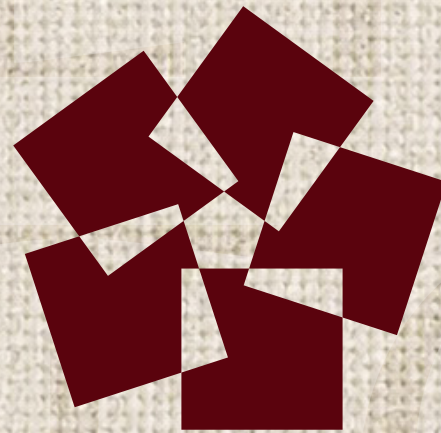




CITY WALK

ABUJA



AGAINST THE BACKDROP OF
ASO ROCK, AN EXCITING
VISION FOR THE FUTURE IS
TAKING SHAPE.

THE FUTURE HAS A
NEW ADDRESS.



YOU'RE INVITED



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THE NEXT CHAPTER FOR AFRICA

The continent has experienced remarkable growth, driven by a new generation of talent, innovation, and ambition. An unstoppable momentum is taking shape across the region. What's needed now is a destination where this energy can be transformed into ideas, businesses, and projects that will influence not only the continent, but the world.



CITY WALK

ABUJA



WELCOME TO CITY WALK ABUJA

Against the backdrop of Aso Rock, a new landmark urban destination is being built: A city within a city, engineered with a powerful infrastructure to nurture both business and life. As a free zone with strong global ties and a focus on commerce, innovation, and education, City Walk is set to become a catalyst for growth and opportunity across the entire region.

The masterplan redefines modern city life by creating a sustainable, connected environment rooted in nature and community, while simultaneously offering an elevated residential lifestyle.

This will become a premier global destination that transcends international expectations. A defining symbol for the continent.

LOCATION

Abuja, Nigeria

AT THE HEART OF ABUJA'S GROWTH CORRIDOR

City Walk is strategically positioned along the Airport-City Centre corridor. Here, you are only minutes away from the international gateway to the city, the University and Institute District, the Industrial District, and Abuja's Central Business District. It is the perfect place to build the future.

22 MIN

To International Airport

15 MIN

To Abuja City Centre



VISION

To create Africa's most dynamic urban district, blending world-class infrastructure with cultural authenticity and sustainable living.



MISSION

Developing an integrated lifestyle destination that fosters economic growth, cultural exchange, and community well-being through innovative urban planning.



THE FIVE FOUNDATIONAL PILLARS

The Abuja Star brand mark utilises a unique five-part composition to visually articulate the scale and global ambition of this landmark district. The design is a modern convergence of five distinct elements, directly symbolising the city's five foundational pillars: business, lifestyle, innovation, community, and culture.

Combined, they form a cohesive identity for a multi-faceted district where human experience and global progress converge.







A CITY WITHIN A CITY



PROTECTED. POWERED. POWERFUL.

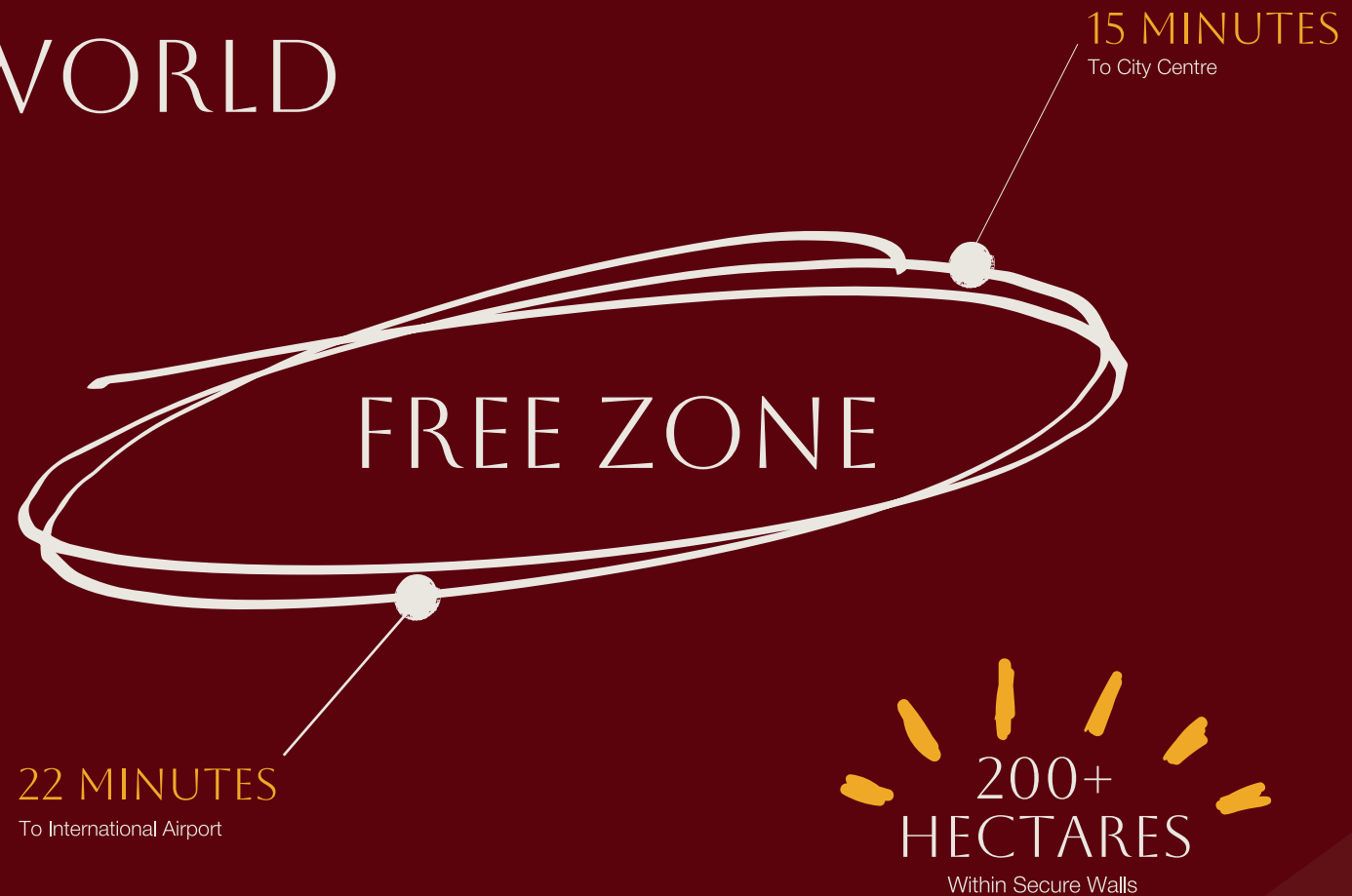
City Walk stands as an iconic, self-contained metropolis, a city within a city designed to nurture every stage of life. City Walk operates as an exclusive, fully integrated ecosystem with world-class security and resilient infrastructure, it maintains powerful, seamless connections to the greater capital and the global stage.

