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Real biz

CEO AND PROPERTY DEVELOPER CHIEDU NWEKE EXPLAINS
HOW TO HARNESS OPPORTUNITIES IN REAL ESTATE

SUMMER IN STYLE:

PROPERTY TRENDS FROM NIGERIA TO SOUTH AFRICA

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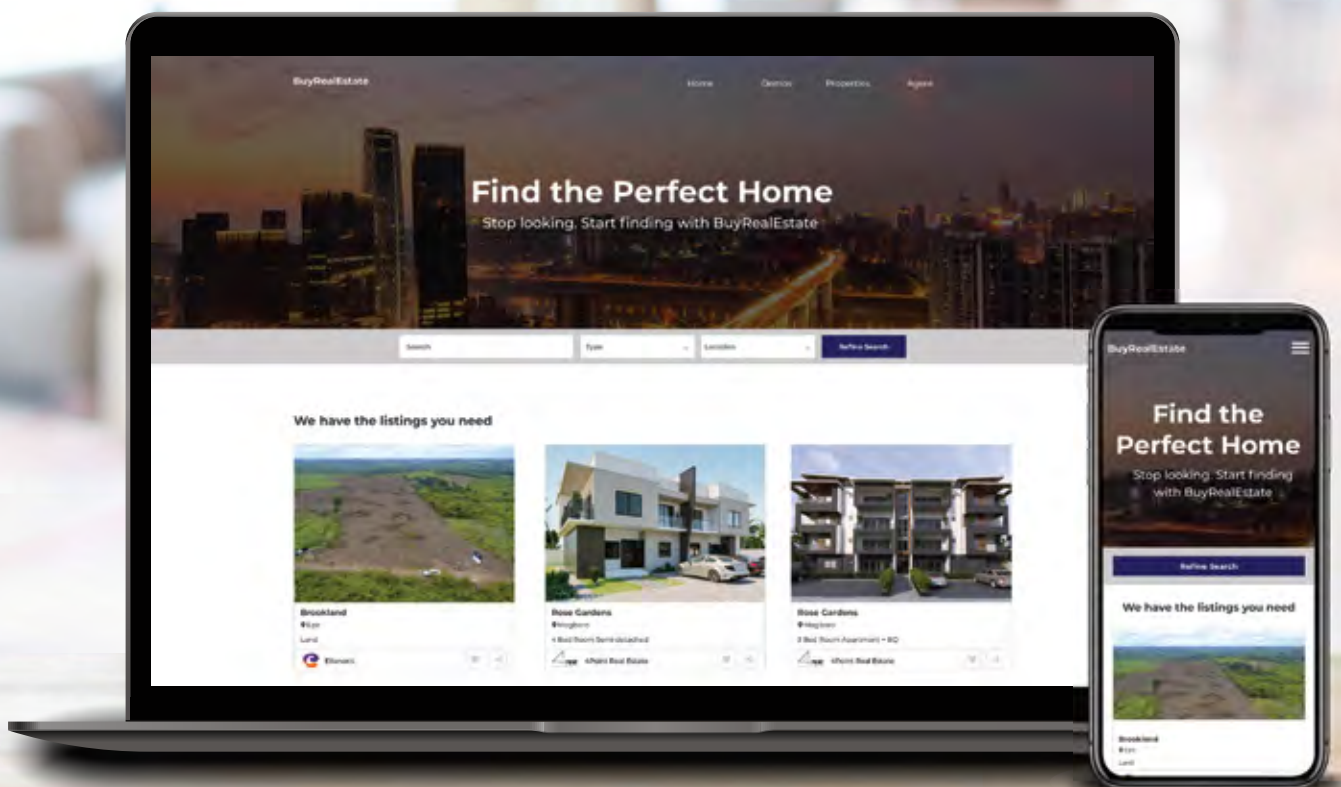
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EDITOR'S LETTER

2021: "Life is a shipwreck, but we must not forget to sing in the lifeboats."

Navigating through the post-pandemic world, we're just climbing into a lifeboat, still uncertain how far away the shore is.

Like ripples in a pond, a throwback at 2020 leaves memories of an unforeseen storm with unsettling waves capsizing a boat and tossing its voyage into the sea, causing loss of lives, poverty, economic meltdowns, and the climate change crisis that continued to influence climate events.

However, one question remains on the lips of everyone - now that the storm is over - what next? This edition is set to celebrate Africa's real estate achievements from Lagos through South Africa in a post-pandemic world. From Real Interiors to Real Listings, Real Experts, and Real News featuring transformative growth despite the disruption in the Global Market.

For us at Thinkmint Nigeria, this same year, amongst other achievements, we will bring together and celebrate the finest of minds in the real estate industry through Real Estate Discussions and Awards 2021 with panelists from different countries in collaboration with its sponsors.

As we look forward to achieving more milestones before the end of 2021, I hope these achievements motivate you to rise above the effects of the pandemic. After all, birds sing after a storm; why shouldn't we?



ON THE COVER

REAL|life

LIFESTYLE & PROPERTY FROM LAGOS TO CAPE TOWN

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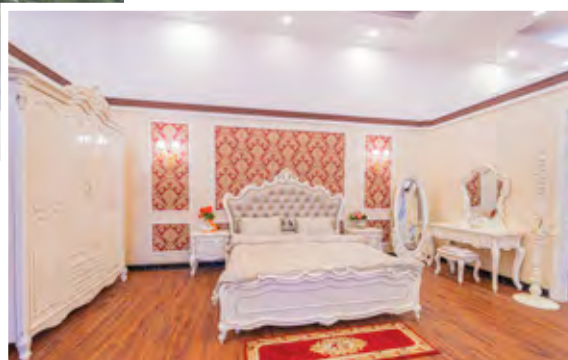
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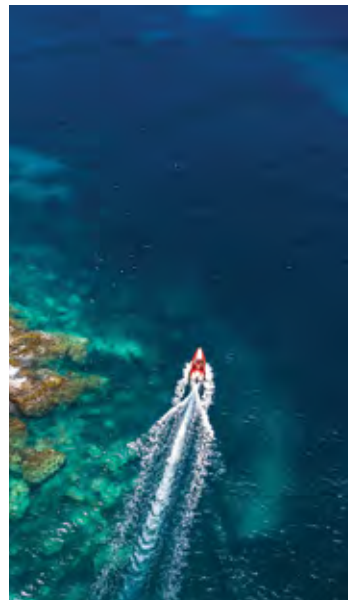
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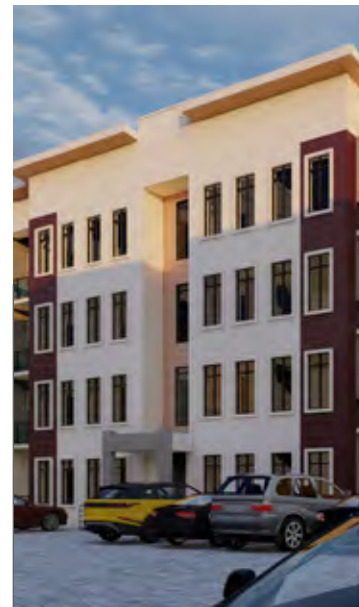
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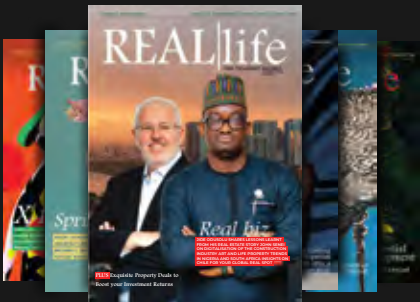
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VILLA COURBE

A MODERN SAOTA DESIGN ON A
SLOPE IN LAC LÉMAN, SWITZERLAND.

SAOTA, known for its mastery in blending exquisite designs with the natural scenery surrounding them, has pioneered yet another earthy, harmonious and luxury project in Cologny ~ an exclusive suburb in the Geneva Lake region of Switzerland.





Over the years, homes designed by SAOTA have showcased luxury and earned gold medals, as seen in our last feature of the seventh edition (2019) of the international Domus Restoration and Conservation Award (www.premiorestauro.it) in Italy.

As a result of being the base of operations for several multinational corporations and associations, Geneva is known for its urbane atmosphere and international accolades. The Rive Gauche (Geneva Lake's eastern bank) houses the most exclusive properties in Geneva. In contrast, Cologny is resident to the most eminent diplomats, royal families, and show business stars. Hence, it houses the most sought-after properties.

Little wonder this Captivating and Delux museum-like home, like another premium SAOTA project, sits on a

slope in the most sought-after neighbourhood in Switzerland.

The Villa Courbe residence, which features a total floor area of 1,937m² (20,850ft²), is a project designed by SAOTA in 2018. Situated on a 0.4-hectare (1-acre) site in Lac Leman, Switzerland.

Just as many forces have formed its alpine setting over time, Villa Courbe is a residence shaped intuitively and iteratively by many hands – from sun and topography to brief and local zoning regulations. From the water, the house appears almost at one with the wooded hills that rise gently out of the lake and, at the same time, very different from the traditional suburbia that surrounds it. The need to respond to the topography that came before drives the design to contrast with the



neighbouring houses that appeared only after the glaciers and ice had done their work.

Entering the property from the street, the design negotiates the lakeside slope in a series of full-width "slices" that contours across the wedge-shaped site. The first of these is a triple-storey light scoop that houses a gallery space and creates a threshold to the more private parts of the house beyond. Then, responding to the brief's critical requirement, guests can circulate vertically down to a top-lit basement art space that opens up into an entertainment area. Finally, functionally separated in the "slice" closest to the lake, the principal living rooms are on the Ground Floor – a sequence of dining, kitchen and family

rooms are sheltered below an upper storey housing the bedrooms while a double-height living room noses towards the lake creating shelter from the cold north wind.

Entry is on a mid-level below a suspended canopy that further parts the slices into two wings and, in doing so, opens up a view across the lake to the mountains beyond. Swooping down between these wings, a sculptural planted roof echoes a distinctive fold in the distant alpine skyline and responds to prescriptions in the local zoning scheme.

As fundamental as the sharp peaks and soft hills that characterize the views from the plot, sunlight, that precious commodity on the 46th parallel, is the other guiding hand that shapes the spaces and sculpts the forms. The site responds to its northwest orientation, and the team made every effort to bring south light into the house.







Carving the programme into parallel "slices" exposes two south elevations. The first of these – at the entrance – is largely closed up with zinc cladding to provide privacy, but high-level clerestory windows scoop art-friendly light deep into the basement gallery. The fissure between the slices creates a generous and private south-facing courtyard in the centre of the plan and this, in turn, has a lightwell cored out into the basement below. The roof is punctured with strategically placed skylights. At the same time, the impact of the summer sun is moderated

by a laser-cut aluminum shading screen that follows the curves of the roof and plan and provides a datum for glazing and window treatment.

The pool is also used as a lightbox with a glass wall bouncing light into the basement. The result is a series of luminous spaces characterised by varying types of light – from soft art-friendly illumination that filters down to the basement gallery to the generous daylighting that suffuses the principal living spaces.



