

# NEWSLETTER

FEBRUARY, 2026

YOUR

LETTER  
FROM



Real Estate | Investment | Innovation

# YOUR LOVE LETTER FROM NANOY HOMES

## A Message from The MD/CEO

**A**t Nanoy Homes, we believe that love is best expressed through intention. Not just in words, but in the decisions we make when no one is watching. The kind of decisions that shape tomorrow quietly, steadily, and with purpose. This newsletter is our way of speaking directly to you, not as clients or prospects alone, but as people who are thinking ahead.

Every day, we meet individuals and families who are not just searching for property, but for peace of mind. People who want assurance that the future they are working towards has a solid foundation. That understanding is what guides everything we do at Nanoy Homes. We are not in the business of rushing decisions; we are in the business of helping people make the *right* ones.

February is often associated with love, celebrated loudly, briefly, and sometimes impulsively. But the love that truly lasts is quieter. It plans. It prepares. It asks important questions about tomorrow and takes responsibility for the answers today. This is the kind of love we believe in, and the kind we encourage.

To us, real estate is more than transactions and titles. It is about stability, security, and legacy. It is about creating spaces where lives can unfold with confidence. When you invest wisely today, you are not just buying land or property, you are writing a promise to your future self and to those who depend on you.

So consider this our love letter to you. A reminder that thoughtful decisions are acts of care, and that planning ahead is one of the greatest expressions of love. We are honored to walk this journey with you, helping you arrive early to a future built on certainty.

**Gaiya Joseph Thomas**  
MD/CEO Nanoy Homes Ltd.



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# OUR PERSPECTIVE

Love, in its truest form, has always been about security. Long before romance became performative, love showed up as shelter, land, and permanence. Anthropologists will tell you that the earliest expressions of commitment were not gifts, but ground, a place to return to, a place to grow roots, a place to call home. That instinct has not changed. Only the context has.

Today, we live in a world where uncertainty has become normal. Inflation fluctuates, rent rises without warning, and urban expansion moves faster than most people anticipate. In Nigeria especially, land has remained one of the most resilient stores of value, quietly appreciating while other assets rise and fall. Multiple market observations over the past decades show a consistent pattern: land rarely depreciates, and well-positioned developments multiply value not by chance, but by planning.

At Nanoy Homes, we pay close attention to this pattern. We understand that landed property is not just about ownership, it is about optionality. Land gives you choices: to build now or later, to sell, to lease, to pass on. It is the starting point of every real estate story. And for those who prefer certainty over possibility, our build-to-sell solutions exist to answer a different but equally important need: immediate stability. A finished home removes guesswork. It replaces “someday” with “now.”

This dual approach is intentional. Some people are planners. Others are ready. Love accommodates both. That is why Nanoy Homes develops land with clear vision and builds homes with practical elegance, structures designed not just to look good, but to live well. Because a house is not successful when it is completed; it is successful when life fits comfortably inside it.

We also believe timing matters more than people admit. History shows that the biggest regrets in real estate are rarely about buying, they are about waiting. Most prime locations were once considered “too early.” Every thriving district today was once dismissed as distant, undeveloped, or uncertain. Growth does not ask for permission; it arrives gradually, then suddenly.

Being early is not about speculation. It is about understanding direction. This is the lens through which we operate. We study expansion patterns, infrastructure plans, population shifts, and lifestyle trends. Not to chase hype, but to anticipate need. Because love that waits until everything is obvious often arrives late. Love that plans arrives prepared.

So when we talk about land, we are really talking about foresight. When we talk about homes, we are talking about peace. And when we talk about the future, we are talking about responsibility.

This is our perspective at Nanoy Homes: That the most meaningful love letters are not written in words, but in decisions that stand the test of time.

# WHAT TO EXPECT FROM US THIS YEAR

## ● Our Service



### Site and Services

- Premium land development with complete infrastructure and modern amenities.

### Residential Construction

- Custom home building with attention to detail and quality craftsmanship.

### Green Home Building

- Eco-friendly designs that reduce environmental impact and energy costs.

