



SBM

IMPERIAL CITY  
KABA, ABUJA

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Imagine..

“

Imagine a community with a serene setting carved out of a slice of paradise. Imagine this place has all the comfort and amenities of modern living; a gated community with remote access; the most inviting resort, fitness and commercial centers available around the clock; more interior space you can possibly imagine with the most beautiful designs, finishing, contemporary cabinetry and expansive closet space. Imagine this community had everything you ever needed a gas station, a shopping mall, place of worship, a school, a community center and much more. All bundled together in a secure location barely minutes away from central Abuja.

Call it whatever you want, we call it *home*.

# abuja

Abuja is hailed as one of Africa's few purpose-built cities: meticulous planning began in the 70's, and by 1991, Abuja became the official capital of Nigeria. The former capital, Lagos, was abandoned in part because of its severe pollution, over-population, and overall ineffective city planning. Abuja is one of Nigeria's largest cities and is quickly growing with a per-annum growth rate of 5%. Consequently, the city's urbanization is occurring in torpedo pace.

This rapid growth and urbanization that Abuja has experienced over the years has resulted in a growing demand for residential and commercial accommodation. Needless to say, its real estate market is extremely vibrant. With the exponential growth of its residents' earning and spending power, Abuja is fast becoming a prime destination for investors looking to make sound returns on property investments. It is anticipated that Abuja will become the business-hub of most commercial activities in Nigeria within the next ten years.



IMPERIAL CITY

# about SBM

a masterpiece in the making

The SBM Imperial City Project is a multi-million dollar, 50-hectre mixed-use master-planned urban community within 15 minutes of Central Abuja. The property is conveniently located in Kaba District, sandwiched beside Gwarimpa and Kubwa districts, along the Nnamdi Azikiwe/Murtala Muhammed Expressway Axis of Abuja. The development is designed to integrate first-class, premium facilities comprising of: 4 bedroom fully-detached homes, 4 bedroom semi-detached homes, 3 bedroom semi-detached homes, 3 bedroom terraces, three, two one-bedroom residential apartments, Places of Worship (mosques and churches), and other public amenities (clinics, schools etc.). The development also contains REC (Retail, Entertainment and Commercial) facilities, including a strategically located gas station and a modern shopping plaza. These facilities will be supported by high quality and centrally managed state-of-the-art infrastructure. The development will be constructed in four phases and, when complete, will have a total build up area of about 48 hectares of land.

# the development team

The relationships that are making it all happen

## Professional Team



## Stakeholders



and many more...

# the plan

an organically-structured growth..

