



**Fontainebleau
Partners Limited**

Investment | Construction | Real Estate

Helping families live better lives via
bespoke designs & thrilling landscapes

INTRODUCING

NörrenMetropolis

A suburban wonderland, nestled on the serene
hills of Karsana East, Abuja-Nigeria



ABOUT US

Fontainebleau Partners Limited is a niche real estate development company, with key focus on the mid to upscale segment of the market.

FPL, founded on the 31st of August 2018, is an offshoot of other older real estate companies, which are all currently operating under the umbrella of Fontainebleau Group.

FPL provides luxury real estate development, as well as property management consulting, both locally and internationally.

At Fontainebleau, we prioritize class, luxury, comfort, and most importantly, affordability.

Our team of highly specialized experts are known to deliver both luxury real estate services, as well as investment grade value, both of which have been known to continually trade in multiple secondary markets, for years to come. What's more? FPL equally prioritizes an added but priced interior decor services.

All our properties are usually available for outright sale, while many others are offered on off-plan basis, offering our teeming clients, opportunities to customize their dream homes, while construction activities are ongoing. At FPL, Our clients comfort come first. We provide immediate response and guide for location based search.

We also provide virtual live tours, and physical inspection, to ensure our clients comfort and value for money.

Do visit us today at our corporate headquarters, situated at No 5A Abdou Diouf Street, Asokoro, Abuja, Nigeria.





VISION

To leave a lasting legacy of both excellence and affordability via the novel pathway of impact investment

MISSION

To build homes, fulfil hopes and realize dreams for our teeming clients

VALUES

Sustainable and innovative engineering, our approach to every project



Detached Duplex

- i. 4 Bed Duplex
- ii. Ensuite BQ
- iii. Land size — 500 Sqm
- iv. One floor slab

1. 2 sitting rooms
2. 4 bedrooms (all en-suite)
3. Fitted kitchen with modern appliances
4. Automated water system
5. French windows
6. Secured with an array of storm proof security doors
7. Granite steps + high grade floor tile finish
8. Granite kitchen tops
9. High headrooms, decorated with high end POP finishes
10. Exquisitely finished wardrobes and accessories
11. Top of the range toilet fittings
12. Rail guarded with top wrought iron work finishes
13. Fully interlocked with high end molded stones.

Front View-Detached Duplex



Rear View - Detached Duplex



Standard & super discount rates apply !!

All discount rates & payment plans to be discussed in person or over the phone, with certified representatives of Fontainebleau Partners Limited.

