grynbricks&tech
LIMITED

AIR¹
GWARIMPA II ESTATE



Contact Us:

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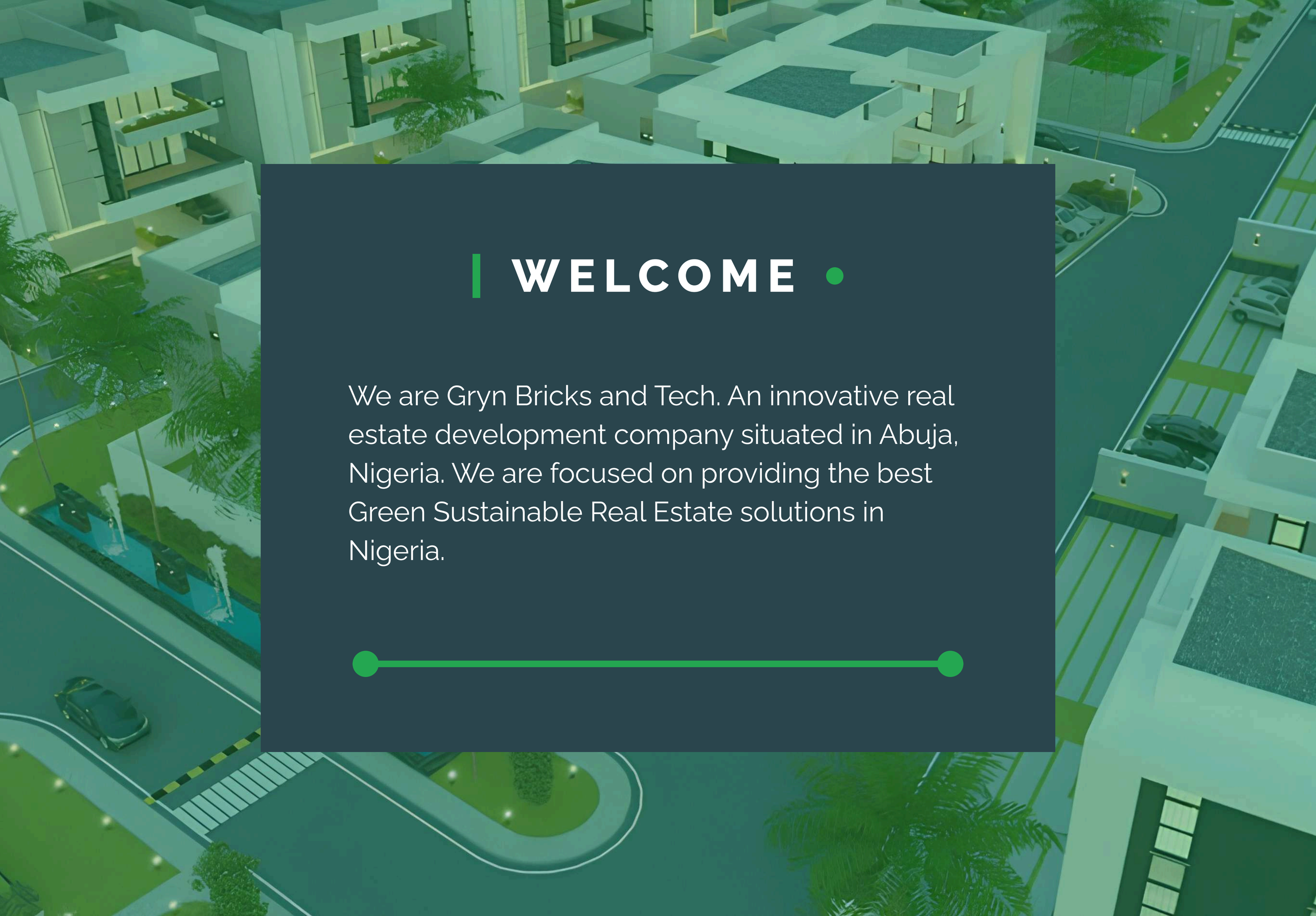
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GRYN BRICKS & TECH

DISCOVER A **HOME** THAT MATCHES YOUR **LIFESTYLE.**



WELCOME

We are Gryn Bricks and Tech. An innovative real estate development company situated in Abuja, Nigeria. We are focused on providing the best Green Sustainable Real Estate solutions in Nigeria.

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MESSAGE FROM THE **CEO**

> The journey of bridging the gap between sustainability and luxury demands “outside the box” thinking and timeless commitment.

In a world where technology and livelihood are intertwined, Gryn Bricks and Tech brings you groundbreaking developments that take advantage of A.I and technology to make green luxury living comfortable and utilitarian for our clients. Gryn Bricks and Tech provides comfort for you, and outstanding sustainability for the earth. We have a standard for durability and quality construction, with emphasis on attention to detail.

We are working with industry experts to ensure a minimum compliance of 20% with the Green Energy Renewability and Sustainability Guidelines for all our projects.

Our company is committed to implementing sustainable, renewable, and alternative clean energy solutions within the real estate market, a sector with significant untapped potential.



We pride ourselves on being a future-ready company with a unique niche in Africa's real estate sector, bridging the gap between luxury and sustainability. We cordially invite you to partner with us on this remarkable journey of growth, innovation, and positive transformation in the real estate industry.



WHO WE ARE



Gryn Bricks and Tech is a real estate company focused on the sustainable and renewable future of real estate. Our mandate is to develop homes that seamlessly integrate detailed architectural designs and concepts with green technologies, creating comfortable, efficient, and sustainable living spaces.
We strongly believe that the concept of green living can be successfully implemented without compromising quality, comfort, or industry standards.

There is an urgent need to protect the quality of our environment and homes by reducing the carbon footprint that is adversely affecting our ecosystem and contributing to environmental degradation.
Our focus on promoting green practices through the integration of clean, renewable, and alternative energy solutions into real estate development and construction marks the beginning of a new journey for the future of real estate. We are committed to giving homeowners the opportunity to choose and embrace a more sustainable lifestyle.

OUR **VISION**

To create homes that seamlessly balance sustainability with luxury, while working towards achieving net-zero carbon emissions across our developments.

OUR **MISSION**

To pioneer green, sustainable homes that seamlessly bridge the gap between sustainability and luxury.

CORE **VALUES**

At Gryn Bricks and Tech, we believe that luxury and sustainability are not mutually exclusive. We are committed to delivering the highest standards of prestige, comfort, and quality while preserving the delicate balance of our ecosystem.

GREEN **LUXURY**

G



RELIABLE

R



YARDSTICK

Y



NOVEL

N



ABOUT THE **GRYN**



Over the last decade, green building certifications have gained significant traction among developers, architects, designers, property managers, and building occupants worldwide. This growing wave of eco-conscious real estate development is driven by increasing awareness of the environmental impact of traditional construction and development practices.

Incorporating environmentally friendly design techniques, materials, and technologies into building practices promotes durability, efficiency, and a more sustainable way of living.

The environmental damage caused by conventional real estate practices is becoming increasingly difficult to ignore. It has become imperative to adopt cleaner methodologies, innovative techniques, and sustainable practices to safeguard the long-term health and viability of our planet.

One of the vital benefits of green buildings is their positive impact on our climate and the natural environment. Green buildings not only reduce or eliminate negative impacts on the ecosystem by using less water, energy, and natural resources, but also contribute positively to the environment by generating their own energy and promoting biodiversity.

Gryn homes are constructed with energy efficiency in mind, lowering operating costs. They improve indoor air quality and have significantly reduced Green House Gas emissions, thus becoming healthier environments to live in.

SMART implemented **technologies**

05

SOLID WASTE MANAGEMENT POLICY

For the separation, collection, recycling and/or disposal of solid waste materials, which includes organic, recyclables, electronic, hazardous and mixed waste.

04

SOLID WASTE MANAGEMENT POLICY

Gas generators are cleaner and are less expensive than other non-renewable fuels, and are considerably more efficient.

03

PHOTO-VOLTAIC SOLAR POWER GENERATION

Harnessing solar energy, a free and renewable energy source to generate electricity which is stored in batteries and can be used to complement power from the national grid.

02

LOW-FLOW TAPS, TOILETS & SHOWERS AND RAINWATER HARVESTING

Low-flow taps, showerheads, and toilet fittings are installed wherever possible. This greatly reduces water consumption, helping to create more environmentally friendly, water- and energy-efficient buildings.

01

ENERGY STAR-EFFICIENT APPLIANCES

Using ENERGY STAR-rated appliances with low energy consumption and increased efficiency.

SMART implemented technologies



SMART CONTROL
Control all the systems in your home from one central touchscreen.

SMART SECURITY
Be notified about smoke or fire emergencies and break-ins.

SMART LIGHTING
Set lighting moods and control all the lights in your home from your mobile phone.

SMART AUDIO
Stream music to any device including in-ceiling speakers from your mobile phone.

SMART SURVEILLANCE
Monitor key areas in your home from your mobile device

SMART ACCESS
View or communicate with who is at your door and open doors from your mobile phone no matter where you are.

INTRODUCING

The AIR 1 Project

Located in Abuja, Nigeria's capital city, AIR Gwarimpa II Estate is an expansive 22,000 m^2 development of prime luxury real estate near the city centre. The estate comprises 9 units of 4-bedroom fully detached duplex, 18 units of 5-bedroom twin villas and 7 units of 6-bedroom villas.



