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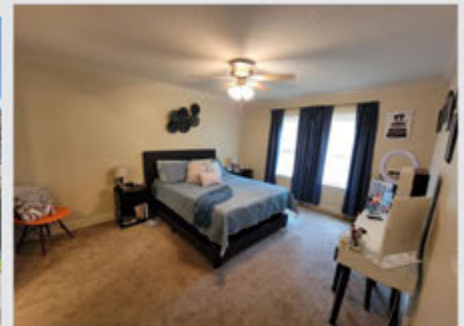


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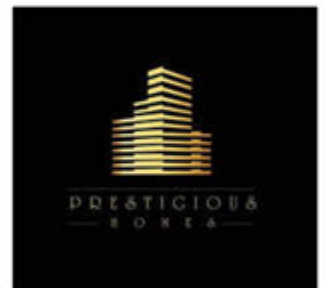


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CONTENTS



PROPERTY OFFERS + ARCHITECTURE + INTERIOR DECOR

16 THE APAPA PRECEDENT

A detailed analysis on the infrastructure deficits and urban planning failures in Ibeju-Lekki development

29 LAGOS-CALABAR HIGHWAY UPDATE

An update on the Lagos-Calabar highway construction projects with facts and figures

30 REAL ESTATE NEWS UPDATE (GOVERNMENT)

Details on Governor Sanwo-Olu mid-term report

42 MERA MERA BEACH HOUSE | ONIRU, LAGOS

Learn how to create a perfect indoor-outdoor living space

58 TENANT TALES: Protector or Jailer

An enthralling tale of an experience with 'oga', a uniquely named guard dog



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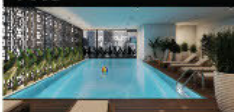
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ARKBRIDGE PLC LAUNCHES MORTGAGE PLATFORM AFTER SUCCESS OF VALUE RECOVERY PLAN

Arkbridge Plc, a trailblazing property development company, has introduced a strategic mortgage adoption system following the overwhelming success of its Value Recovery Plan (VRP) — a bold initiative designed to hedge real estate homeowners from the biting impact of inflation, which now stands at 23.71%, according to the National Bureau of Statistics.

Originally launched as a buffer to help subscribers upgrade stalled investments at pre-inflation rates, the VRP has transformed depreciating property investments into appreciating assets, recording growth rates as high as 414%. The success of this initiative has now inspired the introduction of a flexible mortgage platform, aimed at further empowering property owners and investors to scale their holdings without the immediate burden of full capital outlay.



We saw subscribers unlock massive value through the VRP,” said Chudi Kalu, Chairman of Arkbridge Plc, during a press briefing in Lagos. “This momentum showed us the need for a



more sustainable system, and that’s how our mortgage platform was born enabling clients the flexibility to upgrade and grow across our locations.”

Kalu shared several success stories:

A subscriber’s ₦6.6 million investment in Abijo (2020) is now worth ₦30 million in equity and was upgraded to a ₦45 million land parcel in Maryland as Arkbridge covered the inflation gap.

Another client moved from a ₦8.75 million two-bedroom (2019) at Fairfield Apartments to a ₦65 million three-bedroom terrace in 2024, with just a ₦20 million top-up thanks to revalued equity of ₦45 million.

Arkbridge’s transition into mortgage facilitation aligns with its mission to democratize homeownership across Nigeria. The company’s new mortgage system has already driven rapid adoption at Surulere II, which is now oversubscribed.

We are not just building homes, we’re building security of the homeownership process,” Kalu added. “As we expand into new locations, our focus remains: reduce the entry barrier for subscribers, cushion inflationary shocks, and turn today’s challenges into tomorrow’s opportunities.”

Arkbridge Plc’s mortgage-backed model is now available across its portfolio, including new launches in Ikeja, Yaba, Sangotedo, Abijo, Ikate and Ajah.

THE APAPA PRECEDENT: ANALYSING INFRASTRUCTURE DEFICITS AND URBAN PLANNING FAILURES IN IBEJU-LEKKI'S DEVELOPMENT

By Bisi Odusanya



Everyone's talking about Ibeju-Lekki as "the new Lagos," but have you noticed something? Real estate agents always talk about how much money you'll make, rather than what it would be like to actually live there. I believe buying land in Ibeju-Lekki makes sense primarily as an investment, not as a place to call home. Let me explain why.

The Truth About Lagos Real Estate

First, we need to accept a harsh reality: Lagos struggles to offer both functionality and affordability. Most areas provide one or the other, rarely both. When real estate agents pitch Ibeju-Lekki, they love showing how property values skyrocketed in places like Lekki Phase 1, VGC, and Ikoyi. "Your investment could multiply 50 times in two decades!" they say.

And they're not wrong about the potential returns.

But here's what they're not telling you: these neighborhoods were desirable

because they initially offered peace, water access, and an escape from Lagos chaos. Ibeju-Lekki today is being developed with a completely different focus.

A Different Kind of Development

Ibeju-Lekki isn't being built around residential comfort. Instead, it's centered on industrial projects: Dangote Refinery Fertilizer plants, Seaport facilities and A proposed airport This isn't the next Lekki Phase 1. It's more like the next Apapa.

The Apapa Lesson

Younger Lagosians might only know Apapa for its terrible traffic, pollution, and broken-down trucks. But it wasn't always like that.

The Apapa of yesterday rivalled Ikoyi in prestige. It featured: Beautiful sea access, An amusement park, The boat club, Luxury hotels. Homes of prominent Nigerians like Obafemi Awolowo and the Ibru family. What happened? Poor urban planning and insufficient infrastructure couldn't handle population growth. The

industrial activity overwhelmed the residential areas.

What Ibeju-Lekki Really Is

Ibeju-Lekki fits the definition of an industrial zone: a cluster of standalone industrial facilities operating simultaneously on a city's outskirts. This type of development typically needs excellent transportation networks, including roads and railways. Unfortunately, Ibeju-Lekki currently lacks adequate roads and has no rail connection. As industrial activity increases without matching infrastructure improvements, we can expect severe problems:

- Environmental pollution ("eating fumes" as a friend put it)
- Traffic gridlock

Deteriorating living conditions

Like with Apapa, there will be meetings, town halls, and promises to fix the issues. But if history repeats itself, residents will be stuck with the consequences.

THE APAPA OF YESTERDAY RIVALLED IKOYI IN PRESTIGE IT HAD HOMES OF PROMINENT NIGERIANS LIKE OBAFEMI AWOLOWO AND THE IBRU FAMILY.



The Investment Opportunity

Despite these warnings about living there, Ibeju-Lekki remains a potentially excellent investment. Land in industrial Apapa sells for #300,000-\$500,000 per square meter, depending on location. If you buy strategically near the Free Trade Zone, Dangote Refinery, or seaport, you could see similar returns over time. Even properties somewhat removed from these areas could appreciate significantly.



Beyond Just Land Speculation

Ibeju-Lekki does have positive attributes. It features:

Beautiful resorts like La Campagne Tropicana and Omu Resort
Attractive beaches

- Top schools
- Shopping malls

There are also business opportunities beyond simple land investment. In an industrial/commercial zone, these ventures could thrive:

- Short-term rental properties
- Hotels

Luxury apartments

Commercial services for workers and visitors

Should We Change Course?

I believe we shouldn't try to force Ibeju-Lekki to become something it's not.

Instead, we should embrace its destiny as a commercial and industrial hub.

Well-planned industrial zones can be successful when properly supported.

The Bigger Lagos Housing Problem

If affordable, functional living is what you seek, unfortunately, Lagos rarely offers both. Areas like Ikorodu, Agege, Ifako-Ijaiye, and Badagry are more affordable but often lack adequate infrastructure and face long commutes.



In the 60s & 70s, Apapa GRA was the home of prominent Nigerians like Otunba Subomi Balogun Founder of FCMB, Sir Alex Ekwueme Former Vice-President of Nigeria, Micheal Ibru founder of the Ibru Group and Chief Obafemi Awolowo, Premier of Western Region and Finance Minister in the Gowon Administration

What's the Solution?

Lagos needs three key elements to address its housing crisis:

1. Proper urban planning that balances residential, commercial, and industrial needs
2. Subsidized housing programs to increase affordability
3. Massive infrastructure investment (perhaps the most crucial element)

Without these changes, the pattern will continue: new areas will develop, initially offering either affordability or functionality, but rarely maintaining both as they mature.

Final Thoughts

If you're considering Ibeju-Lekki, be clear about your goals:

For investment and potential high returns: It could be excellent

For a peaceful, pollution-free place to live: Look elsewhere

Understanding what Ibeju-Lekki really is - and what it's becoming - will help you make a decision that aligns with your true objectives.

Bisi Odusanya offers a uniquely insightful perspective on Nigeria's dynamic real estate market, merging sharp analytical skills with deep practical understanding. Drawing on her strong background in finance and data analytics, Bisi's writing delivers more than just market analysis; it provides tangible strategies for navigating Nigeria's property sector.

Gov Sanwo-Olu Mid-term report

**Ministerial briefing
of Commissioners &
project updates**
Pages 29–33



SALE

BANANA ISLAND: Exquisitely finished 4 and 5 bedrooms waterfront detached houses in a mini Estate off 3rd avenue.

Penthouse 4bedroom and 3 bedroom flat in Bella Vista

VICTORIA ISLAND: Commercial beachfront land measuring 22,070sqm off ligali Ayorinde

STILL WATERS ESTATE: Five bedroom detached house with 2 rooms bq at Stillwaters Estate. Ikate.

AGUNGI: 4 Bedroom end of terrace with rooms bq by Friend's colony gate.

CHEVRON: 2 units of 4 Bedroom terrace with a room bq at Discovery Park Estate. Lekki conservation area. Chevron.

ROYAL ESTATE: Furnished 5 bedroom detached house with 2 rooms apartment.

IJORA: Warehouse with offices on 2000sqms along Ijora course way.

TO LET / LEASE MILVERTON ESTATE: 3 Bedroom flat shortlet at Jakande.

