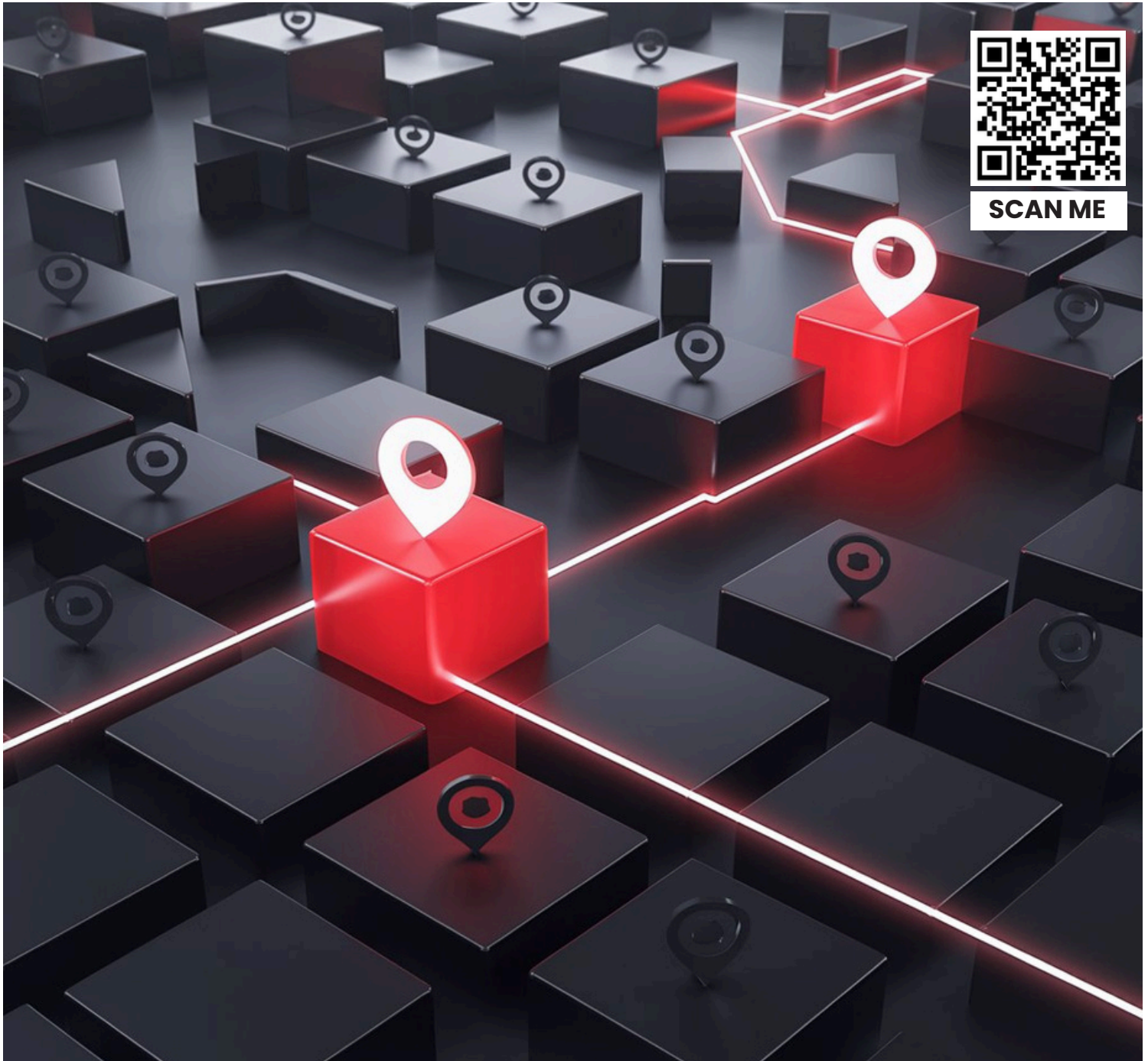


NEWSLETTER



LOCATIONS & COMMITMENTS: FINDING **THE ONE** IN ABUJA'S REAL ESTATE

LOCATIONS & COMMITMENTS: FINDING THE ONE IN ABUJA'S REAL ESTATE

FROM THE DESK OF THE CEO

One of the greatest commitments a person can make is to secure a future of financial stability through investments, especially real estate investments, and this is why location is king.

February is often associated with love, commitment, and the pursuit of meaningful connections but beyond that, love also means making smart choices that stand the test of time.

Just like relationships, real estate investments thrive on trust and foresight. It requires patience, a vision for the future, and the ability to recognize value before it fully manifests.

