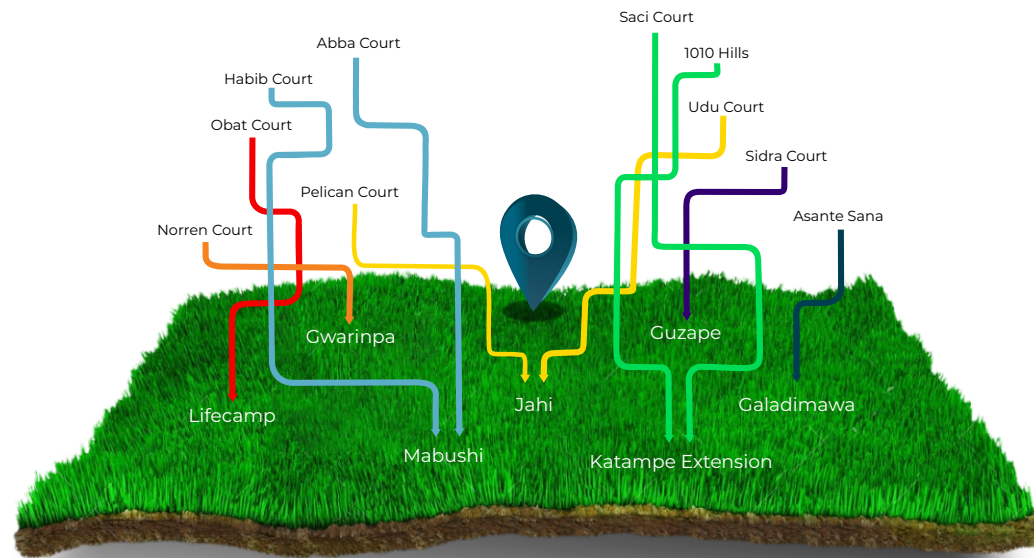


MODERN SHELTER

PROJECTS BROCHURE

OUR LOCATIONS





Projects



Locations



House Types

OUR FLAGSHIP PROJECTS

Asante Sana Estate

Asante Sana is Swahili for “Thank You”. The Asante Sana estate is located in Galadimawa, one of the most central neighborhoods in Abuja Municipal positioned adjacent to a prominent industrial district that houses several key institutions.

The Estate on completion will comprise a total of 197 units of four house types (Wabale, Dankie, Abora, and Enkosi), a shopping mall, a Clubhouse, and a multi-purpose Hall.

1010 Hills

1010 is located in the hills of the calm and tranquil district of Katampe Extension and covers an area of about 2.5 hectares. The Estate has a variety of luxurious building types comprising of Stand-alone villas, terraced duplexes and apartments.

Norren Court

The Norren Court Project is situated on 13,400 Square meters in the serene environment of 5th avenue (behind Brains and Hammers), Gwarimpa, Abuja.

The Estate has 32 units of 4 Bedroom Terraces and 8 units of Semi-Detached Duplexes. Each housing unit is designed with a touch of contemporary middle-East themed architecture. Close proximity to essential amenities such as a Shopping Plaza, walking distance to Pharmacies, Restaurants and Places of Worship.

Habib Court

This Court consisting of 10 units of 4 Bedroom Terrace Homes is set amongst lush greenery within the serene area of Mabushi. Developed with a warm sense of community, the Court embraces a composition of lifestyle and the penultimate living experience.

Sidra Court

Sidra Court sits on 5,609 Square meters in the upscale and fast-developing area of Guzape. The Estate has 10 units of 4 Bedroom Terrace Duplex with all Bedrooms ensuite, spacious living rooms, Servant Quarter, Parking spaces and 11 units of 3 Bedroom apartments with all Bedrooms ensuite, spacious living room, parking spaces as well as a playground for relaxation and fun.

Udu Court

Located in Abuja's fastest developing urban area, Udu court offers the best access to premium living in an exclusive location that will contain 5 units of 4 bedroom terrace duplexes.

This estate will foster community and house facilities supporting; relaxation, alternative power supply, security, and top-notch responsive facility management.

Abba Court

This pristine Estate consisting of 10 units of 4 Bedroom Terrace Homes is set amongst lush greenery within the serene area of Mabushi. Developed with a warm sense of community, the Estate embraces a composition of lifestyle and the penultimate living experience.

Obat Court

Obat Court is located in the easily accessible and well resourced area of Dape, Abuja.

The Estate has 18 units of 4 Bedroom Terrace Duplexes and 16 units of 2 bedroom apartments with all bedrooms ensuite, spacious living rooms, servant's quarters, and a playground for fun and relaxation.

Pelican Court

The Estate upon completion will comprise 14 units of 4 Bedroom terrace duplex and 10 units of 3 Bedroom apartments, a total of 24 housing units.

This development is designed to offer you and your loved ones a sense of community, utmost security, and proximity to social and lifestyle amenities.

Saci Court

The Saci Court Project sits on 5316.08 Square meters in the calm and tranquil heart of Katampe Extension. The Estate has 17 units of 4-Bedroom Terrace Duplexes with all bedrooms ensuite, spacious living room, a servant quarter and a playground for fun and relaxation.

HOUSE TYPES



Our House Designs are inspired by a sense of innovation, creating a unique experience and delivering happiness with every home purchased.



4 BEDROOM TERRACED TRIPLEX
WITH SERVANT'S QUARTERS

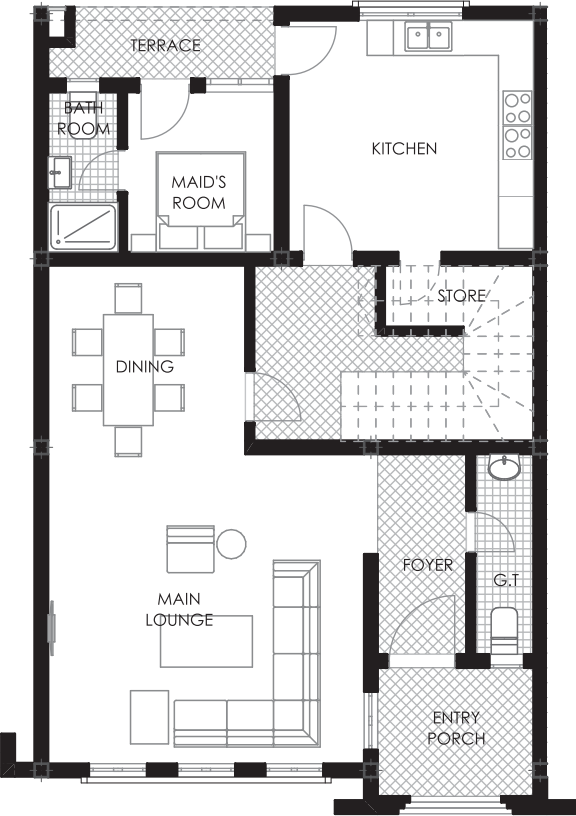
- ☐ **Habib Court**, Mabushi
- ☐ **Sidra Court**, Guzape
- ☐ **Norren Court**, Gwarinpa
- ☐ **Pelican Court**, Jahi
- ☐ **10 10 Hills**, Katampe Extension
- ☐ **Saci Court**, Katampe Extension
- ☐ **Abba Court**, Mabushi



