ROCEILLI

BY **BEAVERSTONE**



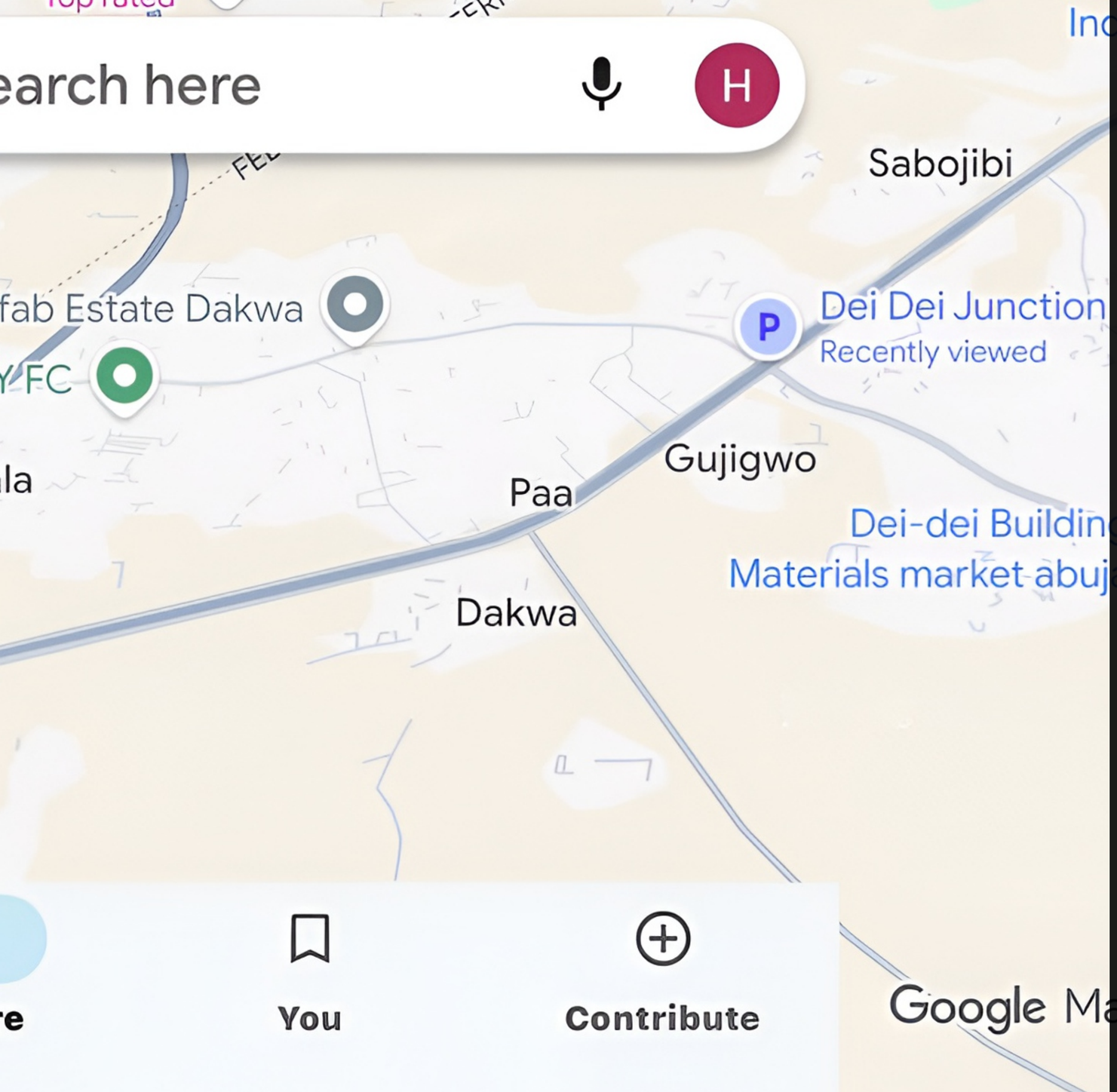
ROCEILLI *BY BEAVERSTONE*

Introducing Roceilli by Beaverstone, an exclusive collection of luxury 5-bedroom duplexes thoughtfully designed for discerning homeowners and investors seeking elegance, comfort, and lasting value. Set within a secure, well-planned community, Roceilli blends contemporary architecture with premium infrastructure to deliver an exceptional living experience.

Located within Grace City Estate (Phase 1) in the rapidly growing Dakwa District of Abuja, Roceilli offers residents the perfect balance of tranquility and convenience. Its strategic location provides easy access to major road networks, business districts, and essential lifestyle amenities, making it an ideal address for modern living.

