



MAKING REALTY DREAMS A REALITY

JOMAS SHELTERS LIMITED

NEWSLETTER
NOV, 2025

We sell



FCDA
APPROVED LANDS



JOMAS 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.



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 SHELTERS LIMITED

JOMAS EXCELLENCE CITY, APO



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APPROVED

6 MTHS - 1YR
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**



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

JOMAS DIAMOND CITY KUJE



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6 MTHS - 1YR
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



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6 MTHS - 1YR
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 - 1YR
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



- 3 BEDROOM
- SEMI DETACHED BUNGALOW

250sqm



N2M



- 3 BEDROOM
- DETACHED BUNGALOW

350sqm



N2.9M



- 4 BEDROOM
- FULLY DETACHED DUPLEX

450sqm



N3.7M



JOMAS ROYAL ESTATE LUGBE



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6 MTHS - 1YR
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



3 BEDROOM
 **TERRACE DUPLEX
+ BQ**

200sqm



N3M



3 BEDROOM
 **DETACHED
BUNGALOW**

350sqm



4 BEDROOM
 **FULLY
DETACHED
DUPLEX + BQ**

500sqm



N7.4M



GIDA ESTATE IDU - GOUSA



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LOCATION

BEHIND ABUJA AIRPORT GARDEN NDLEA
QUARTERS



3 BEDROOM

TERRACE
DUPLEX

N5.5M

180sqm



4 BEDROOM

FULLY
DETACHED
DUPLEX

N12M

500sqm



4 BEDROOM

TERRACE
DUPLEX

N6.5M

250sqm



3 BEDROOM

6 UNITS DUPLEX
BLOCK OF FLATS

N16M

750sqm



3 BEDROOM

SEMI
DETACHED
DUPLEX

N9M

350sqm



4 UNITS OF
TERRACE DUPLEX

N25M

1000sqm

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



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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.



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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

JOMAS SHELTERS LIMITED

LEISURE VIEW ESTATE



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LOCATION

BESIDE LEISURE COURT ESTATE, AIRPORT ROAD



250sqm

 **4 BEDROOM**

 **TERRACE
DUPLEX**

 **N5.8M**



450sqm

 **3 BEDROOM**

 **FULLY DETACHED
PENTHOUSE WITH
BQ**

 **N8.7M**



550sqm

 **4 BEDROOM**

 **FULLY
DETACHED
DUPLEX + BQ**

 **N10.5M**



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

SUNVIEW CITY KUJE



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LOCATION

BEHIND PHILOMATH UNIVERSITY, KUJE



180sqm

- 2 BEDROOM
- TERRACE DUPLEX WITH ATTACHED BQ

N4M



450sqm

- 3 BEDROOM
- FULLY DETACHED BUNGALOW WITH DETACHED BQ

N10.5M



250sqm

- 4 BEDROOM
- TERRACE DUPLEX

N6.5M



550sqm

- 5 BEDROOM
- FULLY DETACHED DUPLEX WITH ATTACHED BQ

N12.5M



250sqm

- 2 BEDROOM
- FULLY DETACHED BUNGALOW

N6.5M



400sqm

- 3 BEDROOM
- 6 UNITS BLOCK OF FLATS

N



350sqm

- 3 BEDROOM
- SEMI DETACHED BUNGALOW

N7.8M



JOMAS SHELTERS LIMITED

HILLCREST CITY, JIKWOYI



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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

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TREASURE GATE ESTATE, DEI-DEI



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LOCATION

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



2 BEDROOM
 TERRACE
DUPLEX WITH
ATTACHED BQ

180sqm



N7.9M



4 BEDROOM
 FULLY DETACHED
PENTHOUSE WITH
BQ



N18.9M



4 BEDROOM
 TERRACE
DUPLEX

250sqm



N10.5M



5 BEDROOM
 FULLY DETACHED
DUPLEX WITH 2
BEDROOM BQ



N23.5M



4 BEDROOM
 SEMI DETACHED
PENTHOUSE

350sqm



N14.7M

ESTORA RESIDENCE, MAITAMA II



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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

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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

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



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PEACELAND ESTATE, KURUDU



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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

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



NOBLECREST BOULEVARD, KATAMPE EXT.



