

HABITAT

Magazine

***NIIRA 2025 And Nigeria's
Real Estate:
From compliance to
competitive advantage***

AI In Real Estate:
**Predicting Value,
Demand, and Future
Trends**



DR. CHIEDU NWEKE:

Shaping Nigeria's Skyline with
Vision and Precision

ARCHITECTURE | REAL ESTATE | LIFESTYLE

Independence Edition 2025

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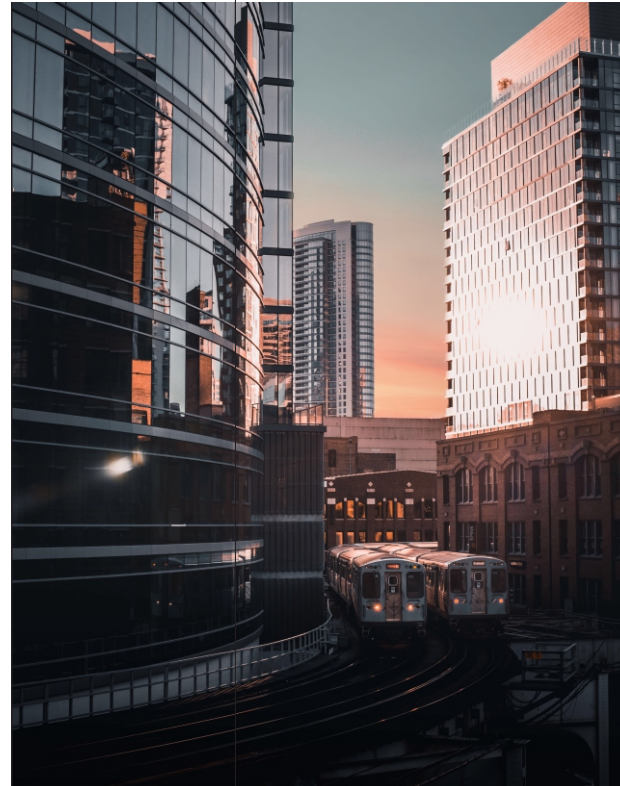
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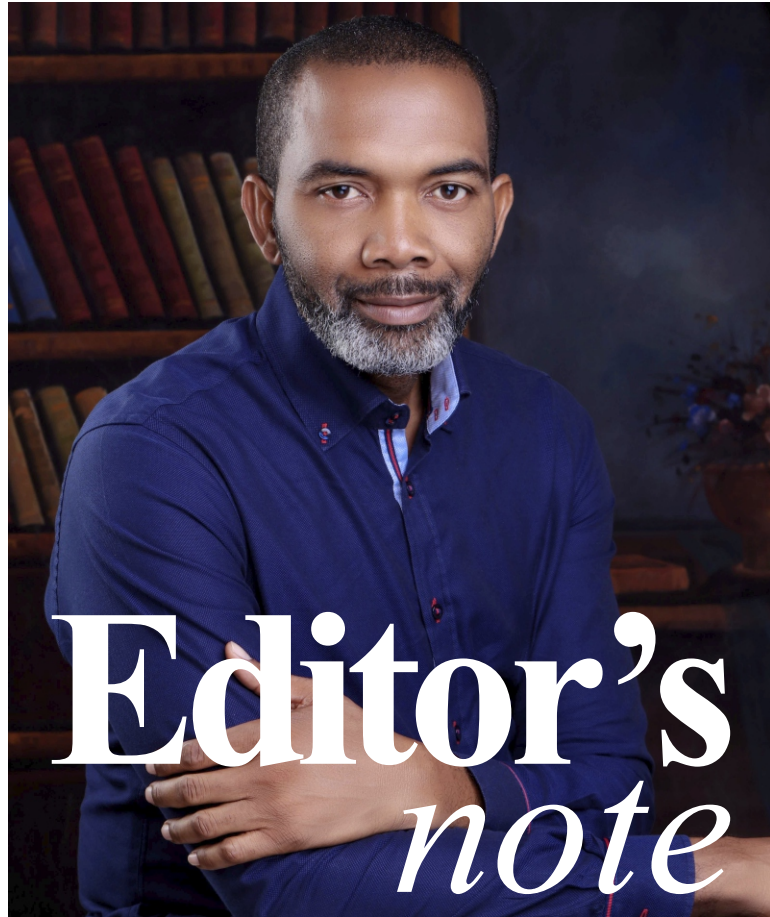
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CELEBRATING NIGERIA AT 65

Happy Independence, Nigeria!

At 65, many may argue there's little to celebrate as a nation. However, at **Habitat Magazine**, we choose to celebrate **our unity** and the **resilient spirit of Nigerians** who continue to make remarkable strides in every field at home and across the world. We celebrate you!

Nigeria's real estate industry is undergoing a transformation. A wave of change is sweeping across the sector, giving rise to a new generation of developers, investors, and professionals — bold thinkers who are innovating with technology, building

responsibly, and daring to be different.

This new era is not about quantity but **quality**, about creating sustainable spaces, smarter cities, and developments that reflect our collective aspiration for progress and excellence.

As we mark this milestone, we remain committed to telling the stories that shape our built environment and spotlighting the visionaries redefining the future of real estate in Nigeria and beyond.

Here's to a greater Nigeria built on innovation, integrity, and imagination.

Peter Aleogena

Editor-in-Chief, Habitat Magazine

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DR. CHIEDU NWEKE

Shaping Nigeria's Skyline with Vision and Precision

In Nigeria's ever-evolving real estate landscape, few names resonate with as much influence and innovation as Dr. Chiedu Nweke, Chairman and Chief Executive Officer of Periwinkle Empire. A lawyer by training and a developer by passion, Dr. Nweke has spent more than three decades building a reputation as one of the country's most versatile entrepreneurs, seamlessly navigating sectors as diverse as shipping, waste management, logistics, and today, luxury real estate.

At the helm of Periwinkle Empire, he has become synonymous with bold ideas and transformative projects. His work is particularly distinguished by large-scale land reclamation and hydraulic sand filling, ventures that have turned swampland into thriving urban communities.

One of his most notable recent achievements came in April 2025, when he unveiled four landmark high-rise developments during his birthday celebration: **Pan Atlantis Towers** in Eko Atlantic City, the twin **Atlantis Towers** in Victoria Island, **Maison Beverly** in the Avenues District of Eko Atlantic City, and **Maison Manhattan** at Periwinkle Lifestyle Estate in Lekki Phase-1.

These mixed-use projects, residential, retail, hotel-residences were presented as part of a grand vision to redefine Lagos's skyline and stimulate both economic growth and upscale living.

Another recent project is the construction of **Atlantis Towers, Victoria Island**, for which Periwinkle Empire signed official contracts with Al-Mansour Contracting Limited. Dr. Nweke has emphasized that this project, based at the company's headquarters, reflects a strategy of balancing grandeur with affordability through instalment payment plans, bulk materials procurement, and timely allocation of units.

In addition, there is **Bethlehem City**, a 30-hectare infrastructure and housing project in Anambra State launched in 2023 in partnership with the state government. It is intended as a destination for high-net-worth individuals but structured via private subscription, with the promise of rigorous compliance, compelling amenities, and timely delivery.

These projects accompany Periwinkle's flagship **Periwinkle Lifestyle Estate**, a Waterview community in Lekki Phase-1,

which won the *Best Residential Development Nigeria 2021* award from the Luxury Lifestyle Awards. The evaluation recognized the development's innovation, design, marketing, aesthetic appeal, quality of amenities, eco-friendly build, and overall sustainability.

Dr. Nweke's contributions have also been formally honoured by traditional institutions. He has been conferred with the chieftaincy title **Aare Obaji Awkuzu** (Aare Atunluse) by the Ikate-Elegushi Kingdom, in recognition of his contributions to property development aligned with Lagos's master plan for urban development. The community sees this as both recognition of past achievements and a commitment to furthering urban growth with integrity and style.

Colleagues describe Dr. Nweke as visionary and exacting, a leader who insists luxury must also come with sustainability, affordability, and community value. From the law courts to construction sites, from waste treatment to waterfront towers, his story is one of reinvention, resilience, and relentless pursuit of excellence. Through Periwinkle Empire, he continues to reimagine Nigeria's urban future one architectural landmark at a time.





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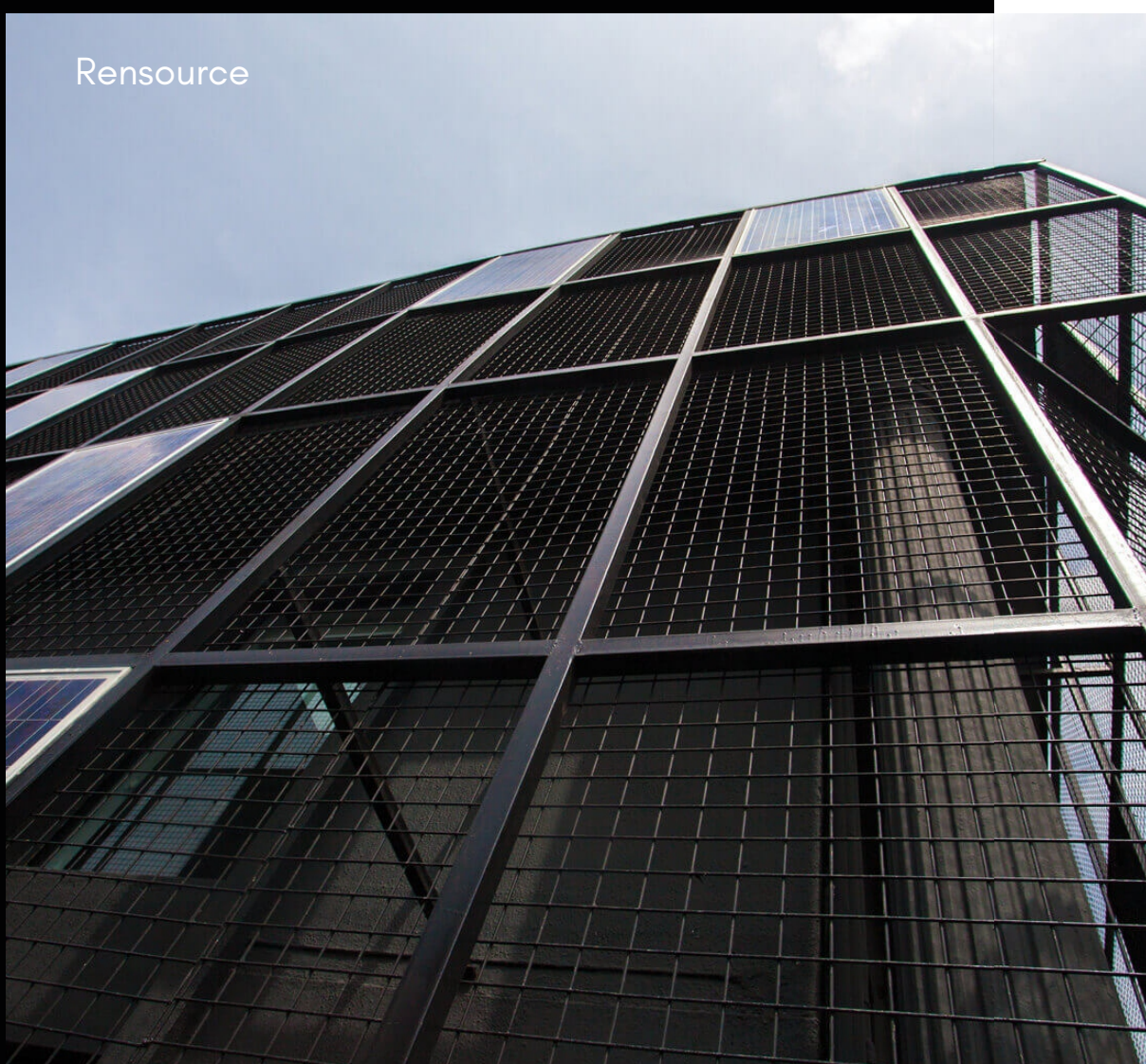
Design & Interiors

Homegrown Innovations: 7 NIGERIAN-BUILT PROJECTS REDEFINING ARCHITECTURE

By Charis Raji



Lantern House



Rensource

Across Nigeria, a new wave of architectural ingenuity is reshaping skylines and communities. These projects are not simply concrete and steel — they are manifestos of Nigerian creativity, drawing from local realities, cultural heritage, and bold visions for the future. These homegrown innovations are redefining how we build, live, and gather.