Through its deliberate mix of premium corporate headquarters, research hubs and elite residential enclaves, the masterplan creates a frictionless environment for both elevated living and high value commerce. This is a dynamic mixed use destination where workspace, hospitality, healthcare, education, culture, and curated public realms seamlessly converge.

Every facet is executed to the highest of international standards. From pioneering educational academies to advanced medical and wellness facilities, City Walk delivers an unparalleled level of service destined to set a new benchmark for the continent.



A FREE ZONE CONNECTED TO THE WORLD



SECURITY SYSTEMS AT CITY WALK

The development is organised into clearly defined public and private access zones that align with the planned land uses, creating a layered approach to site security.

Public security gates are positioned at the primary site entrances to facilitate comprehensive screening and controlled access for vehicles and pedestrians.

Private security gates are located at the entrances to residential neighbourhoods, providing staffed security posts and controlled access for residents and authorised visitors.

At the building level, residential podium access control points further enhance security by managing entry into residential towers through gated access and security screening.

Together, these measures establish a safe, efficient, and well-managed environment while maintaining seamless movement throughout the development.



OFF-SITE STORM WATER MANAGEMENT

The masterplan diverts wider regional stormwater flows away from the site by using a continuous perimeter moat that channels water around the boundary. This approach preserves the function of upstream catchments, roadside channels, and natural drainage lines while protecting the development from peak flood events.



OPENING DOORS TO BUSINESS & CONNECTION

City Walk is built with enterprise at its core. As a free zone, it enables both international and local businesses to prosper within a fully serviced and dependable environment.

Designed to support growth and performance, the development provides access to Nigeria's highly skilled workforce alongside reliable infrastructure that ensures seamless day-to-day activity.

Set within a secure, gated community with a strong security presence and uninterrupted power supply, companies can grow with confidence and consistency.

Strategically located just minutes from Abuja's Central Business District and the international airport, City Walk offers a prime gateway for business, investment, and connectivity across the region.





DEVELOPED BY



Link is a master brand that brings together a portfolio of development, investment, and strategic ventures under a unified vision of creating enduring value and transformative opportunities across markets.

Founded on the principle of connecting people, ideas, capital, and places, Link serves as the umbrella identity for a group of ventures operating across real estate development, infrastructure, technology, hospitality, and future-focused industries.

At the heart of the organization is Link Developments, a diversified holding company committed to creating exceptional destinations and transformative opportunities through innovation, strategic partnerships, and long-term value creation.

Through its network of international partners, industry experts, and visionary leaders, Link has established a platform that enables the successful delivery of ambitious projects across diverse sectors and geographies.

Driven by a global outlook and entrepreneurial spirit, Link continuously seeks opportunities that foster economic growth, enhance communities, and contribute to sustainable progress. The group combines local insight with international expertise to create developments and ventures that are designed to stand the test of time.





Today, Link represents more than a collection of businesses; it is a connected ecosystem of expertise, leadership, and innovation, united by a shared commitment to shaping the future and creating lasting impact for generations to come.



5+

Sectors of Operation

GLOBAL

Network of Partners



DESIGNED BY

BENOY

Benoy is a global architecture and design practice renowned for creating places that elevate life, connect communities and shape the future of cities.

For more than 75 years, we have combined insight, creativity and technical excellence to deliver visionary designs across mixed-use community, retail, hospitality, workplace and urban master planning.

With studios around the world, Benoy brings a human-centred approach to every project crafting enduring environments that inspire, engage and stand the test of time.

Founded in Newark, Nottinghamshire, Benoy has design hubs in London and Shanghai, and teams operating across Dubai, Mumbai, Singapore and Hong Kong. Benoy's expertise spans Commercial Strategy and Advisory, Architecture, Urban Design, Landscape, Interiors and Wayfinding, with a portfolio of landmark international projects experienced by millions of people worldwide.

3

Global Studios

75+

Years of Excellence

MILLIONS

Of People Experience Our Work



NEIL SERRIDGE

Design Director, Benoy Dubai

As Design Director in Benoy's Dubai office, Neil Serridge is the lead designer for City Walk Abuja. His expertise lies in crafting visionary mixed-use, district-scale masterplans that span a wide range of sectors, from retail and hospitality to residential and commercial. A future-focused designer, he oversees Benoy's projects in the Middle East and Europe.

With comprehensive experience in architecture, urban planning and placemaking, Neil prioritises sustainable, evidence-based solutions and a sound business rationale for mixed-use developments, placing people and experience at the heart of design.

He is recognised for his visionary approach to urban regeneration, continually seeking to push the boundaries of what is possible while respecting local heritage and established architectural vernaculars. Recent projects include Bahrain Marina, City Walk Dubai, and Bujairi Terrace in Diriyah.

LEAD DESIGNER - CITY WALK ABUJA

THE EXPERIENCE CENTRE

The Experience Centre is designed as a contemporary interpretation of Nigerian architecture, inspired by local cultural patterns and Abuja's climate-responsive design principles. Its sculptural folded 'origami' form creates a bold and iconic identity, while extended roof overhangs provide passive shading and create comfortable outdoor transition spaces.

The offset entrance enhances the arrival experience, and the perforated façade reinterprets traditional Nigerian patterns to filter daylight, provide solar shading and improve interior comfort while expressing a strong regional character.



