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2022 PROPERTY TRENDS FORECAST.

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PLUS the Full-frame of Purple Real Estate Group Unaudited Results For the First Quarter.





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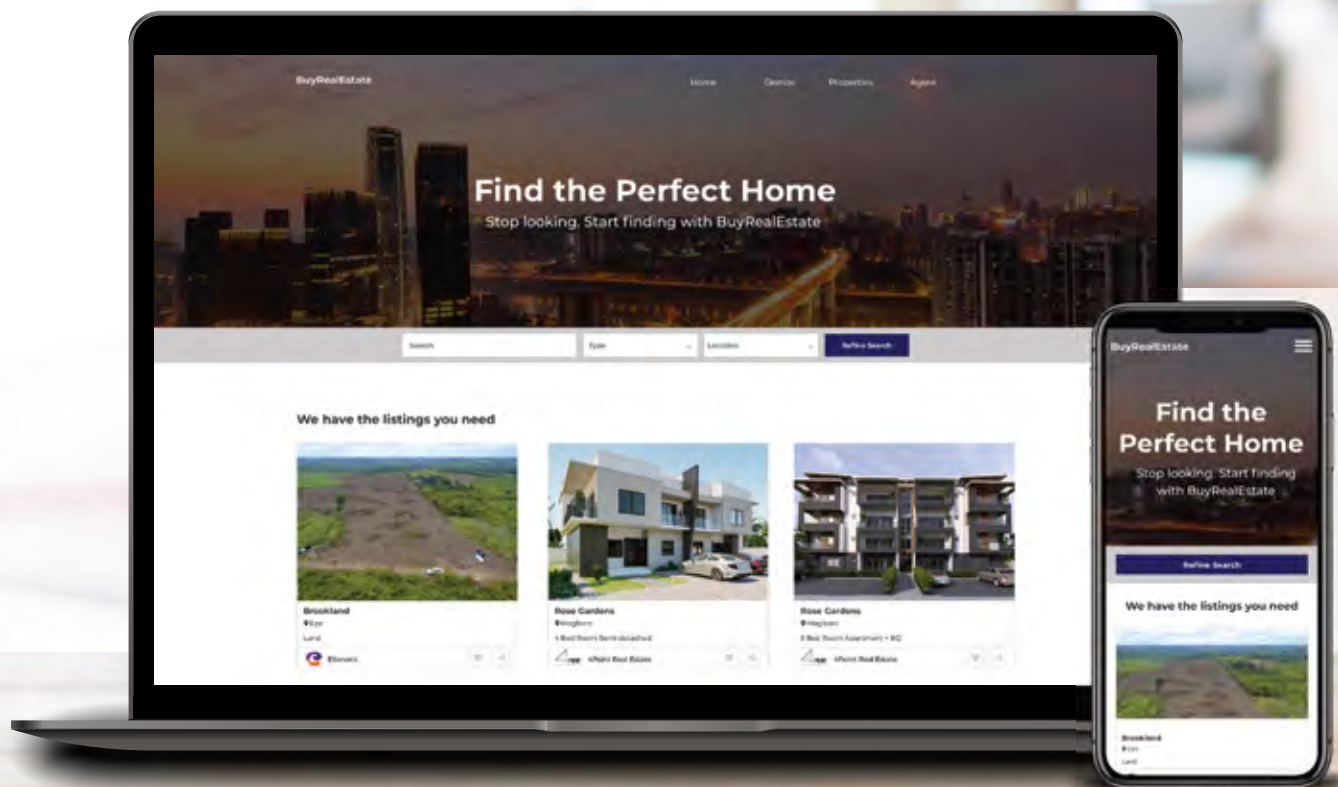
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EDITOR'S LETTER

It's no news that our beloved country is in an epic state as troubles loom in almost every region.

Reminding us how fragile life could be and the selfless act relentless soldiers are taking for us to feel safe again. This is not the time to throw the white flag as insurgency and kidnapping are the only trends. Rather, it's a wake-up call for everyone to become intentional in whatever way they can add value to our Nation.

At Thinkmint Nigeria, we can't be anything other than our best. And that's why we seek avenues to improve the lives of people as our way of showing solidarity to our gallant soldiers. In this edition, our focus is drawn to outstanding African real estate milestones from Lagos cut across New Zealand's choice places for real estate investment. And spiced with Real Listings, Real Experts, and Real News featuring the unaudited results for Purple Real Estate Group. A Scoop into our best features for Leisure, Great Travel, Health, Trendy Styles, Kenya Premier, and collaboration with our sponsors.

Although the year is almost coming to an end, we look forward to connecting more customers and users to the best products and services at a satisfactory price. Let our magazine serves as a ray of hope for a brighter tomorrow as you flip the pages.



ON THE COVER

REAL|life

LIFESTYLE & PROPERTY FROM LAGOS TO CAPE TOWN

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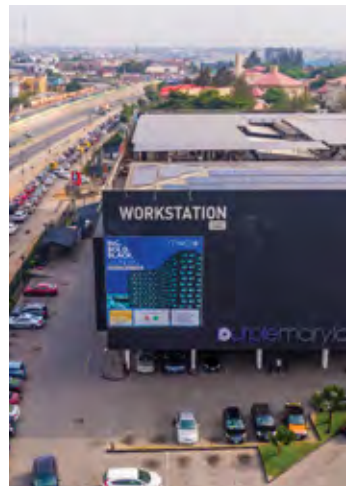
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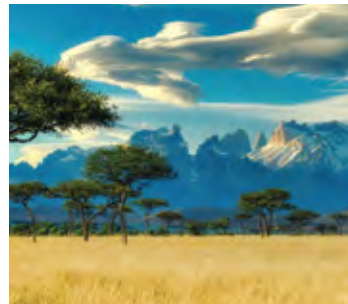
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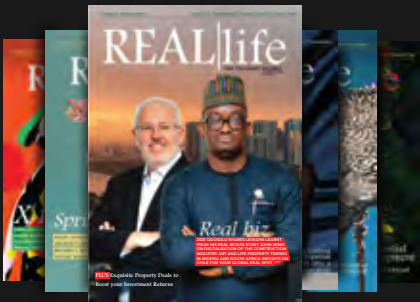
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It's hard to think of any other place to escape from the hurdles of life rather than The Art Hotel, once you have experienced its artistic-blowing hospitality.

The Art Hotel is ideally spotted at the heart of the Victoria Island Business District and shares its environs with the central bank, Telecoms, and the Oil & Gas corporate office.



Whether you're on a business trip or looking for a place to lose yourself, the Art Hotel is a superb choice to get started. Once you step into the reception that's stylishly-design with glass feather-light installation, you're spellbound to a holistic experience of a different dimension. After all, quality can't be accidental, and that's the reason every area has an awe-inspiring detail of curate art.





The rooms are equipped to suit your desired budget, and the service is top-notch with vicious staff. The Asian cuisine will thrill your tastebuds beyond your expectation, and you will develop the zest for more after every bite. At night, you can retire to the rooftop as you enjoy the cloud terrace while sipping your favorite cocktail.



HILLSIDE





Hillside, the SAOTA luxury Hollywood headland residence is designed to take the breath away from visitors viewing this 360-degree wonder of the entire Los Angeles skyline and the city basin below. With a cascading indoor waterfall, wall-to-wall tempered glass walls, A multi-room wellness center, and a 12-car garage, this sleek, self-contained oasis will blow your mind away from its rooftop terrace top.



The house basks in a splendid view and stands in a park of about 2000 square meters on the promontory above Sunset Boulevard, not far from Pierre Koenig's iconic Stahl House, a symbol of modern architecture in Los Angeles.

From the theatrical pool garden, and imposing windows flow into a luxurious and elegant space of conviviality. It is undoubtedly an extraordinary project powered by an incredibly talented team. The Hillside House required a fusion of engineering and design to become a reality. In addition to being featured in Forbes magazine, Hillside is on the market for \$43.9 million. It has several fantastic features, including a 12-foot indoor waterfall, hot & cold plunge spas & sauna, and a 163-foot infinity-edge swimming pool.



Among the key points of departure was the Stahl House. Designed with roof planes that serve as external living spaces, Hillside's architecture is in dialogue with its surroundings and connected to the context's drama through its planes' shapes and articulations. Due to the wraparound perimeter views, the progressive eaves and associated soffits created a fifth façade that proved invaluable in creating a sense of identity. In addition, extensive use of glass and carefully controlled placement of solid walls enabled the site's panoramic potential to be maximized. Consequently, the architecture is defined through the floating, overlapping horizontal floor and roof plates curating specific view axes rather than mass walls or external structure.







As you approach below, one is greeted by a top-lit atrium - rising from an underground parking garage and a cascading indoor waterfall, before entering a living room and revealing a first-person view of downtown LA. This central theme is arranged loosely into two overlapping wings, one orientated east-west and one north-south. There are few mass walls in the open interi-

or, articulated vertically and through volumetric changes. There are direct references to modernist construction techniques throughout the interior and exterior detailing, such as the articulation of the steel columns and the tactile use of timber and limestone. For added interest, the cut-outs in the roof have been reused in the detailing of the interior ceilings.



With SAOTA's extensive experience designing seamless indoor/outdoor living spaces appropriate to their base in Cape Town, South Africa, where the Mediterranean climate and topography are very similar to LA, they conceived the project as a series of living rooms connected to extensive covered terraces. An infinity pool encloses the outdoor spaces, and lush landscaping encompasses the perimeter, subtly screening neighboring properties through climbing ficus trees (and ensuring their privacy).

The generous allocation of outdoor space maintains the principle taken from the Stahl House and the groundbreaking Los Angeles Case Study Houses, built between 1945 and 1966, reuniting contemporary LA architecture with a lost heritage of the modern movement.

From the tempered glass walls lining most of the exterior to the water—two-story indoor waterfall, infinity pool, and spa, among others—and fire—exterior and interior firepits/fireplaces—features and the





variety of multiple open-air and climate-controlled zone. Hillside is undoubtedly an extraordinary project that dominates any other building located in the surroundings of the Sunset Strip- A true city unto its own

PROJECT INFORMATION:

Project Name

Hillside

Project Location

Los Angeles, USA

Lead Designers

SAOTA

Project Team

Mark Bullivant, Philip Olmesdahl, Alwyn De Vos, Eugene Olivier & Conrad Martin

Architect of Record

WOODS + DANGARAN

Project Manager

Park Lane Projects

Contractor

Fortis Development

Landscaping

Chris Sosa

Lighting Design

Lux Populi

Interior Designer

MASS Beverly

Furnished

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Adam Letch

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MARYLAND, LAGOS

...when we truly live...

As the upper-middle-class looms in Maryland, You might want to know about the serenity of Maryland that is situated at the threshold of the state's capital- Ikeja. This mind-blowing estate shares proximity with the inhabitants of Kosofe, which is one of the Local Government Areas of Lagos. Maryland is a haven for influential people and anyone who can't put a price tag on comfort or security. With Opebi on the North axis and Murtala Muhammed International Airport on the Eastern axis,

Maryland is undoubtedly top-notch for real estate. Her superlative environs have lured investors of different calibers, making the estate a camping ground for spectacular entertainment points and choice hotels. The incredible thing about the villa is that you can escape the maddening crowd of Lagos because Maryland is comparatively quiet, and everything you need from basic to super-bogus need is within the vicinity.

