



SIGMA ENGINEERING & CONSTRUCTION LTD.

AISHA SAMAILA PLAZA KUBWA

Mega Shopping Center in Abuja

PROJECT LOCATION:

Phase 4, Plot 19, Okitipupa Crescent, Cadastral Zone 07-05, Kubwa, FCT.

PRESENTED BY:

SIGMA ENGINEERING & CONSTRUCTIONS LTD.

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info@sigmaengineeringandconstructions.com



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ABUJA OVERVIEW

- Abuja, the capital city of Nigeria, is known for its well-planned urban architecture, modern infrastructure, and vibrant economy.
- As a political and administrative hub, Abuja houses numerous government offices, foreign embassies, and international organizations.
- The city's population is growing rapidly, leading to increased demand for commercial and retail spaces.



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Aisha Mall Kubwa



KUBWA OVERVIEW

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Kubwa, located in the Bwari Area Council of the Federal Capital Territory (FCT), is one of the largest and fastest-growing suburban districts in Abuja. Known for its residential estates, Kubwa offers a balanced mix of middle and upper-class housing, educational institutions, and local markets.

The area is characterized by its accessibility, being well-connected to the city center and other major districts via an extensive road network. As of recent estimates, Kubwa has a population of approximately 750,000 residents, indicative of its rapid growth and development.

This population boom has extended to neighboring areas such as Dutse, Gwarinpa, and Bwari, leading to increased demand for better infrastructure, lifestyle amenities, and commercial spaces. Despite this, Kubwa still lacks a modern, comprehensive shopping mall that can cater to the needs of its residents and its growing cosmopolitan profile. Establishing a decent shopping mall in Kubwa would not only provide convenient access to a variety of goods and services but also boost local commerce and create job opportunities, thereby enhancing the overall quality of life in the community.





KUBWA OVERVIEW

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The mall is located in **Phase 4, Kubwa**, offering smooth access to major routes connecting to Central Abuja, Nnamdi Azikiwe International Airport (within 30 minutes), and major roads leading to **Suleja, Bwari, and Gwarinpa**.

The mall sits on Okitipupa Crescent, a key internal road that runs from the Phase 4 Mosque traffic light down to Nadrem Junction on Gado-Nasko Road, placing it at the **heart** of daily residential and commercial activity.

It is surrounded by well-established residential communities including **Byazhin Estate, Arab Road, PW Estate, and Kubwa Village** – Phase 4, creating a large catchment area with strong consumer purchasing power from these densely populated neighborhoods.

The mall also benefits from proximity to major local landmarks such as including the **FCT Kubwa Water Board, Kubwa Police Station, Government Secondary School Kubwa (popularly known as “Black & White”)**, and **Kubwa General Hospital**, further reinforcing the location’s role as a key civic and community hub, and generating consistent daily activity.





KUBWA OVERVIEW

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In addition, the location enjoys strong regional connectivity via the Kubwa Expressway, linking it to key institutions and commercial districts across Abuja, including Nile University, Federal Government Girls College, and the Baze University Teaching Hospital area.

Nearby commercial hubs such as Kubwa Market, Railway Modern Market, and Phase 4 Junction further reinforce the area's retail activity, positioning the mall as a convenient one-stop destination for structured retail, services, and entertainment.

The area also benefits from easy access to the Abuja Rail Station (Kubwa Line) and major public transport routes, ensuring convenient mobility for both residents and commuters.

With a dense residential population, nearby schools, healthcare facilities, banks, religious centers, and thriving local businesses, the location guarantees a steady flow of residents, students, professionals, and visitors.

Overall, the mall occupies a highly strategic location at the intersection of residential, commercial, and institutional activity within Kubwa.



SITE SPECIFICS

PROJECT LOCATION – PHASE 4, PLOT 19, CADASTRAL ZONE 07-05, KUBWA, FCT

- ▶ Aisha Mall, Kubwa is strategically located at Plot 19, Okiti pupa Crescent, Off Gado Nasko Road, Kubwa, Cadastral Zone 07-05 in Kubwa, a prime area within the FCT, with coordinate 9.157459, 7.343448
- ▶ The site benefits from high visibility and accessibility, making it an ideal location for a shopping mall.
- ▶ Surrounding amenities and infrastructure include residential neighborhoods, schools, and public transportation links.

With the population of Kubwa expanding, there is a rising demand for diverse retail options and modern shopping facilities.

Aisha Mall Kubwa aims to cater to this demand by offering a wide range of shops and services under one roof.

The mall will enhance the shopping experience for residents and visitors, providing convenience and variety.



PROJECT OVERVIEW

PROJECT DESCRIPTION

- ▶ We are developing a state-of-the-art shopping mall in Kubwa, one of Abuja's fastest-growing suburban districts.
- ▶ The mall will feature 68 shopping suites, designed to meet the retail needs of Kubwa's rapidly growing population.
- ▶ Situated on a 2700m² parcel of land, the mall aims to provide a comprehensive shopping experience with modern amenities.
 - To create a modern retail hub that caters to the diverse needs of Kubwa's residents and surrounding communities.
 - Enhance the local economy by creating jobs and boosting commerce



PROJECT DETAILS

TOTAL UNITS: 68 SHOPPING SUITES, DIVIDED INTO FOUR SIZES:

30m² Suites: 40 Units (58.8%)

Ideal for general retail purposes, offering sufficient space for a variety of shops.

36m² Suites: 20 Units (29.7%)

Slightly larger suites suitable for stores needing additional room for displays and storage.

45m² Suites: 4 Units (5.9%)

Designed for larger retail operations, potentially anchor tenants or stores with extensive inventory.

26m² Suites: 4 Units (5.9%)

Smaller units, perfect for small businesses or specialty shops.



EACH UNIT FEATURES:

High-Quality Flooring:

Granite and vitrified glazed ceramic tiles for a polished and durable surface.

Lighting:

Modern, energy-efficient lighting to enhance the shopping experience.

Air Conditioning:

Each shop is individually air-conditioned to ensure a comfortable environment for shoppers and staff.

Security:

Secure access points with surveillance cameras and security personnel monitoring.



EACH UNIT FEATURES:

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Storefront Design:

Glazed aluminum panel windows for an attractive display area and visibility.

Utilities:

Reliable power and water supply to ensure uninterrupted operations.

Accessibility:

Designed to be accessible for all, including ramps and wide doors.

Restrooms:

Each shop has well-maintained individual restrooms.

Elevator:

There is a passenger elevator to service customers, staff, and goods.



EACH UNIT FEATURES:

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Spacious Layout:

Each unit is designed to maximize space utilization and ease of movement.

Ample Parking:

Sufficient parking facilities are available to accommodate both shoppers and staff.

Utilities and Maintenance:

Reliable utilities and dedicated maintenance teams are in place to ensure smooth operation of the mall.

Accessibility Features:

The mall is designed with accessibility in mind, including ramps, wide corridors, and other features to accommodate all visitors.