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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**

JOMAS SHELTERS LIMITED

GRACE COURT KUBWA



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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

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



JOMAS SHELTERS LIMITED

GOLDMARK CITY KYAMI



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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

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



DOUBLE KING DELUXE ESTATE, JIKWOYI



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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

JOMAS SHELTERS LIMITED

TROJAN VILLAS KATAMPE EXT.



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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**

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



JOMAS SHELTERS LIMITED

FALCON'S GATE ESTATE, KUBWA



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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

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



JOMAS SHELTERS LIMITED

PATRIOTS ISLAND LOKOGOMA



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LOCATION

ADJACENT IPENT V ESTATE, LOKOGOMA



3 BEDROOM

TERRACE
DUPLEX

N13.6M



3 BEDROOM

6 UNITS BLOCK OF
FLATS

N68.2M



4 BEDROOM

FULLY DETACHED
DUPLEX

N22.7M



5 BEDROOM

FULLY DETACHED
DUPLEX

N40.9M

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



ADDIS CITY ESTATE, SHERETTI-KABUSA



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LOCATION

SHERETTI KABUSA BY SUNNYVALE EXPRESS
ROAD, ABUJA



3 BEDROOM

TERRACE
DUPLEX

N5.850M



4 BEDROOM

FULLY DETACHED
DUPLEX WITH BQ

N15.6M



4 BEDROOM

SEMI DETACHED
DUPLEX

N9.750M



2 BEDROOM

9 UNITS BLOCK OF
FLAT

N30M



4 BEDROOM

FULLY DETACHED
DUPLEX

N13.650M



1 BEDROOM

18 UNITS BLOCK OF
FLATS ON 2
SUSPENDED FLOOR

N32M

PRIMELUX ESTATE, APO



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LOCATION

WUMBA DISTRICT, APO FCT



250sqm

4 BEDROOM

TERRACE
DUPLEX

N39.5M



450sqm

4 BEDROOM

FULLY DETACHED
PENTHOUSE WITH
AN ATTACHED BQ

N60.5M



300sqm

5 BEDROOM

FULLY DETACHED
DUPLEX WITH BQ

N72M



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



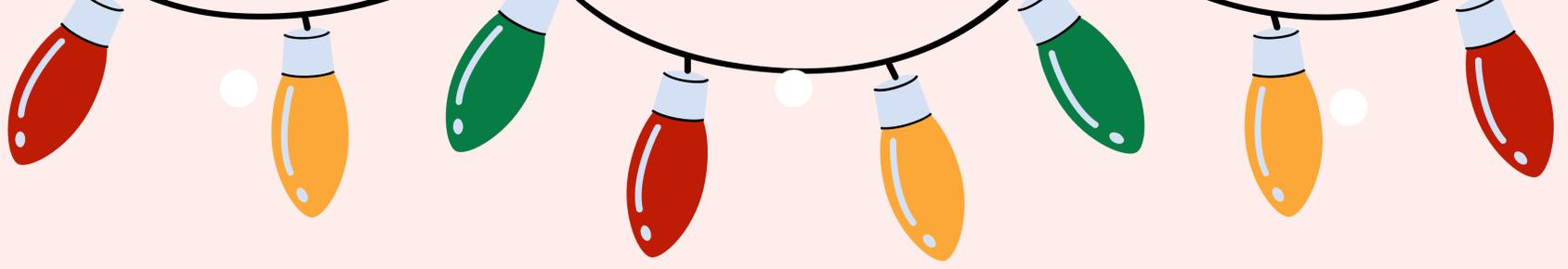
24 Hour Security



Street Light



Perimeter Fencing

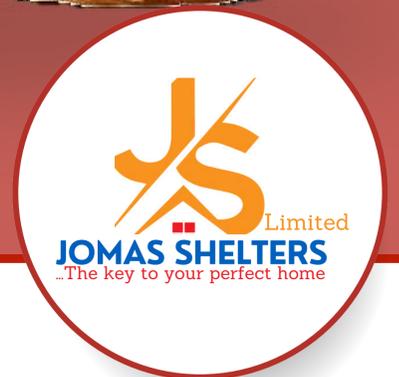


SPECIAL OFFER

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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To see Site Videos**



BOOK A FREE SITE INSPECTION TODAY!

...and secure the future with us

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

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