Here are seven Nigerian-built projects that stand as milestones of innovation:

1. Ishahayi Beach House

The Ishahayi Beach House Project is one of its kind. Developed by Studio Contra, the project is a private beach house that offers paradise living on the coast of Nigeria.

The beach house is a coastal hideaway built among 75 coconut palms, it's a 4-bedroom beach house that blends symmetry, serenity, and uninterrupted ocean views. It's designed for escape, built for connection.

The vision for the (beach) house was to create a serene retreat space that connects with its extraordinary natural surroundings and also offer an expansive view and experience of the coastline; this led the architects to build a symmetrical plan that makes the building elegantly face the ocean and also ensure that each room enjoys the view.

The building boasts of subtle curves on the facade that evokes a sense of comfort and calm, and also painted in sand-white paint and has finishes of red terracotta tiling, natural stones and natural stone. Because of rust seen in buildings which is attributed to the presence of salt air and humidity, this made the designers have a selective approach to material specification.

2. Rensource

At the heart of Lagos, Rensource Energy's headquarters stands as a symbol of Nigeria's renewable future. More than an office, the building is an architectural manifesto —

integrating solar panels directly into its façade and using steel frameworks and climbing greenery to merge sustainability with urban aesthetics. The structure balances industrial grit with ecological sensitivity, showing how energy infrastructure itself can be reimagined as design.

Here, function meets form: solar grids are not hidden away but celebrated as part of the building's identity, while open spaces and natural elements soften the edges of technology. The Rensource HQ isn't just a workplace, it's a working prototype of what clean energy can look like in the city — sleek, resilient, and proudly Nigerian.

3. G.A.S. Farm Building

Guests Artists Space (GAS) is a foundation founded by Yinka Shonibare CBE RA that delivers residency and public programmes across two sites in Lagos and Ijebu. G.A.S also hosts multi-use live/work spaces that hosts multidisciplinary artists, curators and researchers from all over the world in awarded residences for up to three months.

The rugged barn house is situated on 54 acre of farmland, it was designed by MOE+ Art Architecture, taking cues from vernacular architecture and also incorporating locally sourced materials. The building's brick walls are made from stabilised earth bricks, the room frame is out of Akala timber and R&G timber cladding. The building's external facade utilizes a burnt bamboo screen, and the floors were cast with terrazzo slabs with aluminum windows and a roof.

Built with a double skin of laterite and using about 40,000 handmade earth bricks that were reinforced with small quantities of cement.

4. Desitera Building

Designed by Delano Architects, the Desiderata Building is a sleek contemporary office complex in Victoria Island that reflects the firm's ethos of modern African architecture with global standards. The

project combines functionality with elegance, offering flexible workspaces infused with natural light, open terraces, and efficient circulation.

Its glass-and-steel façade creates a striking presence in Lagos' business district, while sustainable design choices—such as energy-efficient systems and passive cooling strategies—demonstrate a forward-thinking approach to urban commercial development. More than just an office block, Desiderata represents how Nigerian architects are shaping corporate real estate to meet the demands of modern businesses while retaining cultural and climatic sensitivity.

5. The Lantern House

Lantern House by Oshinowo Studio is a 911sqm five-bedroom residence in Ikoyi, Lagos, designed in the studio's Afro-minimalist style. Defined by crisp lines, geometric patterning, and a striking double helical staircase, the house balances solidity and porosity through its patterned steel façade, which glows like a lantern at night.

The structure orients eastward to capture natural light, with high ceilings, tall windows, and open-plan living that seamlessly connects indoor and outdoor spaces.



Privacy layers echo Yoruba household traditions, while the interior—designed by the client—contrasts minimal architecture with bold, maximalist décor and Nigerian art.

6. Institute of Contemporary African Art & Film

Developed by Studio Contra, the Institute of Contemporary African Art & Film is designed as a collection of modular volumes that have multiple interior courtyards that bring light and ventilation into the building. Contributing to the building's design, rainwater can be collected from the swooped roofs.

The swooped roof can be linked to Islamic architecture found in the region and has an arch that has been applied to the porticoes around the building, and also inverted to form the roof curvature in patterns of repetition.

7. Rele Gallery

The gallery's new look is the second collaboration between MOE+Art Architecture and RELE gallery.

Formerly a residential building on Thompson Avenue, Ikoyi, they were curious about how to rethink public spaces and spaces that speak to the creative commons.

The building has an unfinished edge and an underprepared feel. Materials like iron bars, nails, discarded paving stones, mirrors, and pieces of glass are part of what makes the gallery look unique and also a haven for artistic exploration.

These highlighted projects convey the message of how the Nigerian architecture space is gradually challenging how architecture and buildings can look, whilst incorporating questions that challenge how architects can work harmoniously with materials.



Dominion Tower

B a n a n a I s l a n d

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There are addresses that hold value, and there are addresses that define you. Banana Island is the latter, synonymous with exclusivity, elegance, and a way of life reserved for those who have truly arrived. At its heart stands **Dominion Tower**, a residence created for individuals who desire not just a home, but a legacy.

Here, you'll discover expansive **four-bedroom apartments spanning 300sqm**, crafted to balance modern innovation with timeless sophistication. From the **fitted gourmet kitchen** that inspires culinary creativity, to **home automation** that anticipates your every need, Dominion Tower elevates the way you live.

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into serenity at the **rooftop pool**, with the Lagos skyline stretched out before you.

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Owning a home at Dominion Tower is not simply about real estate, it is about belonging to Lagos' most coveted circle. It is prestige you can touch, privacy you can trust, and pride you can pass on.

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Inside Luxury Living

How Lagos is Redefining High-End Real Estate

By Ameh Destiny

Lagos is no stranger to ambition. Every day, the city pulses with an energy that draws investors, innovators, and dreamers seeking to leave their mark on Africa's most vibrant economy. In this landscape, luxury real estate has emerged as one of the most dynamic sectors — reflecting not just wealth, but aspiration, innovation, and a growing appetite for world-class living.

The Rise of Lagos as a Luxury Hub

Over the past decade, Lagos has witnessed an unprecedented transformation in its property market. From Ikoyi's tree-lined boulevards to the glistening waterfront developments of Eko Atlantic, the city is quickly establishing itself as a luxury hub that rivals other global capitals.

According to Knight Frank's Wealth Report, Lagos ranks among Africa's top three cities attracting ultra-high-net-worth individuals (UHNWIs). The demand is being fueled by a mix of local investors, returning diaspora, and foreign buyers looking to diversify into Africa's most liquid property market.

"Luxury is not expensive, but it is the intention to deliver luxury that is expensive," says Sijibomi Ogundele, CEO of Sujimoto Construction, a leading luxury developer in Nigeria. "I studied the industry thoroughly because I certainly could not have made permanent decisions without knowing what I was getting myself into."

This philosophy is driving a new wave of developments that are bold, iconic, and unapologetically world-class.

Case Study: 4 Bourdillon — A Symbol of Prestige

Few projects embody Lagos luxury as completely as 4 Bourdillon, the twin-tower masterpiece in Ikoyi developed by Kaizen Properties and El-Alan Group. Rising 25 floors with only 41 exclusive residences, it is a study in elegance and restraint.

Residents enjoy curved balconies with panoramic views of Lagos, roof gardens on the penthouses, private elevators, swimming pools, a clubhouse, a tennis court, and underground parking. Every detail — from the floor-to-ceiling glazing to the landscaped water features — was designed to create an oasis of calm above the bustle of the city.

Properties like 4 Bourdillon demonstrate that Lagos can produce luxury developments on par with Dubai or London, attracting sophisticated buyers who value privacy, design, and lifestyle.

Banana Island: Nigeria's Most Exclusive Address

No conversation about luxury living is complete without Banana Island — the 1.63-million-square-meter man-made paradise off Ikoyi. Often dubbed "the Beverly Hills of Lagos," Banana Island is a gated community with some of the highest land prices in Africa.

Plots range from 1,000–4,000 sqm and feature underground electrical systems, central water supply, paved roads, and 24/7 security. Detached 6-bedroom homes can command between ₦1.5–3 billion+, while luxury terraces and maisonettes typically sell for ₦600–900 million. Premium apartments



are valued around ₦800 million – ₦1.2 billion, and prime land sells for about ₦3–3.6 billion per 1,000–1,200 sqm.

Amenities include private health clubs, squash courts, swimming pools, gardens, and yacht-accessible waterfronts — creating a truly self-contained environment for Nigeria's elite.

“Subscribers are getting wiser by the day and that is driving the deliverables,” notes Ayoolarenwaju Kuyebi, CEO of GMH Luxury. “Flexibility in payment and timely delivery are now just as important as marble finishes and chandeliers.”

Key Trends Shaping the Market

1. Waterfront Premiums

Properties with lagoon or ocean views typically command 15–30% higher prices, as buyers seek the prestige and tranquility of waterfront living.

2. Boutique Developments

Smaller, high-specification projects are growing in popularity, offering exclusivity to a handful of residents rather than sprawling estates.

3. Smart Homes & PropTech

Developers are integrating automation, energy-efficient systems, and concierge apps — appealing to tech-savvy buyers.

4. Diaspora Investment: Nigerians abroad are driving off-plan sales, seeking secure investments in a currency-hedged asset class.

5. Sustainability

Green building practices, solar power, and water recycling systems are no longer “nice-to-have” — they are becoming a selling point.

Challenges & Opportunities

The luxury segment is not without its hurdles. Currency fluctuations, rising

construction costs, and infrastructure bottlenecks can delay projects and strain developers. Yet, forward-thinking firms are finding ways to adapt.

“The commissioning of these landmark developments ... reflects the company's steadfast dedication to excellence and innovation,” says Olukayode Olusanya, CEO of Oak Homes. “In a period marked by economic turbulence ... we have demonstrated that vision, strategy, and a commitment to quality can overcome even the most formidable obstacles.”

This resilience is what keeps Lagos attractive to investors, proving that even in challenging times, luxury real estate remains a store of value.

The Future of Luxury Living in Lagos

As more global brands and investors set their sights on Nigeria, we can expect Lagos to continue its evolution into a luxury powerhouse. Projects like Eko Atlantic City are already reshaping the skyline, promising a mix of commercial, residential, and leisure spaces that will rival any global city.

For discerning buyers, this means more choice, higher standards, and an exciting opportunity to invest in the future of Africa's largest city.