Materials were chosen to respond to these bright spaces. Zinc-clad on the outside, the entrance appears robust and opaque, while within the deep light scoop, the basement areas are lined with white walls and ceilings. In the main living spaces, rich timber ceilings and natural stone walls combine to add warmth and texture. Black marble shot through with white veins, and limestone layered in horizontal bands, echo snow-clad peaks and sedimentary rocks, while the front door and gates open up in Bond-like copper-clad clockwork.

Concrete is also used in various ways - from heavy board-formed panels in the entrance hall, to the monolithic curve of the pool cabana, to the curtain-like walls of the basement pool and spa, which were cast using a





proprietary elastic mould system. Triple glazing (some of it curved), solar water heating, geothermal heat pumps and an insulated, planted roof combine unobtrusively to raise the house's performance to a level suited to its environment.

Designed by SAOTA and built by a dedicated team including SRA - Kössler & Morel Architects as Architect of Record, Interior Designer Thierry Lemaire, T. Ingénierie Civil Engineers, E.G.C. Chuard Ingénieurs Conseils SA as HACV Engineers, BIFF SA Façade Engineers and Landscaping by Martin Paysage. The house blends in and stands out in homage to both its spectacular lakeside setting and the many hands that made it.

CREDITS:

Project Name

Villa Courbe

Project Location

Lac Léman, Switzerland

Lead Designers

SAOTA

Project Team

Phillippe Fouché, Stefan Antoni, Greg Truen, Mias Claassens & Ayanda Ntsingana

Architect of Record

SRA - Kössler & Morel Architects

Interior Designer

Thierry Lemaire

Civil Engineer

T. Ingénierie

HACV Engineer

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Façade Engineer

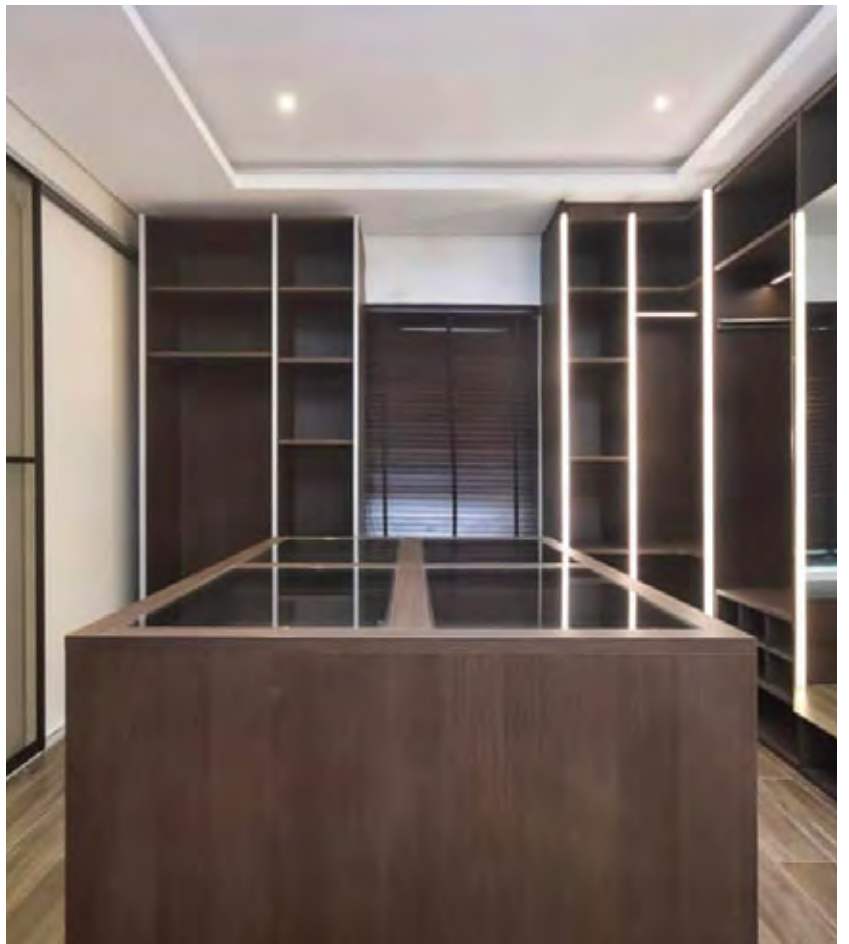
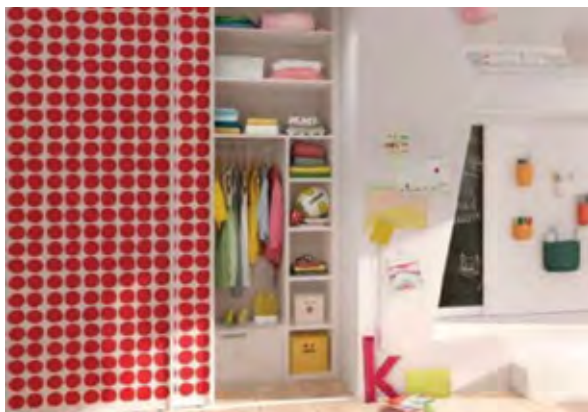
BIFF SA Bureau d'Ingénieur Fenêtres et Façades

Landscaping

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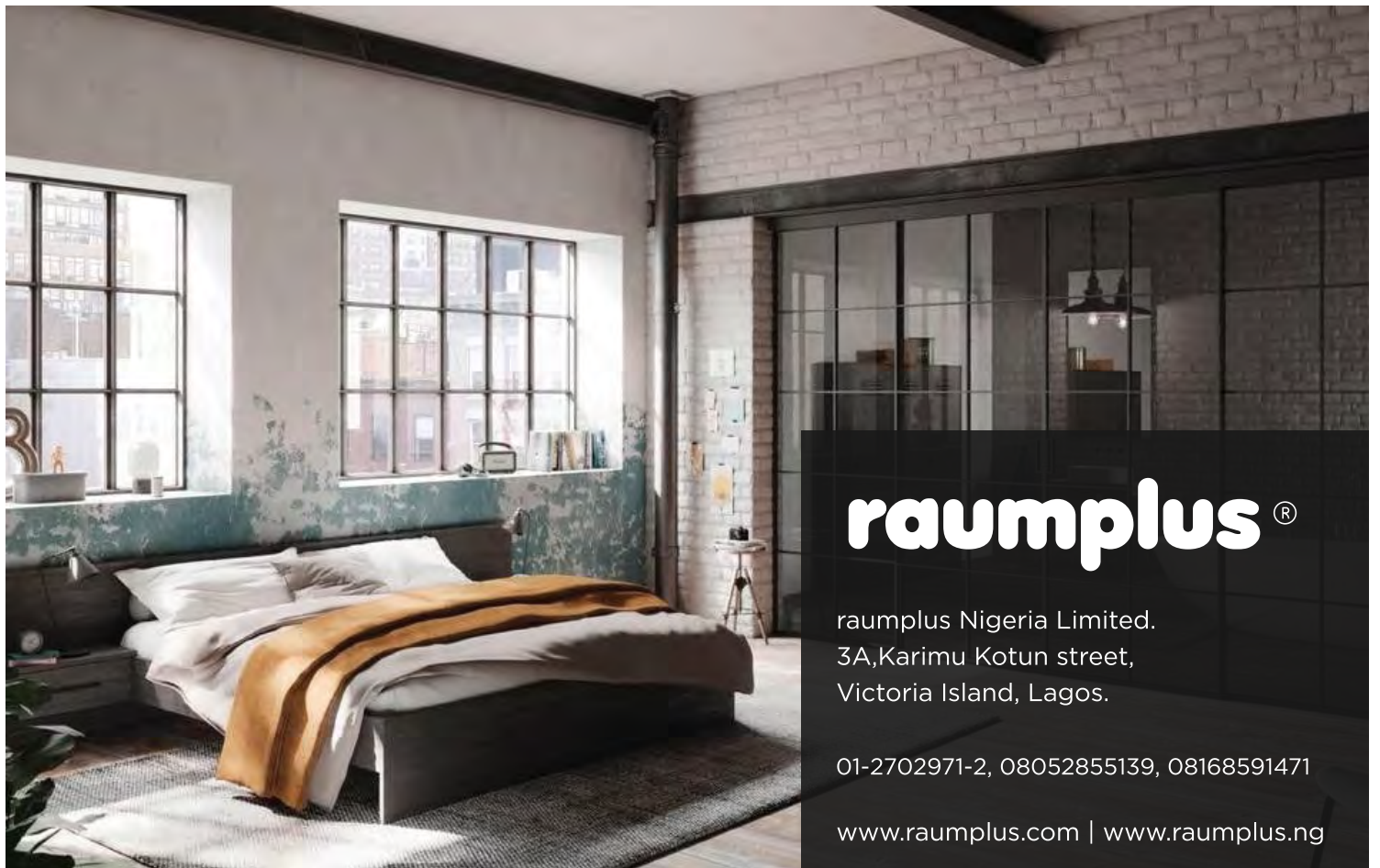
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Lekki, located to the east of Lagos Island, Nigeria, is a luxurious area with a strong reputation for housing some of the most expensive real estate assets in Lagos State.

Strategically positioned as a peninsula, being next to Victoria Island and Ikoyi districts of Lagos on the west, with the Atlantic Ocean to its south, Lagos Lagoon to the north, Lekki Lagoon, and Refuge Island to the eastern part of Ibeju-Lekki LGA. Her imperative location gives her cutting-edge recognition as a high-brow area. It has made her a choice for real estate for the creme de la creme, 1% of 1% affluent residents of Lagos, central commercial hub, and tourists in Lagos.



OXYGEN

APARTMENTS



Located in the Lagoon District, Lekki Phase 1, Oxygen Apartments are the newest development in the exclusive lifestyle and serene water view of Lekki Phase 1, Lagos. The apartments are located at the heart of the classic neighborhood of Periwinkle Lifestyle Estate in Lekki Phase 1, Lagos. Its proximity to upscale shopping malls, fine restaurants, lounges, bars, exquisite cafes, and world-class cinemas emphasizes our model to promote a lifestyle.



The 10-Floor high rises are a selection of one, two, and three-bedroom apartments, with four bedroom maisonettes, all rooms ensuite. Each having a generous layout with expansive terraces, unrivaled opulence, and grandeur in an enchanting contemporary architectural design.

The apartments are an airy, spacious mixture of elegance, class, style, and a perfect blend of living, work and play environments.



ATLANTIS CITY

2021

PROPERTY TREND
FORECAST



Periwinkle Residences Limited is a Lagos-based Real Estate Company and the developer of various high-end luxury projects like the Periwinkle condos in Victoria Island. Periwinkle condos, an industry-leading real estate developer with expertise in creating premium quality Condos/Apartments units that depict elegance, style, and quality with the sole aim of delivering luxurious returns, viability, and transparency for investors and first-time buyers In real estate

As real estate experts with proficiency and proven track records of developments with years of experience, we own a couple of high-rise luxury projects in thriving communities under the periwinkle condos umbrella, which includes but is not limited to Atlantis towers Victoria island and grand zone in Lekki phase 1.

In this issue, we are pleased to showcase **Atlantis towers**, our range of luxurious condos sitting in the breathtaking and prime area of Victoria Island strategically surrounded by world-class projects at Bishop Aboyade Cole Street.