When you invest in the right property, you are not just acquiring a home or an asset, you are building a legacy, something that will appreciate and reward your foresight for years to come.

As real estate experts, we are committed to helping you make informed decisions that align with your aspirations and financial goals. Be it personal investments for use or long-term returns, our goal is to connect you with the best opportunities available in Abuja's thriving real estate market.

Abuja continues to be a prime destination for property investment, offering a lifestyle of comfort and convenience. This February, we explore the most promising neighborhoods with incredible value for aspiring homeowners and investors.

Investing in Abuja's real estate presents a promising long-term opportunity due to several key factors shaping the market's future.

Research shows that over 50% of residential developments in Abuja in 2024 were privately funded, indicating strong investor confidence. The commercial property market is also expanding rapidly, with demand for office spaces and retail hubs rising due to business growth.

Aliyu Aliyu
Chief Executive Officer
Bilaad Realty Limited.



EMPHASIS ON OUR PERSPECTIVE LOCATIONS & COMMITMENTS: FINDING THE ONE IN ABUJA'S REAL ESTATE

The Bilaad Perspective: Best Neighborhoods for Property Investment in Abuja

Like finding the perfect partner, choosing the right neighborhood requires careful consideration, compatibility, and a vision for the future. Abuja, with its dynamic blend of exclusivity and growth potential, offers several prime locations that are ideal for real estate investment. Here are our top picks:

1. Katampe (Main & Extension)

Often described as the hidden gem of Abuja, Katampe is a neighborhood where beauty meets potential. With its serene environment, proximity to major districts, and an increasing number of high-end developments, Katampe offers investors a mix of tranquility and urban accessibility. With our Langkawi estate located here, it's a clear testament to the area's desirability.

2. Jahi

Jahi is fast becoming a sweetheart for investors, thanks to its strategic location near major commercial hubs like Wuse and Gwarinpa. It offers competitive property prices now, but with rapid infrastructural development, its value is set to rise significantly in the coming years.

3. Guzape

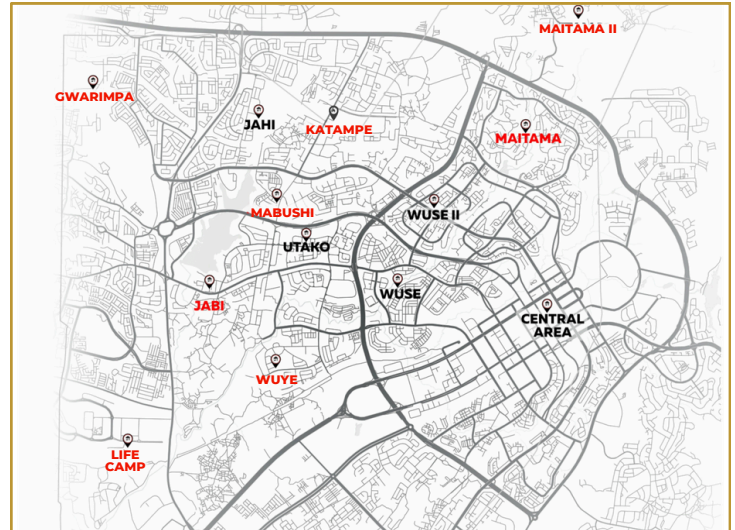
Elegance and exclusivity define Guzape, one of Abuja's highbrow neighborhoods. This area is perfect for luxury seekers and investors looking for premium returns. With its breathtaking city views and modern infrastructure, Guzape is a love-at-first-sight location for real estate enthusiasts.

4. Gwarinpa

As Africa's largest housing estate, Gwarinpa remains a solid choice for residential and commercial investments. Its established infrastructure, vibrant community, and reputation for steady appreciation make it a safe and rewarding investment.

