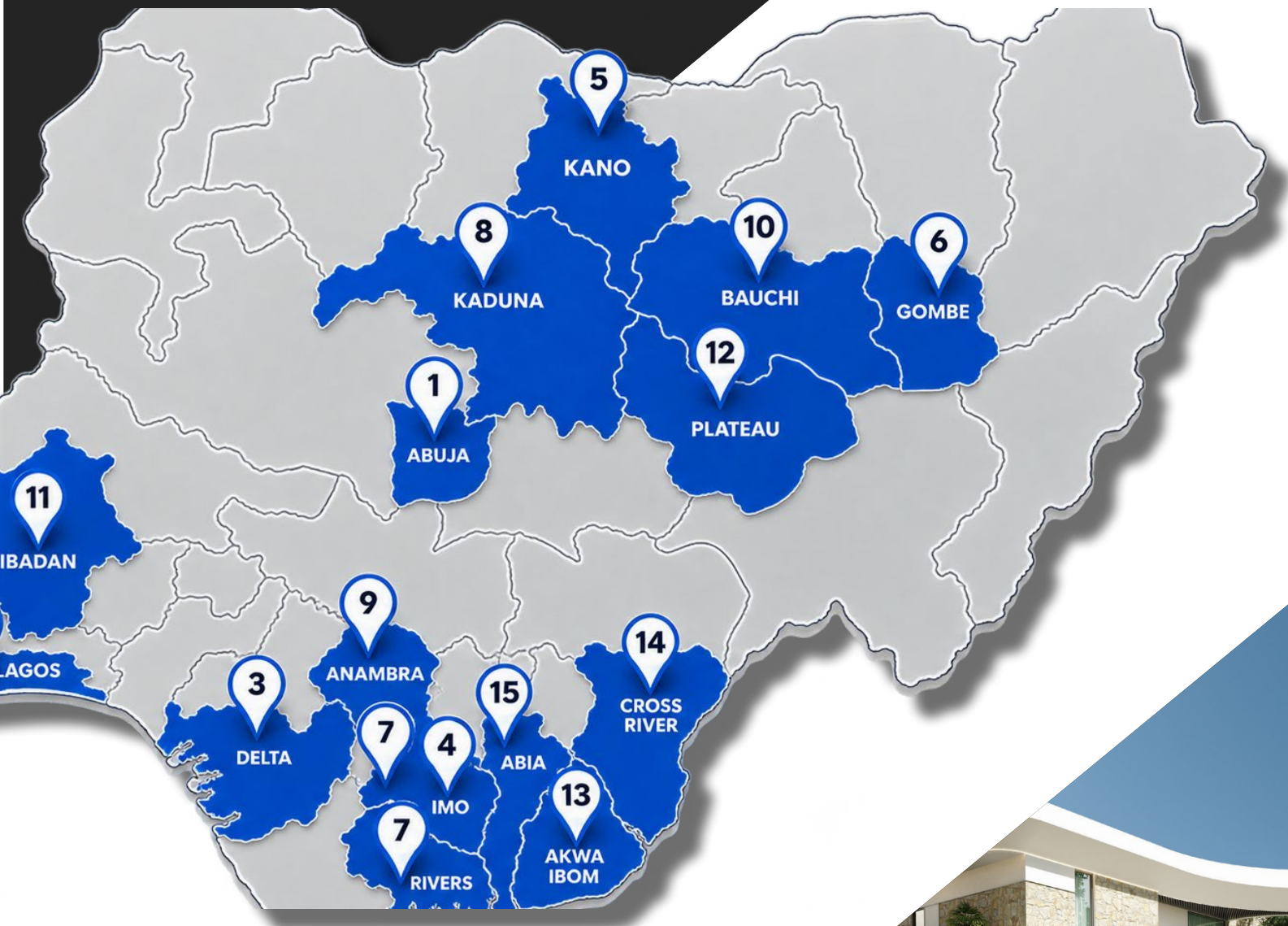
About GreyBoulders

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.

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** | **Akwa Ibom - 1**
Design-led solutions transforming Akwa Ibom communities.
 - 14** | **Cross River - 1**
Contemporary architecture enriching coastal Cross River.
 - 15** | **Abia- 1**
Modern infrastructure supporting Abia's development goals.







This scale model showcases a 47 units housing estate in Apo, Abuja. All housing components are 3D printed highlighting high-volume production speed. Produced entirely inhouse.

