HABITAT

Magazine

Holiday Edition 2024

ECOBANK DESIGN & BUILD EXPO 2024:
Building Nigeria Together

Community Investments in Real Estate:
Leveraging the Power of Consensus for Maximized Returns Within International & Local Markets.

THE TITANS OF REAL ESTATE:
Nigeria's Top 100 Agents and Brokers Dominating 2024

OUTSMARTING INFLATION:
Game-Changing Strategies for Developers

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Editor's Note

Christmas is here again! Welcome to our Holiday Edition, fondly referred to as our Christmas Edition—our most exciting edition of the year.

Habitat Magazine participated in the just-concluded EcoBank Design & Build Expo 2024, themed Building Nigeria Together. The event took place from November 27 to December 1 at the Ecobank Pan Africa Centre in Victoria Island, Lagos.

We chose to provide full media coverage for this event, inspired by Ecobank's bold initiative to invest in nation-building by igniting the dreams of young, vibrant architectural students through design competitions. The Design & Build Expo 2024 is truly a testament to Ecobank's commitment to supporting and empowering builders, visionaries and changemakers in the pursuit of nation-building.

The event was well attended and featured exhibitions, masterclasses and knowledge-sharing sessions. There was plenty to eat and drink, complemented by great music that elevated the overall expo experience. We commend Ecobank for this visionary initiative and encourage them to make it an annual event. Be sure to check out images from the event and follow us on Instagram @habitatmagazineng for highlights, interviews, and masterclass clips.

As the year draws to a close, it's time to celebrate those making remarkable contributions to Nigeria's design, construction, real estate, hospitality and entertainment sectors—and to humanity at large. This year, we are proud to present Our Exclusive Power 100 List. While this edition features a selection of honourees, you can find the full list on our Instagram page @habitatmagazineng.

We would love to hear from you! Feel free to call or send a WhatsApp message to +2348033212022, or email us at info@peterraphaelltd.com.

PETER ALEOGENA
Publisher

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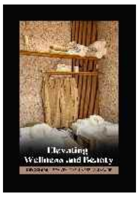

CASA D'OR INTERIOR

High end interior Furniture | Art and Accessories |
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THE PAULINE BUILDING MODEL

In a recent conversation with Habitat Magazine, Mr. Jide John Williams, Executive Director of JNT Construction Company, unveiled an innovative building initiative termed the "Pauline Building Model".

He described it as JNT's primary strategy to discourage developers from misappropriating funds intended for future homeowners. He noted that this trend has unfortunately become common due to a shortage of funds amid increasing demands for high-quality building projects.

Explaining the mechanics of the Pauline Building Model, Mr. Williams shared that the model is designed to make luxury home ownership achievable and secure.

The model brings together a financial institution, the developer and vendors—all committed to the common goal of delivering a completed luxury home within a set timeframe.

Furthermore, Mr. Williams highlighted that the Pauline Building Model directly addresses the widespread concerns surrounding quality and timely delivery in real estate, with its main objective being to provide assurance and guarantee to clients purchasing properties.

The model involves a respected bank as the primary financier, directly responsible for paying vendors at each phase of the project, from the foundation through to the final details like plumbing, fixtures, roofing, and furnishings.

This approach provides full transparency, ensuring that each project is delivered on schedule and to the highest standards

"This model prevents developers from redirecting clients' funds to other projects or personal expenses, as they do not have access to the funds until the project is completed and handed over," he added.

Mr. Williams emphasized that the Pauline Building Model is designed to address long-standing concerns about quality, project delays and the safety of clients' investments. Upon project completion, clients are issued a Pauline Building Model Certification, which assures them that every condition has been met to the promised standard.

With the introduction of this model, JNT Construction aims to offer clients confidence and peace of mind in their investment journey.

"

The Pauline Building Model Is Designed To Make Luxury Home Ownership Achievable And Secure.

OUTSMARTING INFLATION:

GAME-CHANGING STRATEGIES FOR DEVELOPERS

By Peter Aleogena

Many developers find themselves in challenging situations due to the rising cost of building materials caused by inflation and fluctuating interest rates. However, with strategic planning, a rethinking of off-plan strategies and smart decision-making, the effects of inflation can be mitigated. Here are five proven ways developers can thrive despite economic volatility:

1. Adopt Value Engineering Early

Value engineering ensures maximum efficiency without compromising quality. This involves eliminating waste throughout the entire construction value chain. From the design stage to material procurement, identify cost-effective alternatives in materials and construction techniques. By eliminating waste, you can save money that may be needed to cushion the impact of inflation on your project.

2. Leverage Bulk Purchasing

Purchase 80% to 90% of your construction and finishing materials at the beginning of the project, particularly reinforcements and imported finishing materials. If storage is a challenge, negotiate with distributors for a delivery schedule directly to your site. This approach requires substantial funds early in the project, so securing full funding upfront is preferable. Use off-takers' payments as your repayment strategy rather than relying on them as your primary funding source, as these funds are often not available in bulk during the early stages of a project.

3. Leverage Fixed-Price Contracts

Fixed-price contracts with suppliers and contractors can help lock in costs and hedge against inflation. These agreements transfer the risk of price increases to the suppliers, ensuring that your project remains within budget even if material costs rise unexpectedly.

4. Secure Favourable Financing Early

In a volatile economy, interest rates can fluctuate significantly. Partner with financial institutions to secure favourable long-term rates early in the development process. rate swaps to mitigate the impact of rising borrowing costs. Consider funding options for green and sustainable developments, as they often come with additional financial incentives.

5. Invest in Technology for Efficiency

Technology-driven solutions, such as Building Information Modeling (BIM) and construction management software, can streamline operations and reduce waste. Real-time project tracking and automation minimize delays, which are often worsened by inflationary pressures.

By implementing these strategies, developers can protect their investments and maintain profitability in uncertain economic conditions. As inflationary trends persist, adaptability and proactive planning remain essential for success.

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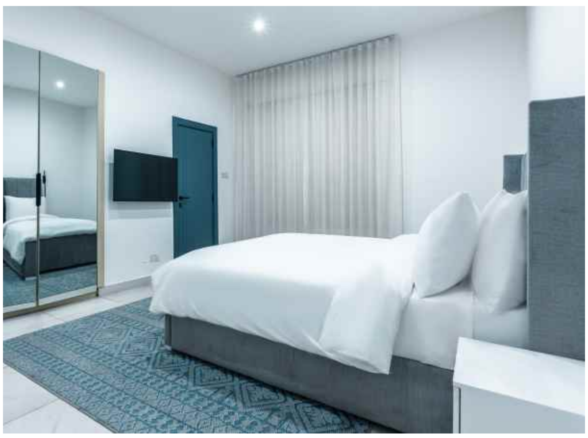

The Little House on Elmwood Street

By Tomisin Juliet Faoye

“We're closed!” Rhoda yelled when she heard the doorbell ring again. Didn't people know how to read signs anymore? It was almost 9:00 p.m. Who would be knocking on the doors of an art gallery at this hour when there was a giant sign right in front of the door that said “WE'RE CLOSED” in big red capital letters? Whoever it was, they would get a piece of her mind if they didn't quit pounding on the door like they owned the place. Or maybe they did. Could it be her landlord?

Mr. Jegede never came by at night. Then again, up until a week ago, she'd never been at the gallery at night before. But how did he find out that she was living here now? Life was surely against her!

Already in her nightgown, Rhoda quickly threw on a sweater, took off her bonnet, and headed to the door. When she reached it, she put on her most childlike smile and unlocked the padlock. As the coiling door rolled up, she noticed that the man's shoes weren't the sandals Mr. Jegede always wore. Instead, they were sneakers whose price could probably save her from the quagmire she was in—or at least treat her to a nice weekend at a resort where she could forget about her problems.

It wasn't until the man cleared his throat that Rhoda realized the door was fully open. Lifting her eyes, they rested upon a face that could only be described as Hollywood standard. Neat cornrows and beautiful eyes stared back at Rhoda. Her mouth went dry immediately. Not quite because he was handsome, but because she knew what those eyes were staring at: a horrible mess in flip-flops.

“Pardon me, did I… wake you?” the man asked, the last two words coming tentatively. Of course they would! Why would anyone be sleeping in an art gallery?

Rhoda blinked several times, struggling to find an answer.

“No,” she said with a stutter and that awkward nervous chuckle she'd never grown out of—the one that sounded like she was gasping for air. “You didn't wake me! Why would you think you woke me? It's not like this is even my house! So why would I be sleeping here?”

“I see,” the man said, nodding slowly.

Rhoda began nodding too. Why on earth was she doing that? Well, she'd done it now! She'd made a handsome man think she was crazy.

“I want to buy a painting,” the man announced. “I saw it when I drove by earlier today. I noticed the sign, but I saw the lights on and thought to try my luck.”

“You couldn't wait till tomorrow?” Rhoda asked, her initial astonishment wearing off.

“I never put off till tomorrow something I can do today,” he replied frankly, offering a smile. "Would you be kind enough to let me in?”

And risk him seeing the makeshift mattress she had dropped in the middle of the exhibition room? No way!

“I'm sorry, but that won't be possible,” Rhoda said. “If you would describe the painting, I can bring it out here for you.”

He took a moment to respond, looking a little skeptical. Rhoda was getting tired. The giant Christmas tree at the mall across from her gallery, with its extra bright lights, was disturbing her eyes. She needed her glasses.

“Alright,” the man finally said. “It's the one that shows a dove on a tree with no leaves.”

“I'll be right back,” Rhoda said and dashed into the gallery. She knew exactly what painting he was referring to. Stepping over her mattress, she removed the painting from the easel and returned to the door. The man was still standing there, looking toward the road. His back was turned to her.

“Here it is,” Rhoda said, holding up the painting.

He smiled as soon as he laid eyes on it. Taking it from her, he studied it keenly, a smile creeping in.

“How much is it?” he asked.

“₦90,000,” she replied.

“I'll take it!”

By the time he'd made the payment and she'd packed the painting for him, she was already yawning.

“Forgive me for any inconvenience,” the man said, gearing up to leave.

“No problem at all,” Rhoda said, forcing a smile.

Offering a goodbye, the man turned and walked away. Jeremy Malcolm. That was the name on the credit alert. Quite a name, Rhoda thought. Retreating into the gallery, she shut the doors once again, hoping it would be the last time that night.

***

This was it. Rhoda's last chance to convince Mr Chidi not to sell the house she'd lived in her whole life. Yes, she'd been evicted already. Yes, she had no money to buy the building herself. Yes, someone else had already made an offer for the house, but she believed in miracles. It was Christmas, after all. And according to all those corny American movies, Christmas always birthed miracles. Would God grant her one today?

If she had her facts right, Mr. Chidi was meeting with the potential buyer today to show him the house and close the deal. Rumour had it the man was renowned for having a keen eye for profitable properties. He bought and sold them. If that was true, then the house would mean nothing to him. No sentimental value whatsoever. Just another business deal. But this house meant the world to Rhoda. She'd been raised here.

Getting out of the taxi that brought her to the front of her former home, she looked around at the duplexes that lined both sides of the street before resting her eyes on her house—the only bungalow on Elmwood Street. All the houses used to be bungalows until new owners bought and renovated them. Rhoda's house was the only one that had remained as it was. Something about its antique look had always appealed to her father. Maybe if she managed to stop the sale, she would refurbish it.

Walking up to the front door, she crossed her fingers and knocked twice. Mr Chidi would probably yell at her again, but it was worth a shot. A familiar nervousness came over her as soon as the door swung open, and she saw a man who wasn't Mr Chidi. Her mouth went dry again, just as it had last night. How couldn't it? The same handsome man with cornrows who had bought a painting now stood in front of her. Jeremy Malcolm. But what was he doing here?

"We meet again," he said, smirking.

Exhaling away her nerves, Rhoda spoke. "Yes. May I ask what you're doing here?"

"Here? It's my house."

Rhoda's heart sank. So he was the buyer. This meant he'd closed the deal with Mr Chidi.

"You've signed the papers, then?" she asked with a deflated sigh.

"Not yet," Jeremy said with a shrug. "I'm just waiting for Mr Chidi to arrive."

"Not yet?" Rhoda asked, her hope reigniting. "Then I must make an appeal to you."

Rhoda spent the next twenty minutes inside the now-empty house, explaining her plight to Jeremy. Her family had been renting the building for nearly 20 years. They had meant to buy it, but life happened. With her dad no longer in the picture and her siblings living elsewhere with their families, she'd spent the last three years living here alone. Now, with the owner insisting on selling and her not having the funds to purchase it, she had to leave. All she needed was a little more time—or a payment plan flexible enough to work.

After her long, harrowing explanation, she stood watching Jeremy's face for any hint of his response. There was none. After a moment, he sighed.

"What exactly do you want me to do for you, Miss...?"

"Rhoda," she replied. "All I ask is that you don't buy the house. If you retract your offer, he might consider mine."

Jeremy didn't get a chance to respond before Mr Chidi burst through the front door.

