

HABITAT

Magazine

OBI CUBANA
**The Visionary Who
Transformed Nigeria's
Hospitality Scene**


Bridging the Gap.
Why Nigeria Must
Embrace **BIM** for
Smarter Building

Unlocking Wealth:
Why Eko Atlantic
Is a Goldmine for Investors

ARCHITECTURE | REAL ESTATE | LIFESTYLE

Diamond Edition 2025



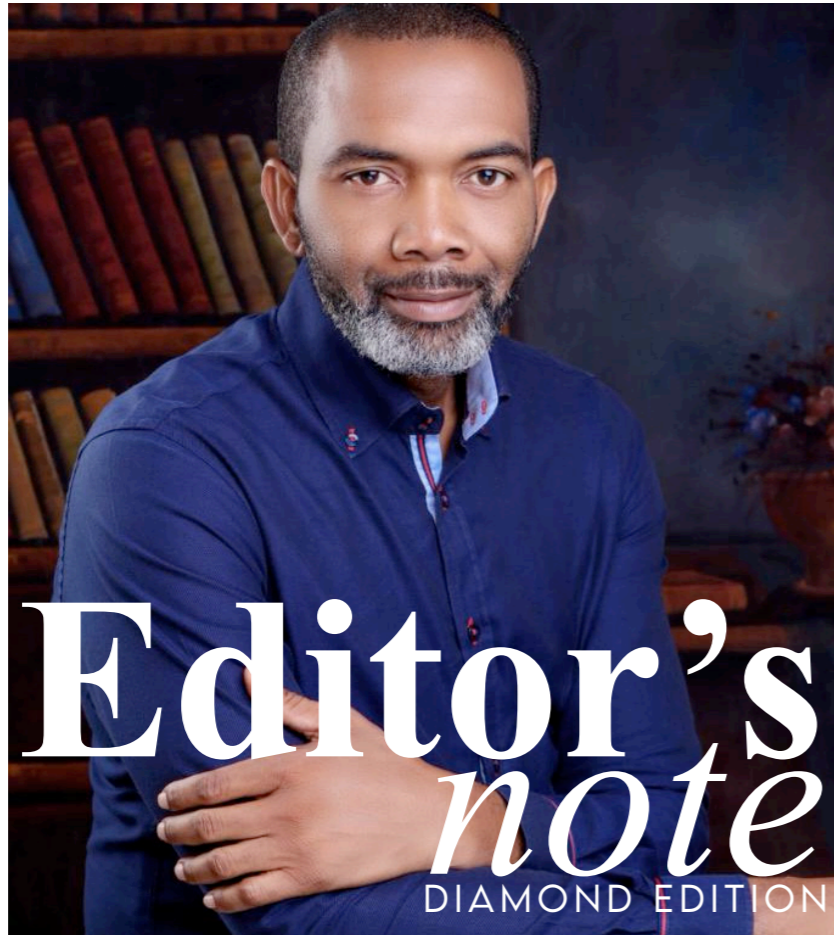

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BUILDING TOMORROW: THE SHIFTING LANDSCAPE OF REAL ESTATE

As we step further into 2025, the real estate landscape continues to evolve in ways that challenge, inspire, and redefine the way we live, work, and invest. From sustainable architecture and smart homes to shifting market trends and new investment frontiers, the industry is undergoing a transformation that demands both adaptability and foresight.

In this edition of Habitat Magazine, we explore the key forces shaping the future of real estate. We dive into emerging property hotspot, and the role of technology in creating smarter, more connected communities. Our expert insights will guide young professionals and astute investors in navigating this dynamic space with confidence.

Beyond the bricks and mortar, we also recognize that real estate is ultimately about

people—their aspirations, lifestyles, and the places they call home. That is why we are bringing you inspiring stories of individuals and businesses that are redefining urban living, making bold moves, and setting new benchmarks in design and functionality.

Whether you are an investor seeking the next big opportunity, a homeowner looking for ways to maximize your space, or a dreamer envisioning the future of our cities, this issue is designed to inform, empower, and spark new ideas.

Welcome to another edition of Habitat Magazine—your guide to the ever-evolving world of real estate.

Happy reading!

Peter Aleogena
Editor-in-Chief, Habitat Magazine

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**OBI
CUBANA**
The Visionary Who
Transformed
Nigeria's
Hospitality
Scene

From modest beginnings to a hospitality powerhouse, Obinna Iyiegbu, popularly known as Obi Cubana, has crafted one of Nigeria's most recognized entertainment and lifestyle brands. His journey is a masterclass in vision, resilience, and strategic expansion, turning nightlife into a lifestyle movement that resonates across generations.

After graduating from the University of Nigeria, Nsukka in 1998 with a degree in Political Science, Obi Cubana started his entrepreneurial career in Abuja's real estate sector. However, it wasn't long before he identified a gap in Nigeria's entertainment landscape and made a bold pivot.

In 2006, he co-founded the Ibiza Club in Abuja, a premium nightlife destination that set a new standard for urban entertainment. Just three years later, in 2009, he launched the first Cubana club in Owerri, Imo State, introducing a new experience that blended music, luxury, and high-end hospitality. This move would become the blueprint for the Cubana brand's national expansion.

As the brand grew, so did Obi Cubana's ambitions. In 2012, he founded Liquor Empire Limited in Abuja, focusing on the

distribution of premium beverages. By 2016, he had inaugurated the Grand Cubana Hotel in Jabi, Abuja, marking his formal entry into the hotel and accommodation business.

His ventures continued to flourish. In 2017, he brought the Cubana brand to Lagos with Pablo Cubana, and in 2018, Cubana Signature opened in Abuja, further cementing his dominance in upscale hospitality.

2019 saw a rapid expansion with the launch of Montana by Cubana in Ikeja, Lagos and Gustavo Cubana in Enugu. These venues continued the brand's legacy of high-energy, curated experiences that cater to Nigeria's elite and entertainment lovers.





In 2021, Obi Cubana partnered with Uyi and Ayo to launch Hustle and Bustle in Abuja, a sleek, contemporary nightlife spot that reflects modern tastes while staying true to the Cubana ethos of luxury and community.

Not one to rest on past achievements, Obi Cubana's most recent venture is Odogwu Bitters, a herbal alcoholic drink that blends traditional ingredients with modern appeal. Launched in 2022, the brand quickly gained popularity across Nigeria, driven by vibrant marketing campaigns and celebrity endorsements. Odogwu Bitters marks yet another successful

entry into a new vertical, beverages, further expanding his entrepreneurial footprint.

In addition to his business ventures, Obi Cubana regularly shares his journey through speaking engagements and media appearances. From candid interviews where he discusses personal challenges and public perception to motivational talks on resilience and entrepreneurship, he is committed to inspiring the next generation. His active presence on social media also serves as a platform for sharing business insights and encouraging young Nigerians to take the leap into entrepreneurship.

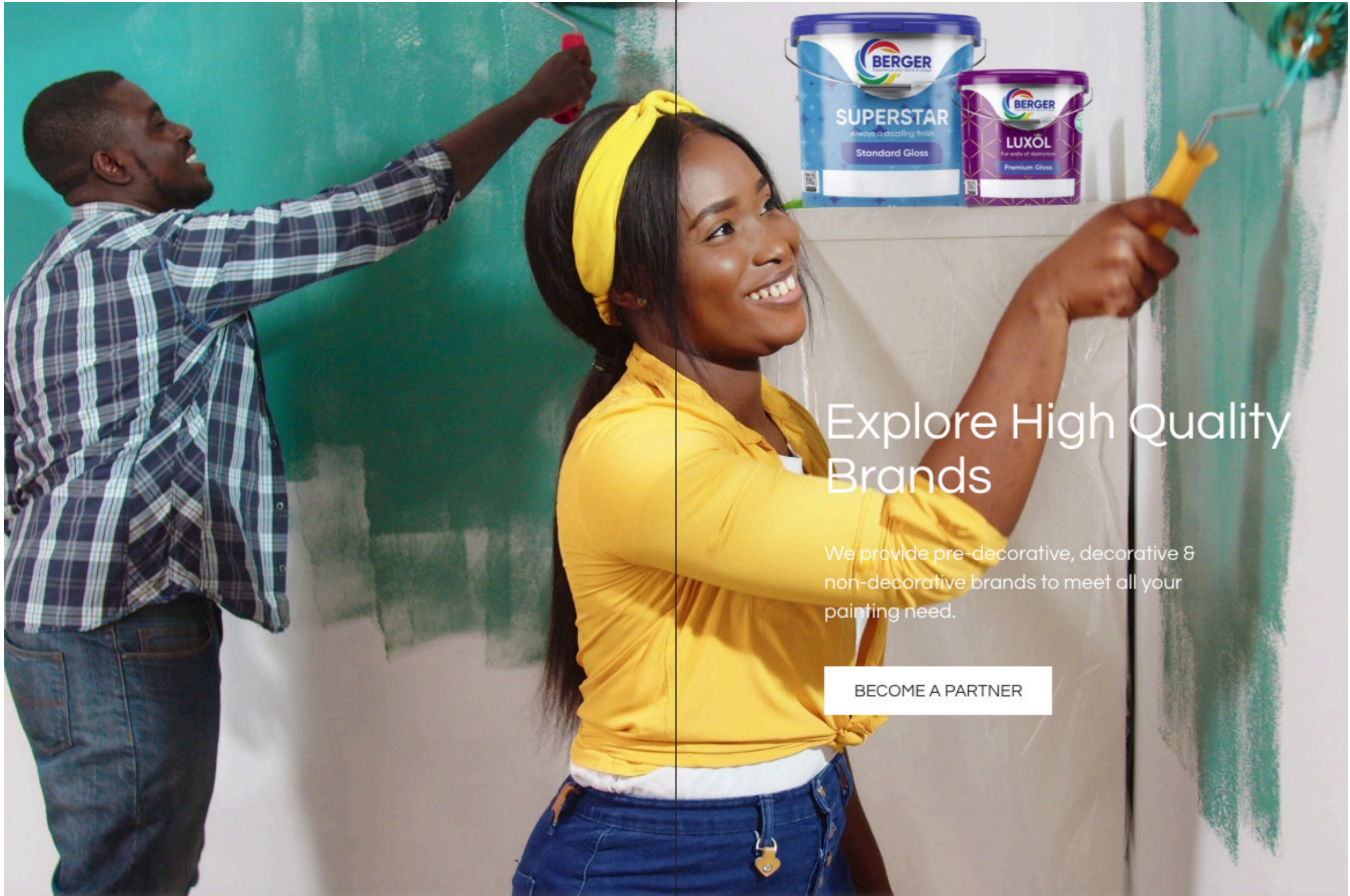


Hustle and Bustle in Abuja



Cubana, Lagos

While his story may appear to be about venues and products, at its core it's about building a bold, recognizable brand that thrives on authenticity, cultural pride, and forward-thinking leadership. From nightlife to hospitality to beverages, he continues to push boundaries and set new standards for what's possible in Nigerian entrepreneurship.



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BEYOND THE WALLS:

HOW THE G.A.S. FARM HOUSE HELPS TO REWRITE THE FUTURE OF NIGERIAN ARCHITECTURE

by Adamma Echeruo

Nestled on the outskirts of Ikiṣe village near Ijebu Ode in Ogun State, Nigeria, the G.A.S. Farm House stands as a testament to the harmonious blend of art, architecture, and social action.

Established by renowned British-Nigerian artist Yinka Shonibare CBE RA, this innovative residency space offers artists, designers, agronomists, and researchers a unique environment to explore and develop their practices. Shonibare's work often delves into themes of colonialism, identity, and globalization. With the G.A.S. Farm House, he extends his artistic narrative into a tangible space that fosters cultural exchange and sustainable practices. The facility is situated within the 54-acre Ecology Green Farm, which produces a variety of crops, including cassava, peppers, tomatoes, maize, pawpaw, and ginger. This integration of agriculture and art reflects Shonibare's commitment to addressing food security and environmental sustainability through creative endeavors.



Yinka Shonibare CBE RA photographed with a selection of his most famous contemporary artworks, including a model of his celebrated Fourth Plinth commission for Trafalgar Square – “Nelson’s Ship in a Bottle” (2012).

G.A.S.

