

LEVENT REALTY



ULUS RESIDENCES

MAITAMA, ABUJA, NIGERIA



ULUS

MAITAMA

In the heart of Maitama, Ulus stands as a symbol of refined luxury. At its peak is a singular penthouse, complemented by spacious three- and four-bedroom apartments where contemporary elegance meets thoughtful design.

Every residence is crafted with precision, blending comfort and sophistication. The lush gardens provide a peaceful escape, while state-of-the-art fitness facilities and a serene pool offer spaces to unwind, all set against the vibrant backdrop of the city.

At Ulus, prestige meets tranquility—a place where luxury and serenity coexist in perfect harmony, right in the heart of Nigeria's capital.



The Developers **LEVENT REALTY**

Levent Realty is a world class design; development; real estate firm with a team of innovative and adaptive designers who work diligently to create luxurious spaces and structures.

In 2020, Levent Realty was founded on the belief that design stimulates and enriches the quality of life. We have the primary aim of designing state-of-the-art Public Spaces, Apartments, Penthouses, Restaurants and lots more in a pursuit for better living experiences for our clients.

We are situated in Abuja, Nigeria and our goal is to give the Abuja Market a full serviced real estate development option in the luxury market.

Our core values are Hard Work, Creativity, Uniqueness, Innovation and Efficiency.



The Architects **MILARCHI ARCHITECTS**

MILarchi is an award-winning architecture firm, founded in 2017, and celebrated for its innovative, forward-thinking design approach. In just five years, we've established a strong presence with a diverse portfolio of successful developments spanning South Africa and the broader African continent.

Based in Johannesburg, our studio operates with a collaborative ethos, combining the talents of architects, urban designers, interior designers, and creatives. We embrace a cross-pollination of ideas and disciplines, fostering innovation and creativity at every stage. Guided by a bold vision and deep commitment to Africa's potential, we strive to create impactful, future-ready spaces that contribute to the continent's growth and evolution.

BUILDING ANALYSIS

P

PENTHOUSE

> 3-Bedroom Apartment: A luxurious single-floor residence with panoramic views and premium finishes.

SF

SECOND FLOOR

> 4-Bedroom Apartment: Thoughtfully designed for a balance of private and communal spaces.

FF

FIRST FLOOR

> 4-Bedroom Apartment: Spacious living with high ceilings and ample natural light.

GF

GROUND FLOOR

> Parking: Secure facilities that blend functionality with aesthetic appeal.

BL1

BASEMENT LEVEL 1

> 3-Bedroom Apartment: Luxury finishes and layouts that maximize space and light.

BL2

BASEMENT LEVEL 2

> Restaurant: Inviting dining space with indoor and outdoor integration.

> Gym: Wellness-focused design with expansive windows, open layouts, and a sauna.

