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# SKY-HIGH EXPECTATIONS

Dear Readers,

The year 2019 ended on a good note for the Nigerian real estate sector. In turn, we had believed the year 2020 would usher the sector into a blissful growth like the experts had envisaged. We were optimistic to see what the new year had in stock. However, a plague hit the whole world, and brought about economic crises across different levels. The impact, we know, will be felt by the real estate sector as well.

In this issue, we interviewed the managing director of Deluxe Residences Limited, and he revealed how Nigeria can unlock its affordable housing market. Check out our Real Personality column to find out more. In the light of affordable housing, our Property Guide column highlights some of the best places you can get inexpensive houses on the island, in Lagos.

As usual, our Lagos and Abuja Listings columns showcase some of Nigeria's luxury properties nestled in choicest locations. Our cover features Vantage Bourdillon, a lush property occupying a vantage position on Bourdillon, Ikoyi. Flip through our Cover Story to discover more.

See House Keeper to know reasons you should hire an interior designer. Also, Interior gives you all the inspiration you need to give your space a facelift.

Jara Resort, located along the stretch of the Atlantic Ocean, gives more than just a holiday vibe. We featured this breathtaking wonder in our Places column. Looking to invest in Asia? Thailand seems a perfect location. Find out in destination.

Know about the latest happenings in Nigeria's real estate sector, in our News column.

Enjoy your read and stay safe!

**Fikayo, Sulaiman, Dapo & Seyi**  
Founders



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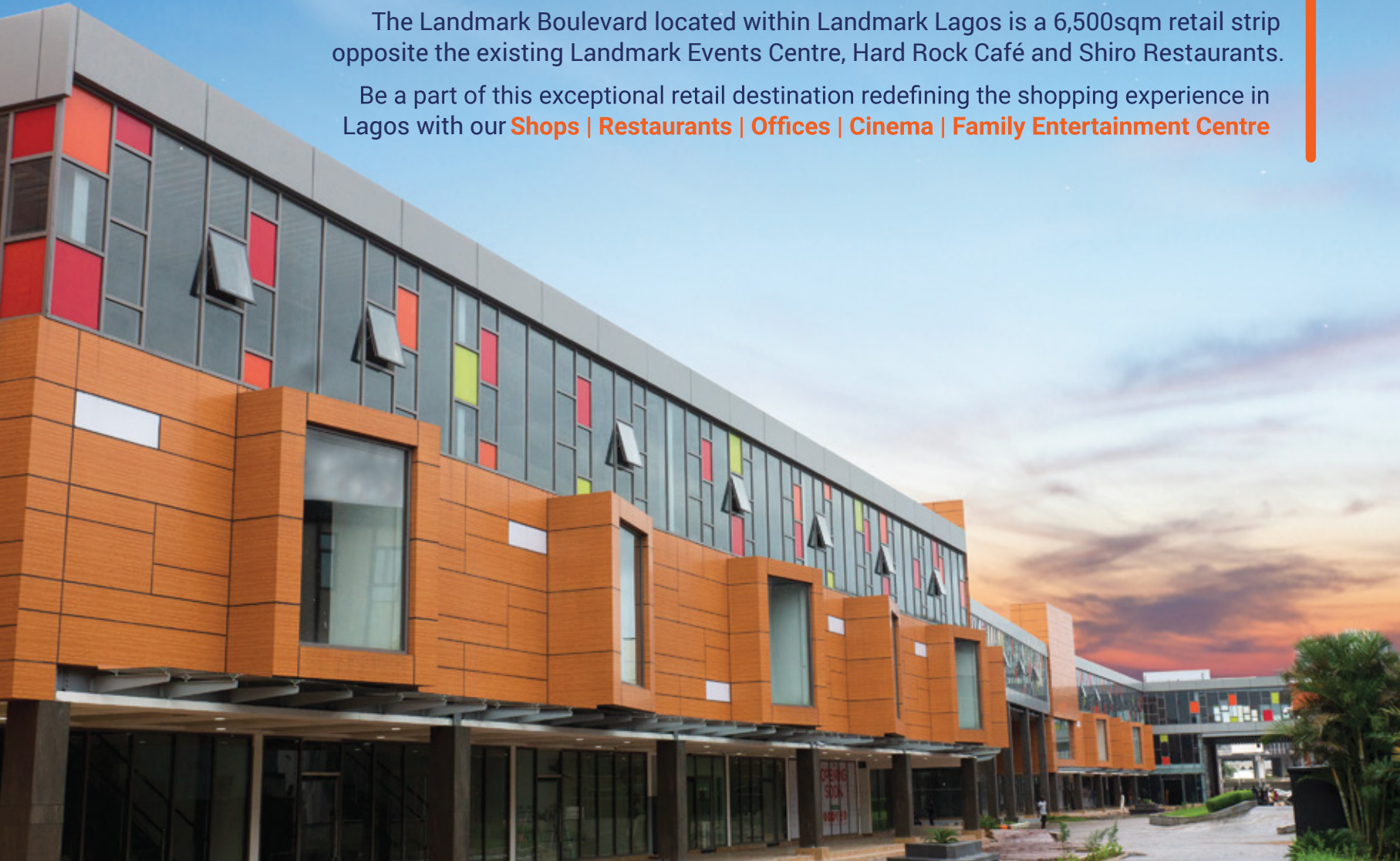




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# PRESTIGE NEWS

## FMBN'S RECAPITALISATION AS A CRUCIAL TOOL TO TACKLE AFFORDABLE HOUSING

Real Estate Developers Association of Nigeria (REDAN), during the inauguration of their new president, discussed the need for the Federal Mortgage Bank of Nigeria (FMBN) to be recapitalised to the tune of N500 billion. The discussion was on the basis that the federal government of Nigeria had promised this recapitalisation and three years after, the promise is yet to be kept.

Dr Aliyu Wammako, the new President of the Real Estate Developers Association of Nigeria

(REDAN) said, "The real estate development contributes about 6.4 per cent to the Gross Domestic Product (GDP) of the country. It is very important to consider recapitalisation, and streamlining the FMBN for the development of the housing sector." He also added that previous housing programmes, have been unsuccessful due to the lack of understanding of the financial dynamics, of the Nigerian worker.







## NATIONAL HOUSING FUND CONTRIBUTION GROWS TO N372BN

The Federal Mortgage Bank of Nigeria (FMBN) has reported that the contribution to the National Housing Fund (NHF) has hit N37282bn in January, and the number of contributors have risen to 5,027,489 as well. In 2016, the contribution was about N191.9bn and had only 4.14 million registered contributors.

Managed by FMBN, the NHF scheme is a compulsory contribution by employed Nigerians in which, 2.5% of their monthly income is added to the scheme. Merchant and commercial banks are also included in this contribution where they are expected to invest 10% of their loans and advances portfolio. Insurance companies and the federal government are also noteworthy contributors.

Report has it that despite the contributions, the NHF has still not been able to achieve its goal in terms of making housing provision for Nigerians easy. Chief Kola Akomolede, an estate surveyor and valuer who was part of the committee that assisted in setting up the fund, expressed his displeasure in the fact that many private companies and state governments were not remitting the percentage required from workers' salaries. "The state governments are making deductions from workers' salaries, but they don't remit to the fund. One of the reasons they give is that, they have no branch of the FMBN in their states as they wonder how they can benefit from contributing to the fund."

"Labour unions are against it; they believe that low-income earners will not benefit, because they cannot meet the conditions to enable them to borrow from the fund. Some companies that are supposed to contribute a certain percentage of their income to the fund don't contribute, which is a problem," he added.



## LAGOS STATE GOVERNMENT INSISTS ON REGISTRATION OF REAL ESTATE PRACTITIONERS

Mrs Adetoke Benson-Awoyinka, Special Adviser to the Governor on Housing, at a gathering of real estate practitioners held at Adeyemi Bero Auditorium, Alausa, Ikeja, stated that without a valid Lagos State Real Estate Regulatory Authority (LASRERA) license, it is now illegal to practice real estate business in the state.

Benson-Awoyinka stressed, "let me emphasise that engaging in real estate transactions without registering with the state government or obtaining necessary approval, is a punishable offence under the law."

"You need to join hands with this administration so that the unregistered practitioners, and those with ulterior intentions would be identified and eliminated from the Real Estate Business in Lagos," she advised.



## EXPERTS URGE GOVERNMENT TO TAP INTO PENSION FUNDS

To bridge the rising housing deficit in Nigeria which is currently estimated to about 22 million units, real estate professionals have beckoned on the government to fund the sector by working with pension fund administrators. They have highlighted the fact that most of the employees who contribute to pension funds do not live in admirable conditions. This was discussed at the Real Estate Outlook programmed by Alphacrux themed, "Repositioning Nigeria's Real Estate Industry for a New Decade."

Tobi Adama, CEO of Alphacrux Limited had stressed that Nigeria's real estate industry has many opportunities that have not been tapped into. He also added, "we are already in deficit, and what I always tell people is that we need to classify what deficit, is. Most of the time, what people can afford, they don't like, but what they like, they cannot afford."



## NIESV: INSECURITY, A THREAT TO REAL ESTATE INVESTMENT

At the valedictory meeting of the Council ahead of the 50th anniversary of the institution, the Nigerian Institution of Estate Surveyors and Valuers (NIESV) bewailed the impact of insecurity on the real estate sector. Rowland Abonta, NIESV President, said, "the heightening insecurity in the land which is likely scaring every possible investment that was supposed to be made in the sector, foreign partners and others are now waiting. They want to see how stable this economy will be before coming to invest, even Nigerians."

"We are affected because, the services we provide or the products of the sector are used by Nigerians, and because it is a capital intensive product we deliver to the public. When the public doesn't have the funding, of course, the market will be affected and of course, our professional practices are affected. Whatever you are observing in other aspects of the economy also has an impact in the real estate", he added.



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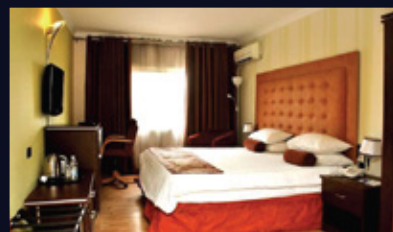
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# RISE AND EVOLUTION OF PENTHOUSES IN LAGOS

Text: Delani Adewuyi

**P**enthouse, coined from the Old French 'apentis', is an apartment or unit on the highest floor of an apartment building, condominium or hotel. It's usually a deluxe apartment at the top of a hotel or tall building. What differentiates penthouses from other apartments are the luxury features.

## Evolution of Penthouses

Change they say is constant, and the definition as well as the meaning of penthouses has evolved over the years. Penthouses are now being defined as high points of an apartment which is usually the topmost floors, and also, in a bid to be more economical, developers have found a way to conserve space while not minimising features. This brought about the introduction of pent duplexes, pent triplexes and also a combination of 2/3 penthouses at the top, all

depending on the land space.

## How much does a Penthouse cost?

Like with every other thing in real estate, property price is majorly about location. From Lagos mainland to the island, penthouse prices come with varying values across different locations. The denomination of payment for most penthouses is in dollars (\$) while some are in our local currency. A 5-bedroom luxury penthouse was recently listed at \$2,300,000 approx. ₦739,978,532 in Banana Island, an exclusive neighbourhood in Ikoyi. Penthouses, due to their great views and luxury features are typically 25% to 40% pricier than other units in the same building. Starting price of a penthouse is \$1 million and can go as high as \$2.5 million. However, there are various off-plan payment options available for prospective penthouse owners.



*“Penthouses, due to their great views and luxury features are typically 25% to 40% pricier than other units in the same building.”*



Delani Adewuyi is the director of professional services at CW Real Estate, Lagos, a firm of innovative and unconditional real estate experts. We provide services such as marketing, sales and rental, property management, research valuation and advisory as well as investment advisory among others. Our team comprises marketing executives with over 10 years experience and a solid network of contact. Our principals are trusted resources to various development, investment, government and media organisations in Nigeria that require counsel on matters regarding real estate.

### **Not Just Residential!**

Penthouses in Lagos are not just restricted to residential use only, they are also used for commercial purposes. Now, office buildings are seen to have penthouse office suites. Penthouse in Lagos is also used as a restaurant or café or lounge. Their position on a top floor of a building allows for scenic views while dining and hanging out.

### **Is Lagos Real Estate Market Ready for Penthouses?**

Yes, it is. There is an increase in the number of penthouses churned out in Lagos with high absorption rate as most are reserved before construction even begins. The focus, however, is on the quality of the penthouses in Lagos. Are the listed or newly built penthouses actually luxury? Can Lagos' real estate market churn out penthouses that can compete favour-

ably with other flagship penthouses all over the world? Time will surely tell, but Lagos' real estate market is definitely on course!

