

# Your Home. Your Terms.

Clear pricing. Payment plans in dollars. Build on your land or ours.

SELFCON

1-BED

2-BED

3-BED

4-BED

5-BED

BUNGALOW

DUPLEX

NAIRA PRICING



BASED ON BOQ COSTING

DOLLAR PLANS



₦1,300-₦1,600 RATE

ALL PRICING IS PER UNIT · OWN 1 OR 10 · POOL WITH FRIENDS & FAMILY

Escrow-secured milestone payments — you pay in stages, minimising risk and building trust



CUSTOMISABLE OFFER · BOQ-BASED PRICING · 3 TO 15 MONTH PAYMENT PLANS

STRICTLY CONFIDENTIAL · FOR INVESTORS & PARTNERS

# How it works.

Four decisions. One clear path to ownership.

# 01

01

## CHOOSE YOUR PRODUCT

Self-contained, 1-bed, 2-bed, 3-bed, 4-bed, or 5-bed. Bungalow or duplex. Single or twin block. You decide what fits your budget and goals.

02

## CHOOSE YOUR PURPOSE

Are you building to sell outright? To rent for income? As a mortgage finance vehicle? Or as a family home? Each path shapes the spec and our advice.

03

## LAND: YOURS OR OURS

Already have land? We give you a fixed build cost — full stop. Need land? Choose from 6 Abuja locations. In Kuje, you can pay for land in installments and start building immediately.

04

## CHOOSE YOUR PAYMENT PLAN

Pay in full for the fastest delivery with aggressive parallel construction. Or spread payments over 3, 6, 9, 12, or 15 months — all priced in US dollars at today's exchange rate. Milestones are mapped to your chosen timeline.

EVERY PROJECT RECEIVES A DETAILED BOQ WITH EXACT LINE-ITEM COSTING

# What it costs.

Build cost PER UNIT · basic finishing · \$1,500/\$ rate · multiply by your count

N°	PRODUCT	TYPE	₦ BUILD COST	\$ BUILD COST	DURATION	₦ RENT/YR
01	<b>Self-Contained</b> <i>1 multipurpose room · studio</i>	Bungalow	₦14,000,000	\$9,333	5 mo	₦900,000
02	<b>1-Bedroom</b> <i>1 room + parlour</i>	Bungalow	₦22,000,000	\$14,667	6 mo	₦1,500,000
03	<b>2-Bed Bungalow</b> <i>2 rooms · single storey</i>	Bungalow	₦28,000,000	\$18,667	7 mo	₦2,200,000
04	<b>2-Bed Twin Block</b> <i>Top &amp; bottom · 2 units for rent</i>	Block	₦38,000,000	\$25,333	9 mo	₦3,200,000
05	<b>3-Bed Bungalow</b> <i>3 rooms · single storey</i>	Bungalow	₦40,000,000	\$26,667	8 mo	₦3,200,000
06	<b>3-Bed Duplex</b> <i>3 rooms · two storeys</i>	Duplex	₦52,000,000	\$34,667	11 mo	₦4,500,000
07	<b>4-Bed Bungalow</b> <i>4 rooms · single storey</i>	Bungalow	₦50,000,000	\$33,333	9 mo	₦4,200,000
08	<b>4-Bed Duplex</b> <i>4 rooms · two storeys</i>	Duplex	₦70,000,000	\$46,667	12 mo	₦6,500,000
09	<b>5-Bed Bungalow</b> <i>5 rooms · single storey</i>	Bungalow	₦62,000,000	\$41,333	10 mo	₦5,500,000
10	<b>5-Bed Duplex</b> <i>5 rooms · two storeys</i>	Duplex	₦95,000,000	\$63,333	14 mo	₦9,500,000

**Exchange rate:** Dollar prices use ₦1,500 per \$1 (midpoint of ₦1,300–₦1,600 range).

All build costs are for basic finishing. Premium specs quoted separately on BOQ.

**Per unit pricing — want 3 units? Multiply by 3. Pool with friends, siblings, or invest solo.**

Payments via escrow — released against verified milestones. You never pay ahead of progress.

## SELF-CONTAINED

Bungalow · studio

25 + 3 + 8 = 36-40 sqm

25sqm room · 3sqm kitchen · 8sqm bathroom & store

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
N6M – N8M		N8M – N12M		N12M – N16M	
\$4,000 – \$5,333   Basic finishes · functional · no frills		\$5,333 – \$8,000   Mid-level roofing · better fittings		\$8,000 – \$10,667   Top estate finish · POP ceiling · premium	
Substructure (foundation)	N0.9M – N1.1M		N1.0M – N1.3M		N1.2M – N1.5M
Block & superstructure	N1.2M – N1.5M		N1.4M – N1.8M		N1.6M – N2.0M
Roofing (hidden/lean-to)	N0.6M – N0.8M		N0.9M – N1.4M		N1.2M – N1.8M
Doors & windows (basic)	N0.4M – N0.6M		N0.6M – N0.9M		N1.0M – N1.4M
Electrical (basic points)	N0.3M – N0.5M		N0.5M – N0.7M		N0.8M – N1.1M
Plumbing & fittings	N0.3M – N0.4M		N0.5M – N0.7M		N0.7M – N1.0M
Tiling (standard ceramic)	N0.3M – N0.5M		N0.6M – N0.8M		N0.8M – N1.2M
Internal ceiling (PVC)	N0.2M – N0.3M		N0.3M – N0.5M		N0.7M – N1.0M
Painting (2-coat emulsion)	N0.2M – N0.3M		N0.3M – N0.5M		N0.5M – N0.7M
Finishing & cleanup	N0.4M – N0.5M		N0.9M – N1.4M		N1.5M – N2.3M
~\$4,667 avg · \$389/mo (12mo)		~\$6,667 avg · \$556/mo (12mo)		~\$9,333 avg · \$778/mo (12mo)	