DESIGNED BY BENOY



THE EXPERIENCE CENTRE





SHAPING THE MASTERPLAN

NATURE AS INFRASTRUCTURE

The land is made up of a mosaic of natural potential: forest, savanna, and rocky outcrops of granite. It will be transformed into an urban environment that uses these elements as the backbone for sustainable living.

It offers the perfect setting for a lush garden city, creating a highly desirable destination that drives long-term demand and value.





200+

Hectares of Natural Potential

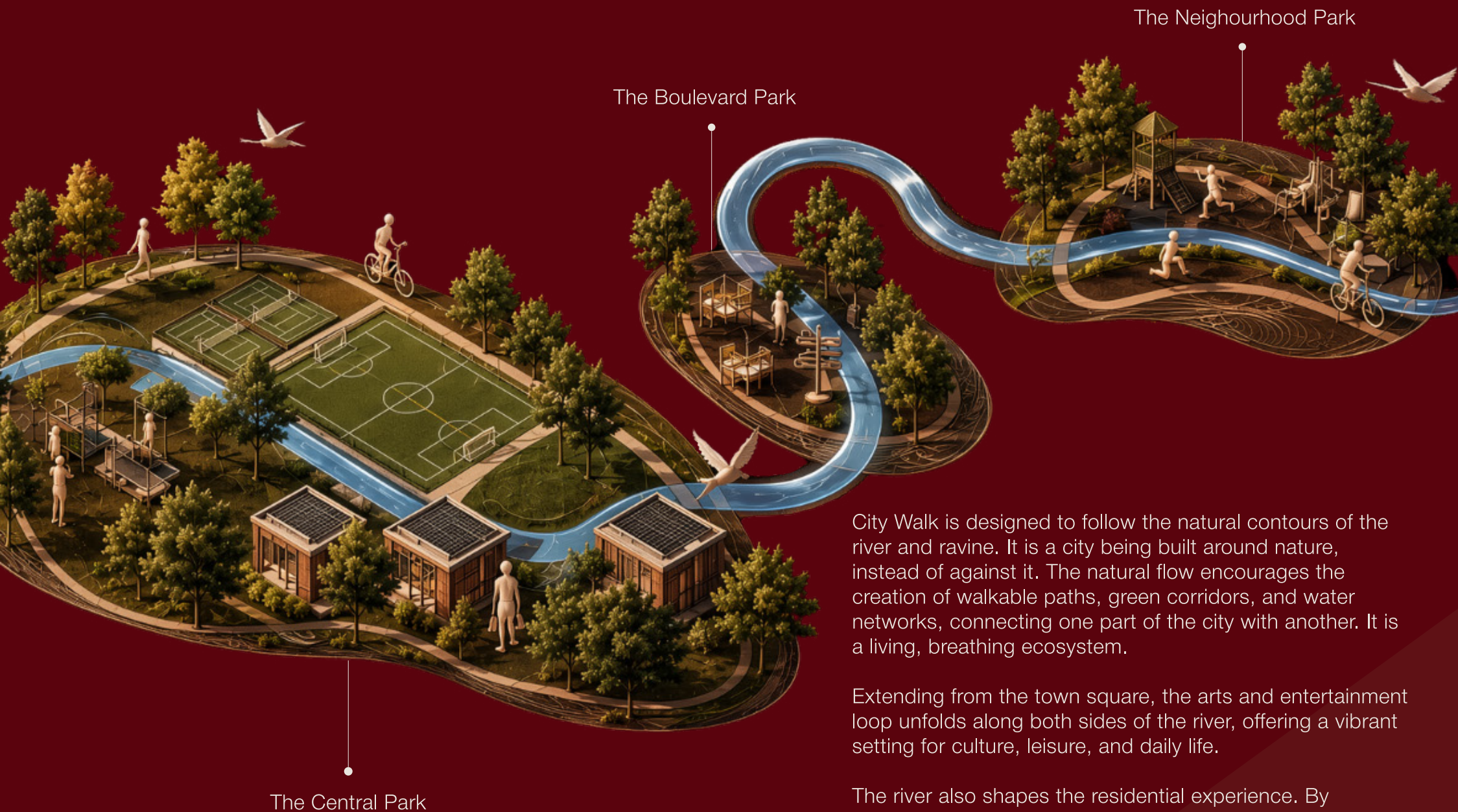
3

Distinct Natural Ecosystems

FOREST. SAVANNA. GRANITE.

CITY LIFE ALONG THE RIVER





City Walk is designed to follow the natural contours of the river and ravine. It is a city being built around nature, instead of against it. The natural flow encourages the creation of walkable paths, green corridors, and water networks, connecting one part of the city with another. It is a living, breathing ecosystem.

Extending from the town square, the arts and entertainment loop unfolds along both sides of the river, offering a vibrant setting for culture, leisure, and daily life.

The river also shapes the residential experience. By positioning premium residential neighbourhoods directly along the water's edge, the masterplan harnesses natural river breezes and stunning views, creating a prestigious waterfront lifestyle.

An aerial photograph of a modern urban development, likely a residential or commercial complex. The image shows several multi-story buildings with glass facades and balconies. In the foreground and middle ground, there are large, landscaped green spaces with many palm trees and other tropical vegetation. People are seen walking on paths and standing in small groups. The overall atmosphere is one of a vibrant, green, and modern community.

NATURE & GREENERY



A CITY SHAPED BY NATURE



Landsaped green pathways weave throughout the city, effortlessly connecting neighbourhoods and creating a highly walkable urban environment. Dedicated running and cycling routes encourage active and healthy lifestyles.

Beautifully designed parks are positioned across the development, providing welcoming spaces for relaxation, recreation, and community connection.

Along the waterfront, the river promenade offers a unique destination where nature, leisure, and city living come together within a vibrant urban setting.





THE MASTERPLAN

The land use strategy distributes complementary programmes across the site to establish a balanced and cohesive urban district. Mixed-use zones are positioned along key movement corridors, while residential neighbourhoods are arranged around green spaces and local amenities.

Innovation, education, hospitality, and cultural uses are carefully interwoven to create synergies and activate the public realm.

This integrated mix supports flexibility, strengthens long-term resilience, and positions City Walk as a truly multifunctional urban destination of international standing.