Our project, AIR, is inspired by a vision of environmental sustainability and the preservation of class. AIR appeals to the desire to live comfortably in a cleaner, healthier environment, drawing inspiration from the sophistication and prestige associated with the U.S. Presidential aircraft, Air Force One.

It also reflects the careful consideration given to the premium luxury we have to offer. Our clients' well-being and satisfaction are our top priorities, and AIR was created to cater to these needs. AIR is set to take you on a journey of sustainability and sophistication.



The estate and its facilities take full advantage of the latest green and smart home technologies.

AIR Gwarimpa II Estate is truly a masterclass in green real estate development, built with a unique blend of conservation and luxury that only Gryn Bricks and Tech can offer.

AIR 1
GWARIMPA II ESTATE

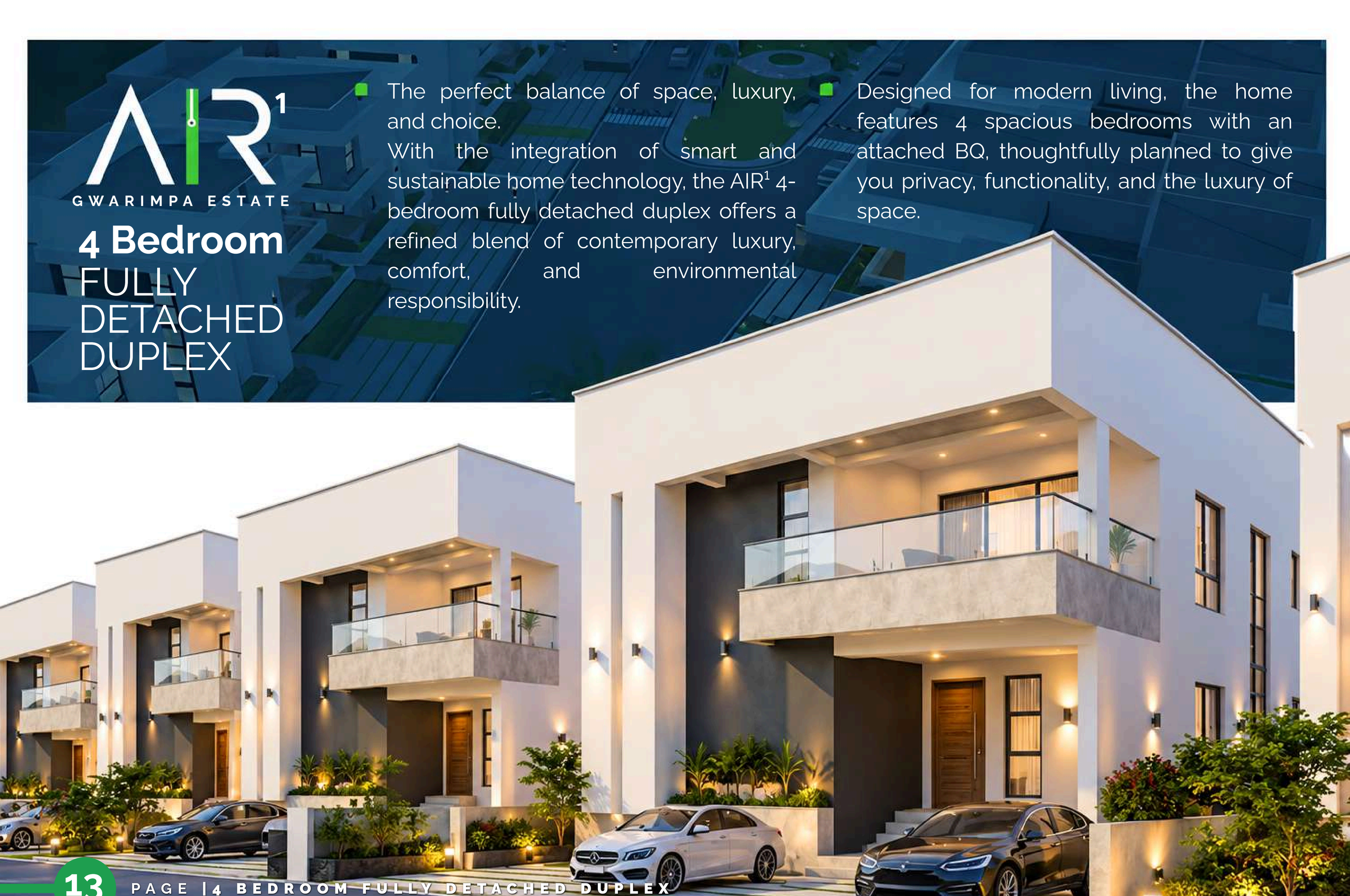
AIR[1]

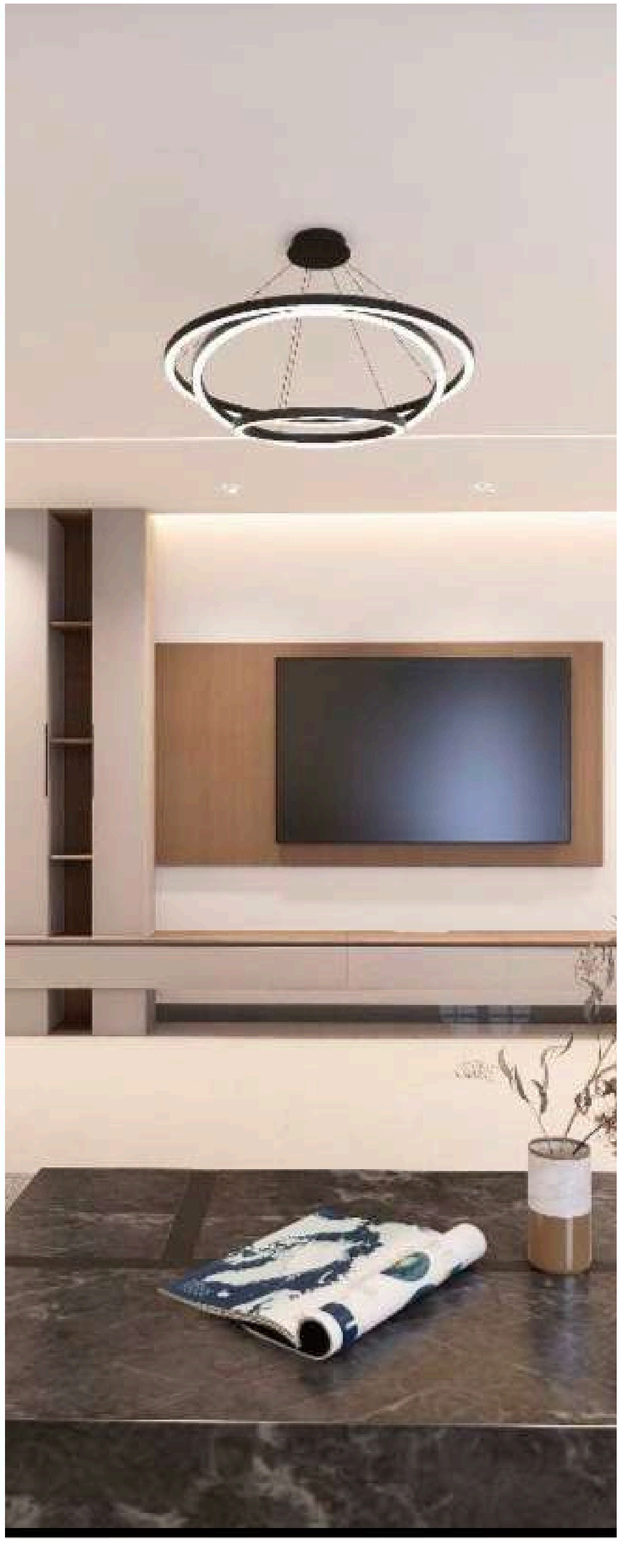
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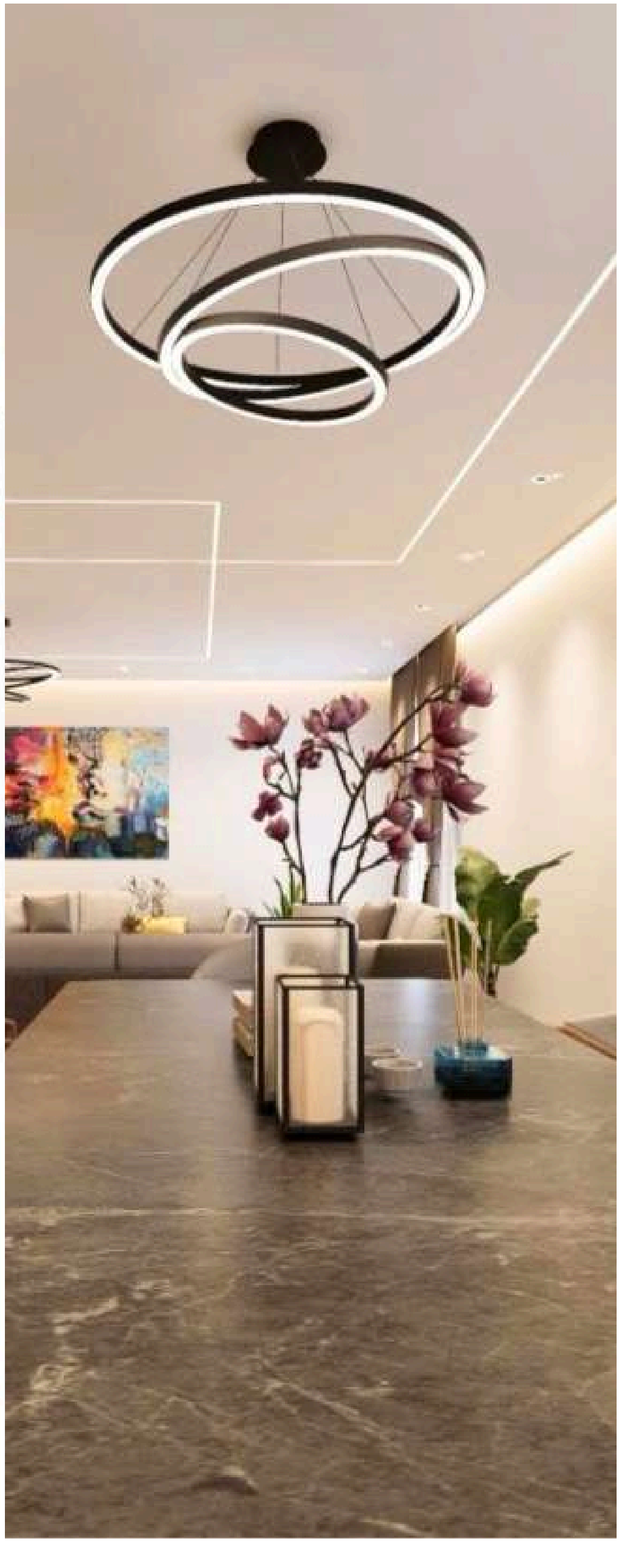
4 Bedroom FULLY DETACHED DUPLEX