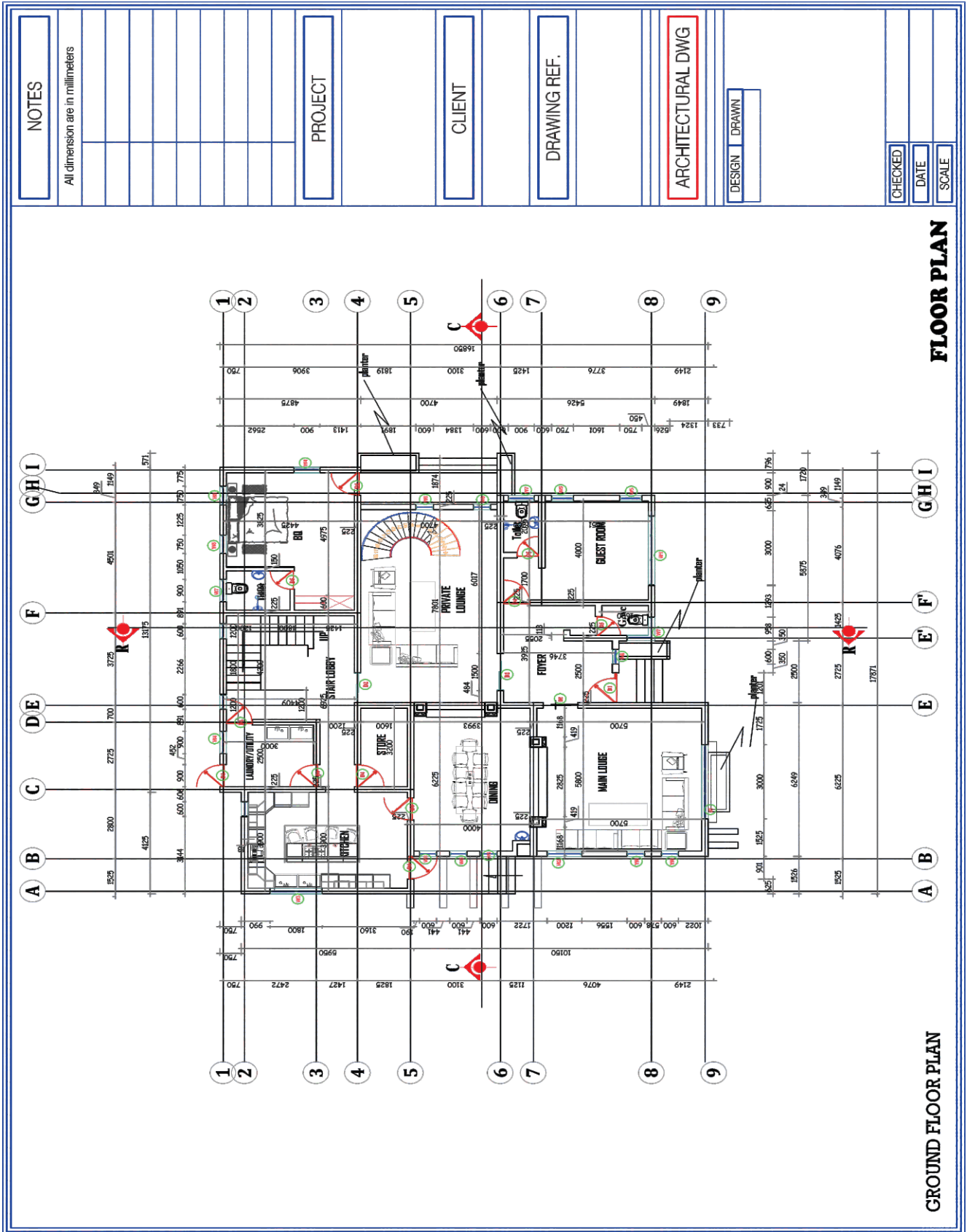
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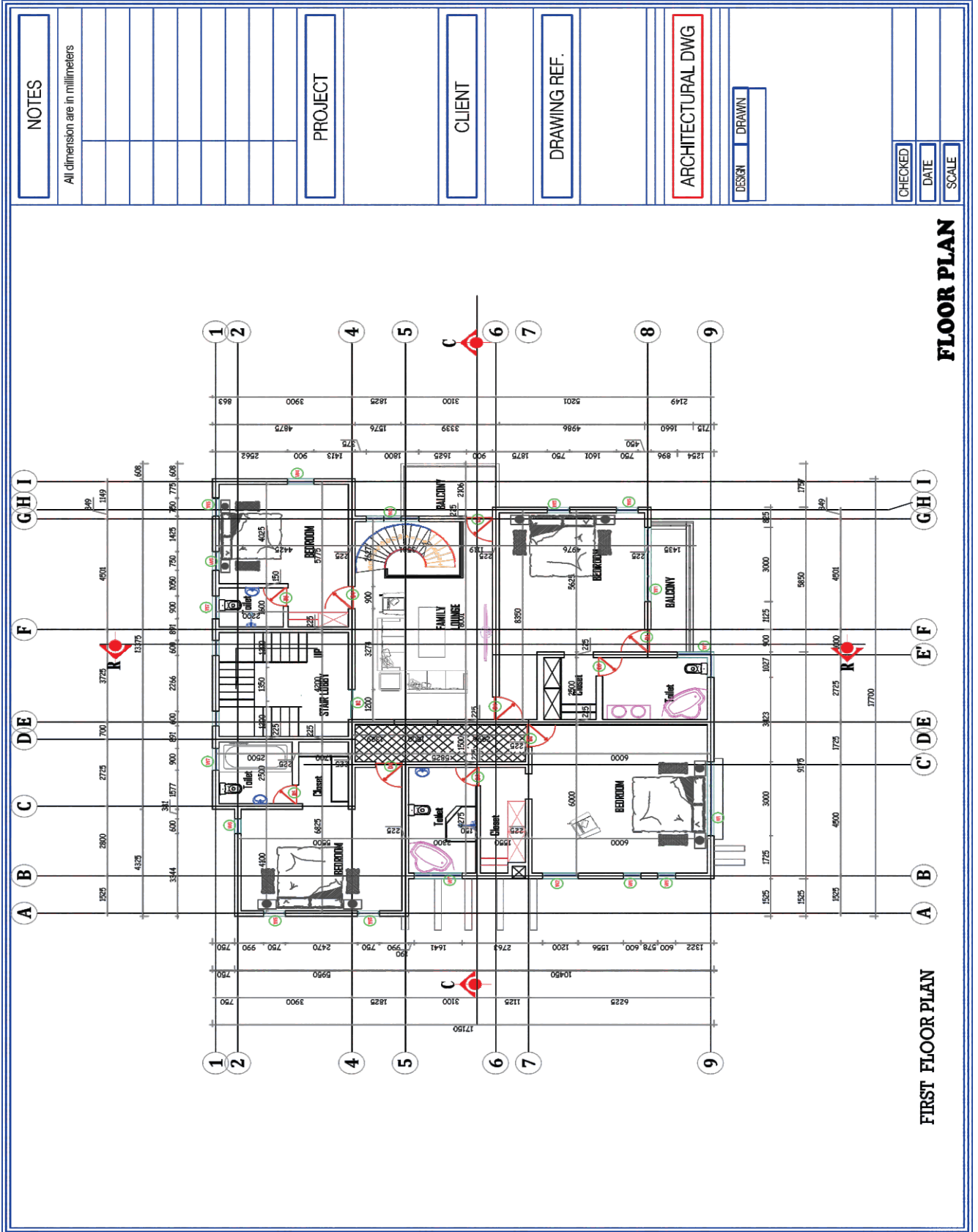
5A Abdou Diouf Crescent,
off Kwame Nkrumah Crescent, Asokoro, Abuja.