F A R M

GUEST
ARTIST
SPACE



Papa Omotayo of MOE + Art Architecture

The G.A.S. Farm House exemplifies how art, architecture, and social action can intertwine to create spaces that inspire creativity, foster sustainability, and drive community development.



Designed by Nigerian Architect Papa Omotayo of MOE+ Art Architecture, with interior concepts by Temitayo Shonibare, the G.A.S. Farm House embodies sustainability and local craftsmanship. Approximately 40,000 bricks used in its construction were made from earth excavated during the foundation laying, and bamboo scaffolding was repurposed into screens that envelop the building. High ceilings facilitate natural air circulation, and solar panels provide renewable energy, ensuring an eco-friendly operation. The residence offers a serene setting for interdisciplinary research and practice development in fields such as agronomy, agroecology, food sustainability, architecture, and environmental studies. The local area's rich history of traditional crafts, particularly ceramics and textiles, provides additional inspiration for creative practitioners focused on materiality. In 2025, G.A.S. commissioned the building of a small wood-fired kiln to support those working with clay, further enhancing the resources available to residents.

Beyond serving as a creative retreat, the G.A.S. Farm House plays a pivotal role in community engagement and development. By integrating art with sustainable agriculture, it addresses critical issues such as food security and environmental conservation. The residency programs encourage meaningful exchanges between international artists and local communities, promoting mutual understanding and collaboration. The G.A.S. Farm House exemplifies how art, architecture, and social action can intertwine to create spaces that inspire creativity, foster sustainability, and drive community development. Yinka Shonibare's vision, realized through thoughtful design and purposeful integration with the environment, offers a model for future initiatives aiming to make a positive impact through interdisciplinary collaboration.



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GBCN AND THE FUTURE OF GREEN BUILDINGS IN NIGERIA: Why it matters

by Thomas Ake

As Nigeria's cities continue to grow, the demand for new buildings and urban developments is higher than ever. But as this growth happens, the question arises: How can we build for the future in a way that is sustainable, energy-efficient, and environmentally responsible? This is where the Green Building Council Nigeria (GBCN) plays a pivotal role in shaping the future of Nigerian architecture.

Despite the well-known benefits of green buildings, many developers and architects in Nigeria have been slow to adopt these practices. The reasons are multifaceted—some worry about the costs associated with sustainable construction, while others lack awareness of eco-friendly building techniques or face government policies that do not fully enforce sustainability standards. As a result, many new developments still rely on outdated,



inefficient building methods that do not support long-term environmental goals.

This is where GBCN steps in, acting as a driving force for change in the industry. Through their training programs, certification initiatives, and advocacy for policy reform, GBCN is working to make green buildings more accessible and affordable for Nigerian developers. By promoting sustainable materials like laterite, rammed earth, and timber, GBCN is helping developers build more responsibly, without breaking the bank.

Beyond education and training, GBCN is also creating economic incentives for green buildings. Properties that achieve their green certification attract more investment and tenants, particularly those from the corporate sector who prioritize sustainability. This financial motivation is helping make the case for green buildings as a long-term asset, not just a cost burden.

One of the key examples that proves the potential of sustainable architecture in Nigeria is Heritage Place in Lagos, the country's first LEED-certified office building. Heritage Place is not just an eco-friendly office space, but a showcase of advanced energy-efficient features, including solar energy, high-efficiency cooling systems, and rainwater harvesting. The building also incorporates glass curtain walls and natural daylighting, reducing its overall energy consumption by up to 30-40% compared to conventional office buildings. These innovations demonstrate that green buildings are not just a futuristic dream—they are a reality in Nigeria and can thrive even in a dense urban area like Lagos.

As the world increasingly turns its attention to climate change and environmental sustainability, GBCN's work is crucial in guiding Nigeria's architecture and construction industries toward a more sustainable future. Through certifications, trainings, and advocacy, GBCN is changing the way we think about buildings, encouraging more architects, developers, and even homeowners to embrace sustainable practices.

So how can we as an industry contribute to this movement? Developers can start incorporating energy-saving designs and eco-friendly materials into their projects, while architects can continue to get GBCN-certified to stay ahead in the green building industry. Even homeowners can make a significant impact by investing in energy-efficient appliances, solar panels, or eco-friendly home improvements.

As Nigeria continues to grow and urbanize, the opportunity to build sustainably is one that we can't afford to miss. GBCN's vision is leading the way forward, proving that the future of Nigerian architecture doesn't just need to be smarter—it needs to be greener, too.





the
**ADIDAS
FLAGSHIP
STORE**

by Dami Ajayi



Tosin Oshinowo
Founder/Director
Oshinowo Studio

The Adidas Flagship Store in Lagos, designed by Oshinowo Studio, is a masterful example of contemporary architecture rooted in cultural context.

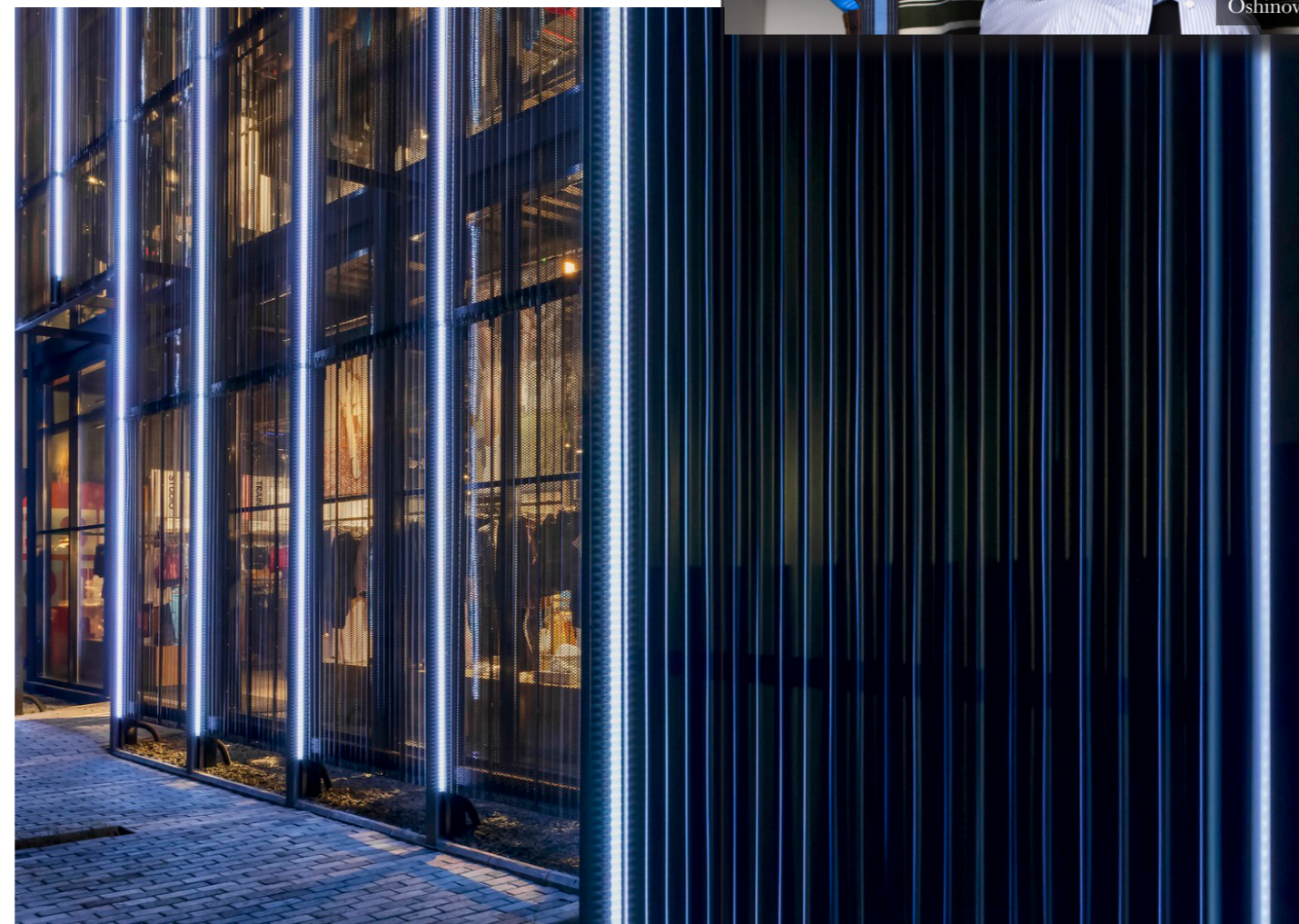
Situated in Victoria Island, this 380-square-meter retail space is a thoughtful adaptive reuse of a 1970s structure, seamlessly blending innovation, sustainability, and local identity.

The façade is a striking interplay of solid and perforated corrugated aluminum sheets, materials commonly found in Lagos' mass housing projects. This design choice pays homage to local architectural vernacular while introducing a dynamic, ever-changing visual effect. LED linear lighting accentuates the façade's ridged surface, creating depth and contrast while offering varying degrees of transparency that engage pedestrians and invite them inside.

Beyond aesthetics, the store integrates sustainable design principles. It features a solar power system, an advanced air conditioning system, and a sewage treatment plant that recycles wastewater for irrigation. The preservation of existing 25-year-old *Roystonea regia* trees, alongside the addition of a basketball half-court and entertainment stage, enriches the site, fostering a community-driven retail experience.

Inside, the store showcases collaborations with contemporary Nigerian artists, reinforcing a dialogue between global

branding and local artistry. More than just a retail space, the Adidas Lagos Flagship Store repurposes an existing structure to create an experience that bridges heritage and innovation. It stands as a space where culture, sustainability, and modern retail intersect, offering Lagos a fresh take on how commercial environments can connect with their communities.





Facades

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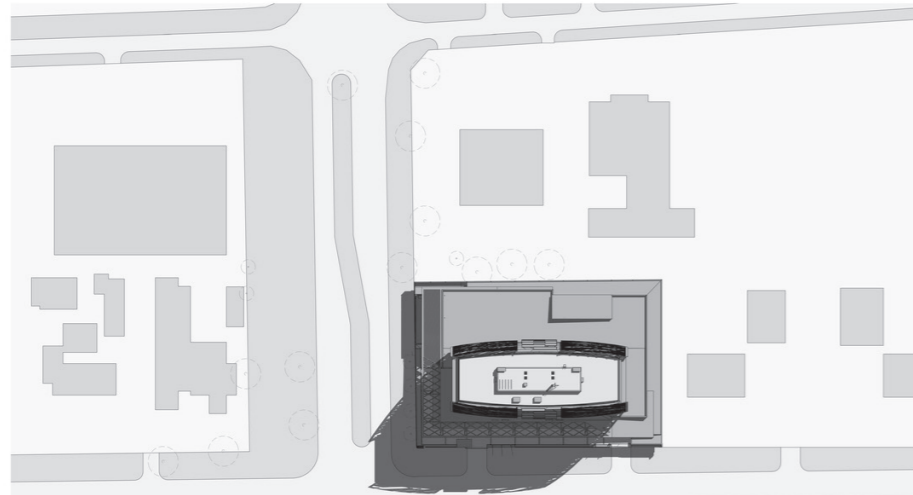
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Kingsway Tower

by SAOTA

by Hajara Yinusa

Standing tall in Ikoyi, Lagos, Kingsway Tower is a striking 15-story mixed-use building designed by South African architectural firm SAOTA. Completed in 2019, the tower is located on Alfred Rewane Road, featuring a basement level, a two-level retail podium, a parking podium, and 12 floors of office space. It is a bold addition to Lagos' skyline, blending contemporary design with functionality.

Inspired by the , the tower's façade is both artistic and climate-responsive. The north and south elevations feature geometric aluminum screens, not only enhancing the building's aesthetic appeal but also reducing heat gain by providing shade from direct sunlight.

At the street level, a curved canopy with a woven pattern on its underside elegantly wraps around the retail podium, creating a welcoming and dynamic entrance. The transparent design allows for seamless interaction between the indoor and outdoor spaces, adding to the urban vibrancy of the area.





Kingsway Tower is more than just a commercial space; it reflects Lagos' growing prominence in the global market. By integrating innovative design with environmental considerations, the tower introduces a fresh architectural language to the city, setting a new benchmark for modern developments in Nigeria.