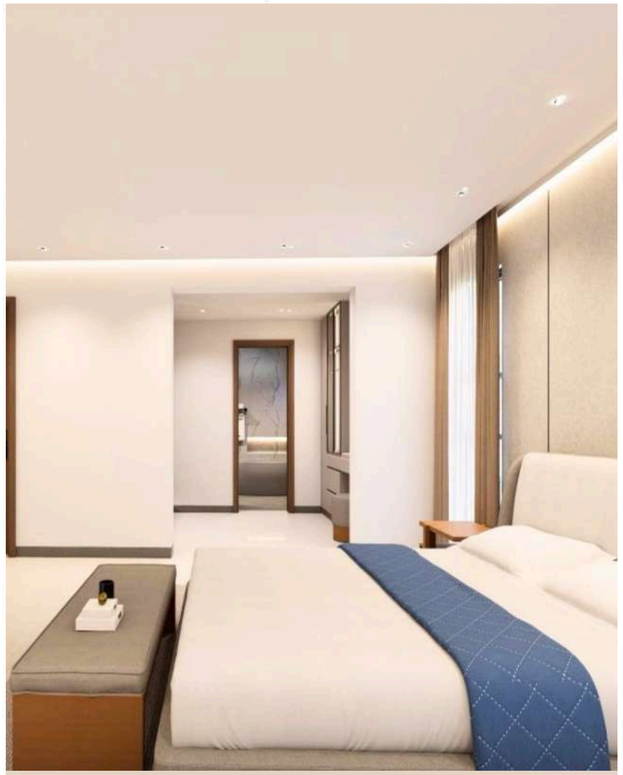
- The perfect balance of space, luxury, and choice.
With the integration of smart and sustainable home technology, the AIR[1] 4-bedroom fully detached duplex offers a refined blend of contemporary luxury, comfort, and environmental responsibility.

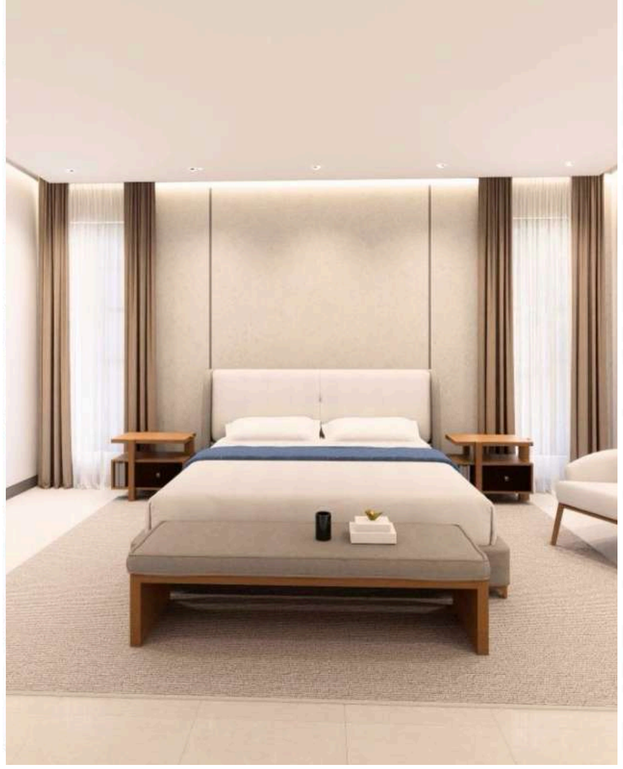
- Designed for modern living, the home features 4 spacious bedrooms with an attached BQ, thoughtfully planned to give you privacy, functionality, and the luxury of space.







