

KABA DISTRICT · ABUJA, FCT

Zitel *Estate.*

An ultra modern community rising on
20 hectares.

LOCATION

Plot 22, Cadastral Zone D12, Kaba, FCT

ACCESS

400m off the Murtala Mohammed Expressway

SCHEME

387 homes across 4 types

A modern middle class community, built to a *higher standard*.

Zitel Estate is a master planned neighborhood of **387 homes** set across **20 hectares** in Kaba, one of Abuja's fastest developing corridors. It is designed for families and professionals who want contemporary architecture, secured infrastructure, and room to grow, at a price that still makes sense.

Every street, home, and shared space follows a single approved plan for Plot 22, Cadastral Zone D12, Kaba, FCT. This is not a scatter of houses. It is a complete community with its own commercial core, green corridors, and controlled access, taking shape from the ground up.

20_{ha} TOTAL LAND	387 HOMES PLANNED	174 BUILDING BLOCKS	4 HOME TYPES
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205,000 m² plot size · **56,928 m²** total built area · the majority of the estate reserved as low density and green space.

Positioned where Abuja is actually *growing*.

Kaba sits directly on the expressway spine of Abuja's outward expansion. Zitel is not opening up virgin bush. It is stepping into a corridor that is already filling with established, occupied estates, which is exactly what protects value.

1 400m to the expressway

A short approach off the Murtala Mohammed (Outer Northern) Expressway, ONEX.

2 Shares a fence with APDC Estate

Direct boundary with an established neighboring development.

3 Opposite Brick City Estate

Sits directly across from Brick City by Modern Shelter.

4 Surrounded by active estates

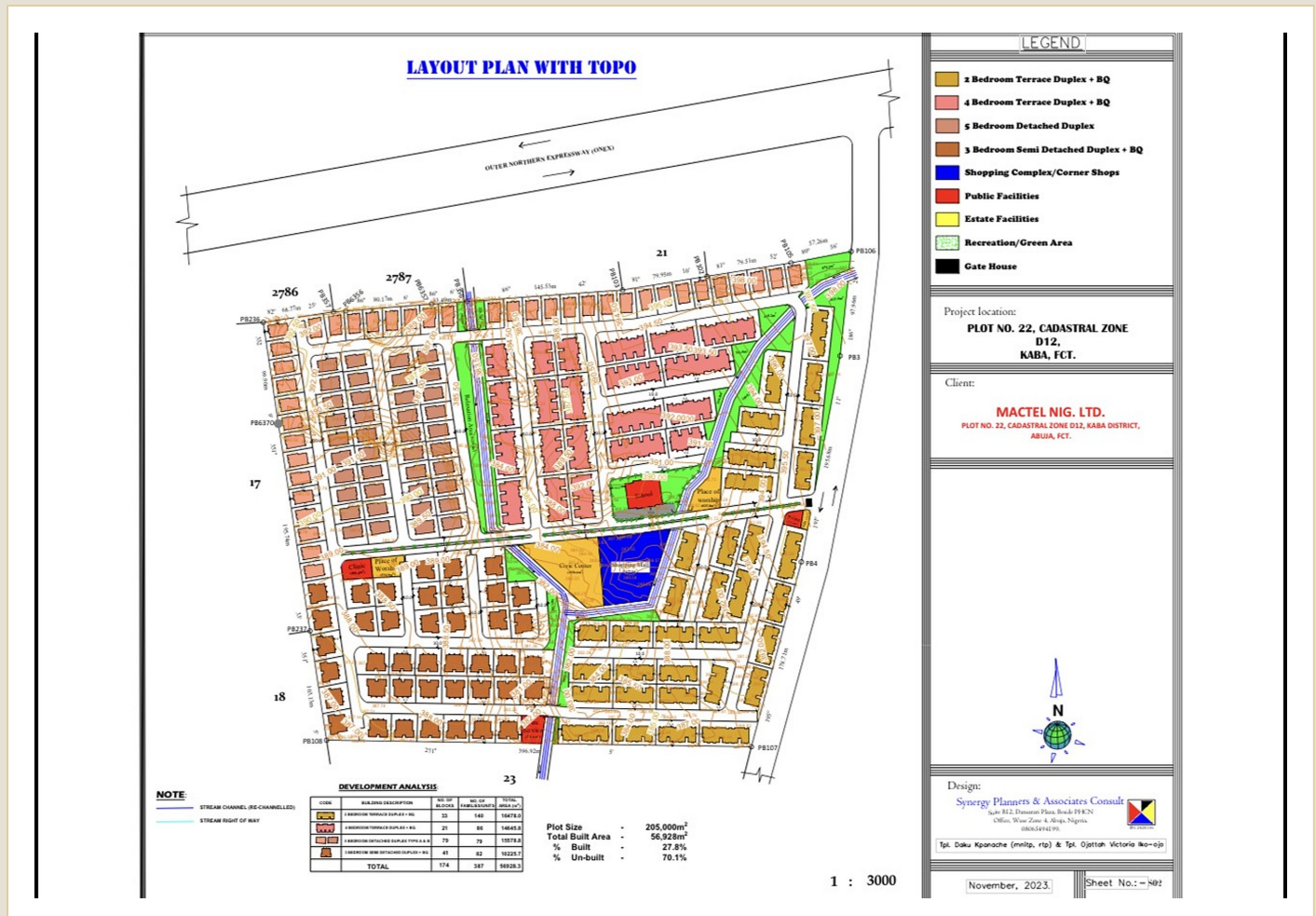
Occupied communities and infrastructure already in place around the site.



