

2026



RockBase
Developers™

COMPANY PROFILE

EVERY LINE TELLS STORY,
EVERY STRUCTURE HOLD
VISION.





RockBase Developers™

...from foundation to future

formerly: **Hillmira Limited**



Table of Content

Table of Content	ii
Getting to know us	01
Mission and vision	02
Value Statement	03
Our Services	04
Our Locations	05
Nigeria Army Smart Ville Estate, Idu	07
The Grove Centenary City, Abuja	13
Midas Villas, Maitama	17
Guzape, FCT Abuja	23
RockBase Smart City, Lifecamp	25

HUTU, Abuja (First Africa polo & Golf resort)	27
Omnia Prime, Airport Road	30
Highland City Estate, Shertti Kabusa	33
Trojan Garden City, Katampe Extension	36
Akulueuno Estate, Anambra State	39
Regulatory Compliance	40
Invest with Us	41
Notes	42
Contact Us	43

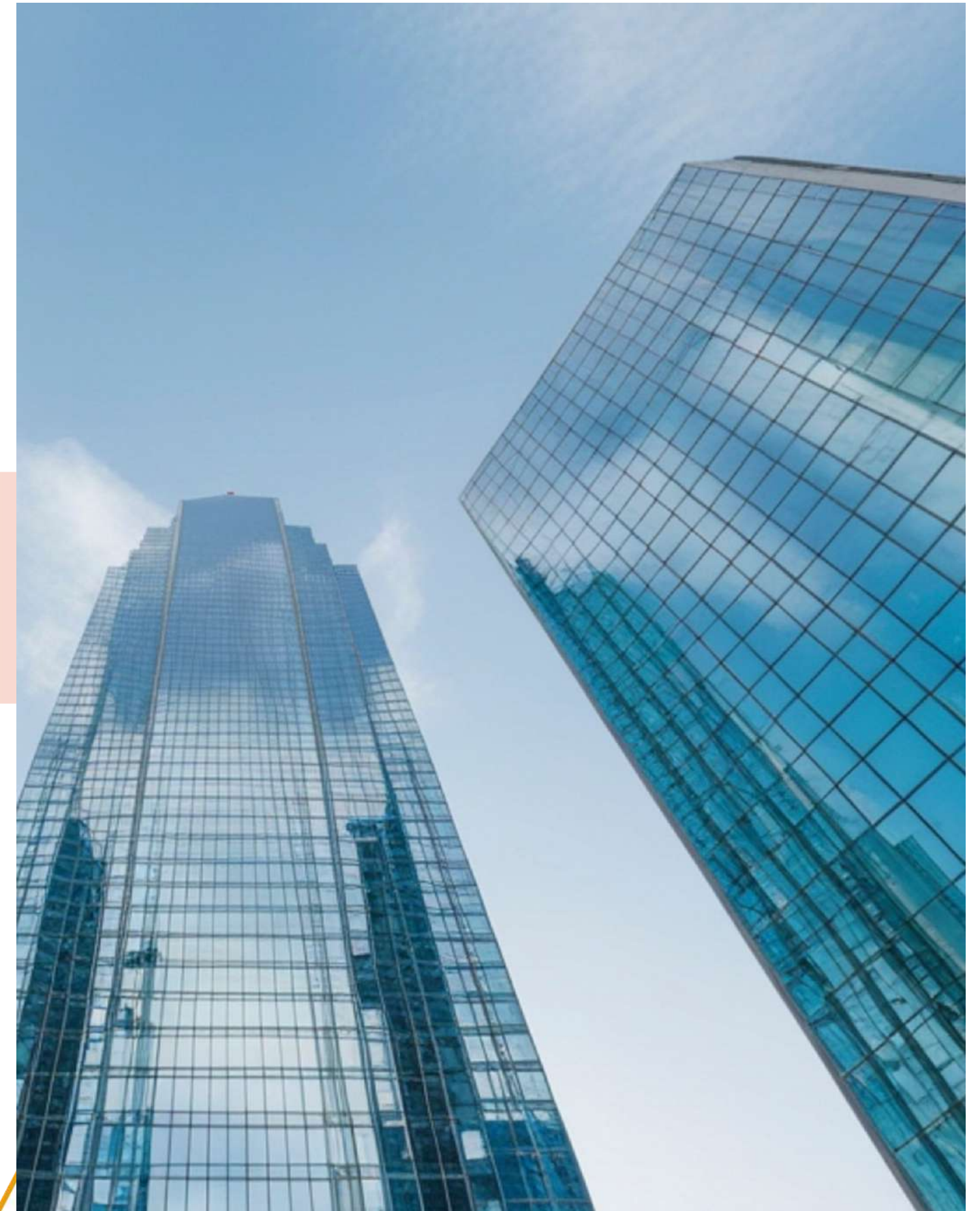


Getting to **KNOW** US



Rockbase Developers is a privately owned company founded with the main aim to develop exceptional properties in prime locations, to the highest standards of specification.

RockBase Developers is driven by a team of experienced real estate professionals and supported by carefully selected technical consultants dedicated to delivering exceptional properties, each one is original with distinguishing features that give every building a unique character, Every RockBase project reflects our signature style-characterized by innovation, quality, craftsmanship and enduring value





Our Vision

To be a trusted leader in real estate development, known for delivering durable, well-structured, and high-value properties.



[02]



Our Mission

To develop both residential & commercial space through quality construction, strategic planning, and disciplined execution, ensuring long-term reliability and value





Our VALUES

STRENGTH



We prioritize solid foundations and structural integrity, ensuring every development is built to stand the test of time

PRECISION



We approach every stage with careful planning and attention to detail, delivering work that is accurate, efficient, and well-executed.

INTEGRITY



We operate with honesty and transparency, consistently delivering on our commitments without compromise.

RELIABILITY



We build with long-term performance in mind, creating properties that remain dependable and resilient for years to come.

VALUE



We develop spaces that combine quality, functionality, and strategic planning to provide lasting benefits for owners and investors.





Our Services

Real Estate Development



