

NEWSLETTER



The Evolution of Home Comfort: From Shelters to Smart Homes

FROM THE HEADLINES

The Evoluton of Home Comfort: From Shelters to Smart Homes Humans have always sought comfort and safety in their living spaces. From the earliest forms of shelter to modern-day smart homes, the history of home comfort has been a journey of innovaton and progress. Over tme, basic shelters have evolved into more comfortable living spaces with innovatons such as fireplaces, the use of natural materials, and the concept of personal space.

The most important periods and milestones in the history of home comforts, such as the advent of central heating and indoor plumbing, have influenced how we live and interact with our living spaces. Technological advancements, such as the light bulb, air conditoning, and the internet of Things (IoT), have revolutionized home comfort over the years, altering our lifestyles and how we engage with our domestic environments.

At Bilaad Realty, we believe that home comfort is not just about physical comfort. It is also about creatng a sense of space and light, incorporatng natural

materials, and designing homes that promote emotonal and environmental well-being.

We are dedicated to ensuring our clients experience the utmost comfort and safety within their residential environments. We invite you to explore our website and social media handles to learn more about our commitment to innovaton and comfort in the real estate industry.

We also welcome your feedback and suggeststons as we strive for excellence in everything we do. So let's talk about it. Thank you for your contnued support and trust in Bilaad Realty.

Sincerely,
Aliyu Aliyu CEO,
Bilaad Realty



THE EVOLUTION OF HOME COMFORT:

From Shelters to Smart Homes Since the earliest forms of shelter, humans have always sought comfort and safety in their living spaces. Over tme, the history of home comfort has been marked by innovaton and progress, leading to the creaton of modern-day smart homes. In this perspective, we explore the evoluuon of home comfort from a Nigerian standpoint, highlighting key innovatons and milestones that have shaped the way we live and interact with our living spaces. Indigenous craftsmen and builders in Africa used traditonal methods such as clay, straw, and reeds to construct the walls, frame the

house, and construct the roof. From homes carved out of solid rocks to those made of animal skins, mud, clay, soil, stone, and reeds, the concept of personal space and privacy emerged.

The use of natural materials such as wood, stone, and clay helped regulate temperature and create a comfortable living environment. The 19th century marked a significant milestone in the history of home comfort as central heating and indoor plumbing were invented, followed by the creaton of the light bulb in the late 19th century.

EMPHASIS ON OUR PERSPECTIVE

The introduction of air conditioning in the early 20th century made it possible to regulate temperature and humidity, creating a more comfortable living environment. The Internet of Things (IoT) has also had a significant impact on modern homes, allowing us to control our living spaces remotely and automate various tasks.

In recent years, there has been a growing emphasis on sustainable and eco-friendly home comfort solutions. Innovations such as smart thermostats, energy efficient appliances, and sustainable building materials have made it possible to create a comfortable living environment while reducing our carbon footprint. These innovations not only enhance comfort but also contribute to a greener future.

At Bilaad Realty, we believe that home comfort is not just about physical comfort but also emotional and environmental well-being. Holistic home comfort is an approach that considers the psychological, physical, and spiritual well-being of a space's occupants. It is about creating a living space that looks and feels good, nurtures well-being, promotes health, and fosters a sense of harmony and peace. Home design and interior decor play a crucial role in creating a comfortable living environment. Incorporating natural materials like wood, stone, and plants can help create a calming and grounding atmosphere.

To understand the balance between innovation and comfort, it's essential to look at examples of famous homes or architects who have embraced both. Homes like the Falling Water House by Frank Lloyd Wright, the Glass House by Philip Johnson, and the Farnsworth House by Ludwig Mies van der Rohe showcase how innovation and comfort can coexist, creating a sustainable, comfortable, and beautiful living space.

The future of home comfort is exciting, with innovations and trends emerging all the time. Concepts like smart homes, virtual reality, and new materials are redefining our understanding of comfort. In conclusion, the history of home comfort has been a journey of innovation and progress. By embracing a holistic approach to home comfort, we can create a comfortable living environment that enhances our physical, emotional, and environmental well-being.