"I thought I heard your voice, Rhoda," Mr Chidi said, his eyes accusing her through his glasses. He then turned to Jeremy. "Is she bothering you, Mr Malcolm?" he asked. "I've told her not to interfere with…"

"It's fine, Mr Chidi," Jeremy said, not sparing Rhoda a glance. "Let's just sign the papers and be done with it."

Rhoda's heart broke a hundred times over as she watched the two men stand by the kitchen counter and sign the papers. So much for crossing her fingers. Noticing they were still crossed, she freed them. Unable to take it anymore, she walked out the door.

She was about to get into a cab when she heard her name. She turned and saw Jeremy jogging toward her. Was he coming to apologize?

"You can save your apologies, Mr Malcolm," Rhoda said with a pout. "I don't need them."

"Apologies?" he asked with a chuckle. "I came to ask why you ran off."

"Did you expect me to stand there and watch you shatter my dream?"

He chuckled again. "I didn't. You wanted a more flexible payment plan, and Mr Chidi would never have agreed to that."

"That is not new information, Mr Malcolm," Rhoda retorted. She would wipe that smug smile off his face if he kept taunting her.

"What was your offer?"

"A two-year payment plan."

"Deal," Jeremy said.

"I don't understand," Rhoda said honestly.

"I'll agree to your payment plan," he said. "I'll sell you the house."

Rhoda's eyes flew open. "You will?"

He nodded, smiling.

"Why?" she asked, confused.

"For one, I really liked that painting," he said, still smiling. "Secondly, I don't think you should be living in the gallery. And thirdly, it's Christmas."

Rhoda couldn't stop herself from laughing aloud. The American Christmas movies were not wrong, after all.

"I'll come over to the gallery to discuss the terms. Hopefully, this time you'll let me in." With that, he smiled and walked away.

Rhoda stood there smiling until the taxi driver started honking his horn. As she rode in the cab to the gallery, she couldn't help but sing the Igbo praise songs her father used to sing back then.

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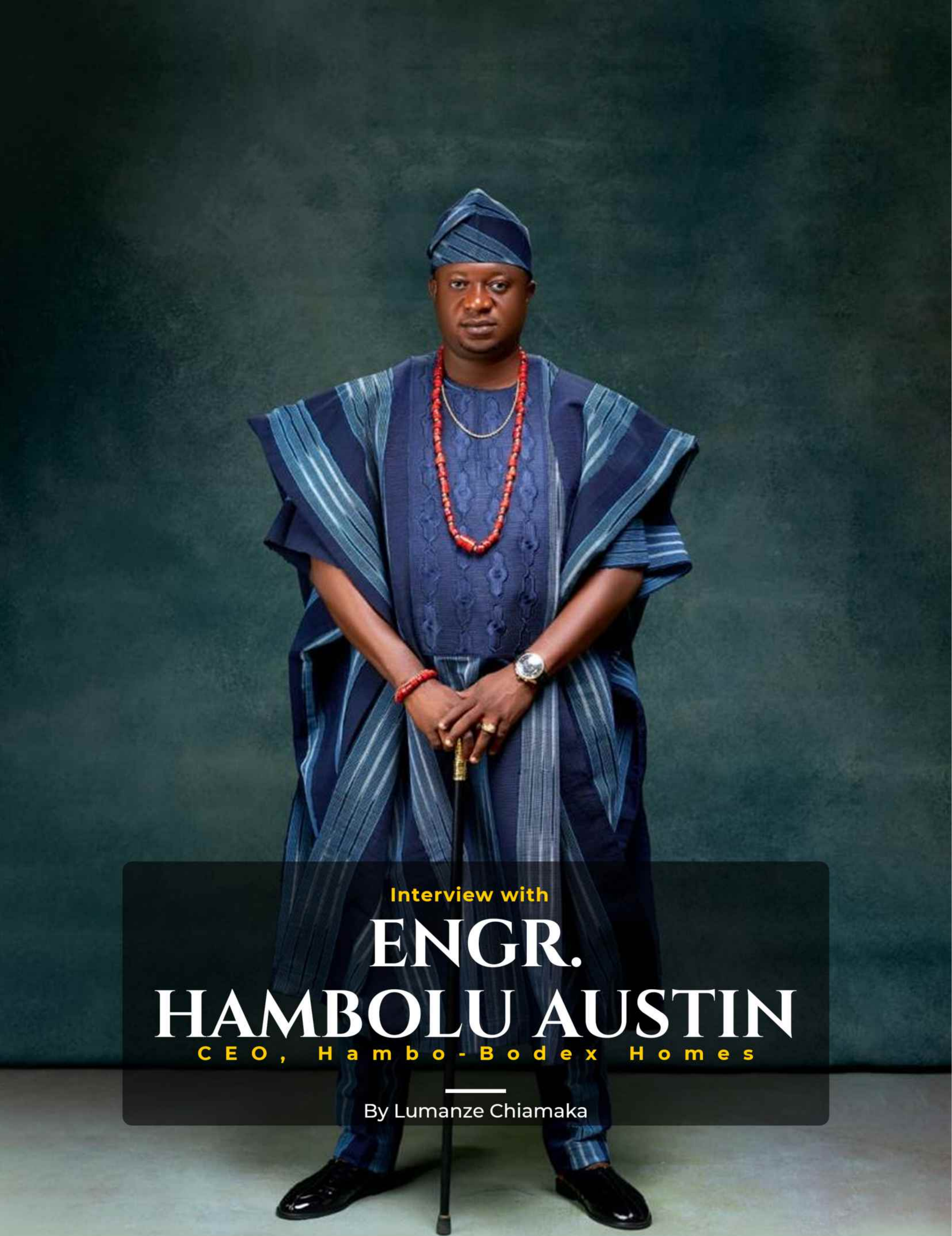

Interview with

ENGR. HAMBOLU AUSTIN

CEO, Hambo-Bodex Homes

By Lumanze Chiamaka

1. Introduction:

I am Engineer Hambolu Abiodun Austin. I hail from Kogi State, and I am the CEO of Hambo-Bodex Homes, a real estate company in Abuja that specializes in sales of houses and lands, estate management and property development.

I spent my early years in Ekinrin-Adde, Ijumu LGA, Kogi State, before moving to Kaduna. There, I earned my National and Higher National Diplomas in Civil Engineering from Kaduna State Polytechnic. I furthered my education by obtaining a Postgraduate Diploma in Civil Engineering from the Nigerian Defense Academy.

Hambo-Bodex Homes was established in 2013, and it has been an incredible journey. We are blessed with a dedicated team that makes running the business in Abuja smooth and efficient. On a personal note, I am happily married and blessed with three amazing children

2. How has the current economic climate in Nigeria impacted your development projects?

It has not been easy, but we give glory to God. One thing about business is that you learn how to diversify at any time.

Even when the economy is bad, you learn how to bring in other things that will not affect your business. In this line of business, so far, sales have been slow but we are still pushing and we are getting results. In the real estate market in Nigeria today, there are numerous key challenges: the financial aspect is one. Finance is of great importance.

If you are going into real estate, you just have to have some backup money because getting loans as a real estate developer is very difficult. As a result, you just have to strive on your own to get the money to buy land, get approvals and every other required government document.

We still have issues of settlements, the 'area boys', the economic trees which is the Gbagyi settlement, the Fulanis, too—because they are farmers. These settlements take a huge toll on us since we have to buy lands at the suburb areas of Abuja. Buying lands in choice areas like Jabi, Guzape, Maitama and Asokoro involves a lot of money, and you also don't encounter settlement problems like we do in the suburb areas. We have one that we are currently negotiating settlements over:

They have 8 huts on the plots and are demanding 4 million naira as compensation. These are the kinds of kinds of challenges we face in acquiring lands.

3. How are you adapting your development strategies to meet the changing needs of the market?

Several ways. If you look at the economy and the cost of materials presently, if you want to follow it, it will discourage a lot of clients from investing and buying. That's why we introduced payment plans. Clients can afford to make payments in installments within a given period, depending on each client's capability and the value of the land that is being purchased.

4. What types of properties are currently in high demand, and how are you addressing this demand?

The average income earner prefers the bungalow apartment because it is very easy to build. However, we often don't get approvals for such, since the locations are always high density for blocks of flats, terraces, semi- and fully detached houses. To get approvals from the Development Control for bungalows is very difficult. That is why terraces were introduced to curb the high cost of getting fully detached or semi-detached houses.

5. How are you managing the rising costs of land, materials and labour in Nigeria?

That one is another problem on its own, and we don't have a choice neither can we control the inflations. Before now, the cost of a bag of cement was around four thousand naira (₦4,000), which increased to eight thousand naira (₦8,000) and it's currently selling for around seven thousand two hundred (₦7,200). On the issue of materials, there's nothing we can do. We can not compromise on our standards and endanger the life of our subscribers.

There's no way you will want to reduce the quantity of cement, sand and rods that it will not affect the outcome of the building. Imagine trying to avoid an initial cost of a hundred thousand naira (₦100,000) that will cost about a hundred million naira (₦100,000,000) worth of damage at a later time. On the issue of materials, we have no choice than to buy the required quantity at whatever the cost is.

6. What innovative financing solutions are you exploring to overcome funding challenges in Nigerian real estate?

To address the funding challenges in Nigeria's real estate sector, we are exploring several innovative financing solutions:

- **Real Estate Investment Trusts (REITs):**
We are leveraging REITs to pool resources from multiple investors, offering them a share in the income generated from commercial properties, without the need to purchase entire properties.

- **Crowdfunding:**
We are utilizing crowdfunding platforms to attract small investments from a large number of people, making real estate investment accessible to a broader audience and increasing our capital base.

- **Public-Private Partnerships (PPPs):**
Collaborating with government entities to develop infrastructure projects, sharing the risks and rewards, and tapping into government incentives and support

7. How are you incorporating sustainable building practices into your developments?

We are committed to incorporating sustainable building practices into our developments to ensure environmental responsibility and long-term cost savings. Here's how we are doing it:

- **Energy-Efficient Designs:** Implementing energy-efficient designs that reduce energy consumption through natural ventilation, solar panels and energy-efficient lighting and appliances.

- **Sustainable Materials:** Using locally sourced and sustainable materials such as bamboo, recycled steel and environmentally-friendly concrete to reduce the carbon footprint of our projects.

- **Water Conservation:** Installing water-efficient fixtures and systems such as low-flow toilets, rainwater harvesting systems and greywater recycling so as to conserve water.

- **Green Landscaping:** Incorporating green roofs, vertical gardens and native plant landscaping to enhance biodiversity, reduce heat islands and improve air quality.

-**Waste Management:** Implementing comprehensive waste management plans that focus on reducing, reusing and recycling construction materials to minimize landfill waste.

8. What is your outlook for the real estate market in Nigeria over the next 12-24 months?

The outlook for the real estate market in Nigeria over the next 12–24 months is cautiously optimistic:

- **Economic Recovery:** As the Nigerian economy continues to recover from the impacts of the COVID-19 pandemic and global economic fluctuations, we anticipate a gradual increase in real estate activity.

- **Urbanization:** The ongoing urbanization and population growth in major cities like Lagos, Abuja and Port Harcourt will drive demand for residential, commercial and industrial properties

- **Government Initiatives:** Government policies aimed at improving the ease of doing business, providing affordable housing and enhancing infrastructure will positively impact the real estate sector.

- **Technological Advancements:** Adoption of technology in construction and property management will enhance efficiency, reduce costs and attract tech-savvy investors and home buyers.

- **Foreign Investments:** We expect increased foreign direct investments in the real estate sector as global investors seek opportunities in emerging markets with high growth potential.

- **Challenges:** Challenges such as inflation, fluctuating exchange rates and political instability may pose risks that need to be managed carefully.

Overall, the real estate market in Nigeria is poised for growth, driven by demographic trends, economic recovery and supportive government policies, though it will require navigating economic and political uncertainties.

9. How are you leveraging technology to enhance your development process and customer experience?

In the Nigerian market, leveraging technology has been crucial in enhancing both our development process and customer experience. We use advanced software for project management and architectural design, which helps streamline our operations and improve efficiency. This technology allows us to better visuali-ze projects, make more accurate cost estimations and maintain time lines effectively.

For customer experience, we have embraced digital platforms for marketing and communication. We use social media and our website to showcase our properties, provide virtual tours and interact with clients in real-time. Additionally, we have implemented customer relationship management (CRM) systems to keep track of client interactions preferences and feedback, ensuring personalized and responsive service. By integrating these technologies, we have been able to stay competitive, meet our clients' expectations and adapt to the evolving demands of the real estate market in Nigeria.

10. What advice would you give to aspiring real estate developers entering the Nigerian market today?

One very key thing I will advise a new developer is to stay truthful to their clients. It is from one buying client you get 10 more, and the list grows. What will give you an edge over your competitors is your ability to deliver, and deliver with excellence. What grows every business is referrals; hence, you need to keep a clean slate. Trust is the key thing here. Lastly, you must discipline yourself. When the money starts flowing in, you must ensure to put it to good use to enable your company grow.

GREEN REAL ESTATE

In a recent Oxford University Learning Program, initiated by FIABCI (International Real Estate Federation), the conversation on Global Mega Trends in Real Estate that currently and will continue to impact the Real Estate industry was critically discussed, this discuss, included climate change, globalization, demographics just to name the few that relate to our topic. In a world that is increasingly more focused on sustainability and global interconnectedness, the future is green.

