

Paulo's Boulevard

ESTATES ABUJA



Beyond **outstanding** *expectations*



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Paulo's Boulevard

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CLUSTER 4, RIVER PARK ESTATE, LUGBE

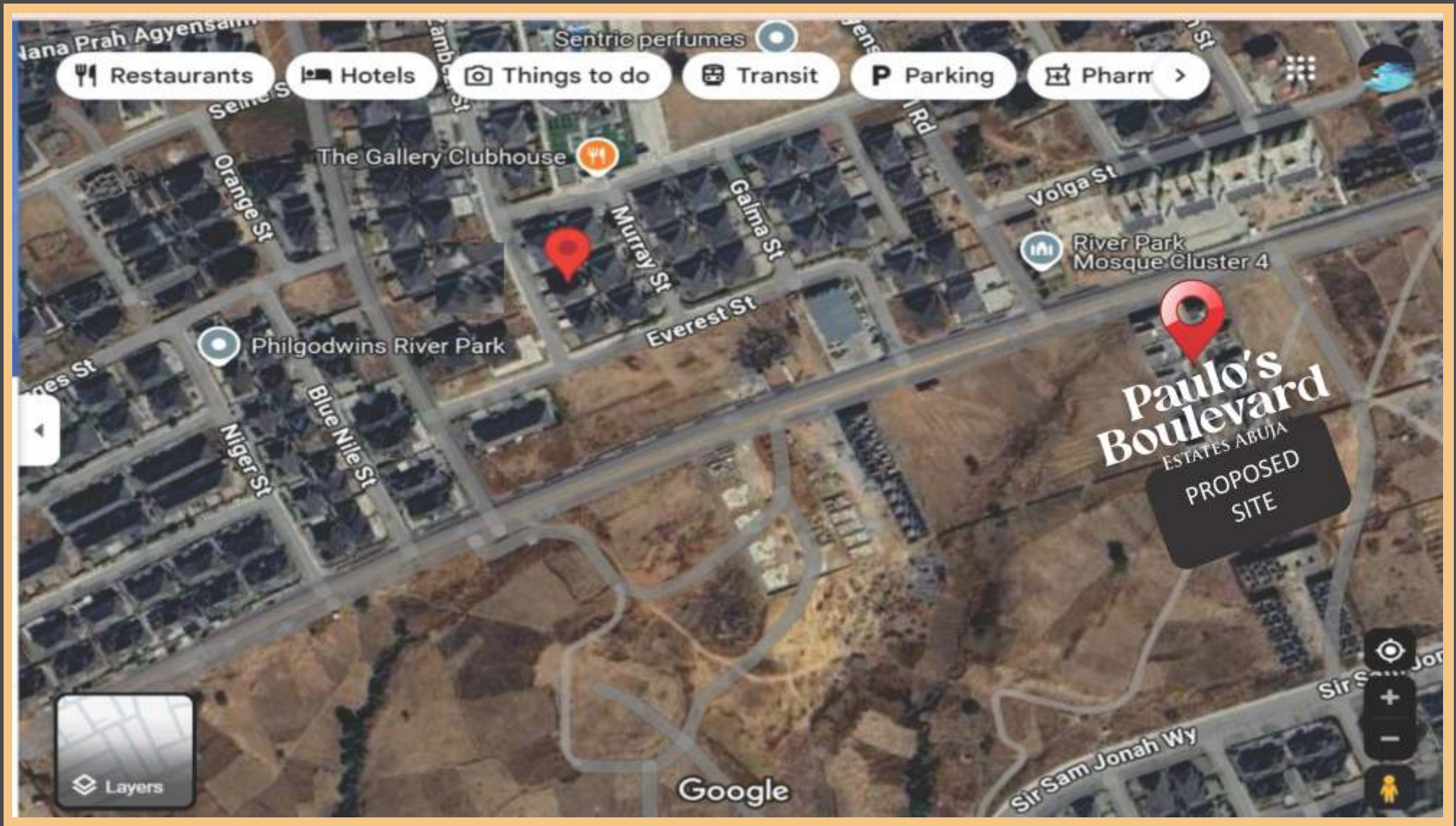
Welcome Home,



Experience luxury living at its finest in the jewel of Paulo's Boulevard

Discover the joy of inspired living with this curated urban sanctuary! Paulo Boulevard offers an array of exquisitely designed and crafted homes in Abuja's most livable and secured gated community - The Riverpark Estate. Strategically located between the Nnamdi Azikiwe International Airport Abuja and the Abuja metropolis, this innovative and sustainable masterplan is cradled on 1.5 hectares. Rendered in contemporary style and set in pristine landscape, the homes boast sleek modern finishes and an abundance of natural light that dances through the generous windows. Nestled in a vibrant community, the homes provide the gateway to a dynamic lifestyle, complete with the finest schools, hospitals, parks, golf course, trendy eateries and cultural hotspots.