PHASE 1

Phase One marks the beginning of City Walk, establishing the development's key destinations and setting the foundation for future growth. This initial phase will deliver the Arena, Electric Substation, Art District, Community Hub, Office Park, Hotel, and Destination Retail, creating a vibrant mixed-use centre from day one. It will also introduce a Sports Park, School, Mosque, and Riverfront Residential Terraces, providing essential community facilities alongside high-quality places to live, work, and visit. Together, these elements will create an active, connected, and attractive destination that defines the vision for City Walk's future development.



THE QUARTERS

LANDSCAPE FIRST

The River as the Masterplan Spine

The ravine river corridor shapes the spatial framework of the masterplan. A sequence of parks, terraces, and paths along the river frames key views while creating a continuous public landscape that connects communities on both banks.

THE ARTS AND LEISURE LOOP

Expanding the Ravine Experience

South along the escarpment, a walkable arts and leisure loop overlooks the ravine. Connecting both banks, it is lined with cultural spaces. Further south, landscape-integrated leisure, like Topgolf and go-carting, takes centre stage.

THE KNOWLEDGE QUARTER

The Universities and Tech Square

At the north-western gateway you find the university campuses and tech square. Co-locating academic facilities, research centers, incubators, and flexible workspaces supports the ambitions of the free zone and positions the district as a magnet for talent and investment.





THE HEART OF THE CITY

A Contemporary Town Square Experience

At the heart of the city is a dynamic mixed-use quarter anchored by a lively town square where retail, F&B, culture, and hospitality converge. A hotel and office development establish a strong expressway frontage. From here, an active boulevard connects to the City Walk Arena, drawing visitors through the commercial core.

RESIDENTIAL NEIGHBOURHOODS

Living Within the Landscape

A series of mid-density residential neighbourhoods unfolds across the masterplan, each shaped by green corridors, walkable streets, and access to everyday amenities. Homes are oriented towards parks, views, and cooling breezes, balancing privacy with community interaction.

THE EVERYDAY STREET

The Local High Street Spine

The high street forms the social backbone of everyday life. It brings together neighbourhood-focused uses such as healthcare, education, small offices, community facilities, and convenience retail.

R
Li





RESIDENTS: FAMILIES WITH CHILDREN

Drawn by schools, childcare, parks, healthcare, and a safe, controlled environment.



RESIDENTS: YOUNG PROFESSIONALS AND COUPLES

Residents working at local businesses and multi-nationals, at the tech hub, the universities, and across the entertainment, retail, and service sectors.



RESIDENTS: UNIVERSITY STUDENTS

Students using residential accommodation, academic buildings, and leisure amenities.



RESIDENTS: RETIREES AND EMPTY NESTERS

Residents attracted by amenity proximity, healthcare access, and a contained, safe civic environment.



OFFICE, TECH HUB, AND KNOWLEDGE ECONOMY USERS

A predominantly weekday user group, working in offices and innovation hubs.



STUDENTS & TEACHERS AT LOCAL SCHOOLS OR UNIVERSITIES

Drawn by schools, childcare, parks, healthcare, and a safe, controlled environment.



LEISURE, CULTURE AND AMENITY VISITORS

Visitors are drawn by retail, as well as parks, waterside spaces, event venues, hospitality, dining, and recreation.



SHORT-STAY VISITORS AND BUSINESS GUESTS

Hotel guests, business travellers, and first-time visitors.



SERVICE, OPERATIONS AND SUPPORT STAFF

Operational users include security, facilities management, retail and hospitality staff, logistics, and maintenance teams.

LIFE IN CITY WALK

The different neighbourhoods, entertainment, and attractions.



WHERE OPPORTUNITY FINDS A HOME

City Walk comes with several distinct neighborhoods, interlinked in a flowing pattern around the ravine and river. Green paths and roads connect one neighborhood to the next, creating a harmonious ecosystem where each hub feeds into the next.



RESIDENTIAL TYPOLOGIES

A diverse mix of living typologies creates distinct neighbourhood characters.

BOULEVARD ROW

Boulevard Row offers a quieter, nature-led setting, with waterfront homes, townhouses, and shared courtyards that encourage a slower, more grounded pace.

GARDEN TERRACE

Garden Terraces provide a more social, mid-density environment, where multi-family homes cluster around a lush green spine.

CONTEMPORARY APARTMENTS

Closer to the urban core, contemporary apartments place residents within immediate reach of retail, dining, and daily activity.



BOULEVARD ROW



GARDEN TERRACE



CONTEMPORARY APARTMENTS

MODERN LIVING REDEFINED





Refined living is not an aspiration, but the standard in every home in City Walk. Designed with comfort and sophistication in mind, each home features elegant interiors, premium finishes, and thoughtfully planned layouts that maximise space and natural light.

From contemporary living areas to beautifully appointed bedrooms, every detail has been carefully considered to



AFRICA'S TALLEST TOWER

At its peak, an iconic mixed-use tower anchors the skyline, offering premium high-density living with panoramic views across the city and surrounding landscape.

Envisioned as a symbol of Africa's future aspirations, the tower rises above the Abuja Skyline as a bold expression of ambition, innovation, and progress. Its elegant twin-form geometry represents unity, growth, and the convergence of culture, technology, and opportunity within Nigeria's capital.

The sculptural silhouette creates a dynamic sense of upward movement, reflecting Abuja's rise as a globally recognized destination for innovation, culture, and investment. At ground level, lush landscapes, water features, and public spaces reinforce a vision of sustainable and people-centered urban living.

More than a skyscraper, the project is conceived as a landmark of optimism: a contemporary icon that embodies the confidence, resilience, and future of Africa.





450+

Metres Above Abuja



Rising to over 450 metres, Africa's tallest tower redefines the continental skyline. Its sleek, aerodynamic silhouette forms a fluid dialogue with the surrounding landscape, anchoring the terrain, while instantly commanding the horizon as a signature global landmark.