BENEFITS:

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Convenience:

- Prime Location: Easy access public transportation
- Ample parking for customers and employees
- Variety of stores and services under one roof
- Availability for a serene prayer room

Foot Traffic:

- High volume of daily visitors
- Opportunity for cross-promotion and collaboration

Visibility:

- Prominent store front with large display windows
- Opportunity for exterior signage and branding



BENEFITS:

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Amenities:

- Each shop has well-maintained individual restrooms.
- Elevator -There is a passenger elevator to service customers, staff, and goods.

Support:

- Professional property management and maintenance.

Security:

- 24/7 on-site security personnel
- CCTV cameras throughout the premises.



TARGET AUDIENCE:

Demographics:

- Income: Middle to upper-middle class, upper class.
- Family status: Young professionals, couples, and families with children.

Psychographics:

- Values convenience, comfort, and quality.
- Active lifestyle, interested in entertainment, dining and shopping.
- Health conscious and interested in wellness

Interests:

- Shopping (fashion, beauty, lifestyle).
- Dining (restaurants)
- Entertainment (Movies, events, etc.)
- Wellness (fitness, health, beauty)
- Technology and gadgets.
- Pharmacy



DEVELOPERS CREDIBILITY

Proven Track Record of Success

Sigma Engineering & Constructions Ltd. The main contractor has an established history of delivering high-quality projects across various sectors. With a portfolio that showcases a commitment to excellence, timely completion, and client satisfaction.

KEY COMPLETED PROJECTS

1. Sigma Apartments, Wuse II, Abuja

- 48 Flats Executive Suites
- Status: Completed
- A modern residential development providing luxurious living spaces in a prime location.

2. Liberian Embassy, Central Area, Abuja

- Chancery & Ambassador's Residence
- Status: Completed
- A prestigious diplomatic project, reflecting our capacity to handle high-profile government contracts.

3. Private Development, Wuse II, Abuja

- 3 Blocks of 3 Semi-Detached Duplexes
- Status: Completed
- Exclusive residential units in one of Abuja's most sought-after neighborhoods.



4. Private Development, Kebbi

- Executive Residences
- Status: Completed
- High-end residences showcasing our expertise in luxury construction.

5. Junior Staff Quarters, NITT Zaria

- 3 Blocks of 4 Flats
- Status: Completed (1997)
- A long-standing project, demonstrating our enduring commitment to quality over decades.

6. Directors Bungalow, NITT Zaria

- Executive Residence
- Status: Completed (1997)
- High-end residential accommodation, tailored for executive use.

7. Private Development, Kaduna

- Guest Chalets
- Status: Completed (1998)
- Premium guest accommodations, ideal for short-term stays.

8. Legislative Quarters, FCDA, Abuja

- 2 Blocks of 4 Houses
- Status: Completed (1999)
- Residential quarters designed for legislative members.

9. Housing Estate, Imani, Abuja

- 25 Low-Cost Units
- Status: Completed (1999)
- Affordable housing project aimed at addressing the housing needs in Abuja.

10. Luxury Duplexes, Maitama, Abuja

- 4 Duplexes
- Status: Completed (1999)
- High-end duplexes located in one of Abuja's most upscale neighborhoods.

11. Private Development, Kaduna

- Royal Residences - Finishes
- Status: Completed (2000)
- Luxurious residences with superior finishing.

12. Embassy of Sudan, Abuja

- Chancery & Ambassador's Residence
- Status: Completed (2000)
- Another successful diplomatic project enhancing our reputation in embassy construction.

13. Private Development, Garki, Abuja

- Executive Residence
- Status: Completed (2001)
- Executive living spaces in a strategic location within Abuja.

14. Federal Polytechnic, Nasarawa

- Classroom Block
- Status: Completed (2002)
- Educational infrastructure project demonstrating our versatility.

15. Private Development, Wuse, Abuja

- Executive Residence
- Status: Completed (2004)
- A luxurious residential project, adding to our extensive portfolio in Wuse.



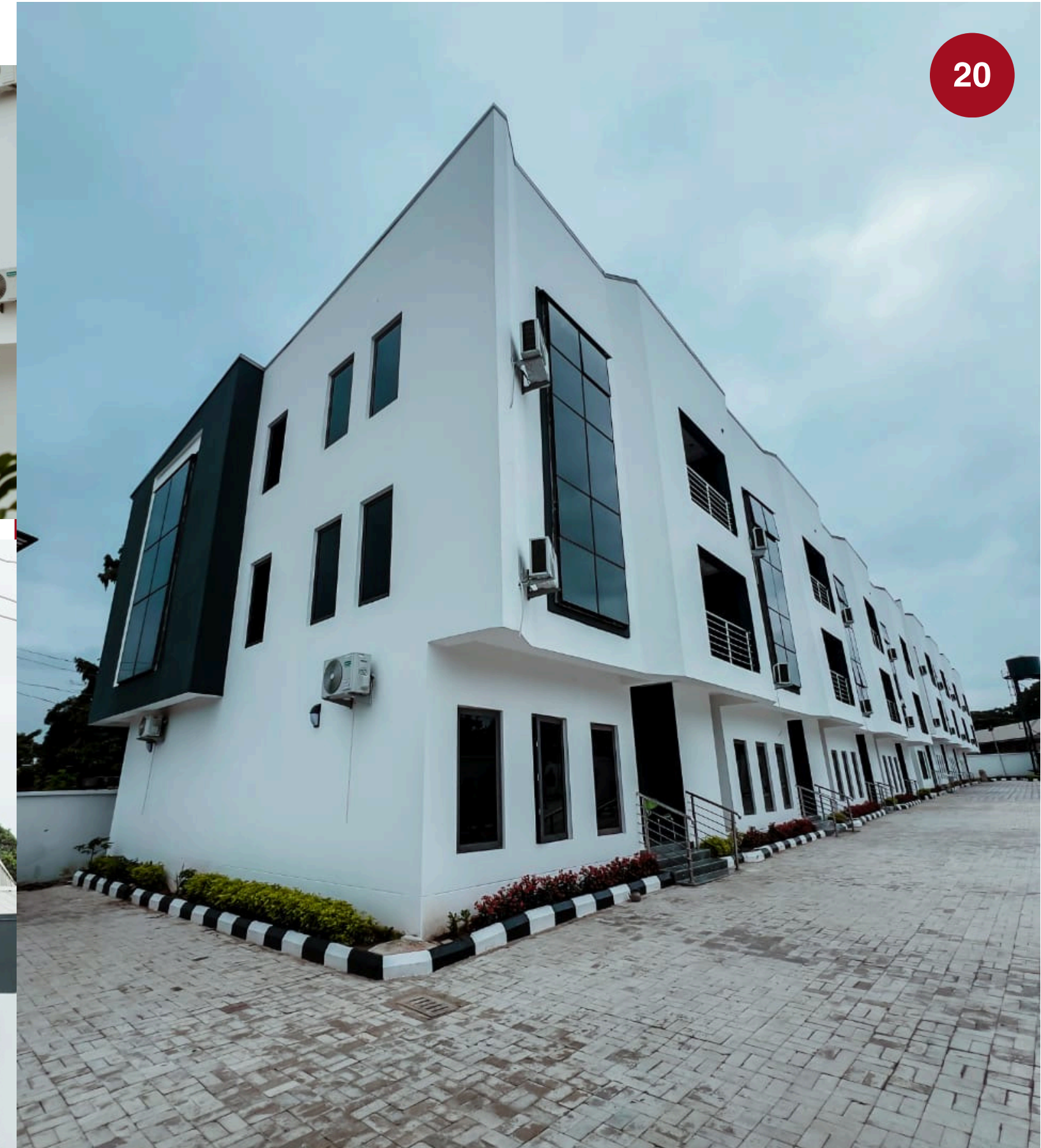
16. Sigma Smart Homes NO.13 New Dawaki Road GRA, Ungwar Sarki Kaduna

- A premium residential development featuring state-of-the-art smart home technology, energy-efficient systems, and contemporary architectural design.
- Status: Completed (2025)
- This project reflects our commitment to innovation and quality in modern housing solutions, delivering comfort, security, and style to the Kaduna luxury real estate landscape.