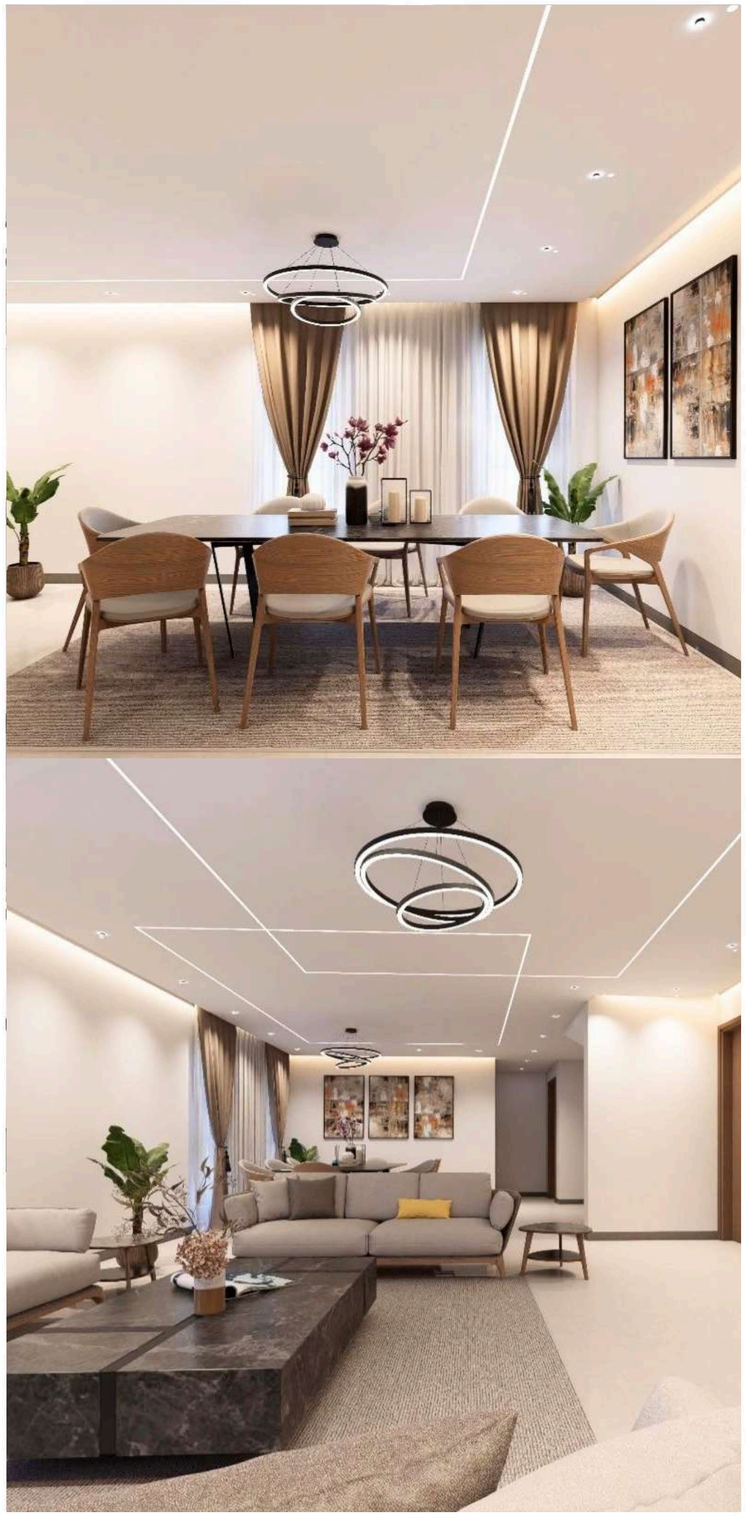




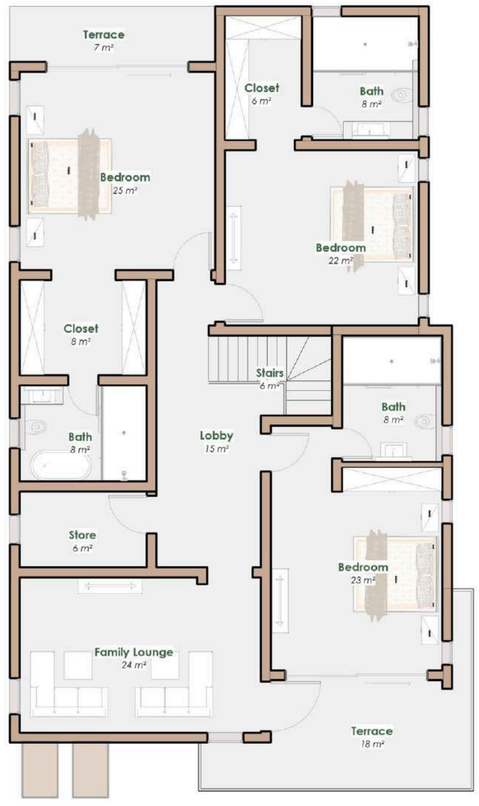
4 Bedroom FULLY DETACHED DUPLEX

AIR 1

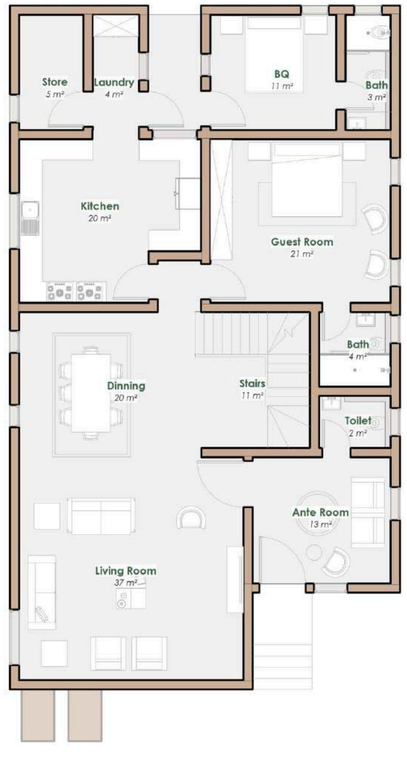
GWARIMPA ESTATE







FIRST FLOOR PLAN



GROUND FLOOR PLAN

The Living Room

4 BEDROOM FULLY DETACHED DUPLEX

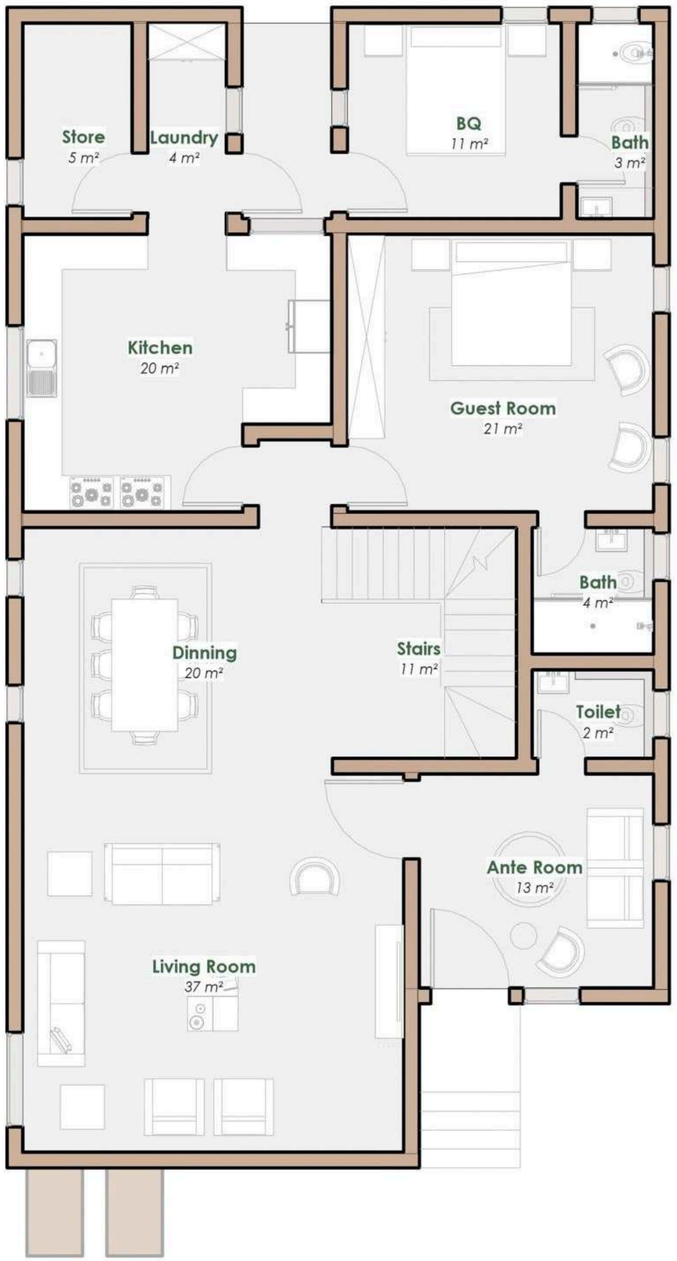


The 1st Floor Bedroom

4 BEDROOM FULLY DETACHED DUPLEX



GROUND FLOOR PLAN





FAMILY **LIVING ROOM**

GWARIMPA ESTATE

5 Bedroom
TWIN VILLA

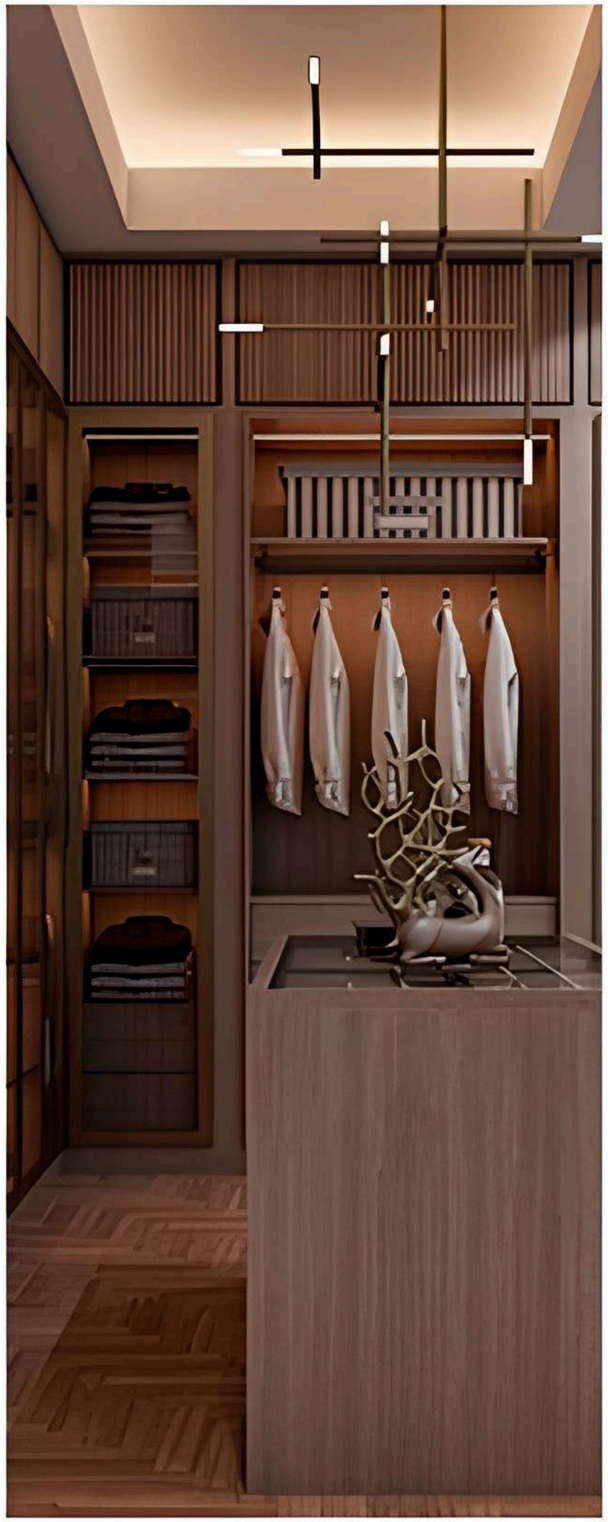
The perfect balance of space, luxury, and thoughtful design. The AIR[1] 5-bedroom Twin Villa combines modern comfort with energy-efficient design, featuring high-efficiency equipment, improved insulation, energy-efficient lighting, passive solar design, and renewable energy integration.