The unique Condos interior features cladding, with the most illustrious colors, fabrics, glass consistency, while the exterior features a finishing with cutting edge technology to ensure maximum protection.

With this development, we aim to provide you competitive services, returns, and unrivaled rates.

We hope any of these properties captivates your heart the same way they attract unbelievable annual interest rates as they were developed specifically for you in the heart of Victoria island.

ATLANTIS TOWERS, VICTORIA ISLAND



Atlantis Towers

In the very stunning and timeless landscape of Victoria Island at Bishop Aboyade Cole Street, Atlantis Towers is in a strategic position. The iconic Condos development is to provide our investors and home buyers the opportunity to invest in our properties with unbelievable annual interest rates and also provides buy to rent clients appreciable properties with unrivaled annual rental returns on their investments at prime locations.

Each serviced tower consists of premium 1,2,3-bedroom condos and 2,3,4-bedroom maisonettes, as well as luxury 5-bedroom penthouse with BQ, each residential condo is fitted with large en-suite bedrooms, study room, spacious living and dining areas, large windows for sufficient ventilation and lighting, a lovely kitchen, and suspended swimming pool.

CORPORATE OFFICE: Periwinkle Lifestyle Estate Lagoon District, end of freedom way Afer This Present Day Church, Lekki Phase 1



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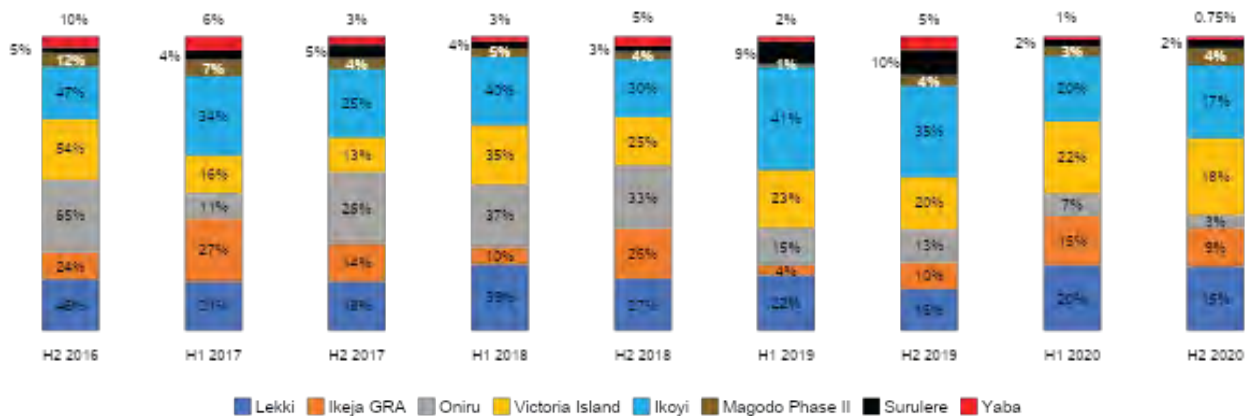
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2021 NIGERIA REAL ESTATE MARKET OUTLOOK



The country's foreign reserves have been under pressure in face of dwindling oil earnings and reduced capital inflows from risk averse foreign investors. The decline in oil prices was largely driven by weakened crude oil demand, the global pandemic and the oil price war between Russia and Saudi Arabia. The external reserves have \$32 to \$38Bn for the past 11 months. Following the crash in global oil prices, Nigeria began to face significant FX shortages which forced the Central Bank of Nigeria (CBN) to limit interventions in various windows. The supply of the vaccine and a restructuring of the creation and delivery of economic value is expected to revive the economy starting Q2. Trade is also expected to grow.

Underpinning many market movements has been the realisation that landlord and tenant interests are more closely aligned than ever. Occupiers are faced with reductions in revenues that will extend into 2021 and have reduced space demand and reached out to landlords for concessions. The best landlords have tried to be sympathetic even if it's on a case by case basis. This has led to increased transparency on both sides, one of the good things to come out of **2020; a year that has forced forward the conversations around market flexibility, collaboration, disruptive technologies and regulator efficiency.**



Source: Northcourt

It may take time for change to spread. There are structural constraints that have overstayed their welcome. Asset management under new rules will be central to positive yields in 2021; technology and embracing disruptive service delivery models will be key. The structural changes prior to the emergence of COVID-19 are likely to continue. The office market will lose some ground residential, which is growing at the mid-market due to the demand for 1 and 2 beds. Short stay is projected to expand, taking some market share from big brand hotels and luxury apartments. Retail is expected to be most active at the neighbourhood state as the Grade A service providers tweak their model. Healthcare is unlikely to fall from its ascendancy but will continue to require patient capital.

Adjustment in the investor market has led to a revision of mid and long-term strategies, transactional activity, development objectives and refinancing requirements. There are also conversations around managing the emerging pandemic cycle of lockdowns and releases and their effect on property values. Each of these revised considerations, together with the time horizon for the global deployment of effective vaccines and treatments, will inform forward-looking investment strategies and return expectations. The outlook for retail remains downward, save swift changes to oper-

ational models reflective of reduced footfall. Logistics is on the ascendancy, are is some concern around the future demand and use of office space.

Conclusion

Investing successfully in Nigeria's real estate market boils down to three things – access to capital for adequately identifying and financing the best projects, strong industry relationships for access to opportunities and a clear understanding of systems. Lenders need significant capital to finance high-quality, sophisticated borrowers who themselves have access to extensive capital.

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REAL *news*

SOUTH AFRICA - REAL ESTATE MARKET SET TO EXPERIENCE A REVITALIZATION IN 2021.

South Africa's residential real estate market is the largest component of the South African property market, comprising most property assets within the country. Despite the economic and political turmoil faced by the country in 2019, followed by a pandemic-plagued 2020, many signs point to the fact that the South African property market will experience a revitalization in 2021.

Last year, there were predictions on how badly South African property prices will crash. Amid the speculations that the property market would crash greatly due to the global lockdown, South African house prices rose by 3.05, the rate of demand for houses in the cities has greatly increased.

The buoyancy of the property market is a result of people wanting to live in different environments and different houses after being locked in for a long

time during the pandemic. This trend is said to have contributed greatly to the South African property market. South Africans want much better properties with new experiences. Covid-19 took a turn on the world, there is a high demand because they want something new, different and exceptional.

Mid-value Properties priced within the ranges of R250, 000 to R700, 000 contributed a gain of 4.9% to the property market in 2020. In 2019, these property prices only grew by 3.6% - healthy growth and increase between 2019 and 2020. Luxury properties in the ranges of R700, 000 to R1.5 million and above grew 2.5% in 2020 and trended closer to -0.5% at the end of 2019.

The South African real estate market is gradually regaining its balance as a support fund has been put in place by the government for first-time homebuyers, including a subsidy for low and medium-income earners. Furthermore, properties below R1, 000,000 require no transfer duties.



BOTSWANA - PROPERTY MARKET GROWS DESPITE THE EFFECT OF THE COVID 19 PANDEMIC

The Botswana property market was predicted to expect a fall, especially properties within the range of P850,000 to P1.3 Million. Recently, stakeholders affirmed that the Botswana real estate market is as healthy as it can get - despite the effect of the global pandemic, the market remains stable and healthy after surviving two lockdown periods in early and mid 2020.

Hence, it was further revealed that the stability of the market is as a result of the low spending habits of Botswana and the reduced debt ratio from 100% to 75%.

This appetite was driven largely by the affordability of properties in Botswana and most Botswana do not like to go through the process of building or developing a property from scratch. Both the residential and commercial real estate market has experienced tremendous growth. The new adjustment by the revised citizen entrepreneurship development agency contributes greatly to the increase the commercial property market is currently experiencing.

Selling property off by investors in prime land has contributed to the growing property market in the country. These sets of investors have the capacity and financial means to develop properties significantly and raising its value greatly. If this growth persists, the property market is likely to fully recover this year or next year.

NAMIBIA - A DYNAMIC CHANGE IN THE REAL ESTATE MARKET

Recently, the First National Bank of Namibia recorded an all-time low annual house price growth of 3.7% year-on-year. An increase of 27.4% was recorded for the volume index, this upsurge was mainly influenced by the purchase of low-income housing which has led to an increase in demand for properties in Namibia.

The fall in house prices have reached a critical level due to the global pandemic that the country is recovering from. To motivate the investment behavior of investors, the bank of Namibia reviewed the earlier changes in loan-to-value regulations, smaller deposits are now required to purchase investment properties which have led to a high increase in real estate demand. The new trend is to purchase a property, and put the property on the leasing market. This attitude has changed the narrative of property ownership, people would rather rent for a short time than purchase a property.

One consequence of falling house prices is an increase in the property leasing market. The market has changed from people buying properties to leasing their properties. Investors sell properties and after the window to resell those properties have closed; the market is flooded with properties people would rather rent on a short-term basis than actually purchase the property with the hope of a further decrease in property prices.

As a result of the shift from a real estate market dominated by artificially high house prices to one where availability is almost equal to the demand for real estate, the only solution is a shift to property development and facility management.



NIGERIA - AFFORDABLE LUXURY REAL ESTATE IN NIGERIA TRIGGERS AN UNEXPECTED CHANGE IN DEMAND

Real estate practitioners have high hopes in Nigeria's real estate, as the luxury segment of the market is showing a slight recovery with significant lifestyle changes in work, home, and play patterns. Prices of luxury properties have climbed steadily over the last few months in the luxury markets in major cities such as Lagos and Abuja, transactions have shown an impressive turnout in the luxury segment and yet it has been quite affordable to some group of people in the society.

Meanwhile, the current state and level of demand for smaller apartments has inspired developers to redesign luxury projects to meet current emphasis. Investors can now readily afford and purchase properties that combine affordability and luxury. The demand for affordable luxury properties is high and developers are doing everything possible to ensure these demands are met. This is a sign that the real estate market is once again on the road to stability.

The future of the affordable luxury market remains bright. Experts believe that the demand for affordable, yet exclusive properties with top-notch facilities and features will constantly be a driving force of affordable luxury real estate in Nigeria.



NIGERIA: THE REAL ESTATE SECTOR MAY BE A NEW SOLUTION TO NIGERIA'S ECONOMIC RECESSION.

The Nigerian Institution of Estate Surveyors and Valuers (NIESV) in a recent press conference disclosed that real estate might be the new solution to reviving the economy of Nigeria. Real estate will give the country the life and economic independence it once had. Nigeria is in and out of recession as a result of its heavy reliance on crude oil alone as its major source of revenue. There are other sectors in the country the government should pay close attention to. Real estate has proven to be lucrative; it might be the solution to bringing Nigeria out of recession completely.

Crude oil accounts for 83% of the Nigerian economy, and it is highly defenseless against fluctuation in the production and prices of crude oil. The body advised the government to consider other sectors like agriculture, security, and more importantly real estate and infrastructural development. The chairman of NIESV conceded to the fact that a real estate investment cannot be compared to other investments. People must have roofs over their heads; real estate is a necessity for every economic growth and development.

