

HUTU ORCHARDS

Sites & Lifestyle X BILAD®
REALTY

The Company

Sites and Lifestyle is dedicated to transforming land into thriving gated communities. We specialize in providing premium serviced plots with comprehensive infrastructure and essential services, all designed to meet the highest standards.

HUTU ORCHARDS

Hutu Orchards is a 30-hectare nature-driven luxury estate designed to redefine modern living through elegance, wellness, and connection to nature.

Featuring residence ranging from 2-bedroom apartments to 7-bedroom villas, the estate blends contemporary architecture with orchards, lush landscapes, and iconic lifestyle amenities to create a truly elevated living experience

CofO

TITLE

30

HECTARES

3

CLUSTERS

9

HOUSE TYPES



HUTU ORCHARDS SITE PLAN



PROXIMITY



6 MINS DRIVE TO NIGERIA IMMIGRATION SERVICE HEADQUARTERS



7 MINS DRIVE TO NEW ECOWAS HEADQUARTERS



10 MINS DRIVE TO AFRICAN UNIVERSITY OF SCIENCE AND TECHNOLOGY



10 MINS DRIVE TO NNAMDI AZIKIWE INTERNATIONAL AIRPORT



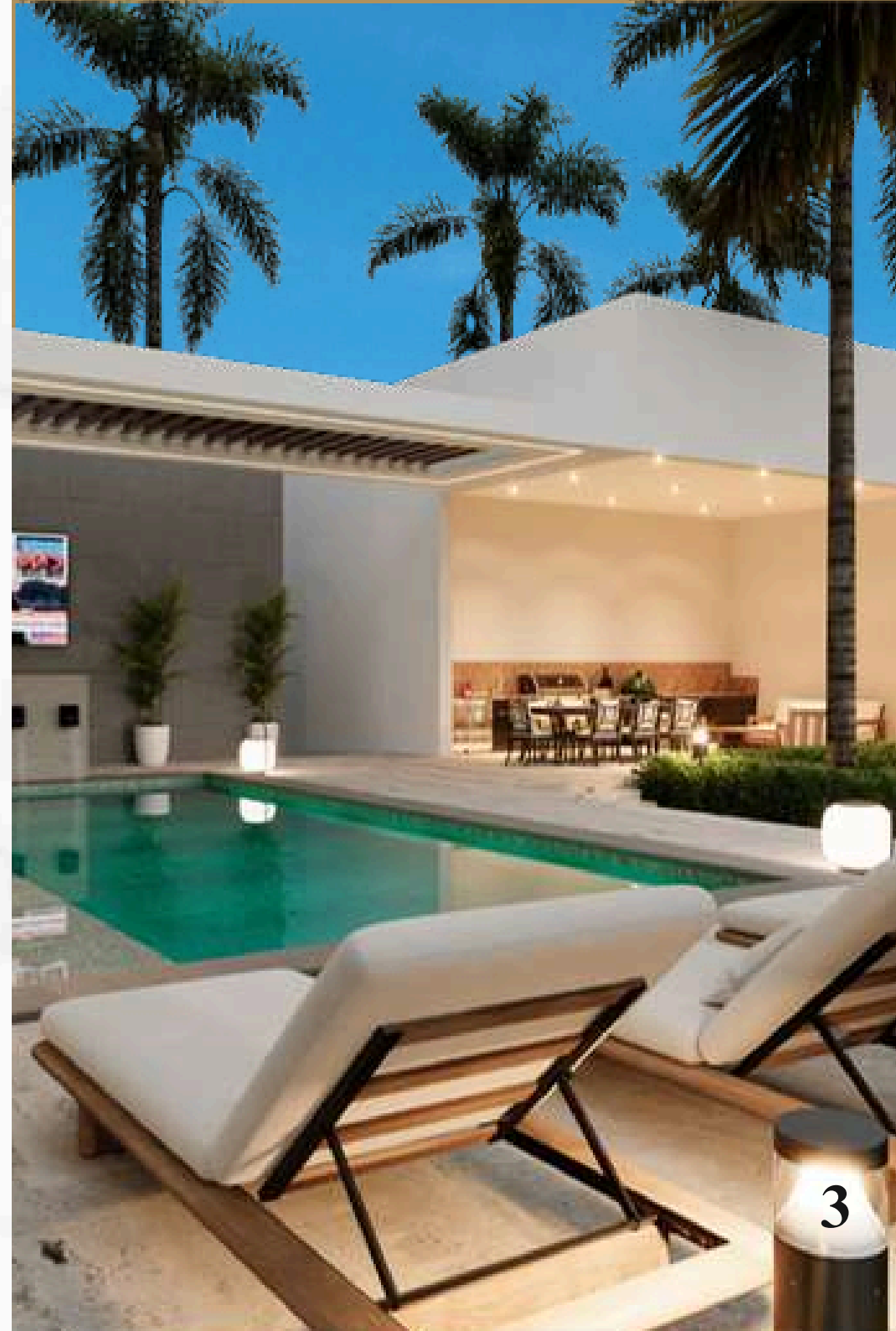
12 MINS DRIVE TO CITY GATE



14 MINS DRIVE TO NATIONAL HOSPITAL ABUJA.

ELEVATED LIVING, EVERYDAY SERENITY

Live in a neighbourhood where serenity meets sophistication, with calming views, walkable spaces, and beautifully designed surroundings that create the perfect balance of comfort, prestige, and modern living.



Live Beyond the Ordinary



A deliberate shift from conventional real estate to consciously planned communities where land ownership becomes more than an investment, it becomes the foundation for intentional living. Thoughtfully designed with modern infrastructure, green open spaces, and serene surroundings, every plot is positioned within an environment created to inspire comfort, connection, wellness, and lasting value.

Built for the Future. Designed for Life.

Every infrastructure decision at Hutu Orchards was made with one intent, to deliver a living environment that works seamlessly, endures generationally, and elevates daily life to a level of effortless elegance.



EV Charging Station



Boutique Resort



Conservatory Orchards



Farmers Market



OUTDOOR GYM



POCKET PARKS



CYCLING TRACKS



CHILDREN
PLAY AREA



CLUB HOUSE



SPORTS ARENA



NEIGHBOURHOOD
CAFE

RESIDENTIAL CLUSTERS

Three Clusters. One Extraordinary Community.

I

Premium Residential

