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A DEVELOPMENT BY EDNON



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EDNON SHELTER NIGERIA LIMITED

SUITE 23 VICBALKON TOWERS | 92 BIMBO AKINTOLA STREET | UTAKO, ABUJA, NIGERIA

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DISCOVER

Aaos Residence

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About the company

ATTENTION TO EVERY DETAIL



A Distinct Lifestyle

Welcome to Aaos Residence, where sophistication and comfort come together in an exclusive community. Our beautifully crafted homes showcase the perfect blend of modern elegance and classic refinement. Each residence offers high-end finishes, spacious interiors, and top-tier amenities, ensuring a lifestyle of unrivaled comfort and luxury.

Aaos Residence presents a balanced selection of 4-bedroom terrace houses and 4-bedroom semi detached duplexes, each carefully designed to meet the diverse needs of your lifestyle.



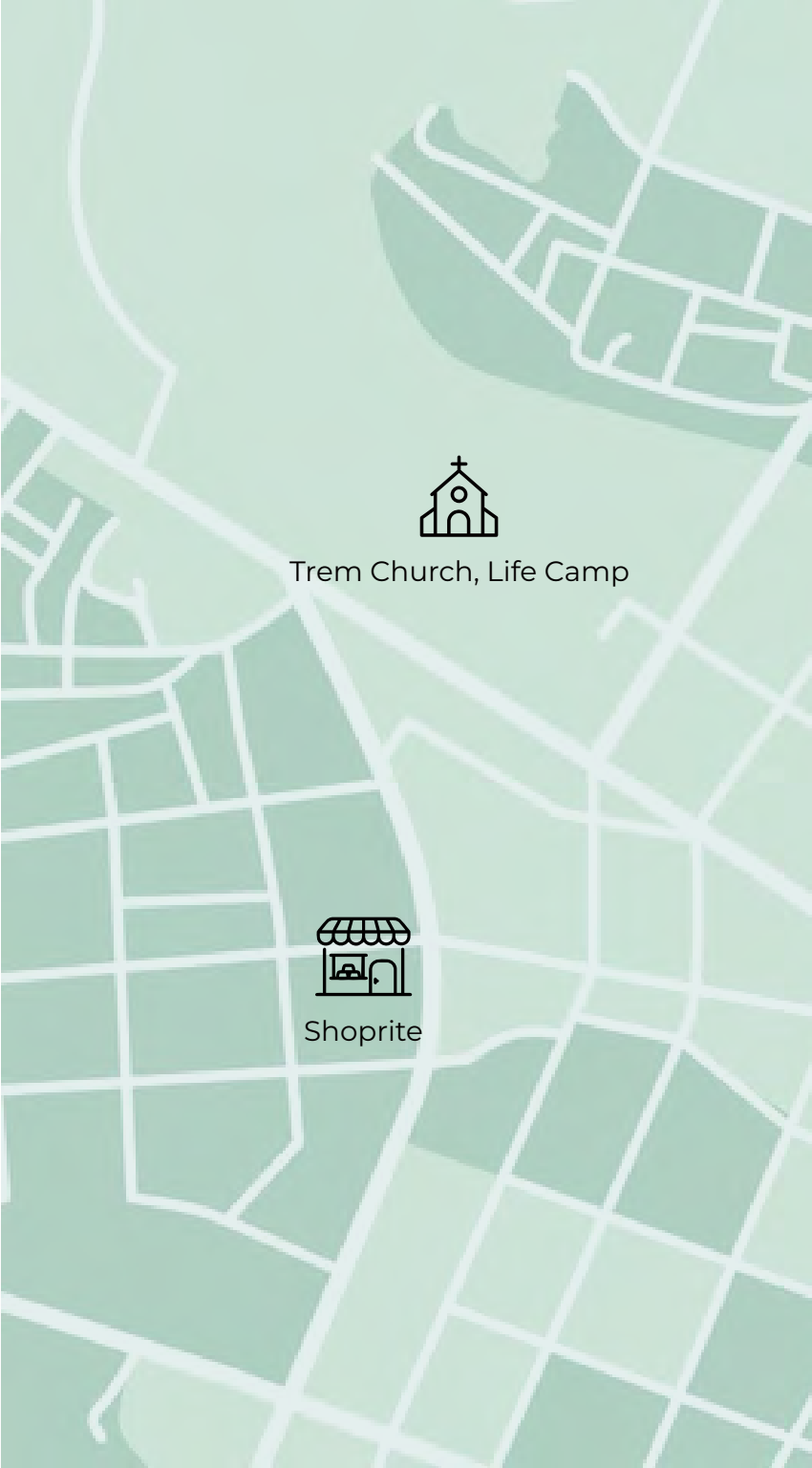


Plot 176 CAD Zone C04 Dape District, Abuja.

