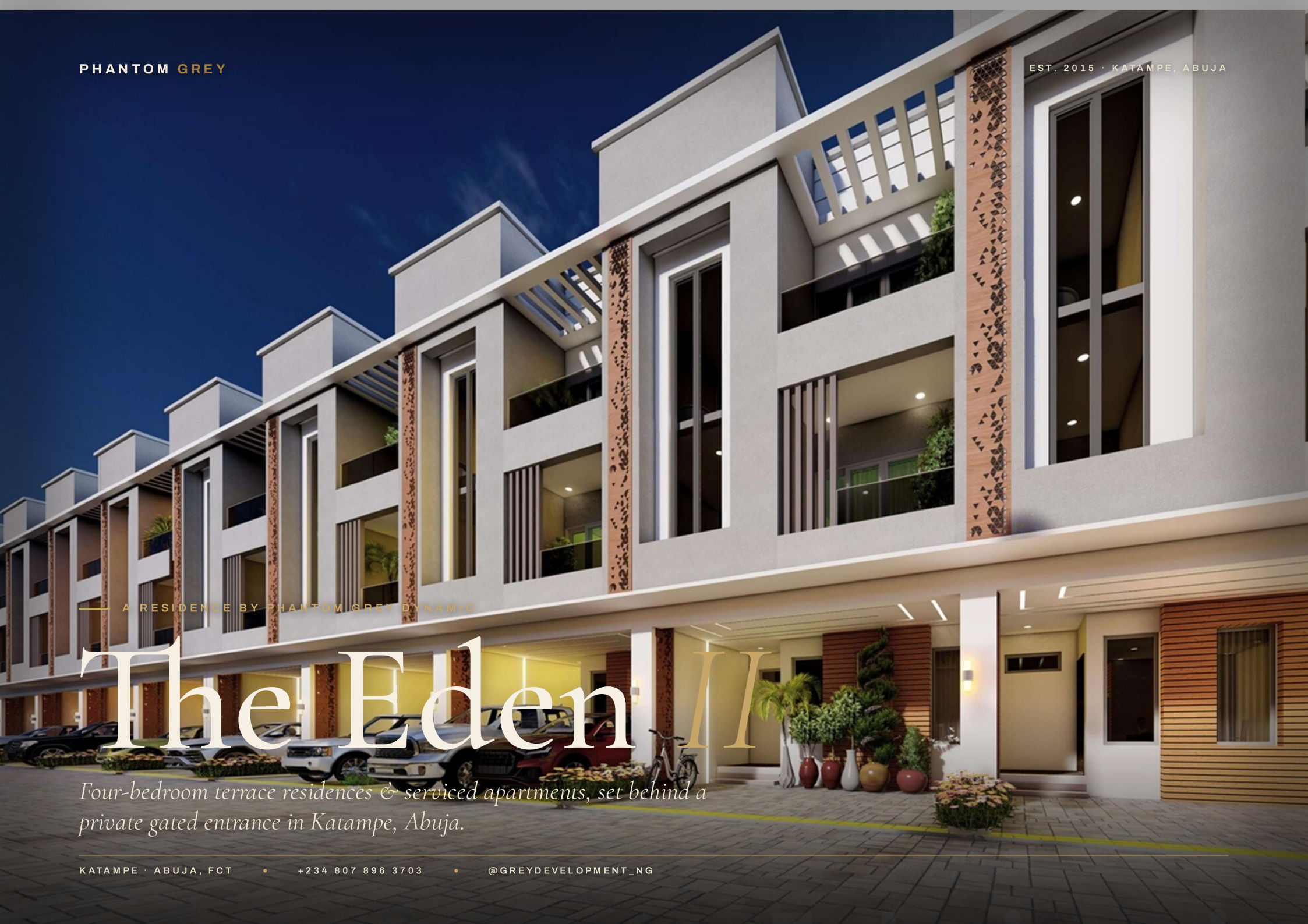


PHANTOM GREY

EST. 2015 · KATAMPE, ABUJA

A RESIDENCE BY PHANTOM GREY DYNAMIC

The Eden *II*

Four-bedroom terrace residences & serviced apartments, set behind a private gated entrance in Katampe, Abuja.

