

NEWSLETTER



**The Future
in Perspective**



SCAN ME

FROM THE HEADLINES

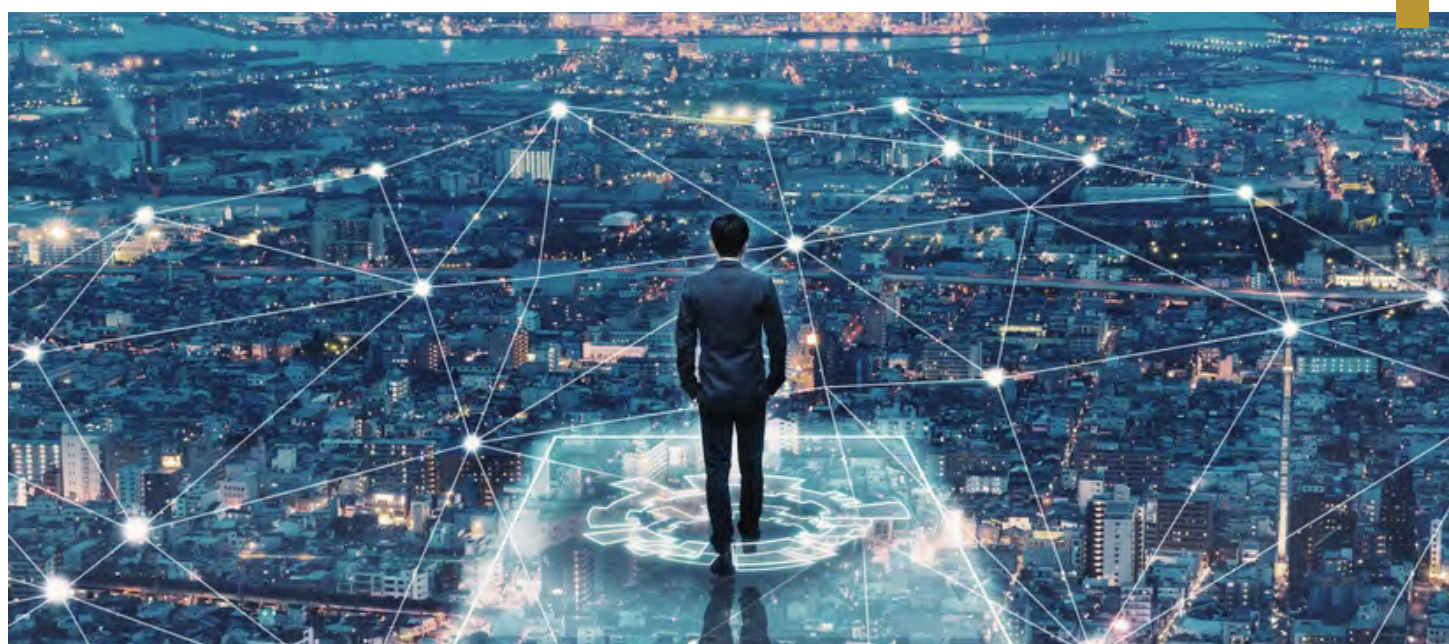
In the past, the real estate industry was a complex and time-consuming process with face-to-face transactions and limited marketing options. However, the rise of technology has changed this. Today, buyers can easily find and view properties online, complete transactions remotely with e-signatures, and benefit from advancements in building development such as BIM and 3D renderings. The use of drones for aerial surveys and inspections also provides valuable insights.

As we look towards the future, the potential for virtual reality and augmented reality for property exploration, artificial intelligence and machine learning for

automation, smart home technology and IoT devices for energy efficiency, is truly exciting. The use of blockchain technology in property transactions may also increase transparency and security.

We at Bilaad Realty are proud to be at the forefront of innovation in the real estate industry. Our commitment to embracing technology and advancements in the field has been a driving force in providing you with the best experience possible.

Aliyu Aliyu
Chief Executive Officer
Bilaad Realty Ltd



THE FUTURE OF REAL ESTATE WITH EMPHASIS ON OUR PERSPECTIVE

The process of acquiring real estate has undergone significant transformations over the years due to technological advancements. The use of technology has improved the efficiency and convenience of the process. Online property listing platforms have made it easier for buyers to search for properties that fit their requirements and budget. The use of digital communication tools such as Zoom and Google Meet has also facilitated communication and coordination between buyers, sellers, and agents throughout the transaction.

