

THE CLINTON CASTLES

Luxury Castles by the Villa

WELCOME



Navy Holdings Nigeria Limited in collaboration with EL-SALEM Homes International presents: The Clinton Castles, a real estate initiative.

A true masterpiece gracing the dynamic cityscape of Abuja, embracing modernity with a captivating flair. This architectural gem stands as a monumental testament to luxury living, set amidst the serene embrace of nature and positioned within the illustrious heart of the city.

We proudly present a residence that transcends time, a sanctuary meticulously crafted to harmonise with the opulent Abuja lifestyle.

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ABOUT THE CLINTON CASTLES

You have worked hard to get to the top of your career and deserve a home of peace and honour. Now, step into The Clinton Castles, purpose-built monumental luxury homes that tell your success story to generations. Dwell in this world of maximum luxury where nature and technology deliver peace of mind to you.

The Clinton Castles are symbols of true success. They are luxury monuments built to last. Some call them Presidential Homes, others call them Kings' Palaces. Each home is a monumental architectural masterpiece designed to be passed from generation to generation. They are timeless investments of inestimable value that will tell your future descendants that you came, you fought and you conquered.

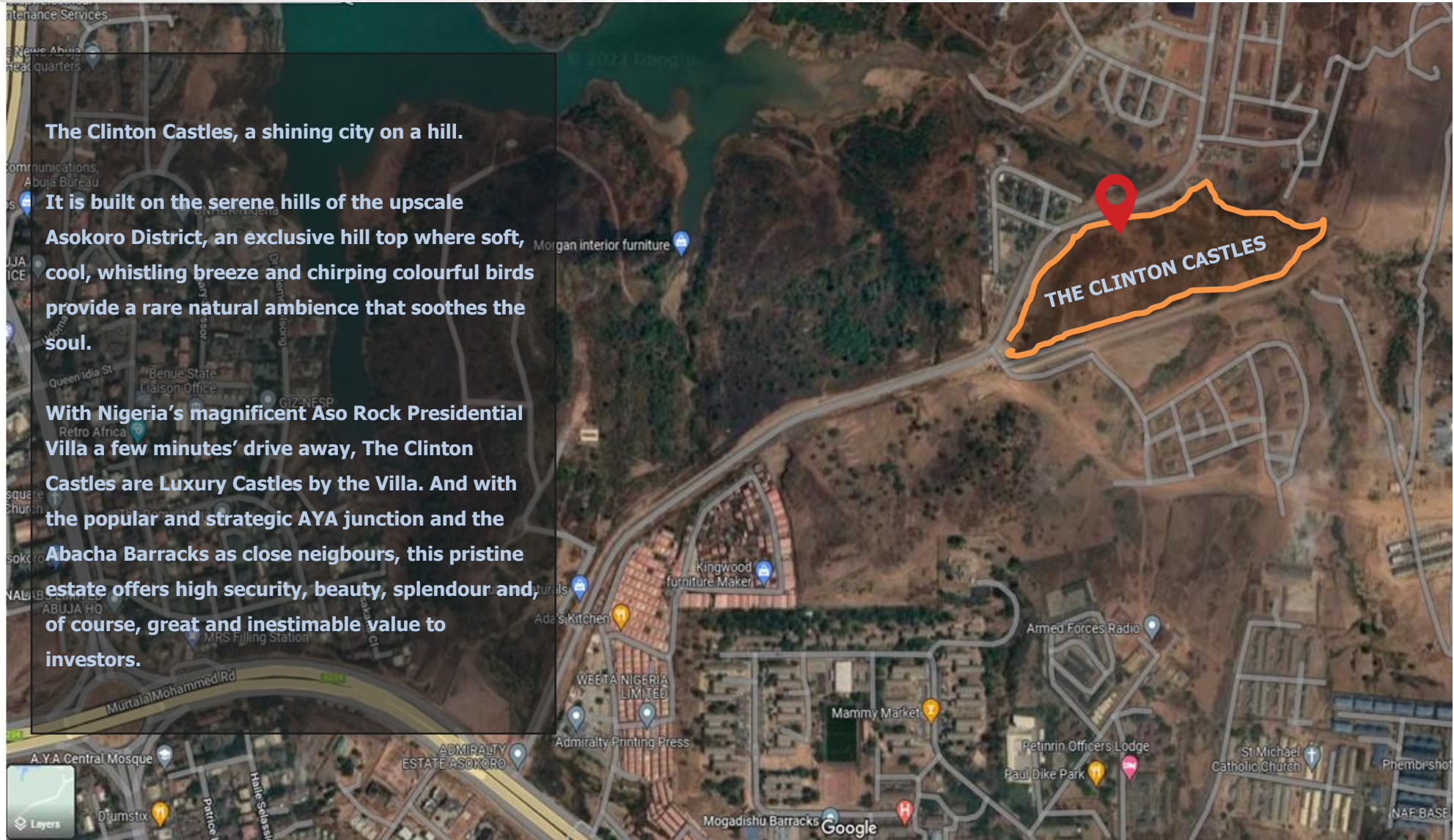
The Clinton Castles is an estate development of high luxury 4 bedroom duplex homes, each with attached Maid Room / BQ or Drivers' Quarters. The homes are utterly spellbinding in their appeal.