5. Maitama & Asokoro

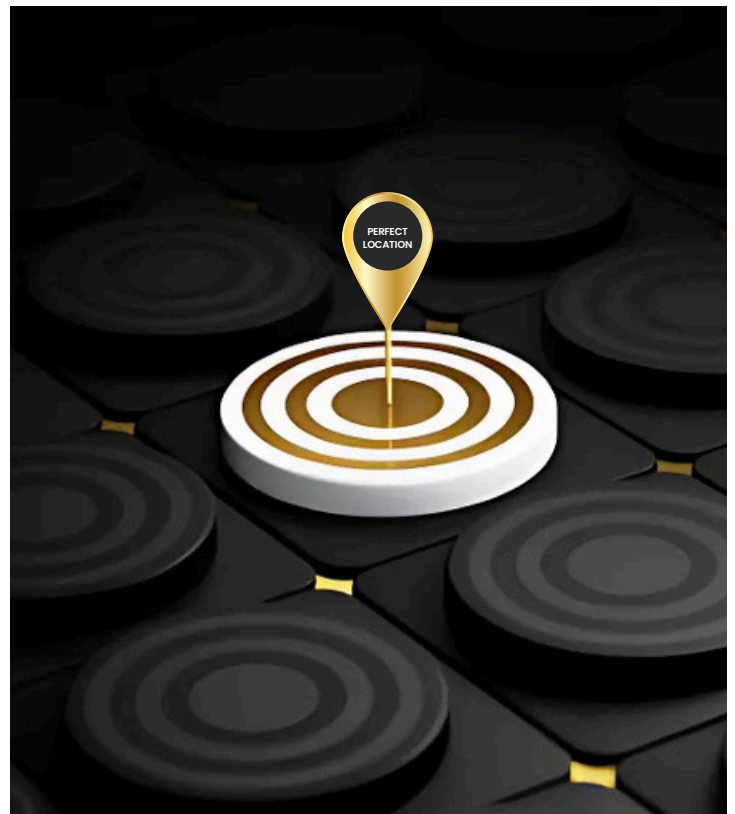
If Abuja had a 'power couple,' Maitama and Asokoro would be it. These districts remain the city's most prestigious, attracting high-net-worth individuals and embassies. While the entry cost is high, the long-term value and exclusivity make them prime investment areas.



At Bilaad Realty, we understand that real estate is more than just transactions—it's about creating a future you love. Whether you're looking to buy your dream home or secure an investment property, now is the time to make a lasting commitment.

Let's help you find the perfect match in Abuja's real estate market. What better way is there to celebrate the season of love than investing in something that grows with time?

Bilaad Realty – Building Tomorrow, Today.



PROPERTY TYPE

NEW!



BILAAD PREMIUM

Introducing CAPRI ISLAND, DAPE DISTRICT, ABUJA FCT

Capri Island by Bilaad Realty is a 3.04-hectare project located in Dape District, Abuja, FCT. This estate comprises 87 units, showcasing our mid-premium homes in a secure, serene, and convenient environment. Designed for raising the perfect home.

HOUSE TYPES

7.5% DISCOUNT ON OUTRIGHT PAYMENTS



AQUAMARINE ₦318m² Net-Floor Area
5 Bedroom Detached - Villa

₦250,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



CITRINE ₦236m² Net-Floor Area
4 Bedroom Town-House

₦140,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AVENTURINE ₦131m² Net-Floor Area
3 Bedroom - Apartment

₦90,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

PROPERTY TYPE



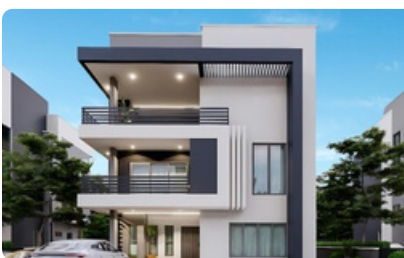
BILAAD PREMIUM

LANGKAWI ISLAND, KATAMPE, ABUJA FCT

Langkawi Island by Bilaad Realty is a 2.63 Hectare project located in Katampe, Abuja, FCT. This estate comprises of 103 units, showcasing our premium and mid-premium homes in a secure, serene, and convenient environment. Designed for raising the perfect home.

HOUSE TYPES

7.5% DISCOUNT ON OUTRIGHT PAYMENTS



ONYX ^{EST} 447m² Net-Floor Area
5 Bedroom - Villa

₦375,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

PROPERTY TYPE



OPAL 173 279m² Net-Floor Area
4 Bedroom - Townhouse

₦220,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



TOPAZ 173 161m² Net-Floor Area
3 Bedroom - Apartment

NOT AVAILABLE

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AVENTURINE 173 120m² Net-Floor Area
3 Bedroom - Apartment All Ensuite

NOT AVAILABLE

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AMETRINE 173 96² Net-Floor Area
2 Bedroom - Apartment

NOT AVAILABLE

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

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 in a secure, serene, and convenient environment for growing families.

