

## **CHAPTER THREE**

### **3.1 CASE STUDY**

A case study is a process or record of research in which detailed consideration is given to the development of a particular person, group or situation over a period of time

### **3.2 LIST OF CASESTUDIES**

- Cosgrove Smart Estate, Abuja (Wuye)
- Godab housing estate,Life camp,Abuja.
- Paradise housing estate,Life camp,Abuja.

#### **3.2.1: CASESTUDY 1: Cosgrove Smart Estate, Abuja (Wuye)**

Cosgrove Smart Estate in Wuye, Abuja represents a pioneering "future-ready" residential development by Cosgrove Investment Limited. It is acclaimed as the first fully automated, high-tech housing estate in the Federal Capital Territory

#### **■ LOCATION & LAYOUT**

Situated in Wuye, Phase 1 of the estate spans approximately 4.32 hectares and includes 160 premium units—a mix of 5-bedroom detached villas (Oak), 4-bedroom terraces (Acacia), 3-bedroom apartments (Maple), and luxury 4-bedroom penthouses. It is Positioned in a serene yet accessible neighborhood, it benefits from proximity to Wuse, Utako, Wuse II diplomatic corridors, and the airport .Cosgrove combines eco-friendly design and modern infrastructure, such as smart street lighting, well-managed water systems, recreational spaces

like pools and playgrounds, and Full automation extends to energy management, entertainment systems, and comprehensive estate solutions through Cosgrove Technology, its automation subsidiary .

## MERITS

- As it is said to be a smart estate, smart devices are provided and adequately functioning.
- Modern contemporary architecture are aesthetically appealing.
- Amenities are provided and improves the occupant's standard of living

## DEMERITS

- Repetitive or uniform design causing lack of visual details
- Accessibility for the physically challenged were not inculcated

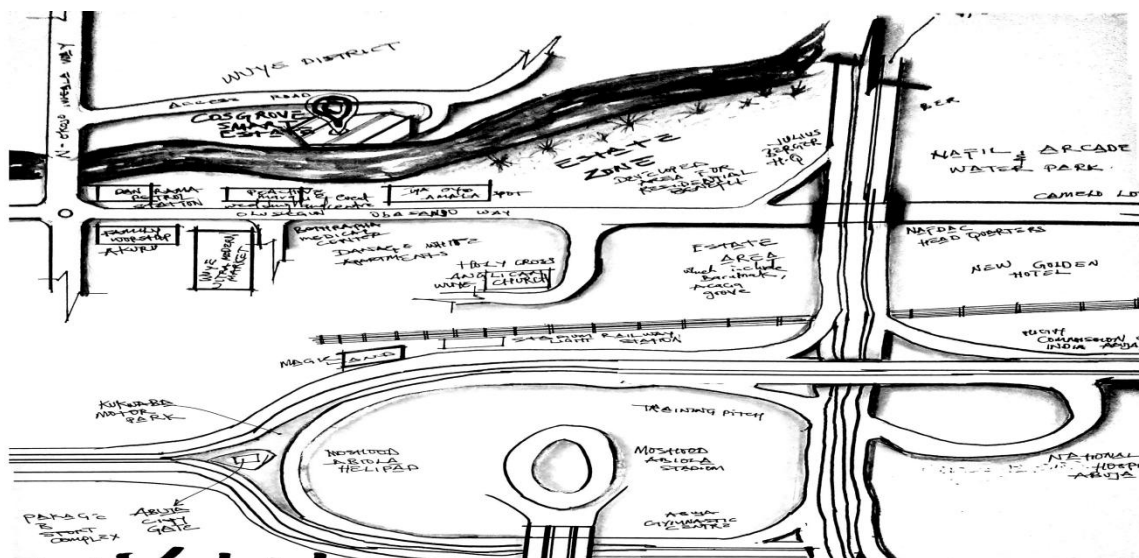


Plate1.1: Site Location of Case Study One at Cosgrove Smart Estate, Abuja



Plate1.2: Site plan of Case Study One at Cosgrove Smart Estate, Abuja



Plate1.3:perspective of Case Study One at Cosgrove Smart Estate, Abuja



Plate1.4:perspective of Case Study One at Cosgrove Smart Estate, Abuja



Plate1.5:perspective of Case Study One at Cosgrove Smart Estate, Abuja



## Acacia.

4-Bedroom Terrace

### FLOOR PLANS



Ground Floor.