OUR CORE SERVICES



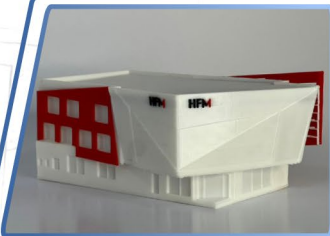
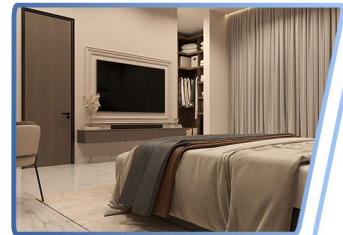
01 | Architectural Design



02 | Construction



03 | Interior Design



04 | Model Making



05 | Consultancy



06 | Outsourcing



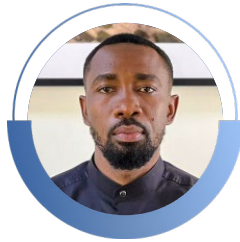
MEET THE TEAM



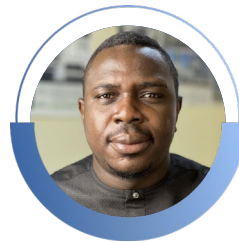
Efaña Henshaw
Director



Onyinye Nwabueze
Manager



Joseph Ekeh
Technical Director



Eyamba Henshaw
Head, Procurement



Nsikak John
Head of Marketing & Communications



Ola Oluwatobi
Admin Assistant



Eze Philip
Quantity Surveyor



Ono-Asi Edet
Site Supervisor



Triumph .C. Ogah
Graphic Designer



Owopo Favour
Admin Assistant



Elizabeth Orok
Site Supervisor



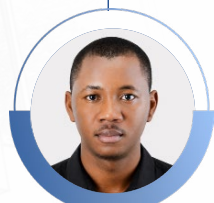
Iwara Stephen Useni
Site Supervisor



Zubairu Caleb
Site Supervisor



David Nyong
Site Supervisor



Sanusi Muhammad
Project Manager



Paulina Tumba
Structural Engineer



Ukpo M. Nasiru
Site Supervisor

MEET THE TEAM

Architecture Studio



Martins Anderson
Design Director



Jesuwemimo Olofin
Project Manager



Carol-Praise Ayamba
Studio Head



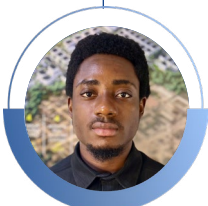
Aregbesola Afolabi
Visualizer



Solebo Abdulrasheed
Visualizer



Ogundara Samson
Visualizer



Ekoja Godwin
Visualizer



Mosugu Michelle
Design Architect



Toluwani Agbana
Design Architect



Babalola Hafees
Design Architect



Umeh Vincent
Design Architect



Makwin Mador
Design Architect



Okokon Daniel
Design Architect



Ajewole James
Design Architect



Wodi Praise Nyekazi
Design Architect



Afolabi Abdulmuizz
Design Architect



Angyo Lisareh
Design Architect



Mbang Micheal
Design Architect



Orabueze Charles
Design Architect

OPERATIONAL EXCELLENCE

STUDIO STATS

35 Architects

1400
man hours per week

24 hour power
supply onsite

Model Lab

Our state of the
art scale model
making lab includes
3D Printer, Laser
cutting and Etching
Equipments

388

Square meters of indoor and
outdoor office space in both
Abuja and Lagos

VPN

Server system setup to
allow our staff,
collaborators, partners
access working files
on-site and remotely

24 hour design
services

3D

Our tech stack includes
3DsMax, Revit, Lumion,
and Adobe Creative
Suite

TECHNICAL STATS

4

Engineers

2

Quantity
Surveyors

3

Architects

7

Admin

OPERATIONAL EXCELLENCE



1,549,386.623

We have designed over 1.5 million square meters of completed and ongoing built space since our founding in 2021



3525

We have designed over 3525 quality housing units for modern comfortable living.



135

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



209

We've worked with over 209 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





PORTFOLIO

Architectural Design & Construction

Our architectural and 3D visualization expertise spans an impressive range of projects, from sophisticated residential complexes and dynamic commercial spaces to industrial facilities and transformative public buildings. We are committed to delivering exceptional construction solutions through meticulous planning and innovative

PROJECTS

- Nest Ikeja
- NAWL/G - Ibadan | Gombe | Ojo
- Heritage Court by RICS
- NAWL/G HQ Facade
- Asokoro 124
- No 10 by RICS
- Crown Valley Residence
- Black Diamond Residence
- Tetrad by RICS
- Warehouse Gwagwalada
- Rockman
- Summit Hills
- Sokoto Residence
- Elysium by RICS
- Alujo by Owkaz
- Gateway Plaza
- River Park Estate
- Guzape 217
- HFM
- Alicorn by RICS

Nest Ikeja

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.

Architectural designs were done entirely inhouse, the project has now progressed to construction at Ikeja GRA, Lagos, reflecting a productive client relationship and integrated design-build approach.

