

JAWUDI.

TRUST INFRASTRUCTURE FOR AFRICAN REAL ESTATE

The *Buyer's* Guide.

Everything you need to know to buy land or property in Guinea through Jawudi — safely, transparently, and from anywhere in the world.

VERIFIED LISTINGS

SECURE PAYMENTS

ENGLISH & FRANÇAIS

Buy, build, own in Africa — your home in Africa, managed from anywhere.

Buying with Jawudi, step by step

Buying property back home shouldn't require flying back home. Jawudi was built for the diaspora: every listing is documented, every payment is protected, and every step happens on the platform — process, not promises. Here is the whole journey at a glance.

- 1 Browse verified listings**
Explore land, houses, and apartments — no account needed. Every listing shows photos, exact location, title status, utilities, and local context.
- 2 Create your account**
Sign up with Google, Apple, or your email and password, then complete your profile with a verified phone number. This is required before you can place an offer.
- 3 Make an offer**
Submit your offer amount and any conditions directly on the listing. You can edit or withdraw it while it's under review.
- 4 Pay securely**
When your offer is accepted, we email you that a payment is ready. Sign in, open your offer, and pay your deposit or full amount securely (powered by Stripe). Never pay outside the platform.
- 5 Verify your identity**
Upload a passport photo and a government-issued ID. Our team reviews your documents — you can do this while your payment is processing.
- 6 Complete the purchase**
Once payment is confirmed and your documents are verified, the property is reserved for you and we prepare the transfer documents.

Live in Guinea today.

Jawudi currently operates in Guinea, with more markets coming. Join the waitlist on jawudi.com to be notified when your country opens.

Find the right land or property

Browsing is free and open — no account required. Listings are available in English and French, with prices shown in the local currency.

What you can buy

Land parcels, houses, and apartments across Guinea. (Jawudi also offers a separate building-materials catalog if you're planning to build.)

Search your way

Filter by price, size (m²), city, and property type. Switch between list and map view, and search directly on the map in the area you care about.

Ask Alpha

Signed-in buyers can chat with Alpha, our AI assistant, to explore land and housing listings, compare options, and get answers any time of day.

What every listing shows

Photos and videos, price (with a "negotiable" badge where applicable), area in square meters, exact location on a map, road access, and utilities (electricity, water, sewage).

Legal & verification details

Each listing displays its title status — including whether the title has been verified — plus zoning information and supporting documents you can view directly.

Local context you won't find elsewhere

Community and traditional authority, known land disputes, seasonal access, flood risk, mobile network coverage, and nearby amenities like markets, schools, and hospitals.

Understanding listing status.

Listings marked **Under Contract** already have an accepted offer — but you can still place a **backup offer**. If the current deal falls through, your offer is considered next.

Making your offer

Offers are how you buy real estate on Jawudi. To place one, you'll need an account with a completed profile — your name, date of birth, country, and a verified phone number.

Offer amount	Fixed-price listings require an offer at or above the list price. On negotiable listings, put your best offer forward — other buyers may be interested in the same property, and the strongest offer wins. A live indicator shows how your offer compares to the asking price.
Conditions	Add optional notes to your offer — for example, requesting a viewing before finalizing.
One offer per listing	You can have one active offer per listing. Want to change it? Edit your pending offer, or withdraw it and start fresh.
Backup offers	On listings that are under contract, your offer is queued as a backup in case the current deal falls through.
Multiple units	Some land listings offer multiple parcels — choose your quantity when you make the offer.

Tracking your offer

Follow every offer from your account under **My Offers**. Each offer moves through clear statuses:

PENDING

ACCEPTED

DEPOSIT PAID

COMPLETED

REJECTED

WITHDRAWN

Your offer page shows a full timeline — Submitted → Under Review → Accepted → Deposit Paid → Completed — so you always know exactly where things stand.

While your offer is pending.

The seller's team reviews and either accepts or rejects your offer. You stay in control: edit or withdraw your pending offer at any time from your account.

Secure payment and identity check

When your offer is accepted, two things happen in parallel: you pay securely online, and you verify your identity. Neither blocks the other — do them in whichever order suits you.

4

Paying for your property

- ✓ Depending on the agreement, you'll pay either a **deposit** (a percentage set when your offer is accepted) or the **full amount**.
- ✓ You'll get an email letting you know a payment is ready for your offer. Sign in to your Jawudi account, go to **My Offers** and open the offer — the **Pay Now** button is right on the offer detail page.
- ✓ Payments are processed by **Stripe**, a global payment leader. Cards are accepted; your details never touch Jawudi's servers.
- ✓ Each payment stays open for **24 hours**. If yours expires, contact our team and a fresh one will appear on your offer page.
- ✓ After your deposit, our team prepares the balance payment — you'll be notified when it's ready to pay on your offer page.

5

Verifying your identity

- ✓ Upload two documents on your offer page: a **passport-style photo** and a **proof of identity** (passport, national ID, or driver's license).
- ✓ Accepted formats: JPEG, PNG, WebP, HEIC, or PDF — up to 10 MB each. Photos taken on your phone work fine.
- ✓ Our team reviews each document. Statuses: **Pending → Under Review → Verified**. If a document is rejected, you'll see the reason and can re-upload immediately.
- ✓ Verification protects you: it ensures the transfer documents are issued in the right name.

Completion

Once your payment is confirmed and your documents are verified, your purchase is marked **Completed**: the property is reserved for you and we prepare the transfer documents. You'll be notified by email at every step.

Golden rule: never pay outside the platform.

Jawudi will never ask you to wire money to an individual, pay in cash, or click a payment link sent by email or message. The only place to pay is the Pay Now button on your offer page, after signing in to your Jawudi account.

Frequently asked questions

Do I need an account to browse?

No — browsing listings is completely open. You only need an account (with a completed profile) to place offers, save favorites, or chat with Alpha.

How much is the deposit?

The deposit amount is set individually when your offer is accepted, based on the property and agreement. Your offer page shows the exact amount before you pay.

Can I negotiate the price?

On listings marked negotiable, you're welcome to offer below the asking price. Put your best offer forward — other buyers may be bidding on the same property, and the strongest offer wins. While your offer is pending, you can edit it at any time, for example to strengthen your amount.

What happens if my payment expires?

Each payment stays open for 24 hours to protect you. If yours expires, contact our team from your offer page and a new one will be made available there — your accepted offer isn't lost.

Is my money safe?

Payments are processed by Stripe with bank-level security; Jawudi never sees or stores your card details. Every payment is tied to your offer on the platform, with a full record you can always access.

Can I buy from abroad?

Yes — that's the point. The entire journey (browsing, offers, payment, identity verification) happens online. You never need to be in Guinea to buy.

What if someone else already has an offer on the property?

Listings under contract accept backup offers. If the current deal falls through, your backup offer is considered next.

Is the guide available in French?

The entire Jawudi platform is available in English and French — switch languages anytime from the site header.

Meet Alpha, your 24/7 assistant

Alpha is Jawudi's AI assistant — "your construction-obsessed best friend who never sleeps." Ask about listings, your orders, payments, or planning a construction project, any time, in the language you prefer. Find Alpha in your account once you're signed in.

Ready to own a piece of *home*?

Our team responds within one business day. Tell us what you're looking for and we'll help you buy it — or build it.

BROWSE LISTINGS

jawudi.com

SAY HELLO

hello@jawudi.com

GET SUPPORT

support@jawudi.com

JAWUDI.

YOUR HOME IN AFRICA, MANAGED FROM ANYWHERE.