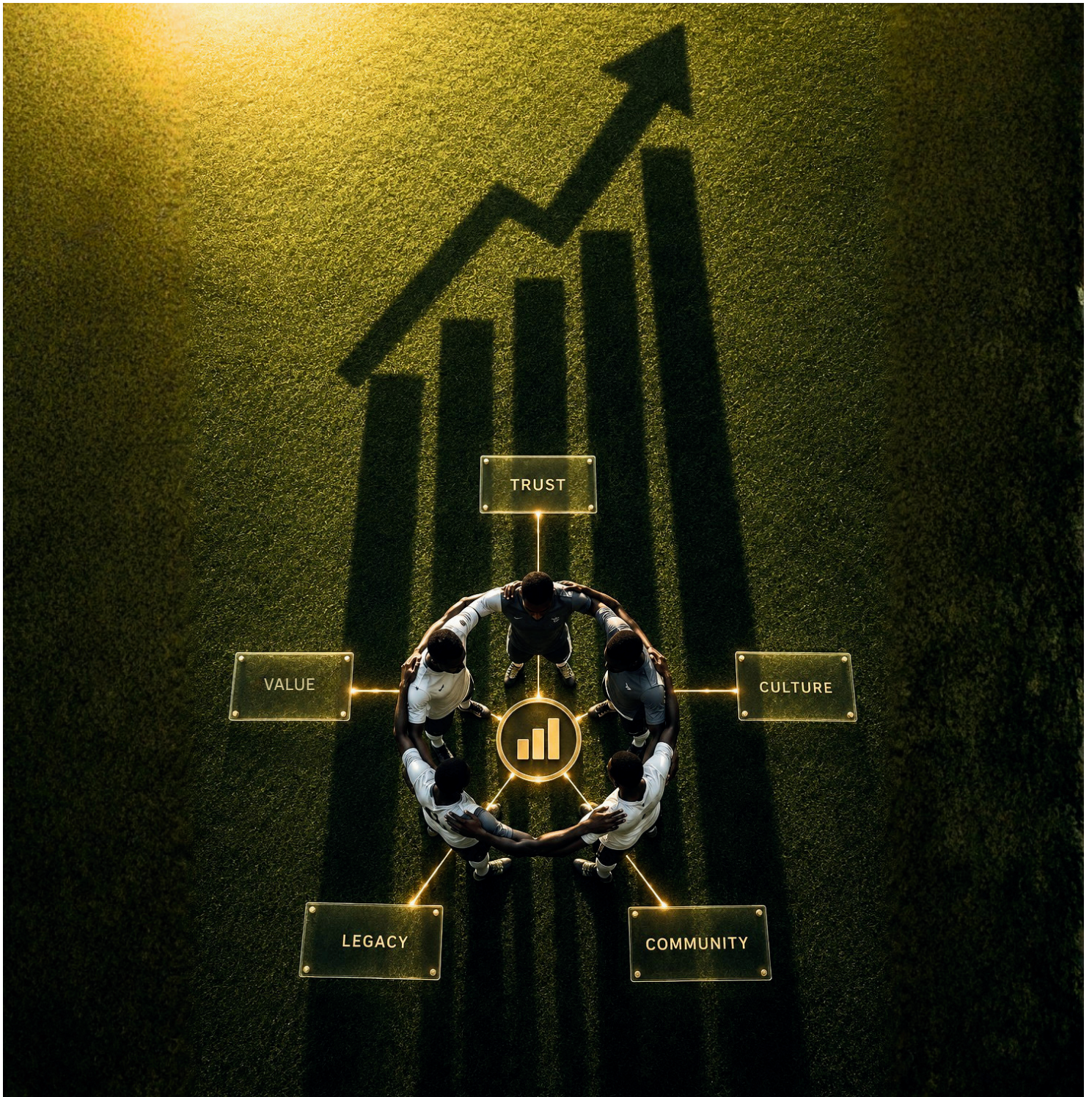


NEWSLETTER



THE COMPANY YOUR INVESTMENT KEEPS

THE COMPANY YOUR INVESTMENT KEEPS

There is a dimension of real estate value that rarely appears on any checklist. It is not captured in square footage, infrastructure reports, or floor plans. Yet it shapes the long-term worth of a home more consistently than almost anything else. The company it keeps.