### Smart Home Technology Solutions

- Integration of cutting-edge technology for modern, connected living.

### Property Management

- Comprehensive management services to maintain and enhance property value.

### Custom Home Design

- Personalized interior design services tailored to your unique preferences.

## ● New Partnerships



## ● New Projects



## ● Best Deals





**NEW  
PARTNERSHIP**



*With*  
**YAWAR INTEGRATED  
SERVICES LIMITED**



**YAWAR**  
INTEGRATED SERVICES  
LIMITED

**4 Bedroom Prototype ₦ 350M**

**ASOKORO  
ABUJA**



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# NEW PARTNERSHIP



With  
**YAWAR INTEGRATED SERVICES LIMITED**



2 Bedroom  
Prototype

**₦ 25.7M**



**YAWAR**  
INTEGRATED SERVICES  
LIMITED



3 Bedroom  
Prototype

**₦ 35.3M**

# KARSHI ABUJA



4 Bedroom  
Prototype

**₦ 45.2M**



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# NEW PROJECTS

 [nanoyhomes\\_official](#)

 **QMNIA PRIME**

Airport Road,  
Beside Centenary City, Abuja

# Aris Court

 Skyline Idu, Abuja

# NEW PROJECT



FCDA APPROVED  
ESTATE PLOTS



Certificate of  
Occupancy



# ARIS COURT

## Skyline Idu, Abuja



2 Bedroom  
Terrace Duplex

₦ 7.6M



3 Bedroom  
Terrace Duplex

₦ 12.6M



4 Bedroom Semi -  
Detached Duplex

₦ 15.1M



4 Bedroom Fully -  
Detached Duplex

₦ 20.1M



5 Bedroom Fully  
Detached Duplex + BQ

₦ 25.1M



9 Unit of 2 Bedroom  
Block of Flats

₦ 50.2M

0813 445 9983  091 3611 1055



24/7 Security & Surveillance



Perimeter Fencing



Gated Community with  
Controlled Access for Security



Drainage



Water Supply



Excellent Accessibility



Smart Homes

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# NEW PROJECT



FCDA APPROVED  
ESTATE PLOTS



Certificate of  
Occupancy



## Q MNIA PRIME

PLOT INFORMATION

PRICE

