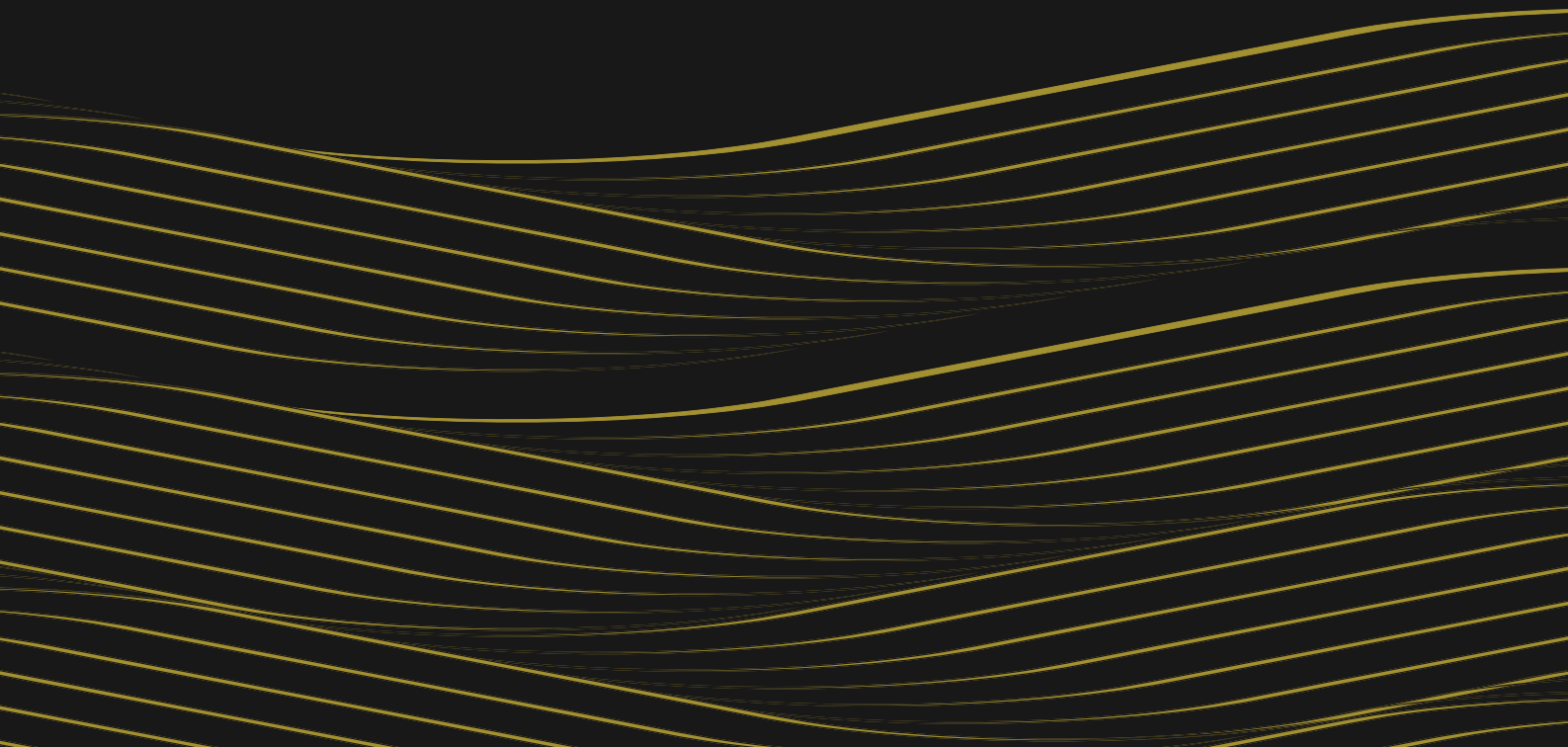


THE MIDTOWN TERRACES

BY CRITERION HOMES

GWARINPA
ABUJA



THE MIDTOWN TERRACES

Welcome to The Midtown Terraces, an exclusive collection of just 4 custom-built, 4-bedroom terrace duplexes with maid's quarters, nestled in the heart of Gwarinpa, Abuja. This premium development is a celebration of modern architecture fused with nature —crafted for discerning families who crave serenity, function, and timeless elegance in one space.

Each home is designed with purposeful flow, generous natural lighting, and a signature private patch adorned with lush greenery, transforming daily living into an experience of peace, wellness, and connection.