Detached Duplex Floor Plan



Detached Duplex Floor Plan



Detached Interior



Detached Interior



Semidetached Duplex

I. 3 Bed Semidetached Duplex

ii. Ensuite BQ

iii. Land size — 520 Sqm

iv. One floor slab

1. 2 sitting rooms
2. 3 bedrooms (all en-suite)
3. Fitted kitchen with modern appliances
4. Automated water system
5. French windows
6. Secured with an array of storm proof security doors
7. Granite steps + high grade floor tile finish
8. Granite kitchen tops
9. High headrooms, decorated with high end POP finishes
10. Exquisitely finished wardrobes and accessories
11. Top of the range toilet fittings
12. Rail guarded with top wrought iron work finishes
13. Fully interlocked with high end molded stones.
14. En-suite BQ

Front View - Semidetached Duplex



Rear View - Semidetached Duplex



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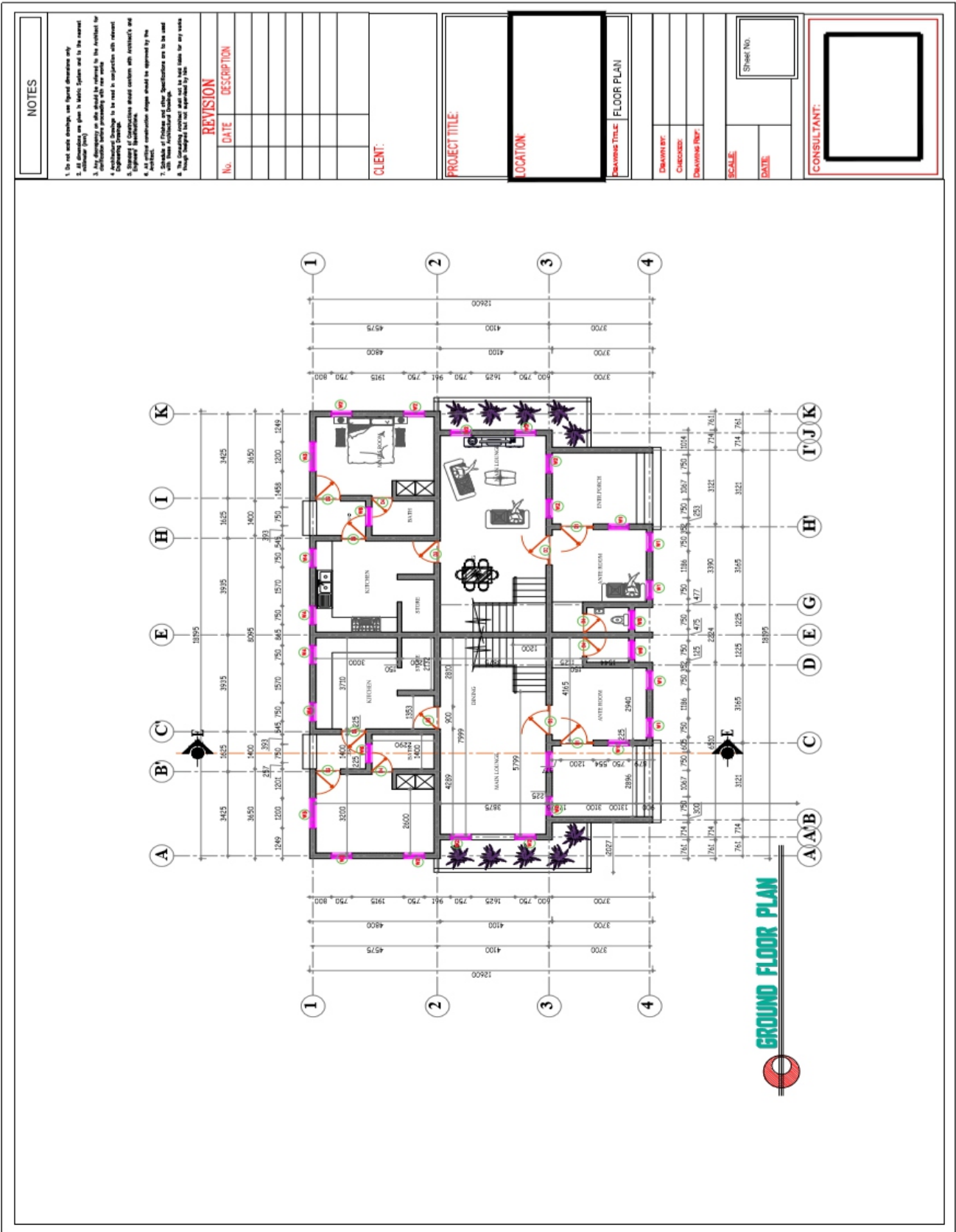
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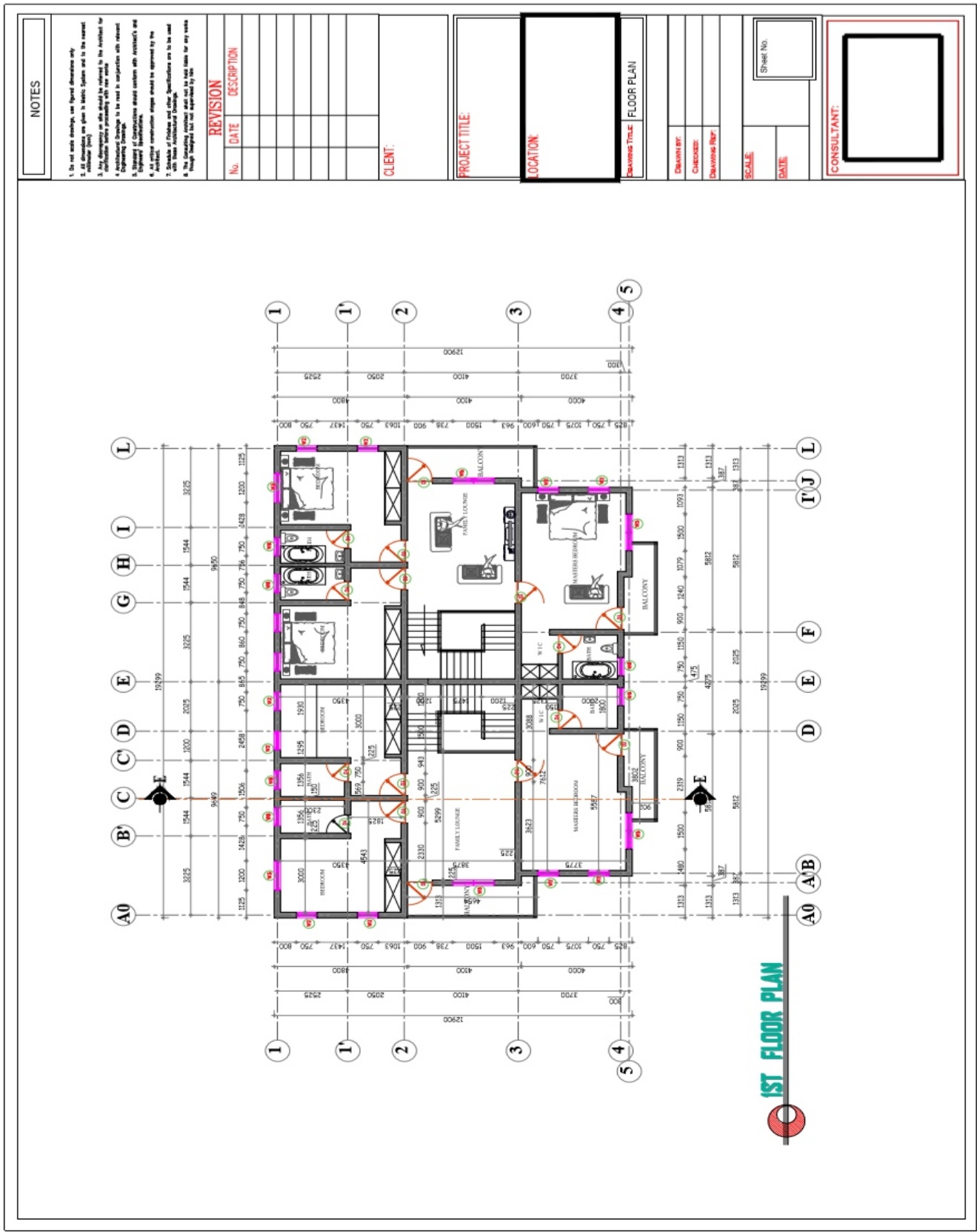
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Semidetached Duplex Floor Plan