Designed for families, blending nature and comfort. Spacious residences surrounded by orchards and communal gardens.

- SHORE — 5 BEDROOM VILLA
- TIDE — 4 BEDROOM VILLA
- SPRING — 4 BEDROOM TWIN VILLA
- CREEK — 3 BEDROOM TOWNHOUSE

II

Urban Lofts

Homes that encourage social interaction and connection. Built around shared courtyards and gathering spaces.

- MARINA — 6 UNITS OF 3 BEDROOM APARTMENT
- BROOK — 6 UNITS OF 2 BEDROOM APARTMENT

III

Lifestyle Villas

Focused on health and conscious lifestyle. Premium residences with wellness amenities and private retreats .

For those who demand the pinnacle of curated living.

- ATLANTIS — 7 BEDROOM LUXURY VILLA
- OCEANA — 6 BEDROOM LUXURY VILLA
- HARBOUR — 5 BEDROOM LUXURY VILLA

CLUSTER I - *Maputo Orchards*

- ✦ SHORE
- ✦ TIDE
- ✦ SPRING
- ✦ CREEK





↗ Plot Size
500 Sqm

🛏 Bedroom
5

🚿 Bathroom/Powder
Room
6

🚗 Parking
5

🛏 Guest Chalet
2 & Maid's room

SHORE - 500sqm

The Shore is our exclusive 500sqm plot, thoughtfully designed to host a luxurious five-bedroom en-suite villa with spacious lounges on every floor. It features adaptable spaces perfect for a private gym, home office, or cinema, along with two guest chalets and a dedicated maid's room. Spanning two floors, it boasts a serene terrace that opens up to breathtaking views of the surrounding landscape.

Conservatory Orchards

A signature nature-vaulted orchard greenhouse a sensory garden experience at the heart of the estate.





↗
Plot Size
350 Sqm

🛏
Bedroom
4

🚽
Bathroom/Powder
Room
5

🚗
Parking
4

🛏
Maid's room
1

TIDE - 350sqm

The Tide is an elegantly crafted four-bedroom standalone villa designed for elevated family living, featuring expansive private spaces, refined architectural character, and seamless indoor-outdoor comfort within the serene landscape of Hutu Orchards.



Pocket Parks

Every pocket park is intentionally positioned to create accessible recreational spaces that enhance family living, encourage social engagement, and enrich the overall community experience."



Plot Size
250Sqm



Bedroom
4



Bathroom/Powder
Room
5



Parking
3



Maid's room
1

SPRING - 250sqm

Spring is a thoughtfully designed four-bedroom twin villa that combines spacious modern living with refined elegance, offering expansive interiors, serene outdoor connections, and a premium lifestyle within the lush surroundings of Hutu Orchards.



