

HABITAT

Magazine

*The Bankability Blueprint: Bridging
the Gap Between Ambitious
Developers and Patient Capital*

ABUJA 2075: Rethinking
Nigeria's Capital Before It
Outgrows Its Plan

Interview With Chioma Tyra
Obiadi the 40th Miss Nigeria

A portrait of Myya Jones, MBA, a Black woman with her hair in a long braid, wearing a white sleeveless top with buttons and a necklace with a cross. She is smiling and has her arms crossed. The background is a blurred indoor setting with a plant.

MYYA JONES, MBA

Founder & CVO, Do Good Foundation and
Do Good Chamber of Commerce

ARCHITECTURE | REAL ESTATE | LIFESTYLE

Vol. 03 No. 17

REIMAGINING

FEDERAL
PALACE
HOTEL & CASINO
***** VICTORIA ISLAND • LAGOS



BRUNCH ROYALE

@ The Explorers Restaurant

Elevate your Sunday with our irresistible Buffet Spread, unforgettable moments and delectable delicacies.

Every Sunday: 12:00PM - 4:00PM

REGULAR	N45k	GOLD	N55k	PREMIUM	N65k
Includes welcome drink + unlimited food + water, soft drinks + juice					
Includes welcome drink, unlimited food + wine + water + soft drinks + juice					
Includes welcome drink + food + wine + sparkling wine + spirits + beer + cocktails + shots					



REST. RECREATION. RECONNECT. REPLENISH

ENQUIRIES | RESERVATIONS: ☎ +234 (0) 201 277 9000 📞 +234 706 497 4458

✉ info@federalpalace.com 📷 @federalpalace



BLUEROCK

VICTORIA ISLAND | EXECUTIVE ACCOMMODATION | MEETING ROOM

64a Kofo Abayomi Street, Victoria Island, Lagos
Tel: +2348059142028 Email: support@bluerocknigeria.com
Website: www.bluerocknigeria.com

TABLE OF CONTENT

06 Editor's note

10 Building Bridges Across The Diaspora:
The Story Behind Do Good Foundation

14 Interview With Chioma Tyra Obiadi
the 40th Miss Nigeria

18 The Hidden Cost Of Glass
Why Architects Are Rethinking
Transparent Buildings

22 Why Soft Lighting Is
Becoming The New Luxury

26 ₦100 Million to Invest: How Would
You Build a Property Portfolio?

30 The Bankability Blueprint:
Bridging the Gap Between Ambitious
Developers and Patient Capital



34 Why African Real Estate
Needs Better Property Data

40 Green Hydrogen Storage
Explained: What It Means for
Sustainable Urban Development

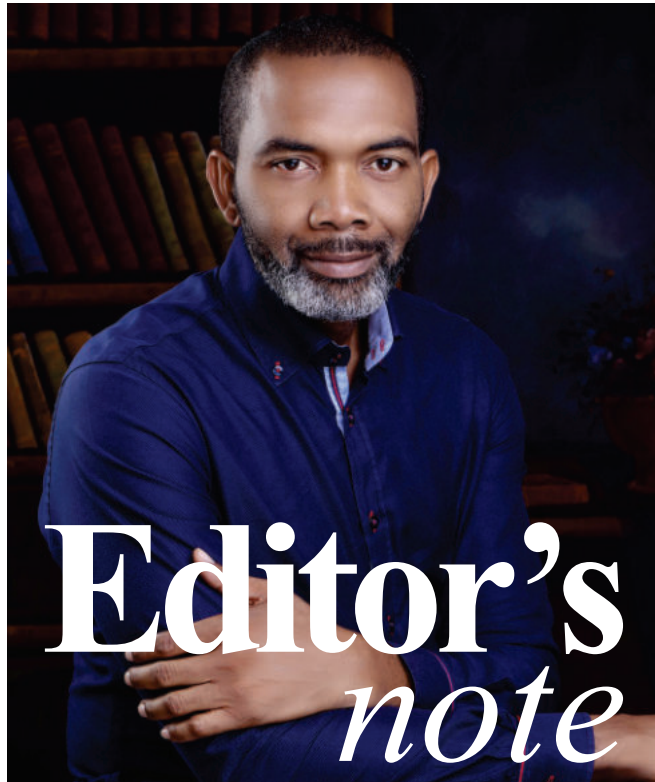
47 Abuja 2075: Rethinking
Nigeria's Capital Before It
Outgrows Its Plan

52 Inside Abidjan: The Neighbourhoods
Shaping Francophone West Africa's
Luxury Real Estate Market

58 The Driveway

66 Favour Ephiphany Bessan: Content
Strategist And Winner Of The
Inaugural Season Of Masterchef
Nigeria

72 Movie Review: Mo Abudu's
Blood Sisters 2



What Every Mixed-Use Development in Nigeria Must Have

As our urban populations grow, traffic becomes more challenging and people increasingly value convenience, mixed-use developments are becoming an important part of the future of Nigerian cities.

But I believe we need to ask a more fundamental question: What actually makes a mixed-use development successful?

It is not enough to put apartments, offices, shops and restaurants on the same piece of land and call it mixed-use. A truly successful development should function as a complete urban ecosystem—a place where people can live, work, connect, relax and enjoy everyday life without constantly having to leave.

At the heart of this must be a genuine lifestyle and social hub. Restaurants, cafés, fitness centres, recreational facilities, green spaces and gathering areas should not be afterthoughts. They should create opportunities for residents, workers and visitors to interact and build a sense of community. Then comes mobility and walkability. One of the greatest advantages of mixed-use development is the possibility of reducing our dependence on cars. Imagine being able to walk from your apartment to your office, pick up groceries, have dinner, meet

friends or take your children to a recreational space—all within the same neighbourhood. That is the real promise of mixed-use living.

But perhaps most importantly, our developments must be resilient and sustainable.

Nigeria cannot continue building beautiful developments that are disconnected from the realities of our climate and infrastructure. Reliable energy, efficient water systems, proper drainage, waste management, renewable energy, green spaces and climate-responsive architecture must become fundamental components of modern development. The mixed-use development of the future must therefore be more than a real estate product. It must be a better way of living.

As developers across Nigeria compete to create the next generation of urban communities, the question should no longer be simply, “How many units can we build?”

It should be:

“What kind of life are we creating for the people who will live here?”

At Habitat Magazine, we believe that the future of African real estate will belong to developments that answer that question thoughtfully.

Welcome to another edition of Habitat.

Peter Aleogena

Editor-in-Chief, Habitat Magazine

HABITAT

Magazine

At Habitat, we believe cities are humanity's greatest invention. They shape our health, our economy, our culture, and our future. Every building, every street, every park, and every public space tells the story of who we are and who we aspire to become.

Our mission is to inspire better buildings, champion better communities, and spark the conversations that will create better cities across Africa. Because the future is what we design.

Habitat Magazine
Building better cities, together.

team

EDITOR-IN-CHIEF
PETER ALEOGENA

EDITOR
TOMISIN JULIET FAOYE

MARKETING
REI OBAIGBO

SOCIAL MEDIA MANAGER
DADI JULCHIT FATIMA

MEDIA PERSONALITY
DESTINY RICHY-BLANKSON

GRAPHIC DESIGNER
PRINCE KINGS

ADMINISTRATION MANAGER
STEPHANIE OSUNKWO

CONTRIBUTORS
TOMISIN JULIET FAOYE
LUMANZE CHIAMA
PETER ALEOGENA
MOJISOLA AFOLAYAN
CHARIS RAJI
PATRICK OGUNLEYE
AMEH DESTINY
CUTSTRUCT
REI OBAIGBO
NWANGWA SOLOMON UGOCHUKWU

PROOFREADER
ABIMBOLA OSODI



www.habitatmagazineng.com

TEL: 0803 321 2022
EMAIL: INFO@HABITATMAGAZINENG.COM
INSTAGRAM: [@HABITATMAGAZINENG](https://www.instagram.com/HABITATMAGAZINENG)

DISCLAIMER

The views and opinions expressed in Habitat Magazine are those of the individual authors and do not necessarily reflect those of the publisher or editorial team. While every effort has been made to ensure the accuracy of published content, Habitat Magazine assumes no responsibility for any errors or omissions, nor for any actions taken based on the information provided. Content is intended for informational purposes only and does not constitute legal, financial, or professional advice. All rights reserved. No part of this publication may be reproduced or transmitted in any form without prior written permission from the publisher



REAL ESTATE MATTERS



WITH
KING REI REALTOR
&
REAL ESTATE DOCTOR

11AM EVERY WEDNESDAY

TUNE IN LIVE



DISCUSS REAL ESTATE ISSUES IN LAGOS,
NIGERIA, AND AROUND THE WORLD.
COVERING RELEVANT REAL ESTATE STORIES.
INSIGHT INTO INVESTMENT OPPORTUNITIES.
LIVE CALL INS FROM LISTENERS
AND GUEST APPEARANCES FROM REAL ESTATE
PROFESSIONALS AND CRITICS.



@REAL_ESTATEDOCTOR

@REI.REALTOR

INFO@REALESTATEMATTERS.TODAY



BUILDING BRIDGES ACROSS THE DIASPORA: The Story Behind Do Good Foundation

By Myya Jones, MBA

When Myya Jones founded Do Good in Detroit in 2022, she never imagined that what began as a local movement would evolve into a global vision spanning continents.

At its core, Do Good was born from a simple belief: that people are capable of extraordinary change when they are connected, empowered, and given the opportunity to lead. Throughout her life, Jones witnessed the transformative power of education, mentorship, community engagement, and collaboration. She also saw what happens when those opportunities are absent. The gap between potential and opportunity became impossible for her to ignore.

Growing up in Detroit, Jones developed a deep appreciation for resilience. Detroit is a city that teaches its residents how to build, rebuild, and believe in possibilities even when circumstances suggest otherwise. Those lessons shaped her commitment to service and ultimately inspired the creation of

Do Good. Jones brings a unique blend of corporate, civic, and global leadership experience to this work.

She spent more than seven years at Google as a Sales Account Manager and Global Diversity, Equity, and Inclusion Leader, helping businesses scale while leading initiatives that expanded access, representation, and opportunity for underrepresented communities around the world. Her background also includes extensive involvement in public policy, congressional engagement, and local politics, including two historic campaigns for Mayor of Detroit, where she became one of the youngest candidates in the city's history.

These experiences deepened her understanding of leadership, policy, economic development, and the power of bringing diverse stakeholders together to solve complex challenges. As an international beauty queen, speaker, and global ambassador, she has traveled extensively, using her platform to advocate for education,

empowerment, cultural exchange, and social impact across communities worldwide.

What started as Do Good Detroit quickly became more than an organization. It became a platform for bringing people together across industries, backgrounds, and perspectives to create meaningful impact. Through leadership development programs, civic engagement initiatives, educational workshops, community service projects, and strategic partnerships, the organization has worked to empower individuals to become active participants in shaping their communities. Yet as the organization's work expanded, so did Jones's understanding of the opportunities that existed beyond local borders.

As a Nigeria American, Jones has had the unique privilege of experiencing both worlds. While traveling and engaging with members of the global African diaspora, she recognized a common thread: people everywhere are searching for connection, opportunity, purpose, and belonging.

The more time she spent in Nigeria, the more she realized that the challenges and opportunities facing communities across the diaspora are deeply interconnected. Whether

in Detroit, Lagos, London, Havana, or Toronto, there is tremendous untapped potential waiting to be activated through collaboration.

For Jones, this journey has also been deeply personal and spiritual. Returning to Nigeria was more than an expansion strategy, it was a homecoming. It was a return to the land of her ancestors, the homeland connected to her father's bloodline, and a powerful opportunity to reconnect with her heritage. Throughout this journey, she believes God has been the ultimate guide, opening doors, providing direction, and leading each step of the organization's growth. What may appear to others as a strategic expansion has, for Jones, been a faith-led journey rooted in purpose, obedience, and a calling greater than herself.

That realization led to the next chapter of the organization's journey.

Today, Do Good Foundation serves as the global evolution of the work that began in





One of the aspects of this work that Jones is most passionate about is cultural immersion. For many descendants of the African diaspora, there is a desire to reconnect with history, heritage, and identity in meaningful ways. The foundation believes that education and firsthand experiences can foster a deeper understanding of shared stories while creating new opportunities for collaboration and growth.

The vision of Do Good Foundation extends beyond programs and events. It is building a movement, one that recognizes that the greatest resource is not technology, funding, or infrastructure, but people. When individuals are empowered with knowledge, connected to opportunity, and inspired to lead, communities thrive.

Detroit. Its mission is to elevate the diaspora through transformative education and immersive experiences that foster leadership, innovation, and global collaboration. The foundation is building bridges that connect people, ideas, cultures, and opportunities across borders.

Through its pillars of Leadership, Connection, and Innovation, Do Good Foundation seeks to empower emerging leaders, strengthen diaspora relationships, support entrepreneurship, encourage cultural exchange, and create pathways for sustainable economic and social impact across the global diaspora.

As Do Good Foundation establishes its Global Headquarters in Lagos, Nigeria, it is creating a space designed to foster innovation, learning, creativity, and partnership. More than an office, the headquarters will serve as a convening hub for leaders, entrepreneurs, innovators, creatives, and changemakers from across Africa and the global diaspora. It will be home to Do Good Foundation, the Do Good Global Chamber of Commerce, and the Center for Diaspora Leadership, Connection, & Innovation.

Together, these entities will create a dynamic ecosystem dedicated to empowering leaders, strengthening diaspora engagement, advancing entrepreneurship, and building meaningful connections across continents. The headquarters reflects the organization's vision for the future of the diaspora: connected, collaborative, and committed to collective progress.

The future of Africa and the diaspora will not be built by any one person, organization, or nation. It will be shaped through intentional partnerships and a shared commitment to creating opportunities that transcend borders. For Jones, Do Good Foundation is more than an organization. It is a call to action.

A call to lead.

A call to serve.

A call to build.

And most importantly, a call to do good.

Because when people choose to invest in one another, they create the kind of impact that can transform generations.





Interview with **CHIOMA TYRA OBIADI** the 40th Miss Nigeria

1. As the 40th Miss Nigeria, how would you describe the transition from pageantry to interior design?

At first glance, pageantry and interior design may seem like completely different worlds, but for me, they are connected by one common purpose: creating meaningful experiences for people.

As Miss Nigeria, I had the privilege of representing my country, engaging with

diverse communities, and understanding how environments shape how people live, connect, and thrive. That experience taught me empathy, cultural awareness, and the importance of intentional storytelling. Interior design became a natural extension of that passion. Instead of using a stage to inspire people, I now use thoughtfully designed spaces to improve everyday life. Both careers have allowed me to serve people, just in different ways.

2. What inspired you to pursue a career in design?

I've always been fascinated by the relationship between people and the spaces they inhabit. Even as a child, I noticed how certain environments could instantly make me feel calm, energized, inspired, or welcomed.

That curiosity eventually evolved into a profession. After years in the public eye, I wanted to create something tangible and lasting, spaces that genuinely improve people's quality of life.