Green real estate is transforming metropolitan environments all throughout Africa by providing imaginative solutions for social, economic, and environmental challenges. As nations in the region battle urbanization, climate change, and resource constraints, sustainable structures have grown even more vital. They will contribute to build a stronger future. From Lagos to Johannesburg, Accra to Kampala, green real estate obviously offers benefits but also obvious drawbacks.

Why then is African Green Real Estate Matters relevant? For numerous reasons, first among them energy efficiency and cost savings are promoted. In places like Nigeria and Zambia where energy crises and shaky power networks are regular, green buildings transform everything. By adding solar power systems and energy-efficient lighting, these features reduce dependency on costly electricity sources and hence minimize utility bills for households and businesses.

It provides better indoor settings; green real estate pays first importance for the use of non-toxic materials and improved ventilation systems, thereby enhancing indoor air quality and reducing respiratory disorders. This is especially crucial in areas like Accra and Johannesburg, where poor air quality causes serious health risks.

Eco-aware tenants and buyers all throughout Africa are ready to pay more for green-certified homes, therefore improving the market appeal and property value. For developers in South Africa and Nigeria, for example, sustainable buildings are attractive investments since they are commanding better rates and resale value. Water conservation benefits also sparse places; technologies include water recycling and rainfall collecting combined into green real estate projects help to tackle water shortage, a key worry in countries like Benin Republic and Uganda. These technologies help to reduce pressure on the local water supplies and assure sustainable use.

GREEN, REAL ESTATE AND TECH SERIES
BY REI OBAIGBO

CONTINUATION

REALIZING AFRICA'S SUSTAINABLE FUTURE

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Moreover providing features of catastrophe readiness and climate resistance is sustainable architecture. Combining strong materials and designs allows green buildings to withstand extreme weather events including floods and heat waves. Built to resist water erosion, sea salt degradation and other climate based wears and tears, the One Ocean and Blossom condo property being built along the ocean side in Lagos, with basic and structural preparedness to ensure the property lasts for more than a 100 years, is a great example of how this adaptability is essential for safeguarding both life and investments in Lagos and Accra.

It also creates an interesting economy; the spread of green real estate in Africa is creating jobs in the building, renewable energy, and maintenance industries. Projects for sustainable development boost local growth and generate employment, therefore helping Zambia and Uganda.

To clear things, despite the fallacy, running from green buildings lowers water and energy expenses, so enhancing corporate financial performance. For example, Benin Republic's high utility rates have always discouraged investors; yet, sustainable structures are changing this narrative. Not to mention the way green real estate helps to forward goals for sustainable development.

Green real estate complements world sustainability aims including UN Sustainable Development Goals (SDGs). These projects are especially helping South Africa and Nigeria to meet their climate pledges and advance world collaboration.

Our next edition will present several difficulties, some of which being low awareness and demand, expensive beginning costs, and Emphasizing the need of broader public education of the long-term benefits of green real estate, many potential tenants and buyers in Nigeria and Africa generally give cost first priority over sustainability.

Policy Vacuum lacking adequate inspiration Even if countries like South Africa have made progress, unequal application of green construction rules and insufficient incentives—such tax rebates for ecologically beneficial projects—remain challenges. Demand for Skilled Workers, Green building demands for usually limited specialist skills. Availability of ecologically friendly materials and technologies presents one major challenge. Dependency on imported goods increases pricing and causes delays in cities like Lagos and Accra, therefore limiting scalability.

Though green real estate offers significant potential to address urbanization and climate problems confronting Africa, attaining its full benefits will depend on concerted efforts. Policymakers have to provide motivating systems; developers should welcome innovation; and people in many other spheres should support sustainability. Not merely a building trend with its combination of resilience, efficiency, and economic opportunity, green real estate is the foundation for Africa's sustainable future.

GREEN, REAL ESTATE AND TECH

BY REI OBAIGBO, REALTOR
CIPS, GREEN®, SRS, ABR®, ANIPR, ACIM, ARPA.
VICE PRESIDENT, YOUNG PROFESSIONALS COUNCIL, FIABCI,
(INTERNATIONAL REAL ESTATE FEDERATION, NIGERIAN CHAPTER) @REI.REALTOR #GREAT

UNLOCKING REAL ESTATE INVESTMENT OPPORTUNITIES THROUGH FRACTIONAL INVESTMENT

By Chiamaka Lumanze

Real estate has long been considered a lucrative avenue for investment, offering the potential for steady appreciation and passive income through rental returns. However, the high upfront costs and maintenance requirements associated with real estate ownership have posed significant barriers to entry for many aspiring investors. In recent years, a new investment model has emerged that is democratizing real estate investment and opening up opportunities for individuals with varying levels of capital: fractional investment.

Fractional investment, also known as fractional ownership or crowdfunded real estate, enables investors to pool resources to collectively invest in real estate assets. This model allows investors to access a diverse range of real estate opportunities with a lower entry cost, making it a more accessible option compared to traditional real estate ownership.

HOW DOES FRACTIONAL INVESTMENT WORK?

In a fractional investment model, a sponsor or platform acquires a real estate asset and divides ownership into smaller, more affordable units called "fractions". Investors can then purchase these fractions, which represent a proportional share of the underlying asset.

This approach allows investors to own a fraction of a property without the need to buy the entire property outright.

Fractional investment platforms typically offer investors the flexibility to choose specific properties they wish to invest in, as well as the ability to invest in multiple properties to diversify their portfolio. Moreover, these platforms often handle property management tasks—such as tenant screening, maintenance and rent collection—relieving investors of the day-to-day responsibilities of property ownership.

BENEFITS OF FRACTIONAL INVESTMENT IN REAL ESTATE

1. Diversification: Fractional investment allows investors to spread their capital across multiple properties, mitigating risk and reducing exposure to fluctuations in any single real estate asset.

2. Lower Entry Cost: Fractional ownership makes real estate investment accessible to a broader range of investors who may not have the resources to purchase entire properties on their own.

3. Passive Income: Investors can earn rental income from the properties in which they hold fractions, providing a source of passive income without requiring active involvement in property management.

4. Liquidity: Fractional investment platforms often offer secondary markets where investors can buy and sell their fractions, providing liquidity and flexibility for those looking to exit their investments

CHALLENGES OF FRACTIONAL INVESTMENT

While fractional investment offers several advantages, potential challenges include:

1. Limited Control: Investors may have restricted influence over the management and key decisions regarding properties in which they hold fractions, which could affect returns and overall experience.

2. Platform Risk: Fractional investment platforms may vary in transparency, credibility and track record, making thorough due diligence essential before committing capital.

3. Regulatory Considerations: Fractional ownership models may be regulated under securities laws, so investors must understand the legal obligations and potential risks involved with these types of investments.

In conclusion, fractional investment in real estate is revolutionizing the way individuals can access and benefit from real estate opportunities. By enabling investors to participate in the property market without the barriers of high upfront costs and complex management responsibilities, fractional investment has the potential to democratize real estate ownership and generate attractive returns for a diverse range of investors. As with any investment, thorough research, due diligence and a clear understanding of the risks involved are essential for success in fractional real estate investment..

STAY+ CO-Investment by GOODLAND

INTRODUCTION
Registered Company Name:
GOODLAND XCLUSIVE COMPANY
+2347011177714
Investment Package Name:
STAY+ Co-Investment
Industry:
Real Estate
Type of Investment:
Corporate hospitality and Holiday Homes
Management Business/Brand Name:
Goodland Residence

OVERVIEW
Stay+ offers a unique opportunity for investors to co-invest on premium holiday homes and corporate live-in properties. These investments are developed into GOODLAND RESIDENCE, a brand specializing in high-end, fully managed properties designed for both corporate and leisure stays.

HOW IT WORKS
1. Co-Investment:
Investors partner with GOODLAND to fund the . development or acquisition of luxury properties
2. Property Development and Furnishing:
Properties are transformed into world class hotel interiors and facilities, with designs tailored to the needs of premium holiday makers, luxury private guests and corporate clients by GOODLAND.
3. Professional Management:
Once investment agreement and strategic payment plans and property development and stylings are completed, the property will be handed over to GOODLAND RESIDENCE team and management. GR takes over and handle all aspect of the property management, which includes administration, marketing, tenant acquisition, and maintenance.
4. Revenue Sharing:
Investors earn competitive returns through a profit-sharing model based on rental income.

INVESTOR'S BENEFITS
1. Attractive Returns:
Earn steady rental income from fully managed properties. Benefit from long-term capital appreciation as property values increase.
2. Hassle-Free Management:
GOODLAND manages all operational aspects, from tenant sourcing to property upkeep, providing a stress-free investment experience.
3. Strategic Locations:
Properties are located in high-demand areas to ensure strong rental yields and consistent occupancy rates.
4. Diverse Revenue Streams:
Income is generated from both short-term holiday renters and long-term corporate clients, maximizing profitability.
5. Exclusive Partnership Opportunities:
Be part of a network of investors and corporate clients through GOODLAND expanding ecosystem.
6. Transparency and Trust:
Regular reports on property performance and income ensure investors are always informed

Ecobank Design and Build Expo 2024:

Building Nigeria Together

From November 27th to December 1st, the Ecobank Design and Build Expo 2024 convened some of Africa's most innovative minds in the construction and design industry. The event was a dynamic showcase of the latest advancements in innovation, sustainability and collaboration, leaving attendees energized and inspired. Sustainability took centre stage, with a strong emphasis on energy reduction and cutting-edge cooling systems, including water-based solutions.

Participants were encouraged to adopt eco-friendly practices and explore the exciting potential of creating more sustainable cities across the continent. One of the Expo's highlights was the Pavilion Competition, which challenged participants to design structures that represented Nigeria while addressing its housing challenges. The ingenuity on display was remarkable, blending creativity with practicality, and offering solutions tailored to pressing local needs. More than just a show-case of groundbreaking designs and construction and construction innovations, the Expo was a hub for networking and learning. Attendees connected with brands committed to empowering local economies, creating livable spaces and advancing sustainable progress.

Young professionals had the unique opportunity to gain mentorship and insights from the brightest minds in the industry.

Knowledge-sharing sessions were another major highlight, featuring renowned experts like:

1. Olajumoke Adenowo, who delved into How to Identify a Star Architect.
2. Sir David Adjaye, whose session explored Architecture and Nation Building.
3. An engaging Q&A session with Lagos State TPL Kehinde Osinaike (GM, LASPPA).
4. A thought-provoking panel on The Power of Collaboration in Design, led by May Lawani, Femi Adewumi and Akose Enebeli

Additional talks covered critical topics, including:

- Designing for Developing Societies, by Yinka Ogundairo.

● Financing Green Buildings, by Godfrey Tapela.

● Building Sustainable Cities, by a representative from Alaro City.

Ecobank expertly curated a diverse mix of impactful brands and stakeholders, creating a space for dialogue, growth and innovation.

By supporting local initiatives and emphasizing sustainability, the Expo inspired attendees to strive for betterment both in their industries and in themselves. The Ecobank Design and Build Expo 2024 wasn't just an event; **it was a movement.**

By uniting companies with diverse values but a shared commitment to sustainability and local impact, the Expo showcased how collaboration and innovation can shape a better future for Nigeria and Africa as a whole.

