

MAKING REALTY DREAMS A REALITY

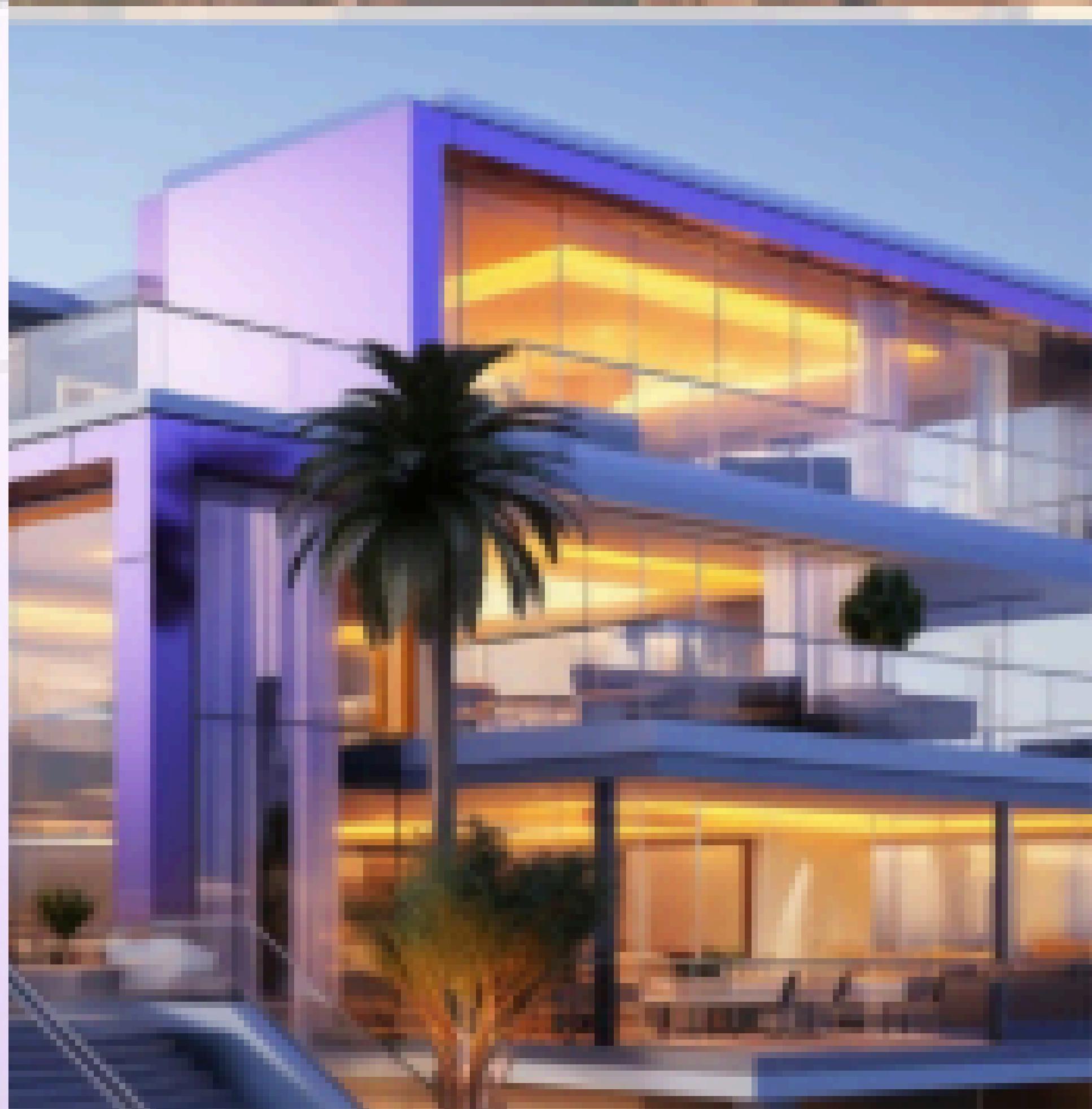
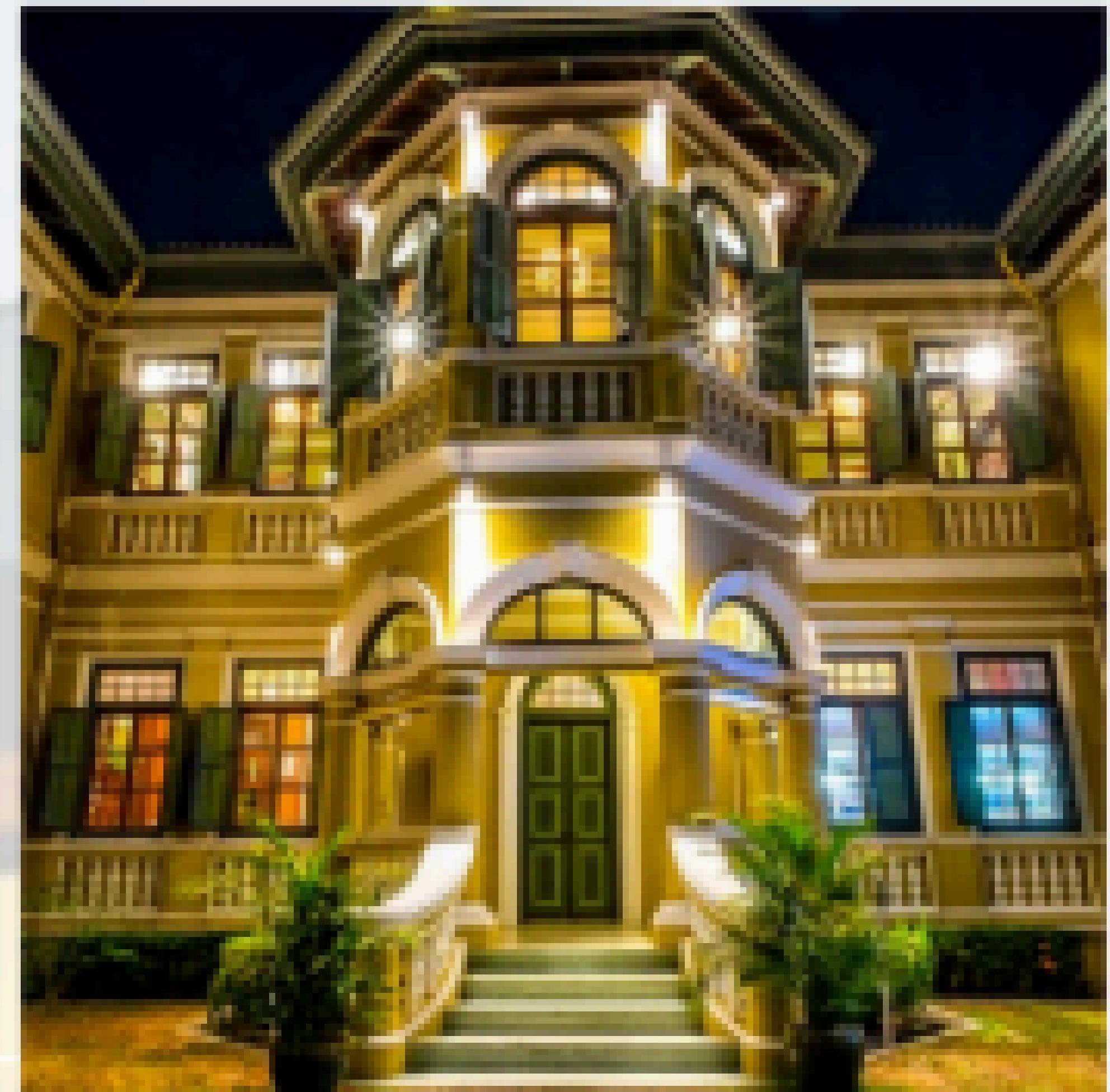
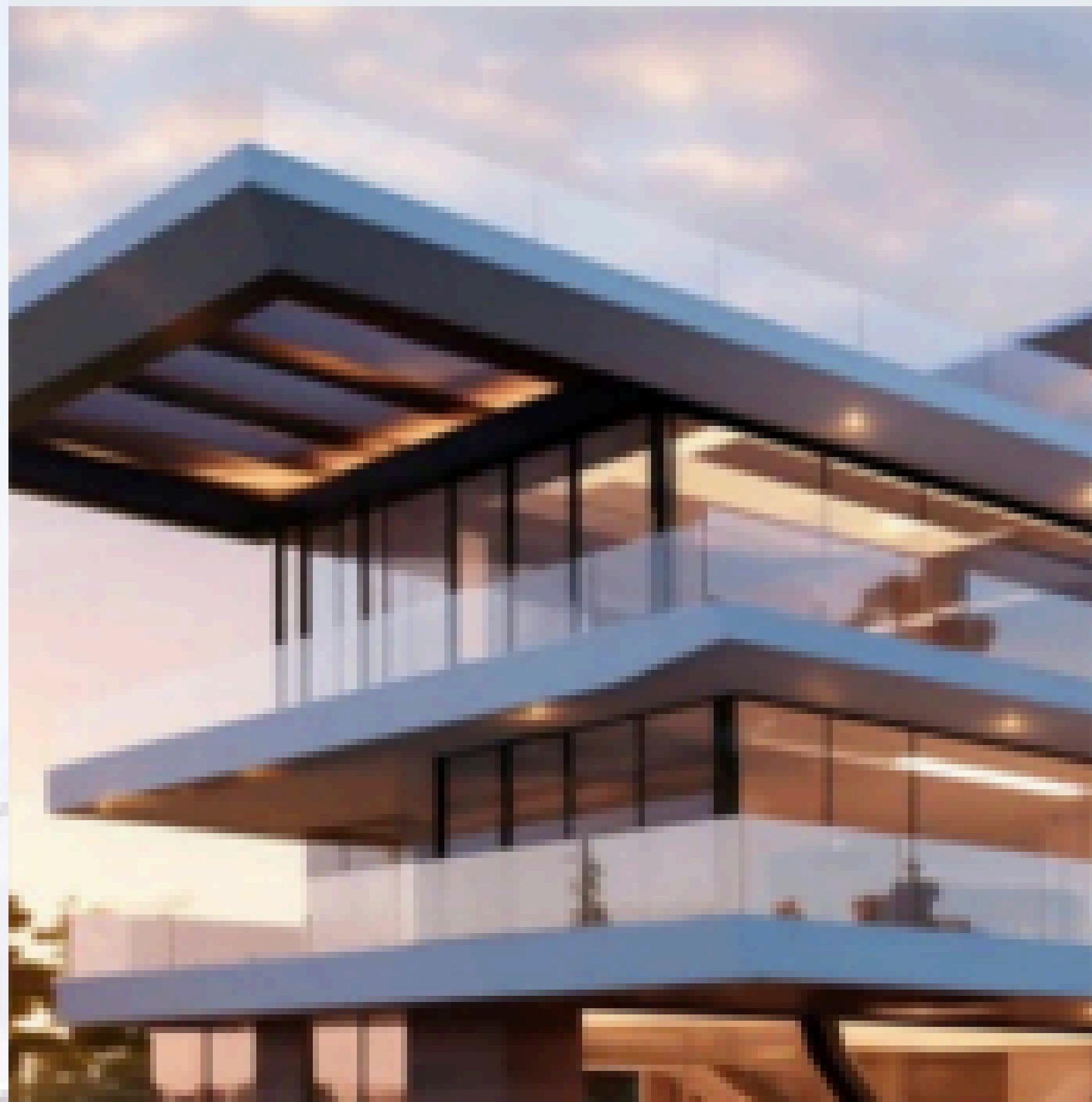
JOMASSHELTERS LIMITED

