MCOURT

IDU–FILINDABO, ABUJA

A DEVELOPMENT BY:

SEED REALTY

About MCourt.

MCourt is a 5.11-hectare planned, buy-and-build development in Idu-Filindabo, Abuja, developed by Seedrealty for people who want to own, build and live within a thoughtfully planned community.

Set on an existing tarred road and positioned within easy reach of Idu Train Station, MCourt offers a practical connection to movement, commerce and the wider city. The development is FCDA-approved, with infrastructure commencing alongside the development to create a clear path from owning a plot to building your home.




MCOURT


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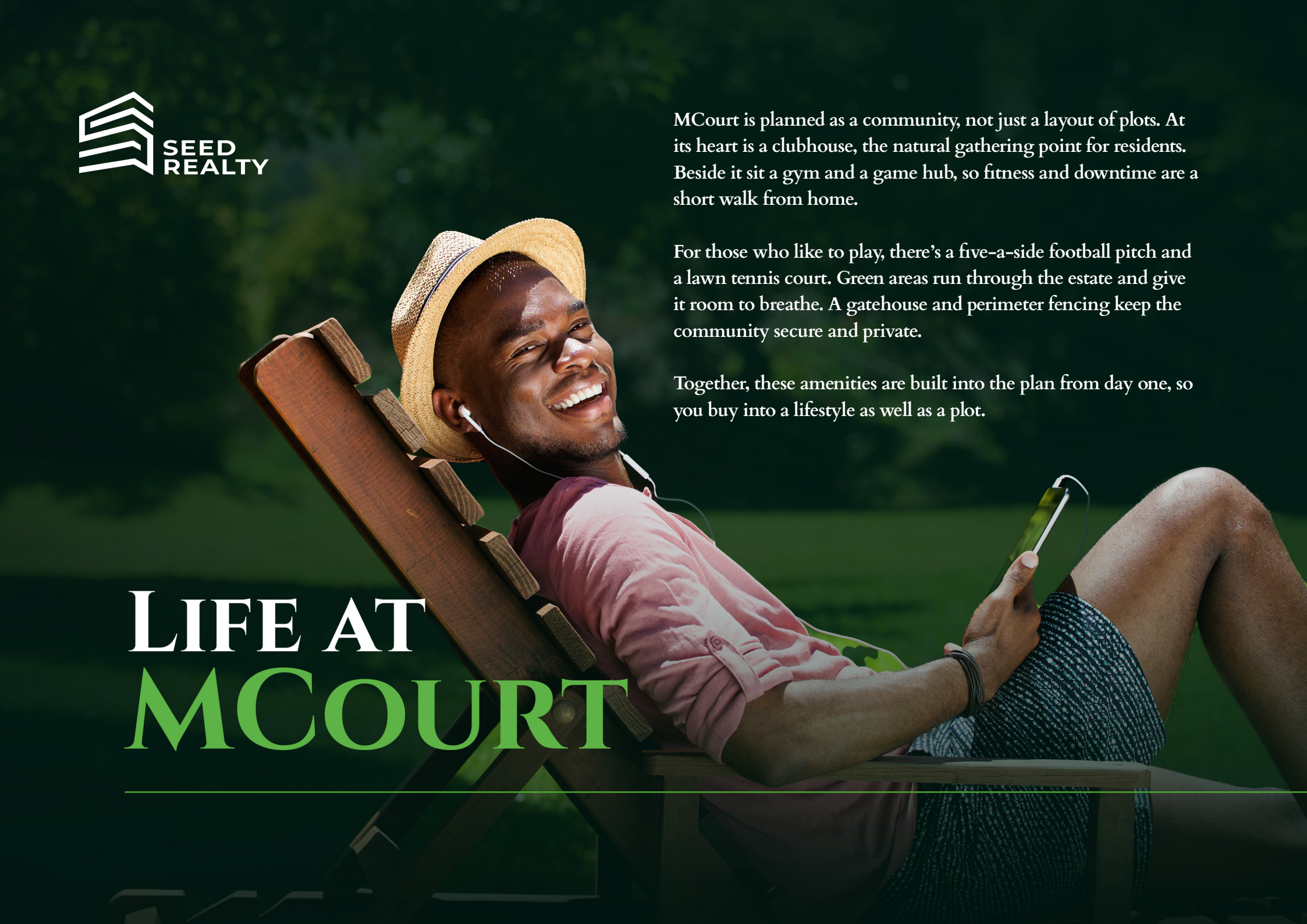
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LIFE AT MCOURT

MCourt is planned as a community, not just a layout of plots. At its heart is a clubhouse, the natural gathering point for residents. Beside it sit a gym and a game hub, so fitness and downtime are a short walk from home.