A PERFECT LOCATION

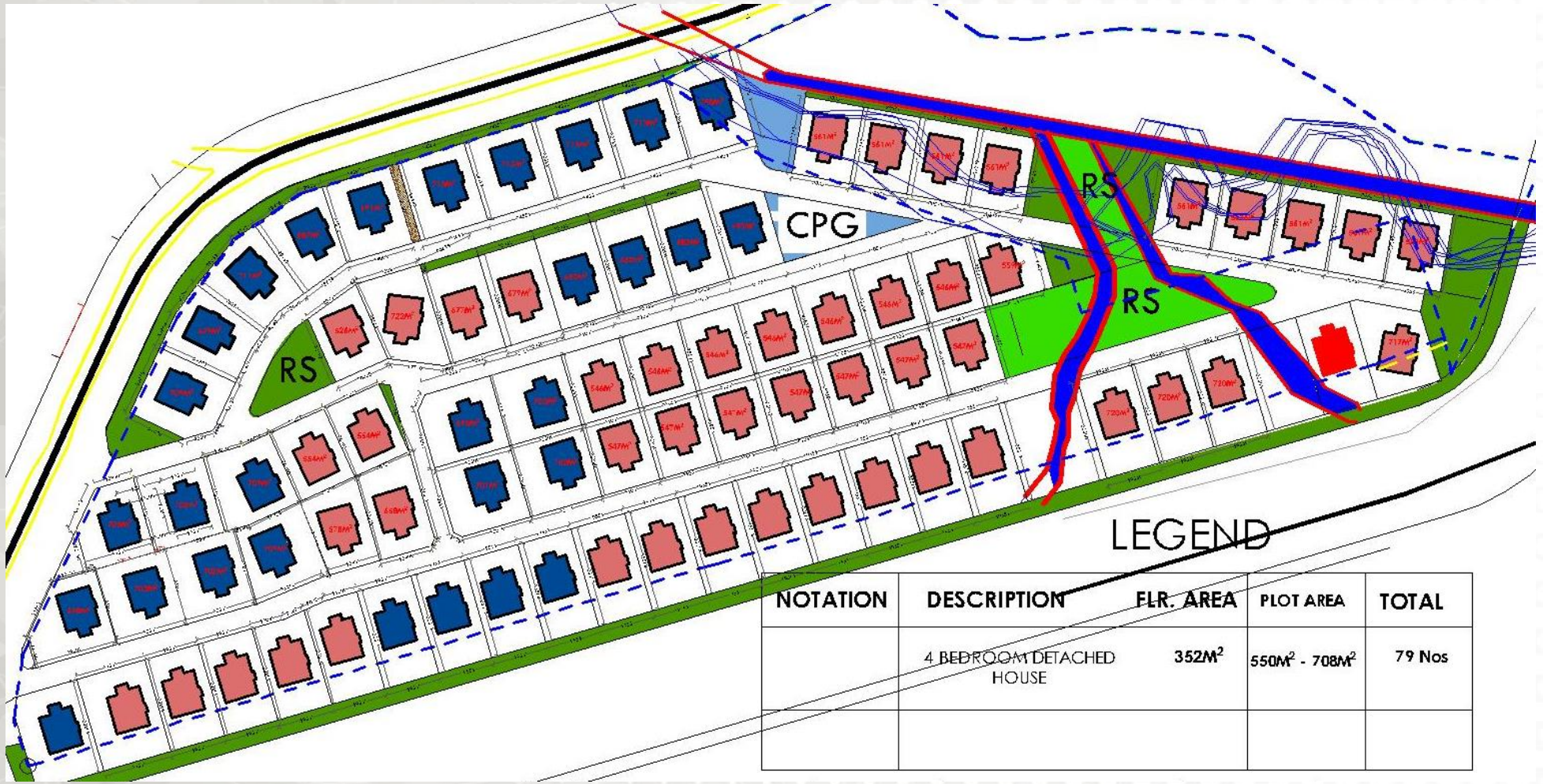
The Clinton Castles, a shining city on a hill.

