

NEWSLETTER



THE BIG QUESTION:

WHAT COULD WE BECOME?

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A MESSAGE FROM THE CEO

Sixty-six years is long enough to have a history, but it is nowhere near long enough to have finished becoming. As Nigeria marks 66 years of independence, there will naturally be conversations about where we have been. We will remember the milestones, reflect on the difficult chapters, celebrate the progress we are proud of, and acknowledge the distance we still have to travel. All of that matters. But I also believe an anniversary gives us an opportunity to turn our attention in the other direction and ask a different question: What could we become?

I find that question powerful because it does not require us to ignore the realities of where we are today. Instead, it asks us to imagine what might still be possible and, more importantly, to consider our individual and collective responsibility for getting there.

Nigeria remains a remarkably young country, full of people building businesses, creating solutions, raising families, developing communities and pursuing ideas that may look small today but could become significant tomorrow. When we speak about nation-building, it is easy to think only about major infrastructure, institutions and policies. Yet countries are also shaped by the everyday decisions of people who choose to create something useful, improve something around them or leave an opportunity behind for somebody else.

Perhaps one of the most humbling things about building is knowing that its story may continue long after ours has moved on. Somewhere, years from now, a child may take their first steps across a floor we helped create. A family may gather around a table in a home whose foundations were laid by hands they will never know. Someone may find work because of a business started today, or find belonging in a community imagined years before they arrived. We will not be there for those moments. We may never know their names, hear their laughter or know what became of the things we began. But perhaps that is the point. The future has always been built by people willing to care about a tomorrow they may never get to see.



That is the kind of thinking I believe Nigeria's next chapter requires: a willingness to build beyond ourselves. To consider not only what we need today, but what the people coming after us will inherit.

This year, Bilaad also marks a milestone of its own: nine years. Our anniversary is, of course, much smaller in the context of Nigeria's 66, but it gives us a similar reason to reflect. Nine years have given us enough history to appreciate how far we have come, while reminding us that there is still so much ahead of us.

As we enter our next chapter, our ambition is not simply to build more. It is to become more intentional about what our work makes possible: the communities that grow around it, the opportunities it creates, the people it serves and the value that remains long after construction is complete.

At 66, Nigeria is still becoming. At nine, so are we. And perhaps that is the privilege of being part of an unfinished story: we still get to help shape what it becomes.

DR. EMMANUEL BASSI USMAN
CHIEF EXECUTIVE OFFICER, BILAAD REALTY

EMPHASIS ON OUR PERSPECTIVE

THE BIG QUESTION: WHAT COULD WE BECOME?

At 66, Nigeria has accumulated enough history for Independence Day to naturally become an occasion for looking backwards. We remember where we started, measure how far we have travelled, and inevitably debate whether we should have come further by now.

Those conversations matter. Progress cannot be understood without context, and there is value in acknowledging both what has been achieved and what remains unresolved. But anniversaries can also do something else; they can give us permission to look forward.

So, this year, perhaps one of the most useful questions we can ask is a deceptively simple one: What could we become?

It is a question about Nigeria, but it is also about the cities, businesses, communities and people that will determine what Nigeria looks like decades from now. And unlike questions that ask us to predict the future, this one reminds us that we have a role in creating it.

A growing country needs more than growth

Nigeria is still growing, changing and urbanising. That growth is visible everywhere: in expanding cities, new communities, businesses, infrastructure, technology and the constant movement of people in search of opportunity.

But growth alone is not the destination. The more important question is what kind of country that growth produces.

A city can become bigger without becoming better to live in. More buildings can appear without creating stronger communities. Investment can increase without opportunity reaching enough people. Development, at its best, therefore has to mean more than adding something new to the landscape. It should improve the experience of the people who live there.

This is particularly important in the built environment. Every road, home, commercial space and residential development eventually becomes part of someone's everyday life. A floor plan becomes the place where a family eats dinner. A street becomes someone's route to school. An open space becomes where children play. What begins on a drawing board eventually becomes the backdrop to thousands of ordinary moments.

Nation-building happens closer to home than we think

The phrase nation-building can sound like something reserved for governments, policymakers, and large institutions. Certainly, leadership and public infrastructure have enormous roles to play. But a nation is also the cumulative result of millions of smaller decisions.

It is the entrepreneur who creates five jobs and treats those employees well. It is the established professional who creates an opportunity for someone starting out. It is the organisation that asks what the surrounding community needs before deciding what its social impact should look like. It is the developer who considers what a neighbourhood will need in ten years, rather than simply what can be sold today. None of these actions transforms a country on its own. Together, however, they influence the kind of country that emerges.

Building for people we may never meet

Perhaps one of the most powerful ideas in nation-building is that much of what we create will eventually belong to people we do not know.

Someone else will drive on the road. Another family will live in the home. A child who has not yet been born may sit beneath a tree planted today. An employee we have never met may one day work for a company someone is struggling to establish right now.

Thinking this way changes our relationship with development. It introduces stewardship.

This is particularly relevant for a young country. Nigeria's future population will inherit not only the things we build, but the consequences of how we build them. They will inherit our cities, institutions, environmental choices, businesses and communities. What we regard as development today will simply be *home* to them.

66 years. And still becoming.

There is no need to romanticise the unfinished work. Nigeria has real challenges, and optimism is most useful when it leads to responsibility rather than complacency. But neither should unfinished work convince us that progress is impossible.

And as Bilaad marks nine years, that question feels particularly relevant to us too. Nine years is enough time to have built, learned and contributed, but it is also early enough to know that much of our story remains ahead. Perhaps that is what anniversaries are ultimately good for. They give us a point on the timeline from which we can look in both directions.

