

NEWSLETTER



LEADERSHIP & REAL ESTATE

A Special Edition

LEADERSHIP & REAL ESTATE:

A SPECIAL EDITION

FROM THE DESK OF THE EXECUTIVE DIRECTOR

Over the years, I have had the privilege of leading Bilaad on a journey of growth, innovation, and sustainable impact in Nigeria's real estate sector. Together, we have pioneered sustainable housing solutions, delivered communities that balance affordability with quality, and strengthened investor confidence in what we stand for.

Leadership, to me, has always been about service, vision, and the ability to create structures that outlive the individual. What I am most proud of is not just the projects we have completed, but the culture we have built – a culture of integrity, excellence, and forward-thinking that will continue to define Bilaad long after my tenure as CEO. These highpoints are not mine alone; they belong to the entire Bilaad family; our board, employees, investors and every partner who has believed in this vision and contributed to making it a reality.

For many years, this newsletter has given me the privilege of sharing reflections, ideas, and perspectives with you – our partners, investors, and community. As I now transition into the role of Executive Director, this September issue will be my final message in this space as CEO, as I proudly hand over to Dr. Emmanuel Bassi Usman, who brings with him not only a wealth of experience, but also the energy, vision, and fresh ideas that will propel Bilaad into its next chapter of growth.



In my new capacity as Executive Director, I will focus on steering long-term strategy, ensuring governance excellence, and mentoring the next generation of leaders; a responsibility I embrace with humility and renewed purpose.

Looking ahead, Bilaad will double down on innovations in sustainable real estate, while also expanding into emerging urban hubs to meet Nigeria's growing housing demand. Our commitment remains clear: to lead with purpose, build with integrity, and shape communities that are inclusive, resilient, and future-ready.

We invite you to continue walking with us on this journey, as we build not just homes, but thriving communities that reflect the very best of Nigeria's future.

Thank you. For believing, building, and journeying with us.

Aliyu Aliyu

Executive Director, Bilaad Realty

EMPHASIS ON OUR PERSPECTIVE

LEADERSHIP & REAL ESTATE:

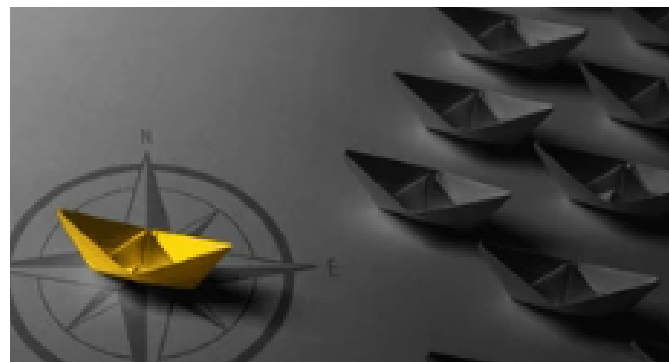
A SPECIAL EDITION

Leadership plays a central role in shaping not just businesses, but industries and communities. In real estate, where projects are long-term, capital-intensive, and deeply tied to people's daily lives, effective leadership becomes the cornerstone of trust and sustainability.

At Bilaad, leadership has never been about a single individual. It is about vision translated into structures, values embedded into culture, and strategies that drive growth for years to come. From planning new communities to innovating around affordability and sustainability, it takes foresight and stewardship to deliver developments that stand the test of time.

Globally, the most successful real estate firms are those that align leadership succession with long-term strategy. This ensures that as leadership evolves, the vision remains steady while new ideas and fresh energy drive growth. Bilaad's leadership transition reflects this principle of structured succession planning.

For investors, partners, and homeowners, this is more than a change of titles. It is a signal of continuity and commitment: continuity in delivering on our promises, and commitment to building a stronger, more sustainable future.



What Strong Leadership Means in Real Estate

In Nigeria, leadership in real estate goes far beyond boardroom strategy. It shows up in the everyday experiences of the people we serve, it touches every stakeholder in the value chain.

For homebuyers, leadership is about honesty and transparency in documentation, timely delivery, and a culture that puts the customer first.

For investors, it is about confidence: disciplined financial management, projects that make sense, and a focus on steady long-term value.

For communities, strong leadership means building more than houses. It means planning for roads, security, green spaces, and sustainable infrastructure that improves the quality of lives. It is in creating places people are proud to live in.

And for the industry at large, effective leaders raise standards, advocate responsible practices, and set benchmarks that others follow. In doing so, they help the entire sector move forward with greater trust and credibility.

Bilaad's Commitment to Leadership Excellence

At Bilaad, this leadership transition is not just symbolic; it reflects values we continue to prioritize:

- **Strategic Continuity:** Our leadership evolves without compromising our long-term vision.
- **Innovation:** New perspectives strengthen our ability to respond to changing market realities.
- **Sustainability:** We remain committed to environmentally responsible and community-focused developments.
- **Investor Confidence:** With a clear structure and strong governance, our leadership model reduces risk and builds trust.

