

MAITAMA VS ASOKORO

Which Luxury District Is Better?

A definitive 2026 head-to-head comparison of Abuja's two most prestigious addresses — covering prices, yields, lifestyle, security, infrastructure, and where the smart money is going in Nigeria's capital city real estate market.

■ **3.3M/sqm**

Peak prime district
price per square metre

10–15% p.a.

Annual Abuja price
growth rate (2025–2026)

■ **1.5B**

Avg. listed house price
in Asokoro (NPC 2026)

COVER STORY

Maitama vs Asokoro: Which Luxury District Is Better in 2026?

When power meets property, two names define Abuja's elite real estate landscape above all others: **Maitama** and **Asokoro**. These are not simply expensive neighbourhoods — they are statements. Choosing between them is one of the most consequential decisions a high-net-worth buyer, diplomat, or serious investor can make in Nigeria's capital city.

Both districts occupy the pinnacle of Phase 1 of Abuja's master-planned Federal Capital City. Both attract embassies, government ministers, and Nigeria's wealthiest individuals. Both command property prices that most Nigerians will never encounter in a lifetime. And yet, for all their similarities, Maitama and Asokoro are fundamentally different places — with different energy, different investment profiles, and different ideal residents.

In this definitive 2026 analysis — backed by live market data from PropertyPro NG, Nigeria Property Centre, The Africanvestor, and Nigeria Housing Market — Quid & Stones breaks down every dimension that matters: prices, rental yields, lifestyle quality, security architecture, infrastructure maturity, and long-term capital preservation. By the end, you will know exactly which district deserves your naira.

■650M Maitama avg. listed property price (Jul 2026)	■1.5B Asokoro avg. listed house price (NPC 2026)	■3.3M/sqm Peak price per sqm both prime districts	10–15% Annual Abuja price growth (2025–2026)
---	--	---	--

SECTION 01

District Profiles at a Glance

Maitama: The Diplomatic Crown Jewel

Maitama sits at the northern apex of Abuja's Phase 1 master plan, directly north of the Central Business District. It is the city's undisputed diplomatic capital, sheltering **more than 40 foreign embassies and high commissions** — including those of the United States, Germany, Japan, the UAE, the United Kingdom, and Saudi Arabia. The Transcorp Hilton and Sheraton Hotels anchor its hospitality identity, regularly hosting heads of state and international delegations.

Its streets are deliberately wide, canopied with mature trees, and flanked by imposing mansions set behind high security walls. Key institutions — including the Nigerian Communications Commission (NCC), the British Council, and the Independent National Electoral Commission (INEC) — call Maitama home, giving the district a gravitas that few Sub-Saharan African addresses can rival. The Millennium Park, Abuja's largest urban green space, sits within Maitama's footprint, along with boutique restaurants, international-standard wellness facilities, and elite private schools.

Asokoro: The Seat of Political Power

Asokoro is positioned southeast of the Central Business District, directly abutting Aso Rock — the iconic granite formation that gives Abuja one of its most recognisable silhouettes. This proximity to Aso Rock Villa, Nigeria's Presidential residence, is not incidental; it defines Asokoro's entire identity. The district is effectively the residential heartland of Nigeria's governing class.

Home to the Vice President's official residence, dozens of ambassadorial compounds, and numerous National Assembly members' homes, Asokoro is where political power quietly retreats. It is often called the **'Beverly Hills of Abuja'** — a title earned through exceptional security infrastructure, sprawling compound sizes, panoramic city views from its elevated terrain, and an almost conspicuous absence of commercial noise. Unlike Maitama's diplomatic bustle and hotel traffic, Asokoro is more exclusively residential. There are fewer restaurants, shops, and casual amenities, but that is precisely the point. Privacy, not convenience, is the luxury Asokoro sells.

District Snapshot Comparison

METRIC	MAITAMA	ASOKORO
Location	North of CBD, borders Wuse & Katampe	Southeast of CBD, borders Guzape
Known For	Embassies, diplomats, corporate elite	Government officials, presidential proximity
Planning Phase	Phase 1, FCT Master Plan	Phase 1, FCT Master Plan
Primary Character	Diplomatic & corporate hub	Political & ultra-private residential
Key Landmark	Transcorp Hilton, Millennium Park	Aso Rock Villa, Presidential Complex
Density	Low-medium, mature development	Very low, strictly residential
Embassies/Missions	40+ foreign missions	Multiple embassies & ambassadorial residences
Nickname	Diplomatic Quarter of Abuja	Beverly Hills of Abuja

VERDICT DISTRICT CHARACTER	Winner: Draw Both are Phase 1 masterpieces. Maitama wins on international vibrancy and amenity density; Asokoro wins on political gravitas and residential exclusivity. Your personality and priorities determine your pick.
----------------------------	---

SECTION 02

Property Prices & 2026 Market Data

Real estate data from mid-2026 reveals a compelling divergence in how the two districts are positioned. Maitama commands a larger volume of active listings while Asokoro's average listed values are significantly higher — reflecting the sheer size and specification of compounds in

Asokoro's core.

