



# GIDAN HUTU

...CRAFTED FOR CALM

DHAFARA, KUJE



GREEN LIVING



GYM



SPA



RENEWABLE ENERGY

... A development by **ditto**group



# GIDAN HUTU

[www.dittogroupltd.com](http://www.dittogroupltd.com)

VISION



# GIDAN HUTU

GIDAN HUTU is not just a place, it is a pause.

It is an holiday home estate designed for intentional rest, quiet beauty and reconnection with nature.

A place for professionals, retirees, creatives, and investors who seek more than just shelter.

Every sunrise invites calm, every tree planted tells a story Disconnect to reconnect with yourself, with nature and with your loved ones!!

SPACES INSPIRED BY NATURE AND CRAFTED FOR PEACE OF MIND

CONCEPT



GIDAN HUTU

## Escape, Indulge, Belong

Welcome to GIDAN HUTU meaning "House of Rest", where luxury meets tranquility. Nestled in the lush fast developing area of Dhafara, Kuje.

Tucked away from the city's chaos yet close enough for comfort, **GIDAN HUTU** is more than a home, it is a lifestyle. Imagine waking up to the serenity of nature, strolling tree-lined boulevards, lounging by resort- styled pools, or dining under the stars. Here, everyday feels like a vacation.

Whether you are seeking a weekend retreat or a forever home, our private, gated community offers the perfect blend of luxury, leisure, and connection. With world-class amenities, stunning architecture and thoughtfully designed green spaces, **GIDAN HUTU** is where relaxation meets refined living.

Are you an investor seeking capital growth or a family looking for the perfect home, or a Nigerian in the diaspora looking for a genuine investment with unique potential, **GIDAN HUTU** offers exceptional value.

Discover your Private Paradise - only at **GIDAN HUTU**

# DISCOVER DHAFARA - KUJE :

## A HIDDEN GEM IN ABUJA

Tucked away in the fast developing Kuje axis, **GIDAN HUTU** offers the rare blend of quiet resort living and proximity to everything that matters. Whether you are escaping for the weekend or planning a long term stay, you will always feel connected.



### STRATEGICALLY ACCESSIBLE

- 30 minutes away from the Nnamdi Azikiwe International Airport.
- Quick access to Airport Road, Lokogoma and Guzape axis.
- Within reach of key FCT destinations, no city chaos.



### PEACEFUL, YET PROMISING

- Located in Dhafara, a low density, greenbelt zone, ideal for holiday.
- Surrounded by natural views, fresh air and open skies,



### TOMORROW'S DESTINATION, TODAY

- Part of Abuja's next phase of smart growth.
- Enhanced government presence and new wave of infrastructure works



# WHY GIDAN HUTU STANDS OUT



## HOLIDAY HOME CONCEPT

Created for relaxing getaways that feel like home.



## NATURE-FIRST DESIGN

Harmonizes with the landscape, prioritizing green space.



## CULTURAL INSPIRATION

Reflects local style and the serene spirit of the region



## WELLNESS & LEISURE

Golf, cafes, and hammocks for rejuvenation and rest



## TREE-PLANTING TRADITION

Residents contribute to and grow with the environment



# Live the Resort Life!

At **GIDAN HUTU**, home feels like a five-star retreat every single day. Here, resort-style living isn't a weekend escape, it is your everyday reality.

Elegant spacious homes blend seamlessly with lush surroundings, while world class amenities from golf and wellness centres to parks and pools are just a stroll away. Whether you are gathering with friends, enjoying family time, or simply soaking in the peace and tranquility, **GIDAN HUTU** offers a lifestyle where leisure meets elegance.

This is where comfort is curated, community is cherished, and every day feels like a vacation.

Luxury. Leisure. Belonging.

Live the resort life only at  
**GIDAN HUTU.**



GIDAN HUTU



# Relax, Recharge, Reconnect!

Step into a world where your well-being comes first. At **GIDAN HUTU**, our recreational and wellness centres are thoughtfully designed to help you slow down, breathe deeply, and rediscover balance.

Unwind with a massage at the spa. Stretch into serenity at the yoga pavilion. Take a refreshing dip into the pool or simply find stillness in our tranquil lounges and **TRANQUIL** meditation gardens. Whether it is movement, mindfulness or a moment of quiet, **GIDAN HUTU** offers the perfect setting!.

