

# NEWSLETTER

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# COMMUNITY **FIRST**

# COMMUNITY FIRST

## FROM THE DESK OF THE CEO

Some places just feel right.

You walk in and there is an immediate sense of ease. Children ride their bikes without worry. A neighbor offers a familiar wave. The roads are calm, the greenery well-kept, and somehow, you breathe a little easier without even realizing it.

It is not the size of the house that does it. It is not the high ceilings or shiny tiles. It is the feeling the place gives you. A quiet assurance that you are where you are meant to be.

That feeling of comfort, connection, and belonging is never accidental. It happens in places where people are put first. Where homes are designed not just for living, but for living well.

Because real estate, at its core, is not about concrete and finishes. It is about the rhythm of daily life. How it flows. How supported you feel. How well your environment matches your intentions.

It is the presence of a safe path for evening walks. A well-lit corner for community chats. A local store that remembers your name. These are the things that bring a neighborhood to life.

The best places to live are not necessarily the most expensive or the most talked about. They are the ones where people feel seen, supported, and at ease. They are places that have been planned with care and built with purpose.

This is the thinking that has shaped how we build. At Bilaad Realty, we believe a house should be more than four walls; it should be a gateway to a better life.

That is why our Community First approach begins with people, not buildings. We think deeply about the full experience, how a space serves families, how it encourages connection, how it grows in value because it puts people first.

We have learned over time that when you get the community right, everything else follows.

So, as you think about where to live or where to invest, I encourage you to look beyond the surface. Beyond the paint and the polish. Ask the more important question: What kind of life will I live here?

That is the question we ask ourselves every time we build. And it is the question we invite you to ask, too.

**Aliyu Aliyu**

**Chief Executive Officer**





## EMPHASIS ON OUR PERSPECTIVE

# COMMUNITY FIRST

Beyond market trends and square footage, a quiet but powerful shift is taking place. One that sees people, not just property, as the heart of development. This shift is captured in a simple but transformative idea: Community First.

It is more than a philosophy. It is a way of reimagining what real estate can and should be. Not just structures built for sale, but environments crafted for life. Spaces where value is not only measured in resale potential, but in how well people live, connect, and grow within them.

At its core, "Community First" means designing with the long-term in mind. It involves listening to residents both current and future during planning. It is about supporting local businesses, preserving cultural identity, and creating developments that reflect the soul of a place, not just the vision of a blueprint.

This approach prioritizes:

- Inclusive participation, where communities help shape what was built.
- Environmental care, ensuring spaces are not just livable but sustainable.
- Local economic impact, where jobs, ownership, and growth stay within the community.
- Cultural continuity, where developments respect and reflect existing traditions.

Who benefits? Everyone.

For Residents, this means better access to shared spaces, thoughtful amenities, and a true sense of belonging. It means homes that are not only affordable, but meaningfully designed with human needs at the forefront.

For Developers and Investors, the return is both financial and reputational. Strong communities hold value, appreciate over time, and reduce project resistance. A "Community First" approach builds goodwill, longevity, and trust.

For Cities and Governments, it offers a model for sustainable urban growth. Walkable neighborhoods, safer environments, and resilient local economies begin to take root.

But more than the policies or profits, "Community First" is about seeing people as the most valuable part of any development. When people thrive, everything else does too.

And this is where Bilaad stands apart.

We firmly believe that the most successful developments offer more than just profitability; they offer livability. With every home we deliver, every community we plan, and every promise we keep, Bilaad is committed to building something far greater than mere property. From the way we choose our locations to the way we shape every street, green space, and shared corner, people are always at the centre. We do not build in isolation. We build with intention; weaving in culture, care, and a deep respect for the lives that will unfold in the spaces we create.