Real estate investment is relatively stable and possesses the ability to absorb inflation. It is one of the only investments that rarely loses its value, and even when that happens, the real estate market has the potential to bounce back within a relatively short time. Hence, the current economic situation presents an opportunity for Nigerians in Diaspora to invest in the country's real estate sector.

ZIMBABWE -REAL ESTATE MARKET EXPECTED TO RECOVER IN 2022/2023

Property sales took a fall in 2020 due to the corona virus induced lockdowns which affected many sub-sectors like taxation, insurance, pension and real estate market. Zimbabwe like every other developing African country is gradually regaining its stance and is set to recover its real estate market in 2022/2023.

As a result of the global pandemic, listing and viewing of properties became impossible for stakeholders and real estate companies. Buyers could not verify records and documents due to diligence and the accepted processes and criteria for purchasing a property in the country. Payments of rents by tenants to landlords were also delayed as many had lost their income sources, those who were forced to work from home had their salaries slashed which left them with little or nothing.

The property market recently released a report which revealed that businesses cannot operate without the real estate sector and during the lockdowns; the inability of tenants to pay their rents affected the performance of the real estate sector. The performance of the commercial properties declined, residential real estate properties proved to be resilient and did quite well among all the chaos the economy was faced with.

In all odds, stakeholders are rejoicing, 2022/2023 is slowly approaching and this is promising to be a great year for real estate practitioners in the country. A recovery is much expected and anticipated by various stakeholders. The stability of the economy, especially the real estate sector, is imperative because of its interconnectedness to other sectors like insurance and pension.

MAURITIUS - PROPERTY SCHEMES: A NEW APPROACH TO BOOST THE MAURITIUS REAL ESTATE SECTOR

The Mauritius economy has undergone a major transformation since its independence in 1968. The country has gradually moved from sugarcane monoculture to other sectors like real estate, tourism, and the export processing zone. The country's involvement in real estate led to setting up a scheme that allowed or gave foreign investors access to acquiring freehold properties. Although certain conditions apply for the purchase of residential property under this scheme, foreigners can only make a minimum investment of USD500, 000 excluding tax and are only liable to a maximum plot area of 0.5341 hectares.

After the launch of the property scheme, 2,500 residential units have been sold. These developments have brought in more than Rs50 billion. This scheme has revolutionized the Mauritius real estate market. Foreign investors are now more attracted to the country because the minimum investment has been reviewed and adjusted to 375,000 US dollars. It offers so many advantages to buyers including eligibility for a residence permit and a favorable tax environment.

Other schemes like the smart city scheme have been launched. This scheme also followed the same approach of providing foreign real estate investors with new, integrated, sustainable, and modern properties in various cities in Mauritius. These developments in the real estate sector have positioned the country as the economic getaway to Africa. Foreigners who invest at least USD5 million in a Smart City development may also apply for Mauritian citizenship.

The rental market experienced a similar impact to SADC neighbours with tenants not able to pay full rent and landlords either accommodating or needing to write off losses, but the market remains active. Landlords are keen to hold on to paying tenants due to risk of finding another tenant.



THE GREENWICH

BUNGALOWS, EPE

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The Greenwich Bungalows are semi-detached house units, carefully crafted in the peaceful and beautiful City of Epe to showcase lifestyle and quality in symphony.

Each unit is built of Sitting room, Dining, Guest toilet, Kitchen, Storage, Bedrooms (en suite), Private balcony, Large parking space and Spacious compound.



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3Bedroom
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This white royal bedroom furniture speaks for itself with a detailed consideration of tranquility merged with style.



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AROMA 24/7 DIFFUSERS

Aroma 24/7 scent diffusers are made with high proficiency and use state-of-the-art cold air diffusion technology. The no-residue Nano-particle scent diffusers help to emanate even a long lasting aroma in the air by preserving the quality of essential and aroma oils.

Aroma 24/7 exclusive standalone and wall mounting diffusers are aesthetically designed and well suitable for interiors of all sorts. The digital control panels help to manage the aroma intensity. The scent machines are very easy to maintain and they provide you the ultimate fragrance ambience.

When it comes to diffusing aroma to larger spaces, you require HVAC scent machines. Aroma 24/7 HVAC scent machines are very easy to setup and require no additional alterations to the HVAC system you have in place

SENSEI REED DIFFUSERS

Reed diffusers are one of the easy ways to provide constant fragrances for smaller spaces and are ideal for homes and offices. It is commonly used these days, as it does not require any heat or electricity for diffusion. Once the reeds are soaked up, they will start dispersing the fragrance to the air constantly. Reed diffusers are very convenient to use, and can be placed in any indoor area where you need a pleasant ambience. SENSEI reed diffusers by AROMA 24/7 are produced in Sweden, and use carefully selected fragrances, which meet market demand.



AROMA 24/7 SCENTED CANDLES

Scented candles give off a subtle aroma that adds to the ambience created by the candlelight they emit. Smells in the indoor environment can be controlled to create certain moods. Scents can be used to stimulate one's sense of smell and emphasize the season. Similarly, creating a "warm" smell, cinnamon, and apples, for example, during a festive season places everyone in a festive mood. Relax; unwind with the all-time soothing effect of only premium natural fragrances, coupled with candlelight to transform your home, office, spa, restaurant, or outdoor space into a heavenly abode. SENSEI candles by Aroma 24/7 can make you the perfect scented candles of your choice.

Perfect for any occasion, our nicely packed scented candles make beautiful gifts and can be customized with signature aromas and logos



A portrait of Chiedu Nweke, a middle-aged Black man with a grey beard and glasses, wearing a dark blue shirt. He is standing with his arms crossed, wearing a large, ornate watch on his left wrist and a gold ring on his right hand. The background is a blurred indoor setting with other people.

**FOR US AT PERIWINKLE
RESIDENCES, THE
GROWTH OF THE IMME-
DIATE SOCIETY IN
WHICH WE OPERATE
MATTERS.**

CHIEDU NWEKE

Chiedu Nweke (LL.M.) is a Pacesetter in Nigeria's Real Estate Industry with a bird's-eye view and a 'lemon to lemonade' approach in developing swampland for Real Estate. In this interview with Real Life Magazine, the MD/CEO Periwinkle Residences tells us more about his journey and strategies in Real Estate using his optimistic can-do attitude that founded one of the country's most luxurious homes, the Periwinkle Lifestyle Estate in Lagos, and how the next generation of developers can leverage on the opportunities around them.

YOU HAVE SOARED HIGH IN BUSINESS, ACHIEVING MUCH AND BUILDING A LEGACY, BACKED UP WITH A SOLID ACADEMIC QUALIFICATION. CAN YOU EXPOSE US TO HOW YOUR EDUCATIONAL BACKGROUND INSPIRED YOUR JOURNEY IN REAL ESTATE?

My name is Chiedu Nweke; I am a lawyer. I have a degree in Law, with an LLM from Lagos State University. Currently, I'm concluding my Ph.D. at the University of Nigeria. I am a project person. I have been in dredging for close to 26 years now. At some point, I was working at Baran in Bayelsa state, and in 2009, we were invited to Lagos to create the Lakowe Lakes Golf Estate. I was one of those that pioneered massive dredging in Lagos. When we were about to conclude the Lakowe project, the beauty of it all, I told myself that this is an opportunity for me to do something in real estate in Lagos. And that was how we applied to the Lagos state government for a concession that led to Orange Island, then Periwinkle.

HOW HAS PERIWINKLE RESIDENCES LIMITED BUILT A SUCCESSFUL LUXURY PROPERTY BUSINESS WITH A VISIBLE TRACK RECORD OF SUCCESS IN THE REAL ESTATE INDUSTRY. WHAT ARE THE EXPERIENCES THAT HAVE SPURRED SUCH HEIGHTS?

Well, everything is about ideas. While working on Orange Island, Oba Saheed Elegushi, Kusenla III, invited me to get involved in the reclamation of this portion of Ikate Kingdom. Initially, there were a lot of shanties, and it was a dirty area. Nobody believed it could be turned around to what it is today. But being a man of ideas, I decided to use it to make a statement, which was why after reclaiming it. I called it Periwinkle. When I told the Oba what I had named it, he laughed and laughed and asked why I chose the worst of names, but now, people see the vision itself. Periwinkle has become our way

of expressing ourselves. It is a small estate, but it allowed us to define who we are in terms of infrastructure, structural construction, and the style of buildings we are making. We set out to make it a Live, Work and Play environment; that's why we christened it Lifestyle Estate. You don't have to go far to get to the mall, church, school, or playground. Everything is around you. I imagined that people who will live here wouldn't need to go too far to do their jogging, bicycle riding, or whatever recreational activity they want. We've provided everything within the estate.

AS AN ENTREPRENEUR AND A CEO. KINDLY TELL US ABOUT YOUR ENTREPRENEURSHIP JOURNEY AND SOME OF YOUR ACHIEVEMENTS IN BUSINESS.

The critical thing for me is to work hard. If you are close to me, you'll know that I log in a lot of time. It takes time for you to get things done, and it requires a lot of patience and tenacity. I recommend that young people like you understand that nothing comes easy, so when you see a successful person, know that the person has worked hard to get there.

WITH THE LEVEL OF SUCCESS YOU HAVE ACHIEVED, WHAT OPERATIONAL POLICIES MAKE PERIWINKLE RESIDENCES LIMITED DISTINCT FROM OTHER COMPANIES IN THE REAL ESTATE INDUSTRY?

The most important thing is being effective and efficient and putting the customer first. I usually benchmark myself; whatever is not too good for me, I don't want to give someone else. I never give anybody the wrong gift because whatever I'm going to give to you is what I can use, so I applied that in my buildings. Many people come here and question why I'm doing all these; I'm giving my buyers what I can use.

IN A STATEMENT TITLED 'PERI-

WINKLE RESIDENCES EXCITE INVESTORS, LAUNCHES SET OF LOW-RISE APARTMENTS' PUBLISHED BY PUNCH YOU STATED THAT "LEKKI PHASE 1 IS A VERY SIGNIFICANT MARKETPLACE FOR PERIWINKLE RESIDENCES LIMITED". INTERESTINGLY, THE COMPANY HAS WORKED TOWARDS THE GROWTH OF THE IMMEDIATE SOCIETY IN WHICH IT OPERATES. CAN YOU KINDLY SHARE SOME ACTS OF SOCIAL RESPONSIBILITY WHICH YOU HAVE SUCCESSFULLY UNDERTAKEN IN RECENT TIMES?

Thank you, that's an excellent question. When we started this journey, we involved the local community, the Ikate Kingdom. The late Baale of Into, a spiritual leader, was one of the people who gave me the kind of support I needed to start this project. We paid stipends to the Baale, to the women, to the youths, we got involved in matters affecting the community. The security and sweepers are from the community. We are part and parcel of the Itedo community.

WHAT ARE YOUR PROJECTIONS FOR THE FUTURE, AND HOW BEST DO YOU THINK, AS A COUNTRY, NIGERIA CAN CREATE A THRIVING ENVIRONMENT FOR BUSINESSES LIKE YOURS TO REPRESENT ON THE GLOBAL STAGE?

