



Luxury

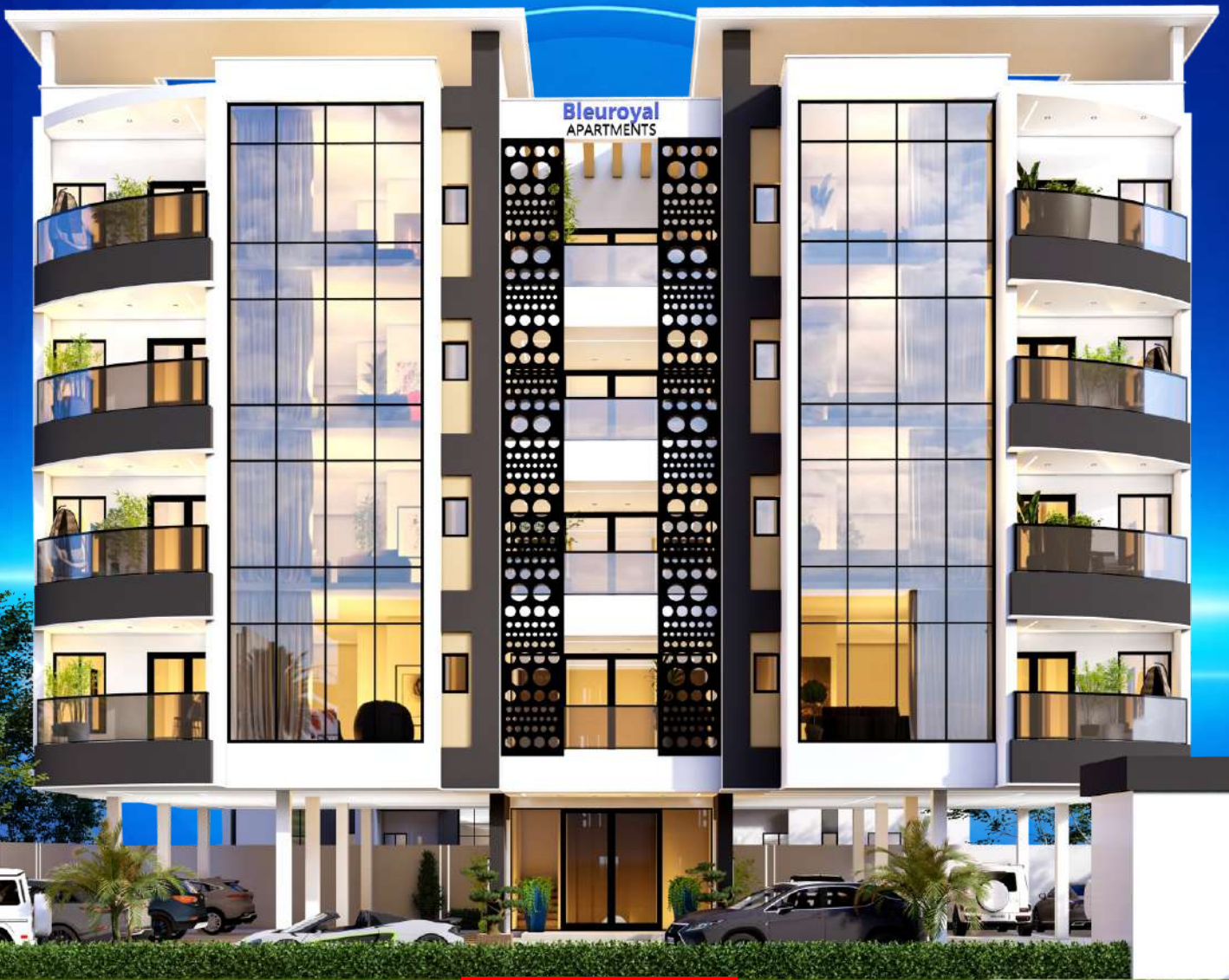


Location



Architecture

THE
BLEUROYAL
APARTMENTS



DEVELOPED BY:





Luxury



Location



Architecture

Table of Content

03

Where Luxury
meets Comfort

04

Introduction

06

Investment

08

Interior
Features

13

What is
Luxury Estate

14

Benefits of
Investing in
Luxury Estate

20

Conclusion



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Minutes from
everything that
Matters.

Katampe





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Where

Luxury – meets – COMFORT

Welcome to BleuRoyal Apartments, where luxury meets comfort. Our purpose is to redefine urban living, providing a haven that seamlessly blends sophistication and tranquility. Step into a world where every detail is meticulously crafted to elevate your life style. BleuRoyal Apartments symbolizes a commitment to regal living, where the essence of Bleu represents serenity and royalty, creating an unparalleled, residential experience. Experience the epitome of modern living at BleuRoyal Apartments.