For further enquiries, please contact:

Triple A Properties
Real Estate Consultants and Developers
290, Borno way, Alagomeji Yaba.
Phone Nos: 08060322772, 07019097677
E-mail: tripleaprops@yahoo.com

PROPER MANAGERS LTD

Real Estate Consultants & Developers
 41, Eric Moore Street, Wemabod Estate, Off Adeniyi Jones Ikeja Lagos.
 Tel: 08033052612, 08062872542
propermanagers@yahoo.com

PROPERTY FOR SALE

VGC/ABIJO

- A WING OF 4 BEDROOM DUPLEX WITH A ROOM BQ AT VGC, TITLE: C OF O, PRICE: ₦280M.
- 4 UNITS OF 3BEDROOMS + 1 UNIT OF 4 BEDROOMS PENT HOUSE AT GREENWOOD ESTATE, ABIJO - AJAH
- LAGOS STATE, TITLE: DEED OF ASSIGNMENT, PRICE: ₦150M
- 5BEDROOM DETACHED HSE WITH 2ROOMS BQ ON 1,026.09SQM @VGC, PRICE: ₦400M ASKING, TITLE: C OF O.

IKEJA

A DEMOLISHABLE PROPERTY OFF AWOLOWO WAY, IKEJA, SIZE: 545MTQ TITLE: REGISTERED , PRICE: ₦250M ASKING.
 5BEDROOMS SEMI DETACHED HOUSE WITH A RM BQ AT WEMABOD ESTATE, OFF ADENIYI JONES, TITLE: WEMABOD LEASE, PRICE: ₦350M ASKING.
 2UNITS OF 3BEDROOMS FLAT WITH A ROOM BQ EACH ON 500MTQ IN AN ESTATE OFF ADENIYI JONES, IKEJA. PRICE: ₦350M ASKING.
 4BEDROOM DETACHED HOUSE AT WEMABOD ESTATE, PRICE: ₦40M ASKING
 2UNITS OF 4BEDROOMS DUPLEX IN A CORNERPIECE AT OSHORUN ESTATE, OPIC - ISHERI, TITLE: COFO, PRICE: ₦300M ASKING

LADIPO

- 2 UNITS OF 4BEDROOMS SEMI DETACHED DUPLEXES WITH A ROOM BQ EACH @ OFF AROWOJOBE STR, LADIPO - OSHODI, TITLE: DEED OF ASSIGNMENT, PRICE: ₦200M ASKING.

OGUN STATE

- A COMPANY ON AN ACRE OF LAND CONSISTS OF TWO WAREHOUSES, OFFICE BLOCK, SECURITY HOUSE, SERVANT QUARTERS, @ MAGBORO LAGOS IBADAN EXPRESSWAY PRICE: ₦1.5B Asking TITLE: C OF O.

TO LET

IKEJA

- 2BEDROOM FLAT @ WEMABOD ESTATE, RENT: ₦3.5M P.A
- 2 UNITS OF MINI FLAT AT WEMABOD ESTATE, RENT: ₦1.5M P.A EACH

EGBEDA

- A DOUBLE SHOP AT EGBEDA MAIN SHOPPING COMPLEX, BY GOWON ROAD, RENT: ₦1M P.A

KINDLY REVERT TO US FOR FURTHER INFORMATIONS AND INSPECTIONS
 LETTING: SEUN AKANNI 0806 287 2542,
 SALES: RAPHAEL 0803 305 2612, 0915 283 3654

VACANCY! VACANCY!! VACANCY!!!

A reputable Real Estate firm request the service of an ND holder in Estate Management for immediate employment, send your CV to propermanagers@yahoo.com or the above address, shortlisted candidate will be contacted.

HOUSES AND PLOTS FOR SALE IN LAGOS

(A) OLD IKOVI – BANANA ISLAND – VICTORIA ISLAND:

1. **Residential land:** 3,000^m, 2,000^m & 1,000^m, 1200^m, 500^m @ Banana Island Ikoyi Call
2. New 3 & 4 B/R apartment + BQ, fully serviced @ Glover Rd, Ikoyi Call
3. **Prime Residential Land:** 1,500^m & 1000^m + Lagos C of O @ Cameroon Rd Ikoyi Call
4. **Prime Water Front Land:** 5,120^m & 2,550^m @ Queen's Drive Ikoyi Call
5. **Luxury 5 B/R Terrace Duplex + 2 BQ**, fully serviced @ Banana Island Ikoyi Call
6. **Super Luxury 4B/R Detached house + BQ**, fully serviced @ Banana Island Ikoyi Call
7. **Fenced and gated 1500^m land + C of O** @ Osborne Estate Phase 2, Ikoyi Call
8. **Luxury 6 B/R mansion**, with S/pool, gym & Jeely on 1000^m @ Banana Island Ikoyi Call
9. **Nicely furnished 5B/R Penthouse + BQ**, fully serviced @ Banana Island Ikoyi Call
10. **Commercial Land + Structure** 4,348^m, 3000^m @ Adeola Odeku St, Victoria Island Call
11. **Distress Sale:** 3 B/R Ground floor luxury flat + BQ @ Gerald Rd, Ikoyi N470m
12. **Luxury 3B/R apartment + BQ**, fully serviced @ Mojisola Onikoyi Estate, Ikoyi N450m

(B) LEKKI PHASE I – VGC – IBEJU LEKKI – DANGOTE REFINARY AREA:

1. **Super luxury 5 B/R D/H + 2rms BQ**, S/pool & Gym @ Lekki Phase I Call
2. **Excellent 5B/R Duplex + 2rms BQ**, fitted kitchen & S/pool @ VGC N600m
3. **Super luxury 3 B/R apartment + BQ**, fully serviced + S/pool @ Lekki Phase I N350m
4. **Commercial Land:** 2,800 + C of O @ Facing Lekki Epe Expressway, Osapa London Call
5. **Mix Dev Land:** 1900^m + Structure @ Facing Admiralty Way, Lekki Phase I Call
6. 20 acres, 10 plots & 8 plots + C of O Facing Express near Dangote Refinery Call
7. **Cheap land for investors:** 250 acres & 100 acres + good title @ Dangote Refinery Area Call
8. **Superbly finished 5B/R D/ House + 2rms BQ** @ Northern Foreshore (Mobil Estate) Lekki N550m
9. **Newly Renovated 4B/R semi D/House + 3rms BQ** @ Femi Okunnu Estate I, Lekki N330m
10. 5 B/R spacious D/House + 1room BQ @ Carlton Gate Estate, Chevron Drive Lekki N350m
11. **New 5B/R D/House + a room BQ**, fitted kitchen, s/pool @ Chevron Alternative Route Lekki N450m
12. **Lovely 5B/R D/House + a room BQ**, fitted kitchen, s/pool @ Chey View Estate Chevron Lekki N370m

(C) IKEJA – MARYLAND – ILUPEJU ESTATE – SURULERE – YABA:

1. **Block of 8 units of 3B/R flats on 1430^m land** @ Oyediran Estate, Sabo, Yaba N350m
2. 4 B/R Bungalow + BQ on 1800^m land @ Oduduwa Crescent, Ikeja GRA Call
3. **Prime Residential Land:** 2349,350^m & 1200^m @ Shonibare Estate, Maryland Call
4. **Luxury 5B/R semi D/House + 1BQ**, fitted kitchen @ Off Adebayo Doherty St, Lekki Phae I N950m
5. **Distress Sale: Residential Land:** 4170^m @ Oduduwa Street, Ikejha GRA Call
6. **New 5 B/R Detached House + a room BQ** @ Awuse Estate Opebi Call
7. 5 B/R D/H + 2rms BQ, 2 B/R Guest Challet on 1,500^m @ G. Cappa Est, Maryland N1.5B
8. **Corner piece land measuring 4165.621^m** @ Adejumo St, Ilupeju Estate Call
9. **Bare land measuring 1600^m + Good title** @ Along Western Avenue, Ojuelegba N800m

FOR MORE INFORMATION CALL:

OYEME SILAS & CO. (SOLICITORS)

134 Obafemi Awolowo Way, (Last floor), Ikeja, Lagos

Tel: 08038222729, 08023112026, 08054385050

*Dayo Villa
Realtors*

FOR SALE

LAGOS ISLAND

- EKO ATLANTIC CITY:** Various plots of land ranging from 2,200 sqm in Eko Atlantic City For sale: **Price from \$1500 - \$2000 per sqm.**
- EKO ATLANTIC CITY:** Under development, 14 Storey Block of Luxury Residential development consisting of 3bedroom apartments and 4 Bedroom Maisonette, situated beside the new US Consulate. **Price, Call.**
- EKO ATLANTIC CITY:** Under development, 27 Storey Block of Luxury Residential development consisting of 1bedroom and 3-bedroom apartments. **Price, Call.**
- EKO ATLANTIC CITY:** under development, 22 Storey, Ocean front, Block of Luxury Residential Development consisting of 2 bedroom and 3bedroom apartments with world class facilities. **Price, Call.**
- IKOYI (Glover):** Under Development, a 12 Storey Block of Luxury 24 nos 3-bedroom apartments & 3 nos 5 Bedroom Penthouse. **Price call.**
- IKOYI (Banana Island).** New development, a 19 Storey Block of Luxury Residential 1,2,3 and 4-bedroom Luxury Maisonnets. **Price, call.**
- OSTIA ISLAND (BESIDE ORANGE ISLAND)** Land for sale: **N850k per sqm.**
- ILASAN Lekki: Under development** a Block of 26 nos. 3 Bedrooms Flat with 1 Room bq and swimming pool (under construction) **N150m.**

LAGOS MAINLAND

- IKEJA:** Around Unity Road. 4 storey office complex with the fourth floor being a duplex. Building has supermarkets, offices etc C of O. **N600m.**
- OREGUN:** Land measuring 7,500sqm with registered Deed. **N2.5bn asking.**
- ODOGUNYAN IKORODU** Block of 4 nos 3-bedrooms flats on Lai Oke Street, Odogunyan Ikorodu, Lagos. **N55m.**

For further enquiries, please contact:

TEL; 08037170737, 08188710686

Email: dayovillarealtors@gmail.com

ADDRESS: c/o (Tunde & Adisa) legal

Practitioners, 16 Ajasa Street, Onikan, Lagos.

DIRECT REQUESTS

We have direct requests for the underlisted briefs.

PURCHASE

- 1. Bare land** measuring approximately **24,000-64,000 sqm** between Lekki Phase 1 and Sangotedo axis, facing the Lagos- Calabar Coastal Road.
Budget: N40-N45m/plot.
The title documents must be clean and transferrable.

- 2. 3-bedroom flat** at Old Ikoyi/Oniru.
Budget: N750m (Ikoyi), N350m (Oniru).