Maitama: 2026 Price Benchmarks

According to PropertyPro NG data updated **July 2026**, and cross-referenced with Nigeria Property Centre (NPC) and Krent Real Estate data, the Maitama market shows:

- **Average house price:** ₦650,000,000 (up from ₦600M in May 2026, indicating active demand pressure)
- **Average luxury flat/apartment price:** ₦269,000,000
- **Krent-reported average (all houses):** ₦1.33 billion, ranging ₦50M–₦13.5B
- **Most expensive NPC-listed property:** ₦1,000,000,000 (portal threshold; ultra-luxury properties transact off-market)
- **Entry-level listed property:** From ₦25,000,000 (smaller flats and older stock)
- **Average annual rent — houses:** ₦35,330,000
- **Average annual rent — flats:** ₦23,110,000
- **3-bed luxury apartment rent:** ₦7M–₦40M per annum
- **Ultra-luxury mansion annual rent:** Up to ₦80M+ per annum
- **Price per sqm (prime pockets):** ₦3,000,000–₦3,300,000
- **Total active listings (PropertyPro, Jul 2026):** 242 properties

For context: a newly developed 7-bedroom smart-home mansion in Maitama was listed in mid-2026 at **₦5.5 billion** (fully finished with private elevator, gym, and central A/C). A grand 10-bedroom architectural masterpiece was listed at **₦10 billion**. These ultra-high-end listings demonstrate the full depth of Maitama's market ceiling.

Asokoro: 2026 Price Benchmarks

Asokoro's numbers tell a different story — one of even larger average values and more expansive compound footprints:

- **Average listed house price (NPC 2026):** ₦1,500,000,000 — significantly exceeding Maitama's PropertyPro average
- **PropertyPro average:** ₦550,000,000 (reflects broader listing mix including older and smaller stock)
- **Price range (NPC):** ₦30,000,000–₦14,000,000,000
- **Active flagship listings (2026):** 5-bed detached duplexes at ₦1.5B–₦1.7B; 8-bed smart mansions at ₦3B; 5-bed luxury villas at ₦1.7B+
- **3-bed apartment annual rent:** ₦8M–₦15M
- **4-bed duplex annual rent:** From ₦15M, often exceeding ₦30M in prime pockets
- **Diplomatic-grade fully detached homes:** ₦25M–₦60M+ per year
- **Price per sqm (prime):** ₦3,000,000–₦3,300,000
- **Total active listings (NPC 2026):** 492 properties — broader market depth
- **Compound sizes:** Significantly larger than Maitama on average; many exceed 2,000 sqm

"In prime districts like Maitama and Asokoro, property prices can reach ₦3,000,000 to ₦3,300,000 per square metre — over three times the Abuja city average."

Side-by-Side: Key Price Metrics (2026)

PRICE METRIC	MAITAMA	ASOKORO
Avg. House Price (PropertyPro)	₦650,000,000	₦550,000,000
Avg. House Price (NPC/Krent)	~₦1.33B	₦1,500,000,000
Full Price Range	₦25M – ₦13.5B+	₦30M – ₦14B
Price per Sqm (prime)	₦3.0M – ₦3.3M	₦3.0M – ₦3.3M
3-Bed Apartment Annual Rent	₦7M – ₦40M	₦8M – ₦15M
4-Bed Duplex Annual Rent	₦15M – ₦50M+	₦15M – ₦30M
Avg. House Annual Rent	₦35,330,000	₦25M – ₦35M est.
Active Listings (2026)	242 (PropertyPro)	492 (NPC) / 213 (PropertyPro)
Days on Market (luxury)	120–180 days	120–180 days
Typical Negotiation Discount	~8% below asking	~8% below asking

VERDICT
PROPERTY
PRICES

Winner: Asokoro (Ultra-Luxury Depth) Asokoro's NPC average of ₦1.5B per house exceeds Maitama's portal average, driven by larger plot sizes and compound footprints. The top end of Asokoro's market (₦14B) also edges Maitama's. However, Maitama offers greater entry-point flexibility with more listings in the ₦200M–₦700M range — making it more accessible for serious but not ultra-UHNWI buyers.