NEWSLETTER
NOV, 2025

We sell



FCDA
APPROVED LANDS



JOMASS SHELTERS LIMITED

NOVEMBER 2025, NEWSLETTER

INVESTMENT OPPORTUNITIES
LANDS

PAYMENT PLANS

SITE TOURS

NEW DEALS

AND MUCH MORE....

ABOUT US



JOMAS SHELTERS LIMITED is a dynamic and wholly indigenous real estate company driven by innovation, integrity, and a passion for excellence. Established with the aim of redefining property development and ownership in Nigeria, we are committed to delivering affordable, genuine, and unique real estate solutions that meet the diverse needs of individuals, families, organizations, and investors.

We pride ourselves on being more than just a real estate company — we are a trusted partner in building sustainable communities and providing investment opportunities that stand the test of time.

With a team of highly skilled professionals and strategic partners, Jomas Shelters continues to play a pivotal role in bridging the housing gap, while promoting transparency and value for money in the real estate sector.

CORE VALUES



- **Integrity**
- **Professionalism**
- **Innovation**
- **Excellence**
- **Community Development**
- **Value for Money**

MISSION STATEMENT



To provide affordable, genuine, and unique land and properties that exceed our clients' expectations, while fostering a culture of excellence, integrity, and community development.

VISION STATEMENT



To be the preferred partner for real estate services globally, recognized for our commitment to innovation, quality, and client satisfaction.

OUR SERVICES



 Property Management

 Estate Development

 Land Banking

 Infrastructure

 Consultancy

 Investment

 Construction & Innovation

 Marketing



DR. MARVIS TEGA O.
Managing Director (MD)
Jomas Shelters Limited

Message from the Managing Director:

Fear should never be the reason good people miss out on great opportunities. At Jomas Shelters, we understand these fears because we've seen them too — and we've made it our mission to do things differently. We believe real estate should be about trust, not tricks; about growth, not grief.

Our vision has always been simple: to help people own genuine properties with peace of mind. Every plot we sell is properly verified. Every transaction is documented. Every client is treated like family. Because when you invest through Jomas, you're not just buying land — you're buying assurance, credibility, and a future you can stand on.

In this issue of our newsletter, we're not just showing you new estates; we're opening a window into the values that drive us — integrity, transparency, and excellence. We want every Nigerian, both home and abroad, to know that real estate in Nigeria can be safe, honest, and truly rewarding.

So as you go through this edition, take a deep breath, let go of the fear, and see what's possible when a company chooses to build on truth. At Jomas Shelters, we're not just selling land — we're building trust, one client at a time.

No 6. Bendel Street, Off Area 2 Shopping Complex, Garki, Abuja.





1980 ★☆☆☆☆

- Opened in 1987, built when Maitama was mostly undeveloped.
- Sat on about 20 hectares of land bought at a very low value.
- Few guests at first — the area was seen as “bush.”
- The project was a bold, long-term investment in Abuja’s future.



2025 ★★★★★

- Now a 5-star landmark hotel in Abuja’s prime district.
- Land and property value have multiplied massively.
- Generates strong income and global recognition.
- Continues expanding, proving its lasting growth and appeal.



LESSONS FOR LAND INVESTORS

- Buy early in developing areas — growth brings huge returns.
- Location and infrastructure turn empty land into gold over time.
- Scarcity and size of good land drive long-term value.
- Patience pays — real estate rewards those who think ahead.
- Don’t wait to buy land, buy land and wait.
- The bush today are the cities tomorrow
- The Future belongs to the **LANDOWNERS**

No 6. Bendel Street, Off Area 2 Shopping Complex, Garki, Abuja.



JOMAS EXCELLENCE CITY, APO



**FCDA
APPROVED**

**6 MTHS - 1 YR
PAYMENT PLAN**



LOCATION

OPPOSITE AFRICAN MEDICAL CENTRE OF EXCELLENCE, APO, ABUJA.



LANDMARKS

AFRICAN MEDICAL CENTER OF EXCELLENCE
MPD NATIONAL SECRETARIAT
FRSC HOUSING ESTATE
CBN CHOOS ESTATE
SHILOH WORD CHAPEL



180sqm

3 BEDROOM

**TERRACE DUPLEX
+ BQ**

N15.9M



350sqm

4 BEDROOM

**FULLY
DETACHED
DUPLEX**

N32.6M



500sqm

5 BEDROOM

**FULLY
DETACHED
DUPLEX + BQ**

N40M



JOMAS DIAMOND CITY KUJE



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**6 MTHS - 1 YR
PAYMENT PLAN**



LOCATION

BESIDE GOVERNMENT SECONDARY SCHOOL AA3
KUJE

LANDMARKS

PHILOMATH UNIVERSITY
NNPC FUELING STATION
DUNAMIS CHURCH, KUJE
PRIME ROSE HOTEL
AMOJ HOTEL
KUJE TIMBER MARKET



180sqm

2 BEDROOM

**TERRACE DUPLEX
WITH AN
ATTACHED BQ**

N3M



450sqm

3 BEDROOM

**FULLY DETACHED
BUNGALOW WITH
A DETACHED BQ**

N7.8M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**

N4.5M



500sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX WITH
ATTACHED BQ**

N9.5M



250sqm

2 BEDROOM

**FULLY DETACHED
BUNGALOW**

N4.5M

JOMAS GOLDEN CITY KURUDU



**FCDA
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**6 MTHS - 1 YR
PAYMENT
PLAN**



LOCATION

BESIDE ARMY ESTATE, BY TIMBER SHADE
KURUDU, ABUJA



LANDMARKS

TIMBER SHADE

GOC STEEL GLOBAL

LINCOLN COLLEGE OF SCIENCE MGMT.

