

# HABITAT

M a g a z i n e

*Sustainability: The New Profit Driver For Real Estate Developers.*

GREEN BY DESIGN:  
19 ECO-CERTIFIED BUILDINGS  
IN NIGERIA AND GHANA.

How NKWO Is Leading  
Nigeria's Sustainable  
Fashion Movement



**DAME (DR.) ADAORA UMEOJI OON**

Group Managing Director/ CEO Zenith Bank Plc

ARCHITECTURE | REAL ESTATE | LIFESTYLE

Summer Edition 2025

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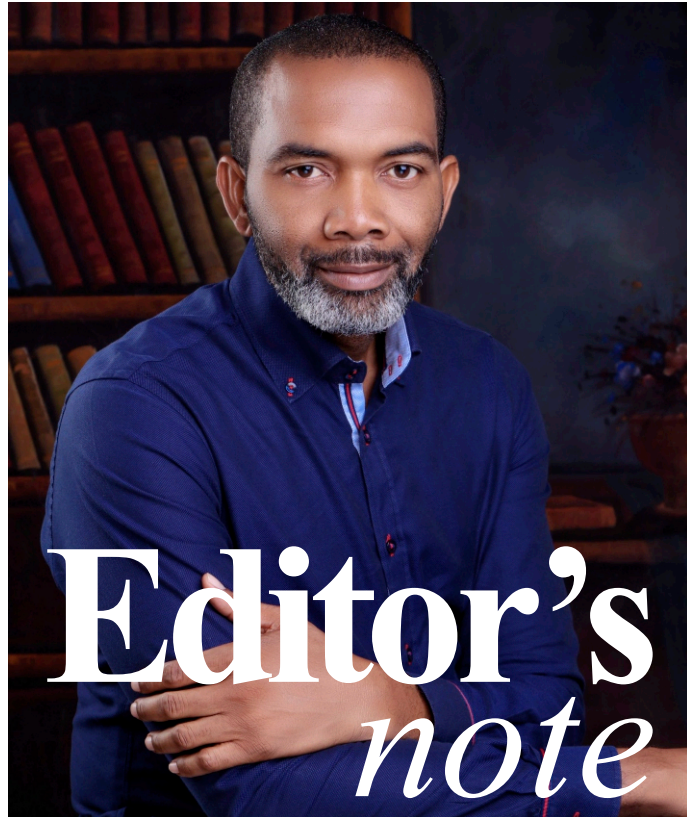
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## A GREENER VISION OF LUXURY

Sustainability is more than a trend, it's the foundation of a future we all share. It shouldn't be seen as merely an option, but as a responsibility we must take seriously.

In this edition of Habitat, we explore the powerful shift happening across real estate, design, and lifestyle as individuals and industries embrace more conscious ways of living and building. From eco-friendly developments and green technologies to sustainable fashion and mindful everyday choices, this issue celebrates innovation with purpose.

Across Africa and beyond, the demand for sustainable solutions is growing and so is the creativity driving them.

As a platform that showcases the best in real estate and lifestyle, we're proud to spotlight those leading the charge: developers adopting smart, energy-efficient systems; architects blending local materials with modern design; and individuals rethinking how we live, consume, and create.

At Habitat, we believe luxury and sustainability are not mutually exclusive. In fact, the most forward-thinking spaces today are those that honour both. Whether you're an investor, homeowner, designer, or curious reader, we hope this issue inspires you to consider the long-term impact of your choices and to imagine a greener, more beautiful future.

Thank you for joining us on this journey.

**Peter Aleogena**

Editor-in-Chief, Habitat Magazine

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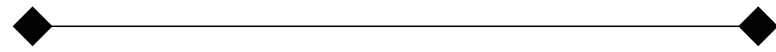
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# 35 YEARS OF EXCELLENCE



*Celebrating*

**DAME DR. ADAORA UMEOJI**

*and ZENITH BANK'S Legacy*

As Zenith Bank celebrates its 35th anniversary, we extend our warmest congratulations to Dame (Dr.) Adaora Umeoji, OON, the trailblazing first female Group Managing Director/CEO in the bank's history. Her leadership marks a defining moment in Zenith's remarkable journey, from its humble beginnings in a converted Victoria Island residence to becoming one of Africa's most formidable financial institutions.

Since taking the helm of affairs in June 2024, Dr. Umeoji has steered Zenith Bank to even greater heights. Under her leadership, the Bank posted an impressive ₦1.3 trillion profit before tax in 2024 and is on course to surpass ₦2 trillion in 2025, a testament to her strategic vision, operational excellence, and relentless drive for growth. With a consistent double-digit compound annual growth rate in both revenue and profitability, Zenith Bank continues to dominate the financial sector with strength and resilience.

Yet, Dr. Umeoji's impact extends far beyond balance sheets. She is a devoted humanitarian, championing causes that change lives. Through the Pink Breathe Cancer Foundation and the Adorable Foundation, she has supported cancer patients and advanced education for underprivileged children, particularly girls. As founder of the Catholic Bankers Association of Nigeria (CBAN), she has fostered ethical banking and community service. Her humanitarian work has earned her prestigious recognitions, including the Officer of the Order of the Niger (OON), the Humanitarian Service Icon Award, and Papal Knighthood.

At 35, Zenith Bank is not only celebrating its history, it is shaping the future. The bank's innovation-driven initiatives, like the Zenathon hackathon, have empowered tech



start-ups across sectors from FinTech to HealthTech, reinforcing Zenith's role as an engine of economic transformation.

For Nigeria's real estate sector, Zenith Bank remains a trusted partner. Its mortgage facilities help customers achieve their home ownership dreams, while its corporate and project finance solutions, including term loans, lease financing, and structured guarantees. Equipping developers and investors with the capital and confidence to bring transformative projects to life.

As we honour 35 years of excellence, we celebrate Dame (Dr.) Adaora Umeoji, a leader whose vision, compassion, and commitment to ethical progress ensure that Zenith Bank's next chapter will be as extraordinary as its first.





**REBUILDING WITH DIGNITY:  
A CLIMATE-RESPONSIVE  
VILLAGE IN NORTHEAST  
NIGERIA**

*By Ezinne Nwosu*



In the quiet flatlands of Borno State, where harsh sun and harmattan winds dominate the terrain, a new village is quietly rewriting the narrative of displacement. The Ngarannam IDP Resettlement Community, designed by Nigerian architect Tosin Oshinowo in partnership with the UNDP, offers a long-term, climate-conscious solution rooted in dignity, tradition, and resilience.

Built for families displaced by Boko Haram violence, the project includes over 500 HOMES, each carefully arranged around shared courtyards and communal areas. But these aren't temporary shelters or makeshift camps, they're permanent homes, designed to work with the land and climate.

The architecture makes smart use of SANDCRETE BLOCKS, a local building material that's cost-effective and readily available. These blocks provide solid thermal mass, helping keep interiors cool during the day and warm at night. Roofs are raised slightly above the walls to create a buffer of air, reducing heat gain and allowing for ventilation without relying on fans or air conditioning.

REED CEILINGS, a nod to traditional craft, insulate rooms and bring a touch of softness to the interiors. Openings are placed with intention, drawing in light, directing airflow,

and keeping out the harshest angles of the sun. Narrow shaded walkways connect homes, offering protection from both heat and dust.

In a region where energy access is limited, the community incorporates SOLAR-POWERED STREET LIGHTING and water systems designed for low consumption. RAINWATER HARVESTING adds another layer of sustainability, reducing reliance on scarce local water supplies.

Beyond the architecture, the project pays close attention to how people live. Homes are clustered in familiar family compounds, allowing cultural rhythms to continue uninterrupted. Spaces for women's cooperatives, learning centers, and healthcare make it a complete, functional settlement, not just housing.

What makes the Ngarannam project stand out is its thoughtful blend of SOCIAL DESIGN AND ENVIRONMENTAL AWARENESS. It restores structure to daily life, while quietly working with the realities of climate and landscape.

In a time when many humanitarian projects prioritize speed over sustainability, this village shows that lasting recovery begins with building that listens to the earth, to the climate, and to the people.



# SEA-BREEZE ARCHITECTURE A LAGOS BEACH HOUSE IN QUIET DIALOGUE WITH NATURE

By Ezinne Nwosu

They say true luxury is quiet. Located on a barrier island south of Lagos, Ishahayi Beach House whispers instead of shouting. It settles gently beneath swaying coconut palms, offering calm and reflection rather than spectacle. Designed by Studio Contra for a young client seeking coastal escape, the four-bedroom home is conscious of its tropical setting.

Nestled among more than 75 mature palms on a 6,000-square-meter plot, the house fans outward in a symmetrical plan so every room captures Atlantic views. The ground floor is elevated, creating a striking sense of arrival and framing the sweeping staircases that descend toward a deck and infinity pool.

Shapes are softened by subtle façade curves and generous overhangs, turning indoor-outdoor transitions into quiet moments. Concrete walls wear a sand-white finish and sit alongside terracotta tiles, natural stone, and timber details, chosen for their warmth and resilience against salty air.

Inside, skylight volumes and open-air choreography allow sea breezes to drift through living spaces.

Bedrooms face south to catch nighttime wind; communal areas spill onto shaded terraces, inviting gentle relaxation.

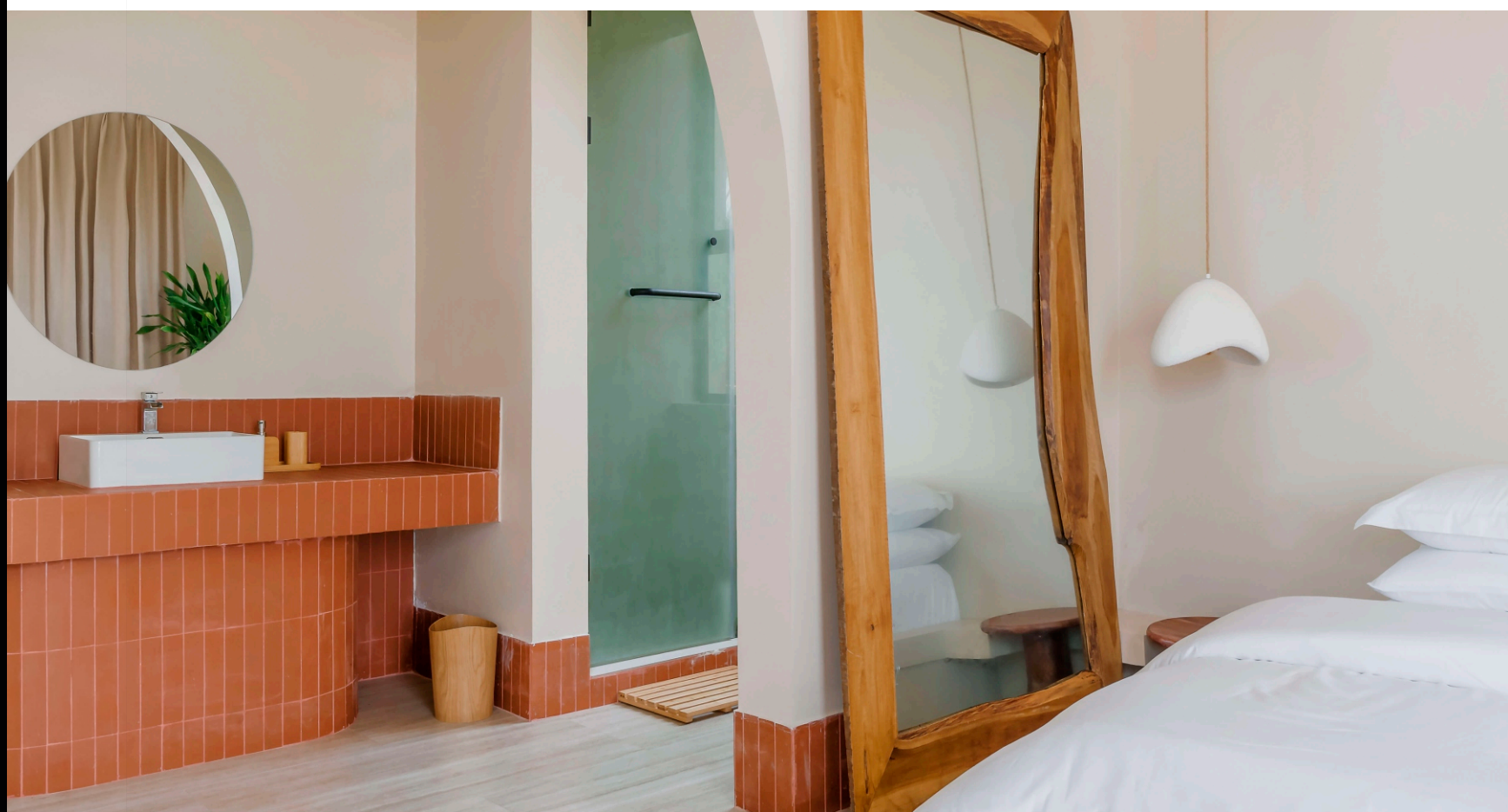
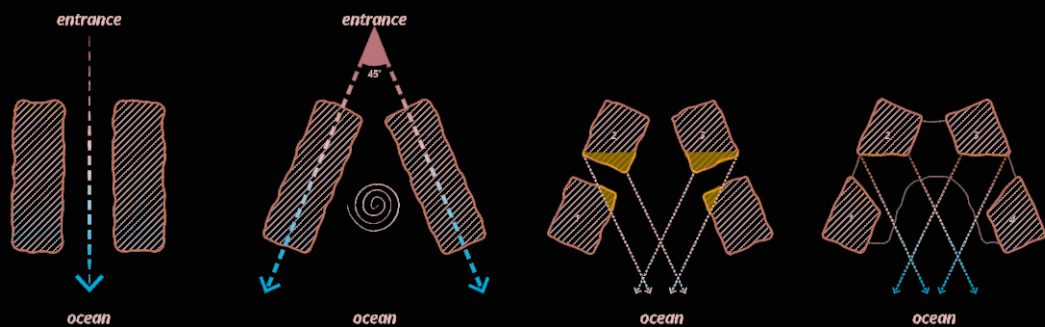
Everything from orientation to aperture positioning feels intentional, reducing reliance on mechanical cooling.

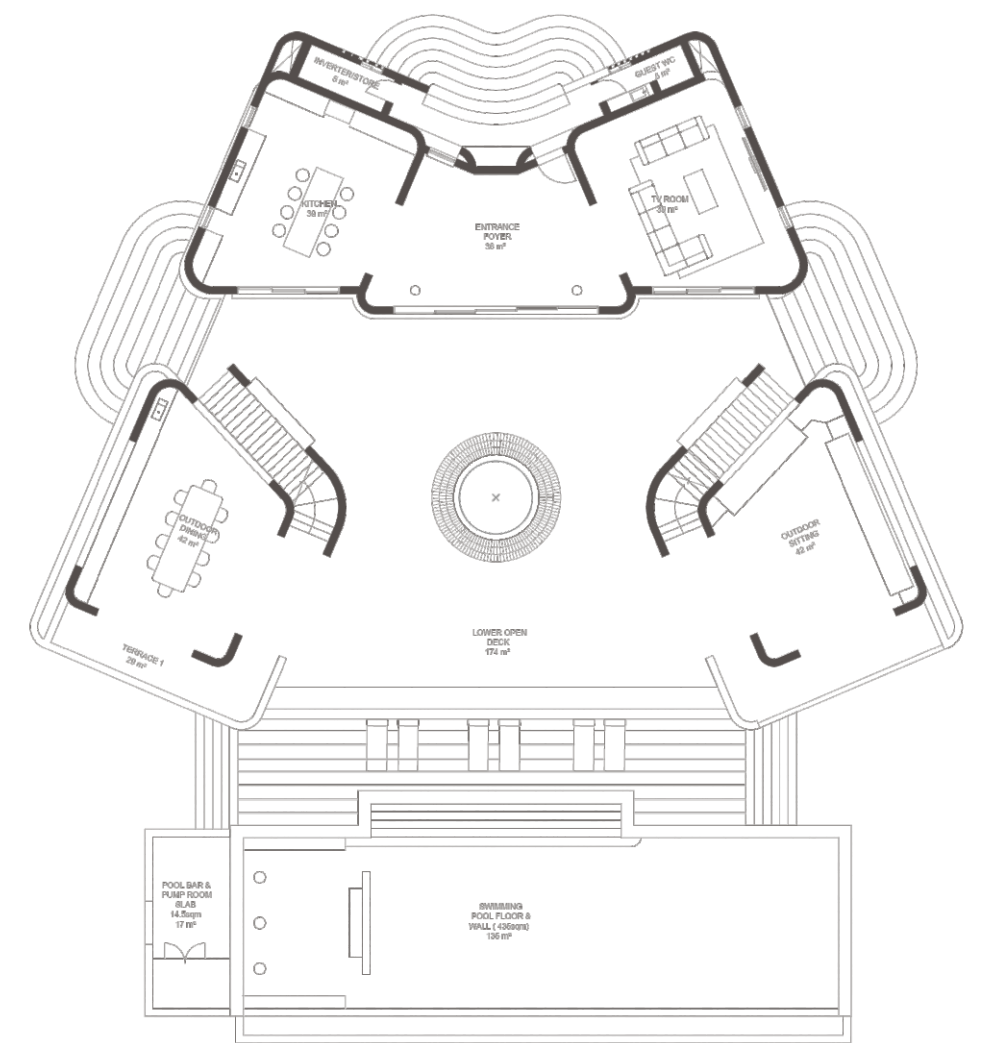
Construction was deeply logistical. With no road access, all materials and labor arrived by boat. Salt-laden humidity demanded corrosion-resistant specifications. Still, the final result is a serene, light-filled retreat that reflects a deep sensitivity to site.