The increased recognition of the advantages of living in walkable communities is leading to a growing demand for properties in areas that are suitable for walking and cycling. With the rise of remote work and education, homeowners are seeking properties that provide

flexibility, such as a dedicated home office or study space. Additionally, advancements in technology are driving demand for homes that can be monitored and controlled remotely.

The real estate development industry is continuously evolving with technology playing a crucial role in its future. The utilization of innovative tools and techniques such as virtual tours, 3D modelling, and predictive analytics allows developers to stay ahead and enhance their service to clients by improving efficiency and effectiveness.

The real estate industry is constantly evolving, and technology is playing a major role in shaping its future. Real estate developers must stay informed and adapt to

EMPHASIS ON OUR PERSPECTIVE

the changes to remain competitive and offer the most efficient service to clients. The integration of technology has transformed the way properties are bought, sold, and marketed. Some examples of technological advancements that are affecting the industry include:

Virtual tours: With the use of 360-degree cameras and virtual reality technology, buyers can now take virtual tours of properties from the comfort of their own homes, reducing the need for in-person showings.

Online mortgage applications: The process of applying for a mortgage could be done entirely online, making it more convenient for buyers and reducing the time it takes to close a sale.

Automated valuations: Algorithms can now be used to provide automated property valuations, which can be helpful for sellers in setting a price and for buyers in making an offer.

Real estate professionals must stay current with technology to remain competitive. Tech-savvy marketing strategies like virtual tours and social media outreach can attract potential buyers.

The United Nations Sustainable Development Goals (UN SDGs) raise global awareness of the importance of sustainability in construction, leading to an increasing demand for sustainable buildings. To capitalize on this trend, real estate developers and builders must focus on cost savings, energy efficiency, and the incorporation of alternative sources of power, such as solar and wind.

One way to achieve cost savings is by using building materials that are locally sourced and have a lower environmental impact, such as reclaimed wood or straw bales. In addition, implementing energy-efficient features such as LED lighting, high-efficiency heating, ventilation, and air conditioning (HVAC) systems, and insulated walls and roofs can reduce energy consumption and costs.

By incorporating alternative sources of power, such as solar panels and wind turbines, real estate developers and builders can reduce the carbon footprint of their buildings and provide a source of clean, renewable energy. This can also be a selling point for potential buyers and tenants who are looking for environmentally friendly options. In conclusion, to stay competitive and meet the growing demand for sustainable buildings, real estate professionals must stay up to date with the latest technology and tools available, and consider incorporating these into their development and construction plans.

The demographics of home buyers and renters are shifting, with a more diverse population leading to evolving needs and preferences. Location, walkability, and access to amenities are becoming more important, while

traditional factors like square footage and bedrooms may become less important. Multigenerational households may require homes with more flexible spaces and separate entrances. Meanwhile, the ageing population may drive demand for homes that are accessible and easy to navigate for those with mobility challenges.

To succeed in real estate, professionals should adapt to these changes and prioritize location, walkability, amenities, sustainability, and eco-friendliness in their marketing and sales strategies. Staying ahead of demographic shifts will be crucial in the constantly evolving real estate industry.

The use of Big Data and Analytics is transforming the real estate industry by providing professionals with new insights and tools to make better data-driven decisions. With the availability of large amounts of data, real estate professionals can now gain a deeper understanding of their market. They can identify trends and patterns and make more accurate predictions about future market conditions.

Big data analysis can greatly impact the real estate industry by providing valuable insights and helping professionals make informed decisions. It can be used to analyse market data such as property listings, rental prices, and consumer behaviour. Predictive analytics can identify potential buyers and renters and predict future market trends.

In addition to improving marketing and sales strategies, big data can also help optimize resource usage and costs by analysing data on energy consumption, occupancy, and maintenance. This leads to more energy-efficient and sustainable buildings. Real estate professionals who want to stay ahead of the competition must possess the technical skills to access, analyse, and act on big data effectively. They must also have a deep understanding of the real estate industry and the underlying dynamics of market trends.

