



ELEANOR'S
COURT





INTRODUCING ELEANOR'S COURT





Introducing **Eleanor's Court**. A Refined Collection by June9 Realty
A subsidiary of June9 Capital & Investment Ltd.

Eleanor's Court is a private enclave of contemporary 3-bedroom terrace duplexes with a maid's room, curated for discerning homeowners and investors who value elegance, practicality, and intentional design.

Nestled within the flourishing Maralago Lake City in Karsana North, an emerging extension of Gwarinpa along the prestigious Murtala Mohammed Expressway, Eleanor's Court redefines suburban luxury in Abuja. The development offers a serene escape from the bustle of the city, without compromising on accessibility or sophistication.

Conceived as a boutique mini estate, **Eleanor's Court** is designed to evoke a sense of belonging, privacy, and comfort. Each home is delivered in either fully finished or semi-finished options, allowing homeowners the flexibility to reflect their unique tastes and preferences.

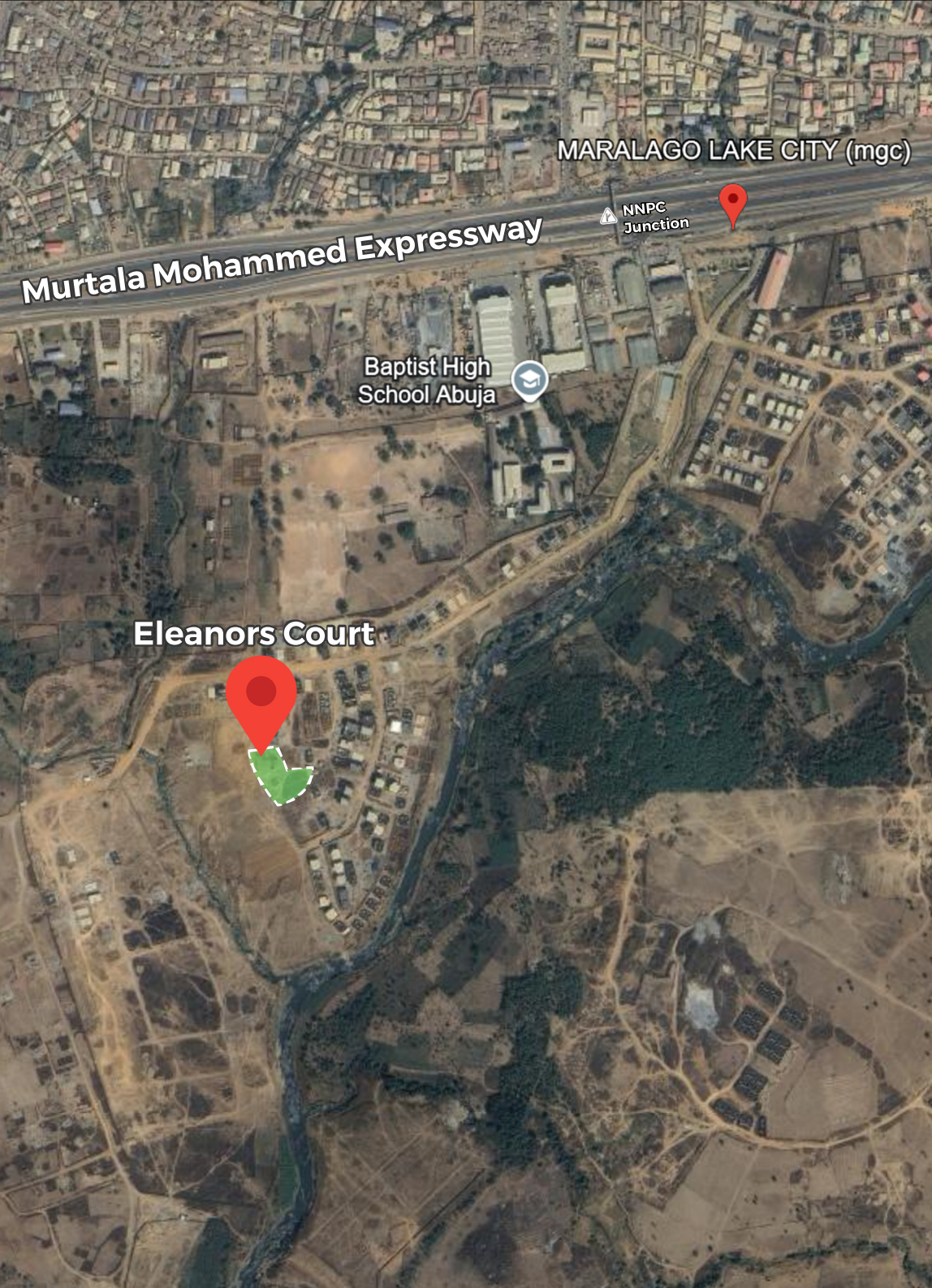
Crafted to meet modern lifestyle expectations, this development will feature:

-  A fully equipped residents-only gym
-  A tranquil swimming pool for leisure and wellness
-  Lush green/ kids' areas for recreation and relaxation
-  24/7 security and power supply, ensuring peace of mind

Eleanor's Court is not just a residential project. It is an opportunity to live purposefully in a secure, sustainable, and beautifully planned environment.

With few units available, this is your chance to join an exclusive address poised to appreciate in value and offer unique prestige.

Eleanor's Court — Live Beautifully. Invest Securely.



📍 LOCATION

Situated within the emerging upscale district of Karsana North, an extension of Gwarinpa by NNPC Junction,

Eleanor's Court lies gracefully within Maralago Lake City, one of the fastest-developing residential communities in Abuja.

Set on beautifully leveled terrain just off the Murtala Mohammed Expressway, **Eleanor's Court** offers residents a peaceful suburban retreat with seamless access to the heart of the city. The location provides the perfect balance of serenity and connectivity, just minutes away from major commercial hubs, top-tier schools, healthcare facilities, and recreational centers.

Whether for work, leisure, or everyday living, Eleanor's Court ensures you're always within reach, while enveloped in a secure, modern, and well-planned neighborhood designed for elevated living.

ARCHITECTURE, COMFORT & COMMUNITY WELLNESS


Eleanor's Court is a thoughtfully designed residential haven offering spacious 3-bedroom terrace duplexes with an additional utility room—ideal for domestic staff, guests, or as a flexible private space. Each home embodies a fine blend of contemporary architecture and enduring comfort, with layouts that promote natural light, ventilation, and efficient use of space.

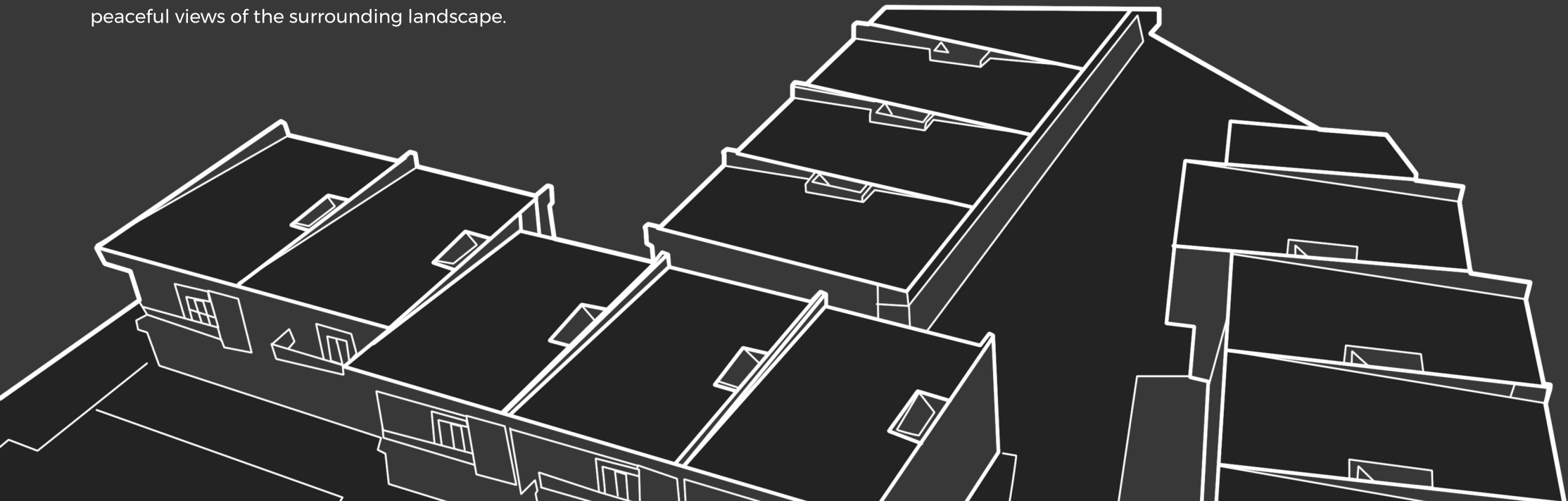
Designed with elegance and functionality in mind, residents can expect premium finishes (in fully finished options) and the freedom to tailor semi-finished units to their taste. Wide windows and private balconies offer pockets of serenity—perfect for unwinding while taking in the peaceful views of the surrounding landscape.

