



# 2021:

## OUR FOCUS AND MANDATE

No doubt, the events of 2020 especially Covid-19, Lockdown, and End-Sars have had an unprecedented impact on many sectors of the country's economy, including Real Estate.

Today, buyers are not only interested in investments that will give them faster returns, yet greater yields but such with very low risk.

To keep up with this, practitioners in the built sector also must devise means to meet the buyers' demands despite the hard-hitting challenges.

To tackle the post-covid-19 challenges in 2021, AIBEN is refocusing and restrategizing by applying alternative building techniques and methods to reduce marginal costs along the value chain.

We have signed formidable agreements with manufacturers of building materials, local and foreign, that will force down prices yet maintain top-class quality.

Therefore, in 2021, our clients should expect highly reduced house prices, quality designs, and faster delivery.

**ANDY ELEREWE**  
*Chairman, AIBEN GROUP*



# EDITOR'S NOTE

**DR. AYODAMOLA OLU-AYOOLA**  
*Group Head, Sales, Marketing & Brand Promotions*

The clientele is very important to us at Aiben. It is a natural thing for us to all put our clients first in all that we do and in all consideration that is given. It is in this frame of mind that we at Aiben have resolved to publish the Aiben Gazette every bi-monthly to keep our existing and prospective Clients informed and abreast of all that we are doing while providing relevant and current homeownership and investment advice.



We want to remain one of the best investment choices our clients ever made. We will help them keep winning in all walks of life. We are excited and committed to this. On this note, we welcome you to the Maiden Edition of the Aiben Gazette.

## AIBEN CHAIRMAN MEETS MGT. OF LSDPC FOR SYNERGY

The Group Chairman of AIBEN, Mr. Andy Elerewe on Wed 10th February 2021 paid a courtesy call on the Management of the Lagos State Development and Properties Corporation, LSDPC at their head office in Lagos.

Mr. Andy who is also the Vice President of REDAN North Central Zone, led developers from the zone to discuss possible synergies and collaboration between the state government and the zone. The very fruitful meeting was chaired by the MD/CEO of LSDPC, Architect Dhikrullah Aedoyin Har-Yusuph.



## AIBEN DEBUTS FIRST TOURISM SMART ESTATE IN FCT... MARALAGO LAKE CITY

Leading a pool of five development companies, AIBEN has commenced the construction of a lake city estate in the Federal Capital Territory, FCT. No doubt, the first of its kind, the Project, which covers 105 Hectares of land, upon completion, will host tourists from far and wide to savour the steady water fall of the Lake; serene coconut Plantation, Multiple recreation resort, International  
**(Cont. on pg.3)**



**(Cont. from pg.2)** standard Golf Course and much more. It is simply taking residential real estate to a completely new level by infusing lifestyle smart living with lake resort. Strategically located in the center of the city and overlooking the popular Kubwa expressway, giving potential subscribers the opportunity of living in one the most prime locations in Abuja. A quarter of the land has been cleared and currently being stabilised for construction to begin by 1st of April 2021. It is divided into 3 phases whereby Phase 1, about 25 Hectares, will be completed within 18 months.



**5TH AVENUE GOLF ESTATE**

## CONSTRUCTION INTENSIFIED AT 5TH AVENUE GOLF ESTATE

It is arguably the best within the Karmo District despite still being at its early construction stage.

Again, putting on display its highly sought-after contemporary design, CULIANO, 5th Avenue, a truly first-of-its-kind golf estate in the FCT, is easily one of the most talked-about projects in Karmo and environs.

Buildings are currently under construction at the 36 units estate project, which began in February 2020 will be completed by August 2022.



## WORKS RESUME AT CITIMALL

Raising the bar as always, AIBEN is currently building a top-class Mall & Hotel at Trademoore Junction, Lugbe, Airport Road.

The edifice, which began in May 2020, when completed in December 2021, promises to redefine commercial activities within Lugbe and environs by taking it to a

completely whole new level.

The first of its kind, this two-floor edifice has 85 one-stop indoor outlets of various sizes and the least being 40 Sqm. On the Uppermost floor, it will have 45 room services, 13 suites, a rooftop restaurant, a swimming pool and lounge, and much more. It is designed to give comfort to users. The hotel and mall will have 24hr-operational services.



## BOUDILLON AT FINAL FLOOR...

It is one of AIBEN's ongoing commercial projects strategically located at 2nd Avenue, Gwarinpa Estate. The iconic building, which began in December 2019, when completed in October 2021, promises to be the best resort center in Gwarinpa and its environs.

A truly 5-Star hotel with two underground basements for Car Park and 5 floors is planned for a complete family getaway.

The facility boasts of a 3 bedroom Service Apartment, 50 Rooms, 5 Suites, A floated Swimming Pool & lounge, Gym & Spa, Hall, Rooftop Bar, Restaurant with so much more.

We are currently on the last floor of the construction.



# 5 Ways to Make Money in Abuja Real Estate

# EXTRA

## 1

**INVEST SHORT TERM RENTALS** - Invest short term rentals. - Buy or build a house, or remodel an existing apartment. - Locate a well-structured estate like one of ours. - Make all room en-suite. - Put it on platforms where people can access the information. - Make between 500k-600k monthly.