Location

Gwarinpa, Abuja

Prime, secured, and
highly sought-after district

Gwarinpa remains one of Abuja's most established and desirable residential districts; a mature, well-planned enclave that offers both urban connectivity and lasting value. Its location in the third phase of the country's capital city ensures direct access to key zones like Jabi, Life Camp, and the city centre, while wide boulevards and consistent infrastructure reflect a neighbourhood designed for longevity.

Supported by reputable schools, medical facilities, retail, and hospitality, Gwarinpa delivers a complete living experience within a self-sufficient setting. With strong occupancy, steady appreciation, and a track record of stability, it continues to offer the assurance buyers and investors seek in a prime residential address.





Banks



Hospitals



Shopping Mall & Supermarkets



Major Fast Food Restaurants



Local Markets



Bars & Lounges



Filling Stations



Fine dining Restaurants



Pharmacies



Educational Institutions



Development Highlights

LOCATION

Gwarinpa, Abuja (Prime, secured, and highly sought-after district)

UNITS

4 exclusively built 4-bedroom terrace duplexes

BONUS

All units' bedrooms comes with spacious balconies.





At The Midtown Terraces,
we've gone beyond structure.

Our homes are:

WELL BUILT

Constructed with premium materials and supervised by seasoned engineers and project managers.

MODERN

Clean lines, minimalist facades, large glass openings, and a balanced palette that blends beautifully with the surrounding nature.

FUNCTIONAL

Open-plan layouts, en-suite bedrooms, ample storage, intuitive kitchen and utility spaces, and integrated home automation options.

NATURALLY ILLUMINATED

Maximized natural light through skylights, large windows, and atriums.

GREEN-INSPIRED

Each home is built around lushly landscaped compound spaces to enhance mental well-being, air quality, and aesthetics.



Why Buy Into The Midtown Terraces, Gwarinpa, Abuja?

Prime Address in Gwarinpa

Close to top schools, malls,
business districts, and
recreational hubs in Abuja

Exclusivity

Only 4 units available,
guaranteeing privacy and
elevated lifestyle standards.

Architectural Distinction

Green space-centric
living that promotes
wellness, beauty, and
intimacy with nature.

Long-Term Value

Custom-built quality
ensures low maintenance,
high durability, and
impressive resale value.

Smart Investment

Gwarinpa remains one of
Abuja's fastest-appreciating
residential zones.

Ideal for Families Professionals

A true sanctuary:
generous living spaces,
serene outdoor zones,
and community comfort.