## 1-BEDROOM

Bungalow · 1 room + parlour

35 + 12 + 8 + 5 = 55-65 sqm

35sqm bedroom+parlour · 12sqm kitchen · 8sqm bath · 5sqm store/corridor

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
N10M – N14M		N14M – N22M		N22M – N30M	
\$6,667 – \$9,333   Basic finishes · functional		\$9,333 – \$14,667   Gabled roof · porcelain · panel doors		\$14,667 – \$20,000   Premium finishes · POP · designer spec	
Substructure	N1.4M – N1.8M		N1.7M – N2.2M		N2.0M – N2.6M
Block & superstructure	N1.8M – N2.4M		N2.2M – N3.0M		N2.8M – N3.6M
Roofing (hidden/lean-to)	N0.9M – N1.2M		N1.3M – N2.0M		N1.8M – N2.8M
Doors & windows	N0.6M – N0.8M		N0.9M – N1.4M		N1.5M – N2.2M
Electrical	N0.6M – N0.8M		N0.8M – N1.2M		N1.2M – N1.8M
Plumbing & fittings	N0.5M – N0.7M		N0.7M – N1.1M		N1.0M – N1.5M
Tiling (ceramic)	N0.6M – N0.8M		N0.8M – N1.3M		N1.2M – N1.8M
Internal ceiling (PVC)	N0.4M – N0.6M		N0.6M – N0.8M		N0.9M – N1.4M
Painting	N0.4M – N0.6M		N0.6M – N0.8M		N0.7M – N1.0M
Finishing & cleanup	N0.9M – N1.4M		N1.5M – N4.2M		N3.9M – N5.3M
~\$8,000 avg · \$667/mo (12mo)		~\$12,000 avg · \$1,000/mo (12mo)		~\$17,333 avg · \$1,444/mo (12mo)	

Per unit pricing.

Costs vary by site conditions, material brands, and spec upgrades. BOQ provided on request for your exact build.

## 2-BED BUNGALOW

Bungalow · single storey

50 + 12 + 10 + 8 = 75-90 sqm

50sqm bedrooms · 12sqm kitchen · 10sqm baths · 8sqm corridors

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
<b>N14M – N20M</b>		<b>N20M – N28M</b>		<b>N28M – N38M</b>	
\$9,333 – \$13,333   Basic finishes · standard ceramic		\$13,333 – \$18,667   Gabled roof · porcelain · panel doors		\$18,667 – \$25,333   Full POP · premium everything	
Substructure	N2.0M – N2.6M		N2.4M – N3.1M		N2.8M – N3.6M
Block & superstructure	N2.6M – N3.4M		N3.2M – N4.2M		N3.8M – N5.0M
Roofing	N1.2M – N1.6M		N1.8M – N2.6M		N2.4M – N3.4M
Doors & windows	N0.8M – N1.2M		N1.2M – N1.8M		N1.8M – N2.6M
Electrical	N0.8M – N1.0M		N1.0M – N1.5M		N1.4M – N2.0M
Plumbing	N0.7M – N0.9M		N0.9M – N1.4M		N1.2M – N1.8M
Tiling	N0.8M – N1.1M		N1.1M – N1.6M		N1.5M – N2.2M
Ceiling (PVC)	N0.6M – N0.8M		N0.8M – N1.1M		N1.2M – N1.7M
Painting	N0.6M – N0.8M		N0.8M – N1.1M		N0.9M – N1.3M
Finishing	N1.1M – N2.6M		N2.9M – N5.7M		N5.0M – N8.4M
~\$11,333 avg · \$944/mo (12mo)		~\$16,000 avg · \$1,333/mo (12mo)		~\$22,000 avg · \$1,833/mo (12mo)	

## 3-BED BUNGALOW

Bungalow · single storey

72 + 14 + 14 + 10 = 105-120 sqm

72sqm bedrooms · 14sqm kitchen · 14sqm baths · 10sqm corridors

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
<b>N20M – N28M</b>		<b>N28M – N40M</b>		<b>N40M – N55M</b>	
\$13,333 – \$18,667   Basic finishes		\$18,667 – \$26,667   Mid-level · gabled · porcelain		\$26,667 – \$36,667   Top finish · POP · smart electrical	
Substructure	N2.8M – N3.5M		N3.3M – N4.2M		N3.8M – N5.0M
Block & superstructure	N3.6M – N4.6M		N4.4M – N5.8M		N5.2M – N7.0M
Roofing	N1.6M – N2.2M		N2.4M – N3.4M		N3.2M – N4.4M
Doors & windows	N1.1M – N1.6M		N1.6M – N2.4M		N2.4M – N3.4M
Electrical	N1.0M – N1.4M		N1.4M – N2.0M		N2.0M – N2.8M
Plumbing	N0.9M – N1.3M		N1.2M – N1.8M		N1.6M – N2.4M
Tiling	N1.0M – N1.5M		N1.5M – N2.2M		N2.0M – N2.8M
Ceiling (PVC)	N0.8M – N1.1M		N1.0M – N1.4M		N1.6M – N2.2M
Painting	N0.7M – N1.0M		N1.0M – N1.4M		N1.2M – N1.7M
Finishing	N1.6M – N3.9M		N4.2M – N9.4M		N7.0M – N13.3M
~\$16,000 avg · \$1,333/mo (12mo)		~\$22,667 avg · \$1,889/mo (12mo)		~\$31,667 avg · \$2,639/mo (12mo)	

Per unit pricing.

Costs vary by site conditions, material brands, and spec upgrades. BOQ provided on request for your exact build.

### 3-BED DUPLEX

Duplex · two storeys

72 + 14 + 14 + 20 = 115-140 sqm

72sqm bedrooms · 14sqm kitchen · 14sqm baths · 20sqm stairs & corridors

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
<b>₦26M – ₦36M</b> \$17,333 – \$24,000   Basic duplex finishes		<b>₦36M – ₦52M</b> \$24,000 – \$34,667   Mid-level duplex · gabled		<b>₦52M – ₦72M</b> \$34,667 – \$48,000   Full premium duplex · POP · designer	
Substructure	₦3.6M – ₦4.5M		₦4.2M – ₦5.5M		₦5.0M – ₦6.5M
Block & superstructure	₦5.0M – ₦6.5M		₦6.0M – ₦8.0M		₦7.5M – ₦10.0M
Roofing	₦1.8M – ₦2.5M		₦2.6M – ₦3.8M		₦3.5M – ₦5.0M
Staircase	₦1.2M – ₦1.6M		₦1.8M – ₦2.4M		₦2.4M – ₦3.4M
Doors & windows	₦1.4M – ₦2.0M		₦2.0M – ₦3.0M		₦3.0M – ₦4.5M
Electrical	₦1.2M – ₦1.7M		₦1.8M – ₦2.6M		₦2.5M – ₦3.5M
Plumbing	₦1.1M – ₦1.6M		₦1.6M – ₦2.4M		₦2.2M – ₦3.2M
Tiling	₦1.2M – ₦1.8M		₦1.8M – ₦2.8M		₦2.5M – ₦3.8M
Ceiling (PVC)	₦0.9M – ₦1.3M		₦1.2M – ₦1.8M		₦1.8M – ₦2.6M
Painting & finishing	₦2.6M – ₦6.5M		₦6.0M – ₦13.7M		₦9.6M – ₦17.5M
~\$20,667 avg · \$1,722/mo (12mo)		~\$29,333 avg · \$2,444/mo (12mo)		~\$41,333 avg · \$3,444/mo (12mo)	