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Bridging the Gap.

Why Nigeria Must Embrace BIM for Smarter Building



- by Uboho Othman
Communications Manager
BIM Africa

With rapid urbanization and rising infrastructure demands, the Nigerian construction industry faces an urgent need for more efficient, cost-effective, and sustainable building solutions. One transformative approach gaining momentum is Building Information Modeling (BIM), a digital process that enhances collaboration, accuracy, and efficiency throughout a project's lifecycle.

Golden Gate Project in Cairo.
25 buildings on 16.19 hectares



BIM is not entirely new to Nigeria's Architecture, Engineering, and Construction (AEC) industry, but its adoption remains fragmented. While awareness is growing, comprehensive implementation is still lacking, limiting its full potential. In contrast, other African countries, including South Africa, Egypt, and Kenya, have made significant progress in integrating BIM into their construction sectors.

The recently published African BIM Report 2024 by BIM Africa showcased the successful implementation of BIM in key projects across the continent, highlighting its impact on efficiency, coordination, and sustainability. For instance, in Mauritius, BIM played a crucial role in the renovation and expansion of the Cascavelle Shopping Mall, a project handled by the construction company Ekium Amio. The technology improved project efficiency, optimized resource management, and aligned with the UN Sustainable Development Goals.

Similarly, Egypt's Golden Gate Project, managed by Redcon Construction and Polar Construction and Management, demonstrated BIM's ability to streamline coordination, reducing design issues by 80% and cutting approval cycles to just five days through enhanced transparency and collaboration among stakeholders.

In Kenya, the Kiota School, Karen Campus project, handled by GDMB, leveraged BIM to improve communication between site and office teams using 360-degree images, mitigate disputes through a common data environment, and enhance operational efficiency with Reality Capture technology. These case studies illustrate how BIM is transforming the African construction landscape, offering innovative solutions to long-standing industry challenges.

For Nigeria to catch up, the AEC industry must prioritize education and training, implement supportive government policies, and enhance collaboration among industry stakeholders. Universities and professional bodies should integrate BIM into architectural and engineering curricula to equip future professionals with essential digital skills. Government agencies can set BIM mandates for public infrastructure projects, following the lead of other African nations.

The future of construction in Nigeria is digital. By embracing digital project delivery, architects and developers can lead the charge toward smarter, more efficient, and sustainable building practices. As awareness grows and more success stories emerge, Nigeria has the potential to become a BIM powerhouse in Africa.



© Redcon Construction
- African BIM Report 2024



Navigating Real Estate Investment as a First-Time Buyer

by Peter Aleogena

Buying your first home in Nigeria is a major milestone—but it can also be a minefield if you're unprepared. With land scams, unverified agents, and complex legal processes, many first-time buyers have learned the hard way. To help you navigate your journey with confidence, we've put together this essential guide to what every first-time buyer in Nigeria should know.

Budget Beyond the Price Tag

Your budget isn't just about the price of the property. Be sure to factor in legal fees, agency commissions, documentation charges, utility connections, and—often overlooked—development levies. If you're planning to renovate, include those costs as well.

Location, Location, Risk

Where you buy is just as important as what you buy. Consider proximity to your workplace, road access, existing infrastructure, and flood risks. A “cheap” house in a poorly connected or disputed area may turn into a long-term liability.

Insist on Proper Documentation (This is non-negotiable.)

Always request and verify the following documents:

- Certificate of Occupancy (C of O)
- Governor's Consent
- Deed of Assignment
- Registered Survey Plan

Engage a qualified lawyer to conduct a title search at the state Land Registry. It's your best defense against future disputes.

Only Work with Verified Professionals

Never cut corners. Work only with licensed real estate agents, lawyers, and surveyors. Referrals from trusted sources are far safer than “sweet deals” from strangers.

Know What You're Buying

Are you buying off-plan, a completed home, or land? Each option has its pros and cons. Off-plan properties may offer better pricing but come with risks like delays or changes in the final delivery. Land purchases require extra due diligence.

Do Your Own Investigation

Don't rely solely on what the seller says. Visit the site multiple times. Talk to neighbors. Ask about land disputes, community ownership, or historical



claims. A little research can save you a lifetime of trouble.

Understand Land Ownership Laws

Under Nigeria's Land Use Act (1978), all land is vested in the state government. This means you don't technically “own” land—you lease it from the government. Understand the implications of the title you're acquiring.

Explore Financing Options

Yes, mortgages exist in Nigeria. The Federal Mortgage Bank of Nigeria (FMBN) and some private lenders offer financing for both salaried and self-employed buyers. Investigate interest rates, eligibility criteria, and repayment terms early in your search.

Think Long-Term: ROI Matters

Is the property located in a developing area? Are infrastructure projects planned nearby?

Can you rent it out easily? A smart buyer looks beyond just living in the house—they think about Return on Investment (ROI).

Get a Solid Contract

Insist on a professionally drafted contract that clearly outlines:

- Payment terms
- Property description
- Possession date
- Penalties for default

Your lawyer—not the seller—should prepare or review this agreement.

Buying your first home should be exciting, not stressful. With the right knowledge and trusted support, you can make a solid investment that brings peace of mind and future value.

Stay informed. Stay protected. Buy smart.

Land Ownership by Foreigners in Nigeria: What the Law Permit

In this edition of Property & The Law, Miss Chiemerie Okoro of Ration Legal offers clarity on a key question: Can foreigners legally acquire property in Nigeria?

With foreign interest in Nigerian real estate on the rise, she explains the legal restrictions, approvals required, and practical ways non-Nigerians can invest in property—while staying compliant with the law.

How can foreign investors legally acquire and own property in Nigeria, and what restrictions or special considerations should they be aware of?

Section 1 of the Land Use Act 1978 provides that all lands in Nigeria are vested in trust in the Governor of each state in the federation for the common benefit of all Nigerians. This raises significant questions about whether alien ownership of real estate is possible in Nigeria, as acquisition by a foreigner seems to deviate from the spirit of this law. There is a mixed body of opinion on whether foreign ownership of land in Nigeria should be allowed. While some believe that land should be the exclusive preserve of Nigerians as a fundamental right, others argue that such restrictions could significantly limit foreign investment and discourage reciprocal advantages for Nigerians abroad.

The locus classicus on this subject is the Supreme Court case of **Gerhard Huebner v. Aeronautical Industrial Engineering and Project Management Company Limited (2017) LPELR-42078(SC)**. In this case, the Court held that Section 1 of the Land Use Act specifically limits the ownership of land in Nigeria to Nigerians. Therefore, a non-Nigerian cannot apply for

a statutory or customary right of occupancy. This decision reaffirmed the position that the Land Use Act was promulgated for the benefit of Nigerians and did not repeal existing laws that limit the right of foreigners to own land.

Despite these limitations, aliens may still acquire land or landed property in Nigeria. In Lagos State, the combined reading of Sections 1–3 of the Acquisition of Lands by Aliens Law (ALAL) restricts land acquisition by aliens except in two circumstances:

The acquisition of land by an alien is approved in writing by the Governor. The interest in land sought is for less than three years, including any option to renew.

The law provides: Except as provided by this law and any regulations or orders made under it, an alien may not acquire any interest or right in or over land from a Nigerian citizen unless the transaction has been previously approved in writing by the Governor.

If the interest or right to be acquired by an alien is less than three (3) years, including any option for renewal, the provisions of the law will not apply.

If an alien has lawfully acquired an interest or right in land, that interest or right cannot be transferred, alienated, demised, or otherwise disposed of to another alien without the prior written approval of the Governor. Any agreement or instrument in writing under which an alien purports to acquire an interest or right in land, without the Governor's prior approval,

will be void and of no effect.

Furthermore, if an alien has lawfully acquired an interest in land and that interest becomes liable for sale under legal proceedings, the sale must first be offered to the State Government. If the Government declines, the sale must be made to a Nigerian citizen. This effectively gives the State Government a right of first refusal on such land transactions.

Additionally, the law makes it a criminal offense for an alien or a person claiming through an alien to unlawfully occupy land belonging to a Nigerian citizen. The penalty for this offense is a fine of N180,000 or imprisonment for twelve (12) months. However, an alien will be exempt from punishment if:

The occupation resulted from a transaction that had received the Governor's prior consent.

The acquisition was made under a valid regulation or order issued under the law.

The acquisition was based on an instrument approved by the Governor under any statute.

The acquisition took place before the commencement of the law.

The acquisition was authorized by another enactment.

The effect of these restrictive provisions is that there can be no private valid land transaction between a Nigerian citizen and an alien for a period exceeding three years without obtaining the Governor's consent.

Notably, the Acquisition of Land by Aliens Regulation made under the law provides a maximum period of twenty-five (25) years for all land acquisitions by aliens. This restriction is more extensive than that under the Land Tenure Law of Northern Nigeria, which does not limit the term of years that an alien may be granted land rights, provided the relevant ministerial consent is obtained. In contrast, Lagos State law limits the right of occupancy for aliens to a maximum of twenty-five (25) years. However, a foreigner may apply to the

Governor of Lagos State for an exemption from the Acquisition of Lands by Aliens Law.

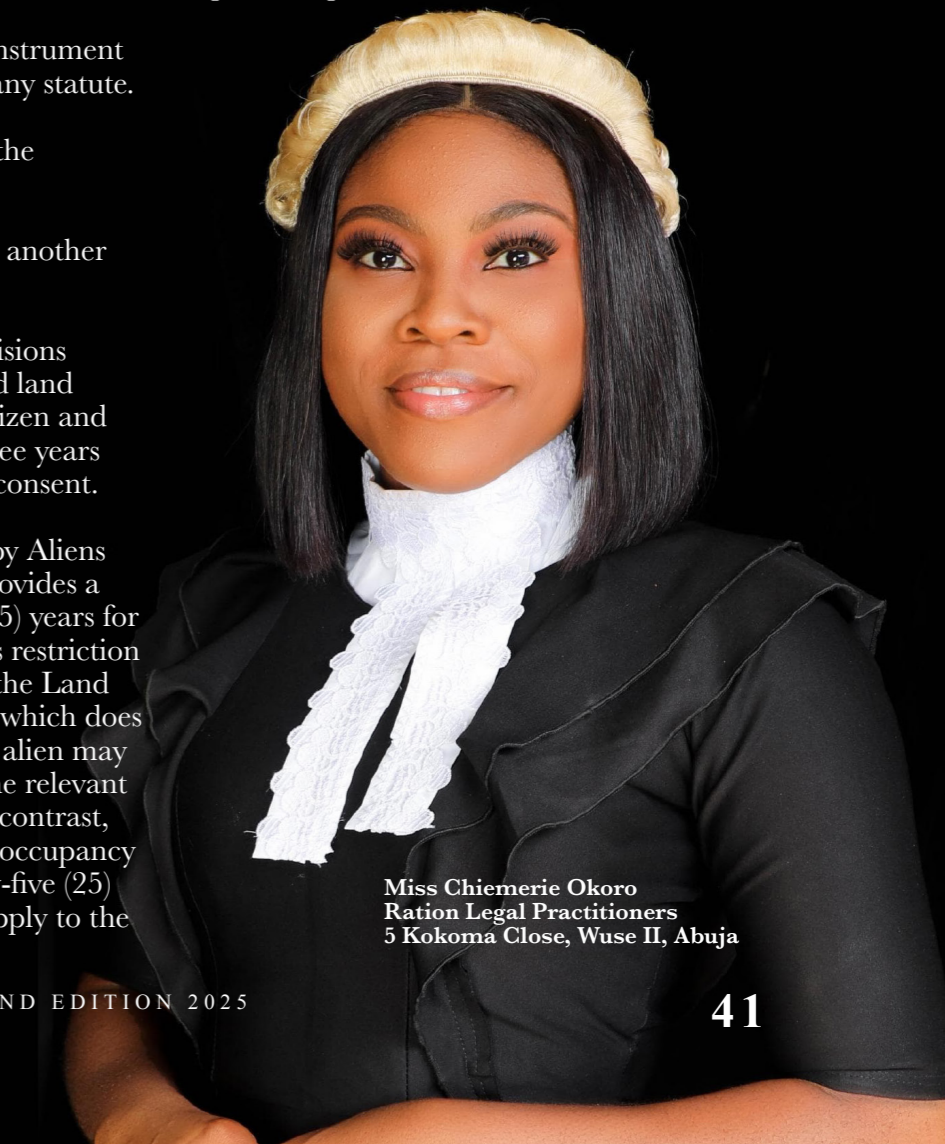
Summary:

An alien can acquire land or an interest in land from a Nigerian, provided the written approval of the Governor is obtained before executing the relevant instruments.