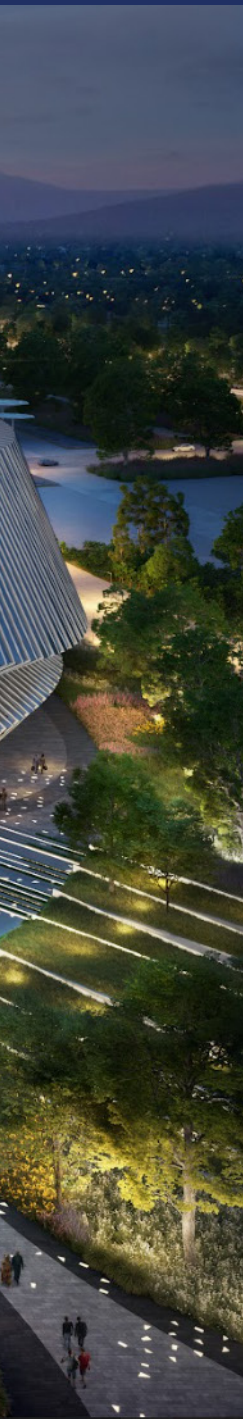
AFRICA'S LARGEST INDOOR ARENA

Having a vision sometimes means being bold. Making a statement and creating a destination that becomes a landmark. That is why Africa's tallest tower will be paired with the continent's largest arena. This will draw locals across Abuja, as well as international visitors and talent, making it a sought-after destination.

The Arena will host world-class entertainment, live concerts, international sporting events, exhibitions, cultural showcases, and large-scale business gatherings. Designed to attract global talent and major international events, it will become a premier destination for entertainment, tourism, and community experiences across the region.

Inspired by Abuja's rich heritage of weaving, pottery, and metal craftsmanship, the arena is designed as a contemporary cultural landmark rooted in identity and community. The sculptural façade reflects the intricate patterns of traditional crafts, creating a dynamic "woven" form that symbolizes unity and connection.





A UNIQUE CITY FABRIC FOR LOCAL AND INTERNATIONAL BUSINESSES

City Walk has a strong focus on enterprise. Workspace and logistics have been directly embedded into the fabric of the city. Different districts cater to different businesses, while still being interconnected.

A premium office and hospitality frontage along the expressway leading to the town square establishes a visible, well-connected corporate gateway, while ACW Boulevard integrates offices with high-end retail and social spaces.

At the north-west gateway, the Knowledge Park brings together flexible workspaces, research and development centres, incubators, and two international universities linking business directly to talent.

Everyday Street introduces neighbourhood-scale offices, education, and a hospital that integrate essential services into daily life.

A 1.3-hectare Free Zone Warehouse Facility provides the logistical infrastructure businesses will need to operate efficiently, expand their market reach, and scale with confidence.





ACW BOULEVARD



ACW Boulevard extends out from the town square. It is home to an eclectic mix of international brands and local boutiques. Here, high-end fashion sits alongside restaurants, bars, and offices, creating a seamless rhythm between work, social life, and retail.

The boulevard connects directly to the Arena. Acting as a major cultural magnet for residents and tourists alike, the arena pulls vibrant energy through the heart of the district, ensuring consistent daily footfall and a thriving public realm.



THE RAVINE QUARTER

From ACW Boulevard, the district extends along a shaded river promenade, connecting both sides of the water and creating a loop across the river and into the Ravine Quarter.

This is where culture takes centre stage: Double storey art studios, galleries, and event spaces sit alongside refined boutiques and dining terraces, overlooking the natural landscape.

Local heritage will be reinterpreted through modern art, design, and entertainment, creating a destination defined by expression and style.

KNOWLEDGE & INNOVATION

At the north-western gateway, the Knowledge Quarter establishes a leading centre for education, research, and enterprise, anchored by two university campuses and a tech square. The district integrates incubators, academics, researchers, and flexible workspaces, fostering a dynamic environment for progress and innovation. In turn, this attracts investment and forward-thinking corporations seeking to benefit from the free zone and its knowledge ecosystem.

We aren't just designing a city, we are designing a hub of opportunity. It will be an environment in which to develop, test, and ultimately launch ideas.

UNIVERSITY
CAMPUS

INNOVATION
CAMPUS

CAMPUS
SPORT



THE THREE PILLARS UNDERPINNING THE KNOWLEDGE QUARTER

Integrated Knowledge Ecosystem

Co-locating education and enterprise to foster a collaborative culture between university researchers, start-ups, and global companies.

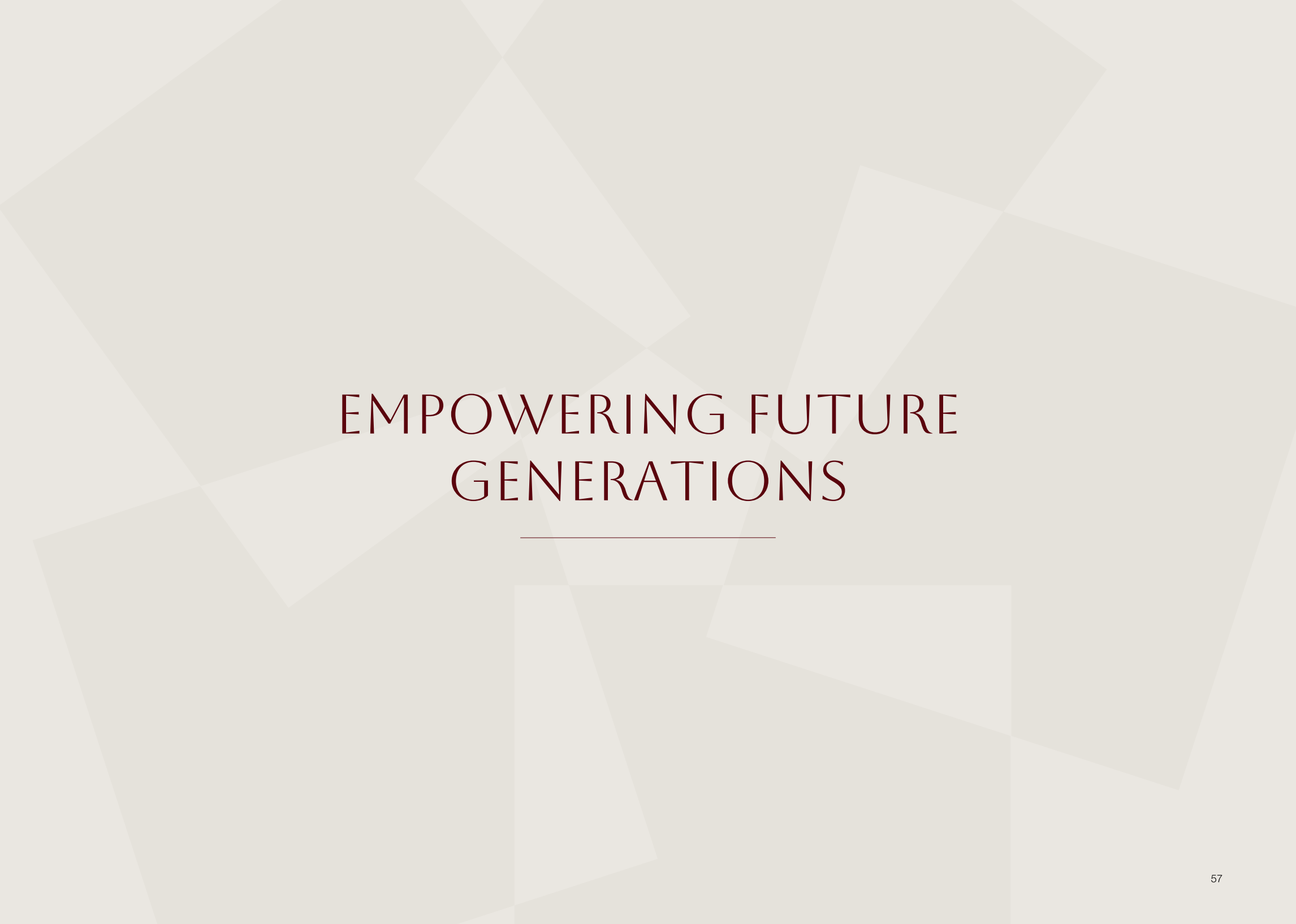
2. Digital Infrastructure Backbone:

The district relies on a robust network of underground fibre-optic and 5G corridors, IoT nodes, and an on-site data centre to enable lightning-fast connectivity.

3. Pilot & Testbed Zones

Tech Square and the university campuses are explicitly designated as "live testbeds." This allows entrepreneurs, students, and tech firms to trial emerging smart technologies, smart street furniture, and digital utilities in real-world conditions.

Architecturally, the space mirrors the rest of the City Walk ethos by integrating workspace and leisure. The buildings are framed by tree-lined quads, open-air classrooms, and co-working spaces, as well as dedicated student living spaces. It balances intense research environments with nature-rich areas where curiosity and community can grow side-by-side.



EMPOWERING FUTURE GENERATIONS



The two universities are overseas campuses of reputable British and American institutions and bring a strong academic dimension to City Walk.

They enable Nigerian students to begin their studies locally and continue them abroad if they choose, while also creating opportunities to attract international students, academics, and researchers to Abuja.



WITH RESEARCH AND
DEVELOPMENT AT THE CORE

HEALTH

Health is a core component of City Walk. It extends beyond the provision of a world-class hospital to include research centres and two universities that push the boundaries of medical science and innovation.

The hospital is supported by strong connections to the UK and the US, enabling an integrated model of care: begin treatment in one country and continue seamlessly in another.

A state-of-the-art hospital with strong ties to the UK and US will enable the highest level of medical care.



EVERYDAY LIFE

Leisure & Lifestyle

Beyond offering a distinguished residential lifestyle, City Walk provides leisure for all ages.

The vibrant core of the city, in and around the town square, offers art, entertainment, and high-end retail.

Towards the south of City Walk, high-energy recreational parks feature Topgolf, e-karting, and sports fields. This creates a premier city-wide attraction, while drawing visitors from across the greater Abuja region.

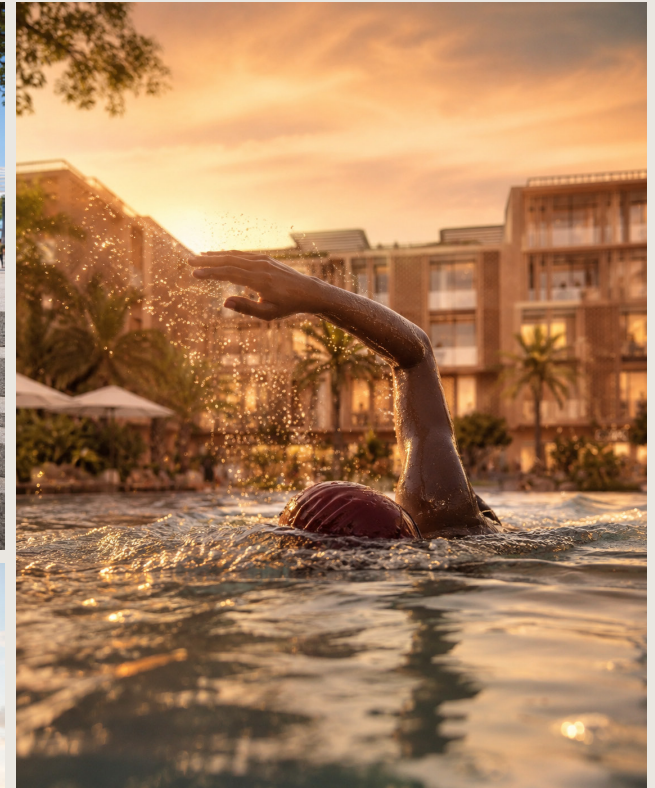




For your daily needs, Everyday Street provides a walkable, human-scaled high street that serves as the civic heart of the city. It offers care, learning, and a sense of belonging. Neighbourhood-focused offices, convenience retail, schools, kindergartens, a hospital, and places of worship coexist within a calm, shaded environment.

