

NEWSLETTER



**Building
SustainABLE
Communities**



SCAN ME

The demand for value-led, people-oriented, and sustainable development is arguably the most significant shift across property, architecture and design. The world around our homes is changing rapidly. The role of the cities and our place within them are being rethought. More than ever, we are becoming more aware of the significance of creating a healthy and nurturing environment for us to withdraw and recuperate.

Cities are the focal points and drivers of societal development in all countries. They are responsible for many significant environmental challenges, considering they are the largest consumers of natural resources and, among the largest sources of pollution and greenhouse gas emissions on the planet. Thus, there is a need for a notable shift in designing our cities to overcome all of these problems. Starting with the communities, we design and the connections we build.

It is no coincidence that as our cities get ever bigger, people long for more meaningful connections with those around them. People want more than a place to live – they want to belong. Much-lauded projects such as The Commons (Brunswick and now Hobart) and Nightingale align affordability and sustainability, and in doing so naturally, attract a community of like-minded people.

A sustainable community is far more than an eco-friendly one. It is one where everyone can thrive and flourish – they are vibrant, inclusive and support our individual and collective sense of wellbeing. It is about people, places and the relationships between them. Since our inception, the question of how best to design a sustainable community is one that we have continuously explored to ensure a sustainable lifestyle for all.

Aliyu Aliyu
Chief Executive Officer
Bilaad Realty Ltd



Building Sustainable Communities WITH EMPHASIS ON OUR PERSPECTIVE

Technology has seeped into virtually every aspect of the human experience, and the sharing economy is just one manifestation of its impact. Tech startups like Uber and Airbnb represent the vanguard, reshaping the way we spend our vacation or simply

travel across town.

In recent years, the concept of utilising shared resources has gained traction in the housing market. Targeting cities where demand for rental properties have prompted a spike in prices, communal living has

EMPHASIS ON OUR PERSPECTIVE

emerged as a cost-effective alternative. The rise of communal living is an attempt to fill a gap in the residential marketplace. However, the issue for real estate developers is whether it is a trend that is both sustainable and powerful enough to transcend beyond a small market niche.

The word 'community' resonates throughout our lives. Community embraces a quality of life that seems universally valued. Whilst many of us may disagree on its definition, we all have a sense of when it is absent or present. In recent decades there has been a growing sense that much of the development – emerging urban sprawl – on the fringes of Australian cities does not adequately support or encourage the development of community.

This mounting concern for community, combined with the rise of sustainability – environmental, economic and social – as a core component in urban development, has led to the emergence of an increasing number of master-planned communities that seek to offer residents' sustainable' communities, 'vibrant' communities, 'liveable' communities and so on. Whilst some of these offers are little more than enticing marketing campaigns, others are based on genuine attempts to encourage the growth and emergence of 'sustainable' communities.

Bilaad Realty's approach to sustainability

In their attempts to create 'sustainable' communities, developers have focused their attention on how appropriate housing, public spaces and community facilities within the physical design can provide a basic platform that gives residents the best opportunities to build community. They have also broadened their focus beyond the physical environment to develop networks, relationships, capacities and possibilities for social interaction.

Social wellbeing arises from a sense of security, belonging, familiarity, support, neighbourliness, cohesion and integration of different social groups, based on respect for different cultures, traditions and backgrounds. The measures of sustainable communities are not exhaustive or mutually exclusive. Rather they are mutually reinforcing and

overlapping. We have divided them into four to simplify the process of measuring how sustainable a community is.

- A sustainable community involves minimal ecological impact, minimal waste or pollution and maximum recycling, protection and enhancement of the natural environment, so that all may enjoy environmental benefits such as greenery, careful planning for physical and social well-being, space to walk, cycle, refresh and relax.
- Community organisation and neighbourhood management are essential to social networks and urban viability, ensuring well maintained and secured conditions which are the prerequisite of stable, long-term, participative and cohesive communities; e.g. neighbourhood management organisations can transform basic street conditions, community safety and security, social contact and youth engagement, by acting as a local conduit for decisions, coordinating supervision and frontline service delivery.
- As a priority, sustainable communities utilise cutting edge technology in the provision of home-specific and communal security systems. In many cases, remote closed-circuit television surveillance (CCTV) systems are developed to cater to the safety of people who live within.
- Minimising energy use and environmental impact contributes to sustainability, helps combat global warming and encourages long-term stewardship of communities. An essential part of sustainable communities is the utilisation of energy-efficient appliances supported by renewable, clean energy (solar or wind); offering residents long term cost saving.

At Bilaad Realty, we are conversant with the fact that today's world is fast-paced, full of people who increasingly seek authentic experiences from places where they live, work and interact. Looking forward, today's housing environments are not only about the residential surroundings but about delivering functionality and shaping lives.





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

N250,000,000.00
 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)

SOLD OUT

ONLY AVAILABLE IN SECONDARY MARKET

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

SOLD OUT

ONLY AVAILABLE IN SECONDARY MARKET

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

N125,000,000.00

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



OPAL

4 BEDROOM - TOWNHOUSE
 279m² Net-Floor Area

N90,000,000.00

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

SOLD OUT
ONLY AVAILABLE IN SECONDARY MARKET



AMETRINE

2 BEDROOM - APARTMENT

N25,600,000.00

🏠 96m² Net-Floor Area

SOLD OUT
ONLY AVAILABLE IN SECONDARY MARKET



VERMARINE

1 BEDROOM - APARTMENT

N15,400,000.00

🏠 45m² Net-Floor Area

SOLD OUT
ONLY AVAILABLE IN SECONDARY MARKET

HOT DEALS

PRODUCT	SPECIFICATIONS	LOCATION
AVENTURINE	3 BEDROOM APARTMENT	BALI ISLAND, KAFE DISTRICT, LIFE CAMP, ABUJA
AMETRINE	2 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



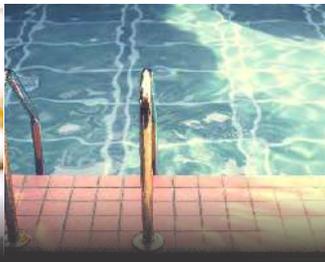
CCTV SURVEILLANCE
AND SECURITY



CENTRAL GAS SYSTEM



HOME AUTOMATION



SWIMMING POOL



INTERCOMM



FIBRE OPTICS
CONNECTIVITY



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