For those who like to play, there's a five-a-side football pitch and a lawn tennis court. Green areas run through the estate and give it room to breathe. A gatehouse and perimeter fencing keep the community secure and private.

Together, these amenities are built into the plan from day one, so you buy into a lifestyle as well as a plot.





Clubhouse



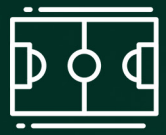
Gym



Game Hub



Perimeter fencing



Five-a-Side Football Pitch



Lawn Tennis Court



Green Areas



Gatehouse

THE TERRACES

SMART. CONTEMPORARY. CONNECTED.

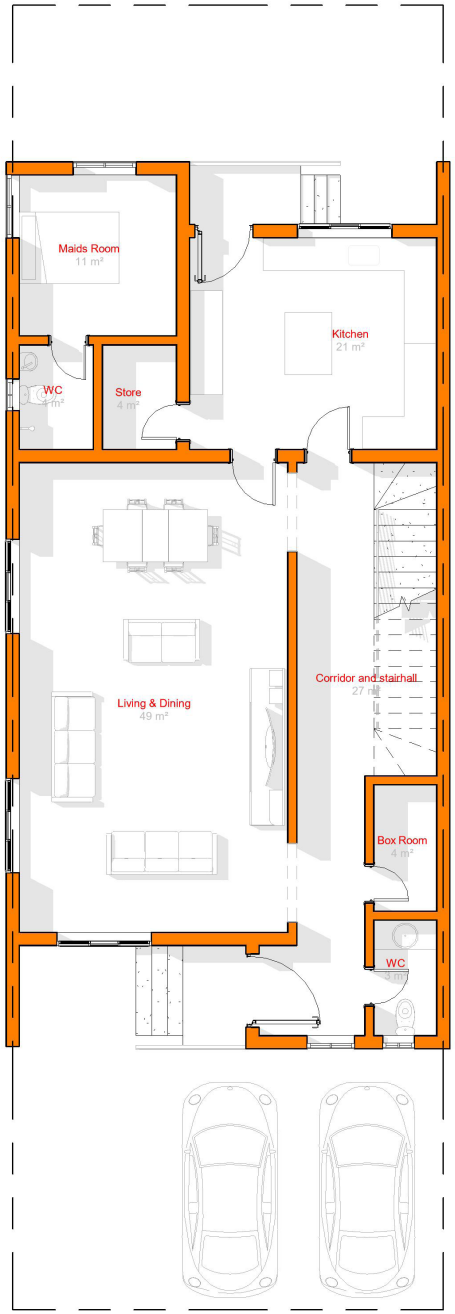
200**SQM**

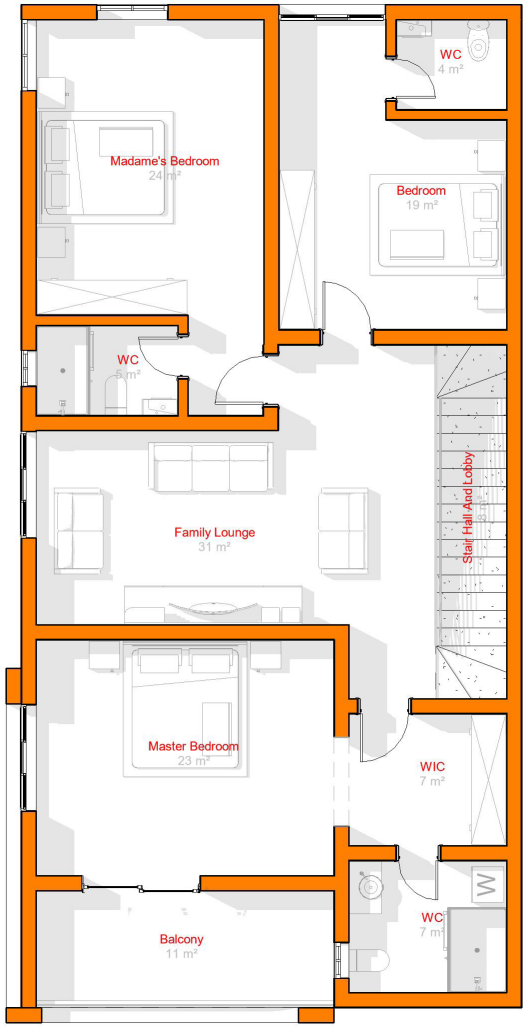
Designed for efficient, modern living, The Terraces offer a thoughtful entry into MCourt without compromising the experience of belonging to a well-planned community.



