

HABITAT

A Bi-monthly Lifestyle and Real Estate Magazine

*Mid-Year
Edition*

WHY YOU SHOULD
BUY AN INVESTMENT PROPERTY
BEFORE A PRIMARY RESIDENCE

HOW TO KEEP YOUR
ELECTRICITY BILL LOW
DESPITE THE HIKE IN TARIFF

INTERVIEW WITH
MRS HELEN EZE
MD, HENEZ HOMES

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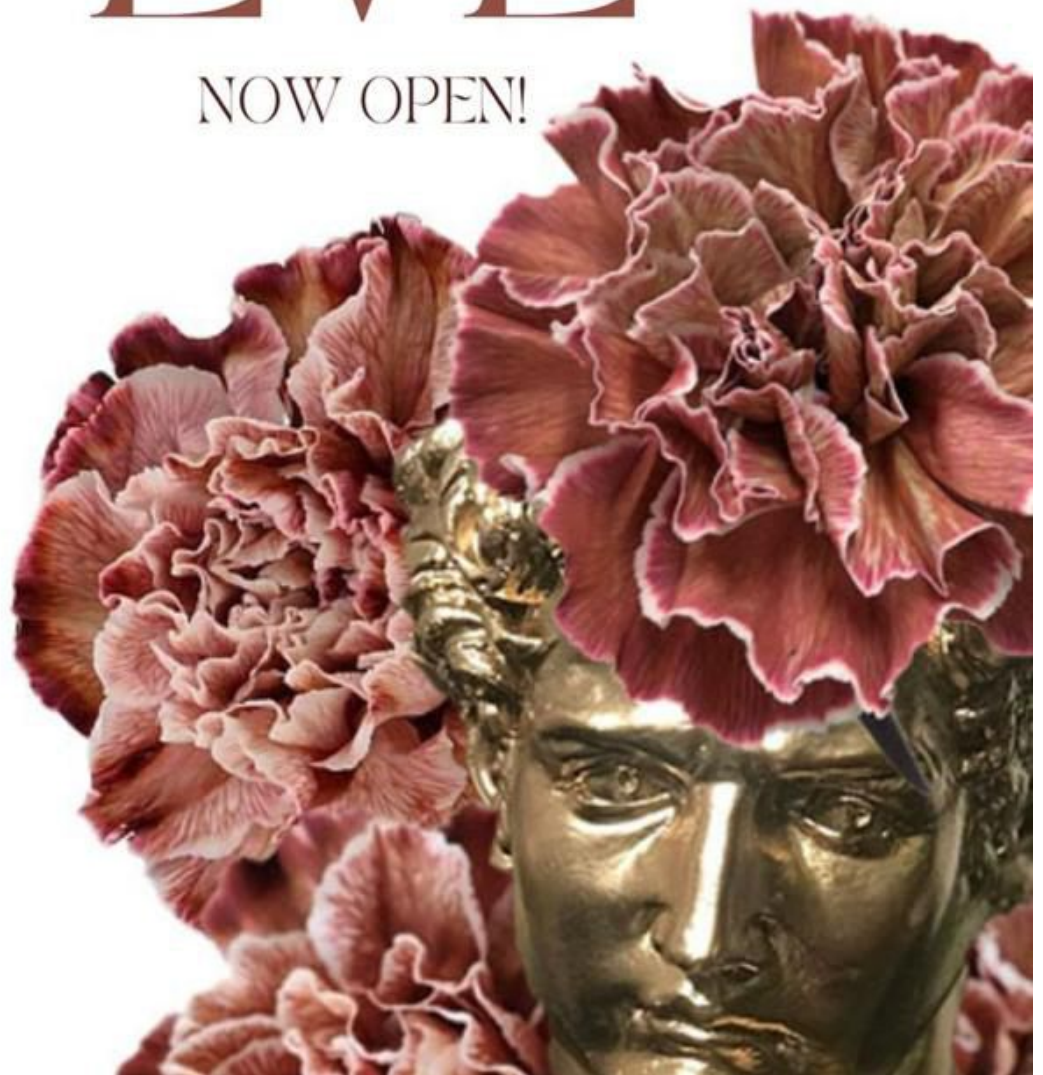
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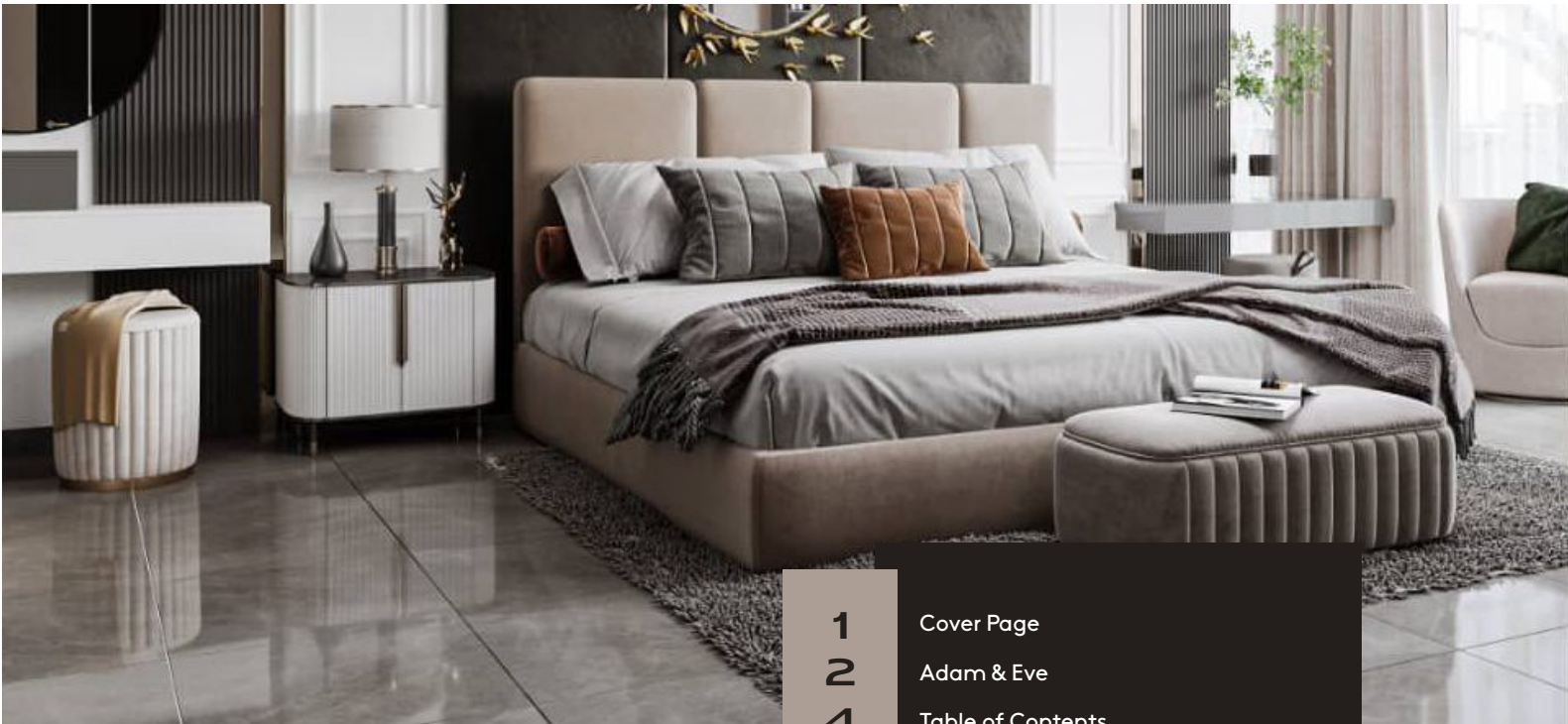
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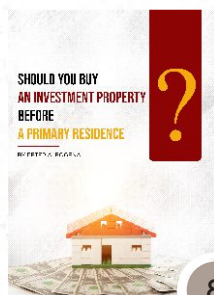
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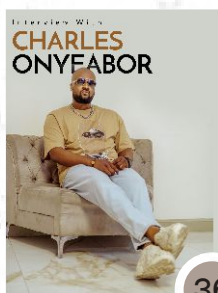
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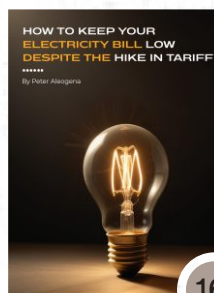
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Editor's Note

It is my pleasure to welcome you to the mid-year edition of the prestigious Habitat Magazine. Habitat Magazine covers all aspects of the built environment, from the way we build to how real estate is owned and transferred, to how we interact within the built environment and how we are affected by this environment.

