



The Grove Bwari

PHASE ZERO

Private Sales

Limited land release



THE GROVE BWARI
BY NUMBER TWO

Pilot curated living estate

A WAY OF LIVING

**THE GROVE IS A CURATED LIVING ESTATE
DESIGNED FOR PEOPLE WHO WANT:**

- Order
- Community
- Security
- Long-term value

WHAT WE MEAN BY CURATED LIVING

- Intentional planning
- Defined zones
- Shared lifestyle amenities
- Strong estate identity



WHY THE GROVE?

Bwari is rapidly becoming a preferred residential corridor due to:

- Population spillover from central Abuja
- Demand for organized, gated estates
- Limited supply of properly planned communities
- The Grove sits on 30,000 sqm, designed as a low-density, well-governed mini-estate — not a mass layout.

This is the pilot of a broader vision:

- Curated living in emerging locations.

KEY FACTS

- Location: Bwari Axis, Abuja
- Land Size: 30,000 sqm
- Planned Units: 98 residential plots
- Development Type: Mini-estate

LANDMARKS

- Meters away from Airforce estate
- 2 mins from Veritas University
- 7 mins from Nigerian Law School
- 5 mins from Bwari area council

CORE AMENITIES

- Perimeter fencing
- Estate gate entrance & access control
- CCTV surveillance at key points
- Street lighting
- Estate security personnel
- Central water infrastructure
- Planned internal road network
- Electricity distribution
- Drainage and sewage systems

CURATED LIVING AMENITIES

- Sports Arena

Lawn tennis court with an open social bar — the estate's social anchor

- The Grove Gardens

Central green for morning aerobics, family relaxation, and small events

- The Theatre of Dreams

Mini open-air amphitheatre with stepped seating and free Wi-Fi, for youth bonding, rehearsals, and group activities

- Kids Playground

Safe, car-free play area

- Cascade Feature (Enclave Zone)