I believe what is essential is for the government to build an enabling environment. This economy is a huge one, with almost a 200 million people, and we have a young and agile workforce hungry for success. The only thing that is lacking is harnessing it and so much opportunity in this area of business. I mentor young people, and I tell them; there's a Chiedu in you already; you can be what I am. The important thing is to believe in yourself. You don't need much to be a real estate developer. Everyone owns land somewhere, either by your parents. This journey started many years ago; I started small. When I tell my people I'm



“There's so much opportunity in Nigeria, which I recommend the young people to take. I believe what is essential is for the government to build an enabling environment. This economy is a huge one, with almost a 200 million people, and we have a young and agile workforce hungry for success. The only thing that is lacking is harnessing the opportunity in this area of business.”

going to develop somewhere, they try to discourage me, telling me not to waste my time. But it's beliefs in those small things that got me here. There's so much opportunity in Nigeria, which I recommend the young people to take.

WITH NIGERIA'S EVER-INCREASING POPULACE, HOW CAN WE

FOSTER YOUTH INVOLVEMENT IN THE INDUSTRY VALUE CHAIN AT ALL LEVELS OF SOCIETY?

The first thing is to train the youth. Without education, I won't be here. Give the youths good education and see them unleash. There's a kind of freedom you get when you are educated; you become confident. My worry for Nigeria is the lack of good education. We should invest in the youth, train them properly. Once you train them, you'll get amazing results.

WHAT ONE PIECE OF ADVICE WOULD YOU GIVE ANY ASPIRING DEVELOPER READING THIS?

Believe in yourself. The sky is your limit. There's something I hung in my office, 'try to look at the earth from the moon, not from the earth to the moon'. That's the kind of ambition we have here in Periwinkle, and that's what I recommend for young people. Don't see limitations, don't see challenges, see opportunities in everything. Believe in yourself. You will get there.

WHAT IS THE MOST COURAGEOUS RISK YOU'VE TAKEN?

Putting money in things that nobody believes in. Recently, I went to Eko Atlantic, and many developers called me and asked, "Chiedu, why are you going there?" But I like being a pioneer. I take a lot of risks in what I do. When I went to Orange Island, there was nobody, but you see people dredging everywhere now. The first day we went there, I was in a boat, and nobody believed that a town could be created where it is today.

IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH ME?

Well, I'll like to thank you for this. And I believe you're also part of the youth, and I ask all of you to believe in yourselves. Nothing is impossible. You can overcome the challenges of today and tomorrow if you believe in yourself. Thank you.

TECNO

CAMON 17^{series}

The Clearest Selfie Camera



A portrait of Mrs. Omodunke Adhlakun, CEO of Loewe Technology, against a bokeh background of city lights at night. She is wearing a red dress, large gold earrings, a watch, and bracelets.

LUXURY MEANS A BENCHMARK

OMODUNKE ADELAKUN
CEO LOEWE TECHNOLOGY

Born in Ogun State, Nigeria. Mrs. Omodunke Adhlakun has about 29 years of experience in the banking and marketing sector after working in various banking institutions, including Chartered Bank, Stanbic IBTC, Wema Bank, and Courtleigh Investment Limited. She has extensive experience and expertise in areas of credit, real estate, operations, and marketing.

GIVEN YOUR EXPERIENCE, YOU HAVE MADE A LOT OF PROGRESS IN RECENT YEARS. CAN YOU TELL US A BIT ABOUT YOURSELF, EDUCATIONAL AND PROFESSIONAL BACKGROUND?

My name is Omodunke Adedokun. I was born into the family of Mr. Abiodun & the late Iyabode Odulana. My father is an Economist, and he worked with the Ogun State Government. He was a Permanent Secretary in the Ministry of Finance and Budget before his foray into Banking. He retired as an Executive Director of Gateway Bank. My mother was an Educationist, and she worked with the Ogun State Government serving in various capacities. She retired as the Principal of Lantoro High School, Abeokuta.

I grew up in a close-knit family of four children. My parents were very family-oriented and despite their intense work schedule always spent quality time with the family; I have very fond memories of my childhood. My parents significantly influenced my life with values like discipline, integrity, hard work, and loyalty.

For my early education, I went to St. Benedettes Private school in Abeokuta. From there, I went to the Federal Government Girls college Shagamu in Ogun State.

After secondary school, I got admission to Ogun state university, where I read accounting. Shortly after graduation, I served in Oyo State at the International Institute of Tropical Agriculture. I started working in Chartered Bank almost immediately after my youth service.

WHAT PARTICULAR MEMORY STANDS OUT FOR YOU WHILE GROWING UP AS A YOUNG GIRL, AND IN WHAT WAY HAS IT CONTRIBUTED TO WHO YOU HAVE BECOME TODAY?

Growing up, I had the opportunity to watch the Nine O'Clock News on television with my parents. And I remember seeing beautiful and intelligent women, such as the late Bola Kuforiji-Olubi and Mrs. Toyin Olakunrin. They were both accountants that led big organizations.

Mrs. Bola Kuforiji-Olubi was the MD of the United Bank for Africa then while Mrs. Olakunrin was one of the top-ranking members of the ICAN. I got inspired to do what they were doing, and that was why I read accounting in school, wrote my professional exams, and became qualified as a chartered accountant in 1999.

TELL US A LITTLE ABOUT YOUR COMPANY, COURTTLEIGH INVESTMENT LTD?

Courtleigh Investment Ltd is a marketer of luxury brands in Nigeria; We market brands such as Bang and Olufsen, which are luxury brands of Electronics, and Raumplus, into interior design and partitioning. We also represent Brabus automobiles - these are custom-made high-performance motor vehicles. And the company recently got the franchise to market the Loewe brand of Audio Visual Products.

LOOKING AT YOUR ACADEMIC QUALIFICATIONS AND PROFESSIONAL CERTIFICATIONS, WHAT PROMPTED YOU TO TRANSITION FROM BANKING TO HEADING COURTTLEIGH?

As a young girl, when I started my banking career, even though I studied Accounting. I realized that I didn't want to sit down in the office, practicing and juggling figures. I knew I wanted a career where I will have more interface with people. This made my request for a transfer to the Credit and Marketing Department in the bank.

I worked in the banking industry for about 29 years. I grew through the ranks and gained a lot of knowledge and skills in the industry. The experience was worthwhile. However, I decided to retire this year to join my husband in managing the courtleigh investments.

We also have a real estate arm, Roseville estate, where we build premium Luxury homes for sale.

IN JUNE 2021, COURTTLEIGH INVESTMENT LIMITED SIGNED AN AGREEMENT WITH LOEWE TECHNOLOGY GMBH TO REPRESENT THE BRAND ACROSS THE NIGERIAN MARKETS. HOW DID COURTTLEIGH INVESTMENT LIMITED GET INTO THE LOEWE FRANCHISE?

Loewe is a German brand that has been around for 98 years, they major in television and audiovisual systems. They recently decided to re-launch the brand across all the markets in Africa, America, and Europe. We got recognized by Loewe technologies limited to introduce and market their brand in Nigeria and West Africa because of our success and track record in marketing the brands we have.

In terms of looking at the economic landscape, we are marketing a luxury lifestyle. Luxury means a benchmark; it's for people who want to live a specific type of lifestyle and have discernment for the fine things of life, and in every society, this class of people always exists. And that's why the Loewe brand will fit into what we are doing already in Nigeria.

FOLLOWING THE RECENT GLOBAL ECONOMIC DISRUPTIONS BY THE COVID-19 PANDEMIC, HOW WOULD YOU SAY THIS AGREEMENT WILL FARE TOWARDS RETAIL DISTRIBUTION TO PARTNERS AND CUSTOMERS IN NIGERIA?

As a country, we have our challenges, but as a people, we are very resilient.

Right now, we as a country have challenges with our balance of trade. We have challenges of sourcing for FX to pay our partners abroad. However, the market is still good, and we have demand for our products. One thing that Nigeria has is a boom-

ing youth population. Our people are globally recognized as hardworking and resilient. We don't have any challenges in marketing these products. And also on the issue of getting FX. We try to use our foreign partners abroad to source for foreign exchange. We also explore the alternative foreign exchange window from time to time.

YOU EARLIER MENTIONED SOME WOMEN THAT YOU LOOKED UP TO GROWING UP; WHAT WOULD BE YOUR ADVICE TO YOUNG GIRLS OUT THERE ASPIRING TO BE IN THIS KIND OF LUXURY LIFESTYLE COMPANY MARKET THAT YOU'RE YOU'RE IN NOW?

My parents gave me a solid foundation by instilling a set of values. They were my first mentors supporting my aspirations, believing, and cheering me on before I came across Mrs. Kuforiji-Olubi and Mrs. Toyin Olakunrin, who gave me something to look forward to.

My advice to parents is to give a proper spiritual and physical upbringing for our children to have high self-esteem. The Bible says to 'teach your children the way of the Lord, and they will not depart from it.

It is just about being intentional and actionable about what you want to achieve. And, of course, you need mentors, which will also help you achieve your goals and recommend you. I had some excellent mentors who helped me achieve some measure of success in my career.

Also, I always advocate that it is good to dress appropriately; dress the way you want to be addressed.

And, of course, integrity, hard work, passion, and honesty are vital; in anything, you're doing in life.

AS WITH OTHER COUNTRIES GLOBALLY, EVERY SECTOR OF THE NIGERIAN ECONOMY HAS FELT THE NEGATIVE IMPACT OF THE PANDEMIC. AS AN EXPERT WITH

EXTENSIVE EXPERIENCE IN CREDIT, OPERATIONS, AND MARKETING, WHAT ECONOMIC RECOVERY COME-BACK MEASURES WOULD YOU SUGGEST FOR BUSINESS OWNERS READING THIS?

The Covid-19 pandemic came entirely new to everybody in the world. The people who survived were able to transform themselves quickly and look for opportunities that they could use to either expand or



keep their business going. One of them was having an online presence and excellent digital marketing skills so that your products are out there for people to see.

Another thing is to have multiple streams, either of products or income, by adding complementary businesses to support it. At any point in time, with a solid online presence, and good digital marketing without leaving your home, you can make money.

“ The Covid-19 pandemic came entirely new to everybody in the world. The people who survived were able to transform themselves quickly and look for opportunities that they could use to either expand or keep their business going. ”

As a former banker, I also advise women to have good records of accounts and have a bank account set up and running, so at any point, financial support is needed, access to funding would be easy.

IS THERE AN ACHIEVEMENT OR CONTRIBUTION THAT YOU ARE MOST PROUD OF? WHY?

I don't think I've achieved my full potential as an individual. I'm still striving every day to learn and also impact my society. As a company, we have a support program for widows and indigenous students. On a personal level, I thank God for what I've achieved because I was in banking for 29 years. I decided to retire and join the family business without any issues.

Also, in the early part of my life, I was able to do my professional exams. Despite all that, I was working at that time. It also made me feel like I did something, but, really, I still have not achieved my full potential as an individual.

WHAT IS THE NEXT BIG SURPRISE FROM YOUR COMPANY?