As the curtains close on this year's Expo, one thing is certain: Africa's design and construction industry is poised for transformation. With events like this driving the conversation, the future holds promise for building better cities, stronger communities and improved lives.-


Rent


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Knowledge
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Q&A SESSION WITH
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2PM
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The Pan African Bank


ECOBANK
DESIGN
& BUILD
EXPO2024


Ecobank
The Pan African Bank


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AGADIR
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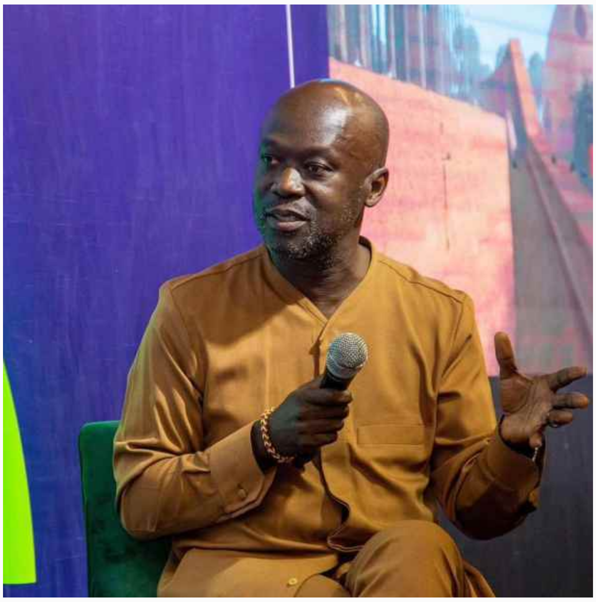


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& BUILD
EXPO 2024


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Date:
NOV 27TH


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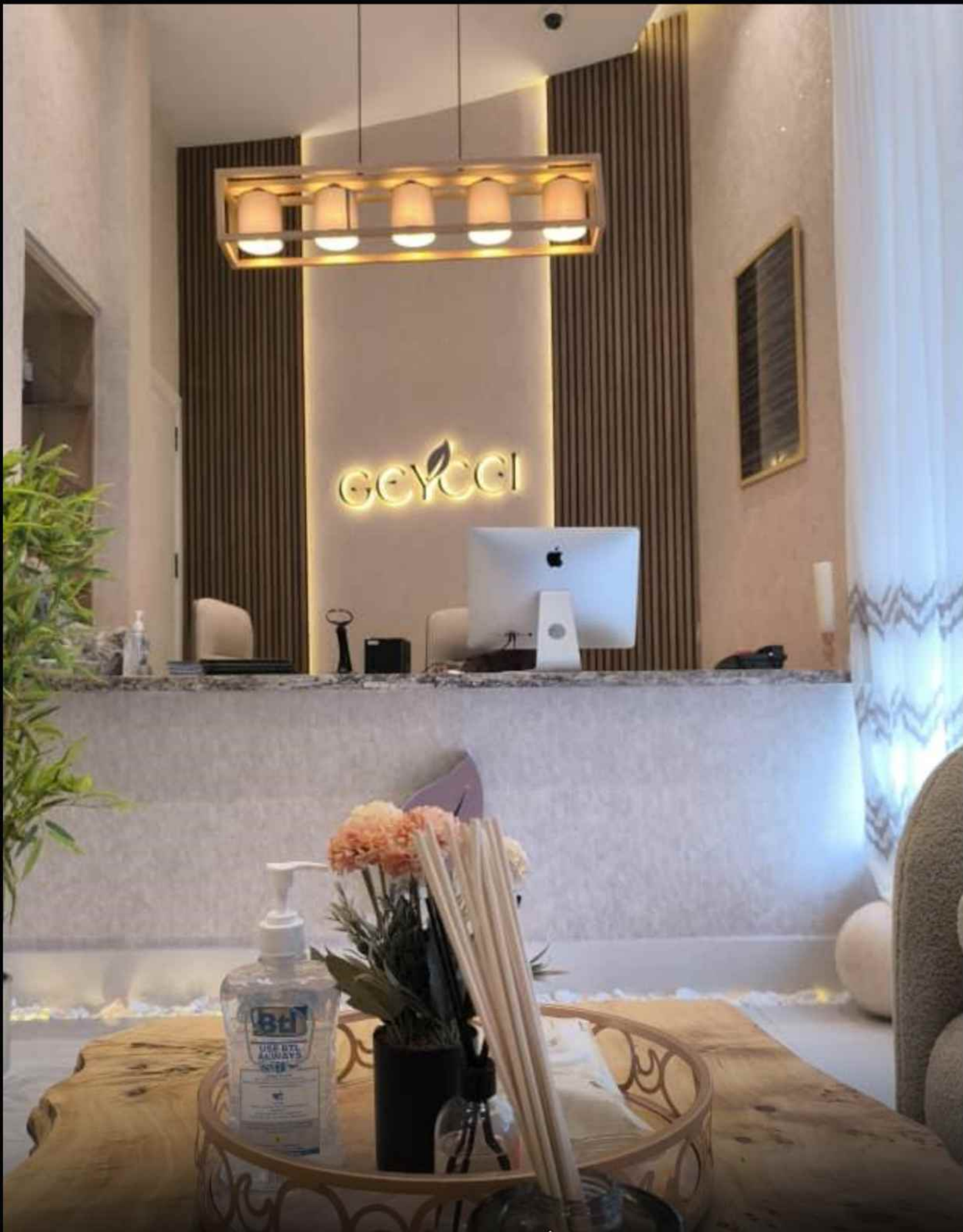
DESIGN
& BUILD
EXPO 2024


Fire Blanket
Fire Extinguisher 1Kg
POWDER


ECOBANK
DESIGN
& BUILD
EXPO 2024
Project Address:
NIGERIA


TOYOTA
cfao
Iboji Ilu
Title: Iboji Ilu
Designed by: Omololu Soetan
School: University of Lagos
IBOJI ILU translates to "Shadow of the Drum." The design concept draws inspiration from the idea of defining a space with a single, sinuous curve. Through exploration and iteration, this curved boundary evolved into a sine wave-like form. When wrapped around a cylindrical or polygonal solid, it begins to resemble the tension strings of a traditional African drum, giving rise to the name Iboji Ilu. The roof design reflects the vibrational properties of sound waves and their effect on physical materials, particularly the tensioned surface of a drum or the surface tension of water. As sound propagates, it creates oscillations that manifest as wave-like patterns in both solid and liquid media, a phenomenon observable through the principles of cymatics. The design is based on a regular hexagon with a diameter of 3.5 meters and an area of 9 square meters. A hexagon was chosen over a cylinder for its compactness and the ease of discretizing continuous curves onto its six flat faces. This simplifies fabrication by enabling the use of modular components.



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PRESTIGE+

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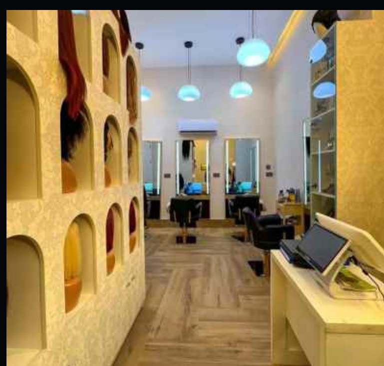

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Community Investments in Real Estate

Leveraging the Power of Consensus for maximized returns within International & Local Markets

Uyi Ibiz (Firec)

Noma Advisory
International Real Estate Advisory
noma.advisory@outlook.com

Leveraging the Power of Community& Consensus in Real Estate Investment within International & Local Markets for maximied returns by Uyi Ibiz (FIREC). 2024.
Community Investing in Real Estate Series 1.

Article:

In the1970's The New York skyline was characterized by majestic residential and commercial hubs replete with high rise buildings that fed into a bustling economy and a growing population which are considered major indications for a profitable property market today. However, this was a time of a crisis affiliated with cultural integration within many cultural groups, and not economical as you may assume, but a brewing cultural crisis that tore into the fabric of so many communities that created bottlenecks in terms of access to opportunities for those of perceived foreign heritage (Liberation School 2009). The major bottleneck for communities was access to Renting apartments in proximity to the business hubs despite meeting the acceptable criteria of income and job qualification.

These occurrences were not directly caused by bye laws or zoning laws, but the preferences of private landlords who were predominantly of a varying cultural heritage, belonging to a different cultural group (predominantly caucatian). It wasn't considered a direct afront on race, but of opportunity and access to basic neighbourhoods, better schools, hospitals and communal facilities for families. This phenomenon has been termed numerous names by academics, but the most common terms used is red-lining and gentrification. This had carried on for years, with reports alluding to Jewish, African American, Mexican and other cultural communities affected. Which inadvertently gave rise to communal clusters and a high concentration of cultural communities within key residential areas.

In the Lower East side of New York, the Israeli population had experienced this phenomenon which begun in the early 1930s, populated this area due to lack of access to major residential hubs. Many non-cultural landlords were not predisposed to leasing their apartments to those considered of foreign heritage by choice and not policy. But this changed in the 1950's and became mainstream for the Jewish community through the 70's at the height of cultural integration challenges when working professionals within the Jewish community decided through the power of consensus to collectively form Real Estate syndicates (what is now considered as Investment Groups and RIETs). These were small investment companies that enrolled a large number of Jewish workers to make monthly contributions for real estate acquisition and development purposes for many years.

This ultimately resulted in the unprecedented large-scale acquisition of what was considered lower-income high rise residential multi-family apartment buildings for renewal and renovative purposes and resulted in pioneering property ownership amongst the Jewish community. Through the power of consensus and communal investment in real estate the American Israeli population today are considered as one of the largest property ownershipgroups in the United States of America, with a commercial real estate asset class valued over $15 billion alone because they decided that asset ownership as a collective was the strategy to overcome economic obstacles and guaranteed sustainability for the future generation.

This has become common practice today within international communities, for example the Chinese interest in Canadian real estate has grown exponentially over the years. Chinese working class have been known to be ardent investors in Canadian real estate, In Vancouver Canada the Chinese community has a real estate asset value of CA$9.6 billion dollars. Resident Chinese investors make international property acquisitions in Canada amounting to as capital inflow in 2023 alone valued at of CA$ 42.8 billion according to OECD 2024, and a total real estate asset holding atCA$ 50 billion in value as of 2023 in canada.

As the Nigerian economy battles inflation, food crisis, higher taxes and pressure of devaluation on the naira, the average Nigerian worker has become concerned with feeding as his economic priority. Africa's largest consumer market is grappling with economic austerity caused by global shifts and policies that did not meet the threshold to create macroeconomic reform from the previous administration. The Real Estate market is not excluded from these new realities as landlords complain about unpaid rents, vacant properties and within the property inventory strata the real estate developers are seeing slower acquisition rates from local investors. The middle class in Nigeria is facing challenges and the growing immigration trends are contributing to less occupancy rates observed within the country. A major trend which is a concern in the real estate market in Nigeria at the moment is the focus on speculative investments and not data driven investments from both local investors and property developers. In addition, ineffective mortgage systems that help the Nigerian working class ascend the property ownership ladder due to high cost of capital (mortgage rates).

In today's economy would a NGN 700 million, 5 bedroom duplex with a rent pegged at NGN 50 million per annum record 80% occupancy rates across the country? In comparison to a NGN 700 million family leisure water park? Most international and local corporate tenants are reevaluating their strategy and budgets for housing C-level executives to mitigate the shifts in the global economy today. Despite the data a lot of property developers are solely focusing on the shrinking luxury high end market, and this may lead to unrealized returns of investments especially when the cost of capital (interest rates on loans) is very expensive to maintain. Many International companies will be looking to double down on expenditure where necessary and capitalize on savings for reinvestment purposes, due to the growing concerns on both the global and local economy, for instance the currency fluctuation, the global supply chain crisis, tensions within geo-political regions within and outside West Africa. This is evidenced by the number of international businesses that are exiting and selling off their assets within the country, due to pressure on the naira and extenuating economic circumstances, as seen in the Oil & Gas sector, Entertainment, Aviation, Manufacturing and Healthcare Industries.

PZ Cussons, GlaxoSmithKline, Netflix, Equinor and Proctor & Gamble are a few worthy of mention according to the International Center for Investigative Reporting (ICIR 2024). While it is worthy to mention that the present administration is being proactive with commendable policy redesign to curtain losses and rejuvenate the economy, the average timeframe for policies to become effective in all strata of government is 12 months. Policy making is one part, Implementation is the major part. However, there is a gold mine yet untapped in Nigeria and the next part of this article will illustrate the power of community in real estate investments within Nigeria and make a case for what is possible today across the globe.

The Power of Community in Nigeria's Formal Sector

When you take a drive across the blistering and vibrant Adetokunbo Ademola street in Victoria Island, acclaimed to host significant commercial, retail and hotel landmarks, with lustre vegetation and on the corridors of Eko Atlantic, you will notice a newly developed high-rise appurtenance that catches your eye. The building shares proximity with the World renowned Eko Hotel and Suites. The Kuramo beach residence is a 16-floor residential project boasting of 140 residential apartments, a club house and two podium parking levels on 14,000 sqm of land. This blistering project is a prime feat of Total Residential Development, conceivably a collaboration from the renowned Oil and gas conglomerate with ITB construction within Nigeria.

Notable real estate development initiatives stemming from staff cooperatives such as the Total Staff Multi-Purpose Cooperative Society is LA Definition, a mixed-use project comprising of 3 towers catering to the growing real estate demand within the Kuramo Annex, sharing a boundary with the Kuramo breach residences. The Shell Lagos Staff Cooperative is conceiving a residential project within Banana Island called the Autograph, comprising of 32 units of 5-bedroom semi-detached triplexes, a 7-floor building consisting of 24 units of 4-bedroom apartments, and 4 units of 3-bedroom penthouses. These projects which span into millions of dollars illustrate what is possible when communal investment in real estate is adopted on the mainstream within the formal sector.

The Power of Community in Nigeria's Informal Sector

As the aforementionedpaints a picture on what's possible within the organized sector, we take a brief look at the informal sector and peer into the trader community remittance market. According to World Women Bank, Nigeria plays host to 23 million women entrepreneurs within the informal sector actively engaged in trading activities across, agriculture and merchandising. Here is what is possible in this estimate if market women and traders make monthly contribution to invest as a community in Real Estate.

Women Traders (total)	Monthly contribution (Assumed)	Annual Estimate in local currency	Annual Estimate in Dollars at NGN 1600 to $1	Annual Estimate in Pounds Sterling at NGN 2100 to £1
23 million women	NGN 500 a month	NGN 138 billion	$86.2 million	£65.7 million
Women traders (at 10%)	**Monthly contribution**	**Annual Estimate in local currency**	**Annual Estimate in Dollars at NGN 1600 to $1**	**Annual Estimate in Pounds Sterling at NGN 2100 to £1**
2.3 million	NGN 500 a month	NGN 13.8 billion	$8.6 million	£6.5 million

This estimate does not include male traders in Nigeria, but when considered, the value in contributions will be exponential. Drawing inference from the table above, we can postulate that Nigerians are not poor or of low-income capacities, we are just devoid of strategic resource allocation and communal investments in real estate. Across Nigeria various market associations, online platforms and trader communities charge monthly contributions to traders in form of levies and maintenance fees, but mostly to address maintenance concerns and not long-term investments in Real Estate.