At **Eleanor's Court**, lifestyle is at the heart of the design. A suite of carefully curated communal amenities ensures that wellness, leisure, and convenience are seamlessly integrated into everyday life:

 A fully equipped fitness gym for your health and energy

 A tranquil swimming pool for family fun or peaceful laps

 Beautifully landscaped green/kids' area for outdoor strolls or quiet reflection



SECURITY & SUSTAINABILITY AT THE CORE

Your safety and comfort are non-negotiable. **Eleanor's Court** is a gated mini estate, equipped with 24/7 security, surveillance systems, and controlled access.

The estate is also solar-powered, ensuring uninterrupted power while promoting sustainable, eco-friendly living.

Whether you're investing, relocating, or looking for your forever home, **Eleanor's Court** delivers on the promise of peace of mind, prestige, and purpose-driven living.

AMENITIES AND FACILITIES

- Power supply from the national grid and the option of getting our solar power installed in your unit.
- A bathtub/shower cubicle space in each master bedroom
- Spacious kitchen
- En-suit maids room
- Ample parking space for residents
- Dedicated Transformer
- Borehole and water treatment plant
- Facility management office
- Access control Security house
- Electric fence
- CCTV coverage of the entire estate
- Fully equipped state of the art Gym
- Swimming pool
- Kids play area
- Dedicated water tank for each unit



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THE EXTERIOR



ELEANOR'S TERRACES

The Eleanor Terrace Duplex is smart, functional, and beautifully modern.

This exclusive mini estate comprises 14 thoughtfully designed units, each offering 3 spacious bedrooms, 2 living areas, a dining space, and an additional room ideal for a maid, guest, or home office. The well-fitted kitchen includes a pantry/store, while the private balcony, visitor's toilet, and serene master suite with en-suite bath ensure everyday comfort and convenience.

Crafted for flexibility and elegance, Eleanor's Court is where intentional living meets timeless design.