KATAMPE · ABUJA, FCT • +234 807 896 3703 • @GREYDEVELOPMENT_NG

THE EDEN II

Not just built. *Crafted* — every square inch, without compromise.

A calm, gated address in one of Abuja's fastest-rising districts — conceived for family life and held to the standard our directors have carried through every project since 2015.

CONTENTS

01 The Developer 03

02 The Project 04

03 Location 05

04 Estate Features 06

05 The Terrace Residence 07

06 Floor Plans 08

07 Serviced Apartments 11

08 Exterior & Interior Views 12

09 Pricing & Payment 16

WHO WE ARE

Phantom Grey Dynamic

CONSULTANCY · INTERIORS · DEVELOPMENT

Phantom Grey Dynamic Ltd. is a building-industry consultancy offering comprehensive architectural and interior design — conventional and cladding finishing works alike — backed by in-house structural and M&E engineers and quantity surveyors, so every project carries a well-rounded, informed design and cost solution.

The practice is run by seasoned, articulate professionals with many years of relevant experience. Our directors have led every stage of building consultancy — from inception and design proposals to working drawings, supervision and project management — and The Eden II carries that same discipline.

ESTABLISHED	2015
REGISTERED	RC 1312698 Registered in Nigeria
OWNERSHIP	100% Nigerian-Owned
DELIVERY	Full-Service, In-House Design · Structural · M&E · Quantity Surveying



THE EDEN II · ARRIVAL

THE DEVELOPMENT

The Project

KATAMPE DISTRICT · ABUJA, FCT

Judiciously sited in a calm, fast-developing pocket of Katampe — conceived to delight through dedication and attention to detail.

Every square inch is built with the same diligent, unbending commitment to quality Phantom Grey is known for. Amenities include round-the-clock security personnel, central power and water, and full management of all common areas.

It is, equally, a considered asset: given Katampe's locational and demand advantages, value appreciation is all but assured, with reasonable cash-flow potential from day one.



TERRACE BLOCK

280 m²
TERRACE UNIT SIZE

4 Bed
EN-SUITE TERRACES

18 mo
PAYMENT PLAN

WHERE YOU'LL BE

Location

Katampe *District*

One of Abuja's fastest-developing residential areas, calm and well-connected.