It is built on the serene hills of the upscale Asokoro District, an exclusive hill top where soft, cool, whistling breeze and chirping colourful birds provide a rare natural ambience that soothes the soul.

With Nigeria's magnificent Aso Rock Presidential Villa a few minutes' drive away, The Clinton Castles are Luxury Castles by the Villa. And with the popular and strategic AYA junction and the Abacha Barracks as close neighbours, this pristine estate offers high security, beauty, splendour and, of course, great and inestimable value to investors.



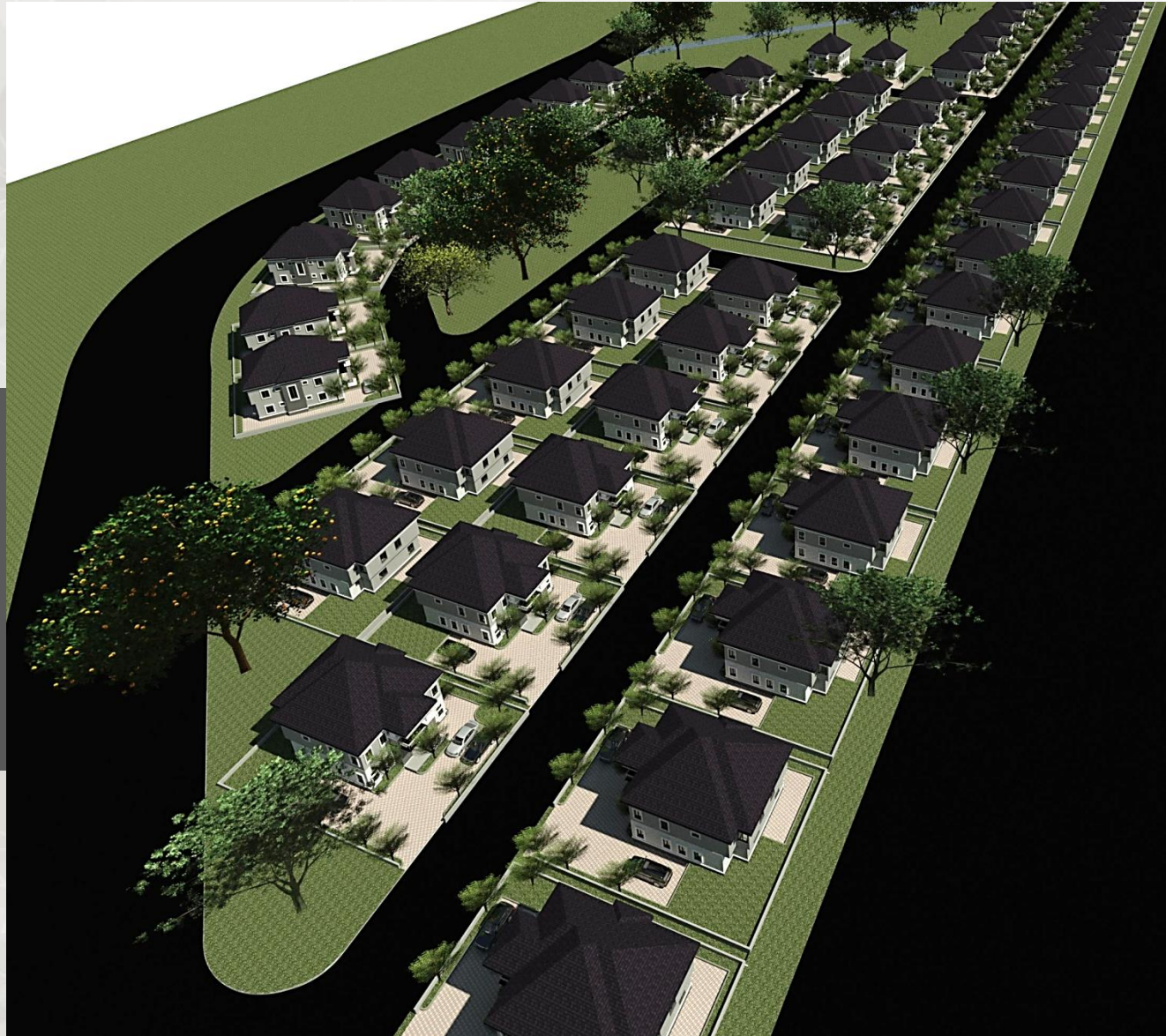
THE SITE LAYOUT



LEGEND

NOTATION	DESCRIPTION	FLR. AREA	PLOT AREA	TOTAL
	4 BEDROOM DETACHED HOUSE	352M ²	550M ² - 708M ²	79 Nos

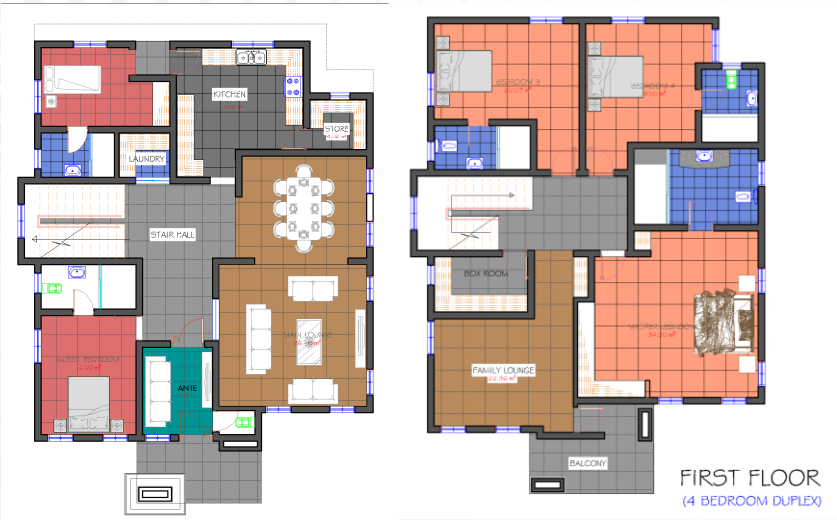
THE SITE LAYOUT





4 BEDROOM VILLA CASTLE

The 4 bedroom with an attached Bq/Maids quarters is built on 236sqm and about 550M2 plot area. It offers a dazzling array of 4 spacious bedrooms all en-suite complemented by lounges on all floors, flexible spaces for a variety of functions such as a study or cinema areas, 1 additional servant quarters and a delightful terrace that overlooks the awe-inspiring scenery





EXTERIOR

Park your car on any spot on the ample parking lot in your home. Step out on the well landscaped premises and be captivated by the well-tarred access roads, beautiful estate flowers, well-landscaped environment, solar powered street lights, excellent security network, street CCTV system, children play ground, the sports and recreation center.

Note the designer-swimming pools in some homes as you walk on the multi-colour interlocking tiles to the automatic access gate of your expansive home. Pass through the stamp concrete compound floor and access your high security door which comes with security features that deliver safety and peace of mind to you.

Now, get inside this smart home and pleasantly encounter an opulence that will make a king gush with pleasure.



INTERIOR SPACE

Once inside this smart edifice, savour the glittering marble floors and the unique POP ceiling.

In the beautiful indoor cinema / family lounge, enjoy the fiber internet access connection to every part of your home and the alternative power supply that guarantees uninterrupted electricity supply.

Relish in the beauty of the well-designed and fully fitted kitchen and rooms.

Open some windows and feel the soft caress of the Asokoro hillside breeze on your face. Hear the distant purring of colourful birds, assuring you that in this unique home, nature will be at peace with you.

Calmly take joyful note of other features of high luxury in and outside this great home. All pay homage to your success.

Dwell in this luxury. You earned it. Spoil yourself for life. You deserve it.

