

THE
N O U V E A U

by **Cosgrove** 

| Opportunity Calls

Modern. Beautiful. A special mix of technology and elegance. Many sentiments come to mind, but only one thing truly captures the chance to live right in the most exclusive heart of Maitama.

Cosgrove is delighted to present The Nouveau by Cosgrove, a hidden jewel set in a location that right from the beginnings of Abuja itself, has long been preserved for the discerning. Some things only come around once in a lifetime.

Own a special piece of Maitama

Where do you belong? The Nouveau by Cosgrove commands a level of prestige, exclusivity and a character that is all its own. Nowhere else enjoys its special position and location. Nothing else is quite like it.



A Special Dispensation

Executed as a Public Private Partnership with The Nigeria Police and coordinated by ICRC, the project was approved by The President of the Federal Republic of Nigeria at the Federal Executive Council Meeting in November 2022. The Nouveau by Cosgrove is another milestone in our unrelenting drive to achieve excellence.



THE NOUVEAU

Welcome home

Welcome to a contemporary, modern, technologically advanced community of 6-bedroom villas that immediately feels just like home. Situated next to the M.D. Yusuf Quarters (the Nigeria Police DIG Quarters), this is a fully automated community that reacts to your every move and your every need, right from the gates to your driveway. Anticipating. Intelligent. Keeping you and your loved ones safe and comfortable.



Central 24-hr
Security Control Hub



Smart Street
Lights



Facilities
Management
Services



Fiber To The
Home (FTTH)



Premium
Landscaping



Extra-Wide
Community
Roads



Playground &
Greenery



PROJECT
LOCATION

Ibrahim Babangida Way

Maitama Amusement Park

Gana Street

Cosgrove

THE NOUVEAU

Refined living at its best

Some things just feel right. When every expectation is surpassed, every question answered, every longing satisfied. Right from the quality of every finish, down to the customisable smart home programming options.



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The Nouveau by Cosgrove: Premium offerings



Impressive double volume entry foyer



Fully pre-wired smart home technology



Master bedroom on the top floor, with home office and expansive private balcony



All kitchens and bathrooms fitted with premium quality fittings and accessories



Lounge on each floor. Plus, extra lounge on ground floor



10-seater dining room
Perfect for large family gatherings and dinner parties



Floor to ceiling glass windows linking the interior to attractive front garden



Home office



Home elevator



Multi-purpose suite, in 2 potential configurations - Home gym or cinema



Generous parking area



Driver's and maid's rooms (both ensuite)

THE NOUVEAU

Exceptional Quality. Unsurpassed attention-to-detail

Cosgrove continues to raise the bar. With the same unstinting devotion, the same uncompromising dedication to deliver only the best of the best that we have always been known for.

The Nouveau by Cosgrove is a labour of love, a vision come to life. Every square inch, every single detail brings together our decades of experience together with our inspiration, you.



Cosgrove

Smart. Right from the ground up



Intelligent
Surveillance Systems



Biometric
Access Control



Flood, Smoke & Gas
Detection System



Smart-Enabled
HVAC System*



Smart-Enabled
Integrated Sound
system*

This is technology with a soul. At the Nouveau by Cosgrove, our world-class smart home and community systems are always-on, always attentive, keeping you and your loved ones comfortable, safe and sound.



*For greatest flexibility, Cosgrove smart-enabled homes are delivered with only the essential core smart-infrastructure elements installed. Prospective owners are required to add smart devices and solutions of choice at their own convenience and expense.

THE NOUVEAU

Community. In and Out

Residents of the Nouveau by Cosgrove have access to world-class infrastructure, indoor and outdoor recreation and some of the most sophisticated, state-of-the-art security protocols and advanced home automation available anywhere in the world.



Cosgrove[®]

THE NOUVEAU

Finished to Perfection

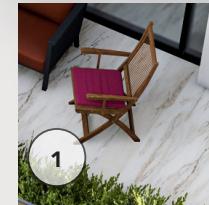
Let every single aspect of your home at the Nouveau express who you are and set the tone for the breathtaking spaces that follow.

From natural lighting to rich, strong, yet sophisticated materials, tones and textures, the Nouveau by Cosgrove makes a bold, contemporary statement.





The details



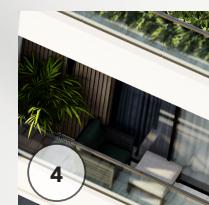
Master bedroom
with home office and
outdoor terrace



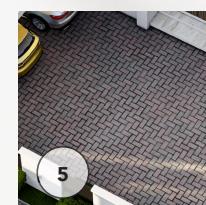
Parking space for 6 cars



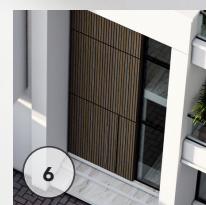
Large floor to ceiling
windows and openings



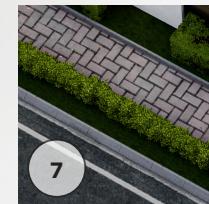
Larger/Spacious
Bedrooms



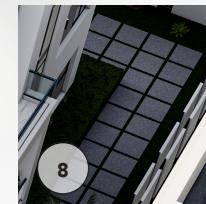
Street facing driveway
with ample setback



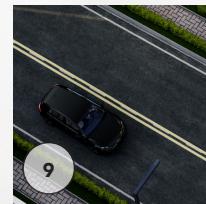
Expansive double-
volume entry foyer and
high headroom



Accessible walk and
bicycle path



Backyard and mini-
garden



Extra-wide community
roads

Floor plans

Private home elevator
Parking for 6 cars
All rooms ensuite
Expansive walk-in closets

Driver's and Maid's rooms
Multipurpose room (2 configurations)
Balcony
Expansive 2nd-floor terrace

Ground Floor



First Floor



Second Floor



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are all indicative, provided only for illustrative purposes

Multi-purpose suite

In 2 potential configurations

Heal & Meditate

Create your personal sanctuary, where you can relax. Find time to meditate. Uplift your mind body and soul



Entertain

Enjoy your customized space to bring people together for gatherings, intimate dinners or special celebrations.



THE NOUVEAU

Everything you expect, and then some more

Top-notch quality. No more, no less. Premium flooring, stunning manufactured kitchens and superb finishes throughout that offer the finest in contemporary living.



Cosgrove[®]

Impressive from all sides

Expansive entrance foyers, vast master suites, large ensuite bedrooms, spacious outdoors, parking for more than 6 cars and extra-wide community roads offer the ultimate Maitama lifestyle.

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About Cosgrove

At the forefront of disruption in the real estate industry, Cosgrove Investment Limited is shaping new lifestyles with a focus on the integration of revolutionary technology into residential and commercial real estate using sustainable methods. Cosgrove's leadership team is composed of the industry's highly experienced leaders with a passion for unswerving excellence. As we continue to grow our vision of becoming the leading real estate developer in Africa, the guarantee of integrity, professionalism and reliability remains equal to the best obtainable anywhere in the world.

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