MAYLAN

HEIGHTS

BY PRARCTIS

📍 LIFECAMP, ABUJA

PRARCTIS

WHO WE ARE

Prarctis is a multidisciplinary brand delivering integrated solutions across Architecture, Construction, and Real Estate. Built on the principles of Accountability, Reliability, and Client-Centricity, Prarctis is driven by a commitment to excellence through discipline, consistency, and continuous refinement.

Prarctis Real Estate is the real estate division of the Prarctis brand, committed to delivering thoughtfully planned developments and investment opportunities that meet the evolving needs of homeowners, investors, and communities.

Mission

To deliver exceptional design, construction and real-estate solutions, exceeding stakeholder expectations while upholding the highest industry standards.

Vision

To establish ourselves as a leading brand in the development of remarkable living environments, through innovative solutions, creativity, quality craftsmanship. and cutting-eage practices.




A NEW STANDARD OF
REFINED URBAN LIVING
MAYLAN
HEIGHTS
BY PRACTIS
PRACTIS

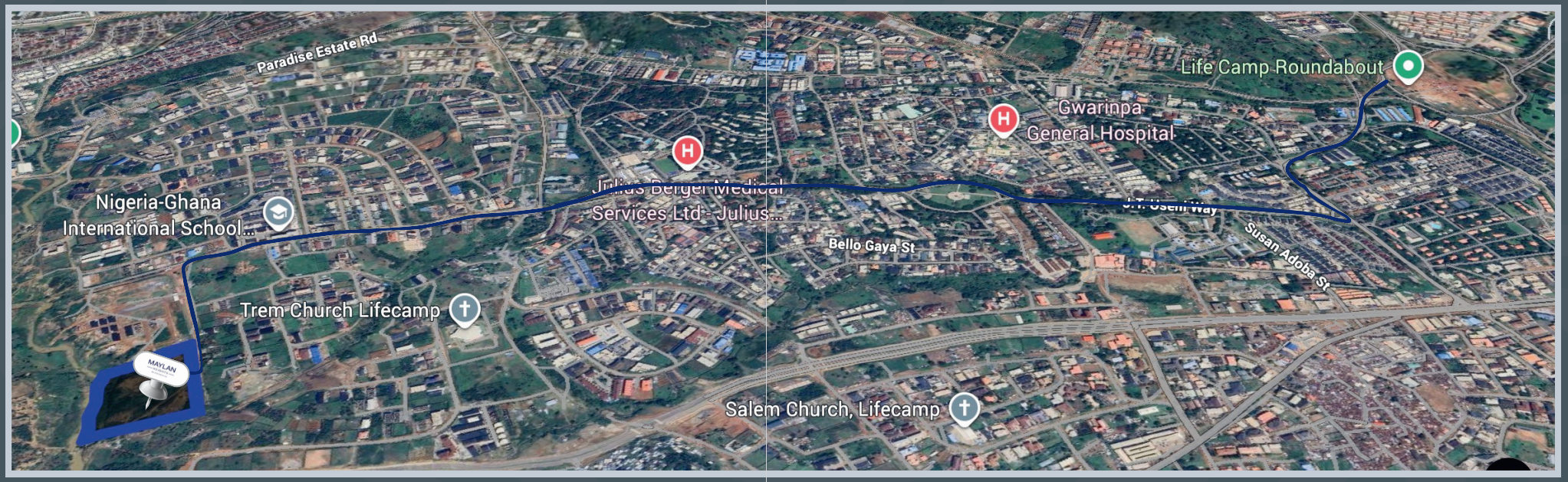
MAYLAN
HEIGHTS
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Maylan Heights is a thoughtfully curated mixed-use development created for individuals who value quality, convenience, and long-term investment potential.

Positioned within Lifecamp Abuja, the development combines premium residences, integrated commercial spaces, and modern infrastructure within a secure and well-planned environment.

Every detail of Maylan Heights was designed to deliver a balanced lifestyle, one where contemporary architecture, accessibility, privacy, and functionality exist seamlessly together.





STRATEGICALLY POSITIONED

Located in Lifecamp, Abuja, Maylan Heights offers a more private and residential alternative to the city's denser urban districts. The area continues to attract growing attention due to ongoing development, expanding infrastructure, and increasing residential demand, positioning it as one of Abuja's evolving growth corridors.

Maylan Heights was strategically conceived for individuals seeking a balance between accessibility, privacy, and long-term investment potential, away from the intensity of the city core, yet connected to key parts of the Federal Capital Territory through major road networks. Its setting provides a calmer living environment while supporting future value appreciation as development within the district continues to expand.