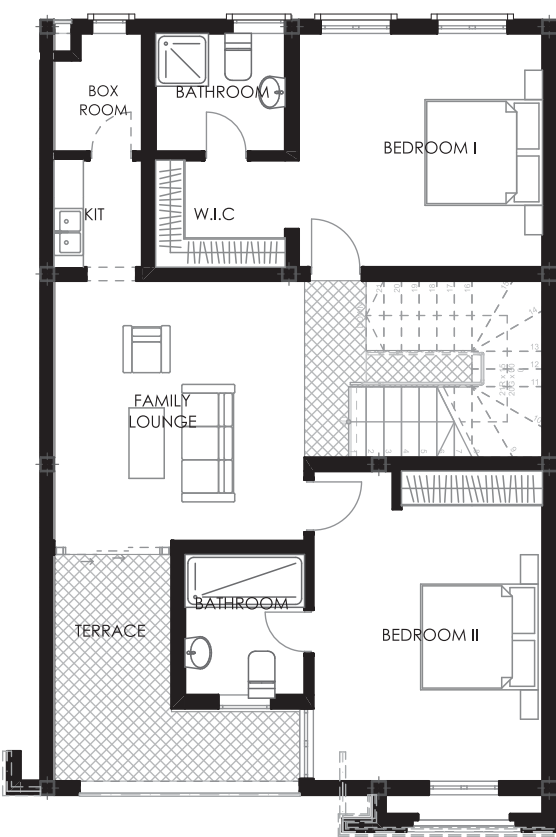


FLOOR PLAN

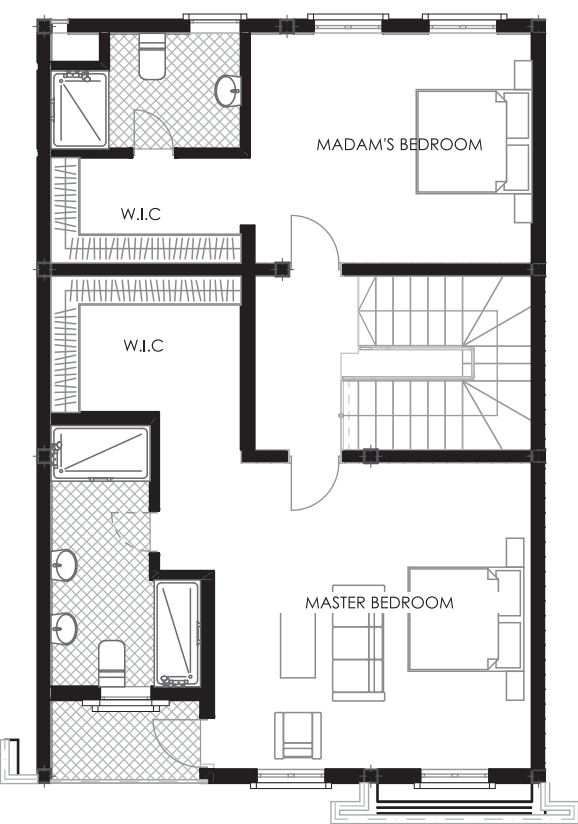
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







MAMBILLA 2

3 BEDROOM APARTMENT
WITH SERVANT'S QUARTERS

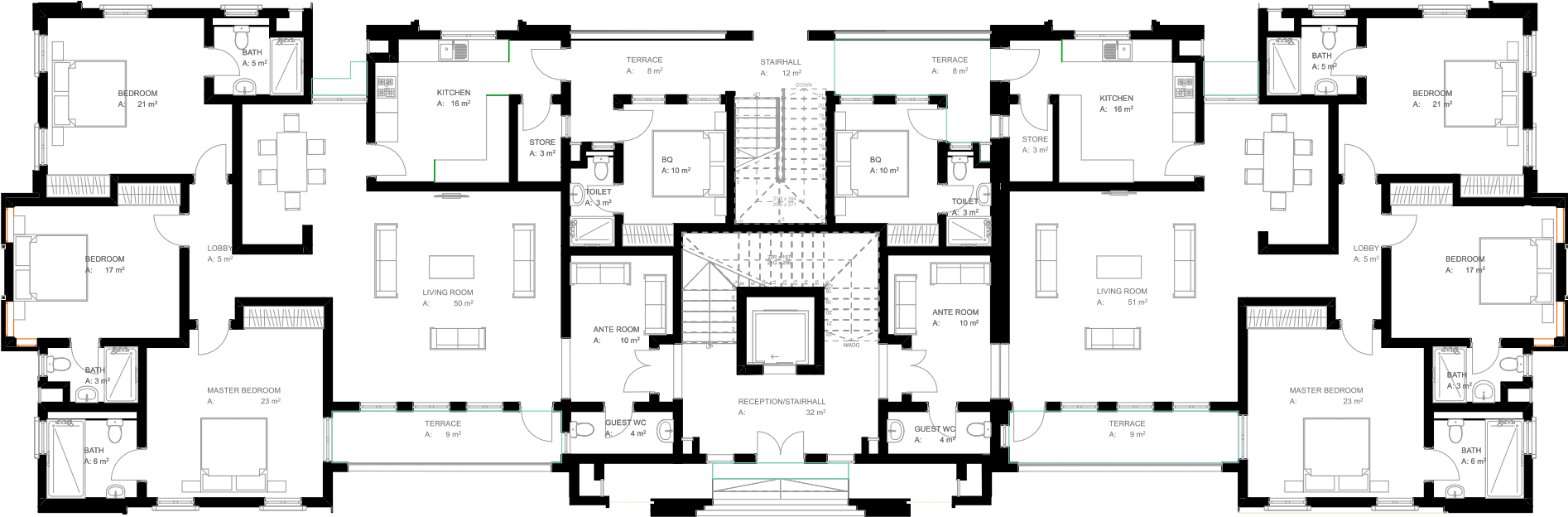
□ 10 10 Hills, Katampe Extension





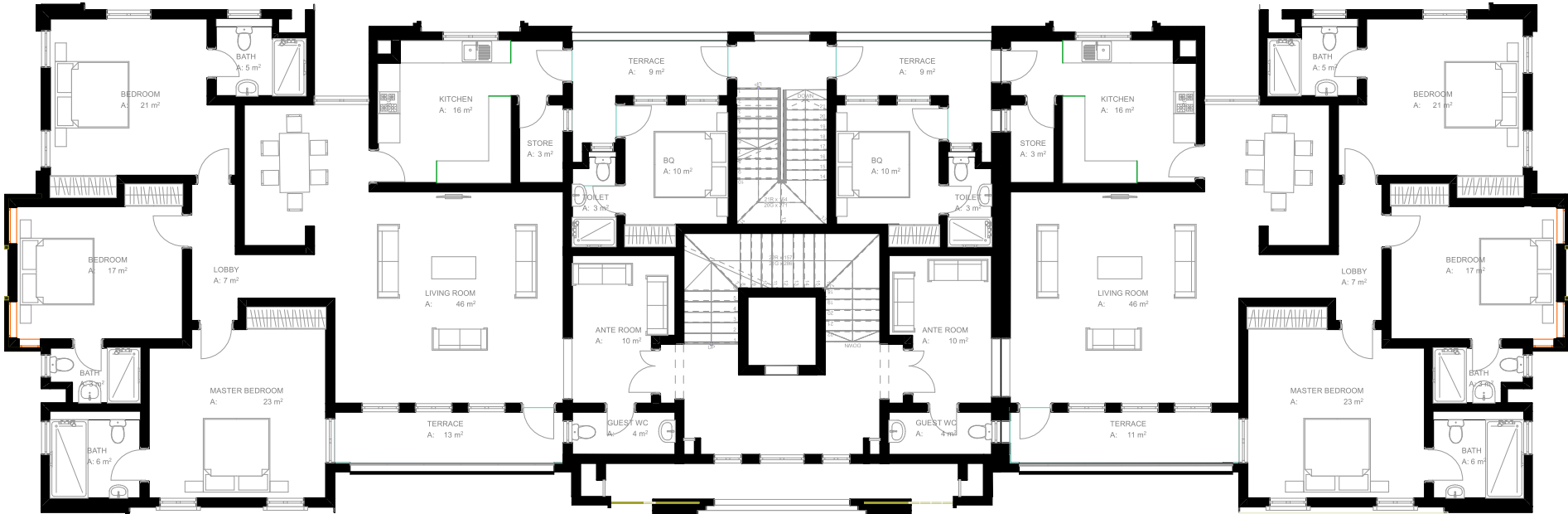
FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