Each residence sits on 500 square metres of land and is meticulously crafted to offer spacious interiors, refined finishes, and functional layouts that cater to both family living and sophisticated lifestyles. With only six exclusive units, Roceilli provides residents with privacy, exclusivity, and a strong sense of community.

More than just a residential development, Roceilli is a lifestyle destination where quality, security, and comfort come together. It offers a rare opportunity to own a prestigious home and a valuable long-term investment in one of Abuja's fastest-growing locations.



Location & Accessibility

- Located within Grace City Estate (Phase 1),
- Dakwa District, Abuja
- 3 minutes to Dei-Dei/Kubwa Expressway
- 10 minutes to Idu Industrial District
- 20 minutes to Airport Road
- Situated in a rapidly developing area with modern road infrastructure and growing urban development

Architectural Philosophy

At Roceilli, every home is thoughtfully designed to blend contemporary architecture with timeless elegance. Featuring clean lines, expansive windows, open living spaces, and premium finishes, our homes offer exceptional comfort, functionality, and lasting value for generations

Construction Quality

Every Roceilli home is built to the highest standards using reinforced concrete structures, premium fittings, durable roofing systems, energy-efficient lighting, and high-quality finishes. Backed by professional engineering supervision, we ensure every detail reflects strength, safety, and superior craftsmanship.



BEAVERSTONE DIFFERENCE

Why Beaverstone?

At Beaverstone, we deliver quality developments through transparent transactions, innovative designs, timely project delivery, and a customer-first approach—creating lasting value you can trust.

Lifestyle Section

Luxury buyers don't buy bedrooms. They buy lifestyles. Imagine waking up every morning in a peaceful, beautifully landscaped community, enjoying spacious interiors, premium finishes, uninterrupted utilities, and a secure environment where your family can thrive.

A Smart Investment for the Future

Roceilli is more than a luxury residence—it's an investment in lasting value. Situated in a prime location and built to exceptional standards, every home is designed to deliver strong appreciation, enduring quality, and an elevated lifestyle for years to come.



01



02



03



04

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AMENITIES AND FACILITIES

Estate Amenities / Residential Facilities (Each Units)

- 24/7 Security
- 24/7 Electricity Supply
- 24/7 Water Supply
- Children's Playground
- Shopping Plaza
- School
- Filling Station (Phase 2)

- 5 Spacious Bedrooms
- 1 En-suite Boys' Quarters (BQ)
- 2 Living Rooms
- Large Patios
- 500 sqm Plot Size
- Exclusive Community of Only 6 Luxury Duplexes

ROCEILLI HOMES

Roceilli homes feature a clean, minimalist design with bold geometric forms, flat rooflines, and a balanced façade. The use of natural stone cladding, large glass openings, and neutral colour palettes creates a sophisticated appearance that remains timeless and visually striking.