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GROUND FLOOR





FIRST FLOOR

THE COURTS

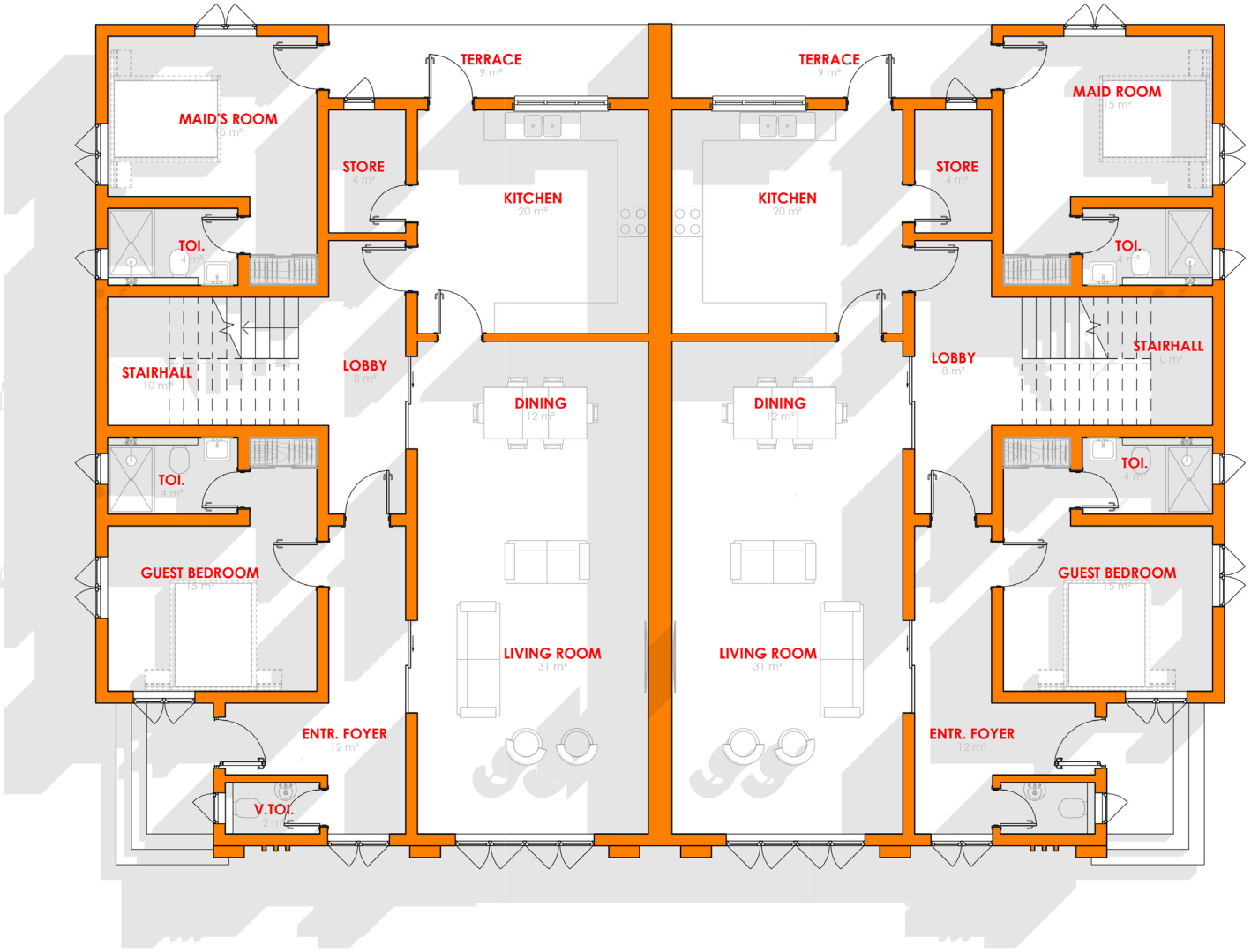
COMFORT WITH ROOM TO GROW.