As the Nigerian real estate sector continues to evolve, leadership will remain the differentiator between companies that merely build structures and those that build legacies. Bilaad is proud to stand firmly in the latter category.



LEADERSHIP TRANSITION ANNOUNCEMENT

As part of our structured succession plan, we are delighted to share some exciting news with you, our readers.

Introducing our new **CEO. Dr. Emmanuel Bassi Usman.**

Dr. Usman brings with him a wealth of experience, strong leadership, and a vision that aligns perfectly with our mission to building sustainable communities and create long-term value for our clients and stakeholders. His appointment marks an important step forward in our growth journey, and we are confident that under his leadership, Bilaad will continue to thrive.

At the same time, we celebrate Engr. Aliyu Aliyu, who after serving with distinction as our CEO for the past seven years, will now take on the role of Executive Director. Engr. Aliyu has been instrumental in shaping Bilaad into the company it is today, leading us with commitment, innovation, and integrity. In his new role, he will continue to guide our long-term strategy with his deep expertise and vision.

This transition reflects our commitment to continuity, growth, and lasting impact. With Dr. Usman stepping in as CEO and Engr. Aliyu continuing to shape our direction as Executive Director, we are entering an exciting new chapter for Bilaad.

We invite you to join us in celebrating both leaders and looking forward to what lies ahead for our company.



DR. EMMANUEL BASSI USMAN

CHIEF EXECUTIVE OFFICER,
BILAAD REALTY

YOUR SUSTAINABLE PARTNER IN REAL ESTATE



PROPERTY TYPE

NEW!



BILAAD PREMIUM

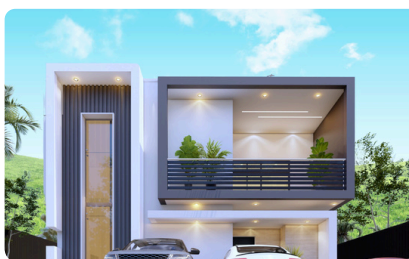
Introducing

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 447m² Net-Floor Area
5 Bedroom – Villa

₦450,000,000

Semi-Finished

Finishings

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

On Request

PROPERTY TYPE



OPAL 179m² Net-Floor Area
4 Bedroom – Townhouse

₦285,000,000

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



TOPAZ 161m² Net-Floor Area
3 Bedroom – Apartment

NOT AVAILABLE

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AVENTURINE 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 96m² 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

6 MONTH PAYMENT PLAN ON BARBADOS PROPERTIES



ONYX 447m² Net-Floor Area
5 Bedroom – Villa

₦650,000,000

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 electral 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

₦600,000,000
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



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

₦430,000,000
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



OPAL 279m² 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 230m² Net-Floor Area
3 Bedroom - Apartment

NOT AVAILABLE

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AMMOLITE 235m² 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 ₦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

₦85,000,000

Semi-Finished

On Request

On Request


JADEITE ₦43m² Net-Floor Area
Studio Apartment

Finishings

 Add-ons
 Kitchen Cabinet & Appliances
 All Room Wardrobes

₦63,000,000

Semi-Finished

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 ₦447m² 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 343m² 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 279m² 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



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

ESTATE FACILITIES



RECREATION



GYM



CCTV SURVEILLANCE
AND SECURITY



CENTRAL GAS SYSTEM



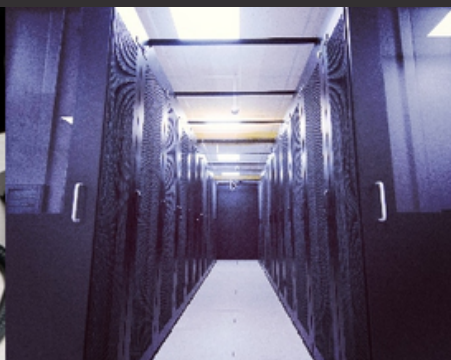
HOME AUTOMATION



SWIMMING POOL



INTERCOMM

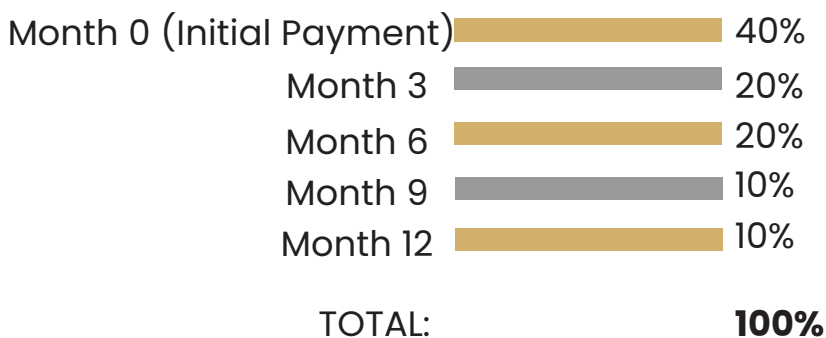


FIBRE OPTICS
CONNECTIVITY

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.

