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A DEVELOPMENT BY AMPLE HOMES



The **Maple** Residence




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INNOVATIVE HOMES



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The Maple Residence

Abuja has become a top real estate destination in Africa offering a fantastic return on investment from rental income and a very high appreciation in the value of property within a short time. The Maple Residence offers such an opportunity for great investments in real estate.

The estate presents a collection of terraced and detached houses designed to offer an innovative, sustainable, energy-efficient, and technology-driven living experience. It sits on 7050 square meters of land situated within a serene community in the Life Camp district of Abuja with easy access to the city center. It is also surrounded by vibrant neighbourhoods with diverse activities that suit your lifestyle. Whether you're seeking a place to call home, an investment property to derive revenue generation and rental income, or real estate with high-value appreciation to hold and resell, you have it all in The Maple Residence.



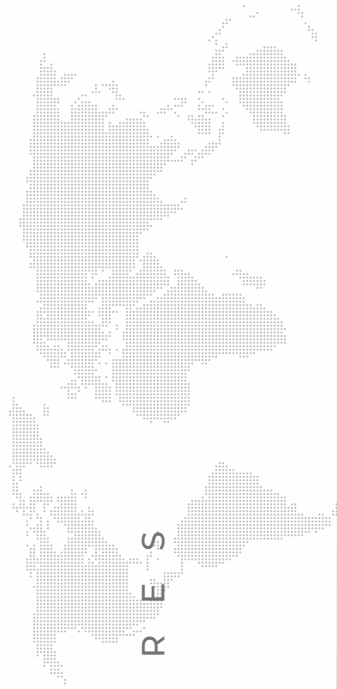
High property occupancy rate



High appreciation in value of property



Huge return on investment from rental income



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The Features

The estate is made up of 12 units of detached houses and 11 units of terrace houses uniquely blended and developed in phases. All the buildings will be delivered at shell-finished level, meaning that all the external features will be completed while the owner will be given the privilege to complete the internal features to their standard and taste. The buildings are designed to allow seamless integration of home automation, energy efficiency, security, and utility optimization features.



Smart home ready



Safety & security



Utility optimization



Energy efficiency



Central gas supply



Recreation & play area



Gated community



Ample parking space



Quality developments



Standby power generator

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The Terrace Building

There are 11 units of terrace houses in The Maple Residence. Each unit has three floors. The ground floor contains the living room and dining area, kitchen, store, and boys' quarters. On the first floor are the master's bedroom and madam's bedroom. The second floor contains a private family lounge and 2 bedrooms. All bedrooms are en-suite.



4 Bedrooms + 1 Maid's Room



1 Living Room + 1 Family Lounge



5 Bathrooms + 1 Guest Toilet



T H E B U I L D I N G S

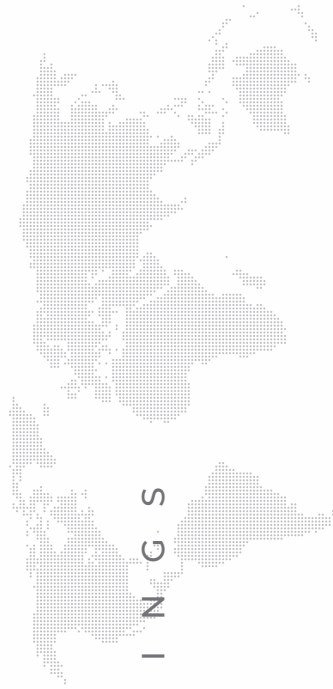
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Terrace Building- Ground Floor

LIVING SPACES	SIZES
Porch	7m ²
Foyer	4m ²
Visitor's Toilet	3m ²
General Living Room	30m ²
Dining Area	11m ²
Kitchen	17m ²
Pantry	4m ²
Maid's Room	9m ²
Maid's Bathroom	4m ²
Back Veranda	5m ²





T H E B U I L D I N G S

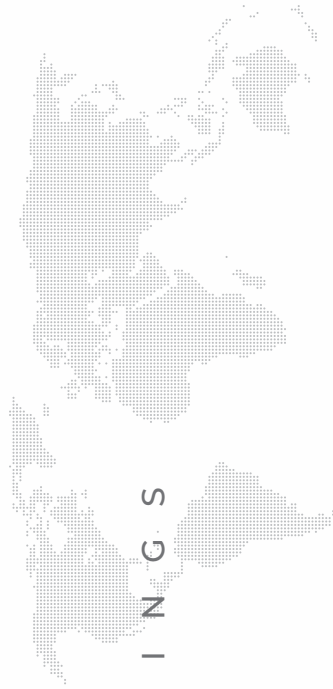
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Terrace Building- First Floor