Stay active, stay centred, and stay inspired - with modern fitness facilities, wellness programs, and spaces created for your peace of mind.

**Because true luxury isn't just how you live, it is about how you feel!**



GIDAN HUTU



# Ride into the sunset

Breathe in the green!

At **GIDAN HUTU**, nature isn't just a backdrop it is a way of life. Wake up to the scent of fresh dew, the gentle rustle of leaves, and the ever calming presence of endless greenery.

From wide open parks and tree-lined boulevards to serene walking trails and landscaped gardens, every inch of **GIDAN HUTU** is designed to bring you closer to nature and yourself. Whether you are enjoying a quiet morning stroll, a picnic under the shade, or simply soaking in the view from your verandah

**GIDAN HUTU** is where green living meets peaceful luxury.



GIDAN HUTU



# Perfect your swing in the glistening sunset

## Tee Off in Paradise!

At **GIDAN HUTU**, every swing comes with a view. Our beautifully designed golf course offers more than just a game, it is an experience of elegance, challenge, and calm.

Set against rolling landscapes and surrounded by lush greenery, the course at **GIDAN HUTU** is perfect for early morning tee times, weekend tournaments, or a relaxed round with friends.

Whether you are a seasoned golfer or just discovering the joy of the game, this is your sanctuary in the sun, a place where leisure meets luxury in perfect balance.

Refined play, Scenic fairways, Timeless moments.  
**This is golf, the GIDAN HUTU way**



GIDAN HUTU



# Explore Your Creative Edge!

Unlock Yourself!

At **GIDAN HUTU**, experience Africa's first all-in-one creative and lifestyle ecosystem, offering a range of facilities including a post-production studio, sound stages, content creators hub and an entertainment district.

The project seeks to elevate Abuja's creative economy to global heights, positioning the city as a preferred destination for entertainment enthusiasts and creatives.

**This is golf, the GIDAN HUTU way**



GIDAN HUTU

# Enjoy an Immersive Cinematic Experience!

## Immerse Yourself!

Immerse yourself in the ambience of our state of the art cinema and experience the magic of movies like never before. With cutting edge technology and expertly designed auditoriums, our cinema at **GIDAN HUTU**, provides an immersive experience that will leave you spellbound.

The cinema features premium screens that showcase crystal clear visuals, ad advanced sound systems that bring the story to life with rich, nuanced soundscapes. Relax In our spacious, comfortable seats, and enjoy immersive formats like IMAX and Dolby Atmos.

**This is serene fun, the GIDAN HUTU way**



GIDAN HUTU



# Experience Wildlife and Safari Settings!

## Be Nature-Centric

Imagine stepping into a world where the beauty of nature unfolds before your eyes. Our estate nature park offers a unique opportunity to experience wildlife and safari settings in a serene and breathtaking space.

Get up close and personal with a variety of animal species on a guided safari tour where you will witness incredible creatures in their natural habitat. Take a stroll through the park's scenic walking trails, taking in the sights and sounds of nature, and climb to our observation decks for panoramic views of the park and its inhabitants

Whether you are a nature lover, a photo buff or simply looking for a unique experience, our park has something unique to offer everyone.

**This is serene fun, the GIDAN HUTU way**



GIDAN HUTU



# Gidan Hutu Market City

## The Hub of Creative Commerce

Welcome to **GIDAN HUTU MARKET CITY** where creativity meets commerce, where artisans, traders and entrepreneur come together to showcase their unique services, fresh food and products. It is a thriving hub that embodies the spirit of innovation and community.

Our market city is home to talented artisans who bring their creations to life, from intricately designed jewelry to beautifully crafted home decor. You can also savor the flavors of locally sourced natural foodstuffs and also shop for your everyday need at our one stop ultramodern mall.

Experience the vibrant atmosphere of our market city by attending our regular events, such as live music performances, art exhibits, and seasonal festivals, that bring the community together.

Whether you are a local resident, a visitor or an entrepreneur looking for a unique marketplace experience **GIDAN HUTU MARKET CITY** has something for you!

**This is serene fun, the GIDAN HUTU way**



GIDAN HUTU



# Escape the Rush. Embrace the Lifestyle!

Leave the noise behind and step into a world designed for ease, elegance, and effortless living. **GIDAN HUTU**, is more than a destination, it is a lifestyle crafted for those who value serenity, space and refined simplicity.