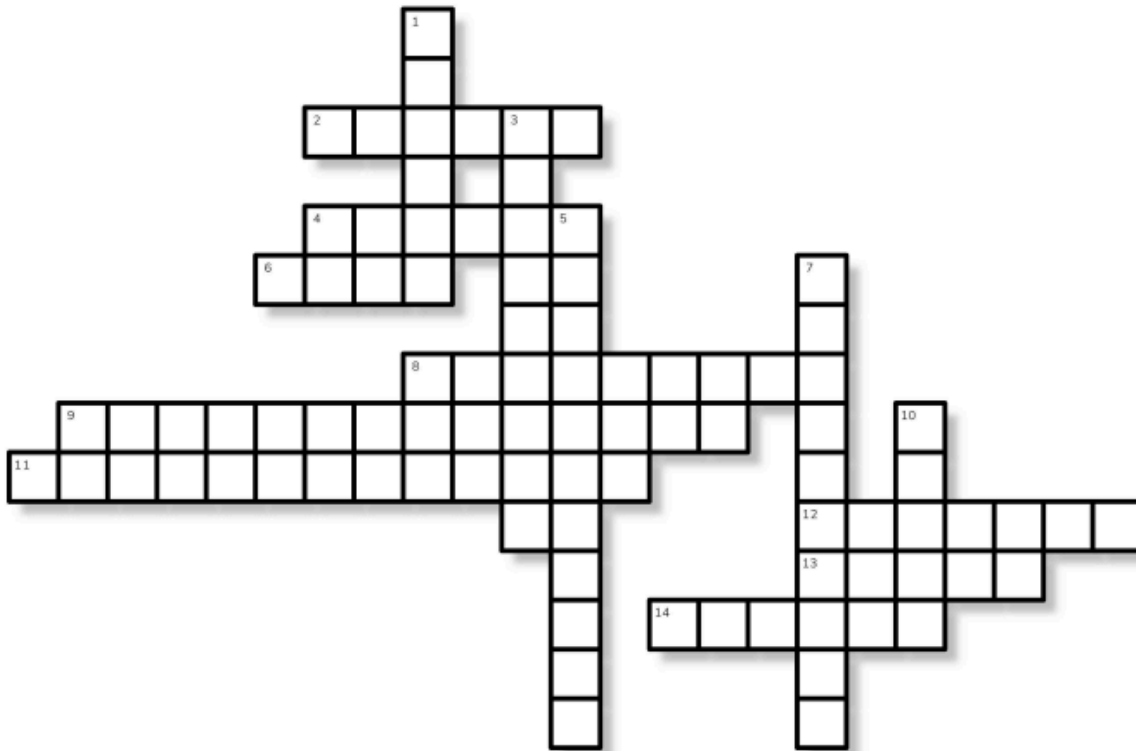
Because for us, real estate isn't about ticking boxes. It is about building futures. It is about creating places where families can grow, neighbors can connect, and individuals can thrive. We are building home – with an advantage.



## THE COMMUNITY CONNECTION PUZZLE

Like a well-designed home, what makes a great community isn't always on the surface. Hidden in the grid below are 15 powerful ideas that shape truly livable spaces words. Can you find them all?

Because just like in real estate, the real value is in the details.



### Across

- 2. Progress
- 4. Advantage
- 6. Nurture
- 8. Purpose
- 9. Longevity
- 11. Locale
- 12. Heritage
- 13. Integrity
- 14. Flourish