350**SQM**

The Courts offer a little more space for families who want comfortable homes, private outdoor areas and the freedom to create a more expansive everyday experience.



GROUND FLOOR





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IDU-FILINDABO, ABUJA

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THE SIGNATURE

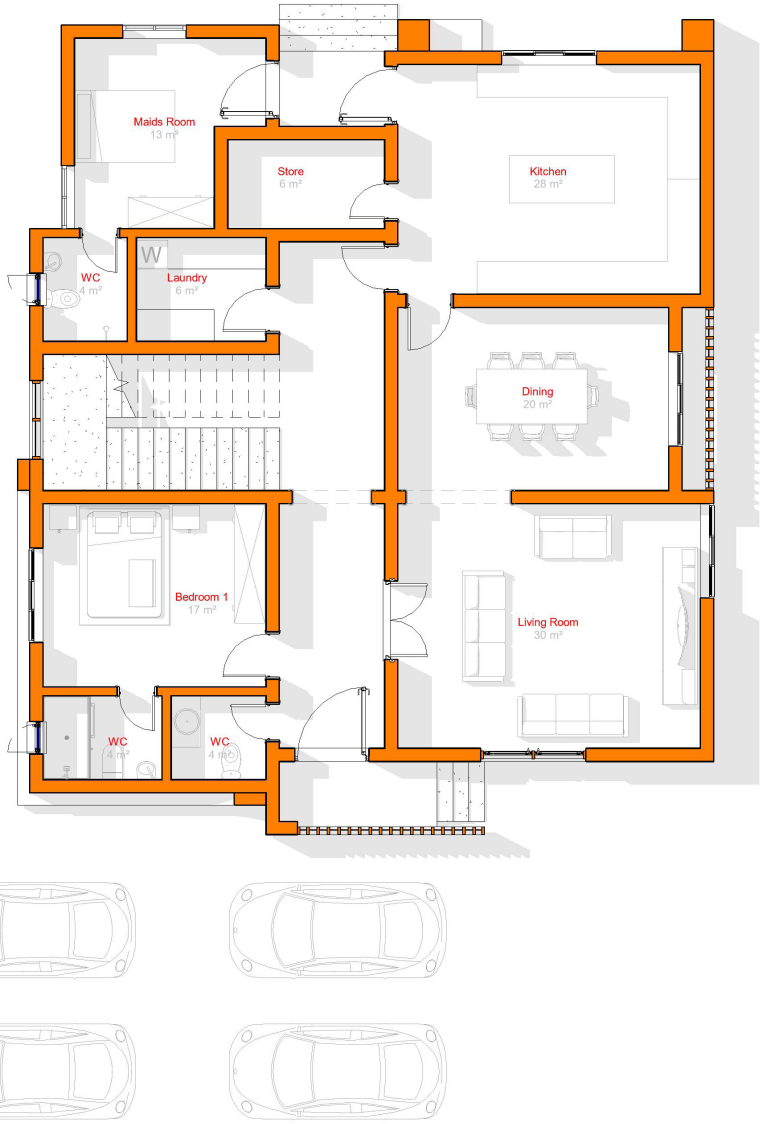
500SQM

GRANDEUR AND PRIVACY.

The Signature is MCOURT's most expansive residential offering, designed for homeowners who value greater presence, privacy and distinction. With more space, fewer neighbours and the freedom to create a home that makes a statement, it represents MCOURT living at its most expressive.