Site Location



Site Plan



Amenities



Luxury Finishing



Smart Homes



Terrace



Kids Play Area



Sophisticated Security
System



Uninterrupted Water
Supply



Smart Solar Lights



Standby Power
Services

Proximity



10 Mins
drive to the Airport



3 Mins
to a world class Hospital



4 Mins
to an International School



20 Mins
drive to Central Business
District



10 Mins
drive to Shoprite

Beyond outstanding expectations

Prepare to be captivated by a new standard of elegance, where luxury transcends mere existence to become an everyday experience. With a design that echoes the grandeur of a 5-star haven, Paulo's Boulevard emerges as an architectural masterpiece, poised to redefine the very essence of urban living.



Bahamas

5

Bedroom Triplex
with
Basement



Monaco

5

Bedroom
Triplex



Manilla

4

Bedroom
Triplex



Casablanca

3

Bedroom
Terrace
Triplex

Bahamas

5

Bedroom Triplex with Basement, Gym & Theatre

Discover this serene retreat and immerse yourself in the natural beauty of Bahamas in this thoughtfully designed and crafted two-storey jewel. This 5-bedroom triplex offers spacious interiors and breathtaking outdoor spaces. The basement zoned recreation preserves the serenity and tranquility of this oasis. The poolside compliments the ambience of the open spaces.

Discover
Tranquility...

**Paulo's
Boulevard**
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Basement Floor

Maid's Room	9m ²
Toilet	4m ²
Utility Room	14 m ²
Lobby	25m ²
Store	8m ²
BQ	11m ²
Lift	3m ²
Gym	22 m ²
Lift Lobby	12m ²
W/C	3m ²
Cinema & Games	23 m ²



Ground Floor Plan

Foyer	7 m ²
Stairway	9 m ²
Dining Area	15 m ²
Main Living	46 m ²
Kitchen	23 m ²
Stair/Lift lobby	10 m ²
Guest Room	16 m ²
Toilet	3 . 11 m ²
Grand Lobby	. 22 m ²
Lift	3 m ²
Stairway	9m ²
W/C	3m ²



First Floor Plan

Bedroom	23m ²
Family Living	15m ²
Bedroom	23 m ²
W/C + SH	5m ²
Void	3m ²
Void over Living Room	21m ²
Bedroom	22 m ²
W/C + SH	6m ²
Study	12m ²
Balcony	13m ²
Balcony	5 m ²



Second Floor

Master Bedroom	46m ²
Living Area	31m ²
Lobby	21m ²
W/C/SH/JAC	14m ²
W/C	12 m ²
Lift	3m ²





Monaco

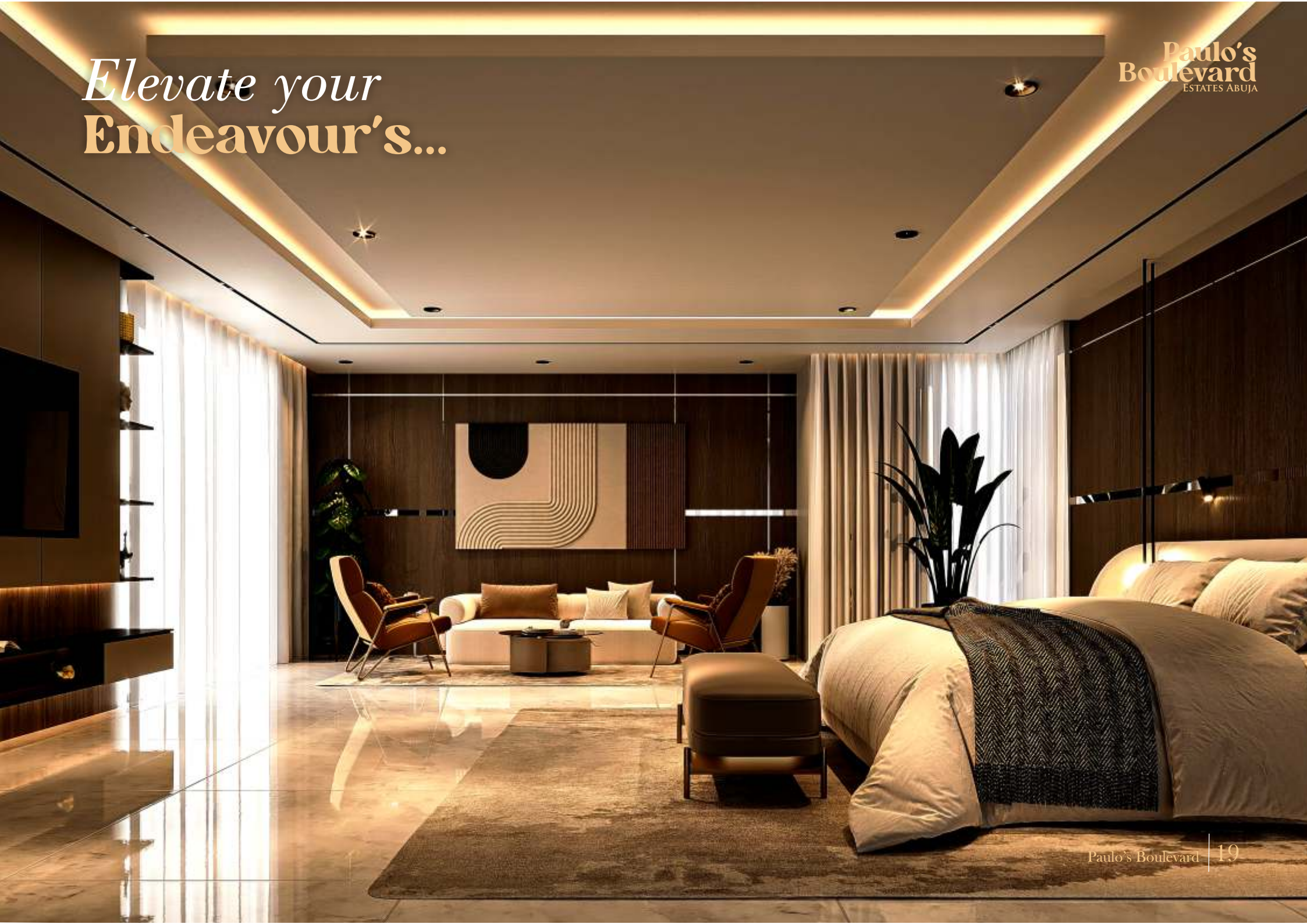
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Bedroom Triplex