Ground Floor

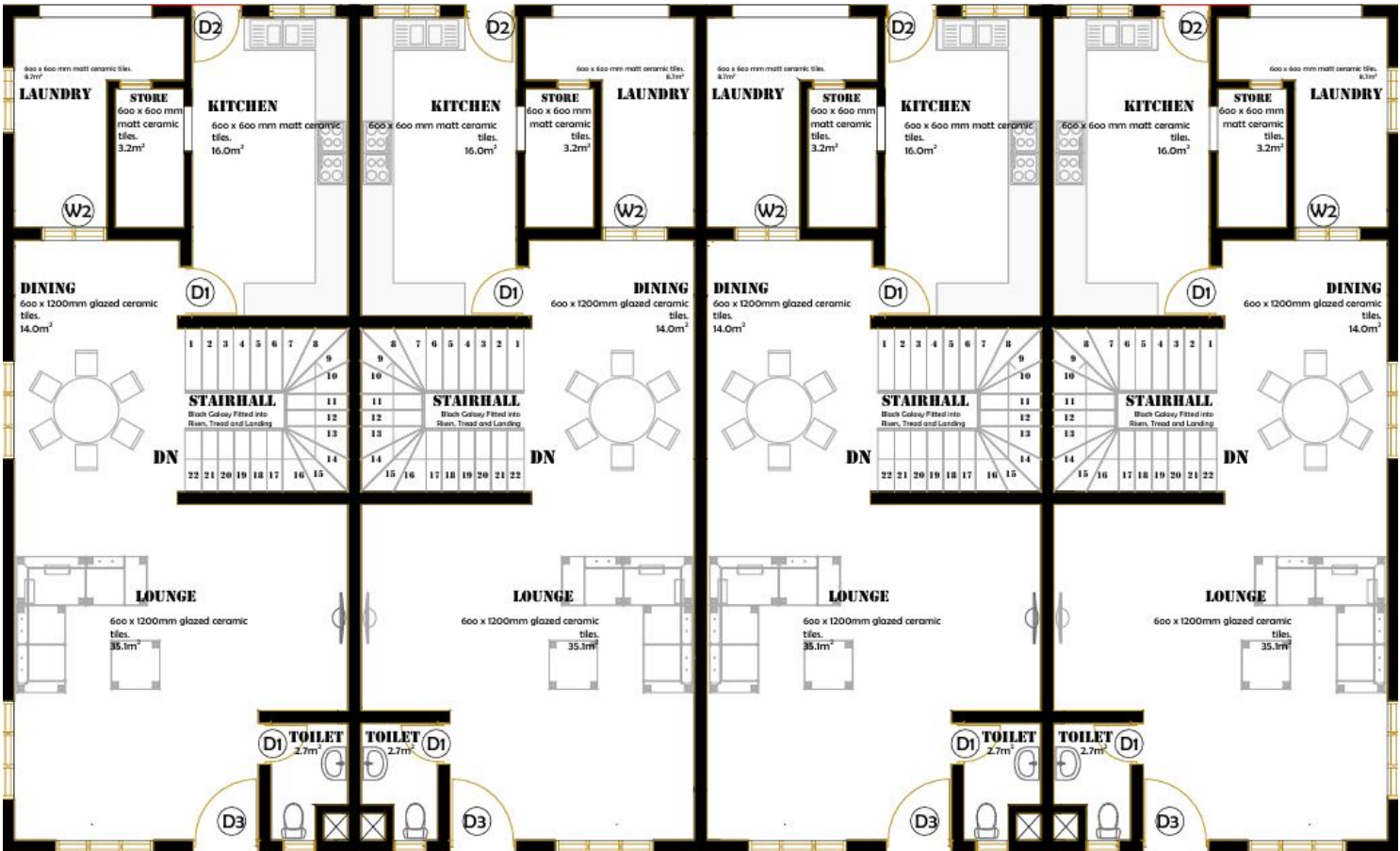
Features

LOUNGE

DINING

LAUNDRY

STORE





Ground Floor

Single Unit

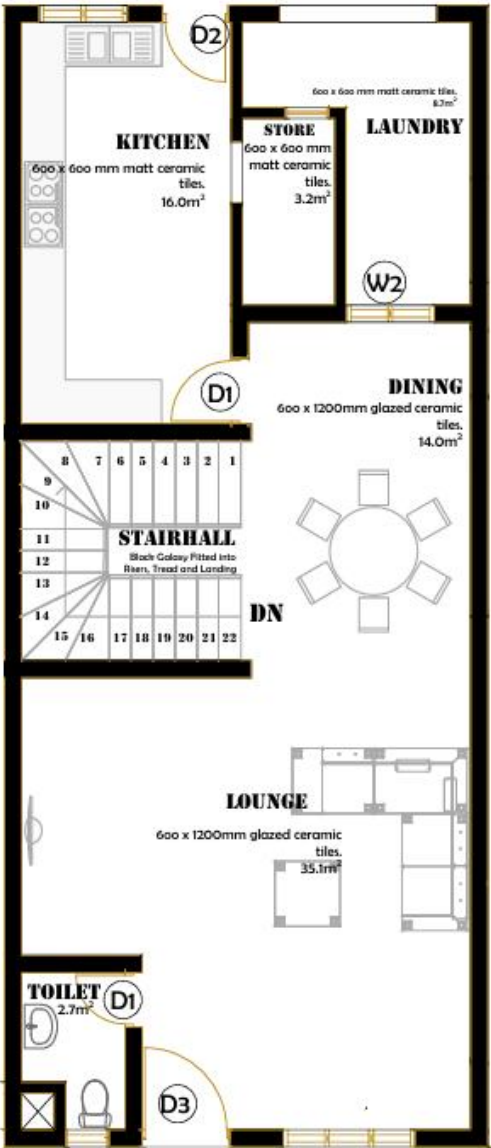
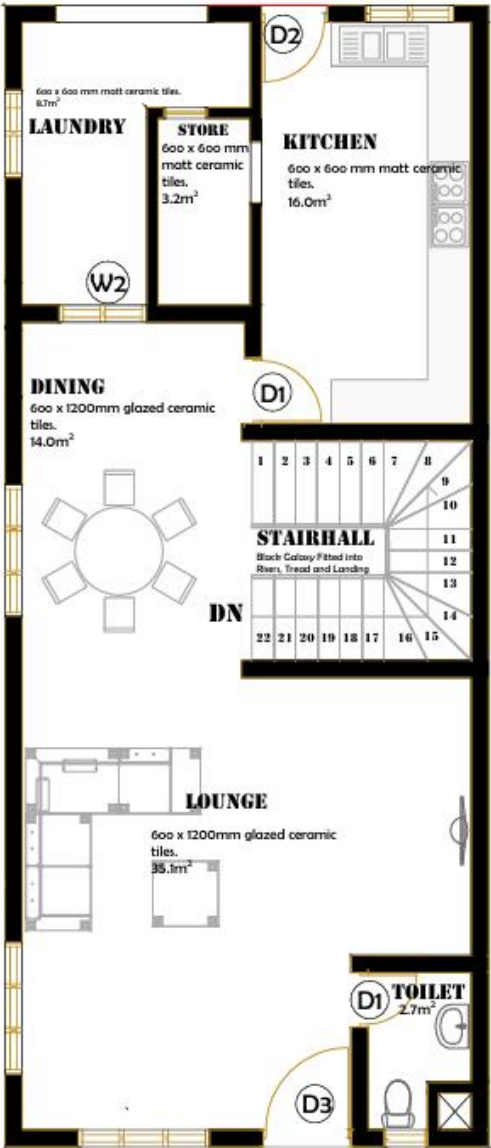
Features