Semidetached Duplex Floor Plan



NOTES		
<ol style="list-style-type: none"> Do not scale drawings, use figured dimensions only. All dimensions are given in Metric System and to be nearest millimeter (mm). The architect shall be held responsible for the accuracy of construction notes provided with the works. Architectural Change to be read in conjunction with relevant drawings. Standard of Construction shall conform with architect's and Engineer's Specifications. All contractor's works must be approved by the architect. Schedule of Finishes and other Specifications are to be used with these Architectural Drawings. These drawings are not valid for any works other than those specifically mentioned. 		
REVISION		
No.	DATE	DESCRIPTION
CLIENT:		
PROJECT TITLE:		
LOCATION:		
Drawing Title: FLOOR PLAN		
Drawn by:		
Checked:		
Reviewed by:		
SCALE:		
DATE:		
Sheet No.		
CONSULTANT:		

1ST FLOOR PLAN



Semidetached Duplex Floor Plan

<p>NOTES</p> <ol style="list-style-type: none"> 1. Do not scale drawings, use figured dimensions only. 2. All dimensions are given in Metric System and to the nearest millimetre (mm). 3. Measurements are indicated by arrows to the finished or construction lines, depending on the work. 4. Architectural Change to be read in conjunction with relevant drawings and specifications. 5. Standard of Construction shall conform with architect's and Engineer's Specifications. 6. All other construction stages shall be approved by the Architect. 7. Schedule of Finishes and other Specifications are to read with these Architectural Drawings. 8. This drawing shall not be used as a basis for any work. 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; font-weight: normal;">REVISION</th> </tr> <tr> <th style="width: 10%;">No.</th> <th style="width: 90%;">DATE DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION		No.	DATE DESCRIPTION																			<p>CLIENT:</p>	<p>PROJECT TITLE:</p>	<p>LOCATION:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Revision Title</th> <th style="width: 90%;">Elevations</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Revision Title	Elevations											<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Drawn by:</td> <td style="width: 50%;">Sheet No.:</td> </tr> <tr> <td>Checked:</td> <td>DATE:</td> </tr> <tr> <td>Drawn on:</td> <td>SCALE:</td> </tr> </table>	Drawn by:	Sheet No.:	Checked:	DATE:	Drawn on:	SCALE:	<p>CONSULTANT:</p>
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Semidetached Duplex Interior



Semidetached Duplex Interior



Terrace Duplex

- i. 3 Bed Terrace Duplex**
- ii. Ensuite BQ (6 per block)**
- iii. Land Size — 1050 Sqm**
- iv. One Floor Slab**

1. Sitting room
2. 3 bedrooms (all ensuite)
3. Fitted kitchen with modern appliances
4. Automated water system
5. French windows
6. Secured with an array of storm proof security doors
7. Granite steps + high grade floor tile finish
8. Granite kitchen tops
9. High headrooms, decorated with high end POP finishes
10. Exquisitely finished wardrobes and accessories
11. Top of the range toilet fittings
12. Rail guarded with top wrought iron work finishes
13. Fully interlocked with high end molded stones.
14. Ensuite BQ