Conclusion

Lagos luxury real estate is more than a collection of expensive homes — it is a statement about where Nigeria is headed. Each new tower, each gated enclave, and each waterfront villa reflects a country ready to play on the global stage.

For developers, this is the moment to push boundaries. For buyers, it is a rare chance to own a piece of history as Lagos writes its next chapter. And for those who love the city, it is a reminder that true luxury is not just about what you own — but how you live.

NIIRA 2025 and Nigeria's Real Estate: FROM COMPLIANCE TO COMPETITIVE ADVANTAGE

A Strategic Moment for Property Owners, Developers, and Homeowners

By- Janet Onalo-Abalaka, Regional Head, North. KBL Insurance Limited

The signing into law of the Nigeria Insurance Industry Reform Act (NIIRA) 2025 marks a decisive turning point in the nation's economic landscape. More than a technical adjustment to regulation, it represents a bold reimagining of the role insurance plays in securing assets, deepening trust, and sustaining investment across sectors. For the real estate industry in particular, the implications are profound. Long viewed by many as a burdensome necessity, insurance is now set to become a vital strategic tool for developers, homeowners, investors and landlords.

Real estate has always carried considerable risk. Fires, floods, theft, vandalism and natural disasters threaten to undermine investments overnight. Yet in the past, the sector has been plagued by low insurance penetration, opaque policies and poor claims settlement processes. Many property owners remained underinsured, while developers often pushed insurance considerations to the end of projects, treating them as an afterthought. NIIRA 2025 seeks to end that era of uncertainty. By streamlining regulatory oversight, strengthening consumer protection and mandating fairer practices across the industry, the Act ensures that insurance moves from the periphery to the very center of property ownership and development.

For homeowners, the reforms usher in an era of enhanced security. Insurance products are being reshaped to deliver broader protection against common risks, while premiums are now subject to clearer regulation, ensuring fairness and accessibility. This opens the door to wider participation, with affordable, flexible policies reaching segments of the population that previously saw insurance as a luxury. Peace of mind is no longer reserved

for the wealthy few; families across Nigeria can now rest easier knowing their investments and livelihoods are shielded against the unexpected. The promise of prompt and transparent claims processing also means that when losses occur, recovery can be swift, minimising disruption to lives and finances.

For developers and contractors, the new law alters the calculus of planning and execution. Insurance can no longer be treated as an afterthought once construction is complete. Instead, it must be embedded at the earliest stages of feasibility studies, design, and financing. Builders' risk and liability cover, once viewed as optional, are now indispensable safeguards. In practical terms, this shift strengthens buyer confidence and reassures financiers, making projects more bankable and reducing exposure to shocks. Lenders, too, will insist on proof of cover before releasing funds, ensuring that the risks tied to their capital are properly managed.

Landlords and property managers stand to benefit as well. NIIRA clarifies liability expectations and makes comprehensive cover essential to protecting rental income streams. Insurance cushions landlords against income disruptions arising from damages or disputes, while clearer policies reduce the risk of protracted legal wrangling. This greater clarity ultimately stabilises rental markets and reinforces confidence in real estate as a reliable source of wealth creation.

What makes NIIRA particularly significant is its emphasis on transparency, fairness and digital transformation. For decades, many Nigerians have associated insurance with delayed claims, confusing terms, and limited recourse in disputes. The Act directly tackles these perceptions by tightening oversight on claims procedures, mandating swifter

*The
Investor's Corner*



settlements, and promoting the use of digital platforms to streamline policy issuance, renewals, and claims processing. At the same time, it encourages insurers to embark on consumer education campaigns, helping property owners and homeowners to better understand their rights, responsibilities, and the true value of insurance. This combination of oversight, digitalisation and education promises to create a more informed, empowered and satisfied customer base. For forward-looking players in the real estate sector, the opportunity lies not in mere compliance but in transforming insurance into a competitive advantage. Developers who integrate insurance into their value proposition will differentiate themselves in an increasingly crowded market. By demonstrating that properties come with comprehensive protection, they inspire trust among buyers, attract discerning investors, and signal to lenders that their projects carry lower risk. In this way, insurance becomes not a cost to be endured but an asset to be leveraged.

At KBL Insurance Limited, we recognise the pivotal role of NIIRA 2025 in shaping this new reality. Our approach goes beyond simply offering products. While we provide builders' risk, contractors' liability, property all-risk, and rental income protection policies, we also partner with stakeholders across the project lifecycle. From pre-construction risk assessments to post-completion claims advocacy, we ensure that

insurance is embedded within the fabric of development rather than purchased as an afterthought. Our investment in digital platforms further guarantees that policies are issued swiftly, claims are processed efficiently, and disruption to clients is kept to an absolute minimum.

Equally important is our commitment to knowledge-sharing. We work closely with developers estate managers and investors through workshops and briefings, helping them appreciate the strategic role of insurance in enhancing resilience and credibility. By providing clarity on regulatory requirements, emerging risks, and best practices, we position our partners to thrive in this new environment. As our Managing Director and Chief Executive Officer, Mr Lawal Mijinyawa, notes, NIIRA 2025 is a game-changer. It delivers enhanced property security, stricter regulation of insurers, and fairer premiums, ensuring that homeowners, developers and investors alike enjoy genuine peace of mind.

The Act also signals a cultural shift in Nigeria's real estate market. Where once insurance was considered an inconvenient formality, it is now being woven into the DNA of property development and management. The winners in this new era will be those who seize the opportunity to embed insurance into their operations, treating it not as a grudging obligation but as a strategic enabler of trust, finance and long-

term value. In doing so, they will not only comply with the law but also secure a stronger competitive position in the market.

The pathway ahead is clear. NIIRA 2025 has modernised Nigeria's insurance framework with enhanced oversight, stronger consumer protection, and a decisive embrace of digitalisation. For real estate, this means safer investments, more credible projects, and quicker recovery when losses occur. Developers, investors, landlords and homeowners who adapt to this reality will find themselves better protected, better financed, and better positioned for sustainable success.

At KBL Insurance Limited, we remain steadfast in our commitment to guide the sector through this transformative era. By partnering with stakeholders and offering not just products but holistic support, we are helping to turn compliance into a genuine competitive advantage. The real estate industry in Nigeria now has a chance to anchor itself on a foundation of resilience and trust, paving the way for growth that is not only profitable but also secure and sustainable for generations to come.





From Savings to Skyscrapers: How Collective Investment Can Position African Women as Real Estate Moguls in the Next 10–20 Years.

Introduction

Africa is at the dawn of a new era. With the fastest-growing population in the world, rapid urbanization, and a middle class projected to expand significantly over the next two decades, the continent is a hotbed for real estate investment. Cities like Lagos, Nairobi, Accra, Kigali, and Johannesburg are already experiencing exponential growth in property demand. What we see today is only the beginning of a real estate transformation that will define Africa's wealth distribution for generations to come.

Yet, in this story of growth and opportunity, African women often remain underrepresented.

Despite controlling significant portions of household income and being the financial backbone of families, many women still lack property ownership. Barriers such as cultural restrictions, financial exclusion, and limited access to large-scale investment opportunities have historically kept women on the sidelines of real estate wealth creation. But the tides are shifting. A new model is emerging that doesn't depend on women waiting until they have "all the money" to enter the property market. Collaboration is proving to be the game-changer. When African women pool resources, knowledge, and networks, they can move from small savings to building skylines, positioning themselves as real estate moguls in the next 10–20 years.

1. The Untapped Potential of African Women in Real Estate

African women are not strangers to wealth creation. Across the continent, women dominate the informal economy, run businesses, and sustain family finances. In many African households, women are responsible for managing budgets, paying school fees, and ensuring survival even in tough economic conditions. However, this financial influence often does not translate into asset ownership. Too many women remain renters rather than owners, consumers rather than creators. Land and property rights have traditionally skewed toward men, with women facing cultural and systemic biases that make property acquisition difficult. Even when women have disposable income, many shy away from real estate due to perceived complexity, fear of fraud, or lack of mentorship.

Yet, the reality is undeniable: real estate remains the most resilient asset class in Africa. Unlike stocks or currencies, property appreciates steadily over time, generating both rental income and capital gains. Those who position themselves today will reap exponential rewards in the decades ahead. The real question is: will women claim their share of this future?

2. Why Collaboration is the Game-Changer

Individually, the barriers to entering high-growth real estate can feel overwhelming. Properties in prime areas often require tens of thousands or even millions of dollars seemingly out of reach for an average woman saving from her monthly salary or business income.

This is where collaboration changes everything. By pooling resources, women can collectively access properties and projects far beyond their individual reach. Imagine 100 women each contributing \$5,000. That pool instantly becomes \$500,000—a sum powerful enough to purchase land, build residential units, or enter into

commercial real estate deals with significant returns.

Collaboration reduces individual risk. Instead of one person bearing the full financial burden, the risk is shared. It also fosters accountability—when women come together in investment circles, they encourage each other to stay consistent, disciplined, and visionary. Knowledge-sharing further amplifies results: one woman may bring financial expertise, another legal insights, another experience in property development. Together, they create a robust ecosystem of wealth-building.

This model is not new. In Africa, savings groups and cooperatives have long been part of community culture. What is new is channeling this collaborative spirit into large-scale, high-growth real estate projects. This shift has the potential to move women from basic savings to becoming influential stakeholders in Africa's urban future.

3. The 10–20 Year Wealth Vision

Real estate is not a "get rich quick" scheme—it is a long-term wealth strategy. The magic of property lies in appreciation, compounding value, and generational transfer. What looks like a modest investment today can multiply dramatically in a decade or two.

Take Lagos as an example. Areas like Lekki, Ajah, and Ibeju-Lekki were relatively underdeveloped 15 years ago. Land that sold for under \$1,000 per plot now commands tens of thousands of dollars. Those who bought early—often men or foreign investors—are now sitting on fortunes. Meanwhile, many women missed out because they felt they had to wait until they "had enough."

Imagine what would happen if 10,000 African women invested collaboratively in fast-growing corridors today. With urban sprawl and infrastructural development expanding daily, those investments could multiply tenfold in the next 10–20 years. A woman who contributes \$10,000 today to a group project could easily see that stake

worth \$100,000 or more by 2045. Beyond appreciation, rental income offers steady cash flow. Whether in residential housing, commercial properties, or short-let apartments, collaborative ownership ensures continuous streams of income. Over time, reinvestment compounds wealth even further. In two decades, African women could transition from struggling with rent to owning apartment blocks, commercial complexes, and land banks. From savings to skylines, the shift is not only possible—it is inevitable if action is taken now.

4. Building the Ecosystem for Women's Wealth

For women to move from theory to reality, the right structures must be in place. Collaboration requires organization, transparency, and trust.

Here are key pillars to building a sustainable ecosystem:

a. Cooperative Models & Investment Circles
Women's cooperatives and savings groups are a tested model across Africa. Formalizing them into real estate cooperatives provides structure and legal protection. Through such models, women can contribute monthly, pool funds, and jointly acquire assets.

b. Fractional Ownership Platforms
Technology now makes it possible to own fractions of properties. Fintech platforms allow investors to buy shares in properties, much like stocks. This democratizes access and ensures even women with smaller capital can participate.

c. Mentorship & Financial Literacy
Many women shy away from real estate due to fear or lack of knowledge. Structured mentorship and financial education can demystify property ownership. Women need exposure to legal frameworks, market trends, and financing options.

