

THE
BROOKS
AFRICA

SPOTTING & AVOIDING
REAL ESTATE SCAMS
IN NIGERIA



NEWSLETTER

MAY 2025 EDITION

Spotting & Avoiding Real Estate Scams in Nigeria

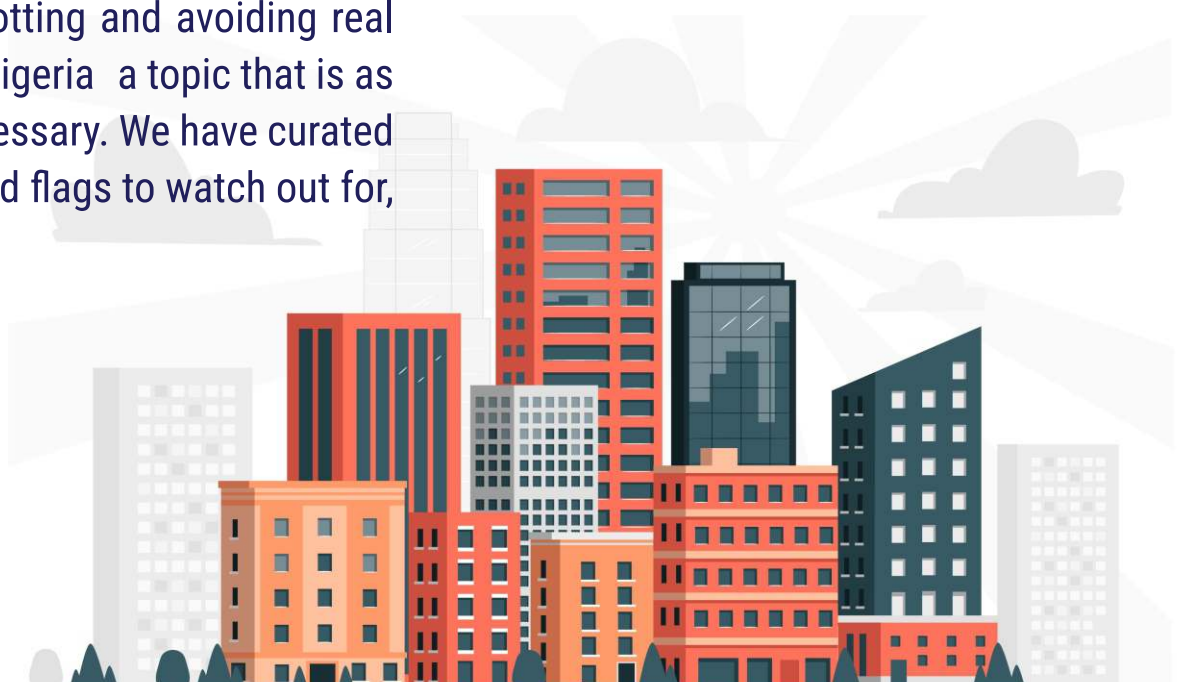


Dear Valued Clients and Partners,
As we step into the month of May, I am reminded of the great responsibility we carry in helping individuals and families make some of the most important decisions of their lives choosing a home, investing in land, or building a legacy through real estate. This is a sacred trust we do not take lightly. Unfortunately, as the real estate sector in Nigeria continues to grow, so does the rise of fraudulent schemes and deceitful practices. Fake listings, unverified agents, and double allocations are just a few of the traps unsuspecting investors fall into daily. At The Brooks Africa, we believe that part of our duty is not only to provide access to genuine properties but also to educate and empower our clients with the right information. This month's newsletter is focused on spotting and avoiding real estate scams in Nigeria a topic that is as timely as it is necessary. We have curated actionable tips, red flags to watch out for,

and guidance on how to verify property documents and agents before any financial commitment is made. Our commitment to transparency, due diligence, and client education sets us apart. We encourage you to share this information with friends, family, and colleagues because in real estate, an informed client is a protected client. As always, we are here to walk with you through every step of your property journey. Thank you for trusting us.

Warm regards,

Arc. David O. Onoja
MD & Chief Executive Officer
The Brooks Africa



The Harsh Reality **COMMON REAL ESTATE** Scams in Nigeria

1

The Phantom
Property
Scheme

How it works

Stunning property photos and irresistible prices lure victims to pay deposits for non-existent properties.