KEY



P

> PENTHOUSE

SF

> SECOND FLOOR

FF

> FIRST FLOOR

GF

> GROUND FLOOR

BL1

> BASEMENT LEVEL 1

BL2

> BASEMENT LEVEL 2



South African Council
for the Architectural Profession



AMENITIES



High Caliber



Recreational
Facilities



Outdoor Deck
with view



High Speed
Internet



Pool Facilities



Elevated
Swimming
Pool



Walk in Closet



World Class
Security



Trusted
Investment Option



Contemporary
BIS



Increased ROI



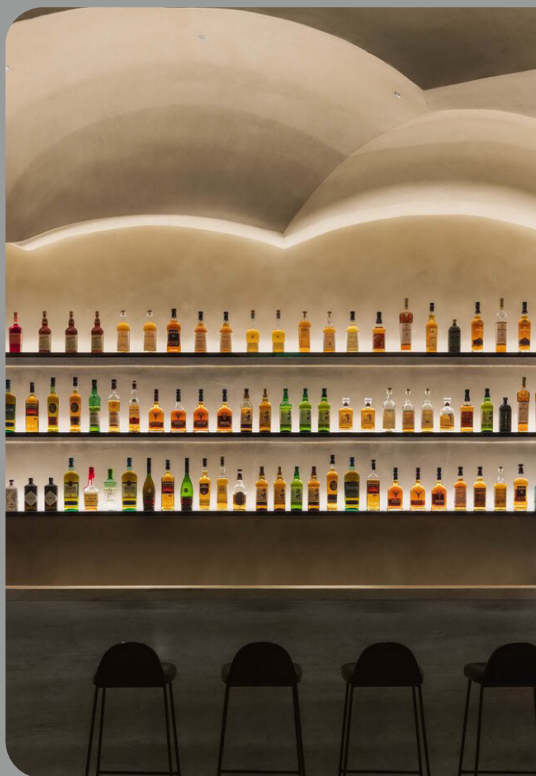
Sauna



Gym Facilities



Home
Automation



A> RESTAURANT



B> SAUNA

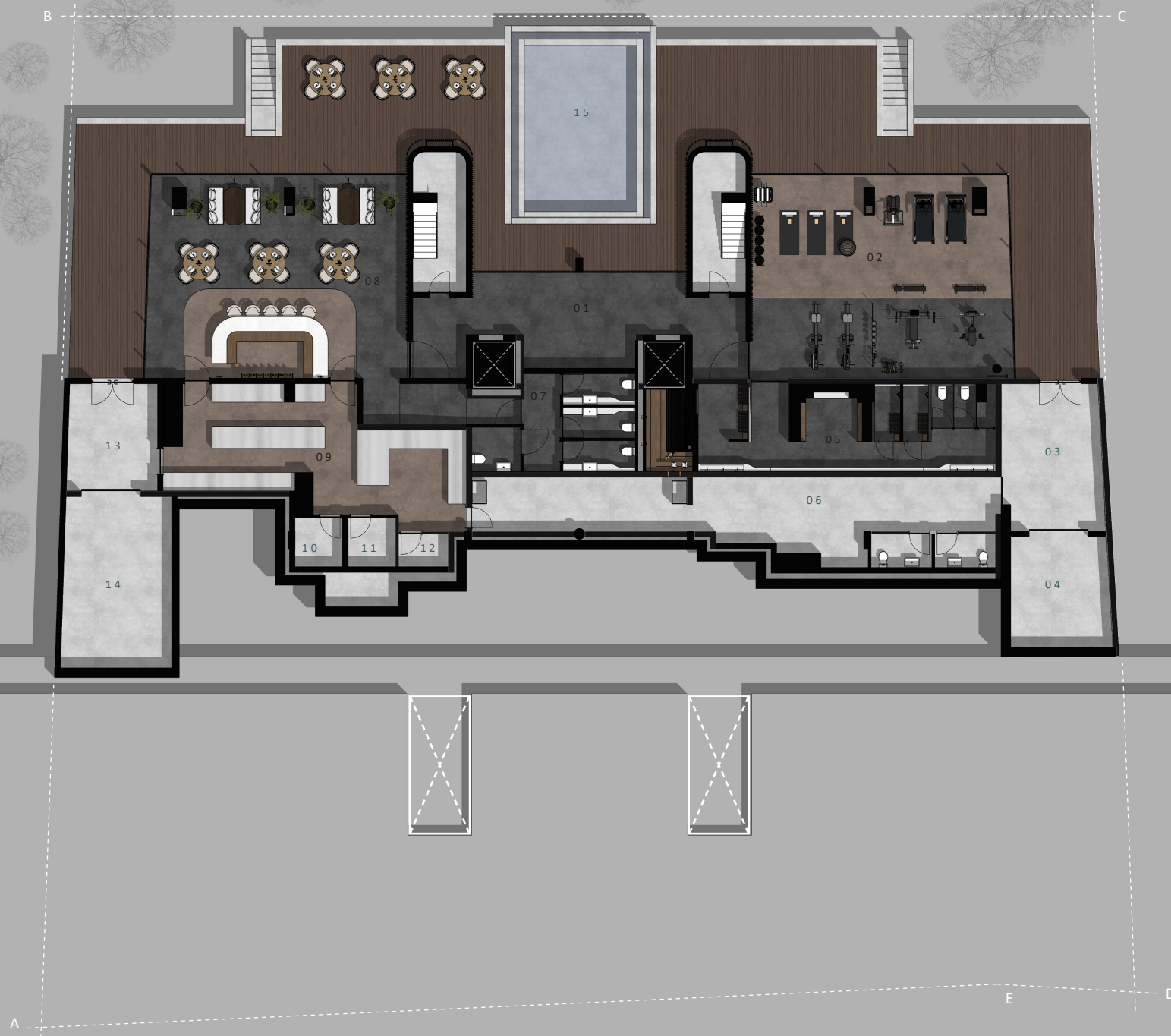


C> GYM

REFERENCE IMAGES:
BASEMENT LEVEL 2

BL2

01



AREA SCHEDULE:

01 LOBBY	-43M ²
02 GYM	-85M ²
03 SERVICE YARD	-25M ²
04 REFUSE COMPACTOR AREA	-18M ²
05 GYM TOILETS/ CHANGING ROOMS/ SAUNA	-43M ²
06 INTERNAL SERVICE YARD	-61M ²
07 RESTAURANT TOILETS	-22M ²
08 RESTAURANT	-85M ²
09 RESTAURANT KITCHEN	-54M ²
10 COLD STORE	-4M ²
11 DRY STORE	-4M ²
12 OFFICE	-3M ²
13 KITCHEN BACK OF HOUSE	-16M ²
14 WATER TREATMENT AREA	-31M ²
15 POOL	

> TOTAL -495M²

> PATIO -195M²



ULUS RESIDENCES:

BASEMENT LEVEL 2

BL2

02



A > KITCHEN



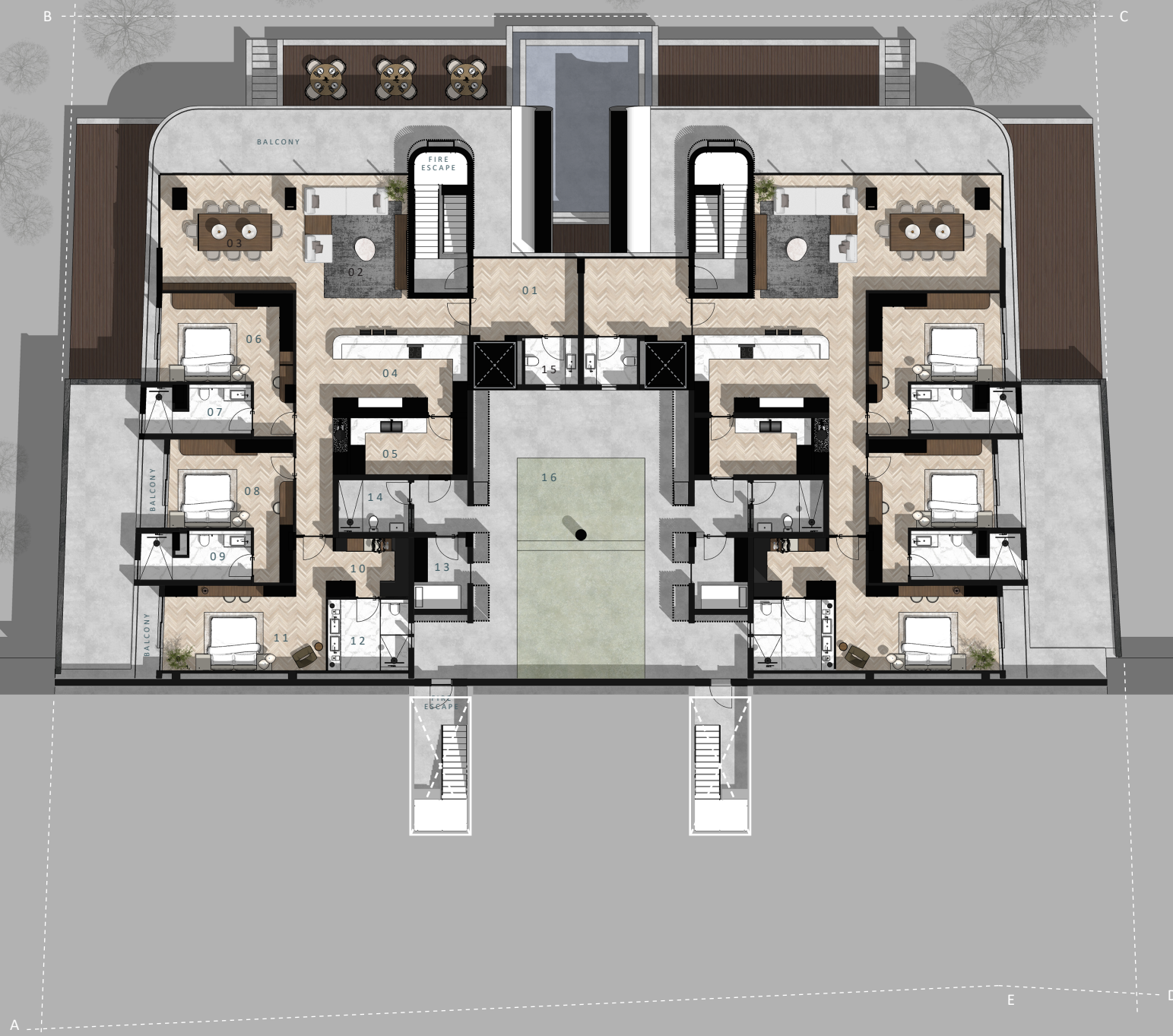
B > LOUNGE



C > MAIN EN-SUITE

REFERENCE IMAGES:
BASEMENT LEVEL 1

BL1



AREA SCHEDULE:

01 LOBBY	-13M ²
02 LOUNGE	-33M ²
03 DINING ROOM	-26M ²
04 KITCHEN	-17M ²
05 SCULLERY	-11M ²
06 BEDROOM	-23M ²
