



**DREAM IT,  
WE BUILD WITH YOU!**

**SUSTAINABLE REAL ESTATE AND PORTFOLIO MANAGEMENT**

# ABOUT US

## McDREAM CONCEPTS LTD

We are a trusted name in real estate development and construction, providing top-tier residential, commercial, and mixed-use projects across Nigeria.

At McDream, we build beyond walls— we build sustainable communities where families, businesses, and investors thrive.

# VISION & MISSION



## OUR VISION:

To become one of West African's most trusted and innovative real estate and investment companies, delivering affordable, sustainable projects that redefine modern living and enrich communities.



## OUR MISSION:

Our goal is to be a customer-centric real estate company committed to delivering value-driven solutions through strategic partnerships, while promoting secure property ownership, profitable investment opportunities, and long-term economic prosperity for our clients.



# OUR CORE VALUES



## INTEGRITY

Transparency and accountability in every transaction.



## INNOVATION

Leveraging technology and creativity to enhance project delivery



## SUSTAINABILITY

Building with the future in mind.

# OUR SERVICES

We develop and sell modern residential and commercial properties that meet today's needs for comfort, space, and investment value.

## **Our Residential Portfolio includes:**

2-bedrooms apartments

3-bedrooms apartments

4-bedrooms terrace duplexes

5-bedrooms stand alone duplexes

Each unit is designed with precision, incorporating energy-efficient systems, modern interiors, and quality finishing.

### **PROPERTY MANAGEMENT**

Our management team ensures that every property retains its value through professional oversight covering tenant relations, rent collection, maintenance, and facility upgrades.

### **PROPERTY VALUATION**

We provide accurate, research-based valuation reports that guide clients in decision-making for sales, acquisition, or portfolio expansion.

### **COMMERCIAL PROPERTY DEVELOPMENT**

The development group specializes in strategic commercial property development, focusing on delivering economic anchors designed to provide exceptional, long-term returns. The firm's mandate is to create modern, future-proof infrastructure that enhances urban life and commerce.

**PROVEN TRACK RECORD:** The Tropicana Mall Project The flagship success, the Tropicana Mall Project, demonstrates the development group's capability to execute large-scale, high-impact commercial developments.

**Result:** The Mall has successfully transformed into a premier retail destination, driving significant economic activity and establishing a regional benchmark for retail excellence and architectural quality.

**Significance:** The Tropicana Mall confirms the commitment to delivering profitable, pioneering commercial assets.

## **THE GROWTH PIPELINE:**

Upcoming Commercial OpportunitiesThe group is leveraging its established expertise to introduce the next generation of investment-grade commercial projects. These developments address distinct market needs and are engineered for high growth and maximum advantage.

### **1. AZUZAH SHOPPING PLAZA**

**DEIDEI** This project is positioned as a strategic retail hub in a rapidly expanding, high-traffic residential area. The primary focus on Retail Density guarantees maximum market penetration and high consumer volume capture for all tenants and investors.

### **2. Quesnelia Office Apartment**

**and Residential Project** This development represents Mixed-Use Mastery. It is a premium asset that integrates Class-A corporate office space with luxurious residential apartments in a single complex. This concept offers a unique, balanced investment catering to both the corporate housing and commercial real estate markets, driven by unparalleled tenant convenience.



# OUR MANAGEMENT



**ENGR. (DR) ISMAIL ZUBAIR**  
CHAIRMAN/PROJECT CO-ORDINATOR  
MCDREAM CONCEPT LTD

Founder and chairman, engineer ismail zubair is a graduate of civil engineer. A visionary leader and entrepreneur with over a decade's of construction experience.



**A.S YUNUSA**  
MANAGING DIRECTOR  
MCDREAM CONCEPTS LTD

Engr. (DR) A.S Yunusa a graduate of civil engineering and project management specialist and astute business leader recognized for delivering impactful results in construction industry.



**ENGR. BALA MOHAMMED**  
Chief Operation Officer (COO)



**ENGR. ABDULRAHMAN ZUBAIR**  
Head of operations and Technical  
Kaduna State



**ENGR. MUSBAHU A. BASHIR**  
Head of operations and Technical  
Kano State



**HALIMA ALIYU**  
Business Co-ordinator And Strategy



**OMEIZA OBANSA**  
Head Of Administration and  
compliance

# PROJECT PORTFOLIO



## RESIDENTIAL DEVELOPMENTS

Our estates are built to accommodate diverse lifestyles, with well-planned spaces, secured environments, and premium infrastructure.

Located in strategic areas, these developments offer access to major city centers while maintaining tranquility and privacy.

## COMMERCIAL DEVELOPMENTS

Our signature project—Tropicana Mall—stands as one of Northern Nigeria’s most prominent commercial landmarks.

