



WAGON WHEEL



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From the CEO

Welcome to Wagon Wheel

If you are reading this right now, it means that you have shown some interest in us. Wagon Wheel Ltd was founded in the year 2014 and is positioned to become Africa's foremost developer of fully serviced, ready-to-move-in luxury housing.

We are a company built on the principles of Accountability, Quality, Ownership, Innovation, and Integrity, and with these as our foundation, we are set to provide the finest luxury real estate experience to our teeming clientele.

Our mid to long-term growth strategy combines existing business models and innovative and novel ideas that come together to provide an assuring customer-centric experience in all the climes we operate in.

Our promise to you is, peace of mind when it comes to procuring our homes, openness, enhancing stakeholder value. We thank you for your interest in us and ask for your continued support, encouragement, and loyalty.

Once again, Welcome!

Usman Saifullah Malami
Chief Executive Officer



What We Do

High-end Luxury Real Estate

- Luxury Residential Project
- High-end Commercial Project
- Hospitality



At Wagon Wheel, we see luxury as more than design — it's the peace of mind that comes with transparency, reliability, and thoughtful delivery.



MISSION

We strive to provide the finest, completely finished, and furnished luxury housing by positioning ourselves as the Intersection between innovation, constant learning, great team work, and the use of technology while putting our clientele at the core of what we do.

VISION

To be a foremost developer of fully serviced, ready-to-move-in luxury housing.



High-end Luxury Real Estate

In a world where "luxury" is often just a label, Wagon Wheel Ltd delivers the real thing — timeless architecture, prime locations, full smart-home automation, and completely off-grid, move-in-ready properties. Our high-end developments in Abuja and Lagos redefine what it means to live and invest well in luxury real estate Nigeria.





High-End Commercial Projects

At Wagon Wheel Ltd, our commitment to excellence in residential real estate is only the beginning. As we look to the future, we are actively laying the groundwork for a new chapter: the development of high-end commercial spaces that blend luxury, functionality, and long-term value.

Hospitality

At Wagon Wheel Ltd, we're not just designing luxury real estate - we're shaping the future of hospitality real estate in Nigeria. Whether you're a guest, a host, a or an investor, our hospitality developments are crafted to deliver elevated living experiences and profitable returns.



Ongoing Projects

- **Bravos Cottage Maitama**
Off Madeira Street
- **Barn Cottage Asokoro**
Off Linda Chalker Street
- **Sunshine Cottage Utako**
Off Ngozi Iweala
- **Garden Cottage Life-Camp**
On Abubakar Koko Avenue

Bravos Cottage Maitama



Barn Cottage Asokoro



Sunshine Cottage Utako



Garden Cottage Life-Camp



OUR TEAM





Usman Saifullah Malami

Founder & Chief Executive Officer, Wagon Wheel Ltd

Usman Saifullah Malami is the visionary founder and CEO of Wagon Wheel Ltd, a forward-thinking real estate development company redefining luxury living in Nigeria. With a deep commitment to design excellence, sustainability, and transparency, he has steered Wagon Wheel into becoming a trusted name in high-end residential and commercial real estate.

Under his leadership, Wagon Wheel has launched a series of distinctive developments that blend timeless architecture with smart, energy-efficient systems — delivering move-in-ready homes and first-class investment opportunities. Driven by a belief that real estate should be both beautiful and reliable, Saifullah

champions an approach that places people, integrity, and long-term value at the heart of every project.

Beyond development, he is focused on innovation, constantly exploring how design and technology can solve urban challenges and elevate everyday living. His hands-on involvement across the company ensures every home and community reflects Wagon Wheel's promise: no hidden charges, no missed deadlines, no compromises. Through a bold yet humble leadership style, Saifullah is not just building properties — he is shaping lifestyles and setting new standards for what modern real estate in Africa can be.



Dele James Afeni, ACA, MBA

Chief Finance and Administrative Executive

Dele James Afeni is a seasoned finance professional and business Executive with over 15 years of progressive experience in Corporate Finance, accounting, auditing, financial management, project finance and business consulting and management across diverse sectors of the Nigerian economy. He currently serves as the Chief Finance and Administrative Officer at Wagon Wheel Ltd.