AERIAL VIEW OF THE LAYOUT



FRONT VIEW



REAR VIEW

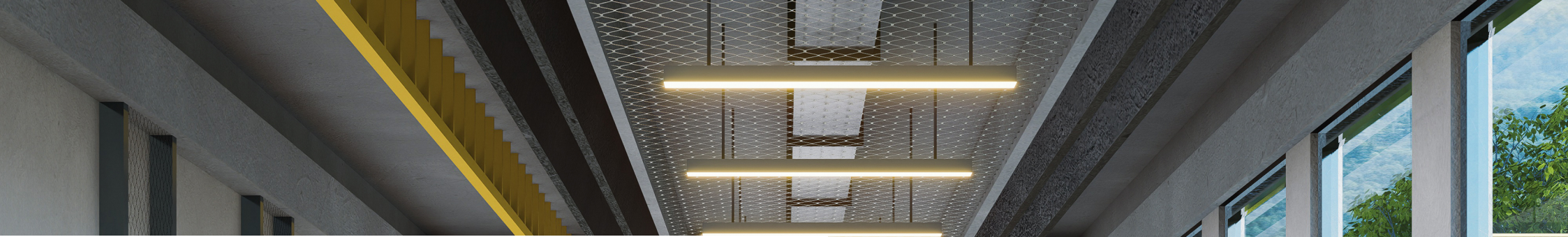




POOL & GYM





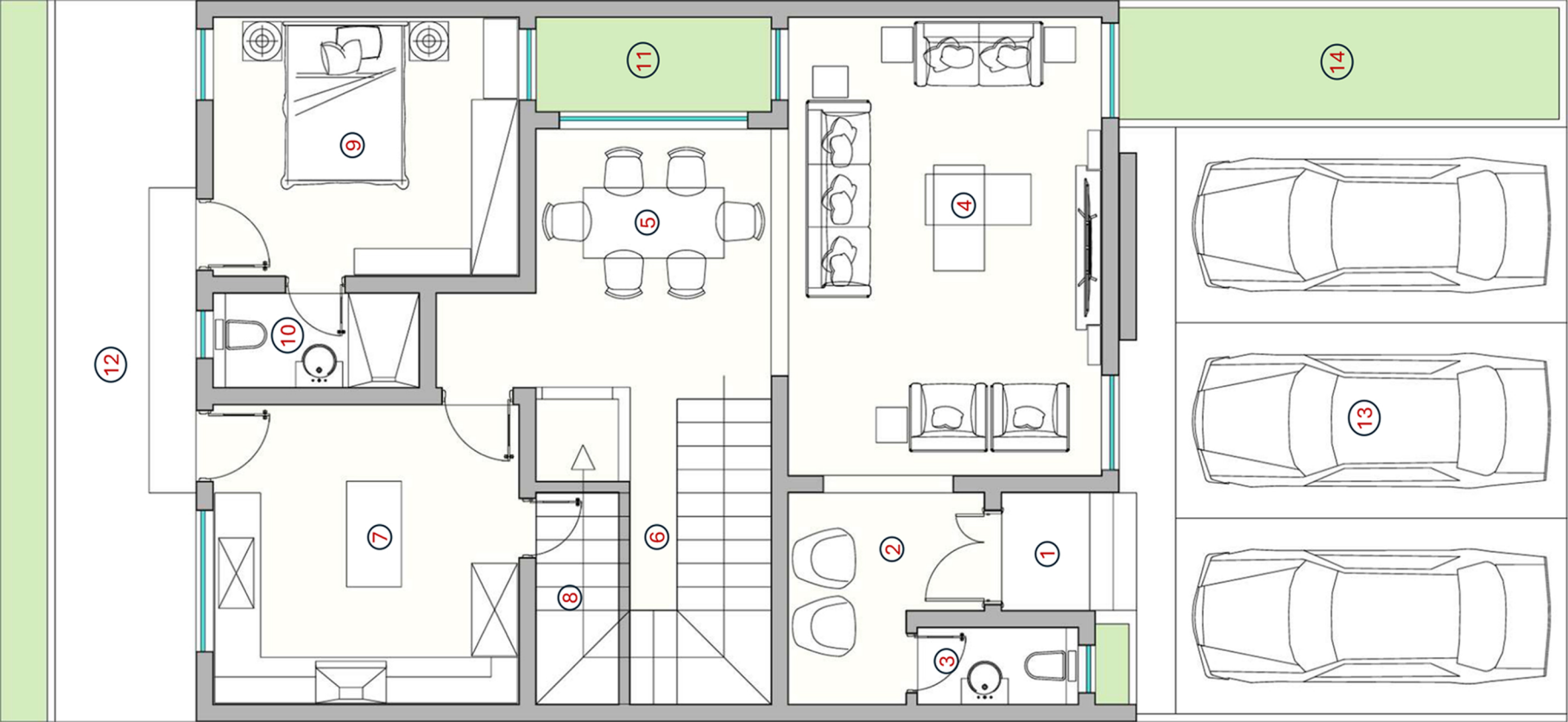




FLOOR PLANS

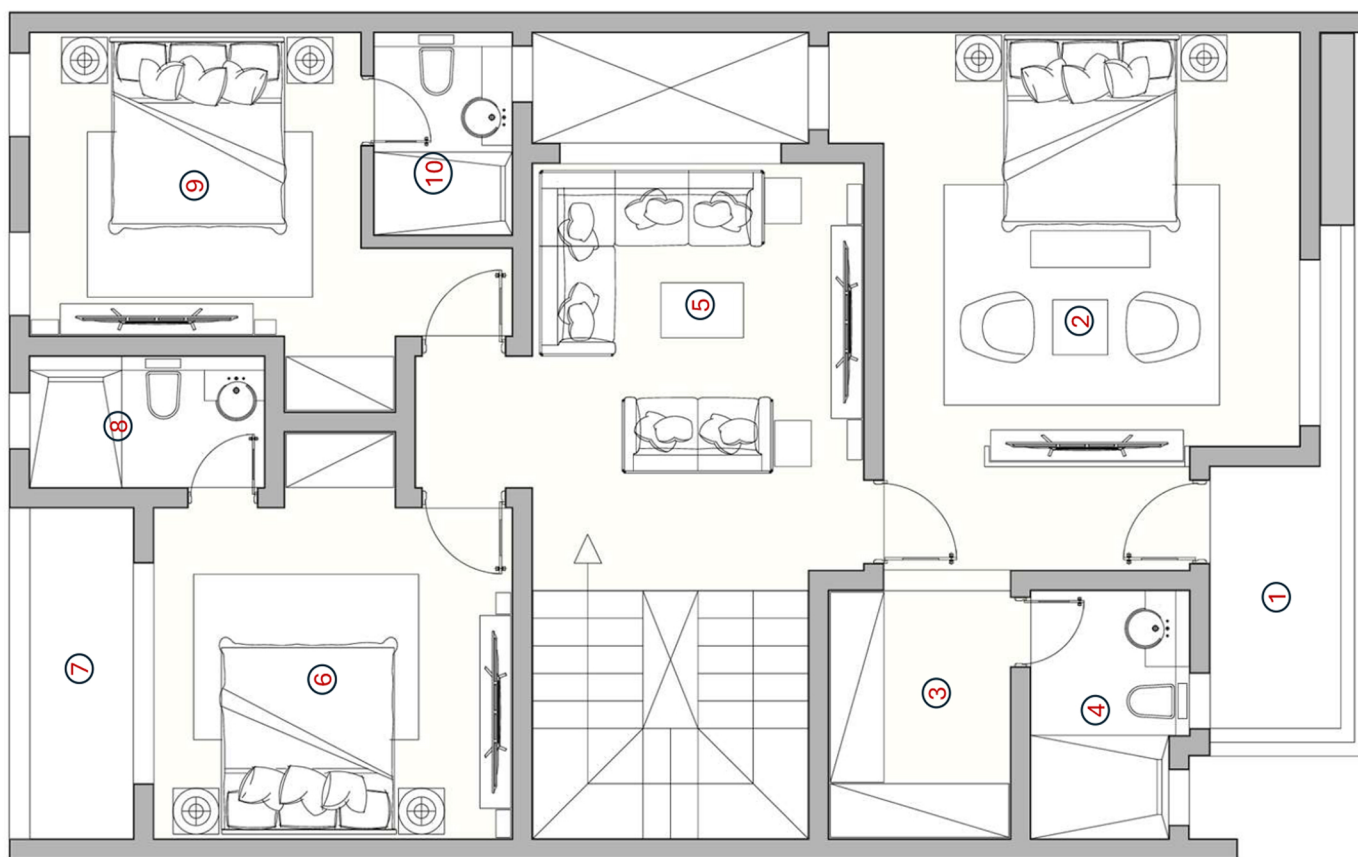


GROUND FLOOR PLAN



- | | | | |
|----------------------|-------------------------|-------------------|-------------------------|
| 1 – ENTRANCE LOBBY | - (2.6m ²) | 8 – STORE | -(2.83m ²) |
| 2 – ANTE-ROOM | - (6m ²) | 9 – GUEST BEDROOM | -(13.25m ²) |
| 3 – VISITOR'S TOILET | - (2m ²) | 10 – BATHROOM | -(3.15m ²) |
| 4 – LIVING ROOM | - (24.5m ²) | 11 – COURTYARD | -(3.6m ²) |
| 5 – DINING | - (10m ²) | 12 – YARD | -(23m ²) |
| 6 – STAIRS | - (8.73m ²) | 13 – PARKING AREA | -(42m ²) |
| 7 – KITCHEN | - (15m ²) | 14 – LAWN | -(9m ²) |

FIRST FLOOR PLAN



1 – BALCONY	- (5.72m ²)	6 – BEDROOM	- (15.2m ²)
2 – MASTER'S BEDROOM	- (25.65m ²)	7 – BALCONY	- (4.86m ²)
3 – WALK-IN-CLOSET	- (5.8m ²)	8 – BATHROOM	- (3.63m ²)
4 – BATHROOM	- (4.5m ²)	9 – BEDROOM	- (14.55m ²)
5 – LOUNGE	- (19m ²)	10 – BATHROOM	- (3.3m ²)

ON SITE PLAN





DISCLAIMER

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Prospective buyers are advised to conduct their own due diligence and seek independent professional advice before entering into any transaction.

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All transactions are subject to the prevailing laws of the Federal Republic of Nigeria and the terms outlined in the final sales agreement.

For further inquiries, please contact our sales team.



ABOUT US

June9 Realty is a dynamic real estate development and sales company with a proven track record of excellence in Nigeria's luxury property market. As a subsidiary of June9 Capital & Investment Limited, we bring over 7 years of industry experience, having facilitated property sales exceeding \$2 million across prime locations.

Our expertise spans prestigious areas such as Eko Atlantic City, Banana Island, Ikoyi, and the Lekki axis of Lagos State, where we've consistently delivered value-driven solutions to discerning clients and investors.

At June9 Realty, we combine deep market knowledge with an unwavering commitment to quality, innovation, and integrity. Whether in development or sales, our focus remains on creating exceptional real estate experiences that offer long-term value and peace of mind.

A development by June9 Capital & Investment Limited.