The staircases themselves are central to the design. Five lead from land to the main deck; two ascend to a seaside lookout, contributing sculptural rhythm and a ceremonious procession toward the horizon-view vantage points.

What sets Ishahayi Beach House apart isn't high-tech sustainability talk, but thoughtful design decisions that meet climate and context beautifully. There are no solar panels or rainwater tanks on display, instead, comfort comes from orientation, material choice, and form. Passive performance is simply woven into the architecture.

The house listens to the land. The palms were left untouched. The dunes remain. Gentle curves, natural materials, and an elevated footprint let the building belong without imposing. Amid the noise of modern coastal architecture, Ishahayi Beach House offers a softer kind of luxury.





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HOLDINGS

*by Grenadines Homes*

# PARAMOUNT TWIN TOWERS: Redefining 5-star Living in Victoria Island Lagos

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

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

## A New Icon Rises Over Lagos

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

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

## The Art of 5-Star Living

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



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

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

## Luxury, Convenience, and Connection Redefined

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

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

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

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

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

292 Ajose Adeogun Street, Victoria Island, Lagos.

## About Grenadines Homes

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

## About Palton Morgan Holdings

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

# STERLING BANK HQ

## Nigeria's Quiet Leap into Green Commercial Architecture

By Charis Raji

In the heart of Ikoyi, Lagos, a district known for luxury high-rises and business enclaves, sits an office building that quietly defies the norm. The Sterling Bank Headquarters, completed in 2021, is not just a home for banking operations; it's a bold statement in favour of sustainability, energy independence, and corporate responsibility.

While many Nigerian commercial buildings still rely heavily on diesel generators and energy-intensive systems, Sterling Bank's HQ stands apart: powered largely by solar energy, designed for efficiency, and reflective of a new way of building in Africa's urban centers.

The 17-storey building uses Integrated Photovoltaic (BIPV) technology that turns the building into a 955 kWp solar powerhouse, blending practicality with architectural beauty. The panels are estimated to deliver about 10,500 megawatt-hours for 25 years and will generate an average of 420,000 kWh of clean energy annually, reduce over 7,000mt of carbon emissions, and also cut down the use of 1 million litres of dirty fuel diesel.

### A Building That Works With Its Climate

Sterling Towers is a high-rise office complex built around passive design principles.

Sterling Towers acts as a giant battery, which stores 2.18 MWh of electricity, with over 3000 BIPV glass modules generating circa 1 million watts of clean energy. This ensures illumination long

after the sun sets, making it a beacon of energy resilience, even after dark.

Natural ventilation is a key feature. The building's orientation and window systems reduce heat gain and allow for daylighting throughout workspaces, minimizing the need for artificial lighting during the day. By combining performance glazing with sun-shading devices, the building maintains a comfortable internal temperature without over-reliance on HVAC systems.

### 100% Solar-Powered During the Day

One of the building's most strategic features is its ability to operate entirely off-grid during daylight hours. In a city where power outages are frequent and diesel is both expensive and polluting, this is more than a green perk, it's operational resilience.

Sterling Bank's HQ relies on a rooftop BIPV system that powers the building's core functions, including lighting, workstations, HVAC, and security systems, all without tapping into the national grid. During the day, the building runs 100% on solar power. Excess energy is stored in a 2.18 MWh battery system that keeps the system running after sunset.

This resilience not only slashes operating costs but also insulates the bank from the volatility of Nigeria's energy market. It's a forward-looking infrastructure decision that reduces risk while reinforcing brand leadership in sustainability.

### Water and Material Efficiency

Sustainability goes beyond just energy.



The HQ also features water-saving plumbing systems and rainwater harvesting infrastructure. These allow the building to minimize reliance on municipal water and ensure supply for landscaping and non-potable uses.

In terms of materials, low-VOC paints and regionally sourced finishes reduce both embodied carbon and the health risks associated with indoor air pollutants.

This commitment to indoor environmental quality enhances employee wellness, which is fast becoming a metric of productivity and performance in office design.

### Why Sterling Bank Built Green

The shift toward a sustainable HQ wasn't just a design choice—it was a strategic one. Sterling Bank, known for its emphasis on innovation and ethical banking, has long been positioning itself as a future-facing financial institution.



Sustainability fits squarely within this brand ethos.

### 1. ESG and Corporate Positioning

As ESG (Environmental, Social, and Governance) metrics become more relevant to investors and customers, Sterling Bank is proactively aligning its infrastructure with global best practices. The building is a physical embodiment of its values: responsible growth, long-term thinking, and stakeholder care.

### 2. Rising Operational Costs

In Lagos, where electricity is unreliable and diesel prices are volatile, a self-sufficient building makes financial sense. The long-term savings from solar power, energy efficiency, and water reuse are significant.

Rather than chase short-term gains, Sterling Bank opted for a solution that would pay for itself over time.

### 3. Leadership by Example

By investing in a sustainable building, Sterling is sending a signal to its peers and the broader business community that Nigeria is ready for green infrastructure.

It proves that sustainable commercial design is possible, even in high-density urban areas with infrastructure challenges.

### Impact and Recognition

Though not yet LEED-certified, the building is often referenced in industry circles as a prime example of green commercial design in West Africa.

Internally, the bank reports improved employee satisfaction due to better

indoor air quality, lighting, and workplace environment.

There's also growing anecdotal evidence that the building has inspired similar initiatives among financial institutions and corporate developers, especially those looking to future-proof their investments in a volatile economic climate.

### Lessons for Developers and Architects

The Sterling Bank HQ offers a powerful case study for what's possible when design, operations, and business strategy are aligned:

a. Sustainability is not a luxury; it's a long-term asset.

b. Passive design and renewable energy are not just “nice-to-haves” in Nigeria—they're necessary.

c. Green buildings can reflect a brand's identity as strongly as logos or slogans.

### Architecture as Strategy

Sterling Bank's headquarters is more than an office building. It's a statement about the future of urban Nigeria, where buildings respond to the climate, support the environment, and serve the people who use them.

At a time when many Nigerian institutions still treat sustainability as an afterthought, Sterling Bank has quietly placed it at the center of its physical footprint.

The result is a building that doesn't just meet today's needs—it sets the standard for tomorrow.

# SUSTAINABILITY: THE NEW PROFIT DRIVER FOR REAL ESTATE DEVELOPERS

By Peter Aleogena

For years, sustainability was treated as a nice-to-have buzzword, an ideal for environmentalists, but not necessarily a priority in real estate.

That mindset is quickly changing. Around the world, and increasingly in Africa, developers are discovering that sustainable building practices are not just good for the planet, they're good for business.

Here's why forward-thinking developers are putting sustainability at the heart of their projects.

## 1. It Sells Faster and for More

Today's buyers are better informed and more value-driven than ever before. From solar-ready homes to water-saving fixtures and smart energy systems, eco-friendly features are becoming top selling points.

Developers who incorporate these elements are seeing higher sales prices and faster deal closures. In competitive markets, "green" can be the difference between a quick sale and months on the market.

## 2. Lower Costs, Higher Efficiency

While some sustainable solutions require upfront investment, the long-term savings can be substantial. Energy-efficient designs, locally sourced materials, and waste-reduction strategies not only cut operational expenses for owners and tenants, they also help developers manage costs during construction.

The result? Healthier profit margins and projects that deliver value long after

handover.

## 3. Access to Grants and Funding

Sustainable developments are increasingly attractive to both local and international financiers who want to back projects that align with global climate goals. In Nigeria, organizations such as the Development Bank of Nigeria (DBN), InfraCredit, and The Bank of Industry have opened green financing windows, while international institutions like the International Finance Corporation (IFC) and the African Development Bank (AfDB) provide dedicated funding lines for certified green buildings.

Additionally, initiatives such as EDGE (Excellence in Design for Greater Efficiencies) certification make developers eligible for concessional loans and technical assistance. Many donor-funded climate programs, including the Green Climate Fund and Sustainable Energy Fund for Africa (SEFA), also provide grants, credit enhancements, or low-interest loans to qualifying projects.

For developers, this means sustainability is not just a moral choice, it's a gateway to cheaper capital, risk-sharing mechanisms, and technical expertise that can make projects more viable and profitable.

## 4. A Stronger Brand and Investor Appeal

In a crowded market, sustainability sets you apart. A developer known for building eco-conscious, future-ready projects enjoys stronger public perception, more media coverage, and a competitive edge.

It's also a magnet for investors. ESG

(Environmental, Social, and Governance) compliance is becoming a key factor in investment decisions, making sustainable projects more attractive to institutional capital.

## 5. Long-Term Value and Risk Reduction

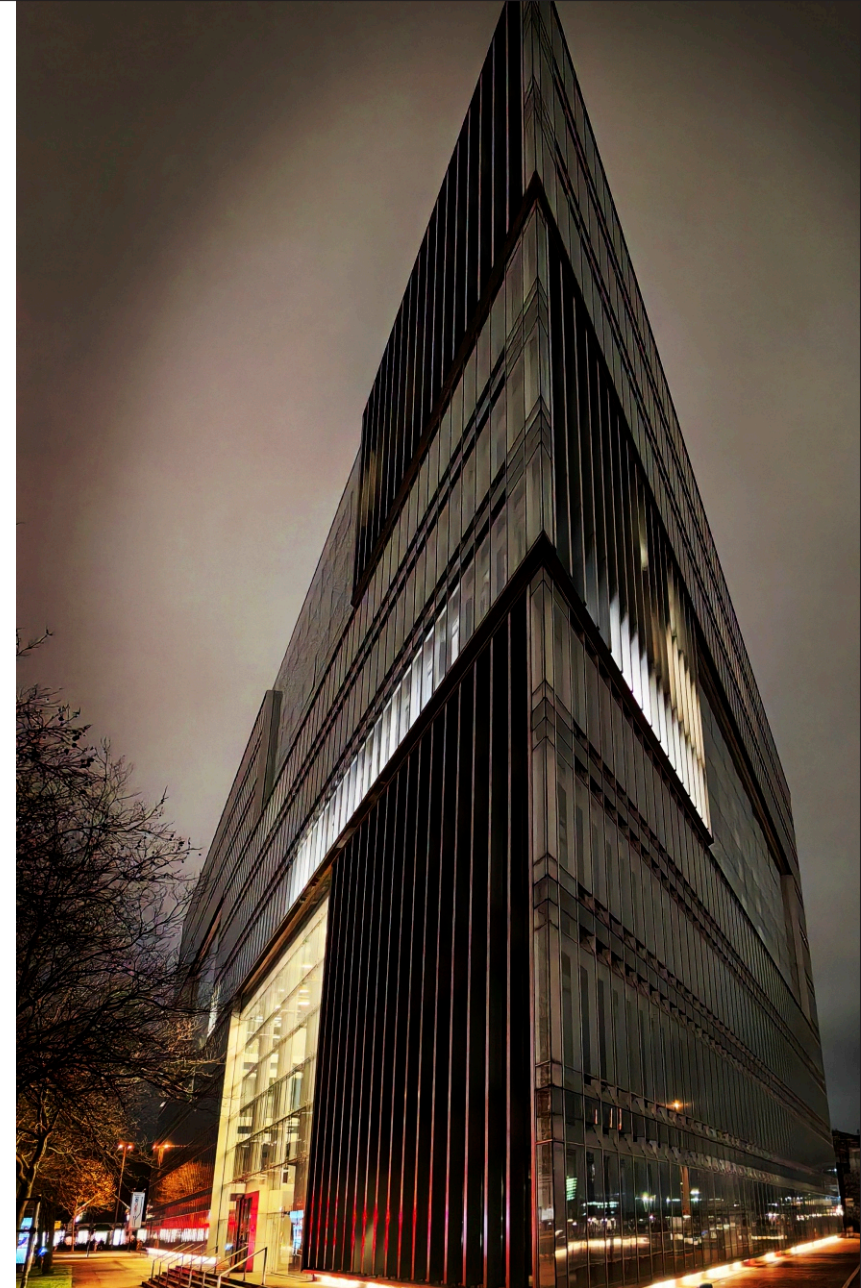
Sustainable buildings are designed with resilience in mind, they are better able to withstand extreme weather, reduce insurance risks, and lower long-term maintenance costs.

Green-certified properties also tend to hold their value longer, protecting the developer's reputation and the buyer's investment.

## Conclusion

For developers, sustainability is no longer a feel-good checkbox, it's a business strategy. It drives sales, cuts costs, attracts investment, and future-proofs your portfolio.

In today's market, building green isn't just about protecting the environment—it's about building profitability, reputation, and long-term success.





# 5 Companies Powering Nigeria's Smart Homes

By Charis Raji

From controlling your lights with a voice command to securing your home remotely, these companies are bringing futuristic living to Nigerian doorsteps.

Once the stuff of sci-fi movies and tech showrooms abroad, smart homes residences equipped with interconnected devices that can be controlled remotely or automatically are steadily becoming part of Nigeria's residential reality. Rising urbanization, a growing middle class, the pursuit of energy

efficiency, and increased awareness of home security have all contributed to the adoption of smart technologies.

While the term smart home might conjure up images of luxury estates with robot assistants, the reality in Nigeria is more pragmatic and accessible. In different cities in Nigeria, tech-savvy homeowners are embracing innovations like automated lighting, app-controlled gate systems, smart surveillance, and energy-monitoring tools.

Here are five companies leading the charge, helping Nigerians create homes that are safer, smarter, and more sustainable.

**1. SNDIAN Technology:** Smart Security & Home Automation in Abuja  
Based in Wuse, Abuja, SNDIAN Technology delivers comprehensive smart and security solutions to Nigerian homes and businesses. They proffer expertise and experience in home automation, smart lighting, surveillance systems, and software development. They offer turnkey services ranging from design and installation to ongoing maintenance.

SNDIAN's offerings include intelligent alarm systems, CCTV networks, smart locks, automated lighting and shading, and widely used mobile app controls. Unique to their approach is a smart-living philosophy that blends convenience with safety and energy efficiency, often integrating solar or backup

power options into their installations.

Operating in both residential and commercial spaces, SNDIAN emphasizes locally relevant design and technical support, making them a standout option for Abuja-based clients seeking modern, integrated smart home systems.

**2. Ritzman Smarhome**  
Ritzman Smart Homes is a Nigerian company transforming the way people live through practical, affordable home automation. With offices in Lagos (Ikate, Lekki) and Abuja (Wuse 2), the brand offers integrated solutions that bring together lighting control, smart locks, surveillance, smart mirrors, blinds, inverters, and even home cinemas, all managed through a centralized app or voice control system.

What sets Ritzman apart is its focus on accessibility. The company offers flexible

smart home packages, ranging from Bronze to Platinum, tailored to suit various budgets and lifestyle needs. These packages cover essential zones like living rooms, bedrooms, kitchens, and outdoor areas, without requiring any major structural changes. Installations are renter-friendly and easily transferable, making smart living possible for both homeowners and tenants.

Born out of a personal need to manage his home remotely, the founder of Ritzman has built a company that speaks directly to local challenges, like high utility bills and inconsistent power supply. Ritzman's smart inverters, for instance, optimize energy use and reduce electricity costs by up to 40%, offering a tangible return on investment for Nigerian families.

Today, Ritzman Smart Homes continues to serve both residential and commercial clients in major Nigerian cities, providing training, support, and maintenance that ensure long-term value. It is more than just a tech company, it's a lifestyle brand ushering Nigerian homes into the future.

