

NEWSLETTER



SUSTAINABLE CONSTRUCTION II: What Does It Really Mean?



SCAN ME

Since time immemorial, homes have provided that sense of belonging, making them subjects of many a famous creative endeavor around the world. Given that it evokes such deep emotion in us, it is easy to forgo pragmatism while buying a new home.

As more businesses are starting to realize the weight of customer satisfaction, its impact has become a widely discussed topic, yet reports on poor construction quality in the real estate sector are frequently talked about. This may be attributed to several reasons such as unskilled construction workers, inexperienced site supervisors, substandard materials, disorganized and labor-intensive construction works.

We see clients increasingly becoming aware of the cost associated with purchasing poorly built structures.

Apart from the consequences of potential collapse, rework is always more expensive than implementing it the right way, the first time. Therefore, as real estate developers, we must hold ourselves accountable through sustainable partnerships in the provision of optimum value across installations to the benefits of clients.

Delivering quality and designing a satisfactory home buying experience for clients is at the core of everything we do. For us at Bilaad Realty, relationship with the buyer does not end after sales but begins the very moment the client makes the purchase and thus becomes part of its growing family.

Aliyu Aliyu
Chief Executive Officer
Bilaad Realty Ltd



SUSTAINABLE CONSTRUCTION WITH EMPHASIS ON OUR PERSPECTIVE

Today, one of the factors one looks for while buying a home is quality construction. A home buyer wants to ensure that the home will:

- Be safe and sound for its inhabitants
- Usable for a maximum possible number of years
- Will not develop problems over time
- Have good resale value if one decides to sell it

EMPHASIS ON OUR PERSPECTIVE

These are aspects which are next to impossible to judge when a residential project is new or only a couple of years old. Naturally, most property developers will ensure that everything looks ship-shape on the surface even if they do not necessarily follow quality construction norms.

Even on the resale market, we will find that the current owners of a resale flat will undertake cosmetic touch-ups to make their home look as new and unflawed as possible. It has become a common marketing practice for developers to claim that their projects are of high-grade construction.

Those who do so without justification are aware that most home buyers are not equipped to make a value judgement on such claims, because home buyers often select properties on the basis of location advantages such as availability of public transport, shopping and hospitals.

However, home buyers must do more to educate themselves on the market. A lot of regrets can be avoided by approaching a property purchase decision with sufficient personal research and pre-meditation. In that respect, the concept of due diligence must necessarily transcend the usual sense of 'legal health check-up'.

There are various ways in which a home buyer can check on the general quality of construction:

Foundation

Patched cracks in a building's exterior can be an indicator that the project has a faulty foundation. Other signs to look for are small cracks in walls, creaking or sticking doors and windows and improperly aligned or uneven floor, bathroom and kitchen tiles.

Design

A quality construction project is designed in such a way that the weight of the overall structure is evenly and scientifically distributed. Also, a developer focused on quality will not spare costs when it comes to providing detailed finishing and intricate detailing, both in the building's common areas and within the residential units themselves.

Fixtures

Developers who pride themselves for quality construction do not allow their contractors to use cheap taps, window frames, door handles, electrical outlets and fittings. Likewise, common facilities such

as lifts will be by established manufacturing brands and will be under a maintenance contract by a reputed facilities management agency. Any evidence of obscure, unfamiliar brands should be viewed with suspicion.

"Fresh" Paint

Fresh paint looks great when you're moving into a new home. Unfortunately, it's also really good at covering up watermarks, wood rot, stains or mold. Ask what areas received a coat of fresh paint and be extra vigilant when inspecting for signs of water or mold damage.

Concrete Quality

The quality of the concrete used in a building depends on what grade of concrete has been used, what the concrete/sand ratio is and whether the concrete was allowed to cure for a sufficient amount of time. One rule of thumb is that it should not be too easy to drive a nail into the walls.

Look up

No matter how thoroughly you ogle the kitchen and closet, don't forget to also look up. Inspect the ceiling for water stains, which are signs of a leaky roof.

With the excitement of buying a new home, it's easy to overlook important factors that can make or break the experience. Our adoption of sustainable construction methods are deliberate; we are conscious of advancements made in developed countries where alternative building materials are utilized in construction; however, we understand the current state of awareness and cultural acceptability of our market. The concept remains the same, but its integration across different locations will be specific to our needs in a progressive manner. We are certain that sustainable construction is here to stay.





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

N230,000,000.00
 full options with add-ons

KITCHEN CABINET & APPLIANCES
 ALL ROOM WARDROBES
 INVERTER (7.5KVA)

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.



BILAAD PREMIUM

BARBADOS, GUZAPE DISTRICT, ABUJA FCT

Barbados by Bilaad Realty is a 1.03 Hectare land located in the heart of Guzape District, Abuja. This estate comprises of 15 units of elegant precious homes in a secure, serene, and convenient environment for all families.

HOUSE TYPES



ONYX

5 BEDROOM - VILLA
🏠 447m² Net-Floor Area

N220,000,000.00

full options with add-ons

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES
INVERTER (7.5KVA)

BILAAD PREMIUM PLUS

BOBOWASI ISLAND, JABI, ABUJA FCT

Bobowasi Island by Bilaad Realty is a 1.1 Hectare land located in the heart of Jabi, Abuja FCT designed to cater to individuals with high taste and appeal for comfort. This estate comprises of 40 units of our precious Garnet homes in a secure and serene environment.

HOUSE TYPES



GARNET

4 BEDROOM - TOWNHOUSE
🏠 316m² Net-Floor Area

N140,000,000.00

Kitchen
Wardrobes
Inverter

N4,200,000.00

N5,400,000.00

N2,400,000.00

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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 208 units of 4 different precious homes in a secure, serene, and convenient environment for growing families.

HOUSE TYPES



SAPPHIRE

5 BEDROOM - VILLA
 447m² Net-Floor Area

N170,000,000.00

Elevator	N10,200,000.00
Kitchen	N4,200,000.00
Wardrobes	N6,600,000.00
Inverter	N2,400,000.00



AMETHYST

4 BEDROOM - TWIN VILLA
 343m² Net-Floor Area

N98,000,000.00

Kitchen	N4,200,000.00
Wardrobes	N5,400,000.00
Inverter	N2,400,000.00



OPAL

4 BEDROOM - TOWNHOUSE
 279m² Net-Floor Area

N75,000,000.00

Kitchen	N4,200,000.00
Wardrobes	N5,400,000.00
Inverter	N1,800,000.00



TOPAZ

3 BEDROOM APARTMENT WITH BQ
 161m² Net-Floor Area

N41,000,000.00

Kitchen	N3,840,000.00
Wardrobes	N3,360,000.00
Inverter	N1,800,000.00



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BILAAD MID-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. This estate comprises of 204 units of 3 different precious homes in a secure, serene, and convenient environment for growing families.

HOUSE TYPES



AVENTURINE

3 BEDROOM - APARTMENT

N35,000,000.00

120m² Net-Floor Area



AMETRINE

2 BEDROOM - APARTMENT

N25,600,000.00

96m² Net-Floor Area



VERMARINE

1 BEDROOM - APARTMENT

N15,400,000.00

45m² Net-Floor Area



HOT DEALS

PRODUCT	SPECIFICATIONS	LOCATION
AVENTURINE	3 BEDROOM APARTMENT	BALI ISLAND, KAFE DISTRICT, LIFE CAMP, ABUJA
VERMARINE	1 BEDROOM APARTMENT	BALI ISLAND, KAFE DISTRICT, LIFE CAMP, ABUJA

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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



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