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Magazine

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Glitz Over Grit:  
The National Theatre  
and Nigeria's Habit of  
Letting Icons Decay

**AKIN OPATOLA**  
FIABCI - Nigeria President



ARCHITECTURE | REAL ESTATE | LIFESTYLE

*Mid-Year Edition 2025*

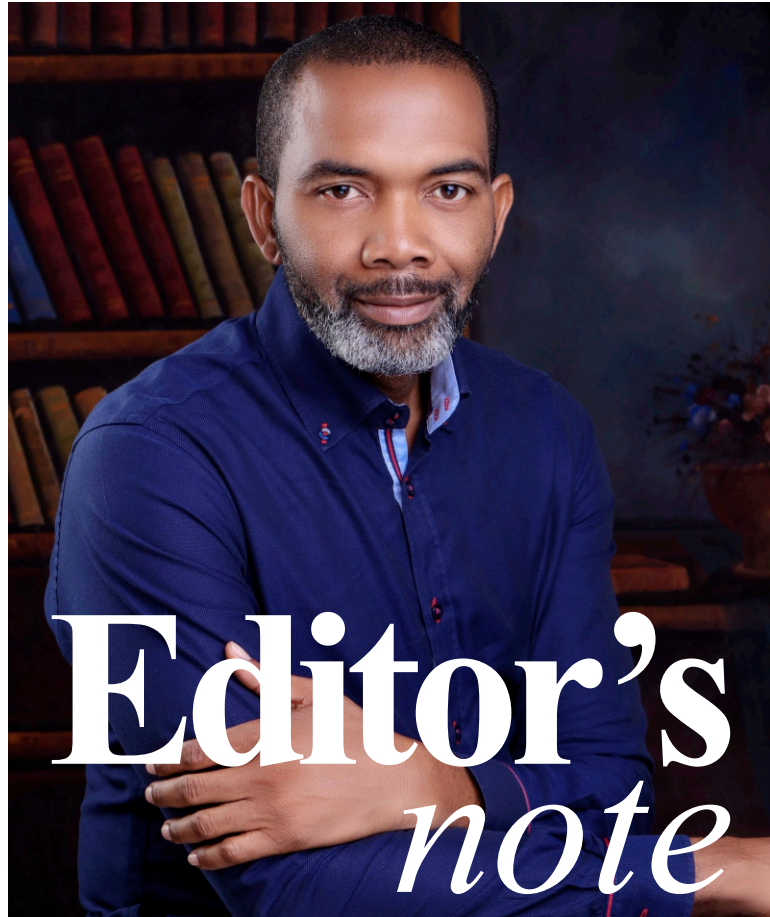


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## THE MISSING PIECE: Embracing Maintenance Culture in Nigeria

We often talk about the problem of Nigeria's lack of a maintenance culture. Yet, we rarely discuss solutions, how we can begin to cultivate this essential mindset, what we need to do, and how to go about it. Instead, we blame the government and those in leadership positions, forgetting that these individuals were once ordinary citizens that were appointed or elected from among us. This means the problem is with all of us, collectively. Maintenance culture, specifically, refers to the collective attitude or mindset that individuals or groups adopt toward the upkeep, repair, and preservation of assets, infrastructure, and facilities. It emphasizes

regular maintenance, proactive inspections, timely repairs, and the proper use of resources to ensure longevity, functionality, and efficiency. In this edition of Habitat Magazine, our focus is on maintenance. We explore how the absence of a maintenance culture has impacted us as a nation and present practical steps to begin changing this narrative. Together, we can redefine our legacy, not as a nation that neglects, but as one that preserves, protects, and prospers. 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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# PARAMOUNT TWIN TOWERS: Redefining 5-star Living in Victoria Island Lagos

Lagos, ‘the center of excellence’ encapsulates Nigeria’s evolution – it is the engine room behind the country’s drive towards the future. Existing as the largest city on the African continent, with about 21 million people, Lagos is a dynamic city that acts as a powerful business hub in the region, and is one of the fastest-growing cities in the world.

With a burgeoning central business district that is home to the country’s banking, finance, and corporation headquarters – Lagos is clamouring for modern developments that accurately reflect its professional populace.

## A New Icon Rises Over Lagos

In the vibrant heart of Victoria Island Lagos, Oniru precisely, stands a symbol of next-generation urban luxury — the Paramount Twin Towers – just 200 meters from the beautiful view Atlantic Ocean. Developed by Grenadines Homes, a subsidiary of Palton Morgan Holdings, this 5-star twin tower residential project offers discerning investors and homeowners a rare opportunity to own prime real estate in Lagos where elegance, comfort, exclusivity, and return on investment converge.

Inside, the Paramount Twin Towers consists of spacious living apartments across the two towers. From stylish studio apartments to expansive three-bedroom residences, luxurious maisonettes, and opulent penthouses, each apartment delivers a 5-star living experience. Open lounges, modern kitchens, dedicated service areas, and dining spaces create an atmosphere of effortless sophistication. There are also thoughtfully integrated wardrobe spaces and closets to maximize space utility without compromising on comfort, and safety.

## The Art of 5-Star Living

Living at the Paramount Twin Towers means more than just waking up to breathtaking views of the Atlantic. It’s about experiencing a 360-degree lifestyle that embodies the feeling of wellness, ease, and a home. The spacious lobby comes with professional concierge services designed to deliver exceptional hospitality for residents and visitors alike. Outside the towers also present an equally relaxing ambience and connection with nature.



Paramount Twin Towers delivers a recreational environment that delivers a true 24-hour live, work, and play community. For wellness enthusiasts, the state-of-the-art gym, swimming pool, cinematic TV Room, opulent banquet hall, and sumptuous dining room.

Aside from architectural brilliance and luxury, security is also top of mind. The Paramount Twin Towers boasts advanced surveillance systems, centralized CCTV monitoring, and secured lobbies with 24/7 reception services. Fire safety measures, including modern alarm systems and fireman elevators, are meticulously integrated to ensure the safety for all residents.

## Luxury, Convenience, and Connection Redefined

Shifting away from the siloed spaces of vacuous mega malls, Paramount Twin Towers presents a carefully curated shopping experience. Spanning 1,037 square meters, this thoughtful ecosystem features high-end boutiques, a café, restaurants, and a

supermarket, providing residents with the perfect blend of convenience and luxury

In a rare show of inclusive design, the towers are fully wheelchair accessible, ensuring that luxury living remains open and welcoming to everyone, including those with special needs. Dedicated parking facilities, complete with ramp access, ensure seamless movement throughout the towers.

Paramount Twin Towers isn’t just another apartment complex — it is a landmark that embodies the future of high-end real estate in Nigeria. Whether you’re a high-net-worth individual, a visionary investor in the diaspora, or homeowner ready to experience 5-star living, Paramount Twin Towers is your opportunity to acquire a property that represents legacy, value, and lifestyle.

For more information, register your interest here. You can also contact Palton Morgan Holdings via tel:09130007778, WhatsApp, and email: [info@paltonmorgan.com](mailto:info@paltonmorgan.com). Our office is located at

292 Ajose Adeogun Street, Victoria Island, Lagos.

## About Grenadines Homes

Grenadines Homes, a member of the Palton Morgan Group, is run by a team of passionate individuals, committed to changing the perception of the Building industry in Nigeria. The philosophy for Grenadines homes is that every home should fascinate the imagination and celebrate creativity, whilst remaining an oasis that you’re glad to return to every day.

## About Palton Morgan Holdings

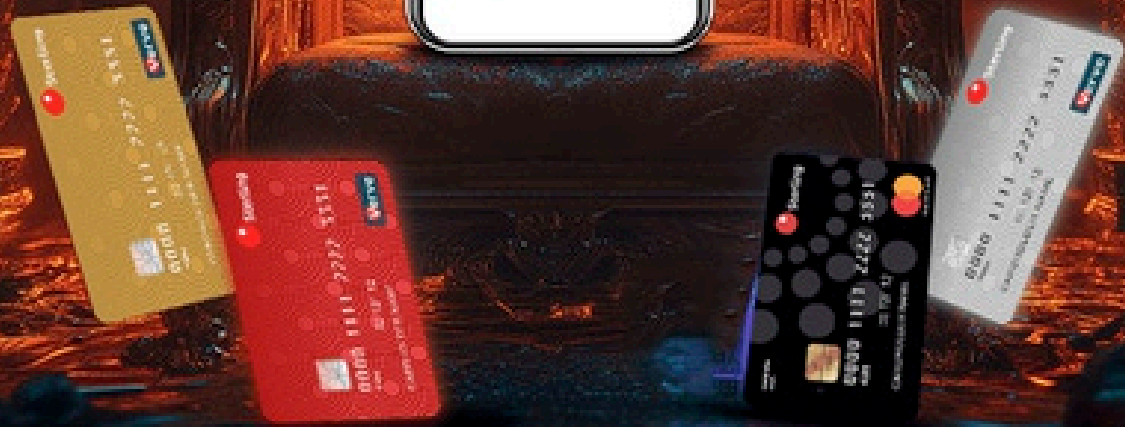
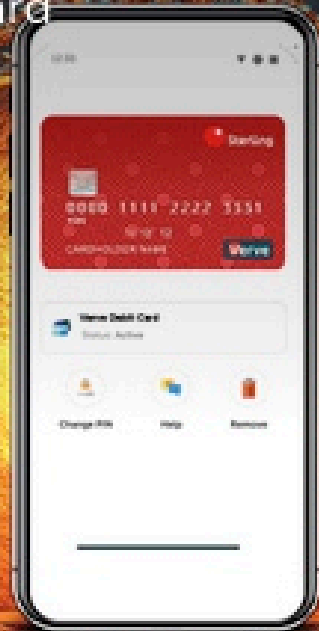
Palton Morgan Holdings, the distinguished name behind Grenadines Homes and other top real estate developments, is committed to reshaping Nigeria’s architectural landscape. With a track record of delivering value through consistent innovation and excellence. Palton Morgan sets the tone for a transformative approach in luxury property development. They aim at not only redefining luxury in residential living but also championing sustainable practices and community-centric design.

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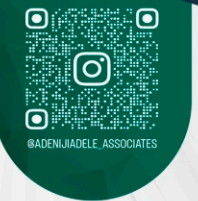


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## Glitz Over Grit: The National Theatre and Nigeria's Habit of Letting Icons Decay

By Charis Raji

From a distance, the National Theatre still cuts an impressive figure — its wide, white curve catching the Lagos sun like a crown. But up close, for years, it told a different story: broken seats, leaking roofs, shattered windows. Built as a symbol of Nigeria's cultural ambition, it became a

painful reminder of what happens when we forget that maintaining greatness is harder — and more important — than achieving it. Now, after a major renovation, the Theatre is back. But the real question is: will we finally learn how to maintain what we build?

### A National Dream, Left to Decay

When the National Theatre opened in 1976, it was a point of pride — a bold declaration that Nigeria was ready to lead in arts and culture. With its sweeping design, massive main hall, and festival-ready spaces, it hosted global audiences during FESTAC '77 and set the stage for decades of creative performances. But like so many grand projects in Nigeria, the Theatre was treated as an achievement, not a living responsibility. Once the cameras were gone and the celebrations ended, the slow process of decay began. Air conditioning systems broke down and

were never repaired. Roofs leaked into once-glorious halls. Broken lights and seating were left unattended for years. Entire sections of the building became unsafe and unusable.

Maintenance budgets were either slashed, delayed, or poorly managed. Staff trained to manage such a complex structure were under-resourced and gradually faded out. Neglect wasn't sudden — it was slow, steady, and largely invisible to the public until the damage became undeniable.



## The Bigger Problem: A National Pattern

The collapse of the National Theatre wasn't an isolated incident. Across Nigeria, the same pattern played out: stadiums, libraries, airports, public parks — built with fanfare, abandoned with indifference. The deeper issue is cultural: we celebrate construction but undervalue maintenance. In public discourse, maintenance is often seen as boring — a bureaucratic afterthought rather than an essential act of stewardship. New projects win headlines. Maintenance rarely earns even a single line in the news. Yet maintaining public infrastructure is one of the hardest — and most important — markers of national maturity. It demands planning, consistency, accountability, and a respect for the future. The National Theatre's long decline exposed how far we still have to go.