Here, life moves at your pace. Whether you are hosting family, making new connections, or enjoying quiet moments, Gidan Hutu offers the freedom to live fully and breathe deeply.

No Stress. No Crowds. Just pure, intentional living.

**Escape the rush, Embrace the GIDAN HUTU lifestyle**



GIDAN HUTU



## Fine dining, no whining

At GIDAN HUTU, being close to nature also means being close to good food and there is a wide variety to choose from

It is a delight to spend time with friends, family and teammates over freshly-cooked meals and fine wine..





**300      400      500      1000**

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**S Q U A R E M E T E R S**

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**W I T H   3 0 %   I N I T I A L   D E P O S I T**

CLUSTER SALE ALSO AVAILABLE



GIDAN HUTU

... A development by **ditto**group

# FEATURES & AMENITIES

"A walk in nature walks  
the soul back home"



## MINI GOLF COURSE

Calm play space for prestige and fun



## LAGOON -STYLE POOL

Natural design for cool, scenic relaxation



## NATURE TRAILS

Walk, cycle or jog through the green zone



## WELLNESS NOOK

Yoga, meditation, massage



## PET & CHILD WALKWAYS

Family-friendly paths



## CAFÉ & MALL

Savor a leisurely latte or pick up essentials at your convenience.



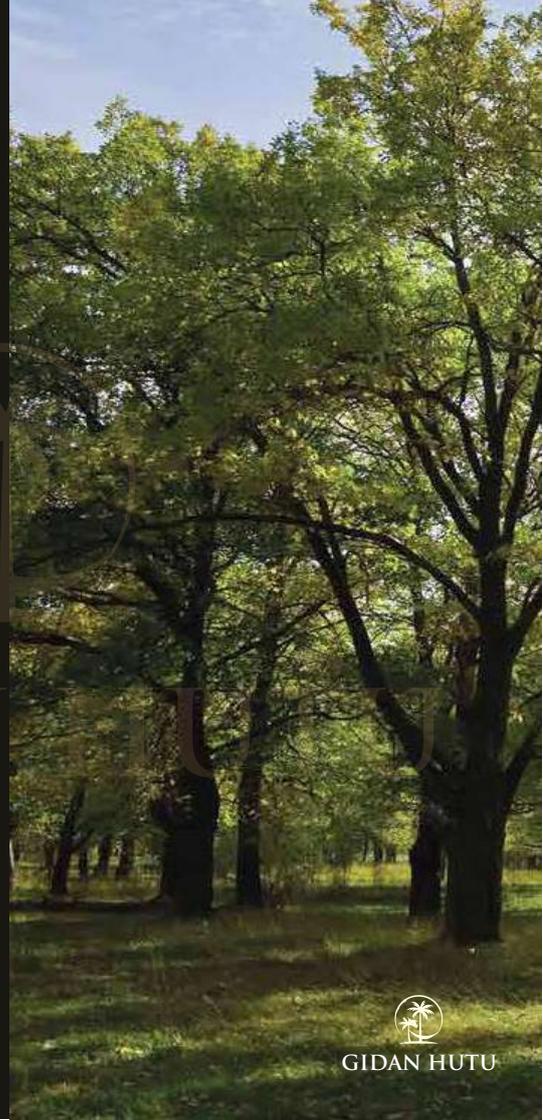
## KIDS PLAYGROUND

Natural design for cool, scenic relaxation

# GIDAN HUTU



GIDAN HUTU



# OWN CALM, EARN RETURNS

## AT GIDAN HUTU HOLIDAY HOME ESTATE

Every plot you acquire isn't just land, it is a timeless asset designed to grow in value, earn you income and become part of your generational wealth.



## EARN WHILE YOU REST

- Build a luxury holiday villa or weekend home.
- List on AirBnB or Short-Let platforms to attract high-value renters.
- Tap into Abuja's emerging holiday and wellness escape market.



## WATCH VALUE RISE EFFORTLESSLY

- Located in Dafara-Kuje, a high-growth zone in the FCT, Abuja.
- Close to major road networks, future infrastructure and residential expansion.
- Buy at today's price, Watch it appreciate 20 - 40% in 12 to 24 months!



