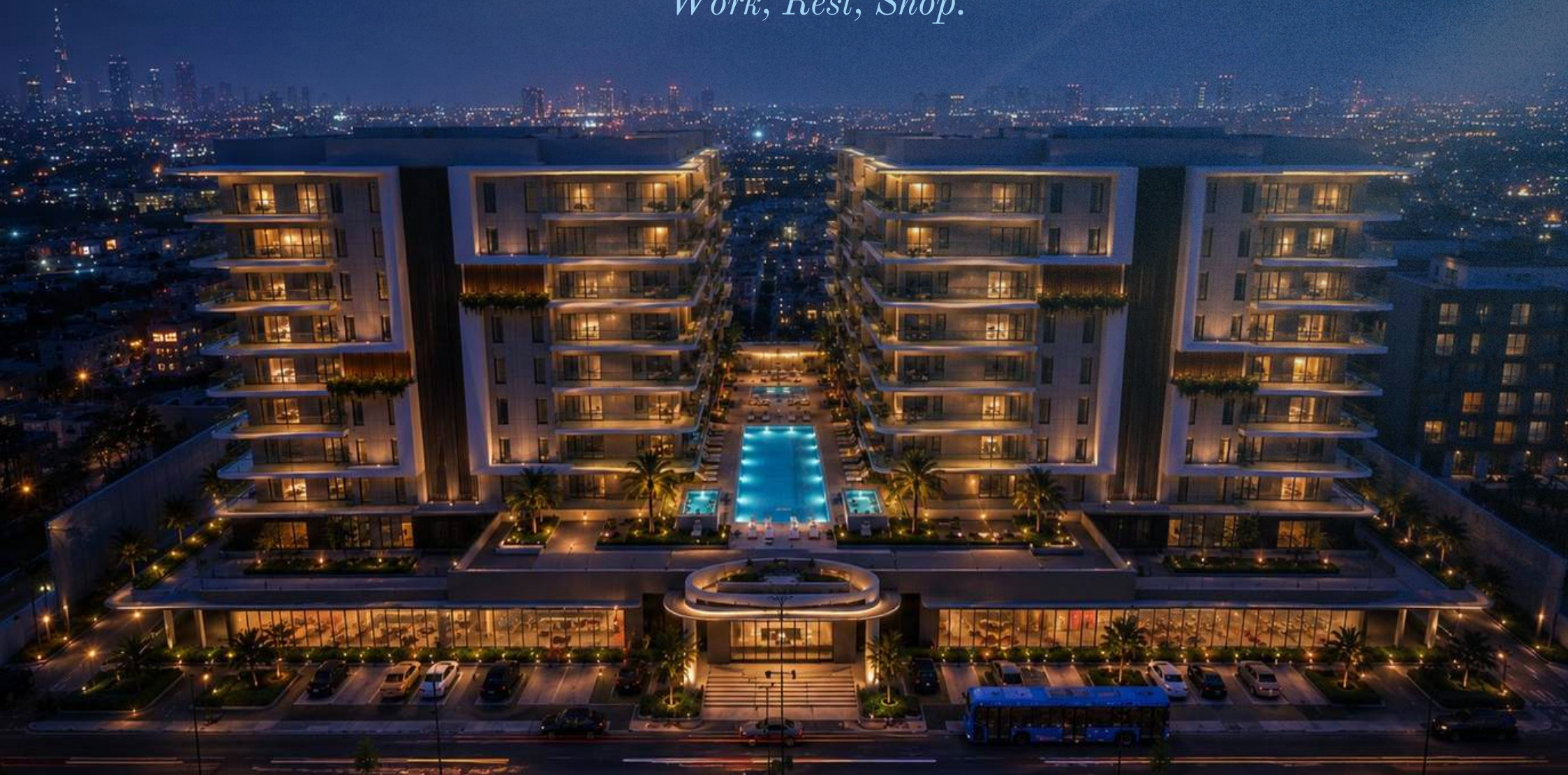




SKY RISE

UNIBUILDRO CONSTRUCTION LTD

One address
for the whole day.
Work, Rest, Shop.





THE PROJECT

A Tower That Earns Its Height

Sky Rise gathers retail, hospitality and residence into a single vertical address in Abuja. Shops and a restaurant open onto the street. A floor of lettable space sits above them. Higher up, an amenity deck with a pool and spa marks the change in register, and the apartments begin.

The building covers 5,988 m² on a site of 10,636.2 m², with 233 parking spaces across the basement and grounds. Everything a tenant, a resident or a visitor needs is held inside one plot.

