

### NEWSLETTER

AUGUST 2025 EDITION

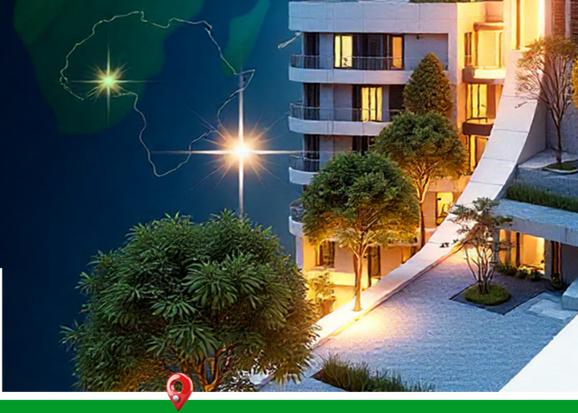
### Rooted in Heritage, Building the Future

The Brooks Africa at

**AIHS 2025** 

**SCAN HERE** 







THE BROOKS AFRICA 🚜

### REDEFINES HOUSING

WITH PURPOSE AT AIHS 2025

The Africa International Housing Show (AIHS) 2025 once again proved to be the continent's most powerful gathering of real estate stakeholders, innovators, investors, and policymakers all unified by a shared vision: to reshape the African housing narrative.

At the heart of this transformation stood The Brooks Africa, proudly showcasing its mission-driven approach to real estate a company deeply rooted in African heritage, committed to building a future where quality housing is accessible, sustainable, and culturally connected.

Our presence at AIHS was more than strategic it was symbolic. As Africa's young population grows and urbanization accelerates, The Brooks Africa took the stage as a voice for the future. With a bold message housing in Africa must be both aspirational and attainable we led discussions that matter.

Our booth became a melting pot of conversations, attracting diaspora investors, government representatives, young professionals, and international collaborators. From cutting-edge residential designs to luxury urban developments, our display reflected the balance between modern innovation and Africa's timeless values.

A significant moment for us was seeing our CEO, Arc. David O. Onoja, speak on the panel "Housing the Future: Providing for Africa's Young and Growing Population." His voice echoed what we have always believed: Africa doesn't just need more houses it needs better communities, smarter cities, and real estate with soul.

At AIHS 2025, we didn't just attend we contributed, we connected, and we left empowered. The Brooks Africa remains committed to shaping housing not just as a commodity, but as a driver of dignity, legacy, and progress.





### BUILDING THE FUTURE: A MESSAGE FROM OUR CEO

Dear Stakeholders, Partners, and Friends of The Brooks Africa,

This past month at AIHS 2025 was a reaffirmation of why we do what we do.

As I stood before a hall filled with dreamers, doers, and decision makers, speaking on "Housing the Future: Providing for Africa's Young and Growing Population," I was reminded of the immense responsibility we carry. Real estate in Africa is no longer just about land and blocks it's about lives, stories, dreams, and generations.

At The Brooks Africa, our philosophy is simple yet powerful: honor the past, meet the present with innovation, and build for the future. We believe that every young African deserves not just a roof but an environment that inspires growth, productivity, and pride.

This is why our developments are more than buildings. They are carefully curated communities rooted in African identity, enriched by global standards, and designed to accommodate the future we see coming.

Let this month be a reminder that progress is possible, and housing is one of the greatest tools for transformation. Thank you to everyone who visited us at AIHS. Thank you for believing in the Brooks vision.

Together, we are not just building homes. We are building Africa.

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We don't sell a lie, let's build something iconic, something Africa will remember With sincere purpose,

Chief Executive Officer The Brooks Africa



# Available LAND LAND LOCATIONS



## BUILDING DEVELOPMENTS



### INTRODUCING

### GREY

Town Houses



Available in

1 Bedroom 2 Bedroom

4 Bedroom







### COMING SOON

Introducing

SCARLET SCARLET & Katampe, Abuja.

By The Brooks Africa

Scarlet by The Brooks Africa is a refined expression of modern comfort and smart living, nestled in the serene heart of Katampe, Abuja, Nigeria. This carefully crafted development features a selection of 2-bedroom and 3-bedroom apartments, thoughtfully designed to cater to diverse lifestyle needs.