SECTION 03

Investment Analysis & Rental Yields

For the investor, the question is not which district looks more impressive — it is which delivers better risk-adjusted returns. Abuja's luxury real estate is in a complex phase in 2026: prices have surged 10–15% annually, but prime districts are estimated to sit 10–20% above fair value by leading market analysts.

2026 Abuja Market Context

- Property prices in Abuja are rising **10–15% annually** as of 2025–2026, with select areas like Kado seeing up to 39% year-on-year appreciation.
- Rental rates in central Abuja have increased **20–35%**, driven by urbanisation — Nigeria's urban population grows approximately 4% per year.
- Construction costs have risen **40–60%** in recent years, pushing new-build luxury values higher across both districts.
- Price-to-rent ratios in Maitama and Asokoro are estimated at **22–24 years** — above the 15–18 year benchmark of a balanced investment market.
- Vacancy rates in ultra-luxury stock (Maitama/Asokoro) run at approximately **8–15%** — higher than mid-market areas, as the qualifying buyer/tenant pool is genuinely small.
- Bidding wars are rare but occur for **move-in-ready, scarce properties** attracting diaspora, diplomatic, and corporate buyers in both districts.
- Properties typically sell at around **8% below asking price** on average — negotiation is standard practice.

Maitama: Investment Thesis

Maitama's investment thesis rests on three pillars: **scarcity, diplomatic demand,** and **institutional-grade resilience.**

Land availability in Maitama is near-exhausted. When plots appear, they are snapped up by institutional buyers and HNWI's. This supply constraint is the single most powerful driver of long-term value preservation. Properties here have shown consistent appreciation over two decades, and analysts confirm Maitama properties **rarely fall in value** regardless of the broader economic cycle.

The permanent resident base — ambassadors, multinational executives, senior government officials — creates near-zero vacancy for well-finished, embassy-compliant properties. The Maitama II District extension, with over **■300 billion budgeted** for infrastructure, is expected to add further value uplift through 2026 and beyond.

Asokoro: Investment Thesis

Asokoro's investment profile is compelling but carries a different character. Proximity to the Presidential Villa creates a **permanent security dividend** — government, military, and diplomatic protection ensures exceptional public order regardless of administration changes.

Properties here sit on some of the most valuable land in Nigeria. Compound sizes — larger than Maitama on average — give owners significant **land-bank value** independent of the built structure. The main investment caution is liquidity: with properties averaging **■1B+**, the buyer pool is genuinely small. Days-on-market for luxury Asokoro homes can reach 180 days when priced ambitiously.

Rental yields are strong for diplomatic-grade residences (**■25M–■60M** per annum for fully detached homes), but vacancy can increase during political transitions when government officials change accommodation. Savvy investors target Asokoro for **asset preservation and legacy wealth** rather than aggressive yield maximisation.

INVESTMENT FACTOR	MAITAMA	ASOKORO
Land Scarcity	Extremely scarce — near fully built out	Very scarce — controlled density

INVESTMENT FACTOR	MAITAMA	ASOKORO
Demand Profile	Diplomats, expats, executives, diaspora	Government elite, senior diplomats, UHNWIs
Vacancy Rate (luxury)	Low — near-zero for embassy-grade stock	Low-moderate — political cycle sensitive
Rental Yield	Moderate-high (premium tenant, multi-year leases)	Moderate (high rents, very high base price)
Capital Appreciation	Steady, consistent, two-decade track record	Strong — land-bank value significant
Liquidity	Better — more mid-range options available	Lower — very high average entry price
Days on Market	120–180 days (luxury stock)	120–180 days (luxury stock)
Downturn Resilience	High — insulated by diplomatic demand	High — presidential proximity provides floor
Title Security (2026)	Strict C-of-O enforcement, low risk (compliant properties)	Same — FCTA enforcement active
New Supply Risk	Minimal — no new land	Minimal — controlled master plan
Best For	Long-term rental income + capital preservation	Legacy wealth + land-bank asset building

VERDICT
INVESTMENT
RETURNS

Winner: Maitama (Income Investors) For rental yield and liquidity, Maitama edges ahead. Its diverse price range, larger listing pool, and stronger diplomat/expatriate tenant demand produce better income prospects. Asokoro is superior for pure capital preservation and legacy asset building — where yield is secondary to multigenerational wealth storage.