### 4-BED BUNGALOW

Bungalow · single storey

96 + 16 + 18 + 12 = 135-160 sqm

96sqm bedrooms · 16sqm kitchen · 18sqm baths · 12sqm corridors

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
<b>₦25M – ₦35M</b> \$16,667 – \$23,333   Basic finishes		<b>₦35M – ₦50M</b> \$23,333 – \$33,333   Mid-level · porcelain · gabled		<b>₦50M – ₦70M</b> \$33,333 – \$46,667   Premium · POP · smart everything	
Substructure	₦3.4M – ₦4.4M		₦4.0M – ₦5.2M		₦4.8M – ₦6.2M
Block & superstructure	₦4.5M – ₦5.8M		₦5.4M – ₦7.2M		₦6.5M – ₦8.6M
Roofing	₦2.0M – ₦2.8M		₦3.0M – ₦4.2M		₦3.8M – ₦5.5M
Doors & windows	₦1.4M – ₦2.0M		₦2.0M – ₦3.0M		₦3.0M – ₦4.5M
Electrical	₦1.2M – ₦1.7M		₦1.7M – ₦2.5M		₦2.4M – ₦3.4M
Plumbing	₦1.1M – ₦1.6M		₦1.5M – ₦2.2M		₦2.0M – ₦3.0M
Tiling	₦1.3M – ₦1.9M		₦1.8M – ₦2.7M		₦2.5M – ₦3.6M
Ceiling (PVC)	₦0.9M – ₦1.4M		₦1.2M – ₦1.8M		₦2.0M – ₦2.8M
Painting	₦0.9M – ₦1.2M		₦1.2M – ₦1.7M		₦1.5M – ₦2.1M
Finishing	₦2.2M – ₦6.2M		₦5.2M – ₦11.6M		₦9.5M – ₦18.3M
~\$20,000 avg · \$1,667/mo (12mo)		~\$28,333 avg · \$2,361/mo (12mo)		~\$40,000 avg · \$3,333/mo (12mo)	

Per unit pricing.

Costs vary by site conditions, material brands, and spec upgrades. BOQ provided on request for your exact build.

## 4-BED DUPLEX

Duplex · two storeys

96 + 16 + 18 + 24 = 148-180 sqm

96sqm bedrooms · 16sqm kitchen · 18sqm baths · 24sqm stairs & corridors

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
<b>N35M – N48M</b>		<b>N48M – N70M</b>		<b>N70M – N98M</b>	
\$23,333 – \$32,000   Basic duplex finishes		\$32,000 – \$46,667   Mid-level duplex		\$46,667 – \$65,333   Premium duplex · POP · designer	
Substructure	N4.8M – N6.0M	N5.6M – N7.2M	N6.5M – N8.5M		
Block & superstructure	N6.5M – N8.5M	N8.0M – N10.5M	N10.0M – N13.0M		
Roofing	N2.4M – N3.2M	N3.5M – N5.0M	N4.5M – N6.5M		
Staircase	N1.6M – N2.2M	N2.4M – N3.2M	N3.2M – N4.5M		
Doors & windows	N1.8M – N2.6M	N2.6M – N3.8M	N4.0M – N5.8M		
Electrical	N1.5M – N2.2M	N2.2M – N3.2M	N3.2M – N4.5M		
Plumbing	N1.4M – N2.0M	N2.0M – N3.0M	N2.8M – N4.0M		
Tiling	N1.6M – N2.4M	N2.4M – N3.6M	N3.2M – N4.8M		
Ceiling (PVC)	N1.2M – N1.7M	N1.6M – N2.4M	N2.4M – N3.5M		
Painting & finishing	N4.2M – N11.2M	N9.7M – N20.1M	N14.2M – N26.9M		
~\$27,667 avg · \$2,306/mo (12mo)		~\$39,333 avg · \$3,278/mo (12mo)		~\$56,000 avg · \$4,667/mo (12mo)	

## 5-BED BUNGALOW

Bungalow · single storey

120 + 18 + 22 + 15 = 170-200 sqm

120sqm bedrooms · 18sqm kitchen · 22sqm baths · 15sqm corridors

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
<b>N32M – N44M</b>		<b>N44M – N62M</b>		<b>N62M – N85M</b>	
\$21,333 – \$29,333   Basic finishes		\$29,333 – \$41,333   Mid-level · gabled · porcelain		\$41,333 – \$56,667   Premium · POP · smart everything	
Substructure	N4.2M – N5.4M	N5.0M – N6.5M	N6.0M – N7.8M		
Block & superstructure	N5.6M – N7.4M	N6.8M – N9.0M	N8.2M – N10.8M		
Roofing	N2.4M – N3.4M	N3.6M – N5.0M	N4.5M – N6.5M		
Doors & windows	N1.8M – N2.6M	N2.6M – N3.8M	N3.8M – N5.5M		
Electrical	N1.5M – N2.2M	N2.2M – N3.2M	N3.0M – N4.2M		
Plumbing	N1.4M – N2.0M	N1.9M – N2.8M	N2.6M – N3.8M		
Tiling	N1.6M – N2.4M	N2.3M – N3.4M	N3.0M – N4.5M		
Ceiling (PVC)	N1.2M – N1.7M	N1.6M – N2.2M	N2.4M – N3.4M		
Painting	N1.1M – N1.5M	N1.4M – N2.0M	N1.8M – N2.5M		
Finishing	N3.2M – N9.4M	N8.6M – N18.1M	N12.7M – N24.0M		
~\$25,333 avg · \$2,111/mo (12mo)		~\$35,333 avg · \$2,944/mo (12mo)		~\$49,000 avg · \$4,083/mo (12mo)	

Per unit pricing.