Each apartment is intelligently laid out to optimize space, with all rooms en-suite and living areas designed to promote both relaxation and functionality. Whether you're a young professional, a growing family, or simply looking for more space to flourish, Scarlet offers the ideal blend of style, convenience, and everyday comfort.





### Introducing



### By The Brooks Africa

Keera by The Brooks Africa is a refined showcase of modern comfort and smart living.

This thoughtfully designed development offers a mix of 1-bedroom, 2-bedroom, and 4-bedroom apartments tailored to meet a range of lifestyle needs.



Each apartment is efficiently laid out to maximize space and functionality, with all rooms en-suite and living areas designed for comfort and flow. Whether you're starting out, growing a family, or seeking more room to live and thrive, Keera offers the perfect balance of style, convenience, and everyday comfort.



DISCLANER: for accurate and up-to-date information reparding fixtures and fittings—such as kitchens, wardrobes, air conditioning units, and other internal features—please consult your assigned Sales Representative. Please note that all computer-generated images, alevations, and material finishes presented are for illustrative purposes only and may differ from actual units. Designs, Isyouts, and specifications may vary between units and are subject to composing updates. All stated measurements are approximate and take and to lor level and may be affected by construction tolerances. We recommend that you do not purchase carpets, appliances, or other items that rely on precise measurements until you have personally inspected your allocated unit kitchen layouts and configurations are representative and may change as the project develops. Always speak with your sales Representative for the most accurate and specific details relating to your unit. While every effort has been made to ensure the accuracy of the information provided, this document is intended as a quality of the properties of the project develops. Always apeak with your sales Representative part of any legal contract of sale.



#### 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 Profesionals 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 I-bedroom home at Keera Estate ideal for singles, young couples, or investors seeking a modern space in a prime Abuja location.

DISCLAIMER: For accurate and up-to-date information regarding fixtures and fittings such as wardrobes, lighting, air conditioning units, and other bedroom or interior features-please consult your assigned Sales Representative. Please note that all computer generated images, elevations, and material finishes are provided for illustrative purposes only and may differ from the actual delivered units. Layouts, designs, and specifications can vary from unit to unit and are subject to periodic updates throughout the development process. All stated measurements are approximate, taken at floor level, and may be influenced by standard construction tolerances. We devise that you refrain from ordering furniture, curtains, or other size-specific items until you have personally inspected your reserved bedroom unit. Bedroom layouts and fittings shown are indicative and may be adjusted as necessary. For the most precise and personalized information regarding your specific unit, always speak with your Sales Representative. While we strive to ensure all information is accurate, this document is intended as a general guide only. Pricing, finishes, and payment terms are subject to change without notice and do not form part of any legal agreement or contract of sale.



OUR LAND PROPERTY
ARE STRATEGICALLY
LOCATED AT



### Premier Resort & Park

Block of Flat | 4-Bedroom Semi detached Duplex | 3-Bedroom Terrace



### **LAND TYPE**

900 SQM Block of flats **₩**80,600,000

Premium Plots

400 SQM

4 bedroom fully detached duplex

**₩**35,230,000

**Premium Plots** 

**350 SQM** 4 bedroom fully detached duplex

**₩**29,325,000

Premium Plots

250 SQM 4 bedroom sen

4 bedroom semi detached duplex **₩**24,250,000

Premium Plots

150 SQM 3 Bedroom Terrace ₩13,850,000 Premium Plots

Premier Resort Park is a premium estate located in Karsana, FCT Abuja, offering serviced plots of 900sqm, 600sqm, 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.

DISCLAIMER: For accurate and up-to-date information regarding fixtures and fittings such as wardrobes, lighting, air conditioning units, and other bedroom or interior features—please consult your assigned Sales Representative. Please note that all computer generated images, elevations, and material finishes are provided for illustrative purposes only and may differ from the actual delivered units. Layouts, designs, and specifications can vary from unit to unit and are subject to periodic updates throughout the development process. All stated measurements are approximate, taken at file or level, and may be influenced by standard construction tolerances. We dedrive that to you refrain from ordering furniture, curtains, or other size-specific items until you have personally inspected your reserved bedroom unit. Bedroom layouts and fittings shown are indicative and may be adjusted as necessary. For the most precise and personalized information regarding your specific unit, always speak with your Sales Representative. While we strive to ensure all information is accurate, this document is intended as a general guide only. Prising, finishes, and payment terms are subject to change without notice and do not form part of any legal agreement or contract of sale.