LIVING SPACES	SIZES
Balcony	6m ²
Master's Bedroom	21m ²
Master's Bathroom	9m ²
Master's Walk-in Closet	9m ²
Lobby	11m ²
Madam's Bedroom	20m ²
Madam's Bathroom	9m ²
Madam's Walk-in Closet	8m ²





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Terrace Building- Second Floor

LIVING SPACES	SIZES
Front Balcony	6m ²
Bedroom A	20m ²
Bedroom A's Bathroom	8m ²
Bedroom B	17m ²
Bedroom B's Bathroom	5m ²
Dresser	4m ²
Back Balcony	5m ²
Utility	3m ²
Family Lounge	20m ²





The Detached Building

There are 12 units of detached houses in The Maple Residence. Each unit has three floors. The ground floor contains the living room and dining area, kitchen, store, and boys' quarters. On the first floor are the master's bedroom and madam's bedroom. The second floor contains a private family lounge and 2 bedrooms. All bedrooms are en-suite.



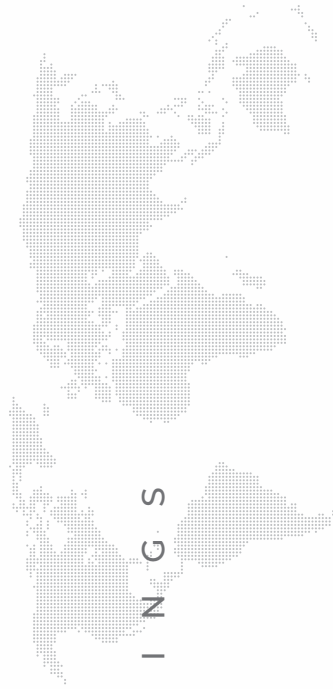
4 Bedrooms + 1 Maid's Room



1 Living Room + 1 Family Lounge



5 Bathrooms + 1 Guest Toilet



T H E B U I L D I N G S

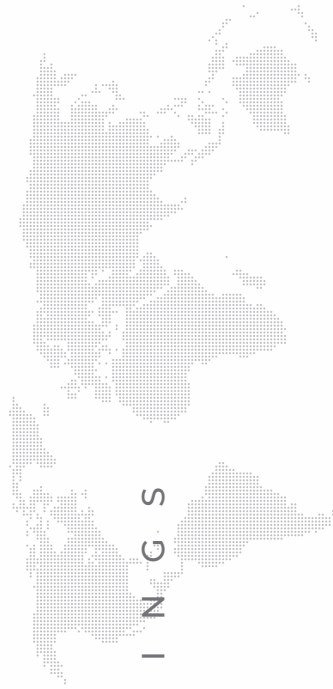
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Detached Building- Ground Floor

LIVING SPACES	SIZES
Porch	2m ²
Foyer	4m ²
Visitor's Toilet	3m ²
General Living Room	31m ²
Dining Area	11m ²
Kitchen	18m ²
Pantry	4m ²
Maid's Room	10m ²
Maid's Bathroom	4m ²
Back Veranda	6m ²





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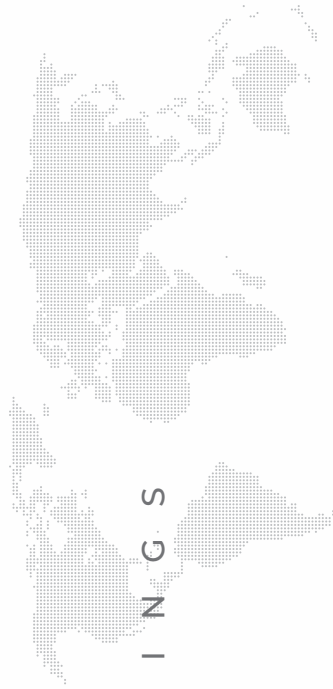
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Detached Building- First Floor

LIVING SPACES	SIZES
Balcony	8m ²
Master's Bedroom	28m ²
Master's Bathroom	9m ²
Master's Walk-in Closet	10m ²
Lobby	10m ²
Madam's Bedroom	27m ²
Madam's Bathroom	10m ²
Madam's Walk-in Closet	8m ²