Foreigners may also acquire an indirect interest under the Land Use Act by incorporating a company under the Companies and Allied Matters Act 2020. Such a company, being a Nigerian legal entity, can apply for a right of occupancy and acquire or transfer land interests.

The Governor has discretionary power to grant or withhold written approval for such transactions.

In conclusion, while the laws governing foreign ownership of land in Nigeria are restrictive, legal avenues exist for foreigners to acquire land through Governor-approved transactions or by operating through a Nigerian-registered



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The Importance of Buying and Holding Land in Real Estate

- By Lumanze Chiamaka

In the ever-evolving landscape of real estate investment, the strategy of buying and holding land has emerged as a cornerstone for many investors seeking long-term wealth accumulation. This approach not only provides a tangible asset but also serves as a hedge against economic fluctuations. Here's a closer look at why investing in land can be a wise decision.

Tangible Asset with Intrinsic Value

Land is a finite resource—there's only so much of it. This scarcity gives land an intrinsic value that often appreciates over time. Unlike other investments, such as stocks or bonds, land is a physical asset that you can see and touch, making it a more stable investment choice, especially during economic uncertainty.

Potential for Appreciation

Historically, land values have risen over time, particularly in growing urban areas. As populations increase and cities expand, the demand for land typically follows suit. Holding onto land allows investors to benefit from this appreciation, making it a valuable long-term investment.

Passive Income Opportunities

Owning land opens up various avenues for generating income. Investors can lease land for agricultural purposes, commercial

developments, or even recreational activities. Additionally, raw land can be subdivided and sold in smaller parcels, increasing overall profitability.

Tax Advantages

Investing in land can offer significant tax benefits. Many jurisdictions provide favorable tax treatment for landowners. For example, property taxes on undeveloped land are often lower than those on developed properties. Additionally, landowners may benefit from deductions related to property expenses and depreciation.

Inflation Hedge

Land is often considered a safe haven during inflationary periods. As inflation rises, so do the costs of goods and services, including real estate. Holding land can protect investors from the eroding purchasing power of money, as land values typically increase in line with inflation.

Flexibility and Development Potential

Investing in land provides flexibility for future development. Investors can hold onto their land until conditions are favorable for selling or developing the property. Whether it's constructing residential units, commercial buildings, or mixed-use developments, the possibilities are vast and can be tailored to market demands.

Legacy and Wealth Transfer

Land serves as a powerful tool for generational wealth transfer. It can be passed down through families, ensuring financial security for heirs. This aspect of land ownership can solidify a family's financial future and create a lasting legacy.

Community and Environmental Impact

Investing in land allows individuals to contribute to community and environmental sustainability. By developing land responsibly, investors can create green spaces, parks, and community facilities that enhance residents' quality of life.

Conclusion

The strategy of buying and holding land in real estate is not just about financial gain—it's about securing a valuable asset that provides long-term benefits. From appreciation and passive income opportunities to tax advantages and community contributions, land ownership offers a multifaceted approach to building wealth. As with any investment, thorough research and careful planning are essential, but the potential rewards make land a compelling addition to any real estate portfolio.

CW REAL ESTATE: PIONEERING LUXURY REAL ESTATE IN AFRICA AND BEYOND

Since our founding, over 6 years ago, our mission has been to help you find your place, invest and build wealth in Africa's Largest City, Lagos. Our journey started with a team of dynamic members who love Lagos and recognized a global potential in Lagos' real estate market.

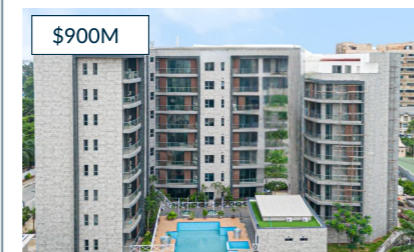


We have a team of knowledgeable neighbourhood specialists who have grown to become masters in specific neighbourhoods. We know that it's only through consistent practice of our values we can in return offer true value to our clients. It is through our values we match-make our clients with their dream homes & smart investments whilst spreading our services across Lagos, Abuja, Ghana, Dubai and across the globe.

FEATURED PROPERTIES



NGN40M
3 Bed Flat For Rent/Sale **IKOYI**
 Outdoor Pool, Gym, 24 HRS Power, Walk-in Closet
 CONTACT AGENT **Sophia: +234 814 497 6677**

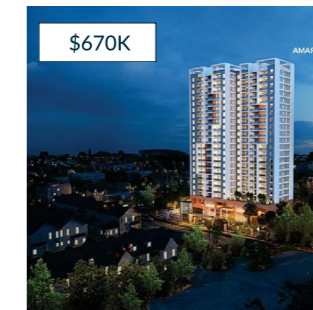


\$900M
3 Bed Apartment **IKOYI**
 Outdoor Pool, Elevators, Fully fitted Kitchen, Lobby
 CONTACT AGENT **Sophia +234 814 497 6677**

CWRE DEVELOPMENT MARKETING



\$275K
2 BED WITH A STUDY & BQ
VICTORIA ISLAND
 Completion May 2026
 Payment plan Available
 Outdoor Pool, Gym, 24 HRS Security, Garage
 CONTACT AGENT
 Ifunaya: +234(0) 706 399 0727



\$670K
2, 3 & 4 BED APARTMENTS
IKOYI
 Completion March 2025
 Payment plan Available
 Outdoor Pool, Gym, 24 HRS Security, Underground Parking
 CONTACT AGENT
 Ifunaya: +234(0) 706 399 0727

CWRE COMMERCIAL



N60M
COMMERCIAL SPACE
VICTORIA ISLAND
 SIZE • 808SQM
 Ample Parking, Prime Location, For Financial Institution
 CONTACT AGENT
 Jenifer: +234 704 808 9361

CWRE COMMERCIAL



N150K
Newly Built Office Space
VICTORIA ISLAND
 SIZE
 Standby Gen, Car Park, Elevator, Lobby
 CONTACT AGENT
 Jenifer: +234 704 808 9361



N470K/SQM
ORANGE ISLAND **LEKKI 1**
 • 1000SQM
 • 650SQM
 • 650SQM
 • 1382.0275SQM
 • 788.1445SQM
 CONTACT AGENT
 Rose: +234 814 922 6187



HOTEL FOR SALE VICTORIA ISLAND

INFO
 A functional 27- room Hotel for sale
TITLE
 Registered deed of assignment
LANDSIZE
 1174.045sqm
PRIZE
 NGN 1.8B
 CONTACT AGENT **Jenifer: +234 704 808 9361**



N1.4B
5 Bed Detached + BQ **IKOYI**
 Ample Pool, Fitted Kitchen, 24 HRS Security, Elevator
 CONTACT AGENT **Adeyemi: +234 909 327 2572**



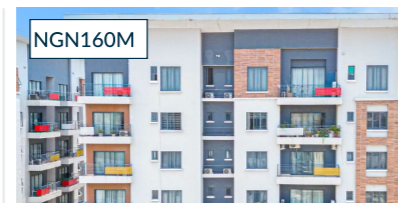
NGN550M
5 Bed Detached Duplex **OSAPA**
 Outdoor Pool, Gym, Aircons, Study
 CONTACT AGENT **Mercy: +234 704 808 9358**



NGN950M
6 Bed Detached Duplex **LEKKI 1**
 Outdoor Pool, Floor To Ceiling Window, Closets, Office
 CONTACT AGENT **Jenifer: +234 704 808 9361**



NGN360M
2 & 3 Bed + BQ - SALE **VI**
 Elevator, BQ, Fully fitted Kitchen
 CONTACT AGENT **David: +234 704 808 9360**



NGN160M
4 Bed Maisonette + BQ **IKATE**
 Outdoor Pool, Gym, Traditional Kitchen, Walk-in Closet
 CONTACT AGENT **Adaeez: +234 816 631 5298**



NGN250M
2 Bed Apartment **LEKKI 1**
 Outdoor Pool, Gym, 24 HRS Security, Ample parking
 CONTACT AGENT **Jenifer: +234 704 808 9361**

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Unlocking Wealth: Why Eko Atlantic Is a Goldmine for Investors

By Charis Raji

Planned cities are not a new phenomenon. Just like Dubai's Palm Jumeirah, Saudi Arabia's The Line Vertical City, and Egypt's New Cairo City, Lagos, Nigeria, has its own ambitious development: Eko Atlantic City.

Eko Atlantic is designed to be a self-sustaining, smart coastal city that addresses two of Lagos' most pressing challenges: overcrowding and coastal erosion.

The project was conceived in response to the alarming rate of erosion and flooding along Bar Beach, which had threatened Victoria Island for decades. In 2005, the Lagos State Government and South Energyx Nigeria Limited (a subsidiary of the Chagoury Group) partnered to reclaim the land and create a modern, mixed-use city that would serve as a new financial, commercial, and residential hub.

Eko Atlantic is built on advanced land reclamation and engineering efforts, protected by an 8.5-kilometer sea wall known as The Great Wall of Lagos. This infrastructure shields the city—and Victoria Island—from ocean encroachment, turning a once-devastated coastline into an opportunity for urban expansion.

The Potential of Eko Atlantic City

Eko Atlantic is more than just a real estate development; it is a hub that integrates synergies and possibilities for a fully integrated, future-ready city. It has the potential to redefine how African urban centers are conceived, built, and experienced.

From a strategic perspective, its potential lies in three key areas: economic opportunity, infrastructural innovation, and global positioning.

1. Economic Powerhouse in the Making

Eko Atlantic is poised to become Nigeria's new financial and commercial epicenter, hosting global headquarters, banks, and multinationals. With institutions like MTN relocating and First Bank constructing a 40-story tower, the city is expected to contribute significantly to Nigeria's GDP through commerce, real estate, tourism, and services—ultimately generating jobs and elevating Lagos' status on the global economic stage.

To encourage tourism, street parking is

Eko Atlantic City is being built on reclaimed land, reshaping the Lagos coastline and redefining modern African urbanism. Located on Victoria Island in the heart of Lagos, this privately owned city is developed by South Energyx Nigeria Limited and is designed to be both sustainable and futuristic.

Several content creators, including Tayo Aina and Steven Ndukwu, have documented and raised awareness about the development of Eko Atlantic City. Owned by the Chagoury Group, a diversified conglomerate with interests in hospitality, real estate, construction, healthcare, and industry, Eko Atlantic is set to become a benchmark for modern African cities.

Background of Eko Atlantic

Spanning over 10 million square meters,

not allowed except along The Great Wall. Instead, underground parking has been provided. Additionally, the roads in Eko Atlantic are elevated approximately 8-9 meters above sea level to prevent roadside parking and enhance flood resistance.

2. A New Standard for African Infrastructure

Built on world-class engineering and urban planning, Eko Atlantic offers uninterrupted power, centralized water and sewage treatment, fiber-optic connectivity, and sustainable drainage systems—features that are rare in many parts of Lagos. This makes it a blueprint for resilient African cities that can withstand both population pressure and environmental threats such as flooding and rising sea levels.

For investors and developers, this level of self-sufficiency translates into long-term value and reduced risk. The apartments come furnished, but residents can customize their spaces to suit their tastes. Spectacular views of Tarkwa Bay, the Atlantic Ocean, the Marina, and Victoria Island further enhance the appeal of living and working in the city.

Taking inspiration from Dubai, the Marina is part of Eko Atlantic's mixed-use development, allowing clients, residents, and interested parties to dock their ships. Numerous retail and dining options will also be available. Residents have the flexibility of purchasing multiple apartments for additional space.

Every room offers a unique view, making real estate in Eko Atlantic even more valuable. Here, you are not just paying for physical amenities but also for ambiance, climate, and an elevated lifestyle. The higher the floor, the better the view.