Every home exists inside a network of relationships, some visible and most not. The developer behind it. The standards that governed how it was built and how it will be maintained. The people who live around it. The systems of trust and accountability that determine whether value holds when no one is watching.

Whether you intend to live in a home, rent it out, or hold it as a pure investment, you are never simply acquiring a structure. You are entering a set of associations, and those associations are underwriting your risk, whether you evaluated them or not.

This is not a new observation. But it is an underweighted one.



Too many investors evaluate a home in isolation, as a standalone unit of value, disconnected from everything it is tied to. The most discerning investors understand that no home exists alone. It carries the reputation of the developer who built it, the standard of the people who live around it, and the integrity of the systems that protect it. That is the company it keeps, and it is as much a part of the investment as the home itself.

At Bilaad Realty, this understanding shapes how we build. Every home we deliver carries our name, our delivery record, and our standard forward, long after handover. When that standard holds, the investment holds with it.

The company your investment keeps is not a detail. It is a decision.

DR. EMMANUEL BASSI USMAN
CHIEF EXECUTIVE OFFICER, BILAAD REALTY

EMPHASIS ON OUR PERSPECTIVE

THE COMPANY YOUR INVESTMENT KEEPS

You have done the vibe check. You have asked whether a home will still fit you in the years ahead. But there is a question underneath both of those that most investors never ask directly: who, and what, is this home associated with? Not just today, but for as long as you hold it. Here is how that thinking translates into investment practice.

1. Study the developer as closely as the development

Every home carries the fingerprint of who built it. Their track record of delivery. Their history of holding to a standard when it would have been cheaper not to. Their conduct when a project runs into friction.

Some developers build with the intention of standing behind a home long after handover, protecting its documentation, its estate management, and its reputation for years to come. Others build primarily to sell the unit and move to the next site, with far less invested in what happens afterwards. Both can look identical at the point of sale. They rarely stay identical five years in.

Investors who skip this step are exposed to a risk they never priced in.

2. Look for the trust infrastructure you cannot see

Some of the most important company a home keeps is invisible on a site visit. Title integrity. Documentation. Governance structures. The financial discipline behind a development, and whether it was built to last or built to sell. These are not administrative footnotes. They are the systems that determine whether value survives contact with reality, when disputes arise, when markets shift, and when a developer is tested. A home can look flawless and still be poorly companied, if what stands behind it is weak. The most protected investors treat this layer with the same seriousness they bring to location and pricing.

3. Study who the development attracts

The people who live around a home shape its long-term character more than almost any other factor. The collective standard residents hold, the culture they build, and the pride they take in a shared environment all influence how a development is perceived and how consistently it continues to attract quality residents over time.

A community with a maintained standard protects value. One left to chance erodes it quietly, long before the numbers show it.

4. Ask who will want it next

The company a home keeps is not only about who surrounds it today. It is about who it will be handed to when you are ready to sell.

A home's resale value depends on more than its finishes and its location. It depends on whether the next buyer trusts the same things you had to trust: the developer's name, the estate's documentation, and the standard the community has held since handover. If those things have been protected, a home sells itself to a wider and more qualified pool of buyers. If they have quietly eroded, even a well-maintained unit becomes a harder sell, regardless of how it looks.

Before committing to a home, ask not only who it is associated with now, but whether those associations are the kind that will still be trusted by a buyer several years from today.

At Bilaad Realty, we treat all of this as a single discipline, not four separate concerns. Our homes carry our standard of delivery, our commitment to documentation and governance, our intention around who a community is built for, and our own long-term reputation, because we understand that the value of what we build is inseparable from everything it is associated with.



