Phantom Grey
DYNAMIC LTD.

CONSULTANCY · INTERIORS · DEVELOPMENT
KATAMPE · ABUJA · NIGERIA



PHANTOM GREY PRESENTS

Amrah's *Villas*

A COLLECTION OF SEMI-DETACHED DUPLEXES

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DYNAMIC LTD.

THE PHILOSOPHY

A commitment both of capacity and of desire — *to deliver only the finest of the finest.*

Every square inch receives the same devotion; the same diligent, unbending dedication to quality and grandiloquence that we are known for. Amrah's Villas was conceived, quite simply, to delight.

ABOUT THE FIRM

Phantom Grey Dynamic Ltd.

A consultancy in the building industry offering comprehensive architectural consultancy and interior design — majoring in both conventional and cladding interior finishing.

With in-house structural and services engineers alongside quantity-surveying input, we deliver well-rounded, informed design and cost solutions. Our directors are involved through every stage: inception, design proposals, working drawings, supervision and project management.

2015	100%	In-house
REGISTERED IN NIGERIA	NIGERIAN OWNED	ENGINEERING & Q.S.



THE PROJECT

Amrah’s Villas

A project by Phantom Grey, judiciously sited in the heart of Abuja, Katampe. An attractive asset with reasonable cash flow — given its locational and demand advantages, value appreciation is more or less guaranteed.

- 24 / 7 SECURITY PERSONNEL
- CENTRAL POWER
- CENTRAL WATER
- MANAGED COMMON AREAS

◆ THE VISION

Drawn before it was built.

Every elevation begins on paper. This hand-rendered study captures the material language of Amrah's Villas — travertine, timber screening and deep shaded terraces — long before the first block is laid.



ARCHITECTURAL ELEVATION STUDY · AMRAH'S VILLAS

LOCATION

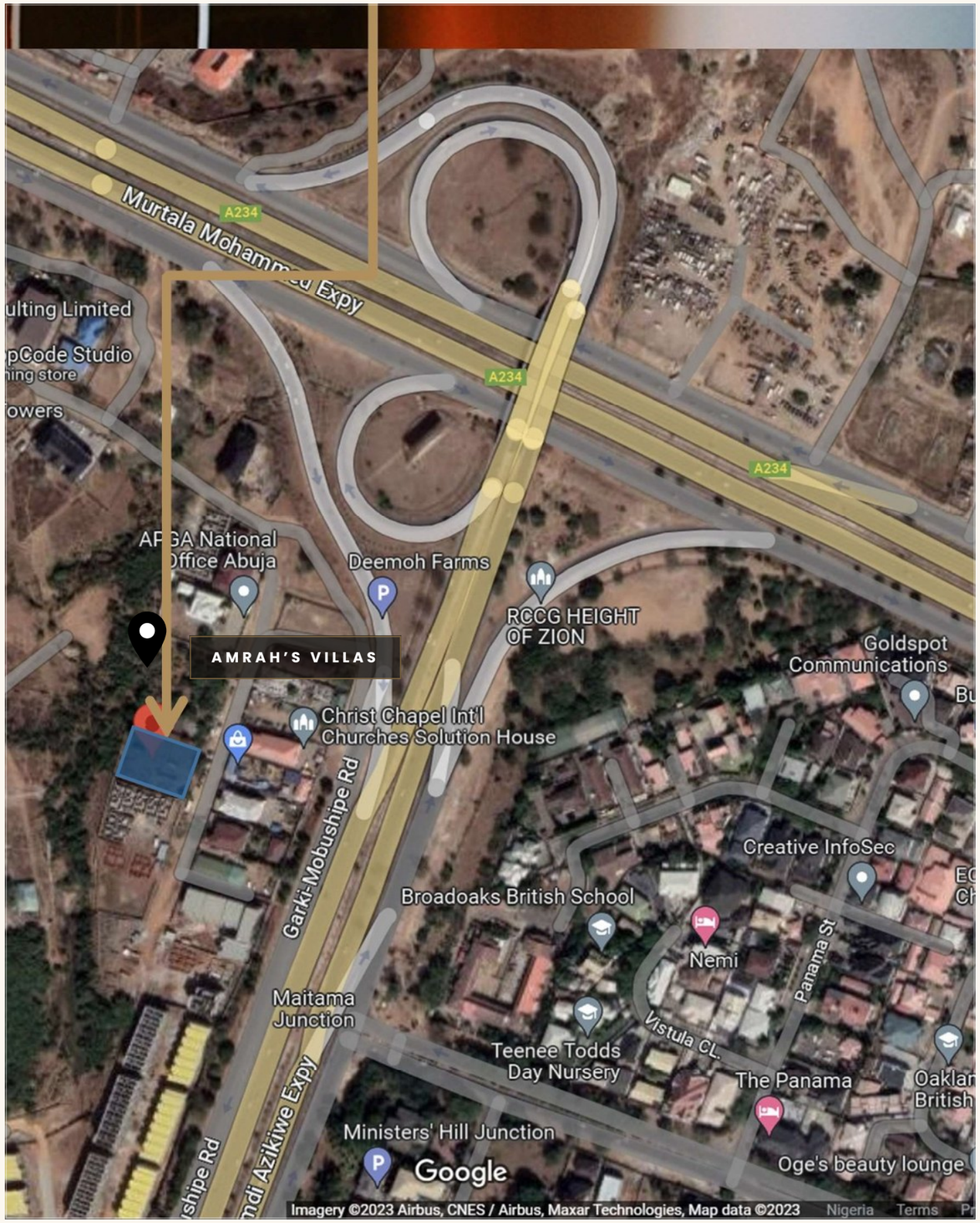
Perfectly positioned.