### **Notable Penthouses and Upcoming Penthouses in Lagos**

4 Bourdillon Ikoyi, Eko Pearl, Eko Azure, Guliani by Sujimoto, Eden Height, Rose of Sharon, Vita Towers, Cuddle by Cadwell, Bluewater Lagos, Iconic Towers, Oakwood Residences and Whitestone development among others.

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# UNLOCKING THE AFFORDABLE HOUSING MARKET

**A**s Nigeria's population continues to increase, the demand for affordable housing is growing as well. Deluxe Residences Limited, one of Nigeria's leading developers with strong value propositions, are not just stacking bricks, but making significant advances, in providing affordable housing. Meticulous about their designs, Deluxe Residences Limited develop luxury projects, and still assure consumers that luxury can truly be affordable.

In a chat with Prestige Magazine, Emmanuel Odemayowa, managing director of Deluxe Residences Limited, discusses his expectations for 2020, how his company is trying to play a role in offering affordable housing, and possible solutions to solve the challenges the real estate sector is facing.

## Who is Emmanuel Odemayowa?

Emmanuel Odemayowa is the managing director of Deluxe Residences Limited. Deluxe Residences Limited is a member of the Cavalli Business & Investment Group. I had my first degree at Obafemi Awolowo University (OAU), where I studied English and Literature. I had my MBA at London School of Business and Finance (LSBF). I also participated and completed the Chief Executive Programme at the Pan-Atlantic University (Lagos Business School) and IESE Business School of the University of Navarra in Barcelona, Spain. Although, I grew up in a real estate environment, I did not start out my career in real estate.

I worked briefly at the presidency in Abuja, and also with a private sector organisation in Abuja. My uncle who I was with in Abuja is an engineer, and he was part of the people that built Abuja, in 1985. From 1991, I started going to Abuja and when I graduated, I had my youth service there. I left Abuja after working briefly for about two to three years and moved to Lagos. In Lagos, I was living with my cousin who was also into real estate and construction. I worked with him for a while and eventually, I had to branch out. Prior to that time, right in Abuja, I was supervising some projects, but not really on full time, because as at that time, I had not made up my mind that I was going into real estate. When I am off work during the evenings, I try to play some golf at Ikoyi Club. I am a member of the Ikoyi Club. I also watch a lot of football, and I am a Chelsea fan.

## Tell us about your company and how it is serving the Nigerian market.

We are Deluxe Residences Limited, and as the name connotes, we are into luxury projects. We major in high-rise apartments, and we've also done some semi-detached and fully detached homes. We operate more in top locations in Lagos like Ikoyi, Victoria Island and Lekki axis. Actually, we do a lot of projects in Victoria Island. As I stated earlier, Deluxe Residences is a member of Cavalli Business & Investment Group, and within the group, we try to address the whole spectrum of real estate. We are not just limited to top locations; we do real estate from the lowest to the highest. We do projects as far as Lagos-Ibadan Expressway

and Ibeju Lekki. Again, we are planning about two massive project launches which are coming up soon.

## What major projects is Deluxe Residences currently involved in?

Our latest project at Deluxe Residences Limited is called the Vantage Bourdillon, and it is a project right here on Bourdillon Road, Ikoyi. It is a ten suspended floor project that comes with a lot of recreational facilities. Vantage Bourdillon is a project at the core of our heart, and that is why we gave it the name 'Vantage.' Anyone that buys into this project will know they are occupying a vantage position in Bourdillon. The project will have a rooftop gallery where people can relax. Apart from Vantage Bourdillon, we have another project called, 'The Knight Place' which is on Ahmadu Bello Way, right beside Silverbird Galleria. It is a hotel apartment where there will be concierge, restaurants, swimming pools, game arcades, a lot of amenities that people can use to relax. So, you are living in your home like you are living in a hotel. We also have other projects at different phases of completion. We have Amlad Place which is on the way to Banana Island, and The Empire Queens Apartments opposite Eko Hotel & Suites.

We also have many other luxury residential developments, that we have completed and handed over to our subscribers such as, The Grand Orchard, The Vogue Oniru and Pacific Heights, in 2019, and another set in 2017, all located in choice locations in Victoria Island, Ikoyi and

Lekki axis.

## In 2019, Nigeria's housing deficit was reported to be around 17 million units. Can you brief us on how your company is trying to fill this gap?

I have been hearing about this 17 million housing deficit for 10 years now. Recently, I heard it was 22 million and it doesn't seem to be abating, rather it seems to be escalating. So, at Deluxe Residences, we have massive projects where we have several units, and we try to help the market with our projects. We try to do projects where people pay in installments-up to like three years, or more. We also try to make our projects affordable, and we always come with the best prices. We believe that this will go a long way in closing the gap. We are also reaching out to the state government, and also the Federal Ministry of Housing in Abuja for partnership to see how we can close this gap. Some weeks ago, the world celebrated World Day of Social Justice, and I was one of the speakers at the event at Alausa where we spoke about social housing. We understand that it is always not so easy for private developers to do so much when it comes to social housing, without government's input, and it should not stop at the process of giving land to the developers. We have the Federal Mortgage Bank of Nigeria, and the Nigeria Mortgage Refinance Company; these organs of the government have to work in much better ways to encourage private developers like us. We are doing a lot already, but we need to do so much more, because the housing deficit is growing, and our population



is growing as well.

**According to the Federal Mortgage Bank of Nigeria (FMBN), homeownership is low at 25%. Do you think Family Home Funds (FHF) has the potential of increasing the rate of homeownership?**

I believe that Family Home Funds should help to increase homeownership. It is a right initiative in the right direction, but at the same time, when you also look at the target they are trying to achieve, for me, it's like a drop in an ocean. Their target is about 500,000 units, Lagos' population alone is about 25 million. FHF is serving the whole of Nigeria, and they say by 2023, they want to provide accommodation through developers to about 500,000 Nigerians which sounds good. So the truth right now is that we need platforms; national, state or private sector-driven to look at how to massively address that issue of housing deficit and homeownership.

**What do you think are the challenges working against the development of the housing sector in Nigeria?**

Apart from the issue of access to land especially from the government, getting titles like C of O, Governor's Consent for subsequent transactions, and some other things, have really affected the housing sector in Nigeria. We have this bureaucratic bottleneck and it slows down the processes. The processes are good, but they are not meant to frustrate people, are they? And then again, access to finance for both the developers and the end-users. For the developers, it is always there; at least every developer is always out there trying to look out for funds for projects. Then the end-users, there's National Housing Fund (NHF), but I will say they should be strengthened, they should be expanded. The population we have in Nigeria is tending towards 200 million, so when you have such organisations working to cater for housing for this number of people, then their capacity needs

to be enlarged. There must be a bridging of gaps in getting finances to the end-users. So they can get loans and get mortgages with a single-digit interest rate.

**How would you rate the engagement of the private sector by the government in the Nigerian real estate sector?**

There has been some level of partnerships, but I think the major thing affecting these partnerships is the fact that, once the government provides you with land, and helps you with approval, they leave you to yourself. Moreover, the government in terms of housing cannot do much by themselves, and they need to involve the private sector more at different levels.

**What's your outlook for the real estate sector in 2020?**

We are very optimistic, and we are very positive that 2020 will be a better year for the real estate sector. A lot of things are being put in place that makes the climate

look much better than it has been in the last three years. For us as a business, we believe the sector is going to fare better in 2020, and even going forward.

**Considering your vast experience, what advice will you give anyone who wants to venture into the real estate sector?**

First, it is important to understand the sector. Secondly, have a passion for it. When you have passion for what you do, it will sustain you in the business. So when you have the passion and you fully understand the industry, you will be able to do some projections, and some analysis of the market. Another thing I will also say is, you need to bring in a lot of creativity. So, anyone that wants to come into the industry must not just see the glamorous part of it, but must also look at the other side of it, that there are bound to be challenges, and must be fully prepared to overcome such challenges.

**"AT DELUXE RESIDENCES, WE HAVE MASSIVE PROJECTS WHERE WE HAVE SEVERAL UNITS AND WE TRY TO HELP THE MARKET WITH OUR PROJECTS. WE TRY TO DO PROJECTS WHERE PEOPLE PAY IN INSTALMENTS UP TO LIKE THREE YEARS OR MORE."**







# AFFORDABLE PLACES TO LIVE ON LAGOS ISLAND

Text: CW Real Estate



“...there are neighbourhoods or estates on the island that are not only affordable but also pretty wonderful to live in and raise a family too.”



Thelma Ighodaro  
Sales and Leasing Executive,  
CW Real Estate Lagos  
09062511345

Many qualities come to mind when you think about Lagos, especially neighbourhoods on the island; luxury, premium, bustling, vibrant and glamorous are just a few of the obvious ones. Affordable places to live is definitely not on the list. Neighbourhoods on the island have a reputation for being one of the most expensive places to live in the city. While most of the cheapest neighbourhoods are located on the mainland, you might be surprised to know that there are neighbourhoods or estates on the island that are not only affordable, but also pretty wonderful to live in, and raise a family too.

Using real estate market data and statistics with a strong preference for current rental value, sales value and land values compiled by our in-house analysts, we present below a list of some of the most affordable places to live on the island.

**1. Ikota Villa Estate;** a gated community located along the Lekki-Epe Expressway (beside the popular Mega Chicken restaurant), is one of the most affordable places to own or rent a home on the island. The estate which is about 30-35 minutes drive from Victoria Island has its rent starting at about a million naira for a 2-3 bedroom apartment, while the capital value is at an

average of ₦30 million. 4-bedroom terraced duplex rent goes for an average of ₦1.7 million, while the capital value is at an average of ₦40 million. A detached house rental value is at an average of ₦3 million to ₦3.5 million, while the average purchase price for detached houses is between ₦55 million to ₦60 million. Land prices within Ikota Villa Estate range from ₦50,000/sqm to ₦65,000/sqm.

**2. Ocean Bay;** Located in the Ikota part of Lekki, along the orchid road, Ocean Bay is one of the most interesting neighbourhoods Lekki offers. Artificial lake, serene green environment all make life in this vibrant community in Lekki. This estate is home to young families and mid-age population. Opened just a few years ago, and now it has grown steadily to one of the top locations in Lekki.

Average land size: 400sqm

Median sales price:

4-bed semi-detached: ₦60,000,000

3-bed flat: ₦28,000,000

Median rental price

3-bed flat: ₦1,800,000

2-bed flat: ₦1,300,000

Price per sqm: ₦75,000

**3. Bera Estate** is also an affordable estate on the island located along the popular Chevron Drive. It's hard to believe Bera estate wouldn't break the budget; especially with the infrastructure and amenities provided in the estate. Pre-dominant houses in this estate are

terraces and duplexes. The average sales price for a 4-bedroom terraced duplex is at ₦45 million while rent for similar property ranges between ₦3 million - ₦3.5 million. Prices for detached houses in Bera Estate starts at an average of ₦55 million.

**4. Oral Estate** is located off the Lekki-Epe Expressway and ranks among the most affordable places to stay on the island; strictly residential and growing at an unprecedented rate with flats, terraces and duplexes prevalent in the estate. 3-bedroom apartment rental value is about ₦1.5 million - ₦2 million.

4-bedroom semi-detached duplex with bq: ₦50 million - ₦55 million

4-bedroom semi-detached duplex: ₦60 million

5-bedroom duplex: ₦70 million

Whichever neighbourhood you decide to settle in, your first step should be to work with an experienced real estate agent to find your ideal property. CW Real Estate agents are elite performers in their markets, with proven track records; they can help you navigate every step of the home buying process.

Whether you're looking to rent a house or buy an apartment in Lagos, CW Real Estate agents will ensure you get the best deal possible and help make your real estate journey hassle-free.





## WHITESAND RESIDENCES (UPSCALE TOWNHOUSES)

### Ikoyi, Lagos

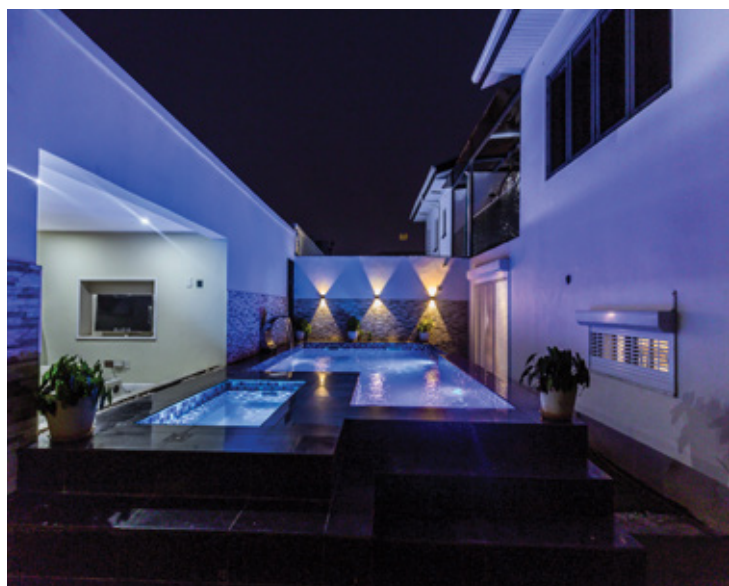
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## LUXURIOUS SPACIOUS HOME IN A PRIVATE ENCLAVE

### Lekki Phase 1, Lagos

Built around three ideals; security, convenience and entertainment, this property highlights luxury from every side. It was meticulously designed to give a lush homely feel with its spacious compartment. Without any doubt, it is truly a property you want to call home.