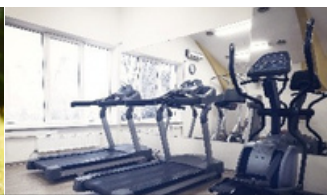
### Down

- 1. Humanity
- 3. Roots
- 5. Creation
- 7. Unity
- 10. Worth

## ESTATE FACILITIES



RECREATION



GYM



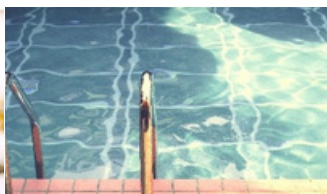
CCTV SURVEILLANCE  
AND SECURITY



CENTRAL GAS SYSTEM



HOME AUTOMATION



SWIMMING POOL



INTERCOMM



FIBRE OPTICS  
CONNECTIVITY



## 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

**₦265,000,000**

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



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

**₦160,000,000**

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



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

**₦105,000,000**

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

### 9 MONTH PAYMENT PLAN ON LANGKAWI PROPERTIES



**ONYX** 447m<sup>2</sup> Net-Floor Area  
5 Bedroom - Villa

Finishings

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

**NOT AVAILABLE**

On Request

On Request



## PROPERTY TYPE



### OPAL 173 279m<sup>2</sup> Net-Floor Area 4 Bedroom – Townhouse

Finishings

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

**NOT AVAILABLE**

On Request

On Request



### TOPAZ 173 161m<sup>2</sup> Net-Floor Area 3 Bedroom – Apartment

Finishings

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

**NOT AVAILABLE**

On Request

On Request



### AVENTURINE 173 120m<sup>2</sup> Net-Floor Area 3 Bedroom – Apartment All Ensuite

Finishings

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

**NOT AVAILABLE**

On Request

On Request



### AMETRINE 173 96m<sup>2</sup> Net-Floor Area 2 Bedroom – Apartment

Finishings

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

**NOT AVAILABLE**

On Request

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

### 6 MONTH PAYMENT PLAN ON BARBADOS PROPERTIES



### ONYX 173 447m<sup>2</sup> Net-Floor Area 5 Bedroom – Villa

**₦650,000,000**

Semi-Finished

Finishings

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request

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 electral 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** 447m<sup>2</sup> Net-Floor Area  
5 Bedroom - Villa

**₦600,000,000**  
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances All  
Room Wardrobes

On Request

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## PROPERTY TYPE

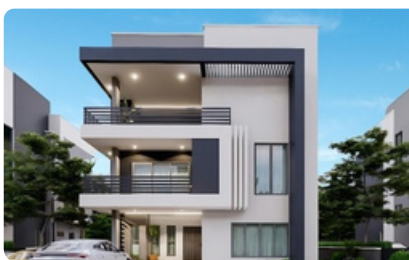
BILAAD  
PREMIUM

## 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** 447m<sup>2</sup> Net-Floor Area  
5 Bedroom - Villa

**₦600,000,000**  
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



**AMETHYST** 343m<sup>2</sup> Net-Floor Area  
4 Bedroom - Twin Villa

**₦430,000,000**  
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



**OPAL** 279m<sup>2</sup> Net-Floor Area  
4 Bedroom - Townhouse

**₦300,000,000**  
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



**PETALITE** 230m<sup>2</sup> Net-Floor Area  
3 Bedroom - Apartment

**NOT AVAILABLE**

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



**AMMOLITE** 235m<sup>2</sup> Net-Floor Area  
2 Bedroom - Penthouse

**NOT AVAILABLE**

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request

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## PROPERTY TYPE


**FLUORITE** ₦170m<sup>2</sup> Net-Floor Area  
2 Bedroom – Apartment

Finishings

 Add-ons  
 Kitchen Cabinet & Appliances  
 All Room Wardrobes

NOT AVAILABLE

On Request

On Request


**AZURITE** ₦170m<sup>2</sup> Net-Floor Area  
1 Bedroom – Penthouse

Finishings

 Add-ons  
 Kitchen Cabinet & Appliances  
 All Room Wardrobes

NOT AVAILABLE

On Request

On Request


**IOLITE** ₦75m<sup>2</sup> Net-Floor Area  
1 Bedroom – Apartment

Finishings

 Add-ons  
 Kitchen Cabinet & Appliances  
 All Room Wardrobes

NOT AVAILABLE

On Request

On Request


**JADEITE** ₦43m<sup>2</sup> 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 different precious homes in a secure, serene, and convenient environment for growing families.