1ST-4TH FLOOR



- ☐ Sidra Court, Guzape
- ☐ 10 10 Hills, Katampe Extension

FLOOR PLAN

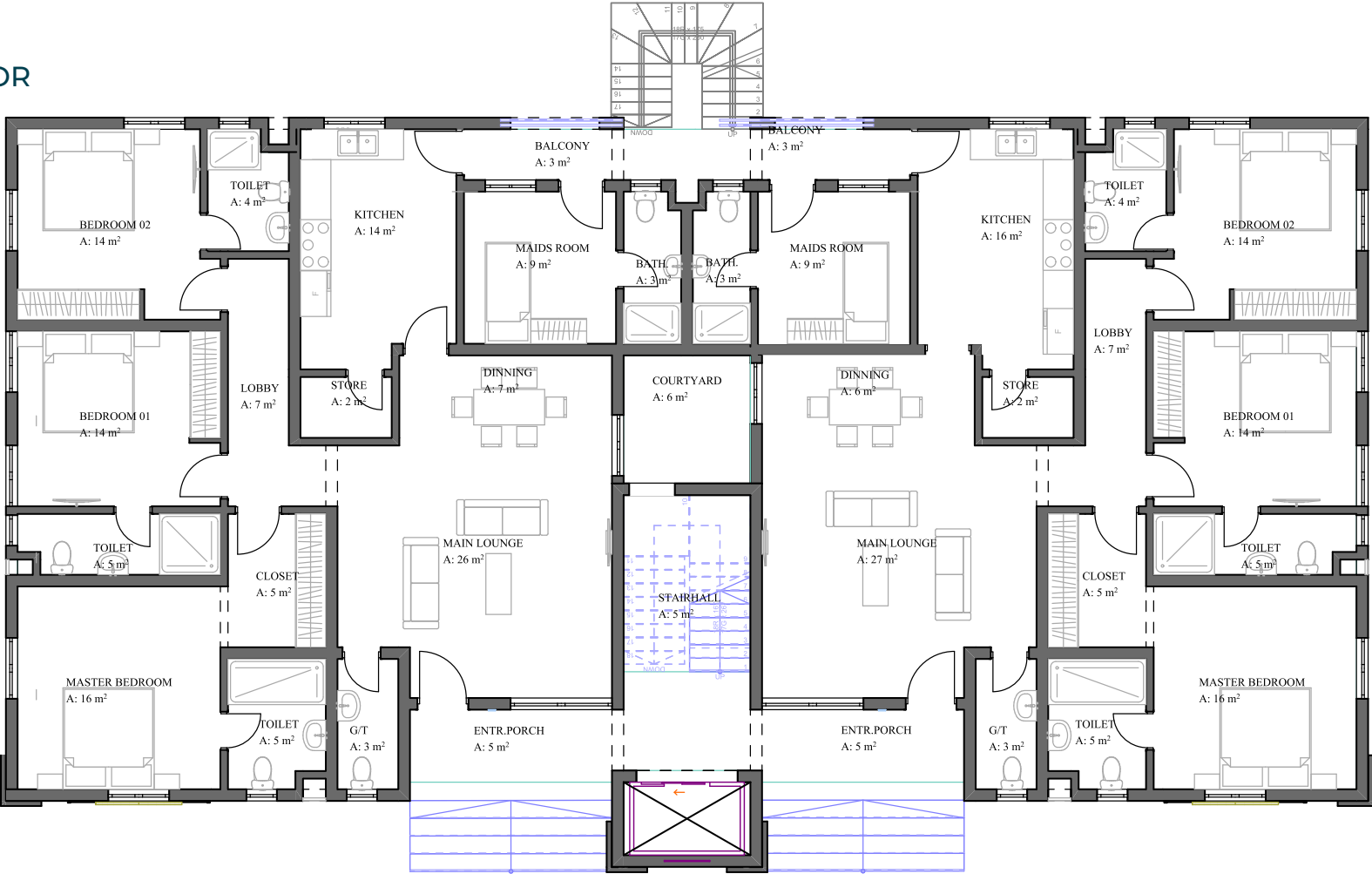
PENT FLOOR





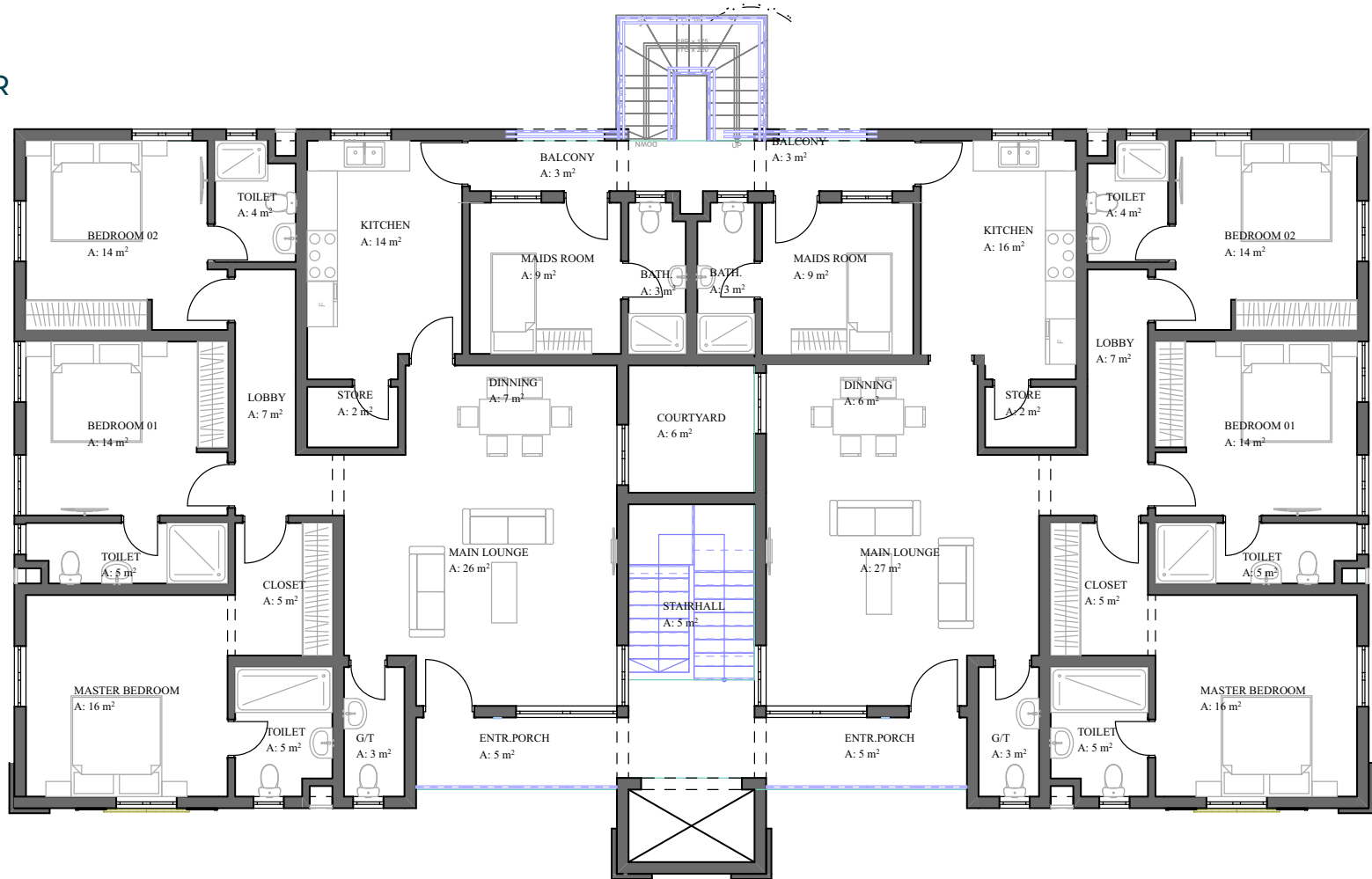
FLOOR PLAN

GROUND FLOOR



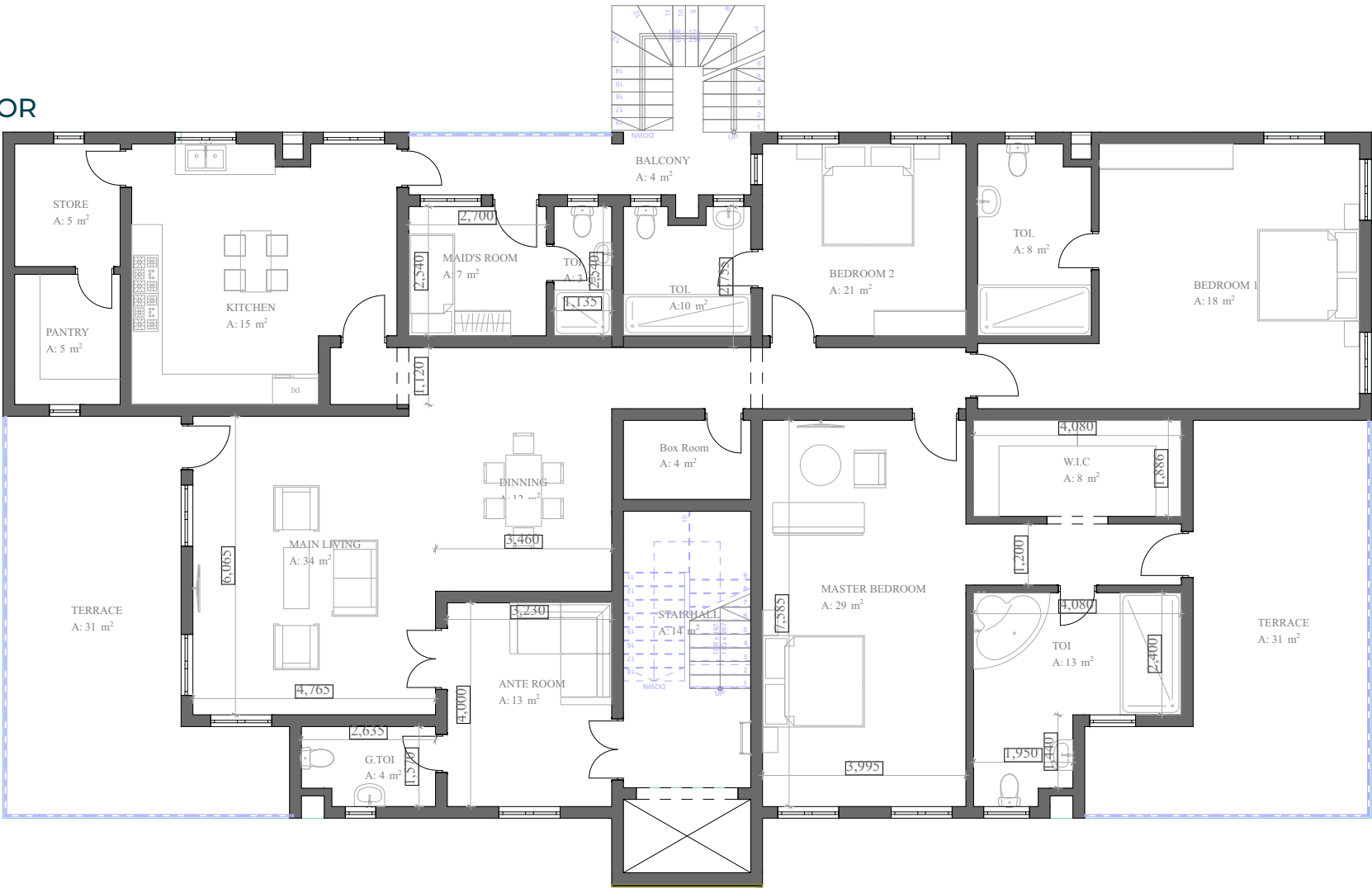
FLOOR PLAN

1ST - 4TH FLOOR



FLOOR PLAN

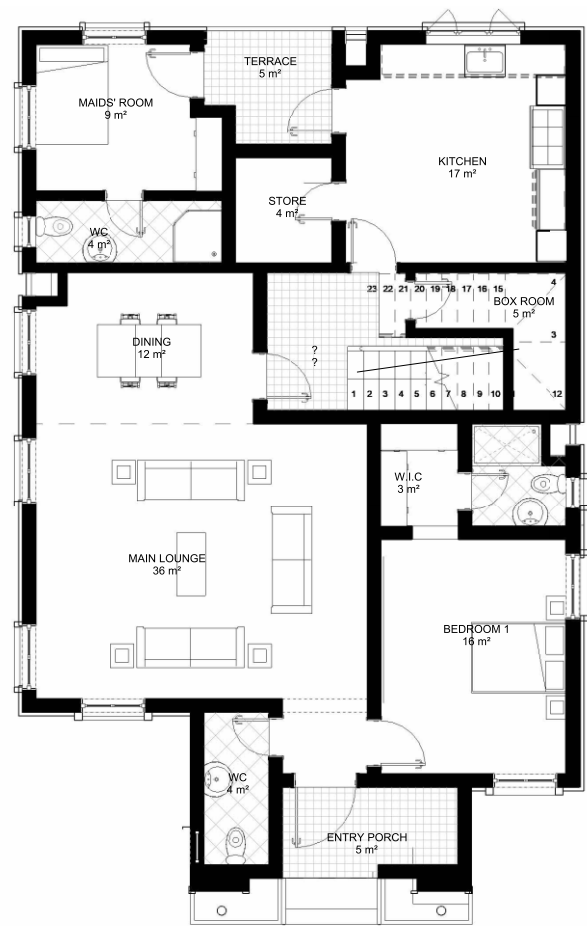
PENT FLOOR



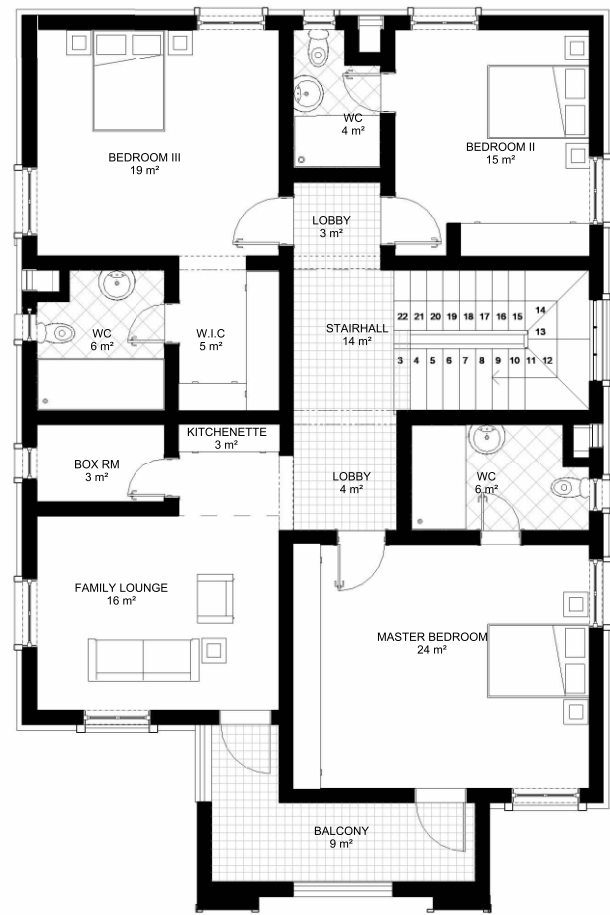