**150SQMs**

3 Bedroom  
Terrace Duplex

**₦ 7.7M**

**250SQMs**

4 Bedroom Semi-  
Detached Duplex

**₦ 12.8M**

**350SQMs**

4 Bedroom Fully -  
Detached Duplex

**₦ 18M**

**500SQMs**

5 Bedroom Fully -  
Detached Duplex

**₦ 25.7M**

**1000SQMs**

6 Units of 3 Bedroom  
Block of Flat

**₦ 51.1M**



FCDA APPROVED  
ESTATE PLOTS

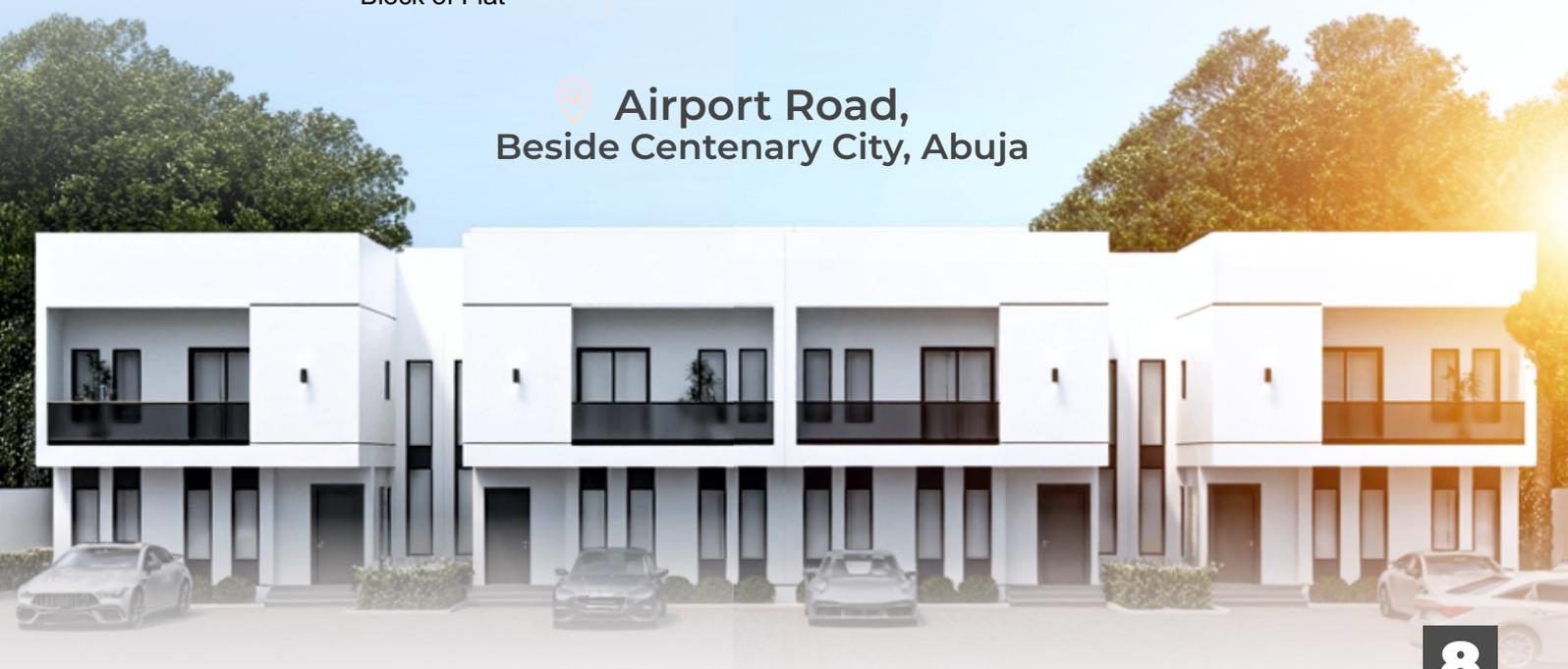
PROJECTS STATUS:  
PRE-SITES / OFF-PLAN



R of O



 Airport Road,  
Beside Centenary City, Abuja



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

NO. 27, S.O. Williams Crescent Utako, FCT Abuja 

# HOT DEALS



FCDA APPROVED  
ESTATE PLOTS



Certificate of  
Occupancy



# Oakwood Park

Airport Road, Before Centenary City, Abuja.



- ✓ Gated Community
- ✓ Recreational Area
- ✓ Commercial Space
- ✓ Polo Golf
- ✓ Resort



150 SQMs

3 Bedroom Terrace  
Duplex

₦12.21M



250 SQMs

4 Bedroom Semi  
Detached Duplex

₦20.3M



350 SQMs

4 Bedroom Fully  
Detached Duplex

₦28.4M



500 SQMs

5 Bedroom Fully  
Detached Duplex

₦40.5M



1000 SQMs

Blocks of Apartment

₦80.9M

## PROPERTY FEATURES

- ✓ Housing Estates
- ✓ Fancy Restaurants
- ✓ Religious Center
- ✓ Schools

PROJECT STATUS  
Pre-Site/Off-Plan

Infrastructure  
price is not included

# HOT DEALS



FCDA APPROVED  
ESTATE PLOTS



Certificate of  
Occupancy

## HIGHLAND City Estate



SHERETTI  
**KABUSA** ABUJA

5Mins drive from Kabusa  
Garden Estate



Flexible  
Payment  
Plan  
Available

150 SQMs



3 Bedroom  
Terrace Duplex

**N 5.85M**

250 SQMs



4 Bedroom Semi -  
Detached Duplex

**N 9.75M**

350 SQMs



4 Bedroom Fully  
Detached Duplex

**N13.65M**

500 SQMs



5 Bedroom Fully  
Detached Duplex

**N 19.5M**

### PROPERTY FEATURES

- ✓ 24/7 Hours Security
- ✓ Accessibility
- ✓ Perimeter Fence
- ✓ Value Proposition
- ✓ Proximity to Amenities