**3. Schneider Electric Nigeria**  
Schneider Electric's Home Control portfolio in Nigeria offers integrated solutions for managing lighting, climate, appliances, and entertainment, primarily using advanced wiring systems like KNX or SpaceLogic protocols. These systems are designed to replace traditional wiring infrastructures in new builds or significant retrofits, enabling centralized control of home systems for residential and small-business settings.

While the consumer-facing Wiser Smart Home line has been discontinued in Nigeria, Schneider's Home Control solutions remain relevant especially in homes and luxury buildings looking for scalable automation frameworks.

These systems support coordinated operations across lights, HVAC, motorized curtains, security systems, sensors, and energy control via wired protocols like KNX or Schneider's proprietary interfaces.



Users of Home Control systems benefit from preset “moments” (e.g. “goodnight,” “movie time”) and scene management that can be triggered manually or scheduled automatically. The resulting setup supports enhanced ambience, convenience, operational efficiency, and energy savings, all with premium finishes like AvatarOn or Unica panel ranges for switches and sensors.

In practical terms, Schneider's platform is favoured for:  
a. Reliable, expandable automation across multiple functions.  
b. Integration with UPS/inverter systems, surge protection, and electric vehicle chargers A design-led approach that prioritizes aesthetics, safety, and consistent performance.

Though it requires professional setup and may come at a premium, Schneider's Home Control suite remains a robust backbone for luxury and biodigital-ready homes in Nigeria, providing the infrastructure for sophisticated smart environments even in the absence of its Wiser consumer modules.

**4. Hausba**  
Founded in 2010, Hausba Smarthomes has grown into one of Nigeria's most recognized providers of comprehensive smart home and

lifestyle technology solutions. With headquarters in Abuja, the company integrates high-end electronics and automated systems such as smart lighting, home cinema, whole-house audio, security

Their projects are renowned for their bespoke nature, often featuring fully customized systems that surpass basic automation. One notable installation involved an elite villa where Hausba engineered motorized roller shutters to protect glass curtain walls without obstructing natural light, integrated biometric access control for elevators, and UHD video distribution, all orchestrated through a Control4 interface for unified control. Hausba's approach is not only technical but experiential, aiming to transform homes into responsive, luxurious environments. Customers benefit from remote monitoring, predictive support, and a design-first ethos that balances comfort with futuristic convenience.

Ideal for high-end builds where aesthetics meet smart functionality, Hausba delivers technically advanced automation with elegance.



Their work demonstrates that in Nigeria's evolving luxury real estate landscape, home technology isn't just a feature, it's a defining element of lifestyle design.

**5. Hometronix**  
Located in Victoria Island, Hometronix Nigeria brings nearly two decades of smart-home integration expertise to Nigerian residences and commercial spaces. Staffed by a CEDIA-certified team, they offer curated automation services that range from lighting, AV, shading, and climate control to security systems and structured cabling.

Their solutions are deeply client-centred: automated scenarios like “movie night” or “bedtime mode” can be triggered via mobile apps or voice assistants (Alexa or Google Home). Hometronix also installs smart blinds, remote gate access, temperature sensors, gas and smoke detection, and even support for irrigation and multi-room audio/video setups. Customers consistently praise their quality and reliability, citing fast installation, responsive support, and affordability compared to imported systems. What positions Hometronix apart is its commitment to localized system design and efficient deployment, making high-tech home living feel accessible and intuitive for Nigerian families.

Whether you're building from scratch or upgrading a retro space, Hometronix offers a versatile, premium hardware and software package, tailored for those who seek comfort, security, and sophistication in one cohesive ecosystem.

As Nigeria's appetite for smart technology grows, these companies are doing more than keeping up, they're actively shaping the future of how we live, build, and interact with our homes. From energy efficiency to everyday convenience, smart home innovations are becoming less of a luxury and more of a lifestyle. Whether you're renovating a flat or designing a new estate, there's a smart solution out there for you and it's likely closer than you think.



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# SUSTAINABILITY

By Patrick Ogunleye

Sustainability, simply put, is the ability to maintain a certain process or state for optimal productivity indefinitely. Another way of putting it is a system that is self-sustaining. In the context of the built environment, it means maintaining a state of optimal quality and service life; it is using resources in a way that the rate of depletion does not exceed the rate of replenishment in order to ensure that there is no shortage of these resources anytime in the future. The living space must be at its optimal state of comfort, well-being, purpose and balance without compromise to environmental and natural resources. This involves balancing environmental, economic, and social considerations.

**FACT CHECK: The realities are before our eyes: The earth is a finite resource; it is a myth to assume that nothing can depreciate the earth and its resources. The earth along with human existence is facing a crisis. The earth as we know it may very well soon become the earth we once knew! These are happening now: ecological breakdown, environmental pollution, rising heat waves, climate emergency, fast depletion of natural resources, loss of biodiversity, excessive waste, wildlife extinction, health crisis, etc.**

Sadly, SUSTAINABILITY is fast becoming a buzz word. As a matter of fact, the buzz word in sustainability has in itself become a buzz word.



Everybody is talking about it but very few are doing anything about it. We need to take the buzz out of the word and the key to that is ACTION.

**Statistically, buildings alone, globally, account for approximately:**

- 40% of energy and process-related CO2 emissions,
- 50% of all extracted materials
- 33% of water consumption
- 35% of generated waste

Now those are huge numbers considering the fact that the earth is a limited resource and the self-sustaining mechanism it has is fast being overrun by human activities.

It is projected that by 2050, the global population is going to increase by 27 percent to 9.8 billion and by 2060, global building floor area is expected to double, catapulting all of the environmental, social and economic impacts associated with the built environment (UN statistics).

With such empirical statistics, it has become imperative that the built environment take the lead in mitigating these crises and enforce the transformative change needed to decarbonise our global economy. Sustainable built environment is no longer an option or a luxury, but a critical and urgent need poised to play a critical role in proffering solution to the harmful effect of climate change occasioned by human activities. This will work to create thriving, resilient, healthy, sustainable communities, and drive economic growth.

**Sustainability can be considered from 4 key aspects:**

- **Environmental:** Conservation of natural resources: land, air and water; we should not harvest faster than we replenish. Especially in urbanisation, alternative means of development should be embraced in order to reduce depletion of natural resources. Minimizing pollution is essential to promote healthier lifestyles and reduction of waste.
- **Economic:** Ensuring access to resources

and promote economic viability across all strata thereby enabling civic responsibilities and commitment to best practices.

· **Social:** Combating social inequities and ensuring access to resources across cultural, ethnic, religious, social strata, thus creating viable, healthy, safe and interactive communities.

· **Governance:** Policies and control. This provides a functional and balanced operational framework and ensures that environmental and social considerations are integrated into business practices

**We must go GREEN!**

If sustainability has a colour, it is Green! At the heart of sustainability in the built environment is Green Architecture.

*“Green building is an approach to designing, constructing, and operating buildings that minimizes their environmental impact and enhances the health and well-being of occupants. It encompasses the entire building lifecycle, from planning and design to construction, operation, and demolition. Green buildings prioritize resource efficiency, including energy, water, and materials, while also minimizing waste and pollution”.*

**Key Principles of Green Building and Sustainable Urban development**

**Urban planning:**

The urban space must be well planned to enhance and promote healthy interaction between man and nature.

The Urban Heat Island effect is a phenomenon where heat is trapped in urban spaces thereby making them experience higher temperatures than surrounding rural areas.

Hardscapes, building envelopes and high-rise building proximities trap heat and prevent free air circulation thereby raising temperatures. Emphasis should be made on green spaces such as gardens and parks, using High Albedo materials as well as proper planning and placement of buildings in the urban space.

### **Sustainable Site Selection:**

In the built environment, sustainability considerations start from land acquisition. Securing the right land, the right way for the right purpose plays a key role in the long-term sustainability journey. Government policies and legal frameworks guide this process of land acquisition within the boundaries of socio-cultural considerations.

A well-planned urban design considers proximity of residential spaces to commercial, recreational and business spaces. The less time it takes to travel from residence to places like the market, place of worship, schools, offices, parks, malls etc, the better and more sustainable the system. More emphasis should be placed on non-fossil-fuel based means of transportation to foster cleaner air and less hard surfaces for vehicular mobility which reduces the Urban Heat Island (UHI) effect.

Sustainability in construction isn't just about choosing greener materials, it's about improving efficiency, reducing waste, and making smarter decisions throughout a project's lifecycle. It is about reducing the environmental impact of construction and demolition while maintaining economic and social responsibility which also spans through the life cycle of the building.

From using energy-efficient materials to adopting circular economy principles, the word 'sustainability' covers a wide range of strategies that strive towards meeting environmental demands, along with improving project outcomes.

### **Sustainable Design**

A well-designed urban space meets the need of the stakeholders and drives down the indicators of climate change. Sustainable design also known as 'green design', is the practice of designing with the intention of bringing to a minimum, negative environmental impacts.

This not only aligns with the sectors net-zero objectives but also presents compelling long-term advantages for urban

development.

### **Durability**

Nothing beats quality. It may be costlier at inception however, it becomes cost effective in the long run. As the industry's perspective shifts away from new builds towards retrofitting and adaptive reuse, build quality has never been more important.

This principle emphasises the use of robust materials and construction techniques that can withstand the test of time. By prioritising durability, we ensure that both new and existing structures remain resilient, reducing the need for frequent maintenance and replacements.

This includes the use of materials designed to withstand weathering, corrosion and degradation, as well as being able to support high foot-traffic or extended use.

### **Resource and Energy Efficiency:**

Use of localized materials. Technology can be imported but native identity should be retained.

Technology, at its best, should be an enhancer and not a replacement. It is worthy of note that sustainability can significantly be enhanced if culture and raw materials natural to a particular location are developed and adapted to buildings rather than replaced or done away with.

It involves reducing consumption of energy, water, and materials throughout the building's lifecycle and using energy-efficient appliances, insulation, and renewable energy sources like solar panels, windmills etc. In addition, implementing low-flow fixtures, rainwater harvesting, and greywater recycling systems, sensors for lighting, air conditioning and water faucets.

### **Environmental Protection:**

Minimizing pollution (air, water, noise, land) and reducing the building's carbon footprint is a 'no brainer' in sustainable urban development. Implementing strategies to minimize waste during construction and throughout the building's life cycle forms a vital aspect of going green. Utilizing sustainable and locally sourced materials



with low embodied energy significantly reduces the overall burden of carbon emissions in the built environment.

### **Waste Reduction**

Waste reduction refers to the continued implementation of processes and strategies that minimise waste during the entire construction of a project and the lifecycle of the building. It promotes the need for recycling and the use of recycled materials, whilst also dissuading new-builds where possible

Unfortunately, an industry-wide philosophy of 'demolish and start again' has led to a culture which frequently overlooks the importance of a circular construction process.

By focusing on retrofits, adaptive re-use, adhering to the waste management hierarchy (Reduce. Reuse. Recycle. Dispose) and adopting a structured approach, we are on the right track to minimising waste.

### **Sustainable Transportation**

Vehicular emissions from fossil fuel cars remain a significant indicator in the climate change crisis. Alternative forms of mobility such as electric cars, rail transportation, subways, mass transportation, cycling and walking should be emphasised and encouraged in order to mitigate against this.

### **Health and Wellbeing:**

Healthier indoor environments can be



achieved through improved air quality, natural light, right ambience of artificial light, quieter indoor spaces, optimal indoor temperature and access to green spaces. This can be achieved, amongst other things, through optimizing natural ventilation, daylighting, and air filtration systems.

Whilst the feasibility of effective natural airflow and ventilation will always be location-specific, there are several design features that can aid in improving indoor air quality and airflow.

#### **Water Conservation**

The construction sector is infamous not only for its high level of energy use, but also its water consumption. In an effort to become greener, many in the construction industry have developed new processes for more sustainable use of water throughout the building process. In addition, smart control measures such as sensors in water faucets have become a necessary inclusion in habitable buildings to further reduce waste.

#### **Sustainable Building Materials**

Sustainable building materials include all products that are selected, produced and integrated efficiently to minimise environmental impact.

This includes using materials that have been created using renewable or recycled materials, produced with minimal waste output and those that are designed for long-term use and reusability.

In addition, it should be noted here, that the use of local building materials is to be preferred to foreign or imported building materials in order to achieve sustainability.

From the design stage through the life cycle of a building, sustainability actions must be weaved into every inch of the process. Beyond the hardware of construction, the software of social habits and human lifestyles play a fundamental role in the overall considerations of sustainability.

To say a lifestyle change is absolutely necessary and highly under-emphasised is putting it mildly. Much waste is being generated by daily living habits and this puts significant pressure on the environment. From one waste polythene bag to a massive landfill of debris, each careless human action adds to the burden.

Sadly, a larger percentage of the human population are totally in the dark when it comes to climate crisis. Very few have an inkling as to what their daily lifestyle does to the environment. It is a common cliché to say that tiny drops make a mighty ocean; so do individual lifestyle changes make a global difference in promoting sustainability.

The earth has been given to us, we didn't create it, we came and met it. So like every product invented and produced, a manual for optimal productivity accompanies the product. Strict adherence to the manual is key to getting the full benefit of the product. Earth has its manual. We must extract it from what the environment is saying to us now.

The more we remain indifferent to the guidelines in this manual, the more damage we cause. Everybody wants to survive and live optimally and make the most of their time here on earth; sustainability, therefore must be everybody's responsibility.



## The Green Dream: We're Building Smarter, and Every Drop counts!



You know, living in the big cities in Nigeria can be fantastic, but let's be honest some parts of our environment, especially now during rainy season, can be very disappointing when you look outside your window, so much more can be done. I'm referring to flooding, power cuts, poor / badly maintained property facades, damaged roads, blocked drainage, traffic and our constant battle with waste, it can all feel overwhelming. The bright side is something exciting is brewing, something that's got real estate professionals buzzing and the eco-conscious community feeling hopeful. The information on the great vines is Nigeria is slowly but surely going green, with its buildings, growing number of smart cars and its energy alternatives, the focus is all about making our lives better, one smart decision at a time.

Just last Wednesday, on my radio show, "Real Estate Matters", hosted by Real Estate Doctor and myself, King Rei Realtor on Super FM 92.7; a fantastic, and informative real estate radio show that airs every Wednesday from 11 am. Well, my co-host, a seasoned real estate professional and I were talking about how the game is inevitably changing.

He said while on air; "It is no longer just about brick and mortar; it's about building for the future. And in Nigeria, Lagos especially, that future is green." He highlighted how clients are increasingly asking about energy and water conserving options, alternative energy sources, water storage and roof drainage features, not just as a luxury, but as a practical necessity.

We discussed the fact that homes and offices across Nigeria are starting to look different. They are being designed to be more energy and water efficient, letting in more natural light, better ventilation with smart and energy efficient lighting.

I went for a property viewing early last week, a grade A office building along Adetokunbo in Lagos, and from the view all the properties in the immediate surroundings had solar panels across their entire roofs. Not to mention the growing number of smart cars seen along the roads in Lagos. Imagine a house that keeps itself cool even when the sun is blazing, thanks to smart ventilation and shading. Or imagine a new development powered partly by solar panels, cutting down those crazy electricity bills. It's not just a fancy concept; it is fast becoming a reality, because it makes economic sense and simply improves our comfort. And then there's the waste challenge in construction, one of our callers on the radio show mentioned how the old ways of just dumping everything are out. Now, we're seeing builders getting clever, recycling demolition debris, using materials with less environmental impact.

We are seeing neighborhoods with homeowners asking developers to do better. LAWMA is also very efficient in Lagos, and most states have similar waste pickup & disposal systems. It is all about a "circular economy" where less goes to waste and more gets reused. It's a win-win for our pockets and our environment.



The part that really gets me nodding is talking about rainwater harvesting. In the past, and in rural areas, rainwater harvesting was a norm, however urbanization led to so many ignoring the art of rainwater harvesting, and it is refreshing to see it trend now, not just locally but globally, and I look forward to it being more than a trend. In a city like Lagos, where we often battle too much water on the streets, I mean flood during rainy season, it is good to know some people are bringing back, eco-conscious habits!

Picture this: your property has sleek, discreet tanks that collect rain drops instead of letting it just run off, and you're using it to flush your toilets, wash your car, or keep your garden looking lush, not to mention the benefits of purified rainwater on the skin. It's a game-changer for water conservation, and it eases the pressure on our public water supply. Every drop we capture, and reuse is a drop less we need from the tap, and a drop less contributing to street floods!