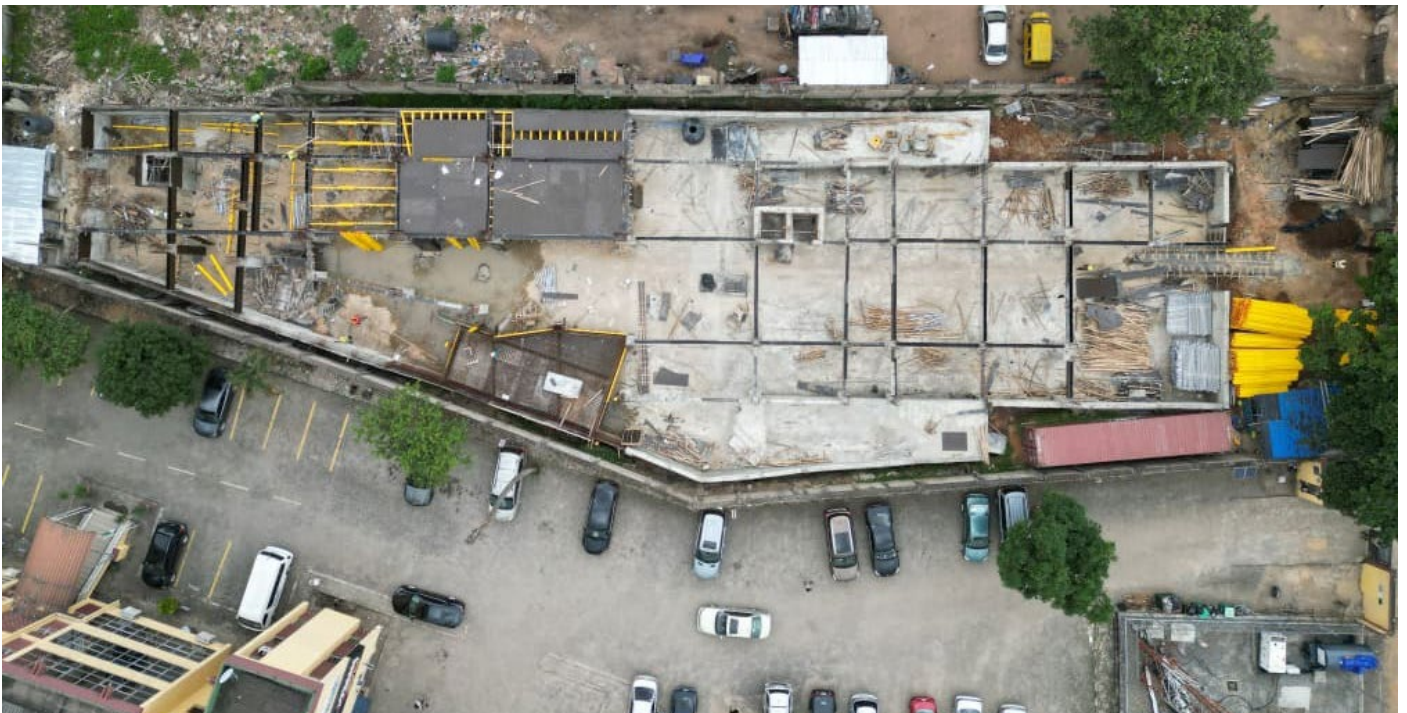
Location: Ikeja GRA, Lagos

Building Type: Commercial

Client: Nest

Stats: 10 floors, 104 keys, 1950sqm





NAWL/G

Beyond individual projects, GreyBoulders maintains a deep, ongoing relationship with Nigerian Army Welfare Limited/Guarantee (NAWL/G) — serving as their dedicated architectural partner and, effectively, an extension of their in-house team for real estate development nationwide. Rather than a one-off engagement, this partnership has seen us providing full architectural services across NAWL/G's growing portfolio of large-scale estates and smart city developments springing up across the country.

From Ojo and Yaba to Gombe, Ibadan, Kano, and beyond, GreyBoulders has been instrumental in shaping residential communities at scale translating NAWL/G's vision into cohesive master plans, diverse housing typologies, and thoughtfully integrated neighborhood layouts.

Location:

Ibadan	Gombe	Ojo
1.5ha	40ha	12.5ha





IBADAN



GOMBE



Heritage Court by RICS

Heritage Court by RICS, Mabushi, Abuja, features sleek grey and white facades, expansive glazing, tiered balconies, and lush landscaping that come together for a striking, modern residence built for refined urban living.

