

# NEWSLETTER

---



## BEYOND INDEPENDENCE: REAL ESTATE AND THE FUTURE OF NIGERIA

# BEYOND INDEPENDENCE:

## REAL ESTATE AND THE FUTURE OF NIGERIA

FROM THE DESK OF THE CEO

Independence is often understood as freedom from external control, but its deeper meaning lies in the ability to shape one's destiny. For a country, this means building economic systems that generate opportunity. For businesses, it means crafting value that endures. For individuals, it means making choices that secure both the present and the future.

As Nigeria marks 65 years of independence, the question before us is less about commemoration and more about sustainability. How do we build economic, social, and physical structures that allow people to thrive long after the celebrations end? This is the challenge of true independence – ensuring that resilience is matched by progress, and that vision translates into lasting impact.

Real estate occupies a unique place in this conversation. It is not simply about land and buildings; it is about identity, security, and prosperity. Homes anchor families. Commercial spaces fuel productivity. Infrastructure enables connection. Together, they form the physical backbone of independence: the environment within which innovation, community, and wealth are cultivated.



Globally, real estate is a cornerstone of GDP, employment, and investment. In Nigeria, it remains a vital lever for diversification and stability. Yet its true promise lies in the lived realities it creates which includes but is not limited to the dignity of homeownership, the vibrancy of thriving neighborhoods, and the resilience of cities that adapt and endure.

For Bilaad Realty, this reflection resonates deeply. As we mark eight years of shaping communities and redefining spaces, we are reminded that our work is part of a broader national journey: advancing independence through environments that enable people to live with dignity, security, and possibility. Independence, in this sense, is not an event but a condition. One that must be built, sustained, and renewed across generations.

**DR. EMMANUEL BASSI USMAN**  
CHIEF EXECUTIVE OFFICER, BILAAD REALTY

# EMPHASIS ON OUR PERSPECTIVE BEYOND INDEPENDENCE: REAL ESTATE AND THE FUTURE OF NIGERIA

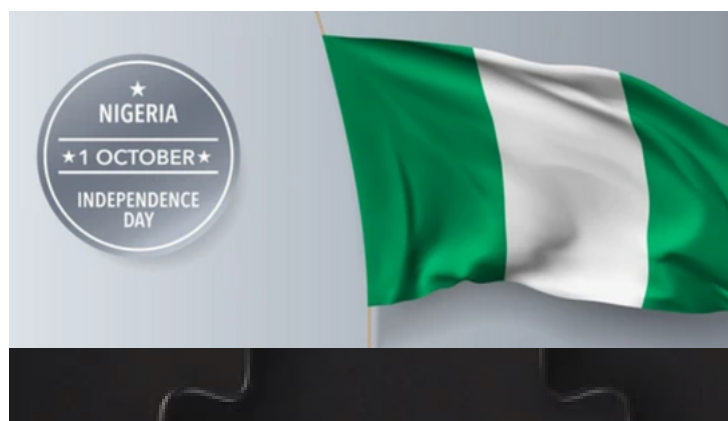
Independence, by its very nature, is a process, not a final state. It grows, it adapts, and it challenges societies to think not only of freedom in principle but of freedom in practice. For Nigeria, sixty-five years of independence is both a milestone and a mirror: a moment to reflect on progress made, and a reminder of the unfinished work of building a nation where every citizen can thrive.

Viewed through the lens of real estate, the meaning of independence becomes even clearer. Independence is expressed not only in governance but in the spaces that support daily life. The houses where families grow, the schools where knowledge is passed on, the offices where ideas take flight, and the public spaces where communities gather—these form the living architecture of freedom.

Real estate, therefore, is not merely about structures. It is about:

1. **Identity** – spaces that reflect culture, history, and aspirations.
2. **Security** – environments that provide safety, shelter, and stability.
3. **Prosperity** – foundations for business, trade, and innovation.
4. **Connection** – infrastructure that links people, cities, and opportunities.

But as Nigeria looks forward, real estate must do more than provide shelter—it must anticipate and drive the future. This is where innovation, sustainability, and technology step in.



