

CORPORATE / PROPERTY

BROCHURE

VOLUME 2



FULL-SCALE
DEVELOPMENT COMPANY LIMITED

www.fsdcpproperties.ng

SEPTEMBER, 2024

Foreword

Greetings to you, INVESTOR.

We present our Second Edition of our property selection for your consideration.

By looking through the following pages, we welcome you to a world where imagination is inter-twined with innovation, and where your dreams are transformed into reality. We have put together a selection of properties within the fabulous city of Abuja, Nigeria that have good value for money and high return on investment.

Whether you are looking for affordable, luxury, timeless elegance, or shell structures to express yourself, or the perfect blend of all, you will find it here. We take utmost pride in our sincerity of purpose, heritage of quality, professionalism, and we are dedicated to pushing the boundaries of what is possible.

As you explore our brochure, you will see that our dedication to customer satisfaction goes beyond our products. Each property is carefully selected with you in mind, combining functionality with style and affordability with value, to enhance your everyday life.

We believe that every purchase is a partnership, and we are committed to providing you with unparalleled service and support. Immerse yourself in our new offerings.

Here's to brand new beginnings and exceptional experiences.

Warm regards,



ESV. Ugochukwu Njemanze ANIVS, RSV, FISSD



Introduction

Full-Scale Development Company Ltd has over the past years, grown and evolved into a result-oriented and strategic practitioner in the real estate industry.

We have developed a brand with depth and capacity to deliver unmatched excellence in the areas service delivery, thus:-



Property Management
(Lease & Facilities)



Property Transaction
Brokerage



Project
Management



Property Portfolio
Management &
Appraisal



Construction
Management



Industrial
Cleaning



Haulage & Logistics
(In View)



Coverage Areas

We have partners and associates in many cities in Nigeria. but have strong presence and staff representation in Abuja, Lagos and Imo State.



Vision

To be a one-stop-shop for real estate consultancy, bringing professional housing solutions to the ever-growing and evolving population in Nigeria and beyond



Mission

To be reckoned with as a dominant and trusted force in the real estate industry.



Core Values



Industry Best Practices



Ethics



Integrity

Corporate Social Responsibility

In line with giving back the society wherein we have been given the opportunity to serve and do business, we will be committed to:-

Ethical Responsibilities

Fair business practice across board.

Philanthropic Responsibilities

Small scale sponsoring of local non-profit organizations and individual, increasing our commitment as we grow.

Economic Responsibilities

Fair treatment to all staff and clients. No discrimination, no segregation

Enviromental Responsibilities

We are poised to be set up in such a way as to encourage only clean energy sources, sustainable and recyclable materials within our workspace and properties.



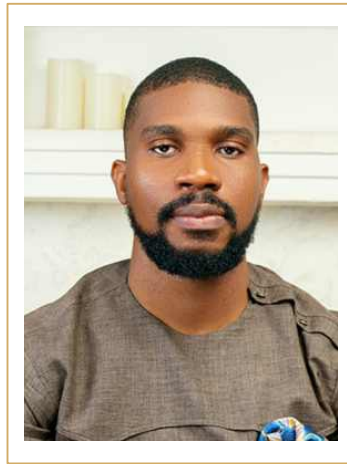
Our Team



ESV. Ugochukwu Njemanze *RSV, FISSD*
Business Development Coordinator



Juliet Maigamu
Property Management Team Lead



Watchman Okoro
Sales Representative

Our Properties

3-BEDROOM FLAT, KUBWA

DESCRIPTION:

A unit of 2-bedroom flats within a block of four (4) flats, with ample parking space, within a fenced and gated premises.



ATTRACTIONS:

- Good Rental Value
- Fair Finishing
- Great Investment



FCDA Right of
Occupancy



NEPA Road,
Kubwa, Abuja

Price:
₦30m
Per flat
+ 5% Sales Fee on
this transaction applies



BUNGALOW, BWARI

DESCRIPTION:

Well-built 4-bedroom fully detached luxury bungalow with a boy's room and a laundry area, with ample parking space, within a fenced and gated premise.