SECTION 04

Lifestyle, Amenities & Daily Living

Beyond investment returns, where you choose to live determines the quality of your daily existence. Maitama and Asokoro offer genuinely different lifestyle experiences, and understanding this distinction is crucial for buyers who will actually reside in their properties.

Maitama: A Complete Luxury Ecosystem

Maitama's lifestyle offering is unmatched in Abuja. As both a residential sanctuary and a destination, it houses the city's finest hotels, restaurants, cultural venues, and wellness facilities within a compact footprint.

Dining, Hotels & Entertainment: The Transcorp Hilton — Nigeria's most iconic luxury hotel — functions as a social hub for Maitama's elite resident base. High-end restaurants, boutique bars, and private members' clubs are scattered throughout the district. Residents rarely need to leave the district for fine dining or hospitality experiences.

Recreation: Millennium Park — Abuja's largest urban green space — anchors outdoor leisure. Private fitness centres, wellness spas, and international-standard sports facilities are accessible within the district. For families, the park provides a safe, manicured environment that is genuinely rare in any African capital.

Education: Several reputable international schools and premium private institutions are located in or immediately adjacent to Maitama, making it the natural choice for diplomatic and corporate families on multi-year postings. This education infrastructure significantly boosts Maitama's appeal over Asokoro for families with school-age children.

Healthcare: Private medical facilities and specialist clinics serving the international community are accessible within a short drive. The diplomatic community's long-standing presence has driven sustained investment in premium healthcare provision nearby.

Asokoro: The Art of Curated Privacy

Asokoro's lifestyle proposition is deliberately more restrained. This is not a district that competes on amenity density — it competes on the quality of solitude.

Privacy & Tranquillity: Asokoro's streets are among the quietest in Abuja. Commercial activity is minimal and strictly controlled — no roadside markets, no dense retail strips, no casual visitor traffic. The atmosphere is composed and insulated. Residents who value their privacy above all else — and many of Nigeria's most powerful people do — find Asokoro incomparable.

Dining & Social: Asokoro is notably light on standalone restaurants and entertainment venues compared to Maitama. Residents typically travel to Maitama, Wuse 2, or Guzape for dining and social activities. However, proximity to the Abuja Hilton and National Stadium adds some leisure options without compromising the residential character.

Views & Open Space: Asokoro's elevated terrain provides panoramic views of Aso Rock and the Abuja skyline that no other district can match. Compound sizes are generous, allowing for private gardens, swimming pools, and outdoor entertainment within the property itself — reducing reliance on external amenities.

LIFESTYLE FACTOR	MAITAMA	ASOKORO
Fine Dining	Excellent — multiple options in-district	Limited — travel to Maitama/Wuse required
Luxury Hotels	Transcorp Hilton & Sheraton within district	Abuja Hilton adjacent to district
Green Spaces	Millennium Park — Abuja's largest	Private compound gardens; hilltop panoramas
International Schools	Multiple, within/near district	Access via 10–20 min drive
Wellness Facilities	Premium gyms, spas in-district	Limited in-district; nearby options available

LIFESTYLE FACTOR	MAITAMA	ASOKORO
Shopping	Boutique & luxury options available	Travel to Wuse 2 / Maitama required
Restaurants/Bars	High density — best in Abuja	Very limited — residential purity maintained
Nightlife	Active discreet luxury scene	Minimal — privacy-first character
Daily Conveniences	Good — supermarkets, services accessible	Limited — deliberate exclusion of commerce
Compound Sizes	Generous — large plots standard	Very generous — among largest in Abuja
Privacy Level	High	Very High
Overall Lifestyle	Vibrant luxury ecosystem	Ultra-exclusive private sanctuary

VERDICT AMENITY
& LIFESTYLE
QUALITY

Winner: Maitama (Lifestyle) For residents who want their luxury district to serve their full social and professional lifestyle, Maitama wins decisively. Asokoro wins for those whose primary luxury is undisturbed privacy and the prestige of Nigeria's most politically powerful address.

SECTION 05

Security: Abuja's Safest Addresses

In Nigeria's real estate market, security is not a feature — it is a prerequisite. Both Maitama and Asokoro rank among the safest districts in the entire country. But their security architecture operates through different mechanisms.