A Chartered Accountant (ACA) and MBA holder with a specialization in FinTech, Dele has led strategic financial planning, budgeting, internal controls, risk management, and audit oversight for both private companies, public companies and nonprofit

organizations. He is known for driving operational efficiency, regulatory compliance, and sustainable financial growth through strong leadership, innovative thinking, and robust financial governance.

Dele brings a wealth of expertise in enterprise resource planning (ERP) systems, tax management, cost control, financial management and team development. His analytical skills and commitment to excellence make him a key player in shaping financial strategy and organizational success.



Faith Onyedike, ACA

Internal Auditor, Wagon Wheel Ltd

Faith Onyedika is the Internal Auditor at Wagon Wheel Ltd, where she leads risk-based audits and independent assessments across the company's operations. She ensures strict compliance with internal controls, statutory regulations, and best practices throughout the real estate development lifecycle—from land acquisition to construction and sales. With over five years of proven experience in Financial Accounting, Taxation, and Auditing, Faith leverages integrity and independence to support business growth, enhance financial performance, and uphold regulatory compliance. Prior to joining Wagon

Wheel Ltd, she served as an Accountant at a mining, export, and consultancy firm, where she implemented cost-saving initiatives and improved financial reporting for better accuracy and timeliness. Faith holds a B.Sc in Accountancy from the University of Nigeria, Nsukka. She is a Chartered Accountant and member of the Institute of Chartered Accountants of Nigeria (ICAN).

At Wagon Wheel Ltd, she plays a key role in strengthening internal controls, managing risk, and delivering actionable insights to management—contributing to the company's reputation for excellence, integrity, transparency, and accountability.



Arc. Hazem Mkarem

Senior Technical and Project Management Officer (STPMO)

Hazim Makarem is the Senior Technical & Project Management Officer (STPO) at Wagon Wheel Limited, bringing over six years of cross-border experience in design management and construction across Syria, Lebanon, and Nigeria. With a strong academic background in architecture, he offers a well-rounded, results-driven approach to the built environment. At Wagon Wheel, he oversees technical coordination and project execution, ensuring that architectural, structural, mechanical, and electrical drawings align with both

project requirements and the company's high standards of quality.

Hazim plays a key role in material selection and specification, ensuring all components meet performance, aesthetic, and safety benchmarks. On the project management front, he is responsible for tracking timelines, coordinating with contractors and vendors, and ensuring seamless project delivery. His collaborative leadership ensures that every development reflects the brand's commitment to luxury, human comfort, and global best practices.



Dr. Ubong-Abasi Usoroh

Senior Digital Marketing Manager

Dr. Ubong-Abasi Usoroh is a strategic and progressive Digital Marketing Manager at Wagon Wheel Ltd., where he leads the company's digital strategy across all platforms. With a Ph.D. in Media and Communication and over a decade of experience in global digital marketing, he blends academic insight with hands-on expertise to drive brand visibility, lead generation, and audience engagement in the luxury real estate space.

Prior to joining Wagon Wheel, he held senior digital roles at leading firms in the United States and Africa,

where he specialized in SEO, content marketing, email automation, social media, and performance analytics. A holder of 29 certifications from industry leaders including Google, HubSpot, and LinkedIn, Dr. Usoroh brings a data-driven yet creative approach to every campaign. Passionate about innovation, emerging media, and the power of AI in marketing, he is committed to positioning Wagon Wheel as a digitally intelligent, customer-first brand that defines excellence in real estate marketing.



Abdullah Bala Ndanusa

General Manager, Operations & Corporate Services

Alhaji Bala Ndanusa is the General Manager Operations at Wagon Wheel Ltd, Abuja, Nigeria. With a strong academic foundation from Central Primary School, Government Secondary School, Federal Polytechnic Bida, and the Federal University of Technology Minna—where he earned a Postgraduate Diploma in Information Technology—Alh. Bala brings a unique blend of business management and tech-driven insight to the property sector. His career spans business administration, real estate development, and digital innovation, positioning him as a strategic leader committed to excellence and sustainable growth.