To put in perspective the total value of real estate holdings by the Chinese community in Vancouver Canada is overCA$9.6 billion, compared to the annual contribution strength of women traders Nigeria estimated at $86.2million (CA$116.37 million) which is enough capital to acquire substantial real estate assets. What this illustrates is, that the Nigerian women trader community can purchase 12.1%of the total assets Chinese investors own as a collective over a 10-year period and have these real estate assets managed under a trust. In addition, capital raised annually ($86.2 million) can acquire mid-sized hotel chains across the united states and the united kingdom. Chinese communities have invested in multi-family apartments blocks within London and collectively hold an asset value of £7.1 billion according to Qandor capital. Donald Trump purchased the Turnberry golf course in Scotland for £60 million, which is less than the estimate from the table above in communal capital, In 2022 the Trump Turnberry Gold course made a profit valued at $21 million. The Saudi's are reputed institutional investors and hold an asset value estimated at £175 billion in London, with significant real estate holdings ranging from shopping centres to major commercial office buildings and hubs, they are deemed the Landlords of London. I estimate that on the basis 10% of women traders in Nigeria contribute £6.5 million annually, they can acquire significant real estate holdings across Nigeria, United States and the United Kingdom on an annual basis that can cater to retirement and educational needs within family systems.

Drawing inferrence to contextualize locally, 10% of the women trader caital raised can address resource shortages within the power sector in Nigeria with For-profit scalled solar power generation hubs (utility real estate), fund local real estate development projects and provide capital for startups. The informal market holds so much untapped potential within Nigeria.

Investing in both local and foreign real estate as a community is a very lucrative strategy to hedge against inflation and guarantee sustainable long-term returns as a means of combating harsh economic conditions and delivering ownership to future generations.

From IGR (Internally Generated Revenue) to EGR (Eternally Generated Revenue)

If there is anything the Chinese, Israeli's and Saudi's have adopted it is a playbook in real estate investment that is hinged on creating externally generated revenue in addition to their IGR's. States in Nigeria receive monthly allocation and are poised to maximize their economic output for internally generated revenue. As a case study, Akwa Ibom State, which has one the best IGR portfolios inclusive of Ibom Air, received an estimate of NGN 26 billion in February 2024. It would interest you to know that 10% of the gross allocation at NGN 2.6 billion ($: $1.6 million) can develop small to middle sized data centres that power Artificial intelligence both locally and in foreign countries with exceptional returns on investment, a form of investment in Utility real estate. State wise many Nigerian states can re-model their financial planning ahead of 2025-2027 in order to hedge against inflation.

Adopting a Community Model to Real Estate Investing

Real Estate Investments in Nigeria flourish and perform better when multiple parties, families and communities come together with the shared vision of maximising returns, under proper legal framework. Investment Trusts can play a vital role in raising capital and developing both local and foreign portfolios, we have observed this with land banking initiatives, which is still at an infant stage when compared to Community models in the United States, United Kingdom and beyond by other cultural communities. The formal sector has demonstrated what is possible with staff cooperatives. However, there is so much blue ocean available in this form of community investing and a lot is yet to be accomplished.

I think in my opinion, respect for Nigerians Internationally would be earned through ownership.

Do you think this model can thrive within informal and formal sectors in Nigeria? I'd love to hear your thoughts and advise you if interested.

Author: Uyi Ibiz (FIREC)

A Member of the Federation of Real Estate (FIABCI Nigeria), Uyi Ibiz is a Real Estate Investment Advisor and Economist. He has advised multiple international, localand high network clients within Nigeria and beyond formulating bespoke investment strategies. He has worked with top brands including Fine & Country, internationally acclaimed FTSE listed Institutions and advised on Valuable Real Estate Acquisition projects while managing high-rise commercial real estate portfolios within West Africa. Prominently once featured on channels TV interviews in 2020, he holds a Master's Degree in International Business Management from Coventry University UK, a chartered Strategic Management membership with the Chartered Management Institute Uk and a member of the Association for Project managers UK.

Uyi Ibiz (FIREC) is available for consultation. Kindly reach out to his team at:

noma.advisory@outlook.com

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for partnerships and consultation

THE TITANS OF REAL ESTATE: Nigeria's Top 100 Agents And Brokers Dominating 2024

At Habitat Magazine, we are passionate about celebrating and sharing the stories of outstanding real estate professionals and developers. This year, we proudly present our curated list of Nigeria's top 100 real estate agents and brokers for 2024, listed in no particular order.

Our selection process was guided by several key criteria, including but not limited to:

- The quality of property listings and successful transactions.
- Visibility and engagement, including social media presence.
- Innovative use of technology, such as virtual reality.
- Thought leadership within the industry.
- Consistency, creativity and accessibility.

Here are Habitat Magazine's top 100 real estate agents and brokers in Nigeria for 2024

1. Bridget Adeyemi
Level 1, Suite 1, Dominion Plaza,
Igbo Efon, Lekki Epe Expressway, Lagos.
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Phone: 0805 092 2659
Instagram: @lekkiajahikoyi

2. Adeniji Adele & Associates
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Email: info@aaa-surveyorsandvaluers.com
Phone: 0709 850 5095
Instagram: @adenijiadele_associates

3. CW Real Estate
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Website: www.cwlagos.com
Email: hello@cwlagos.com
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Instagram: @cwrelagos

4. Joe Etoniru& Associates
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Email: info@joetoniruest.com
Phone: 08082163583
Instagram: @joetoniruest

5. Biodun Odeleye and Company
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Email: info@biodunodeleye.com.ng
Phone: 0802 223 6541
Instagram: @biodunodeleyeco

6. Diya, Fatimilehin& Co
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Website: www.diyafatimilehin.net
Email: info@diyafatimilehin.net
Phone: 08154990435
Instagram: @diyafatimilehin

7. UbosiEleh + Co
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Website: www.ubosieleh.com
Phone: 0805 478 7515
Instagram: @ubosieleh_co

8. Eden Oasis Realty (Confidence Achodo)
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Website: www.edenoasisrealty.com
Email: info@edenoasisrealty.com
Phone: +234 903 205 0309
Instagram: @edenoasisrealty

9. Digicon Realtors
16, Karimu Kotun Street
Victorial Island, Lagos
Website: www.digiconrealtors
Email: 0906 982 9636

10. Fine & Country West Africa
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Off Lateef Jakande, Ikoyi,
Lagos.
Website: www.fineandcountry.ng
Email: fineandcountrywa@gmail.com
Phone: +2348096000017, +2348096000027
Instagram: @fineandcountrywa

11. Rei Realty
Ajose Adeogun, Victoria Island
Lagos
Website: www.rei.realtor
Email: info@rei.realtor
Phone: +234 812 151 1900
Instagram: @rei.realtor

12. Ojay Realtors
22, Razaq Balogun Street
SuruLare, Lagos.
Email: ojayrealtors@gmail.com
Phone: 0805 550 1863
Instagram: @ojay_realtors

24, Campbell Street, Lagos
Website:www.knightfrank.com.ng
Email: knightfranknigeria@gmail.com
Phone: 0706 090 2234
Instagram: @knightfranknigeria

14. King Court Realtors
321a Akin Ogunlewe Street
Off LigaliAyorinde Street
Victoria Island, Lagos.
Phone: 0813 473 6015
Instagram: @kingscourtrealtors

15. Traduct Homes
1, Tunde Ilevbare Street, Marina Estate,
Lekki, Lagos.
Email: traducthomes@gmail.com
Phone: 0905 768 2021
Instagram: @traduct_homes

16. Estate Links Limited
Plot 5,ChiefYesufu Abiodun Way
Oniru, Victoria Island, Lagos
Website: www.estatelinks.net
Email: info@estatelinks.net
Phone: 0807 900 5555
Instagram: @estatelinks_goa

17. Danlami Real Estate Limited (DanlamiOjo)
Suite 3, Enoghama House,
Lekki, Lagos.
Email: danlamirealesate@gmail.com
Phone: 07032535735
Instagram: @danlamiluxuryhomes

18. Inspirited Real Estate Services
Plot 99, Ajose Adeogun Street,
Victoria Island, Lagos.
Website: www.inspiritedrealestate.com
Email: info@innspiritedrealestate.com
Phone: 0812 663 7033
Instagram: @inspiritedreal

19. Luxenia Lifestyle
Wing A, 4th Floor, Plot 979,
Ahmadu Bello Way, Abia House,
Abuja.
Website: www.luxenialifestyle.org
Email: luxeniainfo@gmail.com
Phone: 0809 333 3377
Instagram: @luxenia_lifestyle

20. Re/MaxOne
10 Charles Ifeanyi Street
Lekki Phase 1, Lagos
Website: www.remaxonelagos.com
Email: remaxonelagos@gmail.com
Phone: 0708 490 6113
Instagram: @remaxonelagos

21. Droptop Real Estate Ltd (DRE)
19, Ojulari Road, Ikate,
Lekki, Lagos
Website: www.dre.com.ng
Email: hello@dre.com.ng
Phone: 0906 158 2557
Instagram: @droptop.re

22. Masterminds Luxury Living
Block 114, plot 8a, Ade Adedeji close
Oniro Victoria Island, Lagoa.
Website: www.mastermindsluxuryliving.com
Email: i.aderinto@yahoo.com
Phone: 0803 681 2028
Instagram: @mastermindsluxuryliving

23. Traduct Homes
1, Tunde llevbare Street,
Marina Estate, Lekki,
Lagos
Email: traducthomes@gmail.com
Phone: 0905 768 2021
Instagram: @traduct_homes

24. Metro Dwellings Limited
Website: www.metrodwellingsltd.com
Phone: 0806 492 4494
Instagram: @metrodwellingsltd

25. Orwell Properties Management Limited
Suite 239, Kings Plaza, Ahmadu Bello Way,
Off Kado, Gwarinpa Expressway,
Abuja, FCT.
Website: www.orwellpropertiesmanagement.com
Email: info@orwellpropertiesmanagement.com
Phone: +234 816 676 4109
Instagram: @orwellpropertiesmanagement

26. Ayodele Odunuga& Co
9, Sylvia Crescent, Anthony
Lagos
Website: www.aoc.com.ng
Email: info@aoc.com.ng
Phone: 0802 492 1567
Instagram: @ayodeleodunugaco

27. Ablebis Realty
Gold Crest Building,
Km14, Lekki – Epe Express Way,
Beside Mega Chicken, Ikota,
Lekki, Lagos.
Website: www.ablebisrealty.com
Email: ablebisrealty@gmail.com
Phone: +234 902 548 1130
Instagram: @ablebisrealty

28. Thinkmint Nigeria
7b, Prince Bola Oluwo Street,
Mende Maryland, Lagos.
Website: www.thinkmint.ng
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Phone: 0809 784 5065
Instagram: @thinkmintng

29. Ayodele Olamoju
26, Adeshina Street,
Ikeja, Lagos
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Instagram: @ayoolamojuconsulting

30. Leksix Properties
3rd Floor, Goldcrest Plaza,
beside Mega Chicken,
Lekki, Lagos.
Email: lekkiproperties@gmail.com
Phone: 0903 009 7979
Instagram: @leksix_properties

31. Olawale Jordan Company
Suite 110 Dolphin Palaza
Dolphin Estate‹ Ikoyi, Lagos
Email: olawalejordan1@gmail.com
Phone: 0812 714 9859

32. Rod-Hill Homes & Properties Limited
Plot 4, BabatopeBejide Street,
Lekki, Lagos.
Email: rodhillhomes@gmail.com
Phone: 0811 314 1862
Instagram: @rodhillhomes

33. Osita Okoli and Company
36 Landbridge Avenue,
Oniru Estate, Lekki, Lagos.
Website: www.ositaokoli.com.ng
Email: info@ositaokoli.com.ng
Phone: 0703 961 5233
Instagram: osita_okoliandco

34. Juliet Achebe Anisiuba
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Along Lekki Epe Expressway,
Lekki, Lagos.
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Phone: 0902 875 0166
Instagram: @houseofjulieta

35. BoluTokun& Co
Plot 1038A, Ologun Agbaje Street
Victoria Island, Lagos
Website: www.bolutokun.com
Email: info@bolutokun.com
Phone: 0805 587 3455

36. kemzrealtor
Richard Mall and Event Centre
Km 24, Lekki Epe Express way, Lagos.
Email: motums47@gmail.com
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Instagram: @kemzrealtor

37. Gladys OgechukwuAkukalia
Suite 34, Flagship Plaza, Independence Layout, Enugu
Email: info@appletopproperties.com.ng
Phone: 0704 772 0459
Instagram: @appletop_enuguproperties