Located in a key district of Katampe and strategically placed for effortless access to the rest of Abuja.

3 min — MAITAMA DISTRICT
By car

5 min — CENTRAL BUSINESS DISTRICT
By car

— GREATER ABUJA
Ease of access to all districts



ESTATE FEATURES

Considered to the last detail.

STANDBY GENERATOR Uninterrupted central power	**CCTV & SECURITY** 24/7 surveillance and personnel	**CENTRAL GAS SYSTEM** Piped supply to every home	**HOME AUTOMATION** Smart, connected living
INTERCOM Estate-wide communication	**FIBRE-OPTIC INTERNET** High-speed connectivity	**CENTRAL POWER** Estate-managed distribution	**CENTRAL WATER** Treated and always on

CRAFTED FOR FAMILY

Crafted for your *family's joy.*

Specially designed with your family in mind — with easily accessible spaces and proximity to the very best parts of Abuja.



◆ THE RESIDENCE

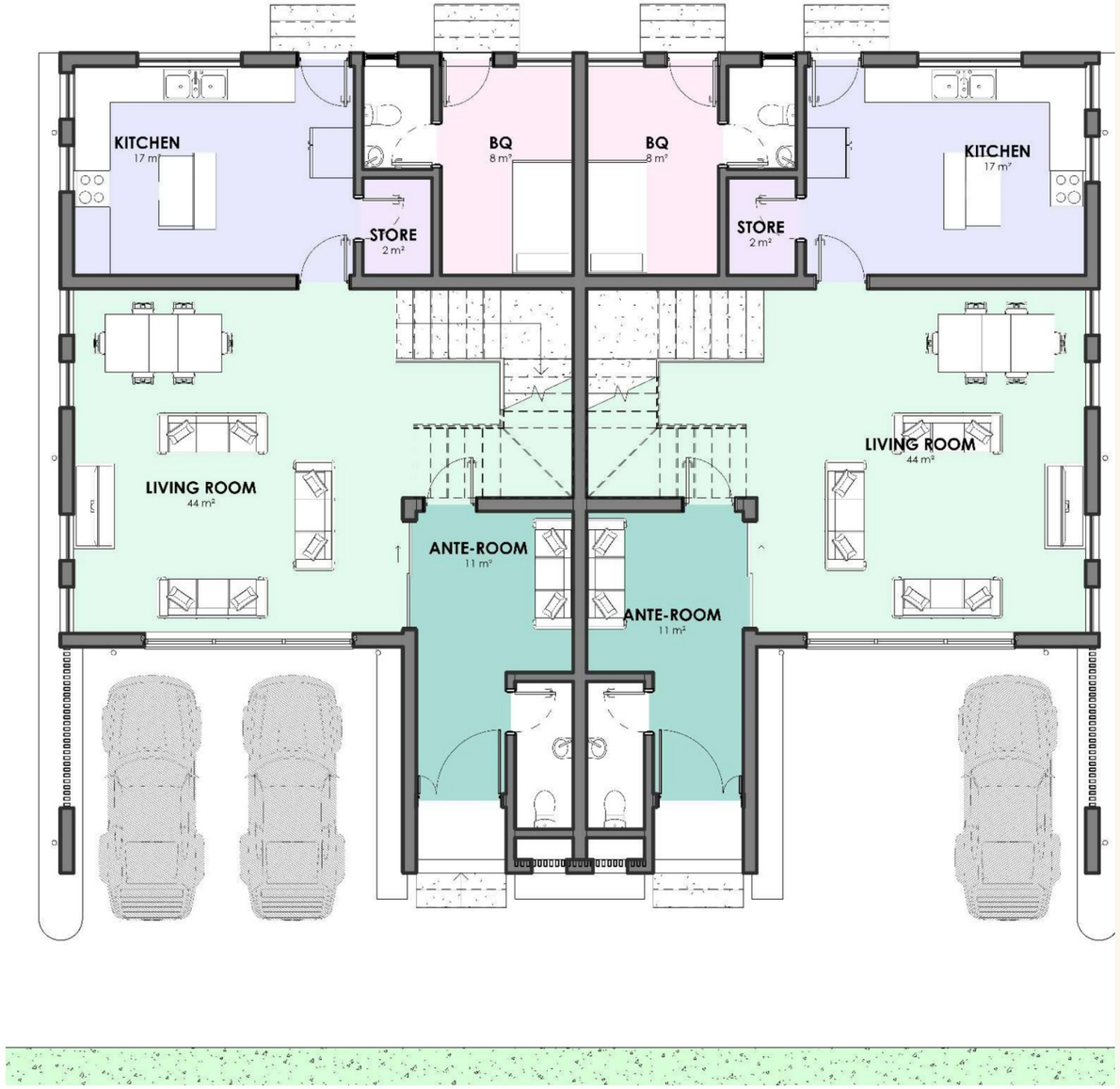
BEDS

4

A semi-detached duplex, all en-suite.

02	Master suites with walk-in closets
02	Further en-suite bedrooms
01	Living room, ante-room & kitchen
01	Servant’s quarters & double carport





FLOOR PLANS

Ground Floor

SCHEDULE OF ACCOMMODATION · PER HOME

Living Room	44 m²
Kitchen	17 m²
Ante-room	11 m²
BQ	8 m²
Store	2 m²

APPROX. FLOOR AREA 82 m²

AREAS SHOWN PER HOME; DRAWING DEPICTS THE MIRRORED SEMI-DETACHED PAIR.