Costs vary by site conditions, material brands, and spec upgrades. BOQ provided on request for your exact build.

## 5-BED DUPLEX

Duplex · two storeys

120 + 18 + 22 + 28 = 180-220 sqm

120sqm bedrooms · 18sqm kitchen · 22sqm baths · 28sqm stairs & corridors

LOW BUDGET		MEDIUM BUDGET		PREMIUM BUDGET	
N48M - N65M		N65M - N95M		N95M - N130M	
\$32,000 - \$43,333   Basic duplex finishes		\$43,333 - \$63,333   Mid-level duplex · gabled		\$63,333 - \$86,667   Premium duplex · POP · designer	
Substructure	N6.2M - N7.8M		N7.5M - N9.5M		N9.0M - N11.5M
Block & superstructure	N8.5M - N11.0M		N10.5M - N13.5M		N13.0M - N17.0M
Roofing	N3.0M - N4.2M		N4.5M - N6.5M		N5.8M - N8.0M
Staircase	N2.0M - N2.8M		N3.0M - N4.0M		N4.0M - N5.5M
Doors & windows	N2.2M - N3.2M		N3.2M - N4.8M		N5.0M - N7.2M
Electrical	N1.9M - N2.8M		N2.8M - N4.0M		N4.0M - N5.6M
Plumbing	N1.8M - N2.6M		N2.4M - N3.6M		N3.5M - N5.0M
Tiling	N2.0M - N3.0M		N3.0M - N4.5M		N4.0M - N6.0M
Ceiling (PVC)	N1.5M - N2.2M		N2.0M - N3.0M		N3.0M - N4.2M
Painting & finishing	N6.9M - N17.4M		N13.1M - N31.6M		N19.7M - N38.0M
	-\$37,667 avg · \$3,139/mo (12mo)		-\$53,333 avg · \$4,444/mo (12mo)		-\$75,000 avg · \$6,250/mo (12mo)

**Per unit pricing.**

Costs vary by site conditions, material brands, and spec upgrades. BOQ provided on request for your exact build.



## 1 Self-Contained

1 multipurpose room · studio · Bungalow · 5 months to build

LOWEST ENTRY

NAIRA

₦14M

DOLLARS

\$9,333

1

From \$622/mo (15mo) · \$778/mo (12mo)

Rent: ₦0.9M/yr

## 2 1-Bedroom

1 room + parlour · Bungalow · 6 months to build

NAIRA

₦22M

DOLLARS

\$14,667

2

From \$978/mo (15mo) · \$1,222/mo (12mo)

Rent: ₦1.5M/yr

## 3 2-Bed Bungalow

2 rooms · single storey · Bungalow · 7 months to build

NAIRA

₦28M

DOLLARS

\$18,667

3

From \$1,244/mo (15mo) · \$1,556/mo (12mo)

Rent: ₦2.2M/yr

## 4 2-Bed Twin Block

Top & bottom · 2 units for rent · Block · 9 months to build

NAIRA

₦38M

DOLLARS

\$25,333

4

From \$1,689/mo (15mo) · \$2,111/mo (12mo)

Rent: ₦3.2M/yr

## 5 3-Bed Bungalow

3 rooms · single storey · Bungalow · 8 months to build

NAIRA

₦40M

DOLLARS

\$26,667

5

From \$1,778/mo (15mo) · \$2,222/mo (12mo)

Rent: ₦3.2M/yr

WANT MORE UNITS? LET US KNOW. WE SCALE TO YOUR COUNT.

Message us to begin immediately. We have a contract ready for you.

# Pay in dollars.

Monthly installments at ₺1,500/\$ · 3 to 15 month plans

PRODUCT	TOTAL \$	3 MONTHS	6 MONTHS	9 MONTHS	12 MONTHS	15 MONTHS
<b>Self-Contained</b> <i>Bungalow</i>	<b>\$9,333</b>	<b>\$3,111</b> /month	<b>\$1,556</b> /month	<b>\$1,037</b> /month	<b>\$778</b> /month	<b>\$622</b> /month
<b>1-Bedroom</b> <i>Bungalow</i>	<b>\$14,667</b>	<b>\$4,889</b> /month	<b>\$2,444</b> /month	<b>\$1,630</b> /month	<b>\$1,222</b> /month	<b>\$978</b> /month
<b>2-Bed Bungalow</b> <i>Bungalow</i>	<b>\$18,667</b>	<b>\$6,222</b> /month	<b>\$3,111</b> /month	<b>\$2,074</b> /month	<b>\$1,556</b> /month	<b>\$1,244</b> /month
<b>2-Bed Twin Block</b> <i>Block</i>	<b>\$25,333</b>	<b>\$8,444</b> /month	<b>\$4,222</b> /month	<b>\$2,815</b> /month	<b>\$2,111</b> /month	<b>\$1,689</b> /month
<b>3-Bed Bungalow</b> <i>Bungalow</i>	<b>\$26,667</b>	<b>\$8,889</b> /month	<b>\$4,444</b> /month	<b>\$2,963</b> /month	<b>\$2,222</b> /month	<b>\$1,778</b> /month
<b>3-Bed Duplex</b> <i>Duplex</i>	<b>\$34,667</b>	<b>\$11,556</b> /month	<b>\$5,778</b> /month	<b>\$3,852</b> /month	<b>\$2,889</b> /month	<b>\$2,311</b> /month
<b>4-Bed Bungalow</b> <i>Bungalow</i>	<b>\$33,333</b>	<b>\$11,111</b> /month	<b>\$5,556</b> /month	<b>\$3,704</b> /month	<b>\$2,778</b> /month	<b>\$2,222</b> /month
<b>4-Bed Duplex</b> <i>Duplex</i>	<b>\$46,667</b>	<b>\$15,556</b> /month	<b>\$7,778</b> /month	<b>\$5,185</b> /month	<b>\$3,889</b> /month	<b>\$3,111</b> /month
<b>5-Bed Bungalow</b> <i>Bungalow</i>	<b>\$41,333</b>	<b>\$13,778</b> /month	<b>\$6,889</b> /month	<b>\$4,593</b> /month	<b>\$3,444</b> /month	<b>\$2,756</b> /month
<b>5-Bed Duplex</b> <i>Duplex</i>	<b>\$63,333</b>	<b>\$21,111</b> /month	<b>\$10,556</b> /month	<b>\$7,037</b> /month	<b>\$5,278</b> /month	<b>\$4,222</b> /month

## FULL BULK PAYMENT

Pay 100% upfront and we deploy aggressive parallel construction — multiple crews working simultaneously. Curing, framing, MEP all overlap. Oil & gas PM standards. Fastest delivery.