Bwari
Extension II,
near Army
Barracks,
Bwari Area
Council, Abuja



Right of
Occupancy/
FCDA
Re-certification

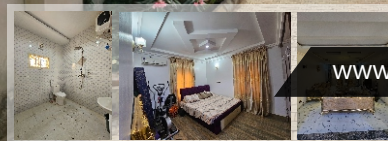


- Great Rental Value
- Superb Finishing
- Can take up to 5 cars
- Modern Architecture
- Superior Building Materials
- Fairly New



Price:
₦80m

+ 5% Sales Fee on
this transaction applies



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KARMO TERRACES

DESCRIPTION:

New 3-bedroom terraced duplex with a boys' room, with parking space for two cars, within a fenced and gated premise in a well-developed mini housing estate



ATTRACTIONS:

- Fully completed
- Contemporary Architecture
- Ready for Re-modelling
- Good rental value



By Nizamiye Turkish Hospital,
Karmo District, Abuja



Deed of Assignment/Letter of Allocation

Price:
₦65m
5% Sales Fee
on this transaction
applies



KUBWA DUPLEXES

DESCRIPTION:

4-bedroom semi-detached duplex with a boys' room within a paved and serviced estate.



ESTATE FACILITIES:

- Security post
- Water storage facility
- Well planned road network

ATTRACTIONS:

- Spacious rooms
- Solid construction
- Finish to your taste
- 4-Car Parking Space
- Plastered all round



F01 by Military Pension Board, Kubwa, Abuja



Letter of Allocation

Price:
₦70m

5% Sales Fee on this transaction applies.



DETACHED DUPLEX, KUBWA

DESCRIPTION:

4-bedroom fully detached duplex with a boys' room within a paved and serviced estate.



ESTATE FACILITIES:

- Security post
- Water storage facility
- Well planned road network

ATTRACTIONS:

- Spacious rooms
- Solid construction
- Finish to your taste
- 4-Car Parking Space
- Plastered all round



Letter of Allocation



F01, near Military Pensions Board, Kubwa District, Abuja



Price:
₦80m
+ 5% Sales Fee on this transaction applies



BLOCK OF FLATS, GWAGWALADA

DESCRIPTION:

3 nos. 2-bedroom flats and 1 no. 3-bedroom flat within a fenced and paved premise, in a built-up neighborhood.



ATTRACTIONS:

- Great Rental Value
- Good investment
- Fair car parking space
- Modern Architecture



Customary Certificate of Occupancy



Phase III, near Magistrate Court, Gwagwalada Abuja

Price:

₦70m
Negotiable

+ 5% Sales Fee on this transaction applies



KARMO DISTRICT, ABUJA

DESCRIPTION:

Brand New 4-bedroom terraced duplex with a boy's room and a courtyard, within a fenced and gated premises, in a well laid out mini residential estate.



ATTRACTIONS:

- Brand New
- Ample Car Parking Spaces
- Finish to taste
- Very Spacious Rooms
- Tarred access roads



Near Nizamiye Turkish Hospital,
Karmo District, Abuja



Letter of Allocation/
Deed of Assignment

Price:
₦80m
or nearest offer
5% Sales Fee
on this transaction
applies



LUXURY DUPLEX AIRPORT ROAD

DESCRIPTION:

Brand New 4-bedroom fully detached luxury duplex with a boy's room and a laundry room, with ample parking space, within a fenced and gated premise, in a developing housing estate in Abuja.



ATTRACTIONS:

- Good Rental Value
- Superb Finishings
- Can take up to 4 cars
- Modern Architecture
- Superior Building Materials
- Brand New



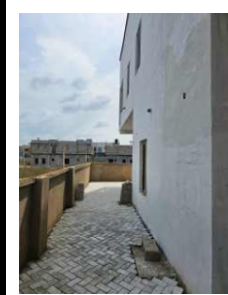
Golden Vista Estate, near VON Garden Estate, off Airport Road, Abuja



Letter of Allocation/
Deed of Assignment

Price:
₦90m

5% Sales Fee
on this transaction
applies



DAPE TERRACE

DESCRIPTION:

New 4-bedroom terraced duplexes with a boys' room, with parking space for two cars, within a fenced and gated premise in a well-developed mini housing estate



ATTRACTIONS:

- Fully completed option
- Contemporary Architecture
- Standard Construction



Life Camp / Dape District, Abuja



Deed of Assignment/Letter of Allocation

Price:

₦90m / ₦140m

5% Sales Fee
on this transaction
applies



BUNGALOW, GWARINPA

DESCRIPTION:

3-bedroom fully detached bungalow with a 2-room boys' quarters, good parking space and a sizeable gate house.