MARYLAND MALL

Maryland Mall is located at the landmark of Maryland off the Ikorodu road and not far from Anthony Village. Due to the exceptional architectural design of the mall (box-like covering), many people prefer to call it “Big Black Box.” The inspiration behind the designs of Maryland mall revolves around the vision of Dubai, which is engraved on the architectural pattern of the building “Build it and they shall come!” The mall is sited on 7,700sqm with a mind-blowing underground park that set it apart from other malls in Nigeria. And you can’t experience hectic traffic due to its free flow of nothing-less than 5000 cars per hour. Just like some of the malls outside the country, the interior and exterior are striking to give you an incredible shopping experience of international standard.

The mall is a cabin for the largest digital LED screen in Sub-Saharan Africa, which is apparent to anyone on both sides of the hefty Ikorodu road traffic. With more than 50 local and international brands, you can find something suitable for any budget of your choice. Here’re some of the things you can experience if you decide to get away from your intense daily routine and stroll into the grand Maryland mall.



SHOPPING SPREE

If you are a shopaholic, you might want to brace yourself for the tremendous experience that will leave a lasting memory when you tell your friends about it. With your favorite stores, you’ll never get tired of seeing beautiful things. After all, what’s the point of working endlessly if we can’t have it all? And the staggering discounts and sales are always announced—meaning, you might get one or two of your favorite items at a discount rate when you stop by.

SPEND QUALITY TIME WITH YOUR FRIENDS AS YOU WINDOW SHOP

Maryland mall is a unique place to hang out with your peers even when you’re on a tight budget. With tons of mesmerizing things to gaze at and wonderful people around, you’ll never be bored. Once you are in the mall, the atmosphere is the same due to the structure of the building. It keeps the light ray from penetrating the mall making every moment feel the same regardless of the time of the day.

NEVER MISS-OUT ON THE LATEST MOVIES IN CINEMAS

Life is in a fast lane, you might want to stop at the cinema and make every moment count! Maryland mall has 4 cinemas to ensure you never miss – out on your specialties. It’s a glorious place for a family-oriented attraction that never wear-off from the minds of your loved ones. “Every man dies, but not every man really lives, said William Wallace”.

GRAB A TASTY MEAL AT THE FOOD COURT

If exploring your tastebuds is part of your to-do list at the mall, the food court will thrill you with Nigerian, Mediterranean, and Asian delicacies. With a wide range of menus and restaurants like the Chicken Republic, Barcelos restaurant, Okele restaurant, and the Triple J Chinese restaurant, you won’t be disappointed.

GUILT-FREE RECREATIONAL LAND

Who says happiness can’t be bought? Then, you need to visit the funtastic land in the mall. The fun land is packed with thrilling games for all ages, and your kids are in good hands with the relentless supervision of their staff. If you decide to have a “me time” at the mall, you can leave your kids at the safe and supervised fun- factory of the mall. Some of the games are designed to groom your child’s motor skills. And if you’re a skate lover, you might want to check - out skate city. Good a thing, there is a skate instructor to point you in the right direction.



FREEDOM WAY

Freedom way is in the spotlight as many crave to be part of its environs. Creatively trimmed-off at the verge of admiralty way, that leads to the 3rd roundabout of the Lekki-Epe Express. The residential hub is booming with activities making the densely-population attract real estate developers. There is a high tendency that freedom way will birth 1,200 residential housing units as the demand for the iconic estate hums on the minds of investor. The estate is developed strategically to align with the residential and commercial activities. Living in Freedom way is like a walk in the park. You've everything, including restaurants, clubs, and exotic beaches to spend some lazy days. Whether you're a home-seeker or investor, Freedom way is a sweet spot to mark your territory.



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Purple Lekki is an all-new state of the art mixed-use center blending retail, entertainment, private offices and hospitality into an unforgettable lifestyle experience.



purplelekki

work • shop • eat • play • drink • live

Measuring nearly 10,000sqm, Purple Lekki is strategically located on Freedom Way, Lekki Phase 1, Lagos. Right between the emerging Orange and Periwinkle Islands and the Lekki expressway, Freedom Way is an arterial route currently being

developed as a main thoroughfare between the Lagos Mainland and Island zones. The location is ideal and will capture the heavy residential and commercial traffic of Lekki Phase as well as the highly residential Ikate and other neighbourhoods on that axis.

The proposed site provides access via a sliproad which will cover the drainage which currently borders the site. This will allow ease of access in to the site coming from the Lekki Expressway (further down the Lekki corridor) There will be access from Freedom way / Admiralty way as well.

There are several recreational spots in Lekki where your family and friends can relax. If you are one with a love for chill and fun places, PurpleLekki is the place for you.

WORKPLACE X

Our shared/private office space occupies the second floor above Play. It provides state of the art facilities for single user to larger sized offices. With features including high speed fiber internet, printing stations, kitchenette, it is complimented by the nano serviced apartments and a burgeoning multipurpose centre below it, you have everything you need to work hard and maximize productivity.

GROCERY AND DEPARTMENT STORES

Our ground floor incorporates an open plan department store retail model consisting of well designed modular concession stands ranging from 3 square metres to 16 square metres allowing brands of all sizes to have a slice of our retailtainment oasis. This open plan area is flanked by larger stores sized between 30-50 square metres. Spaces are modular to allow multiple spaces / concession spaces to be merged into one. The ground floor also contains activation spaces allowing brands to engage the public in a variety of ways and a grand piano

PLAY

The first floor dubbed 'play' houses all the entertainment attractions; anchored by the food court, pool bar, sports bar and cinema. Play will be a family and fun spot and will enhance lifestyle and recreation for all our users.

We have gone for an open plan style to improve visibility and so the next attraction is always within view. Activities include...

- Arcade Games
- Bowling
- Trampolines
- ScreenX Cinemas
- Video Games
- Rope & Climbing Games
- Skating
- and so much more.

NANO

Our premium and standard units are conceived with the modern professional in mind, available in 1 bedroom, 2 bedroom, 3 bedrooms and studio room variants. These 'nanos' are furnished to fit the peculiarities and taste of the upper middle market and provides a peaceful, cozy space for occupiers and visitors. These nano apartments feature key value adding items like 24hour security, shared communal areas, laundry, open plan kitchens, pool bar, gym, Play areas, facility management, backup power and so on.

MULTILEVEL AND ROOFTOP PARKING

For maximum convenience, we have made parking available on grid as well as on multiple floors within the building. Accessible via a ramp, most drivers will be able to find space on our dedicated parking floor the 3rd floor; which has been designed to accommodate over 300 cars safely.

A full service e-commerce platform that leverages our retail base online and helps the stores and business in our centres reach more customers through online channels. It provides more than just retail but also marketing elements and real-time analytics to enable growth for businesses.

All partners and vendors at PurpleLekki on request will get virtual storefronts on purple.shop which will allow customers to access their offerings online. From the platform; you can order meals, book tickets, pay bills, rent office spaces, buy fashion items, order accessories, purchase household needs and have them all delivered to you with speed and precision.





MEDIA RELEASE

PURPLE ANNOUNCES CONSOLIDATION OF PURPLE REAL ESTATE INCOME LIMITED AND PURPLE REAL ESTATE DEVELOPMENT COMPANY LIMITED TO ACCELERATE THE GROWTH AND SCALE OF ITS REAL ESTATE INVESTMENT PLATFORM

Lagos, 16 May - Purple Real Estate Income Limited (“PREIL”), Nigeria’s breakthrough real estate investment platform, today announced the completion of a merger with the Purple Real Estate Development Company Limited (“PREDCO”), the real estate development arm of the Purple Group.

PREIL and PREDCO share the same mission of democratising access to real estate investment and ownership in Nigeria by breaking down the barriers that prevent investors from owning real estate assets. As a combined company, they will deliver the integrated ownership, investment, development, management, sales, leasing and acquisition of superior multi-use facilities, including residential, commercial, hospitality infrastructure and prop-tech developments.

This merger establishes the foundation for the next phase of Purple Group’s growth plan to accelerate the pace and scale at which it provides targeted, premium and affordable lifestyle offerings in strategic locations across Nigeria - delivering technology-enabled services and value-addition to clients and partners.

The combined entity enhances Purple’s ability to scale the business and access appropriate financing to fund a strong pipeline of new projects, expand current services and better deliver against the growing demand for experience-driven solutions that meet the evolving needs of how communities now live and work.

Olaide Agboola, Co-Founder & CEO, Purple, commented, “This merger creates the platform for the next phase of our growth, consolidating the assets in our real estate division and delivering operational efficiencies across our internal value chain, while positioning us to access and deliver new, large scale business opportunities. We know that there is significant demand for modern, integrated real estate developments in Nigeria that meet the increasing demand for projects that support modern lifestyles, integrating residential, commercial, entertainment and technology solutions. Purple is more than just a real estate company, Purple is a real estate revolution delivering the needs of a new generation demanding much more from property.

PURPLE ANNOUNCES GENESIS CINEMAS, MARKET SQUARE AND THE VENTURES PARK AS ANCHOR TENANTS AT NEW DEVELOPMENT PURPLELEKKI

Signs strategic partnership with Ascott Limited to deliver Nigeria's first combined short and long stay serviced residences

Lagos - 5 July - Purple Real Estate Income limited ("PREIL"), Nigeria's breakthrough real estate investment platform, today announced the signing of agreements with Genesis Cinemas, Market Square and The Ventures Park to be the anchor tenants and partners at the PurpleLekki, a new development scheduled to open in late 2022.

The 38,000 square metre Purple Lekki will encompass a premium 157-unit mixed-use development that blends high-quality residential, retail, entertainment, hospitality and co-working spaces to tap into the increasing demand for all-inclusive living.

The new construction is backed by financing from the Bank of Industry and guarantees from Keystone Bank. It forms part of an ongoing programme to build strategic alliances with domestic and international development partners to construct and deliver premium assets in prime locations.

Located on Freedom way, in Lekki Phase 1, Lagos, the development will feature a selection of new restaurants and concept bars, among other means of entertainment or relaxation, as part of the firm's experiential offering, Purple Play. In addition to modern private offices, department stores and boutiques, PurpleLekki will include a dedicated tech and data centre to support business tenants and enable collaboration among tech-empowered communities that require state-of-the-art working infrastructure - making Lekki an even more attractive place to live, work and thrive.

The development also includes Citadines, a new serviced apartment offering for occupiers, where a commitment to customer service ordinarily experienced within a high-end hotel setting will be brought to the comfort of occupiers living at home. This unique living experience will be delivered in partnership with The Ascott Limited, one of the world's leading owners and operators of serviced residences.

Laide Agboola, Chief Executive Officer, Purple, hosted the signing event to mark the occasion and led a tour to



showcase the project. During his remarks, he reaffirmed Purple's mission and increased ambition to scale up investment and accelerate growth in Nigeria's real estate sector, Laide Agboola, said, "PurpleLekki enables holistic living, encouraging inclusion and communities, best-in-class entertainment and productive atmospheres for work that enable social and economic mobility and opportunity.

Purple is so much more than just a real estate company; we are shaping the market for real estate in the future and helping to define how a new generation wants the world to be. In Purple, you have a partner ready to realise a vision that creates space for us all."

In his remarks, Mr Ebele Enunwa, Chief Executive Officer, Market Square, commented, "Market Square has fast become a household name and the go-to grocery retail store for Nigerians in need of products they can trust at a valued price. However, the Market Square story could not have been written without our partnership with Purple. Signing this tenancy agreement to house our second outlet in Lagos signals the success of our first in PurpleMaryland and the next step of a progressive partnership that enables us to continue to meet Nigeria's everyday needs."

