

SEPTEMBER, 2025

# NEWSLETTER



## Land Banking in the Ember Months: Why Smart Investors Move Before December





REAL ESTATE | INVESTMENT | PROJECT MANAGEMENT

# A MESSAGE FROM THE CEO

Dear Esteemed Client,

As we step into September and the ember months, I want to remind you that this season is not just about festivities; it's also about making decisions that shape the future. At Edin & People, we have always believed that land is not just a piece of earth — it is security, legacy, and opportunity.

The truth is, real estate does not wait. Every ember month comes with rising costs and limited availability. But for those who act early, land banking becomes one of the smartest strategies to build wealth. Many of the estates you admire today were once affordable opportunities yesterday. Those who seized them are the ones smiling now.

My personal commitment as CEO is simple: to make land ownership accessible, transparent, and rewarding for every Nigerian. That is why our estates — from Grey Pacific in Lifecamp to Solaris Court in Lifecamp and Starlight Estate in Kyami — are carefully chosen, strategically located, and designed to appreciate in value. So, my message to you this September is this: don't wait for December to remind you of the opportunity you missed in September. Secure your piece of land today with Edin & People, and let's build the future together.

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

[www.edinandpeople.com](http://www.edinandpeople.com)



# OUR PERSPECTIVE

Ah, September has arrived. You know what that means, the ember months are here. Nigerians don't play with this period. From September to December, everything suddenly has a sense of urgency:

- Prices rise like they are chasing promotion,
  - Traffic multiplies as if Lagos exported some of its cars to Abuja,
  - And before you know it, December will be knocking with parties, jollof, and plenty "I just came back" vibes.
- But here's the thing: while most people are busy thinking about Christmas rice and December outfits, smart investors are thinking about land.

## ***So, what's land banking?***

Simple: It's buying land now, when it's still affordable, and holding it until the value multiplies.

Think of it like buying a bag of rice in September before the ember months madness. By December, when everyone is shouting "rice is too cost," you're smiling because you bought yours earlier.

Land banking works the same way, except the returns are far bigger and sweeter.

## ***Why the ember months matter in real estate.***

- Prices climb: By December, estate developers adjust prices (after all, cement, rods, and inflation don't rest).
- Demand spikes: Nigerians love to "close the year well." Many rush to secure land before the year ends.
- Opportunities shrink: That estate you admire in September might be sold out by December.

The question is: will you be the investor celebrating or the one saying, "Ah, if I knew, I for buy that land since September"?

At Edin & People, we've made land banking simple and stress-free. Whether it's:

- Highland City Estate, Kabusa – prime plots in the heart of Abuja,
- Starlight Estate, Kyami – your affordable entry into a fast-rising area,
- Fox Park, Hutu – for those who like variety of plot sizes and luxury positioning.

We've got estates that guarantee your September investment will make your December smile brighter. Don't let the ember months carry you with only party rice and aso ebi. Land banking now means:

- Securing your wealth,
- Protecting yourself from inflation,
- And entering 2026 as a proud landowner, not just a party attendee.

## ***This September, don't just bank money. Bank land!***

Call our team today to book an inspection or secure your plot before prices move.





# Discover

## YOUR DREAM LOCATION

*Our Estates at a Glance*

📍 Lifecamp

📍 Karsana

📍 kaba (Kubwa Express way)

📍 Lokogoma

📍 Katampe Extention

📍 Airport Road

📍 Kabusa

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



**FCDA APPROVED  
ESTATE PLOT**





FCDA APPROVED  
ESTATE PLOT

# HIGHLAND CITY ESTATE KABUSA

📍 Sheretti, Kabusa, Abuja

5 Mins drive from Kabusa Garden Estate

150 SQMs



3 Bedroom  
Terrace Duplex

₦ 4.5M

250 SQMs



4 Bedroom Semi  
Detached Duplex

₦ 7.5M

350 SQMs



4 Bedroom Fully  
Detached Duplex

₦10.5M

500 SQMs



5 Bedroom Fully  
Detached Duplex

₦15M

750 SQMs



6 Units of 3 Bedroom  
Apartment

₦22.5M

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





**FCDA APPROVED  
ESTATE PLOT**

# Starlight I

 **Kyami**

Opposite Mshel Meridian, Kyami, Abuja



**175 SQMs**

3 Bedroom Terrace  
Duplex

**₦13.5M**



**200 SQMs**

4 Bedroom Terrace  
Triplex

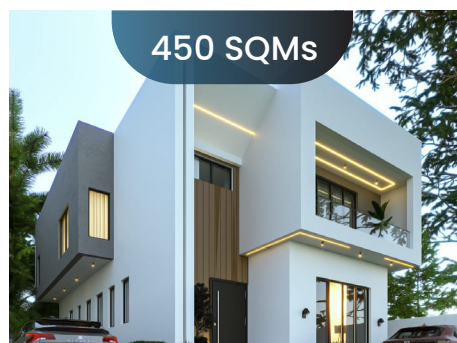
**₦15M**



**350 SQMs**

4 Bedroom Fully  
Detached Duplex

**₦26.25M**



**450 SQMs**

5 Bedroom Fully  
Detached Duplex

**₦33.75M**



**800 SQMs**

6 Units of 3 Bedroom  
Block of Flats

**₦60M**

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





**FCDA APPROVED  
ESTATE PLOT**

# Starlight II

**Kyami**

Opposite Mshel Meridian, Kyami, Abuja



**150 SQMs**

3 Bedroom Terrace  
Duplex

**₦ 10M**



**200 SQMs**

4 Bedroom Semi  
Detached Duplex

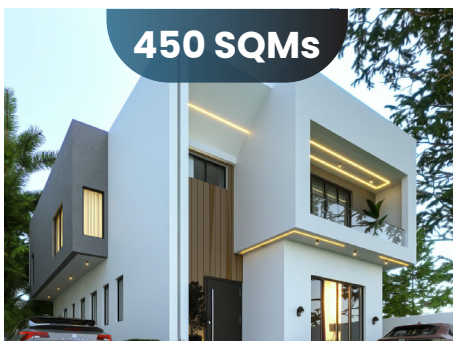
**₦ 13.4M**



**350 SQMs**

4 Bedroom Fully  
Detached Duplex

**₦ 23.4M**



**450 SQMs**

5 Bedroom Fully  
Detached Duplex

**₦ 30M**



**750 SQMs**

6 Units of 3 Bedroom  
Block of Flats

**₦ 50M**

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



**FCDA APPROVED  
ESTATE PLOT**

# FOX PARK

Hutu Abuja , Airport Road, Before Centenary City, Abuja.