Luxury Furnishing • Fitted Kitchen With Bosch Appliances • Roller Shutters  
Electric Fence • CCTV • Bulletproof Doors • 28KVA Cummins Generator  
5 KVA Inverter • 8 Parking Spaces • Pre-Installed Cable System • WiFi  
3 Servant Quarters • Dual Water System • Outdoor Jacuzzi • Swimming  
Pool • Large Oled Flat Screen TVs • Surround Sound System

**Asking price: N165,000,000 (sale)**

Contact: CW Real Estate

M: 09093272547 (Daniel)

E: hello@cwlagos.com

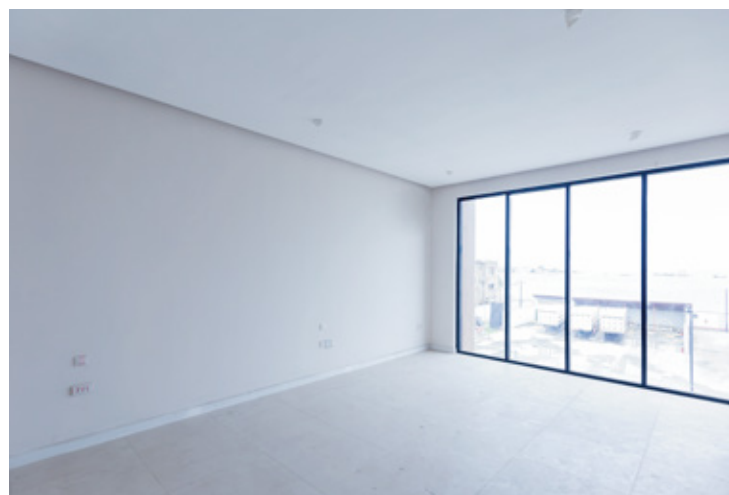
I: @cwrelagos

T: @cwrelagos

F: @cwrelagos







## ULTRA LUXURY HOME

### Lekki Phase 1, Lagos

If living by the water is important to you, then look no further as this property is within a moment's walk to the lagoon. Here is an opportunity to live an ultimate urban lifestyle in a 4-bedroom semi-detached home for sale in Lekki Phase 1.

4 Beds • 4 Baths • Waterside View • Jetty • Water Treatment Plant  
CCTV • BQ • Large Parking Space

**Asking price: N160,000,000 (sale)**

Contact: CW Real Estate

M: 09093272547 (Daniel)

E: hello@cwlagos.com

I: @cwrelagos

T: @cwrelagos

F: @cwrelagos





## GREY GARDENS

### Chevron Drive, Lekki, Lagos

Grey Gardens is an urban residential development. It is nestled in an idyllic and serene part of Lekki, on Chevron Drive. The development comprises 18 aesthetically designed 4-bedroom duplexes, each with a maids' quarters attached, within a fully serviced gated community.

Grey Gardens promises to provide future residents with an ambient environment in which they can enjoy the utmost in comfort and relaxation, shielded from the hustle and bustle of a busy Lagos city.

Recreational Area • Swimming Pool • 24 Hours Power • Individual Courtyards • Individual Integral Garages for Car Parking • Fully Fitted Modern Kitchens

**Asking price: N50,000,000 (sale)**

Contact: CW Real Estate

M: 09062511345 (Thelma)

E: hello@cwlagos.com

I: @cwrelagos

T: @cwrelagos

F: @cwrelagos







## DEFINITION OF LUXURY

### Banana Island, Lagos

Enjoy peace in this tastefully finished 6 units of 4-bedroom terraced building nestled in a highly coveted area in Lagos. It is a unique blend of contemporary luxury living and high-quality finishes. The swimming pool and the gym makes this property the perfect home for you.

4 Beds • 4 Baths • 5 Toilets • BQ • Swimming Pool • Gym • 24 Hours Security • CCTV • 24 Hours Power • Water Treatment Plant  
Playground • Gas Cooker • Pantry • Jacuzzi

**Asking price: N300,000,000 (sale)**

Contact: Solidwalls Properties Ltd

M: 08108972142, 07064620301

E: solidwallsproperties@gmail.com







## SHEER OPULENCE

### Banana Island, Lagos

Super luxury 3-bedroom terrace with a one-room servant quarter located in a prestigious address in Lagos. This unique offering redefines extravagance and creates a sense of tranquil living. The property features en suite bedrooms, a well-equipped kitchen and a spacious living room, all luxuriously finished. This is the property where class and serenity meet.

3 Beds • 3 Baths • 4 Toilets • BQ • Heat Extractor • Gas Cooker Oven • Swimming Pool • Air Conditioner • Large Parking Space • Ante Room • Pantry • Playground • Jacuzzi • Washing Machine • CCTV Water Treatment Plant • 24/7 Power

**Asking price: N18,000,000 per annum (rent)**

Contact: Solidwalls Properties Ltd

M: 08108972142

E: solidwallsproperties@gmail.com

W: www.solidwallspropertiesltd.com







## SIGNATURE LIVING

### Banana Island, Lagos

From floor to ceiling, this 3-bedroom flat comes with luxurious design details. Attention to detail is clear throughout with the top-notch materials used in every area of the property. From every angle, it is structurally amazing. Here is a property to enjoy ultimate luxury and grandeur.

3 Beds • 3 Baths • 4 Toilets • 1-Room Servant Quarter • Swimming Pool  
Standby Generator • 24/7 Power Supply • En Suite Bedrooms • Air  
Conditioner • Ample Parking Space • CCTV • Car Park • Portable  
Water • Security Post • 24/7 Security Guard • Oven • Fridge • Gas  
Cooker • Microwave • Washing Machine/Dryer • Water Heater  
Balconies

**Asking price: N13,000,000 (rent)**

**Service charge: N3,500,000 (all inclusive)**

Contact: Solidwalls Properties Limited

M: (+234)7064620301, (+234)8098537231, (+234)8108972142

E: solidwallsproperties@gmail.com, info@solidwallspropertiesltd.com

W: www.solidwallspropertiesltd.com







## DAZZLING APARTMENTS

### Ikeja GRA, Lagos

Enjoy complete serenity in these 6 units of newly built 3-bedroom flat with BQ located in a tranquil area in Lagos. The spacious and well-built property features a fitted kitchen, spacious living and dining areas. The bedrooms are also large. With its beautiful finishings, this property is perfect and ready for living.

3 Beds • 3 Baths • 4 Toilets • BQ • Swimming Pool • Playground  
Pantry • Oven • Security • Washing Machine • Large Parking Space  
Air Conditioner • Elevator • Refrigerator • Fire Alarm • Generator

**Asking price: N85,000,000 per unit (sale)**

Contact: Enidlareg Homes Limited

M: 08038369421, 09053608582, 08182574536



## REFINED LIVING

### Awuse Estate, Opebi, Lagos

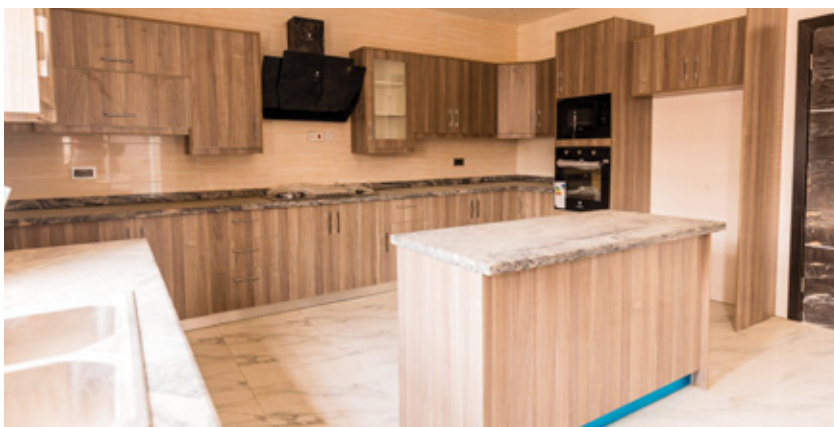
These elegant 12 units of 4-bedroom with two living areas sit in a sought-after estate in Opebi, Ikeja. The unique location is ideal for anyone looking for an apartment in proximity to the airport. It offers well-proportioned compartment and a fully fitted kitchen. Overall, it is a lovely home to make your own.

4 Beds • 4 Baths • 5 Toilets • BQ • Playground • Pantry • Security  
Washing Machine • Ample Parking Space • Jacuzzi • Heat Extractor  
Oven

**Asking price: N90,000,000 per unit (sale)**

Contact: Enidlareg Homes Limited

M: 08038369421, 09053608582, 08182574536







## LUSH SHORTLET APARTMENTS

### Lekki Right, Lagos

Brand new beautifully furnished three and two-bedroom apartment for shortlet in a serene close in Lekki right. The stunning model building has a fully fitted kitchen, high-speed internet, DSTV and constant electricity. A perfect home to live in, this property has a lot of greenery and it is ideal for solo travellers, corporate guests and families. It is also in proximity to shops, churches, schools and Pinnacle petrol station.

Large Fridge • Microwave • Washing Machine • Regular Housekeeping  
DSTV • High-Speed Internet • Facility Management • 24-Hour Electricity  
Massive Parking Space • Security • Green Spaces • Gym • Swimming Pool

### Asking price:

**3-Bedroom Apartment: N55,000 per day (shortlet)**

**2-Bedroom Apartment: N45,000 per day (shortlet)**

Contact: Perfect Havens

M: 08039780521, 08171122443

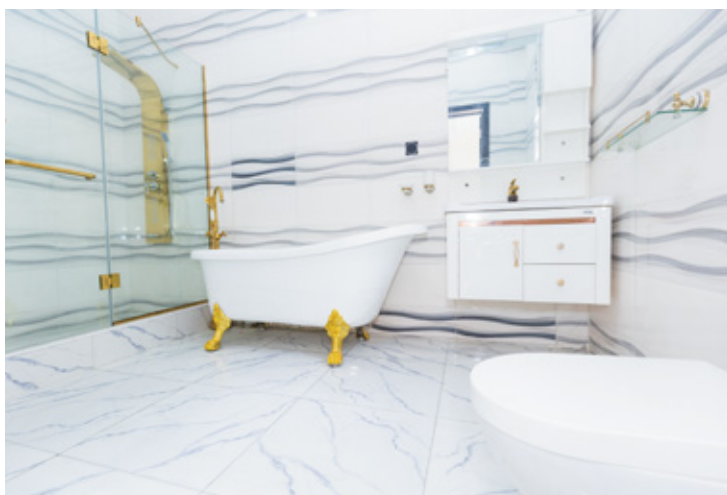
E: Perfecthavensluxuryservices@gmail.com, info@perfecthavens.biz

W: www.perfecthavens.biz

Perfect Havens has unparalleled knowledge of the luxury serviced apartment niche market and have been prolific in providing the very best services and homes to huge corporate companies such as Vodacom, AB INBEV, GOOGLE events, Eco bank, as well as individuals and solo travellers within the most affordable budgets in the luxury apartment sector. Our very experienced and passionate team of dynamic estate professionals have over 10 years of experience in hospitality, and are at the forefront of this ever-evolving and dynamic market. We derive ultimate satisfaction from assisting our guests to achieve their aim of settling into amazing homes for unforgettable experiences. Perfect Havens have premium properties located in choice areas of Ikoyi, Victoria Island, Oniru, Lekki, Banana Island and Parkview Estate with fantastic amenities like fully fitted kitchens, gyms, swimming pools etc. We also offer services like regular housekeeping, nanny services, chef services and 24 hours security and uninterrupted electricity.







## UNPARALLELED LUXURY

### Chevron, Lekki, Lagos

Set within the enchanting neighbourhood of Lekki, this 4-bedroom semi-detached duplex comes with a unique design and high-quality building specifications. It boasts of luxurious amenities to provide its residents a serene environment with security in mind.

