

# NEWSLETTER



**EFFICIENT LIVING**



SCAN ME

## FROM THE HEADLINES

An indicator for societal advancement has for long been the planning and engineering of cities. A bird's-eye view of well-planned cities, even by strangers, would tell of the level of social wellbeing of the dwellers. In the modern time, advances in science and technology have brought greater comfort and convenience to homes. And more recently, living spaces have become cinemas of a sort, thanks to satellite television, broadband internet, direct streaming services and other value-added telecommunication services.

While we recognize these achievements and others, we must also acknowledge the fact that our modern living can contribute to lifestyle and health challenges.

Sedentary lifestyles, lack of physical activity, poor diet, stress, and social isolation – to name a few – are part of the down sides to 21st century living.

When the topic of living efficiently is raised, attention is typically directed to energy efficiency and cost savings. Health issues are often taken as secondary or disregarded. But whereas saving cost may be beneficial, more so from reducing the use of finite natural resources, our health deserves better attention.

**Aliyu Aliyu**  
**Chief Executive Officer**  
**Bilaad Realty Ltd**



## EFFICIENT LIVING WITH EMPHASIS ON OUR PERSPECTIVE

Housing is integral to healthy living. Although cost should not be the determinant, the poor housing conditions in low-income communities have been known to cause physical and mental ill-health among residents. As such, improvements in their housing conditions can have multiple benefits for poor and

vulnerable groups. Also, changing to a sustainable built environments by the middle class and the affluent can improve their quality of life.

The elements of our lifestyles influence how we feel and our overall well-being. Unhealthy living



## EMPHASIS ON OUR PERSPECTIVE

environments can cause a myriad of issues for residents including respiratory illnesses due to poor ventilation and dramatic swings in indoor temperatures. Children are more at risk in such environments, and growing up in an unhealthy home can cause a lifetime of medical struggles.

### Ideal Lifestyle

The “ideal lifestyle” is personal and specific to everyone. It even varies for each member of a household. Determining the ideal lifestyle may be quick for some, and a little longer for others. For some it may mean living in an energy efficient home or waking up to perfectly manicured greens; for others it may be the convenience of having a grocery store, school, and recreational facilities nearby.

An efficient lifestyle, however, is one that caters to the body, mind, and soul of the individual. While the concept transcends the physical, it is nonetheless significantly impacted by it. None of the three elements is more important to exclude the need for the others; they all must harmonise.

### Live Work Play

The ideal lifestyle must incorporate the concept of Live Work Play (LWP). Although the practical reality of LWP is since the ancient time, its importance to efficient living in our modern world is quite real, but fraught with challenges. Tighter schedules, increased work commitments, and oft unavoidable traffic gridlocks lead to an unhealthy work-life balance. Whilst we may even relish the challenges of ever-increasing responsibilities, and it is for the metropolitan authorities to improve commuters' experience, people need an escape to a place to relax, unwind, and enjoy the beauty of nature when not working or commuting to and from work.

### Master-planned Communities

To enable workers and busy executives to achieve work-life balance, we need more properties to be developed in master-planned communities. And homebuyers need to become more accustomed to considering community amenities as part of their residential package. In lieu of traditional yard requirements, buyers should require and insist on extra space or spaces within their communities to

make life easier and more pleasant.

Many Nigerian residential estates in the cities were not master planned. Till date, individuals are responsible for building their homes in locations where common spaces are not provided for and where basic public infrastructures are absent. This needs to change. The good news is that new developments today are more in planned estates than in the past.

Some important community amenities in an estate are parks and green spaces, trail systems for walking and biking, resort-style pools and clubs, first class gyms and courts, and commercial centres.

### Bilaad's Guiding Principles

The built environment favours fewer physical activities, such as texting over face-to-face conversations and screen time over outdoor recreation. These preferences limit social interaction and invariably societal wellbeing. The community in which one's home is located can be a contributing factor to one's quality of life. Our residential complex should offer us numerous ways to stay healthy and maintain an efficient and productive daily routine. For instance, life in a tranquil and serene environment helps to lower stress and increase mindfulness.