HIGH BEAM ESTATE



180sqm

2 BEDROOM

**TERRACE DUPLEX
WITH AN
ATTACHED BQ**

N3.3M



450sqm

3 BEDROOM

**FULLY DETACHED
BUNGALOW WITH
A DETACHED BQ**

N8M



250sqm

2 BEDROOM

**FULLY
DETACHED
BUNGALOW**

N4.6M



500sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX WITH BQ**

N9M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**

N4.6M

JOMAS GLOBAL ESTATE KARSHI



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**6 MTHS - 1 YR
PAYMENT PLAN**



LOCATION

OPPOSITE NAVY ESTATE PHASE 2, BEHIND CIVIL DEFENCE ESTATE KARSHI ABUJA

LANDMARKS

NAVY ESTATE PHASE 2

DE LIGHT PLAZA

CIVIL DEFENCE ESTATE

DE HIGHFLYERS STANDARD SCHOOL

M & M FERTILITY HOSPITAL



250sqm

3 BEDROOM

SEMI DETACHED BUNGALOW

N2M



350sqm

3 BEDROOM

DETACHED BUNGALOW

N2.9M



450sqm

4 BEDROOM

FULLY DETACHED DUPLEX

N3.7M



JOMAS ROYAL ESTATE LUGBE



**FCDA
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**6 MTHS - 1 YR
PAYMENT PLAN**



LOCATION

CLOSE TO MOUNTAIN OF FIRE CAMP, BEFORE
PROMISE LAND ESTATE, LUGBE

LANDMARKS

LIGHTGOLD ESTATE

MSHEL CREST ESTATE

PROMISE LAND ESTATE

MFM CAMP LUGBE



200sqm

3 BEDROOM

TERRACE DUPLEX
+ BQ



N3M



350sqm

SOLD OUT

3 BEDROOM

DETACHED
BUNGALOW



500sqm

4 BEDROOM

FULLY
DETACHED
DUPLEX + BQ



N7.4M



GIDA ESTATE IDU - GOUSA



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LOCATION

BEHIND ABUJA AIRPORT GARDEN NDLEA
QUARTERS



180sqm

3 BEDROOM

**TERRACE
DUPLEX**

N5.5M



500sqm

4 BEDROOM

**FULLY
DETACHED
DUPLEX**

N12M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**

N6.5M



750sqm

3 BEDROOM

**6 UNITS DUPLEX
BLOCK OF FLATS**

N16M



350sqm

3 BEDROOM

**SEMI
DETACHED
DUPLEX**

N9M



1000sqm

**4 UNITS OF
TERRACE DUPLEX**

N25M

MERIDIAN CITY, PYAKASA



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LOCATION

AFTER MSHEL COURT, PYAKASA, ALONG KABUSA
KETTI - EXPRESS FCT - ABUJA

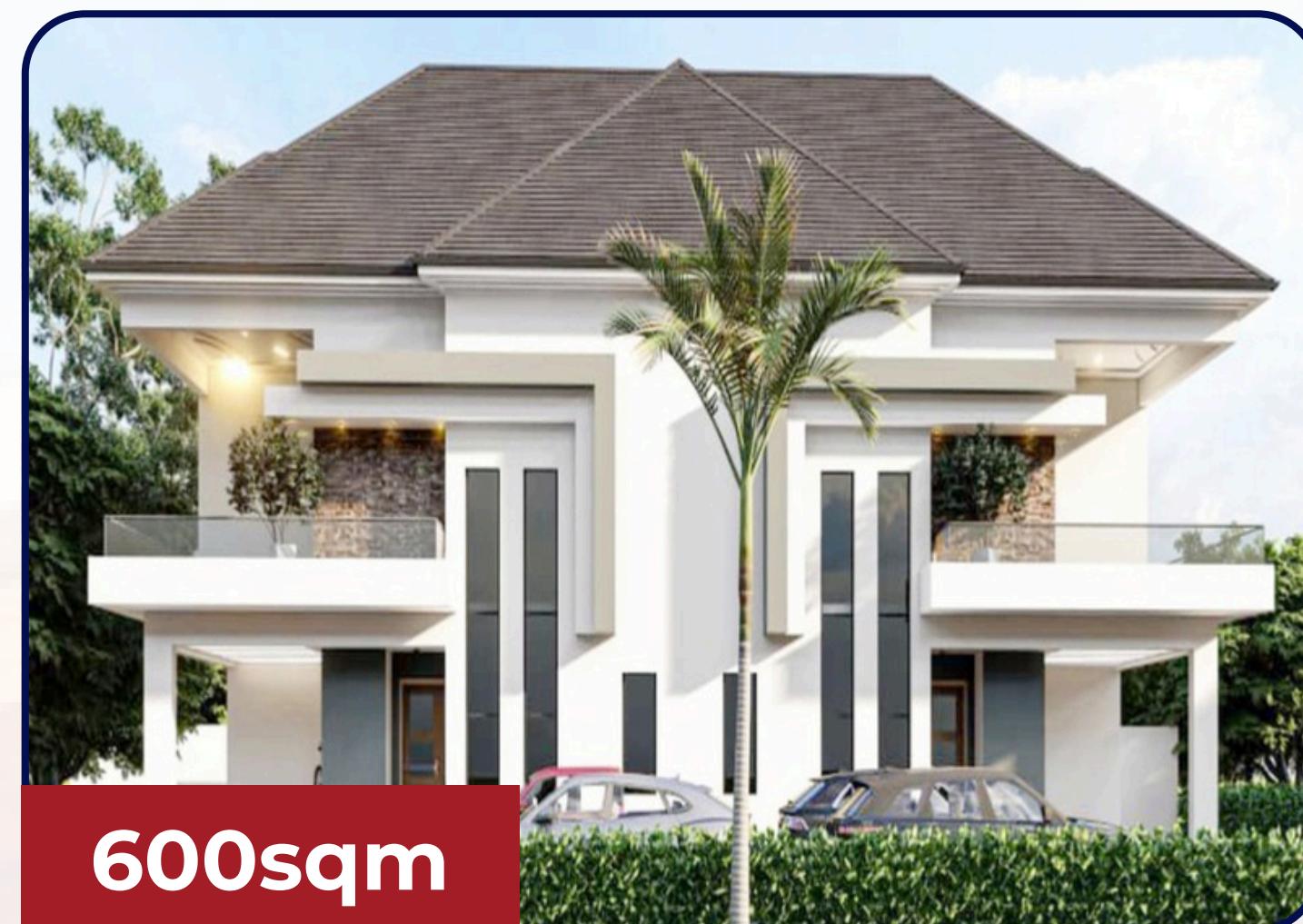


180sqm

2 BEDROOM

**TERRACE DUPLEX
WITH AN
ATTACHED BQ**

N3.9M



600sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX WITH A
ATTACHED BQ**

N12.6M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**

N5.5M



400sqm

4 BEDROOM

**FULLY DETACHED
DUPLEX WITH AN
ATTACHED BQ**

N8.5M

DOUBLE KING VILLA GUZAPE, PHASE II



**FCDA
APPROVED**



LOCATION

AFTER GILMOR YARD BY THE LEFT, BEHIND ROYAL PALM ESTATE



250sqm

4 BEDROOM

TERRACE DUPLEX

N16M



600sqm

5 BEDROOM

FULLY DETACHED DUPLEX WITH A 2 ROOM BQ

N38M



350sqm

4 BEDROOM

SEMI-DETACHED PENTHOUSE

N22M



500sqm

4 BEDROOM

FULLY DETACHED PENTHOUSE

N32M

ROYALHILLS ESTATE, ASOKORO EXT.