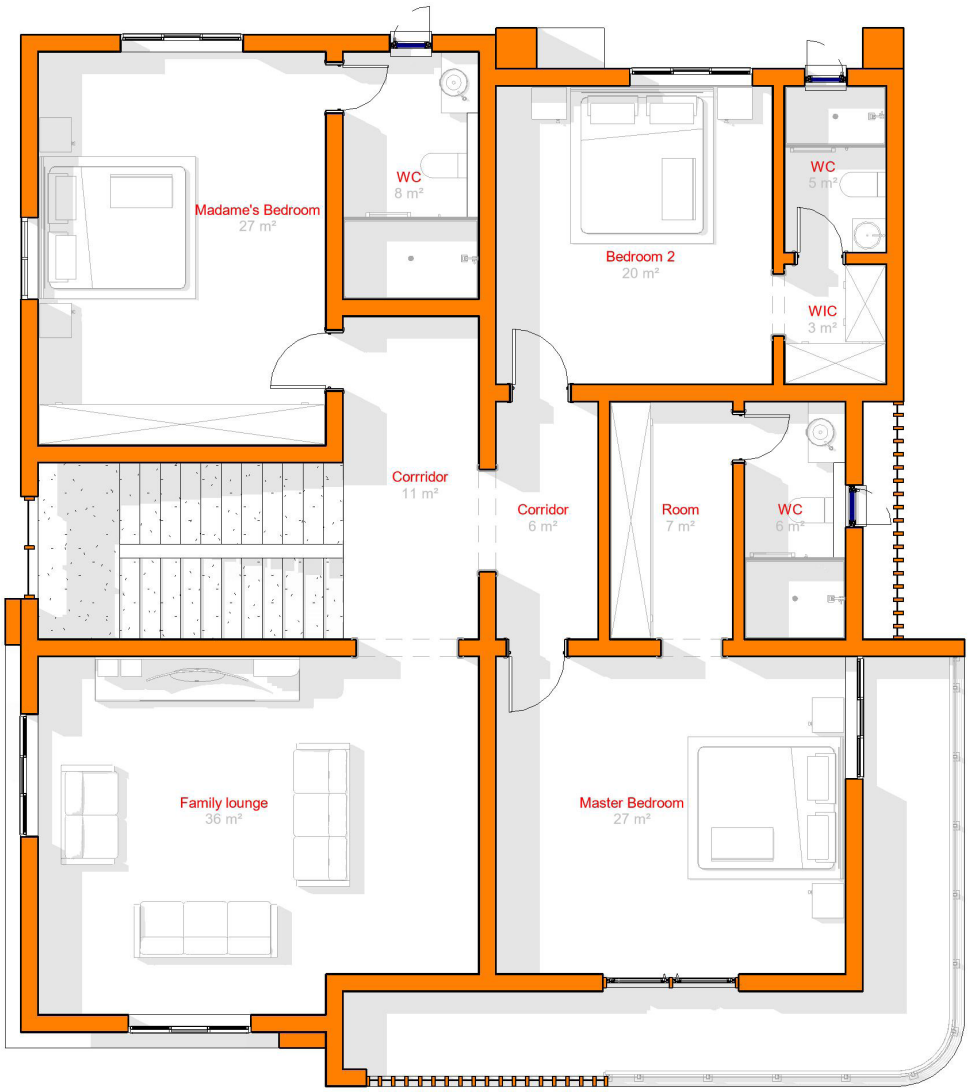



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GROUND FLOOR

FIRST FLOOR


Madame's Bedroom
27 m²
WC
8 m²
Bedroom 2
20 m²
WC
5 m²
WIC
3 m²
Corrridor
11 m²
Corridor
6 m²
Room
7 m²
WC
6 m²
Family lounge
36 m²
Master Bedroom
27 m²