3. International Appeal and Prestige

Eko Atlantic is not just attracting Nigerian elites—it is also catching the attention of foreign governments, embassies, and luxury brands. The upcoming US Consulate, set on a 12.2-acre waterfront plot, is the only one in the world with a boat dock. Estimated to cost \$537 million, it will inject approximately \$95 million into the local economy during its construction.

Why Should You Invest Here Now?

The following factors make Eko Atlantic a goldmine for investors seeking strong returns on investment (ROI).

1. Prime Location and Economic Hub

Situated along the coast of Lagos, Nigeria's commercial capital, Eko Atlantic is positioned as a modern financial hub, attracting multinational corporations, financial institutions, and high-net-worth individuals. This ensures high demand for both commercial and residential properties.

2. Government and Private Sector Backing

With strong support from the Lagos State Government and private investors, Eko Atlantic enjoys regulatory backing and infrastructural investments, reducing investment risks. Additionally, its free trade zone status attracts international enterprises to Nigeria and offers Nigerian businesses a platform to expand globally.

Some benefits of operating in the free trade zone include tax breaks, duty-free import/export processes, full repatriation of profits and dividends, enhanced security, and other pro-business policies.

3. Corporate Confidence Is Booming

Completed projects include Alpha 1/Afren Towers, one of the flagship real estate developments in Eko Atlantic. Ongoing projects include Oakland Residential Development, Landwey, a data center, and the US Consulate.

Recently, MTN became the first telecommunications company to establish a presence in the city, four years after announcing its plans. First Bank has also received clearance to build its new 43-story global headquarters in Eko Atlantic City. Additionally, Aliko Dangote has expressed interest in relocating his business empire to Eko Atlantic.

4. Strong Infrastructure and Smart City Features

Eko Atlantic prioritizes infrastructure development to improve residents' quality of life.

Sewage Treatment: Phase One features a mini sewage treatment plant serving 72,000 residents, with two additional plants designed to accommodate 250,000 residents in compliance with World Health Organization standards.

Power Supply: The city's power is supplied by a gas pipeline from AXXELA to its power plant, which operates five MTU Rolls-Royce engines.

Water Supply: Deep boreholes extract and treat water to European standards, ensuring a steady supply for residents.

5. High Appreciation Potential

Land and property values in Eko Atlantic have consistently appreciated due to increasing demand and exclusivity. Early investors have already seen significant capital gains, and this trend is expected to continue.

6. Foreign Investment and Global Recognition

Eko Atlantic has attracted international investors. Rugby School Nigeria, a prestigious British institution, will open in September 2025, serving students from age 11.

7. Luxury and High-End Market Appeal

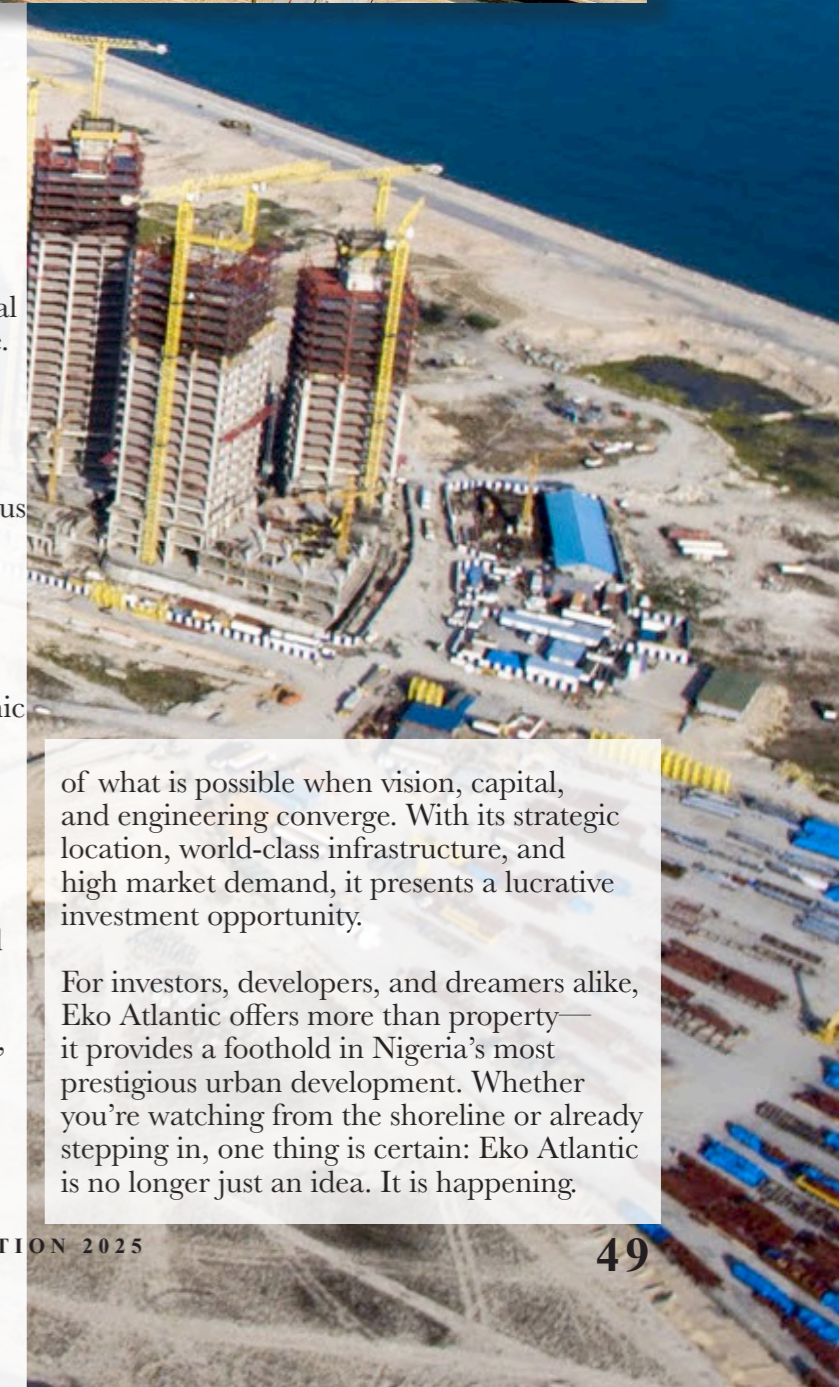
Eko Atlantic caters to a wealthy demographic seeking luxury living, offering high rental yields and property appreciation.

8. Business and Tourism Potential

As a financial and commercial hub, Eko Atlantic attracts business travelers, expatriates, and tourists, increasing demand for hotels, serviced apartments, and office spaces. The Marina and waterfront lifestyle also present opportunities for yacht tourism, boat tours, and waterfront events.

Conclusion

Eko Atlantic is not just a vision of what Lagos could become—it is a living example



of what is possible when vision, capital, and engineering converge. With its strategic location, world-class infrastructure, and high market demand, it presents a lucrative investment opportunity.

For investors, developers, and dreamers alike, Eko Atlantic offers more than property—it provides a foothold in Nigeria's most prestigious urban development. Whether you're watching from the shoreline or already stepping in, one thing is certain: Eko Atlantic is no longer just an idea. It is happening.

The Pink Star APARTMENTS & TOWERS

The Pink Star is an off plan residential development located in the prestigious Eko Atlantic City.

Offering stunning ocean views, it provides residents with a breath-taking and serene environment. This modern tower redefines urban living with its unique design and premium amenities.

This **Category A** development rises 38 floors above ground, featuring uniquely designed apartments divided into two sections: The Towers (Floors 28–38) consist of:

- Six 5-bedroom duplexes
- Four premium 4-bedroom apartments with two living rooms
- Four premium 3-bedroom apartments with two living rooms and a study
- Only two units per floor, ensuring privacy and exclusivity

The Apartments (Floors 1–27) comprise 82 luxurious units of 2-bedroom, 3-bedroom, and 4-bedroom configurations.

Architecturally, The Pink Star stands out with its contemporary white strip cladding and glass façade, enhancing both its visual appeal and modern identity.

In addition to high-quality residential spaces, the development offers smart features and essential amenities, including:

- Dedicated parking
- Service quarters
- An exclusive entertainment floor for leisure and social gatherings

Overall, The Pink Star presents an exceptional opportunity for both investors and homeowners, combining a prime location, innovative design, and premium amenities to create a highly desirable urban living experience.

For inquiries, call or send a
WhatsApp message to
+234 803 321 2022
or email
pa@peterraphaeltd.com



LOUISVILLE

Eko Atlantic

by Peter Aleogena

Louisville is more than just a development—it is an ecosystem of luxury, smart, and sustainable living. Located in the prestigious Eko Atlantic, with world-class infrastructure, it promises high returns on investment.

Louisville redefines luxury with its sophisticated smart living experience, blending intuitive automation, centralized utilities, and advanced security features. It stands out with its EDGE certification for environmental sustainability, significantly reducing water consumption, enhancing energy efficiency, and lowering carbon emissions.



The Louisville Development

Louisville Eko Atlantic features two luxury towers and a commercial podium, merging elegance, smart technology, and sustainability.

- Tower 1 consists of 157 apartments, ranging from 2-bedroom units to 5-bedroom penthouses.
- Tower 2 is a mixed-use development incorporating a hotel, apartelle, and office spaces.
- The commercial podium is a vibrant hub featuring restaurants, a multipurpose hall, a cinema, a spa, a sauna, and retail facilities.

Designed for those who seek the finest living experience, Louisville offers 270-degree panoramic city and ocean views, world-class infrastructure, and advanced smart designs with a focus on green initiatives.

- Louisville Residential Amenities
- Olympic-sized Swimming Pool
- World-Class Gym
- FIFA-Standard Football Pitch
- Green Spaces
- Six Lawn Tennis Courts

Louisville Commercial Amenities

- Indoor/Outdoor Restaurant
- Movie Theatres
- Sauna and Spa Lounge
- Multi-Purpose Hall
- 24/7 Retail Facilities

Louisville Mixed-Use Facilities

- 180 Premium Hotel Guest Rooms
- 120 Luxury Apartments
- Unpartitioned Office Spaces and Meeting Rooms

Residential Units

- 2-Bedroom Apartments
- 3-Bedroom Apartments
- 4-Bedroom Maisonettes
- 5-Bedroom Penthouses

FOR INQUIRIES:
CALL: +234 803 321 2022.
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Level Up Your Real Estate Career: 14 Must-Join Professional Bodies in Nigeria

The Nigerian real estate market is a dynamic and ever-evolving landscape, brimming with opportunities for those equipped with the right knowledge, connections, and professional credibility. Whether you're a seasoned developer shaping skylines in Lekki, a savvy agent closing deals across Lagos, or a budding surveyor assessing land in Abuja, aligning yourself with the right professional bodies is crucial for career growth, industry influence, and staying ahead of the curve.

Think of these organizations as your professional compass and networking hub. They offer a range of benefits—from continuous learning and industry insights to advocacy, visibility, and a collective voice in shaping the future of real estate in Nigeria. But with so many associations out there, where do you begin?

To help you navigate the landscape, we've compiled a list of prominent real estate-related professional bodies in Nigeria worth joining:

Nigerian Institute of Architects (NIA) – Promotes architectural excellence, professional development, and unity among Nigerian architects. The institute has over 12,000 members nationwide.

Nigerian Institution of Estate Surveyors and Valuers (NIESV) – The cornerstone for estate surveyors and valuers, NIESV regulates ethical practices and supports continuous professional development.

Real Estate Developers Association of Nigeria (REDAN) – The umbrella body for property developers, offering advocacy, networking opportunities, and a platform to address industry challenges.

Association of Estate Agents in Nigeria (AEAN) – Dedicated to supporting estate agents through training, professional recognition, dispute resolution, and fostering globally registered realtors.

Nigerian Institution of Civil Engineers (NICE) – A division of the Nigerian Society of Engineers (NSE), promoting civil engineering practice and professional growth.

International Real Estate Federation (FIABCI) Nigeria – Connects Nigerian professionals to global markets, facilitating international collaboration and knowledge exchange.

International Facility Management Association (IFMA) Nigeria – A non-profit advancing facility management in Nigeria through professional development, research, and best practices.

Nigerian Institute of Building (NIOB) – Supports building professionals and fosters connections with developers and property managers involved in construction projects.

Architects Registration Council of Nigeria (ARCON) – Regulates architectural practice and offers a vital network for collaboration between architects and real estate professionals.