2

The Omonile
Deception

How it works

Self-proclaimed land owners sell the same parcel to multiple buyers

3

Paperwork
Fraud

How it works

Forged title documents make illegitimate sales appear genuine.

4

The Double
Sale Trap

How it works

A single property gets sold to several unsuspecting buyers.



The Brooks Africa's 5-Point Safety Checklist

Verify Registration

Always confirm the company's CAC registration number

1

Demand Proper Documentation

1. Valid survey plans,
2. C of O
3. Governor's Consent are non-negotiable

2

Visit Before You Pay

Never purchase property unseen we arrange escorted site visits

3

Use Traceable Payments

All transactions should go through verifiable corporate accounts

4





Consult Professionals

Our team of accredited agents and lawyers are always available to guide you

5

WHY THE THE BROOKS AFRICA STANDS APART

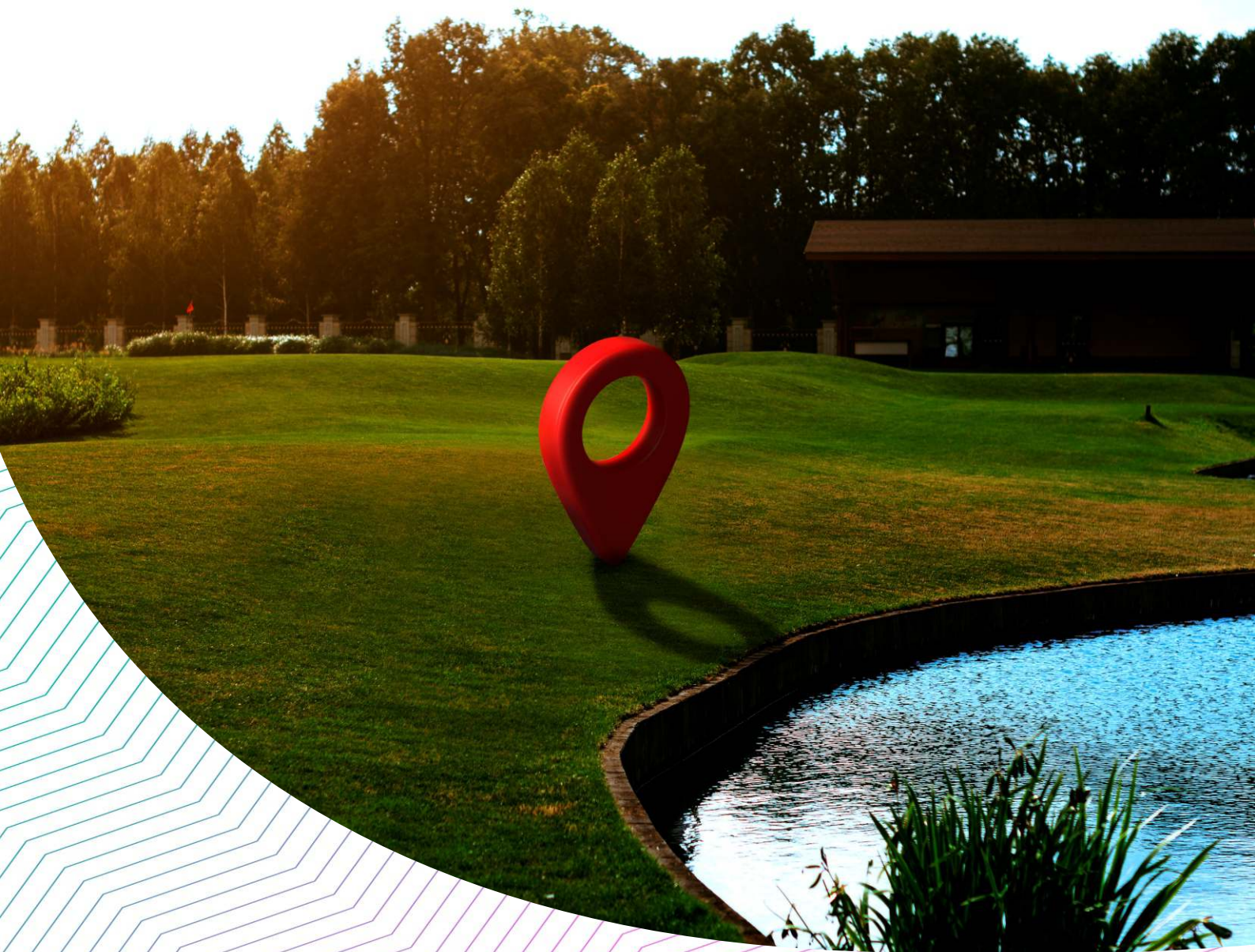
At The Brooks Africa, we've built our reputation on:

-  Integrity: 6 years of scam-free transactions
-  Transparency: Open books policy on all dealings
-  Expertise: In-house legal team for document verification
-  After-Sales Support: We stay with you beyond the purchase

Our Land Property are Strategically located at Premier Resort & Park Karsana (Gwarimpa Ext.)



FCDA APPROVED



Introducing **KEERA**

 **DAKIBIYU**

Unit Type

4 Bedroom
2 Bedroom
1 Bedroom

Estate Features



▶ UNIT TYPE



4 Bedroom Apartment Terrace Duplex with BQ

₦165,000,000
Premium Plots

Experience elevated living in a spacious 4-bedroom home at Keera Estate, Dakibiyu where modern design meets comfort, in one of Abuja's most desirable locations.



2 Bedroom Apartment

₦85,000,000
Perfect for professionals and small families

Enjoy smart, stylish living in a beautifully designed 2-bedroom home at Keera Estate perfect for young families or modern professionals who want to stay ahead of the curve in Abuja.



1 Bedroom Apartment

₦50,000,000
Smart, modern living for singles or investors

Step into comfort and simplicity with a well-designed 1-bedroom home at Keera Estate ideal for singles, young couples, or investors seeking a modern space in a prime Abuja location.

own a plot of land at
KARSANA

PREMIER
RESORT & PARK






BY **THEBROOKSAFRICA**

 **KARSANA, FCT ABUJA, NIGERIA**

ESTATE FEATURES

Hospitals | Hotel | Golf course | Mall | School | Church building | Police post
Fire service post

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PREMIER RESORT & PARK

A Grand Welcome

Bold, sophisticated, and iconic Premier Resort & Park is a statement of prestige in the heart of Abuja. Set against a backdrop of natural beauty, this distinguished residence redefines luxury living. Designed for those who appreciate elegance and exclusivity, Premier Resort & Park seamlessly blends modern architecture with the vibrancy of the city, creating an address that stands the test of time.

A City Within a City

Premier Resort & Park is more than a residence it's a fully planned community designed for convenience, security, and luxury living. Every aspect of this estate has been carefully curated to ensure that residents enjoy an unmatched lifestyle with everything they need right at their doorstep.

World-Class Amenities & Infrastructure



The Premier Resort & Park Promise
With these carefully planned features, the Estate guarantees an exceptional living experience where comfort, security, and convenience come together seamlessly.

PREMIER RESORT PARK



Karsana, FCT Abuja, NIGERIA



FCDA APPROVED

Premier Resort Park is a premium estate located in Karsana, FCT Abuja, offering serviced plots of 900sqm, 400sqm, 350sqm, 250sqm, and 150sqm. Nestled in a serene and fast-developing area, it's ideal for individuals and investors seeking comfort, class, and long-term value.

► LAND TYPE



900 SQM

Block of flats

₦80,600,000

Premium Plots

Own a premium 900sqm plot in the heart of Karsana spacious, titled, and perfect for your dream home or investment



400 SQM

4 bedroom
fully detached duplex

₦35,230,000

Premium Plots

Secure a 400sqm plot in prime Karsana the perfect size for a stylish home in a fast-growing neighborhood.



350 SQM

4 bedroom
fully detached duplex

₦29.325,000

Premium Plots

Own a 350sqm plot at Premier Resort Park, Karsana a well-sized option for a modern family home, offering comfort, convenience, and great value in a prime Abuja location.



250 SQM

4 bedroom
Semi detached duplex

₦24,250,000

Premium Plots

Perfect for first-time homeowners or investors, the 250sqm plot at Premier Resort Park offers a compact yet functional space in a serene and strategic Karsana location.