LEASE

- 1. Commercial space** between **300-450sqm** or **Bare land** between **450-600sqm** at busy locations with high footfalls in **Lekki Phase 1, Ikate, Ikota and Thomas Estate.**
Budget: Open.

- 2. 4-bedroom flat** at Old Ikoyi.
Budget: N30-N40m per annum.

- 3. A Detached/Semi Detached House** or **Open Plan Space** suitable for a Church at Victoria Island.
Budget: N40m per annum.

- 4. Commercial Property** suitable for Bank branches within VI, Iwaja and Yaba.
Budget: Open.

- 5. Detached or Semi-detached house** suitable for Private Banking within Old Ikoyi.
Budget: Open.

- 6. 5-6 units of 3- bedroom flat** within **Apapa GRA, Costain** or any other neighbourhood with proximity to Apapa GRA.
Budget: N5m/flat.

JOINT VENTURE

- 1. 1,200-2,000 sqm** land for residential development within **VI or Lekki Phase 1.**
Land value: N2B (maximum).



Kindly Send your **direct** briefs to any of these numbers:
+234 8060204556, 0811 563 2863, 08115632862



*Tunde Bankole
& Partners*

Estate Surveyors, Valuers Property
Consultants, Ratings Surveyors
Feasibility Study Expert.



FOR SALE

1. OLD IKOYI – OBA ELEGUSHI ROAD:

3 Blocks of 36 (Nos.) 4 Bedroom Flats with Boys' Quarters, Underground Parking Space.
12 Flats per Block.

2. IKEJA – AWOLowo WAY:

Building on 1,200 Square Meters Land.

3. SURULERE:

8 Bedroom Detached House on Babs Animashaun Extension.

4. PALM GROOVE – SOMOLU:

One Storey Building on Rufai Street.

CONTACT ADDRESS

Surulere Office:

48, Ogunlana Drive, Surulere, Lagos.

Tel: 0803 314 7134,

0706 053 9229, 0702 516 0799

E-mail: tundevaluer@gmail.com



FILLING STATION FOR SALE

Ilsheri- Igando road

SPECIFICATIONS : 3tanks (45,000 litres each i.e 135,000 litres) buried underground;
PMS - 2(90,000) litres, DIESEL- 1(45,000)litres,
KERO - 1(15,000)litres, 5pumps (single
nozzle discharge), GAS PLANT installed.

LAND SIZE: Approx 1200sqm land including a
bareland at the back

IPrice : N500m asking

FOR SALE

- A Strategic location of a Bungalow** sitting on 420.660sqm
Consisting of A 3bedroom Apartment, 2Bedroom Apartment and a Studio (Selfcontain)
Apartment; Deed Of Assignment & Survey@ Lateef Fagbemi street
Off Osinfolarin Street, Akoka, Yaba.
Price: **N55m net**
- Land Measuring 411.876sqm** in a quiet neighbourhood @ Funmilayo Onoronke Street, Akoka, Yaba ; Land Size: 411.876sqm ; C Of O in process ; Deed Of Assignment & Survey.
Price: **N93m net**
- A Strategic Location of half plot of dry land** ideal for all purpose.
Land Size: 272.149 sqm @ Adeyinka Osijo Street, Akoka, Yaba.
Title :Registered Conveyance.
Price: **N80m net**
- A 4-bedroom terrace apartment** in an estate located @ Orchid Road, Lekki Lagos.
Promotional items: Generator & Refrigerator
Title: Deed of assignment ; CofO
Price: **N150m asking**



For inspection and enquiries contact **OLAMIDE OTEDOLA ASSOCIATES.** Island Office: 10, Peter Eyamaro Close, Osapa London Garden Lagos.
07017676629, 07060987597

email; Olamideotedolaassociates@gmail.com
www.olamideotedolaassociates.com.ng

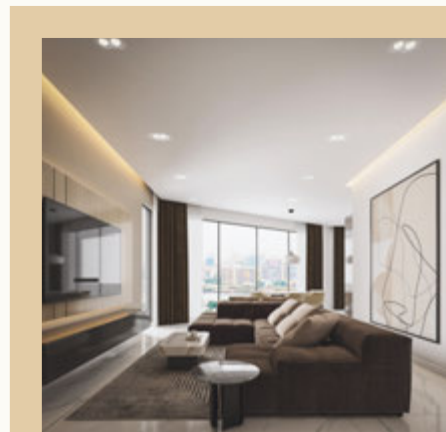
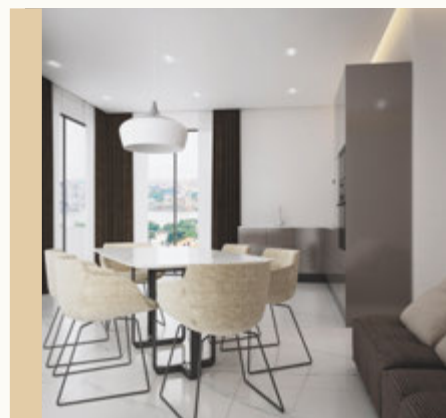


Off freedom way, Lekki Ph1

20 units of 2 Bedroom flats

AMENITIES

- ✓ Swimming pool
- ✓ Serviced complex
- ✓ Gym
- ✓ Elevator access
- ✓ Security system(CCTV)
- ✓ Biodigester waste system
- ✓ Clean water system (reverse osmosis)



Exclusive Investor Offer

Option 1:
3 Units at **N600,000,000**

Payment Structure: **60%**
initial deposit, balance spread equally
over 3 months

Option 2:
3 Units at **N550,000,000**

Payment Structure: **100%**
upfront payment
project completion: Q4 2025

FOR FURTHER INFORMATION PLS CONTACT:

E. E. Ogboru & Ass.
Solicitors, Advocates, Property Consultants.

Pent house suite 17, Ahmed Onibudo street, Victoria Island, Lagos

Tel: 08033005716, 08077773777

FOR SALE**Lonex Garden estate, Isheri North, Berger, Lagos**

4 bedroom semi detached house
Title: R/C
100M (net) 120M asking

VICTORIA ISLAND:

4,300sqm land at Bishop Oluwale street, VI. **N1.4m/sqm**

LAGOS ISLAND/ AJAH/ Sangotedo - Farapark 2

Lagos Island: 3.8 Acres of land at Pike Street, behind Nipost building, Lagos Island. **N120m/plot** (minimum purchase is 1 acre)

Royal Garden Estate, Ajah: 1,200sqm land. **N450m** asking

Abraham Adesanya Estate, Ajah: 3 br bungalow with self compound. **N55m**

Sangotedo, - Farapark estate 2: Well finished 2 bedroom en-suite flat. **N55m**

MAINLAND

Idimu: blocks of 4nos 3 bedroom flats and 4nos mini flats on 670sqm land at Ahmed Oghere street, off Liasu road, Idimu, Alimosho. **N85m**

Isheri North: 1007sqm land at **Lonex Gardens Estate** Isheri North. **N70m**

Isheri North: 4 bedroom semi -detached house with BQ at Lonex Gardens estate. **N100m**

Ketu, Alapere: Storey building comprising mini-flats on 350sqm land at Olatunde Adegbesan street, Alapere. **N45m**

Ogun State: Magboro; Bungalow of 2 flats of 2 & 3 bedrooms each on 680sqm land at Peace estate, Magboro. **N75m**

FOR LEASE**IKOYI:**

Bourdillon Road Ikoyi: Purpose built serviced luxury 4 floors office block.

Floor area; 2,600sqm, premises can park 40 cars, Rent: **N220,000/sqm**

Kingsway Road Ikoyi: Furnished luxury office spaces of 30sqm, 60sqm and above

ILUPEJU: 4 nos 3 bedroom flats in a block of flats @ Anifowoshe Street. N4m p.a

Please Contact:



GODWIN IHEOMA & CO

Estate Surveyors & Valuers



Entrance 4, 1st floor, 28B - 38B, Suite C, Tafawa Balewa Square, TBS, Lagos

Tel; 08060494653, 08028284490

Email; goddieson@yahoo.com, godwiniheoma@gmail.com

PROPERTIES FOR SALE

DEATCHED HOUSE SITTING ON 5000SQM METER LAND AT ALEXANDER AVENUE IKOYI
PRICE: N2.5M PER SQM

5 UNITS OF (4) BEDROOM TERRACES WITH ONE ROOM BQ AT AGODOGBA AVENUE PARKVIEW IKOYI

N1.2 BILLION PER UNIT

2.207 HECTARES OF LAND ON AKIN OGUNLEWE STREET VICTORIA ISLAND EXTENSION
PRICE: N22BILLION (ASKING)

5 BEDROOM DETACHED HOUSE WITH SWIMMING POOL AND 2 ROOMS BQ AT PENNISULAR GARDEN ESTATE SANGOTEDO AJAH

PRICE: N260MILLION

4 BEDROOM DETACHED WITH ONE ROOM BQ AT PENNISULA GARDEN ESTATE SANGOTEDO AJAH

PRICE: N190 MILLION

5000SQM MIXED USED BARELAND AT ALAPER EXPRESSWAY KETU LAGOS

PRICE: N1.2BILLION

6 NOS 3 BEDROOM FLAT AT EMILY AKINOLA STREET AKOKA

PRICE: N400 MILLIOM

623SQM BARELAND AT SHIRIWON VILLIAGE IBEJU LEKKI

PRICE: 6.5MILLION

CONTACT: MENDIP PROJECTS LTD

3rd Floor Suite 303 NEC Building

No. 1 Engineering Close, Victoria Island, Lagos

TEL: 08033198177, 07087174333

Email: info@mendipprojects.com

FOR SALE

LANGBASA-AJAH: Along Oke Ira Nla Road Land measuring 1,800m² Corner Piece with uncompleted Block of Flat 3 Nos Block of 6 Flat

₦250M ONO

SURULERE: Detached House on 1,000m² at Adebola Str., Off Adeniran Ogunsanya Facing Alhaji Masha Road, Opposite Teslim Balogun Stadium, Surulere

₦600M ONO

SURULERE: Warehouse on Corner Piece 950m² at Chief Natufe Str., Off Babs Animashun

₦650M

SURULERE: Vacant 1,300m² Land @ Femi Ayantuga Crescent, Off Adelabu Str., Surulere