Front View - Terrace Duplex



Rear View - Terrace Duplex



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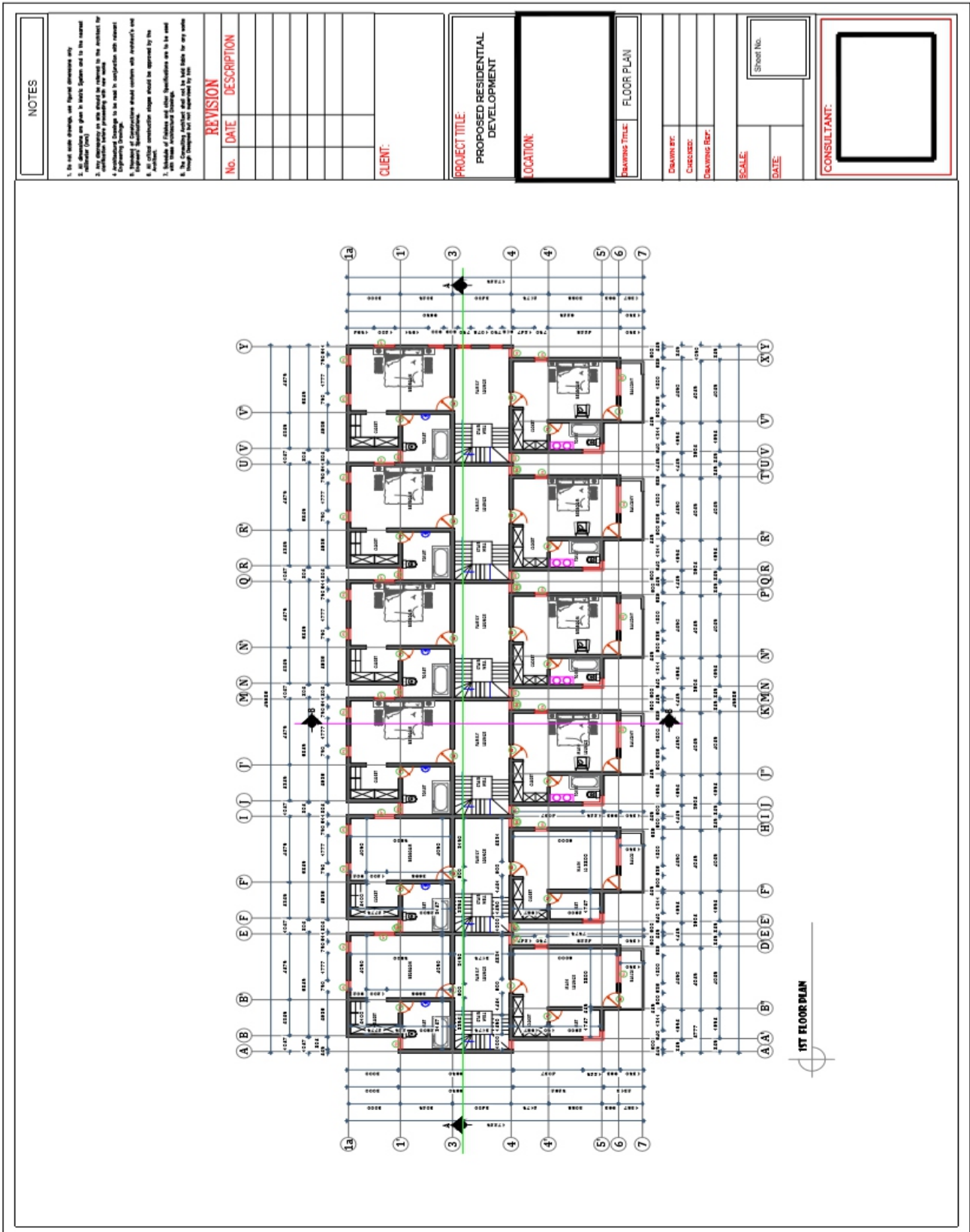
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