As our primary service, RockBase Developers specializes in developing real estate projects from start to finish. Our team of experienced architects, engineers, and project managers work cohesively to design, plan, and construct a range of properties, including residential estates, commercial centers, and mixed-use developments. We prioritize functionality, visual appeal-architectural elegance, and sustainable design in all our projects, with a focus on meeting Nigeria's evolving urban needs.

Procurement and Logistics



RockBase Developers provides efficient and compliant procurement services for construction materials, equipment, and other resources needed to execute large-scale projects. Our supply chain management team works closely with trusted suppliers to ensure that all materials meet industry standards and are delivered as per project timelines. This commitment to quality and efficiency allows us to meet client expectations and ensures smooth project delivery.

Comprehensive Construction Services



From ground-breaking to project handover, our construction services encompass every stage of development. We manage all aspects of construction, including site analysis, structural engineering, project scheduling, and safety management, ensuring projects are completed on time and within budget. Our experienced professionals handle every detail, bringing expertise in project management civilengineering and quality control.

Facility and Property Management



We offer property management services to maintain and enhance the value of real estate assets post-construction. From routine maintenance to tenant management, our services are tailored to meet the unique needs of each property, ensuring long-term client satisfaction.



Our Locations

PRE-FINISHED

- | Nigeria Army Smart Ville Estate, Idu
- | The Grove Centenary City, Abuja
- | Mida Villas, Maitama
- | Guzape, FCT Abuja
- | RockBase Smart City, Lifecamp

LANDS

- | HUTU, Abuja (First Africa polo & Golf resort)
- | Omnia Prime, Airport Road
- | Highland City Estate, Shertti Kabusa
- | Trojan Garden City, Katampe Extension
- | Akulueuno Estate, Anambra State



RockBase
Developers™
...from foundation to future

PRE-FINISHED

- | Nigeria Army Smart Ville Estate, Idu
- | The Grove Centenary City, Abuja
- | Mida Villas, Maitama
- | Guzape, FCT Abuja
- | RockBase Smart City, Lifecamp



01

Nigerian Army Smartville

Nigerian army smartville is an urban residential masterpiece that comprises of 6,5,4 and 3 bedroom duplex and a six unit 2 bedroom block of flats, it sits on over 80 hectares of the most sort after location, highly secured, 5 minutes drive to the Airport and Train station.