### How milestones map to your timeline:

6-month plan: substructure ~1 month, superstructure ~2 months, finishing ~3 months

12-month plan: substructure ~3 months, superstructure ~4 months, finishing ~5 months

Milestones trigger payment draws. You pay as we build — nothing wasted.

**Remember:** If you already own land, the cost above is all you pay — no land premium. See page 11.

# Have land? Fixed cost.

We build on your land at a fixed BOQ price – regardless of location

If you already own a plot, you don't need to worry about land costs. Simply tell us what you want built, and we provide a detailed Bill of Quantities with exact line-item costing. The price below is your fixed build cost — we handle everything from foundation to handover.

PRODUCT · NAIRA		PRODUCT · DOLLARS	
Self-Contained Bungalow · 5 months	<b>₦14M</b>	Self-Contained Bungalow · 5 months	<b>\$9,333</b>
1-Bedroom Bungalow · 6 months	<b>₦22M</b>	1-Bedroom Bungalow · 6 months	<b>\$14,667</b>
2-Bed Bungalow Bungalow · 7 months	<b>₦28M</b>	2-Bed Bungalow Bungalow · 7 months	<b>\$18,667</b>
2-Bed Twin Block Block · 9 months	<b>₦38M</b>	2-Bed Twin Block Block · 9 months	<b>\$25,333</b>
3-Bed Bungalow Bungalow · 8 months	<b>₦40M</b>	3-Bed Bungalow Bungalow · 8 months	<b>\$26,667</b>
3-Bed Duplex Duplex · 11 months	<b>₦52M</b>	3-Bed Duplex Duplex · 11 months	<b>\$34,667</b>
4-Bed Bungalow Bungalow · 9 months	<b>₦50M</b>	4-Bed Bungalow Bungalow · 9 months	<b>\$33,333</b>
4-Bed Duplex Duplex · 12 months	<b>₦70M</b>	4-Bed Duplex Duplex · 12 months	<b>\$46,667</b>
5-Bed Bungalow Bungalow · 10 months	<b>₦62M</b>	5-Bed Bungalow Bungalow · 10 months	<b>\$41,333</b>
5-Bed Duplex Duplex · 14 months	<b>₦95M</b>	5-Bed Duplex Duplex · 14 months	<b>\$63,333</b>

*Build-only pricing. Land not included. FCDA approvals arranged by us. Escrow secured.*

# Need land?

6 Abuja locations · plot prices per 500sqm (standard residential)

## Kuje Metropolis

INSTALLMENT LAND

*Emerging corridor · installment land available*

NAIRA **₦5M - ₦12M** DOLLARS **\$3,333 - \$8,000**

## Lugbe

*Rapid growth · high rental demand*

NAIRA **₦8M - ₦15M** DOLLARS **\$5,333 - \$10,000**

## Lokogoma

*Established residential · family-friendly*

NAIRA **₦10M - ₦18M** DOLLARS **\$6,667 - \$12,000**

## Airport Road

*Premium corridor · commercial-residential*

NAIRA **₦15M - ₦25M** DOLLARS **\$10,000 - \$16,667**

## Apo Quarters

*Government proximity · stable occupancy*

NAIRA **₦12M - ₦22M** DOLLARS **\$8,000 - \$14,667**

## Wuye / Guzape

*Prime urban · executive & embassy belt*

NAIRA **₦20M - ₦40M** DOLLARS **\$13,333 - \$26,667**

*Prices are per standard residential plot (~500sqm). Commercial plots priced separately.  
Land sourcing parties may require full payment. Kuje select plots accept installments.*

# Kuje Metropolis.

## The edge deal.

*Pay for land in installments and start building immediately.*

In Kuje Metropolis, we offer select premium plots where installment payments are available as a rule. This is the most exclusive deal in our portfolio: you don't need to pay the full land cost upfront. Pay in bits, and we begin construction while you complete your land payments.

Most other locations require land sellers to be paid in full — bulk cash. But in Kuje, we have negotiated access to high-brow areas that are competitive for every use case: rental, outright sale, family home, or portfolio hold. Our select plots come with this unique advantage.

We charge a basic surcharge on the land facilitation, and in return, you get momentum — your project starts moving on day one. This edge is what makes Kuje the single best entry point for investors who want to deploy capital gradually while still building equity.

### LAND FROM

# ¥5M

*Installment payments accepted*

### BUILD FROM

# ¥14M

*Self-con · basic finishing*

### TOTAL ENTRY

# ¥19M

*≈ \$12,667 at 11,500/¥*

# Kuje land: pay monthly.

Installment plans for Kuje Metropolis plots · ₦5M to ₦12M range

PLOT TIER	PRICE	3 MONTHS ₦	6 MONTHS ₦	9 MONTHS ₦ EQUIV.
<b>Standard Plot</b> <i>Basic residential · emerging area</i>	<b>₦5M</b> \$3,333	<b>₦1,666,667</b> \$1,111/mo (3 payments)	<b>₦833,333</b> \$556/mo (6 payments)	<b>₦555,556</b> \$370/mo (9 payments)
<b>Choice Plot</b> <i>Established street · closer to main road</i>	<b>₦7M</b> \$4,667	<b>₦2,333,333</b> \$1,556/mo (3 payments)	<b>₦1,166,667</b> \$778/mo (6 payments)	<b>₦777,778</b> \$519/mo (9 payments)
<b>Premium Plot</b> <i>High-brow Kuje · prime corner or dual access</i>	<b>₦12M</b> \$8,000	<b>₦4,000,000</b> \$2,667/mo (3 payments)	<b>₦2,000,000</b> \$1,333/mo (6 payments)	<b>₦1,333,333</b> \$889/mo (9 payments)

## BUILD STARTS IMMEDIATELY

You don't wait to finish paying for the land. Construction begins while you complete your installment payments. This is the Kuje edge — momentum from day one.