17. Sigma 5-Star Hotel Development Gudu District, Abuja

- A landmark hospitality project featuring luxury suites and advanced smart building systems redefining premium accommodation standards in Abuja.
- Status: 75% Completed (2025)
- Another milestone project strengthening our portfolio in luxury hospitality development.





SIGMA HOTEL AND SUITES
APO/GUDU ABUJA



Aisha Mall kubwa

***VISUAL
REPRESENTATION***









AISHA MALL KUBWA

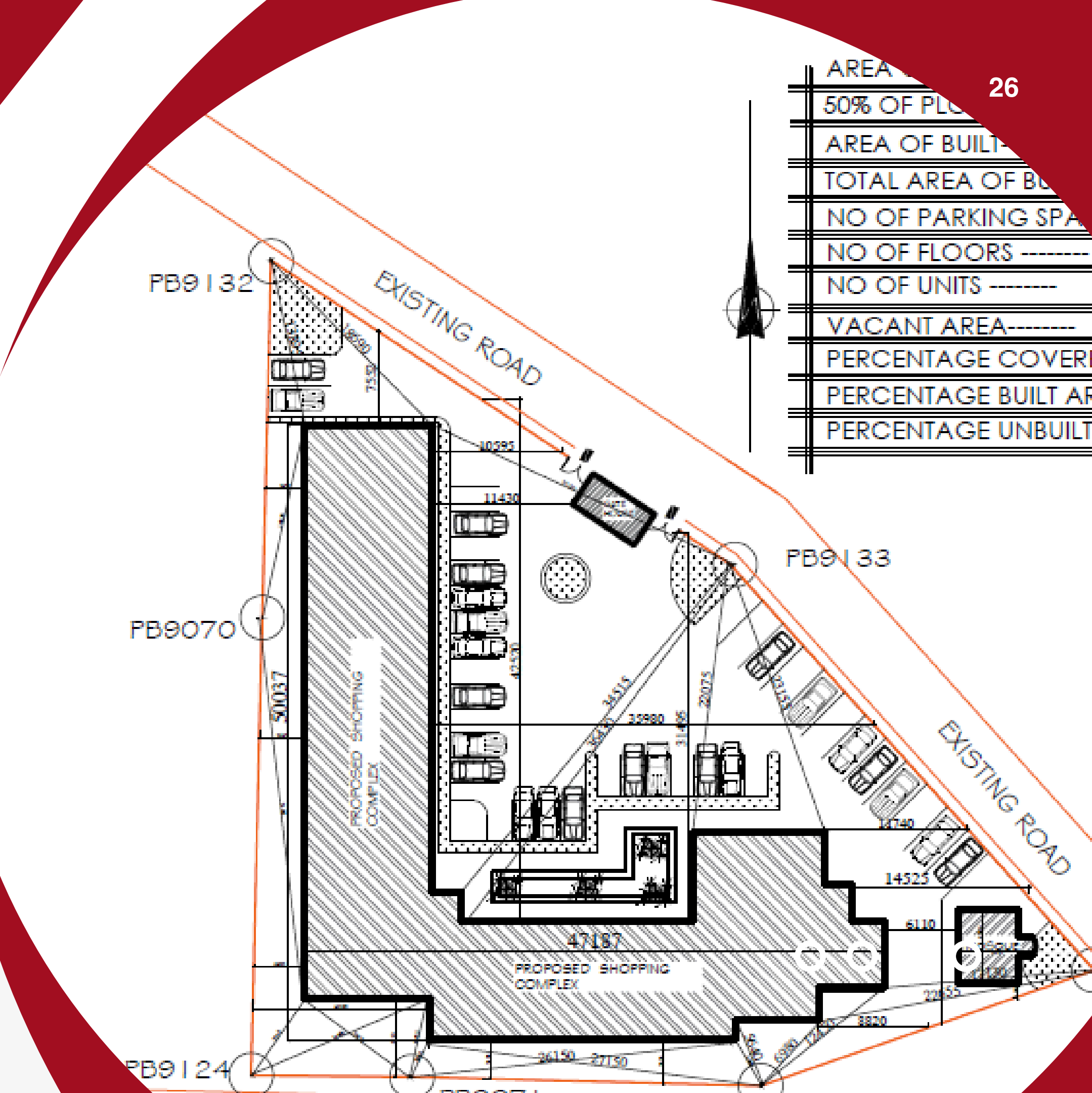
ARCHITECTURAL REPRESENTATION

GROUND FLOOR: UNIT 1-17

FIRST FLOOR: UNIT 18-33

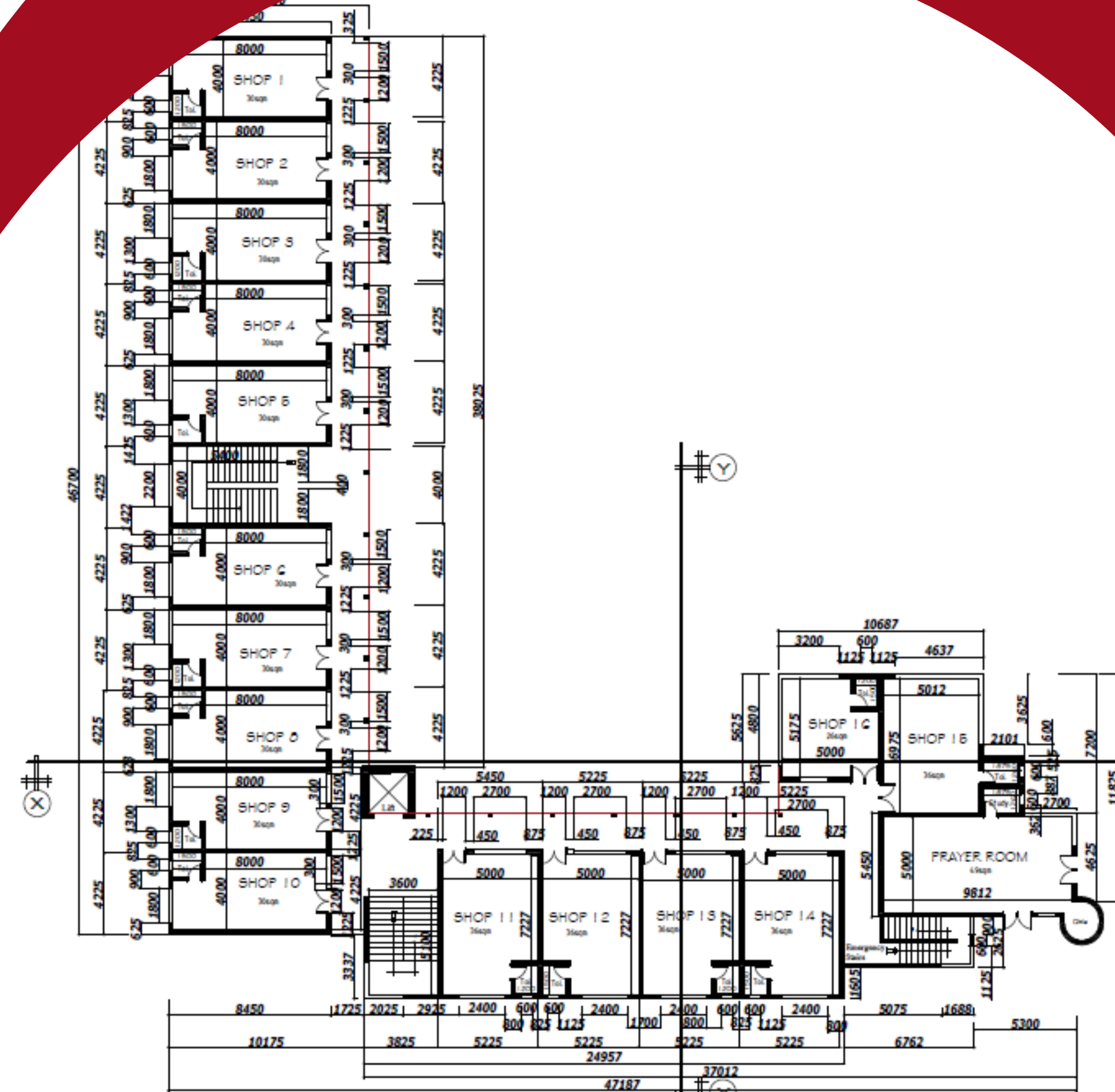
SECOND FLOOR: UNIT 34-50

THIRD FLOOR: UNIT 51-67



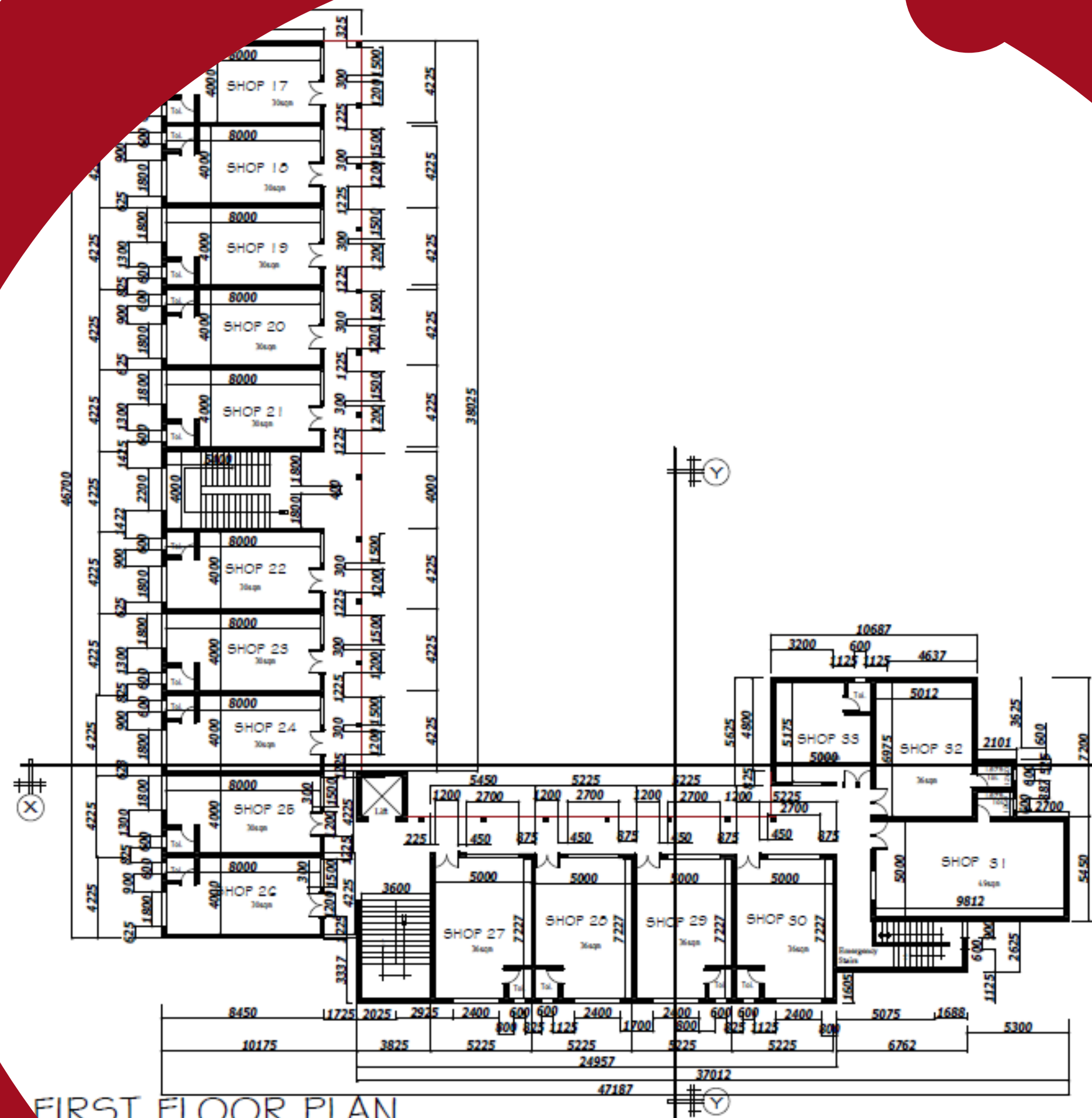
AISHA MALL KUBWA

GROUND FLOOR / PRAYER ROOM UNIT 1 - 17



GROUND FLOOR PLAN....