Discover the perfect harmony of sophistication and exclusivity in the heart of Dape District! Set amidst lush surroundings and just minutes from the city’s vibrant core, Aaos Residence offers more than just a home—it’s a lifestyle defined by elegance, tranquility, and convenience.

Accessibility:

International Airport	30mins
Jabi Lake Mall	10mins
Central Business District	15mins
Central Mosque	15mins
Nizamiye Hospital	5mins





The Apostolic Church



Julius Berger, Life Camp



Dape Police Station

Aaos Residence Dape District



Adizaba Montessori



An Noor Mosque



Nizamiye Hospital



Estate Amenities

Aaos Residence extends beyond the comfort of your home, offering an array of exceptional amenities that elevate and enrich your lifestyle. With cutting-edge surveillance systems and 24/7 security, you'll have peace of mind to fully embrace every moment. As part of its commitment to environmental sustainability, Aaos Residence will incorporate eco-friendly designs and green initiatives, ensuring energy efficiency and a more sustainable way of living, along with other unique features tailored to enhance your experience.



Access road



Water reservoirs



24hrs CCTV Surveillance



Ample Parking Space



Recreational Areas





Site Layout

Dape District, FCT, Abuja

S/N	HOUSE TYPE	NO. OF UNITS
	4 bedroom Terrace + Maid’s Room	10
	4 bedroom Semi Detached Duplex + Maid’s Room	3
TOTAL UNITS		13
TOTAL AREA		873.5 sqm





4-Bedroom Terrace

Aoos Residence is crafted for families in search of spacious comfort and contemporary living. The terrace houses offer four well-sized bedrooms, providing plenty of room for both family members and guests. The intelligently designed layout maximizes space, ensuring a balanced and harmonious living experience that meets the needs of modern families.

Additionally, each home includes a dedicated maid's room, making household management effortless while offering a comfortable living area for your domestic staff.



Ground Floor Plan

Living room & Dining	52m ²
Kitchen	22m ²
Maids Room	8m ²
Toilet	3m ²
Visitor's Toilet	3m ²
Foyer	4m ²
Entrance Porch	4m ²





First Floor Plan

Bedroom 1	23m ²
Bedroom 2	22m ²
Bedroom 3	25m ²
Toilet 1	2m ²
Toilet 2	2m ²
Toilet 3	7m ²
Lounge	12m ²
Stair hall	8m ²
Balcony	5m ²

Second Floor Plan

Master Bedroom	35m ²
Walk-in Closet	9m ²
Bathroom	10m ²
Madam's Bedroom	25m ²
Bathroom	7m ²
Kitchenette	19m ²
Stair Hall	8m ²
Balcony	5m ²



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4-Bedroom Semi Detached Duplex

Aoos Residence is designed for families seeking the ultimate in spacious comfort and modern luxury. The 4-bedroom semi detached duplex offers expansive living areas and generously sized bedrooms, perfect for accommodating family members and guests. With a layout meticulously crafted to optimize space and ensure a seamless flow throughout, this home provides a harmonious and elegant living environment.

Each semi detached duplex also includes a dedicated maid's room, allowing for effortless household management while ensuring comfortable accommodations for your domestic staff.



Ground Floor Plan

Living room	41m ²
Kitchen	31m ²
Store	6m ²
Maids Room	10m ²
Toilet	3m ²
Visitor's Toilet	2m ²
Stair Hall	18m ²
Foyer	5m ²
Entrance Porch	4m ²
Veranda	3m ²





First Floor Plan

Madam's Bedroom	22m ²
Walk-in Closet	10m ²
Bathroom	8m ²
Bedroom 1	21m ²
Closet	5m ²
Bedroom 2	16m ²
Toilet 1	4m ²
Toilet 2	4m ²
Family Lounge	17m ²
Stair hall	26m ²
Lobby	4m ²
Balcony	5m ²

Second Floor Plan

Master Bedroom	32m ²
Walk-in Closet	15m ²
Bathroom	8m ²
Box Room	15m ²
Kitchenette	19m ²
Stair Hall	27m ²
Private Lounge	20m ²
Entrance Porch	4m ²
Veranda	3m ²



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The Advantage: A smart Investment

AOOS Residence features premium homes that are the perfect blend of modern design and timeless sophistication. With top-tier amenities and meticulously designed living spaces, this exclusive community offers more than just a place to call home—it presents a smart, long-term investment opportunity.

Whether you're looking for a family residence or a property with high growth potential, AOOS Residence ensures value that appreciates over time. Secure your place in this elite development today and watch your investment flourish for years to come!





About Us: The Developer

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.





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