LOUNGE

DINING

LAUNDRY

STORE



First Floor

Features

2 BEDROOMS

ATRIUM
for light and ventilation

ALL ROOMS ENSUITE

WITH BALCONIES

& DRESSING AREAS





First Floor

Single Unit

Features

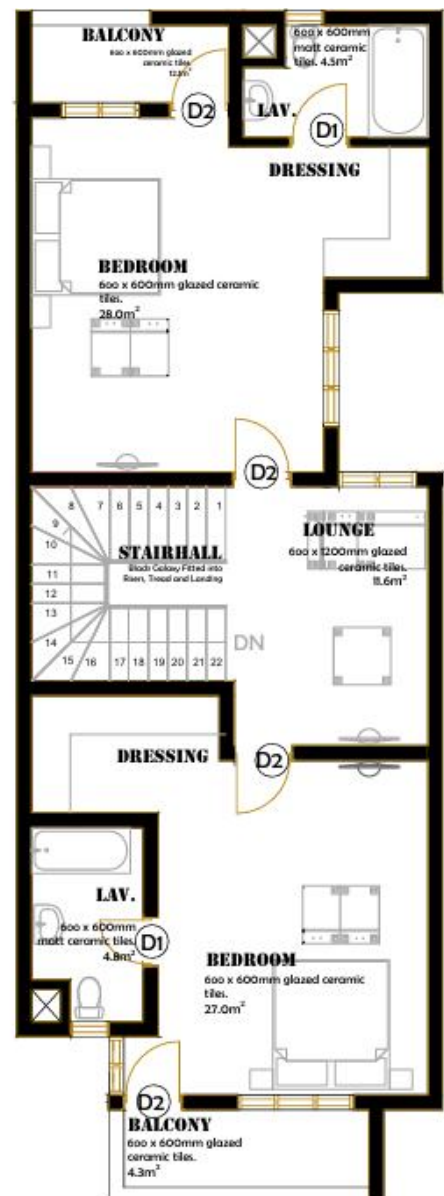
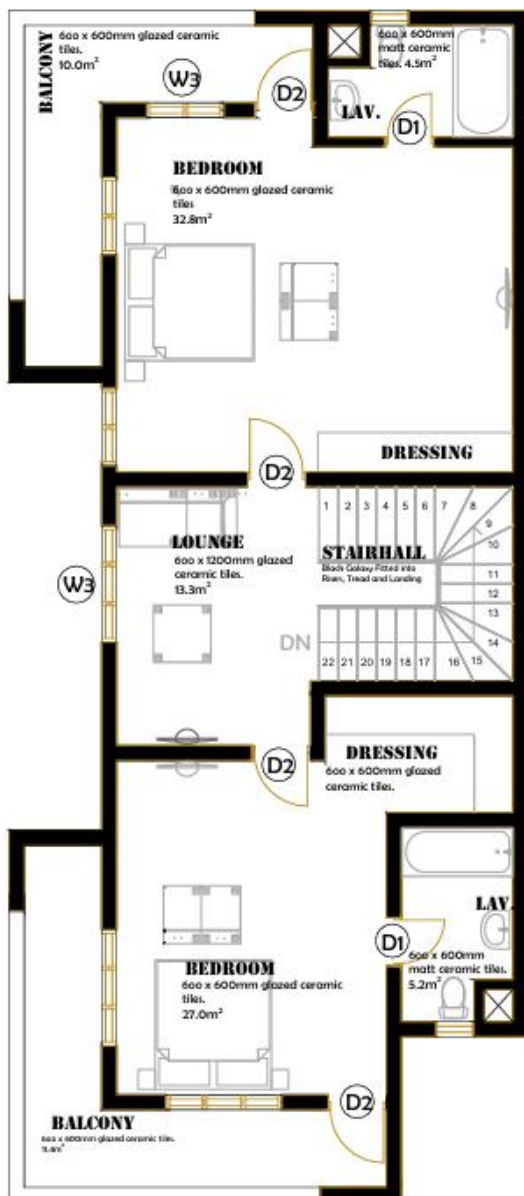
2 BEDROOMS