At Bilaad Realty, we recognise today's immense lifestyle challenges. As part of our guiding principles to be the leading customer-centric firm, Bilaad represents a shift that explicitly puts wellness at the centre of the conception, design, and creation of homes. As we continue in our efforts to actualize this goal, we understand that not all feet move at the same pace. Therefore, whether you prefer an active or laid-back lifestyle, we have designed our communities to respond to unique lifestyle preferences.

Whatever your pace, you will find your place with us. Make the smart move for efficient living.

PROPERTY TYPE



# 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  
 447m<sup>2</sup> Net-Floor Area

\$705,467.37 / N412,698,411.45  
 (Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES  
 ALL ROOM WARDROBES





HOUSE TYPES	
<b>THE EMERALD</b> 4 BEDROOM PENTHOUSE	₦ 404m <sup>2</sup> Net-Floor Area <span style="color: red; font-weight: bold; transform: rotate(-15deg); border: 1px solid red; padding: 2px;">ON REQUEST</span>
<b>THE OLIVINE</b> 3 BEDROOM PENTHOUSE	₦ 333m <sup>2</sup> Net-Floor Area <span style="color: red; font-weight: bold; transform: rotate(-15deg); border: 1px solid red; padding: 2px;">ON REQUEST</span>
<b>ZIRCON</b> 2 BEDROOM APARTMENT	₦ 199m <sup>2</sup> Net-Floor Area CORNER UNITS \$263,227.51 / N153,988,093.35 (Naira value tied to exchange rate)
<b>BERYL</b> 2 BEDROOM APARTMENT	₦ 186m <sup>2</sup> Net-Floor Area RIGHT-BOTTOM UNITS \$352,733.69 / N206,349,208.65 (Naira value tied to exchange rate) <span style="color: red; font-weight: bold; transform: rotate(-15deg); border: 1px solid red; padding: 2px;">NOT AVAILABLE</span>
<b>QUARTZ</b> 2 BEDROOM APARTMENT	₦ 167m <sup>2</sup> Net-Floor Area MIDDLE UNIT \$220,899.40 / N129,226,189.95 (Naira value tied to exchange rate)
<b>JET</b> 1 BEDROOM APARTMENT	₦ 126m <sup>2</sup> Net-Floor Area CORNER UNITS \$166,666.67 / N97,500,001.95 (Naira value tied to exchange rate)
<b>FLINT</b> 1 BEDROOM APARTMENT	₦ 102m <sup>2</sup> Net-Floor Area MIDDLE UNITS \$134,920.63 / N78,928,568.55 (Naira value tied to exchange rate)

PROPERTY TYPE

# MALDIVES BY BILAAD



## 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  
447m<sup>2</sup> Net-Floor Area

\$770,500.00 / N450,742,500.00  
(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.





## 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

🏠 447m<sup>2</sup> Net-Floor Area

\$625,000.00 / N365,625,000.00

(Naira value tied to exchange rate)

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

4 BEDROOM - TWIN VILLA

🏠 343m<sup>2</sup> Net-Floor Area

\$479,166.67 / N280,312,501.95

(Naira value tied to exchange rate)

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

4 BEDROOM - TOWNHOUSE

🏠 279m<sup>2</sup> Net-Floor Area

\$333,333.3 / N194,999,998.05

(Naira value tied to exchange rate)

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

3 BEDROOM - APARTMENT

🏠 230m<sup>2</sup> Net-Floor Area

\$250,000.00 / N146,250,000.00

(Naira value tied to exchange rate)

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

2 BEDROOM - PENTHOUSE

🏠 235m<sup>2</sup> Net-Floor Area

\$208,333.33 / N121,874,998.05

(Naira value tied to exchange rate)

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

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**PROPERTY TYPE**



**FLUORITE**

2 BEDROOM - APARTMENT

170m<sup>2</sup> Net-Floor Area

\$187,500.00 / N109,687,500.00  
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES  
ALL ROOM WARDROBES



**AZURITE**

1 BEDROOM - PENTHOUSE

170m<sup>2</sup> Net-Floor Area

\$156,250.00 / N91,406,250.00  
(Naira value tied to exchange rate)  
**NOT AVAILABLE**

KITCHEN CABINET & APPLIANCES  
ALL ROOM WARDROBES



**IOLITE**

1 BEDROOM - APARTMENT

75m<sup>2</sup> Net-Floor Area

\$104,166.67 / N60,937,501.95  
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES  
ALL ROOM WARDROBES