## A Massive Rescue Effort

In 2020, after years of failed promises and half-hearted interventions, the Bankers' Committee and the Central Bank of Nigeria stepped in with a bold new plan: not just to restore the National Theatre, but to reimagine how it would be sustained. Over \$100 million was committed to structural repairs, modernization of facilities, and upgraded technology. But crucially, the project included a deeper rethink: how to ensure the building would never again fall into disrepair. Instead of leaving it as a passive government asset, the new plan set up a more businesslike management system. The Theatre will now operate under a concession model: private sector-led maintenance, revenue-generating creative hubs around the complex, and a clear governance structure with maintenance obligations built into operations. For the first time in decades, the National Theatre has a maintenance plan that isn't based on hope — it's based on funding, structure, and accountability.

## A Maintenance Plan: What's Different This Time?

The new model includes several safeguards to avoid past mistakes:

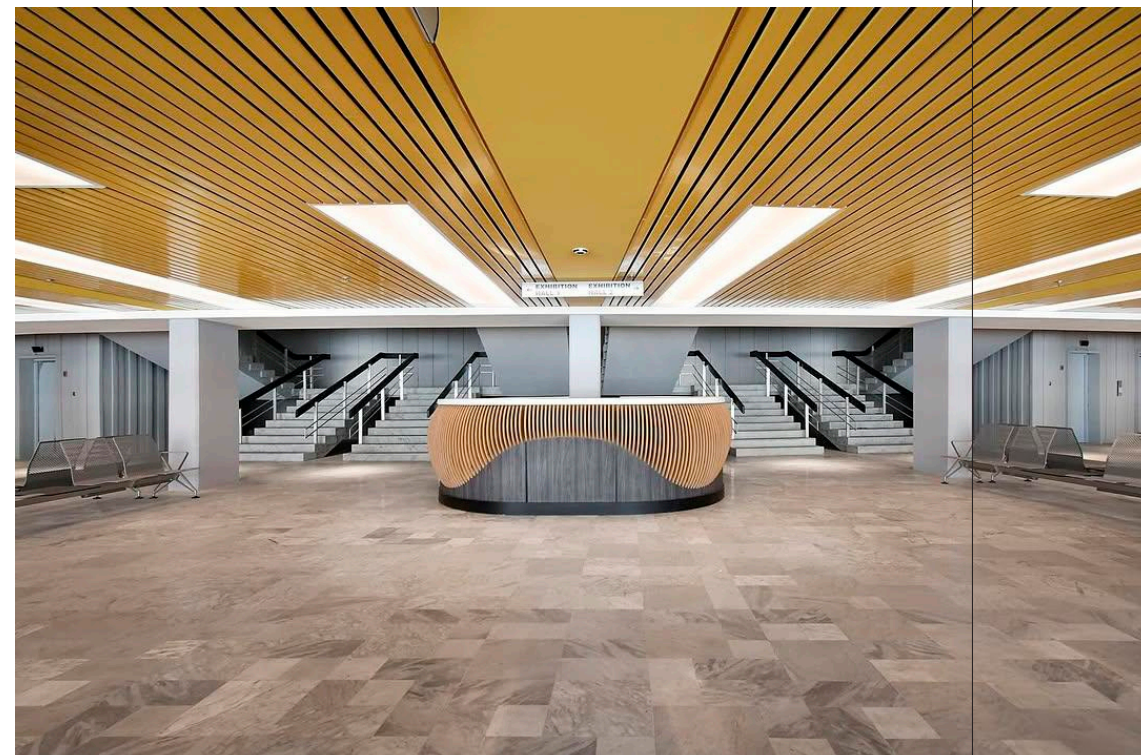
- 1. Dedicated Management Team:** A professional facility management company will oversee daily operations, repairs, and upkeep — not civil servants with divided attention.
- 2. Revenue Streams:** The surrounding creative hubs (fashion, film, music, and tech) are designed to generate steady income to fund ongoing maintenance.
- 3. Performance Monitoring:** Contracts require regular reporting on facility conditions, with penalties for negligence.
- 4. Public-Private Partnership:** Responsibility is shared between private investors and public overseers, creating checks and balances. It's a serious attempt to institutionalize care — not just construction.

## Lessons for the Future

The story of the National Theatre's revival offers a clear warning to Nigeria: building new things is easy. Maintaining them is what defines a nation's real priorities. If we want to build a lasting cultural economy — not just moments of celebration — we must treat maintenance as central, not optional. If we want our public spaces to serve future generations, we must embed care into every project from day one — not wait for them to collapse. Without maintenance, every monument eventually becomes a memory.

## A Second Chance — If We Take It

Today, the National Theatre gleams again. Its halls are ready to welcome artists, audiences, and dreamers once more. But the real success of this project won't be measured by renovation photos. It will be measured in ten, twenty, fifty years — when the building is still standing strong, still serving its purpose, still reminding us that greatness isn't built once. It's built, cared for, and rebuilt, over and over. Saving a building is easy. Saving the culture of maintenance — that's the real work ahead.





# BUILDING MAINTENANCE MATRIX

By Patrick Ogunleye

The Pantheon Is Ranked As One Of The Oldest Building In The World That Is Not Just Standing But Is Still In Use Today. It Was Begun In 27 Bc By The Statesman Marcus Vipsanius Agrippa; Thought To Be A Place Of Worship, It's Original Purpose Is Not Actually Known.

Almost Two Millenia Later This Structure Is Still Serving Human Purpose Having Survived Two Fire Incidences In 80ad And 110ad. It Was Completely Rebuilt By The Emperor Hadrian Sometime Between Ad 118ad And 128ad

Amongst Other Factors That May Be Superstitiously Believed To Be Behind Its Longevity, One Sure And Empirical Factor Is Maintenance!

To maintain a thing or system is as important, if not more important than creating or inventing it. Whatever will stand the test of time must be maintained: life, relationships, careers, houses, cars, aeroplanes, communities, ecosystem.....buildings!

What's the point starting what will not stand the test of time? Building maintenance refers to the consistent activities undertaken to keep a building in its optimal state of functionality aimed at ensuring its sustainability

What is maintenance?

- It is a culture
- It is a passion
- It is machinery
- It is discipline

Maintenance is the universal law of sustenance



## Key requirements to ensure optimal building usage and sustenance:

### 1. Quality of build: from design to construction.

A poorly built structure is already a hazard even before the need for maintenance sets in. It all begins with proper land acquisition; this step determines how the rest of the building process will go.

Need for detailed, clear and definitive brief, relevant case studies, data collection and analysis, adaptive and relevant innovative solutions, professional engagement and extensive consultations.

### 2. Strength of materials:

Sadly, many great and highly innovative designs and concepts meet their Waterloo at this gate. In a bid, many times, to save cost or save time, wrong materials are used. There is a need to emphasize: Quality as against cost; Indigenous as against foreign; functional as against aesthetics, along with detailed specifications; proper material testing and analysis, appropriate material assignment etc.

### 3. Responsible engagement and use of the facility.

Except for situations where a building has been modified for adaptive re-use, there should be a limit to which the use of a building is altered. Every design is tailor-made to suit the intended purpose of a building. Irresponsible change in building use can have, in extreme cases, catastrophic consequences

This makes all the other components above worthwhile.

- Create a building maintenance checklist
- Identify key systems and components
  - Determine maintenance tasks
  - Set a maintenance schedule
  - Follow through on the schedule
  - Engage right professionals for each component

The life cycle of a building is majorly a function of steady, detailed, responsible, relevant and consistent maintenance

Building maintenance in its pure form, is not just a task or responsibility of a few, but of all. We all have a role to play in ensuring that our habitable spaces are kept in optimal state of service.





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Firefighting System	Central Security System	Spacious Housing Units	Central Water System			



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# BEYOND BRICKS AND MORTAR:

## Elevating Property Value Through Strategic Facility Management

by Engr. Jude Chinye Nwoko  
(Chartered) MIEEE, MNSE, MNIM, MNIEE

In today's fast-evolving real estate landscape, location alone is no longer enough to ensure the success of a property. While design, architecture, and branding remain critical, there is a less visible force at play—one that significantly impacts asset value, tenant satisfaction, and operational efficiency: Facility Management (FM).

Once perceived as a backend support function, facility management has emerged as a strategic cornerstone in real estate development and property lifecycle management. With rising expectations around sustainability, safety, and seamless user experience, FM now determines not just how a property functions—but how it performs.

### The Evolution of Facility Management

Traditionally, FM focused on maintaining the status quo: janitorial services, repairs, basic maintenance, and security. It was reactive, often underfunded, and rarely considered part of value creation. But as buildings became smarter, tenants more discerning, and operating costs more scrutinized, the role of FM has expanded.

Today's FM is proactive and integrated. It encompasses energy efficiency, regulatory compliance, health and safety, tenant engagement, digital systems monitoring, and much more. In essence, it's the orchestration of everything that allows a building to serve its purpose efficiently, securely, and sustainably.

### THE PILLARS OF STRATEGIC FACILITY MANAGEMENT

#### 1. Operational Efficiency:

Modern FM is underpinned by streamlined processes and smart automation. Predictive maintenance—enabled by sensors and analytics—can forecast equipment failures before they happen. Integrated systems help manage HVAC, lighting, water, and access control with precision, reducing downtime and operational friction.

#### 2. Sustainability & Compliance:

With ESG (Environmental, Social, and Governance) metrics becoming non-negotiable for investors, FM plays a crucial role in driving green building initiatives. From energy-saving retrofits to waste reduction and water conservation, sustainable FM practices help properties meet global standards while lowering operational costs.



#### 3. Tenant Experience:

In commercial and residential properties alike, tenant expectations have evolved. They demand comfort, reliability, and real-time response. FM contributes directly to occupant satisfaction through clean, safe, well-lit, and well-maintained environments. In many ways, FM is now part of the tenant retention strategy.

#### 4. Cost Management & Asset Preservation:

Deferred maintenance is one of the costliest decisions in real estate. Effective FM not only reduces repair costs but extends the lifecycle of assets. By treating FM as a long-term investment—rather than a cost center—property owners can preserve and even grow the value of their assets.

#### Technology as a Game-Changer

From AI-powered monitoring systems to digital twins, the rise of PropTech is transforming facility management. Real-time dashboards can track everything from foot traffic to energy use, enabling data-driven decisions. Smart buildings, powered by IoT devices, offer granular control over every system, enhancing both performance and sustainability.

For example, a commercial office in Lagos integrated a building management system that reduced energy consumption by 22% in the first year alone, simply by analyzing usage patterns and automating systems. This kind of insight was once inconceivable but is now central to competitive property management.

#### In-House vs. Outsourced FM: The Strategic Choice

While some organizations maintain in-house FM teams, outsourcing has become increasingly popular—especially for complex properties or portfolios.

Outsourcing brings access to specialized expertise, economies of scale, and industry best practices.

However, the key is alignment. Whether in-house or external, FM must be fully integrated into the property's strategic vision. The best results come when FM professionals are treated as partners, not just service providers.

#### The Future of Facility Management

The future of FM is both digital and human centered. As the real estate sector embraces smart infrastructure, FM professionals will need to blend technical knowledge with customer-centric thinking. Cybersecurity, indoor air quality, climate resilience, and wellness design are all becoming standard concerns.

Moreover, FM will play a vital role in real estate's ESG journey. From green certifications to carbon footprint reductions, FM's influence on environmental performance is measurable and material.


#### Conclusion: From Maintenance to Strategic Value

Facility Management is no longer about fixing what's broken. It's about proactively enhancing what's working. In a market where differentiation is key, FM offers a powerful, often under-leveraged advantage. When done right, it can drive higher returns, satisfied tenants, and long-term asset health.

For developers, investors, and managers looking to future-proof their portfolios, the question is no longer “Can we afford to invest in strategic facility management?” but rather “Can we afford not to?”

# UNDERSTANDING YOUR BUILDING SYSTEMS AND HOW TO PROPERLY MAINTAIN THEM

*By Peter Aleogena*



**M**aintenance and repair are often misunderstood as meaning the same thing. However, the difference between maintenance and repair is mainly about timing and purpose:

Maintenance is preventive — it's the regular work you do to keep something in good condition and prevent problems. Example: Changing the oil in a car, cleaning gutters, or servicing an air conditioner.

Repair, on the other hand, is corrective — it's the work you do after something breaks or malfunctions to fix it. Example: Replacing a blown engine, fixing a leak, or mending a broken fence.