₦650M

SURULERE: 2 Wings of 4 Bedrooms Duplex with BQ at Babs Animashaun St., end of Bode Thomas Street

₦250M ONO

VICTORIA ISLAND: 2 Units of Detached Houses together on 1,493m² at Saka Jojo Street CofO

₦3.5B ONO

IKOTUN: Block of Flats on 3 floors on 855m² at Solomon Adekoya Str Off Ijegan Road,

₦100M ONO

EKO AKETE: Half Plot of Land at Iseoluwa Str., Gudugudu Village, Behind Eko Akete

₦12M

IBA: LDPC 3 Bedrooms flat at Plot 77 iba Housing Estate by Lasu

₦20M

IJESHATEDO: 2 plot of corner piece at Olayinka/Adeola Street, Itire Ijeshatedo

₦200M ONO

OGUN STATE

IBAFO: 3 Bungalows on 1,718m² at Lau Street, Off Ebute Road, Ibafo, Ogun State comprising of 7 Mini-Flats, I No. 2B/R Flat, 1No. 3B/R Flat with C of O

₦550M ONO

OYO STATE

IBADAN SALE: Joice B Ring Road, 15 Bedrooms Hotel Built on 3 Plots C of O

₦250M ONO

OSUN STATE

A fenced parcel of land 1.6 Hectares along Ijesha to Ijebu Jesha Road ILO- Ayegunle, Ilesha Osun State

₦150M ONO

TO LET

SURULERE: 2Nos 3 Bedrooms flat (All rooms ensuit) at Olukole Close Off Ajao Road

₦5Mx2yrs

2 Bedroom flat same place.

₦3.0m x 2yrs

AGUDA SURULERE: 5 Bedroom Duplex Self Compound at Ojo Osagie Street

₦6M P.A

IKORODU: Olu Odo Estate, 3Bedrooms Flat All rooms ensuite @Olowo Jegudu Str., Off Igbogbo Road,

₦2.5M P.A

FADEYI MUSHIN: Newly renovated Room & Parlour self-contained at Jacob Street,

₦2M P.A

Industrial Ware House at Ojota Bus Stop 18,000 square Ft (1700 square meter)

₦27M P.A

CONTACT: (EIP LTD)

Ejirawo Investment & Property Company Limited
7, Yesufu Sanusi Street, Off Adeniran Ogunsanya Street, Surulere.

TEL: 08035600647, 07025020010, 08034148545, 08023161482, 08187171898

Email: ejirawo@gmail.com, ejirawo@live.com

TO LET/LEASE

Open Space Available To Let / Lease

Size: 1 Plot



Lekki Axis

For Enquiries and Inspection:



07036472445
08072822288



Estate Surveyors, Valuers Property
Consultants, Rating Surveyors
Feasibility Study Experts



FOR SALE

OLD IKOYI – OBA ELEGUSHI ROAD:
3 Blocks of 36 (Nos.) 4 Bedroom Flats
12 Flats per Block
Underground Parking Space

FOR LEASE

OLD IKOYI – OBA ELEGUSHI ROAD:
3 Blocks of 36 (Nos.) 4 Bedroom Flats
12 Flats per Block
Underground Parking Space

CONTACT ADDRESS

Surulere Office:

48, Ogunlana Drive, Surulere, Lagos.

Tel: 0803 314 7134,

0706 053 9229, 0702 516 0799

E-mail: tundevaluer@gmail.com



JAMEKFIELD ESTATE LIMITED

Property Practitioners & Estate Consultant

Corporate Office: 4, Alariogun Street, Off Awolowo Way, Ikeja, Lagos. (1st Floor)

FOR SALES

IKEJA: Block of 4 flat of 3B/R each (converted) @ unity Road, Ikeja Price: N350ml Title: R/C & LA
IKEJA: Block of 4 flat (old structure) @ Afariogun St, off Awolowo way, Ikeja, price: N350ml Title: R/C
IKEJA: 2 nos storey building (min shopping complex) @ Along Awolowo way, Ikeja. Price: N400ml Title: family Deed & Survey plan.
IKEJA: 49 unit of lock up shops @ Along Olowu Road, Ikeja price: N950ml Title: C of O
IKEJA: Bungalow @ Tonade st, off Olowu, Ikeja price: N90ml
IKEJA: 13.2 Acres of land @ Along Acme Ind scheme, ogba Ikeja price: N9.5bl Title: C of O
IKEJA: 925m² of land @ Acura estate, Adeniyi Jones Price: N400m C of O
IKEJA: 400m² / 420m² / 430m² / 450m² @ Acura estate, Adeniyi Jones Price: N300ml each Title: No C/O
IKEJA: Block of 6 flat of 2 B/R each @ Sanu st, off Awolowo way Ikeja price: N400ml Title: Deed of Assignment (Regd)
IKEJA G.R.A HOTEL: 32 room, 2 Hall for an events on 2,060m² Land @ Ikeja G.R.A Price: N6.3bl
BANK ANTHONY WAY: 665m² of land @ Along Bank Anthony way, Ikeja. Price: N350ml Title: C/O
PUNCH ESTATE: Block of 4 flat of 2B/R each @ punch estate. Price: N250ml Title: R/C
SCHOOL FOR SALE: Private Sch + 4 buses @ omole Phase 1 Title: C of O price:
ISHERI NORTH ESTATE: 723m² of land + foundation @ Isheri North estate price: N60ml C / O under process
SURULERE: 2 Plot together (1200m²) @ off Babas Animashan Str Surulere price: N60ml Title: L/C
LEKKI: Brand new 4 B/R Bungalow on 315m² @ Harmony Estate langbasa lekki price: N60ml Title: C of O
FOR LEASE/LET: (i) Bungalow @ Oba-Akran, Ikeja N15MX3yrs
(ii) Detached Bungalow @ Adeniyi Jones, Ikeja 20m x 5yrs
(iii) A wing duplex of 3B/R (office use) @ Adeniyi Jones Ikeja N15m x 1yrs

Abuja Office: Ategebe Chambers Suite B-48 Second Floor Etbw Shopping Complex Area 11 Garki Abuja.
Jamek Shopping Complex: KM 16, Iko Road Napeesa, B/stop Akute Ife Local Govt. Ogun-State.
Direct Line: 08033012281, 08085775115, 08165647502, 08166276387

FOR SALE



Off MURI OKUNOLA ROAD

Price: **N3.5Bn**

4 nos 5 Bedroom Well finished and spacious Town Houses
with 1 room BQ each

Land Area: 1455m²

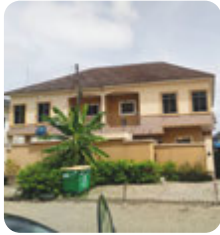
Jasper Ike Street, Off George Omonubi Str, Lekki Phase 1

Brand New 2Nos. 5 bedroom
and 2Nos. 4 bedroom
exquisitely finished & partly
furnished terraces. All rooms
ensuite with a BQ each

Price: **N2.5Bn (Asking)**



☎ 08062730800, 09091214385, 08028648821, 07080938258
✉ info@structurebaseltd.org, eananenu@structurebaseltd.org

FOR SALE
**Chevy view Est.
Chevron, Lekki**

Vacant nicely Built 4-Bed Semi detached Duplex + Bq

Price: **N170M**

Saka Jojo, Vi, Lagos

2 Nos Open Plan detached houses together in a compound with security house with 2-separate entrance

Price: **N3Bn**


**Rafiu Willams Crescent
off Adelabu, Surulere**

Vacant 4Nos 2 bedroom flats on 465m2

Price: **N300M**

📞 **08023416131, 09037047162** ✉️ **divfav@ymail.com**

FOR SALE
ABIJO : CASIA ESTATE

4nos Terraces, 3 bedrooms En Suite.

Large living, Dining, Large Kitchen, Pantry & Family Room + Bq

Price: **N75M**


**Agungi Lekki Lagos by
the Friends Colony**

Fully detached 4 bedroom duplex on a 400 plus sq meter + BQ, a driver and guard lodge.

Price: **N300M**


Eputu London, Ibeju Lekki, Lagos

Well built 6bedroom fully detached duplex with 2No mini flat and 2No self-contained

Landsize: 750sqm

Price: **N85M asking**

Lekki Ikate Elegushi

5 bedroom semi detached house with 1 staff room, study/home office, CCTV, parking area, and ceiling speakers

Price: **N475M asking**


Victoria island

Price: **\$2.2M**

A 26 suites non functional hotel on 1706sqm of land

Contact:

GROOM & ASSOCIATES

Tel. Nos: +2348023130852, +2348081471743


**WORD OF
CAUTION**


*Read this before concluding
any transaction*

We seriously warn readers to be cautious and investigate all circumstances, comments and claims in relation to any advertisement in **Castles Lifestyle** before concluding any transaction. Such investigation should extend to the person of the owner or agent of whom the reader has no prior knowledge. The responsibility of ensuring that whatever transaction you (the reader) are involved in, is a genuine one remains yours, as the old Latin maxim states 'caveat emptor' i.e. let the buyer beware.

DIPO DAVIES
PUBLISHER

Prime Redevelopment Opportunity in the Heart of Gbagada



Location: Onasanya Street, Ifako Gbagada, Lagos
Price: ₦550,000,000

Title: Certificate of Occupancy (C of O)

Strategically located in the ever-vibrant Ifako Gbagada axis of Lagos, this expansive mini-estate offers an exceptional investment opportunity for discerning developers and investors. Sitting on approximately 2,000 square metres, the property comprises three residential blocks totaling 14 flats, and is being offered for sale at ₦550 million.

The estate includes:

- Block 1: 4 units of 2-bedroom flats and 2 units of 3-bedroom flats
- Block 2 & 3: Each with 4 units of 2-bedroom flats

Whether you're looking to redevelop for resale or rental income, this property promises high returns on investment (ROI). In Gbagada's current market, newly built 2-bedroom flats are selling for an average of ₦80 million, making this a lucrative venture for those aiming to reconstruct modern apartments or serviced flats.

Key Features

- Ample parking space for residents and guests
- 24/7 security presence for peace of mind
- Located in a serene and well-developed neighborhood
- Excellent road access to major hubs like Anthony, Ogudu, Third Mainland Bridge, and more

This property is ideal for redevelopment into a modern residential complex, serviced apartments, or even short-let units — all of which are in high demand in this fast-growing neighborhood.

Interested Investors & Developers

This is not just a property; it's a canvas for your next successful project. Serious buyers and developers are invited for inspection.