Maitama: Diplomatic Security Architecture

The presence of 40+ foreign embassies and high commissions creates a unique security environment. Diplomatic protection requirements mean the district benefits from multiple overlapping security layers: private estate guards, diplomatic protection details, regular police patrols, and surveillance systems maintained to international standards. CCTV coverage is extensive. Road access points are monitored. Security patrols operate around the clock. Streets feel safe at any hour — an extremely rare quality in a major West African city.

Asokoro: Presidential-Grade Security

Asokoro's security derives from proximity to the seat of executive power in Nigeria. The Presidential Villa's security perimeter effectively extends over the entire district. Police and military checkpoints are common on major Asokoro roads. Security convoys are a routine sight. This government-mandated security architecture is arguably **the most robust in the country**. It does not depend on private arrangements or diplomatic protocols that could change with geopolitical circumstances. As long as Aso Rock remains the Presidential residence, Asokoro will remain among

Nigeria's most intensively secured residential zones.

The trade-off: frequent checkpoints can create minor traffic delays during VIP movements and state functions. Most Asokoro residents view this as an acceptable price for the security guarantee.

VERDICT SECURITY INFRASTRUCTURE

Winner: Asokoro (Security) Both districts are exceptional by any Nigerian standard. Asokoro's presidential proximity gives it a structural security advantage that is government-guaranteed rather than diplomatically dependent. For buyers where personal security is the paramount concern, Asokoro's military and police presence provides the highest available protection level in Abuja.

SECTION 06

Infrastructure & Development (2026)

Infrastructure quality in both districts is among the best in Sub-Saharan Africa's capital cities — but the 2026 investment pipeline clearly favours Maitama for near-term improvement and asset value uplift.

Maitama Infrastructure (2026)

- **Maitama II District Extension:** Over ₦300 billion budgeted for infrastructure development. Phase 1 maintenance progressing through 2026 with planned residential capacity expansion adjacent to Maitama proper.
- **Road quality:** Among the best maintained in Abuja — wide boulevards, regular resurfacing, effective drainage systems, mature tree canopies.
- **Power supply:** Band A electricity allocation; residents supplement with private diesel generators and growing solar adoption.
- **Internet:** International-grade broadband available; Starlink adoption growing among premium residential users.
- **Abuja Metro Light Rail expansion:** Ongoing project to improve connectivity to surrounding areas.
- **City Walk Abuja project:** First phase targeted for mid-2026 completion, adding curated retail and leisure infrastructure.
- **Water supply:** Relatively more reliable than most Abuja districts; private borehole and treatment solutions standard for luxury properties.

Asokoro Infrastructure (2026)

- **Road network:** Well-paved, consistently maintained — government interest in the presidential precinct ensures above-average upkeep of all arterial roads.
- **Drainage:** Better than most Abuja districts, benefiting from elevated terrain that naturally reduces flood risk.
- **Power supply:** Band A electricity allocation; luxury properties equipped with comprehensive backup power systems as standard.
- **Security infrastructure:** Checkpoints, CCTV, and road lighting maintained to government standards on all major arteries.

- **Commercial restriction dividend:** The deliberate absence of commerce reduces infrastructure load, preserving road and utility quality.
- **Internal compound infrastructure:** Most luxury properties feature private generators, water treatment, CCTV, home automation, and security booths as standard inclusions.
- **Institutional proximity benefit:** Government investment in surrounding institutions (ECOWAS Commission, National Assembly, Supreme Court) positively impacts Asokoro's road and utility network.

VERDICT INFRASTRUCTURE & DEVELOPMENT

Winner: Maitama (Development Pipeline) Both districts have excellent existing infrastructure. Maitama gains the 2026 advantage from its active government and private investment pipeline — particularly the Maitama II extension — which will extend value uplift to adjacent properties. Asokoro's infrastructure is excellent but more static.

SECTION 07

The Definitive Buyer's Guide

Based on our comprehensive 2026 analysis, different buyer profiles are clearly suited to different districts. Here is our definitive recommendation framework:

Choose Maitama If You Are:

- A **diplomat or expatriate professional** requiring proximity to embassies, international schools, and a cosmopolitan environment that mirrors global capital cities
- A **corporate executive** who needs to entertain clients, attend business functions, and access high-end hospitality without leaving your residential district
- An **investor focused on rental income**, seeking the largest and most reliable pool of high-paying tenants — embassies, multinationals, government agencies, diaspora
- A **family with school-age children** requiring quality international education without excessive daily commutes
- A buyer with a **■200M–■700M budget** seeking genuine luxury with strong mid-market depth and competitive options in a well-established area
- Someone who values a **curated social scene** — fine dining, boutique hotels, cultural events, and active leisure — as an integral part of daily life
- An investor prioritising **capital preservation with better exit liquidity** — a larger pool of potential buyers when you eventually sell