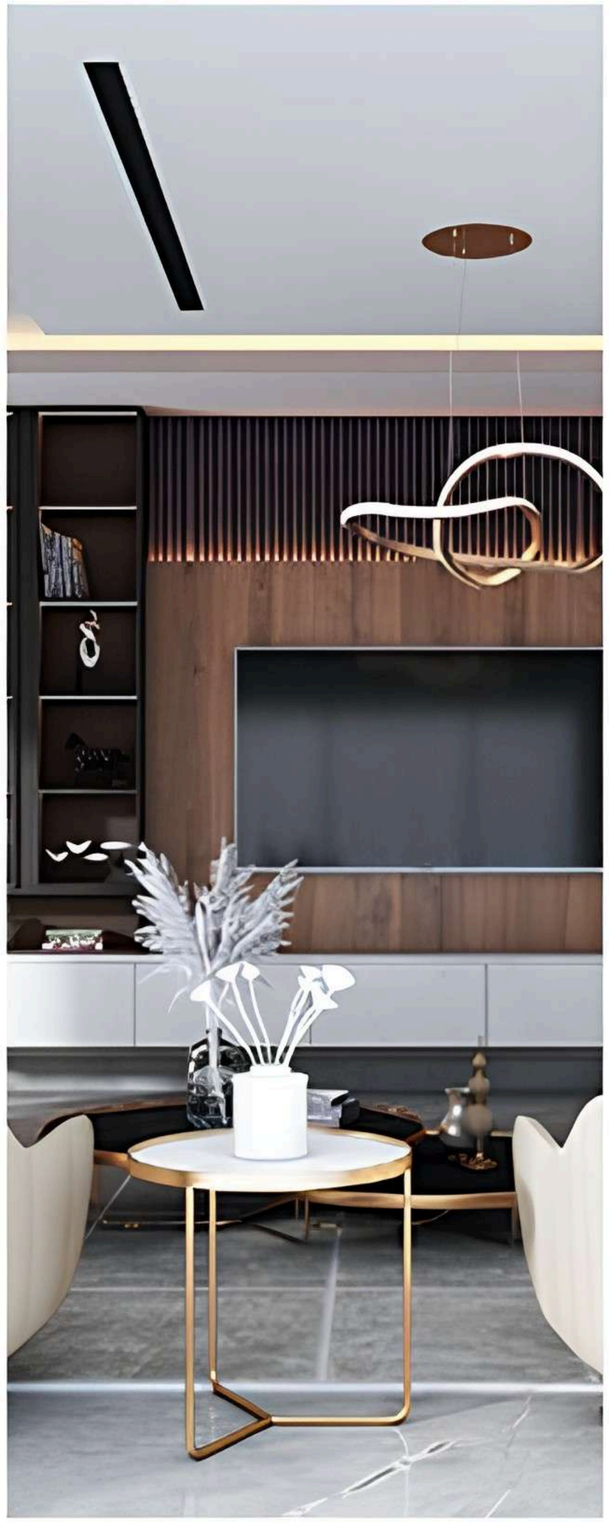
The home offers 5 spacious bedrooms, a master lounge, two walk-in closets, a box room, and an attached BQ, providing comfort and privacy for families and guests.

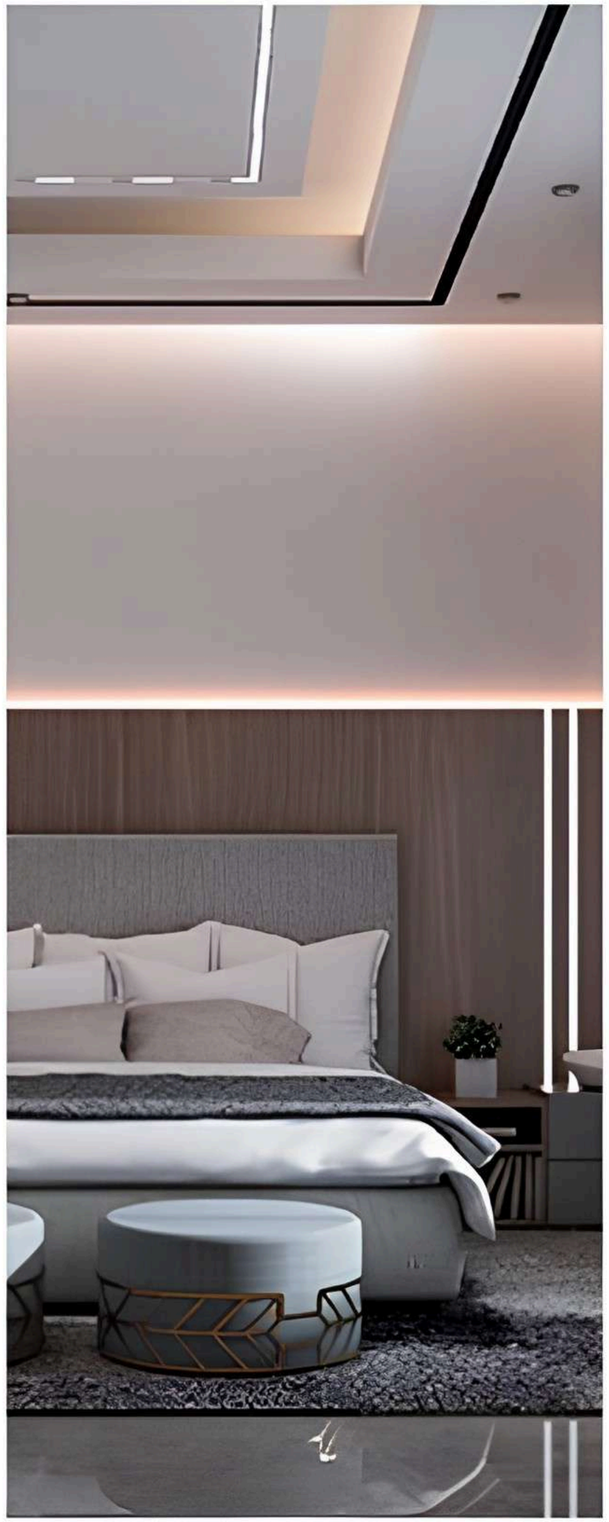
Select configurations also offer additional private space with subtle basement provisions, giving you greater flexibility to suit your lifestyle.

Select Twin Villa configurations also offer additional private space with basement provisions, giving you even more flexibility to create a home that suits your lifestyle.

Premium finishes and a private pool can also be added at an additional cost, allowing you to personalize your residence to your taste and preferences.