Council of Registered Builders of Nigeria (CORBON) – Oversees building construction professionals and supports developers focused on structural compliance and quality control.

Quantity Surveyors Registration Board of Nigeria (QSRBN) – For developers and project managers focused on cost management, QSRBN provides access to top quantity surveying expertise.

Nigerian Institute of Town Planners (NITP) – Plays a critical role in urban planning and land use development. Essential for professionals in land management and development.

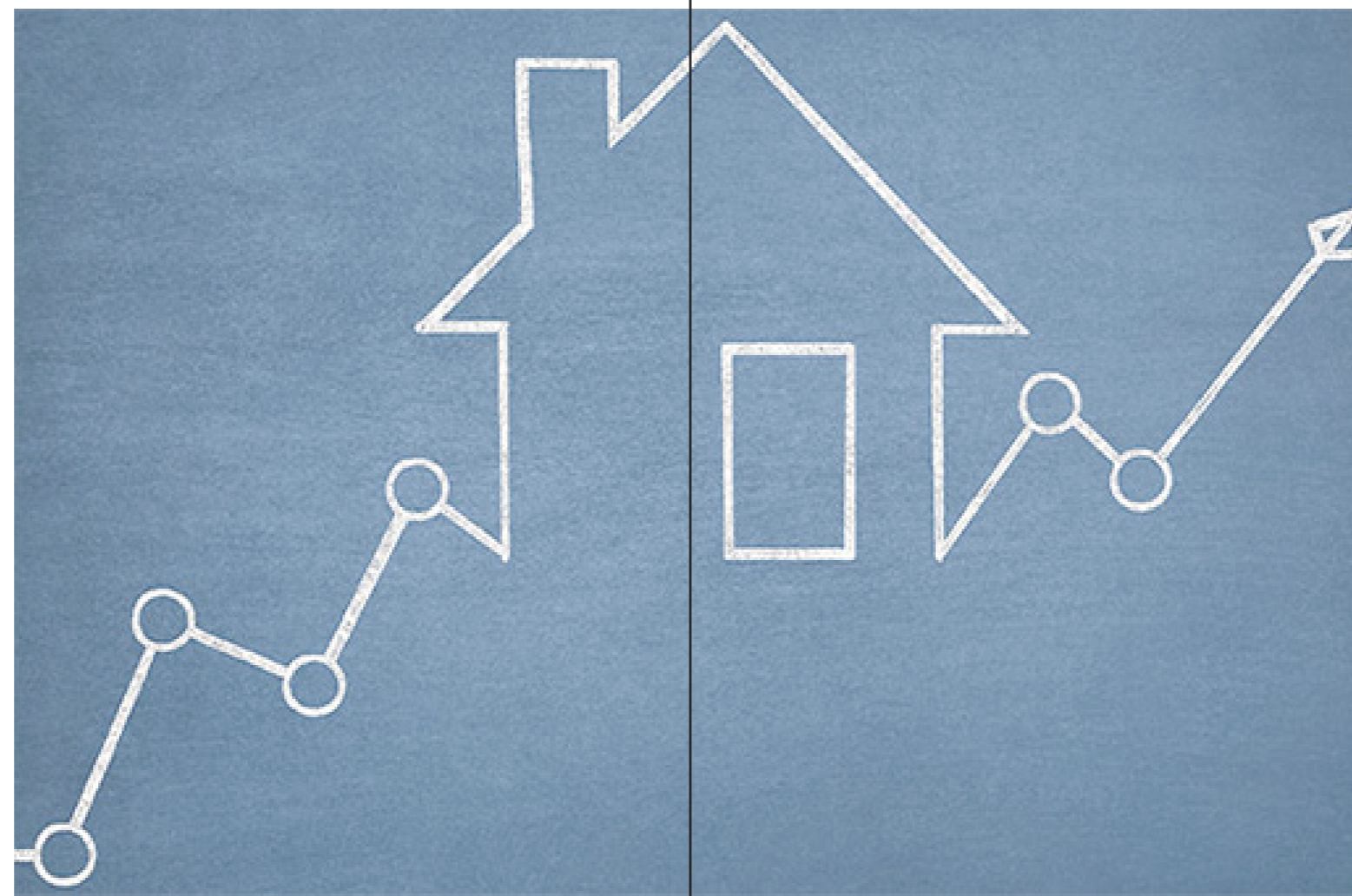
Mortgage Banking Association of Nigeria (MBAN) – Offers a focused platform for those involved in real estate finance, mortgage solutions, and housing policy dialogue.

Property Technology (PropTech) Associations – As tech continues to disrupt the industry, joining emerging PropTech groups keeps you ahead of digital trends in real estate.

Participating in a professional body is more than adding a logo to your business card. It's an investment in your network, your knowledge, and your career. These associations offer platforms for continuous education, ethical growth, collaboration, and industry-wide influence—assets that can significantly impact your performance in Nigeria's real estate landscape.

Consider your area of expertise and professional goals. Research each organization to understand their vision, benefits, activities, and membership criteria. Strategic alignment with the right professional bodies will help you navigate the complexities of the Nigerian market and thrive in this exciting sector.

Compiled by Rei Obaigbo, CIPS, GREEN, SRS, ABR®, PSA, ANIPR, ACIM, arpa
Public Relations Officer, FIABCI-Nigeria | Vice President, Young Professionals Council, FIABCI International
@rei.realtor



Innovation and Connections: HIGHLIGHTS FROM MEGA HORECA EXPO 2025

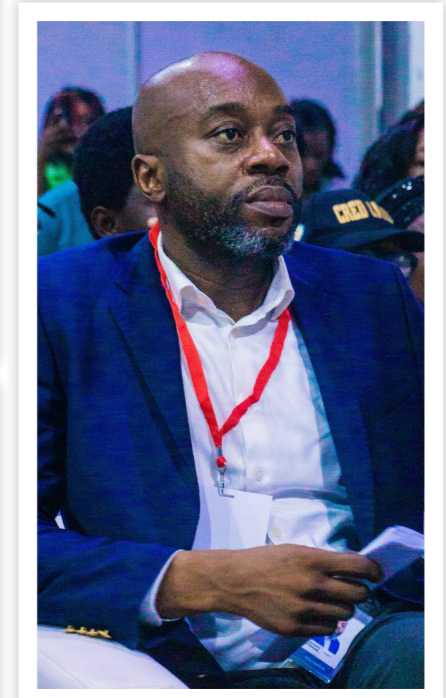
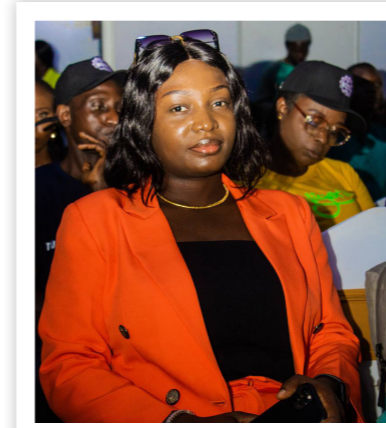
The 4th International Hotel, Restaurant, and Cafe Exhibition, MEGA HORECA EXPO 2025, took place from February 26th to 28th, 2025, at the Balmoral Convention Centre, Federal Palace Hotel, Lagos. The event brought together industry leaders, innovators, and top brands, showcasing the latest advancements in the hospitality and service sectors.

Over the course of three days, attendees engaged in exhibitions, networking, and knowledge-sharing, with over 100 global and local brands presenting cutting-edge hospitality solutions. Thousands of professionals from the hospitality, food, and beverage industries gathered to explore new trends, witness live demonstrations, and gain valuable industry insights.

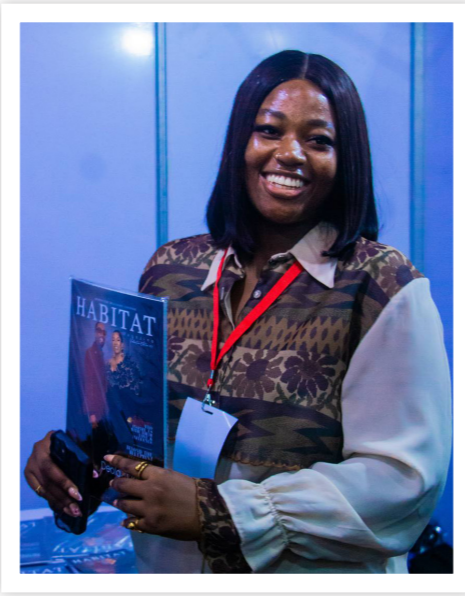
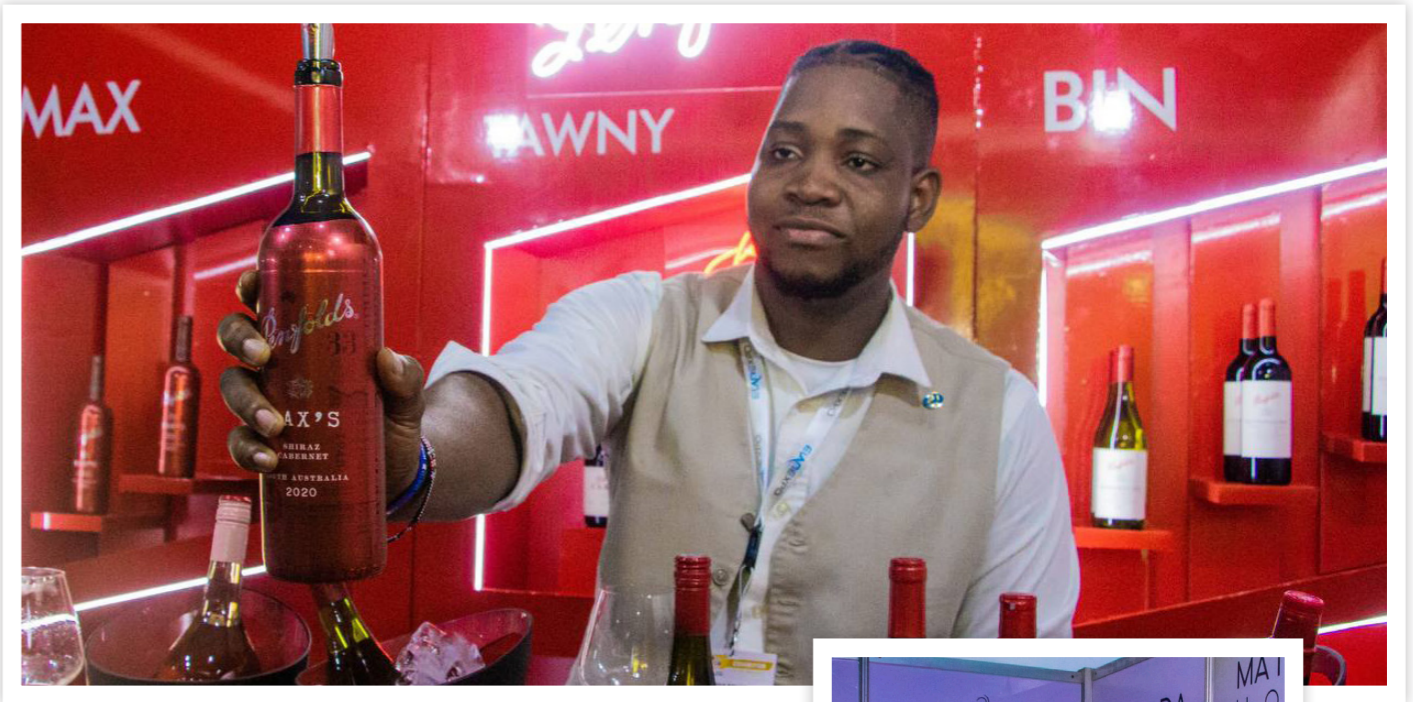
As a premier trade show dedicated to the Hotel, Restaurant, and Cafe (HORECA) industries, MEGA HORECA serves as a vital platform for connecting local and international manufacturers, suppliers, and service providers with hospitality professionals. The event facilitates business opportunities, fosters partnerships, and provides a space to discover emerging products, technologies, and industry developments.