I formally studied interior design at the Interior Design Institute in London before earning my Master's degree in Interior Design from the Savannah College of Art and Design (SCAD) in the United States. Those experiences strengthened my belief that great design isn't just about aesthetics; it's about solving problems and enhancing the human experience.

3. How did your experience as Miss Nigeria shape the person and professional you are today?

Being Miss Nigeria taught me that leadership is rooted in service.

The title gave me opportunities to engage with people from different backgrounds, advocate for meaningful causes, represent Nigeria internationally, and communicate with confidence under pressure.

Those experiences continue to influence my work as a designer. They taught me to listen before creating solutions, to embrace different perspectives, and to approach every project with empathy and professionalism. Ultimately, Miss Nigeria shaped my character, while interior design gave me another platform to create meaningful impact.

4. How would you describe your design style in three words?

Intentional. Timeless. Human-centered. Every design decision should have a

purpose. I believe beautiful spaces should not only look exceptional but also support the people who use them. I strive to create interiors that feel timeless rather than trend-driven, with the human experience always at the center of every decision.

5. What trends in interior design are you excited about right now?

I'm particularly excited about the industry's shift toward wellness-centered and evidence-based design.

People are becoming more intentional about creating homes and workplaces that support mental well-being, productivity, and overall health. We're seeing greater emphasis on natural materials, biophilic design, improved lighting, sustainable solutions, and spaces that are both flexible and deeply personal. I think the future of design is moving beyond creating beautiful rooms to creating environments that genuinely improve the way people live.





6. How much impact does interior design have on a property's market value?

Interior design can have a significant impact on a property's value because buyers aren't just purchasing square footage; they're investing in an experience.

Thoughtful space planning, quality finishes, cohesive aesthetics, functional layouts, and timeless design can make a property more desirable, often leading to quicker sales and stronger returns.

Beyond financial value, good design also improves how people experience a space every single day, and that's something that cannot always be measured in numbers.

7. What has been your most memorable project so far?

Without a doubt, my master's thesis at SCAD has been my most memorable project.

My research explored how interior environments can improve the physical, mental, and emotional well-being of Nigerian mothers living in the United States.

As a Nigerian woman who hopes to become a mother one day and is now living in the U.S., this topic was deeply personal to me. The idea actually grew from conversations with several of my friends who were beginning their journeys into motherhood. I noticed a striking difference between the experiences of those who gave birth in the United States and those who had their children back home in Nigeria. That curiosity led me to ask a bigger question: How can design help bridge that gap and create a more culturally responsive and emotionally supportive experience for Nigerian mothers?

My thesis became a research-driven exploration of how thoughtful interior design can influence not just clinical outcomes, but also comfort, dignity, emotional well-being, and a sense of belonging during one of the most transformative moments in a woman's life.

What made the project so meaningful was knowing that it had the potential to impact my own community, Nigerian women, and, by extension, African and Black women more broadly. It reminded me that design is far more than creating beautiful spaces; it is a powerful tool for improving people's lives.

It's a project that is incredibly close to my heart, and I hope to continue expanding that research and advocating for more culturally inclusive healthcare environments in the future.

8. What's your dream home? What elements would it contain?

My dream home would be a sanctuary, warm, timeless, and deeply connected to nature. More than anything, I want it to

feel like a place that restores you the moment you walk through the door. Interestingly, my favorite room in any home is the bathroom. I absolutely love a good shower because it's one of the few moments in the day when you're completely by yourself. It's a time to think, reset, and unwind. So my dream bathroom would feel like a luxury spa, with natural stone, warm textures, beautiful lighting, and elegant bronze or polished nickel fixtures. I would want every detail to contribute to a therapeutic experience.

The kitchen would be another centerpiece because, to me, it's truly the heart of the home. I love entertaining, so I would have a beautiful show kitchen that's open to the living and dining spaces where family and friends can gather.

But as a proud Nigerian woman who loves cooking traditional meals, Pepper Soup, Ofe Onugbu, Okra Soup, and all the dishes that remind me of home, I would also want a separate chef's kitchen with professional-grade appliances and proper ventilation. That way, I can cook freely without every room in the house smelling like delicious Nigerian food, haha.

I'm also becoming quite passionate about gardening, so outdoor living would be an essential part of my home. I'd love a lush garden filled with flowers, fresh herbs, and vegetables that I can cook with, alongside a pool and calming water features. I strongly believe in biophilic design and the positive effect that nature has on our mental and emotional well-being, so creating a seamless connection between the indoors and outdoors would be very important to me.

And then there's one feature I always joke about, but I'm actually very serious! When I eventually get married, I want the principal bedroom to have two separate closets and two separate bathrooms. I genuinely think that's one of the best investments you can make in a marriage. Everyone gets their own space, and I think it probably prevents a lot of unnecessary arguments.

So, my dream home isn't really about extravagance. It's about creating a home that supports wellness, celebrates family, embraces my Nigerian heritage, and gives everyone who walks in a sense of peace.

Final thoughts

"Whether I was representing Nigeria on the global stage or designing interiors today, my mission has remained the same: to create meaningful impact. As Miss Nigeria, I inspired people through service and representation.

As an interior designer, I hope to improve lives by creating spaces that are thoughtful, functional, and deeply human. For me, it's always about elevating the living experience.





THE HIDDEN COST OF GLASS

Why Architects are Rethinking Transparent Buildings

By Ameh Destiny

"Glass transformed the modern skyline. Today, architects are asking whether it also transformed our buildings into giant greenhouses." Few materials have shaped modern architecture as dramatically as glass. From gleaming office towers in Lagos and Nairobi to luxury homes overlooking the Atlantic Ocean, glass has become synonymous with sophistication, openness and contemporary design. Walk through almost any growing African city and it is impossible to ignore the trend. Reflective façades dominate business districts, while expansive floor-to-ceiling windows have become a symbol of modern luxury. For decades, more glass simply meant a more prestigious building. But today, a different conversation is taking place inside architecture firms around the world. Instead of asking *"How can we add more glass?"* many designers are beginning to ask, *"How much glass is actually appropriate?"* The shift is not about rejecting glass altogether. Rather, it is about understanding that when used without regard for climate, orientation and energy performance, glass can create buildings that are uncomfortable, expensive to cool and increasingly difficult to sustain in a warming world.

When Beauty Creates a Greenhouse

Glass offers undeniable advantages. It welcomes daylight, frames beautiful views and creates a sense of openness that solid walls often cannot. Yet every architectural material involves compromise. Unlike insulated walls, glass allows much more heat to pass through a building envelope. In hot climates, large areas of unshaded glass admit significant solar heat, increasing indoor temperatures and forcing cooling systems to work harder. In cooler conditions, glass also loses heat more readily than well-insulated walls. Professor David Coley of the University of Bath captured the challenge succinctly: *"We need to build buildings with windows, rather than buildings that are one big window."*



That statement reflects a growing architectural philosophy: windows should serve a purpose, not become the building itself.

Africa's Climate Requires African Solutions

One reason this debate matters in Africa is simple. Many parts of the continent experience high temperatures for much of the year. A fully glazed office tower that performs reasonably in a cooler climate may struggle under the intense sun of cities such as Accra, Abuja, Abidjan or Nairobi if it is not carefully designed. Architecture has always responded to climate. Traditional African buildings often featured: deep verandas, thick walls, courtyards, shaded windows, high ceilings, and cross ventilation. These features were not merely aesthetic. They helped keep interiors comfortable long before air conditioning existed. Today's architects are rediscovering many of those same principles, combining them with modern materials and engineering rather than abandoning them.

The Real Cost Is Not the Glass

Interestingly, the problem is rarely the glass itself.

The hidden cost lies in everything that follows. When a building absorbs excessive solar heat, owners often compensate by installing larger cooling systems. More cooling requires more electricity. More electricity means higher operating costs and greater environmental impact over the life of the building. As sustainability consultant Simon Sturgis observed, *"If you're building a greenhouse in a climate emergency, it's a pretty odd thing to do."*

His comment is provocative, but it highlights an important point: architecture should work with the climate, not constantly fight against it.

Why Architects Are Using Less Glass — Not No Glass

Contrary to popular belief, contemporary architecture is not abandoning glass. It is using it more intelligently. Around the world, designers are introducing features such as: external shading fins, recessed windows, operable windows for natural ventilation, screened façades, green walls, double-skin façades, and carefully oriented glazing. These solutions preserve daylight and views while reducing unwanted heat gain. One architect interviewed during a sustainable design forum remarked: *"The goal is no longer to cover buildings with glass. The goal is to use glass where it improves people's experience."* That subtle distinction is reshaping modern architecture.

Glass and the Human Experience

Beyond energy efficiency, architects are paying closer attention to how glass influences the way people experience a building. Natural daylight is one of glass's greatest advantages. Studies have shown that access to daylight can improve mood, support productivity and contribute to occupants' overall well-being. However, when glass is overused without careful planning, the experience can become less comfortable. Excessive glare on computer screens, reduced privacy and overheating can make even the most visually striking spaces difficult to occupy for long periods. This is why architects increasingly distinguish



thoughtful orientation rather than relying solely on expansive walls of glass. As African cities continue to expand, developers have an opportunity to create buildings that are not only visually impressive but also more comfortable, sustainable and resilient for future generations. In many ways, the question is no longer "How much glass can we use?" It is "*How wisely can we use it?*"

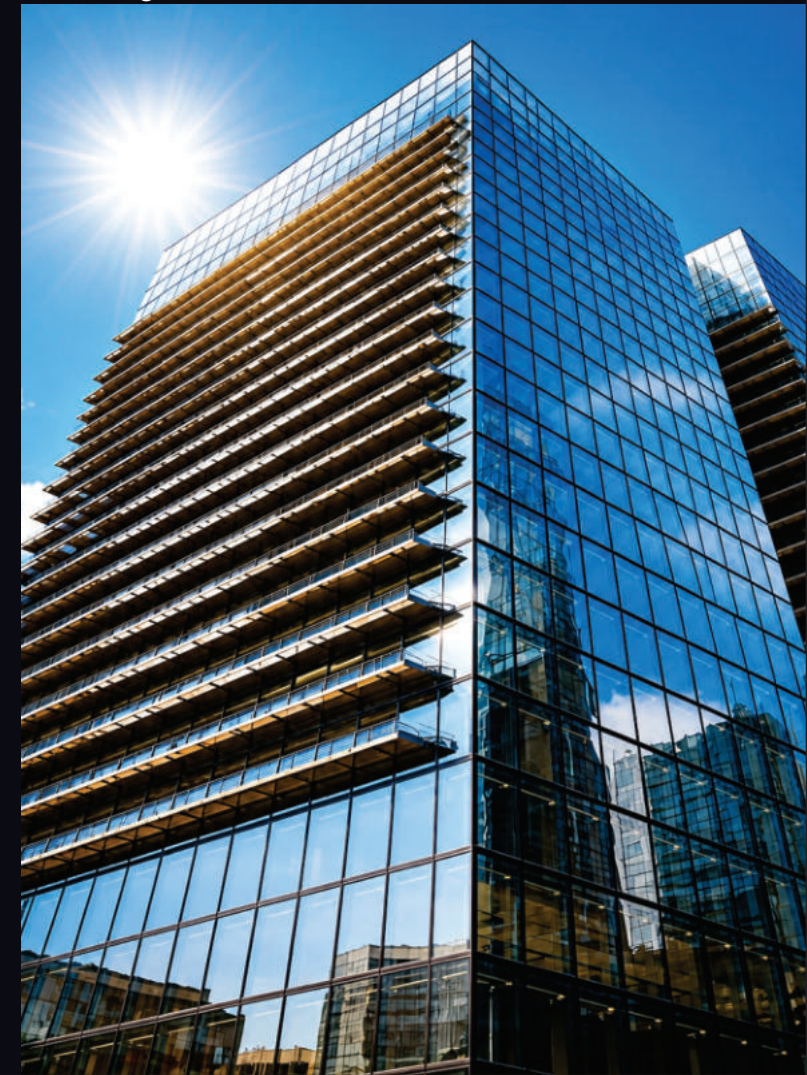
Learning From Traditional Architecture
Ironically, many of the answers to today's challenges have existed for centuries. Across Africa, traditional homes were designed with remarkable climatic intelligence. Courtyards encouraged airflow. Verandas created shade. Trees protected walls from direct sunlight. Windows were carefully positioned to catch prevailing breezes. These ideas are now returning—not because they are old, but because they still work. As renowned architect Glenn Murcutt famously said, "*Good architecture lets nature do the work.*" Increasingly, that philosophy is becoming a blueprint for sustainable design.

Glass Can Still Be Beautiful

None of this suggests that glass should disappear. Some of the world's most admired buildings use glass brilliantly. The difference lies in intention. When thoughtfully integrated with shading, landscaping and orientation, glass can create interiors that feel bright, welcoming and connected to nature. When overused, however, it can produce glare, overheating and an overreliance on mechanical cooling. The future therefore belongs not to glass-free buildings, but to climate-responsive buildings. **What Homeowners Can Learn**
Even homeowners planning modest renovations can apply these lessons. Rather than choosing oversized glass panels simply because they appear fashionable, consider: the direction your windows face, natural shading from trees, roof overhangs, ventilation, and the balance between daylight and comfort. A home that remains naturally cool and comfortable throughout the day often feels more luxurious than one that depends entirely on air

conditioning.
CONCLUSION

Glass has transformed the way we design buildings. It has opened interiors to daylight, connected people with their surroundings and reshaped skylines across the world. Yet architecture has entered a new chapter. Today, success is no longer measured by how transparent a building appears, but by how intelligently it performs. The most admired buildings of the future will not be those wrapped entirely in glass. They will be those that balance beauty with comfort, innovation with responsibility, and modern design with local climate. For architects, developers and homeowners alike, perhaps the greatest lesson is this: Glass should never define great architecture. Thoughtful design should. Because in the end, people rarely remember a building simply because it had more windows. They remember how it made them feel. And the buildings that endure are not always the ones that shine the brightest. They are the ones that understand where they stand, respond to the people within them, and continue serving generations long after the trends have changed.



between lighting a space and creating a comfortable environment. A building filled with sunlight is not necessarily a building filled with comfort.

Finnish architect and author Juhani Pallasmaa, whose work explores the relationship between architecture and the senses, once wrote: "*Architecture is the art of reconciliation between ourselves and the world.*" His observation reminds designers that buildings should engage all the senses—not only the eye. Comfort, texture, temperature, acoustics and atmosphere are just as important as appearance. The most successful buildings therefore use glass thoughtfully, ensuring that it enhances human experience rather than overwhelming it.