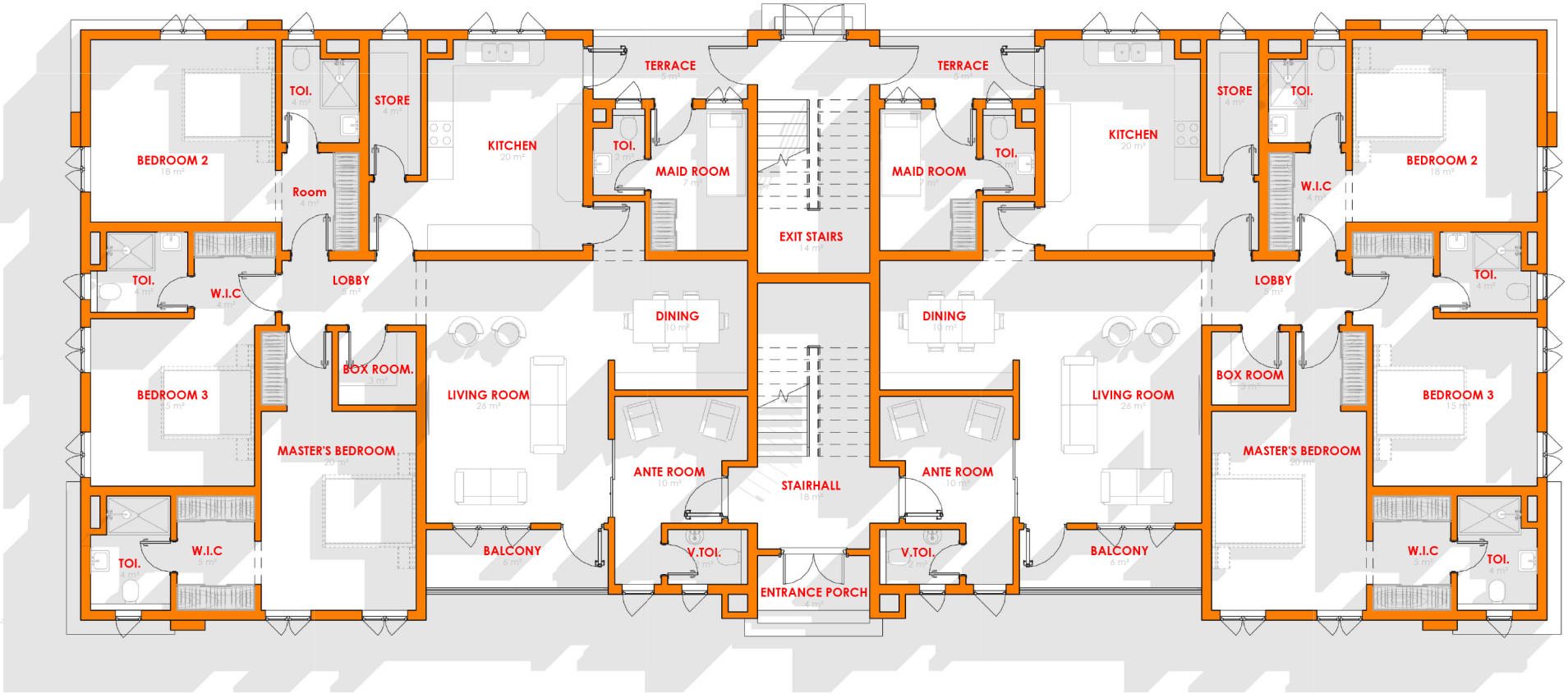
THE RESIDENCE

BUILT FOR SCALE. DESIGNED FOR OPPORTUNITY.

