HECTA360

Premium FCDA Land by the Hectare in Abuja, Nigeria

Executive Summary

Hecta360 is a premium land acquisition product designed for serious investors who understand that real estate wealth is built at scale. We offer FCDA-allocated land in Abuja's most strategically positioned districts, sold by the hectare, not by the plot.

Whether you are land banking for future appreciation, speculating on infrastructure-driven growth, or laying the foundation for a real estate development business, Hecta360 gives you the scale, documentation, and location advantage required to win in the Abuja property market.

The Opportunity: Why Abuja? Why Now?

Abuja is not just Nigeria's capital; it is one of Africa's fastest-growing planned cities. With a population exceeding 3.5 million and continuous government-backed infrastructure expansion, land in the Federal Capital Territory (FCT) remains one of the most reliable wealth-creation vehicles on the African continent.

In 2026, Abuja land prices range from ₦50,000 to ₦600,000 per square meter, depending on location, with premium districts commanding significantly higher valuations. Hecta360 positions you ahead of the curve by targeting districts where infrastructure investment is active but prices have not yet peaked.

The FCT Administration (FCDA) continues to allocate land for residential, commercial, and mixed-use development across Phase 3 and Phase 4 expansion zones. Smart investors are acquiring hectares today in the path of tomorrow's growth.

Product Overview

Feature	Specification
Product Name	Hecta360
Land Type	FCDA-Allocated Residential / Mixed-Use Land
Unit of Sale	Hectare (10,000 SQM)
Title Type	Certificate of Occupancy (C of O), Right of Occupancy (R of O) / FCDA Allocation
Target Buyers	Land Speculators, Land Bankers, Real Estate Developers
Investment Horizon	3–10 years (optimal for land banking)
Documentation	AGIS-verifiable, FCDA-registered

Location Portfolio

Hecta360 offers access to six strategically selected districts, each positioned at a different stage of the Abuja growth curve:

1. Katampe Extension (Usuma)

- **Profile:** High-elevation district with panoramic city views
- **Position:** Adjacent to the upscale Maitama and Asokoro corridors
- **Investment Thesis:** As central Abuja reaches saturation, Katampe Extension represents natural overflow demand from premium buyers seeking elevation, exclusivity, and proximity to the Central Business District.
- **Best For:** Luxury residential development, high-net-worth land banking

2. Guzape 2

- **Profile:** Rapidly gentrifying district in the Guzape axis

- **Position:** Close to the Guzape main district, which has seen significant residential and commercial development
- **Investment Thesis:** Guzape has already proven its appreciation trajectory. Guzape 2 is the next logical expansion zone with lower entry prices and comparable upside
- **Best For:** Mid-to-high-end residential estates, mixed-use development

3. **Apo**

- **Profile:** Established district with active residential and commercial activity
- **Position:** Well-connected to the city center, Garki, and the airport corridor
- **Investment Thesis:** Apo offers a balance of current livability and future appreciation. Land banking here carries lower risk with steady, predictable returns
- **Best For:** Immediate development, rental property portfolios, conservative land banking

4. Ketti / Sheretti/Kabusa

- **Profile:** Emerging corridor along the southwestern expansion axis
- **Position:** Strategically located along major road networks connecting to the airport and the Centenary City corridor
- **Investment Thesis:** This corridor mirrors the early-stage trajectory of Lugbe and Kuje, areas that have seen 30–50% price appreciation as infrastructure arrived. Ketti/Sheretti/Kabusa is next in line
- **Best For:** Aggressive land banking, long-term speculation, large-scale development

5. Karsana

- **Profile:** Northern Federal Capital Territory (FCT) district with strong residential demand

- **Position:** Proximity to major road networks and expanding suburban infrastructure
- **Investment Thesis:** Karsana benefits from Abuja's northward expansion. As the city grows, districts like Karsana transition from peripheral to preferred suburban addresses
- **Best For:** Mass housing development, suburban estate projects

6. **Kyami**

- **Profile:** Airport corridor district with strategic logistics and residential potential
- **Position:** Along the Nnamdi Azikiwe International Airport road corridor
- **Investment Thesis:** Airport corridors globally outperform average urban growth. Kyami sits at the intersection of aviation-driven demand and FCT expansion policy
- **Best For:** Logistics and commercial development, airport-adjacent residential estates

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Investment Use Cases

Land Speculation

Buy hectares in districts where infrastructure investment has been announced but not yet fully priced in. Sell into the market as roads, utilities, and amenities are delivered. The Abuja market has consistently rewarded early movers; Lugbe and Kuje are recent examples of districts that repriced 30–50% following infrastructure announcements.