The Rise of Smarter Glass

Fortunately, modern technology is helping architects rethink how glass performs. Today's buildings increasingly incorporate innovations such as Low-Emissivity (Low-E) glass, which reduces unwanted heat transfer while allowing natural light to enter. Other projects are experimenting with electrochromic or "smart" glass, which automatically adjusts its tint in response to sunlight, reducing glare and limiting solar heat gain without blocking views. Double- and triple-glazed systems, once associated mainly with colder climates, are also being adapted for buildings seeking greater energy efficiency in diverse environments. These innovations demonstrate an important shift within architecture. Rather than abandoning glass, designers are making it work harder. As architect Norman Foster, whose work has long championed sustainable design, has said: "*As an architect, you design for the present, with an awareness of the past, for a future which is essentially unknown.*" That future is likely to include materials that are not only beautiful, but also intelligent.

Why the Best Buildings Mix Materials

One of the most noticeable trends in contemporary architecture is the move away from buildings made almost entirely of one material. Instead, many award-winning projects combine glass with stone, brick, timber, aluminium and concrete. Each material contributes something different. Glass provides daylight and views. Stone offers durability. Timber introduces warmth and texture. Brick improves thermal performance. Concrete adds strength and longevity. Together, these materials create buildings that are both visually appealing and environmentally responsive. Peter Zumthor once observed: "*Materials have their own language.*" Perhaps the role of the architect is not to choose a single material, but to allow each one to perform where it does its best work. This balanced approach is becoming increasingly important across Africa, where climate, maintenance and long-term performance demand more thoughtful design decisions than simply following international trends.

Lessons for African Developers

For developers across Africa, the debate surrounding glass offers an important reminder. Modern architecture should not be measured by how closely it resembles buildings in London, Dubai or New York. It should be measured by how effectively it responds to its own climate, culture and context. A well-designed office building in Accra or Lagos may require generous shading devices, landscaped courtyards, natural ventilation and carefully positioned glazing rather than uninterrupted glass façades.

Similarly, luxury homes can achieve elegance through proportion, natural materials and

WHY SOFT LIGHTING IS BECOMING THE NEW LUXURY

By Ameh Destiny



For years, luxury in interior design was often associated with visibility.

Large chandeliers.

Bright white lighting.

Glossy finishes that demanded attention the moment one entered a room. But increasingly, the definition of luxury is beginning to shift.

Today, some of the most thoughtfully designed homes no longer rely on brightness to impress.

Instead, they rely on atmosphere.

Soft lighting — once considered secondary —

is quietly becoming one of the most defining elements of modern interior living.

From luxury apartments in Lagos and Abuja to boutique hotels, cafés and contemporary African homes, there is a growing preference for spaces that feel calm rather than overstimulating. Warm lighting, dim corners, layered lamps and ambient illumination are replacing harsh overhead fixtures and overly bright interiors.

It is not just a design trend.

It reflects a broader cultural shift in how people

now want to experience home.

The Emotional Shift in Modern Living

Modern life has become increasingly loud. People move through days filled with notifications, traffic, screens, deadlines and constant visual stimulation. As a result, homes are no longer being designed purely as functional spaces. They are increasingly expected to provide emotional relief.

This is one reason soft lighting is becoming more significant in contemporary interiors. Warm lighting naturally creates a sense of calm and intimacy. It softens the edges of a room, reduces visual harshness and allows spaces to feel more restorative.

Interior designers often note that lighting influences not only aesthetics, but also mood and behavior. A room with excessively bright white light can feel clinical or emotionally distant, while softer layered lighting tends to create warmth and comfort.

In many ways, lighting has become psychological design.

The question is no longer simply: “How bright should this room be?”

But rather: “How should this room feel?”

The Hotel Influence

Another major factor influencing this shift is hospitality design.

Many luxury hotels around the world intentionally use soft lighting to create emotional atmosphere. From warm bedside lamps to dim restaurant interiors and layered lobby lighting, hospitality spaces are designed to make guests feel relaxed, comfortable and emotionally at ease.

As hospitality aesthetics increasingly influence residential interiors, homeowners are bringing those same principles into their own living spaces.

This is particularly visible among younger urban professionals and luxury homeowners who are seeking homes that feel less formal and more experiential.

Rather than creating spaces that simply look expensive, many now want homes that feel peaceful.

The influence of social media has also contributed to this trend. Carefully curated interiors on platforms like Pinterest and



Instagram often prioritize ambience over extravagance. Warm shadows, natural light and softly illuminated spaces photograph better and feel more emotionally inviting than overly bright rooms.

Luxury today is becoming quieter.

Layered Lighting and the Rise of Ambience

One noticeable trend in contemporary interiors is the move away from relying on a single overhead light source.

Instead, designers now use layered lighting — combining multiple forms of illumination within one space.

This may include:

Floor lamps

Wall sconces

Pendant lights

Hidden LED strips

Table lamps

Accent lighting

The goal is not simply visibility, but atmosphere.

Layered lighting allows different moods to exist within the same home. A living room can feel bright during the day and intimate in the evening. Bedrooms can transition into calming environments at night rather than remaining visually harsh.

This flexibility has become especially important as homes increasingly serve multiple purposes:

workspaces

resting spaces
social spaces
creative spaces
Lighting now adapts to lifestyle.

Why Warm Tones Matter

One of the most defining characteristics of soft lighting is color temperature. Many modern interiors are shifting from cool white lighting to warmer tones — particularly soft yellows and muted golden hues. Warm lighting tends to feel more natural to the human eye, especially in evening environments. It complements natural materials like wood, linen, stone and textured fabrics, all of which are becoming increasingly popular in modern African interiors. Designers also note that warm lighting photographs spaces more elegantly. This is particularly relevant in an era where homes are constantly shared digitally through social media and property marketing platforms. A softly lit room communicates comfort, sophistication and emotional warmth in ways that harsh lighting often cannot.

The African Context

In many traditional African homes, lighting historically carried emotional and communal significance. Evenings were often associated with softer atmospheres:
lanterns
shaded courtyards
outdoor conversations
moonlit family spaces
While modern architecture has evolved significantly, there is arguably a subtle return to these more intimate spatial experiences. Many contemporary African designers are now combining modern luxury with warmth and cultural sensitivity rather than purely westernized minimalism. This is evident in:
earth-toned interiors
natural textures
mood lighting
indoor-outdoor living concepts
softer spatial experiences

The modern African luxury home is increasingly becoming less performative and more personal.

Wellness and the Future of Interior Design

Wellness has become one of the most influential themes in global design conversations. People now pay greater attention to:
sleep quality
stress reduction
emotional wellbeing
sensory comfort
Lighting plays a major role in all of these. Studies in environmental psychology consistently show that lighting affects mood, productivity and even sleep cycles. Excessively harsh lighting, particularly at night, can increase fatigue and overstimulation. As awareness around mental wellbeing grows, interiors are being designed more intentionally around comfort and emotional regulation. This is one reason wellness-centered spaces



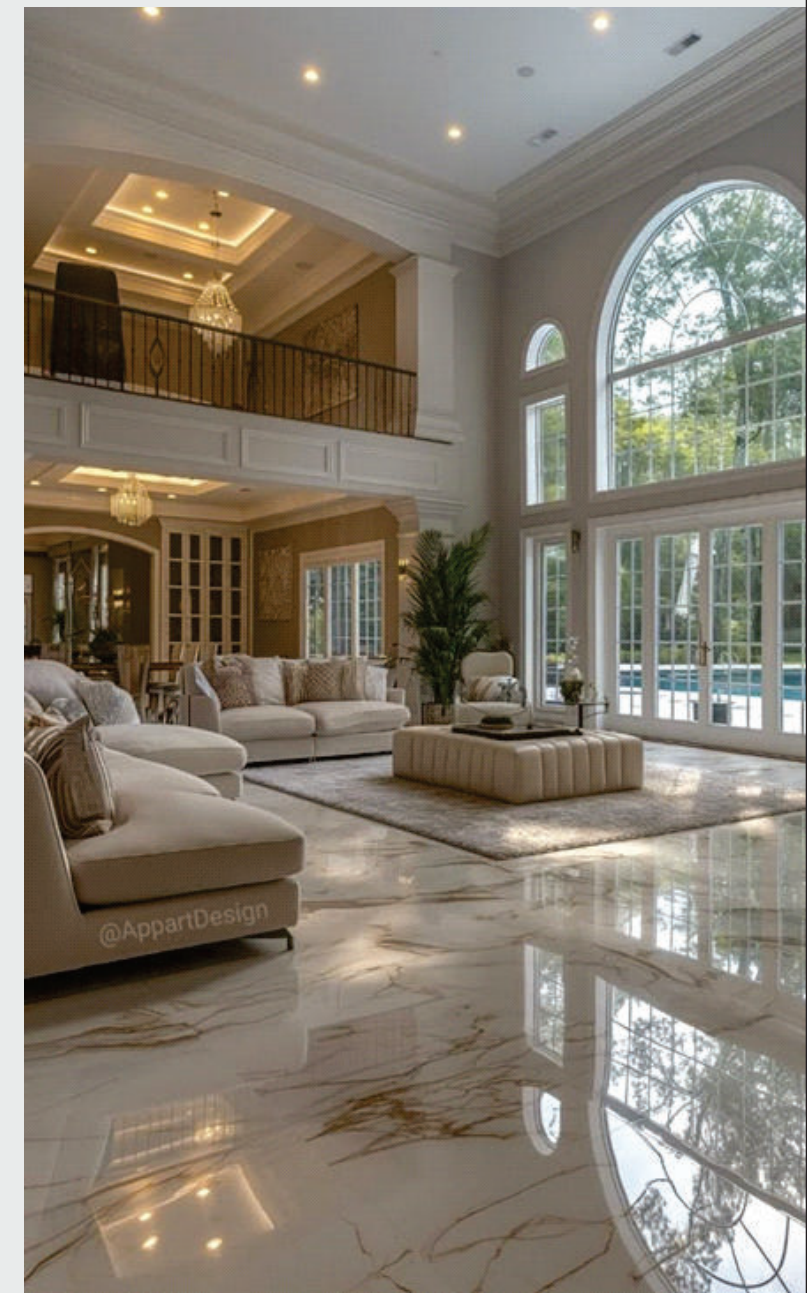
such as:
reading corners
spa-inspired bathrooms
calming bedrooms
meditation areas
are becoming more common in contemporary homes. And lighting sits at the center of these experiences.

The Quiet Luxury Connection

Soft lighting also aligns strongly with the rise of “quiet luxury.” Rather than showcasing wealth through excessive ornamentation, quiet luxury emphasizes:
restraint
quality
atmosphere
intentionality
In this design language, luxury is not always loud. Sometimes it is found in:
how a room feels at sunset
how shadows move across textured walls
how lighting softens a space at night
The most sophisticated interiors today are often the ones that feel effortless. Soft lighting contributes significantly to that feeling.

Beyond Aesthetic Trends

Although soft lighting is currently trending, its popularity also points to something deeper. People are increasingly searching for spaces that support emotional wellbeing rather than simply displaying status. The home is gradually becoming:
a retreat from overstimulation
a place of restoration
a sensory environment
And because lighting affects how people emotionally experience space, it is becoming one of the most powerful tools in contemporary design. In many ways, this shift reflects a broader change in how luxury itself is being understood. Luxury is no longer only about what is visible.



It is also about what is felt.

Conclusion: Designing for Feeling

As modern interiors continue to evolve, lighting is becoming more intentional, more emotional and more experiential. The growing preference for softer illumination reveals a larger cultural movement toward spaces that prioritize calm, intimacy and wellbeing. In a world that constantly demands attention, many people are no longer looking for homes that merely impress. They are looking for homes that help them exhale. And increasingly, soft lighting is becoming part of that language.

₦100 Million to Invest

How Would You Build a Property Portfolio?

If you had ₦100 million to invest in real estate today, what would you do with it?

Would you buy one luxury apartment in Lagos and wait for appreciation? Acquire land on the outskirts of the city? Build rental apartments? Invest in commercial property? Or spread the money across several opportunities?

The answer matters because having ₦100 million is not the same as having a property investment strategy.

In a market where land values, construction costs, rents and demand can vary dramatically from one neighbourhood to another, the smartest investor may not necessarily be the one who owns the most expensive property. It may be the one who builds the **best-balanced portfolio**.

Don't Put ₦100 Million Into One Property
One of the most common mistakes among property investors is concentration.

An investor finds a beautiful apartment in Ikoyi, Lekki or Victoria Island, pays ₦100 million and assumes the investment is secure because “property always appreciates.”

But what happens if the property takes longer than expected to sell? What if rental income is lower than projected? What if the neighbourhood's development trajectory changes? Or what if the investor suddenly



needs liquidity?

Real estate is valuable, but it is not always liquid.

That is why portfolio thinking is important.

Rather than asking, “**What property can I buy for ₦100 million?**”, the better question is:

“How can ₦100 million give me exposure to different types of real estate, income streams and growth opportunities?”

A Hypothetical ₦100 Million Portfolio

There is no universal formula, and every investor's risk tolerance, investment horizon and income requirements are different. But consider a diversified approach.

1. ₦35 Million — Income-Producing Property

The first objective should be to create relatively predictable income.

Instead of chasing the most prestigious address, an investor could consider a well-located residential property in an area with strong rental demand.

The objective is simple: **cash flow**.

A smaller, efficiently designed apartment in a high-demand neighbourhood may produce a better rental yield than a much more expensive luxury property.

The question should therefore not be, “*How expensive is the property?*”

It should be:

“How much does this property

earn relative to what I invested?”

2. ₦25 Million — Land for Long-Term Appreciation

Land can provide a different kind of return. The investor could allocate part of the portfolio to strategically selected land in an area with credible infrastructure plans, expanding population, improving accessibility and increasing economic activity.

But this is where discipline becomes critical. Cheap land is not necessarily good land.

Before buying, investors should investigate title, planning restrictions, accessibility, flooding, infrastructure, surrounding development, demand and the credibility of the seller.

The best land investment is rarely the land that is simply cheapest today. It is land with a convincing story for tomorrow.

3. ₦20 Million — Development or Off-Plan Opportunity

Instead of purchasing only completed property, part of the portfolio could be allocated to a carefully selected development or off-plan project.

The potential attraction is that investors may enter at an earlier stage of the development cycle and benefit from capital appreciation as construction progresses.

But the reward comes with additional risk.

Who is the developer?
What is their track record?
Is the title properly documented?
What approvals are in place?
How is the project financed?
What happens if construction is delayed?
And, most importantly, **who is the eventual buyer or tenant?**

An attractive brochure is not an investment thesis.

4. ₦10 Million — Real Estate-Backed Business or Alternative Exposure

A modern property portfolio does not

necessarily have to consist entirely of physical buildings.

An investor could explore carefully regulated real estate-related investment vehicles or businesses that provide exposure to property without requiring direct ownership of an entire building.

This could include professionally managed property investments, depending on the investor's risk profile and the products legally available to them.

The principle is diversification.

5. ₦10 Million — Reserve Capital

Perhaps the least exciting part of the portfolio is also one of the most important.

Do not invest every naira.

Keep a reserve for legal costs, taxes, maintenance, service charges, unexpected construction costs, vacancies, financing requirements or an attractive opportunity that appears later.

Liquidity gives an investor option.

And in real estate, options have value.