1st Africa Polo Golf Resort Estate



**150 SQMs**

3 Bedroom Terrace Duplex

**₦ 7.776M**



**250 SQMs**

4 Bedroom Semi-Detached Duplex

**₦ 12.960M**



**350 SQMs**

4 Bedroom Fully-Detached Duplex

**₦ 18.144M**



**500 SQMs**

5 Bedroom Fully-Detached Duplex

**₦ 25.920M**



**1000 SQMs**

Block of Apartments

**₦ 51.840M**

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



**Suitable  
Payment Plan  
Available**

PROJECT STATUS  
**Pre-Site/Off-Plan**

Infrastructure  
price is not included





# TROJAN GARDEN CITY

📍 **Katampe Extension**

Behind Ecowas quarters, diplomatic zone  
Katampe extension



**150 SQMs**

4 Bedroom Terrace  
Duplex + BQ

**₦22.5M**



**300 SQMs**

5 Bedroom Semi  
Detached Duplex  
+ BQ

**₦45M**



**550 SQMs**

5 Bedroom Fully  
Detached Duplex +BQ

**₦82.5M**



**800 SQMs**

6 Units of 3 Bedroom  
Apartments +BQ

**₦120M**





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ESTATE PLOT**

# Solaris Court

**Lifecamp**

Beside Brains & Hammers City,  
Lifecamp, Abuja

**150 SQMs**



3 Bedroom  
Terrace Duplex

**₦14M**

**200 SQMs**



4 Bedroom Semi  
Detached Duplex

**₦18.7M**

**300 SQMs**



4 Bedroom Fully  
Detached Duplex

**₦28M**

**450 SQMs**



5 Bedroom Fully  
Detached Duplex

**₦42M**

**750 SQMs**



6 Units of 3 Bedroom  
Apartment

**₦70M**

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





**FCDA APPROVED  
ESTATE PLOT**

# MILTON CITY

📍 *Karsana*

150 SQMs



3 Bedroom Terrace  
Duplex

**₦13.8M**

250 SQMs



3 Bedroom Semi-Detached  
Duplex

**₦19.8M**

350 SQMs



4 Bedroom Fully  
Detached Duplex

**₦27M**

450 SQMs



5 Bedroom Fully  
Detached Duplex

**₦36.6M**

950 SQMs



6 Units of 3 Bedroom  
Block of Flats

**₦54.6M**



**FCDA APPROVED  
ESTATE PLOT**

# Falcon's Gate



Kaba, Behind APDC Capital Estate,  
Kubwa Expressway, Abuja

**150 SQMs**



3 Bedroom Terrace  
Duplex

**₦10.5M**

**200 SQMs**



4 Bedroom Semi Detached  
Duplex

**₦14M**

**300 SQMs**



4 Bedroom Fully  
Detached Duplex

**₦21M**

**450 SQMs**



5 Bedroom Fully  
Detached Duplex

**₦31.5M**

**750 SQMs**



6 Units of 3 Bedroom  
Block of Flats

**₦52.5M**

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





FCDA APPROVED  
ESTATE PLOT

# PATRIOTS ISLAND Lokogoma

📍 Adjacent Ipent V Estate, Lokogoma

## Available Plot Sizes

**150 SQMs**



3 Bedroom  
Terrace Duplex

**₦16.32M**

**250 SQMs**



4 Bedroom Fully  
Detached Duplex

**₦27.2M**

**450 SQMs**



5 Bedroom Fully  
Detached Duplex

**₦48.96M**

**750 SQMs**



6 Units of 3 Bedroom  
Block of Flats

**₦81.6M**

*Few Plots Available!*

*Estate Plots*



**FCDA  
APPROVED**

# UNION HIVE

📍 Lifecamp, Abuja

## AVAILABLE PLOT SIZES

**150 SQMs**



3 Bedroom  
Terrace Duplex

**₦12M**

**250 SQMs**



4 Bedroom Fully  
Detached Duplex

**₦20M**

**450 SQMs**



5 Bedroom Fully  
Detached Duplex

**₦36M**

**750 SQMs**



6 Units of 2 Bedroom  
Apartment

**₦60M**



*Few Plots Available!*

*Estate Plots*



**FCDA  
APPROVED**

# GREY PACIFIC

📍 Lifecamp, Abuja

## AVAILABLE PLOT SIZES

**150 SQMs**



3 Bedroom  
Terrace Duplex

**₦15M**

**250 SQMs**



4 Bedroom Fully  
Detached Duplex

**₦25M**

**450 SQMs**



5 Bedroom Fully  
Detached Duplex

**₦45M**

**750 SQMs**



6 Units of 2 Bedroom  
Apartment

**₦75M**

**Falcon's Gate**

*Let's do it for you!*

# Build to Sell

*Semi-Finished Apartments*

**1 Bedroom**

**₹20M**

**2 Bedroom**

**₹35M**

**3 Bedroom**

**₹40M**





# 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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