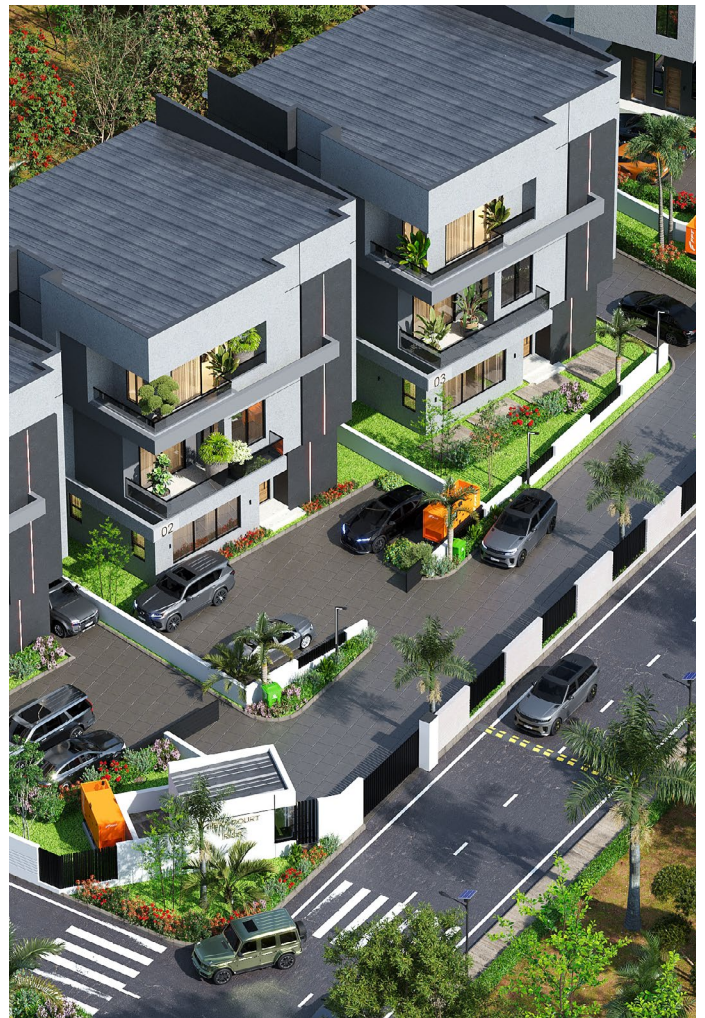
Location: Mabushi, Abuja

Building Type: Residential

Client: RICS

Stats: 3 floors, 0.322ha





NAWL/G Facade

GreyBoulders delivered this NAWL/G Head Office facade design project from concept to completion at Garki, Abuja, handling both the architectural design and the full construction execution. The design is a striking composition of dark perforated metal cladding, crisp white panelling, and bold red accents that gives the building an unmistakably strong, institutional presence.

Location: Garki, Abuja
Building Type: Residential
Client: Private







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: Asokoro, Abuja
Building Type: Residential
Client: Private
Stats: 3 floors, 429.97sqm





No 10 by RICS

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.

Location: Katampe Ext. Abuja

Building Type: Residential

Client: RICS

Stats: 3 floors, 2230.153sqm





Crown Valley Residence

Crown Valley Residence, a 6-unit residential development in Guzape, Abuja, showcases GreyBoulders' full scope of capability, from architectural design through to infrastructure execution on site. Beyond the designs, our team took on the added challenge of the site's rocky terrain, delivering the groundwork and infrastructure works needed to prepare Guzape's naturally rugged landscape for a luxury estate development. A task that demanded careful site engineering and planning long before the first block was laid.

Location: Guzape, Abuja

Building Type: Residential

Client: Private

Stats: 4 floors, 4700sqm





Blackdiamond Residence

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.

Location: Asokoro, Abuja

Building Type: Residential

Client: Black Diamond Homes

Stats: 8 units of 5 bedroom, 3600sqm





Tetrad by RICS

This innovative four-unit terrace development redefines urban living with its sophisticated design. Each four-bedroom unit features dual lounges and an aquarium, crown by a dramatic three-meter cantilevered angular balcony. The facade harmoniously blends clean white surfaces with textured gray panels, creating a striking modern appearance enhanced by abundant natural light.

Location: Jahi, Abuja

Building Type: Residential

Client: RICS

Stats: 3 floors, 4 units of 4 bedrooms, 1200sqm





Warehouse Gwagwalada

This logistics and warehouse facility in Gwagwalada, Abuja prioritizes operational efficiency: dedicated loading docks with protective canopies shield goods and personnel during transfer, while the building's long, linear massing allows for straightforward internal logistics flow and future scalability. Wide, canopy-covered loading bays punctuate the facade, sized to accommodate multiple articulated trucks and delivery vehicles simultaneously, with clear vehicular circulation and generous forecourt space for forklifts and staging.

Location: Gwagwalada, Abuja

Building Type: Industrial

Client: Private

Stats: 2 floors, 4000sqm





Rockman

A striking four-storey corner building with expansive floor-to-ceiling glazing. Crisp white cladding panels contrast with dark horizontal accent bands and cantilevered overhangs that break up the mass and add depth. Branded with Rockman vertical signage running up two corners, anchoring the building's identity from every approach.

Location: Garki, Abuja

Building Type: Commercial

Client: Rockman Engineering

Stats: 3 floors, 536.67sqm





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, Cross River State

Building Type: Residential

Client: Private

Stats: 2 floors, 2000sqm





Sokoto Residence

This elegant residential villa in Sokoto blends Tuscan-inspired architecture with the warmth of a family home. A terracotta-tiled hip roof crowns the two-storey structure, its deep overhangs and dentil-moulded cornices lending old-world refinement, while grand arched windows and a dramatic double-height entrance arch draw the eye to the home's central axis.