The Real Estate Investor Should Think Like a Business Owner

A ₦100 million property portfolio should not simply be a collection of properties.

It should be a system.

Each asset should have a role.
One produces income.
Another provides long-term appreciation.
Another creates development exposure.
Another provides diversification.

And cash remains available to respond to opportunities or problems.

This is the difference between **buying property and building wealth through property.**

But There Is Another Question: Where?

The allocation is only half the conversation.

Location can determine whether the same amount of money produces a mediocre investment or an exceptional one.

Lagos, Abuja, Ibadan, Port Harcourt and emerging urban centres do not offer the same risk-return profile.

Even within Lagos, the investment case for Ikoyi is completely different from that of Yaba, Ikeja, Sangotedo or Epe.

The right location depends on the strategy.

If the objective is rental income, look for strong and sustainable tenant demand.

If the objective is appreciation, investigate infrastructure, population growth and future development.

If the objective is resale, understand who the next buyer will be.

Never buy a location simply because everybody is talking about it. Buy because you understand its economic story.

The ₦100 Million Test

Before committing capital to any property, ask five questions:

1. What is my expected return?
2. What will make this property more valuable in five years?
3. Who will rent it or buy it from me?
4. How easily can I exit if I need my money?
5. What could go wrong?

That final question is particularly important.

Good investors don't only calculate potential returns. They calculate potential losses.

The Bigger Opportunity: Better Property Data

Nigeria's real estate market is still heavily influenced by asking prices, speculation and informal information.



But the future of property investment should be more data driven.

Investors need better information about actual transaction values, rental yields, vacancy rates, infrastructure, demographics, development pipelines, title risks and neighbourhood performance.

Because ultimately, you cannot build a sophisticated property portfolio with poor information.

So, What Would We Do With ₦100 Million?

At Habitat Magazine, our answer would not be to find one “perfect” property.

We would build a portfolio.

A combination of **income, appreciation, development exposure, diversification and liquidity**—with each investment serving a clear purpose.

Because the goal is not simply to own ₦100 million worth of property.

The goal is to build a portfolio that can **generate income today, appreciate tomorrow and preserve capital along the way.**

And perhaps that is the question every Nigerian property investor should be asking:

If you had ₦100 million today, would you buy one property—or build a property portfolio?



The Bankability Blueprint: Bridging the Gap Between Ambitious Developers and Patient Capital

By John Oamen, Cutstruct CEO

Across the African continent, and particularly in rapid-growth hubs like Lagos, Nairobi, and Johannesburg, the skyline is punctuated by cranes. Some are moving, tirelessly assembling the future of our urban landscapes. Yet, too many are frozen monuments to a systemic failure in how we fund, execute, and deliver real estate and infrastructure.

We are facing a paradox. On one side, we have a critical, immediate human need for more houses, driven by unprecedented urbanization. The African Development Bank estimates that the continent requires up to \$170 billion annually for infrastructure development to sustain its economic growth. The market is there. On the other side, there are millions of dollars in global capital sitting in institutional funds,

sovereign wealth portfolios, and private equity accounts looking for yield. In a world where traditional equities and bonds in developed markets offer compressing returns, emerging market real estate should be an irresistible asset class. Yet, the capital remains hesitant, and the developers remain starved of the funds needed to scale their operations.

The gap between the ambitious developer and patient capital is a profound misalignment in language, expectations, and risk management. This is the crisis of “bankability.”

The Misunderstood Language of Risk
When a real estate developer pitches a project, the narrative is often centered on the upside: the prime location of the land, the visionary architectural renders, the



anticipated absorption rate, and the projected gross development value (GDV). Developers are, by nature, optimists. They see a swamp and envision a thriving mixed-use community.

Institutional investors and fund managers, however, are professional skeptics. When they look at a project, they do not start by calculating how much money they can make; they start by calculating how easily they can lose their principal. They speak a different language, the language of risk-adjusted returns, downside protection, governance, and exit liquidity.

"Capital does not flow to good ideas; it flows to structured, de-risked environments where predictability outweighs the promise of a windfall."

When a bank or an institutional investor says "no" to a housing project, they say "no" because the developer has not presented a verifiable mechanism to manage the variables that happen between breaking ground and handing over the keys. They fear opaque procurement processes, volatile material costs, regulatory ambiguity, and unstructured governance.

To unlock the capital needed to solve our housing crisis, developers must stop pitching "projects" and start presenting "financial products." They must master the Bankability Blueprint.

Deconstructing the Bankability Blueprint
Bankability is not a stamp of approval you beg for; it is an architecture you build into your project from day zero. It is the comprehensive de-risking of a development to the point where institutional capital feels safe participating. Achieving this requires mastering three core pillars.

Pillar 1: Institutional-Grade Governance and Documentation

The days of securing millions of dollars on a handshake and a colorful brochure are over. Patient capital requires institutional-grade governance. This begins with an airtight legal structure. Land tenure issues are one of the most significant deterrents to foreign direct investment in African real estate. An investor needs absolute certainty that the title is unencumbered and legally recognized, backed by comprehensive legal due diligence.

Beyond the land, governance extends to the Special Purpose Vehicle (SPV) created for the project. Investors look at the board of the SPV, the segregation of duties, the fund administration protocols, and the audit mechanisms. They want to see that the developer's personal finances are completely insulated from the project's cash flows. Furthermore, the feasibility study cannot be an internally generated spreadsheet engineered to show a 30% Internal Rate of Return (IRR). Bankability requires independent, third-party validation of the

market data, construction costs, and off-take assumptions. If the data is not verifiable, to an investor, it does not exist.

Pillar 2: Supply Chain and Procurement Transparency

Perhaps the largest blind spot in African construction, and the fastest way to kill a project's ROI, is the supply chain. Construction material inflation, exacerbated by foreign exchange volatility, can wipe out a project's profit margins in a matter of months. When investors review a project, they are deeply concerned with procurement risk. How is the developer sourcing cement, steel, and finishing materials? Are there long-term supply contracts in place? Is there a hedging strategy against currency devaluation? What is the buffer for cost overruns?

This is where the ecosystem must evolve. Transparency in procurement is non-negotiable.

Traditional, paper-based procurement is highly susceptible to cost-padding, kickbacks, and inefficiency. To be truly bankable, a developer must demonstrate a

systemic, tech-enabled approach to procurement that provides the financier with line of sight into where every dollar is going. Capital wants to fund the physical materials and the labor, not the friction and the fraud.

Pillar 3: The Tech-Enabled Execution and Monitoring

The final pillar of bankability is execution visibility. Historically, a financier would write a cheque and wait for a quarterly progress report, often discovering catastrophic delays only when it was too late to intervene. Today, institutional capital demands real-time monitoring.

Developers who want to attract serious money must integrate technology into their operational DNA. From the onset, projects need to be tracked using advanced project management software that links construction milestones directly to financial drawdowns. Investors trust dashboards, not promises.

When a fund manager in London or New York can log into a portal and see project progress, matched against material deliveries

and budget utilization, the perceived risk of the project plummets. This level of transparency changes behavior on the site and builds an unbreakable trust with the capital provider. It transitions the developer from a local contractor to a global asset manager.

The Shift to Process-Driven Financing

As we navigate the complexities of modern real estate development, there is a necessary paradigm shift occurring. We must stop trying to solely finance the "end product", the completed house, and start financing the "process".

If we solve the bottlenecks in the construction supply chain, if we create financial instruments that support the aggregate procurement of materials, and if we standardize the legal frameworks for land and joint ventures, the individual housing projects will naturally become cheaper and faster to build.

By fixing the foundational layers of construction finance, we create an environment where local developers can scale rapidly.

We can no longer afford to operate in silos. The developer, the financier, and the technologist must sit at the same table, speaking the same language. We have to map out the exact risk allocation matrices, agree on the data standards for project monitoring, and finalize the legal templates that will make these deals flow faster.

Find Out if Your Project is Bankable in 8 Minutes

We built our pre-screening tool to bridge this divide: helping developers structure their projects to meet strict investor standards, while making it easier for investors to access vetted projects.

If you're building and want to see how your project stacks up, check it out below.

Try the pre-screening tool here:
apply.cutstruct.com

We move from a scenario where a developer struggles to build 50 units over years, to an ecosystem where they can deliver 500 units in two years because the financing mechanics are a repeatable, frictionless machine.

Moving From Theory to Execution

The concepts of risk mitigation, transparency, and institutional governance are easy to write about but exceptionally difficult to implement in the trenches.

It requires a fundamental rewiring of how the industry operates. It requires developers to open their books, financiers to offer structured support rather than just punitive debt, and technology providers to build the connective tissue between the two.





WHY AFRICAN REAL ESTATE NEEDS BETTER PROPERTY DATA

Africa's real estate market is full of opportunity. But there is a problem we rarely talk about enough: **we are trying to build, buy and invest in cities we do not fully understand.**

How much is a property worth? Which neighbourhoods are appreciating? Where is housing demand growing fastest? What is the actual vacancy rate? How many developments are delayed? What does it cost to build a square metre today?

Too often, the answers are difficult to find or simply unavailable.

This is more than a data problem. **It is an**

investment problem.

In mature property markets, data helps investors price risk, developers understand demand, banks assess collateral and governments plan infrastructure. In many African markets, however, property decisions still depend heavily on personal networks, informal information, anecdotal evidence and asking prices that may have little relationship with actual transaction values.

More than a century later, science continues to support what great city builders have long understood.

Healthy cities grow alongside healthy

The result is a market where two properties a

few streets apart can have dramatically different valuations, while buyers struggle to know whether they are getting an opportunity or simply paying a premium.

Better property data could change this.

Imagine a platform where an investor can see historical transaction prices, rental yields, development pipelines, construction costs, infrastructure projects, land values and neighbourhood growth in one place.

Imagine developers being able to identify underserved communities before committing millions to a project. Imagine banks having better information to price mortgages. Imagine governments knowing precisely where housing demand is outpacing supply.

That is the promise of PropTech not simply

putting property listings online, but **turning information into intelligence.**

Africa does not lack real estate opportunities. What we lack is enough reliable information to price, plan and unlock those opportunities efficiently.

The next generation of African real estate will not be driven only by bricks, concrete and land.

It will be driven by data.

And the companies that build the infrastructure to collect, verify, analyse and democratise that data may become some of the most important players in Africa's property future.

Because you cannot build smarter cities if you cannot measure them.



WHY GREAT CITIES PLANT TREES FIRST:

The Green Infrastructure Behind Livable Communities

By Ameh Destiny

"A tree is often seen as part of the landscape. Great cities see it as part of their infrastructure."

Walk through some of the world's most admired cities and one detail quietly stands out.

Before you notice the impressive skyline, the carefully designed buildings or the bustling business districts, you notice the trees. They line residential streets, soften busy intersections, shade walkways and frame public parks. They cool neighbourhoods on hot afternoons, reduce noise, improve air quality and make cities feel more welcoming. It is no coincidence.

The world's most successful cities rarely treat trees as decoration. They plan for them from the very beginning.

As cities continue to grow across Africa, conversations about urban development often focus on roads, bridges, housing and

commercial towers. These are essential investments. Yet one of the most valuable forms of infrastructure is frequently overlooked.

Trees.

Increasingly, urban planners, architects and environmental scientists are recognising that trees are not simply beautiful additions to a city. They are working systems that improve public health, strengthen neighbourhoods, increase resilience to climate change and even enhance property values.

Landscape architect Frederick Law Olmsted, whose work transformed urban parks around the world, once observed:

"The enjoyment of scenery employs the mind without fatigue and yet exercises it."

More than a century later, science continues to support what great city builders have long understood.

Healthy cities grow alongside healthy

landscapes.

More Than Beauty

Trees certainly make streets more attractive. But their greatest value often lies in what people cannot immediately see.

A mature urban tree provides shade that helps reduce surface temperatures during hot weather. It absorbs carbon dioxide, filters airborne pollutants and intercepts rainwater before it overwhelms drainage systems. Its roots stabilise soil.

Its canopy shelters pedestrians.

Its branches provide habitat for birds and other wildlife.

In other words, a single tree performs multiple jobs every day without making a sound.

Urban forestry experts increasingly describe trees as green infrastructure because they perform many of the same functions as engineered systems while offering additional environmental and social benefits.

As one urban planner explained during a sustainability conference:

"Trees are among the few investments that become more valuable as they grow."



Cooler Streets, Better Cities

Across much of Africa, rising temperatures are becoming an important urban planning challenge.

Buildings, asphalt roads and concrete pavements absorb and retain heat throughout the day, creating what researchers call the urban heat island effect.

Neighbourhoods with limited tree cover often become significantly warmer than greener parts of the same city.

Trees help change that.

Their shade reduces direct solar heating, while the natural process of transpiration releases moisture into the air, helping cool surrounding environments.

The result is not only greater comfort but also lower demand for mechanical cooling in nearby buildings.

Architect and urban designer Jan Gehl captured the importance of outdoor comfort beautifully:

"First life, then spaces, then buildings—the other way around never works."

People naturally spend more time in places where they feel comfortable.

Trees make that possible.

Great Neighbourhoods Invite People to Walk

Think about the difference between walking along a tree-lined avenue and walking beside an exposed road under the afternoon sun.

The distance may be exactly the same. The experience is completely different.

Tree-lined streets encourage walking, outdoor conversations, cycling and community interaction.

Parents feel more comfortable taking children to parks.

Older residents enjoy spending time outdoors.

Local businesses benefit from increased pedestrian activity.

Researchers have repeatedly found that attractive, shaded public spaces encourage more active lifestyles and stronger community engagement.

One resident interviewed during an urban greening project remarked:

"When the trees arrived, people did too."

It is a simple observation, but one that many planners now recognise. Successful cities are built around people, not simply vehicles.

Trees and Property Value

Interestingly, the benefits of urban trees extend beyond environmental wellbeing. Neighbourhoods with mature landscaping often become more desirable places to live. Developers increasingly incorporate green boulevards, pocket parks and landscaped public spaces into residential projects because buyers consistently value attractive outdoor environments. While architecture defines buildings, landscape often defines neighbourhood identity. A street shaded by mature trees creates a sense of permanence that newly built developments sometimes struggle to achieve. As landscape architect Thomas Woltz observed: *"People don't just remember buildings—they remember the spaces between them."* Those spaces often owe much of their character to carefully planned greenery.



Learning from Africa's Green Cities

Several African cities are demonstrating the value of integrating trees into urban development. Kigali has gained recognition for combining orderly urban planning with landscaped streets and well-maintained public spaces. Parts of Nairobi remain known for their mature tree canopies despite rapid urban growth. Cape Town continues to invest in parks and green corridors that connect neighbourhoods with natural landscapes. Even within rapidly expanding cities such as Abuja, thoughtfully landscaped districts illustrate how vegetation contributes to both comfort and visual identity. Each city approaches urban greening differently. Yet they share one important principle: Development and nature do not have to compete. They can strengthen one another.

The Role of Homeowners

Urban forests are not created by governments alone. Individual homeowners also contribute.



