



# MONTHLY NEWSLETTER

## THE FIRST RULE OF SMART PROPERTY WEALTH



Visit the Land



11, King AJ Turner, Wuye, Abuja



+234 9044623887



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



[Info@develligroup.com](mailto:Info@develligroup.com)



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APRIL

# NEWSLETTER

## FROM THE DESK OF THE CEO

Dear De velli Community

In real estate, the most critical decisions are not made at the point of purchase.

They are made at the point of verification.

Across the Abuja market, a significant number of investment errors can be traced to a single issue: capital is committed based on assumptions rather than physical validation.

Digital presentations have improved significantly. Drone footage, curated visuals, and structured marketing materials often create the impression of clarity.

They provide only a partial view of the asset. While presentations, visuals, and documentation may highlight key features, they often fail to capture the factors that truly determine investment outcomes.

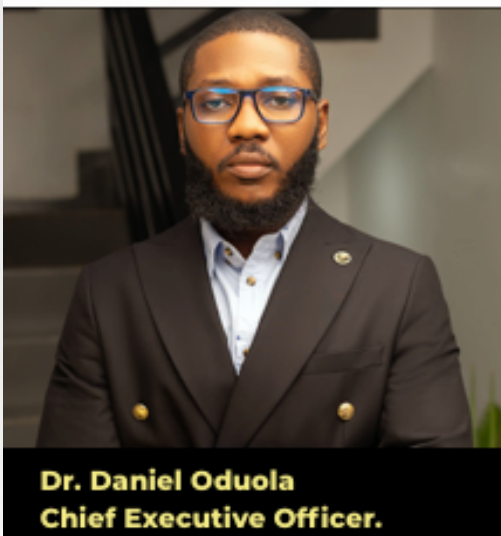


Important elements such as soil stability, actual site accessibility, surrounding infrastructure, and the alignment between documentation and on ground reality are not always visible. Yet these are critical variables that directly influence construction costs, development timelines, and long term asset performance.

In many cases, a property that appears attractive on paper can reveal hidden challenges when physically assessed. These may include higher than expected foundation costs, development limitations, or reduced market liquidity, all of which can impact the overall value of the investment.

For this reason, physical inspection should not be seen as a routine step. It is a key risk control measure that allows investors to move from assumption to certainty.

At De Velli Group, every site visit is approached as a structured evaluation process, ensuring investors engage with the asset in its true form, on ground, within context, and with full visibility. In real estate, confidence is not built through presentation alone. It is established through proper verification. Anything less introduces avoidable risk.



**Dr. Daniel Oduola**  
Chief Executive Officer.

**Dr. Daniel Odula**  
**Chief Executive Officer**  
**De Velli Group**



APRIL

DE VELLI GROUP

## INSPECTION IS THE DIFFERENCE BETWEEN ASSET PERFORMANCE & CAPITAL LOSS

“In today’s Nigerian real estate market, most properties appear flawless online. Drone footage is polished, videos are edited, and marketing messages are carefully crafted to attract attention. However, real estate is not experienced through a screen. It is a physical asset that must be verified on ground.

### THE ILLUSION OF PERFECT LAND

The most critical risks in land investment are rarely visible in marketing materials. They exist in the soil condition, access routes, surrounding environment, and in some cases, undisclosed disputes. A physical inspection is not a formality. It is the stage where assumptions are replaced with verifiable facts.



### TOPOGRAPHY AND SOIL REALITY

Aerial visuals often give the impression that land is flat and ready for development. In reality, land conditions can vary significantly even within the same location. Some plots may sit on water retentive clay, which becomes unstable during the rainy season. Others may contain loose sand that requires deep and expensive foundation work before construction can begin.

These differences directly affect the cost of building. A plot that appears affordable may require substantial additional investment to make it suitable for development. Without physically inspecting the land, a buyer risks committing to a property that significantly increases construction costs.



## HOW DE VELLI GROUP SUPPORTS THE INSPECTION PROCESS



At De Velli Group, every property inspection is designed to give clients clarity, confidence, and the right information before making a decision. Our process combines physical site assessment with professional guidance to ensure a smooth experience.

### STRUCTURED SITE INSPECTION

At De Velli Group, property inspection is treated as a structured verification process rather than a routine visit. Clients are guided through the site to understand access, surroundings, and overall development potential.