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contact with your future
address



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PROPERTY TYPE



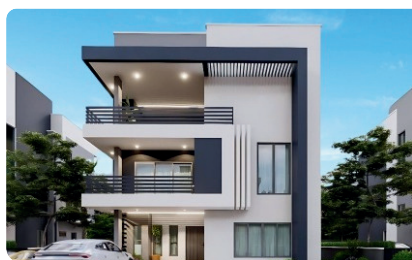
BILAAD PREMIUM

BALI GROVE, KAFE DISTRICT, ABUJA FCT

Bali Grove by Bilaad Realty is an exclusive residential development spanning 9,478 square metres, thoughtfully designed to offer modern living in a serene and secure environment. Nestled within a tranquil setting, this estate comprises 25 meticulously crafted homes that blend contemporary architecture, comfort, and functionality located in the heart of Kafe District, Abuja FCT.

HOUSE TYPES

7.5% DISCOUNT ON OUTRIGHT PAYMENTS



ONYX 447m² Net-Floor Area
5 Bedroom – Villa

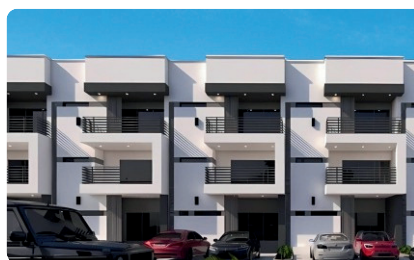
₦550,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



OPAL 279m² Net-Floor Area
4 Bedroom – Townhouse

₦280,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

PROPERTY TYPE



BILAAD PREMIUM

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

₦345,000,000

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



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

₦220,000,000

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



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

₦130,000,000

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

PROPERTY TYPE



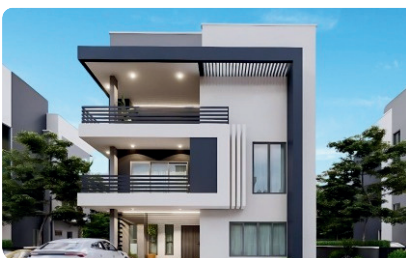
BILAAD PREMIUM

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 447m² 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 279m² Net-Floor Area
4 Bedroom – Townhouse

₦400,000,000

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



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



Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



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

₦200,000,000

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



AMETRINE 173 96m² Net-Floor Area
2 Bedroom – Apartment

₦175,000,000

Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

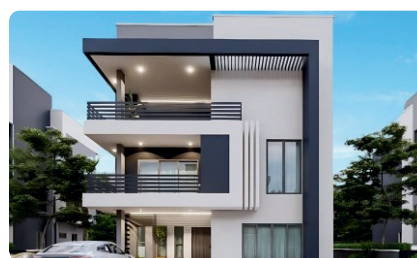
BILAAD PREMIUM

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 173 447m² Net-Floor Area
5 Bedroom – Villa

₦800,000,000

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

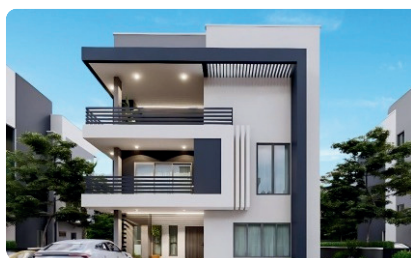
BILAAD PREMIUM

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 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

₦320,000,000
Semi-Finished

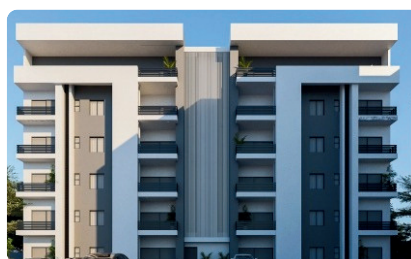
Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request