4 Beds • 4 Baths • En Suite Bedrooms • CCTV • Security • Jacuzzi • BQ  
In-House Sound Systems • Heat Extractor • Oven • Gas Cooker

**Asking price: N60,000,000 (sale)**

Contact: Atobe Construction Company Limited

M: 08034699002, 07030561428

E: info@atobeng

ATOBECC Limited is a leading real estate and building engineering firm that has provided opportunities for easier acquisition of properties (served plots of land) in the Lekki/Ibeju Lekki (new Lagos) axis of Lagos State, Nigeria. Our core interest is property management services, real estate development/management, technical engineering services and project/civil engineering development services. Our vision is to replicate the best quality service delivery to every client timely and in style.







## MODERN ELEGANCE

### Chevron, Lekki, Lagos

Elegant 9 units of 2-bedroom apartments sitting on a large expanse of land with ample parking space. The bedrooms are well proportioned and the kitchen is equipped with most modern facilities. Overall, this property evokes a feeling of calm and serene living. Payment plans are also available with 40% initial deposit and spread balance with a maximum of 12 months.

2 Beds • 2 Baths • 3 Toilets • En Suite Bedrooms • Treatment Tank  
Fully Fitted Kitchen • 24 Hours Security • Ample Parking Space

**Asking price: N30,000,000 (sale)**

Contact: Atobe Construction Company Limited

M: 08034699002, 07030561428

E: info@atobe.ng



## EXQUISITE TERRACE

### Lekki Phase 1, Lagos

Located in a safe and secure neighbourhood, this 4-bedroom terrace is perfectly designed with a modern and unique interior and layout. It is an excellent combination of elegant design and spectacular architecture of the highest specifications.

4 Beds • 4 Baths • 5 Toilets • Swimming Pool • Air Conditioner  
Parking Space • CCTV • Water Treatment Plant • Jacuzzi • Cinema  
Gas Cooker • Pantry • Ante Room

**Asking price: N140,000,000 (sale)**

Contact: Island Shoreland Properties

M: 09091717821

E: anthony@ishpropertiesltd.com

W: www.ishpropertiesltd.com





## LEON HOMES PHASE 5

### Chevron, Lekki, Lagos

This alluring estate with 4 units of 4-bedroom terrace duplex is nestled in a serene neighbourhood which is perfect for family living. It offers luxurious finishes with a blend of aesthetics. This property is truly magnificent yet, a comfortable family home at a brilliant price.

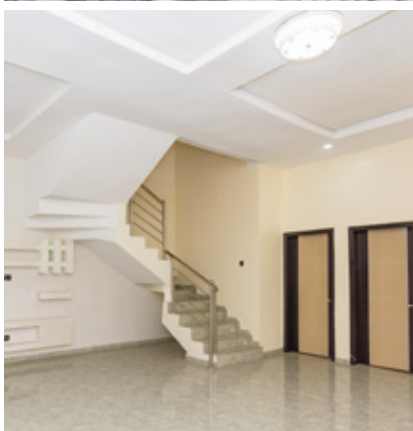
4 Beds • 4 Baths • 5 Toilets • Dedicated Transformer • Borehole  
CCTV • Oven • Heat Extractor • Jacuzzi • Spacious Parking Space

**Asking price: N45,000,000 per unit (sale)**

Contact: Didi Cole Limited

M: 08178417990, 09098630871

E: didicolerealestate@gmail.com



## LAVISH ABODE

### Off Freedom Way, Lekki, Lagos

This modern and refined 2-bedroom apartment boasts of prime quality from all angles. It is truly magnificent and designed for luxurious living with comfort in mind. Featuring two spacious bedrooms, a large and airy living room, and a beautifully designed kitchen, all perfect for you.

2 Beds • 2 Baths • 3 Toilets • En Suite Bedrooms • Security  
Massive Parking Space • Gas Cooker • Heat Extractor

**Asking price: N2,600,000 (rent)**

Contact: Didi Cole Limited

M: 08178417990, 09098630871

E: didicolerealestate@gmail.com







## STUNNING HOME

### Lekki, Lagos

Built for lovers of luxury and space, this beautiful 4-bedroom home offers comfort, privacy and peace of mind. All bedrooms are en suite and the kitchen is fitted with modern equipment. This property is ready to become yours right away.

4 Beds • 4 Baths • 5 Toilets • Ample Parking Space • BQ • Water Treatment Plant • CCTV • Jacuzzi • Gas Cooker • Carport • Installed Solar

**Asking price: N53,000,000 (sale)**

Contact: Mcdedict Homes Ltd

M: +2347050570767, +234815816595

E: mcdedicthomes@gmail.com

W: www.mcdedicthomes.com

*McDedict Homes is a multiple award-winning global real estate agency that specialises in providing premium luxurious service through extraordinary marketing and professionalism. At McDedict Homes we provide and sell multiple hundreds of Nigeria's most remarkable plots of land and homes annually. We have also provided real estate advisory services to corporate organisations and institutional clients since inception. Whether you are looking for a modern luxury home or a "smart" home with the latest and modern convenience, or you prefer an eco-friendly home, we provide it all.*







## LANDMARK OCEAN VIEW

### Lekki Phase 1, Lagos

21st Century Apartment presents these newly built 3 unit luxurious one-bedroom apartment for shortlet. It is ideally positioned and features high-quality amenities to make you comfortable all through your stay. This magnificent apartment is also fully furnished.

1 Bed • 1 Bath • 2 Toilets • Air Conditioner • Large Parking Space  
Water Treatment Plant • CCTV • Washing Machine • 24/7 Security

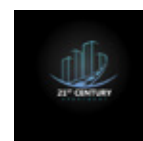
**Asking price: N45,000 (shortlet)**

Contact: 21st Century Apartment

M: 08176115993

E: 21stcenturyhub@gmail.com

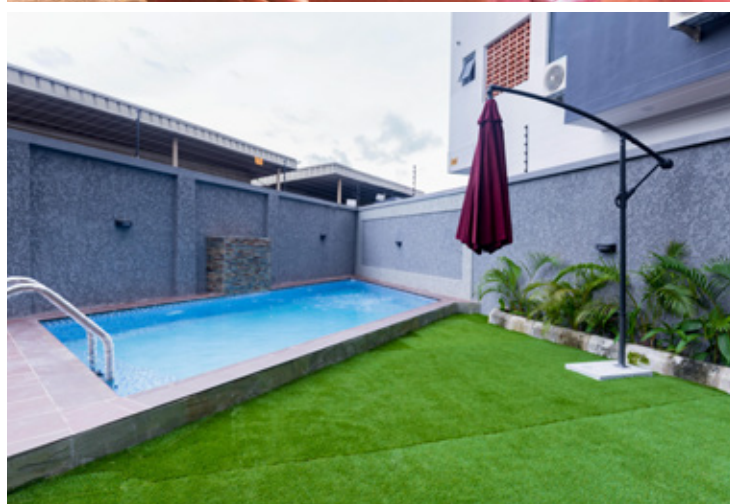
W: 21stcenturyapartment.com











## OLORI MOJISOLA ESTATE

### Ikoyi, Lagos

This 5-bedroom fully detached house is in Lagos' most coveted luxury urban address. It offers unsurpassed leisure and lifestyle amenities to deliver an exotic living experience. Overall, it is perfect for family living.

5 Beds • 6 Baths • 6 Toilets • Swimming Pool • Cinema Room • Ample Car Park • Air Conditioner • BQ • Water Treatment Plant • CCTV Washing Machine • Jacuzzi • Playground • Gas Cooker • Pantry • Ante Room • Refrigerator • Microwave

**Asking price: N500,000,000 (sale)**

Contact: Island Luxury Living Home & Lifestyle

M: 08180783615

E: islandluxuryliving@gmail.com







## STYLISH LIVING

### Osapa London, Lekki, Lagos

Here is one of the finest residential projects built in a prestigious address in Lagos. It's perfect for those who love to live in a quiet area and for those who love space as well. Distinguished by its spacious living area and lush amenities, it is an ultimate family home immersed in tranquillity. There are 12 units available.

5 Beds • 5 Baths • 6 Toilets • Large Parking Space • CCTV • Washing Machine • BQ • Perimeter Fencing • Gas Cooker • Jacuzzi • Heat Extractor • Microwave • Gas Cooker

**Asking price: N80,000,000 (sale)**

Contact: Landlord Hero

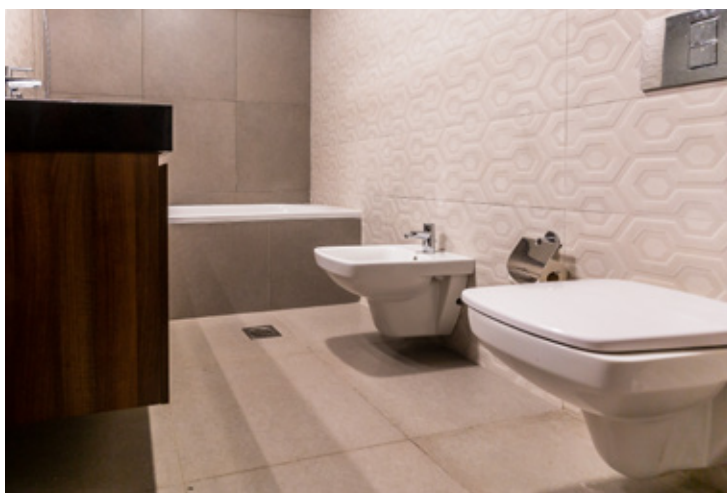
M: 08050606090, +2348050480000

E: [customercare@landlordhero.com.ng](mailto:customercare@landlordhero.com.ng)

*We are a real estate consultancy firm that specialises in assisting property owners in solving all facets of their real estate hitches. We are also adept in finding suitable homes for clients. Our services include corporate real estate services, facility management, property and project management, as well as residential/commercial estate management. The core objective of our business is to help property owners find suitable tenants or buyers seamlessly.*







## THE RENAISSANCE APARTMENT

### Eko Atlantic City, Victoria Island, Lagos

The Renaissance Apartment is a fully air-conditioned three (3) bedroom en suite apartment having its kitchen fully equipped. The Renaissance Apartment is less than 1 km from Eko Hotel & less than eight minutes drive to Muri Okunola Park. The closest airport is Murtala Mohammed International Airport, 13.5 km from The Renaissance Apartment. Place your reservations now and come enjoy the beautiful and magnificent view of the city from the 10th floor.

3 Beds • 3 Baths • 4 Toilets • En Suite Bedrooms • Air Conditioner  
Refrigerator • Gas Cooker • Heat Extractor • Oven • Microwave • 24  
Hours Power Supply • Free WiFi • Security • Swimming Pool • Routine  
Housekeeping • Private Parking • Elevators • DSTV

**Asking price: N150,000 per night (shortlet)**

Contact: Kayandice Realtors

M: 08026820114

E: kennedymefiana@gmail.com

Kayandice Realtors is an indigenous real estate company located in Lagos, Nigeria. Though we offer a wide range of real estate services, we are mostly recognised for our vacation/boutique style/hotel apartments for short/long stay rentals. We have proven to be a force to reckon with as we take pride in bringing to our partners and customers real-time best offers in terms of location, value, cost, ROI and whatever real estate needs they require of us. Be it as an investor (e.g. landlord) or an end-user consumer (e.g. tenant/guest), we take proper cognisance of our customer's desire/need and also put into consideration their financial strength to provide best options as regards their expectations and projections. We can accurately do this because of our wide knowledge and experience in the real estate market over the years. Most importantly, we strive to change the misconstrued narrative; one customer at a time, that the Nigerian market is not all saturated with somewhat insincere or greedy business owners.







## EKO CHAMPAGNE PEARL

### Eko Atlantic City, Lagos

This shortlet apartment is modern and contemporary. It offers a simplistic and elegant design to create a cosy retreat vibe. Fully furnished, the interior is sophisticated and refined to the highest specifications to suit anyone. Come stay in a place that can boast of maximum security.

3 Beds • 3 Baths • 3 Toilets • Swimming Pool • Air Conditioner • Large Parking Space • Water Treatment Plant • CCTV • Gym • Security • Fully Furnished • Electric Cooker • Ocean View

### Asking price: N130,000 (shortlet)

Contact: Gidi Hotel Apartment LTD

M: 09071100023

E: [gidihotelapartment@gmail.com](mailto:gidihotelapartment@gmail.com)

W: [Gidihotel.com](http://Gidihotel.com)

**GIDI**  
**HOTEL**  
APARTMENT





## LEKKY COUNTY HOMES

### Ikota, Lekki, Lagos

This ideal home is a 5-bedroom detached duplex which presents a bright and relaxing living space. The expansive living room, fully fitted kitchen and bedrooms all en suite were built to contemporary standards. Worthy of note is the great finishing and design that captures warmth, happiness and luxury.