### DOCUMENT REVIEW AND EXPERT INSIGHTS

Relevant documents are reviewed alongside the physical land to ensure proper alignment and transparency. Clients also receive practical insights on terrain and construction suitability, helping them make informed decisions with confidence.





## ADEBAYO'S SMART MOVE: DELAY IN INSPECTION VS IMMEDIATE ACTION

“Adebayo had been interested in buying land for months, but he kept delaying the site inspection. He had seen the pictures, watched the videos, and felt that was enough to decide.

His realtor continued to encourage him, saying the same thing every time: you can only truly appreciate land when you see it for yourself. Still, Adebayo postponed the visit.

Eventually, he agreed to inspect the property. The moment he arrived, everything changed. He saw the solid road access, the peaceful surroundings, the level ground, and the fast growing development around the area. What looked good online felt even better in person.

That same day, Adebayo became fully convinced. He made payment almost immediately and secured his land without any issues.

The truth is simple. Site inspection cannot be overemphasized. What you see physically often gives the confidence that pictures and videos never can.



## WHY PHYSICAL INSPECTION MATTERS

In the Nigerian real estate market, mistakes in land acquisition can result in serious financial loss, legal stress, and long term regret. Many buyers make decisions based on pictures, promises, or incomplete information, only to discover hidden issues later. In most cases, the difference between a secure investment and a costly mistake is determined during physical inspection.

A single visit to the site provides clarity that no brochure, advert, or digital presentation can offer. Seeing the land firsthand allows you to assess the terrain, confirm accessibility, understand the surrounding environment, and evaluate the true development potential of the property. It also gives you the confidence that comes with making a decision based on facts rather than assumptions.

**At De Velli Group, we provide guided site inspections, document verification, and on ground support to ensure every investment decision is informed, transparent, and secure. Contact us today to schedule a site inspection and take the first step toward owning verified, compliant land in Abuja.**

Before committing to any purchase, it is essential to inspect the land physically, verify all relevant documents, and confirm that the property aligns with your goals. Whether you are buying for residential development, commercial use, or long term investment, proper inspection is a necessary step that should never be overlooked.

If you are considering investing in land in Abuja, do not rely on online visuals alone. Take the time to inspect, verify, and fully understand what you are buying.



# OUR GALLERY



## DE VELLI APPEX- DAWAKI ONGOING PROJECT





**DE VELLI  
PREMIUM**

Introducing : Katampe Extension, Kamampe Main,  
Dawaki, News Engineering, Abuja FCT

**LAND TYPES**

3% Discount On Outright Payments

**DE VELLI APPEX- DAWAKI**

**500 SQM - Apex** **N55,000,000**  
Fully Detatched 4 Bedroom with 1 BQ



**250 SQM - Apex** **N35,000,000**  
4 Bedroom Terrace with 1 BQ

## DE VELLI CREST - KATAMPE EXTENSION



**700 SQM - Crest**      **N148,000,000**  
4 Bedroom Terrace with 1 BQ



**500 SQM - Crest**      **N115,000,000**  
Fully Detatched 4 Bedroom with 1 BQ



**250 SQM - Crest**      **N58,000,000**  
4 Bedroom Terrace with 1 BQ

**SOLD OUT**



**500 SQM - Ville**      **N55,000,000**  
4 Bedroom Terrace with 1 BQ



## HOUSE TYPES

3% Discount On Outright Payments



**500 SQM - Ville**

**N80,000,000**

Fully Detatched



**300 SQM - Ville**

**N60,000,000**

4 Bedroom Terrace with 1 BQ



**200 SQM - Ville**

**N45,000,000**

4 Bedroom Terrace with 1 BQ

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## Month Payment Plan

### On All Property Types

Payment flexibility is important when it comes to home ownership. Across our different housing categories, we offer a minimum of 3 months to provide reasonable convenience for customers. Furthermore, we are working closely with financial institutions to offer alternative financing options worth considering by clients to enable them to secure great investments at the same time.

### Payment Schedule

|                           |                                                                                     |      |
|---------------------------|-------------------------------------------------------------------------------------|------|
| Month 0 (Initial Payment) |  | 40%  |
| Month 1                   |                                                                                     | 20%  |
| Month 2                   |  | 20%  |
| Month 3                   |                                                                                     | 20%  |
| Total                     |                                                                                     | 100% |



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