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



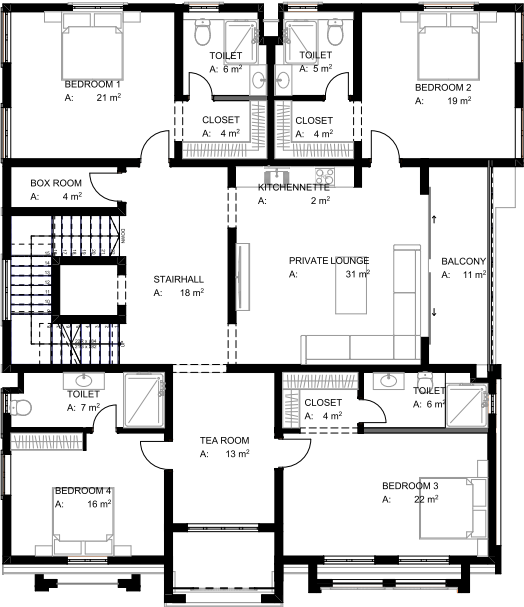


FLOOR PLAN

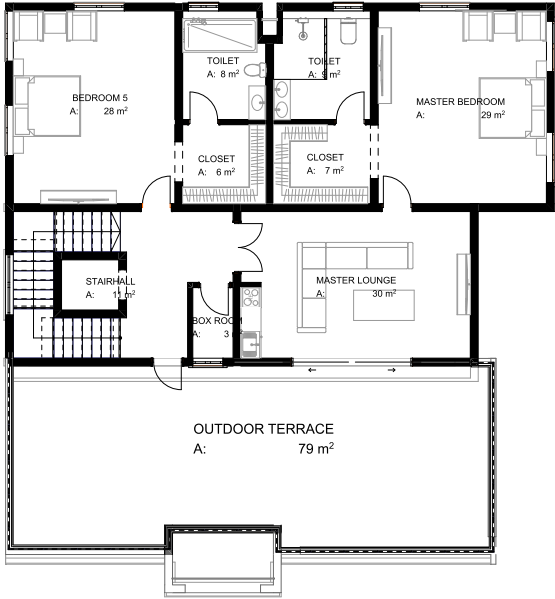
GROUND FLOOR



FIRST FLOOR



PENT FLOOR





ENKOSI

5 BEDROOM DETACHED VILLA
WITH SERVANT'S QUARTERS

□ **Asante Sana Estate, Galadimawa**

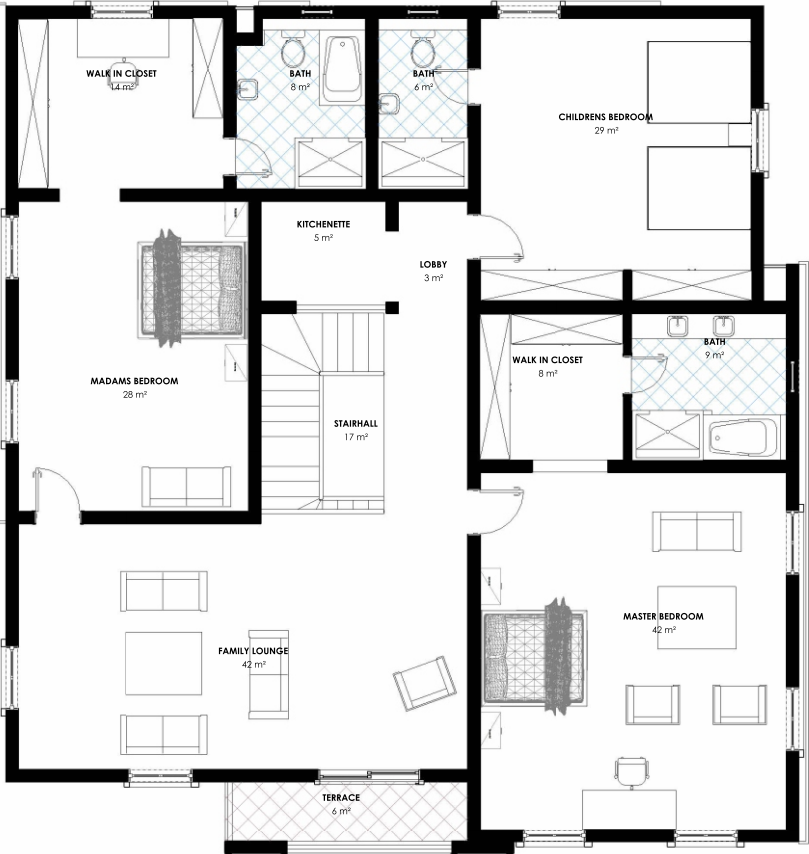


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