Maitama — *5 min*

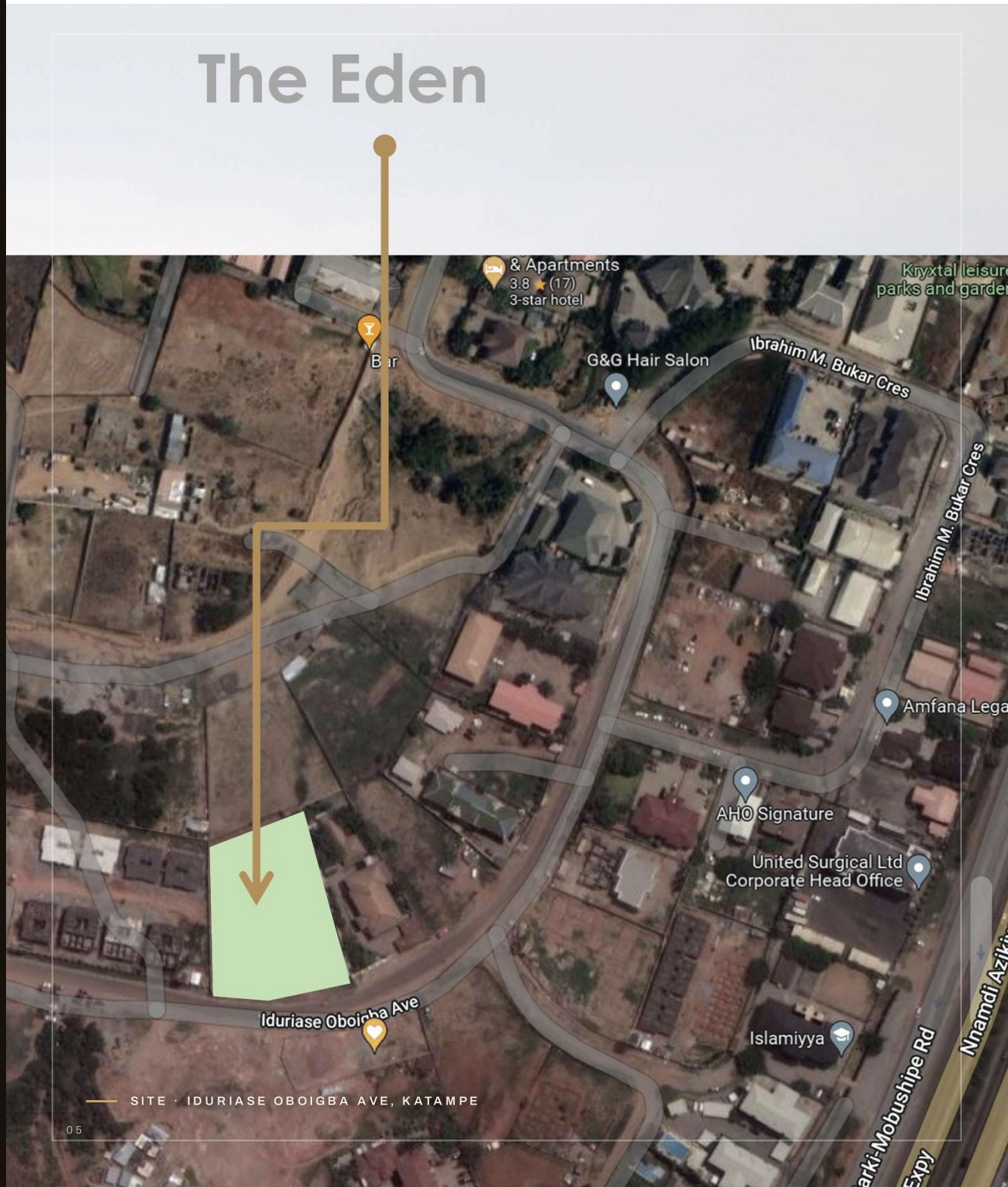
A short drive to the heart of Abuja's premier district.

Minister's Hill — *3 min*

Moments from one of the city's most sought-after enclaves.

Citywide *Access*

Strategically positioned for easy reach across the FCT.



BUILT IN

Estate Features

Every residence at The Eden II is delivered with these systems as standard — not add-ons, but the baseline.



Standby Generator

Estate-wide backup power, running around the clock.



CCTV & Security

Round-the-clock surveillance with manned security personnel.



Central Gas System

Piped gas supplied cleanly to every residence.



Home Automation

Smart control of lighting, climate and access from one place.



Intercom

Gate-to-door intercom for controlled, effortless access.



Fibre-Optic Internet

High-speed connectivity wired to every home as standard.



TERRACE INTERIOR

TERRACE RESIDENCE

Crafted for family life

280 SQM TOTAL DEVELOPED AREA

4 Bedrooms

All en-suite, arranged across three floors.

2 Living + Lounge

Ground-floor living / dining plus a first-floor mini lounge.

1 Boy's Quarters

Self-contained staff accommodation.

Green & Gym

Ample outdoor relaxation space with a fitness area.

