



Weekly Real Estate News Digest

Abuja Real Estate: The Developments Shaping the Capital This Week

October 2nd – October 9th, 2026

Abuja's real estate and investment landscape continued to reflect developments in premium property construction, housing affordability, infrastructure and investment financing. This week's De Velli Weekly Real Estate News Digest highlights four developments across Abuja, Nigeria and the wider African market, examining what they mean for property development, investment decisions and access to housing. The week also marks an important milestone for De Velli Group as the company moves to its new office in Abuja.

Abuja Real Estate & Infrastructure

1. Periwinkle Empire Unveils \$150 Million Residential Tower in Abuja

Periwinkle Empire has announced plans to develop a 20-storey residential tower valued at more than \$150 million in Abuja's Central Business District. According to Vanguard News on October 8, the project, known as Royalties Abuja, is being developed in partnership with Prime Luxury Address Limited and is located opposite the United States Consulate.

The partnership was formalised on October 6 through a consortium agreement and the official handover of the project site. The developers said the project is intended to deliver a premium residential development while contributing to employment and economic activity in the capital. The announcement reflects continued private-sector interest in Abuja's high-end property market. For investors, developments of this scale highlight the importance of location, infrastructure, construction quality and the credibility of the developers behind a project. However, the long-term investment value of any property will depend on its delivery, pricing and actual market demand.

Source: [Vanguard News, October 8, 2026](#)

2. Real Estate Investors Urged to Focus on Development Rather Than Speculation

Real estate expert Dr Innocent Okoro has advised Nigerian property investors to focus on productive development and effective project execution rather than simply buying land and



waiting for its value to increase. Punch Newspapers reported on October 5 that Okoro delivered the advice during a real estate symposium marking the 88th anniversary of Ikoyi Club 1938 in Lagos. Okoro identified urbanisation, population growth, housing demand and infrastructure development as factors creating opportunities in Nigeria's property sector. He also stressed that roads, railways, electricity, water supply and other infrastructure projects can influence property values and determine which locations become more attractive to buyers and developers. The report also highlighted the growing role of technology in real estate, including digital mapping, data analytics and artificial intelligence. At the same time, it warned that fake property listings and manipulated title documents remain concerns that require careful verification. For investors considering Abuja, the advice reinforces the need to assess more than a property's expected appreciation. Location, infrastructure plans, documentation, development potential and the credibility of the seller should all inform investment decisions.

Source: [Punch Newspapers, October 5, 2026](#)

Nigeria's Real Estate & Housing Market

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3. Poor Funding and Rising Costs Stall 250,000 Housing Projects

Nigeria's housing sector is facing another challenge as inadequate financing and rising construction costs contribute to the abandonment of building projects across the country. Punch Newspapers reported on October 5 that industry stakeholders attributed the problem to funding interruptions, poor project viability and increases in the costs of materials and labour.

The report followed the Federal Government's announcement that approximately 250,000 housing units within abandoned projects could potentially be recovered and made available to Nigerians, including civil servants. The government said it was taking stock of abandoned developments as



part of efforts to expand the country's housing supply.

Industry professionals noted that projects can become financially unviable when the costs of cement, steel, labour and other construction inputs rise beyond the original budget. Inadequate financial planning and insufficient funding secured before construction begins can also contribute to unfinished developments.

The issue highlights the importance of realistic budgeting and financial planning in property development. For buyers considering properties under construction, it is important to assess the developer's track record, construction progress, funding arrangements and ability to complete the project. For developers, careful cash-flow management and cost assessments can help reduce the risk of delays and abandoned projects.

Source: [Punch Newspapers, October 5, 2026](#)

African Housing Finance & Investment

De Velli Group



4. Shelter Afrique Launches \$100 Million Sustainable Housing Bond

Shelter Afrique Development Bank has launched a sustainable bond valued at approximately \$100 million to mobilise financing for affordable, sustainable and energy-efficient housing across the West African Economic and Monetary Union region. A report published on October 9 by Reuters and carried by TradingView News stated that the bond is valued at 60 billion CFA francs. The issuance comprises a five-year tranche with an interest rate of 6.10 per cent and a seven-year tranche at 6.30 per cent. The International Finance Corporation and Ecobank Group, through Ecobank Senegal, are participating as anchor investors. The subscription period runs from October



7 to October 30, 2026.

The report also noted that the region faces an estimated housing deficit of approximately 3.5 million units, with an additional 250,000 units needed annually to keep pace with population growth and urbanisation.

The initiative highlights the role of institutional finance in addressing housing shortages and supporting property development. It also demonstrates how funding structures can help developers manage financing requirements and currency risks.

For Nigeria and other African markets, expanding access to housing will require more than building projects alone. Sustainable financing, sound project planning, appropriate regulation and partnerships between financial institutions, developers and governments will remain important to increasing housing supply.

Source: [Reuters, October 9, 2026, via TradingView News](#)

De Velli Group Update

De Velli Group Moves to Silverbird Abuja

De Velli Group has moved to its new office at Silverbird Abuja, 3rd Floor, De Next Level, marking an important step in the company's continued growth and business operations.

The move provides a new base for the team to coordinate its activities, engage with clients and partners, and advance its work in making premium real estate investments more accessible. It also represents an opportunity to strengthen client engagement and support the company's ongoing initiatives in property investment and real estate education.

As De Velli Group continues to grow, the company remains focused on helping people make informed property decisions through accessible investment opportunities, transparent processes and a commitment to responsible real estate development.

New office address: *Silverbird Abuja, 3rd Floor, De Next Level.*



What This Means for Property Investors

The developments reported between October 2nd and October 9th, 2026, highlight several factors shaping real estate investment across Nigeria and Africa. Abuja's proposed \$150 million residential tower demonstrates continued interest in premium property development, while industry warnings about speculation reinforce the importance of evaluating the fundamentals behind an investment. Nigeria's abandoned housing projects also demonstrate how inadequate financing and rising construction costs can affect project delivery. Meanwhile, Shelter Afrique's sustainable bond highlights the importance of institutional financing in expanding housing supply and supporting

development.

For anyone considering property investment, location, infrastructure, verified documentation, financing arrangements and the developer's ability to deliver remain essential considerations. Understanding these factors can help investors assess opportunities more carefully and make decisions that align with their financial goals.

Sources

- Vanguard News, October 8, 2026 — Periwinkle Empire unveils \$150m Abuja residential tower. [Read the report](#)
- Punch Newspapers, October 5, 2026 — Real estate investors urged to focus on execution. [Read the report](#)
- Punch Newspapers, October 5, 2026 — Poor funding, rising costs stall 250,000 housing projects. [Read the report](#)
- Reuters, via TradingView News, October 9, 2026 — Kenya-based ShafDB launches \$100mIn sustainable bond to finance West African housing. [Read the report](#)