For more information or to schedule a viewing, call:

0705 051 8086

OLUWA NI NSOLA ESTATE



UNIQUE INVESTMENT OPPORTUNITY ALONG THE LEKKI EPE EXPRESSWAY.

The OLUWA NI NSOLA ESTATE is an iconic landmark at Km 20, Lekki-Epe Expressway, Eleganza bus stop, Ajah. The intriguing property is available for Long Lease & Short-let. The options and combinations to which this property can be put is virtually endless. It can be a hospitality/resort type facility or even a business park.

Property details

- 28 units of 3 Bedroom Flats
- 8 units of 3 Bedroom Duplexes
- 2 units of 3 Bedroom Duplex Villas
- 35 units of Short-let flats

PREMIUM FACILITIES:

- 24-hour security & power supply • 2 large swimming pools
- Tennis Court • Gym • Mini-mart • 1 Game room + Billiards
- 1 Hot tub • Bowling Alley • Squash Court • Large children's playground
- Amazing gardens • Catering • Mosque
- 1 Bowling Alley • SPA • Sauna
- Large free parking

Contact: RAO INVESTMENT LIMITED 07032573249, 08111386771



PUBLIC NOTICE!!!

11, IKOYI CRESCENT, LAGOS!!!

The general public is hereby notified that, **pursuant to the judgement of the Court of Appeal, in APPEAL NO. CA/LAG/CV/45/2024** delivered on the 11th day of April, 2025, the property situate at No. 11, Ikoyi Crescent, Ikoyi, Lagos State, registered as No. 58 at page 58 in volume 104 at the Federal Lands Registry, Ikoyi, Lagos **is entirely unavailable for sale, let, lease, construction, development, or any other activity whatsoever.**

THE GENERAL PUBLIC IS HEREBY WARNED

- 1. That the ongoing construction activities on the property are unauthorised and illegal.**
- 2. Not to buy or enter into any contract, arrangement, or transaction with any individual person, developer or corporate entity, by whatever name called, in respect of the described Property.**

TRESPASSERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

For further information or enquiries regarding the subject matter land.

Contact: Abiodun Layonu [SAN] & CO., Wesley House, 21/22 Marina, Lagos Island. Email: info@layonuandco.com

Dated this 19th Day of May, 2025.



LAGOS-CALABAR HIGHWAY UPDATE.



- Full Completion Set for January 2026
- First phase has May 29, 2025 completion date
- 70% has been completed to date
- Land purchased for tourism, housing estates and industries
- Tolling to start in December 2025

Minister of Works Sen. Dave Umahi has revealed that the Lagos-Calabar Highway construction is expected to be completed in January 2026. He disclosed this update during an inspection tour he made at the project's site on May 21, 2025.

"We are here to inspect the project with the financial promoters – Dutch Bank and Development Bank of Southern Africa," he stated, giving UpToDate information on the execution of the landmark project. Umahi said that it was projected that 20km of the road that runs from Ahmadu Bello Way in Lagos would have been completed by the end of May 29 and that tolling of the road will start from December this year.

Furthermore, according to Umahi, along the road corridor, there are some tracts of land that have been acquired for purposes of tourism, industries, factories and housing estates.

"These are the road architecture that you are going to receive on this highway." "I promise you that by January next year, God willing, we will have completed this Lagos-Calabar Coastal Highway project," the minister said.

➔ Lagos-Calabar Highway Project Facts & figures

➔ Key features:



- Dual carriageway with five lanes on each side.
- Central train infrastructure.
- Elevated pavement level designed to

withstand floods for up to 50 years.

- Installation of cable ducts for utility companies.
- Closed-circuit television (CCTV) system for enhanced safety and operational efficiency.
- Evacuation corridors to improve traffic flow during emergencies.
- Relief centers along the route with amenities like snack stops, petrol stations, supermarkets, and medical facilities.
- Construction materials chosen for longevity and potential carbon credit earnings.
- Also, a 60-meter flyover under construction at the Dangote Refinery to facilitate truck movement.

Length: The Lagos-Calabar Coastal Highway is a 700-kilometer (approximately 435 miles).

Location: aims to connect Victoria Island in Lagos State to Calabar in Cross River State, traversing through nine coastal states: Lagos, Ogun, Ondo, Delta, Bayelsa, Rivers, Akwa Ibom, and Cross River.

Current Status and timeline:

- Construction commenced in March 2024 under the administration of President Bola Tinubu.
- The first phase, a 47.47-kilometer stretch starting from Ahmadu Bello Way in Victoria Island, Lagos, is reportedly nearing completion and is expected to be completed by May 29, 2025.

Cost and funding:

- The total estimated cost of the Lagos-Calabar Coastal Highway is between \$11 billion and \$12.5 billion
- The cost per kilometer is estimated at ₦4 billion.
- The project follows an Engineering, Procurement, Construction, and Financing (EPC+) funding structure.

Contractor:

The contract for the project was awarded to [Hitech Construction Company Ltd](#)

Y2025 MPB: LAGOS RECORDS 45% REVENUE INCREASE, GENERATES ₦1.3 TRILLION IN 2024

Lagos State has demonstrated robust economic growth, generating a record-breaking ₦1.3 trillion in revenue in 2024, marking a significant 45% increase from the ₦895 billion recorded in 2023.

This impressive financial performance was revealed by the Commissioner for Finance, Mr. Abayomi Oluyomi, during the 2025 Ministerial Press Briefing, held today at the Bagauda Kaltho Press Centre in Alausa, as part of the activities commemorating the second year of Governor Babajide Sanwo-Olu's second term in office.

Commissioner Oluyomi also highlighted the state's success in property tax collection, revealing that over ₦14 billion was generated through the Land Use Charge, representing a substantial 37% rise in property tax revenue compared to the previous year. Over 800,000 properties are now captured in the state's database, following aggressive enumeration campaigns.

The state offered a 15% LUC discount to encourage early payment and introduced multiple payment channels, including POS, USSD, WhatsApp, and online options to simplify revenue collection.

The Commissioner added that Lagos State is not solely relying on IGR for its numerous large-scale projects. He revealed that properties worth ₦3 trillion lying fallow across the federation would be converted into assets soon.

"Lagos State Government is set to convert all identified idle assets into liquidity for funding infrastructure development through securitization," Oluyomi stated.

The Lagos State Government has announced plans to revive idle property estimated to be worth three trillion Naira to boost the state's internally generated revenue.

"In the second half of the year, we will securitise all these assets. That is why the Office of Valuation is critical. We have identified the assets, and we are currently valuing them. Lagos State has over ₦3 trillion worth of idle assets. These are resources that can be put to productive use.

"Our plan is to securitise these assets to improve liquidity and fund infrastructure projects," he said.

The properties listed by the commissioner include buildings, land, bridges and roads. He noted that they will be used to generate the credit needed for infrastructure funding through securitisation. He also added that the revenue generation will no longer rely solely on traditional means.

SANWO-OLU COMMISSIONS TWO 'GREATER LAGOS' HOUSING PROJECTS IN SURULERE, IPONRI



The Governor, unveiled two housing projects delivered through Joint Venture Agreement (JVA) by Lagos Building Investment Company (LBIC) Plc. He commissioned 21 blocks of 378 apartment units in Obele-Oniwala — a development built on 3.7 hectares, comprising sets of one-bedroom, two-bedroom and three bedroom flats. Sanwo-Olu also inaugurated the 64-unit development of four-bedroom maisonette built on 7,000sq metres in Olaleye New Town Estate in Iponri axis of Costain, bringing the number of housing projects delivered by his administration to 22 schemes. Both projects, christened "Greater Lagos Apartments", were built by LBIC in partnership with two private developers — Megamound Investment Limited and Crown Exquisite Homes and Property Limited.

Unveiling the projects, Sanwo-Olu said the housing project did not only transform the landscape of their host communities, but also highlighted the fulfillment of the residents' expectations towards regeneration of their communities.

LBIC adds 442 new homes to bridge housing shortfall



From left, Accountant General/Permanent Secretary State Treasury Office, Dr Abiodun Muritala; Special Adviser to the Governor on Taxation and Revenue, Mr Kabir Ogungbo; Lagos State Commissioner for Finance, Mr Abayomi Oluyomi and Lagos State Commissioner for Information and Strategy, Mr Gbenga Omotoso during the Lagos State Government Year 2025 Ministerial Press briefing by the Lagos State Ministry of Finance in Lagos

LASG COMMITTED TO REVOLUTIONISING WASTE MANAGEMENT PROCESS

The Lagos State Government on Friday reiterated its commitment to revolutionise the State's waste management process from a linear "collect and dump" system to a sustainable circular economy.

The Commissioner for the Environment and Water Resources, Mr. Tokunbo Wahab made this known while addressing the media during the year 2025 Ministerial Press Briefing held at the Bagauda Kalto Press Centre, Alausa, Secretariat, Ikeja, saying that providing workable practical solutions to the management of generated waste would ensure that a drastically reduced quantum gets to the landfill sites.

He said the State generates over 13,000 metric tonnes of solid waste daily and the Government initiated the signing of several Memorandum of Understanding (MOU) that would not only develop waste-to-resource opportunities but improve the collection, and recycling of solid and liquid waste as well as the establishment of a smelting plant for the conversion of electronic waste which will transform Lagos as a leader in electronic waste recycling.

Wahab explained that the State Government also signed an MOU with a Dutch firm, Harvest Waste Consortium, for the construction of a high-efficiency 60-80 MW Waste-to-Energy plant at Epe Landfill, which will utilize advanced technology to generate clean energy from municipal solid waste, commercial and industrial waste translating to the consumption of about 2,500 tonnes daily of municipal solid waste.

LASG RESOLVES DECADE-LONG LAND DISPUTE IN OKUN-AJAH, MAYEGUN COMMUNITIES

... Spares Over 200 Allottees From Eviction, Property Loss

In a major display of responsive and compassionate leadership, the Lagos State Government has successfully resolved a land dispute that had lingered for over a decade in the Okun-Ajah and Mayegun communities of the state.

Speaking at the 2025 Ministerial Press Briefing in Alausa on Monday, the Honourable Commissioner for Waterfront Infrastructure Development, Ekundayo Alebiosu, revealed that the dispute, which had threatened the homes and livelihoods of hundreds of residents within State Government schemes, was brought to a peaceful and lawful end through the visionary leadership of Governor Babajide Olusola Sanwo-Olu.

