

OCTOBER 2024

# NEWSLETTER



## Real Estate Crashes in Abuja! What's Really Going On?





As the CEO of Edin&People Limited, I've witnessed firsthand the ebbs and flows of Nigeria's real estate market, especially here in Abuja. Conversations around a so-called "crash" have become louder in recent months, but one thing remains constant—real estate is an asset that rarely loses value in a well-positioned city like Abuja. Rather than viewing these market shifts as a cause for concern, I see them as opportunities. Every adjustment presents a chance for astute investors to position themselves for greater returns. When others panic, the experienced recognize the possibilities.

What's often overlooked in discussions about market downturns is the resilience of land as an asset. While stocks can plummet overnight and currencies fluctuate, land holds a unique position—it appreciates with time. In Abuja, where urban expansion is inevitable, owning land is like holding gold. Prime locations such as Lifecamp, Karsana, Lokogoma and Kyami are not just emerging markets—they are the future hubs of commerce, residence, and growth.

At Edin&People Limited, we've meticulously selected these areas because we understand the long-term value they offer to our clients.

Our company has thrived by anticipating market trends, staying ahead of the curve, and most importantly, remaining focused on delivering value. We don't follow the crowd; we set the pace. This is why, despite the chatter of a crash, we're seeing our clients make strategic investments that will pay off handsomely in the coming years. We continue to offer flexible payment options and unbeatable prices because we believe in empowering Nigerians to own land, not just for today, but for generations to come.

**Ijahenda James Margimari**  
*CEO/MD, Edin and People Limited*

# OUR PERSPECTIVE

Let's cut straight to the chase—Abuja real estate is 'crashing,' or so the rumors say. If you've been on Twitter, WhatsApp groups, or just in your neighborhood barbershop, you've likely heard whispers (or loud shouts) that the real estate market in our nation's capital is in free fall. Some say prices are plunging like fuel scarcity after a new tanker arrives. Others claim that prime properties are going for giveaway prices, and that it's time to grab what you can. But let's pause for a moment and take a closer look.

What exactly is crashing, if at all? And more importantly, is this the golden opportunity you've been waiting for?

## Crashing or Changing Lanes?

At Edin&People Limited, we prefer to call it 'changing lanes' rather than a full-blown crash. Abuja's real estate market is experiencing shifts, but a crash? Ah, no. If anything, the current fluctuations are part of the natural ebb and flow of any thriving market. In reality, what some people perceive as a crash is really just the market adjusting—like when the price of suya goes up because it's Christmas season. It's not that the meat has changed, it's just circumstances.

Now, why are people talking about crashes? Well, prices are shifting in some neighborhoods, but let's break it down: real estate, especially land, in Abuja doesn't depreciate. It's like owning a goldmine that may seem quiet on some days but is bound to produce long-term.

## Prime Locations at Unbelievable Prices!

You might be wondering, "Okay, so if real estate isn't crashing, why should I still care?" Well, for starters, you can get prime plots of land in key areas of Abuja for prices that make even seasoned investors blink twice. At Edin&People Limited, we have properties in some of Abuja's most strategic locations — Lifecamp, Karsana, Kaba, Lokogoma and most recently, Kyami — areas that are not just developing, but booming.

Let's talk numbers, shall we? You can own a piece of land in Karsana—one of Abuja's rapidly growing neighborhoods—starting from N3 million! Yes, you read that right. For the price of your SUV's annual fuel budget, you could become a property owner in a prime location.

Or consider Lokogoma, where we've got Patriots Island, offering premium plots starting from N5 million. And in Lifecamp, another hot property market, land starts at N11.5 million for 150m<sup>2</sup> - Solaris Court. Whether you're looking to build your dream home or secure an investment property, we've got flexible payment plans that make it easier than ever to own land in these coveted spots.

## Why Wait for a 'Crash' That May Never Come?

Here's the kicker: The people who wait for a "crash" are often the ones left watching from the sidelines when prices pick up again. Real estate, unlike a stock market, doesn't dip and dive overnight. It's a long-term game, and those who play it smart come out on top. While the chatter about crashes swirls, savvy investors are making moves—securing properties in prime areas and positioning themselves for the future. And let's be real, waiting for a crash that may never come is like waiting for AEDC to surprise you with 24-hour electricity—it could happen, but do you really want to bet on it? At Edin&People Limited, we've positioned ourselves as the go-to company for smart real estate investments in Abuja. Whether it's Lifecamp, Karsana, Kaba, or Lokogoma, we have a diverse portfolio of properties that suit every need, taste, and budget. And here's the best part: You don't have to break the bank. Our flexible payment plans ensure that whether you're a first-time buyer or a seasoned investor, there's an opportunity waiting for you. Land starts as low as N3 million, and with our expert guidance, you can own a prime piece of Abuja without any of the stress.

So, is Abuja real estate really crashing? Not at all. What's happening is more of a lane change—a new opportunity for you to jump in before prices rise again. Don't wait for a crash that may never come. Call Edin&People Limited today and let us help you secure your future with solid, smart real estate investments. Remember: The only thing crashing should be the jollof rice you'll enjoy in the comfort of your new home built on our land. Let's bring life to your living, one plot at a time.