40 MINS
ABUJA INTERNATIONAL AIRPORT

20 MINS
CENTRAL BUSINESS DISTRICT

4 MINS
TOP INTERNATIONAL SCHOOLS

18 MINS
JABI LAKE MALL

7 MINS
WORLD CLASS HOSPITALS



AN ADDRESS DESIGNED FOR DIVERSE LIFESTYLES

Maylan Heights was designed to accommodate a variety of lifestyles through multiple residential offerings, each with its own character, functionality, and spatial experience.

19 units of 6-bedroom villas	**68** units of 4-bedroom townhouses	**12** units of 3-bedroom apartments + BQ	**32** units of 3-bedroom apartments	**32** units of 2-bedroom apartments



SUPPORTING A CONNECTED COMMUNITY

The inclusion of commercial and lifestyle spaces within Maylan Heights adds another layer of convenience and accessibility to the development.

These spaces were integrated into the masterplan to support daily needs and create opportunities for retail, wellness, dining, and community interaction without disrupting the residential experience.
The goal is to create an environment where residents can access essential lifestyle services within close proximity while maintaining the calm and privacy of the larger community.

A DEVELOPMENT DEFINED BY STRUCTURE AND FUNCTION

The planning approach behind Maylan Heights prioritizes order, accessibility, and spatial efficiency across the entire development.

Its infrastructure framework was designed to support a more seamless residential experience while integrating commercial functionality in a way that feels balanced, organized, and unobtrusive.

- Modern Drainage Systems
- Dedicated Parking Spaces
- Well Planned Circulation
- Integrated Commercial Spaces
- Spacious Internal Roads
- Well Planned Layout
- Secure & Controlled Access
- Good Investment Potential




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The Complex

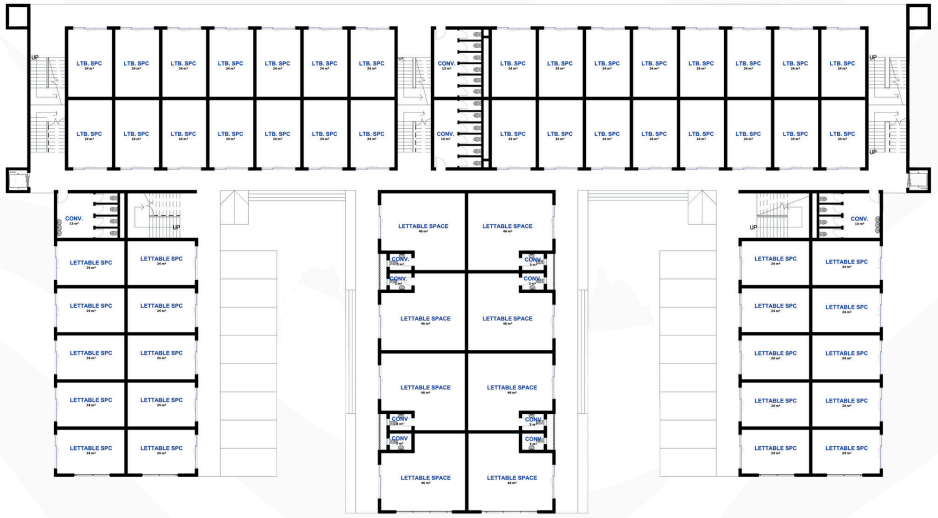
The Complex at Maylan Heights was intentionally integrated to complement the residential experience while enhancing everyday convenience.

Planned to accommodate retail, wellness, dining, professional services, and lifestyle-driven businesses, the commercial spaces create a vibrant ecosystem that supports modern urban living.





THE COMPLEX FLOOR PLAN





PHOENIX

6 BEDROOM VILLA

Phoenix is a 6-bedroom villa designed as a statement of renewal, ambition, and elevated living. Rooted in the symbolism of the phoenix, the home reflects transformation through bold architecture, expansive spaces, and refined detailing.

Inspired by the bird's resilience and striking presence, the design balances grandeur with warmth, creating a residence that feels both powerful and deeply livable. Every element is intentionally arranged to support comfort, movement, and a seamless family lifestyle.

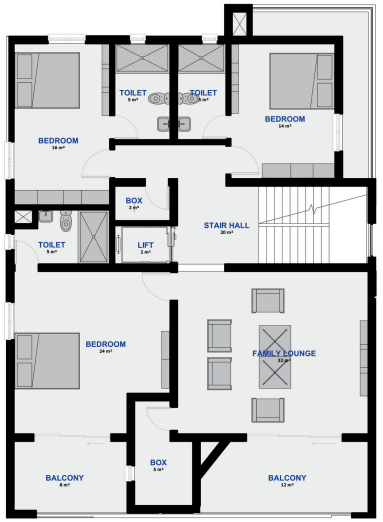
The villa prioritises generous living areas, private retreats, and strong spatial flow across all floors. Natural light, layered volumes, and carefully considered proportions work together to create an atmosphere that feels calm, open, and distinguished.