## 4

**REPRESENT BUYERS** - Find and represent willing and capable real estate buyers; earn commissions in the sales to the tune of up to 2M monthly.

**FLIP HOUSES** - Build a house or buy an old house renovate and then sell for a profit. Then repeat the whole process as many times as you can. - Make an estimate of 25M-70M profit annually.

## 2

**REPRESENT SELLERS** - Harness your network, leverage on your integrity and social capital. Represent owners of real estate in the sale and make handsome facilitation fees.

## 5

## 3

**CROWDFUND REAL ESTATE** - Partner with 6 or more of your friends to execute any of the above options. - Profit is proportional to equity.

*For more explanation and guidance please contact Dr. Ayodamola Olu-Ayoola 08170000296.*



BILTMORE GARDEN

## INFRASTRUCTURE DELIVERY ADVANCES AT BILTMORE GARDEN

The estate project, which has a 3 year construction period began in May 2018 and billed to be completed by May 2021. It is strategically located beside NUT and just within 500meters of the expressway.

The 65 units of 5bedroom fully detached duplexes are built-up and at various finishing stages. The infrastructure delivery activities are currently in their advanced stage to ensure, as usual, we are able to beat the 36months time-line projected for the project despite the 6-month lockdown. AIBEN is undertaking a Public road construction adjoining this estate as part of CSR.

It is our first estate where we are having a central water supply for home use. Already, the estate has five live-in subscribers.



## AVAILABLE PROPERTIES

Prices are exclusive of VAT. Houses are deliverable in 12 Months.



## EMERALD GARDENS

### AVAILABLE IN

### PRICES

**FULLY-DETACHED**  
4 Bedrooms + BQ

**BUNGALOW**  
With a Pent



## AMBASSADORS VILLA

### AVAILABLE IN

### PRICES

**SEMI-DETACHED**  
4 Bedroom + BQ

**FULLY-DETACHED**  
4 Bedroom + BQ



## PLEASANT VIEW

### AVAILABLE IN

### PRICES

**FULLY-DETACHED**  
4 Bedroom + BQ





## AVAILABLE PROPERTIES

Prices are exclusive of VAT. Houses are deliverable in 12 Months.



## TRAFFORD VILLA

### AVAILABLE IN

### PRICES

**FULLY-DETACHED**  
4 Bedrooms + BQ

**SEMI-DETACHED**  
4 Bedrooms



## BILTMORE GARDENS

### AVAILABLE IN

### PRICES

**SEMI-DETACHED**  
4 Bedrooms + BQ

**FULLY-DETACHED**  
4 Bedrooms + BQ



## BILTMORE GARDEN CITY, LEKKI, LAGOS.

### AVAILABLE IN

### PRICES

**FULLY-DETACHED**

**SEMI-DETACHED**

**N8.99M**  
Initial Deposit  
(Flexi-Payment Plan  
Available)

Completion Time: **12 Months**



## AVAILABLE PROPERTIES

Prices are exclusive of VAT. Houses are deliverable in 12 Months.



### BOULEVARD

#### AVAILABLE IN

#### PRICES

##### FULLY-DETACHED

5 Bedrooms + BQ  
With a Pent

**Available on  
Request**



### 5TH AVENUE GOLF ESTATE

#### AVAILABLE IN

#### PRICES

##### SEMI-DETACHED

5 Bedrooms  
With a Pent

**Available on  
Request**



### CITIMALL

#### AVAILABLE IN

#### PRICES

##### GROUND FLOORS

**N500,000  
Per Sqm**

##### UPPER FLOORS

**N400,000  
Per Sqm**



## AVAILABLE PROPERTIES

Prices are exclusive of VAT. Houses are deliverable in 12 Months.



### THE CULIANO BOUDILLON MARALAGO LAKECITY

#### AVAILABLE IN

#### PRICES

##### FULLY-DETACHED

4 Bedrooms

Completion Time: **12 Months**

**N8.99M**

**Initial Deposit**  
(Flexi Payment Plan Available)



### THE BUGATTI BOUDILLON MARALAGO LAKECITY

#### AVAILABLE IN

#### PRICES

##### FULLY-DETACHED

5 Bedroom Fully-detached  
Mansionette

Completion Time: **12 Months**

**N9.99M**

**Initial Deposit**  
(Flexi Payment Plan Available)



### THE FARUJA BOUDILLON MARALAGO LAKECITY

#### AVAILABLE IN

#### PRICES

##### 3 BEDROOM

With Elevator

Completion Time: **24 Months**

**N6.99M**

**Initial Deposit**  
(Flexi Payment Plan Available)

## THE TEAM

Publisher: **AIBEN Multimedia Ltd** | Editor-in-Chief: **Andy Elerewe** (Chairman)

Editor: **Ayodamola Olu-Ayoola** | Graphics: **Abiodun Adekanmi** (Ablad)

Writers/Researchers: **AIBEN Staffers** Picture Credit: **CT Hybrids Solutions Ltd, Pius Perfect, Aniefiok Ituen**