2025



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INTRO

Welcome to the epitome of sophisticated living! Nestled in the heart of Katampe district. Our luxury apartments redefines elegance and comfort. Discover a lifestyle where modern design seamlessly blends with unparalleled amenities offering you a sanctuary of opulence.

Welcome to The BleuRoyal apartment where every detail is crafted to elevate your living experience to new heights. Investing in luxury apartments has become a popular choice among investors in recent years. The rise in the number of real estate investors has created a whole new segment of the market "Luxury Homes". The benefits of investing in luxury real estate have made this segment especially attractive.

As the demand for rentals continues to increase, more investors are looking at luxury homes as a way to capitalize on strong rental returns.



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Bleuroyal
APARTMENTS

THE
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01

ELEGANCE

02

PRESTIGE

03

COMFORT





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Investments

Investors looking to diversify their portfolio need not look any further than the Bleuroyal Apartments. With its prime location, state-of-the-art facilities, and upscale amenities, the Bleuroyal Apartments offers a unique opportunity for investors to maximize their returns.

The contemporary design of this building is sure to impress anyone who walks through its doors. Every element, from the lighting to the furniture, has been thoughtfully curated to create a truly luxurious experience.

Additionally, the apartments will be outfitted with top-of-line appliances and fixtures that ensure residents have everything they need right at their fingertips, Bleuroyal residents can enjoy a range of amenities such as:



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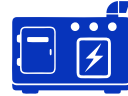
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24/7
SECURITY



24/7
CCTV



STANDBY
GENERATOR



PRE-WIRED
SMART HOME



CENTRAL DSTV
CONNECTION



GROUND FLOOR
PARKING



FREE STAR LINK
WI-FI CONNECTION



HOME-TO- GATEHOUSE
INTERCOM

But what truly set the Bleuroyal apartment apart is our commitment to sustainability, the building will be constructed using eco-friendly materials and features energy-efficient systems that are sure to impress even the most environmentally conscious individuals.

Investing in **BLEUROYAL APARTMENTS** means investing in a forward-thinking real estate project that is sure to generate long-term returns.

As the demand for luxury urban living continues to rise, investing in the **BLEUROYAL APARTMENTS** is a smart choice for anyone looking to diversify their portfolio and capitalize on the prosperous real estate market





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INTERIOR FEATURES





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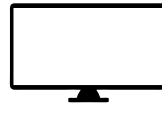
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The Living Room is inspired by traditionally styled luxury living room features classic wall mural with a nature theme



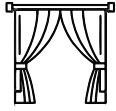
Custom design solid core entry door with security view-hole