At Bilaad Realty, we are committed to providing our clients with the highest level of comfort and safety in their living spaces, and we will continue to explore innovations and trends to achieve this goal. We invite you to subscribe to our newsletter or connect with us on social media to stay updated on the latest innovations in home comfort and sustainability. We also welcome your feedback, questions, and personal stories related to home comfort and innovation.

Thank you for your continued support and trust in Bilaad Realty



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
KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

🏠 447m² Net-Floor Area

\$705,467.37 / ₦812,698,410.24
(Naira value tied to exchange rate)



NEW

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 / ₦887,616,000.00
(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 / ₦720,000,000.00
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



AMETHYST

4 BEDROOM - TWIN VILLA
343m² Net-Floor Area

\$479,166.67 / ₦552,000,003.84
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



OPAL

4 BEDROOM - TOWNHOUSE
279m² Net-Floor Area

\$333,333.33 / ₦383,999,996.16
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



PETALITE

3 BEDROOM - APARTMENT
230m² Net-Floor Area

\$250,000.00 / ₦288,000,000.00
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



AMMOLITE

2 BEDROOM - PENTHOUSE
235m² Net-Floor Area

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



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FLUORITE

2 BEDROOM - APARTMENT

170m² Net-Floor Area

\$187,500.00 / ₦216,000,000.00
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



AZURITE

1 BEDROOM - PENTHOUSE

170m² Net-Floor Area

NOT AVAILABLE

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



IOLITE

1 BEDROOM - APARTMENT

75m² Net-Floor Area

\$104,166.67 / ₦120,000,003.84
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



JADEITE

STUDIO APARTMENT

43m² Net-Floor Area

\$72,916.67 / ₦84,000,003.84
(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

9 MONTHS PAYMENT PLAN ON BALI ISLAND PROPERTIES



SAPPHIRE

5 BEDROOM - VILLA

447m² Net-Floor Area

\$427,934.08 / ₦492,980,060.16
(Naira value tied to exchange rate)

ON REQUEST

PROPERTY TYPE

HOUSE TYPES

9 MONTHS PAYMENT PLAN ON BALI ISLAND PROPERTIES



AMETHYST

4 BEDROOM - TWIN VILLA
 🏠 343m² Net-Floor Area

\$332,837.62 / ₦383,428,938.24
 (Naira value tied to exchange rate)

ON REQUEST



OPAL

4 BEDROOM - TOWNHOUSE
 🏠 279m² Net-Floor Area

\$247,250.81 / ₦284,832,933.12
 (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: AMETHYST