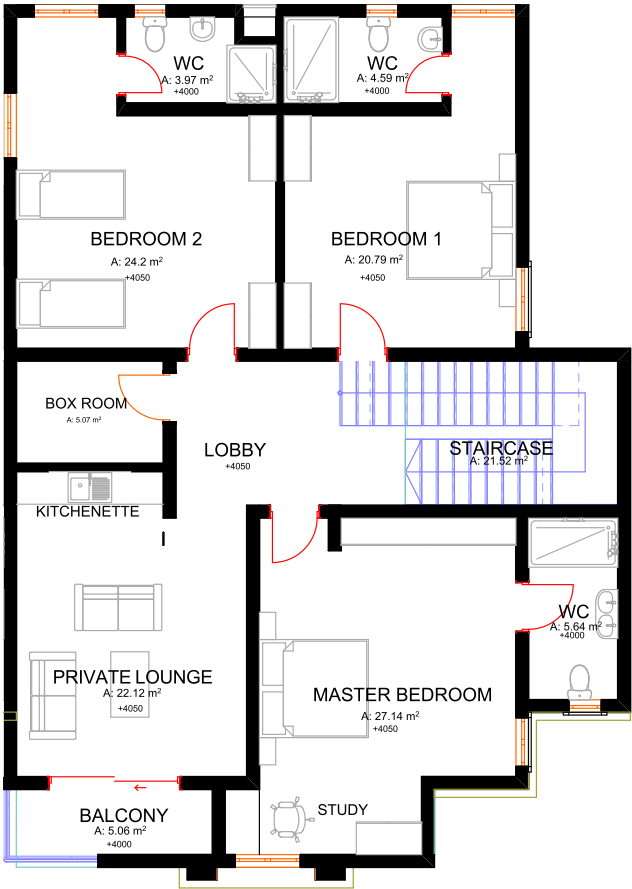


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR





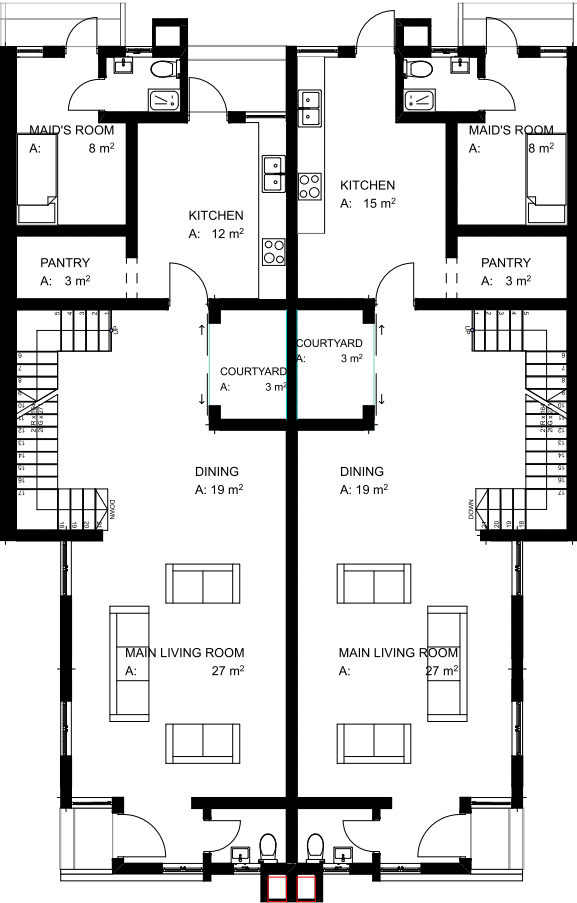
4 BEDROOM TERRACED TRIPLEX
WITH SERVANT'S QUARTERS

□ **Obat Court, Life Camp**

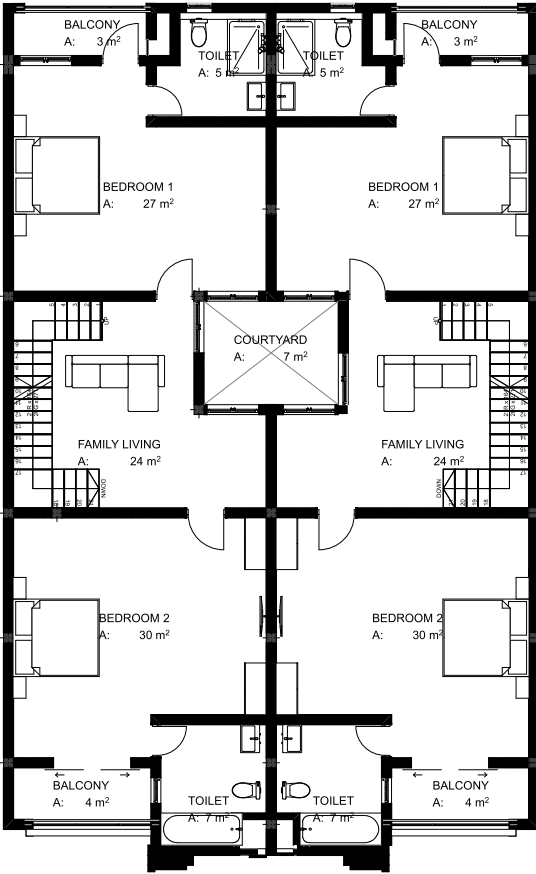


FLOOR PLAN

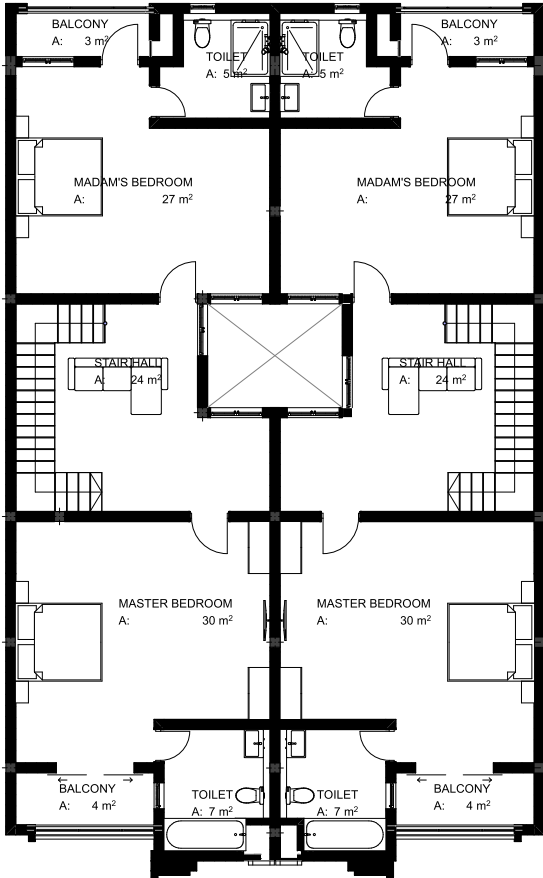
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