Kola Aina, Chairman, The Ventures Parks, said, 'We are a nation where entrepreneurship abounds, but talent cannot pursue its goals or achieve its objectives, compete nor win big without an environment that harnesses home-grown potential. As such, we are delighted to leverage the PurpleLekki property development as we upgrade and scale our offering across the country and beyond to support the success of a new wave of startups, technopreneurs, and innovators that bring about the world of tomorrow today.

Chief Nnaeto Orazulike, Chairman, Genesis Cinemas, commented, "I have stopped doubting in the capability of Purple, I am always amazed at their audacity, I trust in their determination. We at Genesis Group are committed to building world class multi use facilities in partnership with Purple."



PURPLE REAL ESTATE GROUP RELEASES ITS UNAUDITED RESULTS FOR THE FIRST QUARTER ENDED 31 MARCH 2022

Lagos, 12 July 2022 - Purple Real Estate Income Limited ('Purple Group' or 'Purple' or 'PREIL') announced its unaudited results for the first quarter ended 31 March 2022.

Consolidated Income Statement

Total revenue of N1.9 billion, up 530.7% year-on-year (Q1 2021: N302.6 million)

Cost of sales of N1.1 billion (Q1 2021: N19.2 million)

Gross profit of N773.9 million, up by 173.1% year-on-year (Q1 2021: N283.4 million)

Other income increased by 9.0% to N43.9 million year-on-year (Q1 2021: N40.3 million)

Administrative expenses grew by 31.4% to N302.9 million year-on-year (Q1 2021: N230.5 million)

Operating profit of N505.0 million, up 486.9% year-on-year (Q1 2021: N86.0 million)

Profit before tax of N342.6 million (Q1 2021: - N94.9 million)

Consolidated Statement of Financial Position

Total assets of N33.8 billion, up 98% year-on-year (Q1 2021: N17.0 billion)

Total liabilities of N24.5 billion, up 171.8% year-on-year (Q1 2021: N10.3 billion)

Shareholders' funds of N9.4 billion (Q1 2021: N6.6 billion)

2022 interim dividend of N185.5 million at 6 kobo per share (2021 interim dividend of N142.3 million at 22 kobo per share)

Key Ratios

Gross profit margin of 40.5% (Q1 2021: 93.7%)

Cost to income ratio of 75.8% (Q1 2021: 84.9%)

Operating profit margin of 26.5% (Q1 2021: 28.4%)

EBITDA margin of 27.0% (Q1 2021: 30.8%)

Profit before tax margin of 17.9% (Q1 2021: 31.3%)

Leverage ratio of 44.8% (Q1 2021: 52.6%)

Commenting on the performance, the Chief Executive Officer, Mr Laide Agboola, stated:

"We delivered a good first quarter, with strong performance recorded both financially and operationally. Our strategic investment for growth began to significantly yield this quarter. We continue to make headway with our ongoing projects - PurpleLekki Purple Macro, and Purple Urban; and expect to improve our revenue significantly upon completion.

We are committed to providing solutions that meet the needs of our environment and caters to our young and vibrant population. The aim is to diversify our revenue streams through our real estate, financial services, and lifestyle development businesses. Our focus is on strengthening growth through technology and partnerships, as well as improving our capital base. We look forward to further progress for the rest of 2022."

Revenue grew significantly by 530.7% Y-o-Y to 1.9 billion in Q1 2022, mainly due to the income from the sale of our new projects in our real estate business, Nano (N843.9 million) which made up 44.2% of total

revenue and Urban (N606.0 million) which made up 31.8% of total revenue. In addition to that, we increased marketing activities to drive higher patronage across other revenue sources. Other revenue growth drivers include:

Agency fees (6.4% of revenue) of N122.8 million received from tenants in Purple Maryland and Urban Sales

Rental income (8.3% of revenue) of N157.3 million up by 15.2% to (Q1 2021: N136.8 million)

Service charge income (1.7% of revenue) of N31.7 million, up by 3.1% (Q1 2021: N30.8 million)

Advert income (4.3% of revenue) of N81.5 million, up by 165.0% (Q1 2021: N30.8 million) due to increased occupancy rate and aggressive campaign on adverts

We recorded a 6.2% decline in the income from utility (3.1% of revenue) to N59.2 million (Q1 2021: N63.1 million, 20.9% of revenue) and a 15.5% decline in income from parking (0.3% of revenue) to N6.1 million (Q1 2021: N7.2 million, 2.4% of revenue) due to more stable power supply during the quarter and increase in footfall traffic rather than vehicular traffic due to neighbourhood patronage respectively.

Gross profit grew by 173.1% to 773.9 million in Q1 2022 (Q1 2021: N283.4 million), primarily on account of higher revenue recorded. Cost of sales increased significantly, reflecting both costs involved in driving the projects as well as a relatively higher cost environment. This resulted in a gross profit margin of 40.5% in Q1 2022 (Q1 2021: 93.7%).

Other income which consists of income on placement and commission from sales, grew by 9.0% to N43.9 million (Q1 2021: N40.3 million) as a result of improved investment yield on cash during the quarter and growth in sales respectively.

Administrative expenses, representing 15.9% of revenue, grew by 31.4% to N302.9 million (Q1 2021: N230.5 million, 76.2% of revenue) due to substantial increase in operational activities due to the Merger and regularisation of our just acquired Asset Manager's licenses along with associated professional expenses incurred by our rating agencies during the quarter and other professional parties. **Finance expenses** declined by 10.2% to N162.4 million (Q1 2021: N180.9 million) following the payment of expensive short-term debt and replacement with more affordable long-term finance. This is reflective of our aim to improve overall efficiency.

EBITDA increased to N515.0 million from N93.2 million in Q1 2021 resulting in an EBITDA margin of 27.0% (Q1 2021: 30.8%).

Operating profit grew to N505.0 million from N86.0 million leading to an operating profit margin of 26.5% (Q1

2021: 28.4%). Profit Before Tax was 342.6 million (Q1 2021: - N94.9 million) driven by the operating profit and partly by a 10.2% decline in finance expenses to N162.4 million. Profit Before Tax margin of 17.9% (Q1 2021: 31.3%) was recorded.

Total assets grew by 98.0% to N33.8 billion (Q1 2021: N17.0 billion), driven by 77.3% increase in property, plant, and equipment to N23.5 billion (Q1 2021: N13.3 billion); increase in loans and advances to customers to N7.4 billion from N3.2 billion.

Shareholders' funds grew from N6.69 billion to N9.4 billion driven by the growth in our general reserve to N6.0 billion (Q1 2021: N4.8 billion) and share capital of N1.3 billion (Q1 2021: N20.2 million).

Total liabilities grew by 135.4% to N24.5 billion from N10.4 billion in Q1 2021, driven mostly by a 194.3% increase in borrowings to N15.2 billion (Q1 2021: N5.1 billion) and 80.9% growth in other liabilities to N8.7 billion from N4.8 billion in Q1 2021. The effective interest rate of 14.3% in Q1 2022 (Q1 2021: 18.5%) reflects the efficiency of our borrowings. In Q1 2022, we recorded a total debt to asset ratio of 44.8% (Q1 2021: 30.1%).

Operational Update

Following the retirement of Mr. Olutola Mobolurin as Chairman, the Board of Purple appointed Mrs. Jumoke Akinwunmi as Acting Chairman effective 1 January 2022, continuing in her role as an Independent Director.

The Group, in collaboration with Northcourt Real Estate hosted a virtual event titled "Excelling as a Woman in Real Estate" on 8 March 2022, as part of activities marking this year's International Women's Day

In March, the scheme of merger between Purple Real Estate Development Company ("PREDCO") and Purple Real Estate Income Limited ("PREIL") was completed

Outlook

Purple intends to

Continue to drive the expansion of its Real Estate Investment Company (REICO) platform via development and acquisition across residential, hospitality, student accommodation, office and private offices, retail, entertainment, advertising amongst others

Leverage technology to develop a tech-powered real estate and financial services business, to create a unique ecosystem of interconnected products in the cloud and offline

Maximise modern and smarter marketing platforms especially social media and digital platforms which facilitate customers' direct access to products and services

Consolidated Statement of Profit and Loss for the year ended 31st March 2022

	Q1 2022	Q1 2021	Δ%
Rental Income	157,539,314	136,770,022	15.2%
Service Charge Income	31,651,277	30,697,160	3.1%
Utility Income	59,172,100	63,106,855	-6.2%
Advert Income	81,540,000	30,768,189	165.0%
Commission Fees	-	80,612	n/m
Development Management Income	-	34,000,000	n/m
Parking Income	6,127,725	7,221,569	-15.1%
Agency fees	122,764,393	-	n/m
Revenue from Nano Sales	843,921,521	-	n/m
Income from Urban Sales	606,000,000	-	n/m
Total Revenue	1,908,716,329	302,644,408	530.7%
Cost of Sales	(1,134,789,778)	(19,212,702)	5806.5%
Gross Profit	773,926,551	283,431,706	173.1%
Other Income	43,931,139	40,317,292	9.0%
Depreciation	(9,992,403)	(7,164,127)	39.5%
Administrative Expenses	(302,909,111)	(230,545,208)	31.4%
Operating Profit	504,956,176	86,039,662	486.9%
Finance Expenses	(162,380,531)	(180,906,063)	-10.2%
Profit before tax	342,575,645	-94,866,401	-461.1%
Taxation	(75,000)	-	n/m
Profit after tax	342,500,645	-94,866,401	-461.0%

Consolidated Balance Sheet as at 31st March 2022

Assets	Q1 2022	Q1 2021	Δ%
Cash and short-term funds	1,857,139,437	134,742,753	1278.3%
Treasury Bills	-	-	-
Due from Other Banks	-	-	-
Loans and advances	7,421,789,592	3,291,587,836	125.5%
Intangible Assets	112,405,844	25,606,307	339.0%
Property, Plant & Equipment	23,649,731,082	13,335,127,319	77.3%
Other assets	786,913,803	300,479,143	161.9%
Total Assets	33,827,979,758	17,087,543,358	98.0%
Liabilities			
Customers Deposits	273,930,876	186,592,348	46.8%
Borrowings	15,158,812,853	5,150,414,093	194.3%
Other Liabilities	8,861,351,615	4,899,320,734	80.9%
Tax Payable	158,063,903	152,873,295	3.4%
Total Liabilities	24,452,159,247	10,389,200,471	135.4%
Capital and reserves			
Share capital	1,293,970,016	20,218,282	6300.0%
Share Premium	1,782,371,849	1,888,378,204	-5.6%
Revaluation Surplus	-	-	-
Current year (Unaudited Profit)	342,500,645	-89,834,120	-481.3%
General reserve	5,956,978,000	4,879,580,523	22.1%
Shareholders' Funds	9,375,820,511	6,698,342,887	-40.0%
Total Equity & Liabilities	33,827,979,758	17,087,543,358	98.0%

REAL *news*

An aerial photograph of a coastal city, likely Cape Town, South Africa. The image shows a large harbor with several ships and cranes. The city is densely packed with buildings, including several tall apartment blocks. In the background, there are rolling hills and mountains under a clear blue sky. The overall scene is bright and sunny.

SOUTH AFRICA - A NEW LEVEL OF INCREASE IN THE PROPERTY MARKET

There has been an increased demand for freehold properties this year in South Africa. Currently, people prefer to buy a residential property market in a luxury spree.

The chief executive of Pam Golding Property group, Dr. Andrew Golding, stated that local buyers had found interest in buying expensive properties after identifying certain areas with a prior understanding of the current market. The present opportunity creates a phenomenal value for money and well-priced stock.

The emergence of remote working during the lockdown has positively affected freehold houses, with a 6% rise from January to April 2021.