**Maintenance = Prevent damage.  
Repair = Fix damage.**

We have buildings in Europe that are 200, 300, and even up to 700 years old. The Notre-Dame Cathedral in Paris, which was damaged by fire in 2019, is approximately 850 years old. These buildings have lasted this long because of proper maintenance over the years.

To efficiently plan and maintain any building, you must first understand the systems that ensure the smooth running of the building and the schedule for maintaining each system. Building systems are the various interconnected components and technologies that work together to ensure the proper functioning, safety, and comfort of a building. These systems can be broadly categorized as follows:

#### 1. Structural System

**Purpose:** Supports and stabilizes the building.

**Components:** Foundation, beams, columns, load-bearing walls, roof trusses.

#### 2. Building Envelope System

**Purpose:** Protects the interior from external elements.

**Components:** Exterior walls, windows, doors, roofing, insulation, and waterproofing.

#### 3. HVAC (Heating, Ventilation, and Air Conditioning) System

**Purpose:** Maintains indoor air quality and temperature control.

**Components:** Heating units (furnaces, boilers), cooling units (air conditioners, chillers), ventilation ducts, air purifiers.

#### 4. Electrical System

**Purpose:** Distributes and manages electrical power.

**Components:** Main electrical panel, wiring, outlets, switches, lighting, generators, renewable energy sources (solar panels).

#### 5. Plumbing System

**Purpose:** Supplies clean water and removes waste.

**Components:** Water supply lines, sewage systems, drainage, pumps, water heaters.

#### 6. Fire Protection System

**Purpose:** Detects, prevents, and suppresses fire hazards.

**Components:** Fire alarms, sprinkler systems, smoke detectors, fire extinguishers, fire-rated walls.

#### 7. Security System

**Purpose:** Ensures safety and protection against unauthorized access.

**Components:** CCTV cameras, access control systems, intrusion alarms, security lighting.

#### 8. Communication System

**Purpose:** Facilitates connectivity and information exchange.

**Components:** Internet networks, telephone systems, intercoms, public address systems.

#### 9. Vertical Transportation System

**Purpose:** Provides efficient movement of people and goods.

**Components:** Elevators, escalators, ramps, stairways.

#### 10. Control and Automation System

**Purpose:** Automates building functions for efficiency and comfort.



**Components:** Smart thermostats, automated lighting, access control, building management systems (BMS).

#### 11. Renewable Energy System (Sustainable System)

**Purpose:** Reduces energy consumption and environmental impact.

**Components:** Solar panels, wind turbines, rainwater harvesting, geothermal heating.

#### 12. Interior Systems

**Purpose:** Enhances the functionality and aesthetics of interior spaces.

**Components:** Partitions, ceilings, flooring, interior lighting, acoustic treatments.

#### Building Maintenance Checklist

##### MONTHLY TASKS

- Inspect and replace HVAC air filters.
- Check for plumbing leaks (sinks, toilets, pipes).
- Test emergency lighting and exit signs.
- Inspect fire alarms and sprinkler heads.
- Test security system cameras and alarms.
- Inspect elevator basic operations (doors, lights, buttons).

##### QUARTERLY TASKS

- Inspect HVAC belts, blowers, and refrigerant levels.
- Inspect water heaters and visible plumbing pipes.
- Inspect electrical panels for dust, corrosion, or moisture.
- Lubricate elevator mechanical parts.
- Inspect fire extinguishers and replace them if necessary.
- Update security system software.

##### SEMI-ANNUAL TASKS (SPRING & FALL)

- Inspect the roof for damage (shingles, membrane, flashing).
- Clean gutters and downspouts.
- Check exterior walls, windows, and doors for leaks or cracks.
- Test and inspect sump pumps.

##### ANNUAL TASKS

- Full HVAC system inspection and coil cleaning.
- Drain and flush water heaters.
- Electrical system safety inspection and thermographic scan.
- Full fire safety audit and recharge fire extinguishers.
- Full elevator inspection and certification.
- Security system hardware audit and upgrades.
- Comprehensive roof, facade, and window inspection.

##### CONCLUSION:

In conclusion, maintaining your building's systems is not just about avoiding costly repairs — it is about ensuring safety, preserving property value, and creating a comfortable environment for occupants. Regular maintenance, guided by a well-organized schedule, extends the lifespan of your building's components and prevents unexpected breakdowns. Understanding your building's systems is the first step; consistent upkeep is the key to lasting functionality and value.





# Top Facility Management Contracting Firms in Nigeria

This list was compiled based on each company's experience, reliability, and track record of successfully completed and ongoing projects.

## 1. ALPHA MEAD GROUP

6 Mobolaji Johnson Avenue  
Ikoyi, Lagos  
Email: [info@alphamead.com](mailto:info@alphamead.com)  
Phone: +234 701 9999 343  
Website: [www.alphamead.com](http://www.alphamead.com)

## 2. JULIUS BERGER FACILITY MANAGEMENT

15, Ijora Causeway  
Apapa South 101 253  
Lagos.  
Email: [jbfm@julius-berger.com](mailto:jbfm@julius-berger.com)  
Phone: +234 80 39067000  
Website: [www.julius-berger-fm.com](http://www.julius-berger-fm.com)

## 3. EDGE FM

Suite 3A, 3RD Floor  
NCR Building  
N06 Broad Street  
Marina, Lagos.  
Email: [info@edgefm.org](mailto:info@edgefm.org)

Phone: +234 (0) 1628 4002,  
+234 (0) 911 075 1360  
Website: [www.edgefm.org](http://www.edgefm.org)

## 4. UPDC FM LTD

1-5 Odunlami Street  
UAC House (1st Floor)  
Marina, Lagos.  
Email: [info@updcfm.com](mailto:info@updcfm.com)  
Phone: +234 901 000 3020  
Website: [www.updcfm.com](http://www.updcfm.com)

## 5. EKO MAINTENANCE

2E09, 1415e  
Adetokunbo Ademola  
Victoria Island, Lagos.  
Email: [info@ekomaintenance.com](mailto:info@ekomaintenance.com)  
Phone: +234 807 627 5442,  
+234 703 886 5764  
Website: [www.ekomaintenance.com](http://www.ekomaintenance.com)

## 6. AVANT FACILITIES SERVICES LIMITED

8b Hannat Balogun CI  
Dolphin Estate, Lagos.  
Email: [info@avant.com.ng](mailto:info@avant.com.ng)  
Phone: +234 915 947 9800  
Website: [www.avant.com.ng](http://www.avant.com.ng)

## 7. GREEN FACILITIES LIMITED

5B, Samuel Adedoyin Street  
Behind Zenith Bank Headquarter  
Victoria Island, Lagos.  
Email: [info@greenfacilitiesltd.com](mailto:info@greenfacilitiesltd.com)  
Phone: 08060009599  
Website: [www.greenfacilitiesltd.com](http://www.greenfacilitiesltd.com)

## 8. PROVAST LIMITED

9 Macgregor Road  
Ikoyi, Lagos.  
Email: [koira@7orooof.com](mailto:koira@7orooof.com)  
Phone: +234 802 259 4529  
Website: [www.provastltd.com](http://www.provastltd.com)

## 9. BRAINS AND HAMMERS FML

1 Milverton Road Brains and Hammers Estate  
Lifecamp, Abuja.  
Email: [info@brainsandhammersfml.com](mailto:info@brainsandhammersfml.com)  
Phone: +2348035123232  
Website: [www.brainsandhammersfml.com](http://www.brainsandhammersfml.com)

## 10. ELIEZER INTEGRATED FACILITY MANAGERS

36A Toyin Street, Ikeja  
Lagos.  
Email: [info@eliezergroup.com](mailto:info@eliezergroup.com)  
Phone: +234-805-ELIEZER  
Website: [www.eliezergroup.com](http://www.eliezergroup.com)

## 11. INTERNATIONAL FACILITIES SERVICES IFS

5A Eunice College Close  
Gbagada Phase 2, Lagos.  
Email: [info@ifs-ng.com](mailto:info@ifs-ng.com)  
Phone: +234 1 7613522 or +234 1 7613533  
Website: [www.ifs-ng.com](http://www.ifs-ng.com)

## 12. PRINCIPAL FACILITIES MANAGEMENT

Evergreen Mall, Durumi,  
Abuja.  
Email: [info@principalfml.com](mailto:info@principalfml.com)  
Phone: +234 9049371010  
Website: [www.principalfml.com](http://www.principalfml.com)

## 13. JAMES CUBITT FACILITY MANAGERS

Ground floor, Unit 1 Block C, Plot C  
5th Avenue, Banana Island, Ikoyi  
Lagos  
Email: [info@jamescubittfm.com](mailto:info@jamescubittfm.com)  
Phone: +234 907 808 0743  
Website: [www.jamescuttiffm.com](http://www.jamescuttiffm.com)

## 14. TOTAL FACILITIES MANAGEMENT

No 2, Wahab Dosunmu Close  
Iya Abubakar Crescent, Off Alex Ekwueme  
way  
Jabi, Abuja.  
Email: [info@tfmlconsultant.com](mailto:info@tfmlconsultant.com)  
Phone: +234 701 023 5555  
Website: [www.tfmlconsultant.com](http://www.tfmlconsultant.com)

## 15. TSEBO RAPID

8a Ogunyemi Road, Oniru  
Victoria Island, Lagos  
Email: [info@tseborapid.com](mailto:info@tseborapid.com)  
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Phone: +234 807 277 2550  
Website: [www.daleji.com](http://www.daleji.com)

## 17. GPFI

2nd floor, 80 Norman Street  
Off Awolowo Road, Ikoyi.  
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# How Developers Are Saving Time and Money While Building More Homes

By Jessica Oguh

Marketing And Communications Manager Cutstruct

Nigeria's housing deficit stands in the millions, and the demand for quality, affordable homes continues to grow. Yet one of the biggest challenges developers face isn't land acquisition or design—it's sourcing construction materials. Between fluctuating prices, unreliable suppliers, and delivery delays, this process often slows down projects and drives up costs. But a new approach is changing the game. Traditionally, sourcing materials has meant dealing with multiple vendors, each supplying different items at varying prices and levels of reliability. This fragmented system leads to wasted time, cost overruns, and, in some cases, substandard materials that compromise the integrity of buildings. However, a growing number of developers are adopting a smarter, more efficient solution—partnering with Cutstruct to handle all their material needs from a single, trusted source.

Ogaba Sanni, CEO of Regent Real Estate, has experienced the benefits firsthand: "Using Cutstruct, I've noticed that I spend less time talking to suppliers and bargaining. My time management has drastically improved. I don't have to worry about getting a bad batch of cement or sharp sand that isn't pure." Instead of juggling multiple suppliers and endless negotiations, developers can now rely on one partner to streamline procurement and ensure a smooth, dependable supply chain. Deji Johnson, CEO of Elara Developments, echoes this sentiment: "Working with Cutstruct has saved us time

and money." By consolidating orders and leveraging bulk purchasing power, Cutstruct offers developers competitive pricing without sacrificing quality. This cost efficiency allows developers to allocate their budgets more effectively, ensuring that every naira is maximized.

Beyond cost savings and operational efficiency, developers also enjoy a less stressful construction process. Managing multiple suppliers, coordinating deliveries, and verifying material quality can be overwhelming. Dipo Johnson, CEO of J.O. Dabar Investments, recalls: "Prior to Cutstruct, I dealt with several suppliers, and it was extremely chaotic. Having to track materials and ensure quality across different suppliers was a nightmare." With a single, reliable partner, developers can now focus on what they do best—building homes and delivering projects on time.

By simplifying the construction material supply chain, Cutstruct is not just making developers' lives easier—it's contributing to a broader solution for Nigeria's housing crisis. Faster, more efficient project completion means more homes entering the market at a quicker pace, increasing accessibility and affordability for buyers. The future of Nigerian real estate and infrastructure depends on innovation—not just in how we design buildings, but in how we build them. With Cutstruct, developers have a partner that helps them build smarter, faster, and better.