A single tree planted in a front garden may seem insignificant. Across an entire neighbourhood, however, hundreds of trees transform the character of the community.



Architects increasingly encourage clients to preserve mature trees whenever possible rather than clearing sites completely before construction. Designing around existing trees often produces more distinctive homes while reducing environmental impact. As renowned architect Glenn Murcutt famously advised: *"Touch the earth lightly."* Sometimes that begins by allowing nature to remain part of the design.

Planning for the Next Generation

One remarkable quality of trees is patience. Many of the trees providing shade in today's cities were planted decades ago by people who would never personally enjoy their full maturity. Urban greening therefore becomes an act of long-term thinking. City leaders who plant trees today are

investing in the wellbeing of future generations. In many ways, the same philosophy applies to architecture itself. The most successful buildings and neighbourhoods are those designed not only for present needs but also for the people who will inherit them tomorrow.

A City's Greatest Investment May Not Be Concrete

When discussions turn to infrastructure, attention naturally focuses on roads, bridges, airports and skyscrapers. These projects are essential. But cities are more than collections of buildings. They are places where people live, walk, gather and build communities. Trees make those experiences richer. They reduce heat. Improve air quality. Support biodiversity. Create healthier public spaces. Strengthen neighbourhood identity. And quietly remind us that progress does not always mean replacing nature with concrete. Sometimes, it means allowing them to grow together. Perhaps that is why the world's most admired cities continue planting trees long before every building has been completed. They understand a truth that every successful development eventually discovers: A great city is not measured only by the height of its skyline. It is measured by the quality of life beneath its trees.





Green Hydrogen Storage Explained:

WHAT IT MEANS FOR SUSTAINABLE URBAN DEVELOPMENT

By Charis Raji

Solar panels are becoming a familiar sight across Africa. From residential estates in Nairobi to industrial parks in South Africa and commercial developments in Nigeria, renewable energy is increasingly being positioned as part of the continent's urban future.

Yet renewable energy comes with a challenge that every city eventually encounters: the sun does not always shine when

electricity is needed, and the wind does not always blow when demand is highest.

This is known as the storage problem. As African cities expand and electricity demand rises, solving that problem may become just as important as generating clean energy in the first place. One technology attracting growing attention is green hydrogen storage, a system designed to capture renewable energy and make it available long after it has been produced.

While the technology remains in its early stages across much of the continent, it is increasingly being viewed as a potential component of Africa's long-term energy transition.

The Storage Challenge Behind Renewable Energy

Renewable energy has become significantly

cheaper over the past decade, making solar and wind projects increasingly attractive across Africa.

However, renewable energy generation is naturally intermittent.

Solar panels generate electricity during daylight hours, often producing their highest output when demand is relatively low. Wind energy can fluctuate dramatically depending on weather conditions. Cities, by contrast, require stable and predictable power throughout the day and night.

This mismatch creates a challenge for planners, utilities, and developers.

Generating clean energy is one thing; storing it until it is needed is another.

For short-term storage, batteries have emerged as the dominant solution. They can absorb excess electricity during periods of high generation and release it when demand rises. But batteries have limits.

They are highly effective for hours or days, yet become increasingly expensive and less practical for storing energy over weeks or months. As renewable energy penetration increases, cities may require storage systems capable of preserving energy over much longer periods.

This is where hydrogen enters the conversation.

What Is Green Hydrogen?

Hydrogen is not an energy source. It is an energy carrier. Green hydrogen is produced by using renewable electricity to split water into hydrogen and oxygen through a process known as electrolysis. The hydrogen can then be stored and later converted back into electricity, heat, or industrial fuel when required.

In simple terms, it allows renewable energy to be packaged and saved for future use.

Unlike conventional hydrogen production, which relies heavily on fossil fuels, green hydrogen uses renewable electricity throughout the process, making it significantly lower in carbon emissions. Its primary value lies in its ability to store large amounts of energy over long durations.

Why Cities Are Paying Attention

As cities pursue decarbonization goals, energy storage is becoming a strategic concern.

Large commercial districts, industrial zones, data centres, transport networks, and mixed-use developments increasingly require reliable power systems that can operate alongside renewable energy generation.

Hydrogen offers several advantages in this context.

- a. First, it can store energy for much longer periods than conventional batteries.
- b. Second, it can be transported and used across multiple sectors, including electricity generation, manufacturing, heavy industry, and transportation.
- c. Third, it can support energy systems during periods when renewable generation is low, helping stabilize increasingly complex power networks.

For rapidly growing African cities, these characteristics make hydrogen an attractive complement to battery storage rather than a competitor to it. Several African countries are positioning themselves as future players in the global hydrogen economy.

Namibia has emerged as the continent's most prominent example. Its vast solar and wind resources have attracted significant investment into green hydrogen and green ammonia projects intended for both domestic use and export.

South Africa is pursuing a similar strategy, leveraging its renewable energy potential and industrial base to develop hydrogen-related industries. The country sees hydrogen not only as an energy solution but also as a potential export opportunity. Mauritania has also announced large-scale ambitions, seeking to use its abundant renewable resources to become a significant



hydrogen producer over the coming decades.

These projects remain at varying stages of development, but together they signal growing confidence that Africa could become a major participant in future hydrogen markets.

Nigeria's hydrogen ambitions are still emerging. Unlike countries such as Namibia, which are focusing heavily on renewable-energy exports, Nigeria's energy transition remains closely tied to its substantial natural gas resources.

Nevertheless, interest is growing. Government agencies and private-sector investors have begun exploring hydrogen

opportunities, while proposed projects linked to free trade zones and industrial developments suggest that the country is beginning to position itself for participation in the sector.

For now, however, hydrogen is unlikely to play a major role in Nigeria's everyday energy mix. Cost remains a significant challenge, and battery storage continues to offer a more practical solution for many immediate applications.

The more realistic near-term scenario is one in which hydrogen complements existing energy systems rather than replacing them.

For urban planners and real estate developers, hydrogen's importance lies less in the technology itself and more in what it enables.

As cities become larger, more connected, and more dependent on clean energy, long-duration storage will become increasingly valuable.

Future smart cities, industrial parks, logistics hubs, and large commercial developments may eventually require multiple layers of storage infrastructure.

Batteries could manage daily fluctuations in supply and demand, while hydrogen provides backup capacity during longer periods of low renewable generation.

In this sense, hydrogen is not simply an energy source. It is an urban infrastructure story. The cities that succeed in integrating renewable energy at scale will ultimately need ways to store that energy reliably. Hydrogen may become one of the tools that makes that possible.

Green hydrogen is often discussed as a future technology, but the future it addresses is already taking shape. African cities are growing rapidly. Energy demand is increasing. Renewable generation is expanding. The challenge of storing clean energy is becoming more urgent with each passing year.

Hydrogen is unlikely to replace batteries, nor will it solve every energy challenge facing the continent. But as part of a broader clean-energy ecosystem, it could help African cities move beyond simply generating renewable power and toward building energy systems capable of sustaining urban growth for decades to come.



A Look at Some of the Most Impressive STADIUMS in the World

By Tomisin Juliet Faoye

With the World Cup only recently concluded, the world of sports is more alive than ever. The world cup season took us across several US stadiums and with the next world cup slated to hold across six countries, it is sure to bring a unique assortment of stadiums of all sorts, giving viewers insight into the intersection point of sports and architecture. Across the globe, there are unique stadiums that stand as architectural masterpieces. These stadiums possess structural creativity and functionality, resulting in a sporting masterpiece fit for the promise and glory of mainstream sporting events. Here are some of the most impressive stadiums in the world.

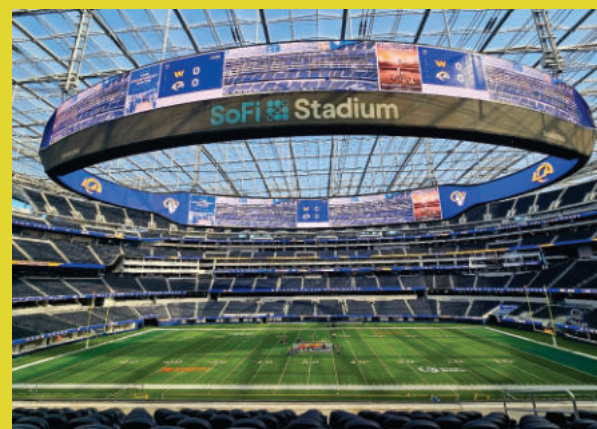
1. The Santiago Bernabeu [Madrid, Spain]:



The Santiago Bernabeu Stadium is the home of football club, Real Madrid. This iconic masterpiece has a massive seating capacity of 83,186 and features a lot of modern upgrades. It has a retractable roof, and an underground pitch storage system. Located on the Chamartin district in Madrid, the stadium opened as far back as 1947 and has

seen numerous levels of transformation over the decades. Today, its retractable roof allows events to run in any weather, its 360 degree screen wraps the interior bowl for clear replays and stats and it has a retractable turf stored in an underground greenhouse system. The stadium is open for ticketed tours and visits.

2. SoFi Stadium [Los Angeles, USA]:



The SoFi Stadium is a massive indoor sports and entertainment center in Inglewood, California, home to the NFL's Los Angeles Rams and Los Angeles Chargers. This stadium opened in 2020 and cost an estimated \$5.5 billion and seats over 70,000, with potential for expansion to 100,000 people for special events. The stadium has a giant, dual-sided oval video board weighing 2.2 million pounds that hangs suspended over the field. The stadium itself is built 100 feet into the ground because it sits in a local airport flight path. The stadium has hosted the Super Bowl and serves as a venue for major global tournaments.

3. Allianz Arena [Munich, Germany]:



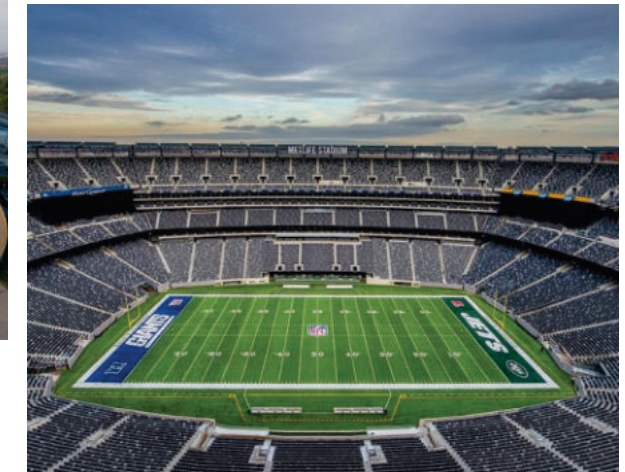
The Allianz Arena is a famous football stadium, located in Munich, Germany. This stadium is famous for its unique colours changing exterior and is home to football club, Bayern Munich. It is built with inflatable plastic panels and seats over 70,000 people. The stadium is open for tours and visits with tickets ranging from €12 - €19, per person.

4. Maracana [Rio de Janeiro, Brazil]:



The Maracana is a legendary football stadium in Brazil and is famous for its history. The stadium opened in 1950 and initially accommodated almost 200,000 people. Currently however, it only sits 70,000, possibly due to renovations in 2000, 2006 and 2013. This stadium has hosted two world cups, 1950 and 2014, and also hosted the 2016 olympic game. Famous Brazilian footballer Pele added to the prestige of this stadium as it is the place where he scored his 1000th goal. It is the largest stadium in Brazil and the third largest in Southern America. The Maracana is slated to host matches during 2027 FIFA Women's World Cup.

5. Metlife Stadium (East Rutherford, New Jersey):



This massive open air stadium hosted the recent world cup final, pulling a crowd of over 80,000 attendees. Opened in April, 2010, this place cost approximately \$1.6 billion dollars and was the most expensive stadium built in the US at the time of its completion in 2010. Before the world cup, the Metlife stadium hosted Super Bowl XLVIII. It has been criticized for its lack of a roof but has remained open air till date. From NFL games to FIFA matches, this stadium has quite the reputation. Stadiums remain the necessary intersection between sports and architecture and serve as a testament to the essentiality of sports even in today's world. So much that people are willing to invest billions of dollars to give it a befitting home.





ABUJA 2075:

Rethinking Nigeria's Capital Before It Outgrows Its Plan

The recent flooding in Abuja should not be dismissed as another episode of heavy rainfall. It should force us to ask a much bigger question:

Is Abuja's planning system still capable of managing the city we are becoming?

Abuja was conceived as one of Africa's great planned capitals. Unlike many Nigerian cities that grew organically and often chaotically, Abuja was designed around a vision: defined districts, transportation corridors, residential neighbourhoods, institutional zones, green spaces, recreational areas and, importantly, natural drainage systems.

The original idea was sound.

The problem is that Abuja has changed dramatically since the Master Plan was conceived in 1979.

Its population has grown. Its urban footprint has expanded. Buildings and roads have multiplied. Vehicle dependence has increased. Satellite communities have expanded. And perhaps most importantly, the amount of land covered by concrete and asphalt has increased significantly.

The question, therefore, should not be whether Abuja's Master Plan has failed.

Perhaps the more important question is whether **we have allowed Abuja to grow beyond the assumptions upon which that plan was built.**

The Flood Is a Planning Warning

When a city floods, the instinctive response is often to ask whether its drainage is large enough.

But flooding is rarely just a drainage problem.

It is a land-use problem, a development-control problem, an environmental problem and, increasingly, a climate-resilience problem.

Every new building, road, car park and paved compound changes how rainwater moves.

Water that once infiltrated the ground or travelled slowly through natural channels now becomes surface runoff. When natural waterways are narrowed, blocked or built upon, the water has fewer places to go. Eventually, the city itself becomes the channel.

That is why the answer cannot simply be to build bigger drains. If we continue paving the city and then continuously enlarge the drains to carry the resulting runoff, we are treating the symptom rather than the system. Abuja needs a different philosophy:

Capture. Slow. Store. Infiltrate. Reuse. Then safely convey what remains.

Green Is Infrastructure

One of the biggest misconceptions in urban development is that an undeveloped piece of land is simply land waiting to be developed.

It isn't.
A floodplain is infrastructure.
A natural drainage corridor is infrastructure.
A wetland is infrastructure.
A green belt is infrastructure.
A forest is infrastructure.

These spaces perform functions that concrete infrastructure often cannot replicate: they absorb water, slow runoff, reduce heat, support biodiversity and provide ecological resilience. For Abuja, protecting these spaces should therefore be treated with the same seriousness as protecting roads, bridges and power infrastructure.

We need to stop asking:

“What can we build here?”

And begin asking:
“What does this land do for the city?”

Abuja Needs a Blue-Green Master Plan

The current review of the Abuja Master Plan presents an opportunity to introduce

something much more ambitious: a **Blue-Green Network** for the capital.

This network should identify, map and legally protect Abuja's rivers, streams, wetlands, floodplains, drainage corridors, gullies, reservoirs, parks, forests, green belts and ecological buffers. These should not be treated as decorative elements of the city.

They should become part of its core infrastructure. Imagine an Abuja where the green corridors are connected, where natural waterways are protected, where stormwater is deliberately directed into retention areas, and where new developments are required to contribute to the city's overall water-management system.