38. F. A. Esan Consulting
Plot 1, Block 94, Providence Street
Lekki Phase 1, Lagos.
Phone: 0705 710 7571

39. MojisolaAfolayan
190 IsaleEko Avenue
Dolphin Estate, Ikoyi. Lagos
Email: esvmojisolaafolayan@gmail.com
Phone: 0802 201 8562
Instagram: @moji.realestate

40. Hudders Field Property Agency
Falcon Court Terrace, Hakeem Dickson Street
Lekki Phase 1, Lagos
Website: www.huddersfieldproperty.net
Email: info@huddersfieldproperty.net
Phone: 0809 547 6053

41.Besitz Group Limited
2, Emmanuel Emoven Close, Katampa Extension, Abuja.
Website: www.besitzgroup.com
Email: contact@besitzgroup.com
Phone: 0903 131 1107
Instagram: @besitz_group

42. Buy Let Live
Website: www.cbuyletlive.com
Email: ifeoma@buyletlive.com
Phone:0913 103 7985
Instagram: @buyletliveofficial

43. Prosper Eluoyibo
House 2, Road 4, Greenland Estate
Olokonla, Sangotedo, Lagos.
Email: propglenigerialtd@gmail.com
Phone: 0708 001 22308
Instagram: @propgle_ng

44. Giselle Homes Nigeria
Plot 9, Block 113, Beulah Land Plaza
Lekki Epe Expressway, Lagos.
Website: www.gisellehomes.com
Email: info@gisellehomes.com
Phone: 0818 000 4395
Instagram: @gisellehomesnigeria

45. Beverly & Sam Properties
21 Biaduo Street, Off Awolowo Road
Ikoyi, Lagos.
Website: www.beverlyandsamproperties.com
Email: lilian@beverlyandsamproperties.com
0802 303 7817

46. Areal Homes Nig
B11, Rossy Mall Complex, Lekky County,
Lekki, Lagos.
Email: chijokeanna21@gmail.com
Phone: 0906 527 7779
Instagram: @arealhomesng

47. LekeSanni and Associates
117A, EtiOsa Way, Daphin Estate
Ikoyi, Lagos
Website: www.lekesanniassociates.com
Email: info@lekesanniandassociates.com.ng
Phone: 0818 821 6444
Instagram: lekesanniandassociates

48. Bamigbola Consulting
27, Amore Street,
Ikeja, Lagos.
Website: www.bamigbolaconsulting.com
Email: info@bamigbolacondulting.com
Phone: 0803 731 3711
Instagram: @bamigbolaconsulting_re

49. Riab Properties Company
Phone: 0802 427 9550

50. Dorinda ChidimmaUmeh
112A Olaboda George Street,
Victoria Island, Lagos.
Email: realestatedorinda@gmail.com
Phone: 0813 485 4964
Instagram: @realestate_dorinda

51. Kest Properties
10cc Bosun Adekoya,
Lekki, Lagos.
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Phone: 0813 198 8805
Instagram: @kestproperties

52. Oluwafemi Oladipo
Suite B18, 1st Floor, Right wing, Chenub Mall,
Chevron drive, Lekki, Lagos.
Email: capitalfieldsrealty@gmail.com
Phone: 0805 904 9552
Instagram: @femotherealtor

53. Zaragoza Of Lagos
Shop 97, Temidire Market Annex Ajah,
Lekki, Lagos
Email: zaragozaoflagosltd@gmail.com
Phone: 0913 775 2783
Instagram: @zaragozaoflagos

54. Itodo Properties
Third floor, Goldcrest Plaza
Beside Mega Chicken
Ikota, Lagos.
Email: itodoproperties@gmail.com
Phone: 0908 568 8569
Instagram: @itodoproperties

55. Bree Properties NG
Km18, 5th Floor, Agungi
Lekki Epe Expressway,
Lekki, Lagos
Website: www.breepropertiesng.com
Email: info@breepropertiesng.com
Phone: 0803 477 5667
Instagram: @breepropertiesng

56. Glim Realty Limited
Email: happinessonazi0@gmail.com
Phone: 0812 517 0542
Instagram: @glimrealtylimited

57. Sunwealth Limited
Email: sunwealthltd@gmail.com
Phone: 0903 837 9755
Instagram: @sunwealtyltd

58. Rinwa Realty (AdunniRinwa)
Website: www.rinwarealty.com
Email: info@rinwarealty.com
Phone: +234 906 948 1868
Instagram: @rinwarealty

59. Zindu Homes and Properties
Email: zinduhomes@gmail.com
Phone: 0704 907 9500
Instagram: @zinduhomes

60. Amarachi R. Onyima
Email: aropropertiesng@gmail.com
Phone: 0701 667 2481
Instagram: @aro_realty

61. Primeway Investment Limited (Tayo Olajames)
Email: primewasinvestment@gmail.com
Phone: 0915 095 9618
Instagram: @primewayltd

62. TosinRukayatObineye
Email: wincoversproperties@gmail.com
Phone: 0810 325 4940
Instagram: @tosin_exceptionalrealtor

63. Lerato & Adams
Email: leratoandadams@gmail.com
Phone: 0809 482 2156
Instagram: @leratoandadams

64. Mercy IrediaOnwughai
Email: mercyiredia122@gmail.com
Phone: 0813 096 4926

65. Danspring Concepts Int. Limited
Email: danspringconcept@gmail.com
Phone: 0803 335 4125
Instagram: @dcirealtor

66. Felicita Nwachukwu
Email: felzpropertiess@gmail.com
Phone: 0813 873 2372
Instagram: @felzpropertieslimited

67. Empire Prime Realty
Email: empireprimerealty01@gmail.com
Phone: 0913 501 6833
Instagram: @empireprime_realty

68. Grace Star Global Properties Limited
Email: dgraceproperty3@gmail.com
Phone: 0806 231 3681
Instagram: @dgracestar.property

69. Chisom Sandra
Email: chisomdrealtor@gmail.com
Phone: 0813 949 0567
Instagram: @sommyluxuryhomes

70. EsiriEsirie
Email: esirirealty@gmail.com
Phone: 0805 358 6286
Instagram: esiri_esirie_realtor

71. Atlantic Luxury Homes
Phone: 0813 753 8906
Instagram:

72. Rahmat Yusuf
Email: forefrontproperties7@gmail.com
Phone: 0815 443 1801
Instagram: @_forefront_properties

73. Therees Realtors
Email: odeneyeoluwakemi@gmail.com
Phone: 0701 678 0951
Instagram: therees_realtors

74. Anie Realtor
Email: anierealtorofficial@gmail.com
Phone: 0816 879 8718
Instagram: @anie_realtor

75. Jerman Ventures Co. Ltd
Email: jermanventure@gmail.com
Phone: 0807 773 8880
Instagram: @jermanper

76. Esteem Glorich Properties
Emial: anyiagloria@gmail.com
Phone: 0813 444 3257
Instagram: @esteemglorichproperties

77. Osas &Oseji Estate Surveyors & Valuers
Website: www.osasoseji.com
Email: admin@osasoseji.com
Phone: 0811 290 7636

78. First Colony Real Estate Company
Webiste: www.firstcolonygroup.net
Email: info@firstcolonygroup.net
Phone: 0818 804 0221

79. Avitro Real Estate And Projects
Email: avirep01@gmail.com
Phone: 0817 598 1909

80. Paul Osaji& Co
Website: www.paulosajiandco.com
Phone: 0807 979 2025

81. Royal Starleon Limited
Website: www.royalstarleon.com
Email: enquiry@royalstarleon.com
Phone: 0905 842 1822

82. Joe Akhigbe& Associates
Website: www.joeakhigbeassociates.com
Email: joeakhigbeassociates@gmail.com
Phone: 0811 080 0944

83. Gerry Ikputu& Partners
Website: www.gerryikputu.com
Email: gerryikputupartners@gmail.com
Phone: 0803 310 0855

84. Ismail & Partners
Email: enquiries@ismailandpartners.com
Phone: 0818 706 3420

85. Kachi Okpara& Co
Email: kachokpara@gmail.com
Phone: 0803 592 7055

86. Jide Taiwo & Co
5 BanfordWillams Close,
Victoria Island, Lagos
Website: www.jidetaiwoandco.com
Email: info@jidetaiwoandco.com
Phone: 0705 209 0092
Instagram: @jidetaiwoandco

87. Rydal Mews Limited
Website: www.rydalmewsltd.com
Email: info@rydalmewsltd.com
Phone: 0817 834 8754
Instagram: @rydalmews

88. Rock Realty Limited
Email: rockrealtylimited@gmail.com
Phone: 0916 998 6978
Instagram: @rockrealtyng

89. EP Real Estate Abuja
8a, Dar-Es-Salam Street
Wuse II, Abuja
Email: abuja@eprealestate.ng
Phone: 0808 331 1460
Instagram: @epreabuja

90. Gidi Real Estate Investment Limited
Km23, Lekki Epe Expressway, 3rd Floor,
Top Notch Plaza, Abraham Adesanya,
Ajah, Lekki, Lagos.
Email: gidirealestate@gmail.com
Phone: 0916 982 7819
Instagram: @gidirealestateltd

91. Bello Lawal
Email: belhomzproperties@gmail.com
Phone: 0806 732 0191

92. Kihill Realty
Email: krealtyofficial@gmail.com
Phone: 0901 434 5162
Instagram: kihill_realty

93. Balafama Realties
Suite i-61, Ikota Shopping Complex
Lagos.
Email: balafamarealties@gmail.com
Phone: 0802 083 9211
Instagram: @balafama_realties

94. Duckhill Homes and Properties
26b Williams Onoh, Chevvy Estate,
Chevron Drive, Lekki, Lagos
Email: duckhillhomesandproperties@gmail.com
Phone: 0903 458 4545

95. Lasub Zero
Suite 306, Lozumba Plaza, Area 10, Garki, Abuja
Email: lasubzero234@gmail.com
Phone: 0817 766 9144
Instagram: @lasub_zero_properties

96. Nwaokolo Barbara
Email: superblachomes@yahoo.com
Phone: 0809 999 1387
Instagram: @superblachomes

97 Skycrest Homes Limited
Email: investhub.ng@gmail.com
Phone: 0703 251 7020
Instagram: @propertyinvesthub.ng

98. Rentz HQ
Email: rentzhq@gmail.com
Phone: 0816 864 6638
Instagram: @rentzhq

99. Starzz Properties Limited
Level 1, Suite 6A Dominion Plaza Igbo-Efon, Lekki, Lagos.
Email: starzzpropertiesltd@gmail.com
Phone: 0810 185 6739
Instagram: @starzzproperties

100. Now Haven Properties
4 Valifeayianchukwu, Off Chevron drive, Lagos.
Email: hello@nowhavenproperties.com
Phone: 0803 828 6754
Instagram: @nowhaven_properties

DISCLAIMER:

The information provided in this list of top agents and brokers is for general informational purposes only. While every effort has been made to ensure the accuracy and reliability of the details included, Habitat Magazine does not endorse, recommend, or guarantee the services or qualifications of any individual or company listed. Readers are encouraged to conduct their own due diligence and research before engaging with any agent or broker.
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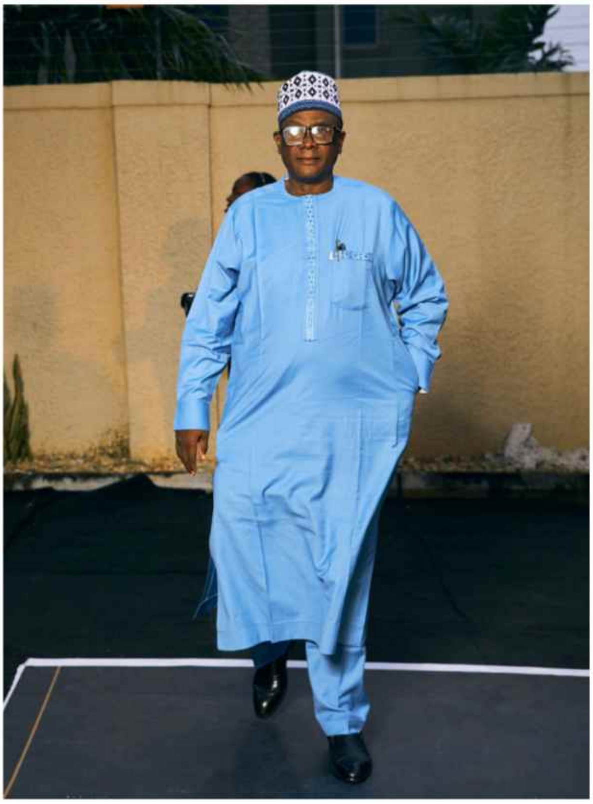
House Meets Fashion & Art

WE WERE THRILLED TO BE PART OF SOSO'S LATEST COLLECTION LAUNCH!
SOSO Africa unveiled its 2025 collection at an event titled "House Meets Fashion & Art" on the 20th of October, 2024. It was an incredible SOSO experience, and here are some highlights from this amazing event.