5 Beds • 5 Baths • 6 Toilets • Ample Parking Space • Microwave • Heat Extractor • Gas Cooker • BQ • Security • En Suite Bedrooms

**Asking price: N85,000,000 (sale)**

Contact: Henshodeg Properties

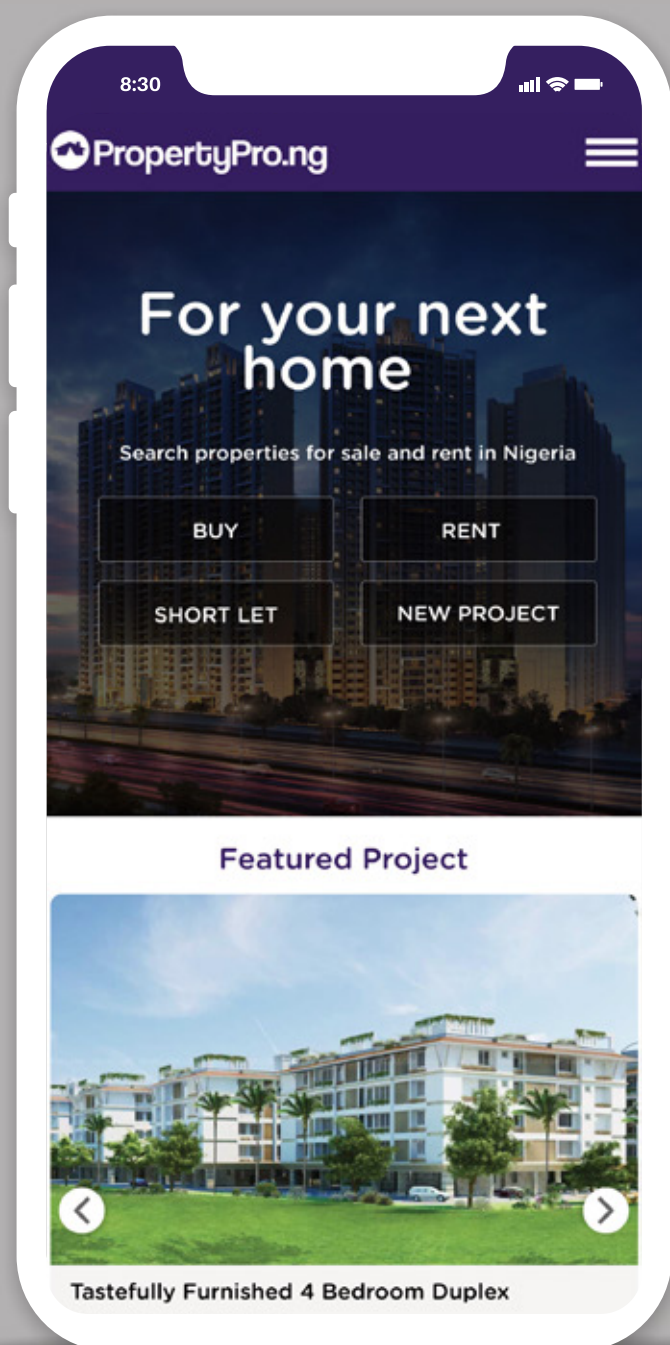
M: +2347037341101, 08090807723

E: henshodeg01@gmail.com





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# LG ELECTRONICS ORGANISES OLED TV GAMING GRAND FINALE EVENT

*...Showcases G-Sync Powered OLED TVs and Rewards Winner with OLED TV and One Million Naira Cash Prize*

LG Electronics (LG), Saturday, February 29, 2020, took the gaming experience of its customers to a new height as the company staged the grand finale of its OLED TV Gaming Challenge at Eko Hotel & Suites, Victoria Island, Lagos.

LG is the first consumer electronics brand to independently launch a gaming campaign - LG OLED Gaming challenge, making it one of the largest e-sports competitions in Nigeria for game lovers. It was initiated in 2018 which marks the 1st season of the competition for gamers. The challenge has since then turned out to be an annual contest for gamers to show their skills, experience the fantastic features of OLED and battle with one another for a prize - OLED TV.

The company thrilled its teeming customers with its newest OLED TVs which offer blazing speed and stunning colour reproduction through NVIDIA G-SYNC. LG's OLED TVs are the first and only in the market today that are G-SYNC Compatible.

The grand finale event saw the contestants - winners of the 6 seasons compete for an OLED65c9 TV and a cash prize of one million naira.

According to Mr Vanjamin Kim, General Manager, Home Entertainment Division, LG Electronics West Africa, the initiative is for lovers of video game to demonstrate the beauty and the uniqueness of the 'depth of black' in OLED TV, especially when gaming on it.

"We intend to have more of this kind of gaming challenge to engage more of our consumers who love gaming. It's an avenue to reward our customers and promote LG OLED TVs as the best TV for gaming. With exceptional picture quality, low input lag and an ultra-fast response time, LG OLED TVs have already earned a reputation for delivering an optimised gaming performance," he said.

Mr Hari Elluru, Head of Corporate Marketing, LG Electronics West Africa also added, "the addition of NVIDIA G-SYNC Compatible raises the bar once more, guaranteeing even more immersive big-screen PC gaming on the company's industry-leading 4K OLED models, available in 55 to 77-inch screen sizes. G-Sync and other VRR technologies help eliminate flicker, tearing or stuttering on displays when used to play games that are built using VRR."

The company's latest OLED TV models support a variety of popular HDR formats that further elevate the gaming experience. Users can play compatible titles in dynamic HDR10 or Dolby Vision (at up to 120 frames per second for Full HD content) taking advantage of HDMI 2.1 specifications such as auto low latency mode (ALLM), enhanced audio return channel (eARC) and variable refresh rate (VRR).

"With the G-SYNC firmware, there is no lagging, tearing or stuttering while playing super-fast games and watching fast moving contents," he mentioned.

The grand winner, Mr Imaji Faruna said, "It was quite tough and an interesting battlefield but I am elated to emerge as the winner. The one million naira cash is the in-thing and the OLED TV is dope! I hope this platform that LG has created for gamers continues to grow stronger and birth more opportunities for professional gamers and amateurs."

The OLED TV Gaming Challenge has been held in different states - Lagos, Abuja, Ibadan and Port Harcourt and the season 7 ended in style as winners exalted LG for creating such an exciting platform for gaming and TV lovers.





Mr. Hari Elluru, Head Corporate Marketing, LG Electronics, Delivering the Opening Speech



A Cross Section of Participants at the Event



(L-R): Mr. Hari Elluru, Head Corporate Mktg, LG Electronics, 1st Prize Winner, Mr. Imaji Faruna, Nollywood Actor, Mr Ninolowo and Mr. Taeick Son, Managing Director, LG Electronics Presenting the Winner with the Grand Prize.



Nigerian Music Rapper, Vector Tha Viper



Mr. Paul Mba, Marketing Manager, LG Electronics, Giving Details of the Inception of the Competition



Cross Section of Game Participants





**Factory Address:**

Oguro Village, Near Niger Bridge,  
Ajaokuta, Kogi State.

**Abuja Showroom:**

Suite 107, Obum Place, 16 Ademola  
Adetokunbo Crescent, Wuse 2, Abuja.

**Lagos Showroom:**

Plot 16, Block CX, Lekki Epe Expressway, Opposite  
Eti-Osa Local Gov. Office, New Road B/Stop, Lagos State.

**Lagos Showroom:**

NIPCO Filling Station, Near Fadeyi Bus Stop, Ikorodu Road,  
Lagos State.

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# THE VANTAGE BOURDILLON

YOUR TIMELESS ADVANTAGE...

**T**he Vantage Bourdillon is located in the enchanting and timeless scenery of Ikoyi, on Bourdillon Road. The iconic building has been impeccably designed with a vision to offer a lifetime of posh experiences. It is a fully serviced block of luxurious three-bedroom apartments with gorgeously designed five-bedroom penthouse maisonettes. Each residential apartment is equipped with large en suite bedrooms, 2 en suite maid's room/boys quarters, spacious living and dining spaces, large windows to allow adequate ventilation and lighting, a beautiful kitchen and external terraces.





“The Vantage Bourdillon is a magnificent block of apartments on ten (10) suspended floors, made up of a recreational floor and 9 apartment floors that will be built to accommodate eighteen (18) private residences.”











The Vantage Bourdillon offers many sought after amenities inside and outside the property. The Vantage Bourdillon is a magnificent block of apartments on ten (10) suspended floors, made up of a recreational floor and 9 apartment floors that will be built to accommodate eighteen (18) private residences.

This property would make a timeless return on investment for investors as well as an amazing residential or holiday home, particularly for families looking for something unique and memorable.

#### Investors' Facts

- Bourdillon Road offers an undeniable amazing location as one of the most sought-after areas in Ikoyi, you won't want to miss it.
- Bourdillon Road hosts one of the top-ranked schools in Nigeria: "Saint Saviours."
- Bourdillon Road is a peaceful and safe area where you can enjoy an evening stroll and walk.
- Bourdillon Road offers a timeless strong capital appreciation of return on investments and unrivalled great rental returns









### THE DETAILS:

Recreational Floor, Rooftop Lounge, Skyline View, 24 Hours Power & Water Supply, Internal Lighting, Ample Parking Space, World-Class Elevators, Air Conditioner, Private Terraces, Sit-In Island Kitchen With Matte Textured Spanish/Italian Tiles, Custom Designed Bathrooms & Finishes, Exquisite Swimming Pool on Ground Floor, Games Room, Gymnasium, Spa & Wellness Centre, High-Speed Internet, DSTV Connection, Intercom, Brilliant Landscaping & Green Area, Fire Alarm Systems/Smoke Detectors, 24-Hour On-Site Concierge, CCTV, 24/7 Dedicated Specialist Facility Management Team

### FOR FURTHER INFORMATION ON THIS PROPERTY, PLEASE CONTACT:

Deluxe Residences  
22, Bourdillon Road, Ikoyi, Lagos.  
+23412916073, 08050465726, 09060003748, 08142401967  
info@deluxeresidences.net  
www.deluxeresidences.net

### About Deluxe Residences



DELUXE RESIDENCES is a member of Cavalli Business & Investment Group. We are an urban real estate development, investment and management firm that focuses on luxury residential apartments. At present, our portfolio includes small apartment buildings, high-rise residential apartments, terraces/semi detached homes e.t.c. on the Ikoyi-Victoria-Island-Lekki axis in Lagos as well as high end locations in major cities across the globe.







## URBAN LIFESTYLE

### Katampe Extension, Abuja

A mini-estate comprising 4 units of 5-bedroom terrace duplex, 5-bedroom detached duplex and 6-bedroom detached duplex all tastefully finished. This property sits on a beautifully landscaped plot with luxury amenities. Each apartment boasts crisp clean finish with high specification fittings. This is a one of a kind property.

2 Living Rooms • Dining Room • Box Room • Balcony • Store • BQ  
Massive Parking Space • En Suite Bedrooms

### Asking price:

**5-bedroom terrace duplex: N150,000,000 per unit (sale)**

**5-bedroom detached duplex: N160,000,000 (sale)**

**6-bedroom detached duplex: N160,000,000 (sale)**

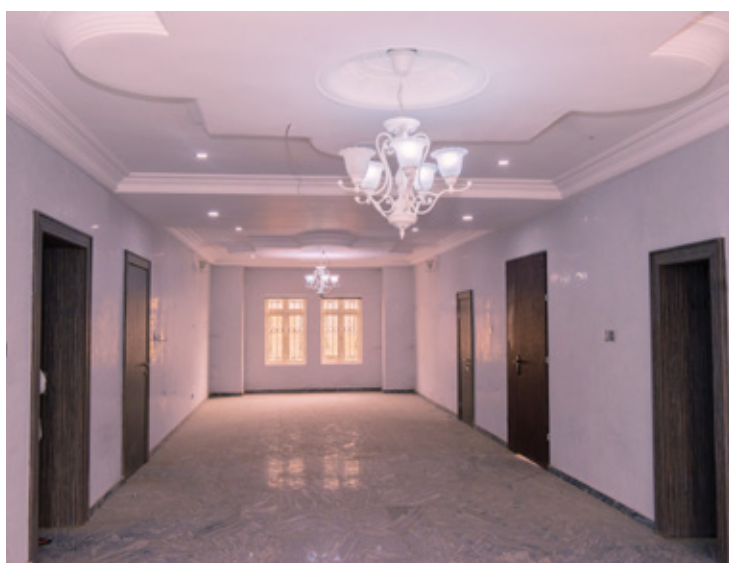
Contact: Decade Realty

M: 08065859043, 08160589536

E: [decaderealty11@gmail.com](mailto:decaderealty11@gmail.com)







## PREMIUM LIVING

### Guzape, Abuja

A unique 8-bedroom mansion giving bespoke highlights all through. Worthy of mention is the sophisticated exterior and interior that oozes great panache. This property was built to high-standard in a serene and luxurious neighbourhood.