GURARA

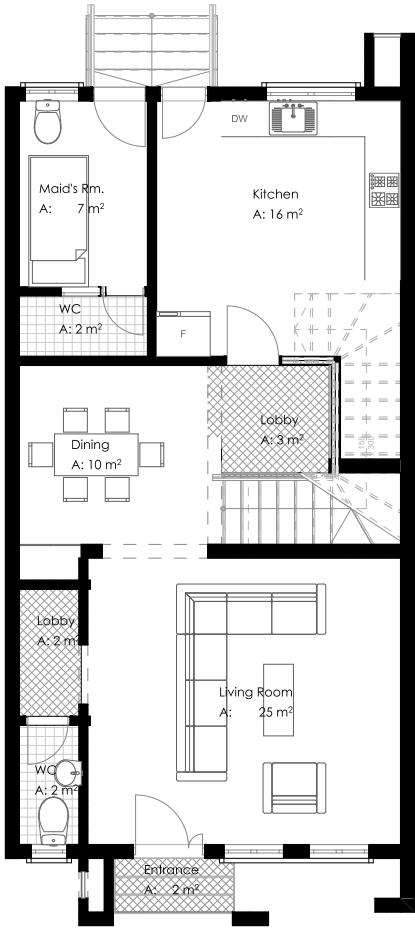
4 BEDROOM TERRACED TRIPLEX
WITH SERVANT'S QUARTERS