ATTRACTIONS:

- Good Rental Value
- Spacious Rooms
- Gazebo
- Can take up to 4 cars



Letter of Allocation/
Deed of Assignment



Kay. Estate,
Kafe District, Abuja

Price:
₦110m

+ 5% Sales Fee on
this transaction applies




BY NIZAMIYE TURKISH HOSPITAL, KARMO DISTRICT


DESCRIPTION:

Brand New 4-bedroom semi-detached luxury duplex with a boy's room and a laundry room, within fenced and gated premises, in a well laid out and developed housing estate in Abuja.

4 ATTRACTIONS:

- Brand New
- Indoor Parking Spaces
- Contemporary Architecture
- Well Fitted
- Tarred access roads

 By Nizamiye Turkish Hospital, Karmo District

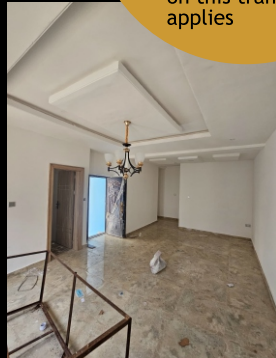
 Letter of Allocation/
Deed of Assignment



Price:
₦115m
without boys' quarters

₦120m
with boys' quarters

5% Sales Fee
on this transaction
applies



LUXURY TERRACED DUPLEX, GADUWA

DESCRIPTION:

Brand New 4-bedroom luxury terraced duplex with a boy's room, within a fenced and gated premises, in a well laid out and developed housing estate in Abuja.



ATTRACTIONS:

- Brand New
- Ample Car Parking Spaces
- Amazing Contemporary Architecture
- Smart Fittings
- Tarred access roads



Letter of Allocation/
Deed of Assignment



Gaduwa District, Abuja

Price:
₦180m

+ 5% Sales Fee on
this transaction applies



DETACHED DUPLEX, WUMBA

DESCRIPTION:

Brand New 4-bedroom detached duplex with a boys' room, with ample parking space



ATTRACTIONS:

- Serene Neighbourhood
- High Rental Value
- Finish to taste
- Brand New
- Great Investment
- High quality HDF Wooden Doors, Cabinets & Wardrobes
- Industrial Water Storage, pressure pump and supply tank
- Attached bq room



Letter of Allocation



Lokogoma / Wumba District, After Copa Cabana, Abuja



Price:
₦150m

+ 5% Sales Fee on this transaction applies



LIFE CAMP TERRACES

DESCRIPTION:

Brand New 4-bedroom town houses with a boys' room, within a well-spaced premise, fenced and gated housing estate,



ATTRactions:

- Superb work
- Developed Neighbourhood
- High Rental Value
- Ready to live
- Brand New
- High quality windows and doors
- Communal Water Storage, pressure pump and supply tank



Life Camp, near Stella Marris School, Abuja



Certificate of Occupancy

Price:
₦150m

+ 5% Sales Fee on this transaction applies



SEMI-DETACHED DUPLEX KARMO

DESCRIPTION:

Brand New 4-bedroom semi-detached luxury duplex with large rooms, and a panoramic view terrace at the pent floor, with ample parking space, within a fenced and gated premise in a developed housing estate in Abuja.



ATTRACTIONS:

- Great Rental Value
- Solid wood works
- Contemporary Architecture
- Solid Construction
- Good access roads
- Partly furnished
- Spanish marble tiles



Letter of Allocation/
Deed of Assignment



Karmo District, by Nizamiye
Turkish Hospital, Abuja

Price:
₦150m

+ 5% Sales Fee on
this transaction applies



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GWARINPA DUPLEX

DESCRIPTION:

Brand new 4-bedroom fully detached duplex with an in-built one-bedroom flat within a well paved premise, in a very secure estate, in a built-up neighborhood.



ATTRACTION

- Great Rental Value
- Good investment
- Ample car parking space
- Modern Architecture
- Brand New



Deed of Assignment/
Letter of Allocation



Gwarinpa Extension, Abuja



Price:
₦180m

+ 5% Sales Fee on
this transaction applies



DAWAKI, DUPLEX

DESCRIPTION:

5-bedroom semi-detached duplex with a room bq and a gate house, with good parking space, within a fenced and gated premises.