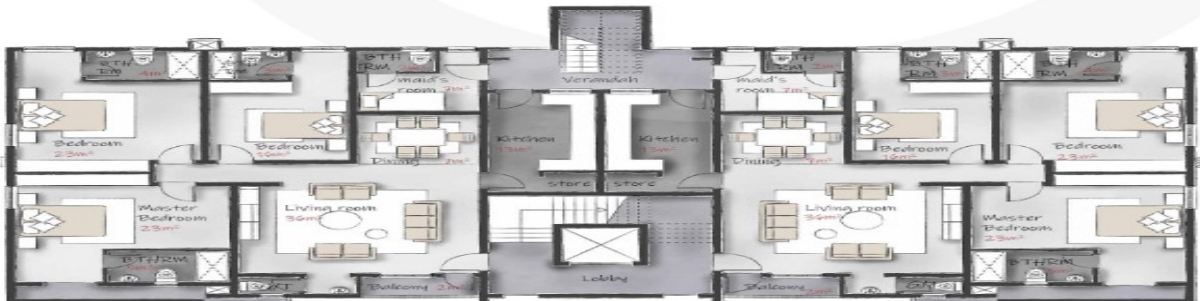
First Floor.



## Maple.

3-Bedroom Apartment

### FLOOR PLANS



Typical Floor.

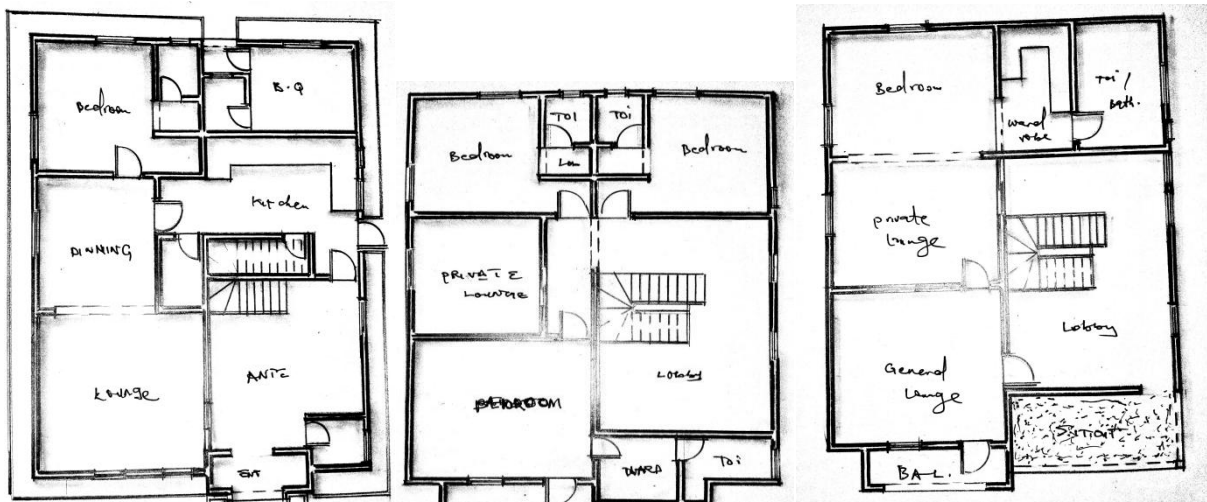


Fig 1.1 :floorplan of Case Study one at cosgrove Abuja 4 Bedroom Duplex

### **3.3: CASESTUDY 2: Godab housing estate,Life camp,Abuja.**

Godab Estate is a high-end, gated housing community located in the Lifecamp/Kafe axis of Abuja. Known for its serene, secure, and family-friendly environment, it appeals to professionals, government officials, and expats seeking premium residential living

#### **■ Location & Accessibility**

Sited within Lifecamp, adjacent to Gwarinpa, Kado, and Jabi, with easy highway access via Ring Road 2 and Obafemi Awolowo .Within a 10–15 minute drive to Abuja’s Central Business District and major amenities.