This edition was curated to educate, entertain and inform our esteemed readers. It is, therefore, our utmost desire that you find it beneficial to you.

There has been an ongoing debate about what type of property to buy as your first property: an investment property or a primary residence? We have tried to answer that question in this edition. To be honest, there are no right or wrong answers—the choice is purely yours.

However, we have highlighted some pros and cons to help you make an informed decision.

With the current hike in electricity tariff across the nation, it has become necessary to find ways to conserve energy in our homes, workspaces and business premises. Find out how to keep your electricity bill low in an article we titled "How to Keep Your Electricity Bill Low Despite the Hike in Tariff."

This year, Nigerians have continued to excel and break world records in several fields and walks of life. So in this edition, we have captured a few of such achievements that have put Nigeria on the global map again and again.



One of such achievements was made by Tunde Onakoya, the Nigerian chess player and coach. Tunde—who is also the founder of Chess in Slums Africa—broke the Guinness World Record for longest chess marathon after playing chess nonstop for 60 consecutive hours at Time Square, New York, United States.

We have also featured a few lifestyle property listings in this edition for your consideration. If you are an agent, a developer or a property owner, you can now list your property with Habitat Magazine for free. Furthermore, we have featured a lot of interesting articles, reviews, interviews, and bits and pieces of the entertainment world for your reading pleasure.

We would love to hear from you. Kindly call or send a WhatsApp message to +2348033212022, or send an email to info@peterraphaeltd.com

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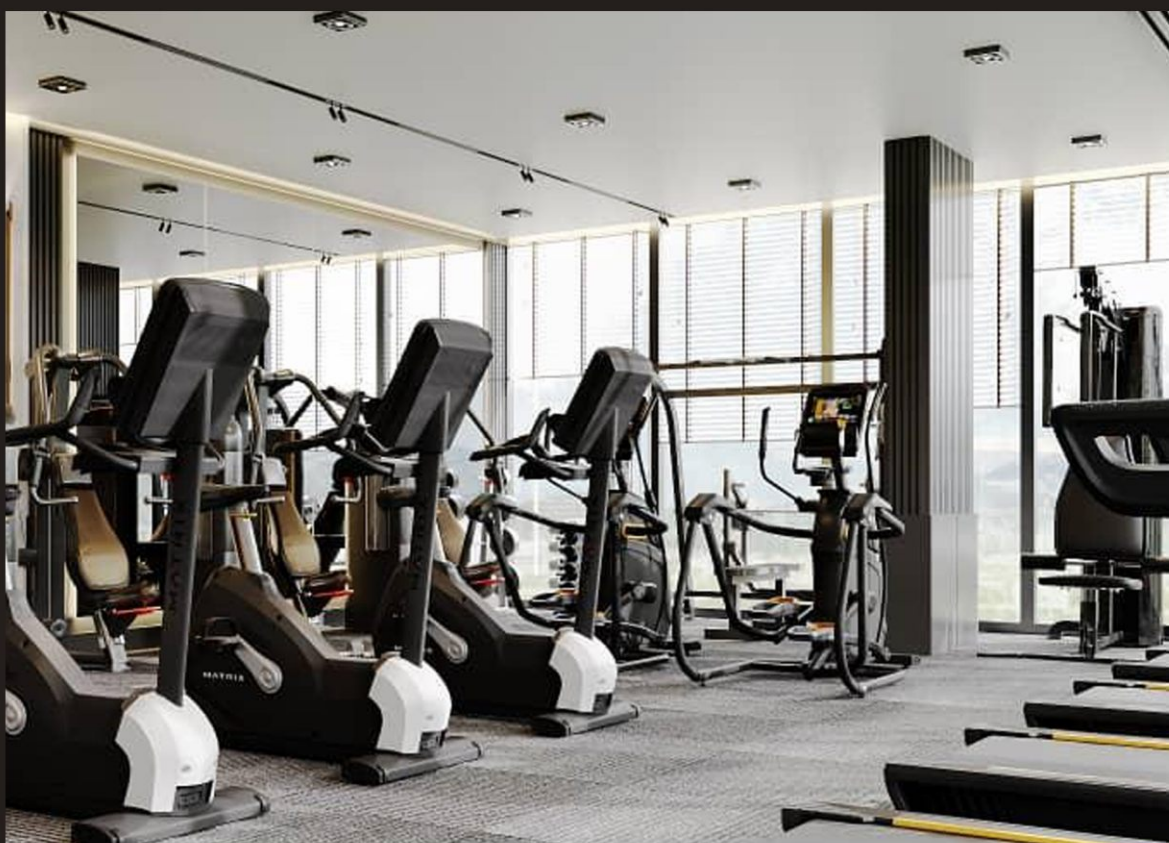
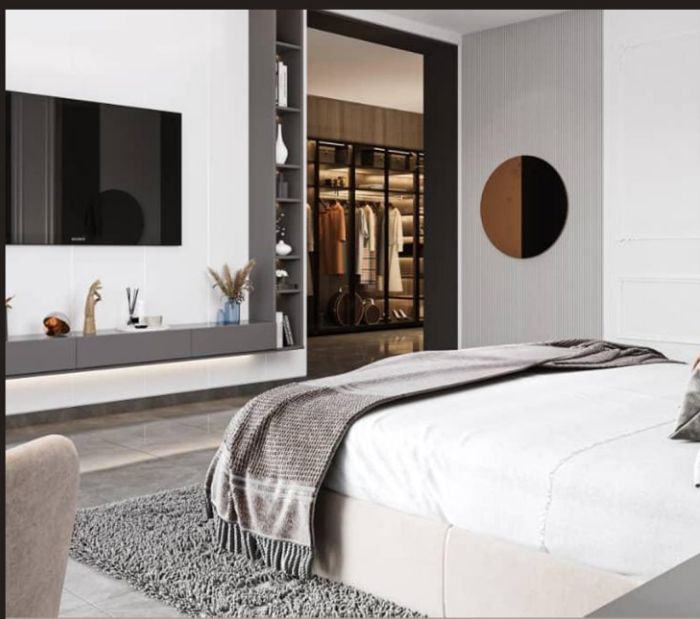
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SHOULD YOU BUY AN INVESTMENT PROPERTY BEFORE A PRIMARY RESIDENCE

BY PETER ALEOGENA



An investment property is a property that pays you rent every year. It gives you cash flow. A primary residence, on the other hand, is a property you live in with your family—a place you consider your home.

The decision to either buy an investment property or a primary residence first totally depends on where you are on your journey of life or your journey to financial freedom, and how fast you want to build your real estate portfolio.

All principles are universal, but their applications are personal and are influenced by context and geographical location.