**R**eal estate in Nigeria is not just land and concrete, it is a reflection of Nigeria's potential and our society's pain points. As a young female professional navigating this fast-moving industry, I've seen up close how dreams can rise or fall on the strength or weakness of our real estate ecosystem. Let us take a hard but hopeful look at the some pressing issues we face and how we can build better, together. Nigeria's real estate challenges are daunting but for the savvy foreign investor, they present massive untapped opportunities. The housing deficit alone represents a multi-billion-dollar market. Affordable housing, green infrastructure, mortgage technology, and land digitization are all ripe for foreign direct investment (FDI), all challenges that can be transformed into opportunities. Where there is a problem there is most often an opportunity. As is, we can see an increase in international funding especially in build-to-rent schemes in Lagos and Abuja. Impact investors from Europe are also exploring carbon credit-backed sustainable housing, and fintech-led mortgage models are attracting venture capital. Foreign firms willing to partner with local developers can capitalize on government incentives and land availability in fast developing zones. With the right due diligence and community integration, Nigeria's real estate can offer impressive ROI and long-term growth. Now, back to some of the big issues and how we can solve them.

# Building the Future Brick by Brick: A Young Nigerian's Take on Real Estate's Toughest Challenges PART I.

BY REI OBAIGBO

**1. The Housing Deficit in Nigeria, 20 Million Units and Counting.** Slums are not homes, they are symptoms of a broken system. The pulling down of slum areas and the gentrification of slum areas doesn't fix the housing deficit. So, what can be done to increase affordable homes, while impacting the environment positively. Nigeria's housing deficit continues to swell, but much of our government's focus remains rather cosmetic. Annual budgets should genuinely prioritize affordable mass housing. Home purchase support should be increased. Developers, in turn, need incentives; tax breaks, bulk land allocation, infrastructure assistance to build at scale. PPPs (Public-Private Partnerships) can bridge the funding gap, and we must see housing as an essential service, like power or water.

**2. High Cost of Property Acquisition: The Dream, Priced Out.** A modest duplex in Lekki Phase 1 now costs upward ₦600 million (\$300,000). Materials have tripled in price due to inflation, FX volatility, and import duties. I often advise clients to explore areas like Sangotedo or Mowe, but even there, affordability is relative. Let's rethink this. Government should back cooperative housing schemes and public land banks. Modular housing like RedCity Company, local cement innovation (like the work by BUA Cement), and prefab construction could slash costs drastically. We also need to stop treating land as a luxury product, it is a necessity.

**3. Poor Access to Mortgage Financing: The Middle-Class Mirage.** Nigeria's mortgage penetration is under 1%. Compare that to South Africa's 31% and you realize we're walking, not running. Most Nigerians buy property outright, which is simply unsustainable, adds to the lack of real estate investment data. We should expand NHF (National Housing Fund) access to informal workers, freelancers, SMEs and entrepreneurs. We also need lower interest, longer tenure mortgages, co-designed by banks, legal, brokers and developers. Credit guarantee schemes would allow banks to confidently serve broader markets and to build assets and land-bond data. A young woman in real estate should not have to explain why her tailor who probably earns more than her, can't qualify for a mortgage after 20 years in the sewing/fashion business.

**4. Bureaucratic Approval Bottlenecks: The Developer's Dilemma.** From Abuja to Port Harcourt, developers face endless red tapes. Planning permits can take months and sometimes years. These only fuel corruption and discourage investment. States need to adopt online approval systems, enforce statutory timelines, and set up one-stop-shop agencies to fast-track approvals. Lagos tried it with LASRERA (Lagos State Real Estate Regulatory Authority) an innovative and proactive initiative other states should follow suit, and Lagos state should continue to improve.

**5. Infrastructure Deficiency: The Silent Saboteur.** A beautiful estate is only as good as the road that leads to it. Without good power, drainage, water, and transport, even luxury estates become glorified villages. Government must focus on site-and-service schemes, where it provides the backbone infrastructure while developers plug in homes. We need urban renewal authorities for old, decaying neighborhoods and a pivot to green infrastructure like solar mini-grids and smart drainage. Home-Owners-Associations can also be set up to work with local government to make improvements, and use business from residents in the areas. People are often more accountable when in charge of projects close to their home and family.

**6. Urban Sprawl: Cities Without Souls.** Our city seems to be stretching endlessly outward, but not upward. This leads to long commutes, pollution, and fragmented communities. In Lagos, it takes two hours to get from Ikorodu to Victoria Island and that's on a good day. We must enforce city masterplans with zoning and green space regulations. Restrict the endless reclamation of water ways for more land. Encourage mixed-use developments and transit-oriented design. Enable 15-minute community development, and fund a Centopiazza, I learnt a lot about this concept in the recently concluded FIABCI Harley & Dickinson program, and I should write on this in subsequent editions.

**7. Structure and Professional Accountability: Room for growth.** We need agent licensing reforms, perhaps via mandatory membership with bodies like FIABCI Nigeria, REDAN, NAR, LASRERA, AEAN, NIESV. A national real estate professional database could help buyers verify who they're dealing with, their credibility & capacity, as well as drive accountability amongst real estate professionals. Accounting for all experts across the industry from plumbers, electricians, developers to architects, lawyers & agents. Tech companies would also deploy blockchain to permanently register property deals, their value and discourage tampering.

Developers still putting up substandard structures, with integrity issues should be eradicated. The tragedy in Magodo and demolitions in Abuja remind us how vulnerable investments can be. Solutions? Land tribunals, community policing, geo-mapping, whistle blowers and surveillance tech like drones and satellite imagery for monitoring encroachment. Coming down hard on fake listings, fraudulent agents, crooked legal consultants and dishonest developers. In truth Real estate cannot thrive where rule of law is weak, policies are the best way to back the system and flush out debris.

**Sustainability: The Future is Now.** Not just because I am a green enthusiast, climate change is not theoretical, it is here. Floods in Lekki, scorching heat waves, rising utility bills all trace back to unsustainable planning. Let's embrace green building codes like EDGE and LEED. Offer carbon credit incentives for sustainable developers. Launch energy efficiency retrofits for older homes. And most importantly, teach the public that going green is not elitist, it is essential.

Real estate is the skeleton of any modern nation. If Nigeria is to stand tall, we must strengthen these bones. I believe change is possible. We are after all a developing country, just over 111 years since the unification of diverse West African cultures into the single geopolitical entity that we now so proudly wave the green, white, green flag for; Nigeria. As we build our beautiful home, entrusted to us by our forebears, we must commit to preserving it and strive toward the best version of what we can become. As real estate professionals, we are not just constructing buildings; we're building hope. Let's get it right.

BY REI OBAIGBO



**Lady Rei Obaigbo**  
**CIPS, GREEN, PSA, SRS, ABR®, ANIPR, ACIM, arpa.**  
 A Realtor practicing in Lagos, Nigeria,  
 Certified International Property Specialist, Green Building Advisor,  
 Property Pricing Strategy Advisor, Sellers Representative Specialist,  
 Accredited Buyers Representative, Chartered Marketer, PR Crisis Manager,  
 Community Management Consultant,  
 Marketing Communications Expert & Real Estate Radio Host.  
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Oredo, Ondo, Nigeria

# Real Estate, Real Returns: *Why Abuja Is the Smart Choice for Diaspora Nigerians*

by Lumanze Chiamaka

Abuja, the capital city of Nigeria, is not just the political heart of the nation; it's also a burgeoning hub for economic growth and investment opportunities. For those living outside Nigeria, particularly in major cities like London, New York, or Dubai, investing in Abuja real estate presents a compelling opportunity. Here's why you should consider making this strategic move.

## 1. Economic Growth

Abuja is experiencing rapid economic transformation. As the seat of government, it attracts local and international businesses, diplomats, and expatriates. This influx creates a robust demand for housing, making real estate investments increasingly valuable. The city's economy is diversifying, with sectors like technology, hospitality, and retail expanding, further fueling the need for residential and commercial properties.

## 2. Strategic Location

Located in the center of Nigeria, Abuja serves as a key logistical hub. Its geographic position allows for easy access to other regions, facilitating trade and transportation. This centrality enhances its appeal for both businesses and residents, making properties in the area a smart investment choice. As Abuja continues to grow, properties located in prime areas are likely to appreciate significantly in value.

## 3. Government Support

The Nigerian government is heavily investing in infrastructure development within Abuja. New roads, improved public transport, and the expansion of airports are just a few examples of ongoing projects aimed at enhancing the city's appeal. These developments not only improve the quality of life for residents but also increase property values. Investing in real estate now allows you to capitalize on these future gains.

## 4. Impressive Rental Yields

Abuja offers attractive rental yields, making it an

appealing option for investors seeking passive income. With a growing population and a limited supply of quality housing, rental properties in the city can generate substantial returns. Many expatriates and professionals seek accommodations in Abuja, ensuring a steady demand for rental properties. This trend promises potential investors a reliable revenue stream

## 5. Diversification of Investment Portfolio

Investing in Abuja real estate also offers a unique opportunity for diversification. For individuals living abroad, adding properties in Abuja to your investment portfolio helps mitigate risk by balancing exposure to different markets. As Nigeria continues to emerge as a key player in Africa's economic landscape, positioning yourself in its capital can yield significant long-term benefits.

## 6. Urban Development and Modern Living

Abuja is witnessing significant urban development, with new residential estates and commercial complexes emerging across the city. Many of these developments feature modern amenities, green spaces, and sustainable designs, appealing to a growing demographic of young professionals and families. Investing in such properties not only meets current market demands but also aligns with the global trend toward modern living.

## 7. Cultural and Social Hub

Abuja is not only a political center but also a cultural melting pot. The city hosts various cultural festivals, art exhibitions, and social events that attract both local and international visitors. This vibrant cultural scene enhances the quality of life for residents and increases the desirability of properties in the area. Investors can benefit from the city's appeal as a social and cultural hub.



## 8. Favorable Government Policies for Foreign Investors

The Nigerian government has implemented policies to encourage foreign investment in real estate. This includes streamlined processes for property acquisition and ownership, making it easier for expatriates to invest. Understanding these policies can further enhance your investment experience and profitability.

## 9. Rising Middle Class

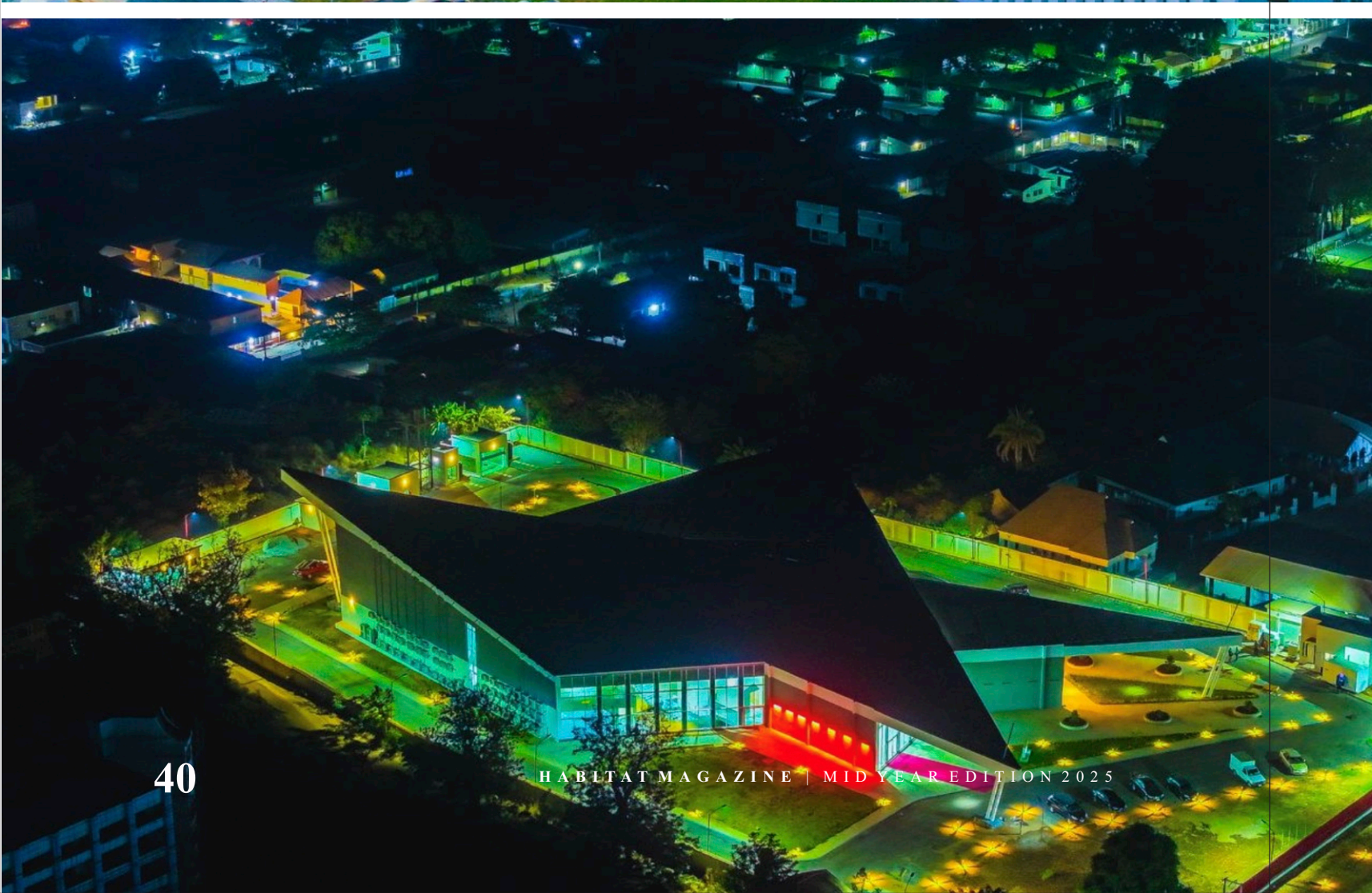
Nigeria's growing middle class is driving demand for housing and amenities in Abuja. As more citizens gain access to disposable income, the demand for quality housing increases. This demographic shift provides a solid foundation for real estate investments, as the middle class seeks modern, affordable housing options.