ARCHITECTURE

A Silhouette on the Abuja Skyline

The form is deliberately simple: a broad podium that holds the street, and a slender residential mass set back above it. Shade does the decorative work. Deep reveals and vertical fins break the sun before it reaches the glass, so the interiors stay cool and the elevation changes character through the day.

Balconies are cut into the upper floors rather than hung off them, giving the tower a clean profile and giving each home outdoor space that is genuinely usable in the heat.

10 + Basement
FLOORS

5,988 m²
BUILDING AREA

10,636 m²



LOCATION

Kado District, Ahmadu Bello Way

Sky Rise stands on Ahmadu Bello Way in Kado District, on the corridor that links Gwarinpa and Life Camp to Wuse and the Central Business District. Next Cash & Carry is a few hundred metres west.

Next Cash & Carry, Kado	2 min
Jabi Lake Mall	7 min
Banex & Wuse 2	10 min
Wuse Market	12 min
Gwarinpa	12 min
Maitama	15 min
Transcorp Hilton	17 min
Central Business District	18 min
Nnamdi Azikiwe Intl. Airport	40 min

Drive times are approximate and vary with traffic.



PROJECT FACTS

About The Building

DESCRIPTION

VALUE

Property type	Mixed use
Location	Abuja, Nigeria
Total site area	10,636.2 m²
Building area	5,988 m²
Levels	Basement + Ground + 9 floors
Basement parking	180 spaces
Site parking	53 spaces
Total parking	233 spaces

50+
LETTABLE
E SPACES

10
FLOOR +
BASEMENT

280
HOMES



HOW THE BUILDING WORKS

10 Floors, One Address

Retail at the base, offices and lettable space
above it, an amenity deck at the change of use,
and homes from level two upward



TYPICAL RESIDENTIAL FLOOR

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TYPICAL RESIDENTIAL FLOOR

AMENITY DECK · RESIDENCES · OFFICES

LETTABLE SPACE · STORES

RETAIL · STORES · RESTAURANT

BASEMENT PARKING

ARRIVAL

Park Once, Stay All Day



Basement parking plan — 180 bays, circulation and core

A full basement level takes the bulk of the parking underground and keeps the ground plane clear for shopfronts, the restaurant and pedestrian movement. Surface bays sit within the site boundary for short visits and deliveries.

PARKING

SPACES

Basement	180
Site / surface	53
Total	233



FLOOR PLAN

Ground floor — retail frontage, stores, restaurant and kitchen

The Street Floor

Fifteen lettable units face the street, backed by nine stores. A restaurant with its own kitchen anchors the corner and gives the address an evening life of its own.

ACCOMMODATION	QTY / AREA
Lettable spaces	15
Stores	9
Restaurant	142 m ²
Restaurant kitchen	73 m ²
Restaurant total	215 m²



Colour Legend

- Circulation
- Commercial Area
- Services

More Spaces to Trade

The first floor repeats the commercial logic of the ground with more space and more privacy: eighteen lettable units served by ten stores, reached from the main core and suited to showrooms, clinics, studios and offices.