Under his leadership, Wagon Wheel Ltd has delivered multiple high-value residential projects, gaining the trust of investors, off-takers, and diaspora stakeholders alike. Driven by the philosophy of integrity, innovation, and impact, Alh. Bala Ndanusa envisions building communities that create generational wealth and improve urban living. He believes in using real estate as a tool to uplift lives while maintaining transparency and long-term value for all stakeholders. With deep roots in both business and technology, he continues to champion visionary leadership at Wagon Wheel Ltd, ensuring that each project reflects a blend of traditional values and modern ambition.



Arc. Sham Emad

Senior Design Officer

Sham Emad Mkarem is a Syrian architect from Damascus, specializing in architectural design and 3D visualizations. Sham holds a Bachelor's Degree in Architecture from Damascus University and a diploma in Interior Design. With years of experience, Sham has worked on various architectural design and development projects, creating realistic 3D visualizations and designing interiors and exteriors for both residential and commercial buildings. Proficient in modern design software and fluent in Arabic and English (B2 level), Sham enjoys projects that balance beauty with functionality. Her achievements include

successfully delivering housing and commercial designs, along with detailed 3D renderings for real-world architectural work. Sham believes that good design should be both beautiful and functional, reflect cultural identity, and prioritize sustainability. Her favorite quote, "It's the small details that make the difference between ordinary and outstanding design," reflects her attention to detail and design philosophy. Her goal is to deliver unique architectural solutions that satisfy clients while balancing quality, innovation, and efficiency.



QS. Ahmad Ahmad Sani

Head, Quantity Surveyor, Wagon Wheel Limited

Ahmad Ahmad Sani is a seasoned construction professional with over a decade of experience in Quantity Surveying, Project Management, and Building Information Modelling (BIM). He has overseen the successful delivery of more than 1,500 housing units across Nigeria, ranging from luxury residences in Abuja's prime districts to large-scale mass housing projects along the Keffi-Abuja corridor. His career has seen him serve as Budget Officer, Senior Cost Control Officer, and Head of Project Management Office/Team Lead Quantity Surveying, consistently ensuring projects are delivered on time, within budget, and to the highest standards. He holds a BSc in Quantity Surveying from Ahmadu Bello University, Zaria, an MTech in Project

Management from Abubakar Tafawa Balewa University, Bauchi, and is a Certified Project Manager (PMP), Registered Quantity Surveyor (RQS), and Member of the Nigerian Institute of Quantity Surveyors (MNIQS). Ahmad's portfolio includes delivering a 412-unit residential estate within budget and schedule, leading the Silicon Garden development (3.9 ha) with schools, malls, and sporting facilities, and overseeing eight luxury waterfront apartments at Jabi Lake. Guided by his belief that "trust, clarity, and collaboration are the invisible structures holding every project together," he brings a unique blend of technical expertise and people-centered leadership. His vision is to drive transformative projects that balance innovation, cost-efficiency, and sustainability, while mentoring the next generation and shaping Nigeria's built environment with integrity and foresight.



Moukhtar Muhammad-Baba

Client Acquisition Manager

Moukhtar Muhammad-Baba is a results-driven Sales and Business Development professional with over a decade of experience spanning real estate sales, and investment advisory. He has successfully worked across African and Middle Eastern markets, always striving to achieve revenue growth, and optimize client engagement strategies. Overall accumulated 11 years in Sales and Business Development in the Real Estate Sector. 6 years in Luxury Residential Sales in Dubai, UAE working for the likes of EMAAR PJSC and The First Group 5 years running an Independent Real Estate Brokerage in Abuja, Nigeria 2 years in running Sales

Department in a Real Estate Development Company. Certified Trained Real Estate Broker by the Dubai Real Estate Institute (DREI). Moukhtar believes in the power of a customer-centric approach to sales and views integrity, transparency, and value creation as the foundation of sustainable business success.

“Sales is not just about closing deals, it’s about opening doors to lasting partnerships, where every client feels valued and every solution drives meaningful impact.”

As Client Acquisition Manager at Wagon Wheel Ltd, my commitment is to ensure that every client engagement reflects our company’s integrity, innovation, and focus on results.



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