That is a city designed with nature rather than against it.

Every Development Should Have a Water Budget

There is another idea Abuja should seriously consider. Before approving a major development, Development Control should be able to answer a simple question:

Where does the rainwater go?

A development proposal should not only show its building footprint, parking spaces and floor area.

It should demonstrate how much stormwater it generates and what happens to that water. Developers could be required, depending on the scale and location of the project, to incorporate rainwater harvesting, permeable surfaces, detention ponds, bioswales, landscaped infiltration areas and controlled discharge systems.

In other words, every development should carry part of the responsibility for the water it creates.

The larger the development, the greater its responsibility.

Density Is Not the Enemy

Abuja also needs a more intelligent



conversation about density. Density itself is not the problem.

Unplanned density is.

A modern capital should not continue expanding horizontally forever.

Instead, Abuja should identify locations where higher-density development can be supported by adequate transportation, water, sewage, drainage, schools, healthcare and public spaces.

Higher-density urban nodes can then be surrounded by protected ecological corridors and lower-density neighbourhoods.

This would allow Abuja to accommodate population growth without consuming every available piece of green and environmentally sensitive land.

The Satellite Towns Must Become Part of Abuja's Future

The Abuja of tomorrow cannot be planned solely within the boundaries of the Federal Capital City. The reality is already metropolitan.

Communities such as Kubwa, Bwari, Kuje and others are integral to the wider Abuja urban system.

People live in one part of the metropolitan area, work in another and travel across the region every day. The next Abuja Master Plan must therefore think beyond the FCC.

We need a **Metropolitan Abuja** strategy that integrates housing, transportation, employment, infrastructure, satellite towns and environmental systems.

Otherwise, growth will continue pushing development into places that were never adequately planned to accommodate it.

Development Control Must Become Data-Driven

Perhaps the most uncomfortable question raised by flooding is this:

How do structures end up obstructing waterways in the first place?

Demolishing buildings after a flood may be necessary in some circumstances, but

demolition should be the last line of defence—not the planning system.

Abuja needs development control that is increasingly GIS-based and data-driven.

Before approval, every major development should be checked against flood-risk maps, drainage corridors, floodplains, ecological buffers, road reservations, infrastructure capacity and permitted density.

Technology can make it much harder for environmentally inappropriate developments to receive approval.

The goal should not simply be to become better at demolishing illegal structures.

The goal should be to become better at **preventing inappropriate development from being approved.**

Abuja 2075
Perhaps the time has come to stop thinking of the Master Plan review simply as an update.

Abuja needs a long-term vision.

Abuja 2075.
A plan that asks what Nigeria's capital should look like 50 years from now.

How many people will live here?
Where will they live?
How will they move?
Where will their water come from?
How will wastewater be managed?
How will the city respond to extreme rainfall?
Where will the green spaces be?
How much development can each district sustainably accommodate?
How will the FCC relate to its satellite towns?

And perhaps most importantly:

What kind of city are we leaving for the next generation?

The Five Principles Abuja Should Not Compromise
If the entire review were to be reduced to five principles, they should be simple:

Protect the water.
No development should obstruct natural waterways, floodplains or drainage corridors.

Protect the green.
Green areas should be treated as infrastructure, not vacant land waiting for conversion.

Concentrate density.
Build higher where infrastructure can support it rather than allowing uncontrolled horizontal expansion.

Make developments manage their water.
Every major development should retain, infiltrate, reuse or responsibly discharge its stormwater.

Plan Abuja as a metropolitan region.
The FCC cannot be planned independently of the communities and satellite towns that now function as part of its urban ecosystem.

A Warning for Every Nigerian City
What is happening in Abuja should concern more than Abuja.

Lagos, Port Harcourt, Ibadan, Benin City, Kano and other rapidly growing Nigerian cities are facing similar pressures.

Our cities are becoming larger, hotter, denser and more paved.

The temptation will always be to respond to flooding by building bigger drains.

But a city cannot engineer its way out of every environmental problem.

At some point, we must change how we build.

The lesson from Abuja is therefore bigger than flooding.

A city can have beautiful roads,



impressive buildings, flyovers and new districts and still be poorly planned if it cannot safely manage its water.

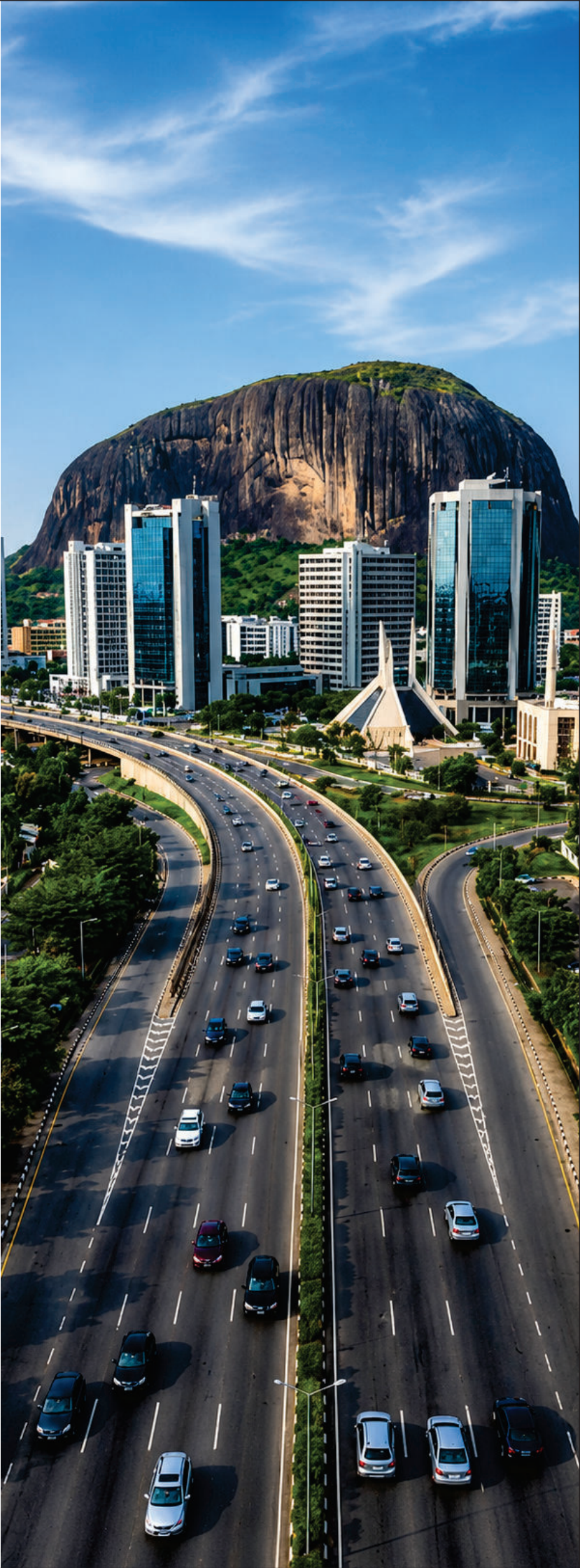
Abuja was designed to be a modern capital.

Our responsibility now is to ensure it remains one.

The question is no longer whether Abuja needs a Master Plan.

The question is whether we have the courage to design the next Abuja before the current one outgrows it.

Abuja 2075 should begin now.



THE NEIGHBOURHOODS SHAPING FRANCOPHONE WEST AFRICA'S LUXURY REAL ESTATE MARKET

By Ameh Destiny

"To understand Abidjan, don't begin with its skyline. Begin with its neighbourhoods. Each one tells a different story about how a city can grow, adapt and inspire."

For many people outside Francophone Africa, Abidjan remains one of the continent's best-kept secrets. It is a city of shimmering lagoons, elegant bridges, bustling business districts and leafy residential enclaves. As the economic capital of Côte d'Ivoire, Abidjan is home to a significant share of the country's commercial activity and serves as a gateway to the wider West African region. Its ports, financial institutions and multinational companies have helped establish it as one of the region's most influential economic centres. Yet Abidjan's story is about more than economic growth. It is also a story of neighbourhoods.

Unlike cities where one district dominates every aspect of urban life, Abidjan has developed through a collection of distinctive communities, each serving a different role. Some are centres of finance and commerce. Others are known for diplomatic residences, family homes, vibrant retail districts or contemporary mixed-use developments. Together, these neighbourhoods reveal how thoughtful planning, strategic investment and architectural diversity can shape a modern African city. As urbanist Jane Jacobs famously wrote, *"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."* Abidjan reflects that idea remarkably well.

1. Le Plateau

The City's Financial Heart

Every major city has a district that

symbolises its economic ambition. In Abidjan, that place is Le Plateau. Often described as the city's central business district, Le Plateau is home to government institutions, banks, regional headquarters and international businesses. Modern office towers rise above broad avenues, creating one of the most recognisable skylines in Francophone West Africa. Unlike neighbourhoods designed primarily for residential living, Le Plateau is defined by movement. During the working day, professionals, entrepreneurs and visitors fill its streets, restaurants and public spaces. Its architecture reflects this role.

Glass office buildings stand alongside civic structures, while newer developments increasingly incorporate energy-efficient design, improved public spaces and pedestrian-friendly streets. For developers, Le Plateau demonstrates an important principle: A successful business district depends not only on impressive buildings but also on connectivity, accessibility and supporting services.



2. Cocody

Where Nature Meets Prestige

If Le Plateau represents commerce, Cocody

represents residential elegance. Located to the east of the city centre, Cocody has long been regarded as one of Abidjan's most prestigious neighbourhoods. It is home to diplomatic residences, universities, established families and many of the city's most spacious homes.

Wide streets, mature trees and generous plots give the area a calmer atmosphere than the busy commercial core.

One of Cocody's defining characteristics is its relationship with landscape.

Rather than filling every available space with development, many properties integrate gardens and mature vegetation into their design. This creates an environment that feels open, comfortable and distinctly residential. Architect Frank Lloyd Wright once observed, *"Study nature, love nature, stay close to nature. It will never fail you."*

Although written decades ago, those words still resonate in neighbourhoods like Cocody, where architecture and greenery complement rather than compete with one another.



3. Riviera

Modern Luxury Along the Lagoon

Among Abidjan's most desirable residential districts, Riviera has become a symbol of modern family living and contemporary architecture.

Stretching across parts of Cocody and overlooking sections of the Ébrié Lagoon,

Riviera has experienced significant residential growth over the past two decades. It attracts professionals, entrepreneurs, diplomats and returning Ivorians looking for neighbourhoods that balance accessibility with tranquillity. Unlike older residential districts, Riviera showcases a blend of architectural styles. Elegant villas stand beside carefully designed apartment developments, while newer gated communities emphasise security, landscaped streets and shared amenities.

One noticeable characteristic of the area is how many developments embrace outdoor living.

Large balconies.

Private gardens.

Tree-lined compounds.

Open terraces.

These features reflect West Africa's climate while creating homes that encourage natural ventilation and stronger connections with outdoor spaces.

Increasingly, architects describe this approach as climate-responsive luxury—design that prioritises comfort as much as appearance.

As architect Glenn Murcutt famously said, *"The most important thing is to let the building belong where it is."*

Riviera demonstrates that principle beautifully.

Its newer developments are gradually moving beyond imported architectural styles towards designs that respond more naturally to the local environment.



3. Deux Plateaux

The Rise of a New Urban Lifestyle

Every growing city eventually develops neighbourhoods that reflect changing lifestyles.

In Abidjan, Deux Plateaux has become one of those places.

Located within the wider Cocody municipality, Deux Plateaux has evolved into one of the city's most vibrant mixed-use districts, where residential communities exist alongside offices, restaurants, cafés, schools and retail centres.

Its appeal lies in convenience.

Residents can often live, work and socialise within the same neighbourhood, reducing commuting time while encouraging more walkable communities.

Across Africa, this mixed-use approach is becoming increasingly important.

Rather than separating residential and commercial functions completely, modern planning encourages neighbourhoods where people can meet many of their daily needs close to home.

Urban planner Jeff Speck writes in *Walkable City*:

"Walkability is the missing ingredient that makes neighbourhoods truly livable."

Although Abidjan remains a vehicle-oriented city in many respects, districts like Deux Plateaux illustrate how thoughtful planning can gradually create more connected urban communities.

Architecturally, the neighbourhood continues to evolve.

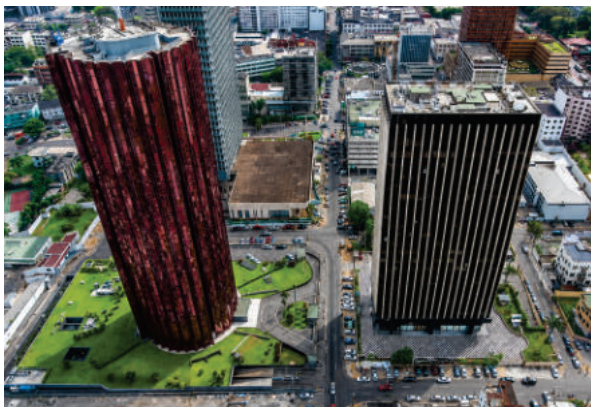
Contemporary apartment developments.

Office complexes.

Modern cafés.

Boutique retail spaces.

These developments reflect a younger, increasingly international professional population shaping Abidjan's future.



4. Marcory

Where Business, Community and Everyday Life Meet

If Le Plateau represents corporate Abidjan and Cocody reflects residential prestige, Marcory offers something different.

It is energetic.

Diverse.

Commercial.

Authentically urban.

Located south of the Ébrié Lagoon, Marcory combines residential districts with busy commercial corridors, shopping centres, entertainment venues and small businesses that contribute significantly to the city's economy.

Its architecture reflects this diversity.

Rather than uniform developments, Marcory presents a lively mixture of apartments, offices, retail spaces and family homes.

This diversity creates vibrant streets throughout much of the day.

Urban researchers often note that neighbourhoods with mixed activities tend to feel safer and more active because different groups of people use public spaces at different times.

Jane Jacobs famously described this idea as: *"Eyes on the street."*

Her observation continues to influence urban planning across the world.

Marcory demonstrates how commercial activity, residential life and public interaction can coexist to create neighbourhoods full of energy and opportunity.



What Abidjan Gets Right

Every successful city develops its own identity.

For Abidjan, that identity is not built around a single iconic skyscraper or landmark. Instead, it emerges from the relationship between its neighbourhoods.

Each contributes something different. Le Plateau drives commerce.

Cocody offers prestige and greenery.

Riviera embraces contemporary family living.

Deux Plateaux reflects a changing urban lifestyle.

Marcory provides commercial vitality and everyday energy.

Together, they create a city that is both economically ambitious and residentially diverse.

Perhaps even more importantly, Abidjan demonstrates that modern African cities do not need to imitate one another.

They can grow while remaining true to their own history, geography and culture.

Five Reasons Abidjan Is Worth Watching

As conversations about African real estate increasingly focus on the continent's fastest-growing cities, Abidjan deserves far more attention than it often receives.