ACCOMMODATION	QUANTITY
Lettable spaces	18
Stores	10
Total units	28

FLOOR PLAN
First floor — lettable spaces and stores



33 units
COMBINED LETTABLE
SPACES, GROUND AND FIRST

Colour Legend

- Circulation
- Commercial Area
- Services

LEVEL 02

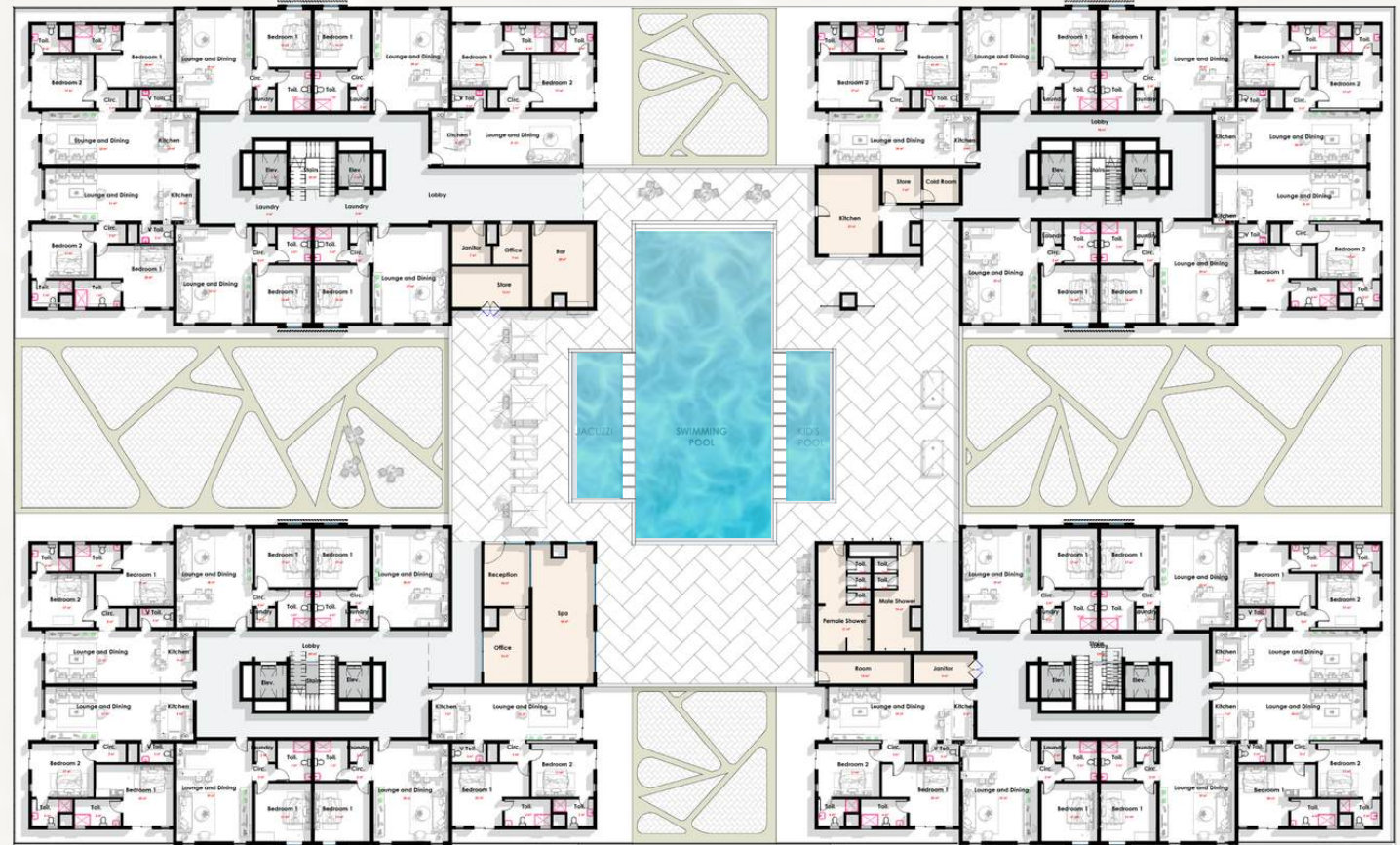
Everything Under One Roof

A pool of 335 m², a spa, a bar and a staffed reception, set on the floor where the shops end and the homes begin. Residents on this level step out of the front door into the amenity rather than travelling down to it.

ACCOMMODATION

Qty/Area

Pool	335m ²
Spa	44 m ²
Bar	25 m ²
Reception	14 m ²
Homes on this level	28







LEVEL 02

The Deck

Two floors of commerce give way to a 335 m² pool, a spa, a bar and a staffed reception. The first homes open directly onto this level, so residents step out of the front door and into the amenity rather than travelling down to it.

ON THIS FLOOR	QTY / AREA
Pool	335 m ²
Spa	44 m ²
Bar	25 m ²
Reception	14 m ²
Offices	Yes
2 bedroom	12 units
1 bedroom	16 units
Homes on level 02	28