Blockchain and fintech solutions can enhance trust by ensuring transparent transactions and

clear ownership records. This builds confidence among women who may otherwise fear fraud or mismanagement. With these tools, African women can confidently enter and dominate the real estate space, transforming savings circles into empires of wealth.

5. Beyond Money: Legacy and Power

While the financial gains are significant, the true power of women collaborating in real estate goes beyond money. Property ownership is tied to influence, legacy, and generational security.

Owning real estate means women have a seat at the table of wealth and decision-making. It shifts them from passive participants in the economy to active shapers of it. Property is an asset that cannot be easily diminished—it remains, grows, and transfers to future generations.

For African women, this means breaking cycles of dependency and vulnerability. It means children and grandchildren inherit stability rather than struggle. It means women can leverage their assets to fund businesses, political campaigns, education, and community development. Ultimately, collective ownership is not just about building houses—it's about building futures. When women collaborate, they don't just grow wealth; they grow influence, dignity, and power.

In Conclusion

Africa's real estate boom is not waiting for anyone. The next 10–20 years will redefine who holds wealth and power across the continent. If women continue to hesitate, the gap will widen further, leaving them as tenants in cities they could have owned. However, there is another path: collaboration. By pooling resources, knowledge, and vision, African women can leapfrog barriers, own high-growth assets, and position themselves as the real estate moguls of tomorrow. The transformation from savings to skylines begins with one decision to act now, together. This is not just an investment strategy; it is a movement. A movement that ensures African

women are not only present in the wealth story of the continent but leading it.

The question is no longer if African women can build wealth through real estate. The question is: will they seize the opportunity now, or watch others claim the future? The time is now. From savings to skylines, the future belongs to women bold enough to build a secure future Together.

This is my mission: to help African women move from renters to real estate owners, from small savings to powerful skylines. I am committed to building communities of women who collaborate, invest, and rise together into lasting wealth and legacy.

If you are ready to take bold steps, ready to join other visionary women creating Africa's next wealth story, then let's connect.

Interested? Send an email to Chicsdoingrealestate@gmail.com today. Seed investments, Lasting returns.... The next 10–20 years will belong to those who start now. Don't watch from the sidelines; be part of the women shaping Africa's future through real estate.

By Mojisola Afolayan ANIVS RSV

Certified Real Estate Professional,
Award winning Realtor, Speake,
Published Author and Nation Builder.





UNDERSTANDING THE **MREIF** PROGRAM: BENEFITS AND RISKS

By Lumanze Chiamaka

The Ministry of Finance's Real Estate Investment Fund (MREIF) is an innovative initiative aimed at enhancing investment opportunities within the real estate sector. By pooling resources and providing a structured investment vehicle, the MREIF offers both individual and institutional investors a chance to participate in the real estate market with potential for significant returns.

What is the MREIF Program?

The MREIF program allows investors to collectively invest in a diversified portfolio of real estate assets. This includes residential, commercial, and industrial properties. Funded by both private and public investments, the program is designed to stimulate economic growth, create jobs, and improve infrastructure.

Benefits of the MREIF Program

1. Diversification:

Investing in a fund like the MREIF allows

individuals to diversify their portfolios without the need to purchase multiple properties directly. This reduces risk by spreading investments across various types of properties and geographic locations.

2. Professional Management:

The MREIF is managed by professionals with expertise in real estate investment. Their knowledge of market trends, property management, and financial strategies can lead to better decision-making and higher returns.

3. Liquidity:

Unlike direct real estate investments, which can be illiquid, MREIF shares can typically be bought and sold more easily. This liquidity provides investors with greater flexibility regarding their investment.

4. Access to High-Quality Assets:

The fund often invests in high-quality real estate that individual investors may not have the financial capacity to acquire on their own.

This includes prime commercial properties and development projects with strong growth potential.

5. Potential for Regular Income:

Investors in the MREIF may receive regular income distributions from rental yields and property sales, providing a steady cash flow that can be reinvested or used for other expenses.

Risks Associated with the MREIF Program

While the MREIF offers various benefits, potential investors should also be aware of the associated risks:

1. Market Risk:

Real estate investments are subject to market fluctuations. Economic downturns, shifts in demand, or changes in interest rates can negatively impact property values and rental income.

2. Management Risk:

The performance of the MREIF heavily depends on the management team's expertise and decision-making. Poor management can lead to suboptimal investment choices and reduced returns.

3. Illiquidity of Real Estate Assets:

Although MREIF shares may offer more liquidity than direct real estate investments,

the underlying real estate assets can still be illiquid. This can make it challenging to sell properties quickly in a downturn.

4. Regulatory Risks:

Changes in laws and regulations related to real estate investment can impact the fund's operations and profitability. Investors should stay informed about potential regulatory changes.

5. Economic Factors:

Broader economic conditions, including inflation, unemployment rates, and economic growth, can significantly influence the real estate market. Investors must consider these factors when assessing potential risks.

Conclusion

The MREIF program presents a compelling opportunity for investors looking to enter the real estate market without the complexities of direct property ownership. With its potential for diversification, professional management, and regular income, it offers a strategic approach to real estate investing. However, it is crucial to weigh these benefits against the inherent risks, ensuring a well-informed investment decision.

By understanding both the advantages and risks, investors can better position themselves to take full advantage of the opportunities presented by the MREIF program.



Market Pulse



Infrastructure and Real Estate: HOW NEW ROADS AND BRIDGES ARE DRIVING VALUE

By Charis Raji

Sometimes, when we see a new road or bridge, we think about shorter commutes and less traffic. What we rarely see is the quiet revolution beneath the asphalt — how these connections turn overlooked land into prime real estate, shift where families choose to live, and spark new business districts. In Nigeria and beyond, every bridge isn't just concrete over water; it's a pathway to rising property value.

Real estate value has never been random. The worth of land or property is often tied to a mix of factors: demand and supply, social reputation, availability of utilities, and proximity to city centers. In Nigeria, locations like Ikoyi in Lagos or Maitama in

Abuja have remained high-value zones not just because of the quality of housing stock but because they are accessible, prestigious, and central to commerce and governance.

However, as cities expand and urban populations grow, the drivers of value evolve. Today, infrastructure — particularly roads and bridges — is emerging as the hidden lever that shapes the future of real estate markets. A house, after all, is not just four walls; it is defined by how easily you can reach work, school, or trade centers. Without roads and bridges, even the finest property risks being cut off from economic life.

Nigeria's Roads and Bridges Effect
Across the country, recent projects are

rewriting the real estate playbook, like the:

a. The Lagos–Ibadan Expressway

For decades, this highway was notorious for bottlenecks and poor conditions. The government's recent efforts to rehabilitate and expand it are paying off — not just in smoother travel but in unlocking the value of satellite communities. Towns like Mowe, Ibafo, and Redemption City are now attracting homeowners priced out of Lagos, as well as developers eager to invest in serviced estates. Land that once sold for under ₦500,000 per plot now commands millions, reflecting the new wave of demand.

b. The Second Niger Bridge

This long-awaited project links Asaba in Delta State with Onitsha in Anambra State, providing a critical alternative to the old Niger Bridge. Beyond easing gridlock, it has positioned Onitsha as a more attractive commercial hub and raised real estate prospects in Asaba, which is now experiencing a mini property boom. Analysts predict a surge in mixed-use developments as logistics firms, hotels, and residential estates spring up around the corridor.

c. Abuja's Expanding Road Network

Nigeria's capital continues to sprawl outward, and new road links are central to this growth. Areas once considered too far, like Lugbe, Gwagwalada, and Kuje, are now within commuting range of the city center. The result is a flurry of real estate activity, from gated communities to budget-friendly rental apartments. Developers have recognized that road accessibility is what makes these locations viable for middle-class buyers.

d. Port Harcourt's Flyovers

The Rivers State government's investment in multiple flyovers has not only eased inner-city traffic but also improved connectivity to outlying areas. This has boosted investor confidence in the city's property market, particularly for commercial spaces.

Each of these cases demonstrates a simple

truth: infrastructure does not just reduce travel time; it redraws the real estate map.

How Roads and Bridges Create Value

The mechanics of how infrastructure drives real estate value can be broken down into three layers:

Accessibility – A road or bridge connects people to jobs, schools, and markets.

Properties near these links naturally become more desirable.

a. Expansion of Livable Areas – Once infrastructure reduces the perception of distance, outlying towns suddenly become viable residential or business hubs.

b. Catalyst for Development

Infrastructure attracts developers, who then bring in estates, malls, or industrial zones. This creates a multiplier effect: better amenities, higher demand, and rising prices.

In essence, every new road or bridge is a signal to the real estate market: growth is coming.

Lessons from Around the World

Nigeria's story fits into a larger global narrative.

a. New York's Brooklyn Bridge

Completed in 1883, this engineering marvel connected Manhattan and Brooklyn. At the time, Brooklyn was considered peripheral — a quiet borough separated by the East River. The bridge not only made commuting practical but also drove up property values, transforming Brooklyn into one of the most desirable residential areas in the world.

b. China's High-Speed Rail Expansion

Over the last two decades, China has built thousands of kilometers of high-speed rail. Cities once considered rural or provincial are now within an hour's commute of megacities like Shanghai or Beijing. This has created entirely new real estate markets in so-called “second-tier” cities, fueling both housing and commercial property booms.

c. Dubai's Metro Lines

In a city designed for cars, the introduction of the metro shifted the dynamics of property

demand. Districts along metro corridors — such as Bur Dubai and Deira — saw spikes in desirability, particularly among middle-class residents and foreign workers. Developers responded by creating high-density apartment complexes near stations, banking on the convenience factor.

d. London's Crossrail (Elizabeth Line)

Completed in 2022, the Elizabeth Line is already reshaping property values across Greater London. Homes in areas newly connected by the line saw price growth significantly outpace the rest of the market, with buyers and renters willing to pay a premium for reduced commute times.

These examples underline the universal truth: when infrastructure changes, real estate follows.

The Social and Cultural Shifts

Not just about economics, but roads and bridges also reshape the social fabric of communities. When people can live farther from congested city centers, they gain access to more affordable housing and a different quality of life. Small towns evolve into suburban communities, and rural areas gain a chance at growth.

In Nigeria, the Lagos–Ibadan Expressway has not just expanded real estate options; it has reshaped social behaviour. Families that once crammed into expensive Lagos apartments are now moving outward, seeking more space for less cost, while still maintaining access to city jobs. Similarly, in the Southeast, the Second Niger Bridge promises to knit together communities that were once divided by traffic bottlenecks, enabling smoother cultural and economic exchange.

The Trade-offs and Challenges

Of course, infrastructure-driven growth is not without its downsides.

a. Gentrification Risks – Rising land prices can push out locals who have lived in these areas for generations.

b. Environmental Concerns – Expanding road networks can come at the expense of green areas or increase carbon emissions.

c. Uneven Development – Not all regions benefit equally. Some projects stall due to funding or politics, leaving communities stranded halfway.

d. Maintenance Issues – Building roads and bridges is one thing; keeping them in usable condition is another. Poor maintenance undermines real estate confidence in the long run.

For Nigeria, balancing these challenges will be key. Otherwise, the promise of infrastructure-fueled growth risks turning into another cycle of boom and bust.

Looking Ahead: The Future of Infrastructure and Real Estate

As Nigeria continues to urbanize — with the UN predicting that the country's urban population will double by 2050 — infrastructure will play an even more decisive role in shaping real estate. Mega projects like the Lagos Fourth Mainland Bridge, planned to connect Lekki to Ikorodu, are already raising expectations of a new wave of development. Similarly, improvements in regional highways are likely to make secondary cities like Ibadan, Aba, and Kaduna more attractive to investors.