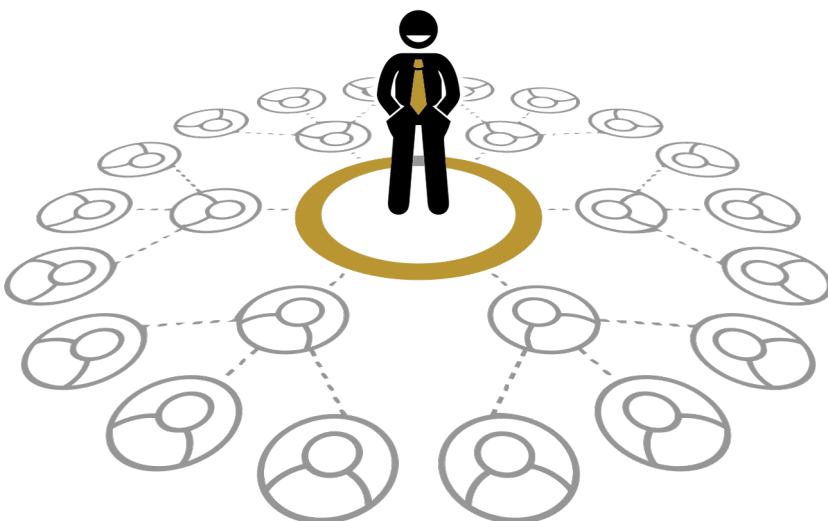
PAYMENT SCHEDULE



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OUTRIGHT PAYMENTS

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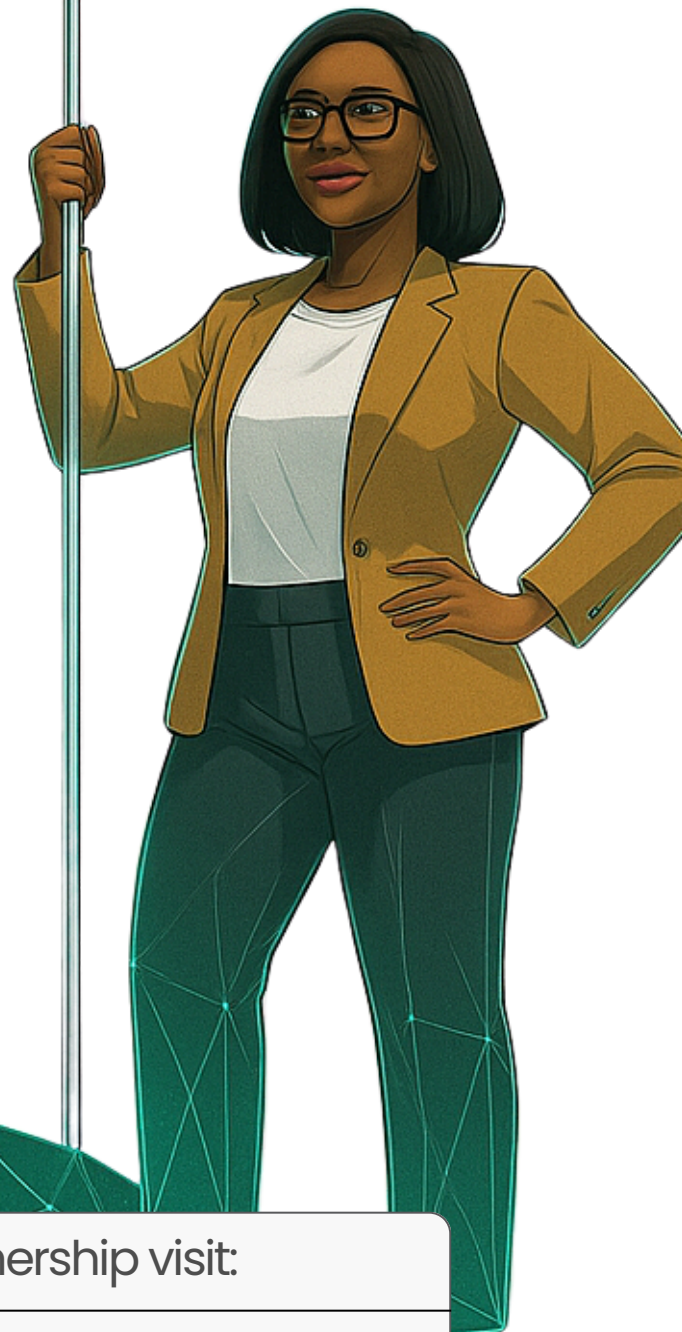


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VISIONS OF THE FUTURE



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SCAN HERE