750 SQMs



6 Units of 3 Bedroom  
Apartment

**N 29.25M**



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

NO. 27, S.O. Williams Crescent Utako, FCT Abuja

# HOT DEALS



FCDA APPROVED  
ESTATE PLOTS



Certificate of  
Occupancy



# KAPITAL VILLA

PLOT 1596 CADASTRAL ZONE A09 GUZAPE DISTRICT, ABUJA

200SQMS PLOTS

**N95,400,000**

4 Bedroom Terrace Duplex



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# EARN WITH US



BECOME AN  
**AFFILIATE  
PARTNER.**

**YOU** can **TRUST US**  
with your Network.  
Let's work together.

Earn between **5% to 10%**  
in commissions by referring clients to us.



**09032573891**

Start earning today.

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# TESTIMONIALS



**MARYAM ABDULLAHI**  
*Development Professional*

"The staff and the office Lead are all professionals and they provided me with professional services in a cordial and respectful environment. I will always chose Nanoy."



**MEKELA AIYEJINA**  
*Civil Servant*

"They offered flexible payment plans and no hidden fees."



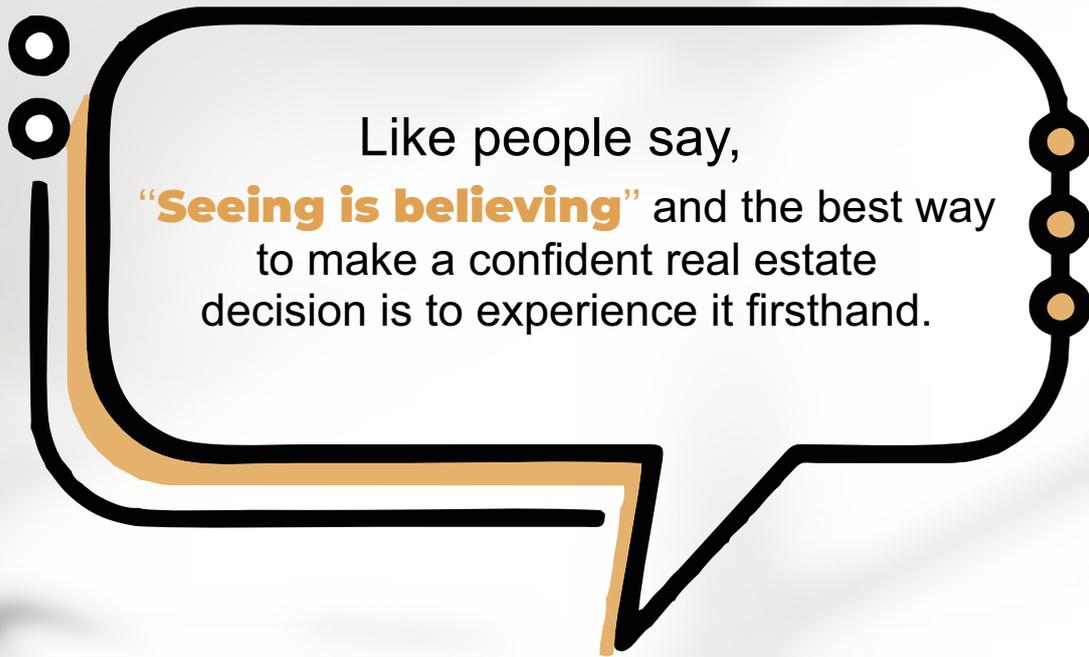
**ONYINYE ETIE**  
*Businessman*

5 stars



**KIKACHUKWU NDOBU**  
*Civil Servant*

"Straight forward and trustworthy Real Estate company.... I had no stress dealing with them."



Walk through our sites,  
assess the quality of our developments,  
the progress and get a real feel of the area,  
location, and future we're offering.



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