SPECIFICATIONS: 4 BEDROOM TWIN VILLA + BQ

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: SAPPHIRE

SPECIFICATIONS: 5 BEDROOM VILLA + BQ

LOCATION:
 BALI ISLAND, LIFE CAMP, KAFE DISTRICT, ABUJA

PRODUCT NAME: TOPAZ

SPECIFICATIONS: 3 BEDROOM APARTMENT + BQ

LOCATION 1: BALI ISLAND, LIFE CAMP, ABUJA

PRODUCT NAME: OPAL







SPECIFICATIONS: 4 BEDROOM TOWNHOUSE + BQ

LOCATION:
 BALI ISLAND, LIFE CAMP, KAFE DISTRICT, 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%

50%

DISCOUNTS ON
OUTRIGHT PAYMENTS

ESTATE FACILITIES



RECREATION



GYM



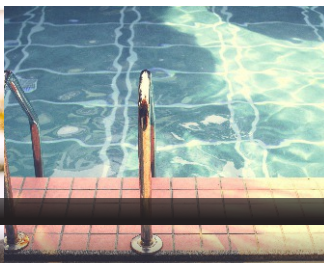
CCTV SURVEILLANCE
AND SECURITY



CENTRAL GAS SYSTEM



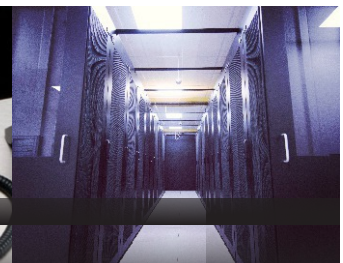
HOME AUTOMATION



SWIMMING POOL



INTERCOMM



FIBRE OPTICS
CONNECTIVITY

ENJOY UNRESTRICTED ACCESS



Airport
Lounge



Gaming
Arcade



Selected
Stores



Gym & Sports
Academy



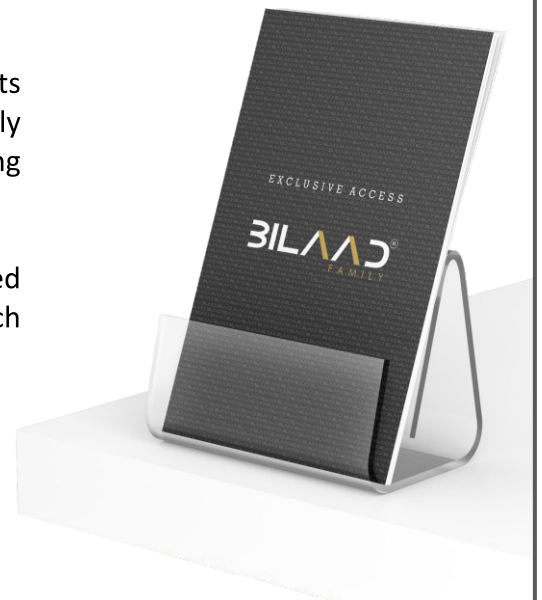
Hotels

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.

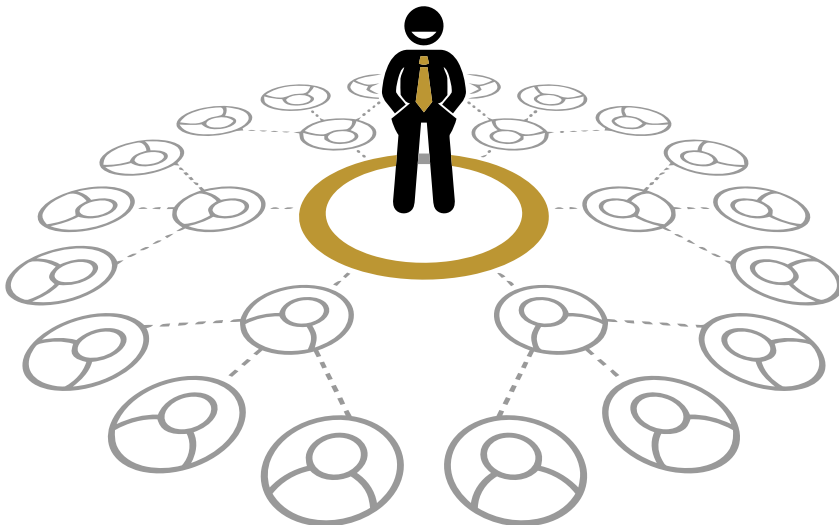
This exclusive membership will provide our clients unrestricted access to airport VIP lounges, hotel stay discounts, and much more.

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.

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30 UNDER 30 WOMEN IN BUSINESS

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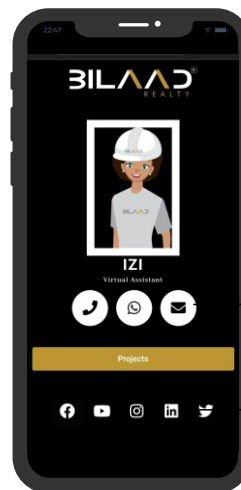
BE A PART OF THE FUTURE
www.bilaaddevelopmenttrust.com

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)

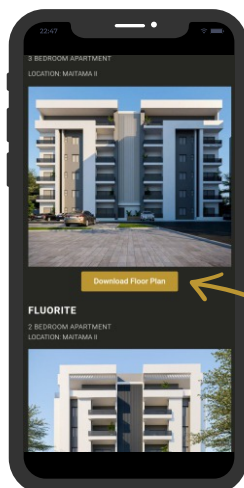


2. CALL, CHAT OR EMAIL BY CLICKING ON ANY OF THESE BUTTONS

(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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