Step into your own private paradise and experience Monaco's luxurious lifestyle with this beautifully crafted 5-bedroom Triplex. This stunning two-story home sits on a generous lot. From the open plan concept of the double volume living space and the spacious kitchen to the open terrace on the exclusive master floor, there is plenty of room for the whole family to enjoy.

*Elevate your
Endeavour's...*

Paulo's
Boulevard
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Ground Floor

Maid's Room	6m ²
W/C + SH	2m ²
Dining Room	11 m ²
Kitchen	21m ²
Store	3 m ²
Stairhall	13m ²
Living Room	43 m ²
Guest Room	18 m ²
Entrance Foyer	12m ²
W/C	3 m ²



First Floor



Bedroom 3	32m ²
Lounge	21m ²
Bedroom 2	29m ²
WC/SH	7m ²
WC/SH	7m ²
WC/SH	4m ²
Bedroom 4	30 m ²
Stairhall	11m ²
Void over Entrance	8m ²
Void over Living Room	19 m ²

Second Floor

Walk -in Closet	32m ²
Lounge	14m ²
Master BedRoom	51m ²









Manilla

4 Bedroom Triplex

Charm meets convenience in Manilla's delightful 4 bedroom triplex. Step into a world of warmth and comfort as you enter the open-concept living space, perfect for creating lasting memories with loved ones. Embrace the tranquility of the interiors and pristine landscape, your own private retreat after a long day

*Discover a space to
Indulge...*



Ground Floor

Maid's Room	8m ²
Wet Kitchen	13m ²
Open Kitchen	14m ²
ST	3m ²
Lobby	14 m ²
Lift	4m ²
Bar	5m ²
Dining	22m ²
Entrance Foyer	16m ²
W/C	4m ²
Living Room	37m ²
ST	3m ²





First Floor

Bedroom	24m ²
WC/SH	8m ²
Bedroom	20m ²
Lobby	19m ²
Lift	4 m ²
WC/SH	7m ²
Void over Dining	13m ²
Study	19m ²
Family Living	53m ²



Second Floor

Bedroom	24 m ²
WC/SH	6 m ²
Living Area	33 m ²
Lift	4 m ²
WC	10 m ²
WC/SH	16m ²
Master Bedroom	42 m ²
Terrace	21 m ²







