

# THE MANOR

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BY



# About The Manor

- The Manor is a mini-estate comprising five (5) units of 5-bedroom duplexes, each with an en-suite boys' quarters (BQ), situated on 2,457.14 sqm of land.
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- Location: Plot 1121, Guzape, CAD Zone A09, FCT Abuja.
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- Price: Starting at 1 Billion Naira

# Why The Manor?

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The name itself evokes tradition, refinement, and timelessness. And that is precisely what this development stands for. Each of the five duplexes in The Manor is a sanctuary — a bold fusion of architectural brilliance, luxury finishes, smart functionality, and refined aesthetics. These are not just homes; they are bespoke experiences designed for the discerning few who seek privacy, beauty, and a sense of enduring value.

Set against the backdrop of Guzape's rolling hills and city views, The Manor offers a rare blend of tranquility and connectivity. It is minutes from the heart of Abuja yet feels like a private estate far removed from the noise of the world. Here, residents will enjoy expansive living spaces, en-suite bedrooms, gourmet kitchens, private lounges, state-of-the-art security, and the kind of craftsmanship that only a handful of developers in this region consistently deliver.

## BASIC FEATURES PER UNIT OF THE

## 5-Bedroom Duplex (All Ensuite)

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- An ante-room, with visitor's toilet
  - An ensuite guest room
  - A Double volume living room + dining
  - A kitchen + store and a pantry
  - An ensuite BQ / maids' room
  - A Lift
  - A masters private lounge
  - A home office
  - 3 Balconies
  - 5 Walk in-closets
  - A space for cinema or a dry kitchen
  - Car park for 5 to 6 cars
  - Electric vehicle charging points
  - Fully automated entrance doors
  - Full smart home automation (optional)
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# Basic Spaces

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- Ante-room + visitors toilet: 18.135sqm
  - Guest bedroom+ bathroom: 15.67sqm
  - Living room : 54.8925sqm
  - Kitchen + store: 30.8524sqm
  - Maids room/ BQ+bath: 12.15sqm
  - Bedroom 1+ bath : 44.7458sqm
  - Bedroom 2 +bath: 37.8sqm
  - Masters lounge: 27sqm
  - Home office: 8.91sqm
  - Bedroom 3+ bath : 20.397sqm
  - Balcony 1: 12.2605sqm
  - Balcony 2: 5.34sqm
  - Balcony 3: 5.34sqm
  - Bedroom 4 + bath: 74.306sqm
  - Bedroom 5 + bath : 62.488sqm
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# Interior Renderings