**FCDA
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LOCATION

BEHIND NAF VALLEY, ASOKORO EXTENSION



200sqm

2 BEDROOM

TERRACE
DUPLEX WITH
ATTACHED BQ

N22M



500sqm

4 BEDROOM

FULLY DETACHED
PENTHOUSE WITH
DETACHED SELF-
CONTAIN

N45M



300sqm

5 BEDROOM

TERRACE
DUPLEX WITH
ATTACHED BQ

N28.9M

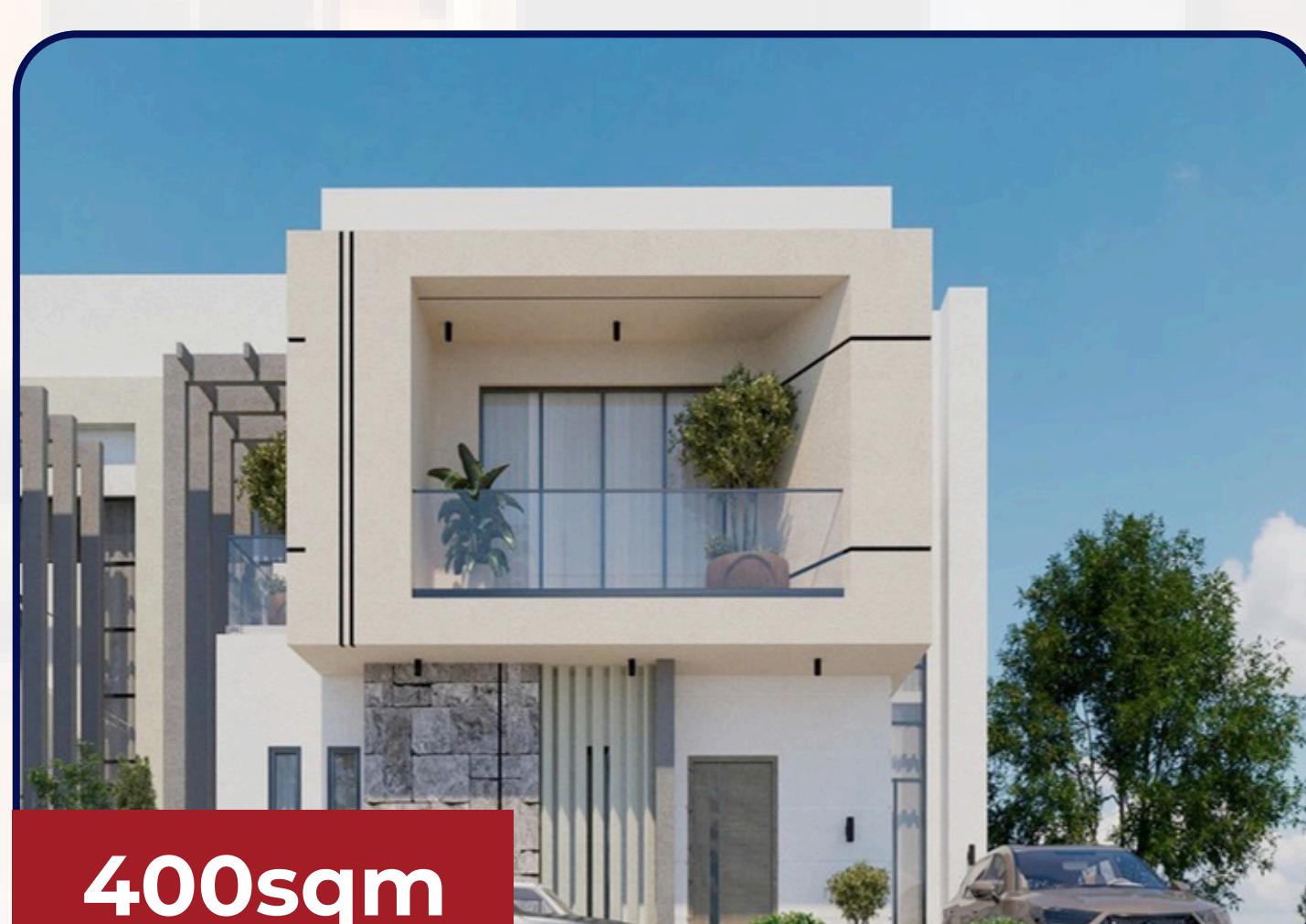


700sqm

6 BEDROOM

FULLY DETACHED
DUPLEX WITH
DETACHED SELF-
CONTAIN BQ

N61M



400sqm

4 BEDROOM

SEMI DETACHED
DUPLEX WITH
ATTACHED BQ

N37M

LEISURE VIEW ESTATE



**FCDA
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LOCATION

BESIDE LEISURE COURT ESTATE, AIRPORT ROAD



250sqm

4 BEDROOM

TERRACE
DUPLEX

₦5.8M



450sqm

3 BEDROOM

FULLY DETACHED
PENTHOUSE WITH
BQ

₦8.7M



550sqm

4 BEDROOM

FULLY
DETACHED
DUPLEX + BQ

₦10.5M



SUNVIEW CITY KUJE



**FCDA
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LOCATION

BEHIND PHILOMATH UNIVERSITY, KUJE



180sqm

2 BEDROOM
TERRACE
DUPLEX WITH
ATTACHED BQ

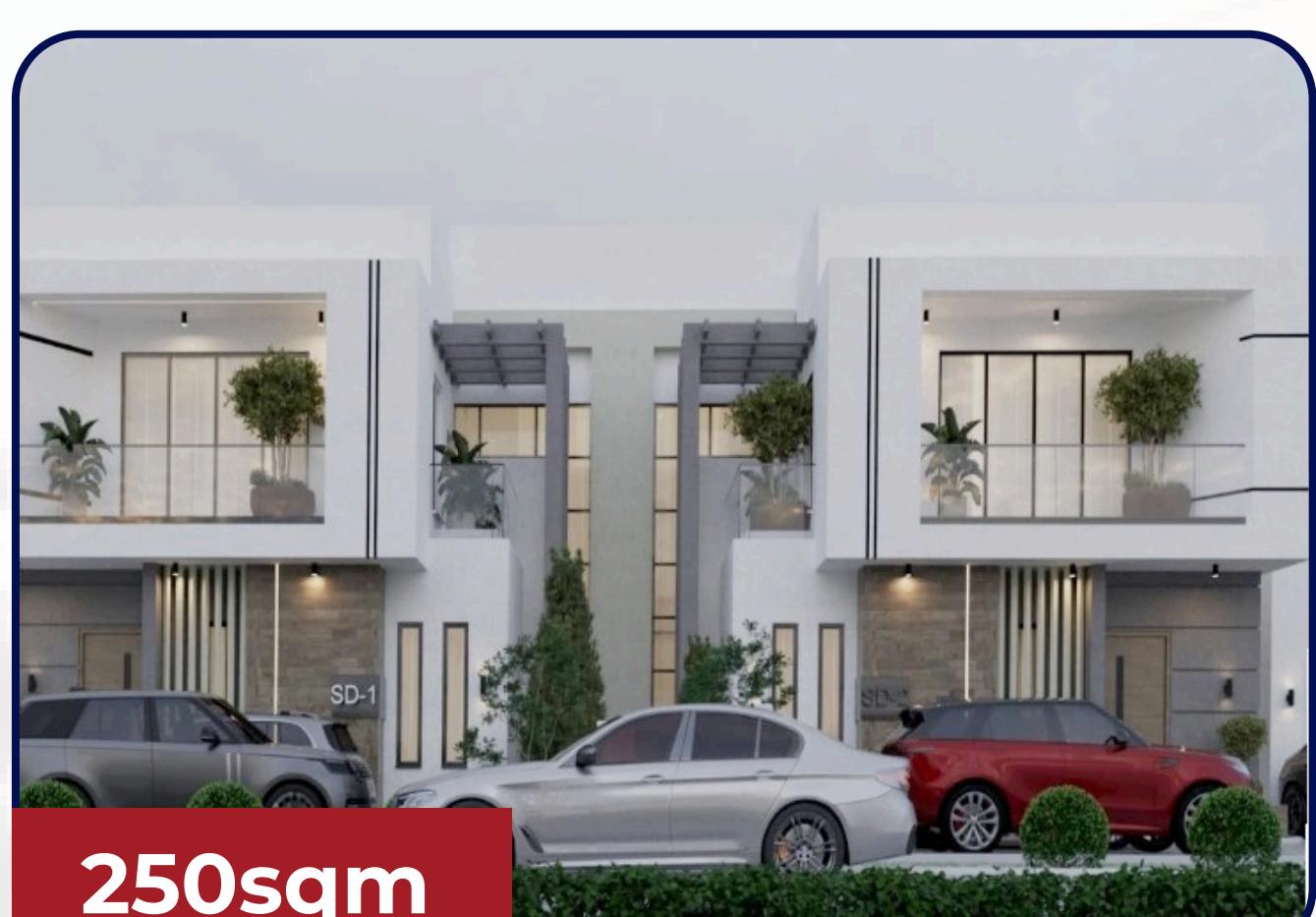
₦4M



450sqm

3 BEDROOM
FULLY DETACHED
BUNGALOW WITH
DETACHED BQ

₦10.5M



250sqm

4 BEDROOM
TERRACE
DUPLEX

₦6.5M



550sqm

5 BEDROOM
FULLY DETACHED
DUPLEX WITH
ATTACHED BQ

₦12.5M



250sqm

2 BEDROOM
FULLY
DETACHED
BUNGALOW

₦6.5M



400sqm

3 BEDROOM
6 UNITS
BLOCK OF
FLATS

₦



350sqm

3 BEDROOM
SEMI
DETACHED
BUNGALOW

₦7.8M

HILLCREST CITY, JIKWOYI

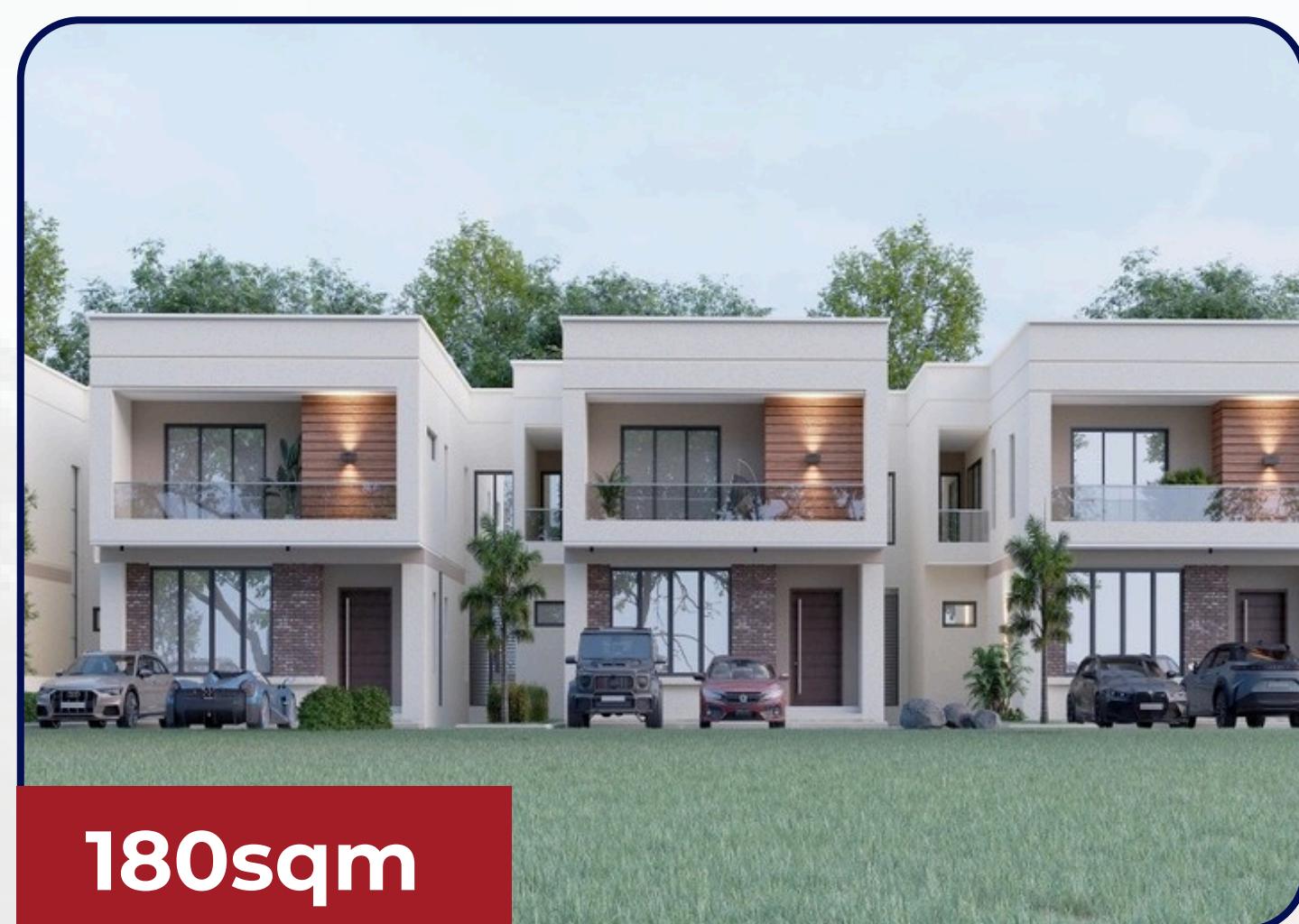


**FCDA
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LOCATION

BEHIND AVE MARIA COLLEGE, JIKWOYI



180sqm

2 BEDROOM

**TERRACE
DUPLEX**

N4.5M



450sqm

3 BEDROOM

**BUNGALOW WITH
ATTACHED BQ**

N10.5M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**

N6M



450sqm

3 BEDROOM

**FULLY DETACHED
PENTHOUSE WITH
BQ**

N10.5M



350sqm

4 BEDROOM

**SEMI
DETACHED
PENTHOUSE**

N8.5M



550sqm

4 BEDROOM

**FULLY DETACHED
DUPLEX WITH BQ**

N11.5M

TREASURE GATE ESTATE, DEI-DEI