## HOUSE TYPES

## 6 MONTH PAYMENT PLAN ON BALI ISLAND PROPERTIES


**SAPPHIRE** ₦447m<sup>2</sup> Net-Floor Area  
5 Bedroom – Villa

Finishings

 Add-ons  
 Kitchen Cabinet & Appliances  
 All Room Wardrobes

**₦400,000,000**  
 Semi-Finished

On Request

On Request



## PROPERTY TYPE

## HOUSE TYPES 6 MONTH PAYMENT PLAN ON BALI ISLAND PROPERTIES



**AMETHYST** 343m<sup>2</sup> Net-Floor Area  
4 Bedroom – Twin Villa

**₦250,000,000**  
Semi-Finished

Finishings

On Request

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



**OPAL** 279m<sup>2</sup> Net-Floor Area  
4 Bedroom – Townhouse

**₦185,000,000**  
Semi-Finished

Finishings

On Request

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request

## HOT DEALS



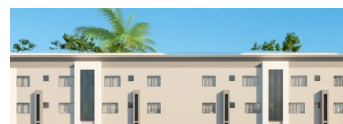
**JADEITE**  
STUDIO  
APARTMENT

**Location:** The Bahamas,  
Maitamall, Abuja, FCT



**VERMARINE**  
1 BEDROOM  
APARTMENT

**Location:** Bali  
Island, Lifecamp



**AMETRINE**  
2 BEDROOM  
APARTMENT

**Location:** Bali  
Island, Lifecamp



**AVENTURINE**  
3 BEDROOM  
APARTMENT

**Location:** Bali  
Island, Lifecamp



**OPAL**  
4 BEDROOM  
TOWNHOUSE  
+ EMPLOYEE QUARTERS

**Location:** The Bahamas,  
Maitamall, Abuja, FCT



**AMETHYST**  
4 BEDROOM  
TWIN-VILLA  
+ EMPLOYEE QUARTERS

**Location:** Bali  
Island, Lifecamp



**ONYX**  
5 BEDROOM - VILLA  
+ EMPLOYEE QUARTERS

**Location:** The Bahamas,  
Maitamall, Abuja, FCT



**SAPPHIRE**  
5 BEDROOM - VILLA  
+ EMPLOYEE QUARTERS

**Location:** Fiji Island, Jabi  
Abuja, FCT



**PLATINUM**  
5 BEDROOM - VILLA  
+ EMPLOYEE QUARTERS

**Location:** Mauritius,  
Minister's Quaters Mabushi  
Abuja, FCT

# YOUR SUSTAINABLE PARTNER IN REAL ESTATE

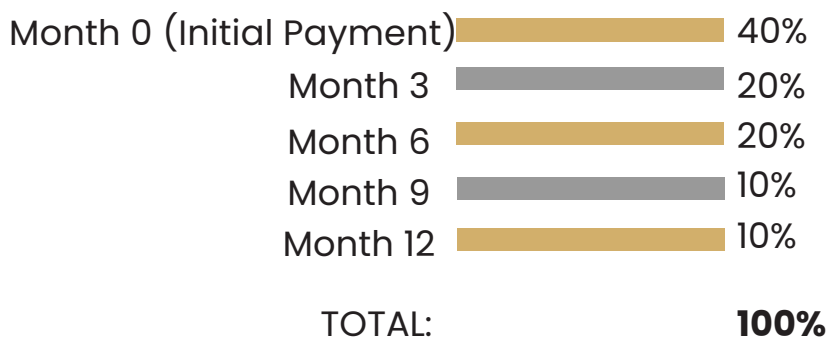




# 12 MONTH PAYMENT PLAN

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.

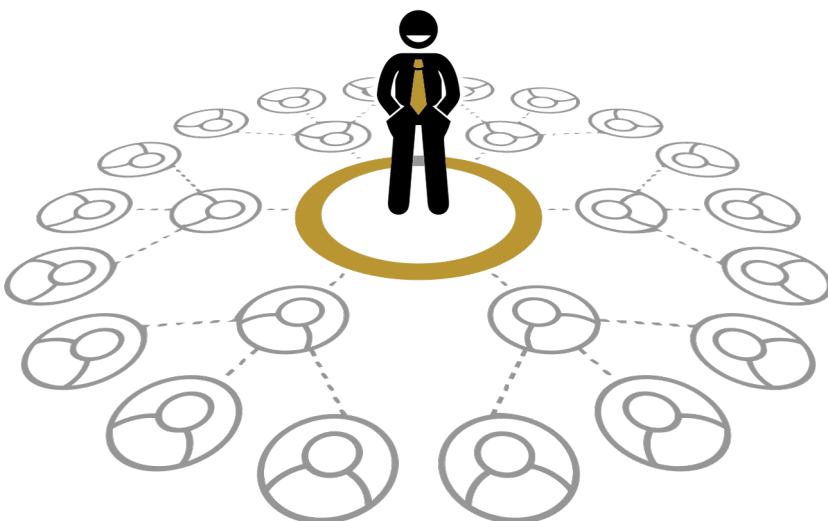
## PAYMENT SCHEDULE



**7.5%**  
DISCOUNT ON  
OUTRIGHT PAYMENTS

## BECOME AN AFFILIATE

Enjoy alternative source of income by joining our affiliate program.  
Simply **refer and earn up to 5%** commission on every sale.