Globally, the lesson is clear: governments that strategically invest in infrastructure create not just better transport systems but thriving real estate markets. For investors and developers, the smart play is to watch infrastructure pipelines closely. Where a bridge rises today, a real estate boom may follow tomorrow.

New roads and bridges are more than transport solutions — they are catalysts that reshape economies and communities. For homeowners, they mean new lifestyle possibilities. For developers, they open doors to untapped markets. And for policymakers, they present an opportunity to plan growth in ways that balance value creation with sustainability.

The next time a bridge rises or a highway expands, it may be worth looking beyond the concrete — and seeing the new neighbourhoods, businesses, and lives that will grow around it.



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EMPOWERING NIGERIA'S CONSTRUCTION BOOM: The Pivotal Role of Mortgage Banks in Urban Transformation

By **MR. NGOZI ONYEMUWA ANYOGU**
MD/CEO, AG Mortgage Bank Plc

In the heart of Africa's most populous nation, Nigeria's construction sector stands as a cornerstone of economic progress, fueling urban expansion and addressing a staggering housing shortfall. With a population exceeding 220 million and an urbanization rate reaching 55% in 2025, the demand for affordable housing and robust infrastructure has never been more urgent.

The Federal Mortgage Bank of Nigeria estimates the country's housing deficit at 28 million units, a gap that requires the construction of approximately 550,000 units annually over the next decade to bridge effectively. Yet, amid rising material costs, inflationary pressures hovering around 34%, and fluctuating market cycles, many projects falter due to inadequate funding. This is where mortgage banks emerge as indispensable catalysts, bridging the divide between ambitious visions and tangible realities.

The construction industry is not merely about erecting buildings—it's about fostering sustainable urban development, creating jobs, and enhancing quality of life. Mortgage banks specialize in long-term financing tailored to the unique lifecycle of real estate projects, unlike traditional commercial lenders that often prioritize short-term returns. They provide project-specific loans that help developers manage cash flows, procure materials efficiently, and adhere to timelines, thereby mitigating delays that plague up to 70% of construction initiatives in emerging markets like Nigeria. Take AG Mortgage Bank Plc, a leading primary mortgage institution that has been making homeownership a reality for Nigerians since 2004. By offering flexible financing structures aligned with

construction phases, market dynamics, and end-buyer demands, the bank enables developers to navigate challenges. This approach not only accelerates project delivery but also de-risks investments through rigorous vetting of developers and enforcement of operational discipline.

Beyond capital provision, mortgage banks like AG Mortgage Bank Plc promote sustainable practices in urban development. In a nation where urban population growth is adding over 5 million city dwellers annually, financing models that incentivize resource efficiency, transparent reporting, and timely completion are crucial.

Looking ahead, the future of Nigeria's construction landscape hinges on innovative partnerships that enhance accessibility to finance. As the industry eyes a compounded annual growth rate of 3.9% through 2034, reaching a market size of \$337 billion, mortgage banks will continue to act as ecosystem enablers, collaborating with policymakers, investors, and digital platforms to cushion pressures like rising interest rates and material shortages.

This collaborative spirit is vividly illustrated through platforms like Cutstruct Technology Limited, a digital marketplace for construction and building material procurement in Nigeria. By connecting developers directly to mortgage banks, particularly banks such as AG Mortgage Bank Plc and a network of other financiers, Cutstruct Technology Limited streamlines access to tailored construction finance, ensuring projects receive the capital and building materials needed to thrive in the mortgage construction finance. More than just a participant, AG Mortgage Bank Plc stands out as a pioneer—demonstrating how strategic collaboration can unlock scale, efficiency, and trust in Nigeria's housing ecosystem. By working hand in hand with innovators like Cutstruct, AGMB is not only proving the viability of mortgage-backed housing delivery but also making homeownership delivery seamless nationwide.



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AI IN REAL ESTATE

Predicting Value, Demand, and Future Trends

By Charis Raji

Artificial Intelligence (AI) is steadily reshaping industries across the globe, and real estate is no exception. In a sector long influenced by speculation, fluctuating markets, and fragmented data, AI offers something rare: clarity. From property valuations to demand forecasting and identifying lifestyle shifts, AI is fast becoming an indispensable tool for developers, investors, and homeowners across Africa.

Smarter Property Valuations

For decades, property valuation in Nigeria has relied on comparable sales, manual surveys, and human expertise. While

valuable, these methods often struggle to capture the complexity of fast-changing urban centers like Lagos or Abuja. AI-driven models change this by analyzing thousands of data points—historical pricing, proximity to infrastructure projects like the Lagos Blue Line, neighbourhood amenities, and even social sentiment—to generate near real-time valuations.

Globally, platforms such as Zillow's Zestimate have become standard. Locally, proptech startups such as Estate Intel and Seso Global are beginning to introduce valuation and data-driven tools to bring greater transparency to African markets. For buyers and sellers, this means faster, more accurate pricing. For financiers and developers, it reduces costly guesswork.

Forecasting Demand Before It Peaks

Nigeria's urban population is projected to reach over 400 million by 2050, with Lagos alone adding hundreds of thousands of residents each year. Traditional planning struggles to keep up with this pace, but AI is proving more agile.

By analyzing migration flows, housing shortages, and population growth trends, AI can predict where demand for new housing will rise before it becomes obvious. In Lagos, this could mean anticipating demand in emerging corridors like the Lekki-Epe axis, while in Abuja, insights might point toward satellite towns like Lugbe and Gwarinpa.

For investors, this forecasting ability reduces risk; for developers, it allows them to position projects strategically and deliver housing stock that better reflects the needs of a growing urban population.

Spotting Lifestyle and Market Shifts

Real estate mirrors cultural change. The rise of remote work has created an appetite for homes with extra rooms in quieter neighbourhoods, while the popularity of Airbnb-style rentals has reshaped demand in cities like Accra and Cape Town.

AI tools excel at spotting such shifts. By analyzing consumer spending, social media behaviour, and transport development,

predictive analytics can flag neighbourhoods likely to become future hotspots. For instance, the growth of tech hubs in Yaba (Lagos) and East Legon (Accra) reflects how lifestyle and work trends drive property demand. Developers can use these insights to anticipate needs, from co-living spaces for young professionals to eco-conscious estates for sustainability-minded families.

Risk Management and Trust Building

AI also strengthens trust in real estate markets, often plagued by data opacity. By cross-referencing property records, financial histories, and market trends, AI can help lenders and insurers assess risks more effectively.

Fraud detection is another critical area. In markets where documentation is inconsistent, AI can spot inflated valuations, duplicate titles, or suspicious listing patterns. This not only reduces fraud but also builds confidence among buyers, sellers, and financiers—a critical step in professionalizing Africa's property sector.



The Road Ahead: AI and the Future of Real Estate

Looking forward, AI will shape not just transactions, but also how African cities are built and lived in:

Smart Cities: Integration with IoT systems for energy management, predictive maintenance, and more sustainable infrastructure.

Personalized Searches: Matching buyers with homes based on lifestyle—commute times, school quality, or even neighbourhood culture—not just price.

Sustainability Forecasts: Helping developers model maintenance costs, energy efficiency, and long-term resilience against climate risks like flooding in Lagos or coastal erosion in Ghana.

Challenges on the Horizon

The opportunities are immense, but so are the challenges. Many African cities still lack unified property databases, which limits the accuracy of AI models.



There are ethical concerns too: poorly designed algorithms could reinforce inequality, for instance, by favouring high-income neighbourhoods in lending models.

Adoption is another barrier. Proptech innovation is rising in West Africa, but mainstream adoption requires investment in digital infrastructure, skilled talent, and policy support to build transparent, data-driven property systems.

Conclusion

AI will not replace the human expertise that has long defined Nigeria and Africa's real estate industry. Instead, it enhances it—offering sharper insights, faster analysis, and a clearer vision of the future. In predicting property values, anticipating demand, and spotting lifestyle shifts, AI provides the tools needed to build more transparent, resilient, and people-centred cities across Africa.

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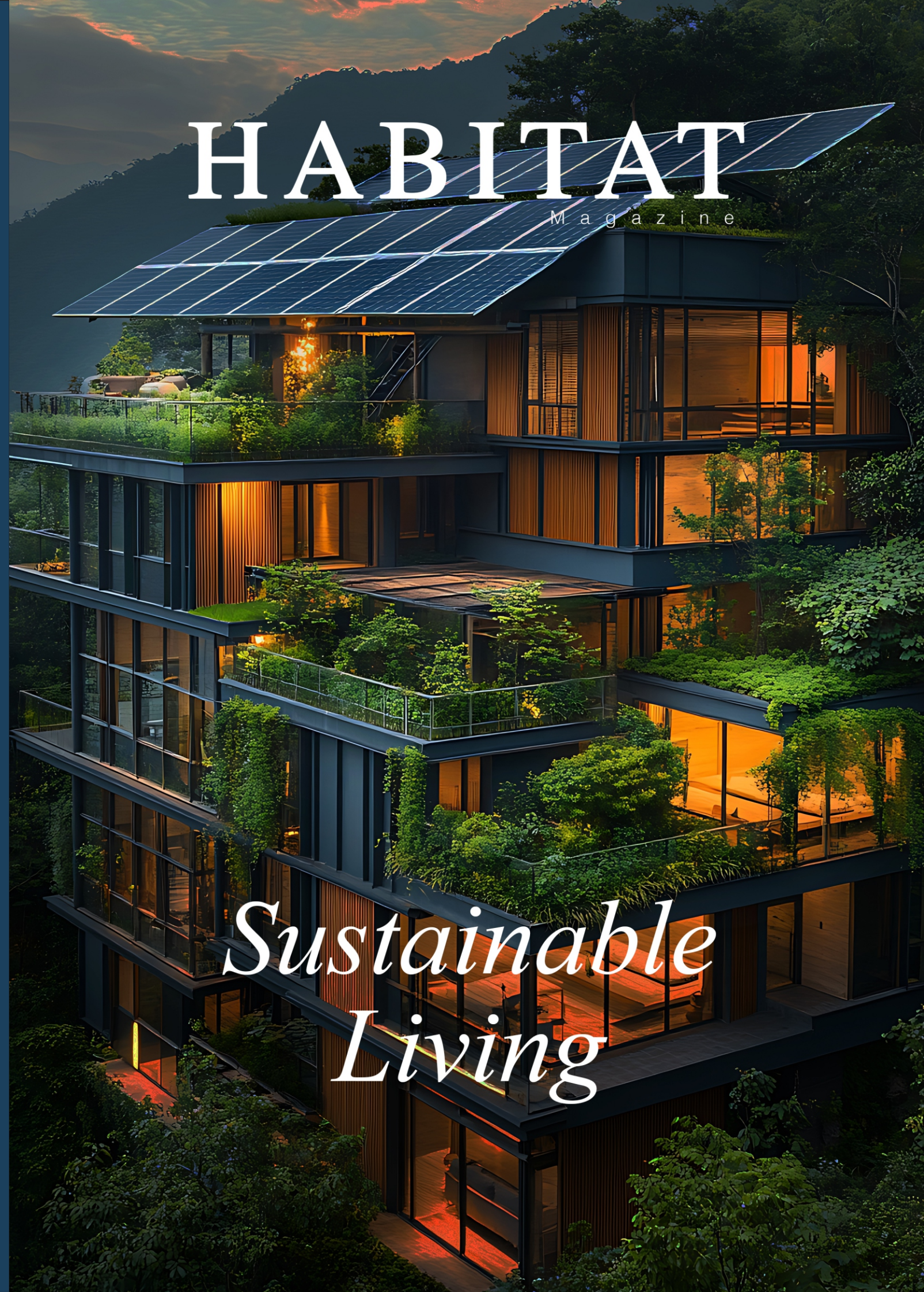
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Sustainable Living

NOT LITTERING IS PATRIOTISM IN ACTION.