You are in The Clinton Castles, a lasting reward for your success.

LOUNGE AREA



OUR UNIQUE INTERIOR SPACES





KITCHEN INTERIOR

CONVINIENCE





BEAUTIFUL & HEALTHFUL LANDSCAPING

The **Clinton Castles** is built to provide not only priceless luxury homes but a healthy environment. Painstaking care was taken to design soul-lifting captivating landscaping featuring different species of beautiful flowers and plants.

Flowers promote good health. They reduce stress and depression. Their fragrance and beauty generate joy and peace in the hearts of humans. Flowers promote peace, joy and good health.

The **Clinton Castles** is submerged in a beautiful world of flowers. It is a haven of the most beautiful flowers and plants nature has to offer.

In **The Clinton Castles**, you are living in an environment thoughtfully planned to fight stress and depression while promoting joy and healthy living

ESTATE AMENITIES AND INFRASTRUCTURE



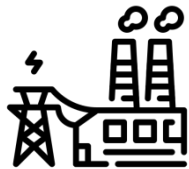
Recreational Center:



Sport/Gym Center



Children Play Ground



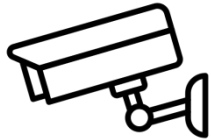
Alternative Power Plan



Fibre Internet Connection



Well Tarred Access Road



Street Cctv System



Excellent Security



Central Water Plan

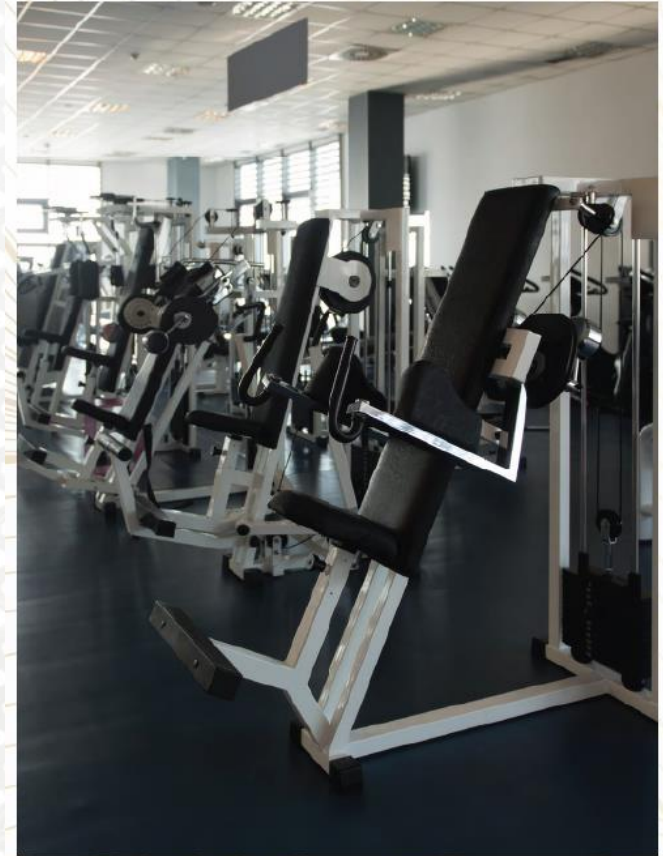
SAFE & SECURE ENVIRONMENT

Recognizing that a safe and secure environment is one of the most important values a residential setting should have, we have carefully addressed this concern by providing both physical and technology driven solutions in addition to the military presence in the navy town to mitigate any breach.

We have 24 hours CCTV surveillance, access control systems, experienced uniformed security guards and a perimeter electric fence wire to wade off intruders.