07 EN-SUITE	-8M ²
08 BEDROOM	-22M ²
09 EN-SUITE	-9M ²
10 MAIN WALK-IN	-7M ²
11 MAIN BEDROOM	-26M ²
12 MAIN EN-SUITE	-10M ²
13 STAFF BEDROOM	-6M ²
14 STAFF BATHROOM	-6M ²
15 GUEST BATHROOM	-4M ²
16 COURTYARD	
> TOTAL	-220M ²
> BALCONY	-55M ²

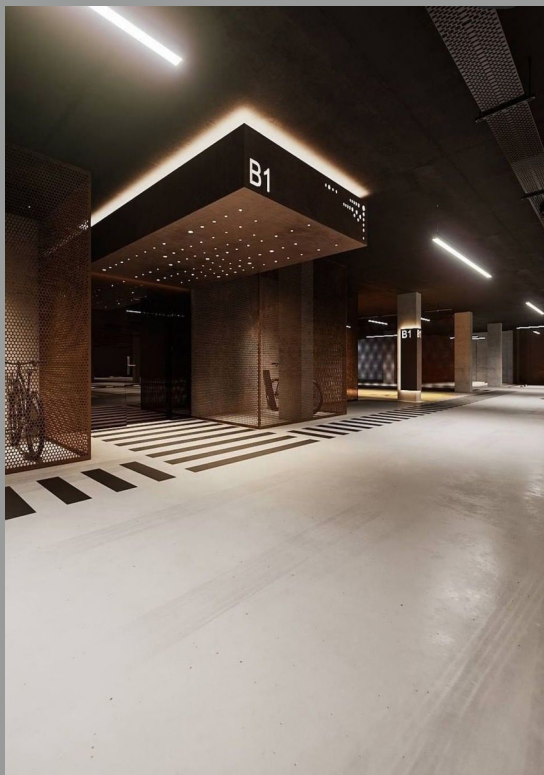
ULUS RESIDENCES: BASEMENT LEVEL 1

BL1

04



A> PARKING



B> LOBBY ENTRANCE



C> LOBBY ENTRANCE

REFERENCE IMAGES:
GROUND FLOOR

GF

05



AREA SCHEDULE:

01 LOBBY	-35M ²
02 WALKWAY	-81M ²
03 VEHICLE ENTRANCE	
04 PARKING ENTRANCE	
05 PARKING BAYS	-254M ²
06 PLANTER	
> TOTAL	-370M ²



ULUS RESIDENCES: GROUND FLOOR

GF

06



A > LOUNGE



B > BEDROOM



C > BATHROOM

REFERENCE IMAGES:
FIRST FLOOR

FF

07



AREA SCHEDULE:

01 LOBBY	-13M ²
02 LOUNGE	-33M ²
03 DINING ROOM	-25M ²
04 KITCHEN	-17M ²
05 SCULLERY	-11M ²
06 BEDROOM	-23M ²
07 EN-SUITE	-6M ²
08 BEDROOM	-20M ²
09 EN-SUITE	-9M ²
10 BEDROOM	-20M ²
11 EN-SUITE	-9M ²
12 MAIN WALK-IN	-12M ²
13 MAIN BATHROOM	-19M ²
14 MAIN BEDROOM	-42M ²
15 PYJAMA LOUNGE	-24M ²
16 STAFF BATHROOM	-6M ²
17 STAFF BEDROOM	-9M ²
18 GUEST BATHROOM	-4M ²
> TOTAL	-300M ²
> BALCONY	-75M ²



ULUS RESIDENCES: FIRST FLOOR

FF

08



A > MAIN BEDROOM



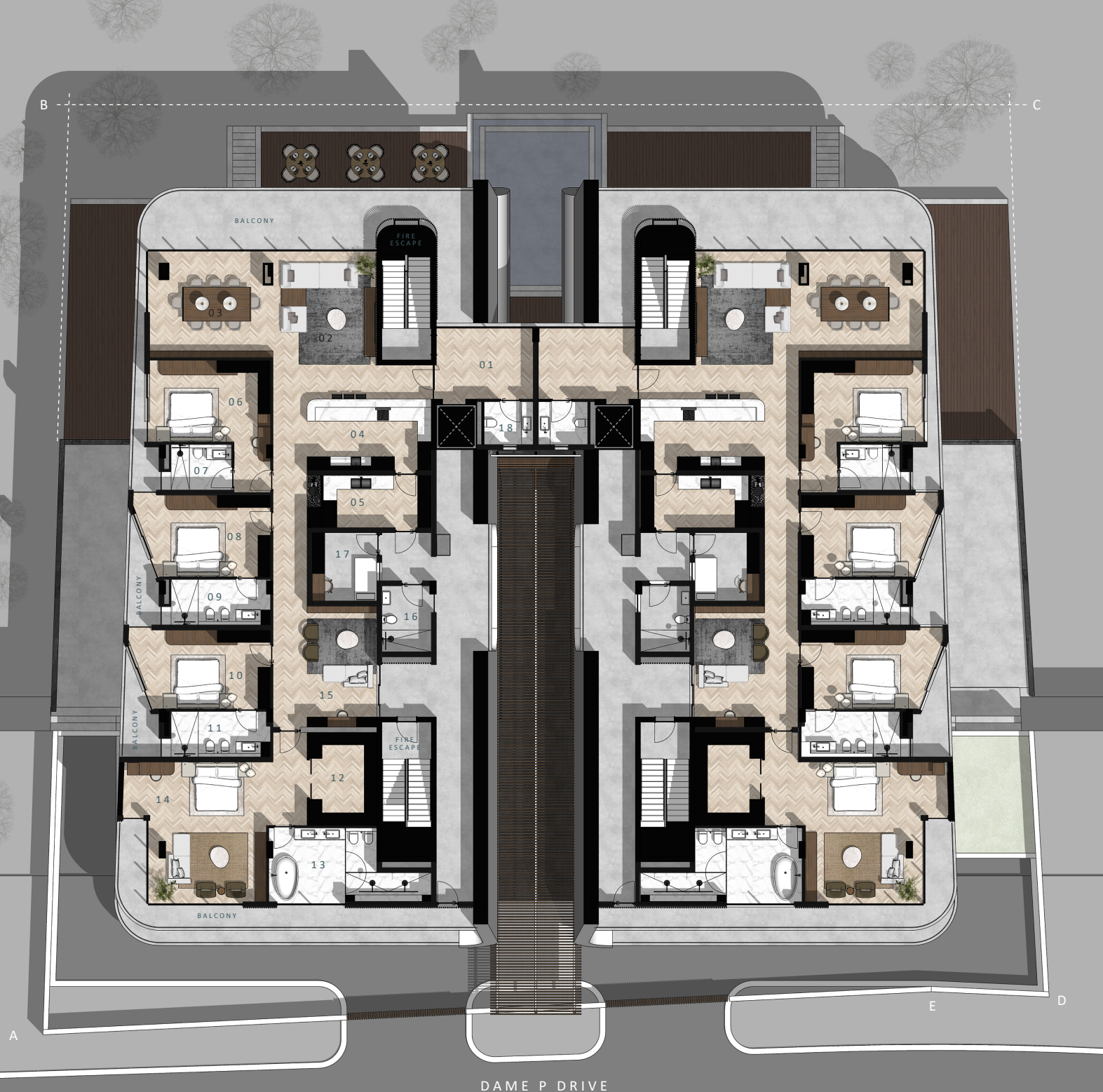
B > MAIN EN-SUITE



C > MAIN WALK-IN

REFERENCE IMAGES:
SECOND FLOOR

SF



AREA SCHEDULE:

01 LOBBY	-13M ²
02 LOUNGE	-33M ²
03 DINING ROOM	-25M ²
04 KITCHEN	-17M ²
05 SCULLERY	-11M ²
06 BEDROOM	-23M ²
07 EN-SUITE	-6M ²
08 BEDROOM	-20M ²
09 EN-SUITE	-9M ²
10 BEDROOM	-20M ²
11 EN-SUITE	-9M ²
12 MAIN WALK-IN	-12M ²
13 MAIN BATHROOM	-19M ²
14 MAIN BEDROOM	-42M ²
15 PYJAMA LOUNGE	-24M ²
16 STAFF BATHROOM	-6M ²
17 STAFF BEDROOM	-9M ²
18 GUEST BATHROOM	-4M ²