RECYCLING AND REFUSING TO LITTER CAN SHAPE NIGERIA'S FUTURE.

On October 1st, our beloved Nigeria marked 65 years of independence. 65 years of resilience, creativity, and the spirit of a people, who refuse to give up #nogreeforanybody.

Every Independence day, since becoming an adult, I pause not only to celebrate, but also to reflect, what does it truly mean to love Nigeria? Beyond raising our green and white flag, beyond singing the anthem, beyond 9ja vibez, how do we show our patriotism in the choices we make every single day?

In a world trying to go green and sustainable, knowing that many of us feel so far away from the concept of making the world greener, since a green Nigeria is all most of us know, filled with tress, grasses, and even with the sprouting of new building in every urban area in Nigeria, from the roof top of the tallest building we still see lots of green, wild and nurtured. So what is our own in all this sustainable and green talk?



How can we be a part of it, for our green white and green country? For me, the answer is simple, refusing to litter and embracing recycling, seeing the entire country as one large shared compound, and taking it to heart to keep it clean and green, by simply not littering.

As a Nigerian woman, a professional in real estate, and a patriot, I know that long before “sustainability”, became a global buzzword, we already lived it. Our parents and our grandparents reused what they had, repurposed what they could, and respected the land that sustained them. Clay pots lasted generations. Raffia baskets carried harvest after harvest. Clothes were handed down with pride, and history, common areas were cleaned by the community. It takes a village, to keep a village, not just to raise a child. Somewhere along the way, that wisdom was overshadowed by urban trends and fast culture.



Now, plastic bottles clog our gutters, clothes are discarded in the streets, Sachets and wrappers scar our communities, and block drainage. Dumpsites rise like mountains beside our roads and houses, truth is we are not powerless.

Yes, we want the infrastructure, recycle cans at every turn, but as a country we are not there yet, and as patriots, we should take it on ourselves to keep our motherland clean.

There is something my Ijaw uncle used to say, it is okay if you are not rowing the boat forward, but it is best not to row at all than to row backwards. Yes you cannot pick up a broom and sweep the country, true we all can't purchase waste bins and donate to local areas, but we can not be a part of the waste, not contribute to, take a step further and know how waste is being disposed of in your area, and even further by recycling the waste you have at home or at the office.

By recycling, disposing of waste responsibly, and protecting our surroundings, we can reclaim our green heritage and update it for the Nigeria of tomorrow.

atriotism is not just about the anthem we sing or the flag we wave. It is beyond our amazing Jollof rice, which outshines our African sister countries.

It is beyond picking up bendel slangs, or trending dances that symbolizes your 1 or 100% 9ja DNA. It is about protecting the beauty and potential of Nigeria for the next generation. When we drop litter, it is our own neighborhoods that flood. When we recycle, we open the door to new industries, new jobs, and a healthier environment. Coming back for a visit to Nigeria during the detty December holidays, also means showing others how we treat the country we so proudly identify as. Not littering is not just good behavior, recycling is not just a nice to do.

These are acts of love for country.

Every Nigerian has a part to play. The market woman who separates plastic sachets. The architect who designs greener buildings. The student who joins a cleanup drive. The CEO who commits to ecofriendly supply chains. The influencer who lends a voice to say #nolitteringjustlove. As professionals or influencers especially, we carry a heavier responsibility. We must lead by example, an office that recycles, a school that teaches waste management, a brand that reduces unnecessary packaging, a bank that picks a street or local area to keep clean. These are not just corporate decisions, they are forms of nation building.

Now, the ember months are ushering in the return of Nigerians from across the world. Descendants, diaspora, fans, neighbors and friends of Nigeria will come home for the joy of reunions, weddings, concerts, and of course Detty December. We know how to host and celebrate, but will our streets and spaces reflect the pride we feel?

Imagine the pride of just-got-backs stepping into a cleaner, greener Nigeria, a Nigeria that not only knows how to party but also how to preserve her environment, that, too, is patriotism, green, white and all

The dream of a greener Nigeria cannot be left to the government alone. It starts with all of us; mummy, daddy, uncle, aunty, big and little sisters and brothers, cousins we talk to and cousins we hear about, all of us, in our homes, our offices, our streets. Recycling and refusing to litter are not small acts. They are patriotic acts, as powerful as standing for the anthem. This October and all through the ember period, let us remember, the green in our flag is not just a color. It is a call, pick up.

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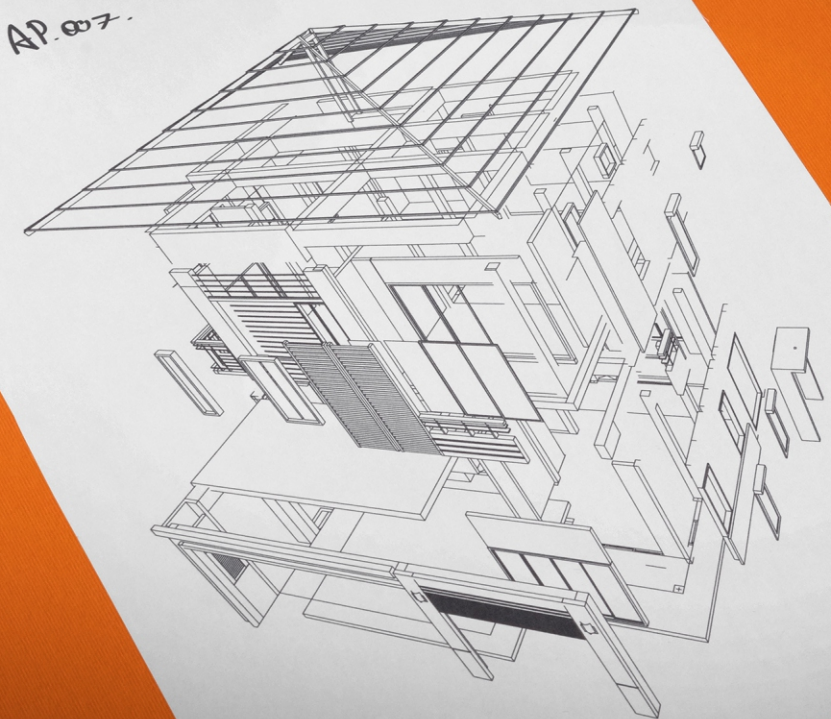


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Developer's Desk



Building With Intention: THE 7-FIFTEEN STORY

In Nigeria's crowded real estate space, where promises are often bigger than the delivery, **Adesuwa Belo-Osagie (ABO)** and **Tope Adekoya** are quietly rewriting the rules. Together, as co-founders of **7-Fifteen Capital**, they are proving that property development can be about more than bricks and mortar, it can be about trust, beauty, and legacy.

From Law to Landmark Real Estate

Adesuwa's path into real estate was never straightforward. With a background in English Literature and Law, and time spent at Clifford Chance in London and Dubai, she could easily have built a thriving legal career. Instead, returning home revealed to her the cracks in Nigeria's property industry: inconsistent paperwork, poor construction

standards, and a culture of broken promises between developers and buyers. For her, that frustration became a calling. "Spaces should tell a story," she has said, a line that sums up the ethos she brought into 7-Fifteen—where homes are designed not only to be lived in, but to mean something.

Vision, Growth & Leadership: Tope Adekoya's Strategic Edge

If Adesuwa is the storyteller, Tope is the strategist. With an MBA from Oxford, a master's in Marketing and Advertising from Coventry, and a grounding in Economics, he

brings both discipline and vision to the table. His career before 7-Fifteen spanned technology, energy, healthcare, and marketing—sectors that gave him a wide lens on how to scale businesses in complex environments. Today, that breadth shows in the company's structure: Tope oversees operations and growth, ensuring every project isn't just ambitious, but executed with precision. He's already delivered one of Abuja's first waterfront estates, and with Husk Collection, the group's hospitality arm, he is extending 7-Fifteen's design language into boutique serviced living.

Creating With Purpose: Company Culture & Social Impact

Their shared belief is simple but radical: **to build with integrity in an industry where shortcuts are the norm.** That commitment has given 7-Fifteen a reputation for reliability, something rare enough to make them stand out. And they are not stopping there. This November, the duo will mark another milestone: the official **launch of 7-Fifteen Capital Limited** in Lagos. For a city known for its relentless pace and equally relentless demand for quality housing, the Lagos launch is more than another ribbon-cutting. It's a statement of intent that 7-Fifteen is ready to take on Nigeria's commercial capital and set new benchmarks for design, finishing, and customer experience.

Balancing Ambition with Reality - 7-Fifteen's Initiatives

Beyond construction, both founders are deeply invested in the human side of their work. Through the **7-Fifteen Foundation**, they've supported children with cancer, provided scholarships for young Nigerians in medicine and engineering, and advocated for inclusion for people living with

disabilities and neurodivergence. It's philanthropy rooted not in charity, but in the same principle that guides their developments: to create spaces where people feel seen, supported, and valued.

ABO often speaks candidly about the challenges of being a woman in a male-dominated industry, where credibility has to be constantly earned and balance is an endless negotiation. Tope complements her resolve with quiet pragmatism, focusing on growth, governance, and partnerships that keep the business moving forward. Together, they are an unusual pairing in Nigerian real estate: equal parts empathy and execution, vision and detail, narrative and numbers.

What they are building is bigger than homes. It's a culture of trust, a design philosophy rooted in elegance and practicality, and a reminder that business can be both profitable and purposeful. With the Lagos launch on the horizon, and a growing portfolio that already includes some of Abuja's most distinctive projects, 7-Fifteen is no longer just a real estate company—it is a brand shaping the way Nigerians think about home.





Building African Legacies: A CASE STUDY ON THE DANGOTE BUSINESS EMPIRE

By Charis Raji

As conversations around legacy and long-term thinking gather steam across Africa, one name continues to rise above the noise — Dangote. More than just a billionaire, Aliko Dangote has built something far greater than wealth: a business empire that touches millions of lives, changes how Africa builds, and reshapes how Africans view legacy itself.

Aliko Dangote's story begins in Kano, Northern Nigeria, where he was born in 1957 into a lineage of successful merchants. His grandfather, Sanusi Dantata, was one of the wealthiest men in West Africa at the time. But I want you to look at Dangote's story as one of vision and not just an inheritance.

At 21, after securing a small loan from his uncle, Dangote launched a trading firm that imported sugar, cement, and rice. But early on, he realized that true power — and sustainability — didn't lie in importation. It lay in manufacturing, in building systems and industries that Africa typically sourced from elsewhere.

The Business Empire: Self-Sufficiency as a Mission

What started as a trading business in the late 1970s has evolved into one of the most diversified and influential conglomerates in Africa. Today, the Dangote Group spans multiple industries:

- a. Dangote Cement, Africa's largest cement producer, with operations in 10 countries.
- b. Dangote Sugar and Salt Refinery, catering to Nigeria's vast domestic market.
- c. Flour mills and pasta production, focused

on food security.

d. A fertilizer plant that contributes to Nigeria's agricultural productivity.

e. The ambitious Dangote Refinery, poised to be the largest single-train refinery in the world, and designed to reduce Nigeria's reliance on imported fuel.