This green movement isn't just a spontaneous thing either. Our government is stepping up! There are growing pushes for policies that encourage these practices. For instance, the National Building Code (NBC) and the Nigerian Building Energy Efficiency Code (BEEC) are increasingly emphasizing energy-efficient designs and sustainable material use. While full enforcement is a journey, the direction is clear. Plus, bodies like the Green Building Council of Nigeria (NGBC) are working hard to set standards and promote certifications like EDGE & LEED which tells you a building is designed to use at least 20% less energy, water, and materials.

These new policies and frameworks are giving developers a clear roadmap to build smarter. We have large corporations investing in sustainable buildings like the Sterling Towers and others, setting a standard for growing enterprises to aspire to. International Real Estate Federation (FIABCI) is also involved, educating professionals through conferences like the World Real Estate Congress held in Lagos this June 2025. The congress featured Real Estate Developers Association of Nigeria (REDAN) members, government officials and other real estate professionals discussing the policies for a green and sustainable Nigeria, and the role real estate professionals play in this green future.

And let's not forget our own part, because all this green building effort can be undermined by one simple thing: littering. I mean, imagine a beautiful, eco-friendly building surrounded by rubbish! It's not just ugly; it blocks our drainage system, making those flood issues even worse, poisons our lagoon and makes our water bodies filthy. The single bottle tossed carelessly on the streets counts, when a million others or more do the same.

**Make the effort so your waste is not a part of the many poorly disposed waste littering the streets and blocking the drainage systems in our homeland.**

Blocked drainages contributes to flooding, which leads to traffic, diseases, air pollution and so many others. It is about personal responsibility. A green building is only truly green if the people living in and around it respect the environment. Simple actions like putting your trash where it belongs, or joining a community clean-up, make a massive difference. Another green leading corporate entity in Nigeria is Coca-Cola bottling company, they have invested in recycling and provide bottle recycling incentives, there are others that can be found, helping us go green one bottle at a time.

So, this eco-revolution in Nigeria isn't some distant dream. It's happening now, driven by smart professionals, committed and informed citizens, and supported by new policies.

It is about building properties that are not just profitable, comfortable and beautiful, but also kind to our planet and our wallets. It's about creating a Nigeria we can all be proud of, one responsible decision, and every precious drop of rainwater, at a time.

**Lady Rei Obaigbo**  
CIPS, GREEN, PSA, SRS, ABR®, ACIM, arpa.  
A Realtor practicing in Lagos, Nigeria,  
Certified International Property Specialist,  
Green Building Advisor,  
Property Pricing Strategy Advisor,  
Sellers Representative Specialist,  
Accredited Buyers Representative,  
Chartered Marketer, PR Crisis Manager,  
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# BUILDING TRUST AND INTEGRITY: THE QUIET STRENGTH OF PRINDEX PROPERTIES

In the ever-changing mega network of Lagos, where real estate ambition is as abundant as the city's bustling energy, one company is powering a steadier path that blends innovation with a deep respect for people, places, and long-term value.

**Prindex Properties**, a real estate development company with over a decade of experience, is not driven by hype. Instead, it is quietly building apartments with relationships and a bank of trust. Operating mostly within the Lagos metropolis, and now stretching its footprint beyond, Prindex has carved an image in delivering upper mid-market residential apartments.

Noteworthy, it's not just about building and selling Prindex designed homes that people want to live in, Prindex stays involved beyond the marketing and transaction process, to maintenance, property management, tenancy management, and re-sale of properties. For Prindex, it's a full-cycle approach: from development to sales, to property management with rental income options for investors.

**What Sets Prindex Properties Apart:** An Image built on more than constructions. What sets Prindex apart is beyond the number of buildings it has completed (over 150 units and counting), but its operating philosophy. Prindex Properties possesses intentionality in how it talks about its work, through its core trust and values, ranging from people to the projects, and peace of mind.

The company works around strict ethics, in a market that too often rewards shortcuts. Yet Prindex continues to take a longer view, as it resides in valuing client trust over speed, and quality over quantity. Prindex has now grown a portfolio of well-built homes and loyal investors.



## Inside the Projects

Each of Prindex's developments has its own dynamics; a design language that speaks to comfort, reliability, and urban rhythm.

● **Apple Place**, located at Osapa-lekki, Lagos, a 38-unit estate, is a three-block development of two and three- bedroom apartments, fitted with kitchens and high-spec amenities. It's designed for those who want city living without the chaos.

● **Dream Place**, sits quietly behind Evercare Hospital in Lekki Phase 1, Lagos. With just, 16 units of 3 bedroom apartments, it's intimate and intentional, offering spacious layouts, relaxed staircases, and a feeling of calm that belies its central location.

● **OakSide Mews**; in Yaba brings a touch of modern community to one of Lagos's liveliest neighborhoods. With 35 units of 2 and 3 bedrooms apartments a pool, gym, standby generator and a dedicated transformer for power, it's a place that feels grounded in the future.

Together with the above, other developments such as Zenville One, M14



Apartments, A28 Apartments and so on, speak about a company quietly reshaping how residential living in Nigeria should be thoughtful, secure, and designed for the test of time.

## Behind the Walls

At the heart of Prindex's success is its people, comprising a team of professionals drawn from architecture, engineering, finance, sales, Estate Surveyors and project management. They bring to the table a shared expertise and the belief that good homes should not come at the cost of integrity. Over the years, this culture has attracted serious partners and institutional investors, from institutions such as the Nigerian Institute of Architects (NIA), International Real Estate Federation (FIABCI), United Capital Trustees, Oreime Communications, GTEL, Blueline Urban Projects, and MODD Management, to name a few.

*The message is clear: **Prindex isn't just building properties, it's building confidence.***

Prindex Properties stands out by doing the quiet, hard work of real development, which is the kind that endures long after a project is complete and one that offers peace of mind.

And in a city like Lagos, that might just be the most valuable feature of all. With investors from all over the world, and representing property agents in California, London, and other parts of the world, Prindex Properties also guides its international investors on the financial road maps for local real estate investments, one that is trusted both locally and internationally.



www.prindexproperties.com | +2349061584749 | @prindexproperties



The Wings Towers, Victoria Island



One Airport Square



Alpha 1 Towers, Eko Atlantic City

# GREEN BY DESIGN:

## 19 Eco-Certified Buildings in Nigeria and Ghana

By Charis Raji

As African cities expand and densify, the spotlight is shifting to how we build, not just how fast. From hospitals and office towers to housing estates and creative campuses, a growing number of buildings in Nigeria and Ghana are embracing sustainability at their core. These structures aren't just architectural feats—they're proof that green design is not only possible, but increasingly essential in

our climate reality.

### What Makes a Building 'Green'?

Green buildings go beyond aesthetics or trend—they reflect a shift in mindset about how architecture can serve both people and the planet. At their core, these buildings are designed to reduce environmental impact, operate more efficiently, and create healthier spaces for occupants.

Energy efficiency is a key starting point. A green building is constructed to consume less power, often through thoughtful orientation, insulation, and smart systems. This could include solar panels, natural ventilation, motion-activated lighting, and energy-efficient appliances. These measures not only reduce utility bills but also help lower the building's carbon footprint.

Water use is another major factor. Green buildings often incorporate systems that collect and reuse water, like rainwater harvesting and greywater recycling. Fixtures are typically low-flow, and landscaping is designed with drought-resistant or native plants to minimize irrigation needs. The result is a building that respects one of our most precious and threatened resources.

Materials used in green buildings are also carefully considered. You'll find a preference for low-VOC paints and adhesives, as well as recycled or locally sourced materials, and construction methods that generate less waste. These choices are safer for both the environment and the people who live or work within the space.

Indoor environmental quality matters, too. A truly green building lets in more natural light, allows for fresh air circulation, and uses materials that promote healthier indoor air. This makes the space more pleasant and productive, especially important in workspaces, schools, hospitals, and homes.

To ensure accountability, many green buildings pursue certifications such as LEED (Leadership in Energy and Environmental Design) or EDGE (Excellence in Design for Greater Efficiencies). These standards offer measurable benchmarks across energy, water, materials, and occupant well-being, allowing buildings to demonstrate their environmental performance in clear terms.

In the end, a green building isn't defined by a single feature - it's a holistic approach to design. It's about building with intention, efficiency, and care for future generations. Whether it's a towering office complex or a

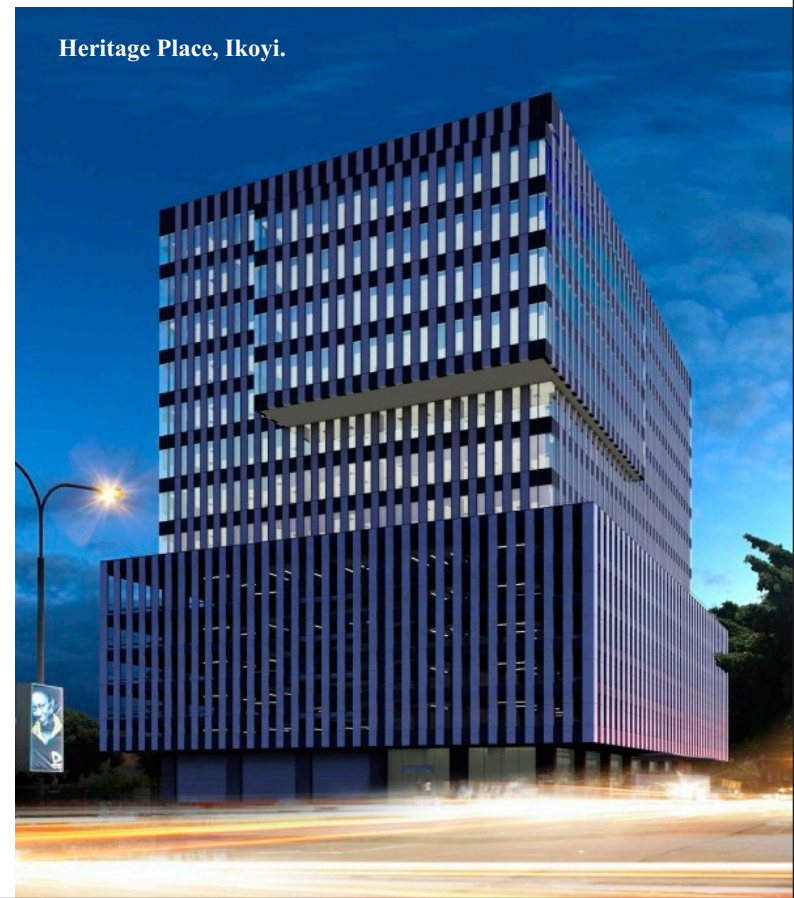
modest housing unit, what makes it green is the mindset behind it: a commitment to sustainability at every stage.

For this list, we highlighted buildings that have received recognized certifications such as EDGE (Excellence in Design for Greater Efficiencies), LEED (Leadership in Energy and Environmental Design), or local equivalents. These buildings demonstrate significant progress in areas such as energy use, water conservation, material efficiency, waste reduction, and overall environmental performance.

### 10 GREEN AND CERTIFIED BUILDING PROPERTIES IN NIGERIA

#### 1. Heritage Place, Ikoyi.

A 14-storey building situated on Alfred Rewane Road, Ikoyi, Lagos. Heritage Place is the first LEED-certified building in Nigeria and consists of 14 floors of 15,736sqm of office space over 8 floors and about 350 parking bays. The building has sustainable features like suspended ceilings, raised floors, a 30 - 40% reduction in energy use, a double volume reception, grade A offices, low energy consumption to reduce operational costs, automatic presence detectors or sensors and high efficiency lighting.



Heritage Place, Ikoyi.

## 2. Nestoil Tower.

This is a 15-story mixed-use building owned by Nestoil Limited, located in Victoria Island. The building attained the LEED standard certification (Core and Silver) rating in December 2015.

With a total gross floor area of 32,300m<sup>2</sup>, with emphasis on its water and efficiency and promotion of renewable energies and the use of LEED-compliant, sustainable materials, like recycled materials, low VOC emission materials and regional materials, during the planning and construction.

## 3. Stanbic IBTC Towers.

Commissioned on the 2nd of February, 2024, the Stanbic IBTC Towers currently has a 4-star design stage green building from the Green Building Council of South Africa (GBCSA), making it the first Nigerian building project registered and certified by the GBCSA.

The building has sustainable features like a dedicated lifestyle floor, a wellness centre, reduced water consumption by 51%, the operation Switch Off and Unplug initiative and installed LED bulbs for energy efficiency.

## 4. The Wings Towers, Victoria Island.

Wings Towers comprises 27,000 square meters of investment-grade office space. Blessed with beautiful panoramic views of Lagos and to floor-to-ceiling double-glazed facade, Wings Towers doubles as twin towers that stand as a display of sustainable development in Victoria Island.

The building has sustainable features that encourage recycling, green roofs that reduce heat, water-saving fixtures and energy-efficient lighting.

## 5. Cornerstone Tower, Oniru.

The Cornerstone Tower is a 12,000m<sup>2</sup> building, developed by African Capital Alliance (ACA) and Cornerstone Insurance, and also designed by Delano Architects.

The building has green features that ensure

the conservation of natural resources. The building has features like high-minimal performance glass, motion sensor lights that reduce energy use and energy-efficient air conditioning, insulated roof, reduced window-to-wall ratio, water-efficient urinals, a variable refrigerant flow (VRF) system and lighting controls for staircases, corridors and occupancy sensors.

Cornerstone Tower received an IFC Excellence in Design for Greater Efficiencies (EDGE) provisional certification as a green building.

## 6. Alliance Place, Ikoyi

Developed by Edimara Properties Limited, Alliance Place has received final EDGE certification from Sintali-SGS. The building has sustainable features that include higher thermal performance glass, variable refrigerant flow (VRF) system, low-flow faucets and water-efficient water closets, energy energy-saving lights.

## 7. Bluewater Lagos, Lekki.

Bluewater is a three-phase, mixed-use building development situated in Lekki Phase 1. The first phase is a 17-story residential tower and has some facilities, including a landscaped recreational park, a tennis court, ground-floor ancillary spaces, and a children's playground.

The building is designed to be resource-efficient, which lowers its carbon footprint and saves a ton on utility bills. Some of the building's sustainable features include thermal performance glass, cooling systems that reduce the building's/apartment's energy use and low-flow faucets and dual flush water closets that reduce the building's water consumption.

## 8. Peridot Parkland Estate, Badagry.

Owned by EchoStone, Peridot Parkland Estate represents 251 houses that have been constructed in Africa. EchoStone's set out a plan to construct about 182,000 EDGE-certified homes by 2023.

Each building in Peridot Parkland is



The Wings Towers, Victoria Island



Nestoil Tower

constructed using cellular lightweight concrete that trumps traditional concrete, low-flow faucets, energy energy-saving lights.

## 9. Alpha 1 Towers, Eko Atlantic City

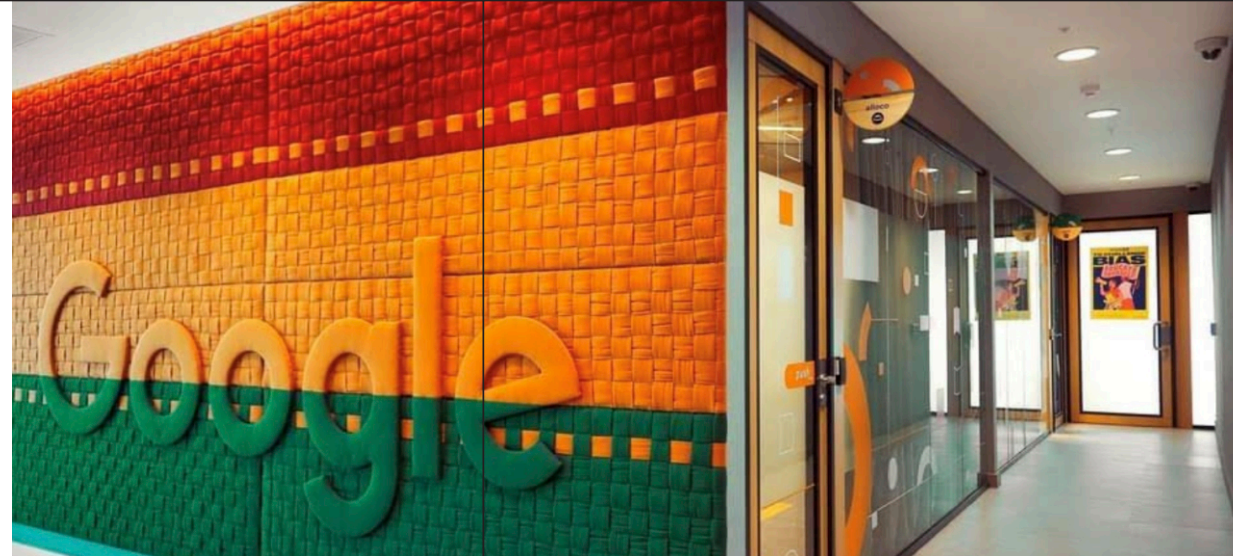
The Alpha 1 building utilizes resource-efficient features and technologies that reduce its environmental impact. Some of the building's sustainable features include roof insulation, smart metering and building management systems, heat recovery technology, and an energy-efficient air conditioning system. Alpha 1 has received final EDGE certification from Thinkstep-SGS.