## 10. Long-term Appreciation Potential

Real estate is generally considered a long-term investment, and Abuja's property market is no exception. As the city continues to develop and mature, property values are likely to appreciate significantly over time. Investing now can provide substantial returns in the future as the city expands and modernizes.

## Conclusion

In summary, Abuja's real estate market presents a myriad of opportunities for investors living outside Nigeria. With its economic growth, strategic location, government support, impressive rental yields, urban development, and favorable investment policies, there has never been a better time to invest in this thriving city. Don't miss out on the chance to be part of Abuja's exciting journey—consider investing in real estate today!



# Ilorin Innovation Hub:

## KWARA'S BOLD BET ON THE FUTURE

by Charis Raji

**I**lorin Innovation Hub is backed by the Kwara State government and is an initiative to bring innovation, digital skills, and entrepreneurship into the state. Part of the state's governor's vision, His Excellency Mallam AbdulRahman Abdul Rasaq, is to transform Kwara into an economically viable and self-sustainable state through digital literacy, youth empowerment, innovation, and technology.

This Hub is part of the initiative and efforts to bring in technology adoption into and across the state with the end goal of driving economic development. As part of IHS Holding Limited, IHS Nigeria commenced the incubation and acceleration programs. Alongside 2 program managers, Co-Creation Hub (CCHub) and Future Africa, they will facilitate the rollout of programs that will be aimed at empowering young investors, startups and businesses with the right tools to succeed in the digital economy.

The Hub sits on a land area of over 13,000 sqm and has a seating capacity of over 1000 and is arguably the biggest technology space of its kind in West Africa. It's also considered a masterpiece and it has functional space and a beautiful design/architecture. The Hub also has lots of green highlights/properties - about 631 units of 555KW solar panels that powers the entire building, a cooling system of 96 units of DX cooling units.

To put into context, an approximate of 584 megawatts of annual energy is being generated at the Hub, and they have a 600 kilowatt per hour battery storage system. With the cooling systems, you can power 8 units of 4 bedrooms.

The Hub's project manager, Mr Gbenga Adegbiyi, has reassured that the Hub will be efficiently and properly maintained, there will be proper maintenance care, and the Hub will remain as it is in the next decade.

One of the Hub's (ambitious) goals is to produce a billion-dollar startup within the next 5 years. Given that the country has 5 unicorns, and they are situated in Lagos. Ilorin is in partnership with CCHub (Lagos-based Co-Creation Hub) and Future Africa to replicate the unicorn-like success. The Hub also wants to take the bold step to shift the startup activity outside of Lagos and wants to produce 10 to 20 smaller startups that are doing well in the local economy in a short time.

The Hub provides training in skills development and addresses systemic challenges. They also provide training in modern tech skills, support startups through innovation and connect key stakeholders, including investors, private sector areas and government.

They are also in the business of curbing the trend of talent migration to Lagos after studying in tertiary institutions.

The Hub costs 5 billion Naira and will create over 10,000 direct and indirect jobs in the country.

The Hub also has a range of standout features that make it unique - it has private offices, workspaces for freelancers, creators and founders. There's also a space dedicated to hardware labs that will be equipped with 3D labs and supplied by the UNDP. The trees and plants also offer freshness and greenery.

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# INSIDE GHANA'S REAL ESTATE BOOM

## Trends, Challenges, And Investment Opportunities.

**G**hana's real estate industry is experiencing a transformative era. Once viewed as a niche market for a few developers and high-net-worth individuals, the sector is now a dynamic frontier driven by urbanization, growing demand from the diaspora, and a rising middle class eager for homeownership and investment.

### A Market on the Move

With a housing deficit estimated at over 1.8 million units, Ghana's real estate sector is more critical than ever. Cities like Accra, Kumasi, and Takoradi are expanding rapidly, with new developments emerging on their fringes. From luxury apartments in Cantonments and Airport Residential to emerging gated communities in Oyarifa and Amasaman, the cityscape is evolving before our eyes. But while luxury developments continue to attract high-income earners and expatriates, the real market opportunity lies in bridging the affordable housing gap.

### Segment Snapshot: What's Hot

**Residential:** The lion's share of activity remains in the residential sector, with an increasing push toward planned

communities that offer security, infrastructure, and lifestyle amenities. Developers like Devtraco, Regimanuel Gray, and Lakeside Estate have built strong brands in this space. **Commercial Real Estate:** With Ghana's economy rebounding post-COVID, demand for retail space, co-working hubs, and flexible office layouts is gaining traction—especially in central Accra.

**Industrial and Warehousing:** Ghana's renewed focus on local manufacturing and trade, fueled by the African Continental Free Trade Area (AfCFTA), is creating demand for logistics hubs and industrial parks near ports and transport corridors.

**Tourism & Hospitality:** Accra, Cape Coast, and other tourist-friendly cities are seeing new hospitality developments, including boutique hotels and short-stay serviced apartments catering to business travelers and tourists alike.

### Who's Building Ghana?

The market includes a mix of seasoned local players and foreign investors. Developers like Trasacco Valley continue to define luxury living, while new entrants, including joint ventures

with UAE, South African, and Chinese firms, are exploring mixed-use and commercial opportunities. Ghana's diaspora is also stepping in—remittances increasingly go into real estate, whether for retirement homes, rental properties, or new business ventures.

### Challenges Along the Way

Despite the booming interest, the industry faces persistent obstacles:

1. **Land Acquisition:** The process is often murky, with multiple claims to a single parcel of land and costly documentation procedures.
2. **High Mortgage Rates:** Interest rates for home loans often hover above 25%, making homeownership out of reach for many.
3. **Regulatory Hurdles:** Developers often face lengthy approval processes, inconsistencies in zoning laws, and slow digitization of public records.

### Opportunities on the Horizon

**Affordable Housing:** The biggest gap—and opportunity—lies in the underserved affordable housing segment. Government-backed programs like the National Affordable Housing Scheme could unlock this market if executed well.

1. **Green Developments:** There's growing interest in eco-friendly architecture and sustainable building materials, especially among younger buyers.
2. **Digital Innovation:** PropTech startups are bringing transparency and efficiency to property listings, tenant management, and real estate financing—helping to modernize the industry.
3. **Diaspora Engagement:** Targeted investment products and real estate tours for the Ghanaian diaspora could open up a whole new segment of the market.

### Opportunities on the Horizon

Ghana's real estate sector is brimming with potential, but long-term growth will depend on how stakeholders address affordability, access to financing, and regulatory clarity. For investors and developers who can navigate these complexities, the rewards are significant. The boom is real. The question is—are you ready to build?



# Dubai's Real Estate Resurgence: What's Driving the World's Hottest Property Market?

Dubai's real estate market is back in the global spotlight—and for good reason. Once infamous for its dramatic boom and bust cycles, the emirate has matured into one of the world's most dynamic property investment hubs, attracting buyers from across the globe, including an increasing number of African investors seeking stable, high-yield assets. From record-breaking luxury sales to a vibrant off-plan market, Dubai's real estate sector is showing remarkable resilience and reinvention. Here's what you need to know.

## A Market Reborn

Post-pandemic, Dubai has surged past expectations. In 2023 alone, the city recorded over AED 528 billion (\$144 billion USD) in real estate transactions—its highest ever. Factors like investor-friendly policies, zero income tax, and global demand for safe havens have fueled this rapid growth.

Unlike previous cycles, the current upswing is backed by stronger fundamentals: population growth, infrastructure investments (Expo City, Dubai Metro expansion), and visa reforms that encourage long-term residency.

## Segment Insights: From Luxury to Logistics

**Residential:** Dubai's high-end residential market is booming. Villas in Palm Jumeirah, Downtown, and Dubai Hills are in high demand, driven by HNWIs, digital nomads, and long-stay expats. Off-plan properties are also performing well, especially in emerging neighborhoods like Jumeirah Village Circle (JVC) and Dubai South.

- 1. Luxury Real Estate:** Properties in the ultra-luxury category are selling out fast. Branded residences (Armani, Bugatti, Ritz-Carlton) are gaining popularity, often bought as trophy assets or long-term investments.
- 2. Commercial Real Estate:** Dubai's flexible office landscape is thriving, especially with hybrid work models and co-working operators like WeWork, The Bureau, and Regus scaling up.
- 3. Industrial & Logistics:** With its world-class ports and logistics infrastructure, Dubai is a strategic hub for warehousing and e-commerce players—especially in Jebel Ali Free Zone (JAFZA) and Dubai Industrial City.
- 4. Tourism & Hospitality:** The short-term rental market has exploded, with Airbnb-style properties offering returns of 8–12% annually in prime areas like Marina, Downtown, and Business Bay.

## Why Investors Are Rushing In

**100% Foreign Ownership:** Investors can now own 100% of businesses and property in many areas, removing earlier restrictions.

**Golden Visa Program:** Property investors can now qualify for 10-year residency if they invest AED 2 million+ (about \$545,000 USD), creating a pull factor for wealthy individuals and families.

**No Property Tax or Income Tax:** Dubai's tax-free environment



records and delivery timelines.

**3. Regulatory Caution:** Dubai's real estate regulators have stepped up efforts to curb money laundering and enforce transparency, which is good for the market—but investors must stay compliant.

## Emerging Opportunities

- 1. Fractional Ownership:** New models are allowing small investors to buy into high-end properties and earn passive income.
- 2. Sustainable Developments:** Green building certifications and eco-friendly communities (like The Sustainable City) are becoming more attractive.
- 3. Digital Nomads & Remote Workers:** Flexible visa schemes and a luxury-meets-affordability lifestyle make Dubai a hotspot for global talent and mid-tier professionals looking to settle or invest.
- 4. African Investor Influx:** More investors from West Africa, East Africa, and South Africa are buying Dubai property for rental income, second homes, or as part of offshore investment strategies.

## Final Word

Dubai's real estate market has evolved from speculative hype to a sophisticated, diversified landscape powered by long-term vision and investor confidence. Whether you're a first-time buyer, a luxury home hunter, or a global investor, Dubai now offers a robust mix of security, yield, and lifestyle appeal.

As the emirate redefines its place in the global real estate map, one thing is clear: Dubai is not just building towers—it's building trust.

enhances rental yields and long-term capital gains.

**Ease of Transactions:** Tech-driven platforms and developer incentives (payment plans, fee waivers) make property buying streamlined—even for overseas investors.

