

NEWSLETTER



NIGERIA AT 61: THE JOURNEY TOWARDS SUSTAINABILITY



Although, Nigeria moved up 15 spots on the Jones Lang LaSalle's Global Real Estate Transparency Index from position 83, the challenges in housing and sustainable development in Nigeria are enormous. The extremely limited access to mortgage continues to prey on Nigerian lives, while housing struggles to match up with population growth. The limited quantity of long-term housing development loans has impeded on the nation realising the full materialisation of the real estate sector.

This has yet to break the spirit of a people who have endured more than just limited sustainable housing. Nigerians are as sustainable as they are resilient. Just as sustainable development has been defined in the Brundtland report as development which meets our current needs without hindering the ability of future generations to meet theirs, resilience is basically all decisions made to tackle the challenges that hinder such developments. However, it is no longer news that

sustainable housing has been one of the crucial needs that Nigerians have found difficult to access.

It takes a peculiar kind of people to experience irregularities and still emerge optimistic and resourceful especially when these irregularities touch on one of their most basic needs.

Although, our architecture today has aligned itself with global standards, it can only remain so unfortunately, as long as sustainable policies are formed. Therefore, celebrating 61 years of independence should not be draped in Nigerians weakly clawing for makeshift options of shelter but for the cream they deserve: sustainable housing — which is still very within our reach and quite possible to realise.

Aliyu Aliyu
Chief Executive Officer
Bilaad Realty Ltd



Nigeria At 61: The Journey Towards Sustainability

WITH EMPHASIS ON OUR PERSPECTIVE

More than just 61 years but for hundreds of years, Nigerians have creatively made decisions in the most challenging of times to deal with the elusive essential of sustainable real estate. This was notably present in the Hausa Pre-Colonial architecture of mud, stones and grasses which helped shield the Northern people from the scorching winds from the Sahara. Also evident in Igbo architecture in the same period were cave-inspired tight encasements of pitched roofing with priority given to warmth and wind aversion. The Yorubas prioritised termite-resistance which they found in bamboo rafters in the same era.

Although the modern history of housing provisions in Nigeria has been a dramatic one, Nigerians endured the journey and are now presently looking forward to the possibilities of housing solutions with closer proximity to their need for sustainability.

Formulation of good policies and seeing to their implementation; development of new building materials as well as improvement in the efficiency of local building materials have been proposed by Obianyo et al. (2001), as solutions to actualising mainstay sustainable housing. These could be the modern version of Nigerians yet again manifesting resilience or at least a variety of it in protecting sustainable living. The solutions prescribed are centred on the practice of research which is only necessary for viable outcomes.

Research and Housing Policies

Agbola and Alabi (2000) defined policy as a plan of action, a statement of aim and ideas. Housing policy is thus a guideline provided by government which is aimed at meeting the housing need and demand of the people through research and a set of appropriate strategies including fiscal, institutional, legal and regulatory frameworks (Agbola, 1998).

Therefore, results of research in the real estate sector can be used in policy making to aid the advancement of the Nigerian housing and urban development sector, and creating a repository for storing research findings will make it easy for policy makers to access information to be used for formulating well informed policies for sustainable housing and urban development.

Development of Functional Designs

The efforts of the government in its approach to achieving the goal of the National Housing Policy and its institutional framework has continuously proven futile. Therefore, it has become very necessary to carry out incisive research to develop new functional designs for housing and urban infrastructure for providing adequate housing and urban infrastructure in Nigeria.

Reinforcing the Efficiency of Local Materials

Research is also beneficial to optimising already existing local materials. Applying research findings aimed at improving the strength, durability and efficiency of local materials will enable them to compete favourably with foreign ones.

Although these solutions are yet to be effective, the real estate sector in Nigeria is ever expanding as was evident in demand rising by double digit figures in 2019. According to Nigeria Property Centre, enquiries of listings increased by 72% that year.