Our  
Greatest  
Responsibility  
is to  
**Deliver!**

## *Our Locations*

- 📍 Lifecamp
- 📍 Karsana
- 📍 kaba (Kubwa Express way)
- 📍 Lokogoma
- 📍 Kyami





**SUPER OFFER!**  
on Outright Purchase

# Solaris Court



📍 Lifecamp

150 SQMs



3 Bedroom  
Terrace Duplex

₦ 11.5M

200 SQMs



4 Bedroom Semi  
Detached Duplex

₦ 15M

300 SQMs



4 Bedroom Fully  
Detached Duplex

₦ 22.5M

450 SQMs



5 Bedroom Fully  
Detached Duplex

₦ 35M

750 SQMs



6 Units of 3 Bedroom  
Block of Flats

₦ 55M

- ✓ 24/7 Hour Security.
- ✓ Perimeter Fence
- ✓ Accessibility
- ✓ Playground for kids
- ✓ Proximity to Amenities
- ✓ Value Proposition



# Starlight

## Kyami

📍 Opposite Mshel Meridian, Kyami

**PRESALE  
ENDS**

**Friday 4TH**  
October, 2024



**180 SQMs**

3 Bedroom Terrace  
Duplex

~~₦11.5M~~

**₦7.5M**



**350 SQMs**

3 Bedroom Fully  
Detached Duplex

~~₦18.5M~~

**₦14.5M**



**450 SQMs**

5 Bedroom Fully  
Detached Duplex

~~₦24.5M~~

**₦18.5M**



**800 SQMs**

6 Units of 2 Bedroom  
Block of Flats

~~₦40.5M~~

**₦33M**



**PRESALE**

**Edin&people**

REAL ESTATE | INVESTMENT | PROJECT MANAGEMENT



**FCDA**  
Approved

**Estate Plots**

# **PATRIOTS ISLAND**

# **Lokogoma**

📍 Adjacent Ipent V Estate, Lokogoma

**150 SQMs**



3 Bedroom  
Terrace Duplex

**₦10.5M**

**250 SQMs**



4 Bedroom Fully  
Detached Duplex

**₦17.5M**

**450 SQMs**



5 Bedroom Fully  
Detached Duplex

**₦31.5M**

**750 SQMs**



6 Units of 3 Bedroom  
Block of Flats

**₦52.5M**



## Our Projects

# Union Hive

📍 Lifecamp, FCT Abuja

Few Plots Available!

150 SQM



Building Plan  
3 Bedroom Terrace Duplex

₦6M

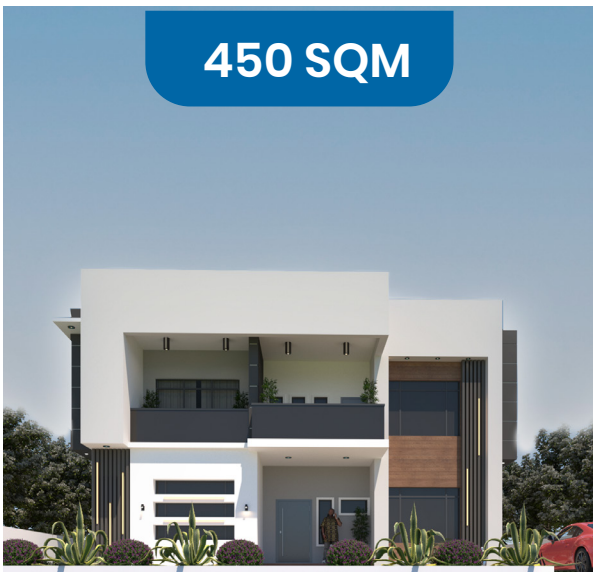
250 SQM



Building Plan  
4 Bedroom Fully Detached Duplex

₦10M

450 SQM



Building Plan  
5 Bedroom Fully Detached Duplex

₦18M

750 SQM



Building Plan  
6 Units of 2 Bedroom Block of Flat

₦30M

Our Project

# Grey Pacific

📍 Lifecamp, FCT Abuja

**Few Plots Available!**

**150 SQM**



*Building Plan*

**3 Bedroom Terrace Duplex**

**₦10M**

**250 SQM**



*Building Plan*

**4 Bedroom Fully Detached Duplex**

**₦15M**

**450 SQM**



*Building Plan*

**5 Bedroom Fully Detached Duplex**

**₦24M**

**750 SQM**



*Building Plan*

**6 Units of 2 Bedroom Block of Flat**

**₦38M**



# ESTATE LAND

# MILTON CITY

📍 **Karsana**

*Opposite Renewed Hope City*

**150 SQMs**

3 Bedroom Terrace Duplex



**₦6.5M**

**250 SQMs**

4 Bedroom Semi-Detached Duplex



**₦9.5M**

**350 SQMs**

4 Bedroom Fully Detached Duplex



**₦13.25M**

**450 SQMs**

5 Bedroom Fully Detached Duplex



**₦15.5M**

**950 SQMs**

6 Units of 3 Bedroom Block of Flats



**₦28.5M**



## Falcon's Gate

# Estate Land

📍 Behind APDC Capital Estate, Kubwa Express, FCT Abuja

**150 SQMs**

3 Bedroom Terrace Duplex



**₦8.5M**

**200 SQMs**

4 Bedroom Semi-Detached Duplex



**₦10M**

**300 SQMs**

4 Bedroom Fully Detached Duplex



**₦15.5M**

**450 SQMs**

5 Bedroom Fully Detached Duplex



**₦22M**

**750 SQMs**

6 Units of 3 Bedroom Block of Flats



**₦32.5M**



Suitable  
Payment Plan  
Available



# ABOUT US

Edin & People Ltd. is a forward looking real estate solution based company with a visionary drive to innovate unique and unorthodox approach, challenging the ordinary to solve the rising housing needs and creating investment opportunities to its clientele and delivering unparalleled services with utmost courtesy, exceeding expectations and building life-long relationship through strategic partnership and leaving indelible mark and memories on who we affect.



## Book a Site Inspection



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