## Pool with friends & family.

We envision scenarios where friends, siblings, couples, or small groups co-invest. Each person contributes monthly, the escrow holds all funds, and milestones release payments as we build. Trust is protected — no one pays ahead of verified progress. If you can put together \$500–\$3,000/month from your circle, you are building equity.

**Example:** 3 friends × \$500/month each = \$1,500/month → 1-Bed in ~10 months (land + build in Kuje)  
Or take a \$1,500–\$3,000 bank credit line (EU/US/UK/CA) and fast-track the entire project alone.

# Land + build: what you actually pay.

Per unit · Kuje (₦7M land) and Lugbe/Lokogoma (₦12M land) · monthly plans in ₦ and \$

KUJE METROPOLIS · LAND ₦7M							
PRODUCT	TOTAL ₦	TOTAL \$	3mo \$/mo	6mo \$/mo	9mo \$/mo	12mo \$/mo	15mo \$/mo
Self-Contained	₦21M	\$14,000	\$4,667	\$2,333	\$1,556	\$1,167	\$933
1-Bedroom	₦29M	\$19,333	\$6,444	\$3,222	\$2,148	\$1,611	\$1,289
2-Bed Bungalow	₦35M	\$23,333	\$7,778	\$3,889	\$2,593	\$1,944	\$1,556
3-Bed Bungalow	₦47M	\$31,333	\$10,444	\$5,222	\$3,481	\$2,611	\$2,089
3-Bed Duplex	₦59M	\$39,333	\$13,111	\$6,556	\$4,370	\$3,278	\$2,622
4-Bed Bungalow	₦57M	\$38,000	\$12,667	\$6,333	\$4,222	\$3,167	\$2,533
4-Bed Duplex	₦77M	\$51,333	\$17,111	\$8,556	\$5,704	\$4,278	\$3,422
5-Bed Duplex	₦102M	\$68,000	\$22,667	\$11,333	\$7,556	\$5,667	\$4,533
6-Bed Duplex	₦127M	\$84,667	\$28,222	\$14,111	\$9,407	\$7,056	\$5,644
7-Bed Duplex	₦157M	\$104,667	\$34,889	\$17,444	\$11,630	\$8,722	\$6,978

  

LUGBE / LOKOGOMA · LAND ₦12M							
PRODUCT	TOTAL ₦	TOTAL \$	3mo \$/mo	6mo \$/mo	9mo \$/mo	12mo \$/mo	15mo \$/mo
Self-Contained	₦26M	\$17,333	\$5,778	\$2,889	\$1,926	\$1,444	\$1,156
1-Bedroom	₦34M	\$22,667	\$7,556	\$3,778	\$2,519	\$1,889	\$1,511
2-Bed Bungalow	₦40M	\$26,667	\$8,889	\$4,444	\$2,963	\$2,222	\$1,778
3-Bed Bungalow	₦52M	\$34,667	\$11,556	\$5,778	\$3,852	\$2,889	\$2,311
3-Bed Duplex	₦64M	\$42,667	\$14,222	\$7,111	\$4,741	\$3,556	\$2,844
4-Bed Bungalow	₦62M	\$41,333	\$13,778	\$6,889	\$4,593	\$3,444	\$2,756
4-Bed Duplex	₦82M	\$54,667	\$18,222	\$9,111	\$6,074	\$4,556	\$3,644
5-Bed Duplex	₦107M	\$71,333	\$23,778	\$11,889	\$7,926	\$5,944	\$4,756
6-Bed Duplex	₦132M	\$88,000	\$29,333	\$14,667	\$9,778	\$7,333	\$5,867
7-Bed Duplex	₦162M	\$108,000	\$36,000	\$18,000	\$12,000	\$9,000	\$7,200

WHAT IF YOU PAY SOMETHING UPFRONT?							
<i>Bank credit from EU/US/UK/CA at \$1,500–\$3,000 one-time can slash monthly payments.</i>							
UPFRONT \$	REMAINING \$	6mo \$/mo	9mo \$/mo	12mo \$/mo	SAVINGS VS \$0 DOWN		
\$1,500	\$12,500	\$2,083/mo (-\$250)	\$1,389/mo (-\$167)	\$1,042/mo (-\$125)	11% less to finance		
\$3,000	\$11,000	\$1,833/mo (-\$500)	\$1,222/mo (-\$333)	\$917/mo (-\$250)	21% less to finance		
\$4,500	\$9,500	\$1,583/mo (-\$750)	\$1,056/mo (-\$500)	\$792/mo (-\$375)	32% less to finance		
\$6,000	\$8,000	\$1,333/mo (-\$1,000)	\$889/mo (-\$667)	\$667/mo (-\$500)	43% less to finance		

Ref: 1-Bed Bungalow in Kuje · ₦21M total · \$14,000 at ₦1,500. The higher the upfront, the lighter the monthly load.

**Split it with a friend — or double the output.** 2 friends = half the monthly each, or finish in half the time, or build 2 units. Escrow protects every naira.

**CASE EXAMPLE** 1-Bed in Kuje: ₦21M (\$14,000) → \$3,000 upfront → \$11,000 left → 12mo = \$917/mo → 2 friends = \$458/mo each  
 Rent starts ₦0.9–1.2M/yr → loan recovered Yr 1. [Want more units? We scale. Message us to begin — contracts are ready.](#)

# Premium locations: full picture.

Per unit · Airport/Apo (₦18M land) and Wuye/Guzape (₦30M land) · monthly plans in ₦ and \$