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**AFFILIATE PROGRAMME**  
to secure a lifetime of  
unlimited income.

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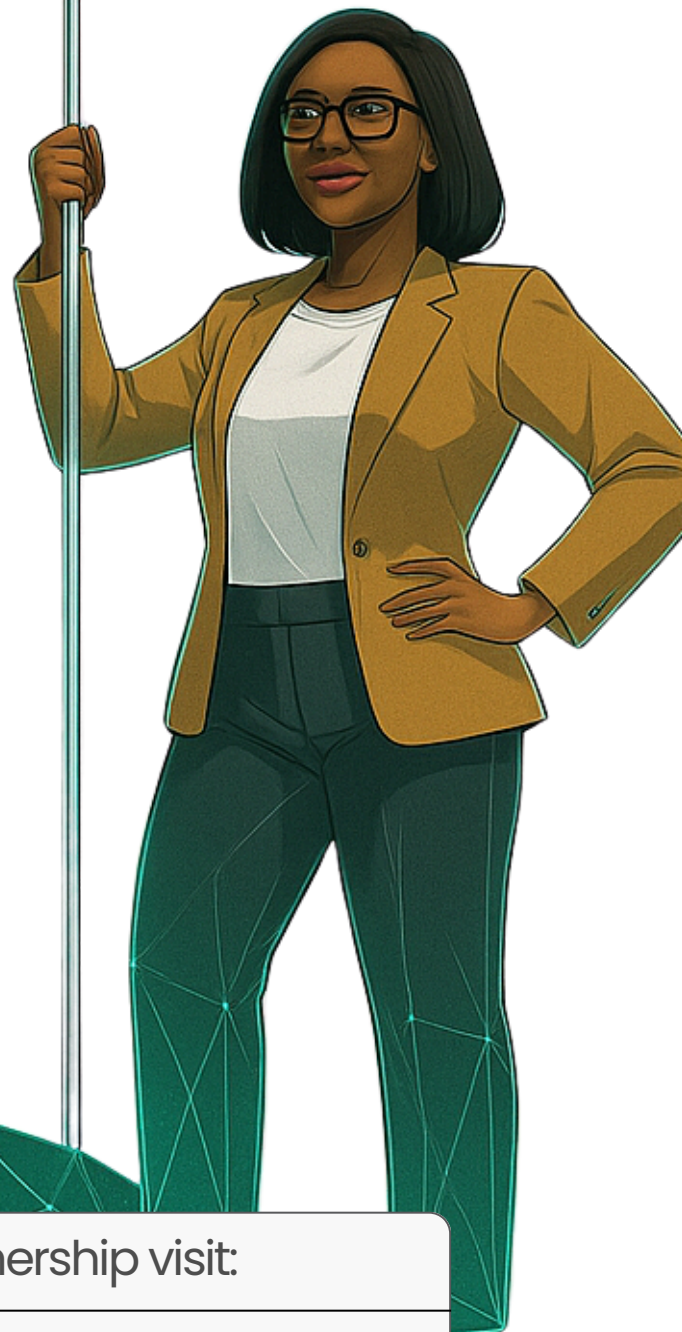
Suite 008, Ground floor Adamawa Plaza, Central Business District, Abuja



# GEM HUNT 4.0 IS HERE!

## REBOOT NIGERIA

ECHOES FROM THE PAST;  
VISIONS OF THE FUTURE



For sponsorship/partnership visit:

[www.bilaaddevelopmenttrust.com](http://www.bilaaddevelopmenttrust.com)





# GETTING THE BILAAD ADVANTAGE JUST GOT **IZI**



SCAN HERE