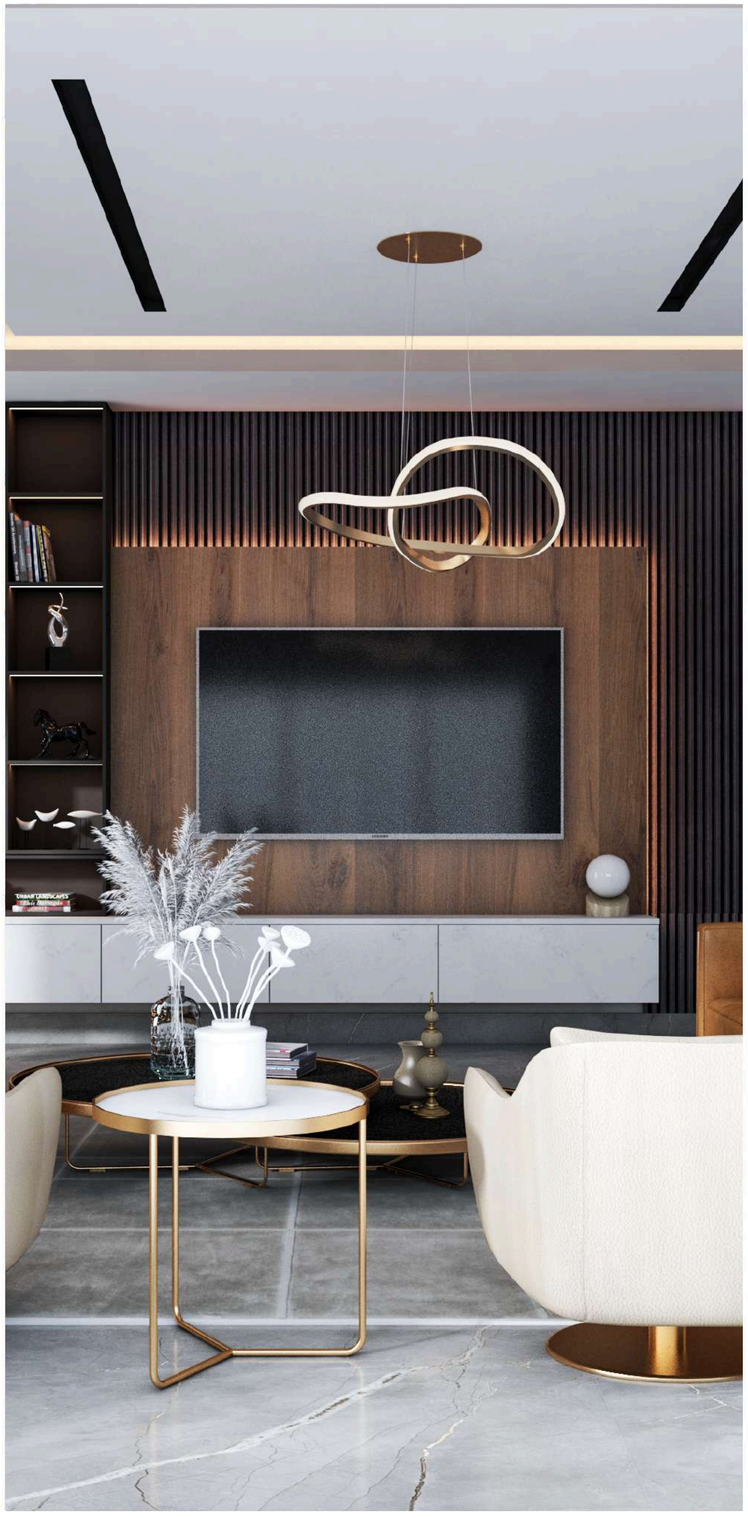


5
Bedroom
TWIN VILLA

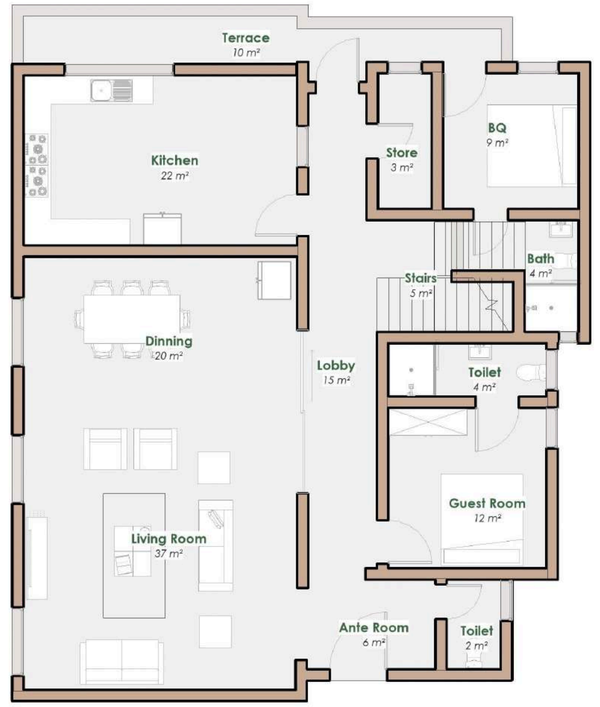
AIR 1

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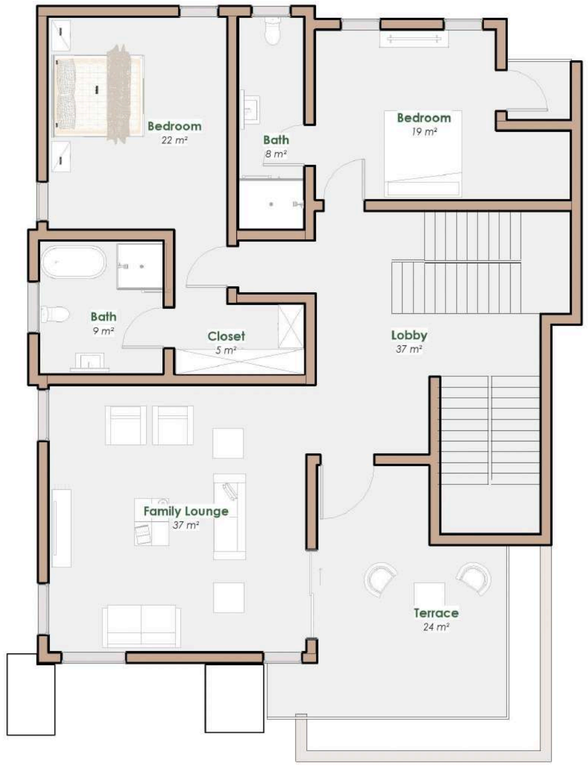




GROUND FLOOR PLAN



FIRST FLOOR PLAN



The Living Room

5 BEDROOM TWIN VILLA

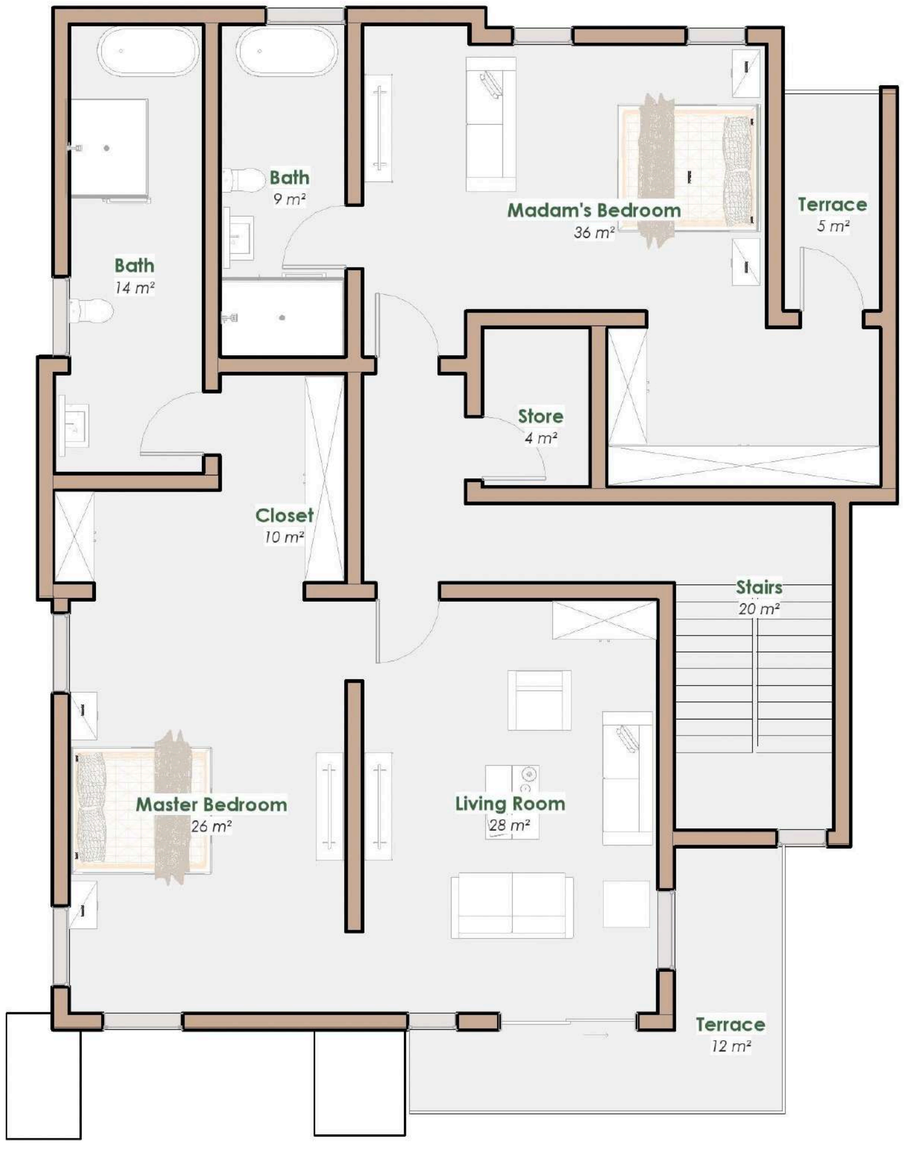


The 1st Floor Bedroom

5 BEDROOM TWIN VILLA



SECOND FLOOR PLAN





FAMILY **LIVING ROOM**

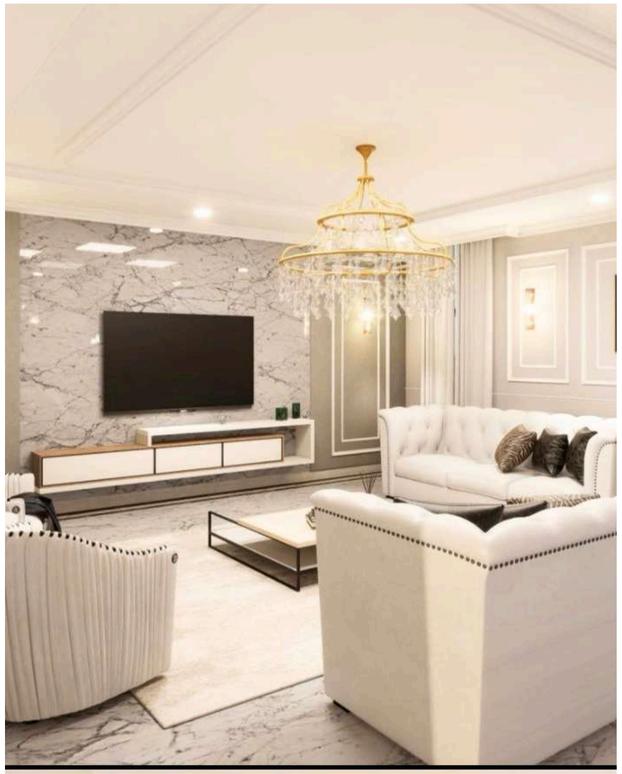
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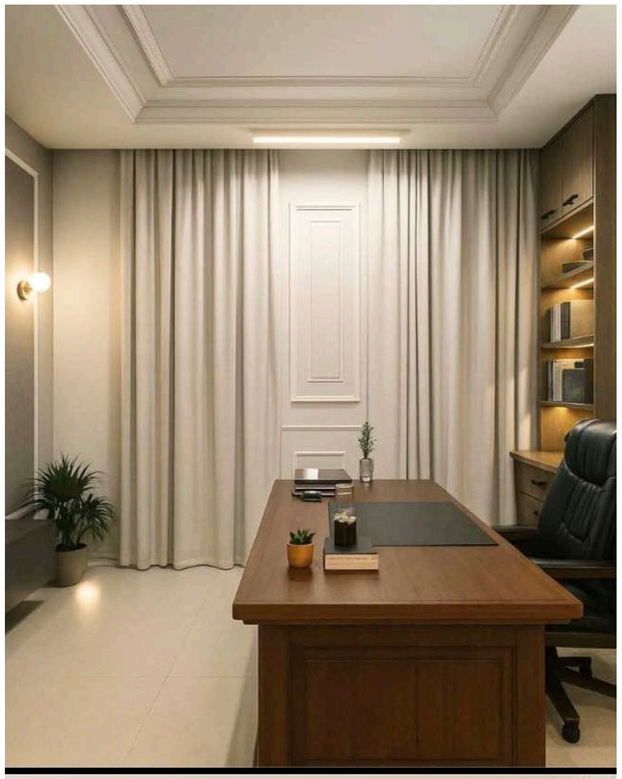
6 Bedroom VILLA