For instance, on planet earth, everything you throw up is bound to fall down because of the force of gravity. However, this does not apply on the moon.

Real estate may be the best investment option possible, but nobody ever thinks of buying real estate in a war-torn location. It is, therefore, necessary to consider your goals and priorities when faced with the decision of the type of property to buy first. Let us quickly look at the advantages of owning a primary residence versus those of owning an investment property.

PRIMARY RESIDENCE

Buying a primary residence is a massive achievement. It is a reward for your many years of hard work. It provides security and stability for you and your family, and you finally become your own landlord.

You are free from the harassment of landlords, and you do not have to constantly move around because the landlords have need for their property or constantly worry about the increment on your rent.

You can even increase the value of the property by renovating it and bringing it up to the standard you desire. It can also be used as a collateral when you need to take a loan from the bank.

However, if you take out a loan or mortgage to purchase your primary residence, it reduces your borrowing capacity to buy another property.



You will have to keep working to pay up the loan or mortgage.

Hence, this reduces how fast you can build up your real estate portfolio.

There is also the temptation to keep renovating and improving the property, which can easily lead to overcapitalization.

This is a situation where the improvement on your property is beyond that property's resale value in its current location.

If real estate is not your primary vehicle to financial freedom, or you are retiring and just want to buy your first property to give you and your family the well-needed security and stability in your retirement years, then it makes perfect sense to buy a primary residence first.



INVESTMENT PROPERTY

If real estate is your primary vehicle to financial freedom, then it makes better sense to buy an investment property first. This will help you scale faster.

If you take out a loan or mortgage to purchase your investment property, the income from the property can be used to pay up the loan or mortgage, while you keep renting and saving some of the income from your work or business.

MY RECOMMENDATION

You can have both an investment property and your primary residence in one transaction. You can move to a lower location with growth potentials and buy or build multiple units whether a block of apartments, semi-detached bungalow, semi-detached duplex or town houses. You can live in one of the units as your primary residence and rent or lease out the other units. This gives you the benefits of both worlds, and you can scale faster and move to a prime location.



Buying an investment property first gives you the leverage to buy more properties faster than owning your home first would. And as you increase your real estate portfolio, the effect of compound growth knocks in, helping you build your asset base faster.

If you are young, you do not have a family yet or you have a young family and you have chosen real estate as your primary vehicle to financial freedom, then it is better to delay gratification and keep renting so as to afford you the opportunity of buying an investment property first.

This will enable you to build your asset base faster, after which you can then buy your primary residence

I will end this article by encouraging you to evaluate your goals and plans so as to consider the best course of action for yourself and your family.

Thank you for reading.

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CAFÉ CULTURE

BY TOMISIN JULIET FAOYE



Don't you find cafés simply amazing? The homely feel, the warm decor and their entire atmosphere just make cafés the best choice for a relaxation spot. From comfy seats to soft music, throat-tickling menus and, of course, revitalizing coffee, cafés tend to make people feel more at home than restaurants do.

Their welcoming ambience is usually so calming that it may cause one to wonder who the genius was that came up with such a great idea, anyway.

Let's find out!

Though café is a French word, the café culture didn't begin in France. The first ever café is said to have opened in 1550 in Constantinople, which is the present-day Istanbul, Turkey.

By the 17th century, the café trend reached Italy, France, Germany and England.

During the 200 years after the mid-17th century, the most famous cafés of Europe flourished. Cafés in London served as ready points for news, meetings and discussions. Café owners competed with each other for supplies of the latest newspapers. During this time, the business of buying and selling insurance, ships, stocks, commodities and, occasionally, even slaves was carried out in cafés.



Cafés also provided a stage for letter readings, acting performances or mini exhibitions of art works. Furthermore, cafés became informal stations for the collection and distribution of packages and letters but by the 19th century, the daily newspaper and the home post took over these functions.

As the 19th century wore into the 20th, cafés became gathering places for intellectuals and artists, particularly in France. The café continued to be an important social institution in France throughout the 20th and early 21st centuries.

By the late 20th century, as the famous espresso and other kinds of coffee became popular in the United States, many restaurants specializing in coffee opened.

In the 1990s and early 2000s, some cafés began to offer Internet access to the public, giving rise to the so-called Internet café.

Today, the café industry is famous all around the world. Here in Nigeria, there is a whole franchise of coffee shops, and they've fast become the favourite of many.

From remote workers looking for a quiet place to work from, to lovers looking for a warm cozy place to spend time together—and from friends looking for a place to catch up, to single people looking to meet someone special—cafés have become indispensable to both young and old.

When considering the peculiarities of the Gen Z, a perfect café experience would include activities and features which are both social and utilitarian.

Innovations like mobile ordering, interactive menus and unique atmospheres can enhance the café experience. Members of the Generation Z also seek spaces where they can work, socialize and connect online, so reliable Wi-Fi and comfortable seating are essential.

Overall, they want cafés to be more than just places to grab a drink—they want them to be vibrant hubs for community and creativity.

Speaking of creativity, cafés can incorporate special nights during which they will provide a platform for young creatives to showcase their talents. They could have karaoke nights, or leave the floor open for poetry performances, literary readings and musical performances. Such events would boost patronage and excite young people.

With so many young people in need of platforms to showcase their creativity, cafés can meet this need seamlessly, while still maintaining that homely feel that makes them the favourite of many.

If you're not very familiar with cafés, you might want to visit one! It just might be the perfect setting for a beautiful new experience!



VISITING 150 RESTAURANTS IN 24 HOURS

BRIAN NWANA'S

RECORD-BREAKING FEAT

On the 24th of April, 2024, Brian Nwana—an Abuja-based content creator set out to break the Guinness World Record for the highest number of restaurants visited in 24 hours.

Previously, the record was held by Airrack, an American who visited 100 restaurants in New York City within 24 hours. Brian Nwana surpassed this record by visiting 50 more restaurants than the previous record holder, an achievement that required him to trek approximately 20 kilometers across various locations in Abuja.

Beyond breaking the Guinness World Record, Brian Nwana aimed to promote food businesses in Abuja. His desire was to shine the spotlight on less known food spots, in order to increase their patronage.

During an interview, Brian stated that the greatest challenge he faced in the quest to achieve his goal came from the disorganization within the transportation system of Abuja. To meet the Guinness World Record requirements, Brian needed to provide documentation showing the different routes he took from one location to another. However, the public transportation system in Abuja didn't provide receipts, and this left him with no choice but to trek.

Leveraging his new-found fame, Brian Nwana appealed to the government to formalize the public transportation system within Abuja, and also to provide support for food businesses and other small and medium enterprises.



Brian Nwana has again proven that Nigerians are highly resilient individuals and can achieve anything they put their mind to. Through his achievement, he is paving the way for food vendors, food content creators, chefs, restaurant owners and other food enthusiasts to go the extra mile and achieve giant feats!

HOW TO KEEP YOUR ELECTRICITY BILL LOW DESPITE THE HIKE IN TARIFF

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By Peter Aleogena



With the current hike in electricity tariff across the nation, it has become necessary to find ways to conserve energy in our homes, workspaces and business premises. In this article, I have highlighted a few simple ways to keep your consumption as low as possible by practicing energy-efficient habits.

1. Washing machines, electric kettles, water heaters and electric cookers are the highest consumers of electricity in our homes.