This year's edition proudly hosted top brands such as Pasabahce, Addme, Aroma 24, SIWA, LG, BTEX, Unipromise, AACE Foods, Interswitch, Furniture Square, Maison Castel, Mouka, Simba Den, Matilda Homes, Revocube Energies, ECS Retail, Amore Glam Spa, and many more. These brands engaged directly with hospitality professionals, business owners, and key decision-makers, strengthening industry connections and expanding their reach within the Nigerian market.

The event concluded on a high note with a TGIF party and award ceremony, celebrating outstanding exhibitors and offering an evening of networking, entertainment, and recognition. MEGA HORECA EXPO 2025 once again proved to be a pivotal gathering for shaping the future of Nigeria's hospitality industry, reinforcing its role as a key driver of growth and innovation in the sector.









Twinning in the Kitchen

MEET THE DYNAMIC DUO BEHIND KUIKNOSH

The strength of KUIKNOSH's top management team is a key driver of the brand's vision, execution, and long-term success. Leading the restaurant's operations are the renowned Nigerian Celebrity Twin Chefs, known on Instagram as @naijacelebritytwinchefs: @chef.taye (Taye Ibiejugba) and @chef.kenni (Kehinde Ibiejugba). Their combined expertise, influence, and reputation in the culinary space significantly elevate KUIKNOSH's positioning in the competitive food and hospitality industry.

Background & Culinary Expertise

Taye and Kehinde Ibiejugba have built a strong reputation in Nigeria's food industry by blending culinary excellence with showmanship and brand storytelling. Their journey has been defined by:

- Formal culinary training and hands-on expertise in diverse cuisines, particularly Afro-fusion, contemporary Nigerian, and international flavors.
- A strong social media presence, making them household names in Nigeria's food industry and inspiring thousands of food lovers and professionals.
- Specialization in platter-style dining, bulk meal preparations, and large-scale catering, aligning perfectly with KUIKNOSH's core restaurant concept.

Professional Track Record & Achievements

The Naija Celebrity Twin Chefs have built an impressive portfolio of collaborations, experiences, and achievements that underscore their leadership in the restaurant business.

1. Brand Collaborations & High-Profile Events

Taye and Kehinde have partnered with some of Nigeria's biggest brands and high-profile personalities, curating exclusive dining experiences and delivering premium catering services for:

- Golden Penny – Hosting culinary experiences and live cooking sessions showcasing premium Nigerian recipes.
- Jameson – Collaborating with the global whiskey brand for luxury dining events and exclusive food pairings.
- Governors & Industry Leaders – Catering for high-level executive dinners, official receptions, and elite gatherings.
- Luxury & Corporate Events – Providing catering services for some of Nigeria's most prestigious private and corporate events.

Their ability to curate high-end dining experiences for top-tier clients highlights their credibility, excellence, and industry influence.

2. Expertise in Large-Scale Catering & High-Volume Dining

- Extensive experience in event catering,

bulk food service, and high-volume restaurant management—critical for KUIKNOSH's large-scale dining model (150-200 seating capacity).

- Proven ability to execute large-scale catering contracts for corporate events, weddings, and luxury gatherings, showcasing their capacity to handle high-demand food service.

3. Innovative & Customer-Centric Approach

- Pioneers in modern platter-style dining, a concept gaining traction in Nigeria's food industry. Their expertise in group dining and combo meals perfectly complements KUIKNOSH's business model.
- Strong focus on customer engagement, brand storytelling, and digital marketing, ensuring that KUIKNOSH delivers not just great food but also a memorable dining experience.

Strategic Leadership at KUIKNOSH

Under their leadership, KUIKNOSH is positioned to become a standout brand in Abuja's food scene, particularly in Garki 2, where its unique concept and premium service model will attract a loyal customer base.





As executive chefs and management heads, their key responsibilities include:

- Menu Development & Culinary Direction – Ensuring that food offerings remain innovative, high-quality, and tailored to customer preferences.
- Staff Training & Kitchen Operations – Mentoring the restaurant team to uphold high standards of efficiency, service, and kitchen hygiene.
- Brand Visibility & Public Relations – Leveraging their celebrity status to drive marketing campaigns, influencer partnerships, and social media engagement.
- Expansion & Business Growth – Strategically positioning KUIKNOSH for future expansions, franchising opportunities, and industry partnerships.

Competitive Advantage

With celebrity chefs at the forefront, KUIKNOSH gains a competitive edge in Abuja's food scene:

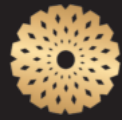
- Strong Brand Identity – Customers trust and engage more with known personalities, making KUIKNOSH a go-to destination for food lovers and influencers.

- Instant Market Appeal – Their social media following and public recognition provide a built-in customer base, ensuring strong initial traction and sustained patronage.
- Premium Quality Assurance – Their hands-on involvement guarantees high standards in food quality, presentation, and customer experience.
- Industry Influence – Their extensive network within the hospitality and food industry opens doors for strategic partnerships, endorsements, and growth opportunities.

Conclusion

The Naija Celebrity Twin Chefs, Taye & Kehinde Ibiejugba, bring decades of experience, creativity, and industry influence to KUIKNOSH. Their expertise in culinary excellence, event catering, digital food marketing, and large-scale food service management makes them exceptional leaders for this venture.

With their vision and reputation, KUIKNOSH is set to make a significant impact in Abuja's food industry, establishing itself as a high-profile, customer-centric, an



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The Tems Effect

HOW SHE'S CHANGING GLOBAL MUSIC



Tems has rapidly become one of the most influential artists of her generation, breaking boundaries and helping to reshape the perception of African music on the global scene. With her soulful voice, unique sound, and genre-blending creativity, she has redefined what it means to be an Afrobeats star, surpassing traditional labels and introducing a fresh sonic identity that resonates worldwide.

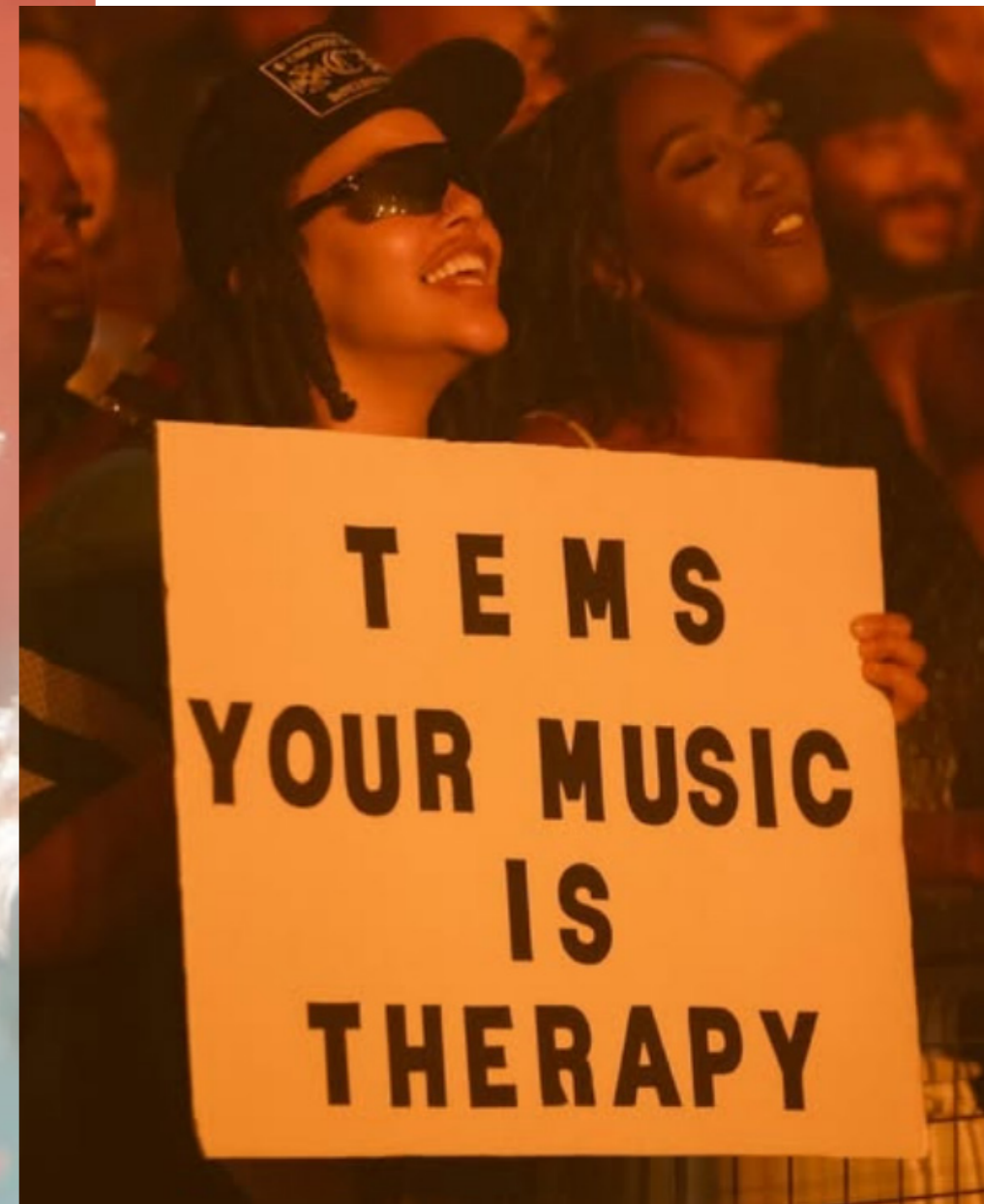


Born Temilade Openiyi in 1995 in Lagos, Tems knew from a young age that she was destined to make music. At just six years old, she was already crafting original songs, and by 13, she had begun vocal training. “By the time I was 17, I knew that this was the only thing that I could possibly do in life,” she told Apple Music. Her artistic journey took shape when she emerged as a leader in Nigeria’s alté music movement, which blends Afrobeats, alternative R&B, hip-hop, and dancehall.

Her breakout moment came with the hit single *Essence*, a collaboration with Wizkid that propelled her into international stardom. The song became a cultural phenomenon, earning a Grammy nomination and cementing her place in the global

music industry. However, her rise began earlier with her 2018 debut single, *Mr Rebel*, which became an instant hit and showcased her ability to craft deeply emotional and introspective music. This was followed by her debut EP, *For Broken Ears*, led by the undulating *Free Mind*, a song that further established her as a rising star. Her 2021 follow-up project, *If Orange Was a Place*, featured the Brent Faiyaz-assisted *Found*, continuing her streak of critically acclaimed releases.

Tems’ rise has had a profound effect on global music trends. Her ethereal vocal delivery and introspective



songwriting have influenced a new wave of artists looking to experiment with Afrobeats beyond its dance-heavy roots. She has demonstrated that African music can be deeply emotional, nuanced, and versatile, opening doors for more artists to explore diverse storytelling and production styles. Beyond music, Tems embodies a cultural shift in how African artists are perceived. Her authenticity, from her unapologetic personal style to her refusal to conform to industry stereotypes, has made her a symbol of artistic freedom and self-expression. She was also named an Apple Music Up Next artist, further solidifying her impact on the global

stage. Her emotive guest feature on Future’s 2022 hit single *Wait for You* kept her in the spotlight, exposing her to an even wider audience. Yet, despite her growing fame, Tems remains grounded by her experiences. “At every single point in my life, I’ve had to break out,” she said. “I’ve had to break boundaries completely. Being yourself, it takes more courage than people would imagine.” As Tems continues to rise, her impact will be felt for years to come. Whether through her solo work, collaborations, or influence on emerging artists, she is proving that African artists are no longer just participating in the global music conversation—they are leading it.



Commissioner DJ Wysei

The Sound Architect: MORE THAN JUST BEATS

When it comes to making waves in the DJ world, Commissioner DJ Wysei isn't just riding the beat—she's creating the rhythm. With her signature high-energy sets and a knack for blending Afrobeats, Amapiano, hip-hop, and Afro-house like a musical magician, she's got crowds vibing from Lagos to international stages. She's not just mixing tracks; she's setting the mood, telling a story, and keeping the party alive, one drop at a time.

But DJ Wysei isn't just about what happens behind the turntables—she's a full-blown cultural force. From her eye-catching hairstyles to her effortlessly cool fashion choices, she brings as much style as she does sound. She's proof that a DJ can be a whole vibe, turning every performance into a show-stopping experience. And in an industry where male DJs often take the spotlight, she's flipping the script, showing that talent and confidence know no gender.