## The Risks to Watch

- 1. Oversupply in Some Segments:** While prime areas are seeing price growth, certain apartment districts face supply glut risks, which may affect resale values.
- 2. Speculation in Off-Plan Sales:** Buyers should be cautious of overhyped projects and carefully vet developers for track



# Condo Hotels Investment Opportunity

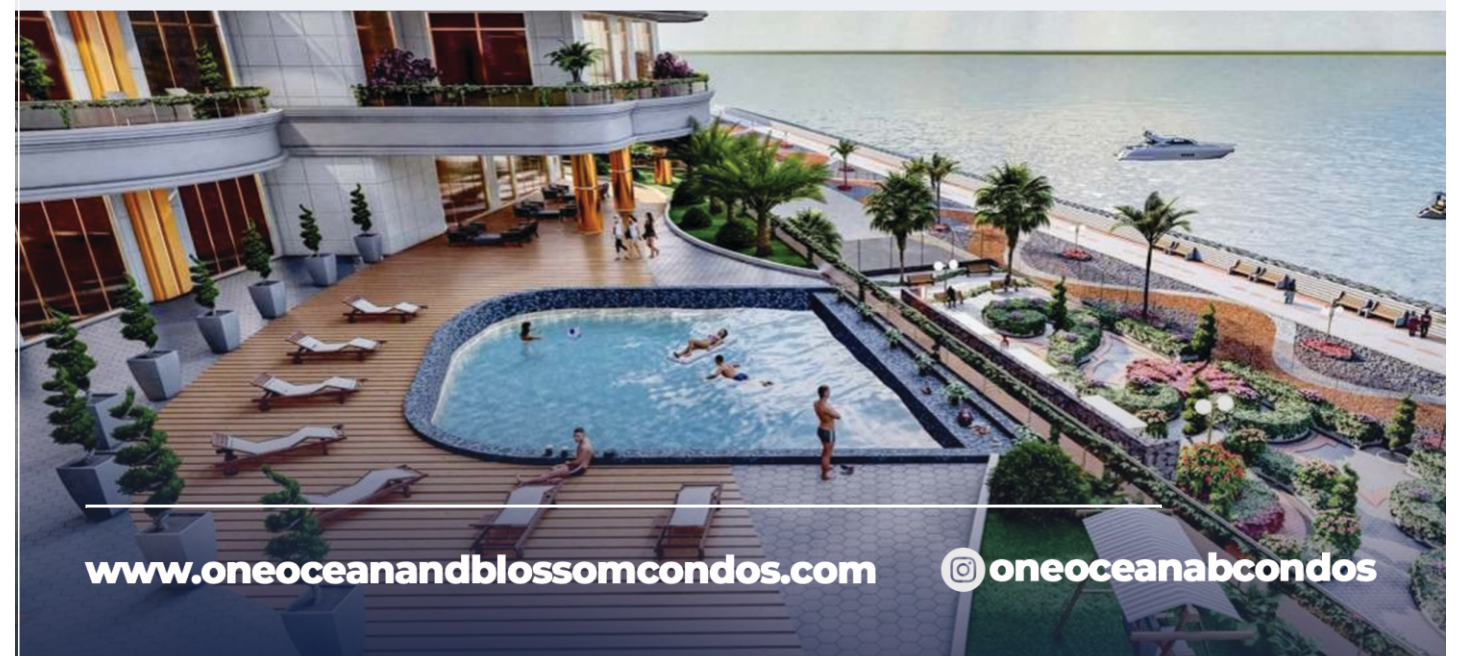
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# The Pink Star APARTMENTS & TOWERS

**T**he 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.

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# 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

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# Where We Gather

## 7 Striking Public Spaces in Africa

By Charis Raji

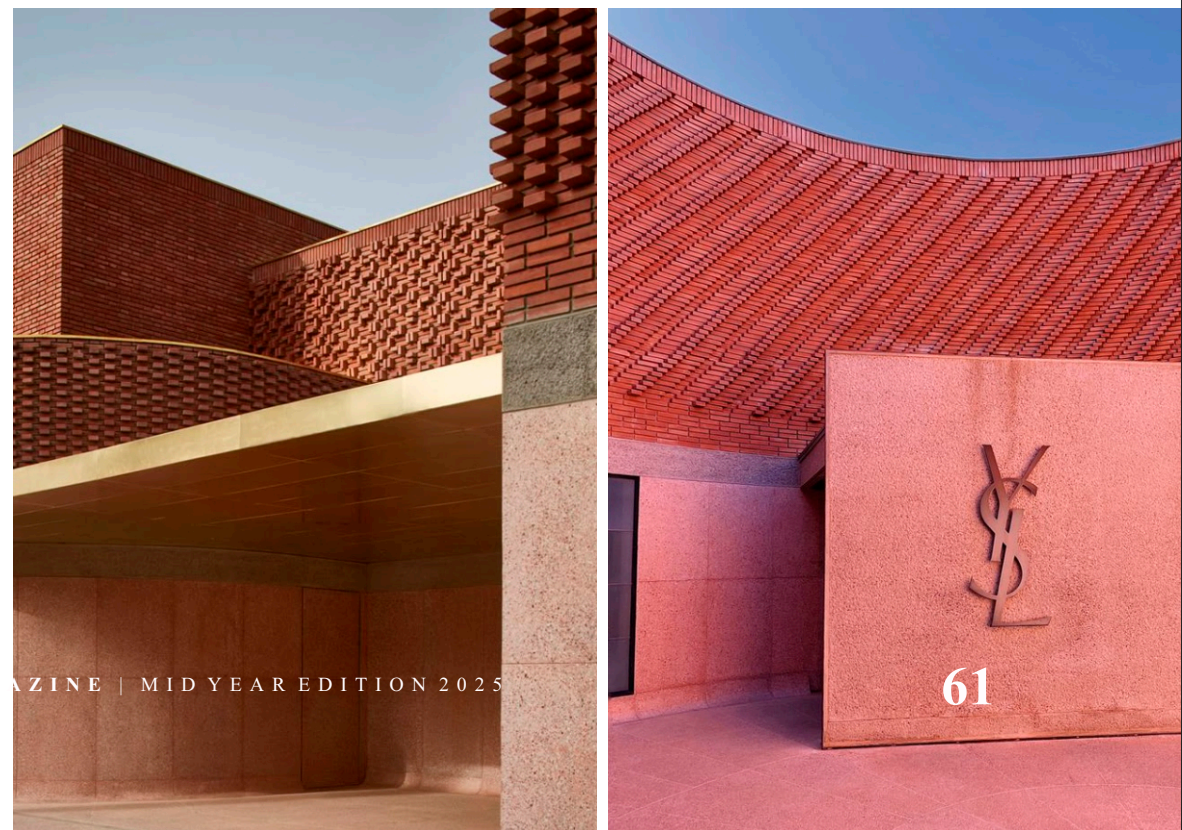
Public spaces are more than just sites of leisure, they are containers of memory, vessels of identity, and mirrors of how communities relate to one another. Whether carved from tradition or shaped by modern ambition, these spaces serve as cultural arteries: places where we gather to protest, to play, to rest, to trade, and to celebrate. They are at once social infrastructure and design artifacts, blending function, history, and aspiration.

In this piece, we explore seven striking public spaces that reflect the diversity and evolving identity of the African continent.

### I. Yves Saint Laurent Museum, Morocco

Designed by Studio KO, this museum is dedicated to the life and work of fashion designer Yves Saint Laurent. Beyond its exhibition spaces, it includes a 130-seat auditorium, a bookshop, a café-restaurant with a terrace, and a research library housing 5,000 books.

While primarily a cultural institution, the museum's café terrace and public areas offer spaces for gathering and reflection, contributing to the cultural fabric of Marrakech.





## 2. Freedom Park, Lagos

Located on Lagos Island, Freedom Park was transformed from the former colonial-era Broad Street Prison into a memorial and leisure park.

The site features preserved prison structures, an open-air amphitheatre, art galleries, and green spaces. As a public park, it serves as a venue for cultural events, concerts, and community gatherings, embodying a space for collective memory and recreation.



## 3. Jacqueville Beach, Ivory Coast

Situated approximately 60 km west of Abidjan, Jacqueville Beach is a coastal retreat known for its pristine sandy shores and crystal-clear waters.

Lined with swaying palm trees, the beach offers a serene environment ideal for sunbathing, swimming, and leisurely strolls. As a natural public space, it provides open access for relaxation and community interaction along the Atlantic coastline.



## 4. Mall of Arabia, Egypt

Located in 6th of October City, the Mall of Arabia is one of Egypt's largest shopping and entertainment complexes.

The mall features entertainment zones, modern cinemas, and a beautifully landscaped garden area that offers a peaceful respite from the bustling shopping environment. While a private commercial entity, its design incorporates elements that facilitate public-like interactions and social gatherings, aligning with the concept of “lifestyle malls” that blend retail with leisure.

## 5. Alassane Ouattara Stadium, Ivory Coast

Also known as the Olympic Stadium of Ebimpé, this stadium is the largest in Ivory Coast, with a seating capacity of 60,012. The complex includes four plazas and extensive parking facilities, serving as a venue for major football matches and national events.

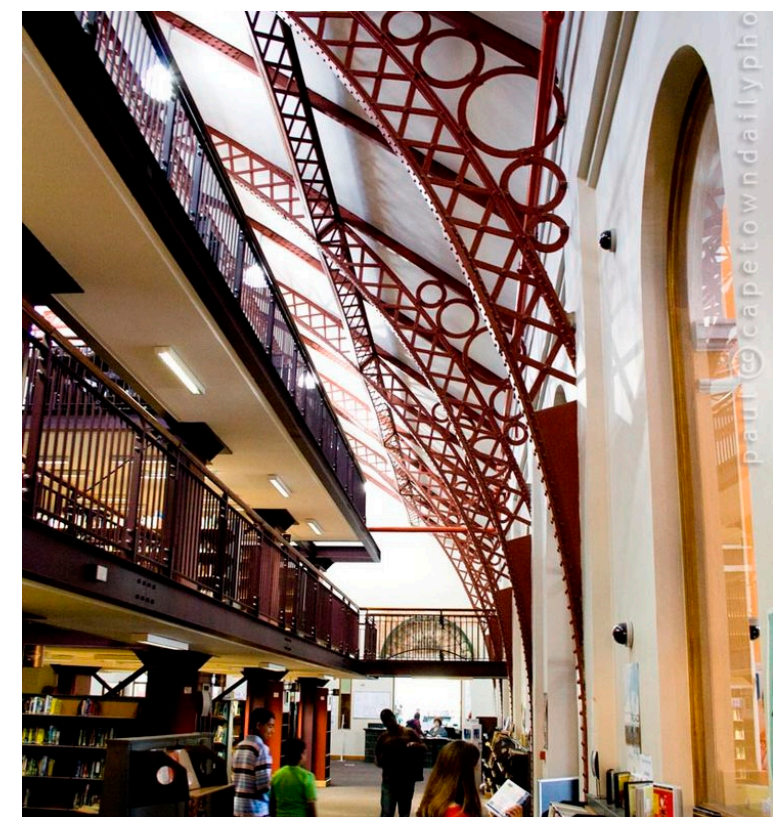
As a government-owned facility, it functions as a public space during events, fostering national unity and community engagement through sports and cultural celebrations.



## 6. Central Library, Cape Town

Located in the Old Drill Hall on Parade Street, the Central Library is one of Cape Town's most prominent public libraries. It offers lending and reference services, specialized art and music sections, over 90 computers, free Wi-Fi, and a collection that includes books in all 11 of South Africa's official languages.

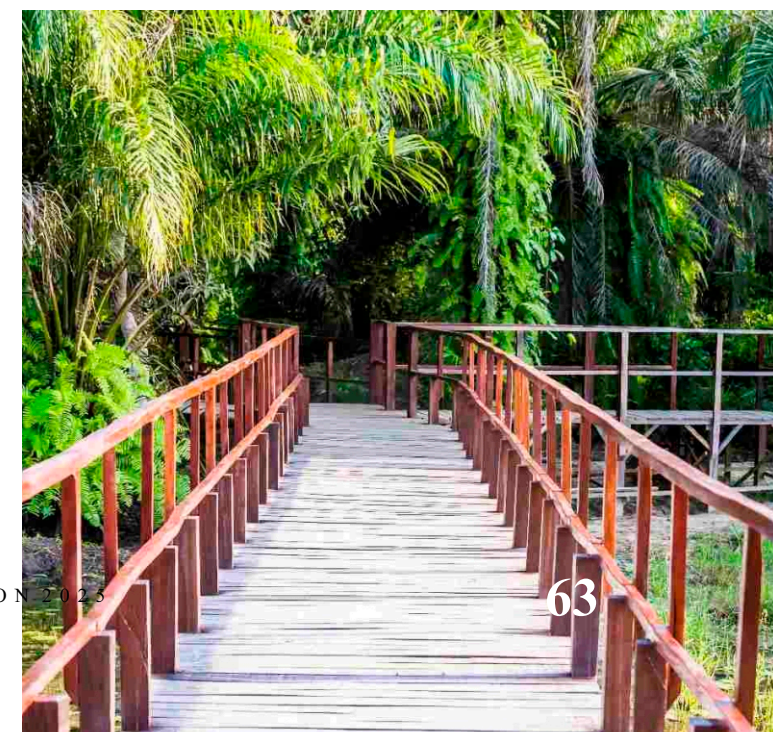
As a free municipal library, it serves as an inclusive space for learning, cultural exchange, and community events, embodying the principles of accessibility and public service.