# FOR DIASPORA BUYERS & LEGACY PLANNERS

INVEST FROM ANYWHERE, BUILD ANYTIME

You don't need to be on ground to own GIDAN HUTU, we have designed our process with diaspora buyers, family investors and future planners in mind.



## TAILORED FOR THE DIASPORA

- Secure your plot from abroad with flexible payment options
- You get full and proper documentation: Offer Letter, Payment Invoice, Letter of Allocation and Sales Agreement.
- Build now or hold for retirement, resale or family use.



## YOUR ASSET, YOUR WAY

- No forced development timelines. You are in control.
- Partitioned and fully Beaconed plots.



GIDAN HUTU

# SMART INVESTORS PACKAGE (SIP)

A development by ditto**group**

Get a massive discount off on plots when you invest in cluster plots on the GIDAN HUTU!

## FAQ

### 1. What is the Smart Investors Package (SIP)?

The Smart Investors Package is a unique and exclusive offer for discerning investors seeking to diversify their portfolio with multiple plot purchases with a guaranteed return on investment on our trendy estate, GIDAN HUTU. You can save as much as 50% when you purchase a specific number of plots.

### 2. Why subscribe to the Smart Investors Package (SIP)?

- **Discounted Pricing:** Enjoy significant discounts on multiple plot purchases with savings of up to as much as 50 percent.
- **Priority Access:** Get priority access to our most desirable plots, ensuring you secure the best spots on the estate's layout.
- **Flexible Payment Terms:** Take advantage of our flexible payment structure, tailored to individual needs and financial goals.
- **Personalized Service:** Receive dedicated support from our experienced sales team, ensuring a seamless and efficient purchasing process.
- **Exclusive Amenities:** Enjoy access to our estate's exclusive amenities including recreational and wellness centres, religious centres, Schools, Children Playgrounds, Outdoor Gym etc.

### 3. How does the Smart Investors Package (SIP) work?

- **Minimum Purchase Requirement:** Purchase a minimum of 2 Plots on our GIDAN HUTU estate to qualify for the Smart Investors Package.
- **Discount Tiers:** Enjoy increased discounts as you purchase more plots, with tiered savings of up to 50%!
- **Payment Terms:** Three months payment plan on purchase of 2, 3 or 5 plots and with a 50% initial deposit. Save 50% on purchase of 7 plots valid only on outright payment.

Buy	Save	Deposit%	Payment Plan
2 Plots	15%	50%	3 Months
3 Plots	25%	50%	3 Months
5 Plots	35%	50%	3 Months
7 Plots	50%	Outright	Outright

# SECURE YOUR SLICE OF CALM WITH FULL PEACE OF MIND

At **GIDAN HUTU** Holiday Home Estate, we believe serenity begins with security not just of the environment but of your ownership.

Our transparent and straightforward documentation process ensures you are fully protected.

## WHAT YOU RECEIVE UPON PURCHASE



### INVOICE RECEIPT

Official documentation for all financial transactions.



### LETTER OF ALLOCATION

Issued on completion of all due payments and confirms the exact plot(s) allocated.



### OFFER LETTER

Issued after subscription fee payment to confirm provisional allocation.



### SALES AGREEMENT

Legal proof of your individual plot ownership.



# GIDAN HUTU PROJECT DEVELOPER

**DITTOHOLARIS LIMITED** is our core subsidiary, an innovative and vibrant real estate firm with special interest in providing innovative solutions to the housing sectors of the economy by providing affordable luxury home. Our real estate projects have a turnover of 500 million and is a good money spinner.

We are a registered firm of chartered professionals committed to the objective of creating qualitative habitation concepts, designs, management and implementation in urban areas within and outside the country. We conceive, conceptualize and ensure the exhibition of qualitative, technical and technological resources for prompt project fulfilment and delivery

Invest in REIT (real estate investment trust) and receive a tangible asset(s) in form of ROI which increases in value throughout its lifespan. We provide an opportunity where your money works for you to enjoy a lucrative return on investment ranging from as high as 6% to 55% while the value of your capital invested is maintained.

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## Our Vision

“ To build an efficient and vibrant real estate one stop source.

## Our Mission

“ By lowering the entry barrier into the property market, we strive to provide affordable luxury and innovative solutions for all real estate needs to all our partners across all the sectors we operate.



SCAN THE QR CODE TO VISIT OUR WEBSITE