## The Future of Real Estate: A Call to Developers and Investors

For developers, the challenge is to redefine what it means to build. Buildings can no longer be passive structures; they must become active contributors to community well-being. That means integrating renewable energy solutions, designing for climate resilience, embracing smart building technologies, and embedding green infrastructure into urban planning.

For investors, real estate in Nigeria is no longer just a matter of land and location; it is about investing in systems that future-proof communities. Opportunities lie in sustainable housing models, digital real estate platforms, co-living and co-working ecosystems, and transit-oriented developments that reduce congestion while boosting productivity.

Every thriving economy demonstrates that real estate is the bedrock of diversification. For Nigeria, this sector offers a chance to reduce dependence on extractive industries by building sustainable cities that generate long-term economic independence.

## Bilaad's Journey: Eight Years, A Shared Responsibility

Bilaad's journey over the past eight years has been guided by the conviction that real estate is not just an industry, but a responsibility. That responsibility is shared with partners, clients, and stakeholders who have invested not only in projects but in the vision of a future where spaces are designed to inspire, sustain, and adapt.

As Nigeria steps into its 66th year and Bilaad into its 8th, the charge before us all is clear: to look beyond independence as a historic achievement and embrace it as a living, evolving responsibility. The real measure of independence lies not only in how far progress has been made, but in what we build next—brick by brick, vision by vision, generation by generation.



# WHAT **IF**...?

You just made eye contact  
with your future address?



ZANZIBAR  
BY BILAD<sup>®</sup>  
REALTY

Your future address is waiting.  
Call: +234 700 222 2111



## PROPERTY TYPE



# 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

**₦275,000,000**

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



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

**₦165,000,000**

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

### 7.5% DISCOUNT ON OUTRIGHT PAYMENTS



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

**₦470,000,000**

Semi-Finished

Finishings

Add-ons  
Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request

On Request

## PROPERTY TYPE



**OPAL** 179m<sup>2</sup> 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** 161m<sup>2</sup> Net-Floor Area  
3 Bedroom – Apartment



Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



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



Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances  
All Room Wardrobes

On Request



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



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** 447m<sup>2</sup> 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 installaa ons no electral and plumbing installala ons