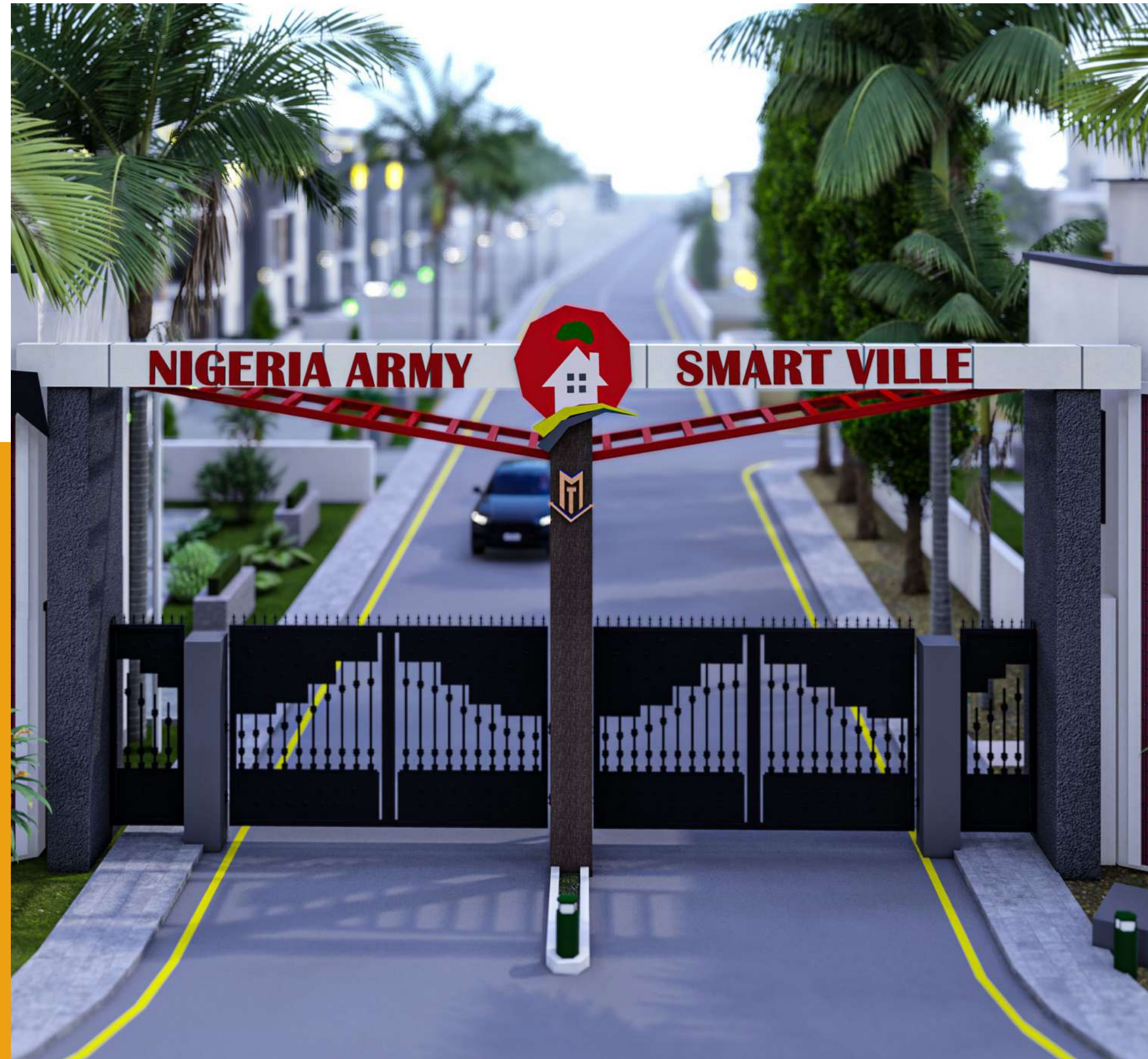
ESTATE FACILITIES

- 24 Hours Security by Nigerian Army
- Existing Good Tarred Road Network
- Existing Drainage System
- Existing Adequate water Supply
- Existing Power Supply
- Shopping Centre
- Street Lights
- Children Playground, and More