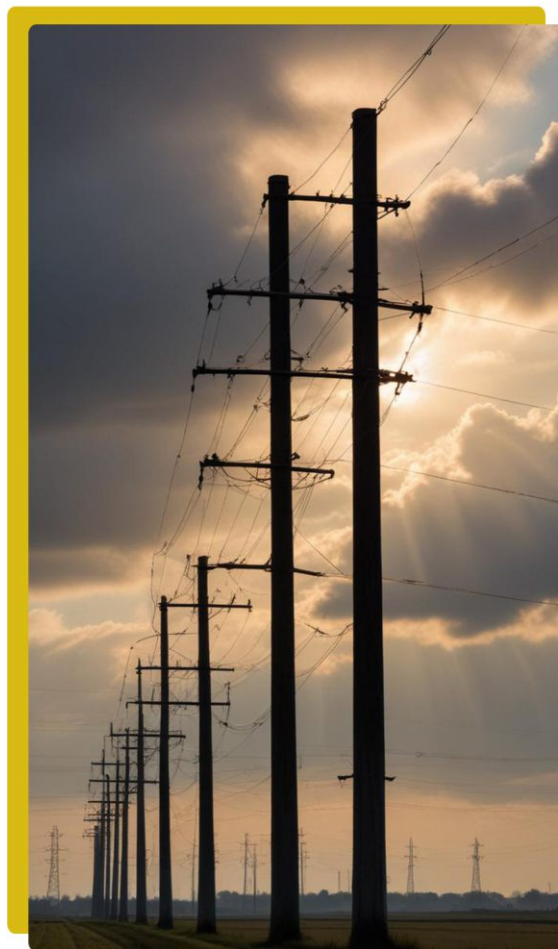
It takes about 29 minutes to consume a unit's (1kWH) worth of electricity while washing and drying with your washing machine. And a typical wash and dry may last for about four hours. It is, therefore, important to plan your laundry. Also, it takes only about 13 minutes to consume a unit (1kWH) worth of electricity while using your four-plates electric cooker.

Hence, it is cheaper to cook with a gas cooker than using an electric cooker. You may need to replace your electric cooker with a gas cooker, or at least get a tabletop gas cooker for bulk cooking. It is cheaper to heat your water on your gas cooker than using the electric kettle or water heater.

2. The need for natural ventilation cannot be overemphasized.

Aside from conserving energy by taking advantage of natural airflow, it has health benefits as well. It is important to completely air your living spaces periodically, so as to improve the quality of air within your home, by opening windows and doors to allow cool breeze circulate throughout your home. Natural ventilation reduces the need for air conditioning.

A 1.5HP air conditioner takes about 54 minutes to consume a unit's (1kWH) worth of electricity. If you must use an air conditioner, make sure to get energy-efficient air conditioning units or systems that have Energy Efficiency Rate (EER) ratings specifically designed for hot and humid climates such as Nigeria. It is important to properly size and maintain your cooling equipment to ensure optimal performance and energy savings. Plant trees and shrubs around your home to provide natural shades .



and reduce solar heat gain through windows and roofs. Install exterior shading devices to block direct sunlight and reduce the demand for air conditioning.

3. Use energy-efficient lighting for your home and workspaces. Replace traditional incandescent bulbs with energy-efficient LED or CFL bulbs, which consume less energy and produce less heat.

Install motion sensors in spaces like bathrooms, stores, stair halls and corridors to automatically turn off light within those spaces when not in use. Make use of natural daylight as much as possible, upgrade to energy-efficient appliances and replace old or inefficient appliances with energy-efficient models that bear the Energy Star label.

Look for appliances such as refrigerators, washing machines, dishwashers and water heaters that consume less energy while performing the same tasks.

4. Install inverters and solar systems if you can. Power your home with your solar system when there is sufficient sunlight, and return to the national grid in the evenings.

The use of inverters and solar systems also helps in reducing the use of generator sets and proves to be a more sustainable way of living and enhancing a green environment.

This will help you reduce your electricity bill by almost 50%.



**“Sustainability is no longer about doing less harm.
It is about **doing more good.**”**

- Jochen Zeitz



Welcome to THE ALLURA

by Cubiq costruzioni

The Allura is a premium block of five terrace duplexes located at Kaura District, close to Games Village in Abuja. Each unit is a four-bedroom duplex with an attached service quarter that offers comfort, convince and quality. Each unit is designed with an option for a private lift, very

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INTERVIEW WITH

MRS HELEN EZE

(MD, HENEZ HOMES)

BY LUMANZE CHIAMAKA DYPNA





Mrs Helen Chinenye Eze is the managing director of Henez Strategies Nigeria Ltd. She obtained her NCE in business education from Federal College of Education, Zaria. Then, she proceeded to get a higher degree in business administration, from the prestigious Ahmadu Bello University, Zaria.

Henez Homes is the real estate arm of Henez Strategies, with branches across three states in Nigeria—Delta state as the headquarters, and the two other branches in Abuja and Onitsha.

With 15 years' experience in marketing and business management, she has successfully marketed and managed personal businesses, as well as worked and held several positions as a teaching staff member in various schools before joining her husband in the real estate business.

Mrs Eze is married to Mr Emmanuel Eze, and the union is blessed with beautiful kids.

Interviewer: Can you walk me through your experience in real estate management and any notable achievements?

Mrs Helen: My name is Mrs Helen Eze. I have been in the real estate business for five years, and I have trained five successful real estate developers and sold over 500 properties. I have also received several awards of excellence in real estate. To the glory of God, I have always made sure that the comfort of my clients is guaranteed.

Interviewer: How do you stay updated on industry trends and regulations?

Mrs Helen: I attend a lot of conferences and meetups with top industry moguls. Social media is another tool for me. I also network, attend training sessions, and I have a mentor who guides me.

Interviewer: How to prioritize tasks and manage multiple properties effectively?

Mrs Helen: Prioritizing tasks and managing multiple properties effectively demands good organizational time management, skills and the ability to delegate tasks when necessary. This can help you focus on higher priorities and ensure that everything gets done efficiently. Also, taking care of yourself physically and mentally, because managing multiple properties can be stressful. I also take breaks when needed; self-care is prioritized, and I outsource when necessary to ease the workload. I also do not fail to set deadlines for every task—this helps me accomplish my set goals.

Implementing these strategies enables me prioritize tasks and manage multiple properties more efficiently.

Interviewer: Can you tell us about a challenging situation you faced in real estate and how you were able to resolve it?

Mrs Helen: There have been a few challenging situations I have found myself in. The first one is not having enough properties. It saddens my heart when I'm not able to meet my clients' demands. I resolved this by having a partnership arrangement with other developers, and this has eased the tension.

Insecurity is another challenging situation. Here in Delta state, insecurity has been a major challenge. We have had cases where our staff members have been kidnapped during site visits. This is still a major crisis, as there has not been a solution to solve these issues.

Access to finance is another challenge we face as developers.

Interviewer: How do you communicate with property owners and stakeholders?

Mrs Helen: The most common ways of communicating with property owners and stakeholders are through association meetings, getting to know and relate with them personally.

Interviewer: How do you handle emergencies and unexpected issues at your sites or properties?

Mrs Helen: I love to put God first. So when such emergencies occur, I just pray first and seek.



LAND BANKING

PROS AND CONS

BY LUMANZE CHIAMAKA



INTRODUCTION

Land banking is a practice of investing in land ownership for a period of time.

It is also a scheme that involves purchasing and holding undeveloped land for development purposes.

In land banking, you purchase land at a relatively low price and keep it until it appreciates in value through market demand or as a result of changes in land use and law.

PROS OF LAND BANKING

Land Appreciates in Value:

With time, land values tend to increase due to population growth, economic development and infrastructure improvements.

Land banking allows investors to capitalize on this appreciation. For Instance, if an investor purchases a plot of land for N100,000 and holds it for two to five years, the value of the land may increase to N200,000 or more.

Potential for Future Development:

Land can be developed for various purposes, such as residential, commercial, or industrial use. Investors can keep land until it becomes suitable for development, with possibilities of generating weighty profits.