LASG SEEKS STRATEGIC PARTNERSHIPS TO TACKLE COASTAL EROSION

As part of proactive measures to address the growing threat of coastal erosion in Lagos State, the Commissioner for Waterfront Infrastructure Development, Hon. Ekundayo Alebiosu, has announced plans to further scale up the deployment of Groyne technology, a proven coastal defence system along the State's vulnerable shoreline.

The Commissioner made this known today during the 2025 Ministerial Press Briefing, revealing that he recently embarked on a strategic working visit to the Kingdom of the Netherlands, alongside the Permanent Secretary, Mrs. Lolade Aina and others, to explore international best practices and forge partnerships for sustainable coastal management.

According to Alebiosu, Groyne is a rigid hydraulic structure built from an ocean shore or riverbank that interrupts water flow and limits the movement of sediment. The technology has been effectively used to arrest coastal erosion and stabilise beaches in several parts of the world, including the Netherlands.

Lagos PLANS INDUSTRIAL INNOVATION ZONE TO BOOST LOCAL PRODUCTION

The Lagos State Government is planning to establish an industrial innovation zone as part of efforts to significantly boost local production. The government also re-affirmed commitment to boosting investor confidence and improving ease of doing business through a range of initiatives.

Mrs Folasade Ambrose-Medebem, the state Commissioner for Commerce, Cooperatives, Trade and Investment, gave the assurance on Tuesday at the Lagos State 2025 Ministerial Press Briefing at Alausa, Ikeja.

The briefing is in commemoration of Gov. Babajide the Sanwo-Olu's second year of second term in office. The commissioner said that the government had begun operations at the Lekki Deep Sea Port.

"We are focused on driving investment to Lagos State both locally and internationally; so, we are putting all hands on deck to ensure ease of doing business in Lagos State.

"The innovation zone will be a game-changer, providing a hub for manufacturing, technology, and talent development.



L-R: Permanent Secretary, Office of Environmental Services, Dr. Gaji Omobolaji; Special Adviser on Environment, Engr. Olakunle Rotimi-Akodu; Honourable Commissioner for The Environment and Water Resources, Mr. Tokunbo Wahab; Special Adviser on Publicity and Media, Mr. Gboyega Akosile, Permanent Secretary, Office of Drainage Services, Engr. Mahamood Adegbite and representative of the Honourable Commissioner for Information and Strategy and Permanent Secretary, Information and Strategy, Mr Olumide Sogunle

LASG RECORDS OVER TWO MILLION PASSENGERS ON BLUE LINE RAIL



The Lagos State Government has revealed that over Two Million passengers have been transported on the Blue Line Rail since its launch, while state-run buses move an average of 42,000 commuters daily.

Commissioner for Transportation, Mr. Oluwaseun Osiyemi, disclosed this during the Year 2025 Ministerial Press Briefing. The event marked the second anniversary of Governor Babajide Sanwo-Olu's second term, showcasing major strides in the transport sector under the THEMES Plus Agenda.

Osiyemi highlighted that the Lagos State Transport Policy, launched in May 2024, is now in its implementation phase, focusing on inclusivity, safety, affordability, and sustainability.

On rail developments, he noted that Phase I of the Blue Line (Marina to Mile 2) has served over two million passengers, with Phase II (Mile 2 to Okokomaiko) in progress, adding that Phase I of the Red Line (Agbado to Oyingbo) is now operational with eight stations and additional rolling stocks procured, while Phase II (Oyingbo to link Blue Line at National Theatre) is underway.

In the State-owned bus operations, he revealed that over 60 million commuters have been served since 2019, with daily ridership exceeding 40,000, noting that plans are on to deploy new buses with Quality Bus Corridors under construction. The Abule Egba Bus Terminal has also been commissioned.

For water transport, Osiyemi stated that 15 locally-built Omibus Ferries have been launched and are in operation, with the Ijegan Egba Terminal now open. He said the OMI EKO project, in partnership with the French Development Agency (AFD), will deliver 25 terminals and 78 electric ferries. Over 280,000 passengers have used ferry services in the past year, and 12 boats have been upgraded to meet safety standards.

On road infrastructure and traffic management, the Commissioner said 49 junction improvement projects have been completed, including ongoing ones at Ikorodu, Iju, and Allen-Opebi-Toyin. He added that solar-powered Traffic Signal Lights, road markings covering 67.9km, new medians, laybys, and 3,941 parking slots have also been provided.

Additionally, Osiyemi announced that the deployed Automatic Number Plate Recognition (ANPR) cameras have detected over 470,000 traffic violations, stating that the Vehicle Inspection Service issued over one million roadworthiness certificates, while LASDRI trained more than 32,000 drivers.

BUILDING INFRASTRUCTURE: LAGOS TO DELIVER MULTI-AGENCY COMPLEX, REVENUE HOUSE BY SEPTEMBER

To scale down the incidental costs of premises rentals and accommodate all Parastatals of the State within the Secretariat vicinity the Governor of Lagos State, Mr. Babajide Sanwo-Olu-led administration has promised the completion of the Multi-Story Office Complex, and the Lagos Revenue House (formerly Elephant House) as well as the reconstruction of Ile-Pako (wooden block) by the main entrance of the Secretariat, Alausa, Ikeja by September.

Special Adviser to Governor Babajide Sanwo-Olu on Works, Dr. Adekunle Olayinka, stated this on Monday while reeling out the achievements of the Office of Works in the past year at the ongoing Ministerial Press Briefing organised as part of activities commemorating the Second Year of the Second Term in Office of the administration of Governor Sanwo-Olu and the Deputy Governor, Dr. Obafemi Hamzat, in Lagos State.

Olayinka said in the period under review, the Governor Babajide Sanwo-Olu-led administration has kept track of fulfilling its promise to complete projects inherited from past administrations in the State.

He added that the Revenue House, which is now over 70% complete and has so far generated employment for about 250 people in the State, would offer a one-stop shop for revenue services. The building is proposed to accommodate all revenue and tax collecting agencies of the State under one roof in the Central Business District, Ikeja, close to the State Secretariat, Alausa, Ikeja.



GOVERNOR SANWO-OLU SWEARS IN MEMBERS OF LAGOS STATE ELECTRICITY REGULATORY COMMISSION (LASERC)

The Governor of Lagos State, Mr. Babajide Olusola Sanwo-Olu, formally swore in the newly appointed members of the Lagos State Electricity Regulatory Commission (LASERC). The Commission, established in line with the Lagos State Electricity Law, is expected to play a pivotal role in shaping the State's energy future by driving effective regulation, consumer protection, and market development within the Lagos Electricity Market.

The members of the Commission are as follows: Engr. Abimbola Odubiyi – Chairman. Engr. Tunde Gbajumo – Non-Executive Member Dr. Animashaun Fouad Olayinka – Chief Executive Officer Barr. Kofo Olokun – Commissioner and Engr. Oluwaseun A. Fadare – Commissioner

Tender

LASG SEEKS CONSULTANTS FOR FULL-SCALE DUE DILIGENCE ASSESSMENT OF IKEJA AND EKO DISCO DISTRIBUTION NETWORKS AND THE 132KV TRANSMISSION NETWORK WITHIN LAGOS STATE.

BACKGROUND

Lagos being the commercial nerve centre of the country is primarily served by two dedicated electricity distribution companies - Ikeja Electric Distribution Company (IKEDC) and Eko Electricity Distribution Company (EKEDC) that provide last mile electricity supply to Lagosians. Also, the largest Thermal Power Generation Company in Nigeria, the Egbin Thermal Power Plant, with an installed capacity of 1,320MW, is situated in Lagos.

The Lagos State Government (LASG), in collaboration with Ikeja and Eko DISCO Distribution networks within Lagos State is proposing for Full-Scale Due Diligence Assessment of Ikeja and Eko DISCO Distribution Networks and the 132KV Transmission Network within Lagos State. Lagos State Ministry of Energy and Mineral Resources (MEMR) hereby invites qualified consultancy firms to submit interest for Full-Scale Due Diligence Assessment of Ikeja and Eko DISCO Distribution Networks and the 132KV Transmission Network within Lagos State.

PROJECT SCOPE

The Consultancy Services shall encompass analysis of:

Medium Voltage and Low Voltage Networks: detailed inspection of the existing infrastructure, including cables, transformers, substations and other critical components.

Technical Constraints: Identification of bottlenecks, aging infrastructure and, other technical issues that may impede power flow and increase losses.

Load analysis: Assessment of current and projected Electricity demand within the service area of Ikeja and Eko DISCOs.

Investment Needs: Estimation of Capital investment required to upgrade and modernize the distribution network to meet current and future demand.

Power evacuation Strategies: Development of Strategies to effectively evacuate power from generation sources to consumers, minimizing losses and ensuring reliable supply.

Comprehensive analysis: Distribution Networks (Ikeja % Eko Discos): In depth analysis of the existing Medium Voltage MV and Low Voltage LV networks, including:

- Load flow studies
- Voltage stability analysis
- Fault level calculations Network losses assessment
- Identification of weak points and bottlenecks

REQUIREMENTS FROM INTERESTED PARTIES

The bidder may consist of a single company or a consortium of companies with specialist expertise required to successfully deliver on the assignment in the case of a consortium, the consortium members must jointly submit the information required herein paragraph 3. Consortia must also clearly identify a member company as the Lead Company as well as identify the specialized expertise/fields of its membership.



Biodun Ogunleye
Honourable Commissioner,
Lagos State Ministry of Energy and Mineral Resources

The Lead Company will have the primary responsibility for liaising with the Project Delivery Team and for managing the consortium's performance of the Project.

In order to be pre-qualified, prospective bidders should submit an Expression of Interest detailing the following information as basis for prequalification:

LEGAL STATUS AND PROFILE

Full name and contact person, postal address, telephone, and e-mail addresses of each corporate entity.

Company profile and profile of management team

· Company registration including Certificate of Incorporation, certified true copies of Memorandum and Articles of Association and CAC Form C07 or the equivalent

Ownership structure including name(s) of shareholders and percentage shareholding.

Evidence of registration with Lagos State Public Procurement Agency prior to final stage of bidding process.

Evidence of Tax Clearance Certificate for the last Three (3) years.