Designed as a vibrant business and leisure hub, the mall integrates retail, dining, and entertainment facilities in a contemporary architectural design.

We also develop office complexes and mixed-use buildings that enhance business operations and attract high commercial value.



## INDUSTRIAL AND WARE HOUSING

We deliver durable, scalable, and secure spaces for manufacturing, logistics, and storage. Each project meets safety regulations and supports business expansion.



# TROPICANA MALL OFFICIALLY COMMISSIONED IN KANO

The vibrant city of Kano witnessed a major milestone on 30th September 2025, as McDream Concepts Ltd officially commissioned the newly completed Tropicana Mall, located at 17/19 Niger Street, Kano State.

Formerly known as Thurayya Tropicana Mall, the iconic commercial hub stands as a proud symbol of innovation, growth, and partnership between McDream Concepts Ltd and Royal Tropicana Hotel Ltd.

Built on a 1.1-hectare land, Tropicana Mall boasts 624 modern shops spread across three floors, each unit designed for convenience, safety and accessibility.

The commissioning ceremony drew an impressive line up of notable dignitaries and industry stake-holders. In attendance were the Honourable commissioner for Commerce, Kano State. The Chairman of Royal Tropicana Hotel, Alhaji Abdullahi Aliyu, representatives from Keystone Bank, as well as key market leaders from Singa and Quarry Market.

Also present at the grand event were the Chairman & Project Coordinator McDream Concepts Ltd, Engr Ismail Zubair and the Managing Director Engr A.S Yunusa whose vision and leadership have been instrumental in bringing this land mark project to life.

Speaking at the event, the leadership of McDream Concepts emphasized that the completion of Tropicana Mall marks a new chapter in Kano's commercial landscape, that encourages trade, supports local entrepreneurs, and strengthens Nigeria's real estate and investment potential.

# NEW LISTING

## AZALEA SMART CITY DURUMI ABUJA

In the ever-growing city of Abuja, Mc Dream Concepts Ltd continues to set new standards in real estate development with its ongoing residential masterpiece and mall Azalea Estate Durumi.

Strategically located in one of the city's most central and developing districts, the project offers both home owners and investors a blend of comfort, accessibility, and long-term value.

- 2-Bedrooms apartments
- 3-Bedrooms apartments
- 4-Bedroom Terraces
- 5-Bedroom Fully Detached Duplexes
- Shopping complex
- Mall

### ESTATE FEATURES AND INFRASTRUCTURE

Constant power supply.

Treated water.

Good drainage system.

Spacious parking areas.

Playground & green areas.

Intercom services.



Each unit is carefully crafted for functionality. The development integrates essential amenities that guarantee a comfortable lifestyle, including: Quality finishes, and modern architecture to provide residents with style, privacy, and convenience.

These features reflect McDream Concepts' commitment to quality housing and sustainable development.

### PAYMENT PLAN

Bespoke payment plan available and can be tailored to suit client's need.

# **AVAILABLE LISTINGS ACROSS NIGERIA**



**THE FOLLOWING REAL ESTATE DEVELOPMENTS ARE CURRENTLY AVAILABLE FOR PURCHASE ACROSS DIFFERENT LOCATIONS IN NIGERIA. EACH PROPERTY IS DESIGNED FOR COMFORT, SECURITY, AND LONG-TERM VALUE APPRECIATION.**

# AZALEA SMART CITY DURUMI

## REDEFINING MODERN LIVING IN THE HEART OF ABUJA



**2-Bedroom Block of Flats**



**3-Bedroom Block of Flats**



**4-Bedroom Terrace Duplexes**



**5-Bedroom Fully Detached Duplexes**

### Project Overview

Azalea Smart City, Durumi is designed to meet the needs of modern families and smart investors seeking a secure and serene environment within the capital city. The estate features:

Each unit is carefully crafted with functional layouts, quality finishes, and modern architecture to provide residents with style, privacy, and convenience.

**2-Bedroom Block of Flats**

**3-Bedroom Block of Flats**

**4-Bedroom Terrace Duplexes**

**5-Bedroom Fully Detached Duplexes**



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
Area



Steady  
Electricity  
Supply

# AZALEA SMART CITY

## DURUMI, ABUJA



5-bedroom Fully Detached Duplex

FLEXIBLE PAYMENT PLAN AVAILABLE



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
Area



Steady  
Electricity  
Supply



# 4-Bedroom Terrace Duplex + BQ

FLEXIBLE PAYMENT PLAN AVAILABLE



Water Distribution Network



CCTV



Tarred Road



Ample Parking Space



Elite Security Guards



Streetlight



Green Area



Steady Electricity Supply



# 3 Bedrooms Apartment

FLEXIBLE PAYMENT PLAN AVAILABLE



Water Distribution Network



CCTV



Tarred Road



Ample Parking Space



Elite Security Guards



Streetlight



Green Area



Steady Electricity Supply



## 2 Bedrooms Apartment

FLEXIBLE PAYMENT PLAN AVAILABLE



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
Area



Steady  
Electricity  
Supply

# McDream Estate Hotoro, Kano



5 Bedroom Fully Detached Duplex with a Penthouse Suite.



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



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Supply

# Calytrix Estate

Phase II Life Camp Abuja  
(Eagle Track)