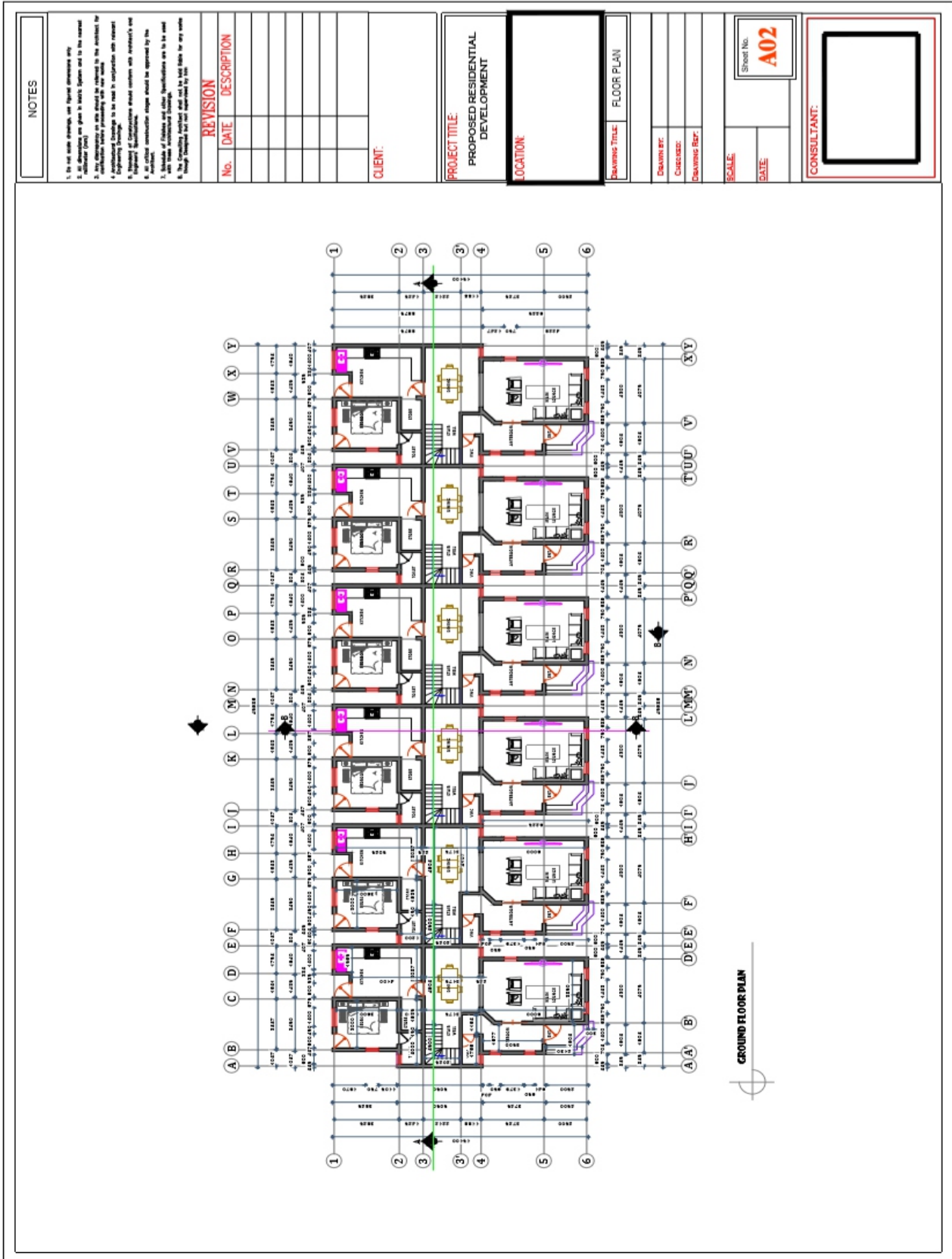
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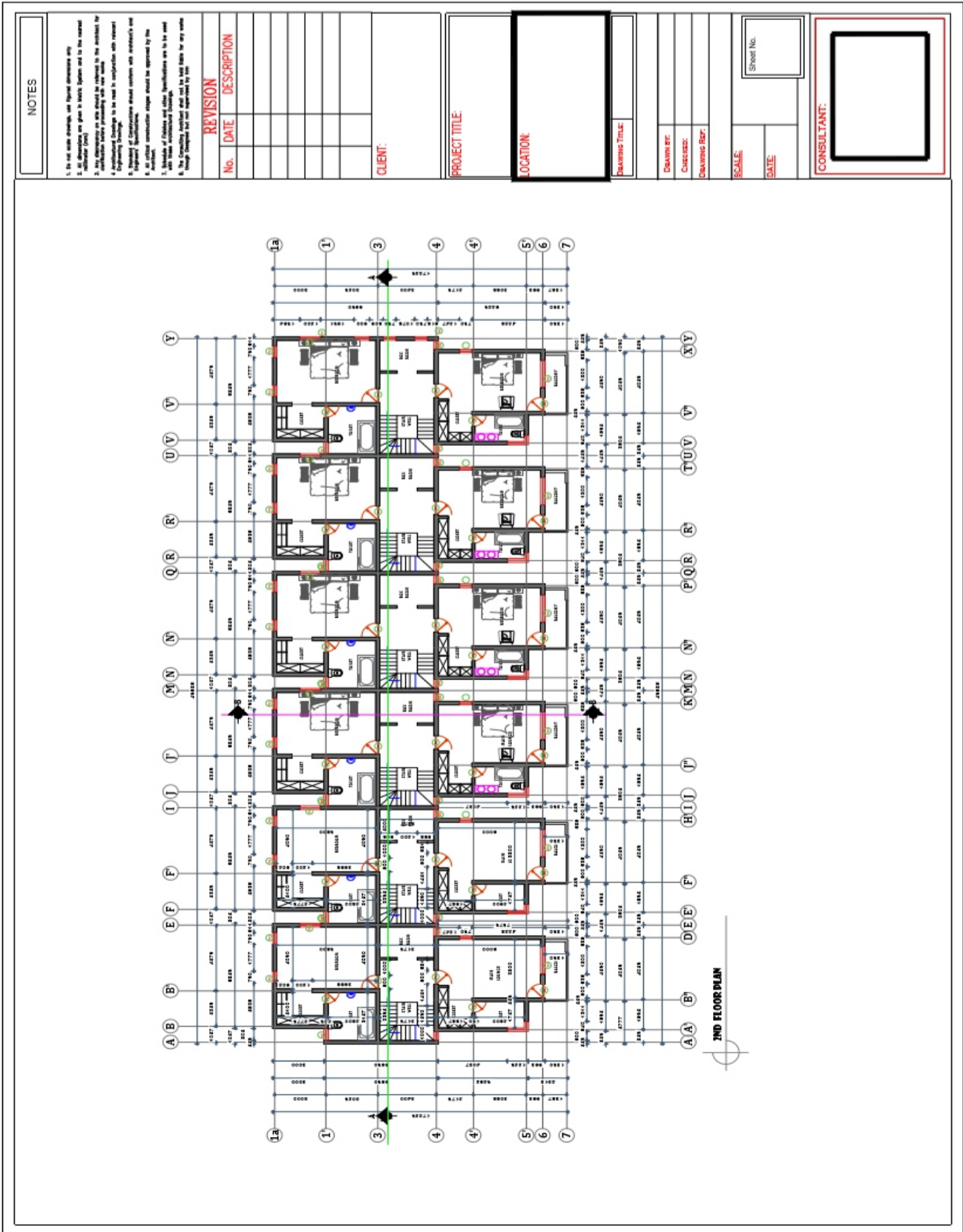
Terrace Floor Plan