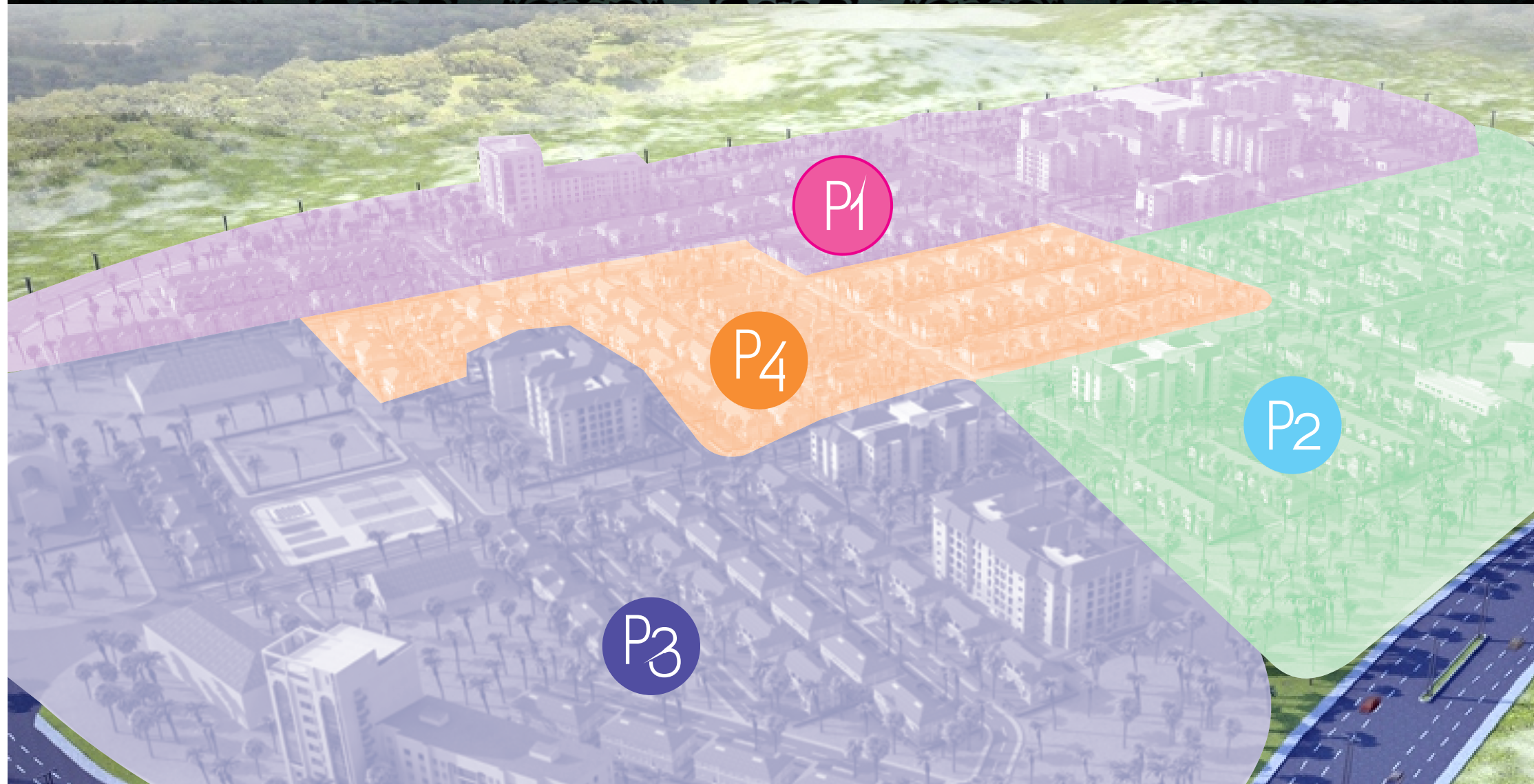


IMPERIAL CITY  
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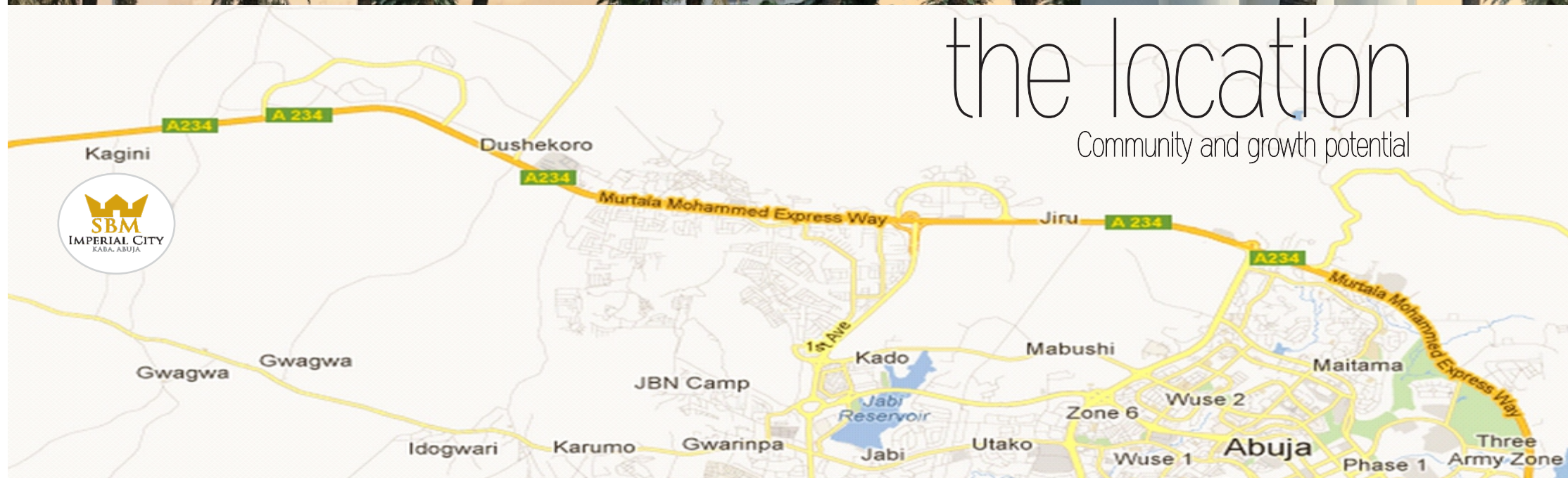
# the plan

an organically-structured growth..



# the location

Community and growth potential



The property is conveniently located in Kaba District, sandwiched beside Gwarimpa and Kubwa districts, along the Nnamdi Azikiwe/Murtala Muhammed Expressway Axis of Abuja. The primness of this location ensures that residents and investors alike will get quality value for their money.

The development will create value by optimizing the uniqueness of the site that has a captivating terrain covered by a blend of indigenous trees and is cut across by a mini-river. This not only provides a key attraction for investors, residents and visitors, but it also offers exceptional sceneries for recreational space, lifestyle, leisure, residential, entertainment and commercial facilities.



the vision...  
what the stakeholders have in mind

“...to develop a premium world-class master-planned urban mini-district, set within a controlled and secure development that will be a prominent and vibrant regional destination for residents, tourists and investors from sub-Saharan Africa and beyond for a long time to come.