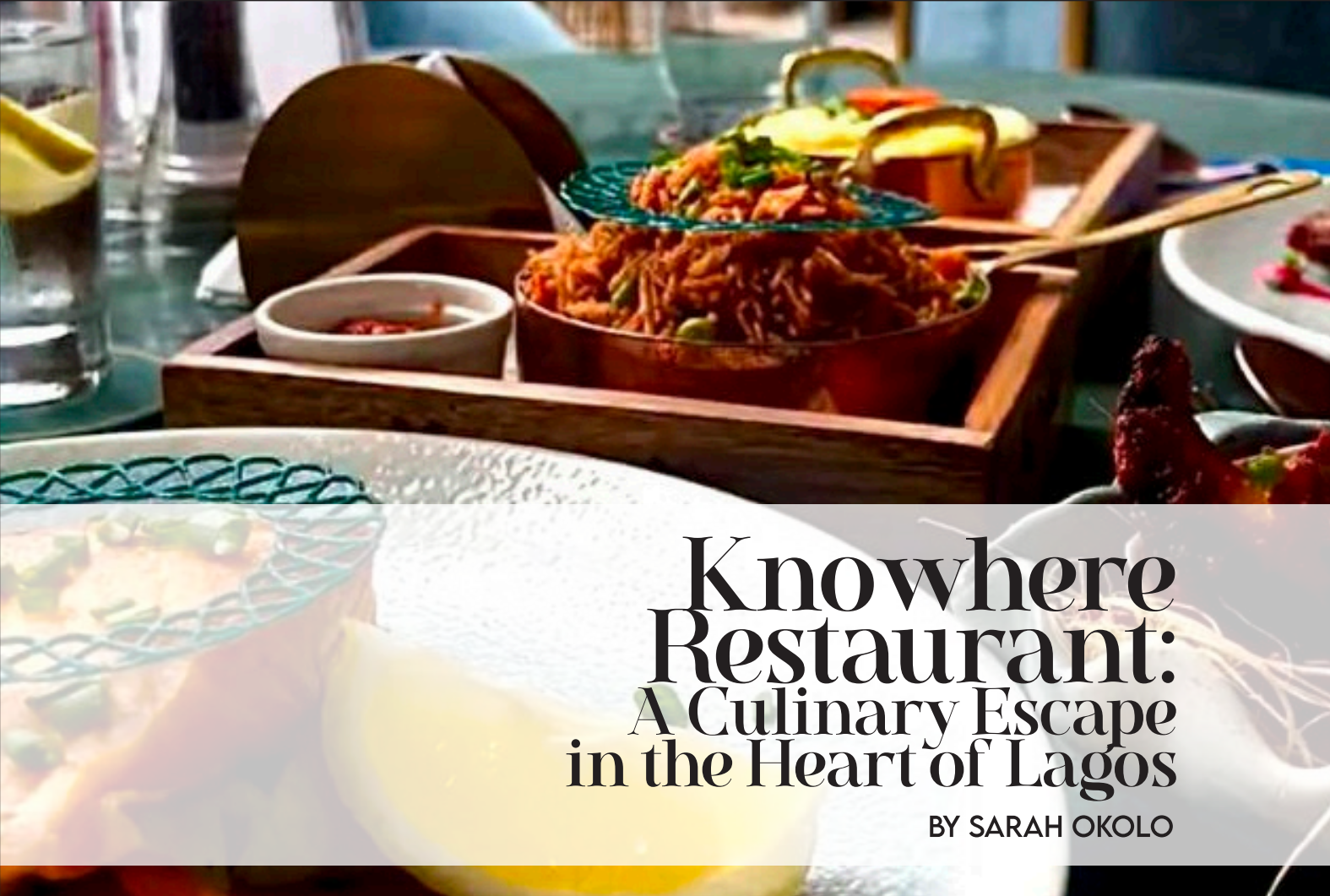


## 7. LUFASI Nature Park, Lekki, Lagos

The Lekki Urban Forest and Animal Sanctuary Initiative (LUFASI) is a 20-hectare nature park dedicated to environmental conservation and public recreation. It features forest trails, picnic areas, playgrounds, and facilities for environmental education, offering a tranquil escape within Lagos's urban landscape.

As a public nature reserve, LUFASI is a vital green space for relaxation, learning, and community engagement, promoting environmental awareness and well-being.





# Knowhere Restaurant: A Culinary Escape in the Heart of Lagos

BY SARAH OKOLO



**T**ucked away in the bustling heart of Victoria Island, Knowhere is a hidden gem that redefines fine dining in Lagos. More than just a restaurant, it's an experience—one that fuses bold flavors, impeccable service, and an inviting atmosphere into a seamless culinary adventure. From the moment you step inside, the sleek industrial decor, warm dim lighting, and modern accents transport you to an intimate, upscale retreat reminiscent of a Mediterranean escape.

## A Fusion of Ambience and Excellence

Knowhere strikes the perfect balance between chic elegance and comfort. The atmosphere is refined yet welcoming, making it an ideal choice for date nights, special celebrations, or an elevated night out. It's not just about aesthetics—the restaurant maintains a strict dress code of smart casual elegance (no shorts, tank tops, or flip-flops), ensuring a polished yet relaxed dining experience.



## Service That Sets a New Standard

Exceptional service is a rarity in Lagos, but Knowhere exceeds expectations. The staff is not only attentive but also well-versed in the menu, offering thoughtful recommendations without hesitation. **From the moment you're seated, you feel like a valued guest—never rushed, always accommodated.**

## A Drink to Remember

The cocktail menu is a standout, featuring expertly crafted drinks that balance creativity and flavor. The Knowhere Elixir, a blend of gin, elderflower, citrus, and rosemary, was both refreshing and aromatic—a true highlight. For those preferring non-alcoholic options, the Tropical Breeze, with pineapple, coconut, and mint, delivers a taste of paradise.

## An Artful Approach to Food

Knowhere's menu is a masterclass in fusion cuisine, seamlessly blending international techniques with Nigerian flavors. Every dish is plated with

meticulous attention to detail, making each meal as visually stunning as it is delicious.

**Braised Goat Shank** – Slow-cooked to tender perfection, this dish is infused with rich, fragrant spices and served with creamy mashed yams—a comforting yet refined choice for meat lovers.

**Pan-Seared Sea Bass** – A lighter yet equally satisfying option, served on a bed of coconut rice with sautéed greens, striking a perfect balance of texture and flavor.

**Jollof Arancini** – A bold and unexpected fusion of crispy arancini balls filled with jollof rice, paired with a smoky pepper sauce. This dish creatively pays homage to Nigerian culinary roots with an Italian twist—easily one of the most impressive bites of the night.

## The Grand Finale: Dessert Done Right

No meal is complete without dessert, and Knowhere's Chocolate Fondant is an absolute showstopper. Served with zobo-infused sorbet, it's a decadent yet balanced delight that combines rich chocolate with a refreshing, floral twist. A perfect way to round off an indulgent evening.

Worth the Splurge? Absolutely.

Knowhere leans on the pricier side, but the quality of the experience makes it a worthwhile investment. With its inventive menu, top-tier service, and stylish ambience, it stands out as one of Lagos' finest dining destinations.

If you're looking for a memorable culinary experience that goes beyond just a meal, Knowhere is the place to be. Whether you're celebrating a special occasion or simply indulging in an elevated dining experience, this restaurant promises to leave a lasting impression.

Final Rating: (4.5/5)

A must-visit for food lovers in Lagos, with only minor room for improvement in pricing accessibility and reservation availability.

# Davido's 5IVE

A Five-Star Celebration of Global  
Sound and Artistic Growth

*By Nwangwa Solomon Ugochukwu*



On April 18, 2025, Nigerian music superstar Davido released his highly anticipated fifth studio album, *5IVE*—a 17-track project that has not only broken streaming records but also redefined the boundaries of Afrobeats and global sound fusion. Released through Davido Music Worldwide, Columbia Records, and Sony Music Entertainment, *5IVE* blends Afro-centric rhythms with international flavors, offering a bold, genre-defying listening experience.

*5IVE* features an impressive lineup of global collaborators, including Chris Brown, Victoria Monét, Becky G, Omah Lay, Shenseea, Musa Keys, Alhanislam, 450, Tayc, Dajju, YG Marley, Odumodublvck, and Chike. The album's diverse production credits include industry heavyweights such as Marvey Musique, 1da Banton, DJ Maphorisa, Tempoe, Blaisebeatz, Selebobo, and Michaël Brun.

Supported by the official singles “Awuke,” “Funds,” and “Be There Still” (tracks 3, 9, and 15), *5IVE* reflects Davido's ongoing evolution—both as an artist and as a curator of sound. From highlife and amapiano to Caribbean beats, Latino influences, and classic Afrobeats, *5IVE* is a celebration of cultural convergence, global rhythms, and Davido's undeniable charisma.

This project marks a major turning point in Davido's career, not only because of its success but also due to its artistic depth. The album flows with intention and cohesion, showcasing a mature Davido who remains anchored in his roots while fearlessly exploring new sonic territories. Each track is thoughtfully arranged to maintain momentum—no dull moments, just pure, high-energy delivery and magnetic collaborations.

Compared to earlier hits like “Fall,” “If,” “Dami Duro,” and “Aye,” the songs on *5IVE* display a new level of creative sophistication. Still, the essence of what makes Davido a global Afrobeats icon remains firmly intact: catchy hooks, rhythmic mastery, and a profound understanding of audience connection.

The numbers speak volumes. Within a few months of release, *5IVE* surpassed 195 million streams on Spotify and is well on its way to



breaking the 200 million milestone set by Davido's own 2023 mega-hit, “Unavailable” featuring Musa Keys. The album also made history with 9.26 million streams on its first full day on Spotify Nigeria, setting the record for the highest single-day streams for any album in the country in 2025.

On April 18, 2025—the very day of its release—all 17 tracks from *5IVE* occupied the top 17 spots on the Apple Music Nigeria chart, an unprecedented feat by any Nigerian artist.

#### Global Chart Success

*5IVE* also charted impressively worldwide:

- #1 – Nigerian Albums (TurnTable)
- #2 – US Billboard World Albums
- #2 – UK R&B Albums (OCC)
- #7 – UK Albums (OCC)
- #83 – Swiss Albums (Schweizer Hitparade)
- #173 – French Albums (SNEP)

These placements reflect Davido's ever-expanding global influence and the crossover appeal of his sound.

Perhaps the magic behind *5IVE* is rooted in Davido's personal life. This album arrives during a season of personal happiness and stability—attributes often mirrored in great artistic output. His marriage to Chioma Adeleke (Chef Chi) appears to have provided a steady foundation, inspiring not just joy but greatness.

As Davido continues to push creative boundaries and elevate African music on the global stage, *5IVE* stands as both a personal triumph and a cultural milestone. It is, without a doubt, a five-star body of work—★★★★★—that will be remembered for years to come.



# Iyo Prosper Shines At AMVCA And Nigerian Idol

By  
*Tomisin Juliet Faoye*

When the Best Digital Creator category was added to the Africa Magic Viewers' Choice Awards (AMVCA), it quickly became one of the most coveted awards on the roster. With major players in the digital creation space like Taaoma, Elozonam, and Brain Jotter vying for the trophy this year, predicting the winner was a tough call. So, when Iyo Prosper was announced as the winner, many were genuinely surprised. The 24-year-old Iyo Prosper Adokiye is known for his rib-cracking humour and jaw-dropping creativity, which he uses to retell biblical stories from a distinctly Nigerian perspective.