Title: C of O

8 Beds • 8 Baths • 10 Toilets • BQ • 4 Living Rooms • Elevator  
En Suite Bedrooms • Lobby • Functional Borehole • Interlocked  
Compound • Jacuzzi

**Asking price: N600,000,000 (sale)**

Contact: Citymate Global Service Ltd

M: 08067992859, 08023117113, 09085324244,

E: citymateniglt@yahoo.com







## ARCHITECTURAL DREAM

### Katampe Extension, Abuja

High-quality 6 units of 4-bedroom semi-detached duplexes complemented with a beautifully landscaped garden with 8 different species of mangoes, coconuts and flowers. The interior is bespoke with first-grade Israeli bulletproof doors for safety. Worthy of mention is, this property redefines luxurious home design and offers a gateway to contemporary lifestyle.

4 Beds • 4 Baths • 5 Toilets • Air Conditioner • CCTV • Fire Alarm Intercom • Club House • Pool for Adult • Pool for Children • Guard House Ante Room • Generator Room • Large compound • Garden with Fruits Dedicated Transformer • Fully Fitted Kitchen • En Suite Bedrooms • Gym Lounge • Spacious Parking • Bulletproof Doors

**Asking price: N1,900,000,000 for all 6 units (sale)**

Contact: KSL Realtors

M: 08160127683, 09060006173

E: kslrealtors@gmail.com







## KABUSA GARDEN ESTATE

### Dakwo/Logokoma, Abuja

This beautiful and newly built 4 units of 3-bedroom terrace house provides sheer luxury from every angle. It is located in a gated community with a serene ambience for a place you can call home. Residents will benefit from its exquisite finishes and excellent facilities.

3 Beds • 3 Baths • 4 Toilets • En Suite Bedrooms • 1-Room BQ  
Jacuzzi • Gas Cooker

**Asking price: N35,000,000 (sale)**

Contact: Devante Realities Limited

M: 07014313330, 07014313334

E: devanterealities@yahoo.com



## ALDENCO ESTATE

### Galadimawa, Abuja

Elegance, taste, style and more describes this 4-bedroom detached duplex with 2-bedroom BQ. It reflects a unique flavour and ambience throughout. Residents will enjoy the stylish interior and excellent layout.

4 Beds • 4 Baths • 5 Toilets • 2-Room BQ • Jacuzzi • En Suite Bedrooms • Ample Parking Space

**Asking price: N75,000,000 (sale)**

M: 08038602731

E: alemoh32@gmail.com





## ROYAL VILLA COURT ESTATE

### Life Camp, Abuja

Nicely finished 4-bedroom terrace duplex with a boys quarter (BQ) in a mini estate for sale. The bedrooms, kitchen and living room are luxuriously designed and spacious. Owning this property equals living in a prestigious community with access to all the good things of life. It also boasts of a remarkable landscape.

4 Beds • 4 Baths • 5 Toilets • BQ • Fitted Kitchen • Pantry  
Recreational and Relaxation Spot • Basketball Court • Swimming Pool  
Club House • Fitness Center • Generating Set • Dedicated Transformer  
Ample Car Parking

**Asking price: N180,000,000 (sale)**

Contact: Decade Realty  
M: 08065859043, 08160589536  
E: decaderealty11@gmail.com

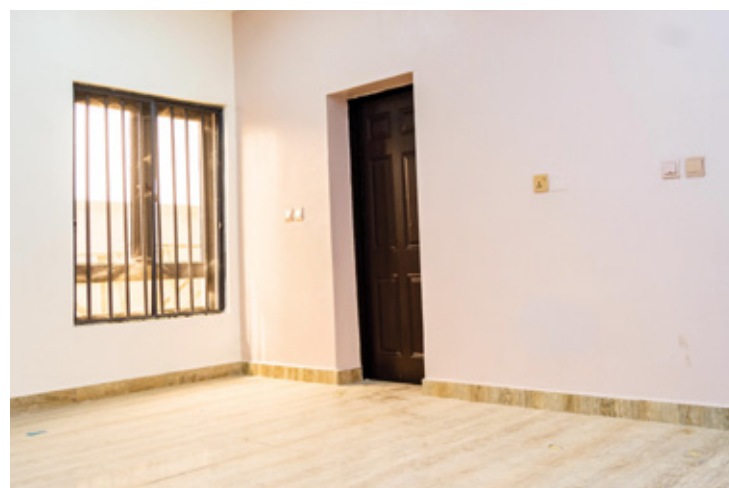
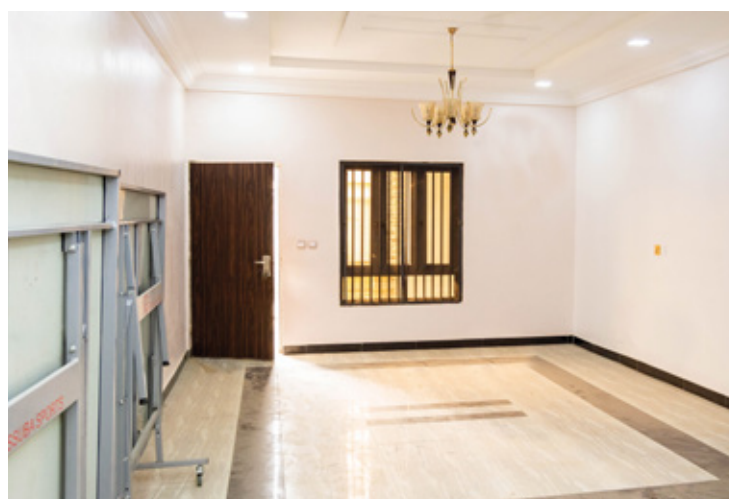


*With a tradition of excellence, integrity and quality for over four years, DECADE REALTY stands out as a real estate company that provides services in property management, construction and sales. Whether you are a landlord, tenant or buyer, we are committed to delivering tailor-made services to help you achieve your desired goals.*

*Our team of highly skilled and qualified members of staff, and branches in three states - Akwa Ibom, Lagos, Plateau and the FCT, is well-positioned to offer unique services that uphold professionalism and internationally acceptable standards while adhering to the laws of the land.*







## MODERN LIFESTYLE

### Kubwa, Abuja

Here are 4 units of newly built 2-bedroom luxury apartments. The interior is well finished with exotic wall paints, spacious living room with dining spaces, pop fittings and large kitchen space with magnificent cabinets. The bedrooms are luxuriously finished with modern architectural designs, beautiful well-fitted wardrobe and charming bathroom finishing. This property is 20 minutes drive from the airport.

2 Beds • 2 Baths • 3 Toilets • Dining Space • Fitted Kitchen  
Prepaid Metre • Car Park • Interlock • Security Post • Constant Light

**Asking price: N1,300,000 per unit (rent)**

Contact: Oputa & Co Apartments

M: 08147562407, 07058001229

E: monuemeka@yahoo.com

W: oputa-and-co-apartments.realtornigeria.com

*Oputa and Co. Apartments is a firm of real estate professionals with operational head in the nation's Federal Capital Territory, Abuja, with a vast experience in the real estate industry. Ours is a result-driven firm and we are well-grounded in property consultancy, real estate agency and property management. Our vast experience in the real estate industry has always helped us in producing good results for our clients and our firm as a whole. The company's strategic marketing approach always gives our clients confidence in having quick returns on their investments. The property management ethics of the firm is exceptional and we always put in our professionalism in managing properties for our clients.*

**Oputa & Co  
Apartments**





## EXQUISITE OFFICE SPACE

### Guzape, Asokoro Extension, Abuja

A new and impressively presented Grade A open plan office building on 3 floors located near Channels TV Station in Abuja. It has a total lettable area of 1,632sqm and features 3000 litres underground and overhead water storage tanks. These and more make it an ideal building to own an office.

Ramped Split Level Parking • Elevators • 1000kg Service Lift • Smoke Detectors • Fire Alarm System • Industrial Borehole • Water Storage • Water Treatment Plant • Sewage Treatment Plant

**Asking price: N65,000,000 (sale)**

**N30,000 per square metres (rent)**

**Service charge: N500,000 per annum**

Contact: Deep-Springs Facilities

M: 08034494451

E: [deep\\_springsfacilities@yahoo.com](mailto:deep_springsfacilities@yahoo.com)

**DEEP-SPRINGS  
FACILITIES**





## BEAUFORT COURT ESTATE

### Off Airport Road, Abuja

Tastefully furnished 2-bedroom bungalow for rent. With proximity to the airport, this property offers unparalleled finishes in every compartment and gives a sense of spaciousness. It is a brilliant combination of lifestyle features, excellent design and unmatched luxury. This type of home is surely a rare-find.

2 Beds • 2 Baths • 3 Toilets • Air Conditioner • Fully Furnished Refrigerator • Heat Extractor • Microwave Oven • Gas Cooker  
Ample Car Parking Space

**Price: N1,600,000 per annum (rent)**

**N850,000 for 6 months**

**N425,000 for 3 months**

Contact: Decade Realty

M: 08065859043, 08160589536

E: decaderealty1@gmail.com



## FAMILY FRIENDLY LIVING

### Wuse II, Abuja

An elegant 5-bedroom duplex in a serene and luxurious neighbourhood. It includes 2 massive living rooms, well-equipped kitchen, 4 spacious bedrooms on the first floor and a functional borehole amongst a host of other features. It is a perfect place with easy access to lush amenities.

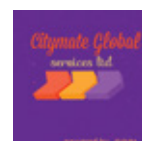
5 Beds • 5 Baths • 6 Toilets • 2 Living Rooms • Fitted Kitchen Guest Room • Security House • Guest Chalet • BQ • All Rooms En Suite • Functional Borehole

**Asking price: N550,000,000 (sale)**

Contact: Citymate Global Services Ltd

M: 08067992859

E: citymateniglt@yahoo.com





# THE XOCOLAT ATELIER



The Xocolat Atelier luxury apartment is located in a privileged community in Africa's fastest growing business hub; Ibeju-Lekki. With units of 1, 2 and 3 bedrooms available, the master's bedroom is located away from the rest to achieve greater privacy with a dressing room/walk-in closet, while the other rooms are in the other wing of the terraces and are all en suite within the hallway.

Among the many luxuries of this apartment is the view from its spacious living room with large windows and access to the terrace. The kitchen is open floored (according to specifications), modern and fully equipped.

The floors are marble tiled and the ceiling holds air conditioning ducts.

The Xocolat Atelier is located within Five Oaks Residences; a work, live and play environment with services for all ages to enjoy. The neighbourhood is highly sought after due to its high expatriate-employed population, its beaches (recreational), its multiple green areas, the number of shops, schools and its excellent connection to the city center. Live life in the ambience of your own private space. At the all new Five Oaks Residences be assured of absolute peace of mind. Off-takers required! Price starts from N15.5m.



“The Xocolat Atelier is located within Five Oaks Residences; a work, live and play environment with services for all ages to enjoy.”

#### THE DETAILS

Dressing Room/Walk-In Closet, En Suite Bedroom, Open Floored Kitchen and Fully Equipped, Marble Tiled Floors, Ample Parking Space, Round the Clock Concierge Service, 24-Hour Security, Equipped Gym.

FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT:

Bloc Haus  
08027946395, 09070115861, 09070424490, 09024888011,  
07057633333  
helpdesk@blochausafrica.com  
www.blochausafrica.com





# RESERVILLE ESTATE

A development as grand as your dreams



Reserville Estate is a first-class development with bespoke amenities, and an ultimate definition of a dream home. It offers discerning buyers the rare opportunity to enjoy the convenience of a modern lifestyle, and the tranquility of luxury living. Reserville Estate is an epitome of luxury reflections nestled in an exquisitely tailored environment.

With beautifully proportioned compartments, Reserville Estate consists of detached duplexes, semi-detached duplexes, terrace apartment and blocks of flats. Each duplex features the ante room, main lounge, visitor's toilet, en suite guest room, kitchen, pantry and BQ on the ground floor. The family lounge, 2 en suite bedrooms and master's bedroom with walk-in closet complete the first floor. Every unit in Reserville Estate provides a grand welcome, while highlighting the beauty of immaculate details and well thought-out design.







*“ Every unit in Reserville Estate provides a grand welcome while highlighting the beauty of immaculate details and well thought-out design. ”*

#### THE DETAILS

Perimeter Fence, Gate House, Security Personnel, Power Supply, Good Road Network, Drainage System, Recreational Centre, Green Area, CCTV.

#### FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT:

Sade: 08171111167, 08126328891

Tosin: 08125229814





Oeuvre hand wash and hand cream formulated with exceptional fragrance, chosen ingredients and complex notes with an aim to be gentle on your palms. The room sprays fused with newly formulated scent will transform your interior spaces with an aroma that revive, enliven and engage from without and within.

Available at OEUVRE DESIGNS

**173, Ogudu Rd, Ogudu, Lagos**

Instagram: @oeuvre\_designs

Retail handle: @oeuvredesigns\_retail

Website: [www.oeuvredesigns.co](http://www.oeuvredesigns.co)

**09083642867, 09083096075**

**Oeuvre**  
DESIGNS

## AROMALUXURY

Diffuse the situation with the Oeuvre diffuser, an elegant diffuser that adds effortless and continuous scent to your interior space. A signature fragrance that your guests will remember long after they leave

Available at OEUVRE DESIGNS

**173, Ogudu Rd, Ogudu, Lagos**

Instagram: @oeuvre\_designs

Retail handle: @oeuvredesigns\_retail

Website: [www.oeuvredesigns.co](http://www.oeuvredesigns.co)

**09083642867, 09083096075**

**Oeuvre**  
DESIGNS



Light up your day and sequester the night with our aromatic candle. Create an enchanting candle fragrant centre-piece with the Oeuvre candlelight.

Available at OEUVRE DESIGNS

**173, Ogudu Rd, Ogudu, Lagos**

Instagram: @oeuvre\_designs

Retail handle: @oeuvredesigns\_retail

Website: [www.oeuvredesigns.co](http://www.oeuvredesigns.co)

**09083642867, 09083096075**

**Oeuvre**  
DESIGNS



Canary Comfort  
Available at Svengali Designs Limited  
**Agoro Odiyan, off Adeola Odeku, Victoria  
Island, Lagos.**  
**+234 902 525 1567**



## DAINTY ACCENTS



Exotic Slipper Chair  
Available at Svengali Designs Limited  
**Agoro Odiyan, off Adeola Odeku, Victoria  
Island, Lagos.**  
**+234 902 525 1567**





# How Do We Work?



INVENTORY TAKE



QUOTE



NEGOTIATION



BOOK AN INSPECTION



AGREEMENT



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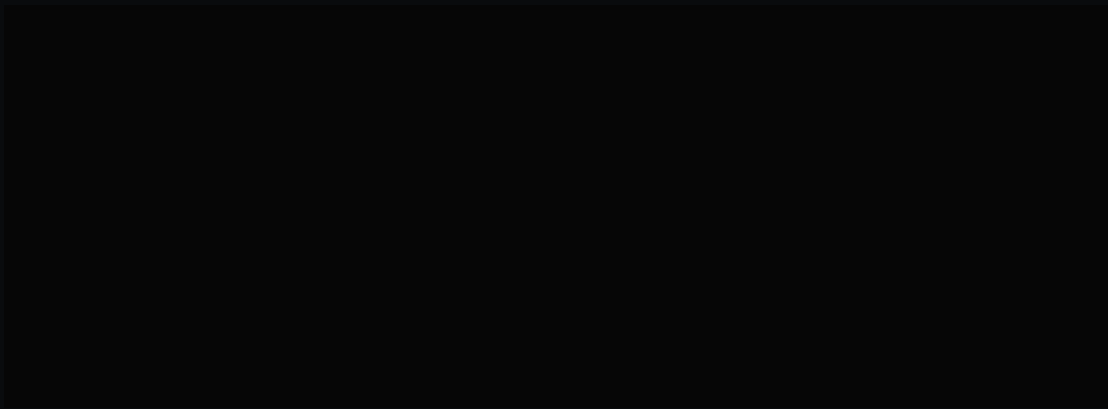
 **MoveMe\_NG**

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 **08055597337, 08093556455**







**Fly Smart. Fly Safe. Fly Private**



**Earn Cash Per Client Referral\***

**\*Terms & Conditions Apply**





# J A R A

EST BEACH RESORT 2019

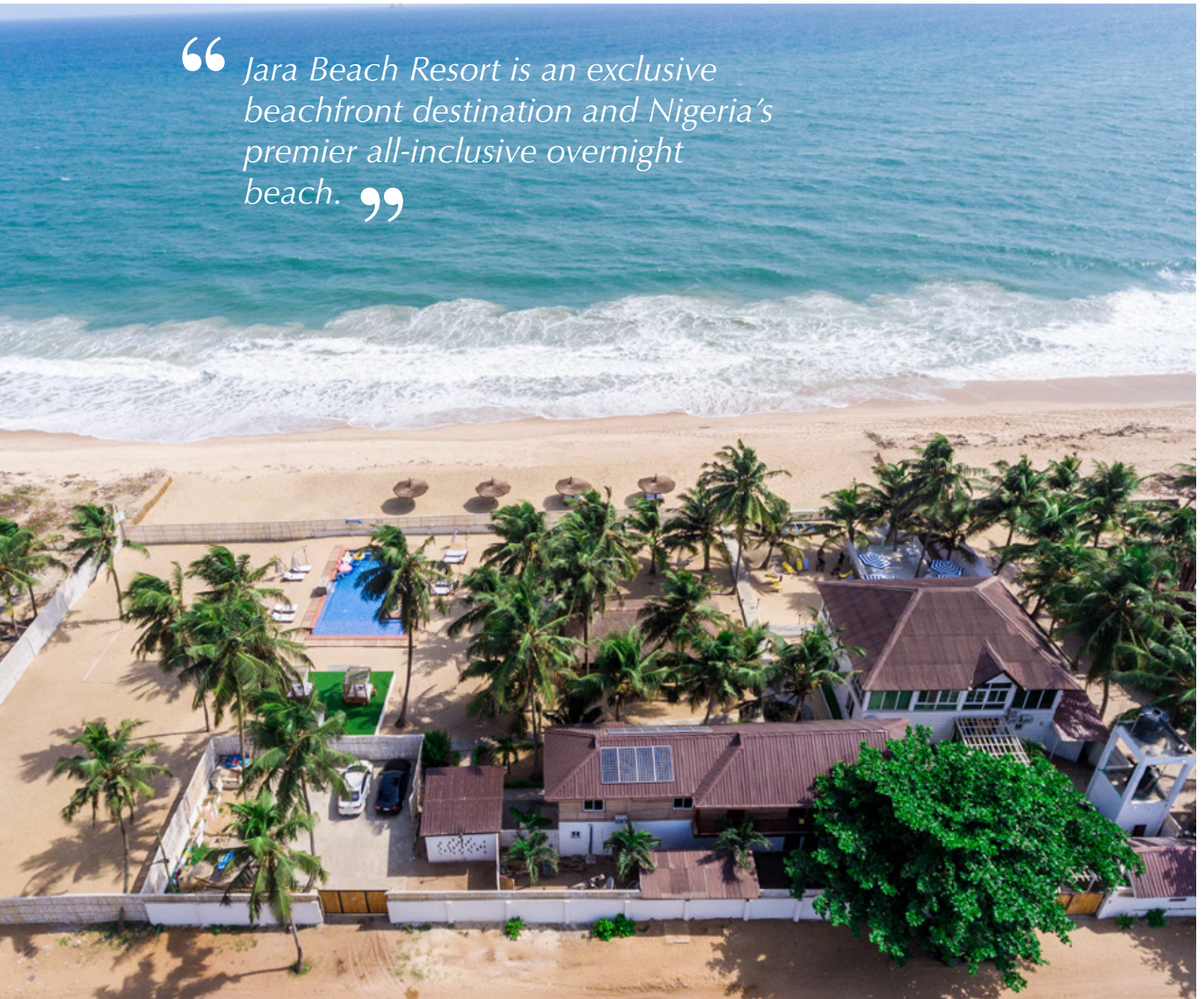
On the shores of the Atlantic Ocean, you find Jara Beach Resort; a magical place reflecting the natural beauty of the ocean while offering ample luxury.





What's more fascinating than a resort that unlocks the natural beauty of the ocean and offers a new approach to ultra-luxury vacationing with mellow experience? Jara Beach Resort is a haven of posh luxury, overlooking the glistening blue ocean with a goal to inspire happiness. From the entrance, an undeniable magnetism can be felt. You feel a close relationship with nature and a sense of openness, something like a worry-free escape.

“Jara Beach Resort is an exclusive beachfront destination and Nigeria’s premier all-inclusive overnight beach.”







Jara Beach Resort is an exclusive beachfront destination, and Nigeria's premier all-inclusive overnight beach experience. It is open to all types of guests, and is also a perfect place for business retreats. Here, every visitor is welcomed with fresh fruit juice, and cold towels at the entrance. Every day holds a new adventure at Jara Beach Resort, as fun activities for you and your family are endless. There is a wide range of leisure facilities too, like the swimming pool, volleyball court, table tennis court, gazebo, cabana, hammock, French boule and indoor games.





Jara Beach Resort is a paradise that is tailor-made for food lovers, and has a way of launching everyone to a resplendent reality of awesome tastes. A few highlights from the resort's expansive selection of options are British fish and chips, pesto pasta, chicken pizza and barbeque. Guest accommodation is sumptuous and reflects the beach's location. Every room is equipped with Alexa and has a balcony overlooking the picturesque blue ocean.

If you care to experience the hospitality of iconic luxury, visit Jara Beach Resort. All visits must be pre-booked

IG: @jarabeachresortng





# DYING TO LIVE?

## TIME TO LOOK AFTER YOURSELF!

"Be proactive about staying healthy"

Text: Dr Ekpemi Irune

M

ost people spend the largest proportion of their time on what they think is the most important thing in their life. To some, this translates to spending a disproportionate amount of time on their work. This means less time with the family, with friends and on themselves as individuals. Whilst work and the ability to earn a living are crucial, we mustn't forget that there is no life without

health.

There are legend number of things you can do to shift the balance even slightly in favour of a healthier you. Here are some of them:

- **Exploit Every Opportunity to Eat Healthy:** Opt for salad instead of the chips; skip the butter and mayonnaise/salad cream; substitute the third cup of coffee or the glass of fizzy, sugary drink for some water - you can make this more interesting by adding in some ice or fruit; have fish over red meat; eat more of the "Efo" than the pounded yam; snack on fruit instead of crisps and biscuits; decline a take away box from your friend's party except it is healthy; use olive oil, drink beverages without sugar and reduce your alcohol intake. A good diet is associated with a stronger immune system to fight disease.
- **Sleep and Exercise:** There is now research evidence that sleeping for up to 8 hours a night is associated with a greater life expectancy. In other words, sleep can save your life. Sleep quality is important, so switch off your devices and get an alarm clock instead of using your phone. The bedtime temptation to surf the internet, social media platforms or watch that missed episode of Grey's Anatomy can often be too





“The blue light exuded by these devices does little to put the body into a “wind-down” mode and instead can be quite stimulating, disrupting your body’s natural hormonal rhythm that sets the stage for that night time “repair and reboot.”

enticing to overcome. The blue light exuded by these devices does little to put the body into a “wind-down” mode and instead can be quite stimulating, disrupting your body’s natural hormonal rhythm that sets the stage for that night time “repair and reboot.” Exercise leads to the release of endorphins, your body’s natural “happiness serum” and leads to better blood pressure (reducing risk of heart disease), weight control and stamina for all life has to throw at you.

- **Know Your Body:** Women should examine their breasts every month, on the same day if possible. This is to feel for unusual breast lumps. The more familiar you are with your body, the more likely you will be able to tell if a new swelling occurs. This is an important part of the early diagnosis of breast cancer. Men should examine their testicles in the same manner in order to pick up any new changes/masses. Couples could undertake this examination together if only to make it more interesting. Please report all new and/or uncertain findings to your doctor.
- **Wellness Check:** Strive to undertake a general wellness check once a year. This comprehensive review includes checks for diabetes, high blood pressure, amongst other health concerns (even sexual health). The check can be customised to your requirements and lifestyle.
- **Routine Screening:** Men and women should attend scheduled screening for cancer. This includes breast cancer screening and cervical cancer screening in women, bowel cancer screening and tests for prostate cancer, etc. The best you can do is to be proactive about staying healthy.