## 10. InfraCredit Office Building

InfraCredit, an 'AAA' rated specialized infrastructure credit guarantee institution backed by the Nigerian Sovereign Investment Authority, got EDGE-certified sometime in 2024. As part of the EDGE Advanced Green Building certification, they achieved the following: 58% energy savings, 44% reduction in water use, and 53% lower embodied CO<sub>2</sub> in building materials. Features include natural ventilation, low-flow fixtures, and energy-efficient lighting, highlighting the value of certification in mainstream corporate real estate.



Ghana Ridge Hospital

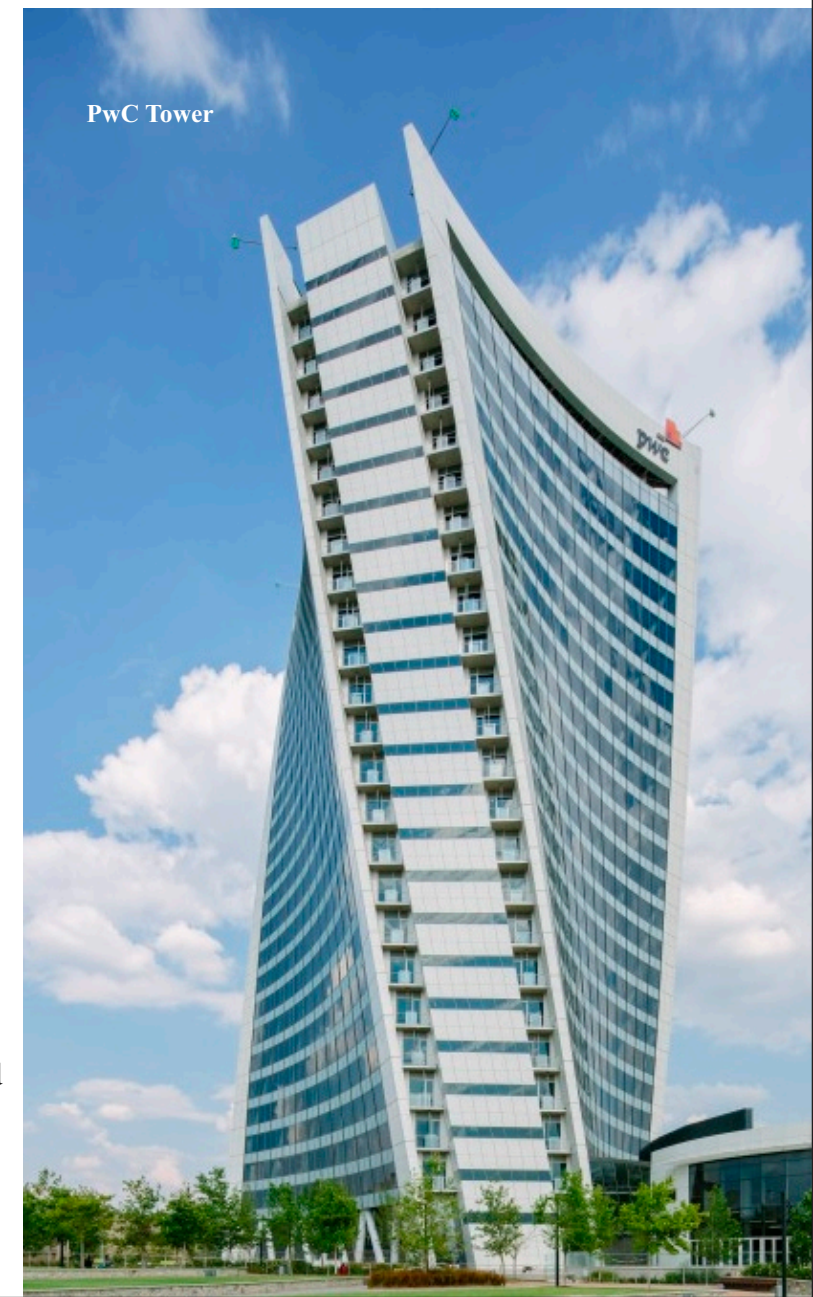


controls temperature in every space, and a specialized waffle slab flooring designed to produce greater strength while using smaller amount of concrete and steel.

**5. Ghana Ridge Hospital**

This project was the first in Africa to receive a LEED accreditation, earning a Silver rating. The hospital was constructed out of concrete, wood and steel - materials indigenous to Ghana's building materials and the combination of the materials created a palette of bold layers, colours and patterns, including a striking metal filigree that invokes the Kente cloth.

Taking cues from Mother Nature, Ghana Ridge Hospital provides passive cooling, solar water heating, daylight harvesting, shading, and locally sourced light-colored exterior materials that reduce solar gain.



PwC Tower

**9 GREEN AND CERTIFIED BUILDING PROPERTIES IN GHANA**

**1. Rehoboth Knightsbridge, Kwabenya, Accra**

Rehoboth Knightsbridge is a luxury housing project consisting of 1,700 apartment homes and features a sauna, recreational facilities and a commercial area. The community was built from materials that require 50% less energy to manufacture, transport and install as compared to materials used on other buildings in Accra.

The building complex has received an EDGE certification to demonstrate IFC's (International Finance Corporation) commitment to supporting a greener and more inclusive post-pandemic economic recovery.

**2. One Airport Square**

Spanning across 17,000 sq ft, One Airport

Square is a mixed-use space that consists of a 9-story office block and has the ground floor designed for commercial activities. The building was executed as a complex and innovative design and features a striking facade and intricate geometric patterns that signal meticulous planning.

One Airport Square was rated Ghana's first Green Star-rated building from the Green Building Council of South Africa (GBSCSA), which sets it as a benchmark for eco-friendly development in the region. The building's climate control system evenly distributes cool air through the floating floors. There are low-flow systems and technologies that reduce the duration of water delivery to reduce drinking water consumption.

**3. Google Office, Accra**

The Google office was designed and brought to life by the South African architectural firm

Boogertman + Partners Interiors, and also serves as a pioneering Artificial Intelligence Research Centre in Africa. The Google Office sits on 1,217 sq m and has a LEED certification.

**4. PwC Tower**

Ghana's PwC Tower has been certified with an EDGE certification by an internationally recognized green building certification system operated by the International Finance Corporation (IFC). The PwC Tower is one of Ghana's first ultra-modern commercial spaces to receive an EDGE certification and is also a benchmark in sustainability for upcoming developments.

Apart from the tower offering high quality Grade A office spaces, there's the use of advanced system of waste management that reduces consumption of mains water, a modern and integrated energy-saving HVAC system that filters air, replenishes oxygen and

### 6. Radisson Blu, Accra

The Radisson Blu Hotel in Accra is the first hotel in Africa to receive IFC's EDGE green building certification.

### 7. Ghana National Petroleum Corporation (GNPC) Headquarters

The GNPC Headquarters is an open building that comprises both outdoor space and vegetation that are arranged to penetrate the building's envelope and to also maximize landscaping features and pleasant views.

The building's thermal comfort is accomplished by regulating air temperature, solar heat gain and air movement by adding some elements within the wall, roof and floor to include adequate insulation that will ensure thermal comfort but also a vapour barrier. The building's roof is made up of appropriate material, and after rain collection, the collected water is used in the irrigation and flushing systems.

### 8. Stanbic Heights

Tagged as Accra's premier A-grade office development, Stanbic Heights has been awarded the prestigious EDGE certification for achieving key energy-saving features. Stanbic Heights was developed by Fairllop Property Developers Limited and became operational in 2013, and is a mixed-use building. Because of the building's sustainability in three core areas - energy consumption, water consumption and energy footprint of construction materials, the building was awarded the EDGE certification.

The building's water-saving system is achieved by water-efficient faucets and toilets for all bathrooms, kitchens and urinals. The building's materials also scored high marks for the use of quality material-efficient floor slabs, floor finish, wall interiors, exteriors and window frames.



### 9. The Greens Ghana

Offering more than stylish homes, they build havens for families and integrate modern and energy-efficient properties designed for families in mind. The real estate development firm has been in the business of providing and developing affordable energy accommodations and properties in Accra for over 5 years.

They integrate well-thought-through facilities and infrastructure from the groundbreaking stage to the finishing level, including upgradable solar systems, solar-powered streetlights, and waste management facilities. All properties under The Greens Ghana have EDGE certifications.

Across Nigeria and Ghana, a quiet revolution is taking shape—not in words, but in bricks, steel, glass, and green thinking. These buildings represent more than certifications or energy ratings; they are visible commitments to a better, smarter way of building. In a region grappling with rapid urbanization, climate challenges, and growing energy demands, these projects offer a glimpse into what's possible when innovation meets intention.

Whether it's an affordable housing estate, a state-of-the-art hospital, or a commercial tower shimmering with solar ambition, green buildings are proving that sustainability isn't a luxury—it's the new foundation of value, resilience, and relevance.

And as more developers, governments, and communities embrace this shift, the cities of West Africa won't just grow. They'll thrive with sustainability woven into their skylines.

Because the future isn't something we wait for. It's something we build.



THE POWER OF COLLECTIVE CAPITAL

# Why Women Must Invest & Own Together Now

By Mojisola Afolayan

**“When women move together, they move mountains. When they invest together, they build empires.”**

A quiet revolution is rising, and African women must lead it.

For too long, we've waited, hustled, and hoped alone. But the era of solo struggle is over.

This is the age of collective capital, where women pool their resources, buy big, and build boldly.

The time to act is now.

### What Is Collective Capital?

It's not charity. It's not group hustle. It's **smart, strategic wealth-building**, where women combine money, networks, and knowledge to invest in assets they couldn't access alone.

In real estate, it means co-owning land, homes, estates and futures.

It's about:

- Access to deals once beyond reach
- Speed in acquiring high-value property
- Scale that accelerates wealth
- Security in numbers

### Why Women Must Act Now

The numbers don't lie and they don't favor us:

- Women own just 10–20% of land globally and even less across Africa
- 70% of African women work in the informal economy, but own less than 15% of formal property
- In Nigeria, under 14% of titled land is in women's names

Meanwhile, land values are exploding. Cities are expanding. Wealth is being built without

us.

If women don't move now, we'll remain renters in economies we helped build.

### The Future Is Collective, Not Competitive

The old mindset says:

“Wait till you have enough, then buy.”

The new mindset says:

“Start with what you have. Join forces. Own together.”

At Chic's Doing Real Estate, we've seen it firsthand:

- 5 women pooled ₦10M each — today, they co-own a rental duplex in Lagos
  - 20 women saved \$500/month — they now own land worth 4x more near Abuja
  - 100 women in a housing cooperative — steadily building toward homeownership
- This isn't theory. **This is movement.**

### This Isn't Just About Wealth. It's About Power.

When women co-invest, they don't just grow their bank accounts, they grow their voice, their leverage, and their legacy.

Co-ownership gives you:

- Accountability – Stay consistent with a tribe that holds you to it
- Bigger Opportunities – Access properties and developments far beyond individual reach
- Reduced Risk – Share the weight, multiply the reward
- Faster Growth – Compound your wealth faster in community
- Collective Intelligence – Learn from others. Win together.

### Look Deep. Think Wide. Move Boldly.

Today's woman can't afford to sit back.

You must **look deep** — confront fear, release scarcity mindsets, and shift your money habits.

You must **think wide** — expand your network, explore new models, and say yes to collaboration

Africa is urbanizing faster than anywhere on earth.

Blink and the land will be gone.

Don't wait. Don't watch. Don't wish.

**OWN.**

### What's Really Holding You Back?

“I don't have enough.”

“I don't know who to trust.”

“I don't understand real estate.”

That's exactly why collective capital exists. You don't need to go it alone, you just need to start, with the right tribe.

That's why Chic's Doing Real Estate exists. To take women from **talk to title deed**.

### This Is More Than a Movement. It's a Mandate.

For the woman renting for 10 years with nothing to show.

For the mother who wants to pass down more than heirlooms.

For the working-class sister tired of being priced out.

For the entrepreneur who wants to multiply her wealth.

This is your call.

### The Time Is Now!

If you want to own property...

If you want to build lasting wealth...

If you want to create legacy...

### You must act today.

Because the future won't wait — and neither should you.

“Alone, we rent. Together, we own.”

Join the Sheba Wealth Fund, the Relive Housing Co-op, or start your own investment circle.

But whatever you do, don't sleep on this.

Send an email to

[chicsdoingrealestate@gmail.com](mailto:chicsdoingrealestate@gmail.com)

Let's build homes. Let's build wealth.

Let's build a future — together.



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# Celebrating the Strength of IWS Nigeria

International Women's Society (IWS) @iwsnigeria

Founded in 1957, the International Women's Society (IWS), Lagos, has been a pillar of compassion and empowerment for the welfare and voice of women and children across Nigeria. With a legacy spanning nearly seven decades, it has championed charitable causes through initiatives such as the IWS Day Nursery (1961), the Skills Acquisition Centre (1997), the Widows Trust Fund (1998), and a robust scholarship scheme (2004), all aimed at lifting communities and nurturing independence.

In a radiant celebration of leadership and grace, IWS's 2025 President, Mrs. Olufunke Oladitan-Oduwole, turned 60, this July. Notably, her birthday was marked with heartfelt wishes from members of the IWS society. Other Executive members and Trustees celebrated in July till August include; Madam Natalie Okoya, Madam Banke Adeola, Dame Olabisi Alokolaro, and Trustee Madam Gbemi Shasore.

### Honoring New Beginnings: Graduations and Scholarships

The IWS Day Nursery School, chaired by Madam Elsie Payne Hamman proudly held its Class of 2025 graduation, celebrating the bright young graduates who have progressed through its nurturing early-education environment.

Under the same light, the IWS Skills Acquisition Centre, let by Madam Izebella Abia-Okon, wrapped up its 29<sup>th</sup> skills acquisition program anniversary & graduation, on activities like Beans Delight Master Class and Diabetes-Friendly Cuisine training sessions on the 31<sup>st</sup> of July 2025. During the graduation, it recognized the achievements of participants who gained practical culinary skills.

Through its ongoing scholarship scheme, the Society continues to empower young female students and children of widows, upholding its decades-long tradition of education as a transformative force.

### A Day for Widows and Light for Hope

On Monday, June 23, 2025, IWS Widows Trust Fund Committee (WTFC), led by Madam Agboola Fisher-Thomas, joined the world to observe International Widows Day, organizing a life-changing empowerment event for Widows. Participants engaged in programs designed to uplift widows both financially, economically and socially, while also fostering awareness around creating a safer, more inclusive environment. The society's Widows Trust Fund played a central role by providing vital support and sustaining the commitment seen in past years. In the past IWS WTFC has collaborated with ASR Africa, where widows received seed funding for their businesses, generously sponsored by Alhaji Abdulsalam Rabi.

### Summer Vibes with Purpose: "Skill Fun - Village 2.0"

Looking ahead, the IWS Skills Acquisition Centre, Lekki, is launching a vibrant "Skill Fun - Village 2.0" Summer Class from August 18-29, running Monday to Friday, 9 am to 2 pm. The two-week program offers training in:

- Delight Master Class
- Diabetics-Friendly Cuisine
- Weaving and Wig Making
- Fashion Craft

Each skill is at a subsidized rate, with a 5% added early-bird discount for registrations before August 17, and a 7.5% group discount for teams of more than three. At the conclusion, participants will earn IWS skills certificates of completion, equipping them with both skills and recognition.

### Acknowledging IWS's Impact

In a fitting acknowledgement of its impactful work, IWS was recognized as a Women Economic Empowerment (WEE) Champion/Ambassador during the launch of the Lagos State WEE Policy in July. This honor reflects the Society's leadership in advocating for economic opportunities, especially for women and vulnerable populations. Through various initiatives such as nurturing little learners, launching new careers, uplifting widows and cultivating female scholarship, IWS remains at the crux of social change.