150 SQM

3 bedroom
Terrace

₦13,800,000

Premium Plots

A smart start in real estate the 150sqm plot at Karsana is ideal for minimalists or young families looking to build in a secure, fast-developing estate

AERIAL LAND VIEW



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PREMIER RESORT & PARK

ESTATE FEATURES



School



Hotel



Golf course



Mall



Church



Police post



Fire service

AVAILABLE PLOTS & PRICES

150SQM

₦13.8M

250SQM

₦24.25M

350SQM

₦29.325M

400SQM

₦35.23M

900SQM

₦80.6M



ONGOING PROJECT



House Types

Features

Price Tag

Available Unit

Edge
1 Bedroom

- > 1 Ample parking spaces
- > 1 Living room

120M

1 Unit Left

2 Bedroom

- > All Room En-suite
- > Living Room
- > Kitchenette

SOLD OUT!

Sparkles
3 Bedroom

- > All Room En-suite
- > Living Room
- > Dining
- > Kitchen

SOLD OUT!

Vertex
4 Bedroom
+ Boy's Quarters

- > Central Security surveillance system
- > Fiber optic
- > Burglar alarm
- > Automated exterior gate
- > water treatment plant
- > Dedicated bore hole & pressure pump
- > Smart electrical components
- > utility and facility management
- > 24/7 power supply

300M

1 Unit Left

The HIVE

ONGOING PROJECT



House Types

Features

Price Tag

Available Unit

COXA

2 Bedroom
Condominium

2 Sample Parking Spaces
1 Living Room

160M

1 Units Left

GLOSSA

5 Bedroom Semi
Detached Villa
+ Boy's Quarters

Indoor Cinema
2 Family Lounges
Gym, Swimming Pool
Elevator (Optional)
A study, Kitchenette
A Roof Gargen
Dedicated Green Area
4 Ample Parking Spaces
Fully Fitted Kitchen
Wardrobe

550M

1 Units Left

FEATURES AND FACILITIES

- | | | |
|--|--|---|
|  Motion sensitive light |  Installed roofing solar panels | |
|  Ample sized kitchen |  Roof garden |  Communal design |
|  Fitness center |  Tuck-shop |  Sound proof walls |
|  CCTV installation |  Elevator |  Swimming pool |

Payment Plan Breakdown

Flexibility in payments is crucial when it comes to homeownership. for clients payment convenience, we give a minimum of 12 months across all our housing categories.

Pay with ease using our payment plan

OUTRIGHT PAYMENT (FULL PAYMENT DISCOUNT)

Outright payment attracts a negotiable discount.

3-MONTH PAYMENT PLAN

40% initial deposit. Remaining 60% spread evenly over 3 months (20% per month).

6-MONTH PAYMENT PLAN

40% initial deposit. Remaining 60% spread evenly over 6 months. **Note** An additional 8% surcharge is applied to the remaining balance.

12-MONTH PAYMENT PLAN

40% initial deposit. Remaining 60% spread evenly over 12 months. **Note** An additional 15% surcharge is applied to the remaining balance.

OUR COMPLETED PROJECTS

1. THE APARTMENTS



Our deluxe apartment building is an architectonic masterpiece that accommodate the lifestyle of whoever desire a taste of refined luxury in their living space.

This apartment building comes in three variations - 3-bedroom (Sunstone Deluxe), 2-Bedroom (Topaz) and 1-Bedroom (Violet Opal). This Offers various features that accommodates your lifestyle needs in luxury, comfort and affordability.



2. BLACK ONYX



The Brooks Africa Black Onyx 1 is a 4-bedroom mansionette terrace duplex with an optional violet opal one bedroom condo attached to it that assures its occupant an unparalleled feeling of warmth and safety.

The haven sits on 4 parking lots. with a spacious living area and a roof garden, the black onyx 1 mansionette terrace duplex is fit to certain and relax.

situated at Jahi Diplomatic District, Abuja.



THE Rc:1982112
BROOKS
AFRICA

Reach us on social media



The Brooks Africa



the_brooksafrika



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Schedule a private inspection
with us, Mondays - Fridays
9AM-3PM

For Inquiries Call
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Utako, Abuja, Nigeria



SCAN HERE