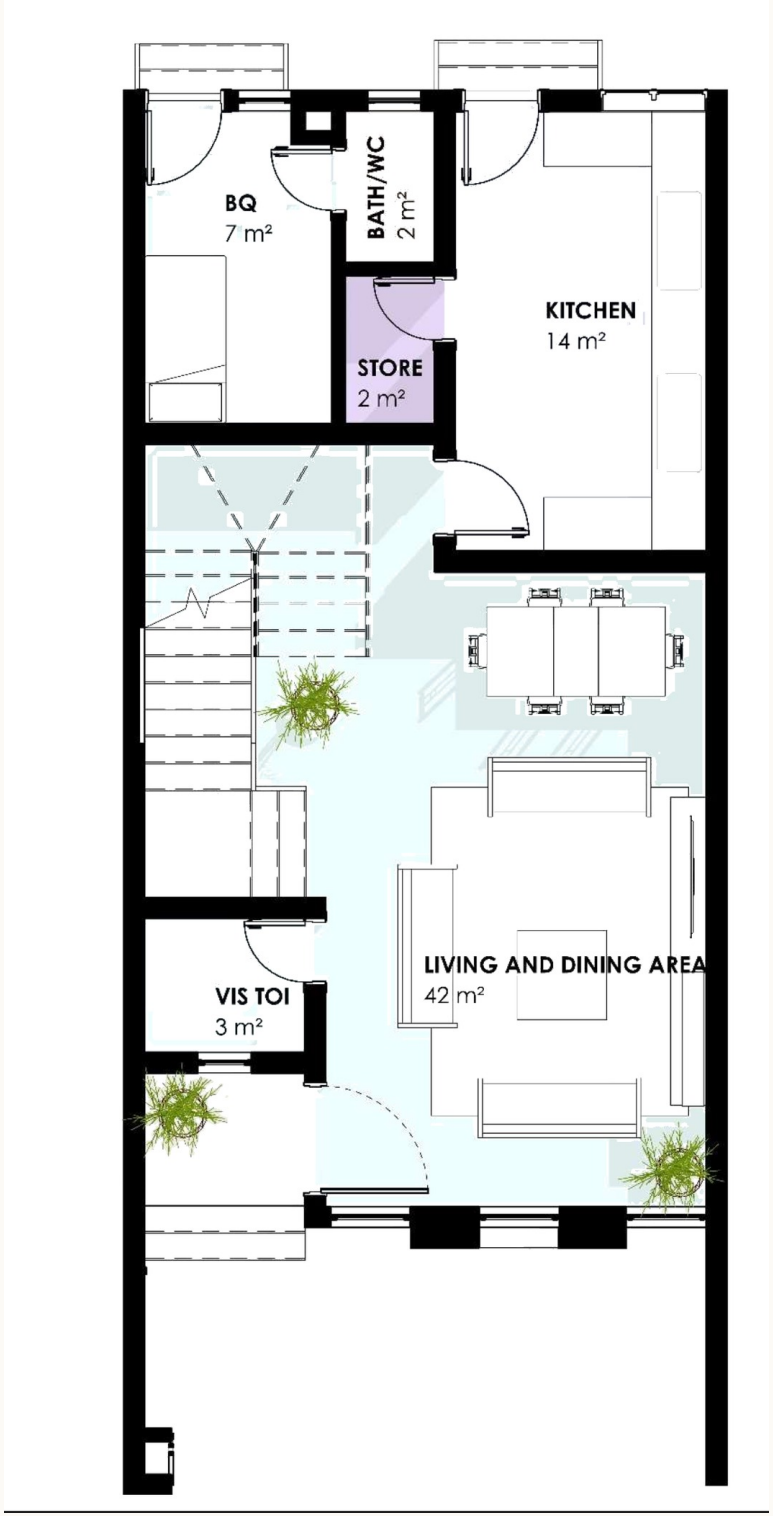
> *A limited number of serviced Block-of-Flats apartments are also available within the estate — floor plans overleaf.*

FLOOR PLAN · 1 OF 3

Ground Floor

Living, dining and kitchen open onto the entrance, with a self-contained boy's quarters and visitor's toilet.

Living & Dining Area	42 m²
Kitchen	14 m²
Boy's Quarters	7 m²
Visitor's Toilet	3 m²
Bath / WC	2 m²
Store	2 m²



SHEET A-01

First Floor

Two bedrooms and a generous mini lounge, each bath en-suite, opening to a private balcony.

