



OASIS GROVE · KUJE

Abuja FCT Q1 | Q2 | Q3 | Q4 | 2026

40-Unit Residential Estate Launch • April 2026

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REAL ESTATE INTELLIGENCE

Project at a Glance

OASIS Real Estate has launched **Oasis Grove Kuje**, a **40-unit** gated residential estate on **3.8 hectares** along the Kuje-Airport corridor in Abuja's Federal Capital Territory. The development responds to growing mid-tier demand as the FCT extends its commuter belt south-west following the Outer Southern Expressway and N16 interchange upgrades.

The scheme delivers **18 two-bedroom terraces**, **14 three-bedroom semi-detached houses**, and **8 four-bedroom detached homes**, all titled with a C-of-O-backed serviced layout. Amenities include a clubhouse, a 25-m swimming pool, a children's play park, 24-hour CCTV security, 100 % solar backup to communal lighting, treated borehole water and buried fibre internet.

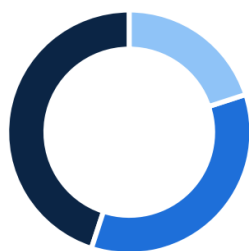
Construction will run over an **18-month programme** from Q2 2026 to Q4 2027, with the first 20 units scheduled for handover in Q2 2027. Pricing opens from **₦62 m** for a two-bedroom terrace, with off-plan payment plans of up to 18 months available to verified buyers.

Fast Facts

	Q1 2026	Change YoY
Total Units	40	
Land Area	3.8 hectares	
Starting Price	₦62 m (2-bed)	
Top Price	₦185 m (4-bed)	
Build Period	18 months	
First Handover	Q2 2027	
Title	C-of-O (FCT)	

Unit Mix

40 homes across three typologies



■ 2-Bed Terrace ×18	45 %
■ 3-Bed Semi ×14	35 %
■ 4-Bed Detached ×8	20 %

Location & Connectivity

drive times from Oasis Grove (off-peak)

● Nnamdi Azikiwe Intl Airport	12 min
● Kuje Town Centre	8 min
● Gwagwalada General Hospital	22 min
● Central Business District	32 min
● Lugbe Bus Terminal	18 min
● Bill & Melinda Gates School	14 min



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Estate Amenities

delivered at handover

Clubhouse

Members-only lounge, gym, co-working nook

Swimming Pool

25 m saltwater pool + paddling pool

Play Park

Age-graded children's play equipment

Security

24/7 manned gatehouse + CCTV

Power

100 % solar common area backup

Water

Treated borehole + 50,000 L reserve

Connectivity

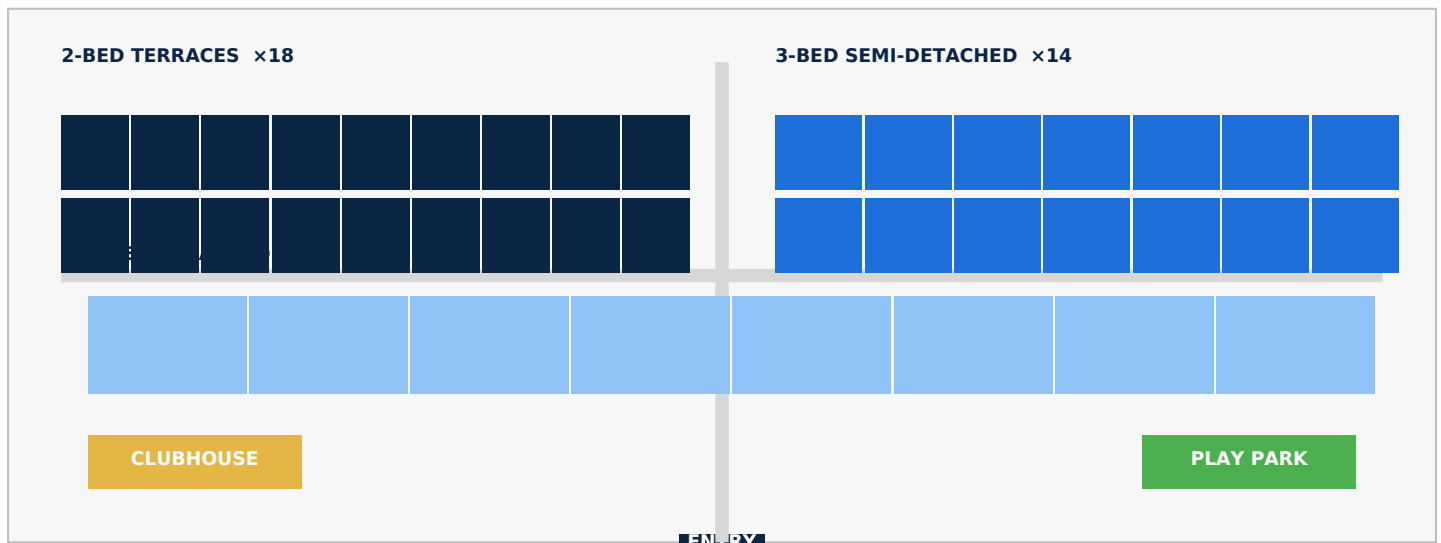
Buried fibre (1 Gbps ready)