Beyond the clubs and festivals, her influence spills into pop culture, inspiring a generation of young Africans to embrace their creativity, style, and individuality. Whether she's spinning at an exclusive event, collaborating with top artists, or serving looks that make headlines, she's always pushing boundaries and raising the bar for DJs everywhere.

With African music taking over the world, Commissioner DJ Wysei is right at the center of the movement, proving that being a DJ isn't just about playing songs—it's about creating an unforgettable experience. Her beats slap, her style is fire, and her energy is unmatched. She's not just a DJ; she's a whole sound architect shaping the future of music, one beat drop at a time.

Drip

Kings & Queen

3 Fashion Stars of 2025

Nigeria's fashion industry is undergoing a transformative era, blending tradition with innovation and reshaping contemporary African style. Among the key figures leading this evolution are **Lisa Folawiyo, Swanky Jerry, and Adeoluwa Prince Enioluwa**, whose influence extends beyond the runway and into global conversations about fashion, culture, and identity.

Lisa Folawiyo, the creative force behind Jewel by Lisa, has revolutionized the use of Ankara fabric, turning it into a luxury statement recognized worldwide. With a keen eye for intricate beadwork and tailoring, her brand seamlessly fuses African heritage with modern aesthetics. Her designs have been worn by global icons, cementing her status as one of Africa's most innovative designers.



Lisa Folawiyo



Hand Embellished Spiral mini dress. Embellishment time: 840 hours.



Swanky Jerry, the celebrated celebrity stylist, has redefined luxury fashion styling in Nigeria. His ability to merge opulence with avant-garde fashion has made him the go-to stylist for A-list celebrities across Africa. Known for his bold choices and impeccable fashion sense, Swanky Jerry is not just dressing stars but shaping the visual narrative of African high fashion on the world stage.



Adeoluwa Prince Enioluwa represents the next generation of fashion influencers. With a strong social media presence, he has challenged conventional fashion norms and championed inclusivity in style. His fresh and engaging approach to fashion has garnered a loyal following, making him a voice for youth-driven fashion trends and self-expression in Nigeria and beyond.

These three stars exemplify the richness and diversity of Nigerian fashion today. Whether through innovative design, bold styling, or influential digital presence, they continue to push Nigerian fashion onto the global platform, proving that African style is not just relevant—it is revolutionary.



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FOUR CATEGORIES OF PEOPLE IN MERCY AIGBE'S **ADA OMO DADDY**

by Tomisin Juliet Faoye

Movies often reflect real life, and if we look closely enough, we can catch glimpses of ourselves in at least one of the characters. *Ada Omo Daddy* is one such movie—it holds up a mirror and challenges the audience to take a hard look at what they see.

Shortly before her wedding, Perosola, who is also the titular character, Ada, discovers that the wealthy man she has always believed to be her father has no biological connection to her. Her real father is a less affluent Igbo man who is desperate for a chance to right the wrongs of his past.

Through its compelling characters, this movie—perhaps unintentionally—paints a picture of four kinds of people.

The first category includes the Perosolas of this world: kind-hearted individuals for whom forgiveness comes easily. It's not that they are blind to life's injustices; they simply choose to focus on the brighter side. To them, people deserve second chances, no matter their past mistakes. They embody the saying, "Be angry, but do not sin." Throughout the movie, even when Perosola is upset for all the right reasons, she still humbles herself to apologize to her parents, sometimes even on her knees. And, of course, every Perosola deserves a Victor—someone who stands by them, never calling them foolish for letting go of past hurts but instead encouraging them and offering a steady shoulder to lean on.

Next, we have people like Auntie Motun—the ones who fan embers into flames. These are the fire-for-fire folks who couldn't care less about anyone's supposed remorse. To them, second chances are a myth, and people never truly change. Revenge is always within reach, and even when the parties involved choose to let go, they stubbornly hold onto grudges—sometimes humorously so. A prime example is when Auntie Motun ensures that Ifeanyi, Perosola's resurfaced father, and his relatives get no food at the wedding.

Then, there are those like Ireti, Perosola's mother, played by the phenomenal Sola Sobowale. These people feel emotions deeply, making it difficult for them to let go of past wounds. They love and hate with equal intensity, but at their core, they have tender hearts. If you push hard enough, you might earn their forgiveness. Though they

may appear as formidable as a wall of fire, beneath the surface, they are as soft as cotton candy.

And finally, we have the Ifeanyis—people who are wise enough to recognize their mistakes and humble enough to apologize, even if it means going down on their knees. These individuals have learned through experience how to swallow their pride and bear the consequences of their actions—even if it means not getting a plate of food at their own daughter's wedding.

Ada Omo Daddy delves deeply into the theme of second chances, and its happy ending is a breath of fresh air. The movie does not present Ifeanyi as a man with ulterior motives but as someone who has learned hard lessons and is willing to do whatever it takes to make amends.

Several aspects of *Ada Omo Daddy* make it stand out. One of these is its beautiful blend of languages, incorporating Igbo, Yoruba, and English, showcasing Nigeria's rich cultural diversity.

The stellar cast also deserves recognition. The film features top-tier actors like Sola Sobowale, Omowunmi Dada, Dele Odule, Chiwetelu Agu, Fred Amata, Carol King, Charles Okafor, and Tayo Faniran, among others. Besides producing the movie, Mercy Aigbe delivers an energetic performance as the feisty Auntie Motun.

Sola Sobowale's exceptional acting deserves a special mention. She brings Ireti to life with such passion and precision that her words seem to leap off the screen, striking a nerve in the audience. She is, without a doubt, in a league of her own.

We look forward to more movies like *Ada Omo Daddy*—films that remind us that change is possible and that forgiveness is a choice. If we choose to see past our hurts, we may find that they were merely stepping stones to the brighter days ahead.



The Power of Words in Marriage

by Peter and Debbie Idoko

The creative power of words is often underestimated by those who need to use it most – spouses. A well-crafted phrase can recreate feelings of power, self-esteem, and worth in a partner's life.

As a spouse, your words have the immense power to refresh, empower,

and reimagine new possibilities in your partner's mind. I recall a moment during our challenging years of waiting to become parents. My husband said, "Honey, do you think God is a bad businessman that He'll create you this beautiful and not want profit? Of course, He'll recreate this beautiful face again." Although it sounded silly, his words resonated with me and gave me the strength to believe and carry on. This experience taught me that even the simplest of affirmations can ignite a spark of hope and resilience. The Bible reminds us that our tongue is a spring of life (Proverbs 10:11). We must use it to empower and recreate new possibilities in our spouse's life.

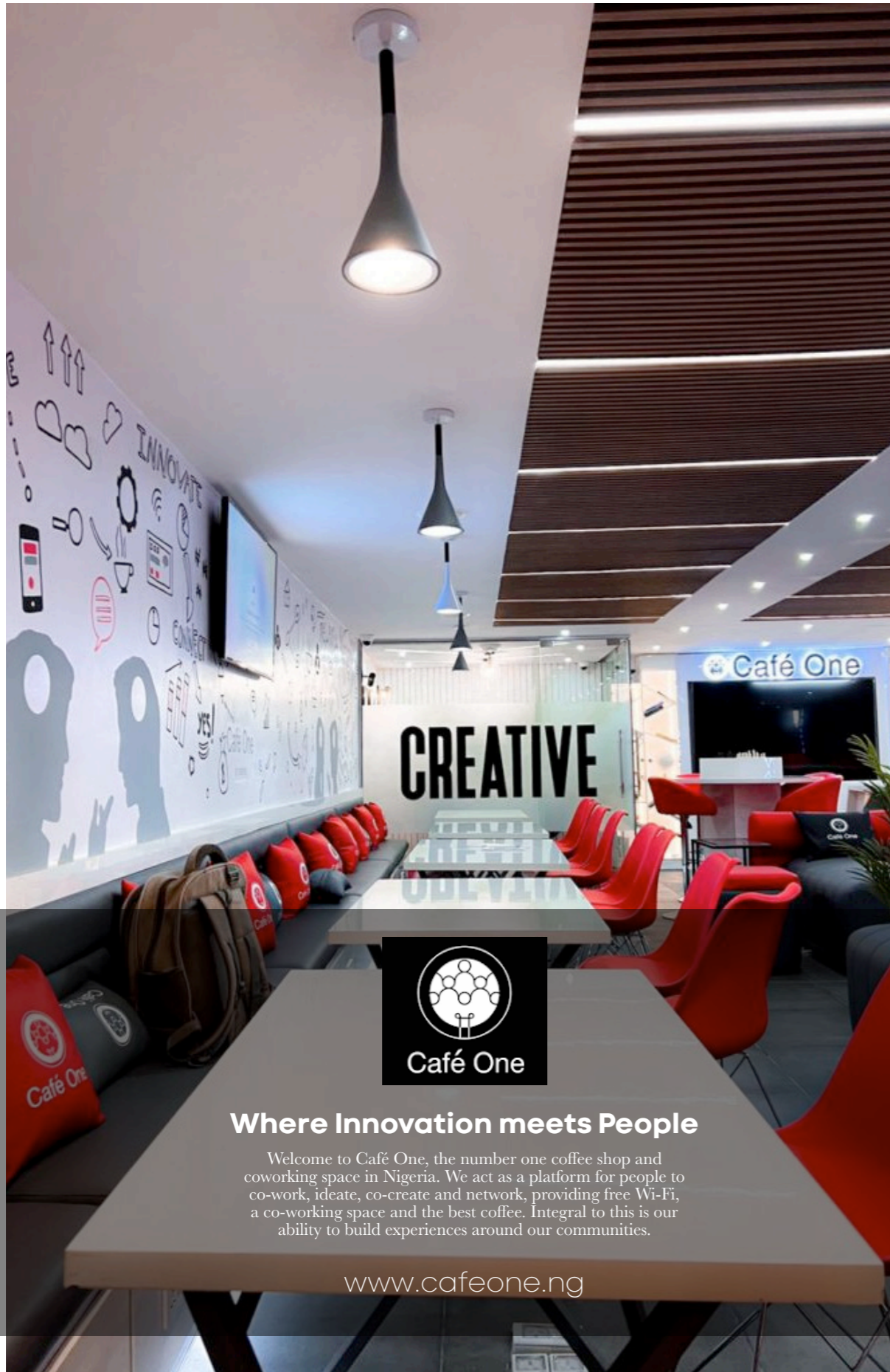
Words can heal and inspire; they can turn a mundane day into a memorable one. When we speak words of encouragement, we are not just offering support; we are actively participating in the emotional and spiritual growth of our partner. Give them new assignments to work on, and speak life into your marriage. When God wants to bless or empower us, He speaks into our lives – we call it prophecy (Hebrews 1:1).

Furthermore, the importance of listening cannot be overstated. Communication is a two-way street. Active listening allows spouses to understand each other's needs, fears, and aspirations. It creates a safe space for vulnerability and honesty. When both partners feel heard and valued, the bond deepens, leading to a more fulfilling relationship. Start speaking life into your marriage and spouse, and don't give up. Consistent communication will bring out blessings, just like the clouds releasing rain when they are full.

Set aside time for meaningful conversations—whether it's during dinner, on a walk, or during a quiet moment at home. These moments of connection can become a lifeline, reminding both partners of their commitment to each other. Marriage is like a beautiful home inherited from God on your wedding day. Good communication is the key to unlocking every room, filled with treasures of joy, peace, and unimaginable wonders. It is also essential to acknowledge that not all conversations will be easy. There will be disagreements and misunderstandings. However, it's crucial to approach these moments with empathy, kindness, and respect. When conflicts arise, use words to express your feelings rather than accusations. Phrases like "I feel hurt when..." or "I need..." can help articulate your emotions without placing blame. This approach can transform conflicts into opportunities for growth.

Good communication is the foundation of a healthy marriage, enabling couples to build, shape, and position their relationship to outlast adversities. By harnessing the creative power of words in your overall communication, you as spouses, can recreate feelings of power, self-esteem, and worth in each other's lives, ultimately strengthening your marriage.

Remember, your words hold the power to uplift or diminish. Choose wisely, and let your marriage flourish.



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