HOUSES TYPES

7.5% DISCOUNT ON OUTRIGHT PAYMENTS



ONYX 173 447m² Net-Floor Area
5 Bedroom - Villa

₦500,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

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 and semi-finished in this case refers to already plastered walls internal and external only, no floor installaa ons no electrical and plumbing installala ons

PROPERTY TYPE



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

7.5% DISCOUNT ON OUTRIGHT PAYMENTS



ONYX 447m² Net-Floor Area
5 Bedroom - Villa

₦580,000,000
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances All
Room Wardrobes

On Request

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 and semi-finished in this case refers to already plastered walls internal and external only, no floor installa ons no electrical and plumbing installala ons

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

7.5% DISCOUNT ON OUTRIGHT PAYMENTS



ONYX ₦447m² Net-Floor Area
5 Bedroom - Villa

₦500,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AMETHYST ₦343m² Net-Floor Area
4 Bedroom - Twin Villa



Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



OPAL ₦279m² Net-Floor Area
4 Bedroom - Townhouse

₦250,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



PETALITE ₦230m² Net-Floor Area
3 Bedroom - Apartment



Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AMMOLITE ₦235m² Net-Floor Area
2 Bedroom - Penthouse



Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

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 and semi-finished in this case refers to already plastered walls internal and external only, no floor installa ons no electrical and plumbing installala ons

PROPERTY TYPE


FLUORITE ₦170m² Net-Floor Area
2 Bedroom - Apartment

Finishings

 Add-ons
 Kitchen Cabinet & Appliances
 All Room Wardrobes

NOT AVAILABLE

On Request

On Request


AZURITE ₦170m² Net-Floor Area
1 Bedroom - Penthouse

Finishings

 Add-ons
 Kitchen Cabinet & Appliances
 All Room Wardrobes

NOT AVAILABLE

On Request

On Request


IOLITE ₦75m² Net-Floor Area
1 Bedroom - Apartment

Finishings

 Add-ons
 Kitchen Cabinet & Appliances
 All Room Wardrobes

NOT AVAILABLE

On Request

On Request


JADEITE ₦43m² Net-Floor Area
Studio Apartment

Finishings

 Add-ons
 Kitchen Cabinet & Appliances
 All Room Wardrobes

NOT AVAILABLE

On Request

On Request

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 diferent precious homes in a secure, serene, and convenient environment for growing families.

HOUSE TYPES

CUSTOM PAYMENT PLAN ON BALI ISLAND PROPERTIES


SAPPHIRE ₦447m² Net-Floor Area
5 Bedroom - Villa

₦350,000,000
 Semi-Finished

Finishings

On Request

 Add-ons
 Kitchen Cabinet & Appliances
 All Room Wardrobes

On Request

PROPERTY TYPE

HOUSE TYPES CUSTOM PAYMENT PLAN ON BALI ISLAND PROPERTIES



AMETHYST ₦ 343m² Net-Floor Area
4 Bedroom - Twin Villa

₦185,000,000
Semi-Finished

Finishings On Request

Add-ons On Request
Kitchen Cabinet & Appliances
All Room Wardrobes



OPAL ₦ 279m² Net-Floor Area
4 Bedroom - Townhouse

₦160,000,000
Semi-Finished

Finishings On Request

Add-ons On Request
Kitchen Cabinet & Appliances
All Room Wardrobes

HOT DEALS



PRODUCT NAME: **SAPPHIRE**
SPECIFICATION: 5 BEDROOM VILLA + BQ
LOCATION: BALI ISLAND, LIFE CAMP, ABUJA



PRODUCT NAME: **AMETHYST**
SPECIFICATION: 4 BEDROOM TWIN VILLA + BQ
LOCATION: BALI ISLAND, LIFE CAMP, ABUJA



PRODUCT NAME: **OPAL**
SPECIFICATION: 4 BEDROOM TOWN HOUSE + BQ
LOCATION: BALI ISLAND, LIFE CAMP, ABUJA



PRODUCT NAME: **AVENTURINE**
SPECIFICATION: 3 BEDROOM APARTMENT
LOCATION: BALI ISLAND, LIFE CAMP, ABUJA



PRODUCT NAME: **AVENTURINE**
SPECIFICATION: 3 BEDROOM APARTMENT
LOCATION: LANGKAWI ISLAND, KATAMPE, ABUJA



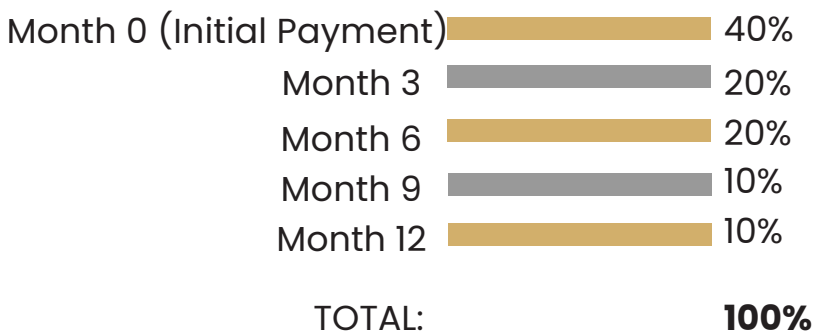
PRODUCT NAME: **VERMARINE**
SPECIFICATION: 1 BEDROOM APARTMENT
LOCATION: BALI ISLAND, LIFE CAMP, ABUJA

12 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 12 months to provide reasonable convenience for customers. Furthermore, we are working closely with financial institutions to offer alternative financing options worth considering by clients to enable them to secure great investments at the same time.