Waste Management

Central collection + recycling point

Site Plan

schematic layout — not to scale





PRICING & TIMELINE

Oasis Grove • Kuje **Q1** | Q2 | Q3 | Q4 | 2026

Unit Pricing, Payment Plans, Delivery Schedule

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Pricing Schedule

list prices and early-bird discounts (–8 %)

Unit Type	Area	Qty	List Price	Early-Bird (–8 %)
2-Bed Terrace	82 sqm	18	₦62,000,000	₦57,040,000
3-Bed Semi-Detached	145 sqm	14	₦118,000,000	₦108,560,000
4-Bed Detached	210 sqm	8	₦185,000,000	₦170,200,000

Payment Plans

available to verified buyers via OASIS Sales Desk

Outright (–8 %)	100 % on signing	<i>Lowest price; fastest allocation</i>
6-month plan (–3 %)	40 / 30 / 30 over 6 months	<i>No interest; priority selection</i>
12-month plan	25 % initial • equal monthly	<i>No interest; standard allocation</i>
18-month plan (+3 %)	20 % initial • equal monthly	<i>Small premium; extended runway</i>



PRICING & TIMELINE

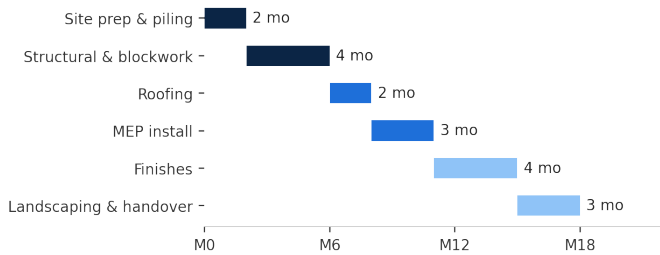
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Unit Pricing, Payment Plans, Delivery Schedule

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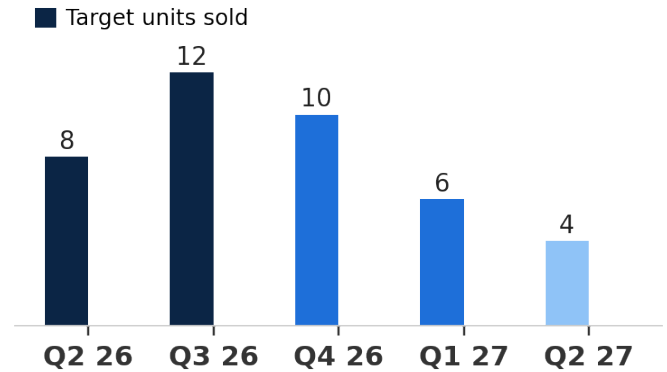
Construction Timeline

18-month programme, monthly basis



Target Sales Velocity

projected units sold per quarter



Why Kuje?

five reasons buyers are choosing this corridor

- Capital appreciation** Kuje land appreciated ~24 % CAGR over the last 3 years
- Airport proximity** 12-minute drive to Nnamdi Azikiwe Intl Airport
- Commuter belt** N16 interchange cuts CBD commute to ~32 min
- Supply discipline** Limited Grade-A stock — <300 units under construction
- Title certainty** Full C-of-O (FCT) with AGIS re-certification

Sales & Enquiries

OASIS Sales Desk — Oasis Grove Kuje

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EARLY-BIRD UNTIL 31 MAY

business@oasisrealestatedev

+234 (0) 816 283 1863

NIGERIA OFFICE

Berger, Round About,
Central District Area,
Wuse, FCT, Abuja, Nigeria

EUROPE OFFICE

Warschauer Platz 11-13,
Berlin, Germany
+49 152 2470 7585