PETALITE 230m² Net-Floor Area
3 Bedroom - Apartment

₦275,000,000
Semi-Finished

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

₦200,000,000
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request


AZURITE 170m² Net-Floor Area
1 Bedroom – Penthouse


Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request


IOLITE 75m² Net-Floor Area
1 Bedroom – Apartment

₦140,000,000
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request


JADEITE 43m² Net-Floor Area
Studio Apartment

₦85,000,000
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

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

5% DISCOUNT ON OUTRIGHT PAYMENTS


SAPPHIRE 447m² Net-Floor Area
5 Bedroom – Villa

₦700,000,000
Semi-Finished

Finishings

On Request

Add-ons

Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

PROPERTY TYPE

HOUSE TYPES 5% DISCOUNT ON OUTRIGHT PAYMENTS



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

NOT AVAILABLE

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



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

₦275,000,000
Semi-Finished

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

HOT DEALS



OPAL
4 BEDROOM
TOWNHOUSE
+ EMPLOYEE QUARTERS

Location:The Bahamas,
Maitamall, Abuja, FCT



OPAL
4 BEDROOM
TOWNHOUSE
+ EMPLOYEE QUARTERS

Location: Bali, Life Camp,
Abuja, FCT



AMETHYST
4 BEDROOM
TWIN-VILLA
+ EMPLOYEE QUARTERS

Location: Bali, Life
Camp, Abuja, FCT



AMETHYST
4 BEDROOM
TWIN-VILLA
+ EMPLOYEE QUARTERS

Location:The Bahamas,
Maitamall, Abuja, FCT



ONYX
5 BEDROOM - VILLA
+ EMPLOYEE QUARTERS

Location:The Bahamas,
Maitamall, Abuja, FCT



ONYX
5 BEDROOM - VILLA
+ EMPLOYEE QUARTERS

Location: Maldives,
Gwarimpa, Abuja, FCT



SAPPHIRE
5 BEDROOM - VILLA
+ EMPLOYEE QUARTERS

Location: Fiji Island, Jabi
Abuja, FCT



EMERALD
5 BEDROOM - VILLA
+ CHALET

Location: Zanzibar Island,
KATAMPE EXTENSION
Abuja, FCT



PLATINUM
5 BEDROOM - TWIN
VILLA

Location: Mauritius Island,
Ministers Qrts, Abuja, FCT

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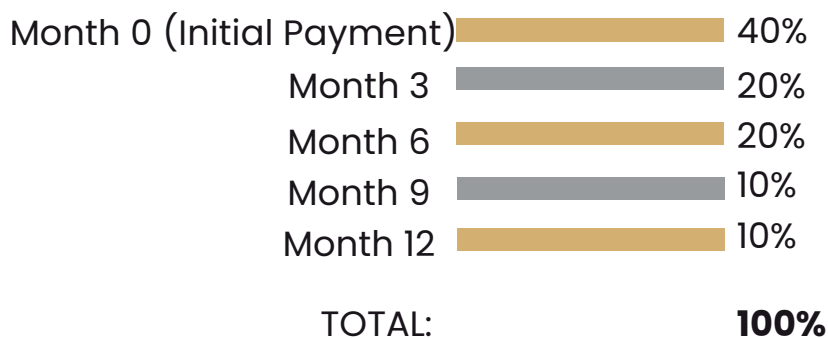


Suite 001, Ground floor Adamawa Plaza, Central Business District, Abuja

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



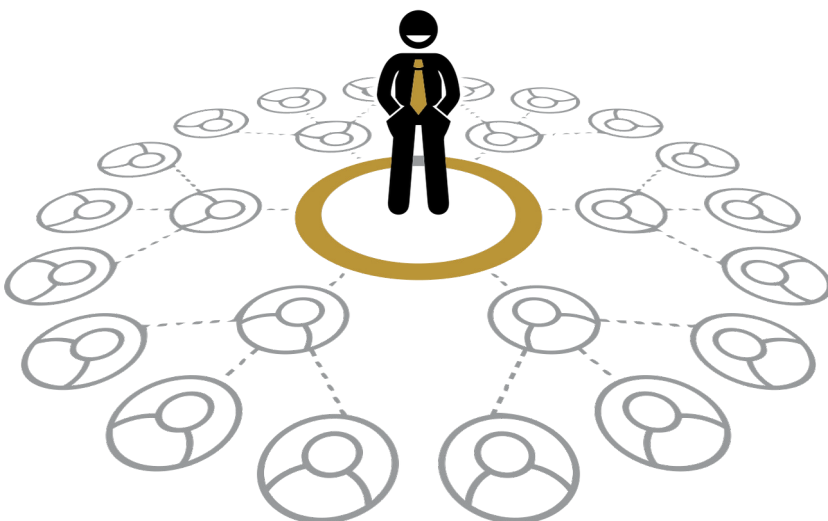
UP TO

7.5%

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