In the place of apartments, people have sought after penthouses because of their nature. They are limited in supply, and they yield good returns on investment (up to 25% than other apartment types).

There has been an increase in demand from the UK and American buyers every month. A penthouse in Cape Town can fetch up to R40 million and above.

Abandoned offices have been taken up and redecorated to fit the present demands. More people are coming in every year, and there has been an expansion of space. Apart from the pandemic's effect, South Africa looks set to take its property market to a standout increase among other countries.



KENYA - THE REAL ESTATE DEVELOPMENTAL PROCESS (RISING FROM THE RUINS)

Despite a downturn, real estate experts have no doubts that the sector will experience stable performance when everything becomes normal.

From the start of 2017 till 2018, Kenya's real estate sector has had a setback. In 2019, there was going to be a record of significant growth until the pandemic set in. However, according to KNBS Economic Survey 2020, there was still a 5.3% growth rate in 2019 which adds over 1.2% from 2018.

There was a marginal increase in the commercial and residential real estate sector going by 7.8% and 5.2% respectfully. When the outbreak of COVID-19 happened in China, Kenya was the first country to report the first positive case around March. In the last 6 months of 2019, Kenya was in a total lockdown gearing to curb the pandemic. The pandemic created economical turmoil which was felt by the real estate sector.

The price of land and house dropped by 10 percent in Kenya in the short term. Hotel and commercial properties also suffered the

crisis according to reports from a real estate firm called Cytonn Investment. However, 2021 has seen a drastic increase in the growth rate of the real estate sector with the numbers doubling up from that of 2019.

To support the real estate sector, the government put in place new measures and policies. One of such was the Central Bank Rate (CBR) going down to 7% to increase the lending activity from banks to their customers. An 8-point stimulus programme was embarked on with a sum of Kshs 53 billion in soft loans to hospitality and tourism establishments.

The Business Laws Amendment Act 2020 helps foreign investors carry out advanced electronic signatures and land transactions digitally. The Tax Laws were also amended to adjust the mortgage loan when buying a new house with pension savings. Although the price in the property market has dropped, some developers have come with a plan for personalized payment to meet their buyers' needs. These new amendments will play their part in a continued part with international trade as the impact is being felt already.

NAMIBIA - A NEW CHAPTER FOR FOREIGN INVESTMENT AND INFRASTRUCTURE

In 2014, Namibia recorded the highest growth in the price of houses after Dubai. This cornerstone in the real estate sector was a blessing to their economy helping them to grow rapidly ever since.

A ton of foreign investors showed up during this period, helping the health sector of the country. However, every pick has a decline. Political diversities and economical corruption brought a decline to the property market.

The country's main source of progress, which is the horticultural and agricultural sector, experienced a nine-year drought. At least, 300 farms were on sale after being closed down by the bank. There was a low turn up in purchases because foreign nationals were not allowed to buy lands in Namibia without the Minister of Land Reform giving it a go.

2017 saw a standstill in property development after the Bank of Namibia tried to increase high deposits on the purchase of investment property seeing the high pricing of houses. After 2019, the pandemic ate into the system and allowed every sector to readjust and focus.

Currently, Namibia stands as one of the most politically stable and peaceful countries in Africa. Many of their good infrastructures compete with that of other developing countries. The Walvis Bay Container Terminal inaugurated in 2019 could see Namibia becoming the logistic hub and regional transport doubling the handling of the terminal capacity.

The country has made a series of savings and their institutional pools could bring high-return investments adding to the sustainable growth. A resurgence of what happened in 2014 is coming back with the regional market experiencing dynamic growth and value in the global chains. Lastly, there is a quick reform by the government to enhance the business environment for foreign investors and industrialization.



LAGOS , NIGERIA LAGOSIANS CAN NOW VIEW PLANNING PERMITS ISSUED BY LASPPA ON MPP&UD MOBILE APP

The Ministry of Physical Planning and Urban Development in Lagos, Nigeria has stated that it will henceforth make available records of Permits issued for public viewing through its mobile app, the Lagos State MPP&UD App.

This was disclosed recently by the Permanent Secretary, Ministry of Physical Planning and Urban Development, Engr. Abiola Kosegbe.

She said that through this measure, all stakeholders including property owners and developers could view Planning Permits issued on a monthly basis, which will include the type of use and number of floors among others.

Kosegbe said further that Stakeholders would also be able to monitor for compliance, particularly with respect to type of use and number of units, while urging them to notify authorities quickly if the construction was deviating from approval.

The Permanent Secretary further explained that in the case of Provisional Permits, which were issued temporarily while the applicant's land title was still under processing in Lands Bureau; Stakeholders should note that they were only valid for just nine months.

“ As such, the regular display of all Planning Permits issued on our mobile app, will serve as a guide, provide the necessary information and discourage illegal physical developments, while fast tracking the achievement of a sustainable Lagos”, she said.

She stated that a list of Distressed and Abandoned buildings would also be uploaded on the app and that the development was part of the State Government initiative to enhance service delivery and ensure that members of the public continue to receive the dividends of democracy.

The Lagos State MPP&UD Mobile App can be downloaded on Google Playstore and Apple-store.

Nigeria - With the current economic realities affecting all sectors which has compounded the cost of living among

Nigerians, affordable housing, particularly for low-income groups has become a huge task for property developers.

Experts say market forces, foreign exchange crisis, naira devaluation, inflation, lack of finance for homes, unfriendly policy, inaccessibility to land, poor mortgage regime and demographic changes, make it difficult to increase access to affordable housing for renters and homeowners.

A growing concern is that the population keeps growing and is estimated to be approximately 218 million, with a ten-year average growth of about 2.6 per cent, according to population reports and projections by stakeholders in the sector. Prices of essential building materials like cement, iron rods, roofing sheets; paint, sand and others have increased by over 50 per cent in the last two years.

Experts have confirmed that low-income earners typically bear a disproportionate share of the consequences of Nigeria's economic difficulties with little disposable income and much less for savings, and investing in property becomes challenging. Developers who used to develop bigger apartments are now shifting to smaller apartments/flats.

Housing affordability for this income class depends on the location and property features. There is generally a mismatch between desired locations and asset prices. Average prices in the urban areas of Nigeria's core cities are high - a result of strong demand, which in itself is based on infrastructure, security and accessibility features. In challenging economic times, these prices further escalate.

In Nigeria, experts believe that cooperative societies through the periodic contributions of its members have long been a system for buying ticket items, especially in the informal sector, with the availability of some initiatives aimed at ensuring that cooperatives stay as a tool for home ownership, a bulk of these challenges will be curbed.

In other words, there will be a low demand for properties in the business sector. Although, residential properties will be high because they double-up as both home and office. Rental prices and property hikes in high-standard areas will crash due to this new system.

Victor Gbonegun, The Guardian 08/08/2022



GHANA: UPSURGE IN DEMAND FOR URBAN HOUSING PRESENTS INVESTMENT OPPORTUNITIES FOR BOTH DOMESTIC AND FOREIGN INVESTORS

The housing deficit in Ghana has continued to grow ever since housing became so important. Sam Atta Akyea, the Ghanaian minister of works and housing, declared that the country's housing deficit had reached a peak of 2 million in April 2019. Houses for sale and rental are always in demand as real estate developers in Ghana continue to develop homes.

Ghana's real estate investment opportunities are complemented by the following factors:

Real estate developers have the opportunity to build more homes as Ghana's population grows, which creates a housing deficit.

A growing middle-class population, elites, and enlightened professionals in Ghana have

reshaped the real estate industry in Ghana, and this could be attributed to economic prosperity. Property acquired by these individuals complements their lifestyle and sense of fashion.

Ghana's rapid urbanization has seen many Ghanaians moving from their various towns and villages to cities such as Accra, Kumasi, and Takoradi. According to Northcourt, residents of Accra, Kumasi, and Takoradi conduct an average of 87,000 sales and leases every year (Northcourt, 2019). The World Bank reports that Ghana's urban population grew by 3.31% in 2019 to 56.7 percent of the total population.

Economic stability, diaspora Ghanaians and foreign homebuyers, and urbanization have contributed to the growth in the Ghanaian real estate industry. Real estate investment opportunities are plentiful in Ghana. This is true since Ghana's outlook is encouraging.

UNDERSTANDING AND LIVING WITH GLAUCOMA

THE SNEAK THIEF OF SIGHT

Glaucoma is a group of eye diseases that cause progressive damage of the optic nerve at the point where it leaves the eye to carry visual information to the brain.

If left untreated, most types of glaucoma progress (without warning nor obvious symptoms to the patient) towards gradually worsening visual damage and may lead to blindness. Once incurred, visual damage is mostly irreversible, and this has led to glaucoma being described as the “silent blinding disease” or the “sneak thief of sight”.

It is noteworthy that due to the silent progression of the disease – at least in its early stages – up to 50% of affected persons in the developed countries are not even aware of having glaucoma. This number may rise to 90% in developing countries like Nigeria. That is why we are bringing it to this space.

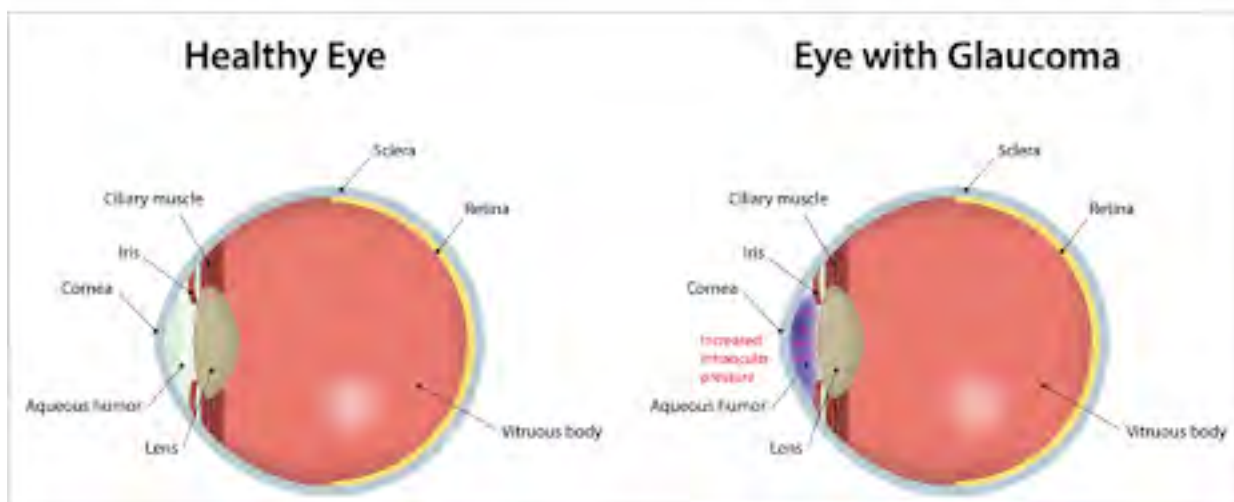
Glaucoma is the second most common cause of blindness in sub-Saharan Africa. It comes second to Cataract, but unlike cataract, its blindness is irreversible.

GLOBAL STATISTICS FOR GLAUCOMA:

Data from population-based surveys show that glaucoma is the second leading cause of blindness, accounting for 8% of blindness among the 39 million people (about twice the population of Lagos) who are blind world-wide. In Africa, glaucoma accounts for 15 out of every 100 blind people and it is the region with the highest prevalence of blindness relative to other regions world-wide. In 2006, the number of individuals estimated to be bilaterally blind from glaucoma was projected to increase from 8.4 million in 2010 to 11.1 million by 2020. However, the numbers who are blind is just the tip of the iceberg as there are many more individuals with glaucoma who are at risk of blindness.