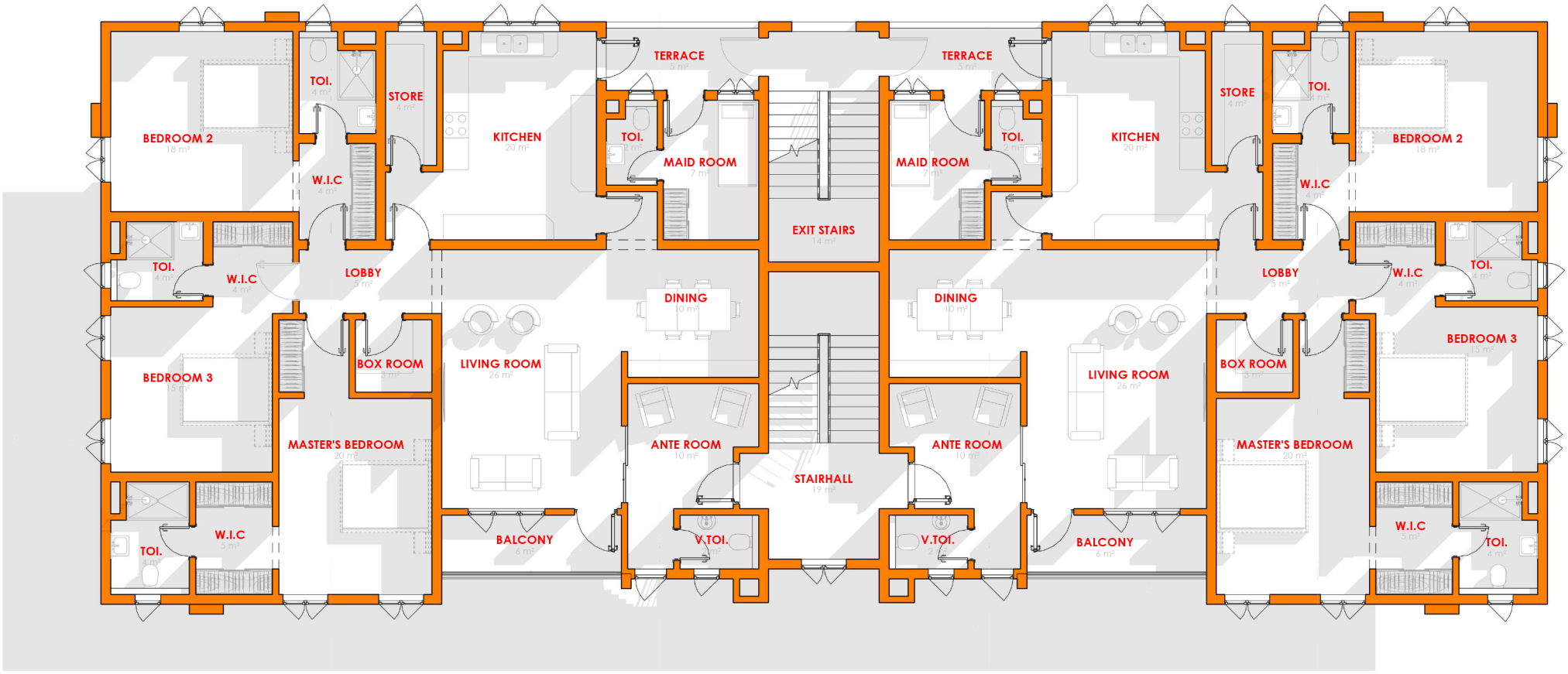
1,000SQM

The Residence is conceived for apartment living, providing the space required for a well-planned block of flats that can serve multiple households while creating a strong long-term property asset.