EV charging station

An EV station thoughtfully integrated into the community to support convenient and sustainable mobility for residents and visitors.



↗ Plot Size
150 Sqm

🛏 Bedroom
3

🚿 Bathroom/Powder
Room
4

🚗 Parking
3

🛏 Maid's room
1

CREEK - 150sqm

The Creek is a thoughtfully designed three-bedroom residence that blends modern comfort with functional elegance, offering spacious living areas, serene outdoor connections, and a refined lifestyle within the lush surroundings of Hutu Orchards.

CLUSTER II - *Mombaza Orchards*

✦ MARINA
✦ BROOK





↗
Plot Size
900 Sqm

🛏
Bedroom
3

🚿
Bathroom/Powder
Room
4

🚗
Parking
2

🛏
Maid's room
1

MARINA - 900sqm six (6) units of 3 Bedroom Apartment

Designed to encourage connected and contemporary living, the Marina Apartment offers thoughtfully planned six units of three-bedroom residences within a vibrant community setting, blending comfort, shared experiences, and modern convenience in a serene orchard-inspired environment.

The image shows a modern outdoor sports facility. In the foreground, there are several tennis courts with green playing surfaces and reddish-brown outer boundaries. The courts are enclosed by black safety fencing. To the right of the courts is a wide, paved pedestrian walkway with a light-colored brick pattern. A white bicycle symbol is painted on the pavement near the bottom right. The area is landscaped with numerous tall palm trees and low-lying green shrubs. In the background, there are modern, multi-story residential buildings with light-colored facades and balconies. The sky is clear blue with a few wispy clouds. The overall atmosphere is bright and sunny.

Sports arena

A vibrant wellness and recreation hub designed for active living, community engagement, and everyday leisure experiences.



↗
Plot Size
750 Sqm

🛏
Bedroom
2

🚽
Bathroom/Powder
Room
3

🚗
Parking
2

🛏
Maid's room
1

BROOK - 750sqm six (6) units of 2 Bedroom Apartment

The Brook apartment are beautifully designed six units of two-bedroom residences that combine modern comfort with effortless community living, offering a refined lifestyle within a peaceful, well-connected orchard-inspired environment.



Farmers Market

A lively community marketplace designed to connect residents with fresh produce, local experiences, and vibrant everyday interactions within a serene orchard-inspired environment.

CLUSTER III - *Marrakech*
The *Art* of
Ultimate Living *Orchards*





Atlantis Villa

1220 SQM 7 BEDROOM VILLA

The Atlantis represents the pinnacle of luxury living within Cluster III, a prestigious seven-bedroom grand residence designed with exceptional scale, private wellness spaces, elegant entertaining areas, and unmatched architectural presence within a serene orchard-inspired environment.