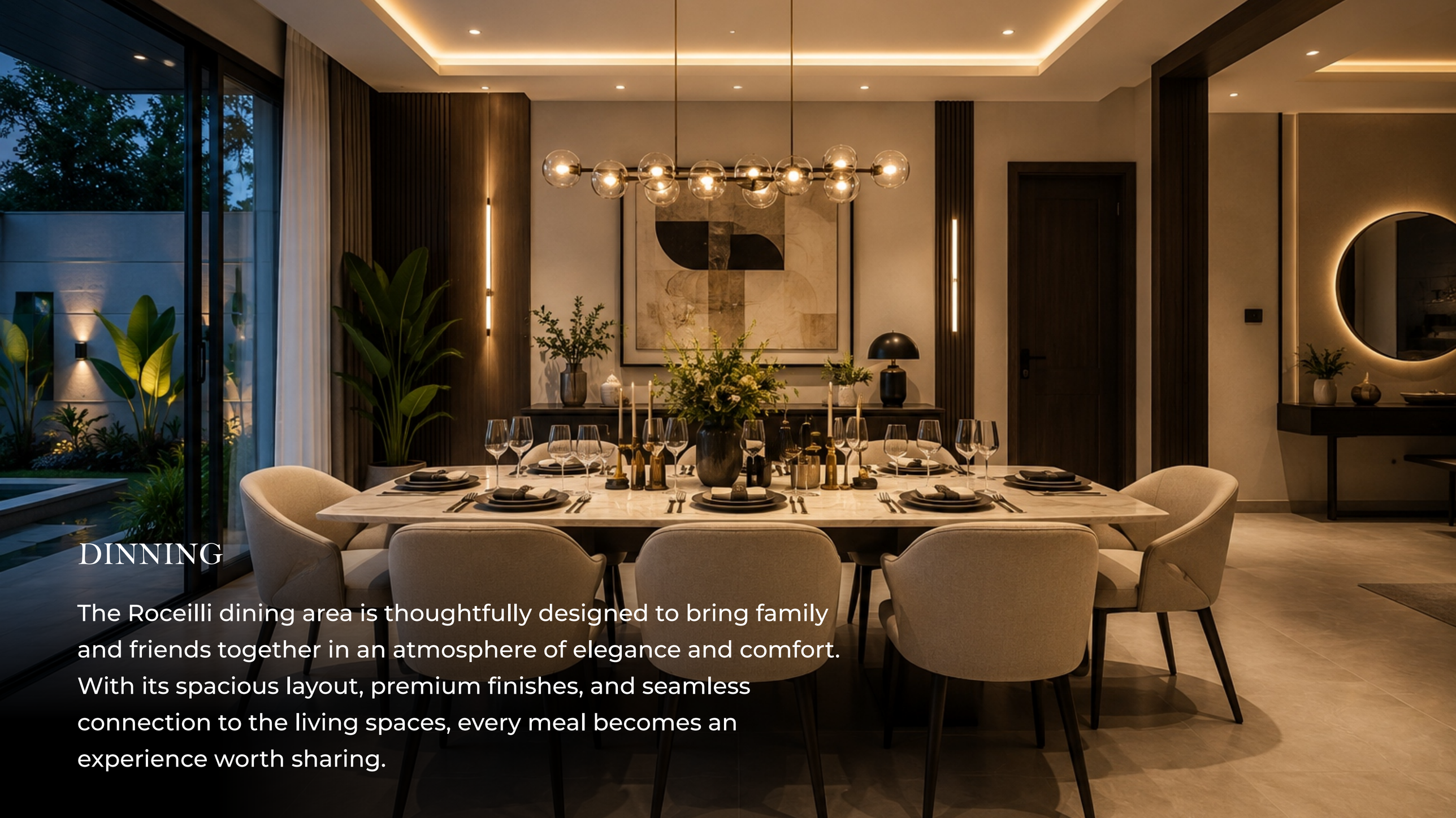


LIVING ROOM

Every living room at Roceilli is a statement of modern elegance. With expansive spaces, abundant natural light, premium finishes, and a seamless connection to the rest of the home, it creates an atmosphere of warmth, sophistication, and timeless luxury.







DINNING

The Roceilli dining area is thoughtfully designed to bring family and friends together in an atmosphere of elegance and comfort. With its spacious layout, premium finishes, and seamless connection to the living spaces, every meal becomes an experience worth sharing.

DINNING

The Roceilli kitchen is thoughtfully designed to combine elegance with everyday functionality. Featuring a spacious layout, premium finishes, and ample storage, it provides the perfect setting for preparing meals, entertaining guests, and creating lasting family memories.





BEDROOM

The Roceilli bedroom is designed as a peaceful retreat where luxury meets comfort. With generous space, abundant natural light, elegant finishes, and a serene ambiance, it offers the perfect environment to relax, recharge, and wake up refreshed every day



BATHROOM

The Roceilli bedroom is designed as a peaceful retreat where luxury meets comfort. With generous space, abundant natural light, elegant finishes, and a serene ambiance, it offers the perfect environment to relax, recharge, and wake up refreshed every day



HOME OFFICE

The Roceilli bedroom is designed as a peaceful retreat where luxury meets comfort. With generous space, abundant natural light, elegant finishes, and a serene ambiance, it offers the perfect environment to relax, recharge, and wake up refreshed every day