- Where space meets luxury, and every level tells a story.
The AIR[1] 6-bedroom Villa is a thoughtfully designed triplex that brings together expansive living, contemporary luxury, and refined comfort in one exceptional residence.
Designed for those who appreciate space and privacy, the Villa features 6 spacious bedrooms, an attached basement, and an attached BQ, giving you additional room for family, guests, entertainment, and everyday living.

- With its multi-level design and generous spaces, every detail is carefully considered to create a home that feels grand without compromising functionality.
You can further personalise your Villa with premium finishes and a private pool at an additional cost, creating a residence that reflects your taste, lifestyle, and vision of luxury.



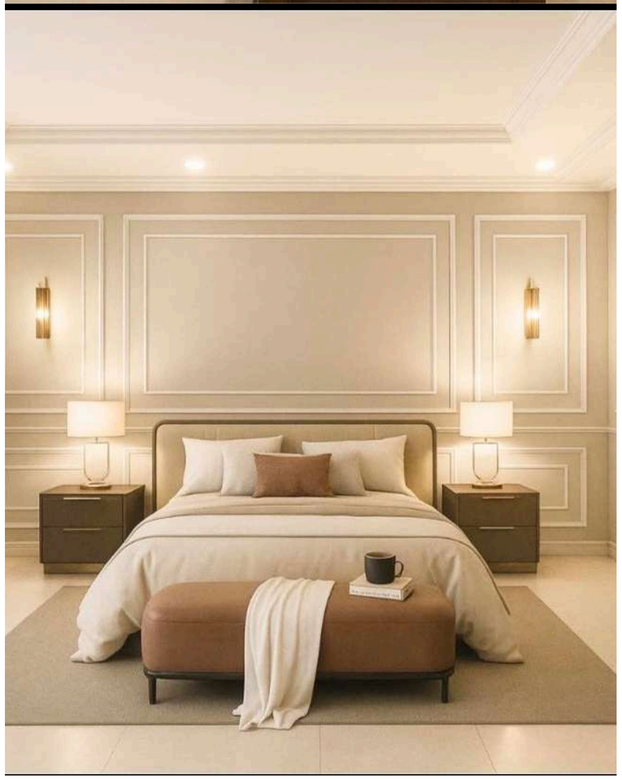






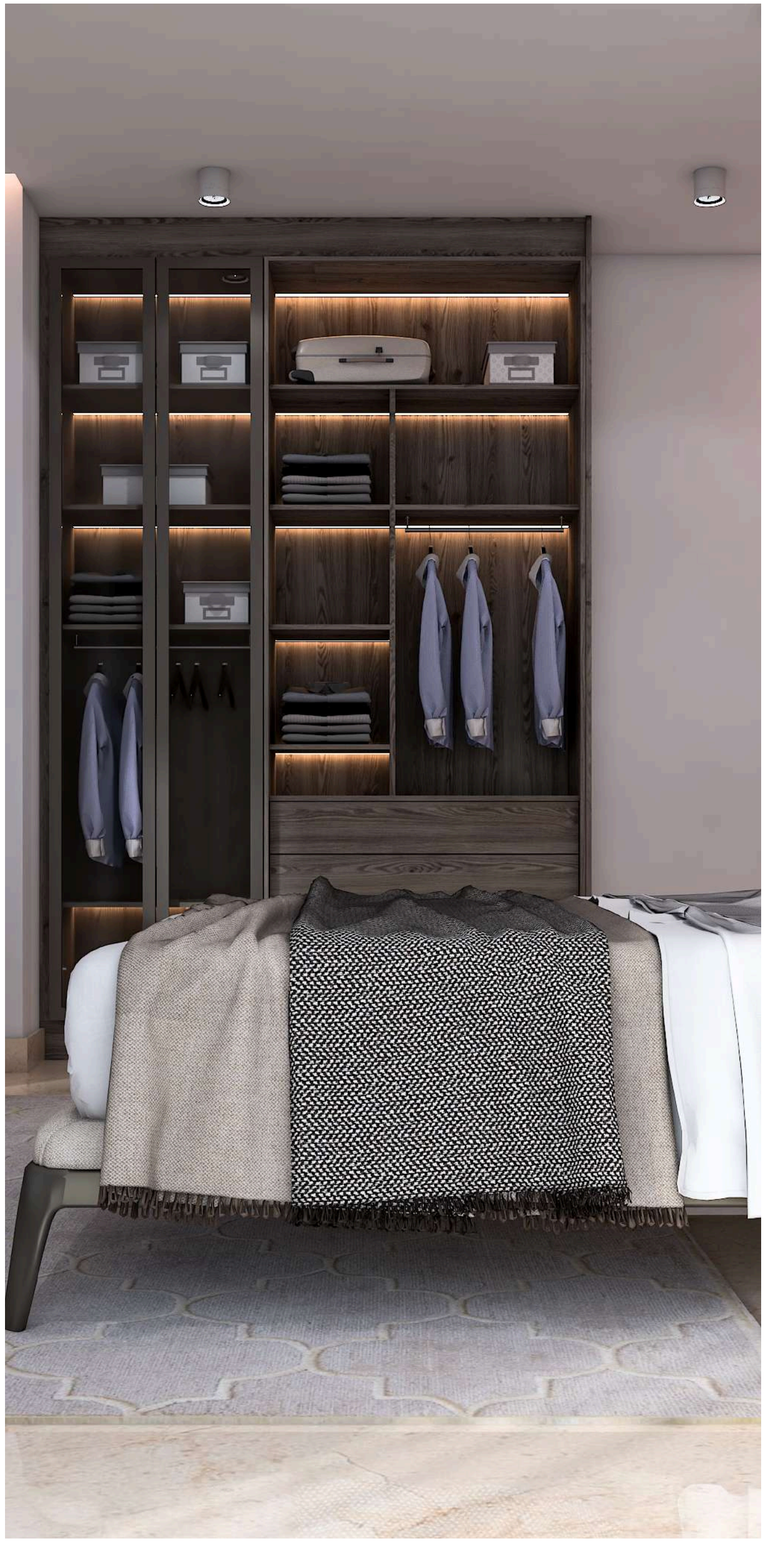
6 Bedroom VILLA





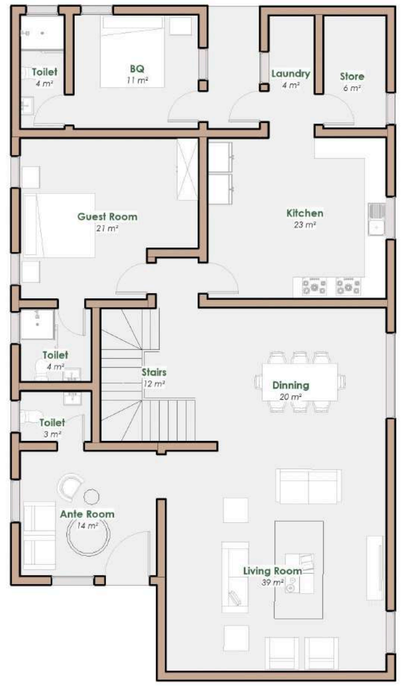


AIR 1
GWARIMPA ESTATE

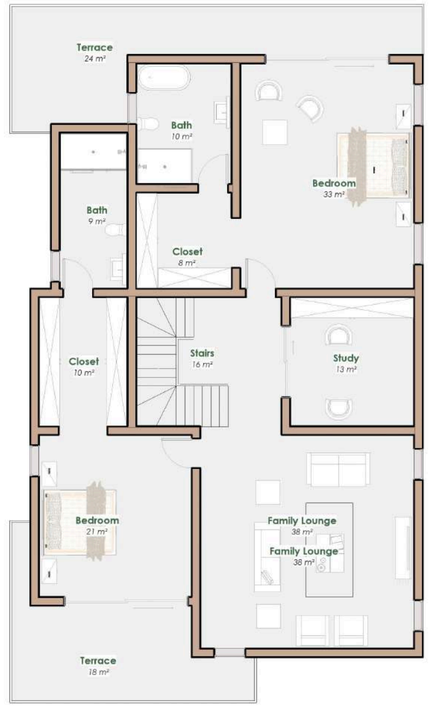




GROUND FLOOR PLAN



FIRST FLOOR PLAN



The Family
Living Room
6 BEDROOM VILLA

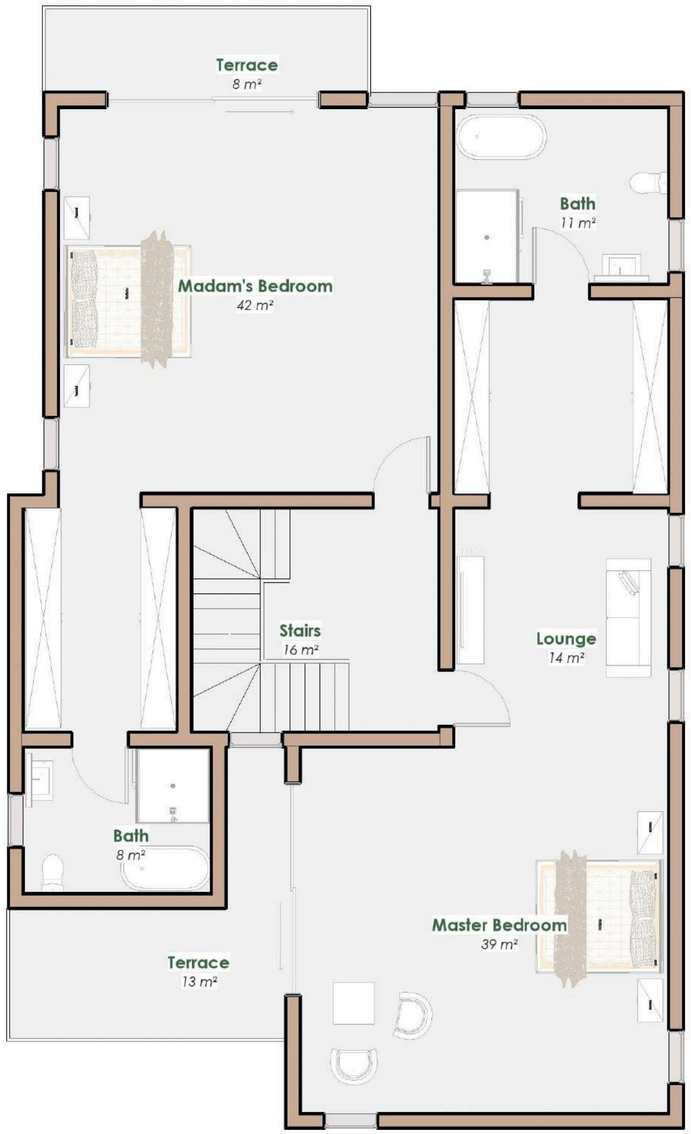


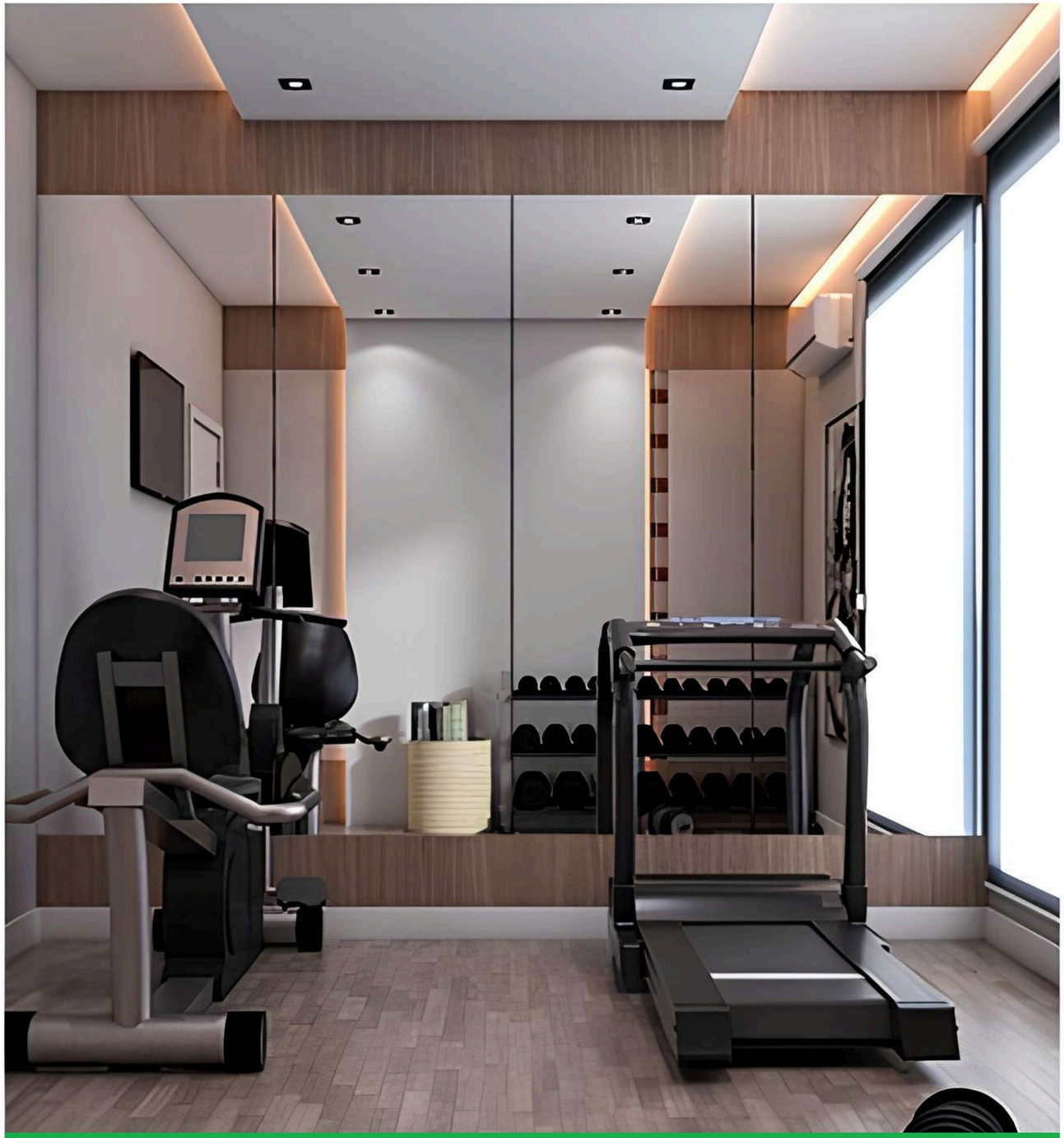
The Master Bedroom

6 BEDROOM VILLA



SECOND FLOOR PLAN





THE **GYM**











AIR1

GWARIMPA ESTATE

THE SITE PLAN



4 Bedroom Duplex (9 Units)



5 Bedroom Twin Villa (18 Units)



6 Bedroom Villa (7 Units)



Lawn Tennis Court



Swimming Pool Area



Club House & Gym



Amenities

Designed for connection, relaxation and community living.

CLUBHOUSE

Industry standard pool and club house area.

POOL AREA

Kinetic energy generating gym equipment.

GYM

Eco-friendly waste management systems.

ECO-WASTE MGT

Professional Lawn Tennis Court in fenced enclosure.

TENNIS COURT

Motion sensor lighting, solar power and gas generator.

ECO-POWER