1220

PLOT SQM

7

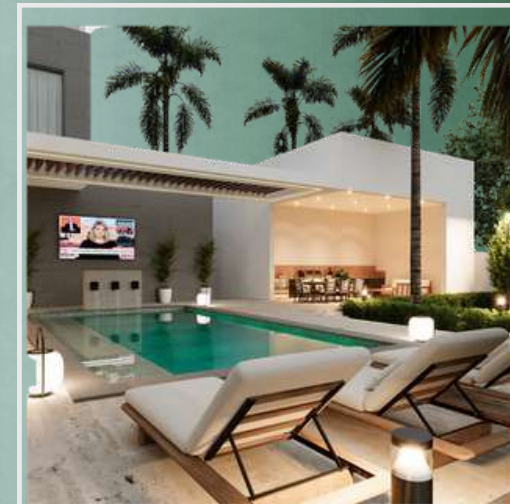
BEDROOMS EN-SUITE

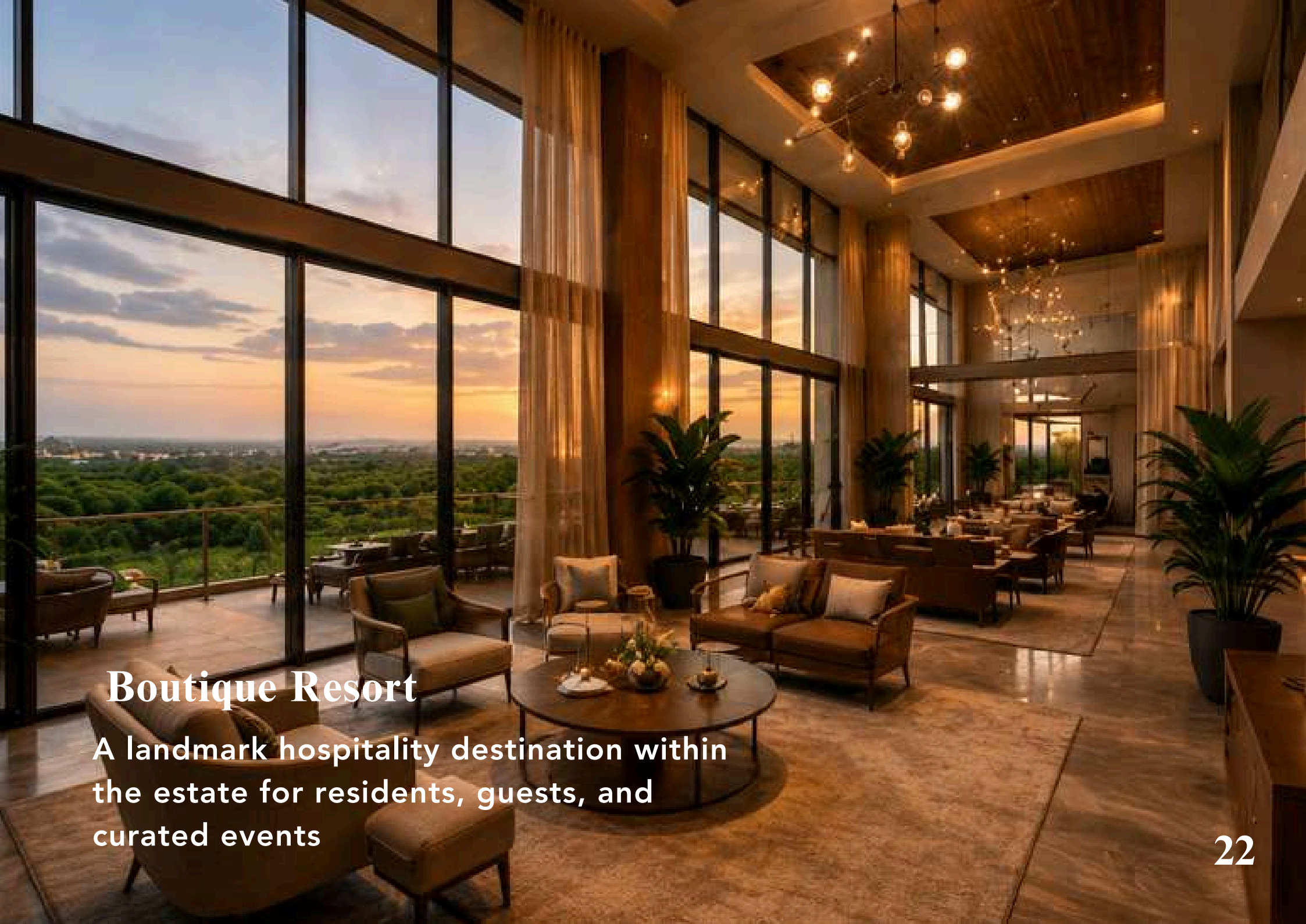
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GUEST CHALETs

6

PARKING BAYS



A wide-angle photograph of a modern, high-ceilinged lounge or lobby. The room features floor-to-ceiling windows on the left side, offering a panoramic view of a city at sunset. The interior is furnished with contemporary leather sofas and armchairs, a large round coffee table, and several potted plants. The ceiling is high with exposed wooden beams and modern lighting fixtures. The overall atmosphere is warm and sophisticated.

Boutique Resort

A landmark hospitality destination within the estate for residents, guests, and curated events



Oceana Villa

840 SQM 6 BEDROOM VILLA

The Oceana is a premium luxury plot crafted for an expansive six-bedroom signature residence with elevated living spaces, private lounges, landscaped outdoor areas, and bespoke comfort features tailored for distinguished living.