MEETS
FASHION
& ART
SOSO


SOSO
AFRICA




HABITAT
EFAB
ELLINGTON
VARTELY
HABITAT
EFAB
ELLINGTON
VARTELY
HABITAT


& ART
SOSO
AFRICA


HOUSE
MEETS
FASHION
& AR


HABITAT


HABITAT


Sip, Savour and Soar in Style
your style speak for you


ELLINGTON
VARTELY
EFAB
HABITAT

INTERVIEW WITH VICTORIA OHURUZO (BSC, MBA),

MD of Okoti Enterprises, CESAD Industries Ltd.

Established in 1996, Okoti Enterprises Nigeria Limited excels in importing and distributing food and household items. They are known for quality brands and customer satisfaction, offering a wide range of carefully selected products, some of which you may find in your kitchen.

1. What inspired you to pursue your career in the fast-moving consumer goods (FMCG) industry?

My inspiration to pursue a career in the fast-moving consumer goods (FMCG) industry stems from a lifelong fascination with the business of buying and selling. I've always been drawn to the dynamic nature of the industry—it truly lives up to the name “fast-moving”, as it doesn't require funds being tied up for extended periods.

What excites me most about FMCG is the endless possibilities it offers. It's an industry where creativity, strategy and vision can come together to achieve remarkable outcomes. From a young age, I envisioned building a career that allowed me to explore diverse goods and make an impact, and FMCG has provided the perfect avenue to realize those dreams.

Additionally, my academic background played a pivotal role in shaping my interest and guiding me down this path. The combination of my studies and passion for the industry has been instrumental in my journey.

2. Can you describe a significant achievement or milestone in your career?

I wouldn't say there is one single achievement that stands out because I approach every challenge with perseverance and agility, treating each as an opportunity for growth. However, I would consider it a significant milestone when I introduce a new idea or product to the market, and it not only performs well but surpasses my expectations. Watching my ideas take shape, resonate with people and become a topic of conversation in homes is incredibly rewarding. That sense of accomplishment fuels my passion and drives me to keep innovating.

3. What would you say is a big challenge in this line of business, and how do you overcome it?

A major challenge in this line of business is the instability and unpredictability of the exchange rate in Nigeria. It's not just the high rate that poses a problem, but also the frequent fluctuations daily and weekly changes make it difficult to plan effectively. This creates a significant obstacle for business growth and stability. Another pressing challenge is the lack of adequate infrastructure to support the industry. Businesses often operate without tangible government support or a reliable

functional system. This means you have to handle every-thing independently, which increases operational costs and complexity.
For instance, obtaining funding through bank loans can be extremely difficult due to exorbitant interest rates. Not long ago, rates were around 35%, which was already high, and now they've risen to 38%. This makes borrowing from banks nearly impossible for most businesses, as it could lead to financial ruin.=
To overcome these challenges, businesses must adopt strategic planning, explore alternative funding options and build resilience. Staying adaptable and proactive is crucial for navigating these hurdles and ensuring long-term survival

4. What advice would you give someone who is starting out in this line of business?
My advice for someone starting out in this line of business is to do thorough due diligence. Begin by identifying your area of specialization determine the specific products you want to focus on and control. Research these products extensiv-ely and evaluate your finances.
Ask yourself: Is this a business I can comfortably invest in? Will it yield profit and provide long-term sustainability?
Keep in mind that, initially, there might be losses as you reinvest profits back into the business to establish it. It's essential to calculate if, in the long run, the return on investment (ROI) will be worth

the effort.
Equally important is ensuring that this is something you are passionate about. Passion will not only sustain you but also motivate you to persevere, even during challenging times. Additionally, consider practical aspects like location, target demographics and the need for a well-designed market research strategy. Taking the time to understand these elements will greatly enhance your chances of success in this business.

5. Are there any expansions that might be coming up in the near future? An addition to the product catalogue, perhaps, or presence in other parts of the country?
Definitely! Expansion is a natural part of any business's growth journey, and we're excited about the opportunities ahead. Expansion is a constant. The more profit you make, the higher the growth, and the more the desire to expand.

In the near future, we plan to broaden our product catalogue, introducing both supplementary products and entirely new offerings. Additionally, we are exploring avenues to expand our presence geographically to serve more customers. Our goal is to bring these plans to fruition within the next year, and we're committed to ensuring they align with our mission and values.

OKOTI ENTERPRISES NIGERIA LIMITED

Importing and Distributing Excellence Since 1996.

Okoti Enterprises specializes in the importation and distribution of food commodities and household items to retailers and supplier across Nigeria.

PRODUCTS

1. PICCI Powdered Chicken Stock Satchet
2. RICCI Margarine
3. G-VITA Instant Favoured Drink Powder
4. VERA Yeast
5. MITO 2 In 1 Stew Mix

Our products are available through our network of suppliers, please contact us via call, email, or text, for more information.

3/5 Milestone Avenue, Ijesha, Amuwo-Odofin Industrial Layout, Lagos
Email: info@okotienterprises.com
Call us on: 0802 087 1643, 0808 082 3996, 0817 883 1103

Knowhere Restaurant

Where Culinary Creativity Knows No Bounds

Tucked away in the heart of Lagos, Knowhere is a culinary gem that knows exactly where it's headed when it comes to bold flavours and unique dining experiences. From the moment you step inside, the ambience feels like a hidden retreat from the bustling energy of Lagos.
With its sleek, industrial-inspired decor, dim lighting and modern accents, it's like stepping into a cool escape—a slice of Greece right in Victoria Island.
But Knowhere isn't just about the ambience. It's where bold flavours, thoughtful service and inventive dishes converge to create a truly memorable experience.

Located at No. 17 Adeola Odeku Street, Victoria Island, Lagos, Knowhere offers superb customer service—something you rarely get in this city. I loved how knowledgeable the staff members were about the menu. No blank stares to questions asked here! They'll make you feel at home while subtly guiding you through the menu's highlights.

A Few Things to Know Before You Go

Knowhere has a dress code policy: classy elegance. Think smart casual—no shorts, tank tops or flip-flops.
The vibe is chic and polished, yet comfortable. It's an ideal spot for date nights, special celebrations or just an evening when you want to elevate your dining experience.
Also, note the photography etiquette: respect other customers' privacy by limiting your photos to your own seating area.

Reservations and Atmosphere

As Knowhere has quickly become one of Lagos's top fine dining hotspots, reservations are highly recommended, as tables tend to fill up fast. A quick call or an online booking will secure your spot, especially during peak hours.

Drinks That Delight

To kick things off, Knowhere's cocktail menu offers an exciting array of options.
I tried the Knowhere Elixir, a unique blend of gin, elderflower and citrus, with a touch of rosemary for aroma.

Each sip was refreshing and perfectly balanced—a standout start to the night.

For those who prefer non-alcoholic options, the beautifully crafted mocktails won't disappoint. The Tropical Breeze, packed with pineapple, coconut and a hint of mint, is a popular pick.

Food That's Art on a Plate

The dishes at Knowhere are as visually stunning as they are delicious. Their food plating is among the best I've seen in Lagos.

For meat lovers, the Braised Goat Shank is a must-try. Slow-cooked to tender perfection, it's infused with fragrant spices and served with creamy mashed yams, creating a satisfying mix of textures and flavours.

For seafood enthusiasts, the Pan-Seared Sea Bass is a lighter yet equally impressive option, served on a bed of coconut rice with sautéed greens.

The star of the show for me, however, was the Jollof Arancini—crispy arancini balls with a jollof rice centre, paired with a smoky pepper sauce. This unexpected fusion pays homage to Nigerian flavours with an Italian twist.

The Sweet Finale

As the saying goes, there's always room for dessert, and Knowhere's offerings are not to be missed. I opted for the Chocolate Fondant, which was an absolute showstopper. Served with zobo-infused sorbet, the fondant was decadent yet balanced—a treat for both chocolate lovers and fans of traditional Nigerian flavours. It's the kind of dessert that makes you wish you had room for seconds! It was such a refreshing way to end my dining experience.

A Worthwhile Experience

Yes, Knowhere leans on the pricier side, but trust me, it's worth every naira.

Knowhere isn't just another restaurant in Lagos—it's a destination. The creative menu, excellent service and trendy yet intimate vibe make it a must-visit for food lovers in the city. Whether you're out for a casual evening or a special celebration, Knowhere's unique fusion dishes and inviting atmosphere will linger in your memory long after the last bite.

I'd rate this place a well-deserved 4.5/5.

10 TOP-NOTCH RESTAURANTS IN ABUJA AND LAGOS

Lagos, the entertainment capital of Nigeria, and Abuja, the federal capital, are home to several amazing intercontinental restaurants. These restaurants, like ornaments, add a unique flair to these cities and are certainly worthy of applause.

Here are ten restaurants in Lagos and Abuja that definitely surpass the bar.

ABUJA

4 GUYS RESTAURANT

Located at Ultimate Mall, 29 Ademola Adetokunbo Crescent, Wuse II, Abuja, 4 Guys is a perfect spot for romantic dates or family dinners. The restaurant combines Japanese, Chinese and Italian cuisines, providing an unforgettable dining experience. With an enticing variety of noodles, soups, salads, pasta and risotto, 4 Guys seamlessly fulfills your Asian food cravings. It opens from Mondays to Sundays, 12:00 PM to 11:00 PM, and is walk-in friendly.

MARKS AT THE PARK

Marks At The Park is a Japanese-Pan Asian restaurant located at 163 Ademola Adetokunbo. Crescent, Wuse II, Abuja, Nigeria. It provides the perfect fine dining experience. With an extensive menu featuring a variety of Asian foods, cocktails, mocktails and desserts, this restaurant takes diners across the border through their taste buds. Marks At The Park opens at noon every day, and a semi-formal dress code is recommended

TULIP BISTRO

Tulip Bistro is an Abuja-based restaurant offering an oriental-international fusion. It serves a wide variety of drinks, desserts, starters and main courses in a pleasant atmosphere. Located at 141 Ademola Adetokunbo Crescent, Tulip Bistro opens from Monday to Sunday, 11:00 AM to 11:00 PM, and is both walk-in and reservation-friendly.

CANES AND LEMONS RESTAURANT

Located at No. 7 Hombori Street, Wuse II, Abuja, Canes and Lemons is a restaurant and bar offering an unforgettable dining experience in both food and drinks. From Virginia Coladas to milkshakes, brisket beef tacos, and Tori Katsu with dirty rice, Canes and Lemons proves to be one of Abuja's finest restaurants. It opens daily from 12:00 PM to 12:00 AM. While reservations are advised, they are not compulsory

RODO

With foreign cuisines nearly dominating Nigeria's culinary scene, Rodo is a breath of fresh air for the African food industry. Located at 19 Kolda Link, Wuse II, off Ademola Adetokunbo Crescent Abuja, Rodo is a contemporary African restaurant ffering indigenous African dishes in a modern style. This innovative approach which includes meticulous serving promotes local foods, elevating them to the level of fine international cuisines. Rodo opens from 12:00 PM to 10:30 PM on Tuesdays to Thursdays and Sun-days, and from noon to midnight on Fridays and Saturdays.

LAGOS

RSVP

Opened in 2014, RSVP is an upscale casual restaurant and bar. Its style and décor are inspired by Prohibition-era restaurants and bars in Manhattan, New York City. With a poolside option, lounge, bar and great food, RSVP is perfect for celebratory dining. The concept of this American restaurant is to keep it simple everything on the menu is fresh and made in-house, with no preservatives, colouring or seasoning cubes. RSVP opens from Monday to Sunday, 11:00 AM till late. While walk-ins are welcome, reservations are highly recommended. The poolside is available on weekdays and Sundays for private or corporate events; however, access is limited to guests aged 21 and above. It is located at 9 Eletu Ogabi Street, Victoria Island, Lagos

SLOW

Slow is a tropical brasserie located at Temple Muse, 2 Musa Yar'Adua Street, Victoria Island, Lagos. Its style draws influence from Latin America. Central America and West Africa. Slow offers fine dining with an international touch in a casual yet luxurious atmosphere. Through hydro-ponic farming, Slow grows its own vegetables and herbs, ensuring enhanced freshness in their food and drinks. With a classic and experimental cocktail bar, Slow adds the perfect complement to its bohe-mian approach to cuisine. The restaurant offers indoor and outdoor seating, with options like booths, high tables and bar dining. Smoking is restricted to designated outdoor areas. It is walk-in and reservation-friendly, with group boo-kings also available