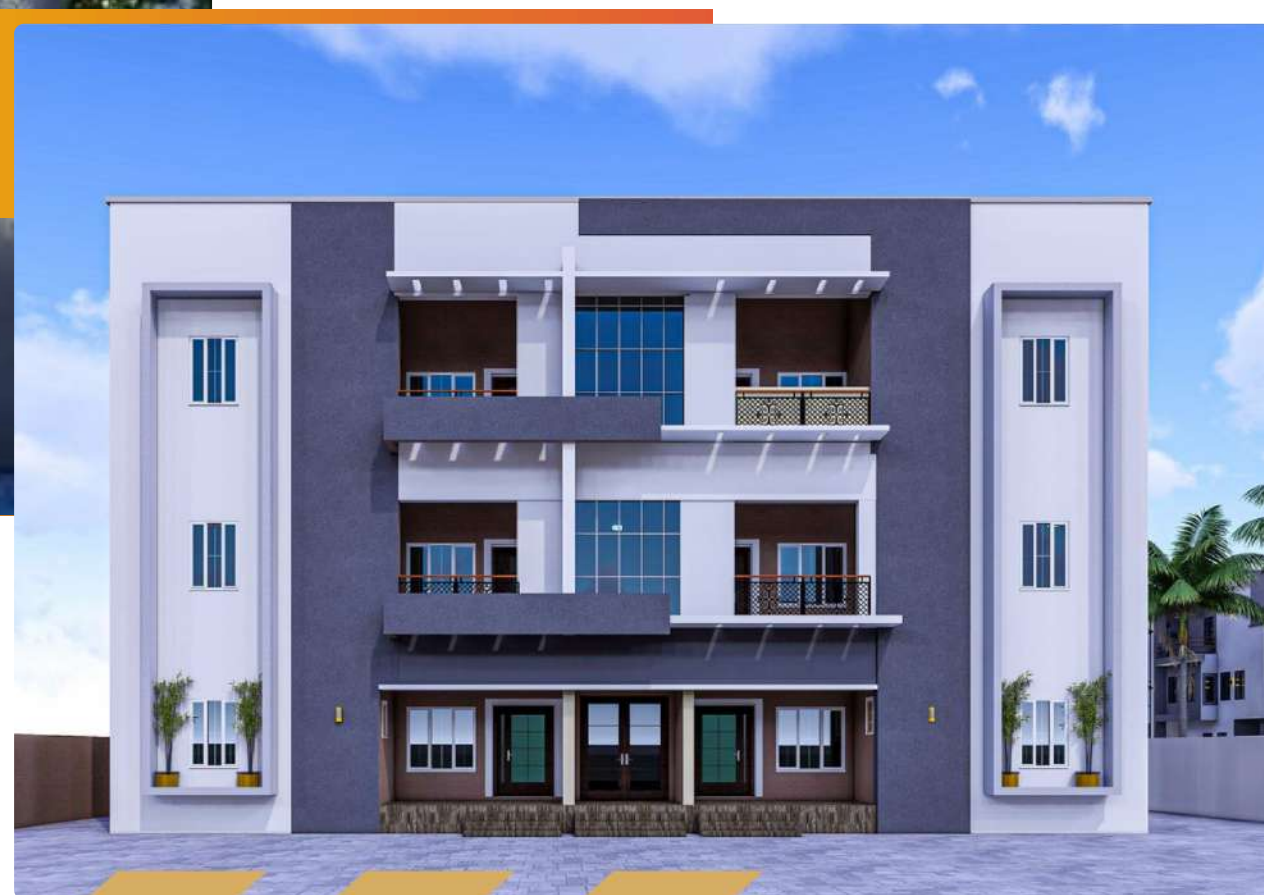
ESTATE Side Attractions

- | Nigerian Army Security Advantage
- | Proximity to International Airport
- | Access to Idu Railway Station
- | Fast growing Investment Corridor
- | Strategic Connectivity
- | Modern Smart Estate Features
- | Recreational and Family Friendly Environment





PROPERTY
Design



BEFORE DEVELOPMENT

[11]



Real time PROGRESS

[12]



02

The Grove Centenary City

The Grove, Centenary City Abuja, is a premium residential community within Abuja's iconic smart-city development. Offering Economic city free zone, modern infrastructure, secure living, and excellent investment potential, it provides residents with a world-class lifestyle in a strategically located and rapidly developing environment.





ESTATE FACILITIES

- 24/7 Security with CCTV Surveillance
- Gated Community with Controlled Access
- Constant Electricity Supply
- Quality Assured water Supply

- Luxury hotels, residential units
- Commercial space, shopping malls,
- Cultural institutions, entertainment options, and sports facilities.