An investor may buy a plot of land in a rural area and lock it until the area becomes more developed. The moment the area is developed, the investor will be able to sell the land for a much higher price than they originally bought it for.

Insurance Against Inflation:

Land is a tangible asset that can provide insurance against inflation. As the cost of living increases, so too can the value of land. This is because land is a scarce resource that cannot be easily replicated.

Tax Benefits:

In certain countries, land banking can offer tax advantages, such as reduction in property taxes or capital interest in tax deferrals.

For example, some countries offer tax breaks to investors who hold land for a certain period of time.

CONS OF LAND BANKING

Inconvertible:

Land is a relatively inconvertible asset, it can be difficult to sell off if needed. Investors may have to lock the land for a long period of time before they can get their profits.

This can be a disadvantage if the investor needs to access their funds fast.

Holding Costs:

Land banking involves occurring costs such as property taxes, insurance, and maintenance. These costs can eat into the potential profits of the investment. For instance, an investor may have to pay N1,000 per year in property tax on a plot of land. Over time, these costs can add up and reduce the investor's overall interest.

Zoning Restrictions:

Land use law can restrict the development potential of land. Investors should carefully research zoning laws and any potential changes that could affect the value of their land. For example, if an investor purchases land in an area that is zoned for agricultural use, they may not be able to develop the land for residential or commercial use.



Environmental Threat:

Land can be subject to environmental threats such as flooding, earthquakes or contamination. These threats can negatively affect the value of the land and make it more difficult to develop.

Should an investor purchase land in an area that is prone to flooding, the value of the land may reduce if the area is flooded.

CONCLUSION

Land banking can be a profitable investment masterplan, but it is important to carefully scrutinize the pros and cons before investing.

Investors should thoroughly research market conditions, consider the risks involved and develop a long-term plan. By purchasing and holding land in desirable locations, investors can potentially generate significant interest over time. However, they should be aware of the potential risks and costs associated with land banking.



MOVING ON IS MOVING UP!

BY TOMISIN JULIET FAOYE

Sometimes in life, we feel stuck—as if we're trapped in a box with no means of escape. This might have been brought on by several failed attempts, or by the heart-wrenching hurt of seeing a precious dream deferred. Sometimes we feel ourselves breaking apart under the crushing weight of our own expectations—expectations that have been cut off. This feeling is not peculiar to you. We all have, at one point or the other watched our lives, come to a halt but what makes the difference is whether we move on or remain in that place.

A wise person once said, “There’s a weird freedom in letting go of what you lost and looking forward to the possibilities the empty space leaves behind.”

This saying proves true when we consider the fact that we all have a tendency to be sentimental about our place in life. However, in learning to leave behind the things that don't seem feasible anymore and embracing the new and, perhaps, empty spaces that life brings our way, we open ourselves up to newer and even more grand possibilities.

Unfortunately, the problem is that many times, we subconsciously programme our minds to remain stuck on the past or maybe even the immediate present, and we resist any attempt to move beyond that.

We do this in such a way that even when we imagine ourselves making plans for the future, we aren't really doing so because these plans are made against the backdrop of our past, hence, we don't really move. Sometimes, it's a break-up that still has us stuck on the possibility of reconciliation.

In other instances, it's a lost opportunity that we're hoping to regain. Or it could just be seasons of life that have gone by that we're refusing to get past. Here's a reality check for you: Just because you can't have the life you wanted doesn't mean you should fade out of existence. Because that's how we become living ghosts—by never moving on. Life is full of countless possibilities! The fact that one door closes in your face does not mean you



should sit at the doorpost and sulk for the rest of your life.

If you don't pick yourself up, you will never get on to the next open door. It's more like driving up a hill. The more you move forward, the higher you go.

Moving on helps you move up. And the amazing thing about it is that you might not realize just how higher up you've gone until you pause and take a look at where you're coming from.

Caroline George once said,

"The choice isn't to move on—life moves on whether we want it or not".

The choice is to look forward, not backward, to take a step! Because refusing to move won't draw the past closer, it'll only postpone better days!"

So, pick yourself up, shake off the dust and turn that ignition key! Move on, move up and enjoy the spacious places that your feet will find along the way. Perhaps you can plant a garden there and watch it blossom.



ALL HAIL THE CHESS MASTER!



Though chess has always been a noteworthy game all around the world, no one would have imagined, 10 years ago, that a young man from the slums of Lagos would build an empire—and through it, and use it to transform the lives of thousands of underprivileged children. But as they say, greatness is often found in the unconventional. Born on the 6th of October, 1994, Tunde Onakoya is a Nigerian chess player and coach as

well as the founder of Chess in Slums Africa. He has organised a number of interventions for children across slums in Lagos state. During these interventions, the children are taught to unlock their potential through the game of chess, while learning to read, write and acquire basic literacy skills. Onakoya first learned to play chess at a barber's shop in a slum in Ikorodu, Lagos, where he grew up.

However, his time at Yintab Private Academy helped him refine his skills, as he actively took part in the school's chess tournaments.

Onakoya went on to get a diploma in computer science at Yaba College of Technology, where he was a gold medalist representing the school in the Nigeria Polytechnic Games and also at the RCCG Chess Championship. He has also won the National Friends of Chess and the Chevron Chess Open.

Onakoya is a board member of the New York City-based non-profit, The Gift of Chess, and was even featured in CNN African Voices.

However, his fame and recognition reached an all-new peak when he played chess nonstop for 60 consecutive hours, breaking the Guinness World Record for longest chess marathon, surpassing the previous record of 56 hours, 9 minutes, and 37 seconds.

This previous record was set by Norwegian players Hallvard Haug Flatebø and Sjur Ferkingsstad in 2018.

At the beginning of the marathon, Onakoya intended to play for 58 hours, but he ended up surpassing this goal and playing for 60 full hours -a record that will not be easily broken.



Beyond breaking the record, Onakoya intended to use the chess marathon as a means of raising a million dollars to support the education of children in Africa, especially those who cannot afford quality education. Though he didn't raise up to this amount, the recognition that came from his record-breaking feat will certainly open doors for the children he seeks to help.

The marathon was held at Times Square, New York, United States of America, and saw surprise appearances by Nigerian celebrities like Davido and Adekunle Gold.

Politicians like the former vice president, Yemi Osinbajo and the current vice president, Kashim Shettima also showed support for the chess master.

After successfully breaking the record, Onakoya was honoured by the governors of Lagos and Ogun states, and was even named the sports ambassador for Ogun state, where he hails from.

Tunde Onakoya's achievement is a testament to the fact that greatness is only achieved by those who dare to defy the norm and do something extraordinary.

He has taken a game that is often played leisurely by the highly intellectual, and made it a beacon of hope for kids who would have otherwise ended up on the streets. He is not only a world record holder; he is living proof that one can come from the lowliest of backgrounds and rise to the highest peak of success.

All hail Tunde Onakoya, the Chess Master!



A DAMSEL & HER WHEELS

PELUMI NUBI AND HER
LONDON TO LAGOS ROAD TRIP



Have you ever dreamt of being a globetrotter—travelling around the world, seeing new sights and places? I'm sure your imagination often involves visas and flight tickets or maybe a yacht. I'm pretty sure you haven't considered taking a cross-continental trip in a Peugeot 107, have you? Well, someone has not only considered it, but has achieved it!

28-year-old Pelumi Nubi achieved a seemingly impossible feat on the 7th of April, 2024 when she arrived in Lagos after 68 days on a solo road trip. Pelumi began the trip on the 31st of January and covered the expanse of several countries. From England, she crossed into France, headed to Spain and then to Morocco. She then went through the west Sahara desert, Mauritania, Senegal, The Gambia, Guinea Bissau, Guinea, Sierra Leone, Liberia, Mali, Burkina Faso, Côte D'Ivoire, Ghana, Togo and Benin before finally reaching the terminal point of her trip, Lagos.