Phoenix represents a home built to rise above trends, timeless in character, confident in identity, and designed for modern luxury.

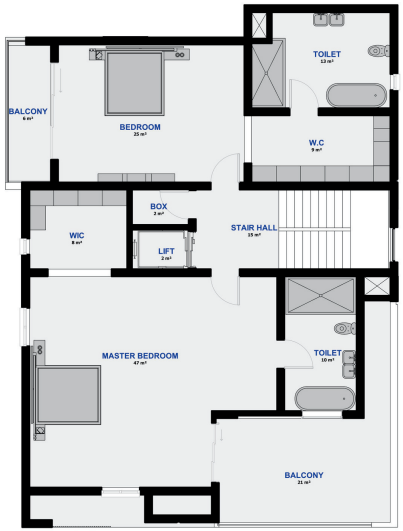
PHOENIX FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FALCON

4 BEDROOM TOWNHOUSES

Falcon is a 4-bedroom townhouse conceived with a focus on practicality, balance, and purposeful design.

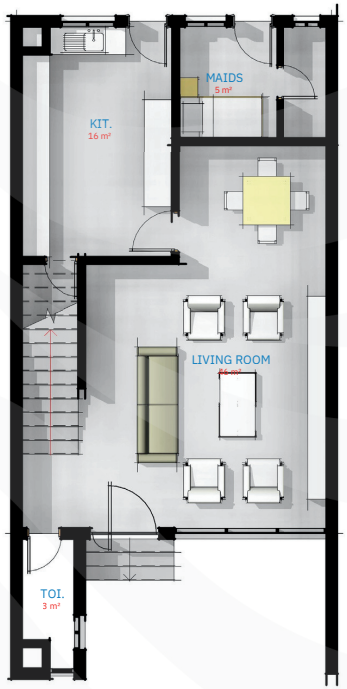
Drawing from the falcon's speed and control, the home is shaped by efficiency and thoughtful decision-making rather than excess. This approach results in a residence that feels refined, adaptable, and well-resolved.

The internal planning centres on spaces that are clearly defined yet fluid in use, allowing the home to comfortably support daily routines while accommodating change over time. Proportions are carefully managed across each level to ensure comfort, ease of movement, and a sense of cohesion throughout the townhouse.

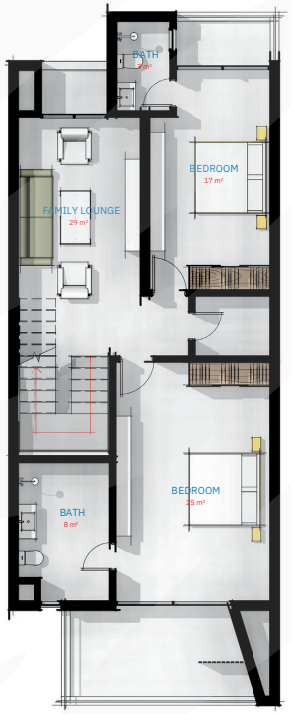
Falcon represents a modern home designed with intention, responsive to the needs of its residents.



FALCON FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





RAVEN

3 BEDROOM APARTMENTS + BQ

Raven is a 3-bedroom apartment with BQ designed around sophistication, depth, and quiet confidence. Inspired by the raven's intelligence and composed presence, the home embraces a refined approach to modern apartment living.

The design focuses on comfort through intentional planning, creating spaces that feel intimate yet open, practical yet elegant. Every room is carefully positioned to maximise usability, privacy, and natural flow throughout the apartment.

Balanced proportions, functional living areas, and the added flexibility of a BQ make the residence adaptable for both family living and personal convenience. The atmosphere is calm, grounded, and thoughtfully curated for everyday ease.

Raven represents a residence that values substance over excess, timeless, composed, and designed for elevated living.

RAVEN FLOOR PLAN





FLOOR PLAN





DOVE

3 BEDROOM APARTMENTS

Dove is a 3-bedroom apartment designed to embody peace, comfort, and effortless living. Inspired by the dove's gentle nature and sense of harmony, the home is created as a calm retreat from the pace of everyday life.