ROCEILLI HOMES

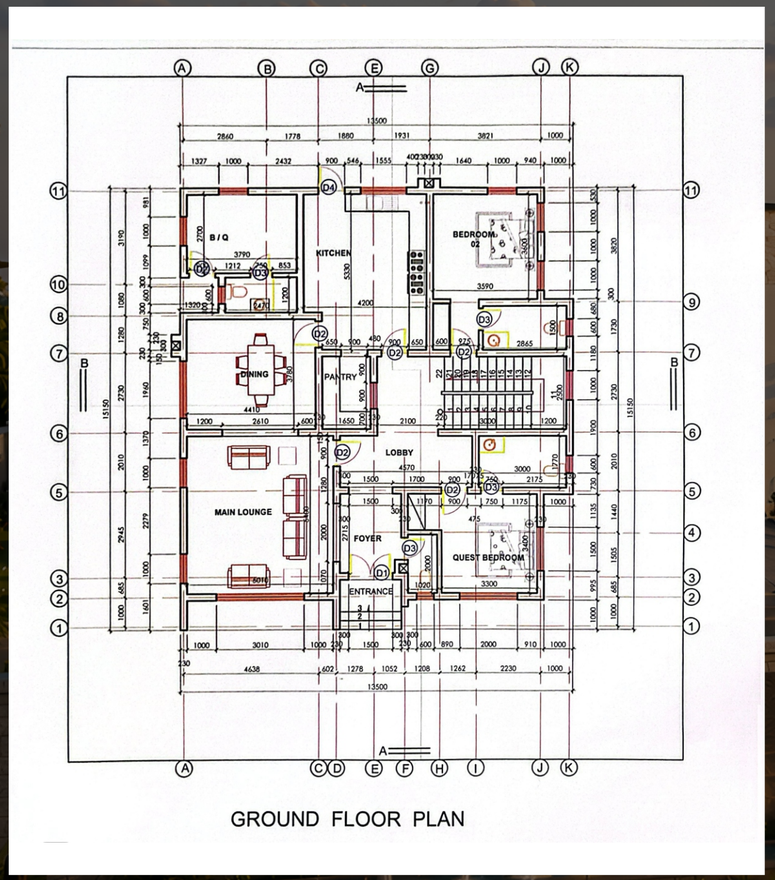
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SPECIFICATIONS

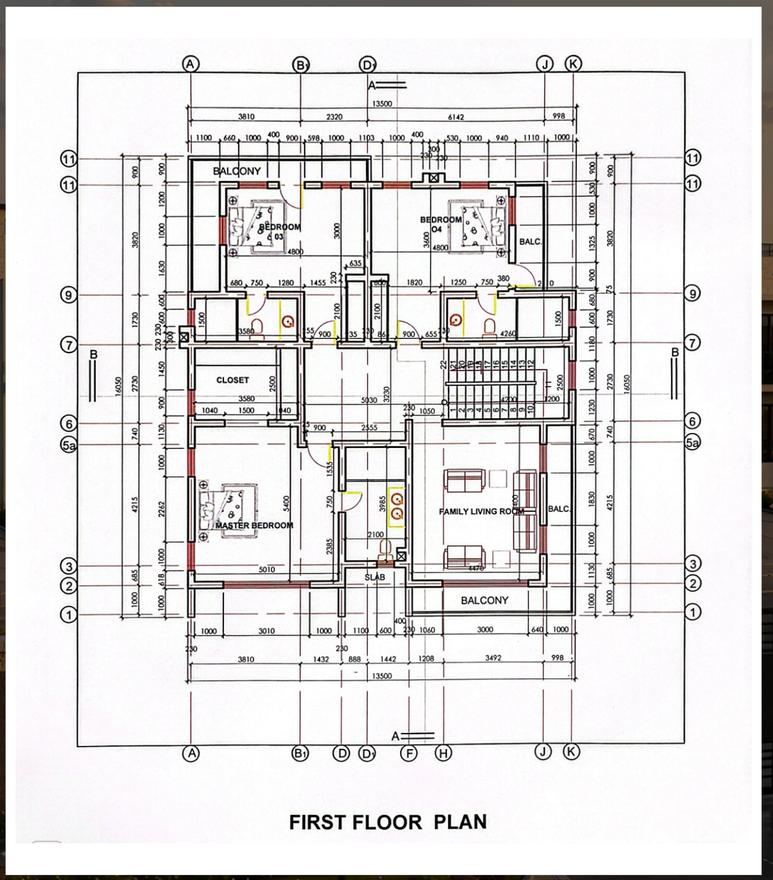
STRUCTURE	Reinforced concrete framed structure comprising reinforced concrete foundations, columns, beams, suspended floor slabs, and staircase. Concrete mix ratio specified as 1:2:4 with a minimum compressive strength of 25 N/mm² at 28 days. High tensile reinforcement steel (fy = 410 N/mm²) and mild steel (fy = 250 N/mm²) are specified.
ROOF	Modern mono-pitch/flat roof design with reinforced concrete roof slab and a lightweight steel roof truss supporting long-span roofing sheets as indicated in the roof plan and building sections
ELECTRICAL INSTALLATION	Smooth rendered external walls finished with contemporary paintwork, decorative feature walls, aluminium-framed glazed windows, glass balcony balustrades, reinforced concrete canopies, and external paving as illustrated in the rendered elevations.
MECHANICAL INSTALLATION	Complete electrical installation including lighting points, socket outlets, air-conditioner points, smoke detectors, TV outlets, telephone outlets, distribution boards, fire alarm provisions, and external lighting in accordance with the electrical layouts and schedules.
INTERIOR FINISHES & FLOOR FINISHES	Cold water supply system, soil and waste drainage, ventilation, plumbing pipework, sanitary fittings, and air-conditioning provisions as shown in the mechanical drawings.
WALL & CEILING FINISHES	The drawings indicate finished floor levels throughout the residence; however, specific floor finish materials (e.g., porcelain tiles, marble, timber flooring) are not stated in the document.
WOODWORK	Internal walls and ceilings are shown as finished surfaces, but the exact finish (paint type, POP ceiling details, gypsum board specifications, etc.) is not provided in the drawings.
	Timber doors, wardrobes, kitchen cabinetry, and other joinery are illustrated in the architectural details; however, the timber species, veneer, laminate, or hardware specifications are not stated.