**FCDA
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LOCATION

BESIDE WATER LAKE FARM ESTATE, DEI-DEI
ALONG KUBWA EXPRESS



180sqm

2 BEDROOM

**TERRACE
DUPLEX WITH
ATTACHED BQ**

N7.9M



450sqm

4 BEDROOM

**FULLY DETACHED
PENTHOUSE WITH
BQ**

N18.9M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**

N10.5M



550sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX WITH 2
BEDROOM BQ**

N23.5M



350sqm

4 BEDROOM

**SEMI DETACHED
PENTHOUSE**

N14.7M

ESTORA RESIDENCE, MAITAMA II



**FCDA
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LOCATION

GARUI SHERE ROAD CLOSE TO GALUYI SECONDARY
SCHOOL BEHIND POLICE ESTATE MAITAMA 2,
ABUJA



250sqm

4 BEDROOM

**TERRACE
DUPLEX**

N5.5M



1000sqm

3 BEDROOM

**6 UNITS BLOCK
OF FLAT**

N22M



450sqm

3 BEDROOM

**FULLY DETACHED
PENTHOUSE WITH 2
ROOMS BQ**

N9.9M



600sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX WITH 2
BEDROOMS BQ**

N13.2M

ROYALUX ESTATE APO



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LOCATION

OPPOSITE GILMOR YARD, AFTER APO MECHANIC
VILLAGE, APO FCT, ABUJA



180sqm

4 BEDROOM

**TERRACE
DUPLEX**



N11.5M



450sqm

4 BEDROOM

**FULLY DETACHED
PENTHOUSE WITH
BQ**



N28.5M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**



N16M



550sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX WITH BQ**



N34.5M



300sqm

5 BEDROOM

**TERRACE DUPLEX
WITH BQ**



N19M



1000sqm

3 BEDROOM

**6 UNITS BLOCK
OF FLAT**



N63M

PEACELAND ESTATE, KURUDU



**FCDA
APPROVED**



LOCATION

OPPOSITE POST ARMY HOUSING ESTATE KURUDU



180sqm

2 BEDROOM

TERRACE
DUPLEX

N4M



450sqm

3 BEDROOM

FULLY DETACHED
PENTHOUSE WITH
BQ

N9.9M



250sqm

4 BEDROOM

TERRACE
DUPLEX

N5.7M



450sqm

3 BEDROOM

BUNGALOW WITH
ATTACHED BQ

N9.9M



350sqm

4 BEDROOM

SEMI DETACHED
PENTHOUSE

N7.7M



550sqm

4 BEDROOM

FULLY DETACHED
DUPLEX WITH BQ

N12M

NOBLECREST BOULEVARD, KATAMPE EXT.