We can honour what has been built without pretending the work is finished.

And then we can turn towards the future and ask: What could we become?

The answer will not arrive all at once. We will build it, decision by decision.



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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

₦140,000,000

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 1279m² Net-Floor Area
4 Bedroom – Townhouse

₦450,000,000

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

₦200,000,000

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 447m² Net-Floor Area
5 Bedroom – Villa

₦900,000,000

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

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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 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 different 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

₦300,000,000
Semi-Finished

Finishings

On Request

Add-ons
Kitchen Cabinet & Appliances
All Room Wardrobes

On Request

HOT DEALS



IOLITE
1 BEDROOM -
APARTMENT

Location:The Bahamas,
Maitamall, Abuja, FCT



AZURITE
1 BEDROOM -
PENTHOUSE

Location:The Bahamas,
Maitamall, Abuja, FCT



AMETRINE
2 BEDROOM
APARTMENT

Location: LANGKAWI
ISLAND, KATAMPE, ABUJA
FCT



PETALITE
3 BEDROOM
APARTMENT

Location:The Bahamas,
Maitamall, Abuja, FCT



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



CITRINE
4 BEDROOM
TOWNHOUSE
+ EMPLOYEE QUARTERS

Location:CAPRI ISLAND,
DAPE DISTRICT, 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



**RESTAURANT
SPACE**

Location: Bali, Life
Camp, Abuja, FCT



SAPPHIRE
5 BEDROOM - VILLA
+ EMPLOYEE
QUARTERS

Location: Fiji Island,
Jabi Abuja, FCT

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HOUSE TYPES

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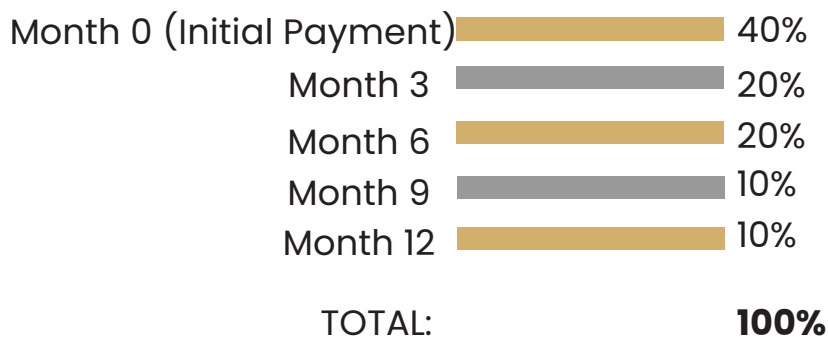
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Payment flexibility is important when it comes to home ownership. Across our different housing categories, we offer a minimum of 12 months to provide reasonable convenience for customers. Furthermore, we are working closely with financial institutions to offer alternative financing options worth considering by clients to enable them to secure great investments at the same time.

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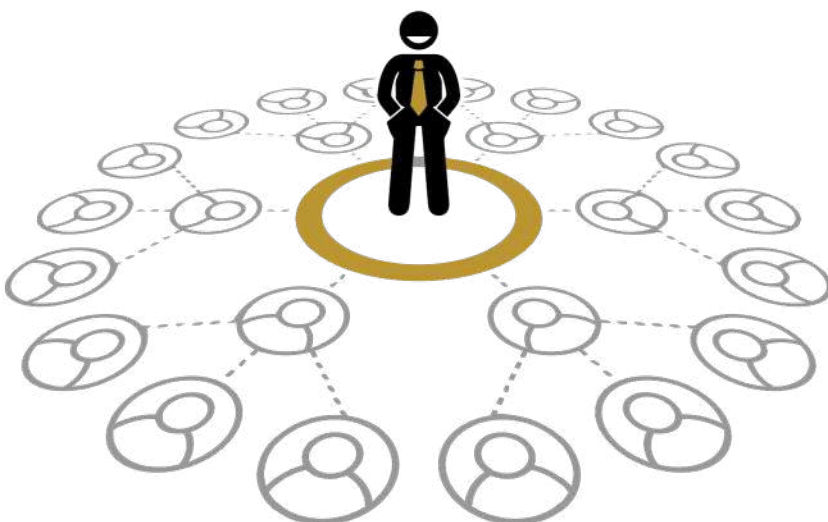
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OF ENTREPRENEURS

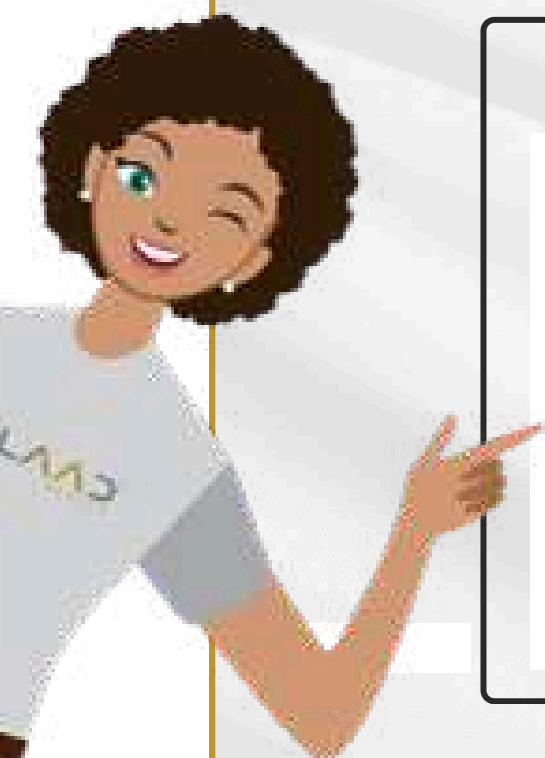


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