□ **Udu Court, Jahi**

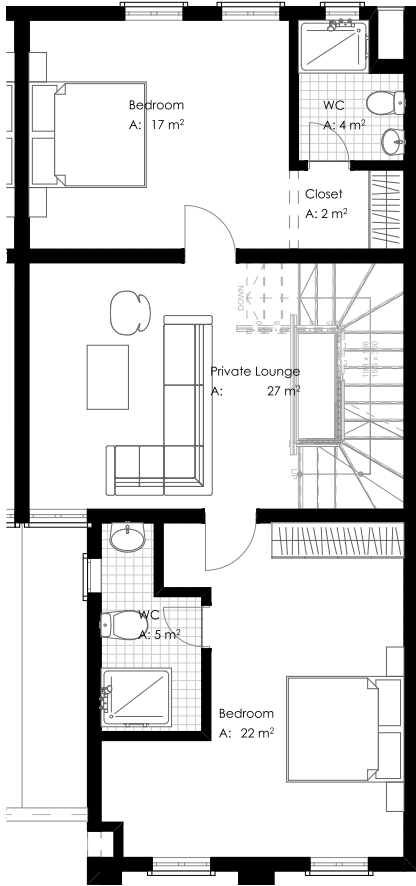


FLOOR PLAN

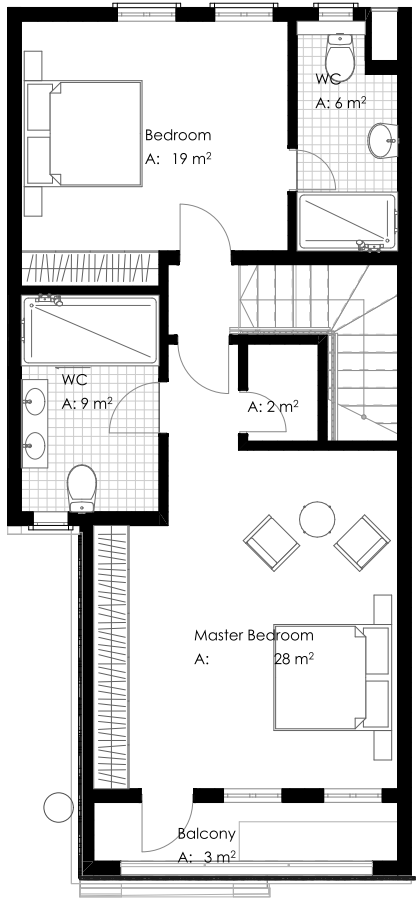
GROUND FLOOR



FIRST FLOOR



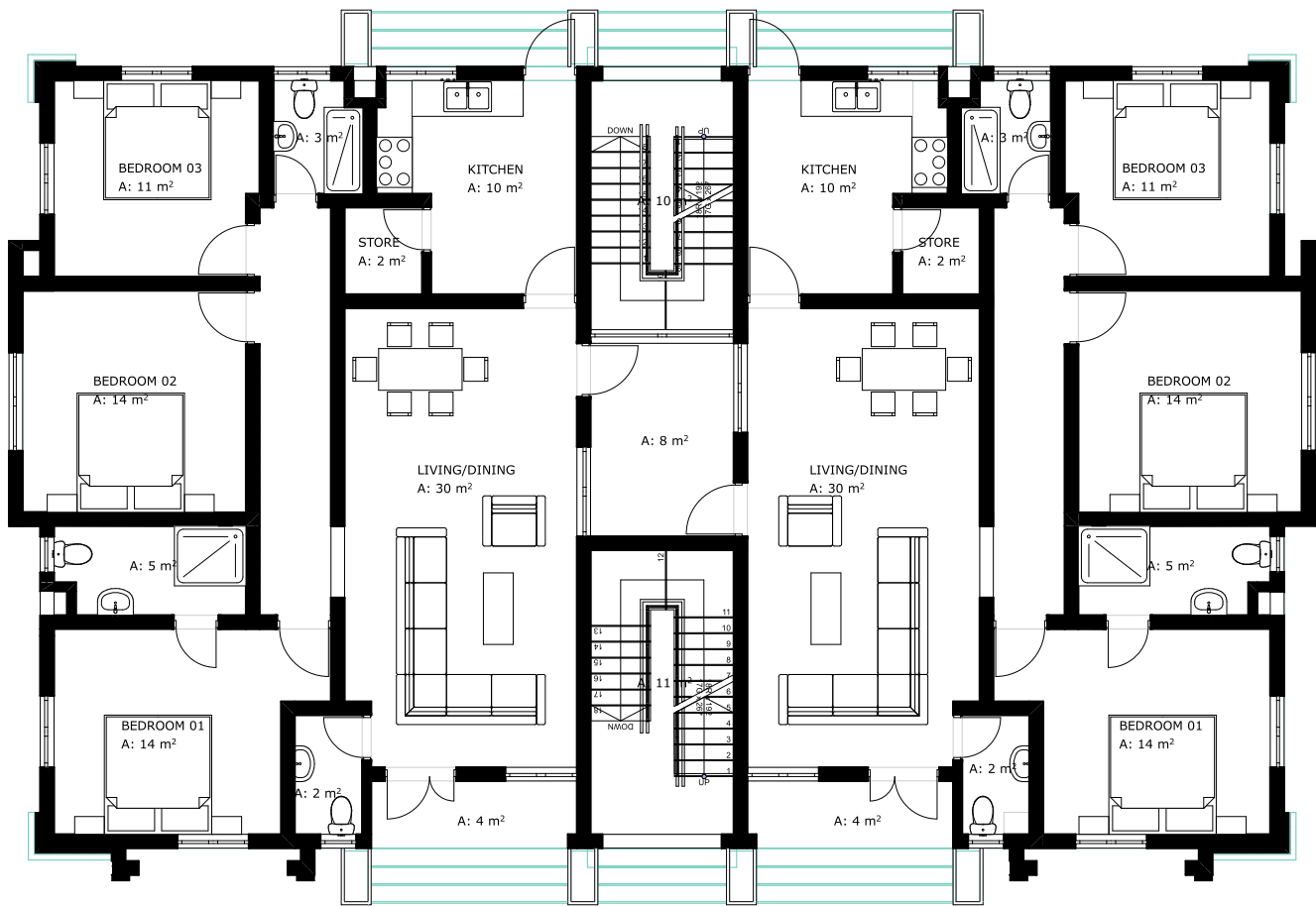
SECOND FLOOR





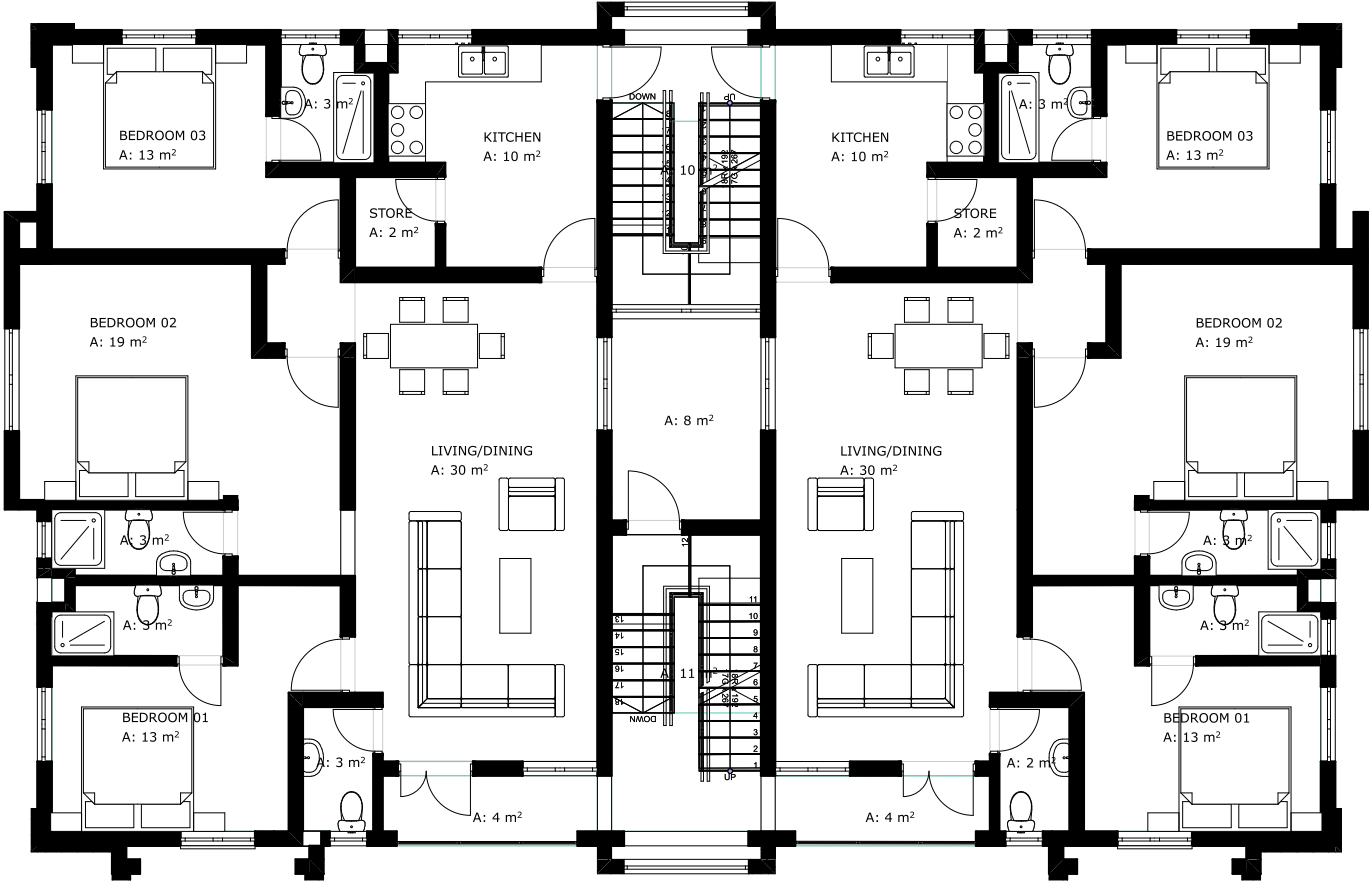
FLOOR PLAN

GROUND FLOOR



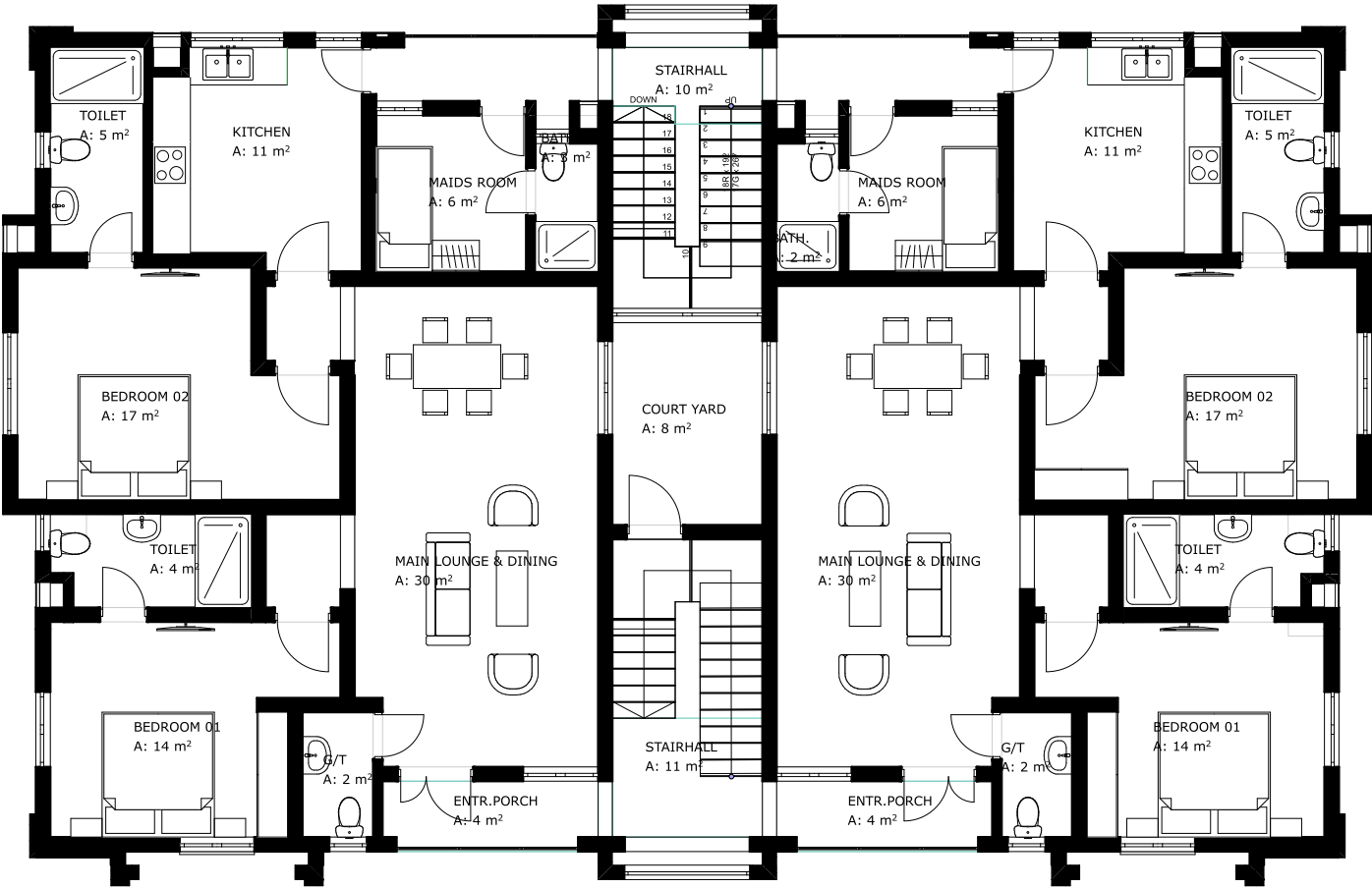
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR





TINAPA

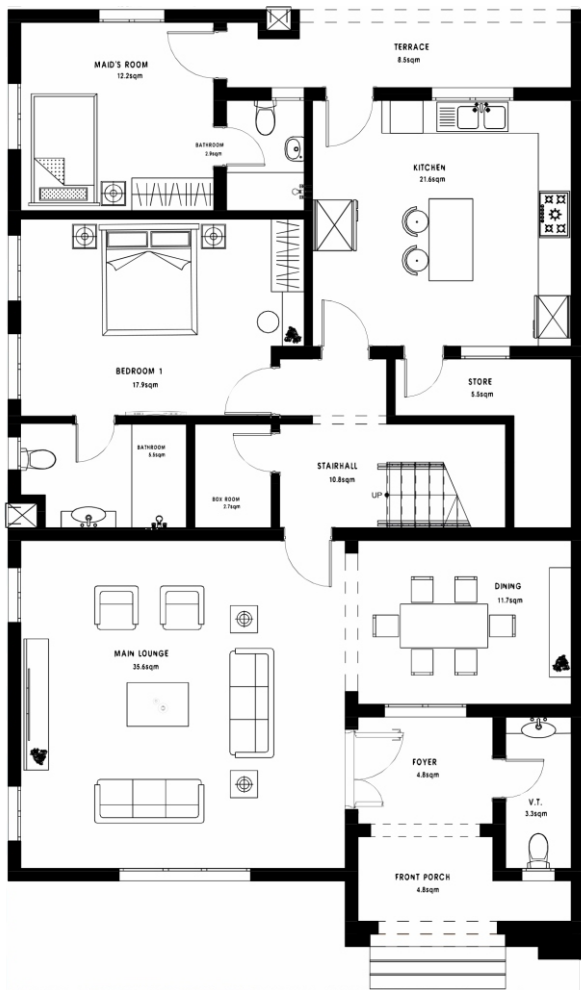
4 BEDROOM SEMI-DETACHED DUPLEX
WITH SERVANT'S QUARTERS

□ **Norren Court, Gwarinpa**

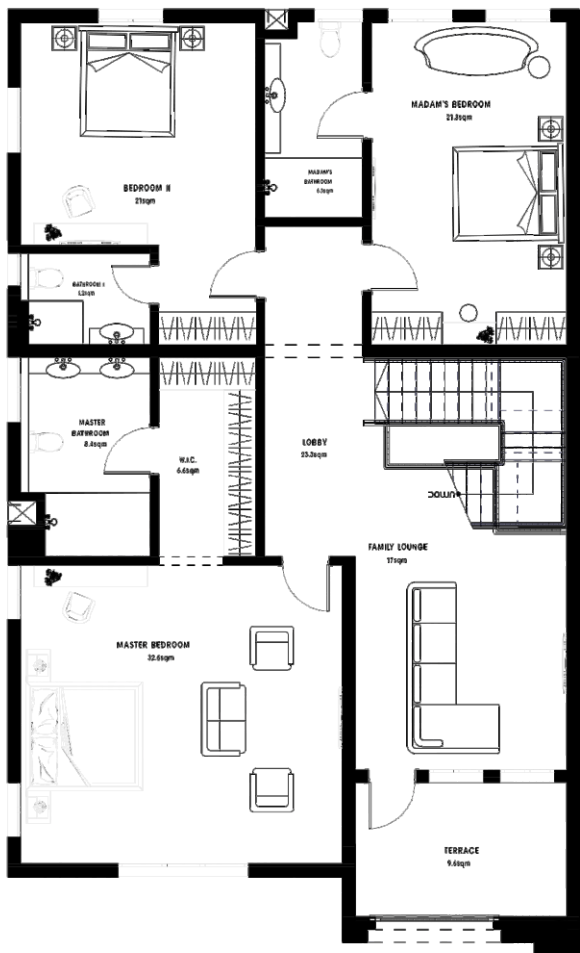


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



Estate Amenities



CCTV



PAVED ROAD



PLAY GROUNDS



24 HRS SECURITY

Optional Additional Features Include:

- ☐ Smart home features
- ☐ Elevator (Villa feature)
- ☐ Central cooling
- ☐ Solar Water heater
- ☐ Interior décor services



OTHER PROJECTS

The Myriad

Modern Shelter has acquired a 2-hectare plot in Mboru District, Abuja for the purpose of developing a student housing project with 792-bed spaces to accommodate students of the two leading private Universities in the FCT.

The project is novel in terms of specialization and size. In lieu of this, We have entered a partnership with a reputable international organization “The Myriad” a student accommodation provider in Dubai. The Myriad is an exclusive partner of Asset Living, one of the most reputable student management organizations headquartered in the United States with over 140,000 student beds under management.

Nasarawa Tech Village (NTV)

At Nassarawa Technology Village, we aim to combine technology with affordable housing to create a better world for everyone. We believe that every individual and family deserves a safe and comfortable place to live, and we strive to provide just that.

Many cities in the country are struggling to provide safe and affordable housing, particularly in rapidly growing areas. This is why we have developed a project in Karu, Nasarawa state which offers three different types of bungalow houses: 3-bedroom detached, 3-bedroom terraced, and 2-bedroom terraced. Each of these options provides a comfortable and affordable living space for individuals and families.

Hotel

Our Hotel project in Jabi, is deliberately designed to avail guests a home away from home.

NASARAWA TECHNOLOGY VILLAGE (NTV)



THE MYRIAD



HOTEL



3D Image




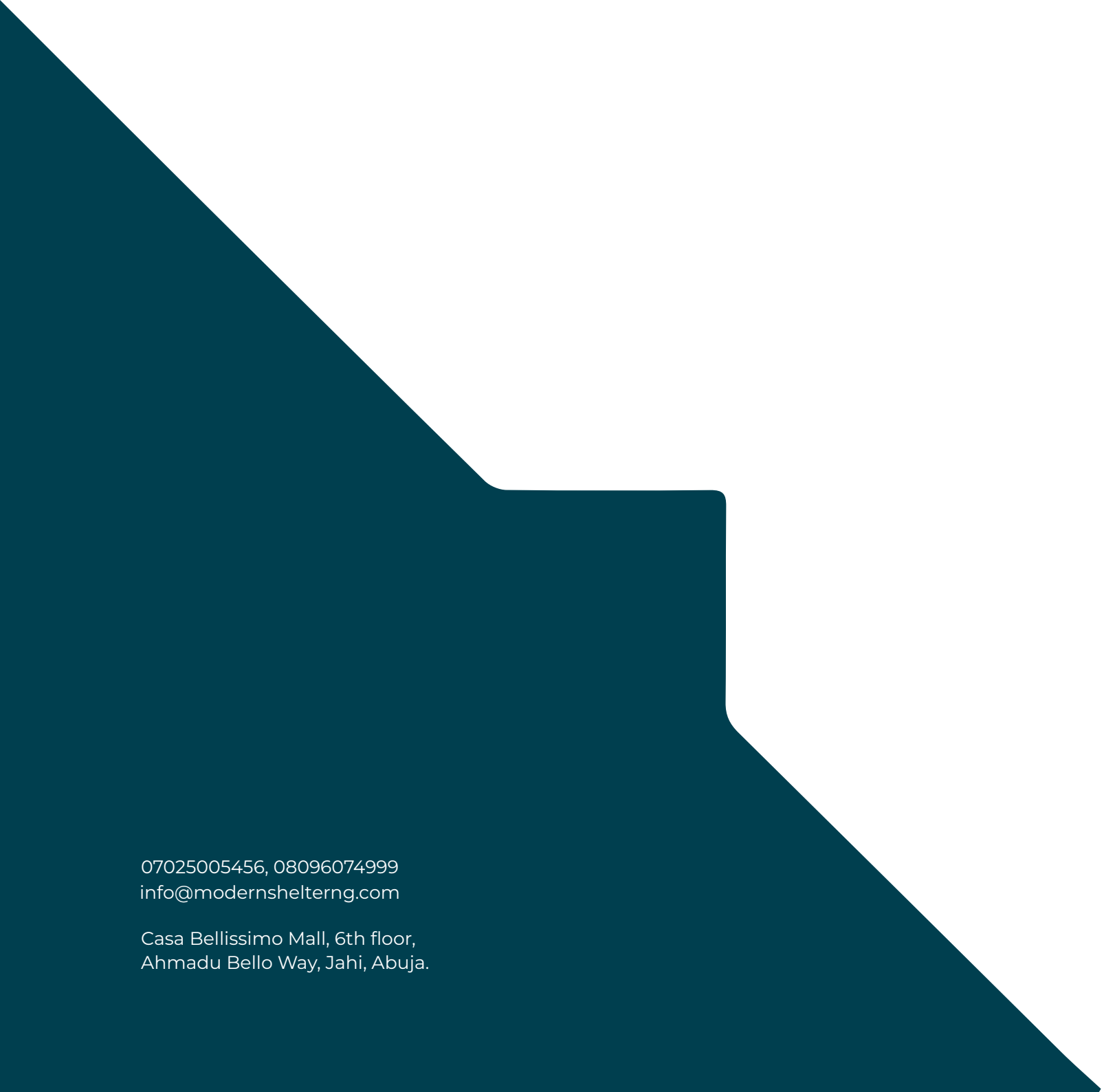
Real Image



...EXCEEDING EXPECTATIONS



WE DELIVER HAPPINESS



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Ahmadu Bello Way, Jahi, Abuja.