Terrace Floor Plan



Terrace Floor Plan



Terrace Floor Plan

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REVISION	No.	DATE	DESCRIPTION																																																	

FRONT ELEVATION

LEFT SIDE ELEVATION



Terrace Interior



Terrace Interior



Terrace Interior



Block Of Flats

i. 3 Bed Block of Flats (4 per block)

ii. Land Size — 728 Sqm

iii One Floor Slab

1. Sitting room
2. 3 bedrooms (all ensuite)
3. Fitted kitchen with modern appliances
4. Automated water system
5. French windows
6. Secured with an array of storm proof security doors
7. High grade floor tile finish
8. Granite kitchen tops
9. High headrooms, decorated with high end POP finishes
10. Exquisitely finished wardrobes and accessories
11. Top of the range toilet fittings
12. Rail guarded with top wrought iron work finishes
13. Fully interlocked with high end molded stones.

Front view - Block of flats



Rear view - Block of flats



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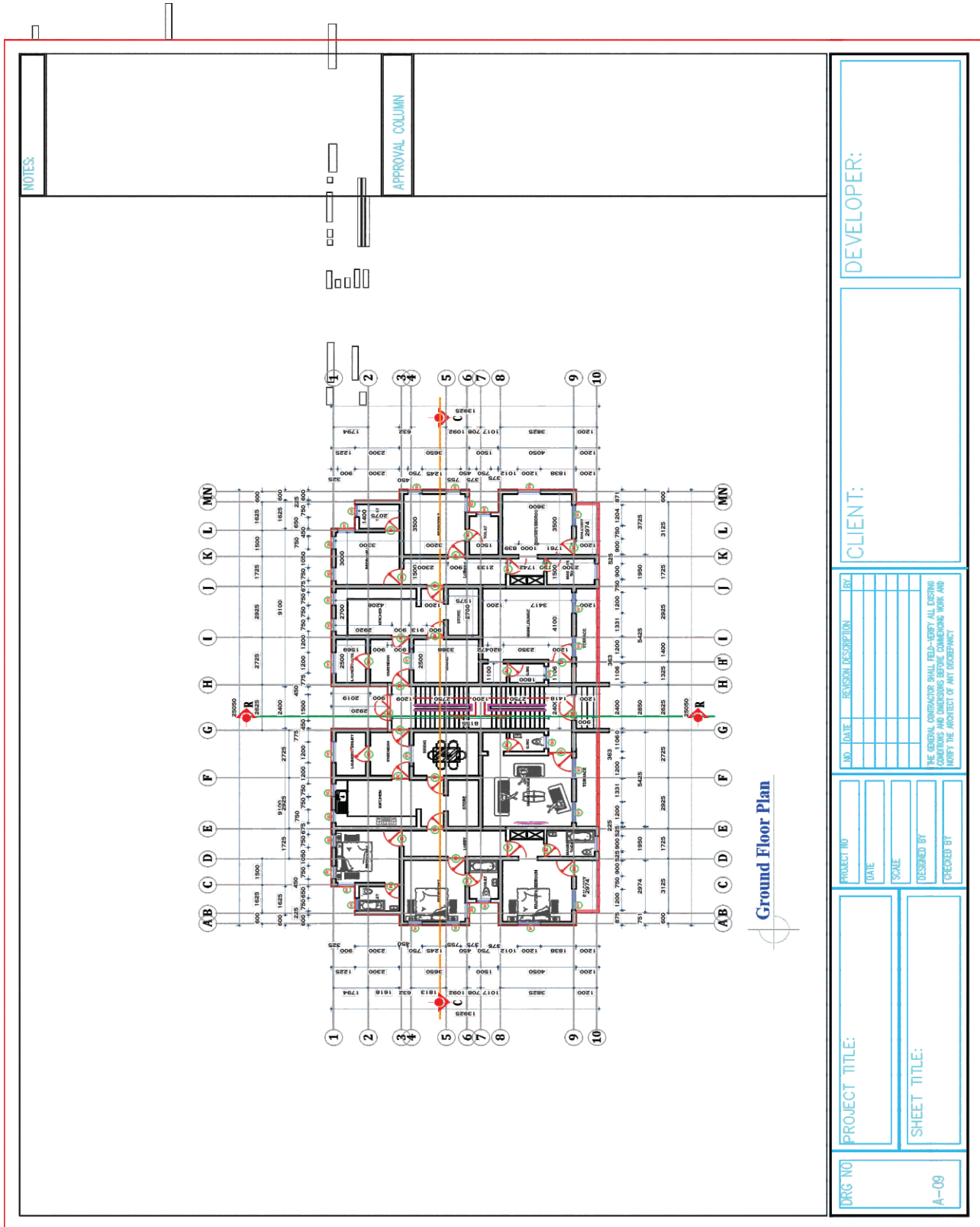
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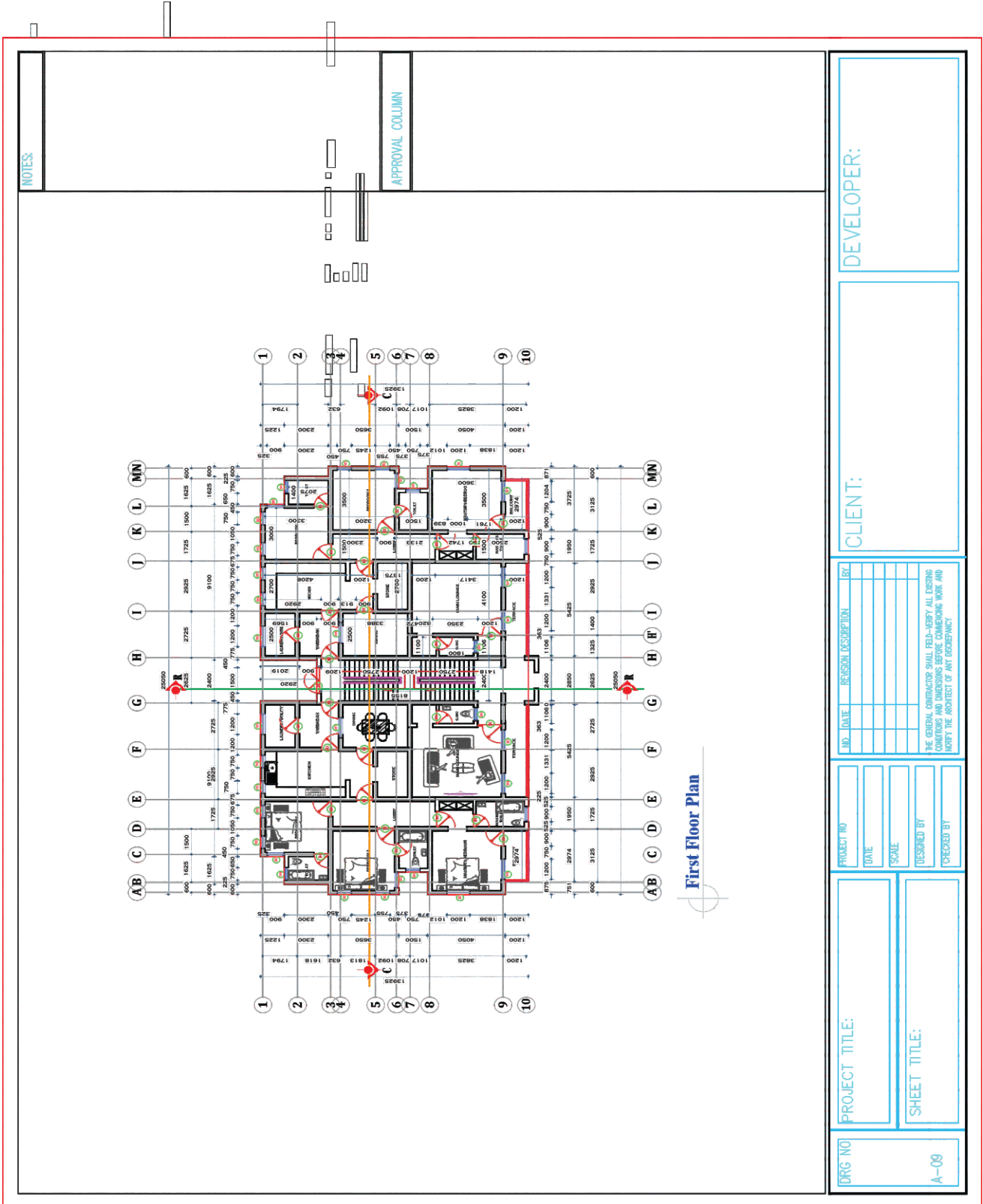