- Superb Architecture
- Good Finishing
- Can take up to 3 cars
- Contemporary Architecture
- Games Room
- Hilltop City View
- Fully furnished



Dawaki Hillside Estate, Dawaki, Abuja



Deed of Assignment/ FCDA
Right of Occupancy

Price:
₦180m

+ 5% Sales Fee on
this transaction applies



JAHI TERRACE DUPLEX

DESCRIPTION:

4 Bedroom Terrace duplex with bq in a gated and fully serviced estate.



ATTRACTIONS:

- Brand new
- Fully serviced
- Spacious
- Modern architecture
- Communal
- Ease of access



Jahi, Abuja

Price:
₦200m



GUZAPE TERRACES

DESCRIPTION:

Brand New 5-bedroom luxury terraced duplex each with a boy's room and a courtyard, within fenced and gated premises, in a well laid out mini residential estate in Abuja.



ATTRACTION:

- Brand New
- Ample Car Parking Spaces
- Contemporary Architecture
- Spacious Rooms
- Tarred access roads



Gaduwa District,
Abuja



Letter of Allocation/
Deed of Assignment



Price:
₦120m
5% Sales Fee on
+ this transaction applies



JABI DUPLEX

DESCRIPTION:

5 bed fully detached duplex with bq in a gated and fully serviced estate.



ATTRactions:

- Brand new
- Fully serviced
- Spacious
- Modern architecture
- Well protected
- Communal



Golden Vista Estate, near VON Garden Estate, off Airport Road, Abuja



Letter of Allocation/
Deed of Assignment

Price:
₦220m

5% Sales Fee
on this transaction
applies



LUXURY DETACHED DUPLEX, GADUWA DISTRICT

DESCRIPTION:

Fairly New 5-bedroom luxury detached duplex, with a 2-bedroom flat boy's quarters, within fenced and gated premises, in a well laid out mini residential estate in Abuja.



ATTRACTIONS:

- With a 20kva Power Generator
- Ample Car Parking Spaces
- Some furniture included
- Solid Construction
- Tarred access roads



Gaduwa District



Letter of Allocation/
Deed of Assignment

Price:

₦250m

or nearest offer
5% Sales Fee
on this transaction
applies



RIVER PARK ESTATE, AIRPORT ROAD, ABUJA

DESCRIPTION:

New 4-bedroom luxury duplex, within a fenced and gated premises, with a gazebo, pool table, barbecue and a power generator.



ATTRACTIONS:

- Standby Power Supply Option
- Ample Car Parking Spaces
- Fully Fitted and Furnished
- Tarred access roads



River Park Estate,
Airport Road, Abuja



Letter of Allocation/
Deed of Assignment

Price:

₦240m

or nearest offer
5% Sales Fee
on this transaction
applies



JAHI TERRACE DUPLEX

DESCRIPTION:

5 bedroom terrace duplex in a gated and fully serviced estate.



ATTRACTIONS:

- Brand new
- Fully serviced
- Spacious
- Modern architecture
- Well protected
- Communal
- Ease of access



Jabi Distirct, Abuja



Certificate of Occupancy

Price:
₦270m

5% Sales Fee
on this transaction
applies



OPPOSITE RIVER PARK DUPLEX

DESCRIPTION:

Fairly new 5-bedroom fully detached luxury duplex with a 1-bedroom bungalow back house, with ample parking space, within a fenced and gated premise in a well-developed housing estate, sitting on about 1,500 square meters.



- Great Value for money
- Can take up to 8 cars
- Modern Architecture
- Solid Construction
- Motorable access roads
- Great neighbourhood



Opposite River Park Estate,
Airport Road, Abuja



Letter of Allocation/
Deed of Assignment



Price:
₦290m

+ 5% Sales Fee on
this transaction applies



DETACHED DUPLEX, GWARINPA

DESCRIPTION:

Fairly new 8-bedroom fully detached duplex with a 2-bedroom flat back house, sitting on about 1,300 square meters of land, within a fenced and paved premise, in a built-up neighborhood.



ATTRACTION:

- Large Property
- Great Rental Value
- Good Investment
- Ample car parking space
- Modern Architecture
- Can be for many other alternative



69 Road, Gwarinpa Estate,
Gwarinpa, Abuja



FHA Allocation Letter

Price:
₦320m

Negotiable
+ 5% Sales Fee on
this transaction applies





LEGISLATIVE QUARTERS

DESCRIPTION:

A mini estate comprising two (2) Blocks, each containing 5 nos. 5-bedroom Town Houses with in-built car garage, boys' quarters, swimming pool and ample parking/ recreation and circulation space within the estate



ATTRACTION / REMARK:

- Tarred Access Roads
- Highly Competitive Rental Value
- Exclusive Location
- At various levels of completion thus giving room for new ideas
- Construction looks very solid
- Great Design and Ventilation
- Superb Investment
- Construction Level – 65%

EACH UNIT CONTAINS:

- Entry Porch
- Large Living Area
- In-door Car Garage
- Boys' Quarter Room
- Swimming Pool
- 3 nos. Bedrooms
- 1 no. Study Room
- 1 no. Upper living Lounge with terrace over pool
- Master Bedroom with walk-in closet & large bathroom
- Safe Space
- Superior Architecture



Near Legislative Quarters, Apo/Gudu District, Abuja



Certificate of Occupancy

Price:
₦375m

per unit (Bulk Purchase Preferable)
– Delivery at Full Completion
+ 5% Sales Fee on this transaction applies

GUZAPE MANSION

DESCRIPTION:

Fully detached 9-bedroom mansion with 2-room bq within a well paved and serviced residential district.



FACILITIES:

- Gate House
- Water Treatment/Storage Facility
- Swimming Pool
- Large Garden
- Dedicated Power Room

ATTRACTIONS:

- Spacious rooms
- Eight (8) living rooms
- Marble finished floors
- Pent house suite
- Superb construction
- Superior quality plumbing and electrical fittings
- Exclusive Location
- 10-Car Parking Space



Guzape District,
Abuja

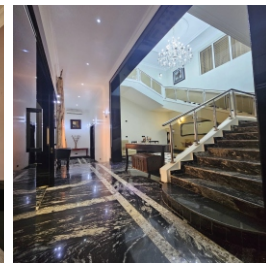
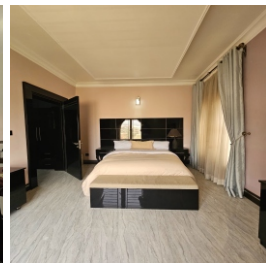
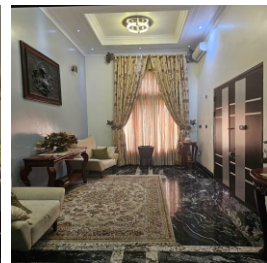


Certificate of
Occupancy FCDA

Price:

On Request

5% Sales Fee on this transaction applies.



MANSION, LIFE CAMP

DESCRIPTION:

5-bedroom fully detached and furnished duplex with a boys' quarters, ample parking space and a sizeable gate house



- Great Rental Value
- Good Finishing
- Can take up to 8 cars
- Very good furniture
- Modern Architecture



Estate in Life Camp,
Gwarinpa District, Abuja



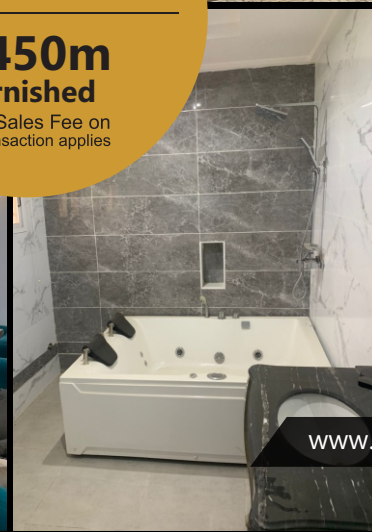
Letter of Allocation/
Deed of Assignment



Price:
₦380m
Unfurnished

₦450m
Furnished

+ 5% Sales Fee on
this transaction applies



BRAINS AND HAMMERS SALE

DESCRIPTION:

Brand New 6-bedroom fully detached luxury duplex with two (2) nos. boy's quarter rooms and a laundry room, with ample parking space, within fenced and gated premises, in arguably one of the best developed housing estate in Abuja.



ATTRACTIONS:

- Superb Finishing
- Ample Parking
- Contemporary Architecture
- Fully Fitted
- Tarred access roads



Near Cedacrest Hospital,
Apo District, Abuja



Letter of Allocation/ Deed
of Assignment

Price:
₦500m
5% Sales Fee
on this transaction
applies



NEW TERRACES LIFE CAMP, GWARINPA

DESCRIPTION:

Brand New 4 nos. 5-bedroom townhouses each with a boy's room within a fenced and well paved premise.