GLAUCOMA CLASSIFICATION:

There are several types of glaucoma. Some may occur as a complication of other visual disorders (the so-called “secondary” glaucomas) but the vast majority is “primary,” i.e. they occur without a known cause. It was once believed that the cause of most or all glaucomas was high pressure within the eye (known as intraoc-



now established however, that even people without an abnormally high IOP may suffer from glaucoma. Intraocular pressure is considered therefore today as a “Risk Factor” for glaucoma, together with other factors such as racial ancestry, family history, high myopia, and age.

The genetic inheritance of glaucoma is still unclear. Some forms of glaucoma are inherited, and many scientists worldwide are studying genes and their influence on glaucoma. While in many cases, glaucoma is not inherited, the factors leading to disease onset are not well understood. However, a family history of glaucoma has been found in up to 50% of patients with the most common type of glaucoma, known as primary open-angle glaucoma. People who have a family history of glaucoma may be at higher risk for developing the condition, so you should encourage your family members to go to an eye doctor to have their eye pressure and optic nerves checked regularly.

Some forms of glaucoma may occur at birth (“congenital”) or during infancy and childhood (“juvenile”); in most cases however, glaucoma appears after the 4th decade of life, and its frequency increases with age. There is no clearly established difference in glaucoma incidence between men and women.

The most common types of adult-onset glaucoma are Primary Open Angle Glaucoma (POAG) – a form most frequently encountered in patients of

Glaucoma (ACG), which is the more common in patients of Asian ancestry. Angle-Closure Glaucoma is often chronic, like POAG, but can sometimes be acute, in which case it usually presents as a very painful ocular condition leading to rapid vision loss.

We will focus on Primary Open Angle Glaucoma in this article as it is the most common in our environment. The pressure build-up can be likened to a kitchen sink, with a tap and its drain. If the drain is blocked, water from the tap cannot drain out and therefore builds up in the sink. Fluid build-up in the eye causes pressure on the optic nerve and causes blindness. See Fig. 1:

WHAT CAN I DO TO DECREASE MY CHANCES OF GOING BLIND?

Glaucomatous blindness is preventable with the current available treatments. Using the medications as prescribed and regular office visits are crucial to preventing the progression of glaucoma. It is best to monitor the pressure about six to twelve times per year, repeat visual fields at least every 6 months and take photographs of the optic nerve every year. Some of these clinic visits will be brief pressure checks whereas others may include your annual eye exam, visual fields, photos of your optic nerves or imaging of your optic nerve with a scanning laser ophthalmoscope.

Glaucoma is typically associated with painless and progressive loss of vision that may escape detection by the patient.

Fig. 2 shows the pattern of blindness in Glaucoma. It is gradual, and painless, and patients might not be aware of their vision loss until it is too late. Imagine the driver in the vision with tunnel vision in extreme glaucoma. He can only see the vehicle straight ahead but cannot see all the cars and pedestrians in the picture of normal vision.



Fig. 2

HOW IS GLAUCOMA TREATED?

The primary goal of treatment is to preserve vision. There is no cure for glaucoma yet, and vision loss is irreversible. However, there are ways to stop or slow-down further vision loss.

The typical first line of treatment is eye drops which lower the intraocular pressure by helping fluid leave the eye or by reducing the amount of fluid produced in the eye. Some patients may need to take multiple different types of eyedrops or even eye drops plus medications in pill form to effectively lower the pressure.

In addition, there are laser treatments for both angle closure and open angle glaucoma. Laser treatment for angle closure glaucoma is usually performed to prevent an acute attack as described above; while laser treatment for open angle glaucoma is performed when medications are not effective enough or the patient has difficulty taking medications.

Surgery involves making an alternative drainage system for the fluid in the eye, is usually performed when medications and lasers are ineffective.

IS GLAUCOMA BLINDNESS PREVENTABLE?

Early detection is essential to limiting visual impairment and preventing the progression towards severe visual handicap or blindness. Your eye-care professional can detect glaucoma in its early stages and advise you on the best course of action.

You can also help protect the vision of family members and friends who may be at high risk for glaucoma - especially, Africans over age 40 and everyone over age 60. Encourage them to have an eye examination every year.

Often, patients are taken aback when they first learn that they have glaucoma or that they are at an increased risk for glaucoma. The objective of this write up is to educate you, therefore, no question is too small. Please feel free to direct your questions to visionaidsb38@gmail.com.



Modupe Olorunnimbe



Rent in Lagos is so expensive and the landlord wants the payment for the full year.

What can I do?

**Use EaziRent,
It's zero stress,
Pay and Rent with installments.**

.....
Join the waiting list and stand the chance to enjoy zero service charge for a full year . **Terms and Conditions apply.**



Trending styles

by Hazel Grace Styles

Premium Bespoke Designer





Kenya

Premier Destination of Africa



Awarded the title of Africa's top tourist destination in 2020 by the World Travel Awards (WTA).

Kenya, which is located along the east coast of Africa, has its western border with the Indian Ocean, its eastern border with Somalia, its northern border with Ethiopia, and its southern border with Tanzania.

Western Kenya rises sharply to high plateaus and hills of the Rift Valley, which are dotted with coral-fringed beaches. From West to East, a plateau descends to Lake Victoria.

Known for its scenic landscapes and vast wildlife preserves, Kenya also holds some of the finest beaches in Africa and some of the most beautiful cities. The most famous of them is Mombasa, a historic city that has contributed much to the music and culinary heritage of the country. Its populous highlands are known for their tea plantations - an economic staple during colonial times and one of the world's magnificent wildlife destinations! Its parks, reserves, and private conservancies are home to some of the world's highest and most diverse wildlife populations. The western parts of Kenya are mostly forested, while the northern part is mostly desert and semidesert. Thousands of European and North American tourists enter the country each year for its diverse wildlife and panoramic scenery.

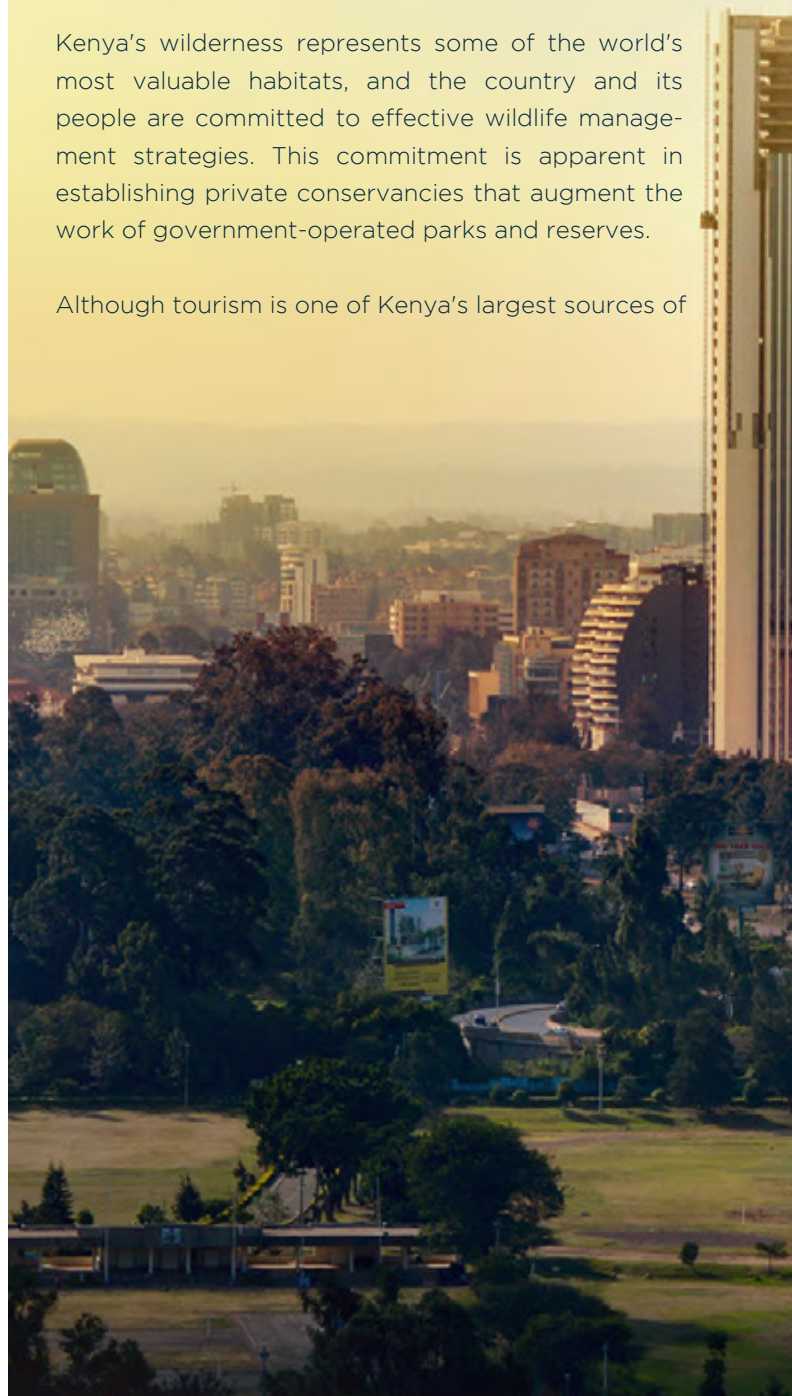
Kenyan's capital Nairobi is Africa's Leading Festival

and Event Destination. Its great Table Mountain was recently named Africa's Leading Tourist Attraction. Among the most beautiful and diverse avi-fauna species on earth, the Great Rift Valley's wetlands and lakes are vital ecosystems! The warm, turquoise blue waters of the Indian Ocean lap the shores of long stretches of white sand beaches of Kenya.

Indeed Kenya is a multifaceted land of contrast and diversity that offers volcanic landscapes, wide-open savannah plains, majestic mountain peaks, winding rivers, deep blue ocean, dense forests, white sand beaches, intriguing woodlands, lush wetlands, vast deserts, and so much more!

Kenya's wilderness represents some of the world's most valuable habitats, and the country and its people are committed to effective wildlife management strategies. This commitment is apparent in establishing private conservancies that augment the work of government-operated parks and reserves.

Although tourism is one of Kenya's largest sources of





foreign exchange, agriculture, mining, infrastructure, defense, energy, and investment are also important. The solid presence of Turkish companies in Kenya attests to this fact.

While wildlife remains the lodestone, and tourism one of it's largest sources of foreign exchange, Kenya also offers incredible Indian Ocean beaches, an eclectic cultural heritage, enticing housing investment mixed cocktail of epic savannah scenes .exchange, agricul- ture, mining, infrastructure, defense, and energy, . The solid presence of Turkish companies in Kenya attests to this fact.

Kenya's coastline and islands are what dreams are made of! Traveling across vast landscapes bathed in soft morning light, your investment yields interest before your eyes.

Foreign tourists have referred to its nature and physi- cal environment and its people, culture, and traditions as friendly, hospitable, and climate as pink sunset and sunny weather.

KENYAN'S ECONOMY

Kenya has a market-based economy that is widely known for its wildlife reserves. This constitutes a significant part of the country's foreign exchange through tourist attractions. The foreign exchange earned by Kenya is so massive. It is believed that the locals make up to \$7.5 million in lease payments from wildlife conservancies and associations.