**JADEITE**

STUDIO APARTMENT

25m<sup>2</sup> Net-Floor Area

\$72,916.67 / N42,656,251.95  
(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

447m<sup>2</sup> Net-Floor Area

\$427,934.08 / N250,341,436.80  
(Naira value tied to exchange rate)

Elevator  
Kitchen Cabinet  
Wardrobes  
Inverter

**ON REQUEST**



**HOUSE TYPES**

**12 MONTH PAYMENT PLAN ON BALI ISLAND PROPERTIES**



**AMETHYST**

4 BEDROOM - TWIN VILLA

343m<sup>2</sup> Net-Floor Area

Kitchen Cabinet  
Wardrobes  
Inverter

\$332,837.62 / N194,710,007.70

(Naira value tied to exchange rate)

**ON REQUEST**



**OPAL**

4 BEDROOM - TOWNHOUSE

279m<sup>2</sup> Net-Floor Area

Kitchen Cabinet  
Wardrobes  
Inverter

\$247,250.81/ N144,641,723.85

(Naira value tied to exchange rate)

**ON REQUEST**

**HOT DEALS**



**PRODUCT NAME:  
TOPAZ**

**SPECIFICATIONS:  
3 BEDROOM APARTMENT + BQ**

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



**PRODUCT NAME:  
SAPPHIRE**

**SPECIFICATIONS:  
5 BEDROOM VILLA**

**LOCATION:  
BORA BORA ISLAND, WUYE 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%
<b>TOTAL</b>	<b>100%</b>

# 50%

## DISCOUNTS ON OUTRIGHT PAYMENTS

## ESTATE FACILITIES



RECREATION



GYM



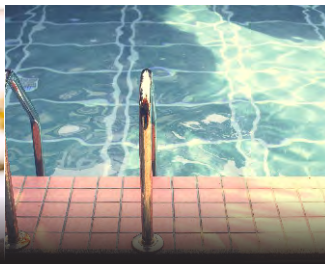
CCTV SURVEILLANCE  
AND SECURITY



CENTRAL GAS SYSTEM



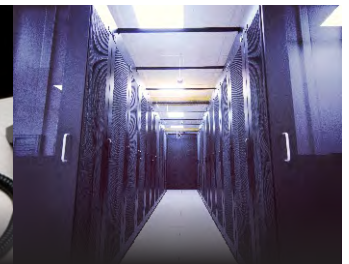
HOME AUTOMATION



SWIMMING POOL



INTERCOMM



FIBRE OPTICS  
CONNECTIVITY





# ENJOY UNRESTRICTED ACCESS

## 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.



Airport  
Lounge



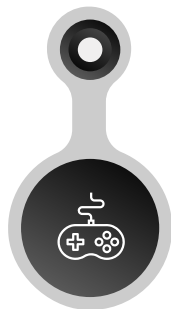
Selected  
Stores



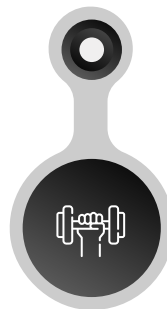
Hotels



Gaming  
Arcade



Gym & Sports  
Academy

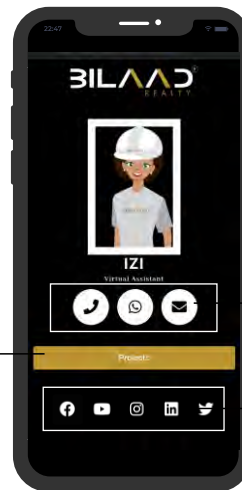


# REACHING US JUST GOT IZI

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



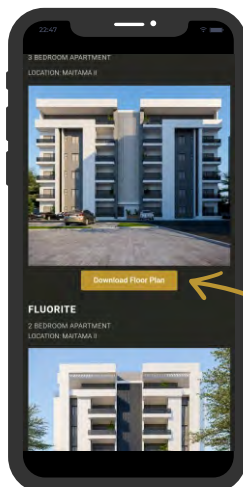
**1. SCAN THE QR CODE**  
*(it's izi!! Just use your phone camera)*



**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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