#### **■ Community & Housing**

Encompasses over 400 units, including 4- and 5-bedroom standalone, semi-detached, and terraced duplexes—all complete with boys’ quarters and fitted kitchens.Homes are well-finished, structurally sound, and surrounded by lush, well-paved roads

#### **■ Amenities & Infrastructure**

Features include: tarred roads, street lighting, quality water infrastructure, 24/7 electricity, and electric fencing Around Abuja .

Recreational amenities such as a swimming pool, children’s playground, and gym/community park are available .

Strict access control with guarded gates, CCTV, and strong private security—residents highlight clean, well-managed spaces and tranquility

These sentiments underscore its reputation as a well-maintained, peaceful, and highly organized community. Godab Estate is a premium gated community in Abuja offering:

- Spacious modern duplexes with BQ
- Reliable utilities (power, water, roads)
- Desirable amenities (pool, gym, playground)
- Excellent security and serene setting
- Strategic location with easy access to the city

#### **MERITS**

- As it is said to be a smart estate, smart devices are provided and adequately functioning.
- Modern contemporary architecture are aesthetically appealing.
- Amenities are provided and improves the occupant's standard of living

#### **DEMERITS**

- Monotonous design causing lack of security and privacy
- Accessibility for the challenged or disabled were not considered

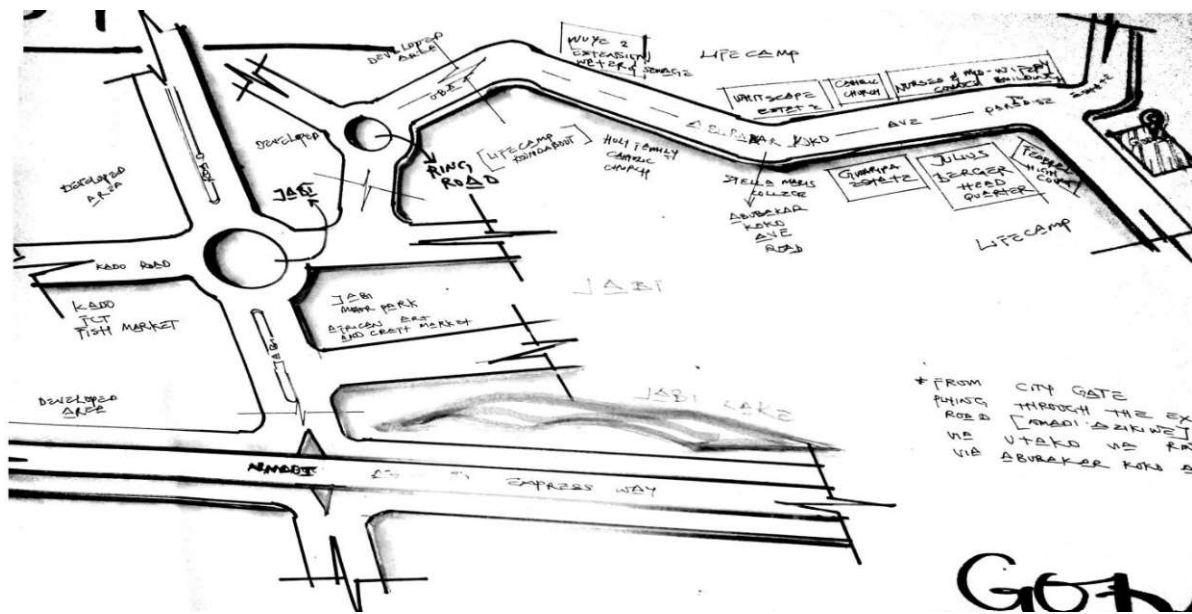


Fig 1.2: Site Location of Case Study two at Godab Estate, Abuja



Plate 2.1: Site plan of Case Study two at Godab Estate, Abuja





Plate2.2:perspective of Case Study two at Godab Estate, Abuja



Plate2.3:perspective of Case Study two at Godab Estate, Abuja



Plate2.4:perspective of Case Study two at Godab Estate, Abuja





Fig 2.2: floorplan of Case Study two at Godab estate, Abuja Semi Detached



Fig 2.3 : floorplan of Case Study two at Godab estate, Abuja

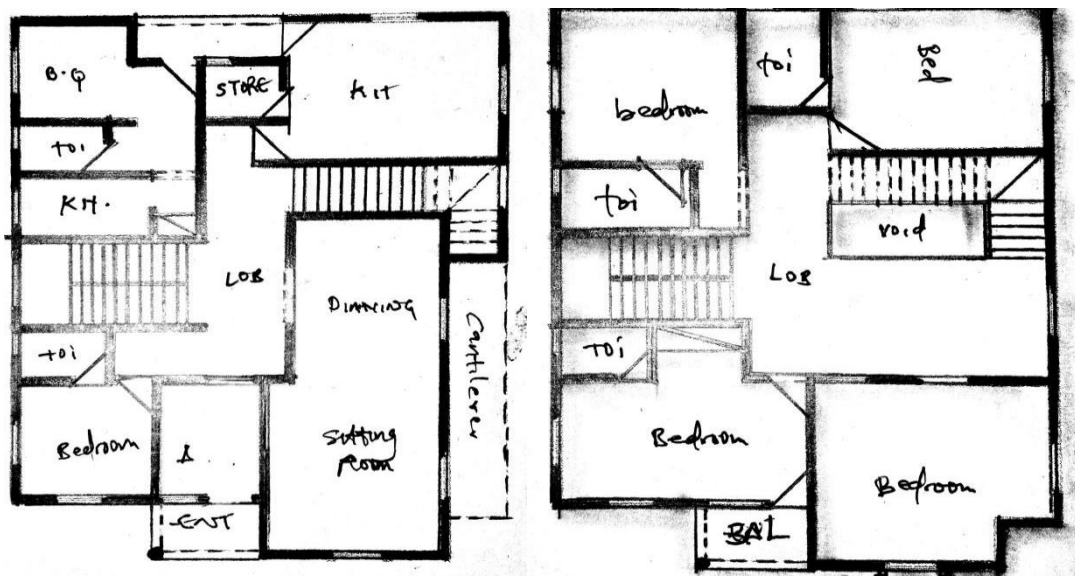


Fig 2.4 : floorplan of Case Study two at Godab estate, Abuja