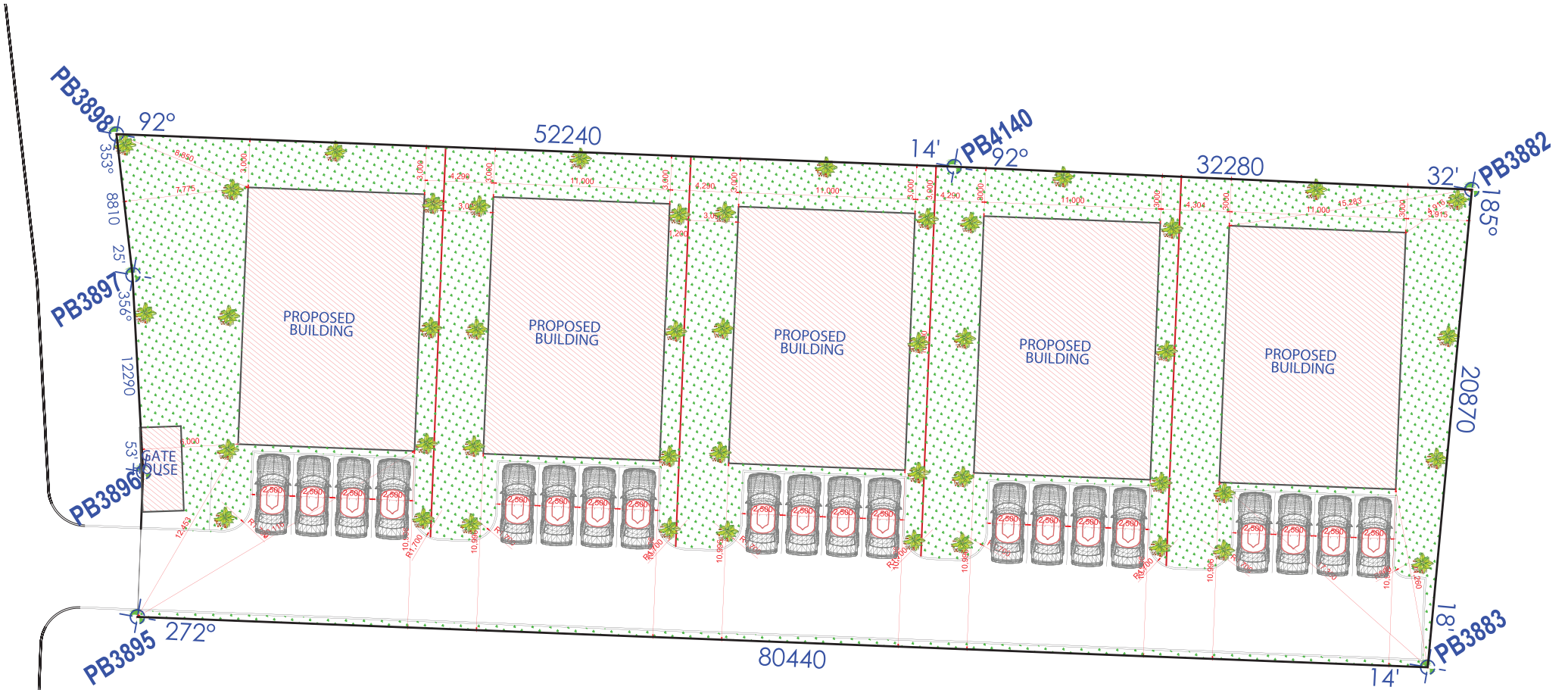








# Floor Plans



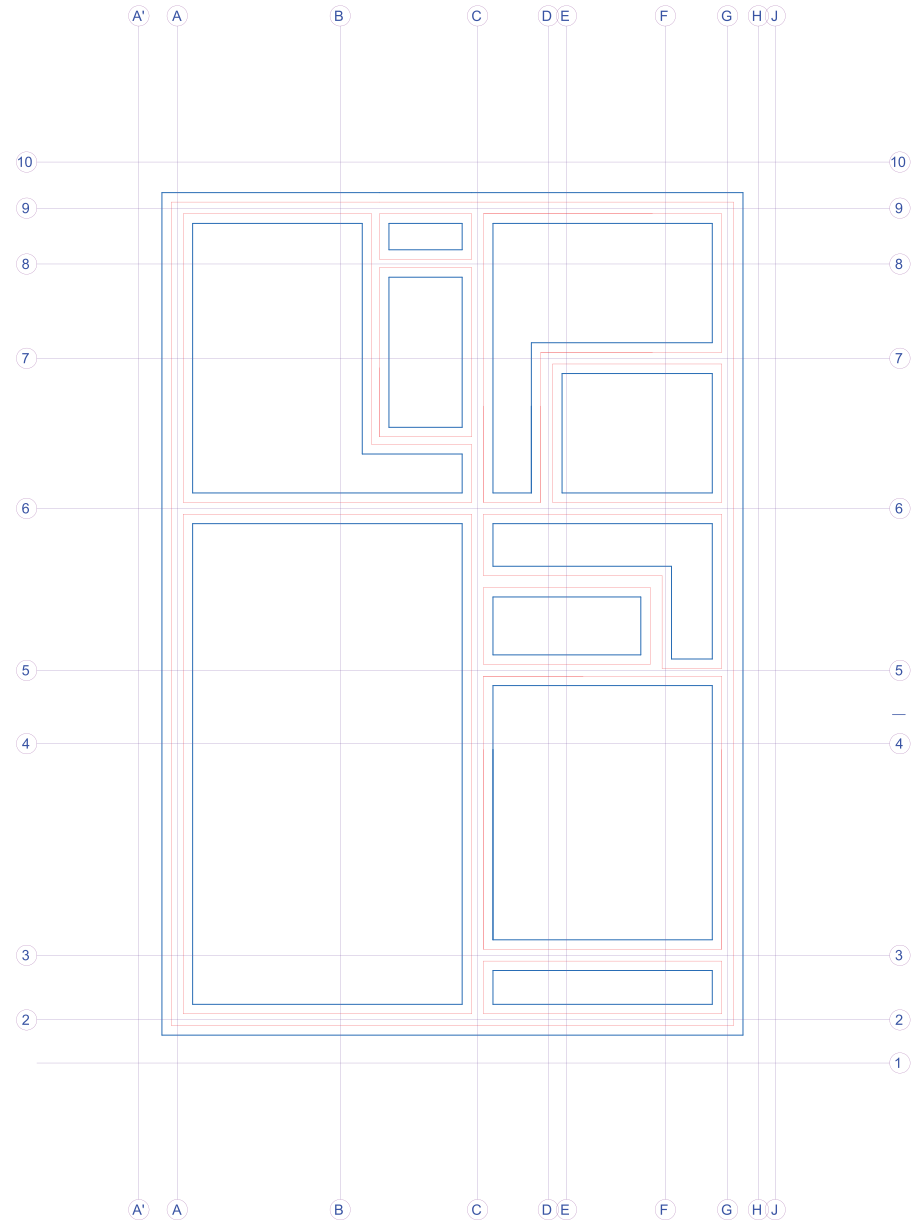
**SITE USAGE ANALYSIS**

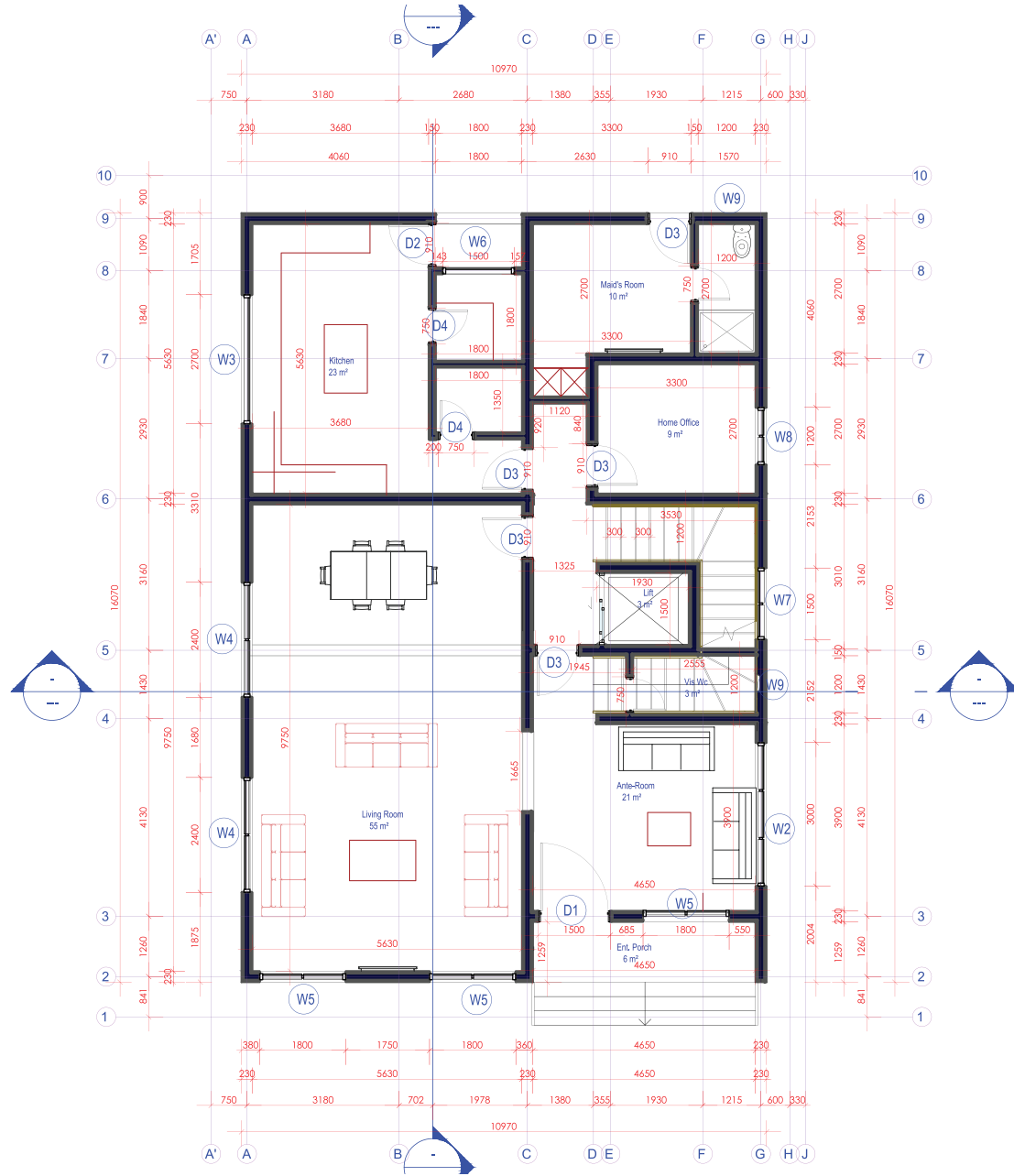
| KEY                         | AREA                  |
|-----------------------------|-----------------------|
| Total Area of Plot          | 2457.14m <sup>2</sup> |
| Total Area of Main Building | 881.44m <sup>2</sup>  |
| Gate House                  | 13.47m <sup>2</sup>   |
| No of Families              | 5                     |
| Parking Provided            | 20                    |
| Total Built Up Area         | 894.91m <sup>2</sup>  |
| % Built up Area             | 36.42%                |



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