Here are five reasons why:

1. A Strategic Economic Hub

As the economic capital of Côte d'Ivoire, Abidjan serves as a gateway for business

across Francophone West Africa, attracting investment and regional headquarters.

2. Distinctive Neighbourhood Identities

Rather than one dominant district, Abidjan's neighbourhoods each serve unique residential, commercial and cultural roles.

3. A Blend of Heritage and Modernity

French colonial influences, contemporary architecture and local design traditions combine to create a city with a distinctive architectural language.

4. Lagoon-Centred Urban Form

Unlike many inland capitals, Abidjan's relationship with the Ébrié Lagoon shapes both its landscape and its development, giving many neighbourhoods unique waterfront character.

5. A Growing Focus on Quality Urban Living

From landscaped residential districts to expanding mixed-use developments, the city continues to invest in neighbourhoods that support both economic growth and everyday quality of life.

More Than a Business Capital

Cities are often remembered for their skylines.

Yet the places people truly experience are their neighbourhoods.

They are where children play.

Where families gather.

Where businesses grow.

Where communities are built.

Abidjan reminds us that successful urban development is rarely about constructing taller buildings.

It is about creating neighbourhoods that respond to different lifestyles while remaining connected through thoughtful planning.

As African cities continue to evolve, Abidjan offers an important lesson.

Great cities are not built all at once.

They grow neighbourhood by neighbourhood, street by street, and community by community.

Perhaps that is why Abidjan continues to stand quietly among West Africa's most compelling urban success stories—not because it seeks attention, but because its neighbourhoods reveal what thoughtful city-building can achieve.



THE FALCON

Ghana's First Independent Cinema Dedicated To African Film

By Tomisin Juliet Faoye

Somewhere in Ghana, an afro-centric theatre, unlike any known theatre on the continent, is being built from scratch. The Falcon, as this illustrious creation is called, is inspired by the unique organization of traditional Asante homesteads and will be divided into four separate structures. This exceeds the bounds of a simple theatre. It will be made up of two screening rooms, an outdoor cinema space, a central courtyard, a restaurant, as well as a film archive.

The project sits at the intersection of film and indigenous African architecture as it will be constructed from locally sourced materials and designed to explicitly represent architectural structures that are peculiar to

Africa.

From the communal compound setting, to the earthy tones and palm leaf thatched roof included in the design, The Falcon will most certainly gain a massive amount of attention upon its completion.

Studio NEiDA, a Berlin-based architecture and design studio focused on cultural projects in Africa and Europe, revealed plans for the space which is now in development in Berekuso, a town in the Eastern Region of Ghana. The project is co-founded by Fabiola Buchele, the former creative director of Studio Francis Kéré, known for community-driven design across the continent; and architect Jeanne Autran-Edorh,

who has received training from Herzog & de Meuron [the Swiss firm behind the Tate Modern in London and the National Stadium in Beijing, known for bold, material-led architecture] and Kéré's studio. Buchele and Autran-Edorh are the cofounders of Studio NEiDA.

For architecture, the building of The Falcon mirrors an undeniable reality: the creative arrow is beginning to point away from Europe and the first world, and point back to indigenous African housing structures. What is taking place is a creative re-imagination of the structures obtainable in the past, and redesigning them for a present that does not fail to pay the due homage.

When it comes to film and entertainment, the very idea of the current cinema style is not as fixed as one might imagine. Cinemas today greatly adhere to the proscenium stage idea where the audience is separated from the performers. In the past, however, styles such as theatre-in-the-round were explored. The Falcon seems to borrow from several older communal theatre styles and eras.

The Falcon is more than brick, thatch, and screens. It is a statement about deep stories and how they are housed. For too long, African audiences have watched their own films in buildings designed for another culture's idea of moviegoing. By rooting itself in Asante homestead logic; open courtyards, communal gathering, and materials from the



land, The Falcon invites viewers back into cinema as a shared, social act. It positions Ghana not just as a consumer of global film, but as a shaper of how film is experienced on the continent.

When it opens, it will give independent African filmmakers a home that reflects their aesthetics, and give audiences a reason to gather again beyond streaming. Film students will have an archive to study, families will have an outdoor space to watch under the stars, and the restaurant and courtyard will keep conversations going long after credits roll.

THE DRIVEWAY



Rain-Ready: The Most Durable SUVs for Lekki, Ikoyi, Banana Island & VGC/Ajah
Lagos rain doesn't ask permission. One minute the sun is out in Banana Island, the next minute Ozumba Mbadiwe is a river and the road to VGC looks like a lagoon crossing.

In estates where your home is an investment, your SUV should be too. It needs to handle flooded gutters in Ajah, potholes after downpours in Lekki, tight security gates in Ikoyi, and still look good pulling into a dinner on Akin Adesola.

Here are 9 SUVs that were built for exactly that — Lagos weather, Lagos roads, Lagos living.

1. Range Rover Sport

Durability here is about presence and performance. The air suspension lifts you above flooded sections on 2nd Toll Gate, while Terrain Response handles slippery mud around construction sites in Banana Island. Inside, the leather is weather-resistant and the electronics are sealed so humidity and rain won't age it fast.

2. Toyota Land Cruiser 300

If there's one SUV Lagos rain respects, it's this. High ground clearance, 4WD, and a body built for bad roads make it king from VGC to Ibeju-Lekki. It wades through water, shrugs off potholes, and Toyota parts are everywhere when you need service. This is the “buy it once” SUV for estate owners who value zero stress.

3. Mercedes-Benz GLE 450

Elegance that doesn't panic in rain. The 4MATIC system keeps it stable on wet Eko Bridge and Lekki-Epe Express, while the raised stance helps with minor flooding. Mercedes build quality means seals, wiring, and interior materials are designed to last through years of Lagos humidity. Perfect for professionals who drive daily between Ikoyi and VI.

A. Budget-Friendly SUVs for Young Professionals in Lekki

1. Toyota RAV4

Compact, tough, and cheap to maintain. The RAV4's reliability is legendary in Lagos traffic and rain. Good ground clearance for Ajah floods, fuel efficiency for daily Lekki commutes, and Toyota's service network means you're never stranded.

2. Hyundai Tucson

Built for city driving but tougher than it looks. The Tucson handles wet roads well, has modern safety tech for low-visibility rain, and Hyundai's warranty covers you during those 5-year estate mortgage years. Interior materials resist moisture and wear.

3. Kia Sportage

Bold design meets practical durability. High seating position gives you visibility in heavy rain on Lekki Phase 1, and the chassis is solid enough for uneven estate roads. Low maintenance cost makes it ideal for first-time homeowners.

B. Electric/Hybrid SUVs for "The Future of Estate Living"

1. Lexus RX 500h Hybrid

Lexus hybrids are famous for reliability in tough climates. The battery and electronics are sealed against moisture, and the hybrid system saves fuel during long rain traffic on 3rd Mainland. Quiet, smooth, and built to last 10+ years — ideal for smart homes in Banana Island.

2. BYD Tang EV

Full electric with IP67-rated battery protection — meaning it's sealed against water and dust. Great ground clearance for flooded streets, and instant torque helps you pull out of waterlogged spots. As more estates install solar and EV chargers, this is future-proof durability.

3. Volvo XC40 Recharge

Swedish safety meets Lagos weather. The XC40 Recharge has a sealed battery pack, excellent traction control for wet roads, and Volvo's reputation for building cars that survive. Compact size is perfect for tight Banana Island parking and estate gates.

The Bottom Line

In Lagos, durability isn't a spec sheet. It's ground clearance for floodwater, sealed electronics for humidity, and a brand you can service on a Sunday in Lekki.

Whether you're buying for status in Banana Island, family life in VGC, or hustle in Ajah, pick an SUV that works as hard as your property does. Because the right driveway car doesn't just survive rainy season, it owns it.

Shuntell Ezomo

FOUNDER, FASHION MODEL AND 2ND RUNNER UP, MISS WORLD NIGERIA

By Tomisin Juliet Faoye

While in the past, beauty pageant queens were often associated with only matters of fashion, glitz and glamour, today that narrative has changed greatly as we see pageant queens not only thriving in looks but greatly influencing society both in philanthropy and entrepreneurship.

Shuntell Ezomo stands as an illustrious example of this shift from beauty standards to impact standards. At 26, she is a celebrated beauty queen, model, and entrepreneur. Representing Edo State, she finished as the second runner up for the 2026 Miss World Nigeria pageant and was awarded the title of Miss Amity for her warmth and camaraderie during the bootcamp. In 2024, she won the Miss Earth Nigeria pageant and represented Nigeria in the Miss Earth International Pageant in the Philippines where she achieved a placement in the top twelve.

As a way to give back to the society, Shuntell established Roots and Stars Initiative, an outreach platform that empowers young minds and is aimed at guiding young children to discover, express and maximize their innate potentials. With Roots and Stars, she is mentoring children in underserved communities, providing educational resources, organizing confidence-building workshops, and giving these children a platform to showcase their talents.

With both her parents being late, Shuntell created the Cynthia Greggs Foundation in honour of them.

The foundation carries out community development programs and personal empowerment projects. The foundation is both a way to celebrate her parents' legacy and a way to give back to her community.

When it comes to environmental advocacy, Shuntell is also a driving force in the niche. Building on her Miss Earth background, she serves as an advocate for sustainability. Recently, she served as a judge at the Eko Green Competition organized by the Lagos State Youth Ambassadors.

Shuntell Ezomo's journey in pageantry stands as irrefutable proof of her excellence, not just nationally, but even on the international stage. The Miss Earth competition in which she placed amongst the top 12 is one of the most prestigious pageants in the world, so making top 12 out of more than 80 countries represented proves that she understands what it takes to be a pageant queen.

Beyond gracing walkways and stages, Shuntell is one pageant queen that proves that every platform is for a purpose. She is using her platform to reach out to the younger generation and stir up in them a drive to fulfil their dreams. It is safe to say that even as she proceeds with her own ambitions and continues to chase her dreams, the work she is doing with children at the grassroots level will continue to speak for her. We look forward to seeing Shuntell take on more global stages and continue to stand as proof that even when the odds don't seem favourable, dreams can still come true.





RETHINKING THE COMMUTE

How The Rise Of Remote Jobs Is Influencing Where People Decide To Live

By Tomisin Juliet Faoye

Good road networks, proximity to one's office and convenience stores are some of the most essential factors people often consider when house hunting. Rightfully so, as these factors contribute greatly to the ease of living. No one wants to travel miles everyday, especially not on poor roads. This makes the aforementioned factors absolutely nonnegotiable.

The narrative however is beginning to change due to the rapid surge of remote jobs especially amongst the younger generation. With more people able to work from anywhere and at anytime, global real estate

realities are shifting significantly. Remote jobs uncouple employment from geography, driving migration towards affordability, suburban expansion and lifestyle focused relocation.

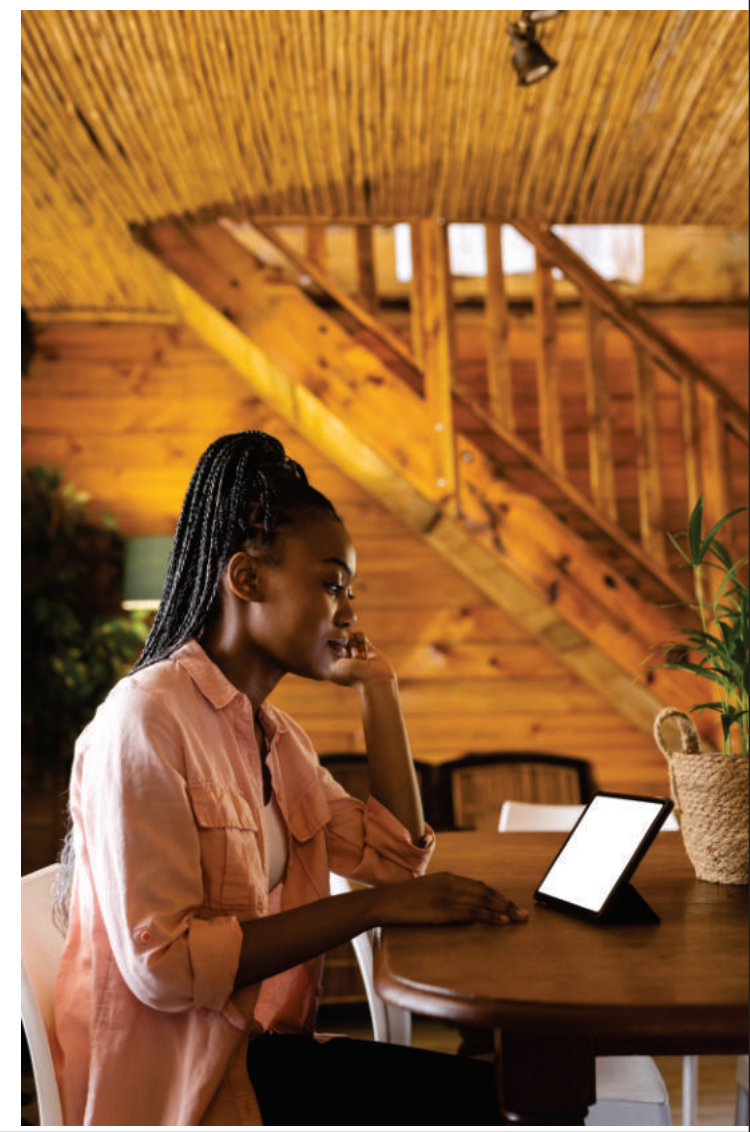
Remote workers are at liberty to move away from dense, expensive city cores to suburbs and smaller towns. Why? Because they can buy or rent larger properties for less money. People can now choose to live in states and regions with a lower cost of living. Location fluidity also results from this surge of remote jobs as individuals are now at liberty to move across regions and borders all through the

year.

This shift is proving to bring much needed liberties to house hunting. People can now make choices based on climate preferences, recreational amenities, and natural surroundings rather than daily office proximity. Picking a home therefore becomes a more enjoyable endeavour.

There are however some concerns to be considered. With proximity to city blocks and offices now relegated to a lower position on the list of essentials, lots of potential homeowners are gravitating towards suburban neighborhoods. Smaller destinations therefore face new pressures on local housing supply, driving up local real estate prices and leading to the expansion of small towns. While one might argue that this new influx may be disadvantageous to suburban dwellers, the merits come toe to toe with the demerits. The rise in population in these towns would without a doubt lead to more infrastructure. Co working spaces, cafes, restaurants and recreational centers would definitely increase their presence. More businesses would thrive and small towns would gradually open up to welcome a greater level of diversity.

Remote jobs bring a new angle to the real estate conversation. The conversation is shifting from positioning to amenities. Strong internet connection, comfort, recreational features, and ease of living. A new breed of homeowners is springing up, and it is not just people who are buying for geography. These people are choosing homes that reflect their personality. Whether this is an apartment in a highrise block, or a cozy place hidden away somewhere, remote jobs are making the option available for people to choose houses that they can truly make a home.