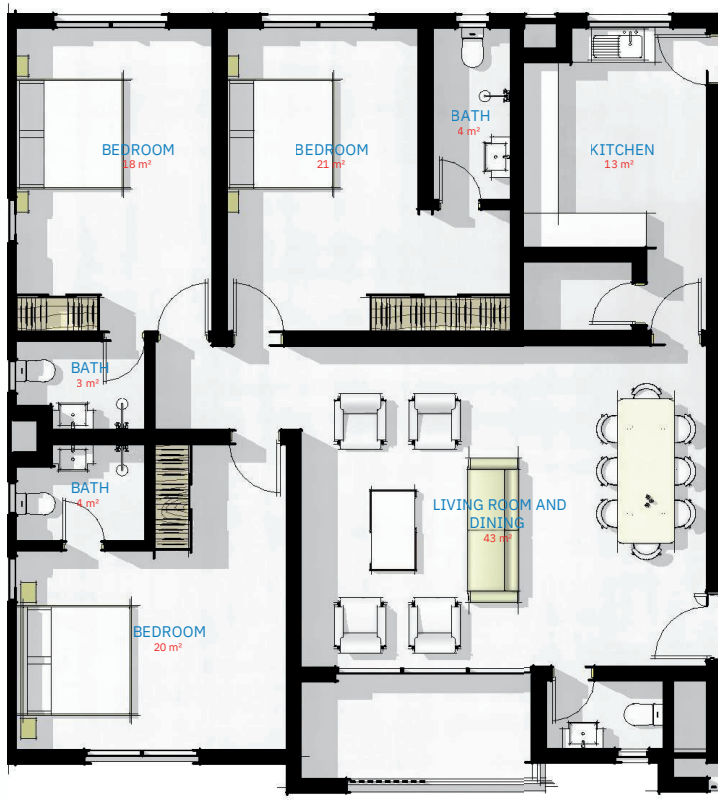
The design embraces simplicity through soft spatial transitions, balanced layouts, and practical functionality. Each area is intentionally arranged to encourage connection, relaxation, and ease of movement within the home.

Comfortable living spaces, well-defined private zones, and thoughtful proportions create an environment that feels warm, welcoming, and naturally livable. The apartment balances modern aesthetics with a sense of quiet familiarity.

Dove reflects a home centred on harmony and everyday comfort, designed to support peaceful living.

DOVE FLOOR PLAN





FLOOR PLAN



FINCH

2 BEDROOM APARTMENTS

Finch is a 2-bedroom apartment inspired by adaptability, simplicity, and vibrant everyday living. Like the finch, the home is compact in form yet full of character — designed to make efficient living feel elevated and intentional.

The apartment focuses on smart use of space, ensuring every area serves a clear purpose without compromising comfort or openness. Clean layouts and practical planning create a residence that feels light, functional, and easy to live in.

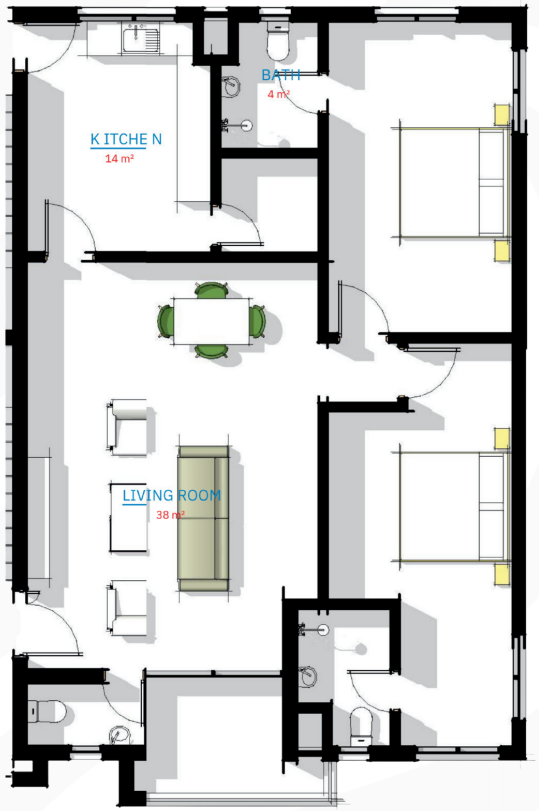
Defined living zones, efficient circulation, and balanced interiors make the apartment ideal for young professionals, couples, and modern urban lifestyles. The result is a home that feels refined, approachable, and quietly expressive.

Finch represents contemporary living shaped by clarity and thoughtful design, offering comfort and functionality.



FINCH FLOOR PLAN





FLOOR PLAN







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