**FCDA
APPROVED**



LOCATION

USUMA DISTRICT, BEHIND WATER BOARD,
KATAMPE EXTENSION BY KUBWA EXPRESS



200sqm

2 BEDROOM
 **TERRACE
DUPLEX WITH
BQ**
 N24.5M



500sqm

4 BEDROOM
 **FULLY DETACHED
PENTHOUSE WITH
DETACHED SELFCON**
 N61.6M



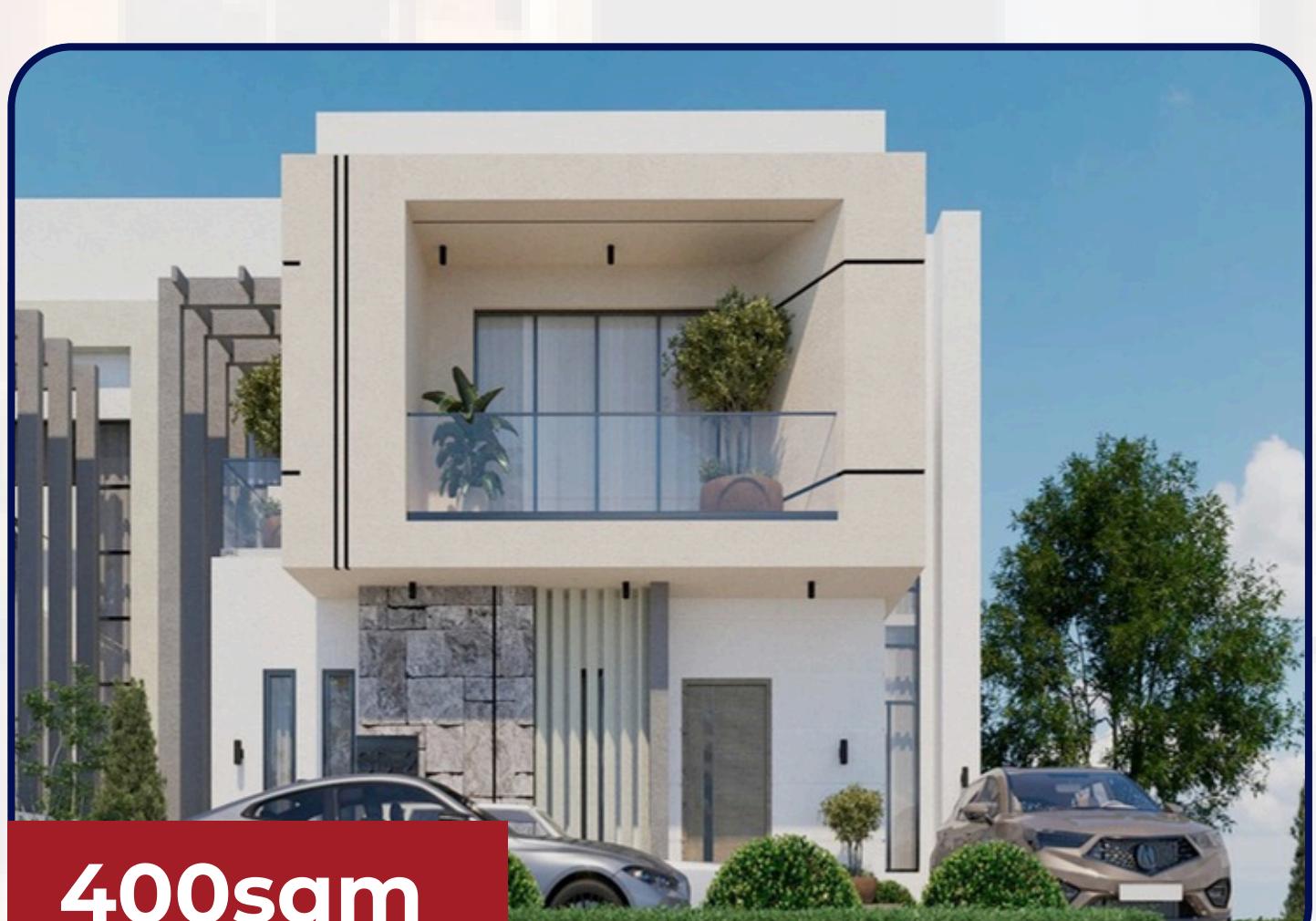
300sqm

5 BEDROOM
 **TERRACE
DUPLEX WITH
BQ**
 N37M



700sqm

5/6 BEDROOM
 **FULLY DETACHED
DUPLEX WITH 2
BEDROOMS BQ**
 N85.5M



400sqm

4 BEDROOM
 **SEMI DETACHED
DUPLEX WITH BQ**
 N48.5M

GRACE COURT KUBWA



**FCDA
APPROVED**



LOCATION

BYAZHIN, FEW MINUTES DRIVE FROM LIBERTY
JUNCTION, KUBWA, ABUJA



180sqm

2 BEDROOM
 **TERRACE
DUPLEX WITH
BQ**

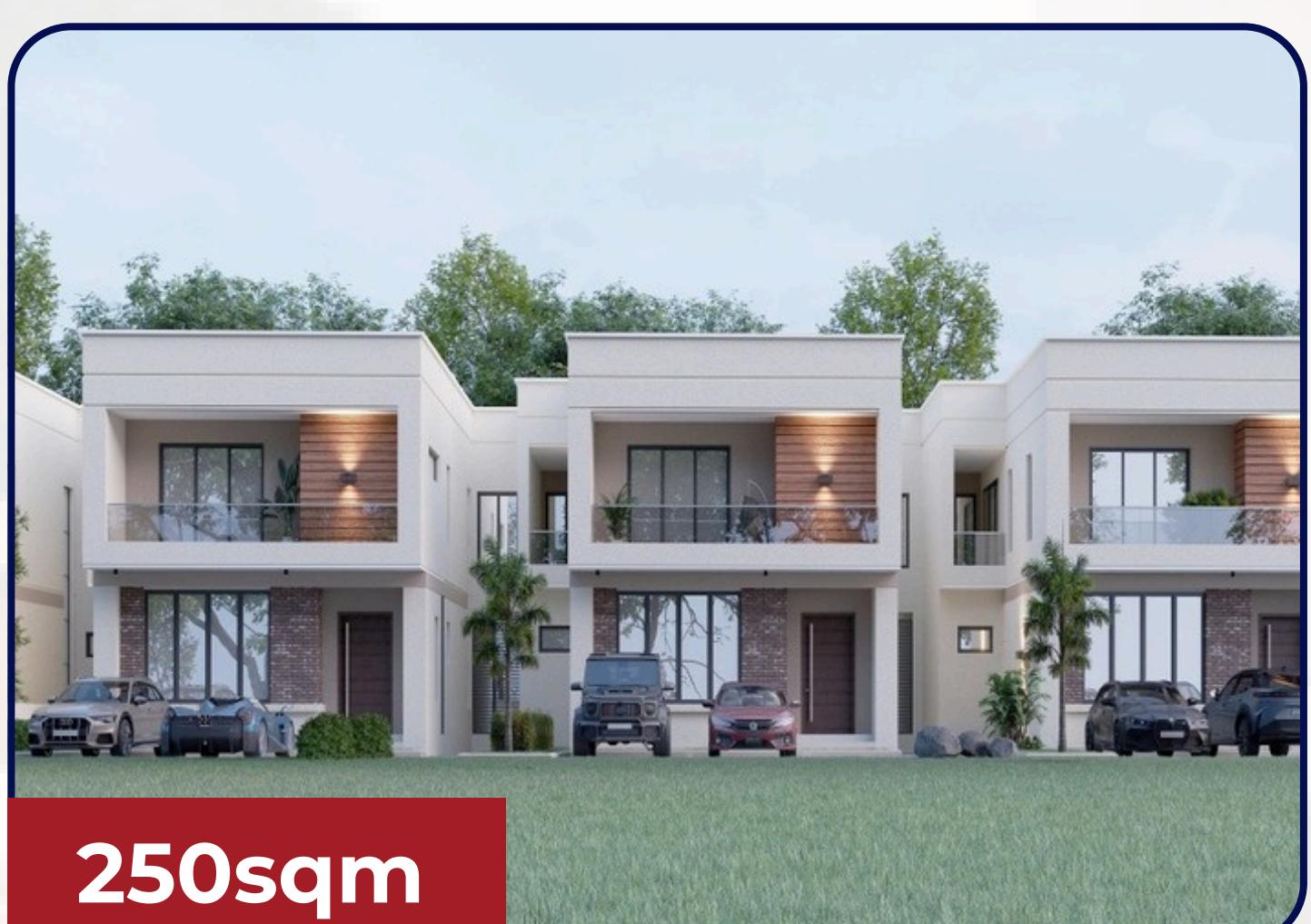
N2.5M



550sqm

5 BEDROOM
 **FULLY DETACHED
DUPLEX WITH BQ**

N6.6M



250sqm

4 BEDROOM
 **TERRACE
DUPLEX**

N3.5M



450sqm

4 BEDROOM
 **FULLY DETACHED
PENTHOUSE WITH
BQ**

N5.5M

GOLDMARK CITY KYAMI



**FCDA
APPROVED**



LOCATION

IMMEDIATELY AFTER CUSTOMS SENIOR STAFF
QUARTERS BEFORE GOODLUCK JONATHAN'S FARM
KYAMI



250sqm

4 BEDROOM

TERRACE
DUPLEX

N25M



850sqm

2 BEDROOM

6 UNITS BLOCK OF
FLAT

N80M



300sqm

5 BEDROOM

TERRACE DUPLEX
WITH BQ

N30M



1000sqm

3 BEDROOM

6 UNITS BLOCK OF
FLAT

N90M



500sqm

4 BEDROOM

FULLY DETACHED
DUPLEX WITH 2 ROOMS
STANDALONE BQ

N50M

DOUBLE KING DELUXE ESTATE, JIKWOYI



**FCDA
APPROVED**



LOCATION

OPPOSITE ANGELICAN COMPREHENSIVE COLLEGE,
SHARING FENCE WITH VALINGTON ROYAL ESTATE, JIKWOYI



180sqm

4 BEDROOM

**TERRACE
DUPLEX**



N3.1M



350sqm

3 BEDROOM

**SEMI DETACHED
BUNGALOW**



N4.8M



250sqm

4 BEDROOM

**TERRACE
DUPLEX**



N4.1M



400sqm

3 BEDROOM

**FULLY DETACHED
BUNGALOW WITH
BQ**



N5.5M



250sqm

2 BEDROOM

**FULLY DETACHED
BUNGALOW**



N4.1M



500sqm

4 BEDROOM

**FULLY DETACHED
DUPLEX WITH BQ**

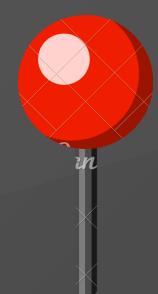


N7M

TROJAN VILLAS KATAMPE EXT.