His skits—reimaginings of well-known Bible tales infused with a Nigerian touch—are both hilarious and deeply resonant. The viral video that earned him the AMVCA title was “We Listen, We Don't Judge: Bible Edition.”

But Iyo Prosper is more than just a skit maker with an enviably thick afro. He's also a talented singer.

He competed in the tenth season of Nigerian Idol, earning a golden ticket and making it through Theatre Week, placing him among the top 25 contestants out of thousands.

Though he didn't advance to the top 10, Iyo's journey on Nigerian Idol is a testament to his tenacity. After exiting early in season nine, he returned in the ongoing tenth season—this time, pushing beyond his previous limit. While he may not become the next Nigerian Idol, he considers his progress a personal win—and so do we.

As we await Iyo Prosper's next big move, his AMVCA victory continues to spark conversation.

How did he overtake long-established digital creators?

Was it the uniqueness of his content?

Did audiences connect more with his message than just the laughs?

Whatever the reason, one thing is clear: Iyo Prosper is leaving a mark, and we can't wait to see what he achieves next.



# SPOTLIGHTING

## HENRY OJIMADU NWAEZE (BIG H)

*By Tomisin Juliet Faoye*



**L**ights! Camera! Action! Meet Henry Ojimadu Nwaeze, popularly known as Big H, a masterful photographer who crafts art out of reality through the lens of his camera. Born in Niger State, but hailing from Abia State, Big H's journey into photography began during his honeymoon, when he randomly purchased a camera. What started as a hobby, capturing the special moments of friends' weddings, soon evolved into a passion that would define his career.

In 2012, Big H took the leap and became a professional photographer, and over the past thirteen years, he has built an unparalleled brand in the industry. As a portrait and fine arts photographer, Big H's unique style and attention to detail have set him apart. He has a unique ability to extract the extraordinary from the ordinary, pushing creativity to unprecedented heights. With a keen eye for detail and a deep understanding of his subjects, Big H's photographs are not just visually stunning but also tell compelling stories.

Today, Big H is one of the foremost photographers



in Nigeria, renowned for his exceptional skill and artistry. However, beyond his professional accomplishments, Big H has a remarkable humanitarian side. Every year, he hosts "Follow the Light," a community-driven initiative that has evolved from a photography class to a mission to empower the next generation of photographers in Africa. The event provides hands-on training, mentorship, and life-changing opportunities, leaving an indelible mark on the lives of aspiring photographers.

Big H's impact extends beyond the realm of photography; he is redefining art itself. For him, the canvas is not limited to traditional brushes; sometimes, it's the camera lens and an open mind that bring creativity to life. As the world continues to evolve, we eagerly anticipate the innovative and groundbreaking work of visionaries like Henry Ojimadu Nwaeze, who carve out niches within niches and inspire others to do the same.

With his passion, creativity, and commitment to mentoring, Big H is not only a game-changer in the photography industry but also a beacon of hope for aspiring artists and photographers. His legacy continues to inspire and motivate, and we look forward to seeing the impact of his work for years to come.



# LOVE WITHOUT BORDERS: PRISCILLA AND JUMA'S FAIRYTALE UNION

By Tomisin Juliet Faoye

In a delightful blend of cultures, Nigerian influencer Priscilla Ojo and Tanzanian musician Juma Jux have captivated hearts across the continent with their whirlwind romance. Their love story which blossomed from a chance airport encounter to a joyous celebration of unity is a testament to the power of love to bridge cultural divides. The couple's journey to the altar was nothing short of cinematic. After meeting by chance, they discovered a serendipitous connection, even coincidentally booking the same hotel. What followed was a beautiful six-month courtship, culminating in a romantic proposal and, eventually, a stunning multi-part wedding celebration.

Their wedding festivities were a masterclass in cultural fusion. The journey began with a Nikkah ceremony in Tanzania, followed by a surprise second proposal in Nigeria. Next came a beautiful civil wedding, a traditional Yoruba wedding, and a lavish white wedding that brought together A-list guests from both countries. The icing on the cake came on May 28th with a grand second white wedding in Dar es Salaam, Tanzania. This multi-country finale, themed African Royal Wedding, truly had all the makings of a fairytale.

Priscilla donned a stunning, fairytale-inspired wedding gown, while Juma matched her elegance in a white knee-length suit, black pants, and a white cap, an ensemble that radiated African royalty in an extraordinary way. Many Nigerian celebrities graced the occasion, including Funke Akindele, Jaiye Kuti, Enioluwa, Michelle Gentry, Chioma Ikokwu,

Lola Alao, among others.

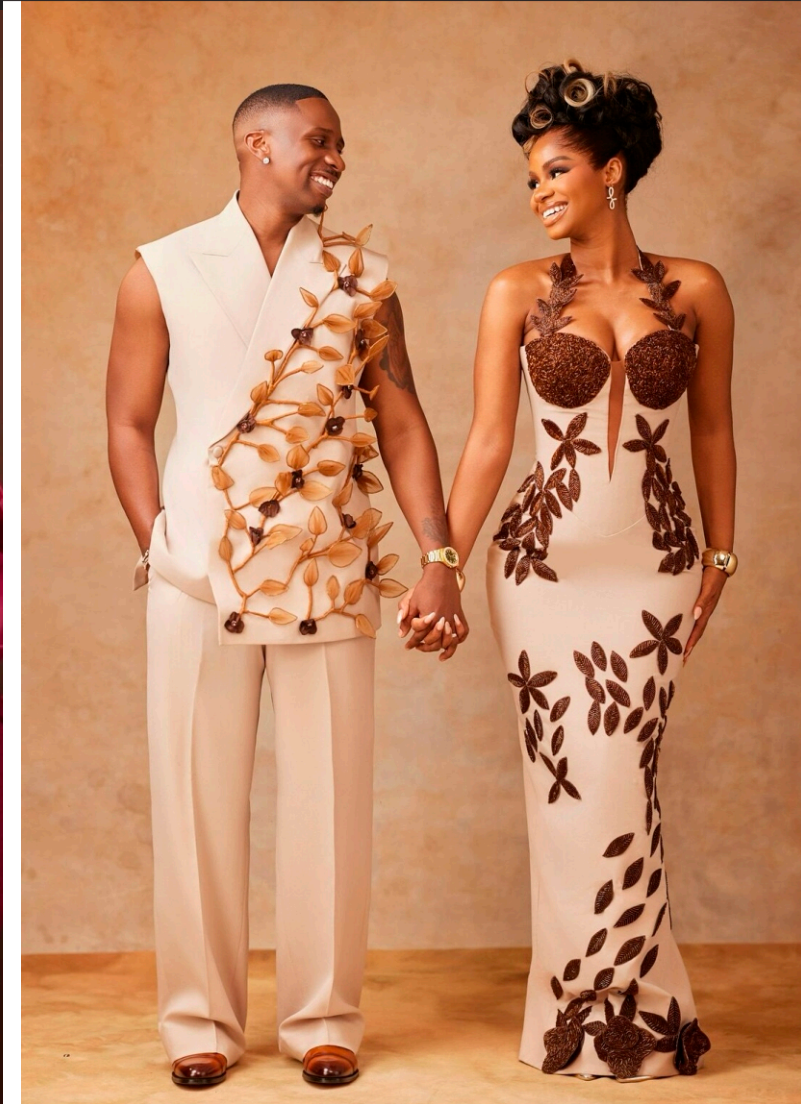
In a jaw-dropping moment, Juma surprised everyone including his bride by presenting Priscilla with a brand new Range Rover as a wedding gift, leaving fans everywhere dreaming of finding such a love.

With multiple dazzling ceremonies, stunning outfits, and a guest list filled with high-caliber stars, the union dubbed #JP2025 has become the most talked-about African wedding in recent memory.

This Tanzanian-Nigerian celebrity union has sparked curiosity about the frequency of inter-country marriages between the two nations. While they may not be common, Priscilla and Juma's love story proves that when it comes to matters of the heart, borders are merely geographical.

Their union is a beacon of hope in a continent where cultural diversity is both a strength and a challenge. In Africa, every tribe takes pride in its unique heritage yet love reminds us that true connection knows no boundaries. Priscilla and Juma's story is a shining example of this truth, showing how love and understanding can unite people from different backgrounds to build a life filled with joy, laughter, and adventure.

As we celebrate this remarkable love story, we're reminded that weddings hold a unique power to bring people together. Priscilla and Juma's fairytale romance has captured the imagination of fans everywhere, making them one of the most sought-after celebrity couples on the continent. We can't wait to see what the future holds for these two lovebirds.





## Essential Ingredients For The Ideal Romance Movie: A Review Of *A Lagos Love Story*

By Tomisin Juliet Faoye

What makes a great love story? Is it the meet-cute, the sparks that fly, or the happy ending?

We've seen countless unforgettable romance movies from around the world, so we can safely conclude that there are certain ingredients needed for an on-screen romance to truly hit the mark. In this review, we're asking: does *A Lagos Love Story* meet the bar?

First on our list of essentials is a gorgeous lead actor—and Mike Afolarin definitely checks the box. With his mesmerizing chestnut dreadlocks and bad-boy attitude, King Kator stole our hearts from the very first scene. There's just something about a “bad boy” that keeps us on the edge of our seats.

Of course, every bad boy needs his good girl, and this brings us to our second ingredient: a damsel in distress. Promise Quest captivated us from the moment we met her. I mean, who doesn't love a beautiful protagonist who is kind, determined, and stubbornly chasing a goal? Naturally, she had to be a little quirky too—the typical, slightly awkward girl who isn't at all what you'd expect a bad boy to be drawn to. But, just like in all the best stories, she ends up catching his eye.

The third essential ingredient? The meet-cute—that unexpected, random event that puts the two lovebirds in each other's path. For Promise and King Kator, it was the famous “fall” that brought them together. We've seen this moment a million

times, but somehow, it never gets old. Our quirky leading lady is in an awkward situation, trying to get into an event without a pass, while our brash leading man is the star of the show. Suddenly, in a bid to get into the hall, he crashes into her, and then comes the slow-motion fall and the countless seconds of staring into each other's eyes as they lay on the floor. Of course, all the other characters fade into the background. Classic!

Next up: the villain—or in this case, two villains. King Kator's “evil” manager, Mayowa, and Promise's manipulative boss, Fadekemi Rhodes. But like in every good romance, the villains never win!

Another vital ingredient is the glow-up—that iconic scene where our “ordinary” protagonist, for one reason or another, dons a stunning outfit, gets her hair done, and leaves us all speechless. Then the leading man sees her and falls in love all over again. It works every time! In this movie, what begins as King Kator's impromptu styling session becomes hers too, as he insists she must get a new dress. She ends up in a lovely blue gown that perfectly complements his suit, and as you can imagine, heads turn the moment they walk into the dinner party.

And then, of course, we have the conflict—that moment of revelation or misunderstanding that threatens to tear the lovers apart. This usually involves one of them saying or doing something foolish that makes it

seem like they don't truly care. For Promise and King Kator, it's her decision to accept a ₦20 million offer from Kator's manager to “keep Kator happy.” When Kator finds out, he's hurt and furious. But in the end, love prevails—as it always should.

*A Lagos Love Story*, with its relatable characters and familiar storytelling, doesn't break new ground. In fact, it tells a story we've seen one too many times. And yet, it does so in a way that feels fresh, familiar, and comforting—making us want to see it again and again. In this love story, we get our happy ending. The good girl and the bad boy live happily ever after—or at least until the credits roll. And we, on the other side of the screen, find ourselves wearing a silly grin and cheering them on.

If there's one thing this movie teaches us, it's that love is a universal language that never gets old. Call it corny, call it cliché—but you just can't call it boring.

Beyond the central theme of love, *A Lagos Love Story* also offers a peek into the inner workings of Lagos's social ladder. It reminds us that not everyone who smiles at you is a friend, and that opportunists come in all forms—not just the poor trying to hustle the rich, but also the powerful preying on those with potential.

With a stellar cast featuring Jemima Osunde, Mike Afolarin, Linda Ejiofor Suleiman, Uti Nwachukwu, Susan Pwajok, and the ever-charismatic IK O



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