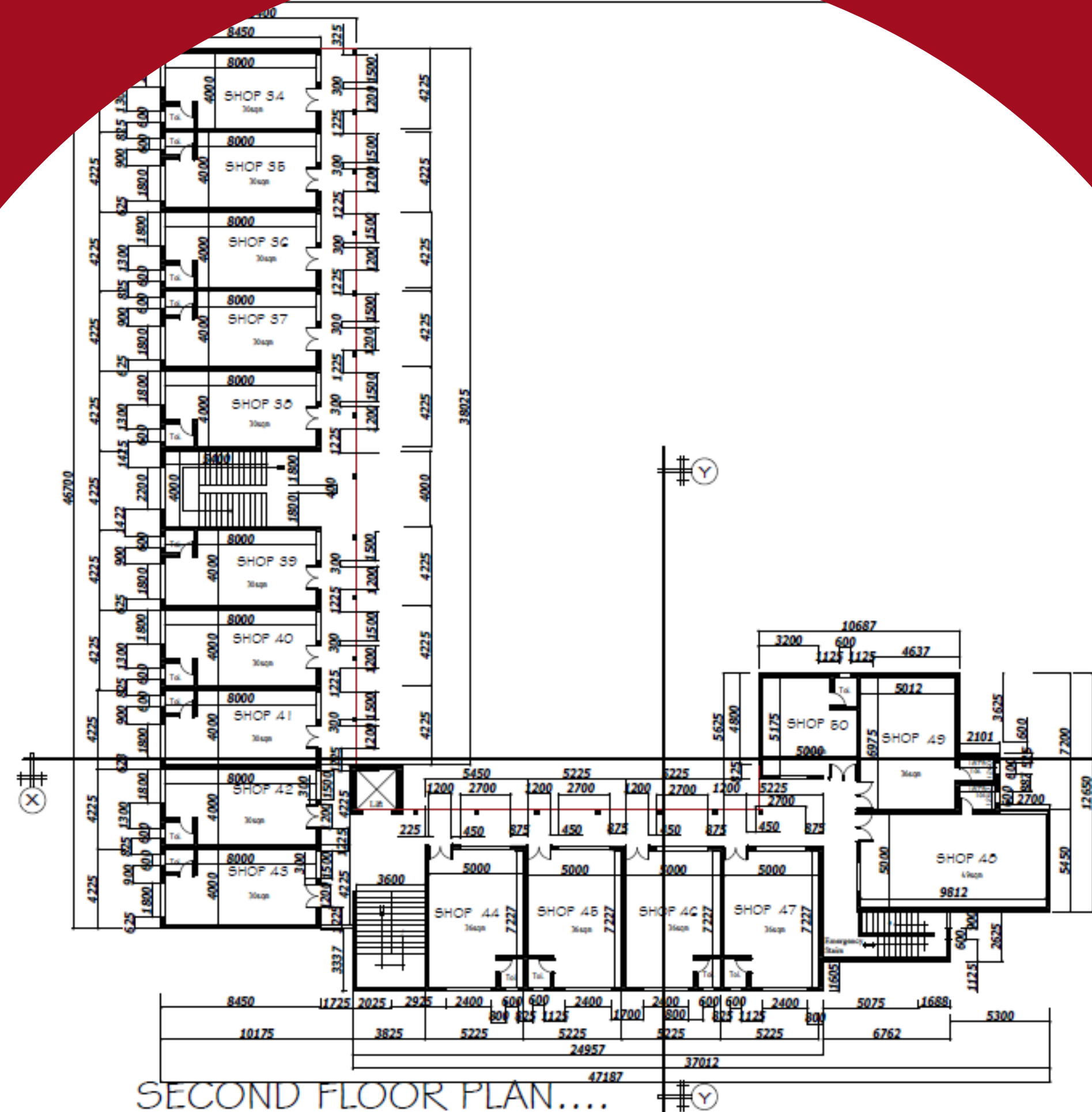
FIRST FLOOR
UNIT 18- 33



FIRST FLOOR PLAN....