**FCDA
APPROVED**



LOCATION

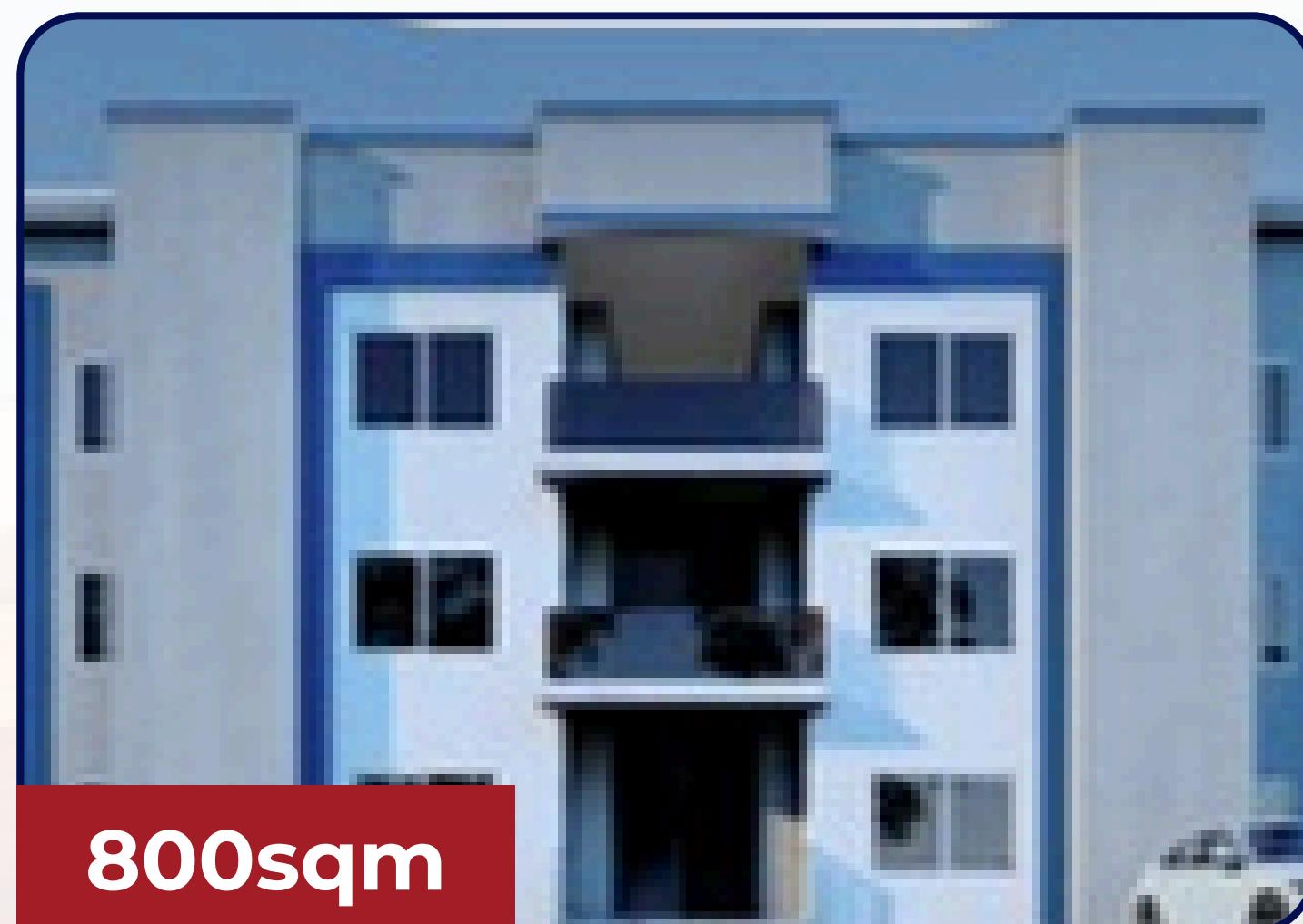
BEHIND ECOWAS QUARTERS, DIPLOMATIC ZONE
KATAMPE EXTENSION



150sqm

4 BEDROOM
 **TERRACE
TRIPLEX WITH
BQ**

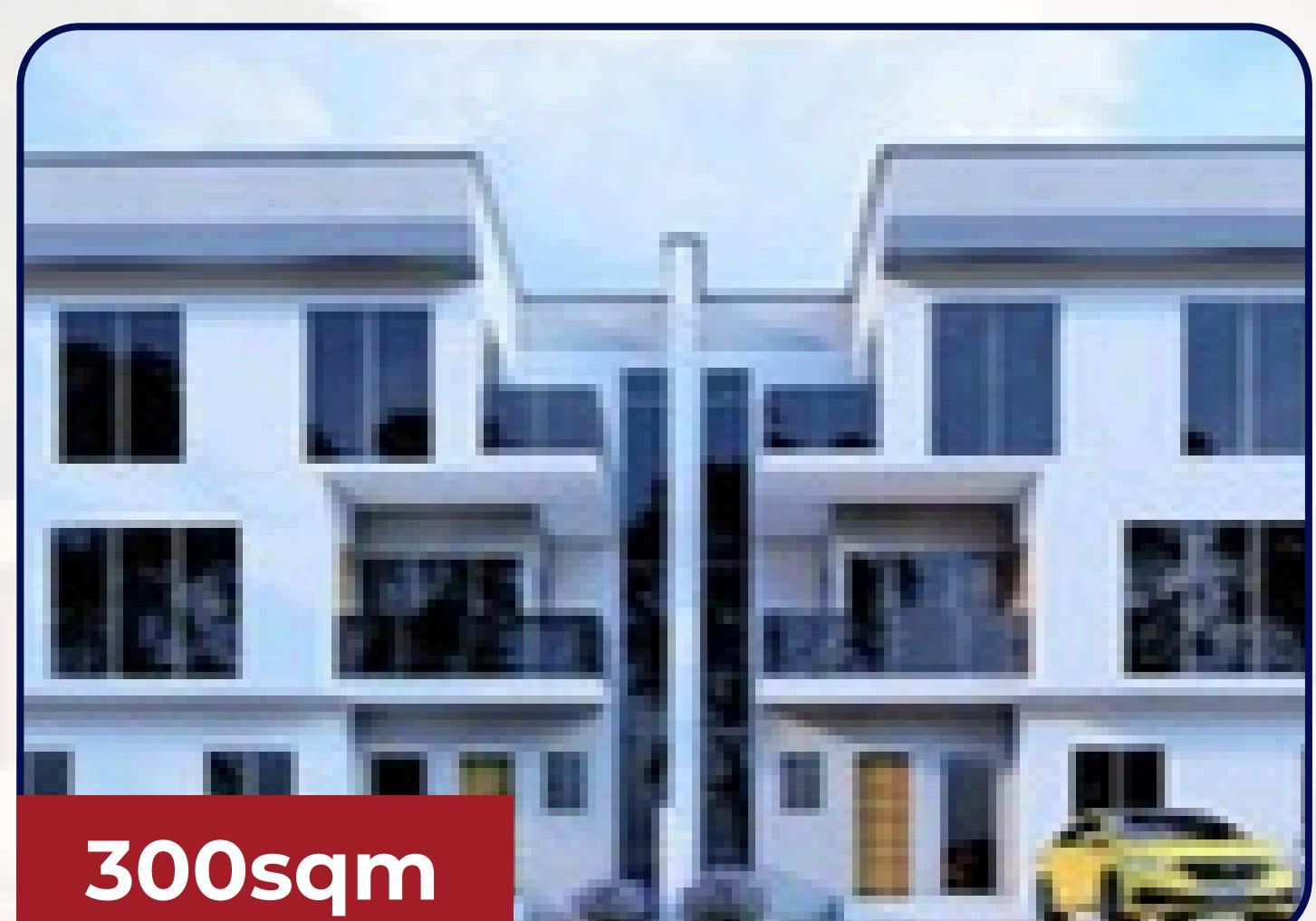
N22.5M



800sqm

3 BEDROOM
 **6 UNITS APARTMENT
WITH BQ**

N120M



300sqm

5 BEDROOM
 **SEMI DETACHED
TRIPLEX WITH
BQ**

N45M



450sqm

5 BEDROOM
 **FULLY DETACHED
TRIPLEX WITH BQ**

N67.5M

FALCON'S GATE ESTATE, KUBWA



**FCDA
APPROVED**



LOCATION

KABA, BEHIND APDC CAPITAL ESTATE, KUBWA
EXPRESS, FCT ABUJA



150sqm

3 BEDROOM

**TERRACE
DUPLEX**

N10.5M



450sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX**

N31.5M



200sqm

4 BEDROOM

**SEMI DETACHED
DUPLEX**

N14M



750sqm

3 BEDROOM

**6 UNITS BLOCK OF
FLAT**

N52.5M



300sqm

4 BEDROOM

**FULLY DETACHED
DUPLEX**

N21M

PATRIOTS ISLAND LOKOGOMA



**FCDA
APPROVED**



LOCATION

ADJACENT IPENT V ESTATE, LOKOGOMA



150sqm

3 BEDROOM

**TERRACE
DUPLEX**

N13.6M



750sqm

3 BEDROOM

**6 UNITS BLOCK OF
FLATS**

N68.2M



250sqm

4 BEDROOM

**FULLY DETACHED
DUPLEX**

N22.7M



450sqm

5 BEDROOM

**FULLY DETACHED
DUPLEX**

N40.9M

ADDIS CITY ESTATE, SHERETTI-KABUSA



**FCDA
APPROVED**



LOCATION

SHERETTI KABUSA BY SUNNYVALE EXPRESS
ROAD, ABUJA



150sqm

3 BEDROOM