ATRIUM
for light and ventilation

ALL ROOMS ENSUITE

WITH BALCONIES

& DRESSING AREAS





Second Floor

Features

2 ADDITIONAL BEDROOMS

ATRIUM
for light and ventilation

ALL ROOMS ENSUITE

WITH BALCONIES

& DRESSING AREAS





Second Floor

Single Unit

Features

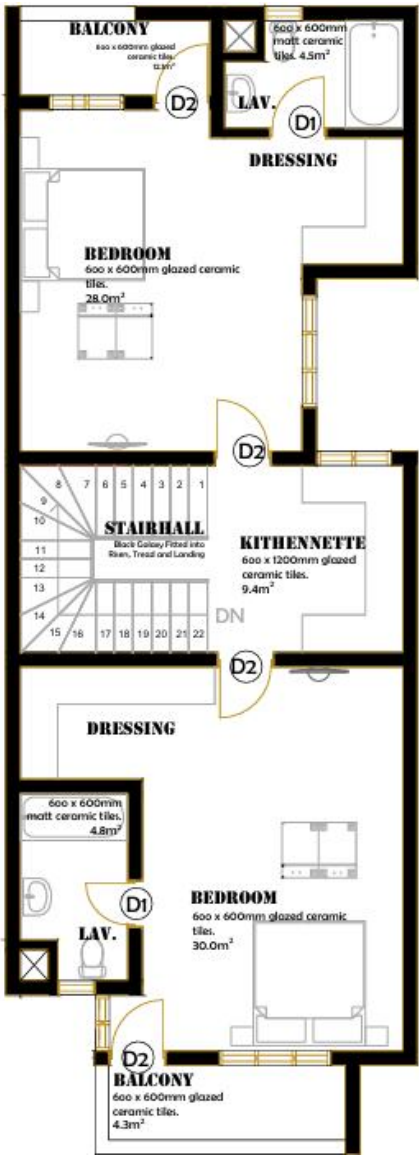
2 ADDITIONAL BEDROOMS

ATRIUM
for light and ventilation

ALL ROOMS ENSUITE

WITH BALCONIES

& DRESSING AREAS





Pricing & Payment Plan

FINISHED

₦350M

PROJECT COMPLETION

HAND OVER

6 MONTHS

AFTER 6TH MONTH

MILESTONE	PAYMENT	TIMELINE	Status
Foundation	1st Instalment N70,000,000	Concluded	Completed
1st Floor Slab	2nd Instalment N70,000,000	Concluded	
2nd Floor Slab	3rd Instalment N70,000,000	Concluded	
Roofing and Plastering	4th Instalment N70,000,000	3 Months	In Progress
Finishes and Painting	5th Instalment N70,000,000	3 Months	Upcoming

All payments are tied to documented milestone completion. Full records of concluded milestones are made available to every investor on entry.

Investors entering after completed milestones are brought in at the project's current position, with the **instalments of prior phases incorporated into the entry commitment**. Remaining instalments follow the standard schedule outlined above.

PAYMENT T & C

SEMI-FINISHED

₦275M

Contact us for more info



The Midtown Terraces

The Criterion Homes Terraces isn't just another development, it's a lifestyle statement. A tranquil enclave for those who appreciate architecture, function, and nature harmoniously intertwined.

With just 4 units available, this is your chance to own a rare gem in one of Abuja's most prestigious neighborhoods.

Schedule an inspection or Enquire Now

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