AMENITIES

Everything Under One Roof



POOL DECK
335 m²



SPA
44 m²



BAR
25 m²



HOMES
1 & 2 bedroom



RESTAURANT
142 m² + 73 m²
kitchen



RECEPTION
14 m²



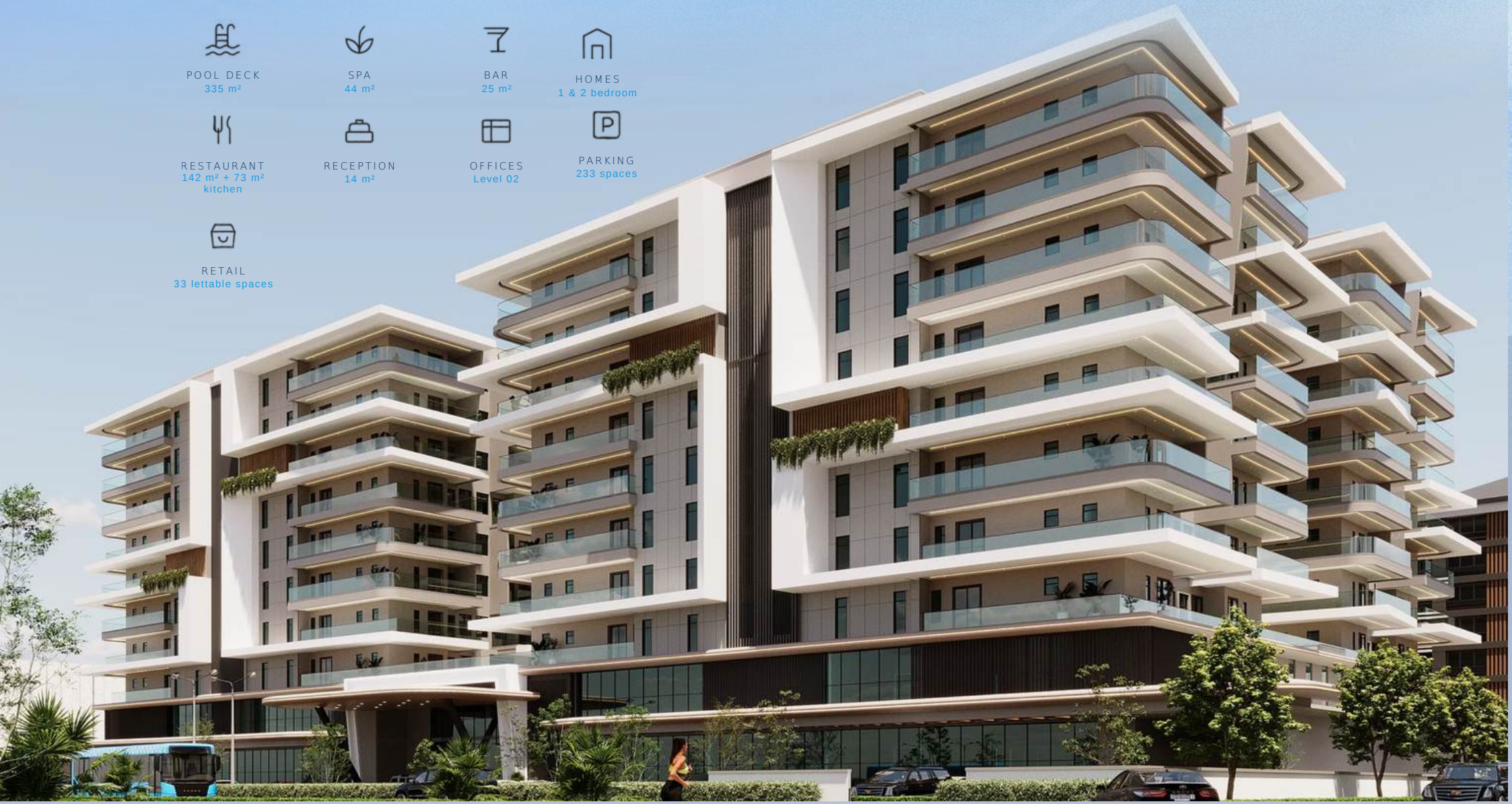
OFFICES
Level 02



PARKING
233 spaces



RETAIL
33 lettable spaces



THE RESIDENCES

Homes Above the Noise

One and two bedroom apartments from level two upward. Plans are held constant floor to floor so the building reads as one family of homes, with the upper two-bedroom type gaining a 32 m² balcony.

128

ONE BEDROOM

128

TWO BEDROOM,



UNIT TYPE

Two Bedroom

140m²
TOTAL UNIT AREA

SCHEDULE OF AREAS	M ²
Lounge / dining	34
Balcony	32
Bedroom 1	20
Bedroom 2	17
Kitchen	6
Toilets	3 no.
Total	140

Total includes three toilets, circulation and lobby. Typical on levels 03 to 10.