The 68<sup>th</sup> IWS Nigeria President, Madam Olufunke Oladitan-Oduwole



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# The Unsung Role of the *Quantity Surveyor* in Procurement Tech

By *Ikeoluwa Ogunsanwo*  
Quantity Surveyor, Cutstruct

When people hear “Quantity Surveyor,” they often picture someone calculating costs or measuring site dimensions. While that's still true, the modern QS—especially in a company like Cutstruct—does much more. We are analysts, strategists, negotiators, and critical collaborators in the procurement tech space.

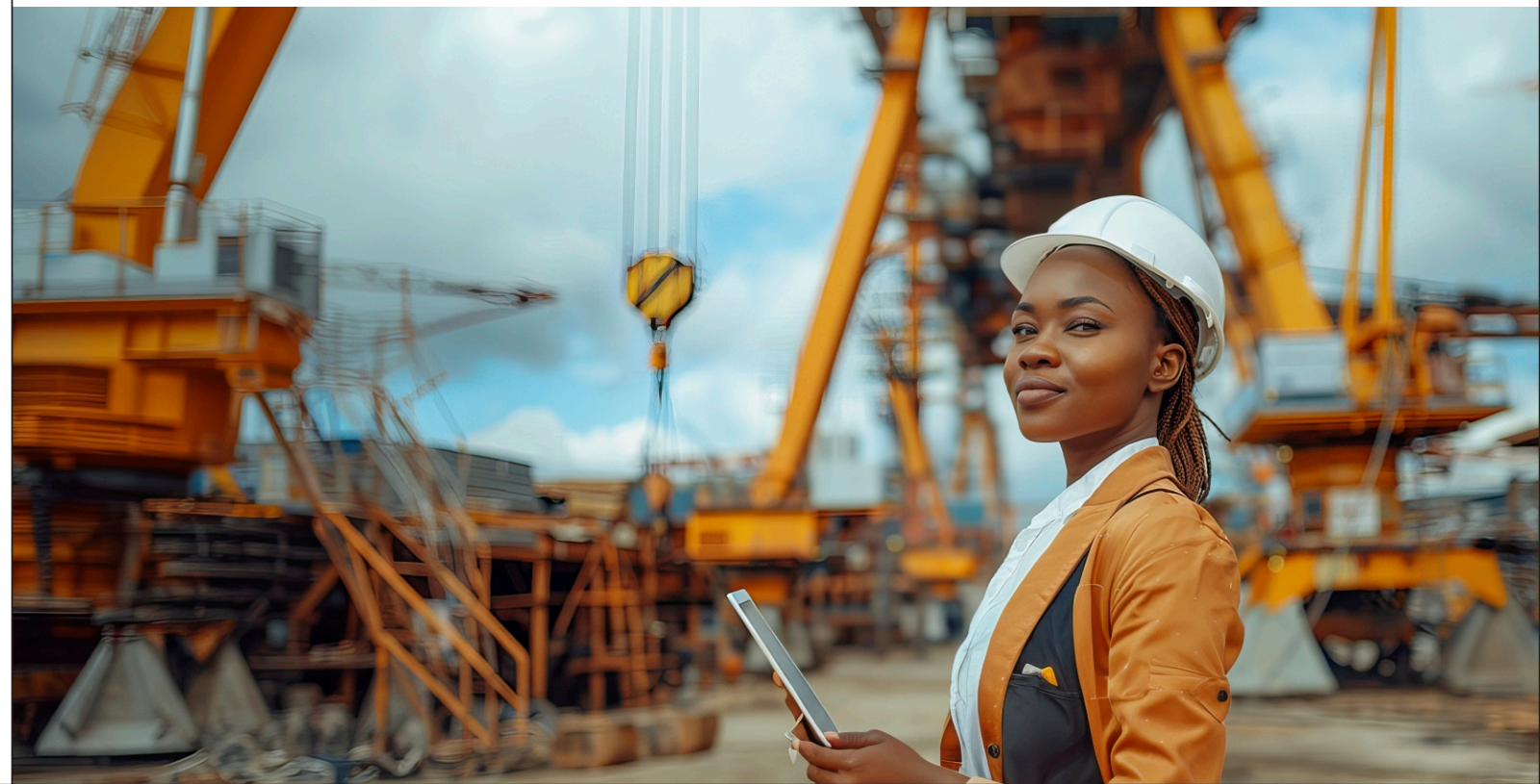
Procurement is no longer just about buying. It's about timing, forecasting, aggregation, and cost optimization.

That's where Quantity Surveyors come in. By working closely with sales, sourcing, and operations, we help transform raw project data into structured procurement plans. Our work informs everything from supplier negotiations to just-in-time deliveries.

At Cutstruct, I've had the unique opportunity to work on over 50 client sites, preparing detailed material schedules and guiding procurement decisions based on real-time site assessments. The value isn't just in calculating quantities; it's in understanding client needs, interpreting building plans—even when blueprints are not provided—and creating systems that improve margin while reducing waste.

Still, much of our work happens behind the scenes. That's why I believe it's time to spotlight the QS role—not just as a cost controller, but as a catalyst for smarter, more strategic procurement.

As we continue to scale our operations and support developers across Nigeria, I'm proud to stand at the intersection of data, site experience, and commercial impact.





# Real Estate Developers and Scams in Nigeria: A Guide to Protecting Your Investment

By Lumanze Chiamaka

## Introduction

The Nigerian real estate market has seen rapid growth in recent years, attracting both local and foreign investors. However, this boom has also given rise to a plethora of scams, making it crucial for potential buyers and investors to be vigilant. This article explores common real estate scams in Nigeria and offers practical tips on how to identify and avoid them.

## Understanding the Landscape

The Boom of Real Estate in Nigeria With a growing population and increasing urbanization, real estate development has become a lucrative field.

Developers are eager to capitalize on this demand, but unfortunately, the lack of regulation in the industry has created opportunities for fraud.

## Common Scams to Watch Out For

- 1. Phantom Properties:** Scammers often sell properties that don't exist or are not legally owned by them. These can include undeveloped land or buildings that are still under construction.
- 2. Fake Titles and Documentation:** Fraudsters may present counterfeit land titles or documents, misleading buyers into believing they are purchasing legitimate properties.
- 3. Advance Fee Fraud:** This involves requesting upfront payments for supposed "special deals" or "exclusive listings," only for the scammer to disappear once payment is made.
- 4. Rental Scams:** Some scammers pose as landlords, collecting deposits for properties that are already rented out or don't exist.

## How to Identify Real Estate Scams

- 1. Verify the Developer's Credentials**
  - **Research the Developer:** Look for reviews, past projects, and legal standing. A reputable developer should have a track record of successful projects.
  - **Check for Registration:** Ensure the developer is registered with relevant bodies, such as the Corporate Affairs Commission (CAC) and the Real Estate Developers Association Nigeria (REDAN).
- 2. Inspect the Property**
  - **Site Visits:** Always visit the property in person. If it's a plot of land, check for boundary markers and local development plans.
  - **Engage Professionals:** Hire a real estate agent or lawyer to help you assess the property and its documentation.
- 3. Scrutinize Documentation**
  - **Title Deeds:** Ensure the title deed is original and not a photocopy. Verify it with the relevant land registry.
  - **Check for Encumbrances:** Investigate if there are any legal disputes or

encumbrances related to the property.

## 4. Trust Your Instincts

- **Too Good to Be True:** If a deal seems too good to be true, it probably is. Be skeptical of prices significantly lower than market value.
- **Pressure Tactics:** Be wary of sellers who pressure you to make quick decisions.

## Tips for Protecting Yourself

- 1. Conduct Thorough Research**
  - Use online platforms and social media to read reviews and gather information about developers.
  - Join local forums or community groups focused on real estate to share experiences and insights.
- 2. Seek Legal Advice**
  - Consult with a real estate lawyer who can guide you through the legalities and help you understand your rights as a buyer.
- 3. Use Escrow Services**
  - Consider using an escrow service for transactions to ensure that funds are only released when all conditions are met.
- 4. Report Scams**
  - If you encounter a scam, report it to local authorities and consumer protection agencies. This can help prevent others from falling victim.

## Conclusion

Navigating the Nigerian real estate market can be challenging, but being informed is your best defense against scams. By conducting thorough research, verifying documentation, and trusting your instincts, you can protect your investments and ensure a successful real estate journey. Stay vigilant and informed, and you can enjoy the benefits of this burgeoning market without falling victim to fraud.



Ever seen those picturesque videos or images of villas, lodges, or hideaways tucked deep in nature, surrounded by forest, coast, or savannah, and designed to leave the lightest possible footprint? Those are eco-lodges.

Unlike conventional resorts, eco-lodges prioritize harmony with the environment over high-impact development.

They're often built with locally sourced materials—think thatch, rammed earth, timber—and powered by renewable energy like solar or wind. Water is collected from rain, waste is composted or repurposed, and food is sourced as close to the lodge as possible, often from surrounding farms or fishermen. But the idea of “eco” goes beyond just materials and utilities. Many of these lodges are intentionally remote, offering not just escape but immersion: into nature, into slowness, and into local culture.

In West Africa, a growing number of these lodges are showing what sustainable hospitality can look like in this region—merging ecological responsibility with architectural beauty, cultural storytelling, and true rest. They are places where the design responds to the land, not the other way around. And while Wi-Fi may be spotty or nonexistent, comfort is never compromised

Here are six that prove an escape can be both conscious and unforgettable.

### 1. Rainforest Ridge Eco Resort, South Africa

The Rainforest Ridge Eco Resort is situated between the Salt River and the Western border of the Tsitsikamma National Park. It has a Bohemian-style private lodge that's a perfect blend of artistic style and comfort and also has beautiful panoramic views of nature.

The lodge can accommodate 10 people across 4 bedrooms and is perfect for a

couple or a small group of people. It has Canyon Cabins that has a king-sized bed and a single bed that can accommodate 3 people, has a private stylish bathroom and a private deck.

### 2. Madina Lodges, Ghana

A bird-watcher's paradise and is unique in location and construction; this lodge has 9 well-spaced, comfortable lodges and a huge pool that attracts bee-eaters and kingfishers that come down to splash down to cool off in the heat of the afternoon.

The Madina Lodge offers peace, privacy and tranquillity away from the outside world.

Note: The lodge is a holiday spot for adults only (minimum age is 14 years)

### 3. Zaina Lodge, Ghana

It is situated within the Mole National Park, and recognized as Ghana's largest and most developed National Park and 21 protected areas.

They have engaging experiences and activities, including game drives, community tours, birding and walking or vehicle safaris led by trained guides. Elephants, baboons, and antelopes often wander right up to the poolside lounge.

The lodge offers tented suites with stunning views of the savannah. Solar power runs the entire facility.

### 4. Nimba Ecolodge, Liberia

Nimba Ecolodge is an ecotourism facility that showcases diverse wildlife and plant species with stunning vistas.

The ecolodge has 11 eco-friendly lodges for visitors to choose from and can accommodate 6 guests and has breathtaking balcony views. They also have 5 eco-friendly mini lodges that can accommodate 4 guests, that's surrounded by stunning vistas.

Some of the experiences enjoyed at

# 6 Eco-Lodges That Bring You Closer to West Africa's Untamed Beauty

By Charis Raji



Nimba Ecolodge include diving, kayaking, outdoor cinema, blue lake and pool swimming, bonfire, hiking, tri-county summit trail, waterfall trail and games including Jenga, Uno, Customized Ludosand Checkers.

#### **5. La Campagne Tropicana, Nigeria**

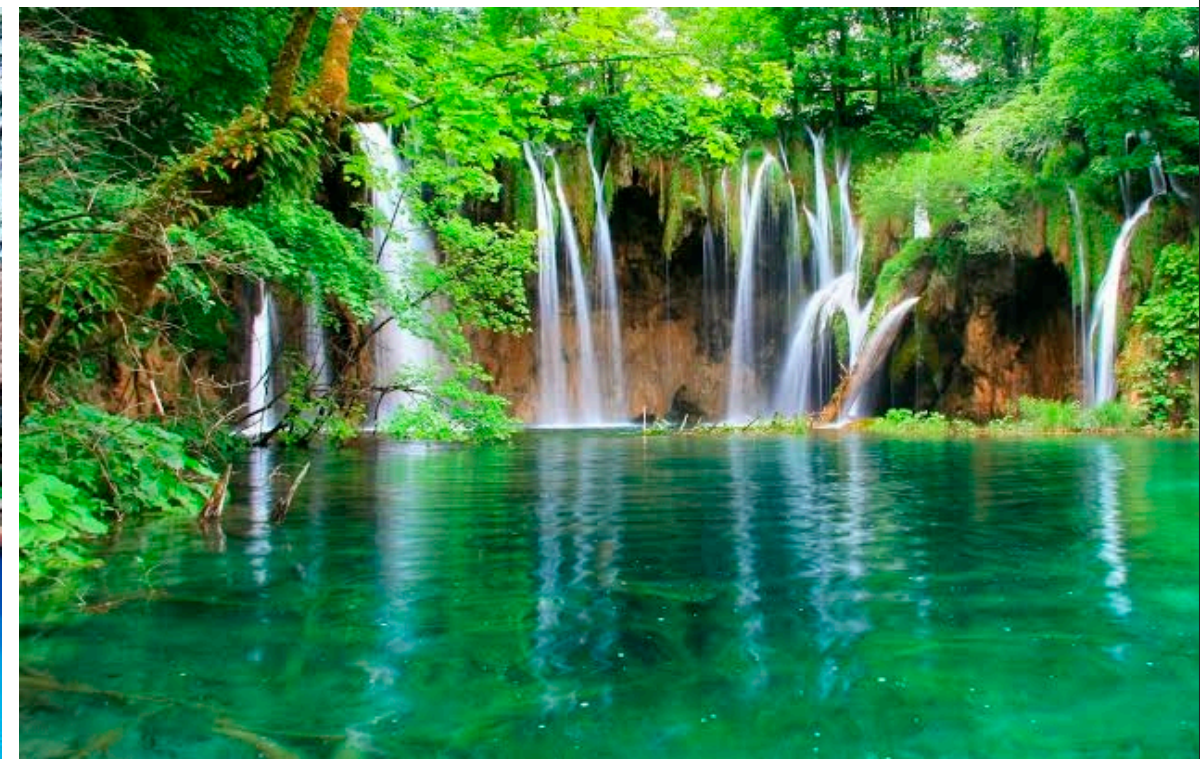
Part beach resort, part cultural village, La Campagne Tropicana merges eco-consciousness with Afrocentric design. Set on 65 acres of beach, mangrove, and savannah, the resort emphasizes sustainability through on-site water treatment, renewable energy sources, and locally sourced décor. Guests enjoy everything from beachfront yoga to traditional drumming by bonfire light.

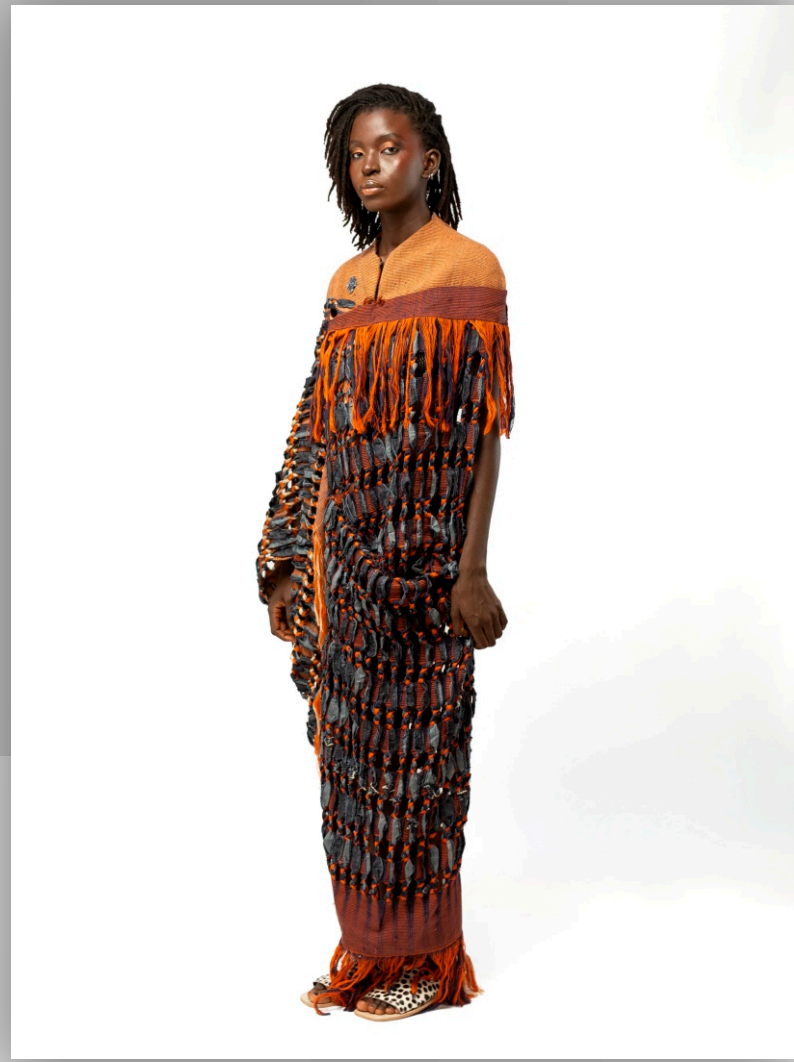
La Campagne is the first ever African-themed forest, river and beach resort in the world. All of the resort's offerings are woven around Africa's culture and hospitality.