Agricultural sectors constitute about 35% of GDP and employs about 57% of the workforce while the services sector constitute about 42.7% of GDP and employs about 35% of the population. Kenya is the 3rd largest producer of tea in the world, the 9th producer of dry beans, the 17th producer of oilseeds, and is among the 20 largest coffee exporters (FAO)

The major industries are agriculture, forestry, fishing, mining, manufacturing, energy, tourism, and finance. However, Kenya has made significant political and economic reforms that have contributed to sustained economic growth, social development, and political stability gains over the past decade. In fact, among Sub-Saharan African countries, Kenya had the third largest economy as of 2020, behind Nigeria and South Africa.

Currently, at the front line of technological innovations, Kenya is regularly alluded to as Africa's "Silicon Savannah" as a leading country in terms of the internet, telephony, ICT infrastructure, fiber-optic, undersea cables, internet of things, value-added services, mobile money, and versatile mobile banking services.

INVESTMENT OPPORTUNITIES:

Kenya's economy is liberal, encouraging trade and investment. Recent government initiatives have focused on industrialization in health, housing, agriculture, and manufacturing, which should drive development in the near future. The construction sector will benefit greatly from infrastructure investments, particularly in energy and transport (improvements to the road network, extension of the railway line between Mombasa and Nairobi to Naivasha). In addition to agriculture, tourism, ICT, infrastructure, real estate and construction, energy, and financial services, investors have their pick of sectors.

Unfortunately, the impacts of the 2020 pandemic also affected some parts of Kenya, especially the North East. Nevertheless, moving into 2021, a significant economic recovery has been underway across some sectors.





One of such sectors is the Real Estate industry. According to the National Association of Realtors, values grew by 6% per year as of 2017. The industry continues to flourish and strive with new concepts and developments continually emerging, pushing the boundaries to their limits. Real estate agencies are plenty in number and keep increasing as time goes by, increasing the competitive nature of the industry.

As a result of an increase in infrastructure developments, such as new highways, SGR (Standard Gauge Railway),

off-plan developments, and modern established commercial and residential properties, Kenya is attractive to investors. This infrastructure development help build the economy and boost ease of living throughout the country; the red hill bypass, for instance, makes it easy for residents to travel between the red hill bypass and other areas. Consequently, there is an increase in residential developments leading to additional investments and return on investments.

Among the world's super-rich, Kenya emerged as the third most popular real estate investment destination behind the UK and US. A study also shows that nearly a quarter of Africa's rich have property locally.

According to Knight Frank's Attitudes Survey, 24 percent of Africa's super-rich own property in Kenya, 33 and 67 percent in the US and UK, respectively, making Kenya their top property destination in Africa.

Due to the increasing variety of properties available in the real estate market. Due to the rising number of residential properties, any buyer can find a property that fits their criteria. In general, the more variety and number of properties available, the higher the likelihood of making money!

Home to the Big Five (African lion, African elephant, Cape buffalo, African leopard, and white/black rhinos), Kenya is gradually becoming the Premier Destination of Africa. Like its birdlife, it is a real estate investment in Kenya that will leave you in a flutter.



WHERE TO INVEST IN KENYA

NAIROBI'S SATELLITE TOWNS

Nairobi's satellite towns have captured the spotlight in recent years when it comes to real estate investments. Kitengela, Kiserian, Athi River, Juja, and Kangundo Road are among them. For developers hoping to cash in on Nairobi's burgeoning middle class, land availability and cheap costs in these areas – branded Nairobi's bedrooms – are crucial drivers.

An investor would be better off betting on land in these regions than stocks, bonds, or treasury bills, according to HassConsult's land price index for the first quarter of this year. Below

is a collation of the best cities to invest in and the reason behind why investors should consider these cities:

NANYUKI-ISIOLO

For a worthy cause, the Laikipia plains are known as the "millionaire's playground." For a long time, the lifestyle of Nanyuki and its environs has been dominated by vestiges of Kenya's white settlers.

The area has recently experienced an influx of real estate developers, who, like those in Naivasha, are drawn to the area's natural beauty. The region is dominated by Mount Kenya, the Aberdares, and the Loldaiga Hills.

After the Tsavo environment, Laikipia has the highest concentration of big game, with significant conservancies like Ol Pejeta, El Karama, Borana, and Lewa determining land use. When you combine these factors with moderate weather, you have the perfect recipe for serious real estate investment.

The Mount Kenya Holiday Homes at Naro Moru and the Mount Kenya Wildlife Estate on the eastern edge of the Ol Pejeta reserve are two large projects that have recently begun construction.

However, land near Isiolo is still available and affordable to

develop. Large government initiatives such as a resort city and an international airport promote the location as the ultimate real estate destination.

The projected Isiolo Resort City sees a rise in land values, as is the Isiolo Airport's advanced construction. Land prices in Isiolo soared in 2011 due to anticipated government projects under the country's growth blueprint, Vision 2030.

NAIVASHA

High-end developers have been drawn to the Rift Valley region. Naivasha's stunning terrain, wildlife parks, and a famous tourist lake have elevated the previously dusty town to the forefront of the global real estate market.

Longonot Gate, Great Rift Valley, Osotua Villas, and Aberdare Hills Golf Resort, which were crowned the Best Golf Development in Africa at the 2015 International Property Awards, are picture-perfect complexes.

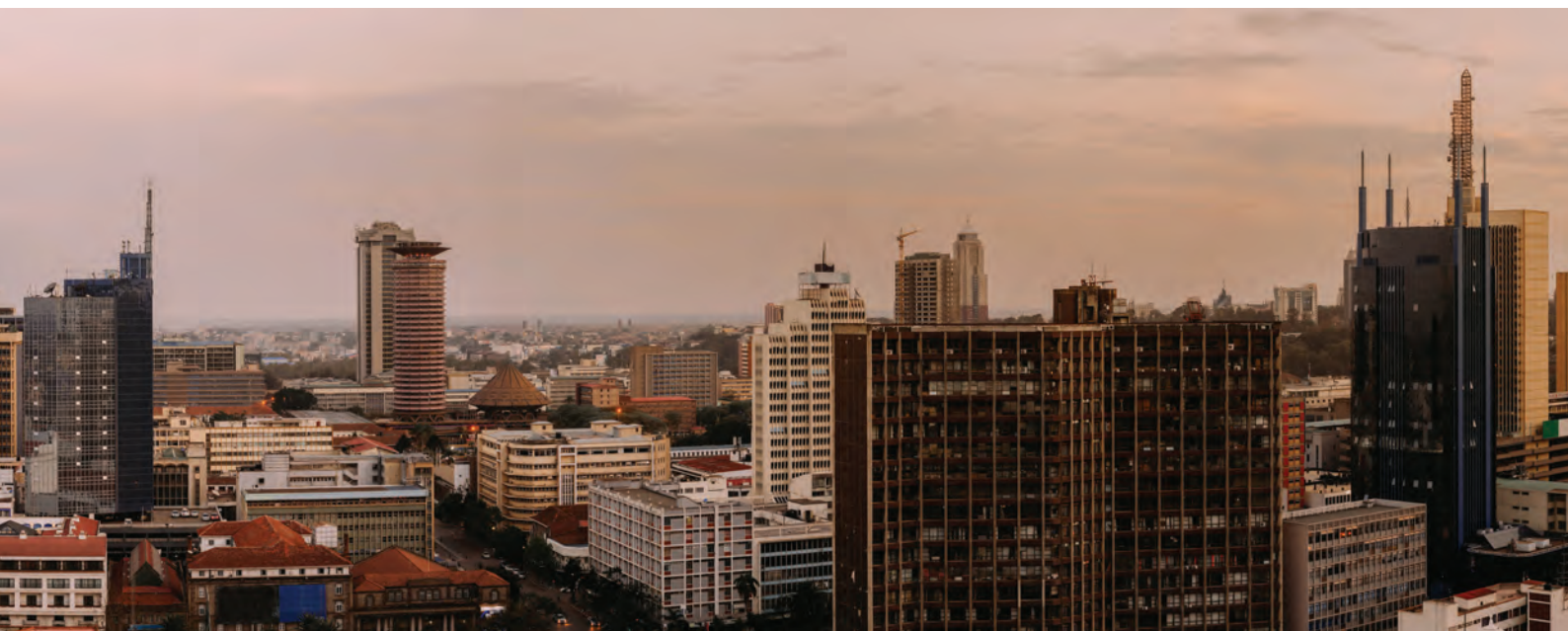
On the other hand, OLX, a popular online classifieds site, displays around 300 properties in the Naivasha area, with prices ranging from Sh95,000 to Sh5 million per acre. However, the areas surrounding Lake Naivasha are the most popular. They might also attract a greater price.

Despite the availability of land in Naivasha and its environs, the development of residential dwellings has yet to take shape, according to Lamudi, a global property portal specializing in emerging markets.

Land availability in Naivasha exceeds the town's rate of development." "As a result, the neighborhood has become a real estate magnet.

MOMBASA

When it comes to cities, it's not just Nairobi that you should consider. Despite its location on an island, Mombasa has established itself as a coastal real estate development leader. Aside from the well-known high-end products, there is an increasing demand for moderate and low-end





developments in the area. Nyali View Park, for example, is a cluster of 144 units consisting of two and three-bedroom apartments located near Nyali City Mall and selling for between Sh3 million and Sh10 million in a high-end area.

KISUMU

Within the previous five years, the lakeside city has undergone tremendous growth. Kisumu, like Nairobi, is seeing a shift away from the city's center and toward the suburbs. Developers have built residential units in previously desolate locations such as Awasi and Kibos for owner occupancy or renting.

While Milimani was once the ideal location, billions of shillings have recently been invested in the scenic Riat Hills.

LAVINGTON

Lavington is a high-income Nairobi suburb that offers a green respite from the city's hectic central business area. Lavington is a peaceful, low-density community with a diverse range of home alternatives. Sleek modern residences with vast, well-kept lawns, lovely old English bungalows, and many maisonettes, apartments, and townhouses can all be found here. Many of the houses here are gated and have security guards on the premises.

Nairobi Jaffery Academy, St. Mary's School, Strathmore, Rusinga, and Braeburn are among the numerous schools in the area popular with expatriate families, especially those with children attending one of the many schools in the area.

KAREN

Karen is one of Nairobi's oldest residential areas. It's a charming combination of ancient colonial bungalows and beautiful villas set on expansive grounds. Homes in this area are in high demand and cost a lot of money. Europeans make up the majority of the population.

Karen's commercial and public-service amenities make it a desirable neighborhood: schools, hospitals, recreation centers, the contemporary Karen Hospital, the Crossroads Shopping Mall, the Karen Shopping Centre, Nakumatt Supermarkets, the Karen Country Club, and the Karen Blixen Museum.

The Karen Blixen Coffee House and Museum also provide an insight into Kenyan society via the perspective of Karen Blixen, the Danish author of *Out of Africa*, a colonial memoir.

Karen is also close to the Ngong Hills, home to major tourist attractions such as the Nairobi National Park, the Ostrich Park, Mamba Village, and the National Animal Orphanage. Kitengela Glass, a studio that creates glass beads and stained glass, is a must-see.

Karen has maintained its high standard of living throughout the years, thanks in part to the district organization that oversees the suburb's upkeep and development.

KENYA'S BUYING PROCEDURE

If like other smart investors you're considering enjoying a share kenyan's income or revenue-making real estate.

Below are the rules that apply to foreign property buyers in Kenya:

Kenya allows foreigners to purchase 'commercial class' land. This form of land is used to generate income or revenue. Foreigners are allowed to buy and develop on this land.