THE SITE IN CONTEXT · EXPRESSWAY AND NEIGHBORING ESTATES

One plan, a complete *neighborhood*.

The estate is laid out as a full community, not just residential blocks. A commercial core, public facilities, and green recreation corridors are woven through the plan, with a single controlled entry and an internal road network connecting every cluster.



APPROVED LAYOUT PLAN WITH TOPOGRAPHY · PLOT 22, CADASTRAL ZONE D12, KABA, FCT

2 Bedroom Terrace Duplex + BQ **140**
UNITS

The entry home · Phase 1

3 Bedroom Semi Detached Duplex + BQ **82**
UNITS

Family homes

4 Bedroom Terrace Duplex + BQ **86**
UNITS

Space without a standalone plot

5 Bedroom Detached Duplex **79**
UNITS

The flagship residences

Shared amenities within the estate

Gatehouse & controlled access	Shopping mall & corner shops	Clinic
Place of worship	Civic center	Green recreation corridors
Internal road network	Estate & public facilities	Landscaped open space



THE COMMUNITY

A planned neighborhood, not a *scatter of houses.*

— THE HOME COLLECTION

Four homes, one architectural *language*.

Every home in Zitel shares the same contemporary vocabulary: clean white massing, timber accents, deep balconies, and warm evening lighting. Below, the collection from the entry terrace to the flagship detached duplex.



PHASE 1 · NOW SELLING

2 Bedroom Terrace Duplex + BQ

₦65,000,000

2 Bedrooms · Terrace Duplex · + BQ

OUTRIGHT · FLEXIBLE PLANS AVAILABLE



The entry home into Zitel and the first to rise. A compact two storey terrace with every room en-suite, a private maid's room, and parking for two cars. Built for first time owners and investors who want to get in before the corridor matures.

All rooms en-suite

Maid's room

2-car parking

Verified C of O title

PHASE 1 · 80 UNITS AVAILABLE NOW

FAMILY HOME

3 Bedroom Semi Detached Duplex + BQ

3 Bedrooms · Semi Detached · Private BQ

Price on Request

SPEAK TO SALES



A semi detached duplex with room for a growing family, sharing a single wall and nothing else. Every bedroom is en-suite, with a private maid's room, full height glazing, and off-street parking.

All rooms en-suite

Maid's room

2-car parking

Verified C of O title

4 Bedroom Terrace Duplex + BQ

4 Bedrooms · Terrace Duplex · Private BQ

Price on Request

SPEAK TO SALES



A four bedroom terrace duplex with a full BQ, for families who want generous space without the cost of a standalone plot. All bedrooms en-suite, a private maid's room, ample parking, pergola shaded rooftops and stone clad entries.

All rooms en-suite

Maid's room

Ample parking

Verified C of O title

5 Bedroom Detached Duplex

5 Bedrooms · Fully Detached · Own Grounds

Price on Request

SPEAK TO SALES



The flagship of the estate. A fully detached five bedroom duplex on its own grounds, the largest and most private home in Zitel. Every room en-suite, dedicated maid's quarters, ample parking, framed by landscaped gardens and a private drive.

All rooms en-suite

Maid's quarters

Ample parking

Verified C of O title

CONSTRUCTION PROGRESS

Phase 1 is already *underway*.

This is not off plan speculation. Ground has broken, foundations are complete across Phase 1, and the terraces are rising to lintel level. When you buy today, you can stand on your future street.

Excavation

100%

Foundation

100%

Damp Proof Course (DPC)

70%

Lintel

25%



FOUNDATIONS

Blockwork rising across Phase 1 clusters



BLOCKWORK & LINTEL

Active crews casting decking on the terraces



THE CORRIDOR

Phase 1 within the wider Kaba growth area

2 Bedroom Terrace Duplex + BQ

₦65,000,000 outright

OUTRIGHT

₦65M

Paid in full. The simplest route and the best position on price.

2 YEAR PLAN

₦13M down

A 20% deposit to secure, with the balance spread evenly across 2 years.

MORTGAGE

₦13M down

A 20% deposit, with the balance financed over a term of up to 20 years.

3 Bedroom, 4 Bedroom and 5 Bedroom homes: **Price on Request.** Contact the sales team for current pricing and unit availability.

- ✓ **Verified title.** Every Zitel home carries a Certificate of Occupancy (C of O), with written agreements throughout, in a fast-appreciating district.

Prices and payment terms are current as of this brochure and are subject to change and availability. Figures shown apply to the 2 Bedroom Terrace Duplex + BQ. Please confirm current terms with Riwlox Listings before payment.

The case for early *entry*.

01

Entry pricing in a rising corridor

Kaba is developing fast. Buying at Phase 1 pricing today positions you ahead of the appreciation that follows completed infrastructure.

02

You can see it being built

Foundations are done and terraces are rising. This is tangible progress you can inspect, not a promise on paper.

03

Payment that fits

Outright, a 2 year plan, or a mortgage over 20 years. Three routes into the same home, structured around how you actually buy.

04

Established, occupied neighbors

Bordering APDC and facing Brick City, Zitel opens into a proven neighborhood, not an isolated site.

— SECURE YOUR HOME

Book an inspection at *Zitel Estate*.

Phase 1 is selling now. Reach the Riwlox Listings sales team to reserve a 2 Bedroom Terrace, or to request pricing on the larger homes.

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Where capital meets clarity.

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