## PROPERTY TYPE

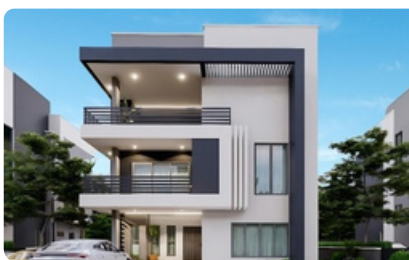
# BILAAD PREMIUM

## 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** 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

**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


**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

5% DISCOUNT ON OUTRIGHT PAYMENTS


**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 5% DISCOUNT ON OUTRIGHT PAYMENTS



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

**₦275,000,000**  
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



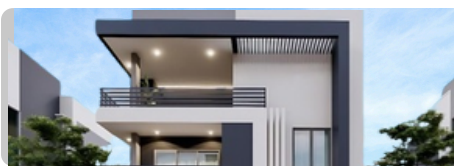
**VERMARINE**  
1 BEDROOM  
APARTMENT

**Location:** Bali  
Island, Lifecamp



**OPAL**  
4 BEDROOM  
TOWNHOUSE  
+ EMPLOYEE QUARTERS

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



**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



# ESTATE FACILITIES



RECREATION



GYM



CCTV SURVEILLANCE  
AND SECURITY



CENTRAL GAS SYSTEM



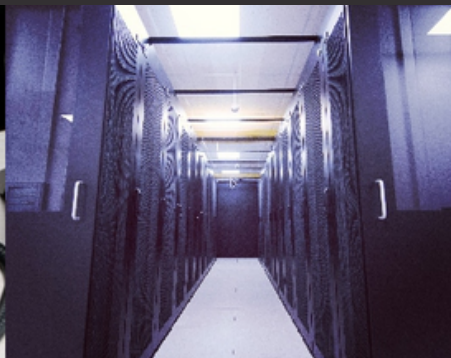
HOME AUTOMATION



SWIMMING POOL



INTERCOMM

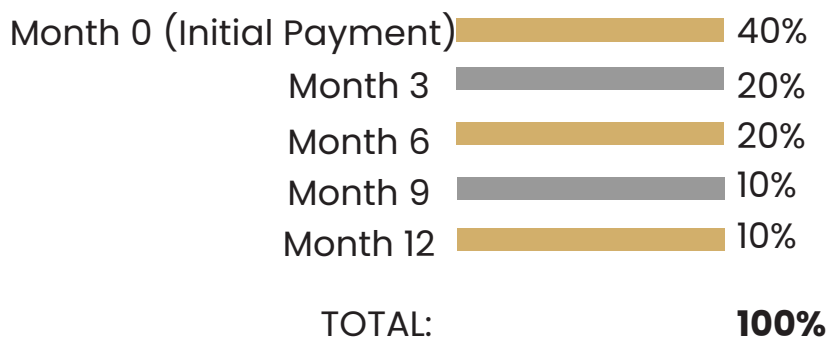


FIBRE OPTICS  
CONNECTIVITY