LIFESTYLE & FITNESS





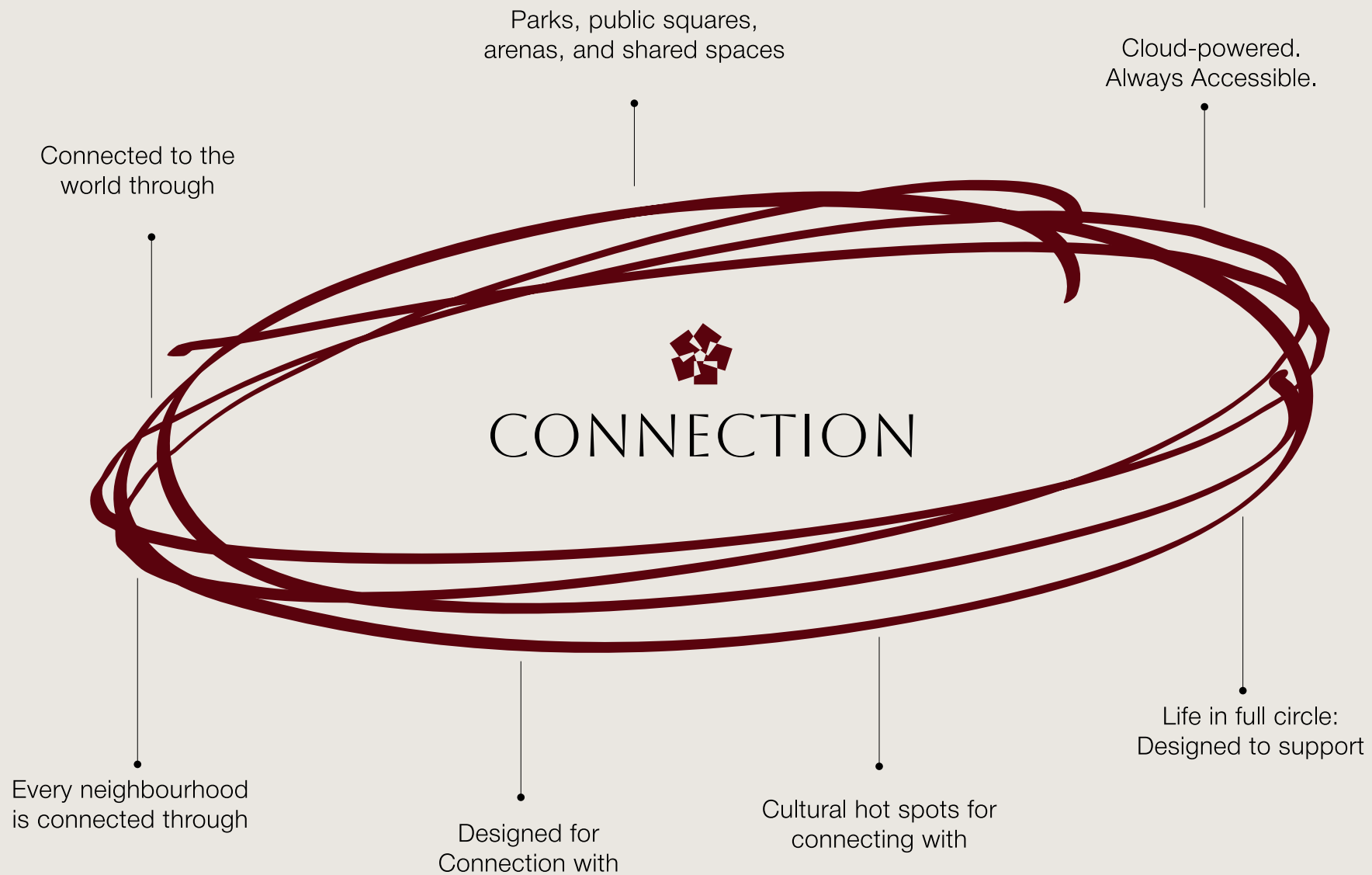
City Walk elevates the concept of urban vitality by embedding world-class fitness and recreation into the landscape. Shaded running trails, professional-grade athletic courts, swimming pools, and open-air gyms sit alongside signature amenities such as a premier Topgolf course. This expansive sporting infrastructure ensures that health and movement are not just accessible, but define the blueprint of daily life in the district.