Location: Sokoto

Building Type: Residential

Client: Private

Stats: 2 floors, 2132.165sqm





Elysium by RICS

Elysium by RICS comprises a cluster of four villas defined by crisp white volumes, arranged to maximise privacy while fostering a cohesive architectural language across the estate. Each unit is designed with private courtyards, elevated terraces, and generous glazing that draws natural light into open-plan interiors, while integrated landscaping softens the built form and reinforces a strong connection to the surrounding greenery.

Location: Guzape Abuja

Building Type: Residential

Client: RICS

Stats: 3 floors, 4000sqm





Alujo by Owkaz

Alujo by Owkaz demonstrates our creative and technical approach to multi-unit residential design: balancing density and functionality with a refined architectural identity. The ground floor is anchored by a secure, covered parking level with clearly marked bays, reflecting practical, resident-focused planning alongside aesthetic intent.

Location: Abuja

Building Type: Residential

Client: Owkaz

Stats: 4 floors, 8 units of 3 bedroom, 1329sqm





Gateway Plaza

Gateway Plaza highlights how we create retail environments that are functional and easy to navigate, yet distinctive enough to serve as a genuine destination within Abuja's growing Kugbo commercial corridor.

Location: Kugbo, Abuja
Building Type: Commercial
Client: Valid Dreams
Stats: 3 floors, 2695.2sqm





River Park Estate

RiverPark Estate, a 4-unit residential development features a white vertical fin detailing, with cantilevered upper volumes that create dramatic overhangs and shaded outdoor spaces at both balcony and entrance levels. This development reflects our design approach to boutique multi-unit living: combining a strong, memorable identity with the comfort, greenery, and privacy expected of a high-end residential address in Abuja.

Location: Abuja

Building Type: Residential

Client: Maison Valuer

Stats: 3 floors, 1420sqm





Guzape 217

This 3-unit villa development in Guzape, Abuja is defined by a distinctive white perforated screen pattern that wraps key facade elements softening the sunlight into a dappled play of light and shadow across balconies and stairwells, while offering privacy without sacrificing openness.

Location: Guzape, Abuja

Building Type: Residential

Client: Private

Stats: 3 floors, 1540sqm





HFM

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.