# UP TO **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**

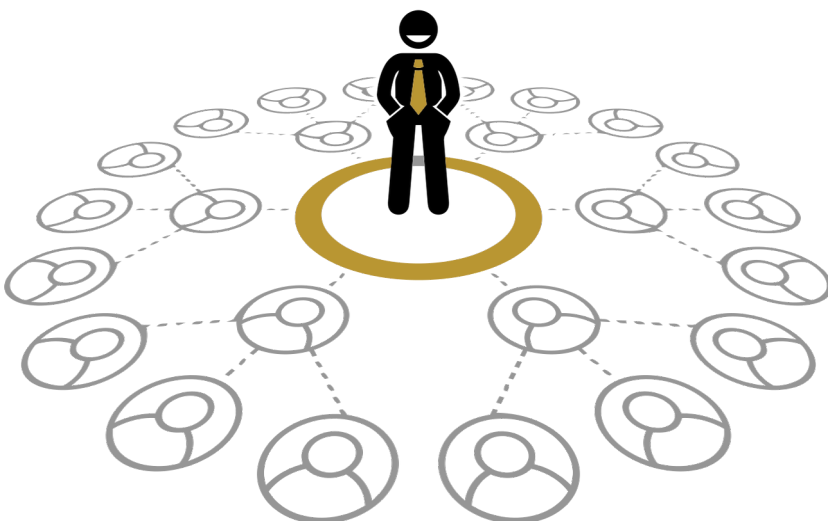


UP TO  
**7.5%**

**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.



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

---

FOR INQUIRIES, CALL:  
**0913 342 3363**



# Sites & Lifestyle

**Discover Monrovia Orchards:**  
Where Elegance Meets Lifestyle.

**NOW  
SELLING!!**

AVAILABLE PLOTS

**190 SQM**  
TO  
**550 SQM**



Idu-Sabo (Behind Brains & Hammers City, Life camp) Abuja



Fully serviced premium plots



Solar-lit paths, fiber optics & CCTV



Clubhouse, playgrounds & serene orchard

# MONROVIA ORCHARD

+234 700 011 1111

info@sitesandlifestyle.com

www.sitesandlifestyle.com

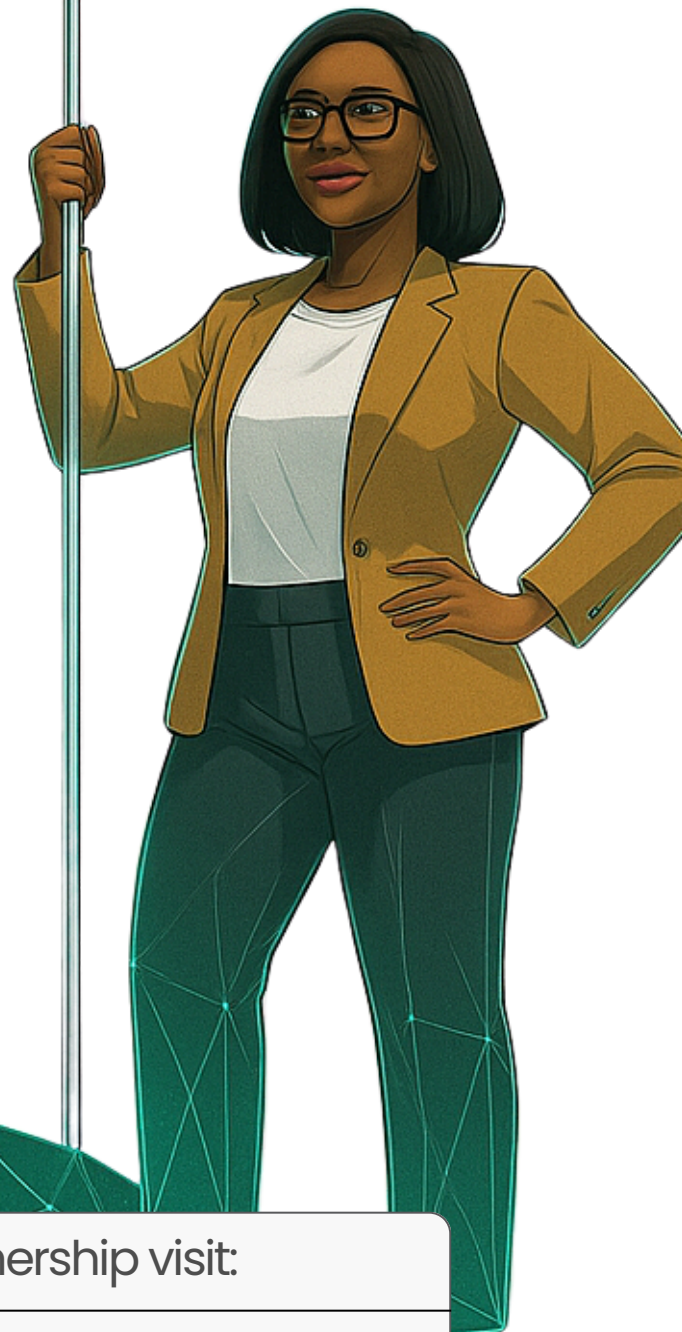


Suite 008, Ground floor Adamawa Plaza, Central Business District, Abuja

# GEM HUNT 4.0 IS HERE!

## REBOOT NIGERIA

ECHOES FROM THE PAST;  
VISIONS OF THE FUTURE



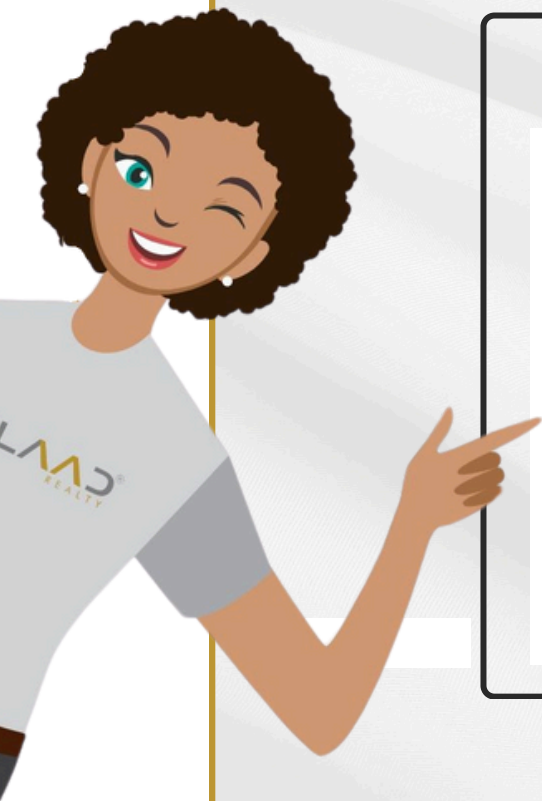
For sponsorship/partnership visit:

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





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



SCAN HERE