Across these ventures, one theme remains constant: the goal of making Nigeria — and by extension, Africa — less dependent on external systems. Dangote's model prioritizes local capacity, homegrown labour, and long-term reinvestment.

Risk, Scale, and Grit

Building at this scale in Nigeria comes with no shortage of challenges: unreliable infrastructure, inconsistent energy supply, taking uncountable bets on yourself and dreams, shifting government regulations, currency volatility, and limited access to financing.

Few embody the kind of risk tolerance Dangote embraced when he embarked on the \$19 billion refinery project — a gamble not just on Nigeria's future but on the power of African-led industrialization. “If you don't take risks, you can't be successful,” he has often said.

His motivation appears rooted not in ego, but in national transformation — a desire to industrialize Nigeria and reduce its reliance on imports. Where many see short-term obstacles, Dangote sees long-term opportunity.

Legacy Thinking: More Than Profit

What does it mean to build a legacy in

Africa? For Dangote, it's not just about buildings or billions — it's about infrastructure that lasts, industries that feed economies, and institutions that outlive individuals.

His empire isn't built around social media trends or global attention — it's built on the back of cement, logistics, and agriculture. Tangible sectors and systems that feed families, employ thousands, and change GDP figures.

In doing so, Dangote offers a blueprint for emerging entrepreneurs, architects, and developers. He shows that legacy isn't built overnight — and it's not about copying Silicon Valley models.

It's about understanding your country's gaps and filling them with long-term solutions, brick by brick

Cementing the Future

In every sense of the word, Aliko Dangote is a builder — not just of factories, but of futures. As Nigerian and African creatives, developers, and business leaders think about their place in history, the Dangote model challenges us to look beyond today's profit and towards tomorrow's permanence.

To build a legacy is to build with purpose. And if Africa is to truly rise, it must be built — not just by politicians or policymakers — but by visionaries who, like Dangote, understand that greatness is not what you earn. It's what you leave behind.



Neighborhood Spotlight

NIGERIA'S MOST EXCLUSIVE NEIGHBORHOODS

A New Era of Prestige

By Ameh Destiny

Luxury living in Nigeria is not just about real estate—it's about identity, aspiration, and belonging to a world of refined comfort. From Lagos to Abuja, exclusive neighborhoods have become symbols of success where architecture meets lifestyle and sophistication thrives. Each address tells a story: of wealth, ambition, and the unyielding pursuit of excellence.

But beyond figures, Banana Island is designed with world-class infrastructure: underground power lines, central sewage and water systems, and 24/7 security. The community also hosts tennis courts, private jetties, and some of the finest private schools in Lagos. It is not simply a neighborhood—it is a lifestyle enclave where privacy and prestige blend seamlessly.

Luxury living is not just about the geographical location where it is situated but its prestigious identity and the essence it projects; it intricately blends not just the luxury but also takes into consideration its functionality and comfortability. As the country's economy grows and global networks expand, Nigerian elites are investing in homes that rival the world's most celebrated districts. Welcome to the places where luxury is not only lived but displayed.

Banana Island: Africa's Beverly Hills

No conversation about luxury living is complete without Banana Island—the 1.63-million-square-meter man-made paradise off Ikoyi. Often dubbed “the Beverly Hills of Lagos,” it is the ultimate address for billionaires, celebrities, and high-profile executives.

Plots range from 1,000-4,000 sqm with exclusive features. Detached 6-bedroom homes can command between ₦1.5-3 billion+, while luxury terraces and maisonettes typically sell for ₦600-900 million. Premium apartments are valued around ₦800 million- ₦1.2 billion, and prime land sells for about ₦3-3.6 billion per 1,000-1,200 sqm.

“Banana island has become a benchmark in Lagos luxury,” notes Chudi Ubosi, estate surveyor and valuer. “What drives the value of the island is that it is the best maintained estate in Nigeria.”

Ikoyi: Old Money Meets New Prestige

Ikoyi has long stood as Lagos's symbol of affluence. Before Banana Island's rise, Ikoyi was the definitive hub for Nigeria's elite, and it still holds timeless charm. Its leafy boulevards and colonial-era mansions now sit beside modern luxury high-rises, making it a rare fusion of old money and new wealth.

Ikoyi commands some of the highest real estate prices in Africa. Prime 4-5-bedroom apartments cost between ₦480 million-₦1.2 billion, while mansions in prime spots like Gerrard Road, Queens Drive, or Parkview Estate can fetch ₦1.5-₦5.6 billion. Rental prices are equally steep, with luxury apartments attracting ₦15-25 million annually.

Residents of Ikoyi enjoy more than homes—they access proximity to top embassies, corporate offices, boutique hotels, and exclusive clubs such as Ikoyi Club 1938 and Polo Club. For many, Ikoyi is not just about address—it's about heritage and influence.

“Many real estate experts believe that properties in Ikoyi rarely lose value, even amidst economic fluctuations.”

Victoria Island: Where Business Meets Pleasure

Victoria Island (VI) sits at the center of Lagos's commercial and social life. It is home

to multinational headquarters, luxury hotels, fine dining restaurants, and some of the city's most vibrant nightlife spots.

VI's residential scene is equally competitive. Upscale apartments, townhouses, and penthouses average between ₦200–800 million. Beachfront villas and exclusive estates command far higher, often touching ₦1 billion and above. Rentals for top-tier apartments fall between ₦8–20 million annually, attracting expatriates and Nigerian professionals who want proximity to both work and leisure.

“Victoria island remains one of the most sought-after neighborhoods in Lagos, due to its mix of accessibility, amenities, and corporate presence,” market analysts often note.

But what sets VI apart is its balance: professionals can close deals at Eko Hotel during the day, dine at NOK or RSVP at night, and return to luxurious sea-view apartments within minutes.

Eko Atlantic: The City Rising from the Sea

Few projects capture Nigeria's vision for the future like Eko Atlantic City. Built on reclaimed land from the Atlantic Ocean, this ambitious smart city is being designed to rival Dubai and Monaco as a global destination for finance and lifestyle.

Properties in Eko Atlantic are still developing, but luxury apartments range from ₦1.8–₦4.8 billion, with penthouses and bespoke villas reaching beyond ₦8–₦12 billion. Corporations are also investing heavily, ensuring a mix of business and residential hubs.

“Residential apartments in Eko Atlantic are now among the most expensive per square metre in Lagos, given their built-in flood protections, high-end amenities and proximity to the financial district,” says a market analyst with The AfricanVestor.

Beyond the homes, Eko Atlantic promises self-sufficiency—independent power generation, modern road networks, and flood

defenses. For Nigeria's wealthy and international investors, buying here is more than real estate; it's a statement about being part of the future.

Lekki Phase 1 & Beyond: The Expanding Frontier

While Banana Island and Ikoyi cater to established wealth, Lekki Phase 1 has become the destination for upwardly mobile professionals and entrepreneurs who desire luxury but with a modern, youthful twist.

Here, stylish terraces, duplexes, and mini-estates dominate the skyline. Homes typically range between ₦400–₦900 million, while premium waterfront properties fetch upwards of ₦1.5–₦2.5 billion. Rentals vary from ₦10–20 million annually, making Lekki attractive to both investors and young families.

Beyond Phase 1, areas like Chevron Drive, Ikate, and Lekki Phase 2 continue to rise in value. The Lekki-Epe axis is projected to become Lagos's next luxury hub with projects like the Dangote Refinery, Lekki Free Trade Zone, and the new international airport in the works.

Abuja's Maitama & Asokoro: Power and Prestige

Luxury in Nigeria isn't confined to Lagos. Abuja, the nation's capital, offers equally prestigious enclaves for the wealthy and politically connected. Maitama and Asokoro stand out as the city's crown jewels.

Maitama, known for its serene atmosphere and lush greenery, houses diplomats, CEOs, and top politicians. Villas here sell between ₦1.4 billion and ₦5 billion, while rentals often cost ₦10–30 million annually.

Asokoro, on the other hand, is the seat of power. Many government lodges and ministerial residences are located here, driving property values sky-high. Luxury homes typically range between ₦1.5 billion–₦3.9 billion, with gated mini-estates being a common feature. For those in government or international organizations,



owning in Maitama or Asokoro is not just convenient—it's essential.

Lifestyle Beyond Brick and Mortar

What ties all these neighborhoods together is not only their architecture but also their lifestyle offerings. Luxury malls, private clubs, five-star restaurants, and exclusive schools form the ecosystem that supports these communities. Living in these enclaves means access—not just to beautiful homes but to the networks, opportunities, and privileges that define Nigeria's upper class.

Whether it is a family yacht moored at Banana Island's private jetty, a corporate executive sipping champagne in Ikoyi, or a diplomat entertaining guests in Maitama,

luxury living in Nigeria is a performance—a way of signaling arrival on both national and global stages.

Conclusion: The Symbol of a Rising Nation

Nigeria's luxury neighborhoods are more than homes; they are symbols of the country's evolution. From Banana Island's ultra-modern villas to Maitama's political mansions, each community tells the story of ambition and progress.

As more Nigerians rise to global prominence, the demand for homes that match their status will continue to grow. For the discerning, luxury living here is not just about today—it is about securing a legacy.



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HOW NIGERIANS ARE INFILTRATING THE WORLD

A Look At Nigeria's Undeniable Presence In Every Corner Of The Universe

Nigerians are making their mark across the globe. Here are some statistics that prove this:

In 2024, Nigeria ranked second after Egypt among African countries with the highest diaspora remittances, bringing in a whopping \$19.8 billion. According to 2023 statistics, over 760,000 Nigerians live in the United States, with about 476,000 of them being Nigerian-Americans by virtue of their birth.

Estimates of Nigerians in the diaspora vary widely, from over 1.7 million to potentially more than 20 million. These discrepancies arise from different methodologies and definitions of “diaspora.” Regardless of the figure, Nigeria is consistently recognized as having one of the largest diaspora populations in the world.

Interestingly, Nigerians are not just moving to Europe or America. Within Africa, large Nigerian communities thrive in countries like Benin Republic, Cameroon, and Ghana.

But for Nigerians, migration is about more than relocation, it's about impact. Across the globe, Nigerians are breaking barriers and achieving extraordinary feats. A few notable examples include:

1. Adebayo Ogunlesi, who owns five airports in the UK and is Chairman of GIP New York, a private equity firm.
2. Adebayo Adeleke, a seasoned combat veteran of the United States Army with 20 years of service.
3. Funmi Badejo, who served in the White House Counsel's Office during President Joe Biden's administration.

4. Esther Agbaje, elected into the Minnesota House of Representatives in 2020.

5. Dr. Oluyinka Olutoye, a renowned pediatric surgeon who successfully performed a groundbreaking operation by temporarily removing a baby from the womb to excise a tumor before returning the baby for the remainder of the pregnancy, an awe-inspiring medical achievement.

Nigerians are admired worldwide for their intelligence, resilience, and trademark “can-do” spirit, always complemented by warmth and friendliness.

A 2021 BBC article titled Nigeria: The Country that Loves to Overachieve suggests that the high expectations Nigerian parents place on their children from an early age may be one reason for this remarkable drive.

Whatever the reason, Nigerians are not only present in every continent but are thriving and leading in diverse fields. In every sphere of influence, they continue to justify Nigeria's reputation as the “Giant of Africa.”