T H E B U I L D I N G S

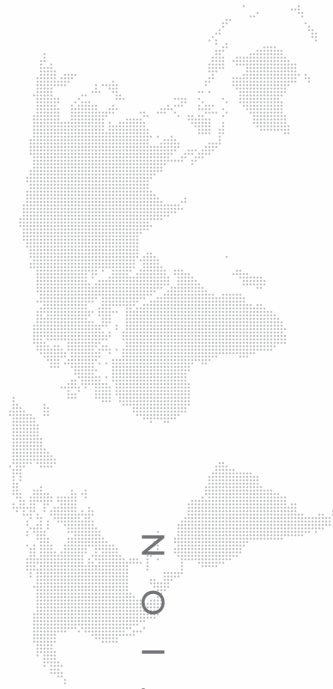
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Detached Building- Second Floor

LIVING SPACES	SIZES
Front Balcony	8m ²
Bedroom A	25m ²
Bedroom A's Bathroom	11m ²
Bedroom B	22m ²
Bedroom B's Bathroom	5m ²
Dresser	4m ²
Back Balcony	6m ²
Utility	4m ²
Family Lounge	11m ²





T H E L O C A T I O N

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The Location

Life Camp sits adjacent to Gwarinpa to the north, Kado to the northeast, Jabi to the east, and Dakibiyu to the southeast. Lugbe lies further to the southwest, along the Airport Road, while Karsana can be found in the west. The district is well connected with a good road network. Obafemi Awolowo Way nears the neighbourhood leading on to the Central Area in around 15 minutes. Ring Road 2 forms the eastern boundary of the district linking to other outer Abuja neighbourhoods, for instance, Galadimawa.

Proximities

Nnamdi Azikiwe International Airport	25mins
Jabi Lake Mall	7mins
Central Business District	10mins
Spar Mount View Mall	3mins
Stella Maris College	5mins
Rabby Park Event Center	3mins
Gwarimpa General Hospital	5mins
Utako Market	7mins

T H E D E V E L O P E R S

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The Developers

Ample Innovative Homes was founded to provide innovative and sustainable solutions across the real estate value chain. We combine global best practices with local expertise to deliver exceptional developments and lifestyle services. Our operations are supported by in-depth experience, 360-degree research insight, proven market success, and a deep understanding of the Nigerian real estate sector. If you are looking for an integrated real estate service company or a development partner, we will provide you with the right mix of experience, informed perspectives, and clear solutions that would exceed your expectations.