A subtle water element marking the premium axis

- Market Court

Convenience retail: pharmacy, minimart, salon, laundry

Amenities

CURATED LIVING AMENITIES IN VISUAL

THE GROVE MARKET COURT



ENTRANCE AND ACCESS GATE



SPORT ARENA



THEATER OF DREAMS
Free Wi-Fi zone

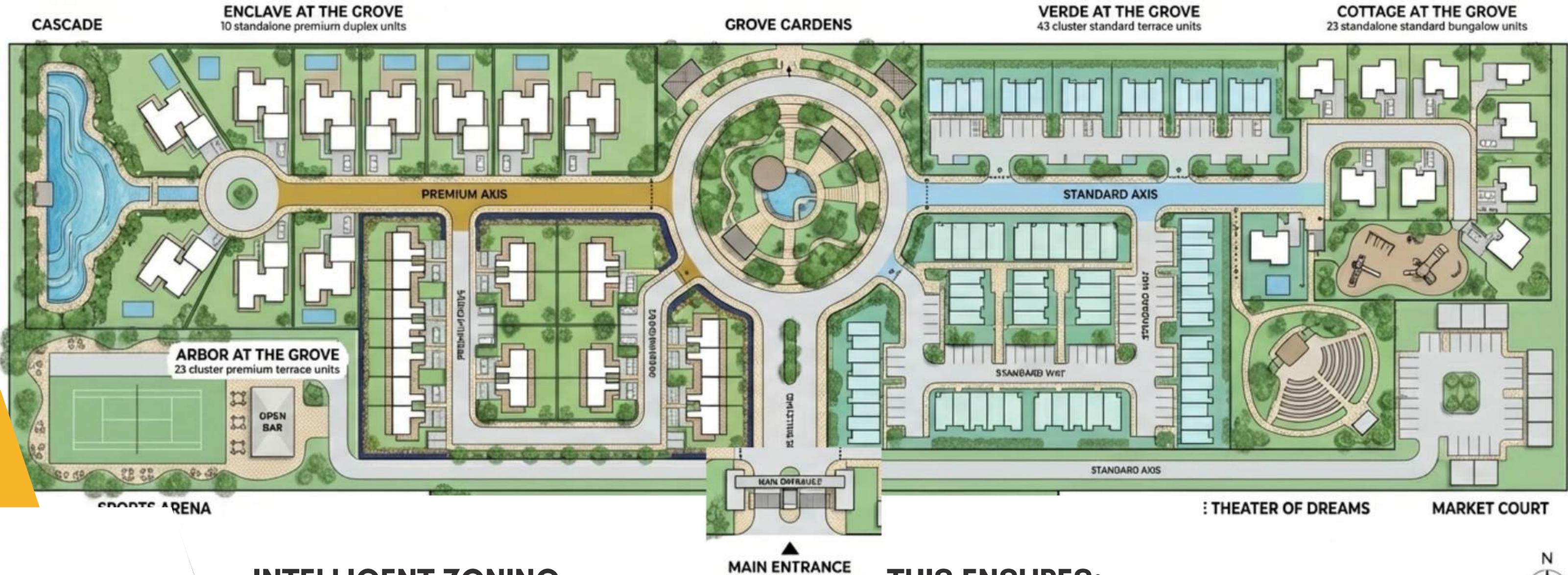


THE GROVE GARDENS
Aerobics, chill zone and events center exclusively for residents



KID PLAY GROUND
Safe car free zone dedicated for kids energy time

THE GROVE, BWARI



INTELLIGENT ZONING

- Premium axis (Arbor & Enclave)
- Standard axis (Verde & Cottage)
- Central Drove Gardens
- High traffic amenities flanks

THIS ENSURES:

- Orderly development
- Clear identity
- Long-term value protection

MASTERPLAN: THE GROVE, BWARI
TOTAL AREA: 50,000 SGM
AMENITIES: 20K (GROVE GARDENS, SPORTS ARENA, MARKET COURT, THEATER OF DREAMS, KIDS PLAYGROUND)
ZONING: PREMIUM (GOLD/BLUE), STANDARD (LIGHT BLUE/GREEN)
STATUS: SCHEMATIC DESIGN





RESIDENTIAL OPTIONS

VERDE AT THE GROVE

Cluster • Standard

3-bedroom terrace with BQ plots for upwardly mobile homeowners

COTTAGE AT THE GROVE

Standalone • Standard

3-bedroom bungalow with BQ plots with generous land size and calm surroundings



ARBOR AT THE GROVE

Cluster • Premium

4-bedroom terraces with BQ for families seeking comfort and order

ENCLAVE AT THE GROVE

Standalone • Premium

4-bedroom duplex with BQ plots in the lowest-density zone, offering privacy and prestige



All homes are built under estate design guidelines.

UNDERSTANDING PHASE ZERO

Phase Zero is an early entry phase into The Grove.

PHASE ZERO

- Phase Zero is land-only acquisition
- Pre MVP entry level
- Infrastructure development fee will be paid later

THIS ALLOWS:

- Early entry pricing
- Controlled development
- Value appreciation before building



**PLANNING → PHASE ZERO → MVP INFRASTRUCTURE →
FULL INFRASTRUCTURE → HOME DEVELOPMENT → MAINTENANCE**

PHASE ZERO PLOT PRICING

PRE INFRASTRUCTURE PRICE

- Verde (180 sqm): from ₦2.08m
- Arbor (180 sqm): from ₦3.12m
- Cottage (350 sqm): from ₦3.12m
- Enclave (450 sqm): from ₦4.64m

COMMERCIAL - THE GROVE MARKET COURT

Retail units: ₦15m (limited)

Post-infrastructure prices increase materially.



PHASE ZERO

PRIVATE SALES OFFER

- Limited plots released
- Below future estate pricing
- Priority allocation
- First access to infrastructure phase

WHY BUY NOW?

- Entry before infrastructure uplift
- Best plot positioning
- Strong resale potential
- Early community formation





PHASE ZERO IS OPEN

- Limited availability
 - Allocation is first-come
- Inspection by appointment

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NUMBER TWO ● PROPERTIES

Curated living in emerging locations

THE GROVE BWARI BY