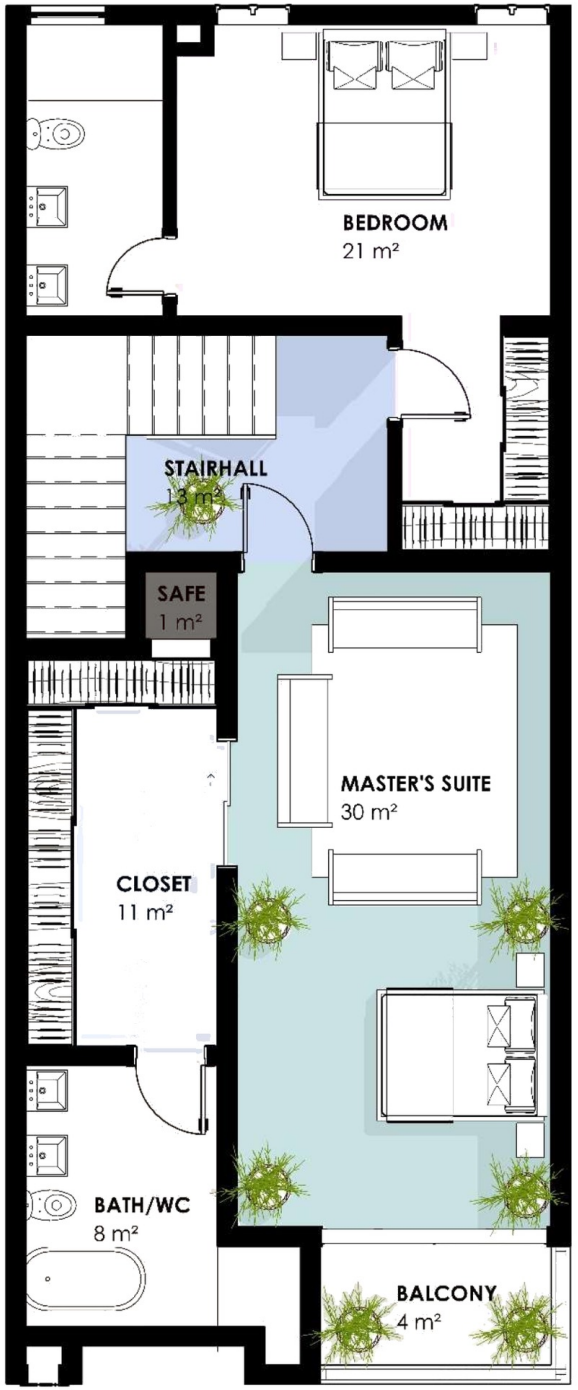
Mini Lounge	32 m²
Bedroom	19 m²
Bedroom	16 m²
Bath / WC	9 m²
Closet	8 m²
Bath / WC	6 m²
Balcony	4 m²



Second Floor

The private top floor — a full master's suite with walk-in closet and safe, plus a further en-suite bedroom.

Master's Suite	30 m²
Bedroom	21 m²
Closet	11 m²
Bath / WC	8 m²
Balcony	4 m²
Safe	1 m²



ALTERNATIVE LAYOUT

Serviced Apartments

BLOCK OF FLATS

A dedicated block within the estate offers serviced flats alongside the terrace residences — a mix of bedroom configurations sharing the same amenities, security and management.

Each flat has its own living & dining area, kitchen and balcony, with shared lobby and stairhall access.

Living & Dining (per flat)	47–65 m²
Bedrooms	17–26 m²
Kitchen	12 m²
Shared Stairhall	20 m²





ESTATE ENTRANCE & GATEHOUSE



SERVICED APARTMENTS



STREET ELEVATION

FINISHES

Interior Views



LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



INVESTMENT OVERVIEW

Pricing & Payment

STARTING PRICE

Available on request

Contact our sales advisors for current unit pricing.

AVAILABILITY

Enquire for units

Terrace residences & block-of-flats apartments.

A considered home to live in — *and a considered asset to hold.*

18-MONTH PAYMENT PLAN

40%	20%	20%	20%
ON SUBSCRIPTION	AFTER 6 MONTHS	AFTER 9 MONTHS	AFTER 18 MONTHS

© PHANTOM GREY DYNAMIC LTD.



GET IN TOUCH

Come home to *Eden*.

TELEPHONE
+234 807 896 3703

INSTAGRAM
@greydevelopment_ng

EMAIL
greydevelopment.ng@gmail.com

Disclaimer: All images, artists' renderings, representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only and have been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes and withdrawal without notice. This does not constitute or form any part of a contract of sale. Please contact our sales advisors for details.