FLOOR PLAN

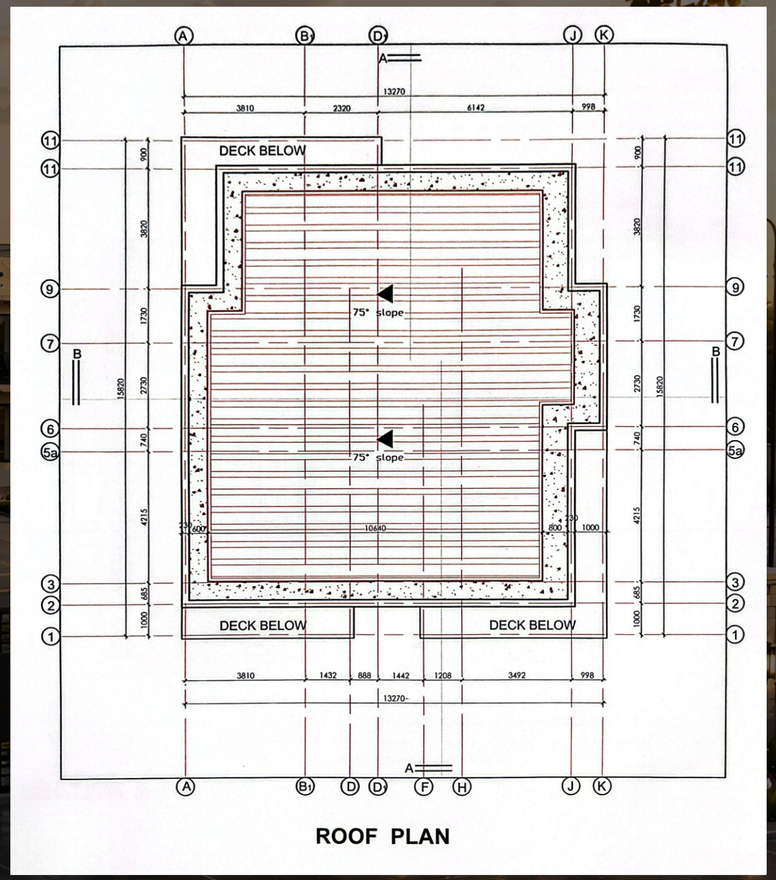
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

01

The ground floor features spacious living areas, a modern kitchen, a guest bedroom, and functional spaces designed for comfortable and elegant living.

02

The first floor is designed as a private retreat, featuring spacious en-suite bedrooms, a comfortable family lounge, and balconies that provide natural light, ventilation, and relaxing outdoor views.

03

The roof plan features a contemporary design that combines durability with modern aesthetics, ensuring efficient drainage, weather protection, and a clean architectural finish.

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DISCLAIMER

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All illustrations, floor plans, dimensions, renderings, and specifications are intended for marketing purposes and may differ from the final completed development. Prospective purchasers are encouraged to conduct independent due diligence and seek professional advice before making any investment or purchase decision.Beaverstone shall not be liable for any direct, indirect, incidental, or consequential loss arising from reliance on the information contained in this brochure.

All property transactions are subject to the applicable laws of the Federal Republic of Nigeria and the terms and conditions outlined in the final Sales and Purchase Agreement.For further information or to schedule a private consultation, please contact the Beaverstone sales team.

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ABOUT US

Beaverstone is a forward-thinking real estate development and construction company committed to creating exceptional spaces that inspire confidence, comfort, and long-term value. Guided by its philosophy, "Build. Beyond. Better.", Beaverstone goes beyond constructing buildings—it develops thoughtfully designed communities and investment opportunities that enhance the way people live and grow.

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