On getting to Lagos, Pelumi received a welcome fit for a queen and was honoured by the Lagos state government. She received gifts which included a car, a house, and the honour of becoming the tourism ambassador of the state.

According to Pelumi, she embarked on such an incredible journey to prove that that kind of travel was possible for someone who looked like her, and to inspire the next generation of travellers to step out of their comfort zone and do incredible things!

Pelumi's parents, who were also part of her welcome party, stated that what seemed like content creation to the rest of the world was a very scary experience for them because they worried and prayed intensely through the 68 days it took for their daughter to make it home. Knowing she had spent some nights in the desert, some in the forest, and had even been involved in an accident along the way was not easy for them to endure, but they were grateful that she was finally home.

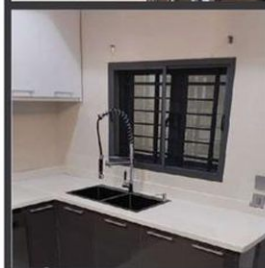
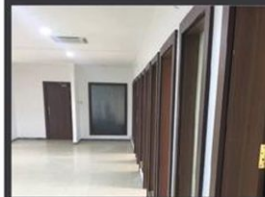
During the course of the trip, Pelumi kept the public updated via her Instagram page, and this raised her followership from 10,000 to over 200,000. On receiving a new car, Pelumi donated her Peugeot 107—her travel buddy whom she had named 'Lumi, the car'—to a tourism facility in Lagos.

Pelumi explained that she saw the trip as a way of connecting her two homes, as she was born in Lagos and raised in London.

Pelumi's journey is a testament to the fact that for a determined mind, nothing is impossible. So why not dare to do something challenging today? Why not take a chance and embark on life's road trip? You never can tell where it'll take you!

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Let's talk about lips

In today's edition, we will be looking at lip colour selection and application.

First of all, the size of your lips and the colour of your skin are important in your choice of lip colour.

Your lips are either small, medium or full in size. When applying lip colour, the idea is to create the illusion of a fuller or smaller size. At other times, you might just want to maintain the size. You can basically achieve this in two ways.

- 1. Fuller lip effect: overline the lips**
- 2. Smaller lip effect: line inside the lips**

Now, let's look at your choice of lip liner. As a celebrity makeup artist with over fourteen years in the industry, I say a brown lip liner is a must-have!



A brown lip liner is always a winner regardless of the lip colour you intend to use. Your choice of brown lip pencil should be close to your skin tone i.e., light brown for fair skin, medium brown for medium skin tone, and dark brown for dark.

Now, in choosing lip colours, the rule is light colours for light skin and dark colours for dark skin tone.

As an example, light pink colour is ideal for light skin tone, while dark pink will be suitable for dark skin tone. For red lip colour, if you are light, go for light red; if dark, go for dark red.

Hope this was helpful.

Sonaya Aghedo
Creative Director, Makeup 360

Interview With

CHARLES ONYEABOR



Charles Onyeabor is a Nigerian singer, songwriter and exceptional performer. Born and brought up in the eastern part of Nigeria—Enugu State to be precise—Charles moved to Italy in 2003, where he further honed his skills in the art of music making.

Charles is the first son of legendary Nigerian musician, William Onyeabor, who died in January 2017. It was only natural for Charles to have grown up listening to his father's songs from an early age. He studied civil engineering at the prestigious Enugu State University of Science and Technology, but he secretly tried to study music. In fact, his plan was to move to America as a teenager to pursue this dream; however, he eventually found himself in Europe.

After moving to Italy in 2003, Charles fell in love with the Italian culture, food, clothes and cars, which convinced him to stay. He eventually started a car dealership business there. His passion for music, nonetheless, never left him. Hence, any chance he got, he made sure to spend time making and performing music.

Charles didn't mince words about the influence his late father had on him when it comes to music. "My dad influenced my music a lot. He's my role model. I've seen him write, compose and deliver his music. I've never been that close to anyone to see how their music is done," he said.

When asked his music genre, he replied: "I wouldn't want to have a specific genre of music. I just want to deliver my music the way I feel it. If my musical inspiration comes in reggae, I will deliver it in reggae to my fans. If it comes in blues, RnB, Afrobeat . . . that's the way I will deliver it. Music is music."

Charles Onyeabor participated in the Una Voce per San Marino contest in Italy, back in 2021. He released five hot singles, and he's currently working on his debut album scheduled to drop during summer in the coming months.

Following the release of his debut single, "They Can't Pull Us Down" (featuring Miriam Taylor) which gained more attention in the Italian market Charles followed up with his sophomore single, "Do It Your Way" (featuring Evry).

He later released "Bye Bye to My Ex Love", where he sang about a painful past relationship.

Charles went on to release a song titled "We Fell in Love on Christmas" on December 10, 2021. It was a song he dedicated to his fiancée, and it got the attention of love birds all over the world. Charles released his first song of 2022 titled "Jolly" on April 29, then followed it up with "We All Need More Love" in October, in which he preached about the importance of love and unity in our lives. To wrap up the year 2022, he dropped "Ije Nwoke". For 2023, he kicked off the year with a fan favourite tune titled "Sawa", which is currently doing wonders globally alongside his latest song titled "Low", featuring his brother, Emeka Onyeabor.

In December 2022, Charles Onyeabor was recognized by the organizers of SCREAM Awards as Africa's Diaspora Artist of the Year. Charles has two children, and he's happily engaged to the mother of his second child.

In March 2023, Charles joined other Afrobeat superstars when he delivered a spectacular performance at the Audi Dome in Germany,





alongside some of the finest musicians in the world including P-Square, Otile Brown, May7ven, Dj Abrantee and others.

In November 2023, Charles released his 20-track debut album titled *Like Father, Like Son*, which was met with positive reviews. Drawing from its title and cover art symbolizing Charles and his father, *The Nation* described the album as “Charles’ way of expressing deep gratitude and admiration for his dad’s influence”.

What unique qualities or cultural elements do you believe you bring to the music scene in Nigeria?

As Charles Onyeabor, I believe my unique blend of Afrobeat with contemporary influences sets me apart in the Nigerian music scene. My father's legacy has imbued me with a deep understanding of traditional Afrobeat, and I aim to honour that while incorporating modern sounds and global music trends. Additionally, my exposure to different cultures and music styles around the world allows me to infuse my music with a rich, eclectic mix and, most importantly, quality lyrics that'll stand the test of time and resonate with a diverse audience.

How do you plan to navigate the challenges of establishing yourself in Nigeria, both culturally and professionally?

Establishing myself in Nigeria requires a respectful and insightful approach to the rich cultural tapestry here. Professionally, I plan to build strong relationships within the industry, learn from local legends, and stay true to my artistic vision. Culturally, I aim to connect deeply with my roots, understand the evolving tastes of the Nigerian audience, and create music that speaks to both traditional and modern sensibilities.

Can you share any experiences or insights from your previous endeavours that you think will be particularly valuable as you transition into the Nigeria music scene?

My experiences in international music production and filmmaking have taught me the importance of quality and storytelling. Working in diverse environments has given me a versatile skill set and a fresh perspective on creativity. These insights are invaluable as I transition into the Nigerian music scene, where storytelling through music is a powerful tool. Additionally, understanding the global music landscape allows me to bring a unique flavour—that can appeal to both local and international audiences—to my work.

What strategies do you have in place to network and collaborate with local musicians and industry professionals in Nigeria?