#### **LAND PROJECT**

**KUJE** 

**200 SQM** 

**₩**3,500,000

**300 SQM** 

₩5,500,000

3 Bedroom Terrace 4 bedroom semi detached duplex

500 SQM N8,000,000

4 bedroom Fully detached duplex

#### LAND PROJECT

**KARSHI** 

**200 SQM** 

₩4,000,000

**300 SQM** 

₩6,000,000

3 Bedroom Terrace 4 bedroom semi detached duplex

500 SQM N9,000,000

4 bedroom Fully detached duplex

#### LAND PROJECT

**MAITAMA II** 

**300 SQM \text{\tinx{\text{\ti}\}\\ \text{\ti}}\\ \text{\text{\text{\tet{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\te** 

4 bedroom semi detached duplex **500 SQM** 

4 bedroom Fully detached duplex



LAND PROJECT

**KATAMPE** 

200 SQM

3 Bedroom Terrace **₩**75,000,000

**500 SQM** 

4 bedroom Fully detached duplex



### LAND KARSHI

FCDA Approved		PAYMENT PLAN			
		3 MONTHS	6 MONTHS	9 MONTHS	12 MONTHS
DESCRIPTION	OUTRIGHT PURCHASE	10%	15%	20%	30%
200 SQM	₩4,000,000	₩4,400,000	₩4,600,000	<b>₩</b> 4,800,000	₩5,200,000
		THREE BEDR	OOM TERRACE		
300 SQM	₩6,000,000	<b>₩</b> 6,600,000	<b>₩</b> 6,900,000	<b>₩</b> 7,200,000	<b>₩</b> 7,800,000
FOUR BEDROOM SEMI DETACHED DUPLEX					
500 SQM	₩9,000,000	<b>₩</b> 9,900,000	<b>₩</b> 10,350,000	<b>₩</b> 10,800,000	<b>₩</b> 11,700,000

FOUR BEDROOM FULLY DETACHED DUPLEX

	LAND					KUJE
FCDA Approved		PAYMENT PLAN				
		3 MONTHS	6 MONTHS	9 MONTHS	12 MONTHS	
	DESCRIPTION	OUTRIGHT PURCHASE	10%	15%	20%	30%
	200 SQM	₦3,500,000	₩3,850,000	<b>₩</b> 4,025,000	<b>₩</b> 4,200,000	₩4,550,000
	THREE BEDROOM TERRACE					
	300 SQM	₩5,500,000	₩6,050,000	<b>₩</b> 6,325,000	<b>₩</b> 6,600,000	<del>N</del> 7,150,000

**500 SQM** ₩8,000,000 ₩8,800,000 ₩9,200,000 ₩9,600,000 ₩10,400,000 FOUR BEDROOM FULLY DETACHED DUPLEX

FOUR BEDROOM SEMI DETACHED DUPLEX

LAND		MAITAMA II
FCDA	PAYMENT PLAN	
Approved	A MONTHS C MONTHS	A MONTHS 40 MONTHS

3 MONTHS 6 MONTHS 9 MONTHS **12 MONTHS** OUTRIGHT 10% 15% 20% 30% **DESCRIPTION PURCHASE** 300 SQM **₩**30,000,000 ₩33,000,000 **₩**34,500,000 **₩**36,000,000 **₩**39,000,000