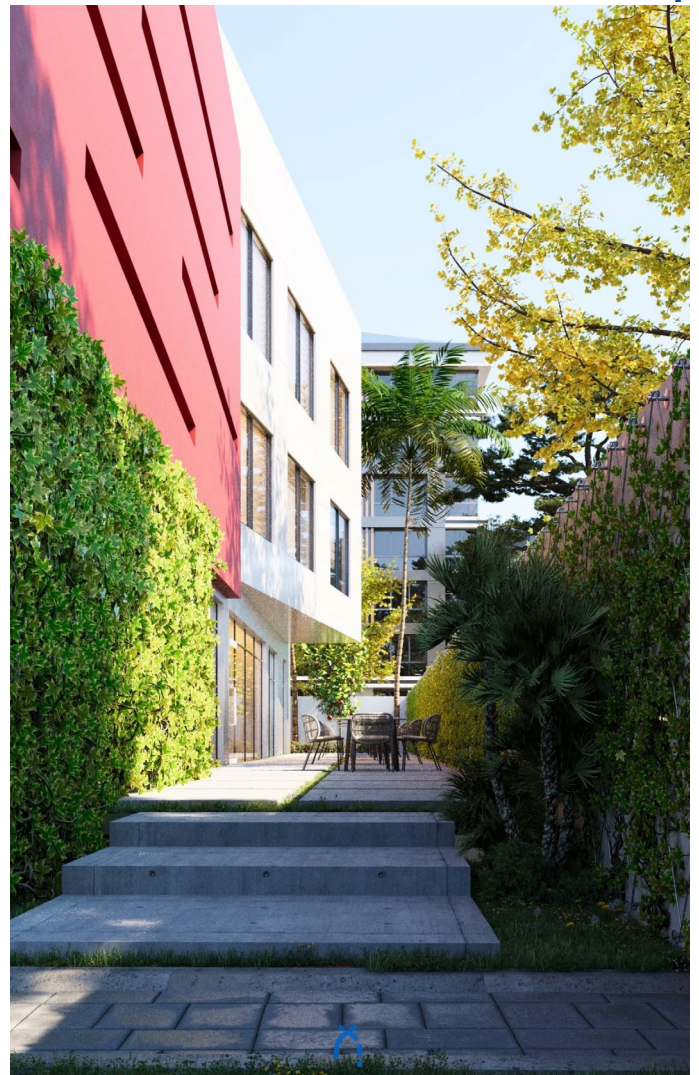
Location: Ikeja, Lagos

Building Type: Commercial

Client: Private

Stats: 3 floors, 1420sqm





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: Katampe Ext, Abuja

Building Type: Residential

Client: RICS

Stats: 3 floors, 2124.82sqm





PORTFOLIO

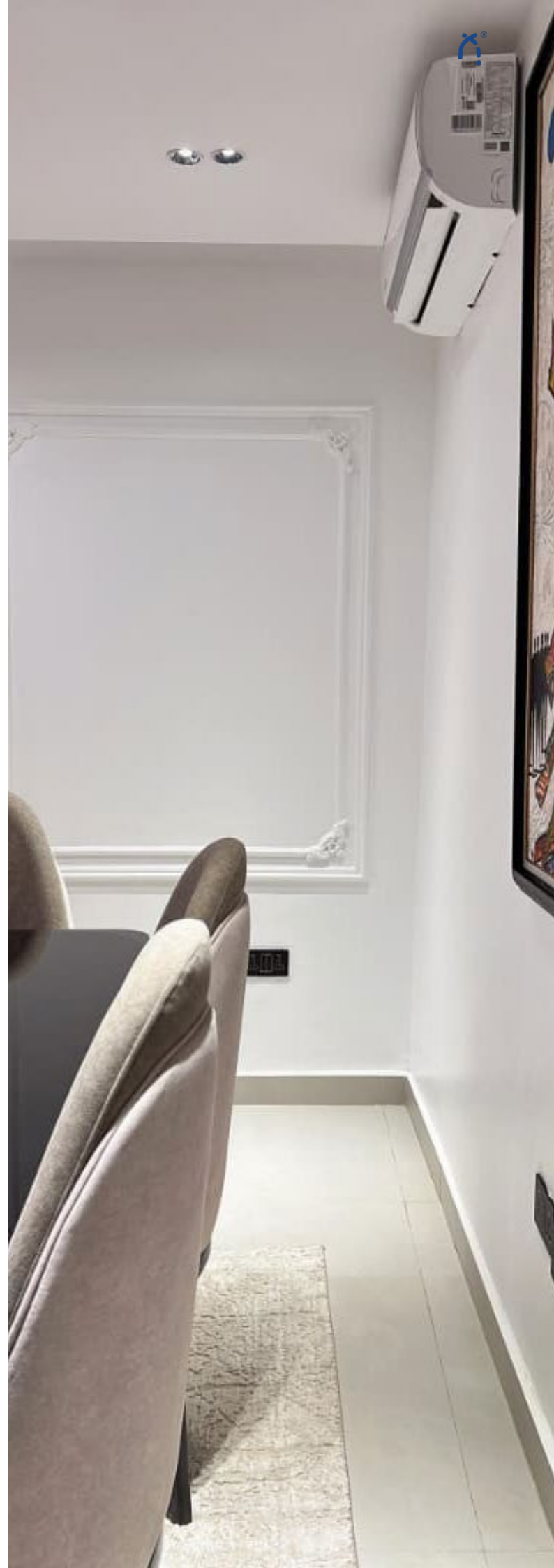
Interior Design

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





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 efficiency

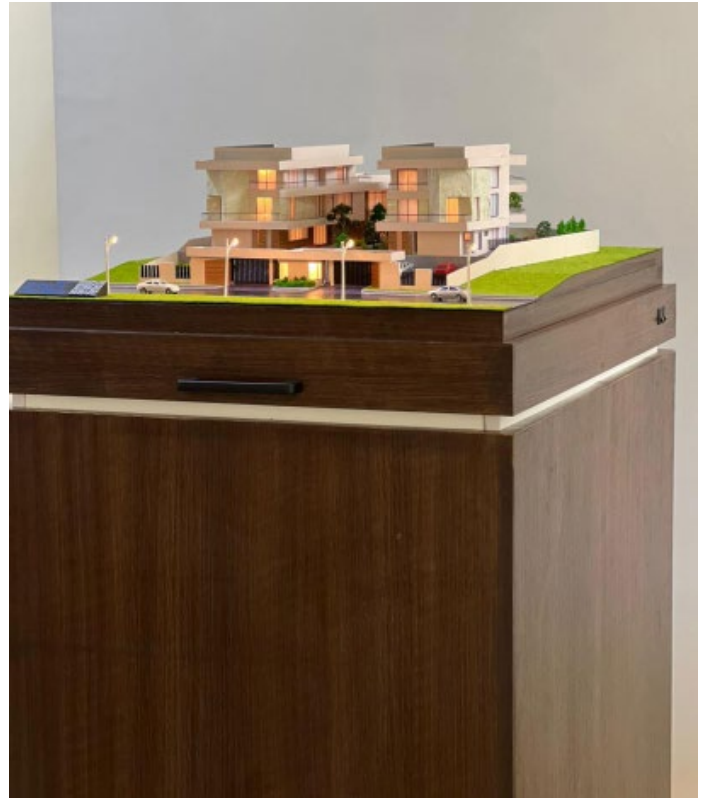
Our team possesses the capability to produce highly detailed scale models, bespoke components, and innovative, future-oriented design prototypes with exceptional accuracy and efficiency.