In conclusion, the use of big data and analytics are transforming the real estate industry by providing new insights and tools to make data-driven decisions. It is a crucial aspect to consider for real estate professionals to stay ahead and succeed in the constantly evolving industry.

At BILAAD Realty, we embrace innovation and stay ahead of the curve in the real estate industry by focusing on cutting-edge trends such as prop-tech, sustainable and eco-friendly building practices, smart city development, and flexible living solutions. Our team constantly updates their expertise by monitoring emerging trends and exploring new business models to deliver the best possible home buying experience.

PROPERTY TYPE

NEW



BILAAD PREMIUM BARBADOS, GUZAPE DISTRICT, ABUJA FCT

Barbados by Bilaad Realty is a 3.13 Hectare land located in the heart of Guzape District, Abuja FCT. This estate comprises of 24 units of 5-bedroom Holiday Villas and 63 units of resort apartments in a secure, serene, and convenient environment for growing families.

HOUSE TYPES



ONYX

5 BEDROOM - VILLA
 447m² Net-Floor Area

\$705,467.37 / N529,100,527.50
 (Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
 ALL ROOM WARDROBES



BILAAD PREMIUM MALDIVES, GWARINPA II, ABUJA FCT

Maldives by Bilaad Realty is a 1.29 Hectare land located in the heart of Gwarinpa II, Abuja FCT designed to cater for individuals with high taste and appeal for comfort. This estate comprises of 19 units of our spacious stand-alone Onyx homes in a secure and serene environment.

HOUSE TYPES



ONYX

5 BEDROOM - VILLA
447m² Net-Floor Area

\$770,500.00 / N577,875,000.00
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

DISCLAIMER: Please note that the images and floor plans contained in this newsletter may vary from unit to unit where specific-homeowner alterations have been made. The images are general in nature and are not a substitute for professional advice. Fittings and finishing of unit interiors (living room, kitchen, bathroom etc.) are optional and in no way affect the price or rates payable (if any) of listed properties. We have used our best endeavors to ensure that the information contained herein is accurate and not misleading in anyway. Note further that prices and payment plans are subject to change.

PROPERTY TYPE



BILAAD PREMIUM

THE BAHAMAS, MAITAMA II, ABUJA FCT

The Bahamas by Bilaad Realty is an 11.37 Hectare land located in the heart of Maitama II, Abuja FCT. This estate comprises of 505 units of our premium homes in a secure, serene, and convenient environment. Suitable for growing families.

HOUSE TYPES

**ONYX**

5 BEDROOM - VILLA

447m² Net-Floor Area

\$625,000.00 / N468,750,000.00

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

**AMETHYST**

4 BEDROOM - TWIN VILLA

343m² Net-Floor Area

\$479,166.67 / N359,375,002.50

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

**OPAL**

4 BEDROOM - TOWNHOUSE

279m² Net-Floor Area

\$333,333.3 / N249,999,997.50

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

**PETALITE**

3 BEDROOM - APARTMENT

230m² Net-Floor Area

\$250,000.00 / N187,500,000.00

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

**AMMOLITE**

2 BEDROOM - PENTHOUSE

235m² Net-Floor Area

\$208,333.33 / N156,249,997.50

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

NOT AVAILABLE

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**FLUORITE**

2 BEDROOM - APARTMENT

170m² Net-Floor Area

\$187,500.00 / N140,625,000.00

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES**AZURITE**

1 BEDROOM - PENTHOUSE

170m² Net-Floor Area

\$156,250.00 / N117,187,500.00

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES**NOT AVAILABLE****IOLITE**

1 BEDROOM - APARTMENT

75m² Net-Floor Area

\$104,166.67 / N78,125,002.50

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES**JADEITE**

STUDIO APARTMENT

43m² Net-Floor Area

\$72,916.67 / N54,687,502.50

(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

BILAAD PREMIUM BALI ISLAND, LIFE CAMP, KAFE DISTRICT, ABUJA FCT

Bali Island by Bilaad Realty is a 9.28 Hectare land located in the heart of Kafe District, Abuja FCT. This estate comprises of about 412 units of 4 different precious homes in a secure, serene, and convenient environment for growing families.