#### **6. Secret Oasis, Ghana**

At Ghana's southernmost tip, Secret Oasis is a true off-grid escape surrounded by forest and untouched coastline. Powered entirely by solar energy and rainwater harvesting systems, it features treehouses and hand-built cabins created in collaboration with local craftspeople.

Guests can surf, hike to a hidden waterfall, or just swing in a hammock while listening to the ocean. A portion of the proceeds supports reforestation and beach cleanups.





# How NKWO Is Leading Nigeria's Sustainable Fashion Movement

*By Charis Raji*

In recent years, the conversation around sustainable fashion has grown louder in Nigeria. As the global industry reckons with the environmental impact of mass production and textile waste, Nigerian designers are finding innovative ways to create fashion that respects both people and the planet. Among the vanguard of this movement is Nkwo Onwuka, the visionary founder behind the artisanal fashion label NKWO, a brand that doesn't just create clothing, but tells a story of renewal, tradition, and craft.

The average Nigerian fashion lover may not immediately associate sustainability with style, but NKWO is helping to shift that mindset. The brand was born out of Nkwo Onwuka's desire to challenge the fast fashion model that floods the market with cheap, short-lived clothing and to prove that style and sustainability can, in fact, coexist beautifully.

Nkwo observed the growing piles of textile waste from discarded denim to cutting table scraps and saw potential rather than pollution. She created her eponymous brand to give new life to what would otherwise end up in landfills. The label stands out for its upcycling ethos, slow production techniques, and dedication to local craftsmanship. Every piece from NKWO is hand-made in Nigeria and produced in limited quantities, emphasizing quality over quantity and storytelling over trends.

One of Nkwo Onwuka's most significant contributions to the sustainable fashion movement in Nigeria is the development of the Dakala Cloth, a signature textile made by stripping and sewing together sections of waste fabric, particularly denim. The result is a richly textured, hand-woven fabric that is both durable and beautiful. It's a powerful response to the question of how to preserve off-cuts, old clothes, and deadstock from ending up in landfills by transforming them into raw materials.

The Dakala Cloth isn't just a new material, it's a new mindset.

It's a response to the question: What if we stopped seeing waste as waste? With this cloth, Nkwo bridges the gap between tradition and innovation, combining age-old Nigerian handcraft methods with modern design sensibilities. It's a process rooted in care for the earth, for culture, and for the people who wear her pieces.

What's even more remarkable is that the Dakala Cloth has expanded beyond clothing. NKWO collaborated with Wildling Shoes, a German footwear brand, to use the cloth in a limited-edition collection, ONU, with its origin in Igbo, meaning together, showcasing its adaptability and global appeal.

Nkwo's commitment to conscious fashion hasn't gone unnoticed. The brand has been featured on major runways and in international publications. Her designs have caught the eye of celebrities like Alek Wek, the South Sudanese-British supermodel, and Tiwa Savage, who have both been spotted wearing NKWO pieces that celebrate African heritage and artisanal excellence.

Beyond celebrity endorsements, NKWO has been a fixture at prominent fashion events such as Lagos Fashion Week, where sustainable fashion is becoming an increasingly central theme. Each runway appearance is more than just a style statement, it's a call to rethink how we consume fashion and a celebration of the craftsmanship that goes into every stitch.

NKWO is more than a fashion label, it's a movement. One that urges us to slow down, to consider where our clothes come from, and to appreciate the beauty of what's already around us. Nkwo Onwuka's work not only places Nigerian craftsmanship on the global stage but also offers a blueprint for how African brands can innovate sustainably, without losing their cultural soul.

In a world overwhelmed by fast fashion and fleeting trends, NKWO reminds us that sustainability isn't a limitation, it's a canvas for creativity.



# Gen Z & The Reemergence Of African Textiles

By Tomisin Juliet Faoye

There's an interesting quality about fashion. It is cyclical in nature. New fashion trends are few and far between. What we have in abundance are recycled trends. Patterns and styles which were once fashion forward, over the years become outdated, but as time passes they are reborn, with little or no alterations from their earliest form. This is the story of indigenous textiles in Nigeria.

The history of Nigeria's textile industry goes as far back as the precolonial era, when English wears were unheard of and fashion was completely indigenous. The colonial era saw an expansion from small scale manual fabric production, to the establishment of a modern industrial sector in Nigeria. In 1957, Kaduna Textiles Limited was established and in the decade that followed, several other mills were established in different regions of the country, sealing the textile industry as one of the most thriving in the country.

The 1970s and the 1980s were the golden years for the industry in Nigeria, particularly during the oil boom years, establishing the Nigerian textile industry as the third largest in Africa. Thousands of jobs sprung forth from this industry and many became wealthy men.

Then came the swift decline. Maybe it was corruption, excessive taxes and levies, or just a shift in the preference as far as fashion was concerned, but the industry sank.

Mills shut down, Nigeria lost its membership in the International Cotton Advisory Committee, and the industry became as good as a myth to those who were born after its decline. This is why it is quite



ironic that this Generation Z who were not born early enough to witness a Nigeria where textile was a booming industry, are the ones bringing it back.

Happening right before our eyes, is a renaissance of what once was, albeit in a different style! While the old world of indigenous fabric in Nigeria thrived on industrialism, this new world is more focused on the vibrant display of the fabrics rather than the actual manufacturing of them. The old world was about producing textiles, this one is about flaunting textile. But either way, a win is a win!

Fabrics like ankara, adire, aso-oke, akwa-ocha, and many more are fast becoming a whole new movement. But is this really about fabric?

Gen Z is a generation that highly driven by the concept of identity. We see this via many different art forms. We see it in the music, in the movies, in literature, we see it everywhere! With fashion, it is no different. The reemergence of indigenous fabrics has less to do with reviving an industry, and more to do with striking a connection with our authentic African roots! And then presenting the distinct features of our African-ness to the world.

When we see Hollywood stars and musicians like Beyonce wear ankara, it's not a win for the Nigerian textile industry. It's a win for our Nigerian-ness. When a model walks the runway in Paris wearing Adire, it is not just fashion, it is a statement; 'Nigeria to the world!'

So while the big textile mills in Nigeria may never be revived again, the indigenous textile industry in Nigeria has been reimagined, rejuvenated, and reborn. It now lives in the heart of every young Nigerian who wears our own fabric.

So it is safe to say, that after decades of silence, Nigerian textiles have been given a voice again!

# SEUN AND YETUNDE ADEDEJI: THE ICONIC BRAINS BEHIND SUYAYA RESTAURANT, DUBAI

*By Tomisin Juliet Faoye*



There's a Nigerian saying that goes, "If you go anywhere in the world and find no Nigerians, then you better get out of there."

Funny but absolutely true!

Nigerians are everywhere, and we don't just passively occupy space, we make an impact wherever we go.

And what better way to make an impact in the United Arab Emirates than by opening the first-ever suya spot?

It may sound like a long shot, but iconic couple Seun and Yetunde Adedeji accomplished this feat and they're doing it in style. After moving to Dubai, the couple discovered a glaring gap: there was no suya in the city!

Sure, Dubai had architectural wonders and a vibrant cultural mosaic but how were Nigerians supposed to cope without those precious slices of roasted beef, a beloved delicacy back home?

Even more importantly, how could people in Dubai experience this unique Nigerian specialty without crossing borders? Seun and Yetunde saw the opportunity and seized it and today, Suyaya is officially the first and only suya spot in Dubai.

Located at Shop 9, The Pad by Omniyat, Marasi Drive, Business Bay, their extensive

menu features a range of suya-inspired dishes from pasta and burgers to jollof rice and more, all with a signature suya twist.

According to Yetunde Adedeji, Dubai sparked a unique drive in her, one that drew greatness from within.

For this dynamic duo, celebrating the smoky flavors of authentic suya is at the heart of their brand. They aim to showcase what sets suya apart from regular grilled meat.

With suya being the king of street food in Nigeria, they knew it deserved a home in Dubai.

The city's multicultural nature made it the perfect place to launch an authentic Nigerian food brand. That diversity shines through in Suyaya's menu, which offers a variety of meals, all infused with the unmistakable suya spirit.

Over the past two years, Suyaya has brought a sense of nostalgia to Nigerians in Dubai and offered people from all over the world a true taste of Nigeria.

Seun and Yetunde firmly believe that where there are people, there is potential, a truth that continues to define their journey.

**Here's to Seun and Yetunde Adedeji, and to all those planting a piece of Nigeria in corners of the world far from home.**



**MEET NIGERIA'S  
FAVOURITE TOURIST COUPLE:**

## **SPOTLIGHTING ADENIKE DARAMOLA AND CHRIS JOONDEPH**

*By Tomisin Juliet Faoye*

It's often said that love is a journey, not a destination. For Adenike Daramola and Chris Joondeph, this couldn't be more true. Their relationship began with a trip, and their love story has since been marked by globe-trotting adventures and capturing every beautiful moment along the way.

Adenike Daramola is a Nigerian tour guide, travel enthusiast, and founder of Globetrotters, a travel agency. Chris Joondeph is an American tourist who has visited over 167 countries, placing him just 30 nations away from exploring all 197 countries in the world.

The pair met in Lagos through Couchsurfing, a tourism platform, where Adenike served as Chris's host and tour guide during his first visit to Nigeria. Their shared passion for authentic travel set the stage for a beautiful bond and eventually, a decision to spend their lives together.

Chris and Adenike tied the knot in mid-2024, and their journey together has been nothing short of extraordinary. Beyond their personal adventures, they now lead group tours to various destinations, ensuring that travelers experience the true essence of every place they visit.

On a recent guided tour of Nigeria, they offered tourists a genuinely immersive experience.

Instead of sticking to major cities like Lagos and Abuja, they ventured to the far north, attended a traditional Nigerian Sunday service, cooked and enjoyed local cuisine, used public transportation, and dove into the real Lagos nightlife.

Chris and Adenike firmly believe that the best way to experience a place is to connect with locals, use public transport, eat street food, and go beyond the typical tourist trail. Whether traveling solo or leading tours, they're always on the lookout for hidden gems that most tourists overlook.

So far, Chris has done a remarkable job showcasing Africa, particularly Nigeria in a different light from how it's often portrayed in Western media. While acknowledging the challenges and risks, he sees immense beauty in these regions, sometimes even more than many locals do and shares this perspective through his videos and travel vlogs on YouTube, Instagram, and Facebook.

Chris has also been candid about the challenges of facilitating Adenike's move to the United States. With strict immigration policies in place, the process has been long and complex. Yet rather than be discouraged, the couple meets in different countries around the world. Chris also spends extended periods in Nigeria so much so that many Nigerians believe he deserves a Nigerian passport.

While there are many travel-loving couples out there, what sets Chris and Adenike apart is their authenticity. They remain true to themselves and the places they visit.

For this couple, it's not just about taking stunning photos in trendy locations, it's about truly seeing the world, connecting with people, and creating unforgettable memories along the way. And that's why Chris and Adenike will always be Nigeria's favourite tourist couple.





## THROUGH THICK AND THIN: THE UNSHAKABLE LOVE OF DAVIDO & CHIOMA

*By Tomisin Juliet Faoye*

It's wedding season in the Nigerian celebrity world, and we just can't get enough of these star-studded unions. From Juma Jux and Priscilla Ojo to Mr Eazi and Temi Otedola, Nigerian celebrities are tying the knot in the most beautiful ways.

For several years, we have followed the love story of David Adeleke, popularly known as Davido, and his sweetheart, Chioma Rowland. Since 2018, the pair has been one of Nigeria's most celebrated celebrity couples, proving the authenticity of their love in the face of significant adversity. From countless media rumours to heartbreaking loss, this couple has long surpassed the standard of just another love story. They've proven to be true partners and soulmates.

In June 2024, Chioma and Davido dazzled the world with their luxurious traditional wedding ceremony, a grand celebration of a union like no other. But that wasn't all.

Over a year later, CHIVIDO, as fans affectionately call them, took it a step further with a lavish white wedding in Miami, Florida, on August 10, 2025.

This phenomenal event welcomed an A-list guest list, featuring prominent figures from Nigeria and beyond.

Among the attendees were Aliko Dangote, Africa's richest man; Alex Otti, Governor of Abia State; Ademola Adeleke, Governor of Osun State and Davido's uncle;

as well as top celebrities from the Nigerian entertainment industry and abroad.

The Miami celebration reportedly cost \$3.7 million. But beyond the financial extravagance, it was a lavish expression of what love is truly meant to be.

Davido and Chioma's love story goes beyond the rosy shades of romance we often see on screen. The pair, who met at Babcock University in 2013 before Davido's rise to global stardom, have weathered one of the most difficult storms any couple can face.

In October 2022, tragedy struck when their son, Ifeanyi Adeleke, drowned. It was a heartbreaking loss, yet rather than pulling them apart, it brought them even closer together. On their wedding day, Davido wore a pair of custom cufflinks engraved with Ifeanyi's face, a deeply personal tribute to their beloved son.

While celebrity weddings are not unusual, it's rare to find a love like Chioma and Davido's, one that proves love is more than sweet words and happy moments. It's about unwavering devotion, an unshakable emotional bond, and the commitment to face life's storms side by side, no matter the cost.

As they embark on this new chapter of matrimony, we look forward to witnessing an even stronger bond that will stand the test of time. Here's to Chioma and Davido, a perfect embodiment of enduring love.

# THE **BIG4** (MALE) AND A COMPARISON OF THEIR LATEST ALBUMS

By Nwangwa Solomon Ugochukwu

The **BIG4** are currently the hottest names in both the Nigerian and international entertainment scenes. With their music doing the talking, they continue to dominate the Afrobeats genre. Today, they are recognized as Global Superstars, having paid their dues either solo or through collaborations with other notable artists. The **BIG4** comprises Burna Boy, Wizkid, Davido, and Rema.

## Burna Boy

Damini Ebunoluwa Ogulu, professionally known as Burna Boy, was born on July 2, 1991. He is a Nigerian singer, songwriter, and record producer whose sound is a unique fusion of Afropop, reggae, and dancehall. His energetic presence, powerful lyrics, and catchy beats set him apart. He gained major recognition in 2012 with “Like to Party”, the lead single from his debut studio album *L.I.F.E* (2013). Since then, Burna Boy has won numerous awards, including a Grammy for Best Global Music Album. His latest album, *No Sign of Weakness* (2025), continues to showcase his growth and international appeal.

## Wizkid

Born on July 16, 1990, in the Ojuelegba suburb of Surulere, Lagos, Ayodeji Ibrahim Balogun, known as Wizkid, is a Nigerian singer and songwriter who has achieved global acclaim. He burst onto the scene with his debut album *Superstar* in 2011, featuring hits like “Holla at Your Boy” and “Don’t Dull.” Known for his smooth vocals and strong fan connection, Wizkid has collaborated with global icons

such as Tems, Drake, and Beyoncé, winning a Grammy for “Brown Skin Girl.” His sixth and latest studio album, *Morayo*, was released on November 22, 2024, via RCA Records and Starboy Entertainment, and is a tribute to his late mother.

## Davido

David Adedeji Adeleke, popularly known as Davido, was born on November 21, 1992, in Atlanta, Georgia, USA. He is a Nigerian-American Afrobeats artist who has been a trailblazer and one of the most celebrated names in the genre. His debut album *Omo Baba Olowo*, released in 2011 when he was just 19, featured multiple hits including “Dami Duro.” Known for his energetic performances and international collaborations, Davido released his fifth studio album, *5ive*, on April 18, 2025, through Davido Music Worldwide, Columbia Records, and Sony Music Entertainment. This album reflects a more mature sound and has been praised as a product of his personal and artistic growth, partly inspired by his recent marriage.