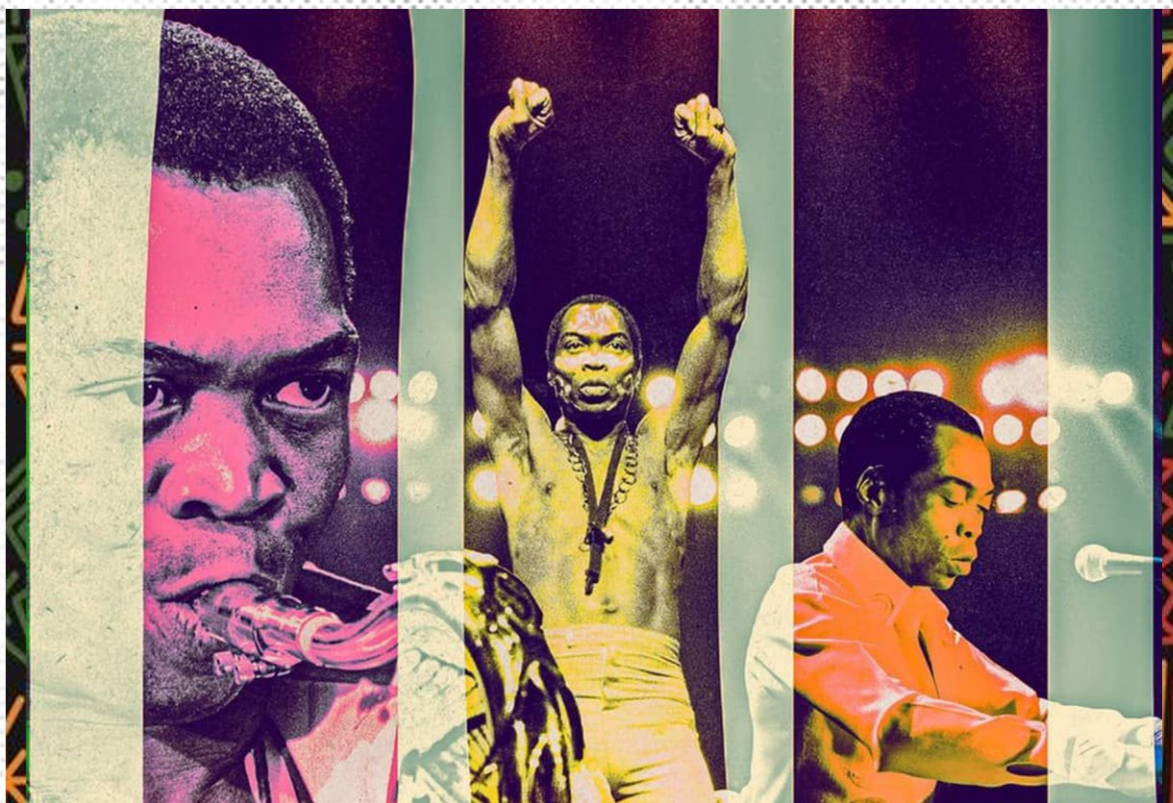
Networking and collaboration are crucial in the music industry. I plan to attend local music festivals, industry events and cultural gatherings to meet fellow musicians and professionals.

Social media and digital platforms will also play a key role in reaching out and establishing connections. Collaborating with local artistes on projects, remixes and live performances will help bridge any gaps and foster a collaborative environment where we can create something unique together.

How do you envision your music evolving or adapting to resonate with the audience and trends in the Nigerian music market?

My music will continue to evolve by staying attuned to the dynamic Nigerian music scene. I aim to blend traditional Afrobeat rhythms with contemporary genres, such as Afropop, hip-hop and electronic music, to create a sound that is both familiar and innovative. Engaging with fans and understanding their preferences will guide my creative process. I also plan to experiment with new sounds and collaborate with emerging artistes to keep my music fresh and relevant. The goal is to create a harmonious blend that resonates deeply with the Nigerian audience, while maintaining a global appeal.





AFROBEAT & AFROBEATS

By Nwangwa Solomon Ugochukwu



These are two different genres of music that most people mistakenly see as one and the same. Although they are both interwoven—since they come from the same region and have similar rhythms—time and date have classified them as two different genres of music.

Afrobeat (also known as Afrofunk) is a Nigerian music genre that involves the combination of West African musical styles that originate mainly from Nigeria such as the traditional Yoruba, Igbo and few other Nigerian tribes music and highlife, with few African blends, American funk, jazz and soul influences. It also focuses on chanted vocals, complex intersecting rhythms and percussion. The style was pioneered in the 1960s by Nigerian multi-instrumentalist and bandleader Fela Kuti, who is most known for popularizing the style both within and outside Nigeria. At the height of his popularity, he was referred to as one of Africa's most challenging and charismatic music performers.

Afrobeats, on the other hand, is a term used to describe popular music from West Africa and the diaspora, which initially developed in Nigeria, Ghana, and the UK in the 2000s and 2010s. Afrobeats is less of a style per se, and more of a descriptor for the fusion of sounds flowing mainly out of Nigeria. Genres such as hip life, jùjú music, highlife and Naija beats, among others, were amalgamated under the “Afrobeats” umbrella

HISTORY OF AFROBEAT AND AFROBEATS

AFROBEAT

Like it is often said, if you don't know where you're coming from, you won't know where you're going to.

Afrobeat evolved in Nigeria in the late 1960s by Fela Anikulapo Kuti, (born Olufela Olusegun Oludotun) who, with drummer Tony Allen, experimented with different contemporary music of that time. Afrobeat was influenced by a combination of different genres, such as highlife, fuji, and jùjú, as well as few vocal traditions, rhythm and instruments.

In 1969, Kuti and his band went on a trip to the US and met a woman named Sandra Smith, a singer and former Black Panther. Sandra Smith (now known as Sandra Akanke Isidore) introduced Kuti to many writings of activists, such as Martin Luther King Jr, Angela Davis, Jesse Jackson and, his biggest influence of all, Malcolm X.

On staying at Smith's house and spending so much time with her, Kuti started to re-evaluate his music genre. That was when he realized that he was not playing African music. From that day forward, Kuti changed his sound and the message behind his music.

Upon arriving in Nigeria, Kuti had also changed the name of his group to "Africa '70". The new sound hailed from a club he established, called the Afrika Shrine.

The band maintained a five-year residency at the Afrika Shrine from 1970 to 1975, while Afrobeat thrived among Nigerian youths. Another influential pioneer of Afrobeat was Ray Stephen Oche, a Nigerian musician touring from Paris, France, with his Matumbo orchestra in the 1970s.

As the genre spread throughout the African continent, many bands took up the style. The recordings of these bands and their songs were rarely heard or exported outside the originating countries, but many can now be found in compilation albums and CDs from specialist record shops.



AFROBEATS

Styles of music that make up Afrobeats largely began sometime in the late 90s and early mid-2000s. With the launching of MTV Base Africa in 2005, West Africa was given a large platform through which artistes could grow. Artistes such as MI Abaga, Naeto C and Sarkodie were among the first to take advantage of this. However, most of the artistes were merely making interpretations of American hip hop and R&B.

Prior to this, groups like Trybesmen, Plantashun Boiz and The Remedies were early pioneers that fused modern American influences from hip-hop and R&B with local melodies.

While this allowed them to build local audiences, it blocked them from a wider platform due to the language barriers in place.

However, it wasn't until the launch of Choice FM's New Afrobeats Radio Show, birthed and presented by DJ Abrantee in April 2011, that the genre gained traction and saw Afrobeats trending for the first time in history.

The launch of the show gained popularity and provided a launch pad for both UK-based and African artistes to submit songs for playlist consideration.