HOUSE TYPES

12 MONTH PAYMENT PLAN ON BALI ISLAND PROPERTIES

**SAPPHIRE**

5 BEDROOM - VILLA

447m² Net-Floor Area

\$427,934.08 / N320,950,560.00

(Naira value tied to exchange rate)

Elevator
Kitchen Cabinet
Wardrobes
Inverter**ON REQUEST**

PROPERTY TYPE

HOUSE TYPES

**AMETHYST**

4 BEDROOM - TWIN VILLA

343m² Net-Floor Area

Kitchen Cabinet
Wardrobes
Inverter

\$332,837.62 / N249,628,215.00

(Naira value tied to exchange rate)

ON REQUEST**OPAL**

4 BEDROOM - TOWNHOUSE

279m² Net-Floor Area

Kitchen Cabinet
Wardrobes
Inverter

\$247,250.81/ N185,438,107.50

(Naira value tied to exchange rate)

ON REQUEST

HOT DEALS

PRODUCT NAME: VERMARINE**SPECIFICATIONS: 1 BEDROOM APARTMENT****LOCATION:**

BALI ISLAND, LIFE CAMP, KAFE DISTRICT, ABUJA

PRODUCT NAME: OPAL**SPECIFICATIONS: 4 BEDROOM TOWNHOUSE****LOCATION:**

BALI ISLAND, LIFE CAMP, KAFE DISTRICT, ABUJA

PRODUCT NAME: AMETRINE**SPECIFICATIONS: 2 BEDROOM APARTMENT****LOCATION:**

BALI ISLAND, LIFE CAMP, KAFE DISTRICT, ABUJA

PRODUCT NAME: AMETHYST**SPECIFICATIONS: 4 BEDROOM TOWNHOUSE****LOCATION:**

BALI ISLAND, LIFE CAMP, KAFE DISTRICT, ABUJA

PRODUCT NAME: AVENTURINE**SPECIFICATIONS: 3 BEDROOM APARTMENT****LOCATION:**







BALI ISLAND, LIFE CAMP, KAFE DISTRICT, ABUJA

PRODUCT NAME: SAPPHIRE**SPECIFICATIONS: 5 BEDROOM VILLA****LOCATION 1: FIJI ISLAND, JABI DISTRICT, ABUJA****LOCATION 2: BALI ISLAND, LIFE CAMP, ABUJA****PRODUCT NAME: TOPAZ****SPECIFICATIONS: 3 BEDROOM APARTMENT + BQ****LOCATION 1: BALI ISLAND, LIFE CAMP, ABUJA**

18 MONTH PAYMENT PLAN ON ALL PROPERTY TYPES

Payment flexibility is important when it comes to home ownership. Across our different housing categories, we offer a minimum of 18 months in order to provide reasonable convenience for customers. Furthermore, we are working closely with financial institutions to provide alternative financing options worth considering by clients to enable them secure a great investment at the same time.

PAYMENT SCHEDULE

Month 0 (initial Payment)		25%
Month 3		20%
Month 6		20%
Month 9		15%
Month 12		10%
Month 18		10%
TOTAL		100%

5%

**DISCOUNTS ON
OUTRIGHT PAYMENTS**

ESTATE FACILITIES



RECREATION



GYM



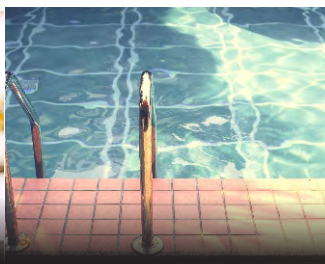
CCTV SURVEILLANCE
AND SECURITY



CENTRAL GAS SYSTEM



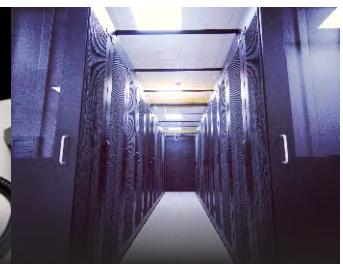
HOME AUTOMATION



SWIMMING POOL



INTERCOMM



FIBRE OPTICS
CONNECTIVITY

ENJOY UNRESTRICTED ACCESS



Airport
Lounge



Gaming
Arcade



Selected
Stores



Gym & Sports
Academy



Hotels

Introducing Bilaad Family

In line with our corporate goals and objectives of ensuring clients are recipients of an unmatched service experience, Bilaad Family was created to add an extra touch of value to all our existing homeowners through a customer reward bundle.