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

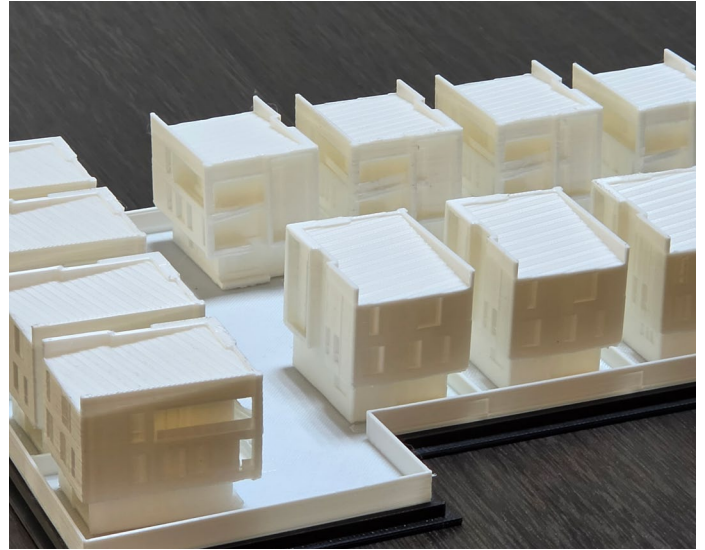


SCALE MODELS APO

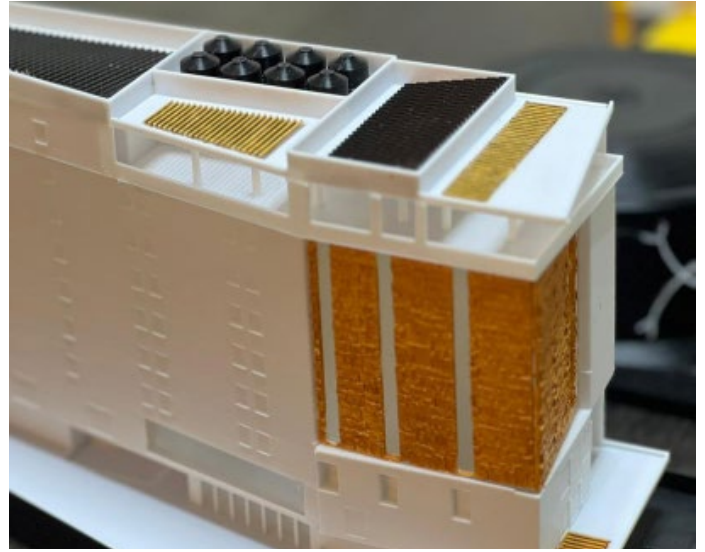
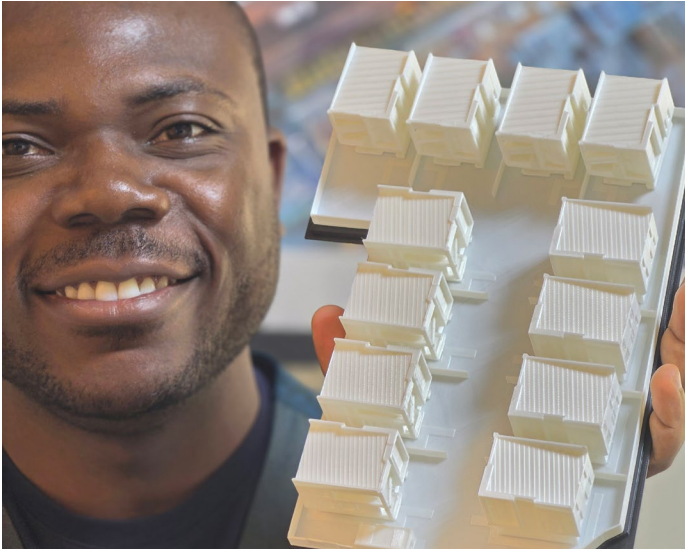


SCALE MODELS

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.