4 Bedroom Terrace Duplex



📍 Plot 1. Cadastral Zone D03 Idogwari Opposite Paradise Phase 2 FCT Abuja.



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## FEATURES:



Water  
Distribution  
Network



CCTV



Tarred  
Road



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Guards



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Area



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Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# WISTERIA ESTATE KADUNA

6 Bedrooms Stand Alone  
Duplexes With Maids Room



 MORELAND KUKUWA STREET, OPP KANTA ROAD KADUNA

## FEATURES:



Water  
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Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



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Electricity  
Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# McDream Estate Inuwada kaduna

5 Bedroom Stand Alone Duplex With Penthouse



 INUWADA KADUNA

## FEATURES:



Water  
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CCTV



Tarred  
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Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
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Steady  
Electricity  
Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# McDream Estate Rabah Close Kaduna

4 Bedroom Semi Detached Duplex



 RABAH CLOSE KADUNA

## FEATURES:



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
Area



Steady  
Electricity  
Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# McDream Estate Rabah Close Kaduna

3 Bedroom Block of Flats



 Opposite Sidi and Sons Plaza Rabah Close Kaduna

## FEATURES:



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
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Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# Camellia Estate Phase Mabushi

5 Bedroom Standalone Duplex



 BEHIND MUBUSHI BUS TERMINAL ALONG PURPLE HEART PHARMACY RD  
MABUSHI ABUJA



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TITLE DOCUMENT

## FEATURES:



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
Area



Steady  
Electricity  
Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# BUNGALOW CITY LOKOJA

2 Bedroom Bungalow And 1 Living Room,  
3 Bedrooms Bungalow And 1 Living Room,  
3 Bedrooms Bungalow And 2 Living Rooms.



 Opposite Harmony Secondary School, Adjacent Rehoboth  
Hospital Lokongoma Phase 2, Lokoja

## FEATURES:



Water  
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Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



Green  
Area



Steady  
Electricity  
Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# TROPICANA MALL

Ground Floor, First Floor, Second Floor



 17/19 Niger Street Kano State

## FEATURES:



Water  
Distribution  
Network



CCTV



Tarred  
Road



Ample  
Parking  
Space



Elite  
Security  
Guards



Streetlight



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Area



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Electricity  
Supply

FLEXIBLE PAYMENT PLAN AVAILABLE

# INVESTMENT OPPORTUNITES & ADVANTAGES

## INVESTMENT OPPORTUNITIES

We provide credible investment models for individuals, institutions, and diaspora investors.

### OPTIONS INCLUDE:

- Joint Venture Developments
- Fractional Ownership Programs
- Commercial Leasing
- Long-Term Rental Investments

Each investment model is built on transparency, regulatory compliance, and measurable returns.

## OUR ADVANTAGE

**Professional Expertise:** Experienced architects, engineers, and real estate professionals.

**Quality Construction:** Compliance with international best practices and use of standard assured materials.

**Client-Centric Service:** Responsive, transparent, and reliable.

**Sustainable Development:** Eco-friendly practices for lasting value.

**Proven Track Record:** Successful projects across key Nigerian cities.



# PARTNERSHIPS & COMMUNITIES

## PARTNERSHIPS

We welcome collaborations with developers, investors, & agents who share our vision in real estate industry.

### PARTNERSHIP AREAS:

- Joint Venture Development
- Property Development Partnerships
- Franchise Opportunities
- Realtor and Agency Affiliations

## OUR COMMUNITIES

Our communities are designed for long-term sustainability and convenience.

### KEY FEATURE:

- Green areas and recreational spaces
- 24/7 security and surveillance
- Smart home features
- Proximity to business and educational centers





# CONNECT WITH US



## ABUJA HEAD OFFICE:

1st Floor, Suite 2, Nusaiba  
Towers, Plot 117 Ahmadu Bello  
way jahi.

## KADUNA

Shop 2 First Floor 54 Complex,  
MM Square.

## KANO

17 Niger Street Opp Kedco  
Head Office

## LOKOJA

17, Ado Ibrahim Road, Farec  
Premises, GRA PMB 1103

For inspections, inquiries, or payment details



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