PRICING

Gryn Bricks & Tech offers a flexible payment structure designed to suit our clients' individual preferences.

An ongoing 30% promotional discount is currently available on properties at AIR[1] Estate, Lifecamp, Abuja, allowing clients to secure their preferred property at a reduced price.

Clients opting for an instalment plan are required to make an initial payment of 40% of the total purchase price. The remaining 60% balance can then be spread across up to 12 months, with the payment schedule structured according to the client's preferred payment capacity and agreed terms.

Please note: The 30% promotional discount is subject to applicable terms and conditions.

Client
INTEREST FORM

grynbricks&tech LIMITED

Title | First Name | Middle Name | Last Name

Gender: | Marital Status: | Date of Birth: (DD/MM/YY

Nationality: | Occupation:

Home Address:

Phone No: | Mobile No:

Email:

Name of Spouse: | Date of Birth: (DD/MM/YY

BUILDING TYPE	PREFERRED PAYMENT OPTION		QUANTITY
■ 5 Bedroom Twin Villa	ONE OFF	12 MONTHS	☐
■ 6 Bedroom Villa	ONE OFF	12 MONTHS	☐
■ 4 Bedroom Duplex	ONE OFF	12 MONTHS	☐

NOTES

BANK	ACCOUNT NAME	CURRENCY	ACCOUNT NUMBER
Zenith Bank Plc	Gryn Bricks & Tech	₦	1017104761
Zenith Bank Plc	Gryn Bricks & Tech	$	5071489075

CONFIDENTIAL AGREEMENT

The Agent agrees to keep all information deemed confidential and not necessary for the sale of the property strictly private and confidential. Any disclosure of confidential information deemed necessary shall be submitted to the Seller for approval prior to such disclosure.

Any unauthorized disclosure made without the Seller's prior approval shall constitute a material breach of this Agreement and may result in the termination of this Real Estate Agency Agreement in its entirety.

AIR 1

GWARIMPA II ESTATE

grynbricks&tech
LIMITED