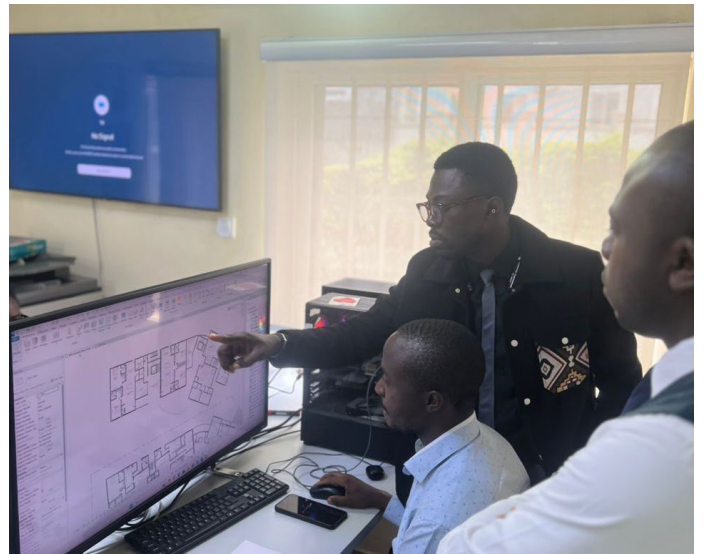


On-Site Execution

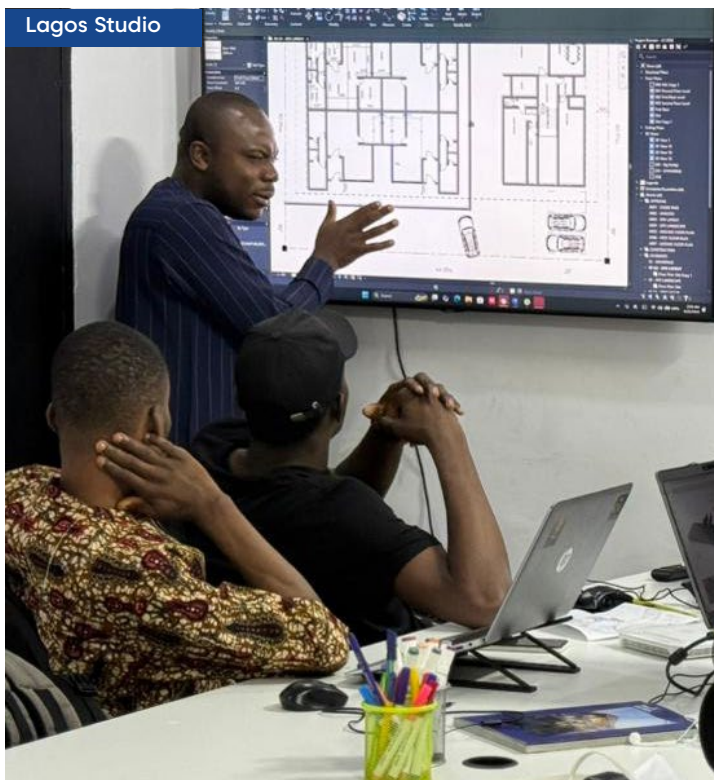


Our Workspace

Abuja Studio



Lagos Studio



Events



Bureau of Public Procurement

BUREAU OF PUBLIC PROCUREMENT www.bpp.gov.ng Expiry Date December-31-2025	 *Competition *Transparency *Efficiency	11, Suleiman Barau Street, Presidential Villa, ABUJA-NIGERIA								
 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.										
										
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 25%; text-align: center;">FIRS</th><th style="width: 25%; text-align: center;">PENCOM</th><th style="width: 25%; text-align: center;">NSITF</th><th style="width: 25%; text-align: center;">ITF</th></tr></thead><tbody><tr><td style="text-align: center;">Compliant</td><td style="text-align: center;">1 personnel registered. NO PENCOM certificate.</td><td style="text-align: center;">Compliant</td><td style="text-align: center;">Compliant</td></tr></tbody></table>			FIRS	PENCOM	NSITF	ITF	Compliant	1 personnel registered. NO PENCOM certificate.	Compliant	Compliant
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								

Tax Clearance Certificate



Together we rise, Together we prosper

TAX CLEARANCE CERTIFICATE

TCC NO : 226358558531
TAX OFFICE : MSTO WUSE
DATE : 2026-01-23

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 2023	Assessment Year 2024	Assessment Year 2025
Revenue	NGN 0.00	NGN 4,760,000.00	NGN 34,240,340.00
Assessible Profit/Loss	NGN 0.00	(128,276.00)	(11,536,023.00)
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 : 2026-12-31



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.

COMPLIANCE CERTIFICATES

Industrial Training Fund

Certificate No. ABJ/0051035

 **Federal Republic of Nigeria**
Industrial Training Fund

 **CERTIFICATE OF COMPLIANCE**

This is to certify that GREYBOULDERS LTD

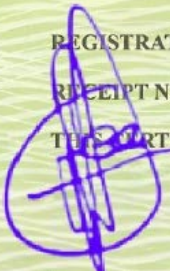
Address Nil

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

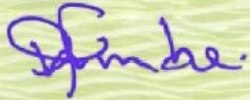
RECEIPT NO. 000571984

THIS CERTIFICATE EXPIRES 31ST DECEMBER 2025


OKE ADESOLA OLATUNDE
Name and Signature
Head Revenue Inspectorate
& Compliance


CERTIFIED
Area Office Stamp




OCHOCHÉ 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

1829932

RC No.

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

31ST DECEMBER, 2025

This Certificate expires on.....



NIGERIA SOCIAL INSURANCE TRUST FUND

18 MAR 2025

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

[Signature]
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!**



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CELEBRATING FIVE YEARS

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