> TOTAL	-300M ²
> BALCONY	-80M ²



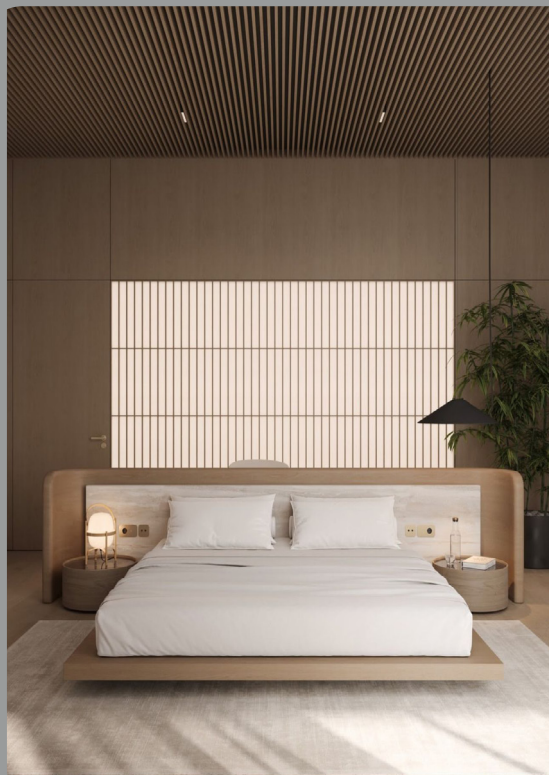
ULUS RESIDENCES: SECOND FLOOR

SF

10



A> FORMAL LOUNGE



B> MAIN BEDROOM

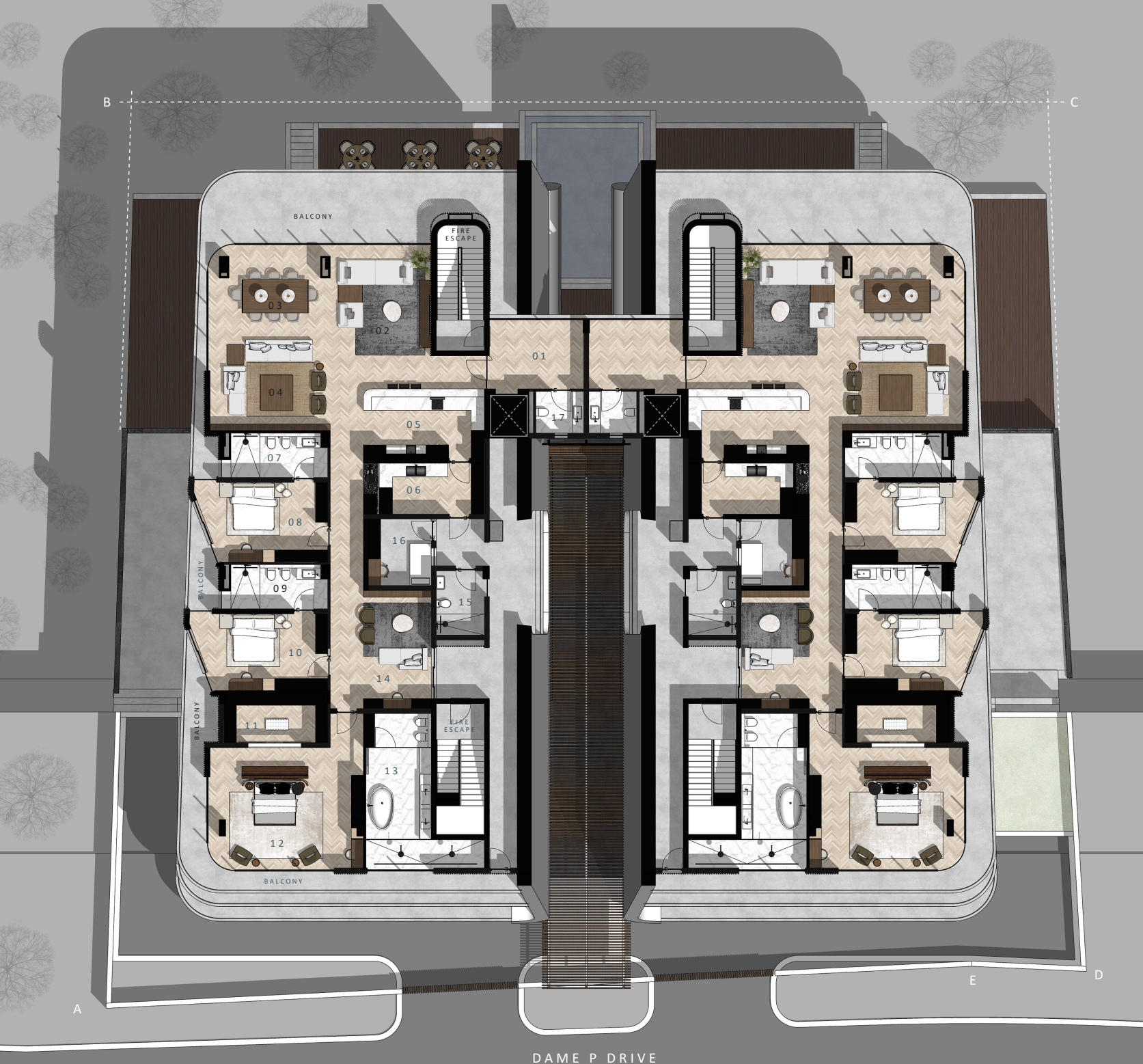


C> MAIN EN-SUITE

REFERENCE IMAGES:
PENTHOUSE

P

11



AREA SCHEDULE:

01 LOBBY	-14M ²
02 LOUNGE	-33M ²
03 DINING ROOM	-25M ²
04 FORMAL LOUNGE	-21M ²
05 KITCHEN	-17M ²
06 SCULLERY	-11M ²
07 EN-SUITE	-9M ²
08 BEDROOM	-20M ²
09 EN-SUITE	-9M ²
10 BEDROOM	-20M ²
11 MAIN WALK-IN	-10M ²
12 MAIN BEDROOM	-40M ²
13 MAIN BATHROOM	-24M ²
14 PYJAMA LOUNGE	-24M ²
15 STAFF BATHROOM	-6M ²
16 STAFF BEDROOM	-9M ²
17 GUEST BATHROOM	-4M ²
> TOTAL	-295M ²
> BALCONY	-90M ²



ULUS RESIDENCES:
PENTHOUSE

P

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MAITAMA, ABUJA, NIGERIA