## Rema

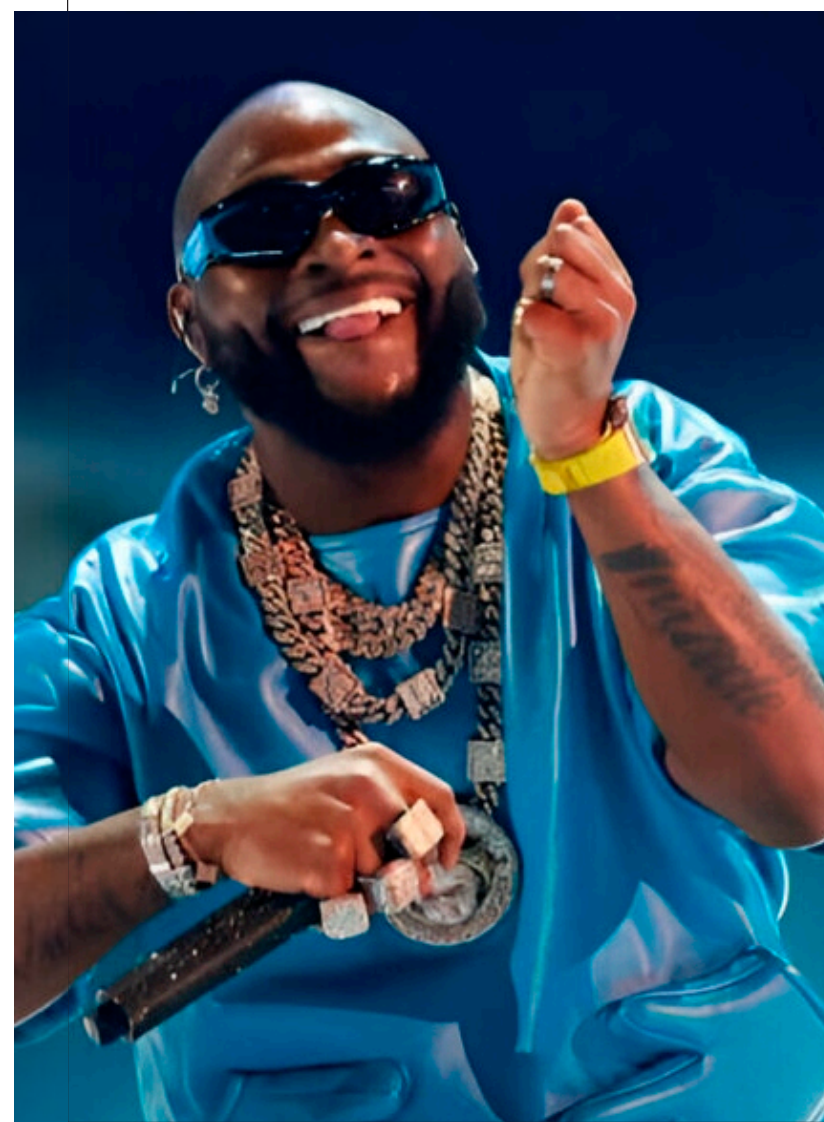
Divine Ikubor, better known as Rema, was born on May 1, 2000, in Benin City, Nigeria. Rema is a dynamic young artist known for his genre, which blends sound that combines Afrobeats with rap and alté influences. He gained widespread attention in 2019 with the hit “Dumebi” and was signed the same year to D’Prince’s *Jonzing World*, an affiliate of Mavin Records. Rema’s latest album, *Heis*, his

second studio project, was released on July 10, 2024, via Mavin Records, *Jonzing World*, and Interscope Records. Despite being the youngest in the **BIG4**, Rema’s originality and youthful energy continue to push boundaries.

## Brief Comparison of the **BIG4**’s Latest Albums

- **Burna Boy – No Sign of Weakness:** Blends Afro-fusion with dancehall, reggae, and R&B, continuing his global music dominance.
- **Wizkid – Morayo:** A soulful blend of Afrobeats, R&B, and pop, marked by heartfelt lyrics and dedicated to his late mother.
- **Davido – 5ive:** A mature, introspective project filled with vibrant beats and personal storytelling, reflecting his evolution.
- **Rema – Heis:** A genre defying album with alté and rap elements, showcasing his signature hooks and youthful vibrance.

Though different in tone and style, each album reflects the individual artistry of its creator and the dynamic range of Afrobeats as a genre. A unifying feature across all four albums is the incorporation of nostalgic throwbacks to their earlier hits, bridging old with new. The impact of these albums has been enormous, breaking streaming records and reaffirming Afrobeats as a global force. Ultimately, the true winners are the fans and Nigeria at large, as these artists continue to elevate the country’s cultural export to the world stage.



## GREY AREAS: A REVIEW OF TYLER PERRY'S STRAW

By Tomisin Juliet Faoye

There's a quote by Werner Erhard that says, "There are only two things in the world: nothing and semantics." This essentially means that what something is depends entirely on how we interpret it. It makes you think about context—and wonder if there's truly such a thing as "good" or "bad" outside the realm of motive and circumstance.

Straw is one movie that urges us to examine this concept more closely. In it, our protagonist Janiyah is, in many ways, an anti-hero. She murders two men and holds a group of people hostage.

At first glance, that alone would make most people conclude, "She must be crazy." But the moment you hear her story—the moment context comes into play—you immediately realize that she is a victim.

Pushed to the edge by poverty and the harsh realities of her daily life, Janiyah has a terrible day. Her only daughter is sick. She gets evicted, mistreated by a police officer, her car is impounded, she's fired from her job, and denied her paycheck. Desperate to get lunch money to her daughter, she confronts her boss, pleading for the check. And then, suddenly, everything spirals out of control. A rough day snowballs into a nightmare—two murders, a bank robbery, and a hostage situation. She is guilty of all these. She should go to jail. But then why do we see a huge crowd outside the crime scene,

protesting in her support? Why does the Black female police officer fight to protect Janiyah instead of using force? Why do the hostages develop a surprising affection for their captor? Why does the bank manager stand by Janiyah when she could have simply walked out? The answer is simple: empathy. Once we are introduced to Janiyah's life—the struggle, the setbacks, the endless pressure—we begin to put ourselves in her shoes. What would you do if life pushed you that far? What would you do if you had fought so hard, only to watch everything fall apart? Janiyah snapped. And many viewers will understand why. There's a lot in this movie that deserves deeper thought. One important question is: How does race factor into this story?

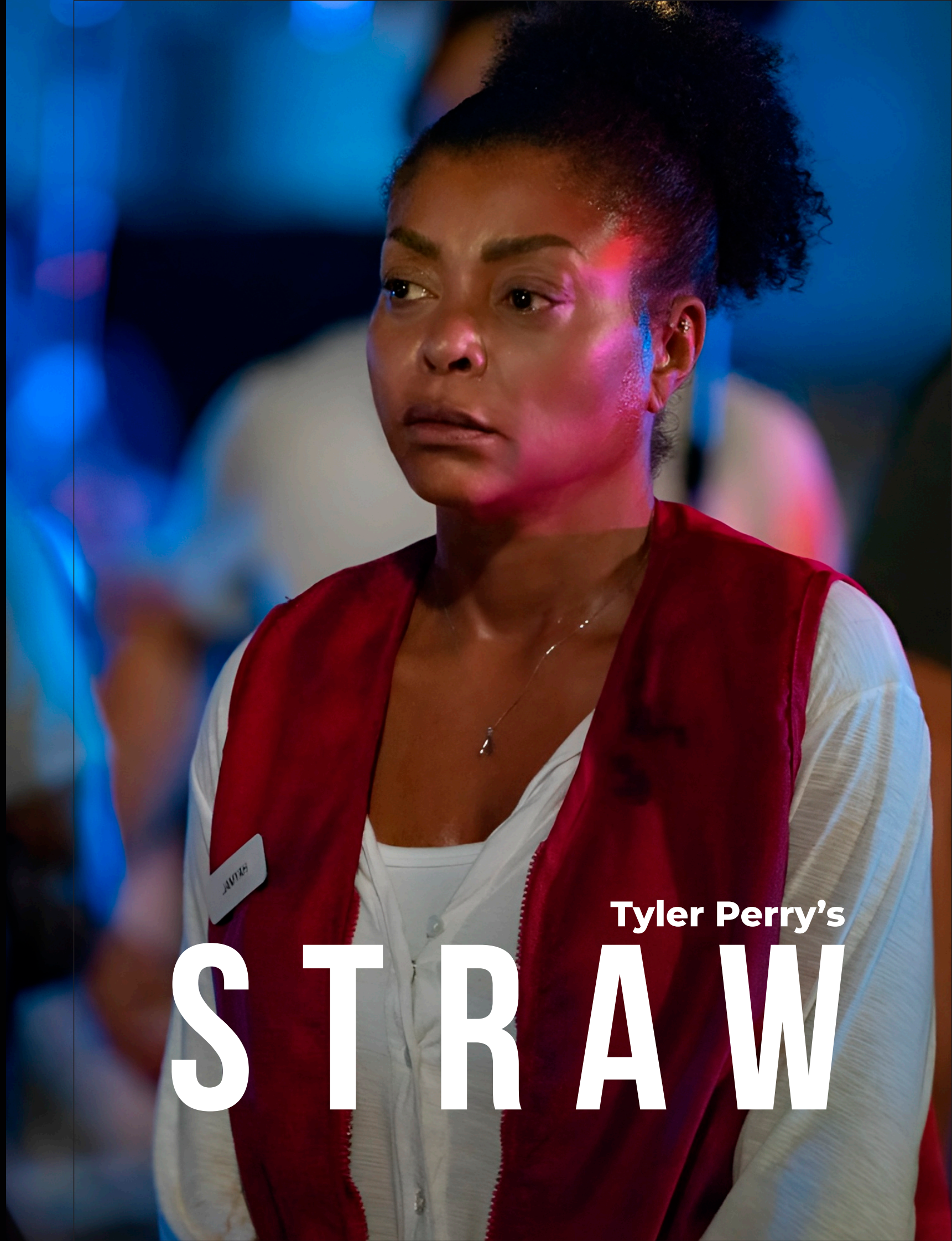
Tyler Perry is known for setting his movies in African-American communities. So is Janiyah's plight representative of the struggles faced by many Black women in America? Is there more to the average Black woman's story than pain and hardship? Because although the movie presents Janiyah as a mother, a worker, and a woman with dreams, these are overshadowed by her suffering. Is this just one woman's story—or is it a broader pattern? Another theme that stands out is the presence of grey areas in life. In *Straw*, we see a murderer become a sympathetic heroine,

while an FBI agent, though operating within the law, is cast as a villain. This role reversal challenges our perceptions and reminds us that real life is rarely black and white. It emphasizes the need to listen before we judge.

As is typical of Tyler Perry, this film is memorable. Taraji P. Henson delivers a breathtaking performance, fully embodying the complexity of Janiyah. The supporting cast—Teyana Taylor, Sherri Shepherd, and others—also deliver stellar performances, making the film unforgettable. The major plot twist at the end is particularly powerful. At the beginning of the movie, we see Janiyah interacting with her daughter Aria: bathing her, talking to her, taking her to school. But in a shocking reveal, we learn that the child had been dead all along. In a series of haunting flashbacks, we watch Janiyah replay those moments—this time alone, speaking to empty space. She had been hallucinating the entire time. That twist might be the most emotionally devastating moment in the movie.

The hype surrounding *Straw* is rooted in its emotional depth. While not everyone may cry, the movie undoubtedly tugs at the heartstrings. It's a testament to Perry's storytelling and his ability to provoke thought and feeling in equal measure.

We look forward to more bold, moving blockbusters from Tyler Perry.



# Tyler Perry's STRAW



## THE IRRESISTIBLE CHARM OF AN ANTI-HERO: A REVIEW OF KEMI ADETIBA'S *TO KILL A MONKEY*

*By Tomisin Juliet Faoye*

They say when a piece of literature can provoke two entirely opposing opinions on whether a character's actions are right or wrong, then it is indeed a brilliant work. *To Kill a Monkey* is that kind of movie.

Was Efe right? Did Oboz deserve such betrayal? To truly review this film, one must take a psychological standpoint.

Oboz is cruel, erratic, egotistical, narcissistic, unstable, and completely unpredictable. He acts on impulse and has little control over what he says. Clearly, these traits are far from ideal for a protagonist yet we find it hard to peg him as a villain. Why? Because he simply isn't one. Oboz is an anti-hero.

He is one of those characters who sneak into the audience's minds and blur the lines between

good and evil. Yes, we know he is a criminal. We know he is crass! But still, we make excuses for him. Or perhaps they aren't excuses. Perhaps we truly see another side of Oboz, a side Kemi Adetiba intentionally offers us a subtle glimpse of.

We see the Oboz who repeatedly seeks to repair his relationship with Efe after every falling out. We see the Oboz who is crushed by abandonment first by Efe, then by Amanda. We see a fragile Oboz who, crude as he may be, is easily broken. If you look closely enough, you'll find that every attempt to show bravado and act like the boss is really an attempt to convince himself that he is the boss.

And at the very end, we see an Oboz who cannot fathom the idea that Efe could betray him. Perhaps Oboz was just a man trying too hard to

prove himself to himself.

Or maybe he really is just a foul-mouthed hooligan. But that's the thing about anti-heroes: you can love them or hate them, but you certainly can't ignore them.

And Efe? Poor, humiliated, hopeless Efe who saw premium shege because of poverty.

It's easy to judge someone else when you haven't worn their shoes. Anyone in Efe's position could have made the same choice: choosing crime over poverty. Efe was just a man pushed to the edge.

All he wanted was a way out. Or was it? They say money reveals a person's true colours. Maybe the real Efe is the highly manipulative man who made Inspector Ogunlesi appear insane to her superiors.

Maybe the real Efe is the one who slept with Amanda, despite being a married man. Maybe the real Efe is the one who betrayed his "brother."

Maybe we saw glimpses of this Efe from the very beginning. Perhaps it was there when he demanded a commission instead of a salary. Perhaps his claims of wanting to provide for his family were merely a psychological cover for his boundless ambition and greed. That could explain why he never left the business, even after getting rich.

Or perhaps he really was just a victim of a broken system. Who knows?

*To Kill a Monkey* is one of those mind-boggling films. In this eight-part series, we witness a complex game of cards. We see one criminal who openly admits to being a criminal, and another who tries to convince himself and us that he's the good guy. We see treacherous colleagues and deceitful mistresses.

In this film, things are rarely what they seem. And that's what makes it brilliant. Pushed to the edge by poverty and desperation, providence deals Efe a good hand when he runs into Oboz, an old acquaintance from years earlier. Efe once saved Oboz's life, and Oboz feels indebted.

To repay the favour, Oboz offers to bring Efe into his two-faced business auto parts dealing on the outside, cybercrime on the inside.

At first, Efe turns down the offer, unwilling to get his hands dirty. But pressure from home mounts, leaving him with no choice.

He accepts and becomes Oboz's partner. Efe gets rich. Life turns around. But four years down the line, the house of cards comes crumbling down. New enemies arise, and the brotherhood between Efe and Oboz begins to fracture. The movie ends in a chilling betrayal. And we, the audience, are reminded that in the end, everyone gets what they deserve.

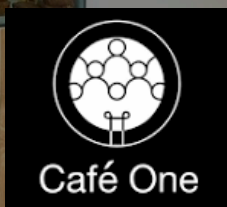
*To Kill a Monkey* was nothing short of a masterpiece. The phenomenal acting was exceptional. Bucci Franklin embodied Oboz to perfection, I bet he stayed in Oboz-mode for weeks after filming. William Benson delivered a layered performance as the two-faced Efe. And Bimbo Akintola, as always, nailed her role, pulling us deep into the mind of Inspector Ogunlesi.

With her reputation for excellence, Kemi Adetiba truly ate with this one! She gave us characters we will remember for a long, long time. And that's one way to recognize a great film, when the characters escape the screen and become part of the real world.

Since its release, the film has sparked countless debates: Who was right? Who was wrong? Some say Efe heartlessly betrayed the brotherhood. Others believe Oboz was a ticking time bomb, and Efe was right to sell him out.

Was Efe a traitor? Yes.  
Was Oboz ruthless? Yes.  
And yet they both have fan bases.

Look at us rooting for a murderous criminal and a manipulative traitor. But that's what films like this do. They expose the grey areas of life. And sometimes, those grey areas are all too familiar. Here's to many more Kemi Adetiba masterpieces!



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