[15]

PROPERTY
Design



Real time PROGRESS

[16]



Midas Villas

Maitama

03

Welcome to Midas Villa where luxury meets prestige in the heart of Abuja's most exclusive district. Designed for discerning homeowners and smart investors, Midas Villas offers elegantly crafted residences featuring contemporary architecture, premium finishes, private elevators, spacious living areas, and modern energy solutions. Nestled in the serene and highly sought-after Maitama neighborhood, this development combines comfort, security, and exceptional investment value. At Midas Villas, you are not just buying a home, you are securing a prestigious address and a lifestyle defined by excellence.





ESTATE FACILITIES

- 24/7 Security with CCTV Surveillance
- Smart Access control with premium gated development
- Fully Tarred Roads with Street Lighting
- Children's Playground & Recreational Park
- Swimming Pool & Relaxation Lounge
- Modern Fitness Gym
- Green Parks and Landscaped Gardens
- Constant Water Supply

ESTATE Side Attractions

- | Exclusive Residents' Clubhouse, VIP lounge, meeting rooms, and social events.
- | Relaxation & family recreational center.
- | Private Fitness & Wellness Centre, Fully equipped gym, spa, and yoga studio.
- | Children's Adventure Park, Safe and modern play area for families.
- | Smart Estate Technology, Smart access control, CCTV monitoring, and home automation.





PROPERTY
Design



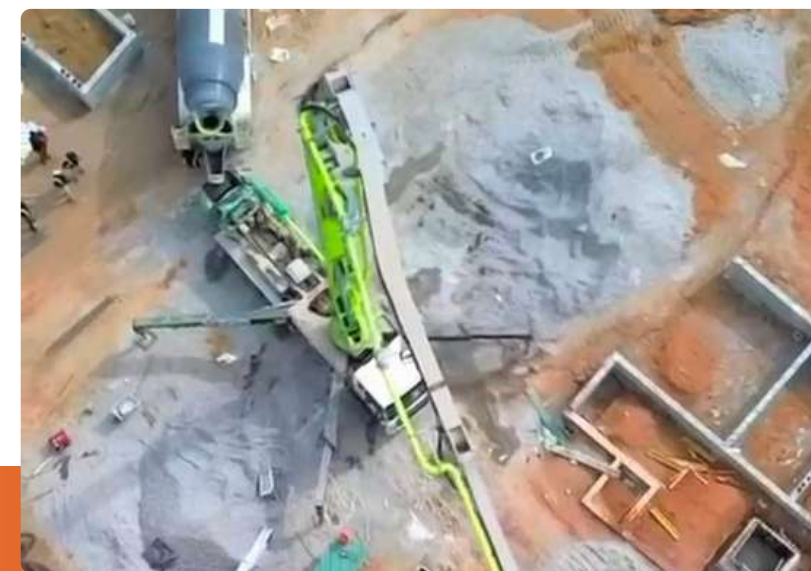
BEFORE DEVELOPMENT

[21]



Real time PROGRESS

[22]



04

Guzape

FCT, Abuja

GUZAPE is a contemporary residential development nestled in the serene, upscale district of Guzape, Abuja. It showcases modern architecture, smart-home features, and high-end finishes that reflect refined taste and innovation. Designed for comfort, security, and elegance, Guzape offers a perfect blend of city convenience and tranquil living, reaffirming our dedication to creating premium homes that inspire lasting value and exceptional lifestyles



PROPERTY Design



05

RockBase
Smart City
LifeCamp

...Coming Soon!





RockBase
Developers™
...from foundation to future

LANDS

- | HUTU, Abuja (First Africa polo & Golf resort)
- | Omnia Prime, Airport Road
- | Highland City Estate, Shertti Kabusa
- | Trojan Garden City, Katampe Extension
- | Akulueuno Estate, Anambra State



HUTU Abuja

First Africa polo & Golf resort

01

The HUTU Polo Golf Resort Estate is Africa's first integrated polo and golf course community. It spans across a 226 hectare. FCDA approved master development along Airport road, just before centenary city, FCT Abuja Nigeria, offering a range of property options such as 3 bedroom terrace duplex, 4 bedroom semi-detached duplex, 4 bedroom fully-detached duplex, 4 bedroom detached duplex+BQ and 6 units of 3 bedroom Apartments