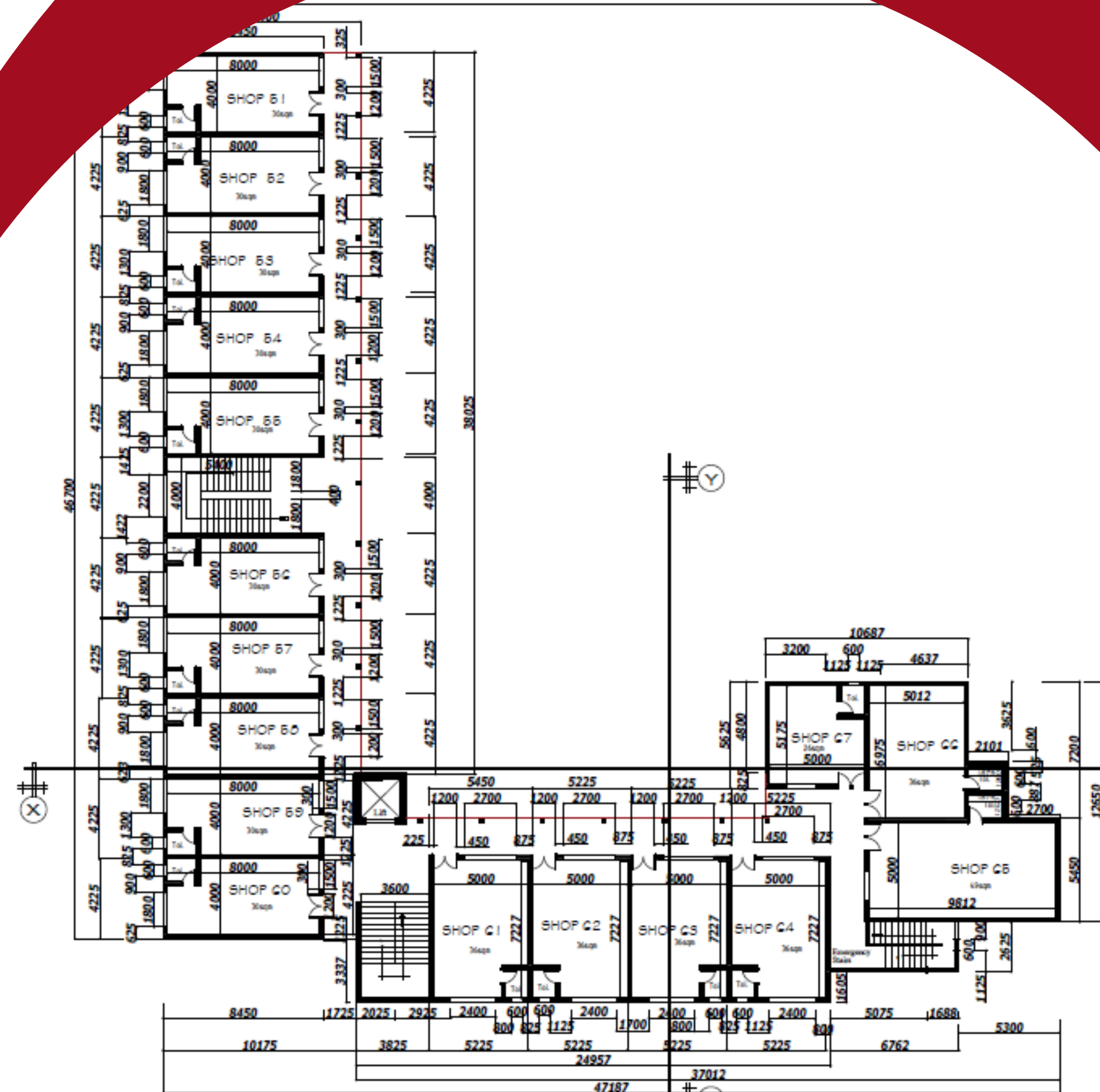
AISHA MALL KUBWA

SECOND FLOOR UNIT 34-50

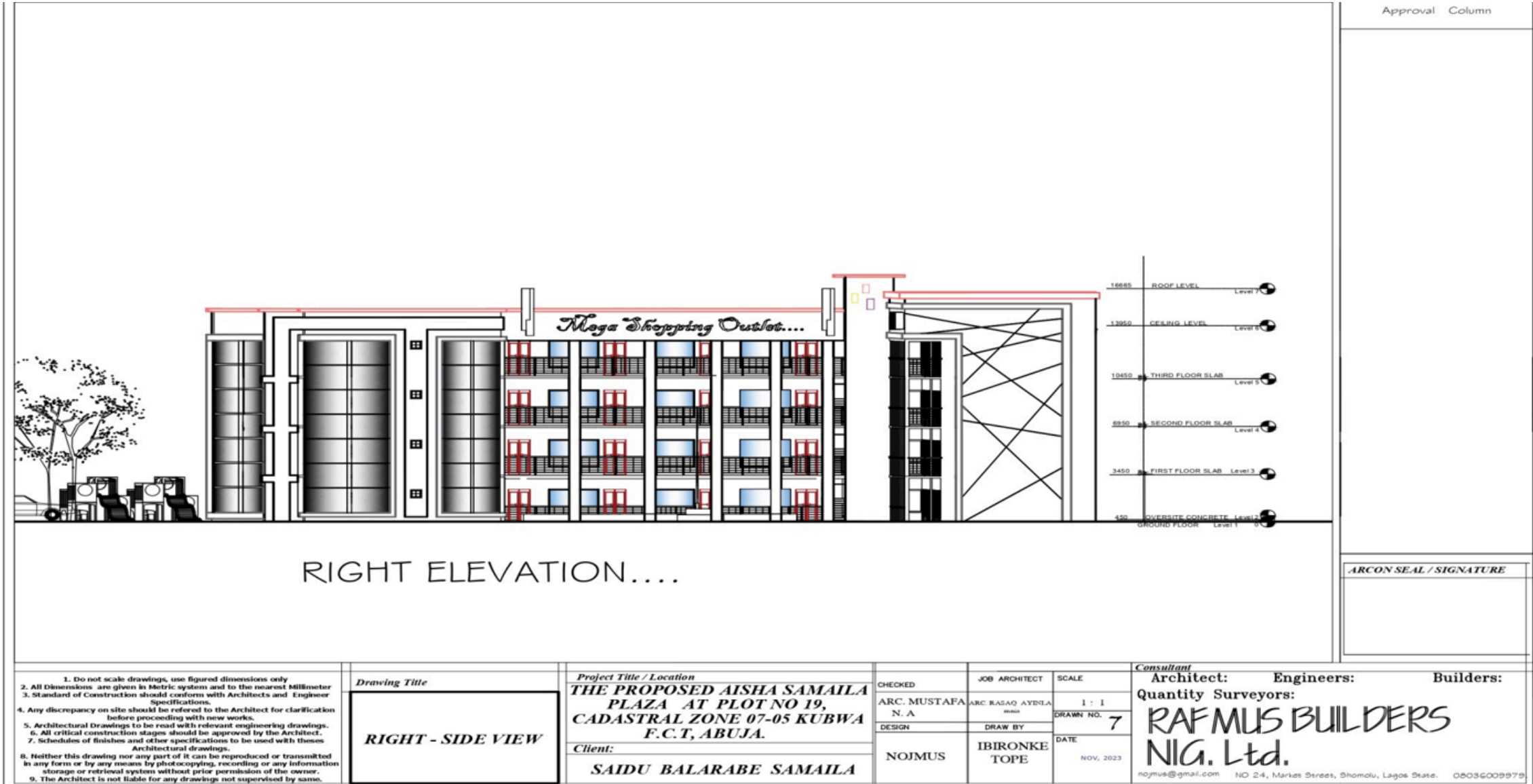


AISHA MALL KUBWA

THIRD FLOOR UNIT 51-67



THIRD FLOOR PLAN....



Type of Building	Number of Units	%
30m2 shopping suite	40 Units	58.80%
36m2 shopping suite	20 Units	29.70%
45m2	4 Units	5.90%
26m2	4 Units	5.90%
Total	68 Units	100%

PRICING AND PAYMENT GUIDE

The Aisha Samaila Plaza Kubwa Mega Shopping Center is a modern commercial development located at Phase 4, Plot 19, Okitipupa Crescent, Cadastral Zone 07-05, Kubwa, FCT, Abuja. The plaza is designed to provide premium retail and business spaces in one of the fastest-growing commercial districts in Kubwa.

The shopping complex will feature multiple floors with 17 commercial units on each floor, suitable for shops, offices, boutiques, mini marts, salons, pharmacies, and other retail businesses.

Construction is currently ongoing and its expected delivery date is December, 2026. Each unit will be fully airconditioned with 24hrs maintenance of all facilities suitable for immediate smooth business operations.

Units are transferrable upon full payment.

Each buyer will receive a Legal Allocation Document and Sales Agreement confirming ownership of the purchased commercial unit.

Flexible payment options are available:

- Outright Payment: Buyers who pay in full will receive priority unit selection.
- Part Payment Plan: Buyers can secure a unit with an initial deposit and complete payment within an agreed installment period.

Allocation of units operates on a first-pay, first-select basis.

PRICING AND PAYMENT GUIDE

- Service Charges may apply once the property is fully furnished to cover;
 - a. Security
 - b. Diesel
 - c. FCDA & Local Council Charges
 - d. Property cleaning & Maintenance etc...
- The mall will be opened daily from 09:00am - 23:00pm
- The property will have 24hrs CCTV Camera Coverge and Professional Security Coverage
- The Ground price per sqm is ₦2,000,000
- The First floor price per sqm is ₦1,900,000
- The Second floor price per sqm is ₦1,800,000
- The Third floor price per sqm is ₦1,600,000

PRICING AND PAYMENT GUIDE

A minimum upfront payment of 30% of the total cost is required to initiate the process of acquiring a unit. Subsequently, upon reaching the furnishing (interior finishing) stage, cumulative payments should amount to 80% of the total contract value. The outstanding balance is to be fully settled upon completion of the project. For clients interested in acquiring multiple units, the unit(s) can be reconfigured and tailored to accommodate their specific requirements during the construction phase.