TV/Telephone outlets in principle rooms



Efficient cooling and ventilation system



High-Performance double glazing/window system



Laundry Outlets



Level door hardware for interior doors in stainless steel finish



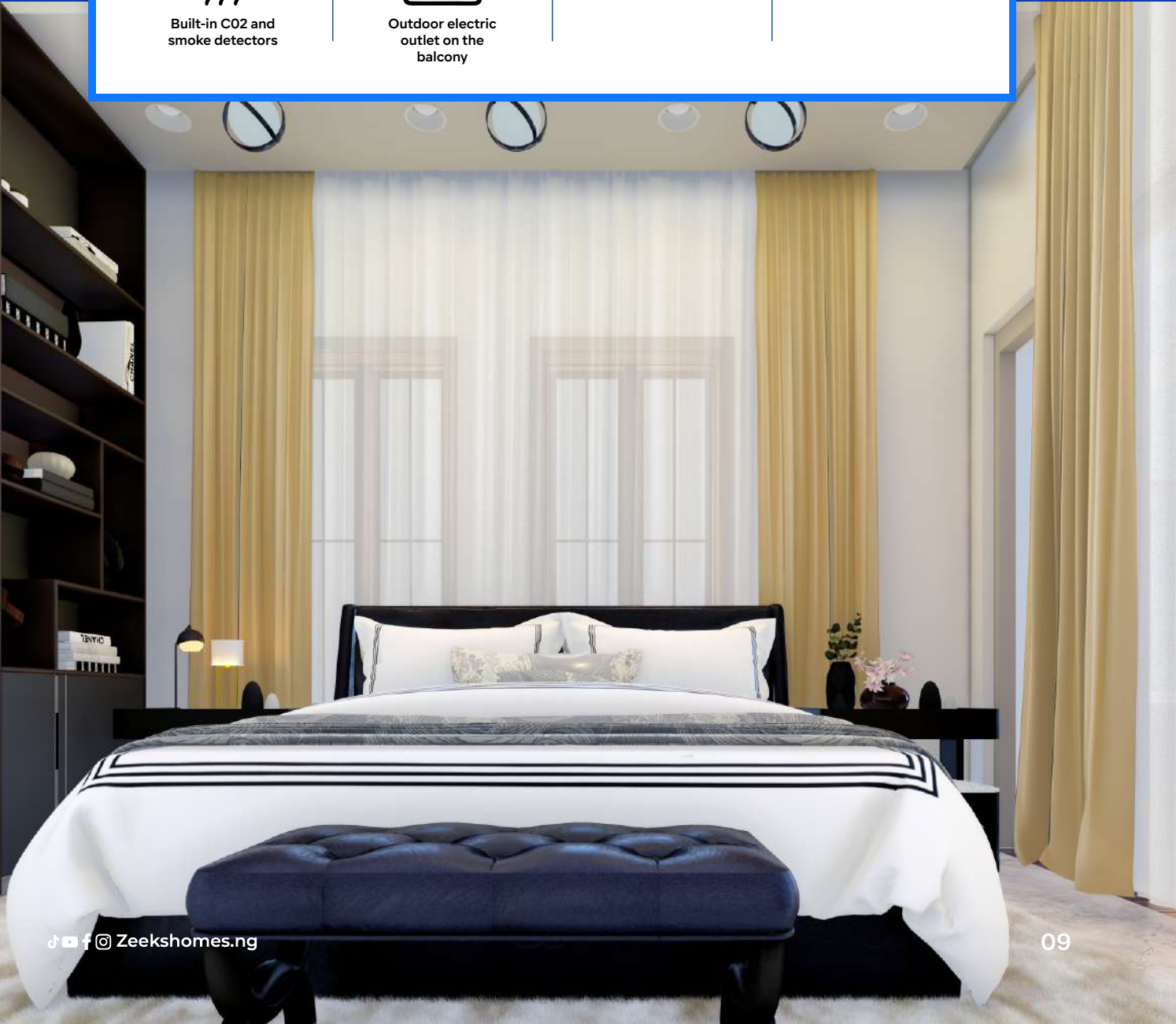
En-suite water and electricity



Built-in CO2 and smoke detectors



Outdoor electric outlet on the balcony





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What is Luxury Real Estate

Luxury Real Estate is generally characterized by elegance, style and class. It enables their owners to live an elevated lifestyle and provides increased prestige, comfort, security, privacy, and peace of mind.

Many factors come into play when evaluating luxury homes. The location has a significant effect on the overall value of a home, but luxurious homes also feature exquisite interior designs, amenities, and technological features.

Unlike conventional houses, which provides occupants with the necessities of everyday life; luxury homes provide an array of specialized features including exquisite architecture, opulent home offices, smart home technology, a home gym, and an entertainment lounge such as a game room, cinema, bar etc.



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Benefits of investing in Luxury Estate

01

RETURN ON INVESTMENT

Luxury real estate is the profitable asset due to its consistent track record of gaining value, as well as the potential significant returns in the future.

The market is always on the rise and keeps on gaining value, even in times of economic recession. Luxury real estate is ideal for investors because of the recent rise in demand for such property.

02

LOCATION AND STATUS

Prime locations such as Katampe district, Abuja offer residents access to many important facilities including hospitals, parks, gyms, schools and more. These are positioned within a twenty-minute drive from the luxury home, so residents can save valuable time by not having to travel too far for the activities they need. Moreover, these prime location enhance one's status in society.



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03

LOW MAINTENANCE COST

Due to the high quality of construction, luxury properties have very low maintenance costs and can be easily rented out. Luxury property investors strive for a high return on their investment, which means low-risk properties with low rehabilitation costs.

04

SMART HOMES FEATURES

Many luxury homes are equipped with smart features such as security systems that can be operated via smartphone, motion-sensing lighting, curtains that open or close with light levels, touch-screen thermostats, and more.

05

SECURITY

Luxury properties are known to attract high-net-worth individuals, who want a sense of security in the places where they live and work. The increased desirability of these locations makes them ideal for investors who want a highly profitable investment opportunity.



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T H E
BLEUROYAL
 A P A R T M E N T S

TYPICAL FLOOR PLAN





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CONCLUSION

THE BLEUROYAL ADVANTAGE

Luxury real estate continues to stand as one of the most resilient and profitable investment vehicles globally, and Katampe District, Abuja, remains one of Nigeria's most promising frontiers for capital growth and value appreciation.

The steady rise in high-income professionals and corporate establishments within the area continues to fuel demand for premium residential assets making BleuRoyal Apartments a prime opportunity for investors seeking secure, high-yield returns. At BleuRoyal Apartments, investors are offered a strategic avenue to diversify their portfolio through ownership of exclusive luxury units managed by a reputable development and management team. With a projected return on investment of up to 35.3%, BleuRoyal guarantees not just appreciation, but sustainable income flow.

Structured as a Residential Mini Estate of 8 Ultra-Modern Apartments, BleuRoyal embodies architectural precision, efficient space planning, and modern sophistication all positioned within one of Abuja's most desirable urban landscapes.

Beyond luxury living, BleuRoyal represents a measurable, high-performing real estate asset, designed for corporate professionals, institutional investors, and forward-thinking individuals seeking long-term financial growth and stability.



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