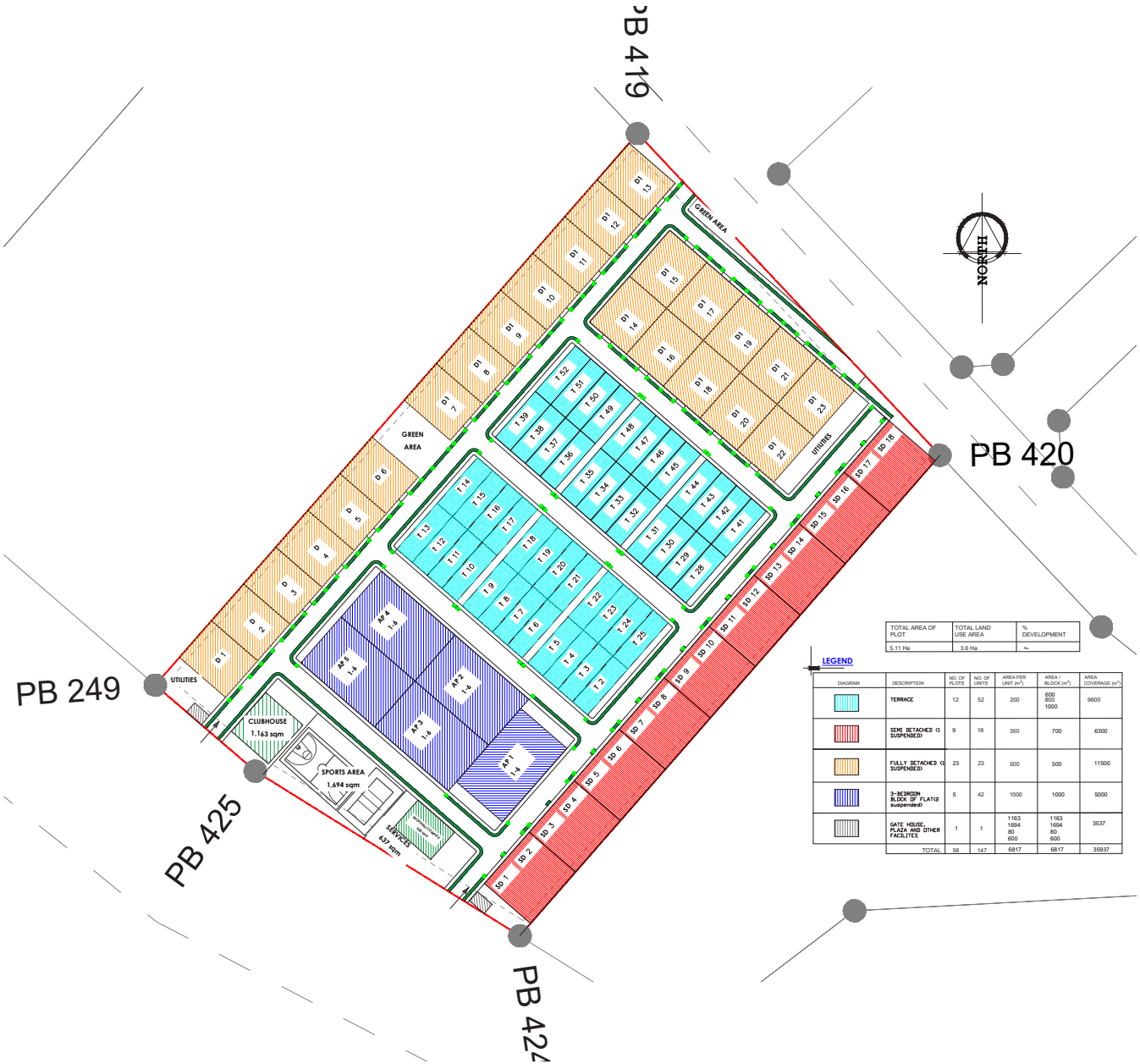




GROUND FLOOR


BEDROOM 2
18 m²
TOI.
4 m²
STORE
4 m²
KITCHEN
20 m²
TERRACE
5 m²
TOI.
4 m²
MAID ROOM
7 m²
EXIT STAIRS
14 m²
MAID ROOM
7 m²
TOI.
4 m²
TERRACE
5 m²
KITCHEN
20 m²
STORE
4 m²
TOI.
4 m²
BEDROOM 2
18 m²
W.I.C
4 m²
W.I.C
4 m²
TOI.
4 m²
W.I.C
4 m²
LOBBY
5 m²
DINING
10 m²
DINING
10 m²
LOBBY
5 m²
W.I.C
4 m²
TOI.
4 m²
BEDROOM 3
15 m²
BOX ROOM
3 m²
LIVING ROOM
26 m²
LIVING ROOM
26 m²
BOX ROOM
3 m²
BEDROOM 3
15 m²
MASTER'S BEDROOM
20 m²
ANTE ROOM
10 m²
STAIRHALL
19 m²
ANTE ROOM
10 m²
MASTER'S BEDROOM
20 m²
W.I.C
5 m²
TOI.
4 m²
BALCONY
6 m²
V.TOI.
2 m²
V.TOI.
2 m²
BALCONY
6 m²
W.I.C
5 m²
TOI.
4 m²

FIRST FLOOR



TOTAL AREA OF PLOT	TOTAL LAND USE AREA	% DEVELOPMENT
5.11 Ha	3.6 Ha	-

LEGEND

DIAGRAM	DESCRIPTION	NO. OF PLOTS	NO. OF UNITS	AREA PER UNIT (m^2)	AREA / BLOCK (m^2)	AREA COVERAGE (m^2)
	TERRACE	12	52	200	600 800 1000	9600
	SEMI DETACHED (1 SUSPENDED)	9	18	350	700	6300
	FULLY DETACHED (1 SUSPENDED)	23	23	500	500	11500
	3-BEDROOM BLOCK OF FLATS(2 suspended)	5	42	1000	1000	5000
	GATE HOUSE, PLAZA AND OTHER FACILITES	1	1	1163 1694 80 600	1163 1694 80 600	3537
	TOTAL	58	147	6817	6817	35937

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E S T A T E F E A T U R E S

Tarred road access

Perimeter fencing & gate house

FCDA Approved

Green areas & services

Clubhouse

Sports area

There is a starting point for every investment journey when you stop looking at what could be and start securing what makes sense.

YOUR PLACE AT MCOURT STARTS HERE.

Own the land. Build your home. Become part of a community designed for what comes next.

Speak with a MCOURT property advisor today.

Plot 502, Dalaba street,
wuse zone 5, Abuja.

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