AKOSE ENEBELI AND THE CREATION OF HUMAN CENTRIC LUXURY DESIGNS

By Tomisin Juliet Faoye



If every building is created with the aim of human habitation, what does it mean to specifically build human-centric architecture? Akose Enebeli is answering this question, one design at a time. His work blends functionality with elegance, achieving architecture that is not only aesthetically pleasing, but deeply enjoyable. He is an architect, artist, and the founder of elArc Designs.

Akose Enebeli is widely recognized for his innovative, human-centric approach to making buildings. His work has earned him a reputation as the go-to designer for celebrities and members of the elite class. He is the brain behind the stunning mansion of international footballer, Odion Ighalo and designed another lavish mansion for Afrobeats Superstar, Burna Boy. His custom design for Burna famously features a continuous swimming pool that begins inside the structure and flows to the outside of it. Talk about creativity!

The building gained a feature on Architectural Digest, one of the most prestigious architectural magazines in the world. An exclusive tour explored the 13,000 square foot mansion's grounds, numerous rooms, private cinema, vinyl room, lounges, game room and lots more. The structure itself is about 3,700 square foot and is nothing short of a Burna Boy Universe. The superstar had specifically requested that the pool transcended both the inside and outside of the building. This led Enebeli to build a part of the living room so it would extend over the pool.

Enebeli was contacted to create the masterpiece by Burna's mother and manager after she saw his work on Odion Ighalo's mansion. This is perhaps the mark of a great artist; the ability of his work to recommend him..

Akose Enebeli grew up in Lagos as the youngest of five brothers and studied Architecture at the University of Lagos.

Ditching the usual 9 to 5 route, he registered his company and had been designing buildings ever since. What began in 2015 as a daring move has led to a feature on one of the biggest architectural platforms in the world. Enebeli holds a membership on the Architects Registration Council of Nigeria, and in the Royal Institute of British Architects.

Enebeli is an architect by profession and an artist by heart. He treats each project as a unique work of art, placing significant emphasis on ensuring that the project reflects the owner's personality. He has been vocal about preferring physical meetings with clients because as a keen observer, he is able to gain insight into their personality via as little as their body language.

In the past, homes were treated as a mere necessity. Today the focus is moving beyond mere shelter to deep personal expression. People are choosing and redesigning spaces to match and reflect their unique style and personality. The home is becoming an extension of the homeowner and architects like Akose Enebeli are enabling this. So here's to a new generation of homeowners; those who choose homes that tell the story of who they are and who they want to be.





FAVOUR EPHIPHANY BESSAN:

Content Strategist and Winner of the inaugural Season
of Masterchef Nigeria

By Tomisin Juliet Faoye

This year, the world's most famous cooking television show format made a grand entry into Nigeria. Masterchef Nigeria officially launched in April this year and the show quickly gained lots of popularity. It featured ten amateur home cooks who competed for the grand prize of 73 million naira. After scaling through several of culinary battles, Favour Epiphany Bessan emerged winner. Favour Bessan is a content strategist and digital content creator who had been doing cooking videos on YouTube before ever dreaming of competing on national TV. Known simply

as 'Favy', the 26 year old was crowned winner of MasterChef Nigeria Season One on the 19th of July, taking home the grand prize and a stunning MasterChef trophy.

Renewable energy expert, Fads Segun came out as the runner up. The fierce final battle between Fads and Favy required them to each prepare a three course meal that was reflective of their unique personalities. With the instruction to cook from their hearts, both chefs fought fiercely but in the end, Favy was declared winner. Like every single one of the ten contestants that participated in

the show, Favy had no formal culinary training. This is perhaps what makes Masterchef one of the most exciting cooking shows out there. It is not designed for professional chefs who have it all figured but for amateurs who are daring enough to compete even when they don't have the whole manual.

Favy describes herself as a content strategist and filmmaker, with a fearless, imaginative and deeply driven character. This was reflected across her time in the competition and her eventual win, proving her to be highly versatile and determined. The win sets the stage for the many seasons of MasterChef Nigeria to come. Favy, and all other nine contestants of the first season represent a growing population of food enthusiasts in Nigeria today. All over the internet, food critics, amateur chefs, and culinary influencers are on the rise. From food tastings to restaurant tours, young people are engaging with the culinary world on various levels and it is proving to be a very rewarding industry. From massive following on social media, to winning million naira cash prizes at prestigious cooking competitions as Favour Bessan has just done, the culinary world proves to have a whole lot to offer.

The just concluded season of the show aired on Africa Magic Showcase and included team based tasks as well as individual competing. The judges were Chef Eros Omoniyi, founder of Cooking Jar Ile Eros and known for reimagining traditional Nigerian dishes with contemporary elegance, and Chef Stone Adetomi Akingbade, the founder of Red Dish Chronicles Culinary School, who brought years of international and local culinary expertise to the show. Together, both Chefs pushed contestants to elevate local dishes beyond the regular standard, bringing creativity and unique twists to what might be tagged ordinary. While there's yet to be a season 2 announcement, the show has sparked lots of interest across the country and without a

doubt, many amateur chefs across the country are gearing up to succeed Favour Epiphany Bessan as the next MasterChef Nigeria.



SPOTLIGHT: *OSASERE OKUNDAYE,*

THE SIXTEEN-YEAR-OLD WHO JUST BECAME NIGERIA'S YOUNGEST
CHARTERED ACCOUNTANT

By Tomisin Juliet Faoye

What does it take to be a genius? 16-year-old Osasere Okundaye is answering that question by stepping into giant shoes. At only sixteen, she has become the youngest chartered accountant in Nigeria after scaling through the ICAN certification. ICAN is considered one of the most demanding professional exams in Nigeria. Even graduates and seasoned professionals require years of study and sometimes even repeated tries before succeeding.

The record was previously held by Jonathan Adewale who, in 2022, at the age of 17, achieved the ICAN certification.

Okundaye began the journey to her ICAN certification via the Accounting Technicians Scheme West Africa and began rigorous professional exams at the age of 13, right after completing secondary school. After experiencing initial exam failure in 2025, she retook the failed paper this year and passed, earning her the record.

Her achievement has earned her public commendation both from the government and from individuals. Utilizing recent media appearances, she urged the government to provide better mentorship, resources, and educational guidance to help young Nigerians unlock their potential.

Beyond the accolades and headlines, Osasere Okundaye stands as a symbol of possibility and resilience for young Nigerians. In a world where timelines are a huge part of the social construct, she defies convention, proving that gaining educational and professional direction early in life can have significant impact on a child's future.

Osasere's journey also celebrates courage and the reward of being daring enough to chart a different path. While her peers were seeking university admission, she chose to fully commit to a professional path. She found her feet in the accounting career and today stands as a beacon of light.

Osasere is proof that Nigeria is a country that celebrates exceptionality. While many may argue that the country is not structured in a way that facilitates the courage to dream, many young Nigerians are proving that though it may be difficult, great things are possible.

Her story ultimately serves as both an inspiration and a challenge. It calls on institutions to create enabling environments for brilliance to thrive, and on young people to embrace discipline, resilience, and clarity of purpose. In Osasere Okundaye's journey, we are reminded that excellence is not confined by age, and that with the right determination, the future can begin far earlier than expected.



LUXURY HOBBIES

THE ART OF BUILDING WINE COLLECTIONS

By Tomisin Juliet Faoye

Having a hobby has numerous advantages. It keeps your mind busy, helps you remain productive and brings out your creative side. But what's even better, is having a hobby which overtime, can amass millions of dollars.

Luxury wine collection is a an art that has existed for centuries. This timeless activity requires commitment, precision, and very strong passion.

Collecting luxury wine is a refined pursuit. It combines personal passion, strategic curation, and meticulous cellaring. It is usually focused on legendary regions like Burgundy and Bordeaux. Success at this craft relies on sourcing blue-chip bottles, maintaining precise environmental controls, and balancing investment value with actual drinkability.

Blue-chip bottles refer to elite, highly sought-after wines from legendary producers like Château Lafite Rothschild or Domaine de la Romanée-Conti that have a proven track record of high and increasing value, stable market demand, and exceptional aging potential. Blue-chip bottles are the finest of wines, created to improve as time passes and able to be stored for decades, while still retaining it's essence.



If you're looking to venture into this luxurious hobby, these are some things to note:

First, it's advisable to organize your cellar by the rule of thirds. Have a section for blue chip investments, have a section for personal favourites, and one for exciting new discoveries. Also, the source of your wine should also be carefully considered to avoid buying fakes. If possible, make purchases from reputable auction houses, certified merchants and vendors, or through direct allocations from wineries. That way, you can be certain that your collection is authentic.

It is essential to make adequate research and collect only bottles that have a track record of longevity. Ensure you're collecting brands that improve over time, not substandard ones which may go bad.

Climate control is also essential. Try to maintain a steady temperature near 55°F (13°C) and 70% humidity using high-end systems or specialized climate cabinets.

Documentation is another significant factor. Keep clear digital or handwritten inventory of what you have in your collection. Track purchase dates, provenance, peak drinking windows, and estimated market values.

Remember that wine collection is an art and it should be treated as such. Design custom architectural spaces or wall-mounted displays that treat rare labels like fine visual art.

While luxury wine collection may be one of the rarer hobbies, it is highly rewarding; financially, intellectually and socially. So if you have a fancy for fine wines, the best time to start that collection, is right now.



MOVIE REVIEW: **MO ABUDU'S BLOOD SISTERS II**

By Tomisin Juliet Faoye

The first season of *Blood Sisters* was released on Netflix in 2022 and followed the lives of two friends, entrapped in a murder scheme that quickly escalates due to the family status of the victim.

The second season was released this year and carries on the story from the court trial of the friends, Kemi and Sarah. Both found guilty of the crimes, some of which they did not commit, Kemi is sentenced to death by hanging and Sarah to life imprisonment. This leads to a desperate spiral of events. From chaos and rivalries within the prison, to the family conflict within the Ademola family, season 2 is full of scandal on many levels. The season sees a lot of the Ademola family drama. From Uduak continuing to pull the strings to everyone's detriment, to Femi, the eldest son's marriage going downhill due to his paralysis, to Timeyin, the youngest of the Ademola children who now runs the family company, but is damaged, both by her mother's ways and the fact that she is guilty of some of the crimes Kemi and Sarah are accused of.

One thing that stands out in the film, is the depth of the friendship between Kemi and Sarah. Even when Sarah escapes from prison, she does everything possible to get Kemi out as well.

This leads to another important fact, which is Sarah's mother, a role played by Uche Jombo. She fights fiercely to get her daughter out of jail and to safety at the expense of her own life, even if it meant forcing Sarah to leave Kemi behind. The character of Uduak, played by Kate Henshaw, is worth considering as she is painted in a villainous manner that is

akin to Mexican cartel soap operas.

She is the matriarch of the Ademola family and controls everyone's life. Her children, all three of them, in different ways, are damaged by her cruel comparisons and heartless words and acts. The second son, who dies in season one, is the favourite because he is most similar to her; the oldest is treated like a nobody because, according to her, he has no spine; and the youngest, Timeyin, is wild and perhaps the most vocal about the cruelty of their mother. In the end, she teams up with Sarah and Kemi to end her mother's life. Beyond being a bad mother, Uduak is a ruthless killer and a master manipulator. It is worthy of note that no justification was provided as to why her character turned out the way it did.

The season ends with no real conclusion however, as Uduak is left tied up in a trunk by her own children, and Kemi and Sarah remain on the run. Perhaps a third season is in the works. Overall many would agree that the first season hit home more than season two did. It was ambitiously done, but perhaps too many subplots were introduced, so much that it became difficult to connect with. For viewers planning to watch the series, a trigger warning would be that there is vast use of profanity, violence, and vivid illicit affairs. Every episode is scandal dressed up in fancy clothes.

The series was produced by Mo Abudu and EbonyLife Studio, and features an A-list cast which includes Kate Henshaw, Nancy Isime, Ini Dima-Okojie, Gabriel Afolayan, Kehinde Bankole, Daniel Etim Effiong, Genoveva Umeh, Segun Arinze, Blessing Nze, and many more. It streams on Netflix.

GODAÏF

— V I L L A G E —



Casa Asmarina 26B Turnbull Road Ikoyi, Lagos



Where Innovation meets People

Welcome to Café One, the number one coffee shop and coworking space in Nigeria. We act as a platform for people to co-work, ideate, co-create and network, providing free Wi-Fi, a co-working space and the best coffee. Integral to this is our ability to build experiences around our communities.

www.cafeone.ng

HABITAT PUZZLE CHALLENGE

Find all 12 hidden words.
Some words are very well hidden, so look carefully

A	U	A	D	A	M	A	W	A	B	A	M	I	A
L	N	C	O	U	R	E	E	B	R	T	Y	Q	U
Q	E	W	Q	I	O	P	G	U	H	L	V	O	Y
A	S	A	D	O	E	K	H	J	J	K	U	P	T
S	S	O	G	A	L	F	M	A	D	S	Z	L	R
D	O	B	K	M	N	B	O	V	C	X	N	K	E
F	Y	A	W	O	Q	R	N	S	T	U	P	J	W
G	P	Y	A	H	T	G	Y	J	G	K	L	H	Q
H	O	S	R	P	R	O	Y	O	H	A	O	G	A
J	K	E	A	O	U	A	H	S	P	Y	I	Z	B
K	O	K	I	N	O	B	R	T	E	K	A	N	O
A	S	D	F	F	C	W	R	T	Y	M	I	K	Y
L	D	C	G	M	A	Y	H	U	F	H	U	F	C
O	E	B	A	T	H	I	A	A	L	A	Y	D	D
I	J	D	E	L	T	A	R	I	G	B	F	S	E
U	I	N	D	S	R	A	B	W	H	I	T	A	B
Y	G	M	U	E	O	N	I	U	I	G	R	Z	O
T	A	W	N	D	P	Z	Y	A	T	A	E	X	R
R	R	X	Y	L	K	J	T	D	E	M	W	C	N
E	E	K	I	T	Y	L	A	P	M	N	B	V	O

COMPLETE THE PUZZLE AND STAND A CHANCE TO WIN A CASH PRIZE.

CATEGORY: STATES

ABUJA	KANO	LAGOS	ZAMFARA	DELTA	PORTHACOURT
OGUN	BORNO	ADAMAWA	KWARA	SOKOTO	OYO

HOW TO PARTICIPATE

- 1. Complete the puzzle in the hard copy of Habitat Magazine.
- 2. Take a clear photo of your completed puzzle.
- 3. Email the photo to info@habitatmagazineng.com.

IMPORTANT:

- 1. Only puzzles completed in the printed (hard copy) version of the magazine are eligible.
- 2. Follow Habitat Magazine on all our social media platforms for updates and winner announcements.

Time to Change Your Address, Select Dream Furniture, Unpack in Your New Home?

We want to be a part of your life's journey

OPEN A PROVIDUSBANK PERSONAL ACCOUNT

LET'S MOVE YOU
FORWARD