FLOOR PLANS

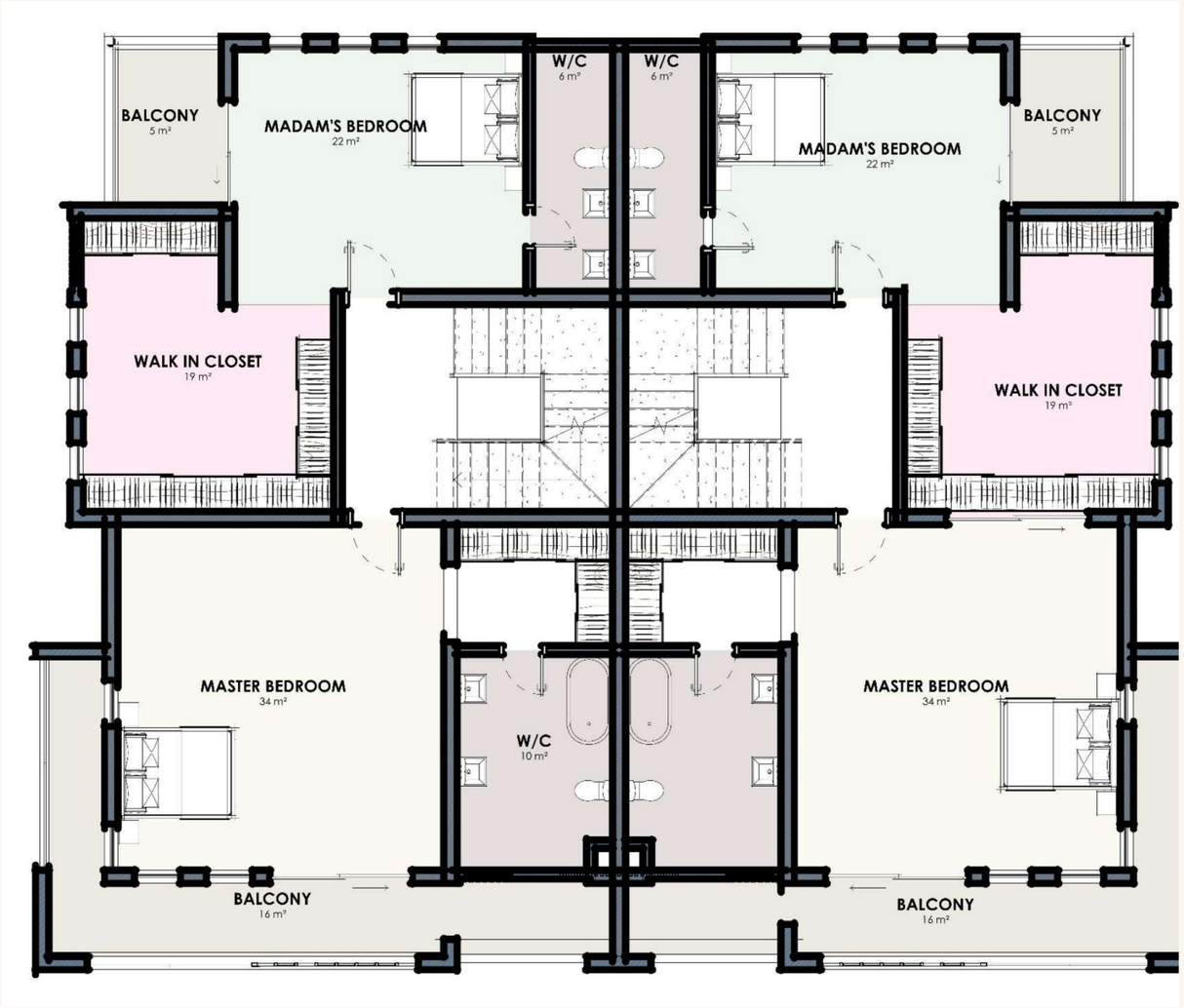
First Floor

SCHEDULE OF ACCOMMODATION · PER HOME

Master Bedroom, en-suite	34 m²
Madam's Bedroom, en-suite	22 m²
Walk-in Closet	19 m²
Master Balcony	16 m²
Bath / WC (master)	10 m²
Bath / WC	6 m²
Balcony	5 m²

APPROX. FLOOR AREA 112 m²

AREAS SHOWN PER HOME; DRAWING DEPICTS THE MIRRORED SEMI-DETACHED PAIR.



FLOOR PLANS

Pent Floor

SCHEDULE OF ACCOMMODATION · PER HOME

Master Bedroom, en-suite	34 m²
Madam's Bedroom, en-suite	22 m²
Walk-in Closet	19 m²
Master Balcony	16 m²
Bath / WC (master)	10 m²
Bath / WC	6 m²
Balcony	5 m²

APPROX. FLOOR AREA 112 m²

AREAS SHOWN PER HOME; DRAWING DEPICTS THE MIRRORED SEMI-DETACHED PAIR.

EXTERIOR

The Terraces

◆ EXTERIOR VIEWS



THE FRONTAGE

Symmetry in stone & timber



THE APPROACH

Corner elevation at dusk

A PLACE TO CALL HOME

Envision a place where your family can thrive — *and everything comes together.*

TERMS

12-Month Payment Plan

A flexible, equity-based structure — secure your home with an initial subscription and complete over the course of the first year.

FIRST INSTALMENT

40%

Upon subscription

SECOND INSTALMENT

30%

After 6 months

THIRD INSTALMENT

30%

After 9 months



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DISCLAIMER

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◆ ENQUIRIES

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◆ REGISTER YOUR INTEREST

Arrange a private viewing of Amrah's Villas.

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