# residential development

available residential units

The residential units available in the SBM Imperial City are one of a kind, designed to appeal to the exquisite taste of 21<sup>st</sup> Century real estate development, with a vast variety of units available from 4 Bedroom detached duplexes to studio apartments, the SBM Imperial city brings together all manner and sizes of families/individuals regardless of lifestyle or culture. SBM Imperial City is unique, one of a kind and ultimately a breath of fresh air for middle class residents of the FCT looking for a place to call home.

# commercial development

available commercial units

The effect of the potential settlement of several hundreds of families would be the need for a certain level of commercialization to support the lifestyle of these individuals; SBM understands this and has made provisions such as warehouses, malls, restaurant, office buildings, filling stations and more, all available in the SBM City's commercial sub-section. SBM, when fully occupied will be commercial mini-city with access to basic and intermediate levels commodity needs by its residents.

# investment opportunity

the importance of cash flow

SBM Imperial City investment objective is to provide sustainable investment for serious investors. By taking advantage of this exciting opportunity to be a part of the SBM Imperial City initiative, discerning investors can make a positive contribution towards the growth of the Nigerian economy while recording superior returns in the aforementioned investment. Invest in the SBM Imperial City because people want to be here. The SBM Imperial City is a hybrid of residential and commercial units that can meet all your short and long-term investment objectives. The SBM Imperial City market is active, and buyers are snapping up deals as fast as they come on to the market. Do not miss out on a lifetime opportunity.

Feel free to contact us for more information. We are here to listen and help you reach your investment goals.

Buy now and get value...



Recover your investment through rental income in a few years or less...



Sell at any time in the future. Market trends show consistent rise in value of property in Abuja, especially prime property such as Jabi Springs.



## Buy. Rent. Sell.

The three words can make a simple transaction, a lifelong investment...



AFFIX PASSPORT



## APPLICATION FORM

(N50,000)

### CLIENTS DETAILS

☐ Individual\* ☐ Corporate\*\*

*\*If Individual, fill below:*

Surname: \_\_\_\_\_ Other Names: \_\_\_\_\_  
Dates of Birth: \_\_\_\_\_ Marital Status: \_\_\_\_\_  
State of Origin: \_\_\_\_\_ L.G.A: \_\_\_\_\_ Home Town \_\_\_\_\_  
Residential Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone Nos: \_\_\_\_\_  
Employer: \_\_\_\_\_ Designation: \_\_\_\_\_  
Office Address: \_\_\_\_\_

### NEXT OF KIN:

Surname: \_\_\_\_\_ Other Names: \_\_\_\_\_  
Residential Address: \_\_\_\_\_  
Phone Nos: \_\_\_\_\_ Relationship: \_\_\_\_\_

*\*\*If Corporate, fill below:*

Company Name: \_\_\_\_\_ Company Address: \_\_\_\_\_  
Company Designate: \_\_\_\_\_ Position Held: \_\_\_\_\_  
Phone Nos: \_\_\_\_\_ E-mail: \_\_\_\_\_

### PROPERTY DETAILS:

☐ 4 Bedroom Fully Detached - Guest Chalet / 2 Room BQ ☐ 4 Bedroom Semi - Detached - BQ  
☐ 3 Bedroom Semi-Detached ☐ 3 Bedroom Terrace Duplex ☐ 3 Bedroom Apartment  
☐ 2 Bedroom Apartment ☐ 1 Bedroom Apartment ☐ Studio Apartment

PAYMENT OPTIONS (Please tick as appropriate)

☐ Outright Payment ☐ 12-Month Plan

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

All Payments must be made payable to SMC Int'l Contractors Ltd.

**SMC**  
INT'L CONT. LTD

  
IMPERIAL CITY



# Getting in touch

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#### Disclaimer

1. All details in the promotional materials including the brochure, the website, videos, pictures and/or its accompanying inserts including prices, areas/sizes, features, designs, schematic layouts / bird's eye views, specifications, plans, dates etc. are subject to variation. They do not constitute a legal offering, and all legally-binding contractual commitments in respect of these details and the variations thereof, if any, are defined in, provided for and governed by the contractual document signed by SMCICL and the buyer.
2. All details on the brochure, the website, videos, pictures and/or its accompanying inserts relating to the plans, areas / sizes and price lists of the SBM Imperial City homes are updated frequently, as required, and can be provided to buyers upon request.
3. The plans are not drawn to scale. All dimensions are in metres and areas are in square metres. Elevations are depicted for conceptual purposes only.
4. All properties are sold unfurnished as buyers generally prefer to install their individualized choices of furniture.