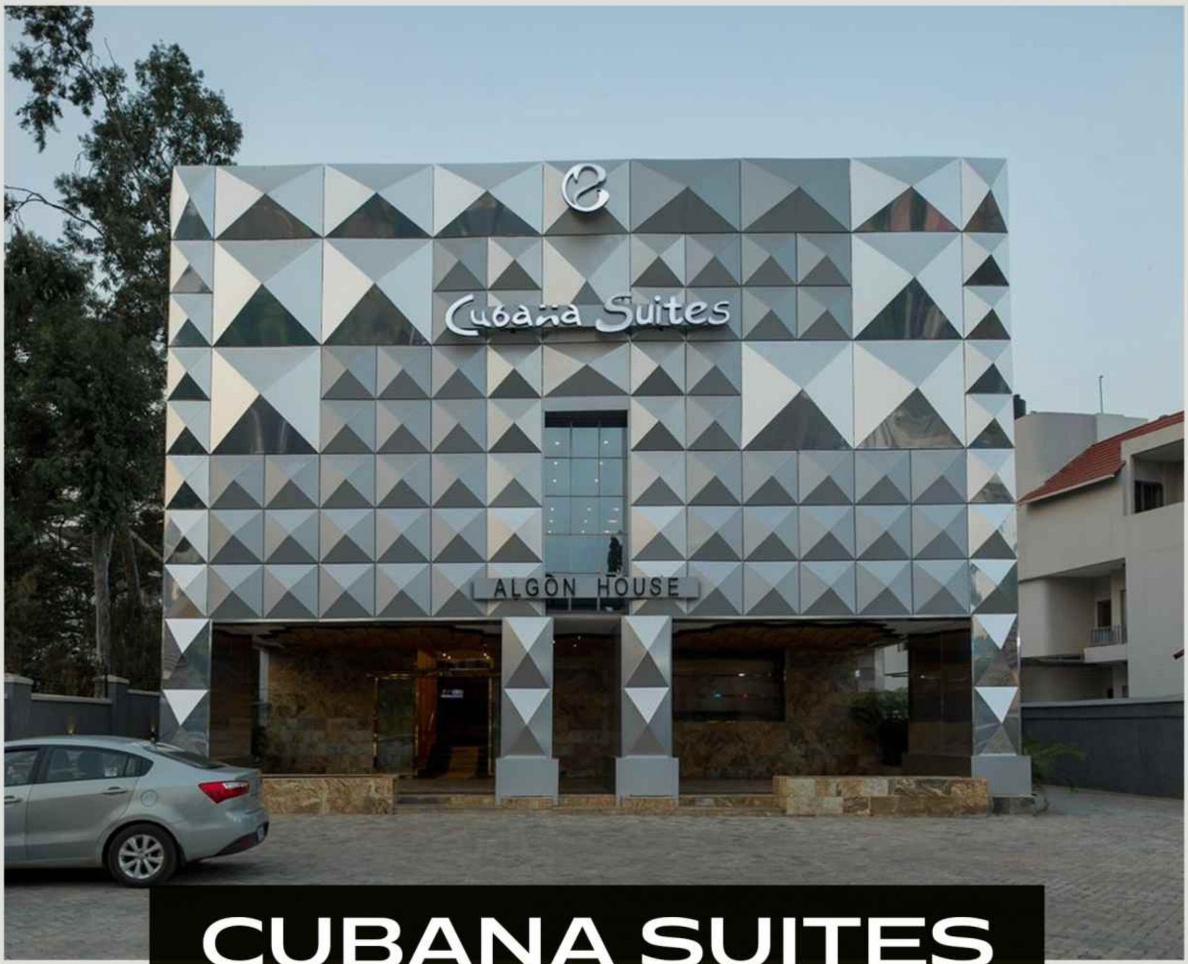
NOK by Alara

NOK is a contemporary Pan-African restaurant dedicated to serving exquisite African dishes in the finest manner. Located at 12a Akin Olugbade, Victoria Island, Lagos, NOK offers dine-in, delivery and collection services. The restaurant is open from Tuesdays to Sundays, noon to 4:00 PM, and 6:00 PM to 10:00 PM (10:30 PM on Fridays and Saturdays). Orders can be placed from noon to 10:00 PM via phone or WhatsApp, with collection starting at 7:00 PM. From grills to desserts to classic mains, NOK's extensive menu offers a diverse selection of African dishes crafted to delight your taste buds

SLICE

Located at 19 Ologun Agbaje Street, Victoria Island, Lagos, Slice Social House is a vibrant restaurant offering an unforgettable fine dining experience with both local and international dishes. This festive space is ideal for socializing and exudes high energy. Slice opens daily at noon and stays open till late. Both walk-ins and reservations are welcome, ensuring every visit is memorable.

SORA
Sora is an Asian restaurant, lounge and sunset bar situated on the 15th floor of Trinity Towers, Chief Yesufu Abiodun, Oniru Road, Lagos. With its prime location, Sora offers a dining experience “above the rest”, complemented by an extensive menu featuring food, cocktails, wine, beverages and cigars. Guests can enjoy a relaxed yet upscale atmosphere with breathtaking views. Sora opens daily at 12:00 PM. Reservations are available via telephone, but walk-ins are also welcome.



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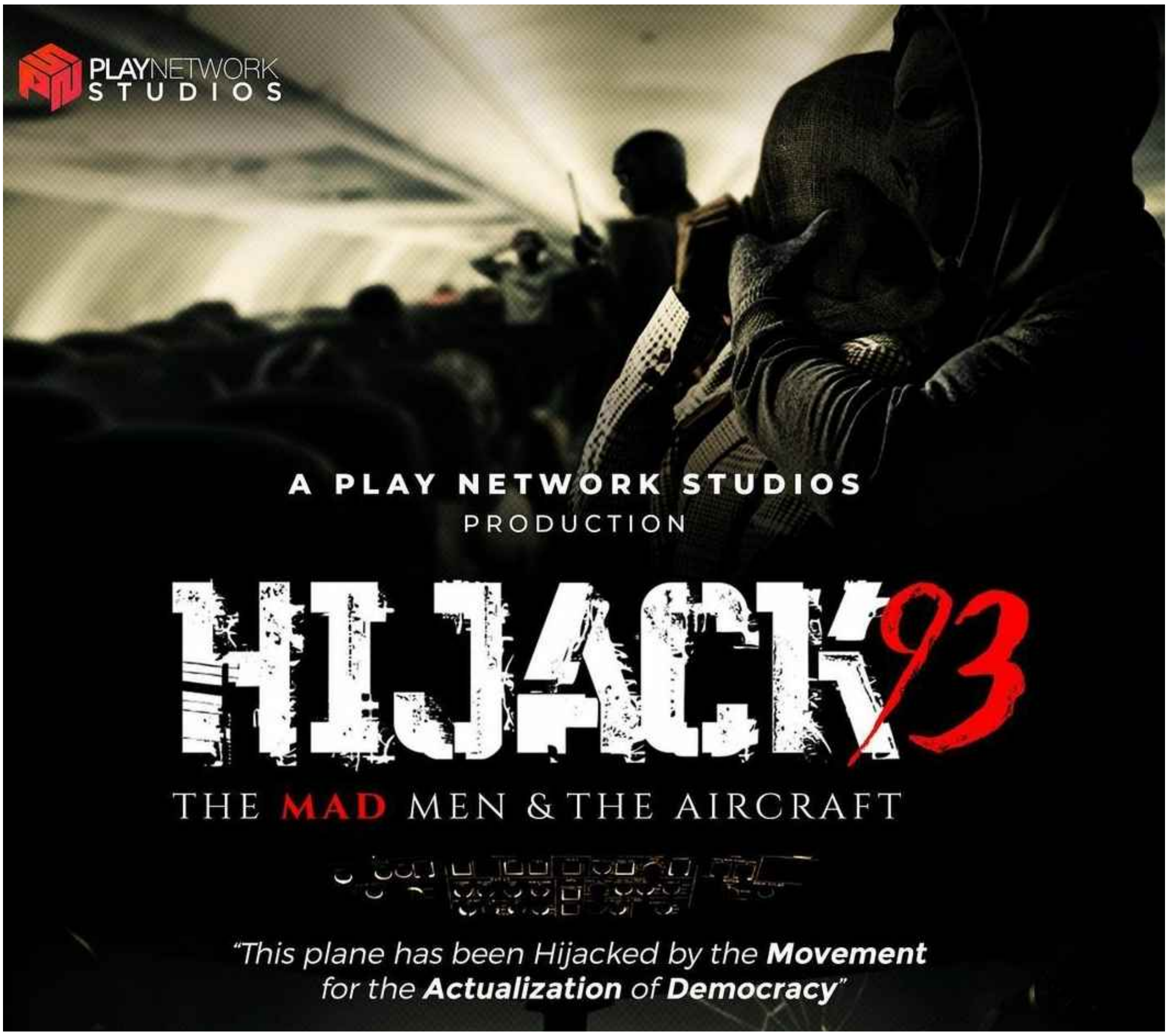
MOVIE REVIEW



By Tomisin Juliet Faoye

There's something about movies set in the past that never fails to captivate Nollywood fans. When these films are based on real events, the intrigue becomes even more profound.

Hijack '93 is one such movie. Directed by Robert Peters and released on Netflix on October 25, 2024, this blockbuster recounts the gripping 1993 hijack of a Nigerian Airways plane en route from Lagos to Abuja by four members of the Movement for the Actualization of Democracy (MAD), a pro-democracy militia. From its opening moments to the final credits, the film holds viewers spellbound with unrelenting tension. The hijackers—Omar (Skipper), Kayode (Eruku), Ben (Owiwi), and Dayo (Iku)—are young men with compelling backstories. These are not stereotypical terrorists; in different circumstances, they might have been just ordinary people. Sent on a mission by their militia leader, portrayed by the brilliant Sam Dede, their goal is ambitious yet flawed: to divert the plane to Frankfurt, Germany, and use the hostages to pressure Nigeria's military government into transitioning to democracy.

However, the plan is doomed from the start. The plane carries just enough fuel for a Lagos-to-Abuja trip, forcing the hijackers to agree to an emergency landing in Niger Republic. This unexpected turn draws the Nigerien military into the conflict. As the stand-off intensifies, the hijackers refuse to release the hostages but cannot proceed to Frankfurt.

With the Nigerian Army now involved and holding the hijackers' families hostage, the tension escalates. This forces the hijackers to release ten first-class passengers as a show of goodwill—a move that raises questions about the worth of the "common man" compared to those in first class.

After three grueling days aboard the aircraft, the hijackers, facing dwindling options, surrender under two conditions: an interview with an international journalist to share their side of the story and assurance that they will be tried in Niger, not Nigeria. With the Nigerien military granting these requests, the hijackers release the hostages and turn themselves in.

Several elements make Hijack '93 a standout film. Firstly, it belongs to the rare category of movies that delve into Nigeria's political history, chronicling its transition from military rule to democracy. Its foundation on real-life events adds depth and gravity to the story.

Secondly, the movie humanizes the hijackers by exploring their backgrounds, struggles, and motivations. This nuanced portrayal allows the audience to see them not as mere villains but as individuals who are, perhaps, misguided.The film also tackles important themes such as tribalism, faith, greed, and selfishness.

The movie teaches valuable lessons on all these issues in a way that is not overbearing, though deeply relatable.

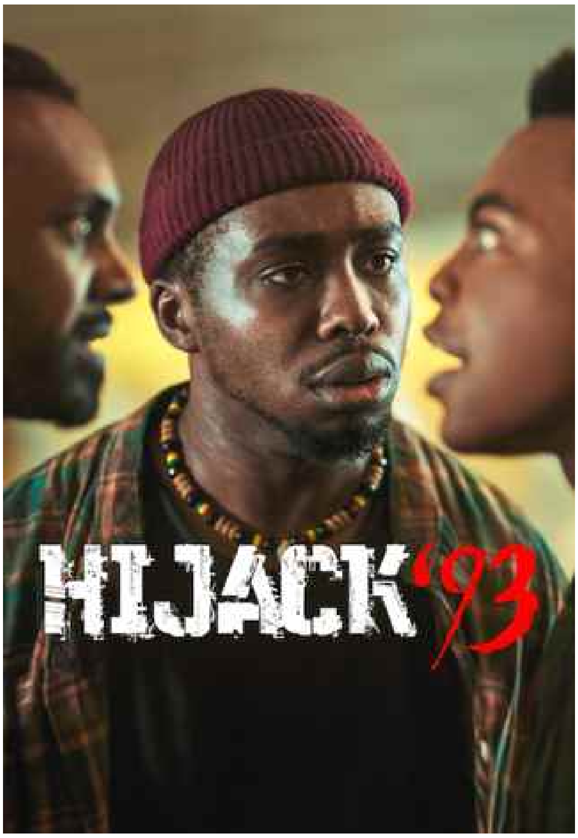
Moreover, the film highlights humanity and solidarity, exemplified by Lee Zhang, the son of the Chinese ambassador to Nigeria. Offered a chance to leave the plane, he chooses to stay with the freedom fighters, affirming his belief in the equality of all men.

Although much of the movie takes place aboard the plane and in control towers, it never feels monotonous. The limited setting is expertly utilized to sustain suspense and drama, making for an unforgettable viewing experience. So worthy of praise.

The breathtaking take-off and landing scenes are particularly impressive, while the bilingual nature of the film—especially the use of French in interactions with the Nigerien military—adds an authentic touch.

Featuring an exceptional cast including Nnamdi Agbo as Omar, Adam Garba as Kayode, Allison Emmanuel as Ben, OluwaseyiAkinsola as Dayo, alongside Sam Dede, EfaIwara, Nancy Isime, Jemima Osunde, Sharon Ooja, John Dumelo, Bob Manuel, and Jessica Lorraine, Hijack '93 exemplifies what Nollywood can achieve when it aims for excellence.

This film is a powerful reminder of the industry's potential to tell compelling stories that entertain, educate and inspire. We can only look forward to more amazing films like this one that keep us at the edge of our seats.



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