



THALIA

R E S I D E N C E

PREMIUM TERRACE HOUSES & APARTMENTS



A DEVELOPMENT BY EDNON

Contents

THE THALIA RESIDENCE

THE FEATURES

4-BEDROOM TERRACE HOUSES

3-BEDROOM APARTMENTS

THE LOCATION

WHY YOU SHOULD INVEST

ABOUT THE DEVELOPER

A DEVELOPMENT BY EDNON



THALIA

R E S I D E N C E

PREMIUM TERRACE HOUSES & APARTMENTS





A DEVELOPMENT BY EDNON

Thalia Residence

Welcome to Thalia Residence, a premium real estate development that redefines modern living with a perfect blend of comfort and convenience. Nestled in a prime area of Katampe District of Abuja, Thalia Residence offers a harmonious mix of 4-bedroom terrace houses and 3-bedroom apartments, each thoughtfully designed to cater to your unique lifestyle needs.

Thalia Residence is more than just a development; it's a vibrant community that fosters a sense of belonging and celebrates the beauty of modern living. With a reputable track record of delivering exceptional projects, Ednon will ensure that you'll experience the highest standard of craftsmanship and attention to detail.





A DEVELOPMENT BY EDNON



SMART HOME SYSTEM READY



24|7 SAFETY & SECURITY SYSTEM



24|7 POWER & ENERGY EFFICIENCY SYSTEM

The Features

Beyond the comfort of your home, Thalia Residence will offer an array of exceptional amenities to enhance and enrich your overall living experience. The estate will be equipped with modern surveillance systems and round-the-clock security personnel, giving you peace of mind to enjoy the joys of living to the fullest. With increasing awareness of environmental concerns, Thalia Residence will incorporate eco-friendly features and green initiatives to promote sustainability and energy efficiency, among other unique features





A DEVELOPMENT BY EDNON

4-Bedroom Terrace House

These houses are designed for families seeking comfortable living space and contemporary lifestyle. The terrace houses typically include four well-appointed bedrooms, providing enough space for family members or guests. The layout is thoughtfully designed to optimize space and ensure a harmonious living environment. It also comes integrated with a dedicated maid's room so that you can effortlessly manage your household while offering a comfortable living space for your domestic staff.