PAYMENT SCHEDULE



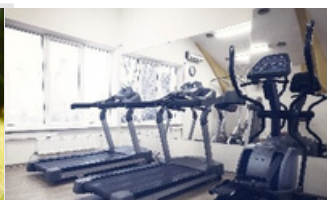
7.5%

**DISCOUNT ON
OUTRIGHT PAYMENTS**

ESTATE FACILITIES



RECREATION



GYM



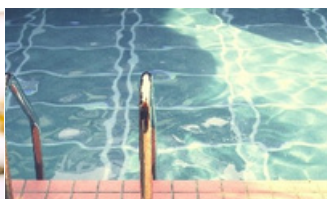
CCTV SURVEILLANCE
AND SECURITY



CENTRAL GAS SYSTEM



HOME AUTOMATION



SWIMMING POOL



INTERCOMM



FIBRE OPTICS
CONNECTIVITY

Find us in **The F.C.T**

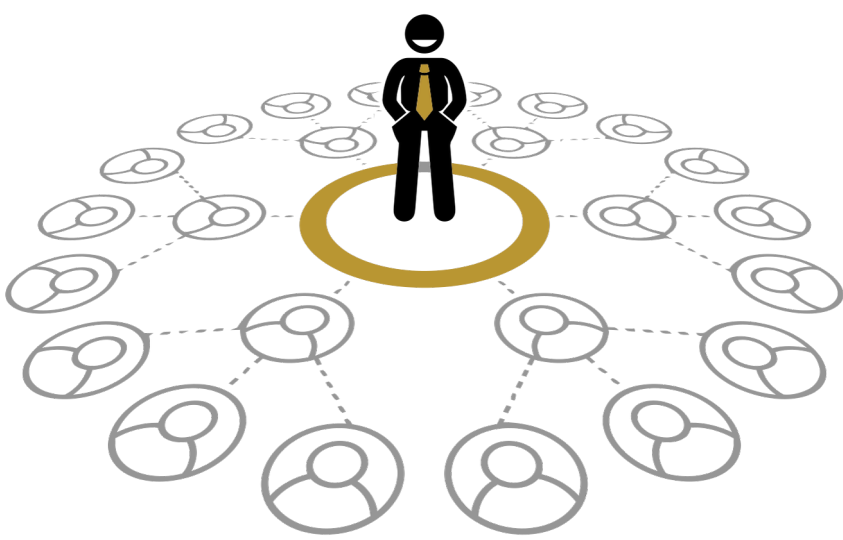


KEY

- Apo
- Jabi
- Kubwa
- Mpape
- Galadimawa
- Jahi
- Lifecamp
- Utako
- Garki
- Karu
- Mabushi
- Wuse
- Gwarimpa
- Katampe
- Maitama

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.

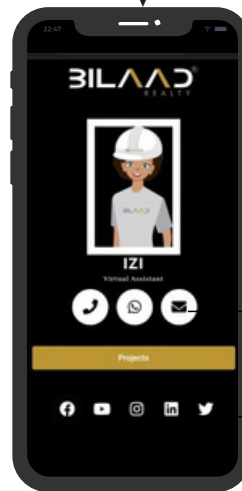
FOR INQUIRIES, CALL:
0913 342 3363

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

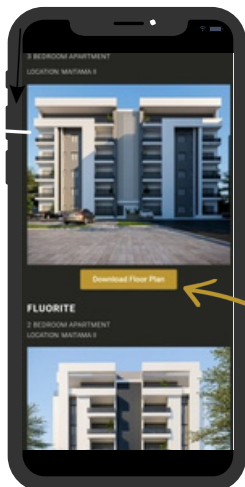
(make inquiries and schedule tours)

CLICK THE BUTTON AND FIND ALL OUR PROJECTS

(finding a new home just got izi'er)

4. CLICK ON ANY OF THE ICONS FOR UPDATES ON SOCIAL MEDIA

(we love interacting with you)



you can also download floorplans (and an e-copy of this newsletter)

GEM HUNT 3.0

BATTLE OF THE TECH GENIUSES

FUTURE INNOVATORS UNLEASHED



SPONSORS