Land Banking

Acquire and hold FCDA-allocated land for 5–10 years. Abuja's population is projected to exceed 5 million by 2035. Land is finite; demand is not. A hectare purchased today in Ketti/Sheretti/Kabusa or Kyami will likely command multiples of its current price as the city expands into these zones.

Real Estate Development

For developers planning to launch a real estate business, Hecta360 provides the raw material at scale. A single hectare (10,000 SQM) can yield 20–40 residential plots, depending on layout and road reservation. Developments in districts like Guzape 2 and Katampe Extension can target premium buyers, while Karsana and Apo offer volume opportunities for mass housing.

Documentation & Security

Hecta360 land parcels carry government-recognized titles:

- **Certificate of Occupancy (C of O) & Right of Occupancy (R of O):** The statutory title for FCT land, issued under the Land Use Act of 1978. Verifiable through the Abuja Geographic Information System (AGIS).
- **FCDA Allocation:** Direct allocation from the Federal Capital Development Authority, registered in the official land registry.

Verification Protocol: 1. AGIS search to confirm plot registration and title status 2. FCDA records verification 3. Survey plan authentication 4. Legal due diligence by qualified property counsel

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Pricing Structure

Pricing varies by district based on current infrastructure, accessibility, and demand. Hecta360 operates on a hectare-scale pricing model:

District Tier	Price Range per Hectare	Characteristics
1. **Premium** (Katampe Extension, Guzape	₦450M – ₦700M+	Proximity to CBD, established upscale demand

District Tier	Price Range per Hectare	Characteristics
2. Growth (Apo Wassa, Apo Gude, Apo Burun)	₦180M – ₦350M	Active development, balanced risk-return
3. Emerging (Ketti/Sheretti/Kabusa, Karsana, Kyami)	₦150M – ₦800M	Early-stage, highest appreciation potential

Note: Prices are indicative and subject to market conditions. Final pricing is determined by specific plot location, topography, and title status.

Why Hecta360?

Advantage	Benefit
Scale	Buy by the hectare, not the plot. Build portfolios that matter.
FCDA Origin	Government-allocated land with a verifiable title. There is no council or community land risk.
Strategic Locations	Six districts selected for infrastructure trajectory and growth potential.
Developer-Ready	Large contiguous parcels suitable for estate planning and phased development.
AGIS Verification	Every parcel is verifiable in the official FCT land registry.

Advantage	Benefit
Flexible Strategy	Suitable for speculation, banking, or immediate development.

The Abuja Growth Trajectory

Abuja’s master plan is not static. The city is actively expanding beyond its original Phase 1–4 boundaries. Key catalysts driving land appreciation in Hecta360 districts include:

- **Road Infrastructure Expansion:** The FCT Minister has prioritized road construction in emerging corridors, directly reducing commute times and increasing land values.
- **Centenary City & Major Developments:** Large-scale projects adjacent to southwestern corridors create spillover demand for residential land.
- **Population Growth:** Abuja adds hundreds of thousands of residents annually. Housing supply consistently lags demand.
- **Government Policy:** The FCDA continues to allocate land for development, but prime locations are finite and increasingly competitive.

Next Steps

1. **Schedule a Consultation:** Discuss your investment goals and risk appetite with our advisory team.
2. **Select Your District:** Review available hectare parcels across our six locations.
3. **Conduct Due Diligence:** We facilitate AGIS verification, survey authentication, and legal review.

4. **Secure Your Allocation:** Execute purchase agreements and begin your land banking or development journey.
5. Call or WhatsApp +234-7088098296 for more details.

Disclaimer

This product paper is for informational purposes only and does not constitute financial or investment advice. Land values can fluctuate based on market conditions, government policy, and infrastructure timelines. Prospective buyers are advised to conduct independent legal and technical due diligence before acquisition.

HECTA360

Land at Scale. Wealth by the Hectare.