Those interested in fully furnished units can contact us for further information. We encourage interested buyers to please visit our project site for on the spot assessment

All interested buyers can make payments upon approval to purchase from Sigma Engineering and Construction Limited in the developers account as follow:

BANK: TAJ Bank Ltd

ACCOUNT NAME: Sigma Engineering and Construction Limited

ACCOUNT NUMBER: 0003636636



SHOPPING UNIT PRICING

(CURRENT SALES PRICE)

Type of Building	Number of Units	Price per Sqm
30m2 Shopping Suite	40 Units	₦2 million
36m2 Shopping Suite	20 Units	₦1.9 million
45m2 Shopping Suite	4 Units	₦1.8 million
26m2 Shopping Suite	4 Units	₦1.6 million
Total	68 units	

FOR FURTHER INQUIRIES, PLEASE CONTACT US AT:

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Phone: 0912-130-0300, 0912-310-0100

Website: www.sigmaengineeringandconstructions.com

Email: info@sigmaengineeringandconstructions.com

Engr. Lawal Hamisu- (0803 787 3560)

Enakhimion Olabisi-(0912 3100 100)



**WATCH THE
3D VERSION
OF AISHA
SAMAILA
PLAZA
KUBWA**

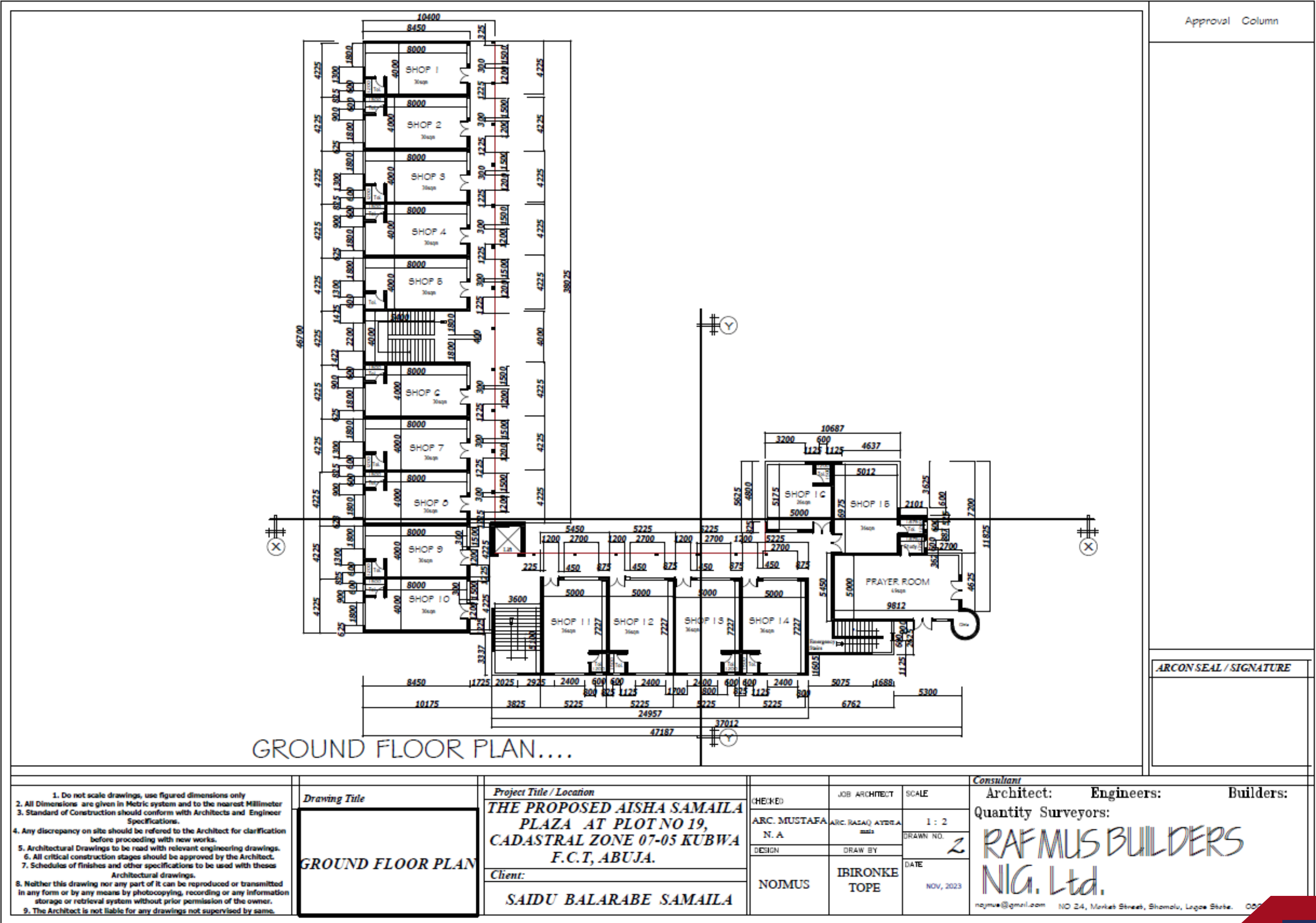


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THANK
YOU





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Drawing Title

GROUND FLOOR PLAN

Project Title / Location

THE PROPOSED AISHA SAMAILA PLAZA AT PLOT NO 19, CADASTRAL ZONE 07-05 KUBWA F.C.T, ABUJA.

Client:

SAIDU BALARABE SAMAILA

CHECKED	JOB ARCHITECT	SCALE
ARC. MUSTAFA N. A	ARC. RASAU AYDEA	1 : 2
DESIGN	DRAW BY	DRAWN NO. 2
NOJMUS	IBIRONKE TOPE	DATE NOV, 2023

Consultant

Architect: Engineers: Builders:

Quantity Surveyors:

RAFMUS BUILDERS NIG. Ltd.

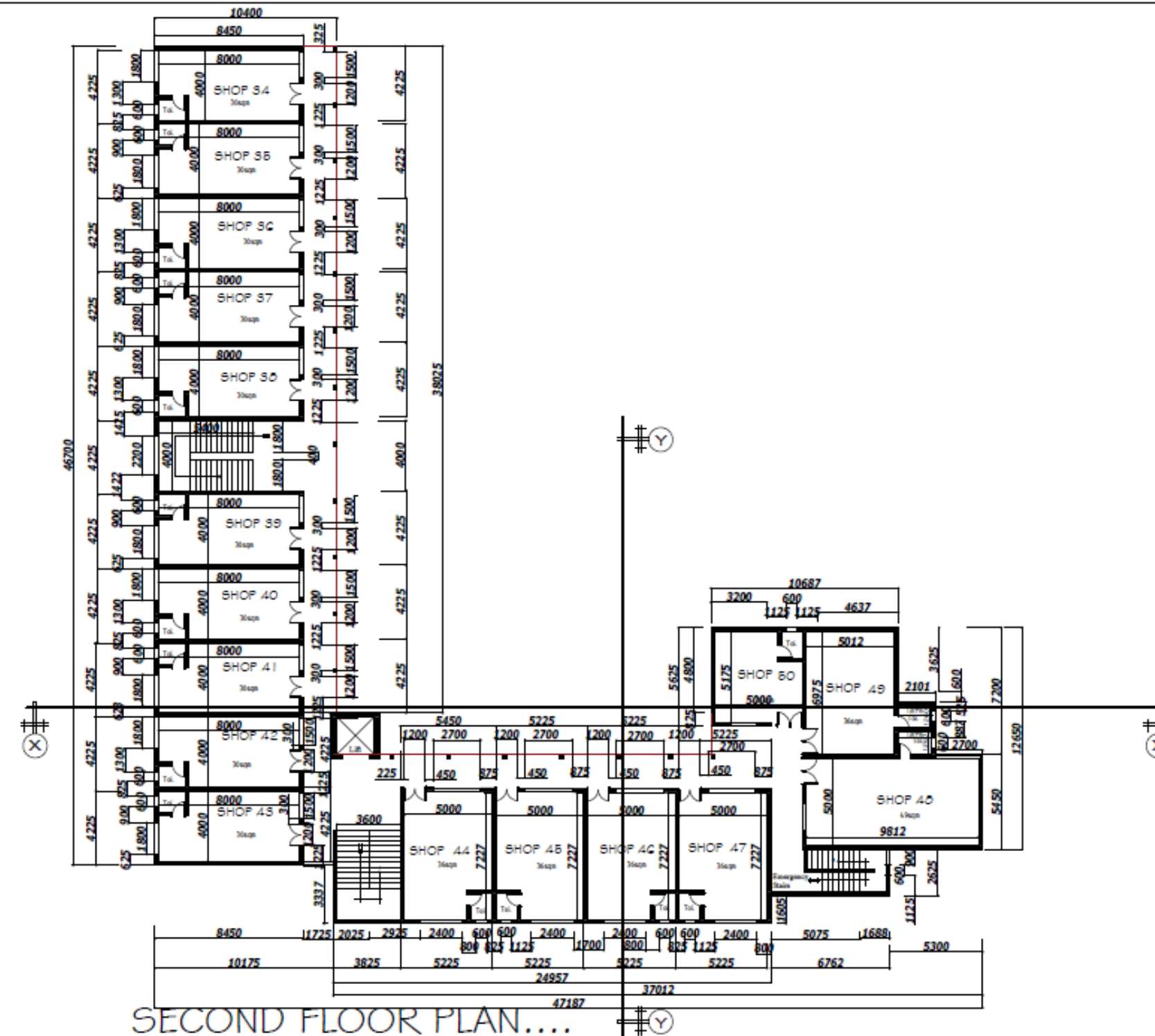
noyma@gmail.com NO 24, Market Street, Shomolu, Lagos State. 0800