Foreigners are not allowed to buy 'agricultural land' or farmland. Indigenous people frequently own 'agricultural land.' It is permissible if the purchase is made through a company, the majority of which must be Kenyan-owned. The land will be purchased in the name of the corporation.

There are two forms of land: freehold and leasehold. Kenyan land is mostly owned by the government. This property can be rented for a period of 50 to 99 years.

Hiring a real estate lawyer is the first step in purchasing property in Kenya. Because many regions are not registered, it is critical to conduct a title search on the property. Once a property has been identified and a price has been agreed upon, the lawyer drafts a conditional preliminary contract that both parties sign. The buyer pays a deposit of 10% to 30% of the purchase price at the time of execution, which is normally recoverable if the seller defaults on the transaction.

Closing normally happens within 90 days of signing the contract. The vendor must receive a clearance certificate from the municipality during this time. This is supplied to the customer to check that all of the items are in good working order.

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Real Estate in **NEW ZEALAND**

In 2020, New Zealand was voted the best destination in Oceania in the World Travel Awards. Their golden beaches, wildlife habitat, and charming region captured the eyes of travelers and travel industries worldwide to edge them over fellow countries like Fiji, Tonga, New Papua Guinea, Australia, Samoa in the 27th annual awards.

New Zealand is one of the most delightful countries around the globe, and even with its simple geographical area, it has a lot of cultures, history, and side attractions that no one would ever want to miss.

When you talk about amazing national parks, beautiful trails of hiking, top-notch surfing and skiing, along with beautiful Māori culture, New Zealand should be at the top of your list if you wish to experience these.

New Zealand is a modest island nation housing over 4.5 million people and having its location in the Pacific Ocean. In a world tamed with sports activities, the New Zealand



national rugby team is one of the most famous, winning their first ICC title after 21 years of winning India in the World Test Championship Final.

New Zealand has a dynamic and indigenous Māori culture and, perhaps, an enchanting landscape that has drawn many tourist travelers and international students over the years. It may be a long way from home, but every penny you spend will be worth it.



REAL ESTATE IN NEW ZEALAND ECONOMY

In New Zealand, the real estate industry varies, and it is enterprising, varying from private and business property to lifestyle blocks and country ranches. The in-demand of residential abode in the market is anticipated to have a proportional increase, including the urban areas.

Business property is generally leased out, making this part a vast investment market in the country. The workplace portion drives this market as far as deals and property moves. The development area has been blasting, and new structures depend on more stringent structure guidelines to guarantee that the quality of the residential regions is persistently improved.

In New Zealand, buying a property is moderately costly considering the country's small populace and colossal landmass. This is due to the long period of supported development in costs of houses, including steady, solid financial outcomes and appeal for homes.

The cost of houses increased up to a massive 114% from 2001 to 2007, which was brought to a halt in 2008 due

to the financial problems faced by the world. Expenses of homes then, at that point, began to rise again in 2012 and have shown a progression of solid increments since. This has brought about the public authority executing a few measures to quit housing, turning out to be excessively costly for nearby purchasers, remembering limitations for some unfamiliar buys.

There are limitations on purchasing property in New Zealand as a foreigner. These were acquired moderately as of late to stop property costs from being moved up by investors who will not stay in the country.

Notwithstanding, that doesn't mean you can't purchase a place in New Zealand. There are rules and limitations you'll have to think about, which shift according to your citizenship, the sort of property you need to purchase, and how you expect to utilize it. For instance, as an Australian resident, you'll have the option to buy a penthouse in New Zealand with practically no exceptional authorizations. It would help if you affirmed that there are no nearby limitations in the particular place you're examining.



For individuals from other nations or with various buy types, you might have to get exceptional authorizations from the public authority, or you might track down that the buy isn't permitted at all.

WHY NEW ZEALAND?

In New Zealand, you'll find properties portrayed as connected or independent. As you would envision, these related properties include penthouses and townhouses. Independent choices tend to be plots and family homes that are single. It is essential to know that land bought for the building is a segment in New Zealand. In case you're anticipating building a place, you'll have to painstakingly check out the drafting of the land as specific spaces can not be developed effectively, just as any authorizations expected to purchase as a purchaser from outside the country.

As well as a desirable way of life, you'll likewise discover that it's easier doing business in New Zealand. The country offers investors an okay, well-working economy that is open and has a secured business climate. It is a sophisticated environment and the most effortless country on the planet to perform transactions, i.e.i.e. doing business according to the 2020 "doing business" report of the World Bank.

On the International Tax Competitiveness Index, New Zealand is second in the developed world, contributing and beginning and expanding businesses. The top individual annual duty rate is 33%, and the organization rate is 28%.

The real estate market in New Zealand is very coordinated, and the process is genuinely speedy and easy to follow. Make sure you carry out your research work well before you begin to ensure there are no awful amazements. Also, New Zealand makes a pleasant and comfortable atmosphere available and offers investors the chance to get more active with other investments than other developed economies.



**BEST PLACES FOR REAL ESTATE INVESTMENT
IN NEW ZEALAND**

Just like Canada, Australia, the United Kingdom, the United States of America, and other booming countries, there are also a few hot spots in New Zealand that you can invest in.





AUCKLAND

If you are ready to enjoy the crazy lifestyle in Auckland, try getting into suburban areas with rapid growth and a large beautiful view, such as South and West Auckland. These places develop faster than usual! With the introduction and improvements of the transport system in Auckland, a larger part of these areas is prone to a significant increase. Comparing the interest rate and high price point on your return, some inner-city suburban are low in interest and high in price point.

GISBORNE

The outbreak of COVID-19 has made many businesses shift entirely online and shown that employees can work remotely. This has increased the demand for coastal properties. Gisborne happens to be one of the partakers of this remarkable feat, housing wonderful beachfront properties and a relaxing lifestyle. With restrictions on international travel relieved, the eye-catching lifestyle and outside view in Gisborne has helped attract and welcome more residents, genuine estate investment.

HAMILTON

When it comes to real estate investment, Hamilton is purely a good area. Unlike Auckland, this area has a falls under a lower price point. This gives investors a good start and higher rental income. For example, Pokeno in Hamilton is starting to grow economically, offering employees to work remotely. This area is developing fast. If you want to try something new, try investing in Hamilton, where value and momentum are building up, and also try to take advantage before the surge begins!

MANAWATU

About Gisborne, people are moving to areas that create a fulfilling and better lifestyle suitable for their needs without a high house billing. This only means one thing, people are relocating to cheap regions with high values. The demand for rental properties in Manawatu is going up. This has provided the perfect opportunity to buy a property or start a real estate business before the eyes turn many.

Invercargill

When it comes to ridiculous low house pricing, this beautiful city in the South Island is a hidden gem that is yet to be revealed in the investment property market. Although the



house prices in Invercargill are rising at a slower rate than the other places mentioned in this article, they only yield a rental rate of 6%+. This Island is a vast commercial hub for agricultural industries. The central part of the city is undergoing a \$180 million redevelopment, so if you ever come back to New Zealand in some months' time, remember to put some money here!

NEW ZEALAND BUYING PROCEDURE

Early this year, Auckland set a new city record, with its median house price rising to 18.5% (\$1.12 million). Auckland remains the most expensive place to buy a property in New Zealand, but According to the Real Estate Institute of New Zealand, the median cost is NZ\$597,000.

Purchasing a home in New Zealand ought to be clear, and there are a lot of assurances set up to ensure buyers don't run into inconvenience. For instance, when a deal has been acknowledged, a new purchaser can't make a late offer and get the property you had consented to purchase.

In New Zealand, most property buys are done through a property specialist. It's feasible to make a private buy, yet this is genuinely uncommon: As a new person who just came into New Zealand, you'll probably find that having a specialist on arrival makes the entire experience a bit easier.

Business properties in New Zealand are generally accessible, with supply consistently being constructed. The market incorporates office, retail, convenience, blended-use, and modern structures. Business property can be bought with occupants and rents currently present.

It is very easy to check if your property specialist or real agent is licensed or not. This can be done by visiting the website of the Real-estate Authority in New Zealand.

LEKKI



Courtleigh INVESTMENTS

3 Bedroom twin Duplex - Reserville Estate, Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦46,600,000 million**

3 bedrooms | 4 bathrooms | 1 Staff Suite

This 3 bedroom twin duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home.

The estate provides a 24-hours secured gate house, constant power supply, good road and drainage infrastructures built with style to last.

Payment plan for up to 21 months is available. Initial deposit: **₦3 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021214

A development by Courtleigh

4 bedroom twin duplex - Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦47,400,000 million**

4 bedrooms | 5 bathrooms | 1 Staff Suite

This twin duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home.

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last.

Payment plan for up to 21 months is available.

Initial deposit: **₦4 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021215

A development by Courtleigh



LEKKI



Courtleigh INVESTMENTS

5 bedroom detached Reserville Estate ,
Ogombo Road-Abraham Adesanya, Lekki,
Lagos | **₦73,500,000 million**

5 bedrooms | 6 bathrooms | 1 Staff Suite

This detached duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home.

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infra-structures built with style to last.

Payment plan for up to 21 months is available.
Initial deposit: **₦5 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021216

A development by Courtleigh

5 bed semi-detached Reserville Estate ,
Ogombo Road-Abraham Adesanya, Lekki,
Lagos | **₦102,600,000 million**

5 bedrooms | 6 bathrooms | 1 Staff suite

This semi-detached duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home.

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infra-structures built with style to last.

Payment plan for up to 21 months is available.
Initial deposit: **₦5 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021217

A development by Courtleigh



LEKKI



Courtleigh INVESTMENTS

5 Bedroom Terrace Duplex Reserville Estate,
Ogombo Road-Abraham Adesanya, Lekki,
Lagos | **₦79,800,000 million**

5 bedrooms | 6 bathrooms | 1 Staff suite

This **terrace duplex** is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home.

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last.

Payment plan for up to 21 months is available. Initial deposit: **₦5 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021218

A development by Courtleigh

3 Bedroom Terrace Duplex + BQ Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦51,000,000 million**

3 bedrooms | 4 bathrooms | 1 staff suite

This 3 bedroom terrace duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home. It comes with a staff suite or BQ.

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last.

Payment plan for up to 21 months is available. Initial deposit: **₦3 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021219

A development by Courtleigh



LEKKI



Courtleigh INVESTMENTS

3 bed terrace duplex Reserville Estate ,
Ogombo Road -Abraham Adesanya, Lekki,
Lagos | **₦38,710,000 million**

3 bedrooms | 4 bathrooms

This 3 bedroom terrace duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home.

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last.

Payment plan for up to 21 months is available.
Initial deposit: **₦2 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021220

A development by Courtleigh

2 Bedroom Terrace Duplex Reserville Estate,
Ogombo Road-Abraham Adesanya, Lekki, Lagos |
₦33,600,000 million

2 bedrooms | 3 bathrooms

This terrace duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home.

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last.

Payment plan for up to 21 months is available.

Initial deposit: **₦3.36 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2021221

A development by Courtleigh



LEKKI



Elite Luxury Apartments, Atlantic Estate,
beside Abraham Adesanya, Lekki Lagos state |
₦38, 500,000 million

3 bedrooms | 4 bathrooms |

This 3 Bedroom apartment in Atlantic Estate,
beside Abraham Adesanya, Lekki - Ajah is
beautifully crafted to give you a modern
lifestyle. Now selling at its completed stage,
the apartments are fully finished with amenities
and facilities such as kitchen appliances,
sanitary wares, living room furnishing , 24/7
power supply and security.
Initial deposit: N3 million

Contact: 09084441671 | 08035123902
REF: #LAG20223220

A development by Habitat

Elite Luxury Apartments , Atlantic Estate,
beside Abraham Adesanya, Lekki Lagos
state | **₦20,500,000 million**

1 bedroom | 2 bathrooms |

Own a One-Bedroom Elite luxury apartment
in Atlantic Estate, beside Abraham Adesanya,
Lekki - Ajah, Lagos.