Looking ahead, it is expected that within the next 20 years, there may be no country in the world without a Nigerian presence. But this raises an important question: is this truly a good thing? Do Nigerians simply love to explore the world, or is the harsh reality at home, the poverty, insecurity, and daily struggles pushing many to seek refuge abroad?

While it is important to celebrate the outstanding achievements of Nigerians in the diaspora, it is equally critical to ensure that Nigeria itself remains livable for its citizens. Migration should be a matter of exploration and opportunity, not an escape from hardship.

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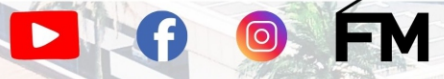


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ABUJA CREATIVE CITY: The Bold Plan to Shape Nigeria's Cultural Future

By Charis Raji

Abuja Creative City is Nigeria's newest and most ambitious cultural infrastructure project, spanning a sprawling 30 hectares (and potentially expanding to 50 hectares). It's a space where studios, galleries, theatres, co-working hubs, and lush public parks will converge to form the creative heartbeat of the capital. Located in the evolving district of Idu, Abuja Creative City signals the rise of a new kind of urban space—one powered not by oil or cement, but by imagination. Launched in March 2025, this visionary initiative is a partnership between the Federal Ministry of Art, Culture, and the Creative Economy, led by Minister Hannatu Musa Musawa, and Creative Park Limited,

helmed by photographer and entrepreneur Bayo Omoboriowo. Together, they're building more than just structures - they're building an ecosystem where Nigerian creativity can thrive and export itself to the world

Musawa describes it as a “catalyst for job creation and youth engagement,” while Omoboriowo calls it a “new economy of meaning.” And it's not just talk. The site is designed with sustainability, accessibility, and innovation at its core. Picture this: world-class sound stages, a fashion manufacturing district, digital media labs, outdoor cinemas, art plazas, and smart housing units all nestled in a city-within-a-

city. Musawa stated that the creative city would serve as a catalyst for the development of Nigeria's tourism sector, positioning Nigeria as a top destination for arts, media, and entertainment in Africa.

But what truly sets Abuja Creative City apart isn't just the infrastructure; it's the incentives. Early investors will benefit from a range of business-friendly policies: tax breaks, discounted utility services, fast-tracked business registration, and government-backed access to global export opportunities. It's a bold invitation to creatives, entrepreneurs, and cultural organizations to build and belong.

The project is also deeply symbolic. As Nigeria's cultural and creative economy continues to grow, contributing over ₦5 trillion annually to GDP, this city serves as a physical commitment to nurturing that potential. It's modelled in part after innovation-forward districts like Dubai

Media City and Johannesburg's Newtown, but retains a distinctly Nigerian pulse.

There's already momentum on the ground. Construction is scheduled to roll out in phases over the next five years, with film studios and creative classrooms forming the first clusters. Meanwhile, the Ministry is actively courting both local and foreign partners, promising that this won't be another white elephant but a living, breathing network of ideas, industries, and inspiration.

Abuja Creative City is many things: a real estate project, a policy milestone, an economic bet; but above all, it's a cultural compass. One that points to a future where Nigeria's stories, rhythms, and innovations don't just echo within its borders, they travel the world.

Because the truth is, creativity needs a home. And in Abuja, it's finally getting one.



CYNTHIA & CHARLES TIE THE KNOT

HAPPILY EVER CC

Love Is A Quiet Miracle. A Gentle Unfolding Of Two Lives Choosing To Walk Side By Side. It's Found In Stolen Glances, In Shared Laughter, In The Comfort Of Silence. It Weaves Into Memories. It Grows Not Just In The Grand Gestures. But In The Small, Everyday Acts Of Care And Kindness.

Love Is Not Perfect, It Is Patient, Forgiving, And Strong. It Carries Us Through Seasons Of Change, Grounding Us In Something Deeper Than Words. It's A Promise To Show Up, To Build A Life, Hand In Hand. Heart With Heart.

Today, We Celebrate Love in Its Purest Form, Two Souls Becoming One Story.

THEY ARE OFFICIAL

After Laughter, Late-Night Talks, and Countless Unforgettable Moments, It's Now Signed, Sealed, And Celebrated. They Are Official!

What Began As A Spark Has Become Something Beautifully Lasting.

Surrounded By The Love Of Family And Friends. Two Hearts Have Made A Promise. One That Turns A Beautiful Love Story Into A Lifelong Journey.

This Isn't Just Another Headline. It's The Beginning Of Forever.

So Raise A Glass, Cue The Confetti, And Let The World Know; They're Official, And It's The Sweetest News We've Ever Shared.

A CREAMY LOVE STORY

Charles And Cynthia's Journey Started In The Heart Of Anambra State, Nigeria, At Cynthia's Sisters Traditional Marriage When He Approached Her And Complimented Her Outfit And He Then Said "Are You The Sister Of The Bride" ? Towards The End Of The Event, He Finally Approached Her To Collect Her Phone Number And The Beautiful Creamy Love Story Unfolded In 2021.

At The Couples Interview The Groom Shared That He Had Spotted His Wife At An Event In Abuja A Month Before Their Meeting In Anambra. 'When I Saw Her In Abuja, I Was Struck By Her Elegance And Beauty,' He Said. 'Our Meeting In Anambra Sealed The Deal - I Knew I Couldn't Miss Another Chance.'

They Both Said They Were Truly Meant For Each Other As It Has Been All Shades Of Beautiful, Amazing And Off course A Learnable Journey For Both Of Them.

Report Has It That The Wedding In Celebrating Charles & Cynthia Would Be Happening In Abuja In August With A Joyous Celebration Of Love And Happiness. #C&C2025.

As They Begin Their New Life Together, They Are Filled With Hope And Anticipation For A Bright Future. Their Creamy Love Story Serves As A Reminder That God, Understanding, Patience, True Devotion, Commitment And Positivity Can Conquer All Obstacles.

The End.



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IYANU

THE WONDER OF A YORUBA THEMED CARTOON

By Tomisin Juliet Faoye

Over the last decade, Nollywood and the Nigerian entertainment industry as a whole has blossomed into a globally recognized force. Remarkable films have been produced, and the quality and depth of storytelling have steadily improved. However, one area that remains largely untapped in Nigeria is the animation industry.

Aside from a few TV commercials featuring animated characters, we've yet to see a major cartoon series emerge from Nigeria. And with our rich cultural heritage and a wealth of stories to tell, there's no doubt that we have the potential to create truly compelling animated content.

This is why the announcement of Iyanu, a new cartoon series by HBO Max and Cartoon Network, sparked so much excitement.

Set in Yorubaland and deeply rooted in Yoruba culture and tradition, Iyanu follows the story of a teenage orphan girl who accidentally activates her magical powers. With the help of two other teens, Toye and Biyi, she confronts the evil threatening her homeland and uncovers secrets about her past. She is The Chosen.

Based on Roye Okupe's comic book series of the same name, Iyanu brings to life a visually stunning Yoruba world, packed with all the action and thrill we've come to expect from top-tier animated series. The creators have cited *Avatar: The Last Airbender* as one

of their sources of inspiration and it shows. Although not a Nigerian production, Iyanu is entirely Yoruba-themed. The characters bear Yoruba names, the story is set in a place called Yorubaland, and the series draws richly from Yoruba mythology and cosmology.

Adding to its authenticity, several Nollywood stars—including Serah Johnson, Okey Jude, Samuel Kugbiyi, Adesua Etomi-Wellington, Blossom Chukwujekwu, Stella Damasus, and Shaffy Bello—voice characters in the show, making it feel like a true Nigerian masterpiece.

The theme song, *You Are*, was performed by the iconic Yemi Alade and released on streaming platforms in March this year.

Iyanu was created by Roye Okupe and Brandon Easton, and produced by Kathy Page Cowan. The production was a collaboration between Lion Forge Entertainment, YouNeek Studios, Impact X Capital, and Forefront Media Group.

The series premiered on Cartoon Network on April 5th and on HBO Max on April 6th. With this impressive animated debut set in a Yoruba-inspired world, we can finally dispel the myth that Nigerian cartoons can't be entertaining. It's clear that we have the imagination and talent, it's only a matter of training and investment.

We look forward to seeing Nollywood venture deeper into animation in the years to come. It would be nothing short of iconic.

A REVIEW OF MOSES INWANG'S DEVIL IS A LIAR

By Tomisin Juliet Faoye

Released on Netflix on August 15, 2025, *Devil Is a Liar* follows the life of Adaora Philips, a woman in her late thirties under immense pressure from her family to get married. That pressure intensifies when both of her younger sisters marry before her.

A chance encounter introduces Adaora to Jaiye, a charming young fashion designer. Despite being younger than her, Jaiye sweeps Adaora off her feet, and the two quickly marry. But Jaiye is far from what he seems. Manipulative, emotionally abusive, and a gigolo, he drains Adaora of all she has. Not only does he take her wealth, but he also orchestrates the removal of her womb, fakes his own death, and frames her for his murder, leaving her to rot in jail.

After six years behind bars, Adaora is released and discovers that Jaiye is alive, married to his “cousin,” and raising two children with her. Knowing she cannot be tried twice for the same crime, Adaora kills him and reclaims her assets, only to be dramatically arrested again in the film's closing scene.

While *Devil Is a Liar* has the potential to be deeply moving, its execution falls somewhat short. The storyline strongly recalls Tyler Perry's *A Fall From Grace* (2020). Both films feature an older woman swindled by a younger man, aided by a female accomplice, his mother in Perry's film and his cousin in Inwang's. Both women believe they have killed the gigolo after catching him cheating, and both end up imprisoned. Even the murder scenes mirror each other: Adaora repeatedly strikes Jaiye with a plank, while *Grace* bludgeons her lover with a baseball bat.

Though there are clear differences between the two films, the similarities are striking enough that viewers may find themselves constantly drawing

comparisons. Whether Inwang intended a loose adaptation of Perry's film or it was sheer coincidence, the resemblance is hard to ignore. Performance-wise, Nse Ikpe-Etim (Adaora) delivered with her usual talent, but her character lacked consistency. Adaora's personality shifts; confident at times, gullible at others, weak in one moment and brash in the next. It felt abrupt and difficult to believe. By the time she leaves prison, she has transformed into a Lagos street tout, but the transition is too sudden to feel authentic.

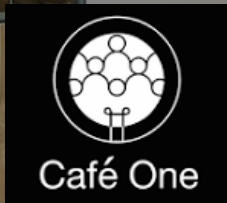
James Gardiner (Jaiye) certainly looked the part of the suave manipulator, but his Ghanaian accent clashed with his Nigerian character's name and setting. The chemistry between him and Adaora also felt underwhelming, making his eventual betrayal less shocking and more predictable. If this was intentional, the film may have been better served beginning in medias res, with Adaora narrating her ordeal from jail, and then using flashbacks to reveal the events leading to her imprisonment, much like Perry's narrative structure.

Despite featuring heavyweights like Tina Mba, Akin Lewis, Mercy Aigbe, and Nancy Isime, their roles were underutilized, leaving little impression on the story.

That said, pulling off a film is no small feat. *Devil Is a Liar* is an ambitious project, and while its flaws are evident, it still represents Nollywood's ongoing growth. It shows the industry's increasing boldness in tackling layered, emotionally charged stories.

Could it have been better executed? Certainly. But it remains a commendable effort, and one that makes us look forward to more from Moses Inwang and Nollywood's ever-evolving slate of blockbusters.





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