AIRPORT ROAD / APO · LAND ₦18M							
PRODUCT	TOTAL ₦	TOTAL \$	3mo \$/mo	6mo \$/mo	9mo \$/mo	12mo \$/mo	15mo \$/mo
Self-Contained	₦32M	\$21,333	\$7,111	\$3,556	\$2,370	\$1,778	\$1,422
1-Bedroom	₦40M	\$26,667	\$8,889	\$4,444	\$2,963	\$2,222	\$1,778
2-Bed Bungalow	₦46M	\$30,667	\$10,222	\$5,111	\$3,407	\$2,556	\$2,044
3-Bed Bungalow	₦58M	\$38,667	\$12,889	\$6,444	\$4,296	\$3,222	\$2,578
3-Bed Duplex	₦70M	\$46,667	\$15,556	\$7,778	\$5,185	\$3,889	\$3,111
4-Bed Bungalow	₦68M	\$45,333	\$15,111	\$7,556	\$5,037	\$3,778	\$3,022
4-Bed Duplex	₦88M	\$58,667	\$19,556	\$9,778	\$6,519	\$4,889	\$3,911
5-Bed Duplex	₦113M	\$75,333	\$25,111	\$12,556	\$8,370	\$6,278	\$5,022
6-Bed Duplex	₦138M	\$92,000	\$30,667	\$15,333	\$10,222	\$7,667	\$6,133
7-Bed Duplex	₦168M	\$112,000	\$37,333	\$18,667	\$12,444	\$9,333	\$7,467
WUYE / GUZAPE · LAND ₦30M							
PRODUCT	TOTAL ₦	TOTAL \$	3mo \$/mo	6mo \$/mo	9mo \$/mo	12mo \$/mo	15mo \$/mo
Self-Contained	₦44M	\$29,333	\$9,778	\$4,889	\$3,259	\$2,444	\$1,956
1-Bedroom	₦52M	\$34,667	\$11,556	\$5,778	\$3,852	\$2,889	\$2,311
2-Bed Bungalow	₦58M	\$38,667	\$12,889	\$6,444	\$4,296	\$3,222	\$2,578
3-Bed Bungalow	₦70M	\$46,667	\$15,556	\$7,778	\$5,185	\$3,889	\$3,111
3-Bed Duplex	₦82M	\$54,667	\$18,222	\$9,111	\$6,074	\$4,556	\$3,644
4-Bed Bungalow	₦80M	\$53,333	\$17,778	\$8,889	\$5,926	\$4,444	\$3,556
4-Bed Duplex	₦100M	\$66,667	\$22,222	\$11,111	\$7,407	\$5,556	\$4,444
5-Bed Duplex	₦125M	\$83,333	\$27,778	\$13,889	\$9,259	\$6,944	\$5,556
6-Bed Duplex	₦150M	\$100,000	\$33,333	\$16,667	\$11,111	\$8,333	\$6,667
7-Bed Duplex	₦180M	\$120,000	\$40,000	\$20,000	\$13,333	\$10,000	\$8,000

**Per unit pricing.** Premium locations = higher land cost but stronger rental yields and resale values.

Pool with partners or use bank credit lines to access these high-value corridors.

# Why are you building?

Your purpose shapes the project spec and our advice

## OUTRIGHT SALE

Build to sell at a margin. Target 15–25% profit. We advise on spec and location to maximise resale value. Duration: build + 3–6 months marketing.

## RENTAL INCOME

Build to rent for recurring income. Gross yields 6–10% per annum. We advise on unit types with strongest tenant demand per location.

## MORTGAGE VEHICLE

Use the property as a finance vehicle — refinance after build to release equity. 70–100% LTV after bank valuation. Redeploy capital into the next deal.

## FAMILY HOME

Build your dream home to your exact specification. Every detail customised. Premium finishing available. This is personal — we treat it that way.

## Our standard.

- OIL & GAS QUALITY** *Engineering standards borrowed from oil & gas construction. Precision, safety, durability.*
- PARALLEL BUILD** *Full payment unlocks aggressive parallel construction — multiple crews, overlapping phases, fastest delivery.*
- FCDA APPROVED** *All designs and builds comply with FCT Development Authority regulations. Clean title.*
- ESCROW SECURED** *Funds held in escrow and released against verified milestones. Your money is protected.*

# What you can earn in rent.

Annual rental income by location · well-finished units · current Abuja market

RENTAL-GRADE FINISH STANDARD			
Skim/screed walls · system bathroom (shower + heater) · POP recess ceiling · hidden LED top light Interlocked compound · wallpaper/decorated accent walls · quality tiling · panel doors · secure entry			
KUJE METROPOLIS			Emerging · good demand from civil servants & new estates
PRODUCT	RENT ₦/YR (LOW)	RENT ₦/YR (HIGH)	RENT \$/YR
Self-Contained	₦0.7M	₦0.9M	\$533/yr
1-Bedroom	₦1.2M	₦1.5M	\$900/yr
2-Bed Bungalow	₦1.8M	₦2.2M	\$1,333/yr
2-Bed Twin Block	₦1.8M	₦2.4M	\$1,400/yr
3-Bed Bungalow	₦2.5M	₦3.2M	\$1,900/yr
3-Bed Duplex	₦3.5M	₦4.5M	\$2,667/yr
4-Bed Bungalow	₦3.2M	₦4.2M	\$2,467/yr
4-Bed Duplex	₦5.0M	₦6.5M	\$3,833/yr
5-Bed Duplex	₦7.0M	₦9.5M	\$5,500/yr
LUGBE · TOP AREA			Rapid growth · high rental demand
PRODUCT	RENT ₦/YR (LOW)	RENT ₦/YR (HIGH)	RENT \$/YR
Self-Contained	₦1.2M	₦1.5M	\$900/yr
1-Bedroom	₦1.5M	₦2.0M	\$1,167/yr
2-Bed Bungalow	₦2.2M	₦2.8M	\$1,667/yr
2-Bed Twin Block	₦2.4M	₦3.2M	\$1,867/yr
3-Bed Bungalow	₦3.2M	₦4.0M	\$2,400/yr
3-Bed Duplex	₦4.5M	₦5.5M	\$3,333/yr
4-Bed Bungalow	₦4.2M	₦5.2M	\$3,133/yr
4-Bed Duplex	₦6.5M	₦8.0M	\$4,833/yr
5-Bed Duplex	₦9.0M	₦12.0M	\$7,000/yr
LOKOGOMA · JABI · JAYI			Established residential · family belt
PRODUCT	RENT ₦/YR (LOW)	RENT ₦/YR (HIGH)	RENT \$/YR
Self-Contained	₦1.5M	₦2.3M	\$1,267/yr
1-Bedroom	₦2.0M	₦3.5M	\$1,833/yr
2-Bed Bungalow	₦3.0M	₦4.5M	\$2,500/yr
2-Bed Twin Block	₦3.5M	₦5.0M	\$2,833/yr
3-Bed Bungalow	₦4.5M	₦6.0M	\$3,500/yr
3-Bed Duplex	₦6.0M	₦8.0M	\$4,667/yr
4-Bed Bungalow	₦5.5M	₦7.5M	\$4,333/yr
4-Bed Duplex	₦8.0M	₦11.0M	\$6,333/yr
5-Bed Duplex	₦12.0M	₦16.0M	\$9,333/yr

**Rents are annual.** Figures based on well-finished units at rental-grade spec. Premium locations (Airport Rd, Wuye, Guzape) command higher. Rental yield is strongest in Kuje and Lugbe for entry-level investors — lower build cost, strong demand, fast tenancy.