CONNECTION:
THE HEART OF THE CITY

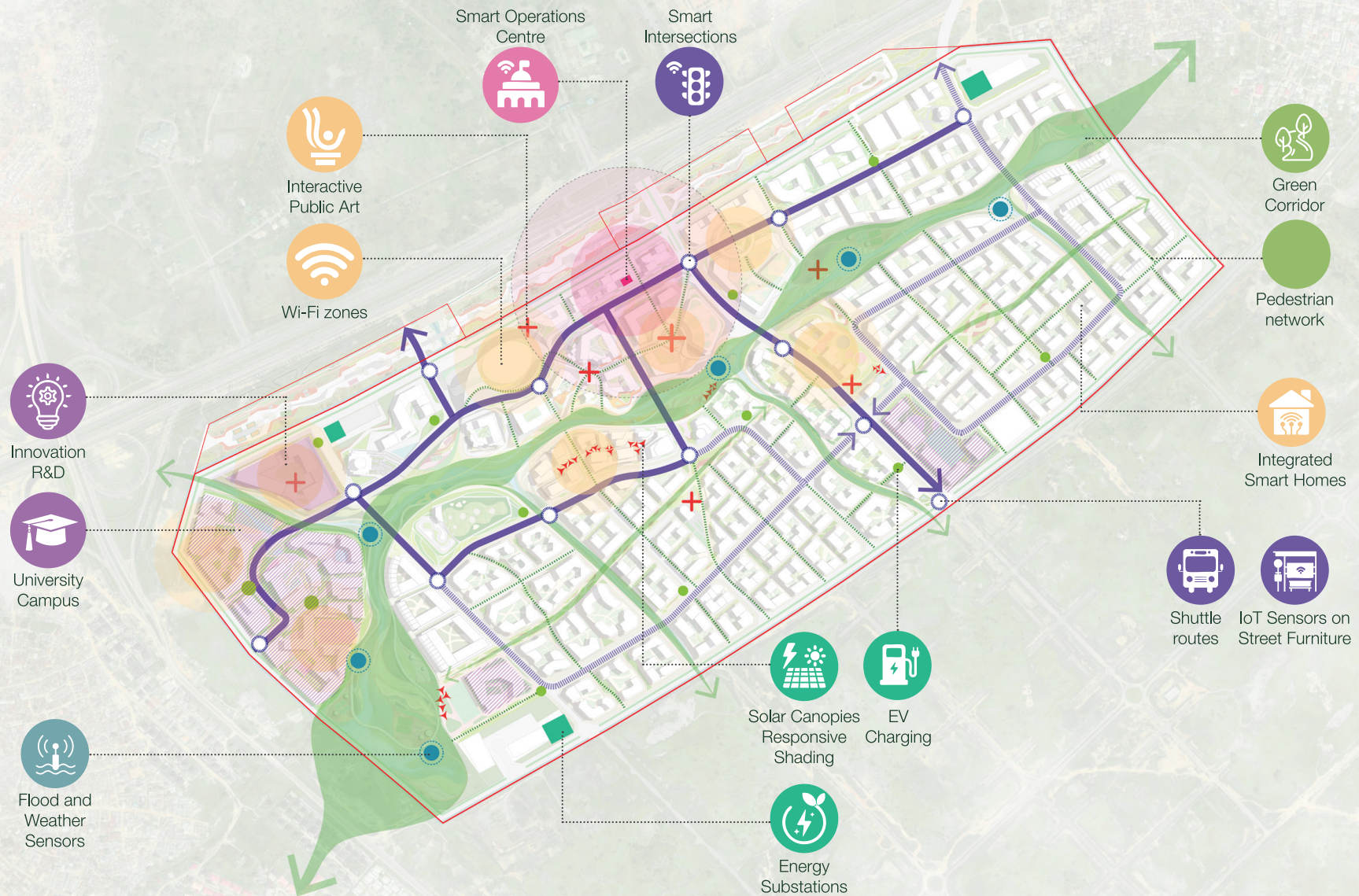
AN INTERCONNECTED CITY

Connection sits at the heart of City Walk. The masterplan is rooted in nature, with a landscape-led structure where walkable paths connect the different neighbourhoods and gathering spaces foster human interaction. An integrated knowledge ecosystem defines a smart city that drives innovation, growth, and sustainability. The city is designed to support a life from birth to retirement, providing everything that is needed to thrive. At the same time, the district connects to the world through business, knowledge, and innovation. Everything is connected.





A SMART CITY WHERE EVERY ASPECT OF THE CITY IS CONNECTED



THE SMART CITY CONCEPT

Envisioned as a district where innovation, sustainability, and human experience converge, City Walk sets a new precedent for technology-enabled urban development in West Africa. The smart city strategy defines how digital systems, physical infrastructure, and community engagement combine to create a connected, adaptive, and data-driven environment supporting varied activity.



INTEGRATED KNOWLEDGE SYSTEMS

Co-locating education, research, and enterprise
to build a culture of innovation.



DIGITAL INFRASTRUCTURE BACKBONE

Establishing high-speed connectivity, data
networks, and resilient digital utilities.



SMART OPERATIONS & BUILDING MANAGEMENT

Optimising performance through digital twins,
analytics, and real-time control.



SUSTAINABLE AND RESILIENT SYSTEMS

Managing energy, water, and waste through
sensor networks and smart grids.



CONNECTED MOBILITY AND EXPERIENCE

Enabling seamless movement with digital mobility
platforms and adaptive streets.



DIGITAL COMMUNITY AND USER EXPERIENCE

Connecting residents, visitors, and businesses
through a city app and open data system.



THE SMART CITY CONCEPT

These principles work together across three layers, governance, infrastructure, and experience, forming a multi-dimensional framework that ensures technology enhances rather than dominates urban life.

At its core, the strategy establishes a city that learns from data, evolves through collaboration, and delivers value to every user, from university researchers and start-ups to residents, retailers, and visitors.



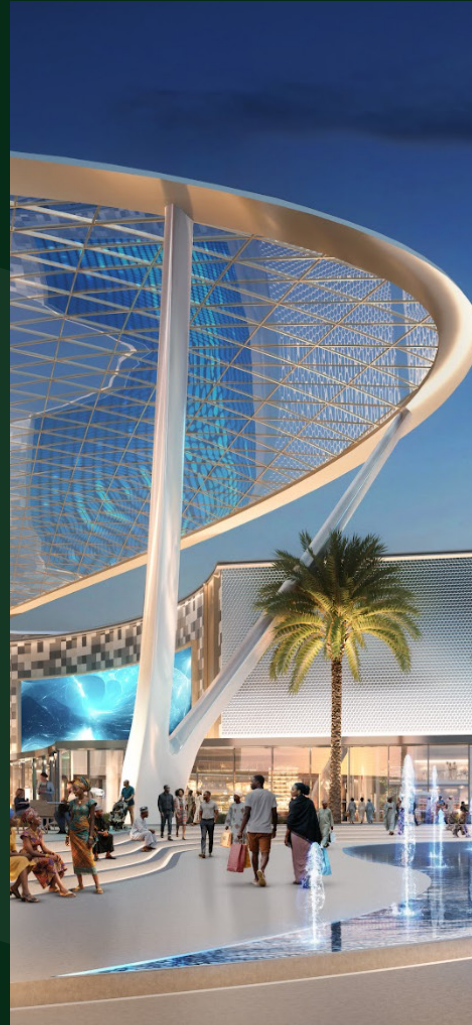
THINK BIG,
THINK FREE

CLIMATE RESPONSIVE URBANISM

The design is adapted to the local climate, factoring in operational needs during both the dry and wet seasons. Every element has been assessed to mitigate future risks and weighed against carbon emissions. Nature-based solutions and smart materials are embedded within the infrastructure without compromising aesthetic integrity.

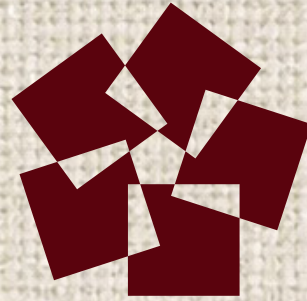
The design rejects a rigid urban grid in favour of an organic, meandering flow that respects the native topography. Paths, green corridors, and water networks interconnect to form a continuous, integrated urban ecology, while still allowing for distinct spaces and meaningful experiences within the city fabric. The design language proudly celebrates the forms, textures, and tones found on-site.

When shaping the future, the guiding principle should be the balance between environmental performance and human experience.





We envision City Walk as a landmark that transforms lives and inspires business, enabling future generations to grow, expand, and thrive. The combination of a highly functional design with natural elements and a superior lifestyle will ensure this becomes the most sought-after area in Africa.



STEP INTO TOMORROW