FACILITIES

- Gate House
- Water Treatment/Storage Facility
- Swimming Pool
- Dedicated Transformer

ATTRACTIONS:

- Fully completed
- Great rental value
- Can easily be adapted for hospitality purpose
- Ample car parking spaces with visitor's spaces



Certificate of
Occupancy



Life Camp, Gwarinpa
District, near FCT
Minister's Residence,
Abuja



Price:
On request

+ 5% Sales Fee on
this transaction applies




LIFE CAMP MINI ESTATE

DESCRIPTION:


A mini estate comprised of two (2) Blocks, each containing 30 nos. flats on four (4) suspended floors, with ample parking/ recreation and circulation space within the estate

- 10 nos. 1-bedroom flats
- 10 nos. 2-bedroom flats
- 10 nos. 3-bedroom flats

 Life Camp, Gwarinpa 1 District, Abuja

ATTRACTIONS:

- Motorable Access Roads
- Highly Competitive Rental Value Precinct
- Great for group purchase
- At various levels of completion thus giving room for new ideas
- Construction appears solid
- Superb Investment
- Mortgage Possible

 Certificate of Occupancy

TOTAL LAND SIZE
5,600square meters



Price:
ON REQUEST

5% Sales Fee
on this transaction
applies

JABI DISTRICT

DESCRIPTION:

Brand New 3-bedroom luxury bungalow each with a 2-room boy's quarter, within a fenced and gated premises, in a well laid out mini residential estate.



ATTRACTIONS:

- Power Supply Option Available
- Ample Car Parking Spaces
- Contemporary Architecture
- Fully Furnished
- Tarred access roads



Mbora District,
near CITEC Mount
Pleasant Estate

Price:
₹170m

+ 5% Sales Fee on
this transaction applies



Letter of Allocation/
Deed of Assignment



DURUMI FLATS SALE

DESCRIPTION:

Brand New block of 9 nos. 3-bedroom flats within a well paved and spacious premises located within a well-developed mini housing estate



ATTRACTIONS:

- Fully completed
- Contemporary Architecture
- Standard Construction
- Ample parking
- Multiple Uses possible



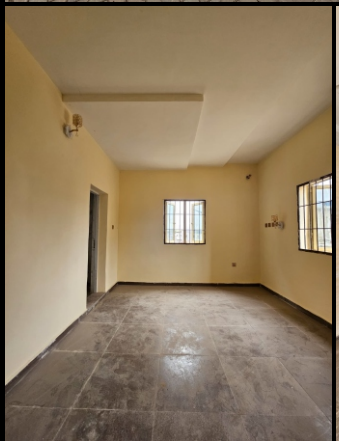
By American International School,
Durumi District, Abuja



Certificate of Occupancy (C of O)

Price:
ON REQUEST

5% Sales Fee
on this transaction
applies



JABI TWIN DUPLEXES

DESCRIPTION:

Two identical wings of 4-bedroom twin duplexes each with a one bedroom flat as back house, within a well paved and serviced district.



ATTRACTION

- Ready for renovations
- Solid construction
- Finish to your taste
- Ample parking space
- High investment asset



Jabi District, Abuja



Certificate of Occupancy

Price:
₦560m

+ 5% Sales Fee on
this transaction applies



GUZAPE DUPLEX

DESCRIPTION:

Fairly new 6-bedroom fully detached luxury duplex with a 2-bedroom boys' quarters, with ample parking space, within a fenced and gated premise in a well-developed housing estate, sitting on about 1,500 square meters.



ATTRACTIONS:

- Great Value for money
- Can take up to 8 cars
- Modern Architecture
- 15Kva Solar Back-Up
- 20Kva Power Generator
- Home Office and Serviced Gazebo



Behind COZA Church,
Guzape Main District, Abuja



Certificate of Occupancy (C of O)



Price:
₦600m
5% Sales Fee
on this transaction
applies



MAITAMA SALES

DESCRIPTION:

6-bedroom fully detached luxury duplex with two (2) nos. boy's quarter rooms, within fenced and gated premises, in arguably one of the best developed housing estate in Abuja.



ATTRACTIONS:

- Superb Finishing
- Ample Parking
- Contemporary Architecture
- Fully furnished and fitted
- Tarred access roads

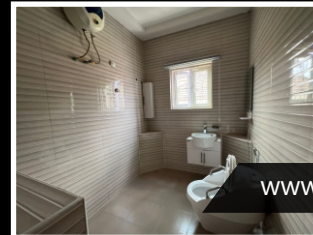


Maitama Main District, Abuja



FCDA Certificate of Occupancy

Price:
On Request





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