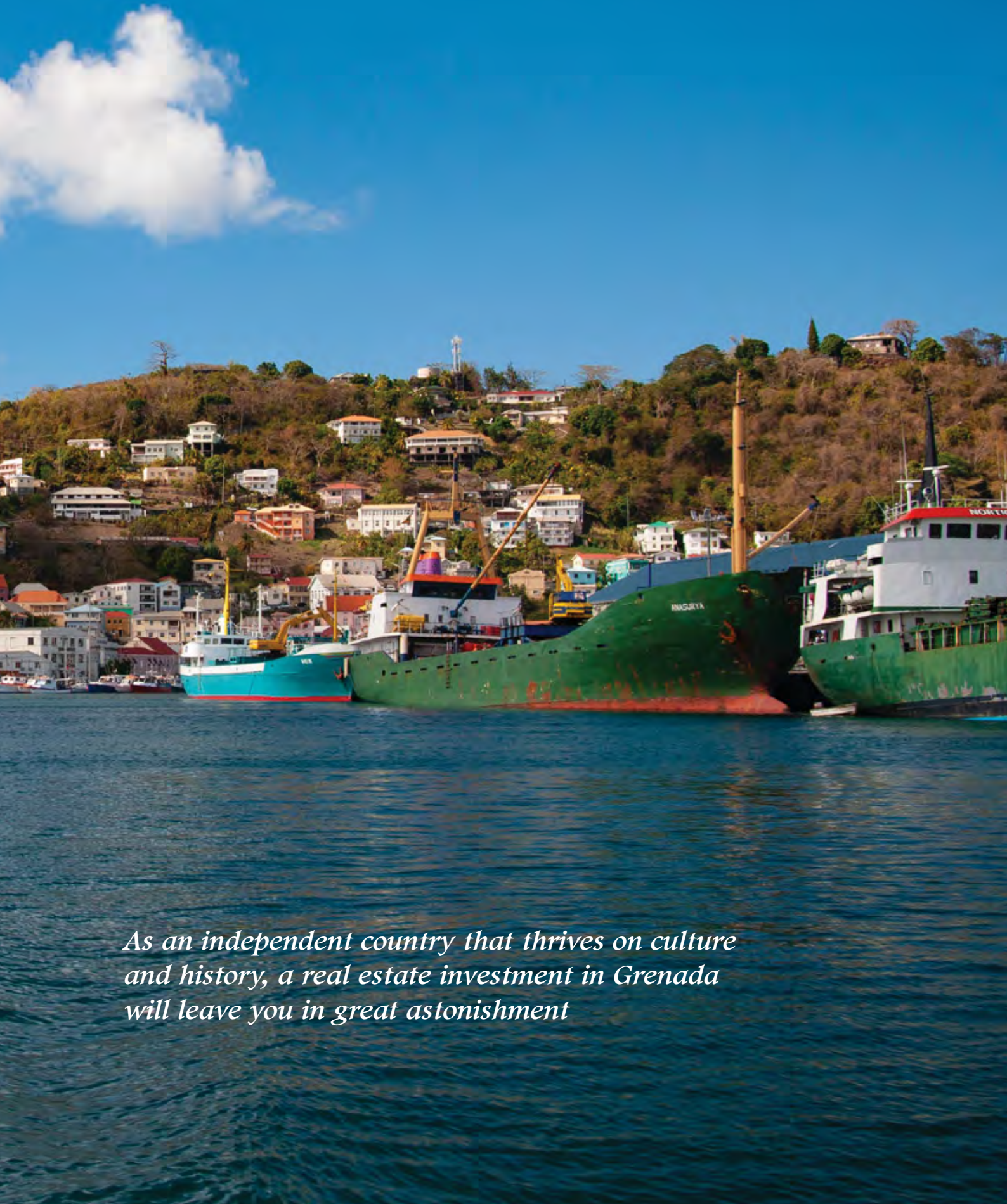
As I said, we've got the franchise for the Loewe company in Nigeria and West Africa. So we've activated activities in our digital marketing network ahead of our product launch in late August. We are also planning to set up our showroom in other west African countries such as Ghana, Ivory Coast, Guinea, etc.



Grenada

Spice of the Caribbean

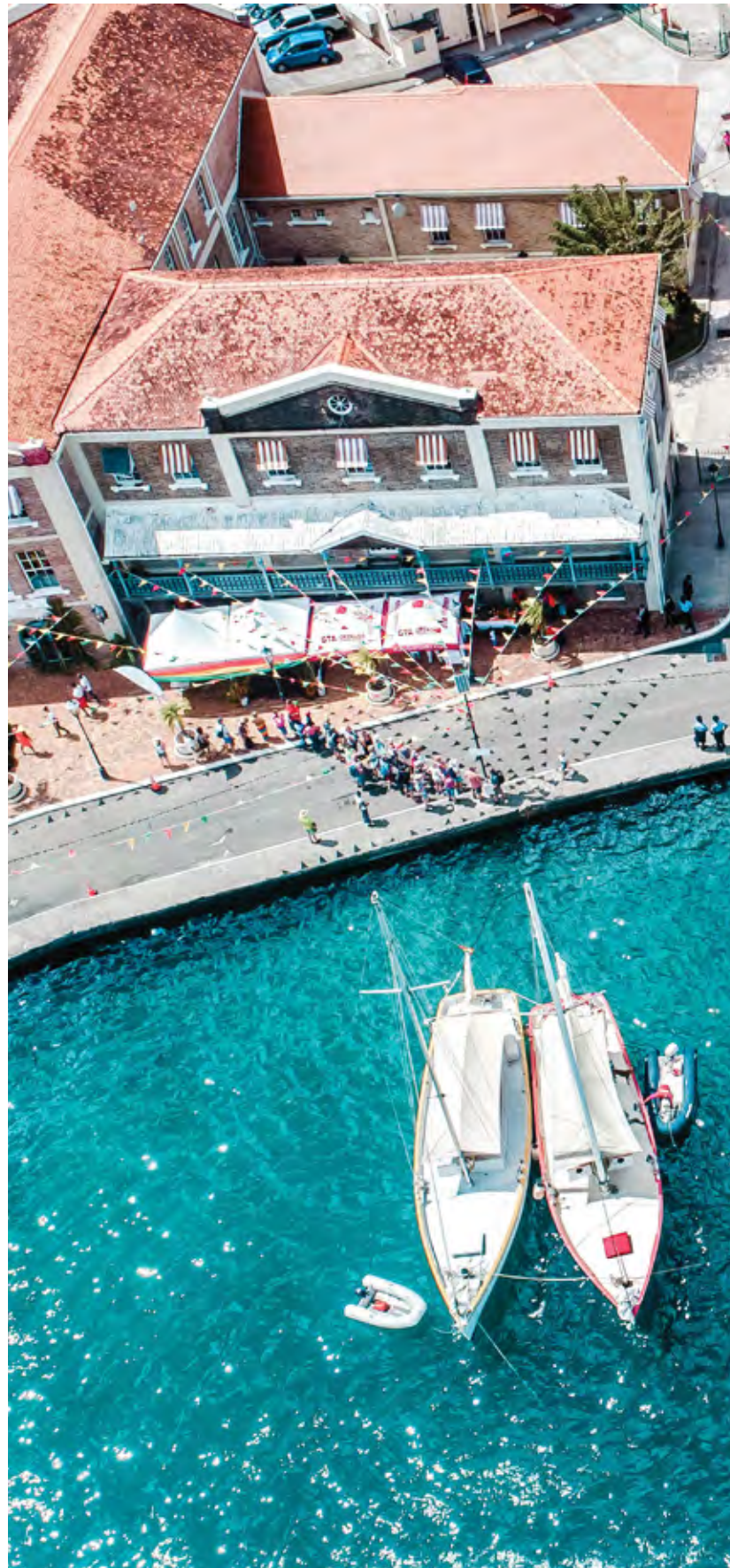




As an independent country that thrives on culture and history, a real estate investment in Grenada will leave you in great astonishment

Grenada is one of the smallest yet independent countries in the western part of the world. The country boasts of beautiful and enticing scenery with fertile valleys, rainforests and mountain lakes, impeccable cuisines, beaches that offer more than two miles of white sand and turquoise water - a dream come through and a great value for money. Also referred to as the "Spice Island", Grenada is the second-largest producer of nutmeg, mace, cinnamon, ginger, and cloves.

The Island of Grenada is luxurious and astonishing with an atmosphere of lively culture and rich tradition. Mornings spent relaxing on the white sand beaches, swimming in crystal clear waters, and spending an afternoon exploring the rich spice history is an impeccable way of relaxing and savoring one's investment. Grenada's capital, Saint George's is an island in the eastern Caribbean Sea. Saint George's is a popular Caribbean tourist destination. This town has developed and evolved with modernization while preserving its history, culture, and natural environment.





With its implausible attractiveness, Grenada prides in its green, lush and wild landscapes ranging from the tropical rainforest at Grand Etang to the mesmerizing Seven Sisters and Concord waterfalls inland to Laura Land Herb and Spice Garden. Grenada's alluring nature is convincing and extravagant enough to be included in one's luxury real estate portfolio. An island with a beautiful climate, a host of beautiful flowers and plants adorn the local region's waterfall and landscapes leaving passerby breathless!

GRENADA'S ECONOMY

Surging from an economy almost entirely dependent on producing agricultural commodities for exportation to a much more modernized and diversified one, the country's growth is a shock to the world. For many years, the country depended on the exportation of cocoa, bananas, and nutmeg to various countries but the fluctuation in the prices of their exported goods, natural disasters, and the threatened removal of the preferred trading agreement contrived the government to seek various ways to expand the Island's economic base. Grenada's metamorphosis from a country that solely depended on agriculture alone to a country with a manufacturing sector, a financial service sector, and a tourist sector is admirable.

Meanwhile, Covid-19 has had a limited impact on the health of Grenada's population. The government closed the country to international commercial traffic between March and August 2020. These initial measures kept the number of cases under control but by the time the local airport reopened, there had been a total of 24 cases of Covid-19 reported. Opening the borders were required to support tourism, which accounts for 80% of the exports of the country and 57% of its economy. This decision led to a substantial increase in the number of

cases in December 2020. The economic impacts of the virus have been devastating. To tackle the impact of the pandemic in 2020, the government rolled out an emergency relief program worth 2% of the country's GDP equivalent to USD 23, 000, 000. Some of the measures included payroll support, expansion of government employment programs, deferred tax collection, and increased health care expenditure.

According to the Century 21 Grenada Real Estate Report 2017, the Grenadian real estate market has been improving since 2012 and is projected to continue growing into 2017. In 2016 the country's real estate market saw a nearly 23% increase from 2015. Even so, Grenada remains a buyer's market with its affordable real estate.