69_{m²}

TOTAL UNIT AREA

SCHEDULE OF AREAS

M²

Lounge / Dining/ Kitchen 39

Bedroom 1 17

Toilet 7

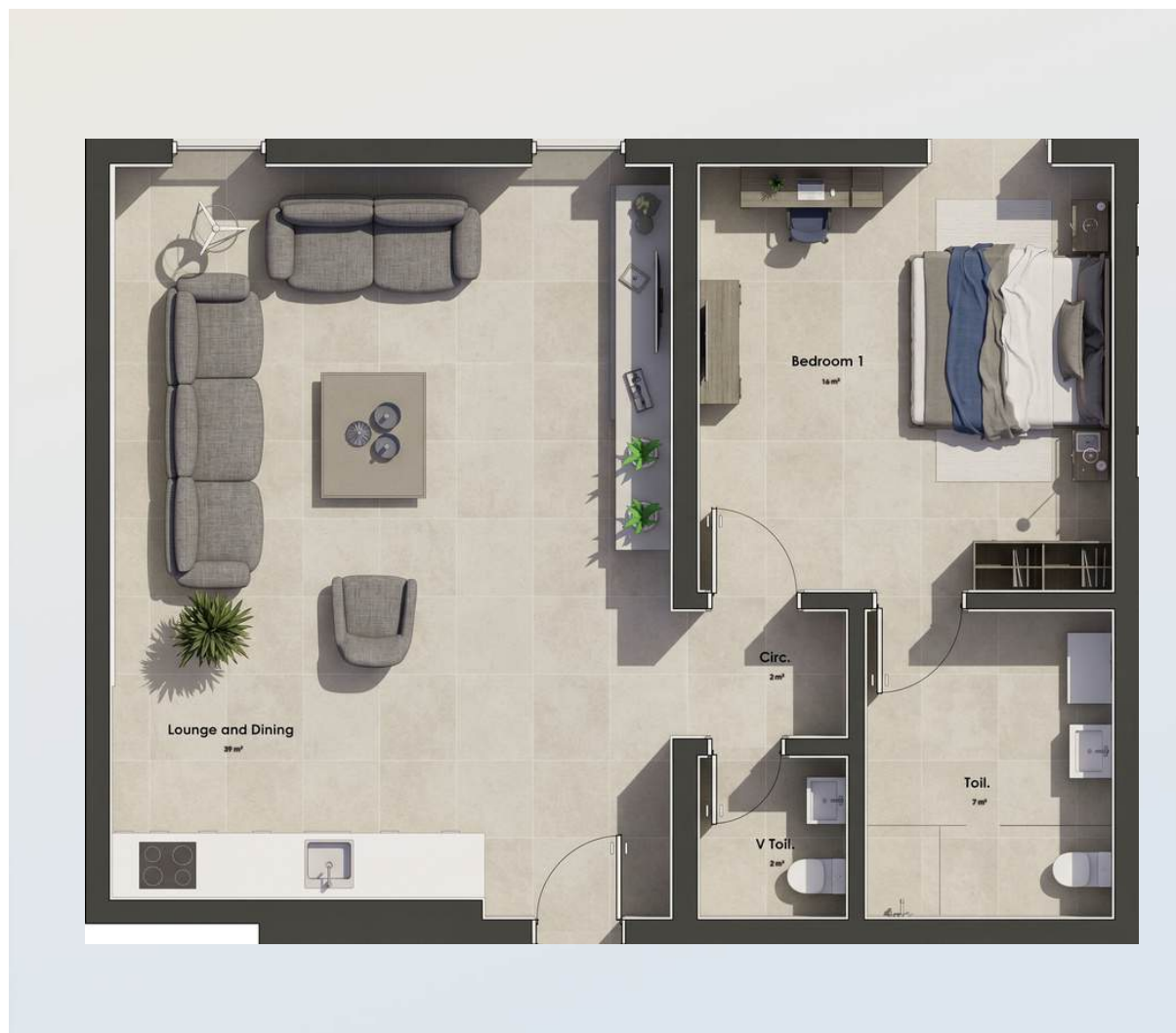
V. Toilet 2

Total 69



UNIT TYPE

One Bedroom





LEVELS 03 — 10

Seven Typical Floors

Levels three through ten repeat the same plan. Two bedroom homes has a floor area of 140 m².

One bedroom homes hold at 69 m²

UNIT TYPE	TOTAL AREA
2 bedroom	140 m ²
1 bedroom	69 m ²

Sky Rise — One Bedroom



Sky Rise — Two Bedroom



SPECIFICATION

Built to Last in This Climate

Materials chosen for heat, dust and daily use. Final schedule to be issued with the finishes drawings.

Porcelain floor tile



Timber veneer



Stone worktop



Aluminium & glazing



Paint finish



ENVELOPE

Shaded glazing, deep reveals and vertical fins to cut solar gain on the exposed elevations.

INTERIORS

Hard-wearing porcelain to living areas, joinery in warm timber, stone to kitchen worktops.

SERVICES

Standby power, water treatment and storage, lift core serving all levels from basement to roof



ABOUT THE DEVELOPER

With us Nothing is Impossible

Unibuildro Construction Ltd is a construction and real estate company delivering residential, commercial and mixed-use developments. The practice covers the full arc of a project, from design and documentation through construction to handover.

Sky Rise continues that work: a single building asked to hold shops, a restaurant, offices, an amenity deck and homes, and to do each of them properly.



SKY RISE

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