ESTATE FACILITIES

- | A Professional Golf Course
- | Polo field
- | Artificial lake
- | 5 – Star Hotel
- | Schools
- | Commercial Zones, and
- | A Variety of World Class Recreational Facilities

ESTATE VIEW



OMNIA Prime

02

OMNIA PRIME is a 61-hectare, master-planned power city strategically located between Centenary City Abuja and Hutu Abuja. Conceived as the convergence point of government proximity, lifestyle momentum, and capital flow, OMNIA PRIME is not an just an estate; it is a master-planned city built around a thriving central hub that defines its identity, connectivity & economic vitality, offering a range of property options such as 3 bedroom terrace duplex, 4 bedroom semi-detached duplex, 4 bedroom fully-detached duplex, 5 bedroom semi-detached detached duplex, and 6 units of 3 bedroom blocks of flats.



ESTATE FACILITIES

- | A Central Park-driven value engine
- | District-based addressing (not phases)
- | Multi-income investment layers
- | Long-term luxury and wellness infrastructure
- | **OMNIA PRIME** is positioned to become the reference development on this axis for the next 30–50 years.



ESTATE VIEW



Highland City Estate

Kabusa Shertti

03

Highland City Estate Kabusa Shertti is a modern, FCDA-approved development located in the Sheretti district of Abuja. The estate spans 46.12 hectares and features 1,000 well-planned housing units, offering a range of property options such as 3-bedroom terraces, 4-bedroom semi and fully detached duplexes, and blocks of 3-bedroom units.





ESTATE FACILITIES

- 24/7 security
- Perimeter fencing
- Excellent accessibility
- It is strategically positioned to provide strong value appreciation and is a prime area for property investment due to rising land values and ongoing infrastructure

ESTATE VIEW



Trojan Garden City

Katampe Extension

04

Trojan Garden City is a thoughtfully designed estate in the heart of Katampe Extension, offering a perfect balance of modern comfort, sustainability, and long-term value. Planned with eco-conscious infrastructure, green spaces, and smart urban design, it is more than just a place to live — it's a future-ready community, offering a range of property options such as 3 bedroom terrace duplex, 5 bedroom semi-detached duplex + BQ, 5 bedroom fully-detached duplex + BQ, and 6 units of 3 bedroom Apartments + BQ





ESTATE FACILITIES

- Club House, and Bar Lounge
- Restaurants
- Grill Spots
- Game Hub, and Five Aside Pitch
- Event Hall
- Rooftop Garden
- Swimming Pool

ESTATE VIEW



Akulueuno Estate

Akulueuno Estate is one of the notable estates in Anambra State, Nigeria, known for its development and community projects, offering a range of property options such as 3 bedroom terrace duplex, 4 bedroom semi-detached duplex, 4 bedroom fully-detached duplex, and 5 bedroom fully-detached duplex + BQ



No. 00000447225

NIGERIA SOCIAL INSURANCE TRUST FUND

ECS CLEARANCE CERTIFICATE

ORIGINAL

Employer Registration No. **1001962125**

This is to Certify that

HILLMIRA LIMITED

1671766

RC No. _____

Has complied with the provisions of the Employees' Compensation ACT 2010 (ECA 2010)

The details of compliance are as follows:

Description	Year <u>N/A</u>	Year <u>N/A</u>	Year <u>2025</u>
Number of Employees	N/A	N/A	3
ECS Contribution Level	N/A	N/A	PAID

This certificate expires on 31st December, 2025

25 JUN, 2025

Approved Signature

Come Invest with **US!**

OUR PAYMENT PLAN

PRE-FINISHED

50%

Discount on
Outright Payment

40%

INITIAL DEPOSIT

60% Balancing
in 12 months

LANDS

LAND SIZES

From **150 sqm** to **1000 sqm**

ARCES

from 1 Acre and above

FOR MORE INFORMATION ON OUR LOCATIONS AND HOW TO INVEST, KINDLY REACH OUT VIA: **08034612181**







RockBase Developers™

...from foundation to future



www.rockbasedevelopers.com



rockbasedevelopers@gmail.com



[08034612181](tel:08034612181)



[rockbasedevelopers](https://www.tiktok.com/rockbasedevelopers)