Since the introduction of the Grenada Citizenship by Investment Program in 2013, Grenada has seen a tremendous boost in its real estate market. Investors looking to invest in luxury, have dual citizenship, a holiday house, or property to retire have added Grenada to their luxury property portfolio. Its real estate market is diverse; there are various properties on the market, ranging from luxury villas and modern apartments to historical plantation homes





WHERE TO INVEST IN GRENADA

Grenada accounts for a small slice of the Caribbean market and with the “Citizenship by Investment” scheme, investing in a luxury property in Grenada can only get better. There are beautiful and luxurious cities in Grenada where an investor can consider an investment plan. Below is a collation of the best cities to invest in and the reason behind why investors should consider these cities:

SAINT GEORGE – Saint George is the capital of Grenada, an island nation located in the eastern Caribbean Sea. This colorful city is popular with boaters, brick and stone buildings with red-tiled roofs where their locals sell spices and crafts. Saint George is the house to various luxury hotels, a university that offers various degrees in medicine, public health, health sciences, nursing and business; and a port for the exportation of bananas, cocoa, and nutmeg. It became the capital of the newly independent nation of Grenada in 1974. Properties in Saint George range from the prices of USD 180, 000 (N 71,952,300) to USD 38,000, 000 (N14, 466,600,000).

CARRIACOU - Carriacou is the sister Island of Grenada known as the “Isle of Reefs” because it has some of the best coral reefs of the region and is famous for its impressive diving spots. It is also the largest of the group of islands known as the Grenadines. Carriacou is located twenty three miles northeast of Grenada and has a



population of approximately 6,000 people. Carriacou houses luxury villas and beach houses with astonishing views. The Island is the ideal place for someone who seeks to live in a peaceful and serene environment. Properties in this Island range from USD299, 000 (N113, 829,300) to USD3, 500, 000 (N1, 332,450,000).

L'ANCE AUX EPINES – L'Aance Aux Epines, also known as “The Beach of Thorns” is a primarily residential community located in Grenada. It forms a part of the line separating the Caribbean Sea from the Atlantic Ocean. This Island is known for its beautiful beaches and a welcoming atmosphere. The beach is the home to some of Grenada’s most exquisite and service oriented cottages and private villas. The apartments in this city boast of luxury, and convenience that can only give that well deserved vacation the rich sought after. There are also villas with magnificent cottages that overlook the beauty of the deep blue sea and a mesmerizing sandy beach.

Properties located in this island range from USD 675,000 (N256, 837,500) to USD 38, 000, 000 (N14, 459,000,000).

GRENVILLE – Grenville is the second largest town in Grenada and the capital of the largest parish, Saint Andrew Parish. It is located on Grenville Bay, about halfway up the east coast of the Caribbean island of Grenada, and is heavily involved in the agriculture export industry. It serves as an economic and transportation hub for Grenada and was once home to the largest nutmeg processing plant in Grenada. The city's marketplace houses a variety of fruit, vegetables, craft, and meat stalls. On the outskirts of the town is Pearls airport, Grenada's first airport. Properties in this city range from the prices of USD 745, 000 (N283, 748,150) to USD 2,800,000 (N1, 066,436,000).

GOUYAVE – Gouyave is one of the best cities in Grenada and the second most popular city in Grenada after Saint George. The city is located on the country's west coast and used to be the home of many rich merchants as it was the free port and naval base for





the French insurgents. It is a city quite famous for its guava trees which led to it being named “Gouyave” by the French. Tourists are drawn and fascinated by the freshness and alignment of various trees and flowers and the “excess guava” they will get to have on their visits. It is a beauty to behold, evidence of nature’s divine elegance. Properties in this city range from USD343,297(N130,751,528) to USD700,000 (N266,609,000).

GRENADA’S BUYING PROCEDURE

Have you started considering the possibility of owning a property in Grenada? Of course, you will agree with me that it is a worthy investment. Below are the rules that apply to foreign property buyers in Grenada: Application for the Alien Landholding License – the alien landholding license amounts to 10% of the property price. This license is mandatory and it is the

only way an investor can be given the power to purchase a property.

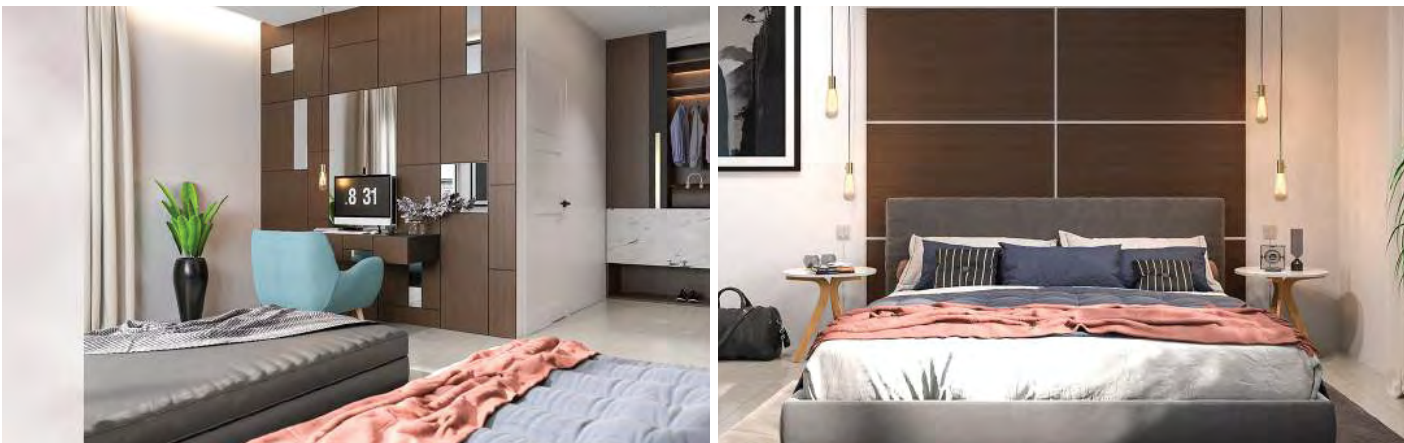
Application for Grenada Citizenship by Investment program – with this program, a foreign investor can purchase a Grenada pre-approved real estate and get a Grenada passport.

These are two options for foreign investors:

An independent investment in a pre-approved real estate plan at a minimum value of USD350,000

A joint investment in pre-approved tourism accommodation at a minimum value of USD220, 000

Applicants need to invest either \$150,000 as a donation or \$350,000 in a government approved real estate project (can be reduced to \$220,000 for connected investors). The respective property investment must be retained for five years if the buyer wishes to become an economic citizen of Grenada, after which the applicants can choose to sell the property.



Periwinkle Lifestyle Estate | Chateau L'Eau

4 Bedrooms | BQ

The Chateau L'Eau is the latest addition to the luxurious Periwinkle Lifestyle Estate, a place where timeless comfort begets happiness. Located in the Lagoon District of Lekki Phase 1, enjoy a daily dose of purified fresh air from the tidings the calm waterfront brings to you. Explore the stylish living room, master bedroom, and 3 other spacious rooms, unwind in the premium bathroom, and have a taste of luxury in the kitchen furnished with the finest finishing that stands the test of time.

Chateau L'Eau offers you the chance to experience a breathtaking, bright, and spacious world inside your world through vanity mirrors and windows, which automatically reflect the scenery around your home, whether you're viewing out the window or not; indeed, A Certain World, Lives in Periwinkle Lifestyle Estate.

Contact: 0908 199 9908

REF: #LAG2021215

A development by Periwinkle Residences

OWORONSHOKI



Kingfisher Royal Estate, Oworonshoki, Lagos | **₦10,600, 000**

1 bedroom | 2 bathrooms

This cozy single-bedroom apartment sits on a spacious landscape with impeccable greenery in a move-in-ready community estate that provides a natural landscape walk and play park, dedicated power supply, parking lots, community security control, treated water supply, community shopping plaza, and optional shell specification finishes for its owners to live their dream.

A payment plan of up to 48 months is available.
Initial deposit: **₦318, 000**

Contact: 09084441671
REF: #LAG2021216

A development by Octo5 Holdings



Kingfisher Royal Estate, Oworonshoki, Lagos | **₦14,600,000**

2 bedroom | 3 bathrooms

This stunning 2-bedroom apartment sits on a spacious landscape with impeccable greenery in a move-in ready community estate that provides a natural landscape walk and Play Park, dedicated power supply and parking lots, community security control, treated water supply, community shopping plaza, and optional shell specification finishes for its owners to live their dream.

A payment plan of up to 36 months is available.
Initial deposit: **₦450,000**

Contact: 09084441671
REF: #LAG2021217

A development by Octo5 Holdings

OWORONSHOKI



Kingfisher Royal Estate, Oworonshoki, Lagos | **₦30,000,000**

3 bedroom | 4 bathrooms

This stunning 3-bedroom apartment sits on a spacious landscape with impeccable greenery in a move-in ready community estate that provides a natural landscape walk and Play Park, dedicated power supply and parking lots, community security control, treated water supply, community shopping plaza, and optional shell specification finishes for its owners to live their dream.

A payment plan of up to 36 months is available.
Initial deposit: **₦900,000**

Contact: 09084441671
REF: #LAG2021218

A development by Octo5 Holdings

KARMO DISTRICT



Swifttail Residences, Karmo District, Abuja | **₦30,000 000**

3 bedroom | 3 bathrooms | 4 toilets

Gorgeous 3-bedroom, 3-bathroom 21st century apartment in a stellar location - the Karmo District Abuja - a fast-growing neighbourhood in the phase 3 region of the Federal Capital Territory (FCT).

This estate offers 24 hours dedicated power supply and parking lots, paved driveways and mini play park, treated water supply, gated community security control, cutting edge kitchen hoods, and cabinetry with the finest finishing that stands the test of time.

A payment plan of up to 24 months is available.

Initial deposit: **₦3,300,000 Million**

Contact: 09084441671

REF: #LAG2021219

A development by Octo5 Holdings

KARMO DISTRICT



Swiftail Residences, Karmo District, Abuja | **₦50,000 000**

4 bedroom | 4 bathrooms | 5 toilet | 1 staff quarter

Gorgeous 4-bedroom, 4-bathroom 21st century townhouse in a stellar location - the Karmo District Abuja - a fast-growing neighbourhood in the phase 3 region of the Federal Capital Territory (FCT).

This estate offers 24 hours dedicated power supply and parking lots, paved driveways and mini play park, treated water supply, gated community security control, cutting edge kitchen hoods, and cabinetry with the finest finishing that stands the test of time.

A payment plan of up to 24 months is available.

Initial deposit: **₦5,500,000 Million**

Contact: 09084441671

REF: #LAG2021210

A development by Octo5 Holdings



Dunvale court Phase II , Orchid Road, Lekki | **₦40,000,000**

3 bedrooms | 4 bathrooms | 1 Staff suite

This terrace duplex designed with an architectural innovation on three floors presents a creation of simplicity out of luxury.

It is nicely located in a serene community by the Chevron drive in Lekki , Lagos with the sitting room , kitchen and dining area on the ground floor, an en-suite bedroom on the second floor , two large en-suite bedrooms on the last floor and boys quarters or staff suite on the exterior of the second floor. Each floor is designed to have a spacious lobby while the estate provides 24-hours serviced facilities.

Payment plan for up to 24 months is available.

Initial deposit: **₦3 million**

Contact: 09084441671 | 08035123902

REF: #LAG2021213

A development by Home Work Group

LEKKI

Courtleigh



Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦48,000,000**

3 bedrooms | 4 bathrooms

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

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

Payment plan for up to 21 months is available.