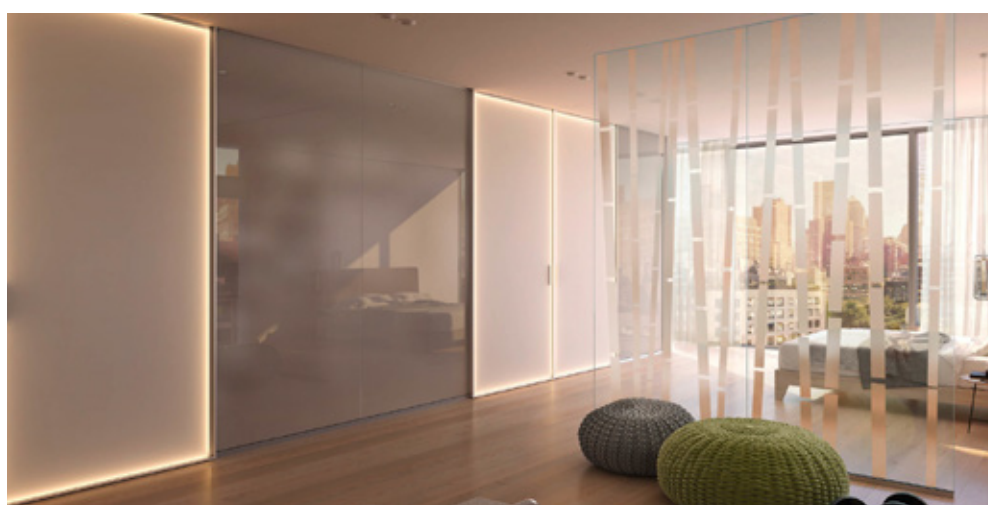


Dr Ekpemi Irune is a Consultant ENT, head & neck and facial plastic surgeon practicing in the United Kingdom and also in Lagos, Nigeria. She is the CEO and Medical Director of Cocoon Healthcare Concierge based in Lagos. Cocoon Healthcare Concierge offers access to healthcare in Nigeria and overseas. Cocoon can offer access to all of the above healthcare solutions (and more) by putting together a customised wellness plan for you, providing a fixed, competitive quote and scheduling all relevant appointments at your convenience. Get in touch today on 01 - 453 8888 [www.cocoonhealth.net](http://www.cocoonhealth.net)

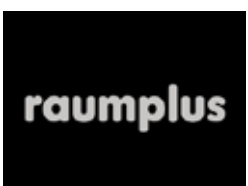


# TOP BEDROOM FIXTURE

Our closet solution is perfect for a person who enjoys choosing from a wide range of design options. You'll collaborate with a designer to create the perfect custom closet based on your space, and the amount of belongings you're looking to store. The designer will hone in on your aesthetic to choose the best finishes, materials, accessories, and other organisational options for your dream closet.







Available at Raumplus  
 Lagos office: 3A Karimu Kotun street, Victoria Island, Lagos.  
 Abuja office: Aminu Kano crescent, Opp Sharif plaza, along  
 Banex Plaza road, Wuse 2, Abuja.  
 0700RAUMPLUS , 09053922281, 09053922282, 09053922283,  
 09053922285, 0802 385 6721





*\*Mu Ko Ang Thong National Park, Thailand*



# AMAZING THAILAND

Described as the land of smiles, Thailand is a distinguished holiday destination with remarkable real estate offerings for foreign buyers. As one of the best of all worlds, amazing Thailand will always astound you.

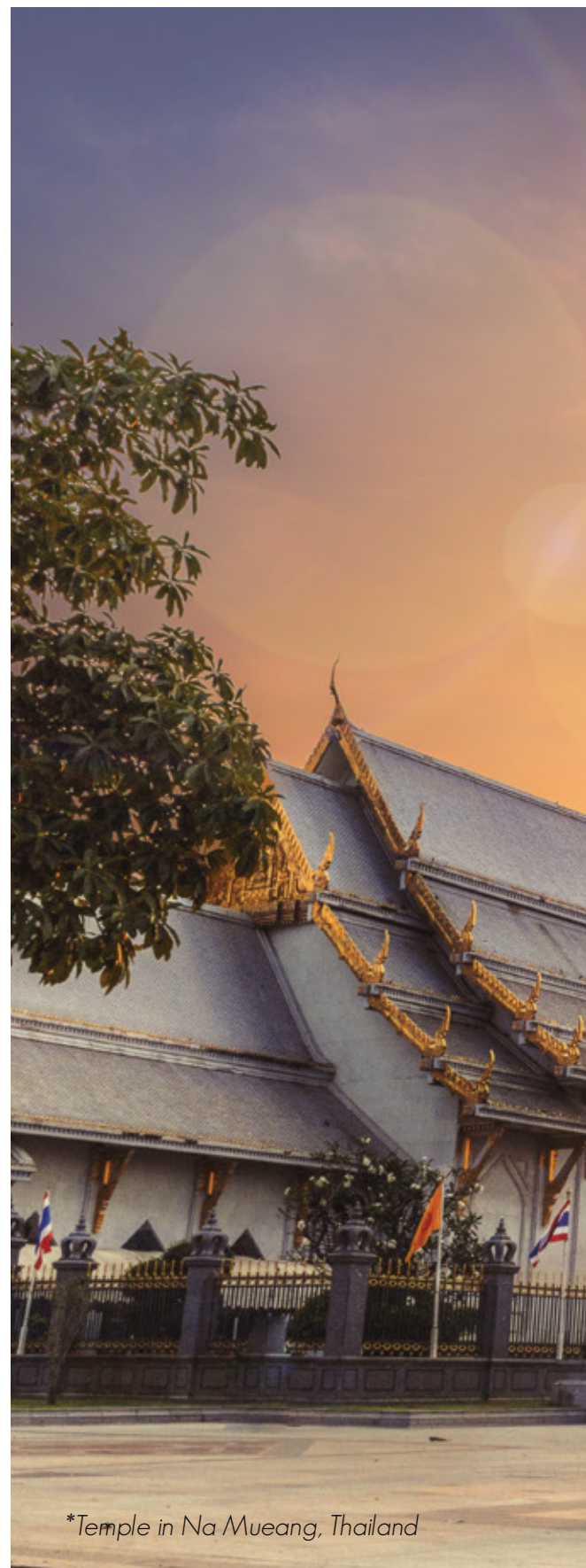
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Text: Temitope Adereni





*\*Fish Island*



*\*Temple in Na Mueang, Thailand*

For many years, Thailand has been a popular hub for business in Asia, being one of the biggest exporters of vehicles and electronics in the world. Its strategic advantage is owed to its central location. More over, Thai's government has always created dynamic gateways for Thailand to drive the ASEAN economy. With the much-acclaimed success in Thailand's economy, it is no surprise the property market in Thailand has gained prominence. Needless to say, the housing sector contributes about 8% of Thailand's GDP.

Foreign investors who come to tap into real estate wealth of Asia often turn to Thailand. Again, its location and the friendly nature of the country towards foreign investment has been attracting buyers from all over the world. The ease of doing business in Thailand gave it a rating of 29 out of 190 countries. Hereby, gaining an edge over Malaysia and Singapore.

Although, Thailand has proved to be a bright spot for real estate investment in Asia, its property market has been experiencing a downturn lately. The trade war between China and the U.S is also attributing to the decline in the number of Chinese (one of the major investors)

investing in Thailand. Another issue is the change in lending policies. Taking a cue from Asia Property HQ; "in 2020, Thailand's real estate sector may still slow down due to the tighter lending policies put in place in April 2019."

By law, foreigners are not permitted to own land in Thailand. However, a foreigner has the options of buying the property through a limited company or a 30-year leasehold. One of the easiest properties to purchase in Thailand is the condominium. Condos drives the real estate market in Thailand and it caters to all social strata. These condos are not as expensive as you have in other Asian countries, because of the law that has been enforced to maintain balance in the sector.

Let's take a look at some of the best places to invest in Thailand;

### **Bangkok**

Bangkok is the capital of Thailand and it is where all the big things happen. Most multinational companies and financial institutions are headquartered there. Looking at its real estate sector, prices tend to be on a high side. Notwithstanding, there are some areas with cheaper property offerings. One of the attractive factors in Bangkok's real estate is the stability and low risk it

possesses. However, one of the best ways to invest here is to buy off-plan properties because their prices tend to be 10-20% lower than already completed properties. Another way is to buy old buildings at a cheaper price, upgrade them and sell off at a higher rate than you bought them.

A one-room condo could be priced between ฿1,000,000 to ฿10,000,000; a two-bedroom condo between ฿6,000,000 to ฿50,000,000 and three-bedroom condo between ฿16,000,000 to ฿100,000,000 (prices vary greatly depending on





“Foreign investors who come to tap into real estate wealth of Asia often turn to Thailand. Again, its location and the friendly nature of the country towards foreign investment has been attracting buyers from all over the world.”

the area of Bangkok you are willing to buy a property). Popular areas in Bangkok are Lumpini, Silom/Sathorn, Sukhumvit and Riverside.

### Chiang Mai

Although, smaller than Bangkok, Chiang Mai is the second-largest city in Thailand with about two million people. It is home to digital nomads, entrepreneurs and retirees. Chiang Mai is one of Thailand's brightest spots with an eclectic blend of nature, culture and history. Given this, Chiang Mai is also popular among property investors

because cheap properties can be found here.

The Green Valley Condominium in Chiang Mai with the best views of the mountain goes for about ฿5,700,000 for a spacious corner unit. Chiang Mai also has some other new projects spring up and might as well follow Bangkok's real estate trend.

### Phuket

Tourists usually have an eye for Phuket anytime they visit Thailand. Well, maybe for its unspoiled

beaches with enchanting scenery. As tourists keep rolling in every year, Phuket's property market has been said to witness significant changes with high property transactions. The Panora Phuket and southern end of Bang Tao close to Surin can boast of beautiful condominium developments. A studio condo in Phuket is between ฿1,999,000 to ฿15,000,000, a two-bedroom condo costs around ฿2,990,000 to ฿53,000,000 while a three-bedroom condominium is priced between ฿4,400,000 to ฿195,000,000.





\*Thai Pagoda in Wat Pho, Bangkok

## BUYING PROCEDURE

### Look for a property agent

As a foreign buyer, you will need a local to help you communicate your intention (especially when you can't speak Thai). Property agents are also familiar with the areas, and can help you decipher which offer appears best. Buying through an agent equals getting a property at a fair rate most times.

### Contact a Thai lawyer

A Thai lawyer will be in the best position to guide you on the legal process required to own a property. A little investigation and comprehensive examination of the title deed will be done. The investigation involves tracing the property to its first owner and also validating your access to the property. The lawyer will stand-in to review the contracts (terms and conditions) the seller has prepared for you.

### Make a deposit

After all said and done, you can go ahead to make a deposit for the property. Upon payment, the seller reserves the property for you and begins to process contracts for purchase. However, deposited money will not be refunded.

## ATTRACTIONS IN THAILAND

**Krabi Town:** Celebrated for its pristine beaches and picturesque views, Krabi Town is a vacationer's paradise in Thailand. Quite adventurous and inspiring as you immerse yourself in the scenic wonders the town has to offer. Phi Phi Islands, Railay Beach, Tiger Cave Temple, Krabi Elephant Sanctuary, Ao Nang Beach and Hong Islands are some of the places to visit.

**Ayutthaya:** An archaeological awe with a plethora of monuments, ancient statues, Buddhist temples and monasteries, Ayutthaya is a remarkable blend of historical beauty. Famous places to visit in Ayutthaya are; Ayutthaya Historical Park, Wat Phra Sri Sanphet





\*Krabi Town



(Temple of the Holy, Splendid and Omniscient), Wat Phra Mahthat and a host of others.

**Mu Ko Chang National Park:** At the gulf of Thailand offshore, you will find the marine national park known as Mu Ko Chang. It is reputable for its waterfalls, coral reefs and viewpoints. Mu Ko Chang hosts over 120 bird species and rare monkey species among other animals. You can swim the unspoilt beaches, go rock climbing, munch on some local cuisines and have all the fun you want here. However, topless sunbathing and nudity are prohibited here.

**Koh Tao:** Also known as Turtle Island, Koh Tao is a popular location for scuba diving. The impeccable white-sand beaches with crystal clear waters create a form

of natural excitement for its visitors. The abundant marine life Koh Tao boasts, has made it an attractive holiday destination for tourists.

**Erawan National Park:** A noteworthy national park in Thailand, Erawan National Park, offers natural attractions at its best. It hosts the charming Erawan Waterfall that runs down a 2100m tall mountain which is also notable for its emerald green clear waters. The limestone hills, green valleys and wildlife present in the park, are truly worth the views of tourists. The park is usually very busy during weekends and public holidays.





## WESTSTAR ASSOCIATES LIMITED

Make: Mercedes-Benz GLC

Price: Available on request

Year: 2020

Telephone: 08033000340, 08030798985

Kilometres: -





Make: Mercedes-Benz A-Class Sedan

Year: 2020

Kilometres: -

Price: Available on request

Telephone: 08033000340, 08030798985



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