THREE BEDROOM TERRACE

LAND KARSANA

FCDA Approved		PAYMENT PLAN			
		3 MONTHS	6 MONTHS	9 MONTHS	12 MONTHS
DESCRIPTION	OUTRIGHT Purchase	10%	15%	20%	30%
150 SQM	₩13,800,000	₩15,180,000	<b>₩</b> 15,870,000	<b>₩</b> 16,560,000	<b>₩</b> 17,940,000
THREE BEDROOM TERRACE					
250 SQM	₩24,250,000	₩26,675,000	<b>₩</b> 27,887,500	₩29,100,000	₦31,525,000
FOUR BEDROOM SEMI DETACHED DUPLEX					
350 SQM	₩29,325,000	₩32,257,500	₦33,723,750	₩35,190,000	₩38,122,500
FOUR BEDROOM FULLY DETACHED DUPLEX					
400 SQM	₩35,230,000	₩38,753,000	₩40,514,500	₩42,276,000	₩45,799,000
FOUR BEDROOM SEMI DETACHED DUPLEX					
900 SQM	₩80,600,000	₩88,660,000	<b>₩</b> 92,690,000	₩96,720,000	<b>₩</b> 104,780,000

### LAND KATAMPE MAIN

FOUR BEDROOM FULLY DETACHED DUPLEX



FOUR BEDROOM TERRACE





#### **OFFICE ADDRESS:**

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#### **SCAN HERE**



### Our Homes



At The Brooks Africa, our homes are thoughtfully crafted to blend aesthetics with functionality-reflecting our commitment to redefining real estate through timeless design and sustainable innovation. Each space is built to stand out today and remain relevant for the future.



The Hive 5-Bedroom Fully Finished Duplex with elevator 2-Bedroom Condo

WUYE, ABUJA





### ONGOING PROJECT





House Types	Features	Price Tag	Available Unit
COXA 2 Bedroom Condominium Finished	2 Ample Parking Spaces 1 Living Room	120M	SOLD OUTI
2 Bedroom Condominium Fully Furnished	2 Ample Parking Spaces 1 Living Room Electrical Fitting POP In-ceiling Speakers CCTV with home Automation Fitted Fitchen AC	160M	SOLD OUTI
GLOSSA 5 Bedroom Semi Detached Villa + Boy's Quarters	IMAX 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	

### ONGOING PROJECT

THE HIVE

Wuye, Abuja, Nigeria

Octagonally shaped 5 bedroom family duplex unit ensuite













Gym

walk-in closet

CTV (

Amazing light ambience

IMAX Cinema | Interactive lobby | Fully fitted kitchen | Home office | CCTV with home Automation Scenic View | A fully ensuite BQ | Fully fitted kitchen | Concealed toilet wares | In-ceiling speakers



### THE HIVE

Wuye, Abuja, Nigeria

Octagonally shaped 2-bedroom family duplex, all rooms en-suite.











### ONGOING PROJECT







House Types	House Types Features		Available Unit
<b>Edge</b> 1Bedroom	> 1 Ample parking spaces > 1 Living room	65M	1 Unit Left
2 Bedroom	> All Room En-suite > Living Room > Kitchenette	SOLD OUT	
<b>Sparkles</b> 3 Bedroom	>All Room En-suite > Living Room > Dinning > Kitchen	SOLD OUTI	
Vertex 4 Bedroom + Boy's Quarters	<ul> <li>Central Security surveilance system</li> <li>Fiber optic</li> <li>Burglar alarm</li> <li>Automated exterior gate</li> <li>water treament plant</li> <li>Dedicated bore hole</li> <li>pressure pump</li> <li>Smart electrical components</li> <li>utility and facili</li> <li>ty management</li> <li>24/7 power supply</li> </ul>	300M	1 Unit Left

### ONGOING PROJECT

#### 





7 bedroom detatched villa







**Estate Gate House** 

Lugbe Abuja











Knight Suites and Apartment VKuje Abuja





500 meters U-shaped retaining wall water channel \$\infty\$Lugbe, Abuja



### **BROOKSVILLE APARTMENT 9** Jahi



1 bedroom Condo, 2 and 3 bedroom apartment

















Amazing light ambience







### THE BLACK ONYX

### **9**Jahi

5 & 4 bedroom luxurious units fully ensuite

















Beautiful indoor lighting



Sub-basement Relaxing Family lounge Gym parking living room space

Luxurious walk-in closet











### **Sustainable & Eco-Friendly Construction**

#### The Bar lance

### Maitama





Wuse Zone 6





Guzape COZA, Abuja





### 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.