· Provide the most recent- 3 years Audited Account and latest Management Accounts

Evidence of PAYE remittance for Nigeria consortia/firms

RELEVANT EXPERIENCE

The Consultant (Firm or Individual) will have the following qualifications, expertise, & experience with not less than 4 years for supporting staff (for Individual) and 15 years post -graduation with minimum of 10 years working experience in related fields and adequate understanding of the working in the electricity distribution networks in sub-sahara region of Africa

SUBMISSION OF BIDS

Bids for either or all of the services must be delivered through the e-procurement platform of the Lagos State Public Procurement Agency (lagosppa.gov.ng) not later than 12:00noon, Two (2) weeks from the date of the publication (May 30, 2025).

It should be noted that submission on the e-Procurement platform is subject to registration of the bidder with the Lagos State Public Procurement Agency and also that this invitation does not constitute a commitment on the part of Lagos State Government, and/or Ministry of Energy and Mineral Resources (MEMR) to award the project to any party (ies) expressing interest.

Furthermore, the submission of documents shall not entitle any of the interested parties to any claims against Lagos State Government and/or MEMR by virtue of such parties having responded to the EOI invitation.

All costs incurred by respondents as a result of this EOI invitation and any subsequent request for information shall be for respondent's account any.

**HONOURABLE COMMISSIONER
MINISTRY OF ENERGY AND MINERALS RESOURCES**



LEKKI GARDENS SHOPS FOR N5BN COMMERCIAL PAPER

Lekki Gardens Estate Limited is inviting investors to take up to ~~₦~~5.0 billion Series 4 Commercial Paper Notes under its ~~₦~~25 billion Commercial Paper Programme. The offer is STILL OPEN for subscription.

Lekki Gardens Estate Limited was established in 2012 as an indigenous real estate investment company that is into the acquisition and development of land and property across the residential, commercial and retail sectors of the Nigerian real estate industry.

The fastest growing independent real estate company in Nigeria, providing innovative real estate solutions in the areas of property development, facility management and sale of real estate products and services with special skills in service delivery. Since inception, the company has grown steadily and consistently from a relatively young brand and group to become the leading real estate brand in the Nigerian real estate industry despite the unstructured nature of the industry, a tough recessive economy and operating environment and policies that impede capital-intensive businesses like real estate.

Lekki Gardens is one of West Africa’s leading master developers. Their distinctive signature projects form a portfolio of iconic master residential developments in Lagos. They are a real estate company committed to delivering world-class real estate options to homeowners and rewarding investment opportunities for investors. They’ve expanded beyond their Ikoyi roots to offer a diverse range of properties in Ikeja GRA, Osborne, Alexander Road, and Banana Island, driven by a commitment to determination, excellence, and continuous evolution.

Lekki Gardens has as at today built a diverse real estate portfolio and strong track record with operations currently spanning three states (Lagos, Ogun and Rivers) and the Federal Capital Territory, Abuja having successfully delivered over 15,000 housing units including plots and retail outlets to end-buyers in Nigeria with another circa over 25,000 units in progress in over 60 project sites. The company’s strategic approach to land acquisition has seen the company build up a formidable landbank in very strategic and choice locations across Nigeria.

It is expected to close on Thursday, 22 May 2025.

Financial Highlights:

₦'000	2021	2022	2023	2024*
Revenue	25,311,784	18,785,749	17,080,179	23,710,357
PBT	2,856,730	(1,911,255)	511,853	2,620,440
PAT	1,933,631	(1,982,533)	452,209	2,620,440
Total Assets	186,418,912	214,226,903	227,140,535	261,778,076
Equity	32,517,381	30,534,848	30,987,057	33,607,497

* 2024 management account.



Asaba Waterfront City

Asaba Waterfront City Development and Management Company Limited Project Now selling Asaba waterfront city. A new city being developed by the banks of the river Niger in Asaba by a Chinese group. The city will be comparable to Banana Island and Eko Atlantic city. The six lane access road into the city is under construction.

Plot sizes are from 100ft x 100ft.

Discounted prices from N200million.

Contact:

John Iwelumo Iwel Properties

08033210765 08050931413

Upgrade for TBS

Tafawa Balewa Square Management Board, Lagos, a Parastatal of the Federal Ministry of Industry, Trade and Investment, in compliance with the Public Procurement Act, 2007, hereby invites interested and relevant companies to participate in the tendering process towards the following projects in implementation of the 2025 Capital Projects

Renovation of TBS Auditorium, Banquet Hall, and TBSMB reception area in TBS Complex, Lagos Island, Lagos State. Repainting of TBS Complex, Lagos Island, Lagos State.

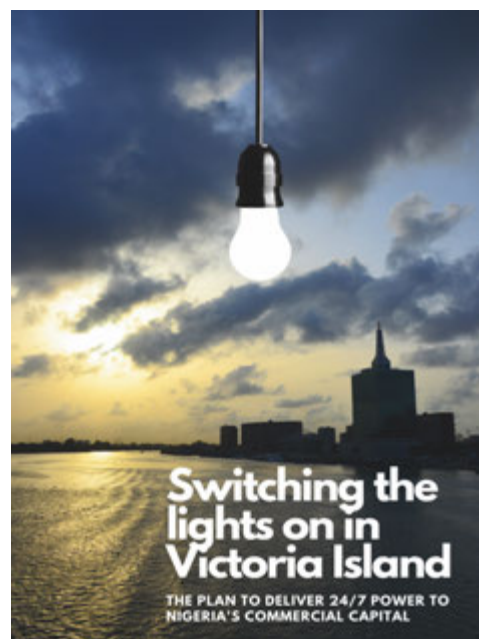
24/7 “Light” for Victoria Island

Victoria Island Power Limited is set to supply 24/7 electricity to Victoria Island by the end of 2025. The company, which is a wholly owned subsidiary of Elektron Power Infracom (EPI), a joint venture between Elektron and the ARM Harith Infrastructure Fund (ARMHIF) was incorporated as a dedicated operating company to develop, own, and operate a 30MW gas-fired embedded generation plant strategically located in Victoria Island, Lagos State’s leading commercial and financial hub. The project, developed in close collaboration with the Eko Electricity Distribution Company Plc (EKEDC), comprises three (3) high-efficiency 10MW Wartsila gas engines and a dedicated 5km distribution network covering key commercial zones in Victoria Island. While the distribution infrastructure is substantially in place, construction of the generation plant officially commenced in July 2023 and is on track for commercial operations by Q4 2025.

To ensure stable revenues and mitigate market risk, VIPL has secured long-term Power Purchase Agreements (PPAs) with prominent commercial offtakers, in addition to a master PPA entered into with EKEDC, which provides a backstop arrangement, covering up to 75% of any unsold capacity.

At full capacity, VIPL will deliver reliable and cleaner electricity to one of Nigeria’s most economically strategic districts, reducing dependence on diesel generators, cutting greenhouse gas emissions, and powering businesses that drive national GDP. This project sets a precedent for decentralized, private-led energy infrastructure in Nigeria, bridging the power gap with sustainable, commercially viable solutions.

The company has floated a N17billion Infrastructure Bond Offer as part of its financing to meet this target



FOR SALE**Lekki County Homes, Ikate**

5 Bedroom detached duplex
with cinema, gym and swimming pool

Price: **N400M**

Surulere Lagos

4 Bedroom Terrace Duplex
with Boy's Quarters & furnished kitchen in Surulere

Price: **N300M**

**Surulere, Lagos**

1 Bedroom Apartment with sports centre, shopping mall, elevators & children's play area

Price: **N74M**

Surulere Lagos

2 Bedroom Apartment with sports centre, shopping mall, elevators & children's play area

Price: **N89.7M**

**Surulere Lagos**

Price: **N135M**

3 Bedroom Apartment with sports centre, shopping mall, elevators & children's play area

Contact K.A & Co
08060631373, 09037628062

FOR SALE**Dolphin extension ikoyi Lagos**

Price: **N5Bn**

4 star hotel with 50 rooms, Swimming pool, Gym, Bar, Restaurants, Banquet hall, Deluxe suites, Executive suites, Juniors suites, 350kva generator, 500kva generator
Land size 2,653sqm

Abayomi Odubela Street, Agric Area of Ikorodu

Block of 4 nos of 3 bedroom flats with spacious compound

Price: **N80M (ono)**

Contact John Akinsuyi
09118013448, 09138750165



18A, Christopher Ugboja Street,
Bera Estate, Off Chevron Drive, Lekki Lagos. Tel: 0803 5513392, 09035695859
E-mail: lnnwobodo@gmail.com

**PROPERTIES FOR SALE**

- 10 Plots of Land besides Amen Estate Phase I, Ibeju Lekki
Title: Deed of Assignment
Price: #10m per plot
- 6 Plots of land besides Amen Estate Phase I, Ibeju Lekki close to Eleko Junction
Title: Deed of Assignment
Price: #10m per plot
- 2 Plots of land located in Keyetoro in a developed area.
Price: #15m per plot
- A water front land measuring 9 acres located at Awoyaya around Kokoro road to eputu
Price: #9.5m per plot
- Land measuring 2000 acres located at Ibeju Lekki at the back of Itunu Estate close to Amen Estate
Title: C of O
Price: #20m per acre
- Land measuring 15,000 sqm located at Railway Corporation Compound Yaba
Title: Federal Government Allocation
Price: #450k/Sqm
- A water front land measuring 23,000sqm located at walter Carrington Crescent, Victoria Island
Title: Federal Government Allocation
Price: #2.5m/Sqm.
- Land in a built-up area measuring 313sqm located at Awoyaya Lekki, Close to the expressway
Price: #6.5m
Title: Gazette
- A land size of 80. 4 hectares located around Lekki free zone at Ibeju Lekki
Price: #40m per acre
- A corner piece, Block 27a plot 5 measuring 1309sqm located at Abijo GRA
Title: C of O
Price: #70m net
- 2 units of 2 bedroom bungalow sitting on a 623sqm land located at Awoyaya Lekki, Close to the Expressway.
Title: Gazette
Price: #48m asking
- A newly built black of 6 no 2 bedroom flat sitting on 623sqm of land located at Ologufe, Awoyaya Lekki Close to the expressway.
Title: Government Gazette
Price: #275m asking
- A 4-bedroom detached duplex located in a private Estate at Abijo close to the expressway.
Title: Gazetted with LASG C of O
Price: #130m asking
- A 4 bedroom detached duplex sitting on a 323sqm land located in a private Estate at Awoyaya Lekki
Title: Lagos State C of O
Price: #85m asking

FOR SALE**Off Ginti bus stop,
Osota Elepe, Ikorodu**

4 flats of 3 bedroom each all en-suite

Price: **N160M (Asking)**

Abijac close, Iju-Ajuwon

3 bedroom flat, all en-suite with open space at the back for future development.