Abrantee used his daytime show to test daytime play of Afrobeats. Some of the first Afrobeats songs to be playlisted on daytime radio across the UK were Mista Silva's "Boom Boom Tah", May7ve's "Ten Ten", D'Banj's "Oliver Twist" and Moelogo's "Pangolo" in March 2012.

P-Square released "Chop My Money" (Remix) alongside popular Senegalese-American artiste Akon in 2012.

"Oliver Twist", released online by Nigerian artiste D'banj in the summer of 2011, charted at number 9 on the UK Singles Chart in 2012 making him the first Afrobeats artiste to make it to the top 10 in the UK, and number 2 in the UK R&B Charts. In 2012, P-Square remixed their 2009 hit single 'E No Easy' with Matt Houston, and it became the first Afrobeats song to reach top 5 on the French SNEP music chart, as well as top 10 on the Belgian Ultratop music chart, going on for 29 weeks and 16 weeks respectively.

The song was the first Afrobeats summer hit in France, which in turn boosted Afrobeats' visibility in the francophone countries. Mr Eazi, in an interview with Sway in the Morning in 2019, later credited D'banj for helping encourage Nigerians and other Africans to embrace their accents and music, rather than looking outwards and trying to emulate American accents and music.

In recent times, most popular music awards across the globe have included Afrobeats in their genre categories.

Hence, we hope and look forward to seeing the Grammy Awards do the same, because Afrobeats is presently more popular and has huge listeners than genres like reggae music, country music and the like.



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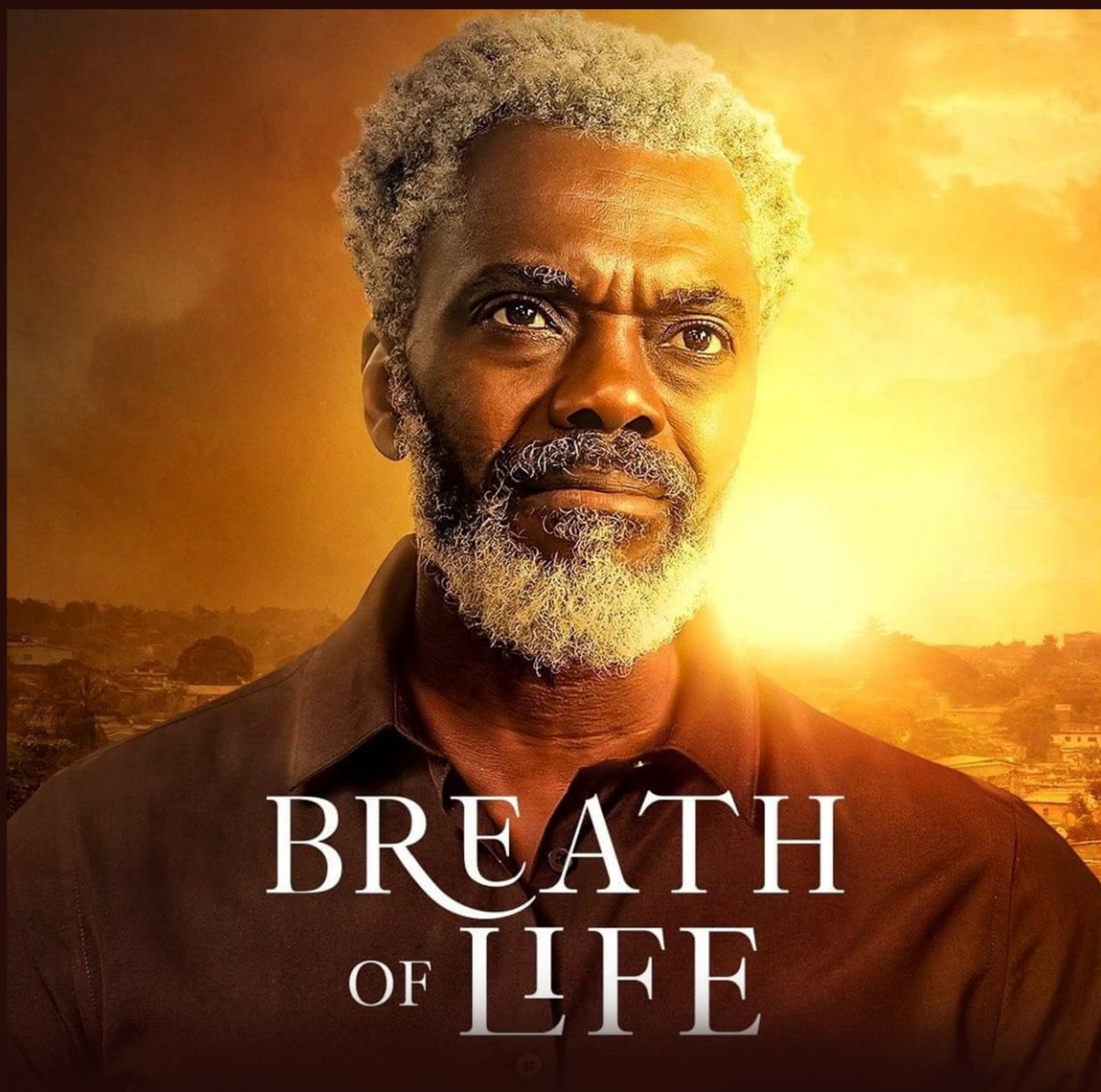


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A BREATH OF FRESH AIR FOR NIGERIANS; A HUGE VICTORY FOR NOLLYWOOD

The evolution of the Nigerian movie industry has ushered in an array of different genres of movies. From action thrillers to romance flicks and films rooted deeply in tradition, we have seen top-notch movies birthed in Nollywood. However, amongst these excellent movies, there are those that stand out from the multitude. These movies transcend the borders of what we know Nigerian movies to be, and bring us into worlds that are simply uncommon. *Breath of Life* is one of such movies! Released in November 2023, *Breath of Life* follows the story of Timi, a young man who excels

academically, speaks 16 languages, and becomes the first African clergyman in the Church of England. After getting married and having a daughter Timi returns to Nigeria and takes on the leadership role in a church. He leads a happy life with his family and community until tragedy strikes. As a result of testifying in court against Baby Fire, a notorious criminal, his wife and daughter are ruthlessly murdered—trapped in a car and burned alive right before Timi's very own eyes. This event causes him to lose his love for God as well as his desire to live.

After several failed suicide attempts, Timi isolates himself from his community and lives in anger for decades, until Elijah a young man with asthma shows up at his house, looking for a job. Elijah serves as the catalyst that brings about a change in Timi's life and helps him rediscover his faith and purpose.

The movie was executively produced by BB Sasore and Derin Adeyokunnu, and produced by Eku Edewor. It was written and directed by BB Sasore as an Amazon Prime Video original film, and is the first of the three-part deal between Nemsia films and Amazon studios. Its stellar cast included, amongst others, Wale Ojo, Ademola Adedoyin, Eku Edewor, Chimezie Imo, Genoveva Umeh and Tina Mba.

During the just concluded Africa Magic Viewers Choice Awards, the movie saw a whopping count of 11 nominations and ended up bagging 6 of the 11 awards

it was nominated for, including 'best overall movie', defeating other blockbuster movies such as A Tribe Called Judah, Afamefuna and Jagun Jagun.

Breath of Life is one movie that Nigeria will not soon forget. The depth of the storytelling, the aesthetics of the scenery, the perfection in its filming, the unique characterization, the costume and basically everything about this movie makes it different from the others. It is a beautiful story of faith and restoration, and it is safe to say that Nigerians desire that more movies like this are birthed in Nollywood. Movies that make us cry with the characters and laugh with them. Movies that remind us of love, sacrifice, and God.

Breath of Life is indeed a breath of fresh air!





The only thing worse than being blind is
having sight but **no vision**

- Helen Keller



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