# When does it pay for itself?

Breakeven timelines · flat rental vs rental growth vs refinance leverage

FLAT RENTAL

## 30–35 YEARS

No rent increase. No leverage. Pure rental income at today's rate — property pays back build cost in 30–35 years. This is the worst-case baseline scenario.

RENTAL + INCREMENT

## ~20 YEARS

Annual rent increases of 5–10% (market standard) combined with basic maintenance spend. Property breaks even in ~20 years while the asset appreciates in value.

REFINANCE + LEVERAGE

## 1–3 YEARS

Refinance through Nigerian banks once built. Rental income covers loan in Year 1. Year 2 you're in profit. Land appreciates and supports multiple mortgage deals.

## Breakeven by product (Kuje, medium finish)

*Build + land cost vs annual rent · no leverage · flat rate then with 7% annual increment*

PRODUCT	TOTAL COST	RENT/YR	FLAT BREAKEVEN	WITH 7% INCREMENT	YIELD %
Self-Contained	₦21M (\$14,000)	₦0.8M/yr	26 years	~16 years	3.8%
1-Bedroom	₦29M (\$19,333)	₦1.4M/yr	21 years	~14 years	4.7%
2-Bed Bungalow	₦35M (\$23,333)	₦2.0M/yr	18 years	~12 years	5.7%
3-Bed Bungalow	₦47M (\$31,333)	₦2.9M/yr	16 years	~12 years	6.1%
3-Bed Duplex	₦59M (\$39,333)	₦4.0M/yr	15 years	~11 years	6.8%
4-Bed Bungalow	₦57M (\$38,000)	₦3.7M/yr	15 years	~11 years	6.5%
4-Bed Duplex	₦77M (\$51,333)	₦5.8M/yr	13 years	~10 years	7.5%
5-Bed Duplex	₦102M (\$68,000)	₦8.2M/yr	12 years	~10 years	8.1%

**MAINTENANCE COST FACTOR**  
 Budget 3–5% of property value annually for maintenance. Reduces effective yield by ~1%. Well-maintained units command 15–20% higher rent.

**KEY INSIGHT** Without leverage: 20–35 years. With Nigerian bank refinance: Year 1 loan covered, Year 2 positive cash flow.  
**The fastest path: Build in Kuje (cheapest land + build) → rent immediately → refinance → use equity for next unit → repeat.**

# The half-plot advantage.

50x50ft (15m×15m) = 225 sqm · cheapest land entry · most common plot size

15m (50ft)

225 sqm

HALF PLOT

### What fits on a half plot?

- 2× Self-Contained units
- 1× 1-Bedroom Bungalow
- 1× 2-Bedroom Bungalow

*Most popular · 2 rental units on one plot*

*Comfortable fit with compound space*

*Tight but doable · less compound allowance*

## Half-plot land cost: ₦1.5M – ₦3.5M

Very common across Abuja. Available in virtually any location. The most accessible land entry point.

LOCATION	HALF-PLOT ₦	HALF-PLOT \$	NOTE
Kuje	₦1.5M – ₦2.5M	\$1,000 – \$1,667	Cheapest · installment available
Lugbe	₦2.0M – ₦3.0M	\$1,333 – \$2,000	High demand · fast-growing
Lokogoma	₦2.5M – ₦3.5M	\$1,667 – \$2,333	Established · family area
Airport Road	₦3.0M – ₦5.0M	\$2,000 – \$3,333	Premium corridor
Apo Quarters	₦2.5M – ₦4.0M	\$1,667 – \$2,667	Government belt
Wuye / Guzape	₦4.0M – ₦8.0M	\$2,667 – \$5,333	Prime · executive area

## Total cost: 2 Self-Contained on a Kuje half-plot

ITEM	LOW ₦	HIGH ₦	\$ RANGE
Half-plot land (Kuje)	₦1.5M	₦2.5M	\$1,000 – \$1,667
Self-Con #1 (low-medium build)	₦6.0M	₦12.0M	\$4,000 – \$8,000
Self-Con #2 (low-medium build)	₦6.0M	₦12.0M	\$4,000 – \$8,000
<b>TOTAL (2 units + land)</b>	<b>₦13.5M</b>	<b>₦26.5M</b>	<b>\$9,000 – \$17,667</b>

## Combined rent from 2 units: ₦1.4M – ₦1.8M/yr

(\$933 – \$1,200/yr)

Flat-rate breakeven: ~12 years | With 7% annual increment: ~12–15 years | With refinance: Year 1–2 positive

**HALF-PLOT ADVANTAGE** Half-plots are the most common and affordable land size. Any location is easily doable. 2 self-cons = 2 rental streams.  
**Lowest total entry: ₦13.5M (\$9,000) for land + 2 units in Kuje. Start earning rent from Day 1 after completion.**

# Your home. Your terms.

**DEVELOPER**

**Oasis Real Estate Development**

*A subsidiary of Oasis Bauen Holdings*

**EMAIL · GENERAL**

**info@oasisrealestatedev.com**

*General enquiries*

**NIGERIA · WHATSAPP**

**+234 810 530 9040**

*Customer desk · Abuja*

**WEBSITE**

**oasisrealestatedev.com**

*Project info · updates*

**EMAIL · BUSINESS**

**business@oasisrealestatedev.com**

*Investor & business desk*

**GERMANY · EUROPE**

**+49 152 1497 1143**

*International desk*

INVESTOR GUIDE · BUNGALOW & DUPLEX · 1-5 BEDROOMS

**Clear pricing. Dollar plans. Your land or ours.**

6 LOCATIONS · N1,300-N1,600/\$ RATE · ESCROW SECURED