840

PLOT SQM

6

BEDROOMS EN-SUITE

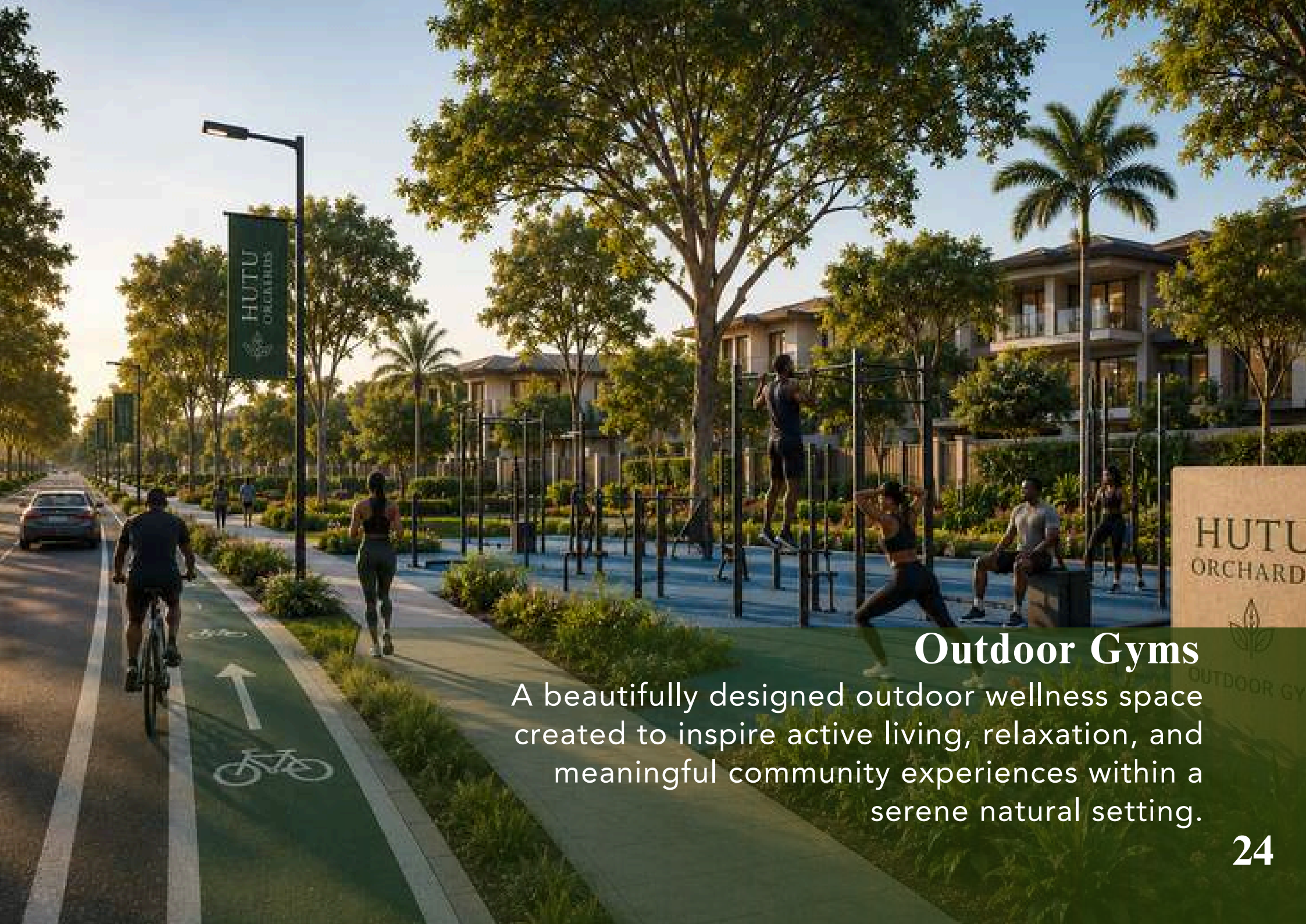
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GUEST CHALETs

6

PARKING BAYS





Outdoor Gyms

A beautifully designed outdoor wellness space created to inspire active living, relaxation, and meaningful community experiences within a serene natural setting.



Harbour Villa

600 SQM 5 BEDROOM VILLA

The Harbour is an exclusive luxury plot within Cluster III, designed for a grand five-bedroom en-suite residence with expansive living spaces, private outdoor areas, and dedicated staff quarters. Positioned within Hutu Orchards' most prestigious enclave, it offers refined living defined by elegance, privacy, and timeless sophistication.

600

PLOT SQM

5

BEDROOMS EN-SUITE

2

GUEST CHALETs

5

PARKING BAYS



The background of the image is a light-colored, marbled surface with subtle, swirling patterns in shades of grey and white, resembling natural stone or marble.

Sites & Lifestyle

Live Beyond the Ordinary



Sites & Lifestyle

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