



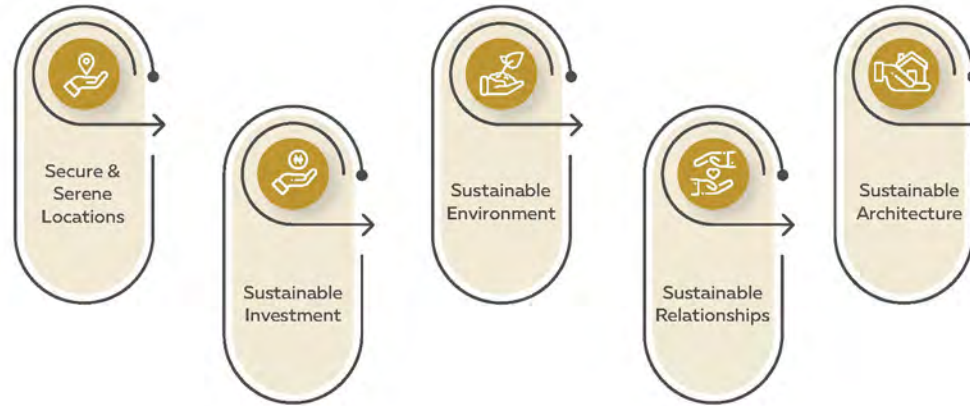
*Bali
island*

BILAD[®]
REALTY

The background features large, light gray, hand-drawn style swirls that frame the central text. A darker, thin black swirl is positioned to the left of the text.

Bali
island





Welcome

Where community, connection and well-being meets fine living.

Welcome to BALI ISLAND



Not Just Another Address

With 412 residential units, Bali Island is your answer to affordable urban living in Abuja. Every square inch is designed to build in functionality and create aesthetic appeal. Bali Island is destined to become a 24-hour living, walkable community spread over 9.28 Hectares of land.







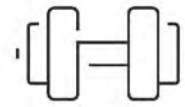
RECREATION



SWIMMING POOL



INTERCOM



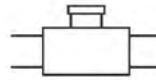
GYM



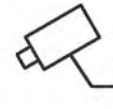
HOME
AUTOMATION



FIBRE OPTICS
CONNECTIVITY



CENTRAL GAS
SYSTEM



CCTV SURVEILLANCE
& SECURITY

Estate Facilities

Interactive living with amenities, accessibility & lifestyle only Bilaad can deliver. With a focus on convenience, value creation and community living, Bali Island is an ideal choice for buyers and investors seeking an affordable, well-planned real estate.





Interiors

From its spacious living areas to its classy kitchens, indulgent bedrooms and opulent bathrooms, the workmanship and thoughtful approach to crafting each and every home is evident.









9.28 Hectares

-  **48** UNITS OF 1 BEDROOM APARTMENTS
-  **84** UNITS OF 2 BEDROOM APARTMENTS
-  **72** UNITS OF 3 BEDROOM APARTMENTS
-  **27** UNITS OF 3 BEDROOM APARTMENTS
-  **108** UNITS OF 4 BEDROOM TOWNHOUSES
-  **44** UNITS OF 4 BEDROOM TWIN-VILLAS
-  **29** UNITS OF 5 BEDROOM VILLAS



The Master Plan

We understand that people have different needs and expectations, which is why we make every effort to design unique homes that impress and indulge different tastes.



Bilaad Premium

BALI ISLAND, KAFE DISTRICT

This premium section which comprises of about 208 units of 4 different precious homes in a secure, serene, and convenient environment for growing families.

Home Features

- Upgradable home automation system
- Motion detection lighting system
- Intelligent lighting systems
- Integrated sound system (upgradable)
- Wireless dock intercom (estate connected)
- CCTV access to estate common areas
- Remote access video doorbell
- Automated intrusion detection system
- Double glazed aluminium sliding doors fitted with anti-insect nets
- Centralised solar water heater
- Steel roof trusses with aluminium profile noggin
- Fire prevention & control system

Optional Features

- Kitchen cabinets made with eco-friendly Turkish wood
- Bosch kitchen appliances
- All room wardrobes
- Power inverter

House Types

Sapphire
Amethyst
Opal
Topaz



 UPS (Green Energy)

 447m² Net-Floor Area

 Dedicated Green Area

 Up to 6 Car Parking Spaces

 Pre-wired AC (plug & play)

 Box Room

 Home Security

 Home Automation

 Dedicated Laundry Space

Sapphire

Our sapphire is built on 447sqm, offering a dazzling array of 5 spacious bedrooms all en-suite complemented by lounges on all floors, flexible spaces for a variety of functions such as a private gym, study or cinema, 1 additional servant quarters and a delightful terrace that overlooks the awe-inspiring scenery.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



 UPS (Green Energy)

 343m² Net-Floor Area

 Dedicated Green Area

 Up to 3 Car Parking Spaces

 Pre-wired AC (plug & play)

 Box Room

 Home Security

 Home Automation

 Dedicated Laundry Space

Amethyst

Named after an extremely popular gem stone, the Amethyst carries 4 spacious en-suite bedrooms built on 343sqm net floor area, and complimented by 2 expansive lounges, a dedicated box room, an additional en-suite servant quarters accessible from the back and a terrace that provides a majestic view.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



 UPS (Green Energy)

 279m² Net-Floor Area

 Dedicated Green Area

 Up to 3 Car Parking Spaces

 Pre-wired AC (plug & play)

 Box Room

 Home Security

 Home Automation

 Dedicated Laundry Space

Opal

This Opal home is built on 272sqm offering 4 spacious bedrooms all en-suite townhouse matched with 2 lounges, a dedicated box room, an additional servant quarters accessible from the back and a breathtaking terrace that accords a splendid view.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



 UPS (Green Energy)

 161m² Net-Floor Area

 Dedicated Green Area

 2 Car Parking Spaces

 Pre-wired AC (plug & play)

 Box Room

 Home Security

 Home Automation

 Dedicated Laundry Space

Topaz

The Topaz home is built on 161sqm offering 3 large bedrooms all en-suite a spacious lounge, an additional servant quarters accessible from the back and a sizeable terrace that delivers a grand view.



FIRST FLOOR



Bilaad Mid-Premium

BALI ISLAND, KAFE DISTRICT

This mid-premium section which comprises of 204 units of 3 different precious homes in a secure, serene, and convenient environment for growing families.

Home Features

- Wireless dock intercom (estate connected)
 - CCTV access to estate common areas
 - Steel roof trusses with aluminium profile noggin
 - Fire prevention & control system
-

House Types

Aventurine
Ametrine
Vermarine



120m² Net-Floor Area



2 Car Parking Spaces



Pre-wired AC (plug & play)

Aventurine

The Aventurine has a 120sqm net floor area offering 3 bedrooms all en-suite with a living room and a dedicated dining area, airy interiors and flexible spaces designed with exquisite details and finish.



FIRST FLOOR



96m² Net-Floor Area



2 Car Parking Spaces



Pre-wired AC (plug & play)

Ametrine

With 96sqm net floor area, the ametrine offers 2 en-suite bedrooms with a functional living area inclusive of dining space and finely-proportioned windows that gives it the desired amount of personality.



FIRST FLOOR



45m² Net-Floor Area



2 Car Parking Spaces



Pre-wired AC (plug & play)

Vermarine

The vermarine is a 1 bedroom apartment built with 45sqm net floor area and designed with special focus on comfort and optimally laid living area, suitable for single living while offering a unique experience to an interesting lifestyle upgrade.



FIRST FLOOR

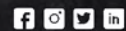


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