Casablanca

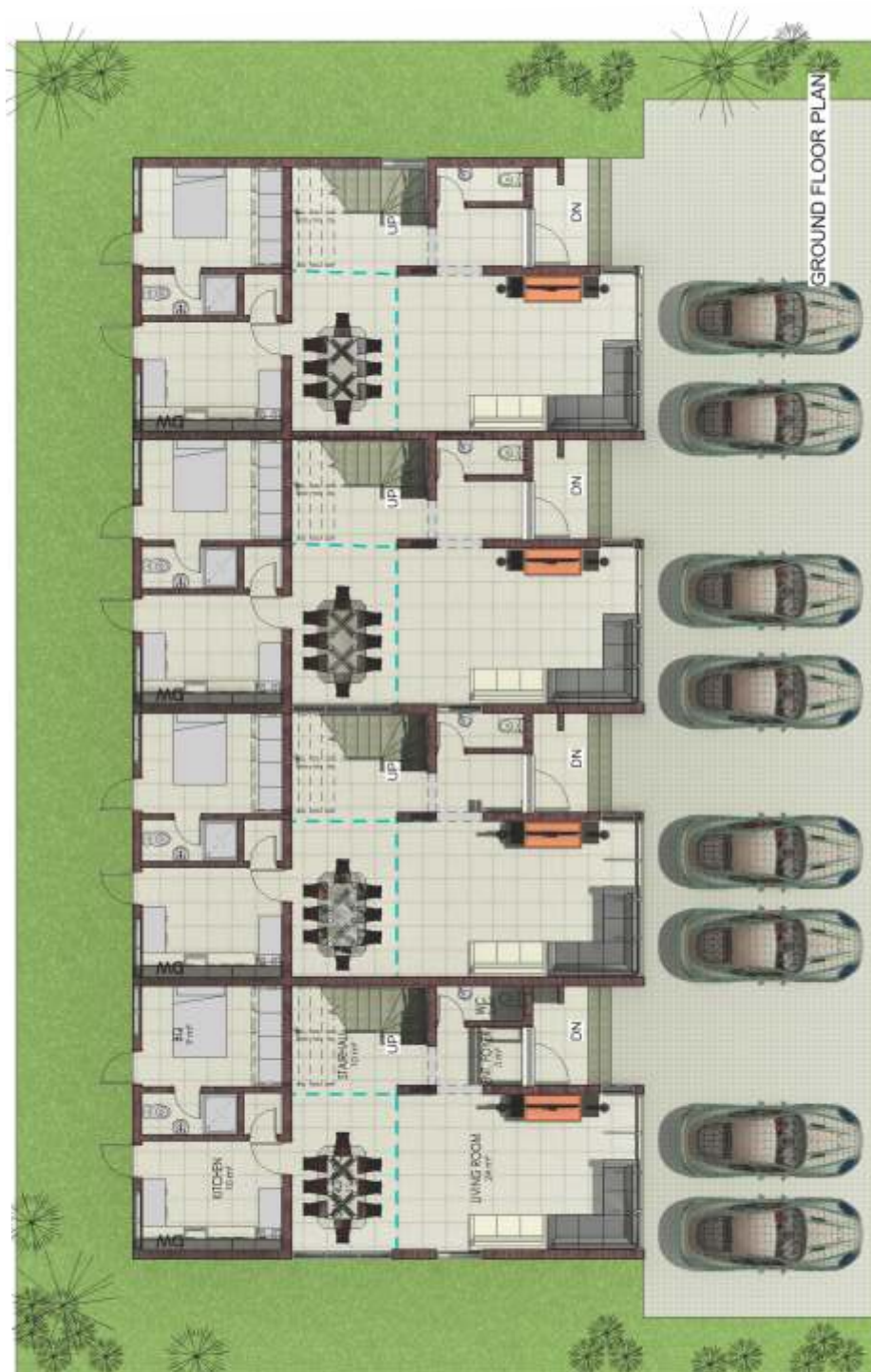
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Bedroom Triplex Terrace

Experience vibrancy in the plurality of Casablanca's stylish 3-bedroom terrace triplexes. This terrace unit is the perfect place to call home. Featuring elegant finishes and an inviting ambiance perfect for relaxation and entertainment, Casablanca captures the essence of the ideal neighborhood - cordial yet private. Immerse yourself in this treasure chest of living.

Imagine a space so
Private...





Ground Floor

Kitchen	10m ²
Dining Room	11m ²
Stairhall	10 m ²
BQ	9 m ²
Entrance Foyer	3 m ²
WC	2 m ²
Living Room	24 m ²

Second Floor

Bedroom 2	21 m	2
Lobby	3 m	2
Master Bedroom	31 m	2
WC/SH	7 m	2
WC/SH	9 m	2



First Floor

Bedroom 1	21 m ²
WC/SH	7 m ²
Box Room	7 m ²
Lobby	9 m ²
Kitchen	6 m ²
Balcony	4 m ²
Family Living Area	26 m ²









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For enquiries
0906 906 5182
0813 113 6918
0802 300 3867

✉ info@statenng.com

🌐 www.statenng.com

📷 [@staten.projects](https://www.instagram.com/staten.projects)

🏠 Cluster 4, River Park Estate,
Umaru Yar'Adua Road (Airport Road),
Lugbe West, Abuja.