Contact: 09084441671 | 08035123902

REF: #LAG2021218

A development by Courtleigh



Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦51,000,000**

3 bedrooms | 4 bathrooms| 1 Staff Suite

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

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

Payment plan for up to 21 months is available.

Contact: 09084441671 | 08035123902

REF: #LAG2021214

A development by Courtleigh

LEKKI

Courtleigh



Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦102,600,000**

5 bedrooms | 6 bathrooms | 1 Staff suite

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

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last. Payment plan for up to 21 months is available.

Contact: 09084441671 | 08035123902
REF: #LAG2021215

A development by Courtleigh



Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦68,400,000**

5 bedrooms | 6 bathrooms | 1 Staff Suite

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

The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last. Payment plan for up to 21 months is available.

Contact: 09084441671 | 08035123902

REF: #LAG2021216

A development by Courtleigh

LEKKI

Courtleigh



Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦47,400,000**

4 bedrooms | 5 bathrooms | 1 Staff Suite

This twin duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home. The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last. Payment plan for up to 21 months is available.

Contact: 09084441671 | 08035123902

REF: #LAG2021215

A development by Courtleigh



Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦33,600,000**

2 bedrooms | 3 bathrooms

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

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

Payment plan for up to 21 months is available.

Contact: 09084441671 | 08035123902

REF: #LAG2021219

A development by Courtleigh

LEKKI

Courtleigh



Reserville Estate , Ogombo Road-Abraham Adesanya, Lekki, Lagos | **₦51,000,000**

3 bedrooms | 4 bathrooms | 1 staff suite

This terrace duplex is a dream come true for aspiring homeowners. It will be home to uber-beautiful architecture and aesthetics that meets the eye and satisfies that picture of your dream home. It comes with a staff suite or BQ. The estate provides a secured gate house, cctv automated security systems, constant power supply, good road and drainage infrastructures built with style to last.

Contact: 09084441671 | 08035123902
REF: #LAG2021214

A development by Courtleigh



Rex Apartment , Freedom way, Lekki | **₦69,500,000**

14 premium apartments | 12 units of 3 bedrooms | 2 units of 3 bedroom/maids room.

This apartment exudes luxury combined with simplicity. it's majestic sight cannot but take one's breath away. With features and essentialities that can rarely be found in the Nigerian setting, "Rex apartment" is a must have for someone into simplicity, modernity and elegance. Payment plan for up to 12 months is available.

Contact: 09084441671 | 08035123902
REF: #LAG2021215

A development by Hontar Projects



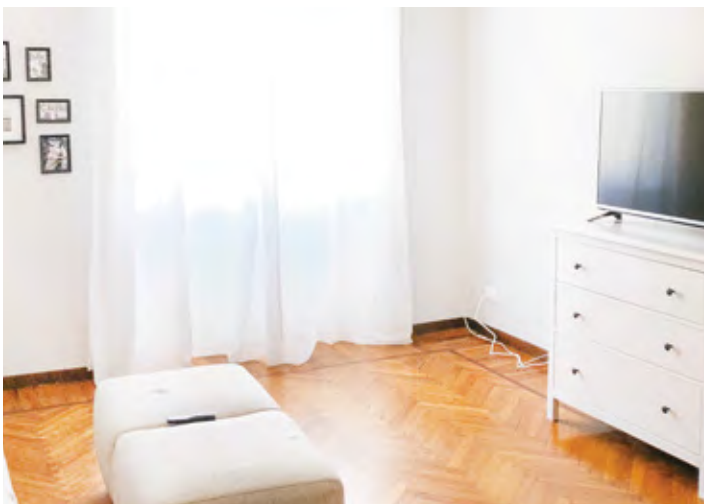
The Comfort Château, Jakande, Lekki | **₦60,900,000**

4 Bedrooms | 4 Baths | 1 Staff Suite

The Comfort Château comprises of exclusively detailed terrace-duplexes in an environment that allows you achieve a perfect blend of bespoke design, tasteful craft & top-class facilities for an enviable urban lifestyle. Each terrace unit has three bedrooms (all en-suite), a sitting room, dining area, kitchen, storage, guest toilet, large parking space & private staff suite. The Comfort Château promises you a second time love-story, making it the "feel good home".

Contact: 09084441671
REF: #LAG2021221

A development by ElanOrris Real Estate



Rose Gardens , Magboro, Ogun state | **₦19,500,000**

3 bedrooms | 3 bathrooms | 1 staff suite

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

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

Payment plan for up to 30 months is available.
Initial deposit: N2 million

Contact: 09084441671 | 08035123902
REF: #OGU2021220

A development by 4POINT Real Estate & Investment

MAGBORO



Rose Gardens, Magboro, Ogun state | **₦23,030,000**

4 bedrooms | 4 bathrooms

This semi-detached duplex creates a place to find your peace in a serene lifestyle within a multi-ethnic community. The estate provides a tech-security system, top-notch infrastructure, accessible community, easy ROI, easy-to-pay plan, good road network and green area. Payment plan for up to 18 months is available. Initial deposit: N2 million

Contact: 09084441671 | 08035123902

REF: #OGU2021221

A development by 4POINT Real Estate & Investment

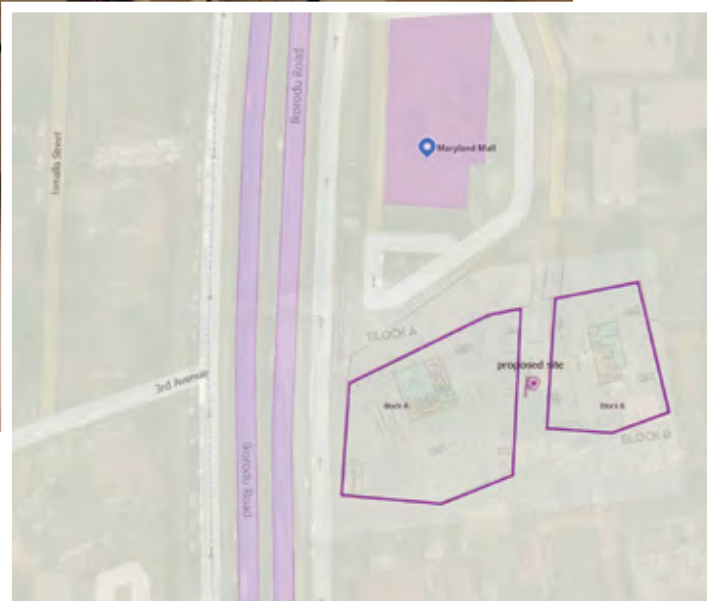
Enjoy the Purple Advantage

Play, Unwind and have fun next to home with the Purple
Macros annexed to the Maryland Mall.

Macro Tower housing premium 1, 2, 3 bedroom spacious apartments built to stand out in so many ways; from the color of the buildings, to the sizes of the apartments and the central strategic location. The 15-floor building will be set in a premium estate in Maryland, just bordering the Ikorodu Expressway. The Macro shares great proximity to Purple Maryland, thereby facilitating a mixed use offering for residents. This estate will create a unique and feature rich atmosphere, giving an unforgettable living experience with all the necessary trappings to live comfortably in these times. It is a new twist on modern skyscraper with state-of-the-art facilities, fitness centres, entertainment areas, family and children lounges, proper security and better offering with unbeatable investment value.

The Macro tower offers an immersive lifestyle experience providing homeowners with all they need to live, work and play within the same gated community.





LOCATION

Purple Macro is part of a residential estate development in a mixed use atmosphere, located just off Ikorodu road in the Maryland area. This development includes a 15-floor structure, sitting on a 6900sqm piece of land, to be developed in two phases over a 3-year period. The residence is a few minutes away from the domestic and international airports respectively. Ikorodu road connects to buzzing city centres like Maryland, Yaba, Surulere, Ikeja and Gbagada. Therefore, owning a macro is just like living in the heart of Lagos.

MULTI-LEVEL PARKING

For maximum convenience, we have made parking available on grid as well as on the first floor within the building. Accessible via a ramp.

BREAKDOWN

Macro tower consist of 15 Floors of 1, 2, 3 Bedroom Apartments, beautifully crafted modern architecture with a big, bold "in your face" unforgettable impression. Tailored and designed with class in mind. There are two blocks which will be built in two phases

Parking provision made on two floors, including the ground floor of both blocks. presenting ample car parking for residence and visitors to the tower. All one bedroom apartments have one parking space allocation. All two and three bedroom apartments have 2 parking spaces allocation.

The development will be carried out over 2 phases.

PHASE 1

1x 15-floor block consisting of the following units:

- 38 units of 1 bedroom apartments
- 52 units of 2 bedroom apartments
- 40 units of 3 bedroom apartment

Phase 2 (To be Announced)

Other Features

- 4 Bedroom Bespoke apartments available
- Maids rooms in 2 & 3 Bed apartments

PRICING

3RD FLOOR

3 Bedroom apartment	2	85,000,000
2 Bedroom apartment	1	75,000,000

4TH FLOOR

3 Bedroom apartment	4	72,500,000
2 Bedroom apartment	4	62,500,000
1 Bedroom Apartment	2	47,500,000

5TH FLOOR

3 Bedroom apartment	4	73,500,000
2 Bedroom apartment	4	63,500,000
1 Bedroom apartment	2	48,500,000

6TH FLOOR

3 Bedroom apartment	4	74,500,000
2 Bedroom apartment	4	64,500,000
1 Bedroom apartment	2	49,500,000

7TH FLOOR

3 Bedroom apartment	4	75,500,000
2 Bedroom apartment	4	65,500,000
1 Bedroom apartment	2	50,500,000

8TH FLOOR

3 Bedroom apartment	4	76,500,000
2 Bedroom apartment	4	66,500,000
1 Bedroom apartment	2	51,500,000

9TH FLOOR

3 Bedroom apartment	4	77,500,000
2 Bedroom apartment	4	67,500,000
1 Bedroom apartment	2	52,500,000

10TH FLOOR

3 Bedroom apartment	3	78,500,000
2 Bedroom apartment	4	68,500,000
1 Bedroom apartment	5	53,500,000

11TH FLOOR

3 Bedroom apartment	3	79,500,000
2 Bedroom apartment	4	69,500,000
1 Bedroom apartment	5	54,500,000

12TH FLOOR

3 Bedroom apartment	3	80,500,000
2 Bedroom apartment	4	70,500,000
1 Bedroom apartment	5	55,500,000

13TH FLOOR

3 Bedroom apartment	3	86,500,000
2 Bedroom apartment	4	76,500,000
1 Bedroom apartment	5	61,500,000

14TH FLOOR

3 Bedroom apartment	2	87,500,000
2 Bedroom apartment	6	77,500,000
1 Bedroom apartment	3	62,500,000

15TH FLOOR

3 Bedroom apartment	2	88,500,000
2 Bedroom apartment	6	78,500,000
1 Bedroom apartment	3	63,500,000



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BIG.BOLD.BLACK

Go **BIG**, be **BOLD** and show the world what it means to be
the new cool, the new **BLACK**



1,2,3 Bedroom Apartment Available

Mortgage available for up to 20 years or not more
than 60 years maturity from

Become a Part of
macro



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