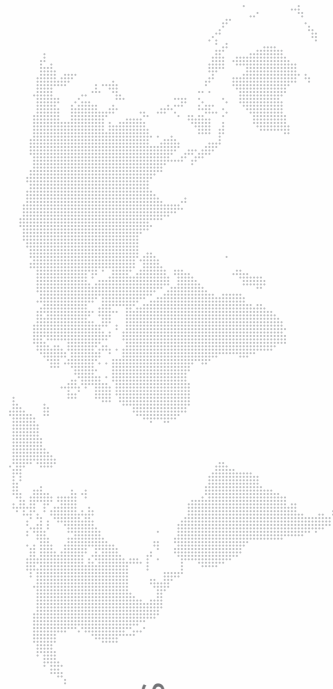
Operational Excellence



Sustainable Solutions

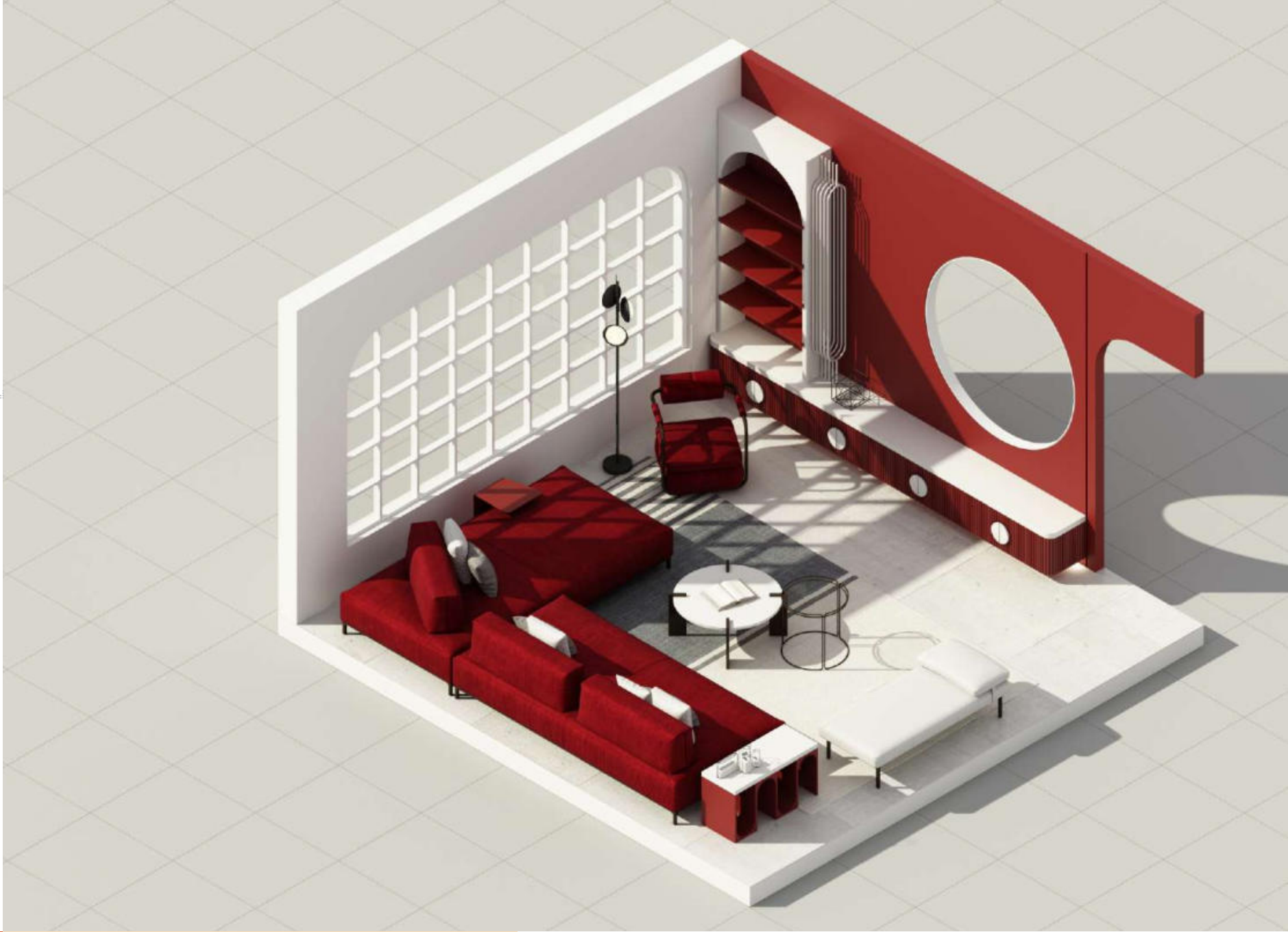


People and Performance



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The Focus

Our focus is simple – deliver the best quality project, on time and within budget. We deliver premium real estate services and utilize the very latest technologies to offer innovative and sustainable building solutions. In every project, we always ensure that both development value and design quality are optimized.



Real Estate Development



Design-Build Services



Project Management



Facility Management



Our Contact

Our commitment to customers, shareholders, employees, contractors & suppliers, as well as the communities in which we work, is vital to our success. Get in touch with us today to find out more about us. We will be excited to hear from you!

Office	Plot 395, Augustus Aikhomu Way, Utako, Abuja, Nigeria
Site	Plot 627, Cadastral Zone CO3, Gwarimpa II District, Abuja
Phone	07019591111
Email	info@ample.ng
Website	www.ample.ng
Instagram	AmpleHomesNG
Facebook	AmpleHomesNG
Twitter	AmpleHomesNG

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The **Maple** Residence

OFFICE PLOT 395, AUGUSTUS AIKHOMU WAY, UTAKO, ABUJA

SITE PLOT 627, CADASTRAL ZONE CO3, GWARIMPA II DISTRICT, ABUJA

CONTACT +234 7019591111 | INFO@AMPLE.NG | WWW.AMPLE.NG

f @ [AMPLEHOMESNG](https://twitter.com/AMPLEHOMESNG)