Choose Asokoro If You Are:

- A **senior government official, political figure, or National Assembly member** for whom proximity to the seat of power is professionally and personally logical
- An **ultra-high-net-worth individual (UHNWI)** for whom privacy, space, and the absolute pinnacle of residential exclusivity are non-negotiable requirements
- A **diplomat or ambassador** requiring a large compound footprint, exceptional security, and close proximity to the Presidential Villa and major government institutions

- An investor with a **■1B+ budget** seeking a multigenerational **land-bank asset** with strong capital preservation and very limited new supply risk
- Someone whose lifestyle is largely self-contained — who entertains at home, values security over amenity access, and finds Maitama's activity level insufficiently private
- A buyer planning to hold the property long-term, viewing Asokoro as **legacy wealth storage** rather than an income-generating vehicle
- Anyone for whom the distinction of Nigeria's most politically powerful residential address carries genuine personal, professional, or reputational value

2026 Final Scorecard

CATEGORY	MAITAMA	ASOKORO
Property Price Flexibility	★★★★■	★★★██
Capital Preservation	★★★★★	★★★★★
Rental Income Potential	★★★★★	★★★★■
Lifestyle & Amenities	★★★★★	★★★██
Privacy & Exclusivity	★★★★■	★★★★★
Security	★★★★★	★★★★★
Infrastructure Quality (2026)	★★★★★	★★★★■
Development Pipeline	★★★★★	★★★██
Liquidity / Exit Ease	★★★★■	★★★██
Political Gravitas / Prestige	★★★★■	★★★★★
Expat & Family Appeal	★★★★★	★★★★■
Legacy Wealth Storage	★★★★■	★★★★★

CONCLUSION

The Final Verdict

*"There is no wrong answer — only the wrong answer for you.
Maitama wins the city. Asokoro wins the throne."*

After a full-spectrum 2026 analysis backed by verified market data, one thing is clear: Maitama and Asokoro are not competitors — they are complements. They serve different humans with different priorities, and the mistake is treating them as interchangeable.

Maitama is the superior choice for the majority of luxury buyers. It offers greater amenity depth, stronger rental yield potential, better liquidity, superior family infrastructure, and an active development pipeline that will sustain value uplift through the remainder of the decade. For the diplomat, the corporate executive, the international investor, and the family seeking the full Abuja luxury experience, Maitama delivers more across more dimensions.

Asokoro is the right choice for a specific, elite buyer: the UHNWI for whom absolute privacy, maximum security, and the prestige of Nigeria's most politically charged address matter more than lifestyle convenience. With average listed house prices of ₦1.5 billion and compounds measuring thousands of square metres, Asokoro is the destination for buyers who are not simply purchasing a home — they are acquiring a statement of national consequence.

For the serious investor making a purely financial decision: **Maitama offers better income, Asokoro offers better legacy**. The smartest portfolio strategy in 2026 includes both — Maitama providing rental cash flow and Asokoro anchoring long-term land-bank wealth.

OVERALL WINNER 2026	MAITAMA	For most buyers, most use cases, and most investment strategies in Abuja 2026. Best all-round luxury address in Nigeria's capital.
---------------------------	---------	--

About Quid & Stones

Quid & Stones is Abuja's premier luxury real estate intelligence platform, providing verified market data, investment analysis, and property advisory services to high-net-worth individuals, diplomatic missions, institutional investors, and the discerning buyer seeking clarity in Nigeria's capital city real estate market.

Data Sources (2025–2026): PropertyPro Nigeria (Jul 2026) · Nigeria Property Centre (2026) · The Africanvestor — Abuja Real Estate Market Analysis 2026 · Nigeria Housing Market — Maitama & Asokoro Area Guides (Feb 2026) · AI Realent — Best Places to Live in Abuja 2026 · 7-Fifteen Capital — Ultimate Guide to Luxury Real Estate in Abuja · Krent Real Estate News — Maitama Area Guide (Apr 2025) · Berkly Facilities — Maitama vs Asokoro Analysis · Esthington Properties — Maitama Investment Guide (Dec 2025)

Disclaimer: All price data reflects publicly listed asking prices as reported on major Nigerian property portals and industry publications. Actual transaction prices may vary. This article is for informational and editorial purposes only and does not constitute financial or investment advice. Always conduct independent due diligence and consult a qualified real estate professional before making any property investment decision.