4

BEDROOMS



2

LIVING ROOM



5

BATHROOMS



1

MAID'S ROOM



2+

CAR PARKING





A DEVELOPMENT BY EDNON



BEDROOMS



LIVING ROOM



BATHROOMS



MAID'S ROOM



CAR PARKING

GROUND FLOOR PLAN

LIVING ROOM

DINING AREA

GUEST TOILET

KITCHEN

FOOD PANTRY | STORE

MAID'S ROOM

BACKYARD TERRACE







A DEVELOPMENT BY EDNON



4

BEDROOMS



2

LIVING ROOM



5

BATHROOMS



1

MAID'S ROOM



2+

CAR PARKING

FIRST FLOOR PLAN

FAMILY LOUNGE

FIRST BEDROOM

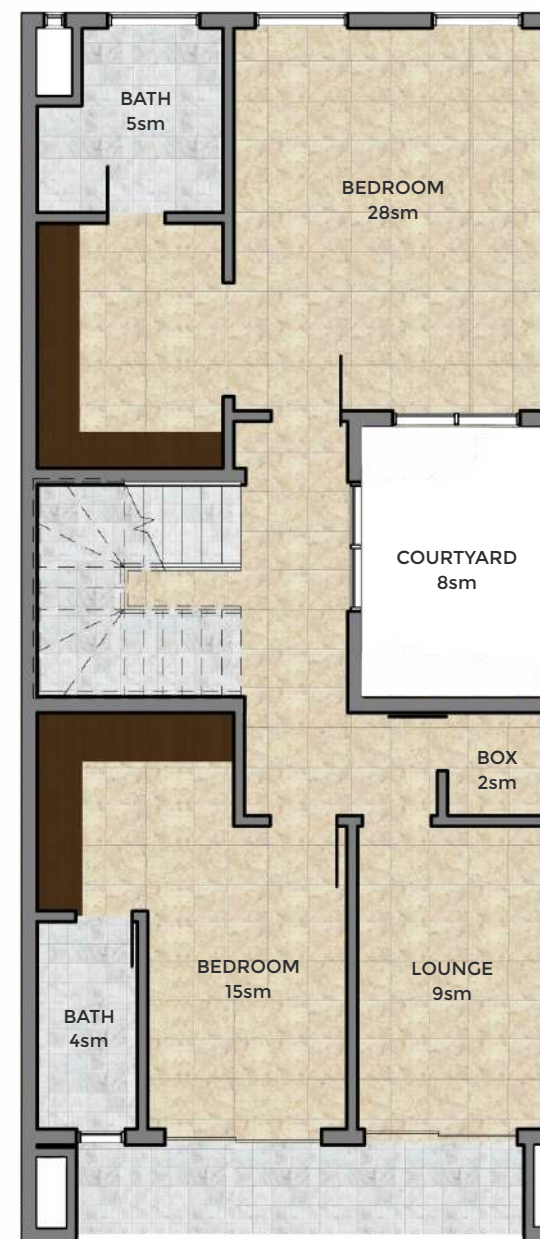
SECOND BEDROOM

BOX ROOM

LOBBY

COURT YARD

FRONT BALCONY







A DEVELOPMENT BY EDNON



4

BEDROOMS



2

LIVING ROOM



5

BATHROOMS



1

MAID'S ROOM



2+

CAR PARKING

SECOND FLOOR PLAN

MASTER'S BEDROOM

MASTER'S WALK-IN-CLOSET

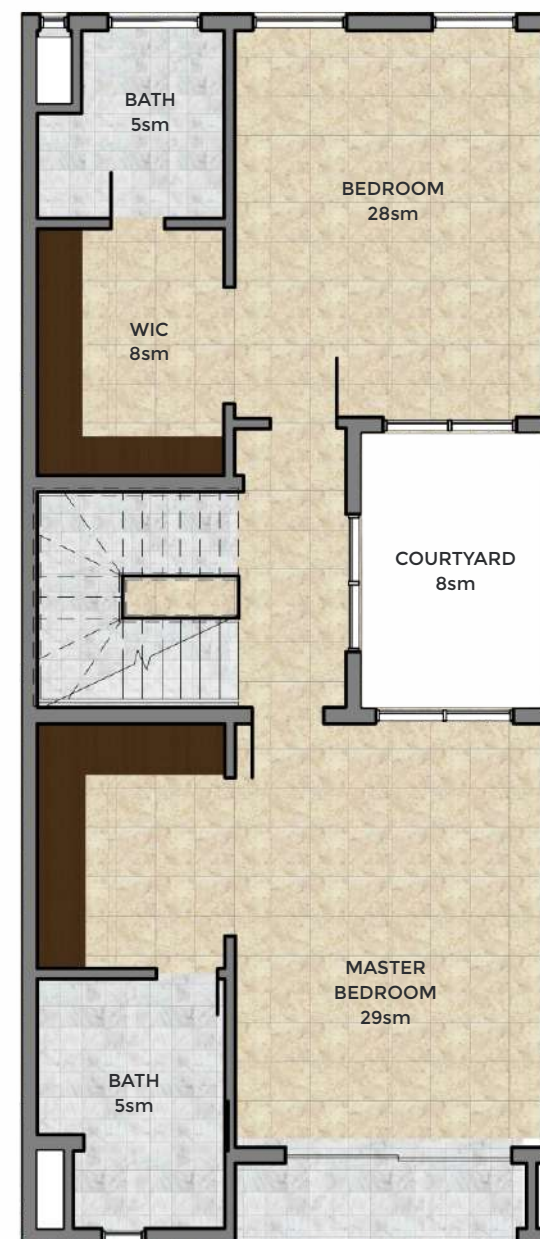
MADAM'S BEDROOM

MADAM'S WALK-IN-CLOSET

LOBBY

COURTYARD VOID

FRONT BALCONY







A DEVELOPMENT BY EDNON

3-Bedroom Apartment

For those seeking a more urban living experience, our spacious 3-bedroom apartments are designed to provide a sophisticated and comfortable lifestyle. Emphasizing both aesthetics and functionality, these apartments offer the flexibility and convenience that young professionals and families desire, all within a secure and nurturing environment. One distinct feature of our apartments is the inclusion of a maid's room which offers flexibility and convenience for residents who require assistance with household chores or prefer live-in help.



3

BEDROOMS



1

LIVING ROOM



4

BATHROOMS



1

MAID'S ROOM



2+

CAR PARKING





A DEVELOPMENT BY EDNON

FLOOR PLAN

LIVING ROOM	COURTYARD
DINING AREA	LOBBY
GUEST TOILET	BOX ROOM
KITCHEN	FOYER
FOOD PANTRY	MASTER'S BEDROOM
MAID'S ROOM	FIRST BEDROOM
BACKYARD TERRACE	SECOND BEDROOM



3
BEDROOMS



1
LIVING ROOM



4
BATHROOMS



1
MAID'S ROOM



2+
CAR PARKING







A DEVELOPMENT BY EDNON

The Location

The Thalia real estate development is strategically situated within the highly-sought-after Katampe District, Abuja. It offers easy access to essential amenities, transportation links, schools, hospitals, and other notable areas within Abuja including Maitama, Wuse, Central Business District, Garki and Gwarimpa. The prime location ensures convenience and a high quality of life for its residents.

Proximities

Nnamdi Azikiwe International Airport	25 mins
Jabi Lake Mall & Novare Shopping Mall Wuse	8mins
Central Business District	8mins
Maitama and Wuse Districts	3mins





A DEVELOPMENT BY EDNON

Why You Should Invest

Investing in Abuja real estate development offers a range of compelling reasons that make it an attractive option for investors. The Katampe district of Abuja has experienced significant growth and development over the years, with a rapid surge in young vibrant population and young families, making it a prime destination for real estate investment. This has created a steady demand for rental properties. Real estate investors can benefit from high rental yields and stable rental income by catering to this specific demographic. As economic activities flourish, the demand for both residential and commercial properties is likely to grow, providing excellent investment opportunities. Abuja serves as an economic hub in Nigeria, attracting businesses and investment from various industries. Hence there is always a rapid growth in value for Abuja properties and this guarantees high return on investments of investors.





A DEVELOPMENT BY EDNON

EDNON

REAL ESTATE | LIFESTYLE | INVESTMENTS

Ednon Shelter Nigeria Limited is a reputable and dynamic real estate development company based in Abuja, Nigeria. With a strong focus on quality, innovation, and customer satisfaction, Ednon has earned a distinguished position in the industry. Specializing in residential and commercial projects, the company is committed to delivering premium properties that reflect modern aesthetics, functionality, and sustainability. With a track record of successful developments, Ednon combines extensive expertise with a deep understanding of Abuja's real estate market, ensuring that their projects meet the highest standards and cater to the evolving needs of investors and homeowners alike. Guided by a visionary leadership team, Ednon continues to play a pivotal role in shaping the city's landscape and contributing to its growth as a premier real estate destination.



THALIA

R E S I D E N C E

CONTACT US

SUITE 23 VICBALKON TOWERS
92 BIMBO AKINTOLA STREET, UTAKO, ABUJA
+234 8134561518
INFO@EDNON.NG | WWW.EDNON.NG
f @ EDNONSHELTER