Paradise Estate, situated in the Life Camp district of Abuja, is a serene, gated residential community designed for middle- to upper-middle-income families. Developed by Lekki Gardens (The Paradise Estate Abuja), this estate blends modern living standards with a peaceful suburban atmosphere

### ■ Location & Accessibility

Nestled in Lifecamp, just off the magistrate court and near Stella Maris School. It enjoys quick access to major roads like Obafemi Awolowo Way and Ring Road 2, ensuring an easy commute to the CBD, Gwarinpa, Kado, and Jabi .The estate is approximately a 10–15 minute drive from the city center .

### ■ Residential Typology & Finishing

Offers a range of residential options: 2- to 3-bedroom apartments, terraced duplexes, semi-detached and fully detached duplexes, typically sold as shell units, allowing residents to personalize interiors Shell units provide a blank canvas for custom finishes, attracting buyers who prefer personalized design .

### ■ Amenities & Environment

Planned with well-laid roads, landscaped green areas, children’s playgrounds, a cycling trail, and clubhouse facilities

security infrastructure includes gated access, CCTV, solid perimeter fencing, and 24/7 guard presence

Community feedback consistently praises its security, serenity, organization, and suitability for families

### ■ Summary

Paradise Estate in Life Camp, Abuja offers:

- A gated, secure, and family-oriented environment
- Shell-unit homes for personalization, including terraced, semi-detached, detached, and apartments

- Modern infrastructure: playgrounds, roads, club facilities, and reliable utilities
- Convenient location near key urban hubs and thoroughfares
- Appealing price point, especially for discerning middle- to upper-middle-income buyers

Overall, it's an attractive choice for residents wanting a blend of affordability, customization, and quality of life within Abuja's expanding southern corridor.







plate3.1:perspective viewof Case Study One at paradise estate, Abuja



plate3.2:approach view of Case Study One at paradise estate, Abuja



plate3.3:approach view of Case Study One at paradise estate, Abuja