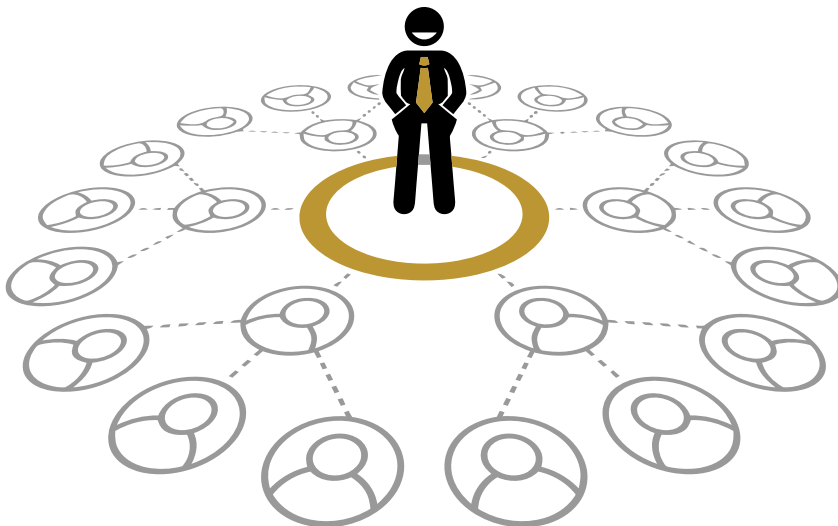
This exclusive membership will provide our clients unrestricted access to airport VIP lounges, hotel stay discounts, and much more.

Join the BILAAD Family and get a feel of the BILAAD experience.



BECOME AN **AFFILIATE**

Enjoy alternative source of income by joining our affiliate program.
Simply **refer and earn up to 5%** commission on every sale.



Join our
AFFILIATE PROGRAMME
to secure a lifetime of
unlimited income.

FOR INQUIRIES, CALL:
0913 342 3363



GEM HUNT: THE **FUTURE** IN PERSPECTIVE



Business Opportunities



Networking



Brand Awareness

PROUDLY SPONSORED BY:



HI-TECH CONSTRUCTION LTD



HAYTRIBES



SAZAK ACRES BILQUE COMPANY



HH MINIMAL CONCEPT



BE A PART OF THE FUTURE

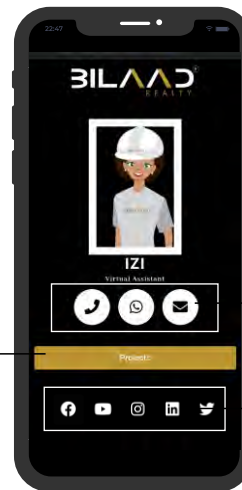
www.bilaaddevelopmenttrust.com

REACHING US JUST GOT IZI

Hey there! My name is Izi, your virtual assistant.
I'm here to take you on an Izi ride around Bilaad Realty.



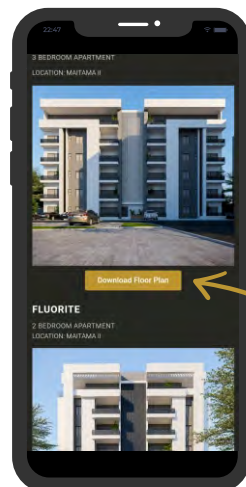
1. SCAN THE QR CODE
(it's izi!! Just use your phone camera)



2. CALL, CHAT OR EMAIL BY CLICKING ON ANY OF THESE BUTTONS

(make inquiries and schedule tours)

3. CLICK ON THE PROJECT BUTTON TO FIND OUT ABOUT ALL OUR PROJECTS
(finding a new home just got izi'er)



you can also download floorplans (and an e-copy of this newsletter)

4. CLICK ON ANY OF THE ICONS FOR UPDATES ON SOCIAL MEDIA

(we love interacting with you)



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