This 1 Bedroom apartment in Atlantic Estate,
beside Abraham Adesanya, Lekki - Ajah is
beautifully crafted to give you a modern
lifestyle. Now selling at its completed stage,
the apartments are fully finished with
amenities and facilities such as kitchen
appliances, sanitary wares, living room
furnishing , 24/7 power supply and security.

Initial deposit: **₦3 million**

Payment Plan of up to 18 months is available.

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022321A

A development by Habitat Trust





Glory Court , Sangotedo, Lagos state |
₦40,000,000 million

3 bedrooms | 3 bathrooms

This 3 bedroom apartment Glory court is situated in the serene environment of the Greenland estate. it is located in an environment that allows you to achieve a perfect blend of bespoke design, tasteful craft & top-class facilities for an enviable urban lifestyle.

Each apartment has 3 bedrooms (all en-suite), sitting room, dining area, kitchen, storage, guest toilet, and a secure parking space. Payment plan for up to 18 months is available.

Initial deposit: **₦3 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022521

A development by EagleLine Group Real Estate & Investment

Zeekle Arcadia , Ikate, Lekki, Lagos state |
₦90,000,000 million

2 bedrooms | 2 bathrooms |

This 2 bedroom terrace duplex is sitting in the sublime quiet part of Ikate, Lekki within a few minutes from House on The Rock, these buildings will be perfectly located to enjoy all that Lekki has to offer while ensuring privacy and the very best in luxurious modern living even in the vibrant Lekki.

The 3 bedroom terrace duplex gives you contemporary decorative feel together with its glass - structures allow light to pour into the apartment giving an elevated, overwhelming sense of space.

Payment plan for up to 24 months is available.

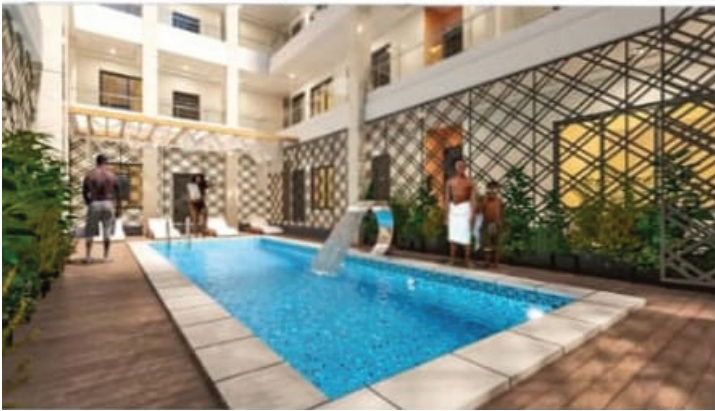
Initial deposit: **₦3 million**

Contact: 0809 784 5065 | 08035123902

REF: #LAG2022621

A development by EagleLine Group Real Estate & Investment





home|WORK

The Bond Apartment , GRA , Port Harcourt | **₦35 million**

1 bedroom | 2 bathroom

The Bond Apartment is home to luxuriously furnished 12, 1 bedroom and 24, 2 bedroom apartments with high - quality finishing.

Initial deposit : **₦17.5million**

The 36 different types of luxury apartment units incepted in the flourishing business district and heart of port Harcourt new GRA, along Sani Abacha road brings the joy of Living at its Best.

A development by HomeWork



home|WORK

The Bond Apartment, GRA, Port Harcourt | **₦45 million**

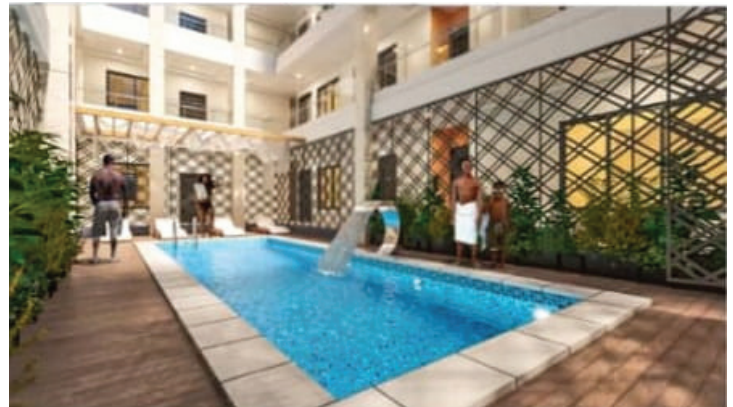
2 bedroom | 3 bathrooms

The Bond Apartment is home to luxuriously furnished 12, 1 bedroom and 24, 2 bedroom apartments with high - quality finishing.

The 36 different types of luxury apartment units incepted in the flourishing business district and heart of port Harcourt new GRA, along Sani Abacha road brings the joy of Living at its Best.

Initial deposit : **₦22.5million**

A development by HomeWork



LEKKI



home|WORK

Dunvale Court V, Lafiaji, Lekki | **₦30 million**

You can own this beautiful and elegant 2 bedroom apartment that was carefully designed for the 21st century lifestyle. This 2 bedroom apartment is located at Lafiaji Lekki, Lagos

Payment plan for up to 24 months is available.

Initial deposit: **₦3 million**

Contact: 0809 784 5065 | 08035123902

REF: #LAG2022215

A development by HomeWork



home|WORK

Dunvale Court V, Lafiaji, Lekki | **₦37 million**

This beautiful 3 bedroom terrace building with BQ is nestled in a serene part of Lafiaji Lekki, and it comprises residential units.

It was designed to cater to the lifestyle of the 21st-century upwardly-mobile professionals, with a parking allotment of cars per unit. Each floor is designed to have a spacious lobby with 24 hours power supply.

Payment plan for up to 24 months is available.

Initial deposit: **₦3 million**

Contact: 0809 784 5065 | 08035123902

REF: #LAG2022214

A development by HomeWork





home|WORK

Dunvale Court V, Lafiaji, Lekki | **₦45 million**

This exquisite 4 bedroom terrace building with BQ is located in the pacific part of Lafiaji Lekki, Lagos. It comprises residential units and a parking allotment of cars per unit.

This terrace building was designed to cater to and suit the 21st-century lifestyle. Each floor is designed with a spacious lobby with a 24 hours power supply. Payment plan for up to 24 months is available.

Initial deposit: **₦3 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022215

A development by HomeWork

Flo and Wills , Ogudu- Foreshore, Lagos state |
₦93,500,000 million

4 bedrooms | 4 bathrooms |

The Flo and Wills is a gated residential development sitting on a land area of over 13,000sqm located at Ogudu, a choice place on the Lagos mainland, with easy access to the Lagos Island and other parts of the mainland.

It boasts of exotic houses, good road network, with full complement of functional streetlights and drainage, and is surrounded by equally expensive estates.

The Flo and Wills comprises 4 bedroom townhouses; each with a servant's room, well illuminated, ventilated, and functional spaces and 2 car park space per unit.

Initial deposit: **₦9.35 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022421

A development by Hontars Project





Rose Gardens , Magboro, Ogun state | **₦28,500,000 million**

4 bedrooms | 5 bathrooms |

This 4 bedroom terraced duplex creates a place to find your peace in a serene lifestyle within a multi-ethnic community.

The estate provides a tech security system, top-notch infrastructure, accessible community, easy ROI, easy-to-pay plan, good road network, green area and a staff suite or BQ.

Payment plan for up to 30 months is available.
Initial deposit: **₦2 million**

Contact: 08097845065 | 08035123902
REF: #LAG2022243

A development by 4POINT Real Estate & Investment



Rose Gardens , Magboro, Ogun state | **₦30,555,000 million**

4 bedrooms | 4 bathrooms |

This 4 bedroom semi-detached duplex creates a place to find your peace in a serene lifestyle within a multi-ethnic community.

The estate provides a tech-security system, top-notch infrastructure, accessible community, easy ROI, easy-to-pay plan, good road network and green area.

Payment plan for up to 18 months is available.
Initial deposit: **₦1.5 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022251

A development by 4POINT Real Estate & Investment



LEKKI



Zeekle Arcadia , Ikate, Lekki, Lagos state |
₦120,000,000 million

3 bedrooms | 4 bathrooms |

This 3 bedroom terrace duplex is sitting in the sublime quiet part of Ikate, Lekki within a few minutes from House on The Rock, these buildings will be perfectly located to enjoy all that Lekki has to offer while ensuring privacy and the very best in luxurious modern living even in the vibrant Lekki.

The 3 bedroom terrace duplex gives you contemporary decorative feel together with its glass - structures allow light to pour into the apartment giving an elevated, overwhelming sense of space.

Payment plan for up to 24 months is available.

Initial deposit: **₦5 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022271

A development by EagleLine Group Real Estate & Investment



Zeekle Arcadia , Ikate, Lekki, Lagos state |
₦150,000,000 million

4 bedrooms | 4 bathrooms |

This 4 bedroom terrace duplex is sitting in the sublime quiet part of Ikate, Lekki within a few minutes from House on The Rock, these buildings will be perfectly located to enjoy all that Lekki has to offer while ensuring privacy and the very best in luxurious modern living even in the vibrant Lekki.

The 3 bedroom terrace duplex gives you contemporary decorative feel together with its glass - structures allow light to pour into the apartment giving an elevated, overwhelming sense of space.

Payment plan for up to 24 months is available.

Initial deposit: **₦5 million**

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022261

A development by EagleLine Group Real



LEKKI



Greenwich , Bungalows, Epe |
₦18,905,000 million

3 bedroom | 4 bathrooms |

The Greenwich Bungalows are semi-detached house units, carefully crafted in the peaceful and beautiful City of Epe to showcase lifestyle and quality in symphony. Each unit is built of Sitting room, Dining, Guest toilet, Kitchen, Storage, Bedrooms (en suite), Private balcony, Large parking space and Spacious compound.

Initial deposit: **₦2,000,000.**

Payment Plan of up to 18 months is available.

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022130

A development by Elan Orris Real Estate & Investment



Greenwich , Bungalows, Epe |
₦18,905,000 million

2 bedroom | 3 bathrooms |

The Greenwich Bungalows are semi-detached house units, carefully crafted in the peaceful and beautiful City of Epe to showcase lifestyle and quality in symphony. Each unit is built of Sitting room, Dining, Guest toilet, Kitchen, Storage, Bedrooms (en suite), Private balcony, Large parking space and Spacious compound.

Initial deposit: **₦2,000,000.**

Payment Plan of up to 18 months is available.

Contact: 0809 784 5065 | 08035123902
REF: #LAG2022129

A development by Elan Orris Real Estate &





Grace Court, Kaura District, Abuja | **₦69,000,000 million**

3 bedroom | 4 bathrooms | 1 Staff Suite

Located in the heart of Kaura, Abuja, this 3 bedroom terrace duplex is submerged with the best facilities for a modern home.

It is billed to be completed in June, 2023.

Initial deposit: 30% of price.

Payment Plan of up to 18 months is available.

Contact: 0809 784 5065 | 08035123902

REF: #ABJ2022122

A development by Talik Investment



N93.5M
Price Starting From



FLO & WILLS
Ogudu - Foreshore, Lagos

N10M
Initial Deposit

08097845065
09125153840

www.floandwills.thinkmint.ng