Approval Column

ARCON SEAL / SIGNATURE



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SECOND FLOOR PLAN....

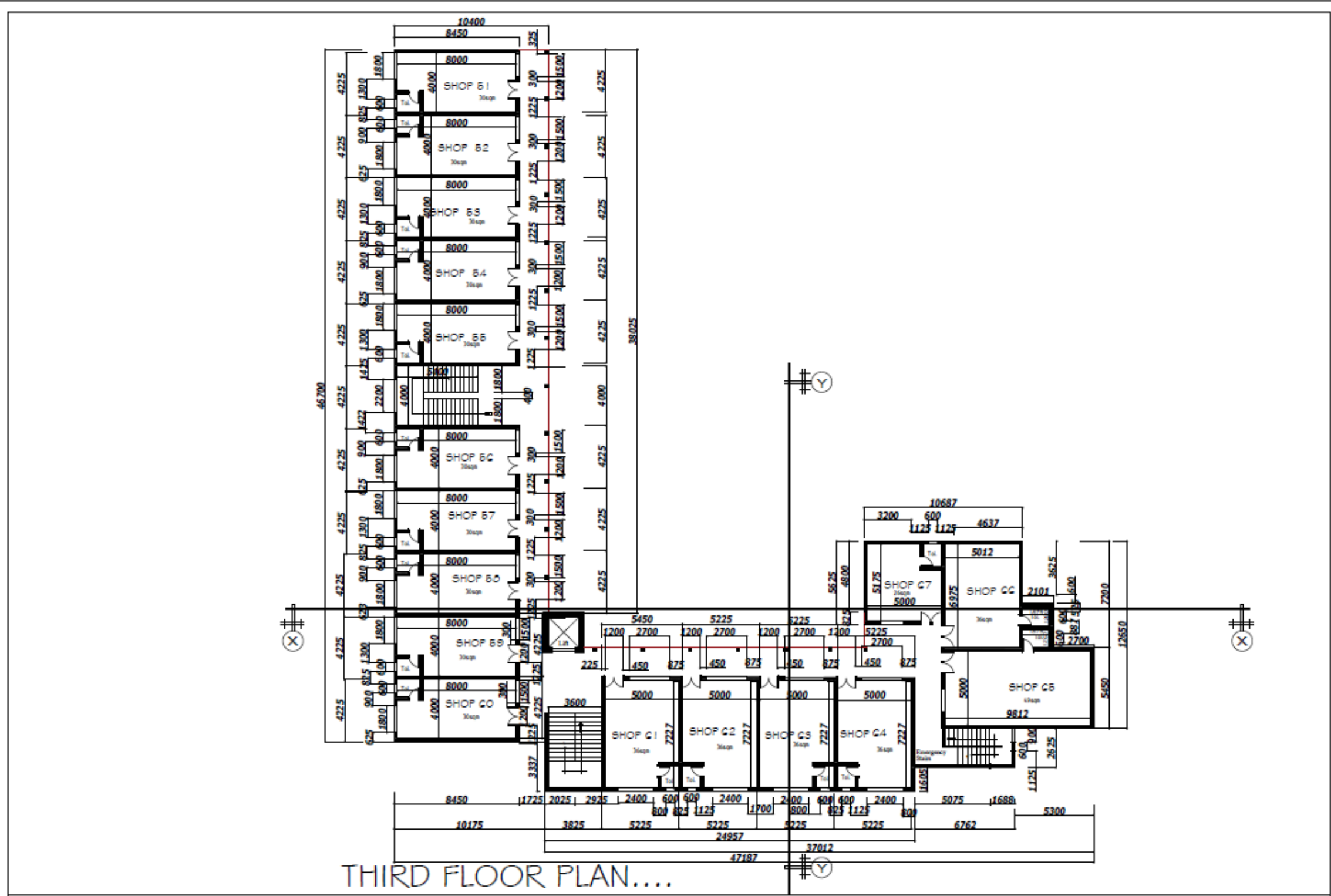
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Client:
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(HEKİ)	JOB ARCHİT.EKT	SCALE
ARC. MUSTAFA N. A	ARC. RASİM AYDIN	1 : 2
DESİGN	DRAW BY	DRAWN NO. 4
NOJUMS	IBIRONKE TOPE	DATE NOV, 2023

Consultant:	Engineers:	Builders:
Quantity Surveyors:		
RAFMUS BUILDERS		
NIG. Ltd.		
raymus@gmail.com	NO 24, Market Street, Shomolu, Lagos State.	080



THIRD FLOOR PLAN....

Approval	Column
ARCON SEAL / SIGNATURE	

ARCON SEAL / SIGNATURE

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4	CHECKED
	ARC. MUSTAFA N. A
	DESIGN
	NOJMUS

	JOB ARCHITECT
A	ARC. RASIQ AYTESA male
	DRAW BY
	IBIRONKE TOPE

SCALE	1 : 2
DRAWN NO.	
DATE	NOV, 2

Consultant:	Architect:	Engineers:	Builders:
Quantity Surveyors:	RAFMUS BUILDERS NIG. Ltd.		
rafmus@gmail.com NO 24, Market Street, Shomolu, Lagos State.			