**TERRACE
DUPLEX**

N5.850M



400sqm

4 BEDROOM

**FULLY DETACHED
DUPLEX WITH BQ**

N15.6M



250sqm

4 BEDROOM

**SEMI DETACHED
DUPLEX**

N9.750M



750sqm

2 BEDROOM

**9 UNITS BLOCK OF
FLAT**

N30M



350sqm

4 BEDROOM

**FULLY DETACHED
DUPLEX**

N13.650M



800sqm

1 BEDROOM

**18 UNITS BLOCK OF
FLATS ON 2
SUSPENDED FLOOR**

N32M

PRIMELUX ESTATE, APO



**FCDA
APPROVED**



LOCATION

WUMBA DISTRICT, APO FCT



250sqm

4 BEDROOM

TERRACE
DUPLEX

N39.5M



450sqm

4 BEDROOM

FULLY DETACHED
PENTHOUSE WITH
AN ATTCHED BQ

N60.5M



300sqm

5 BEDROOM

FULLY DETACHED
DUPLEX WITH BQ

N72M



1000sqm

3 BEDROOM

6 UNITS BLOCK
OF FLATS





Site Tour

JOMAS EXCELLENCE CITY, APO



Site Progress

PRIMELUX ESTATE, APO

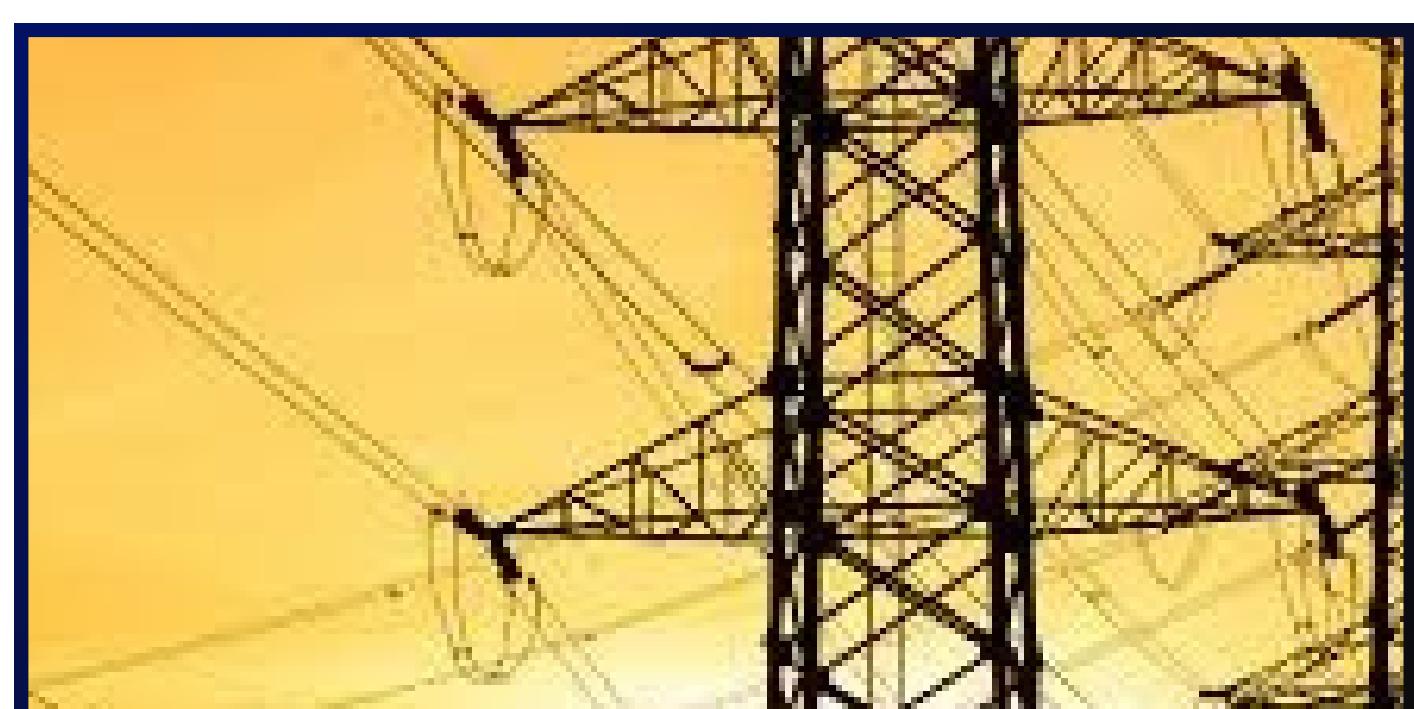


Site Progress

SUNVIEW CITY, KUJE



ESTATE FACILITIES



Power Supply



Good Water Supply



Healthy Environment



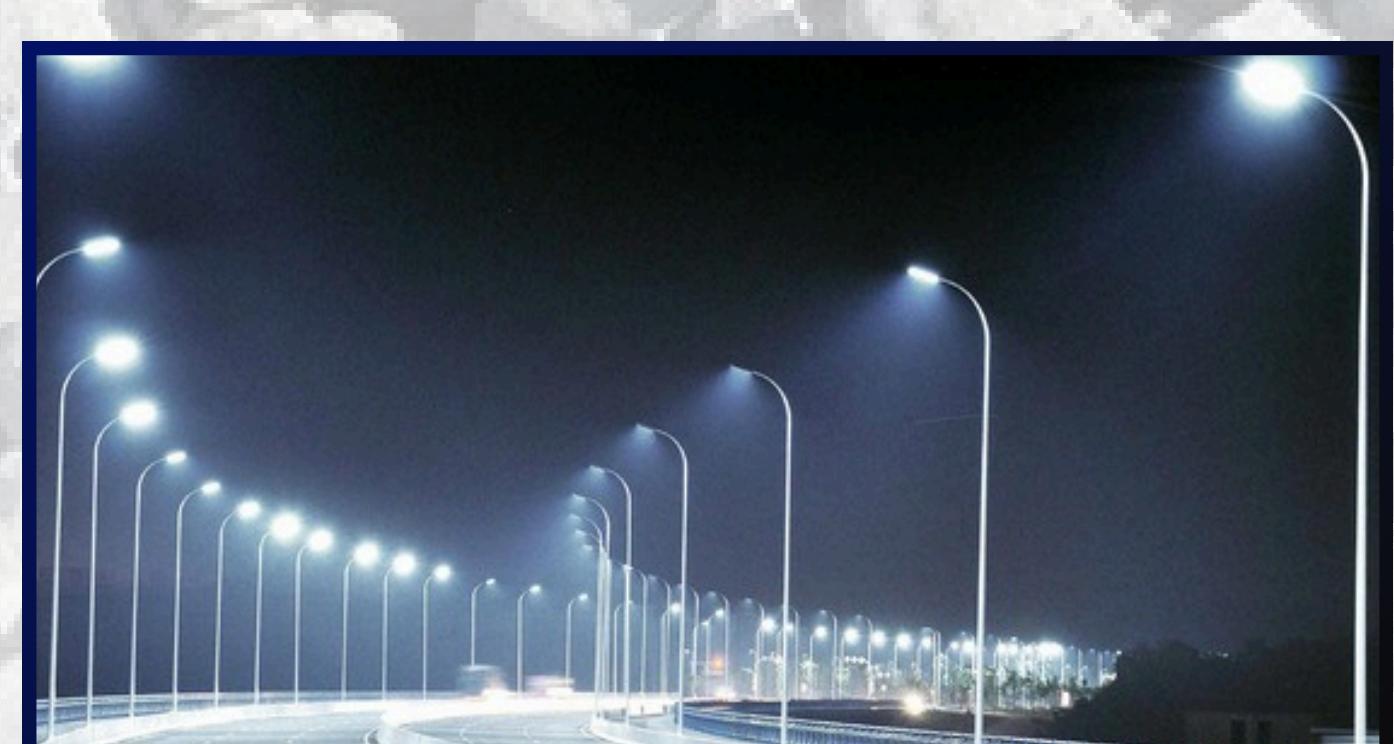
Seamless Road Network



Shopping Center



24 Hour Security



Street Light



Perimeter Fencing

SPECIAL OFFER
DECEMBER
Promo

Subscribe for any of our Estate Plots this Festive season and stand a chance to win **MASSIVE** giveaway items!



No 6. Bendel Street, Off Area 2 Shopping Complex, Garki, Abuja.



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