Bilaad Realty, like the nation continue to brave the storm in the mission to building sustainable cities. 61 years, and more before then, have been ample time for all our memorable challenges to heat this land into solid rock and like in the words of Gordon Hinckley, "You can't build a great building on a weak foundation".



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

\$611,854.68 / N349,980,876.96
 (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.

NEW

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 / N357,500,000.00
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



AMETHYST

4 BEDROOM - TWIN VILLA
343m² Net-Floor Area

\$479,166 .00 / N274,082,952.00
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



OPAL

4 BEDROOM - TOWNHOUSE
279m² Net-Floor Area

\$333,333.33 / N190,666,664.76
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



PETALITE

3 BEDROOM - APARTMENT
230m² Net-Floor Area

\$250,000.00 / N143,000,000.00
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES



AMMOLITE

2 BEDROOM - PENTHOUSE
235m² Net-Floor Area

\$270,833.33 / N154,916,664.76
(Naira value tied to exchange rate)

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

NOT AVAILABLE

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HOUSE TYPES



FLUORITE

2 BEDROOM - APARTMENT

🏠 170m² Net-Floor Area

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

\$145,835.00 / N83,417,620.00

(Naira value tied to exchange rate)



AZURITE

1 BEDROOM - PENTHOUSE

🏠 170m² Net-Floor Area

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

\$208,333.33 / N119,166,664.76

(Naira value tied to exchange rate)

NOT AVAILABLE



IOLITE

1 BEDROOM - APARTMENT

🏠 75m² Net-Floor Area

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

\$104,166.66 / N59,583,329.52

(Naira value tied to exchange rate)



JADEITE

STUDIO APARTMENT

🏠 25m² Net-Floor Area

KITCHEN CABINET & APPLIANCES
ALL ROOM WARDROBES

\$72,916.66 / N41,708,329.52

(Naira value tied to exchange rate)

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

Elevator
Kitchen Cabinet
Wardrobes
Inverter

\$430,210.33 / N246,080,308.76

(Naira value tied to exchange rate)

ON REQUEST

HOUSE TYPES

12 MONTH PAYMENT PLAN ON BALI ISLAND PROPERTIES



AMETHYST

4 BEDROOM - TWIN VILLA

\$334,608.03 / N191,395,793.16

🏠 343m² Net-Floor Area

(Naira value tied to exchange rate)

Kitchen Cabinet
Wardrobes
Inverter

ON REQUEST



OPAL

4 BEDROOM - TOWNHOUSE

\$248,565.97 / N142,179,734.84

🏠 279m² Net-Floor Area

(Naira value tied to exchange rate)

Kitchen Cabinet
Wardrobes
Inverter

ON REQUEST

HOT DEALS







PRODUCT	SPECIFICATIONS	LOCATION
TOPAZ	3 BEDROOM APARTMENT + BQ	BALI ISLAND, KAFE DISTRICT, LIFE CAMP, ABUJA
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

18 MONTH PAYMENT PLAN ON ALL PROPERTY TYPES

12 MONTH PAYMENT PLAN ON BALI ISLAND PROPERTIES

Payment flexibility is important when it comes to home ownership. Across our different housing categories, we offer a maximum 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



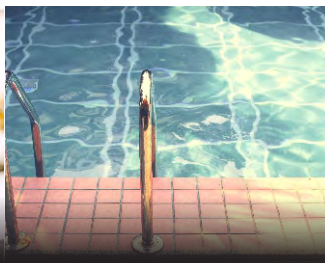
CCTV SURVEILLANCE
AND SECURITY



CENTRAL GAS SYSTEM



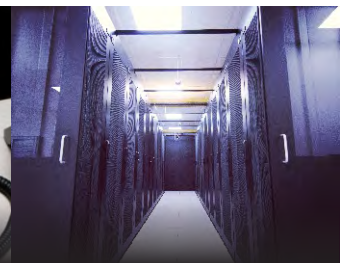
HOME AUTOMATION



SWIMMING POOL



INTERCOMM



FIBRE OPTICS
CONNECTIVITY



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