GYM/ SPORT FACILITY

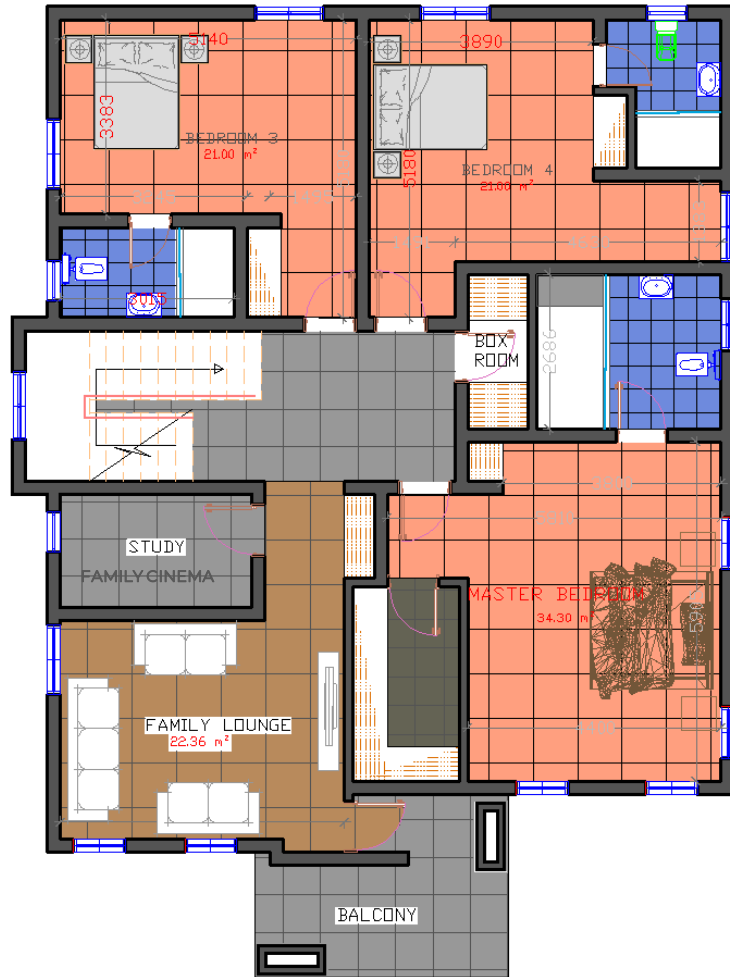


...keeps the doctor away. Start your day right in our state of the art gym, with trained professionals to guide you. Get refreshed and energized during morning runs in a vast scenery; from the rise of the sun to the slight rustle of the wind against your skin.



GROUND FLOOR PLAN

□ ANTE	8M ²
□ LIVING ROOM	26M ²
□ DINING	16M ²
□ GUEST ROOM	14M ²
□ STAIRWAY / LOBBY	13M ²
□ KITCHEN	18M ²
□ LAUDRY	3M ²
□ STORE	4M ²
□ MAIDS ROOM/ATTACHED BQ	26M ²



FIRST FLOOR PLAN
(4 BEDROOM DUPLEX)

UPPER FLOOR PLAN

❑ MASTER BEDROOM	34M ²
❑ MASTER CONVINIENCE	9M ²
❑ FAMILY LOUNGE	22M ²
❑ BEDROOM 3	20M ²
❑ BEDROOM 4	19M ²
❑ STAIRWAY / LOBBY	9M ²
❑ BOX ROOM	1.7M ²
❑ FAMILY CINEMA / STUDY	6M ²
❑ TYPICAL CONVINIENCE	6M ²
❑ BALCONY	10M ²



THE DEVELOPER

- El-Salem Nigeria Limited incorporated in 1997 as a Real Estate Investment Company to provide housing for Nigerians.
- Our operational areas include:
 - ❑ Real Estate and Infrastructure Development
 - ❑ Mass/Affordable Housing Development
 - ❑ Mortgage Intermediation
 - ❑ Facility Management.
- El-Salem Nigeria Ltd has been an active player in the housing market in Nigeria. The company has provided shelter to Nigerians by utilizing various government initiatives and programs in the housing sector.

OUR MOST NOTABLE PROJECTS



DR. SAM NUJOMA HOUSING ESTATE



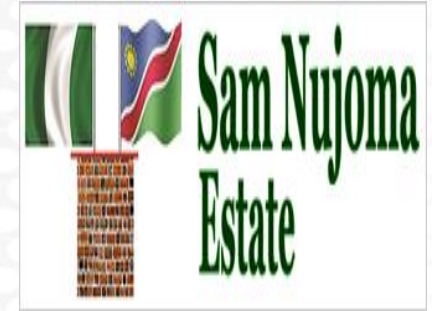
CO-OPERATIVE CITY GARDENS ESTATE



JUBILEE FLATS AND TERRACES



OUR STRATEGIC PARTNERS



MEMBERSHIP



THE CLINTON CASTLES

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