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off Kwame Nkrumah Crescent, Asokoro, Abuja.



Block of flats Floor Plan



Block of flats Floor Plan



DEVELOPER:

CLIENT:

NO.	DATE	REVISION DESCRIPTION	BY

THE GENERAL CONTRACTOR SHALL FEEL-YEBRY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY

PROJECT NO	
TITLE	
SCALE	
DESIGNED BY	
CHECKED BY	

PROJECT TITLE:

SHEET TITLE:

DRG NO

A-09



Block of flats Floor Plan

NOTES:

Approach Elevation

APPROVAL COLUMN

Right side Elevation

PROJECT TITLE:	DRG NO:	NO. DATE	REVISION DESCRIPTION	BY
SHEET TITLE:	A-09	PROJECT NO	THE GENERAL CONTRACTOR SHALL CHECK-VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY	
 	 	DATE	DESIGNED BY	
		SCALE	CHECKED BY	

DEVELOPER:

CLIENT:



3D Aerial View- Norren Metropolis



3D Aerial View- Norren Metropolis



MATRIX OF STRUCTURES

TYPE OF STRUCTURE	NO. OF BLOCKS	UNITS PER BLOCK	TOTAL UNITS
DETACHED DUPLEX	169	1	169
SEMIDETACHED DUPLEX	34	2	68
TERRACE DUPLEX	16	6	96
BLOCK OF FLATS	12	4	48





📍 5A Abdou Diouf Crescent,
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