Price: **N45M**

**Off Ikot Ishie road, Calabar**

3 buildings in the compound comprising of One storey building with 6 bedrooms, 2 & 3 bedroom flats bungalow and 1 bedroom flat

Price: **N200M (Asking)**

For more inquiries: COURAGE ONOCHIE & PARTNERS
07014425362, 08036377529.

FOR SALE**Abraham Adesanya
Estate, Ajah, Lekki**

A 3 bedroom bungalow
Vacant possession

Price: **N60M**

**Off Allen
Avenue, Ikeja**

Price: **N350M**

An exquisite fully furnished (optional) 4 ensuite bedroom serviced cornerpiece terrace house within an estate with 2 vehicular lock up garage and Bq

Sangotedo

667sqm plot of land with
Deed of Assignment

Price: **N25M**



For More Info Contact The Real Estate Company (TRECO)
08025830099, 08037267702

PROPERTIES FOR SALE**Chevron, Lekki Lagos**

Contemporary 4 bedroom
detached Duplex with swimming
pool + BQ

Price: **N300M**

**Ikota Lekki**

Brand new 4 bedroom
Duplex

Price: **N95M**

Ikate, Lekki Lagos

Elegant 4 bedroom terrace
Duplex with + BQ

Price: **N260M Net**

**Ajah Lekki**

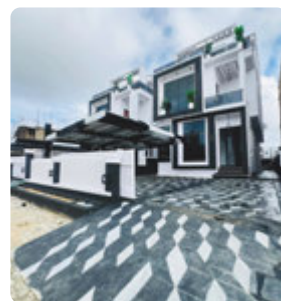
Brand new 3 bedroom terraced
Duplex

Price: **N75M**

**Lekki County, Lekki
Lagos**

Luxury 5 bedroom Detached
Duplex with swimming pool
and Cinema + BQ

Price: **N400M**

**Chevron Lekki**

Luxurious 5 bedroom
Detached Duplex with
swimming pool + BQ

Price: **N695M**

For enquires contact Famleaf Global Properties
08035460717, 07065383853
famleafglobalproperties@gmail.com

PROPERTIES FOR SALE & RENT

Omole Phase 1, Lagos

Tastefully finished 5 Bedroom
Detached House with a room Bq

Price: **N350M**



Off Allen Ikeja, Lagos

Serviced 1No. 250sqm office
space and 2Nos. 220sqm
office space

Rent: **N60K per Sqm**



Awotunde Street, Oshodi, Lagos.

A plot of land measuring
458sqm

Price: **N55M**



Morgan Estate phase 2 gate, Ojodu, Lagos.

Commercial space

Price: **N2M Per annum**



Morgan Estate phase 1, Ojodu

Land measuring
1405.925sqm

Price: **N120M**



Adewusi Street, Fadeyi

A plot of land
On 458square meters

Price: **N100M**



For enquires contact Yinka Okunusi and Associates
08033204658, 08158943440, 08158943442

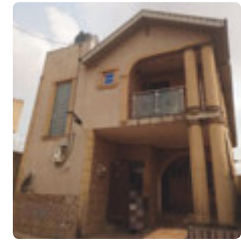
PROPERTY FOR SALE & RENT



City view estate Isheri

5 bedroom semi-detached duplex

Price: **N150M**



54, Araromi Str, Ijoko, Lagos

2 & 4 bedroom flats, & a miniflat
all ensuit with POP ceiling

Price: **N60M**



Ogba industrial estate ikeja Lagos Nigeria

3-story office building with secure
compound

Rent: **N30M per annum**



Lekki Phase 1

Newly developed commercial
property, let-able space: **1650sqm**

Rent: **N100M per annum**

Contact Toyin Aguda & Co.

09166320490, 08023093663, 08032168475

toyinaguda18@gmail.com

FOR SALE



284, Herbert Macauley Street, Sabo, Yaba

A 3 storey building at
Land size: 439.8 square metres

Price: **N300M**

29 Keffi Street off Awolowo road Ikoyi

An empty land on 439.815 square
metres

Price: **N550M**



3, Erediuwa close, Off Oba Amusa Agungi, Lekki, Lagos

7 units of 3 bedrooms, 3 units of 2 beds,
and 1 unit of 1 bedroom.

Price: **N1Bn**

For more inquiries: UNI PROPERTIES
08033039543, 08037165029

PROPERTIES FOR SALE & RENT



Opebi estate, Ikeja

Tastefully designed 3NO of 4-Bedrooms Duplex + 1-Room BQ (inbuilt)
Title: C of O. (Processing)

Price: **N350M**

70d Allen Avenue, Ikeja, Lagos

Office space measuring 45m²

Rent: **N35K per M²**



By Oluyole Oregon bus stop Oregon Ikeja

A 45 sqm office space on the 4th floor

Rent: **N650K**

Dalemo bus stop before Sango in Ogun state

Pharmaceutical company on 4500m² land with C of O & gas pipe line

Price: **\$2.5M**



Aminkale by Ait road, Lagos

14.nos mini flat of 1 bedroom on full plot

Price: **N150M asking**

Badore, Ajah, Lagos

Block of 4 flats of 2 bedrooms on a full plot with CofO

Price: **N90M**



Contact Onyeje Ositadinma & Associates.
08038411630, 08088044778

PROPERTIES FOR SALE & RENT



Off Freedom Way, Ikate Lekki

Well finished serviced 4 bedroom terrace duplex with swimming pool, CCTV, 24hrs Power, Gen, Gym house

Price: **N300M (Asking)**

Admiralty way, Lekki phase 1

Commercial property on 5 floors and on 598.98sqm

Price: **N2.5Bn (Asking)**



Adetola Ayeni Str, off Freedom Way, Ikate Lekki

Newly built 12 Nos. 1 bedroom flats

Rent: **N100M / flat (Asking)**

Off Ayinke George Str, Salem, Ikate Lekki

Newly built 3-bedroom terrace house

Price: **N180M (Asking)**



Off Ayinke George Str, Salem, Ikate Lekki

Newly built 4 bedroom pent floor flats

Price: **N160M**

Along Ikorodu Road, Ile Ikeju Lagos

Tenement building on three floors and on 698sqm

Price: **N300M (Asking)**



Contact Emma Ezeama & Co
09155338483, 08164933190, 07039909496

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MAN CAVE IN IKOYI



CONTACT
@WHITEAURA_DESIGNS
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Like straight from a GQ Magazine, the leather tufted sofas, pitch black backdrop, wood-paneled floors, console cabinet, and vintage artwork gives off that old Hollywood vibe. A cross between sophistication and rustic vibe, the man cave works well for a casual conversation and relaxing TV movie night with the buddies.

WhiteAura Designs, a leading interior design studio in Nigeria, is dedicated to crafting distinctive, tailor-made designs that inspire and transform spaces. Their project in Banana Island, Ikoyi, Lagos features this dramatic space.

INDOOR-OUTDOOR LIVING AT THE MERA MERA BEACH HOUSE RETREAT.



An indoor outdoor living space is a connection between spaces. More specifically, a direct connection between the indoors and the outdoors. Often times, this indoor/outdoor living space is separated by a set of french doors or sliding doors. Our subject property, the Mera Mera Beach House in Oniru, offers a perfect example of how to create this in Nigeria.

Contacts & bookings
+2349060641000 | info@merameralagos.com
The Good Beach, Plot 10B Trinity Avenue,
Water Corporation, VI, Lagos
Interior Design - Mahogany Craft Limited;
Info@mahoganycraft.com - @mahoganycraft_
Developer - Skyview Development Company Limited;
@skyviewdev info@skyviewdevco.com; +2347025000052



Photos by:
Mujib Ojeifo
IG: mujibojeifo
08091232913
www.mujibojeifo.com

LESS IS ALWAYS MORE



The dark wall in the master bedroom of an Airbnb project in Eko Atlantic City, Lagos definitely makes a statement. It is the masterful work of Interior Culture by Obiageli, a full service interior design firm based in Lagos, Nigeria.

The firm has eschewed the usual bedside lamps for a single solitary right light which shows as much as it covers. The lighting illuminates and brings visual interest to dark headboard and shadowy spots, and drawing further attention to the dark wall and bedsheets. The result is a mysterious space that is not overwhelmed by darkness.

By restraining the light to a solitary circle, the space is enhanced by an enigmatic ambience.



CALL TO THE BAR

WOODstyles has achieved a well-deserved position as the standard in the Nigeria's High-End Restaurant Fitout industry. From visionary design concepts to impeccable execution, the company's commitment to design, planning, budget adherence, craftsmanship, excellence, style, and teamwork ensures that each high-end restaurant fitout is a masterpiece that redefines the dining landscape. The style of this restaurant bar can be replicated in any home, allowing for sale, colour preference and individual taste.

Contacts

Tel: +234 80 9037 9888

info@wood-styles.com

The WOODstyles Experience Center is located at 1110 Eletu Ogabi St, Victoria Island.



Fenestration tutorial



According to study.com. “In architecture, fenestration refers to the openings in a building's facade, such as doors, skylights, and windows. Functional fenestration considers how doors, windows, and skylights affect a building's practicality. Fenestration in design is concerned with a building's aesthetics.”



Apart from their aesthetic appeal, each portal acts as a canopy for the doorway as well as the final step up to the unit.

We turn to one of our favourite architects, Chuka Ihonor of ARG Studios, for a striking example of how this concept can be applied to great effect. The façade of the rear of this terrace of 4 houses projected for Abuja Nigeria was rescued from blandness.

According to Chuka, “there was a clear intention to produce an entry facade with identical but distinctive entrances. The red portals achieve this”.

Apart from their aesthetic appeal, each portal acts as a canopy for the doorway as well as the final step up to the unit.

ARG Studio | Architects
Lagos | Nigeria
argstud.io (under construction)
argstudio@gmail.com
Principal/Design Lead: Chuka Ihonor





EXPANSIVE. STYLISH. MODERN
**A bedroom by
SERDAMOL INTERIORS**



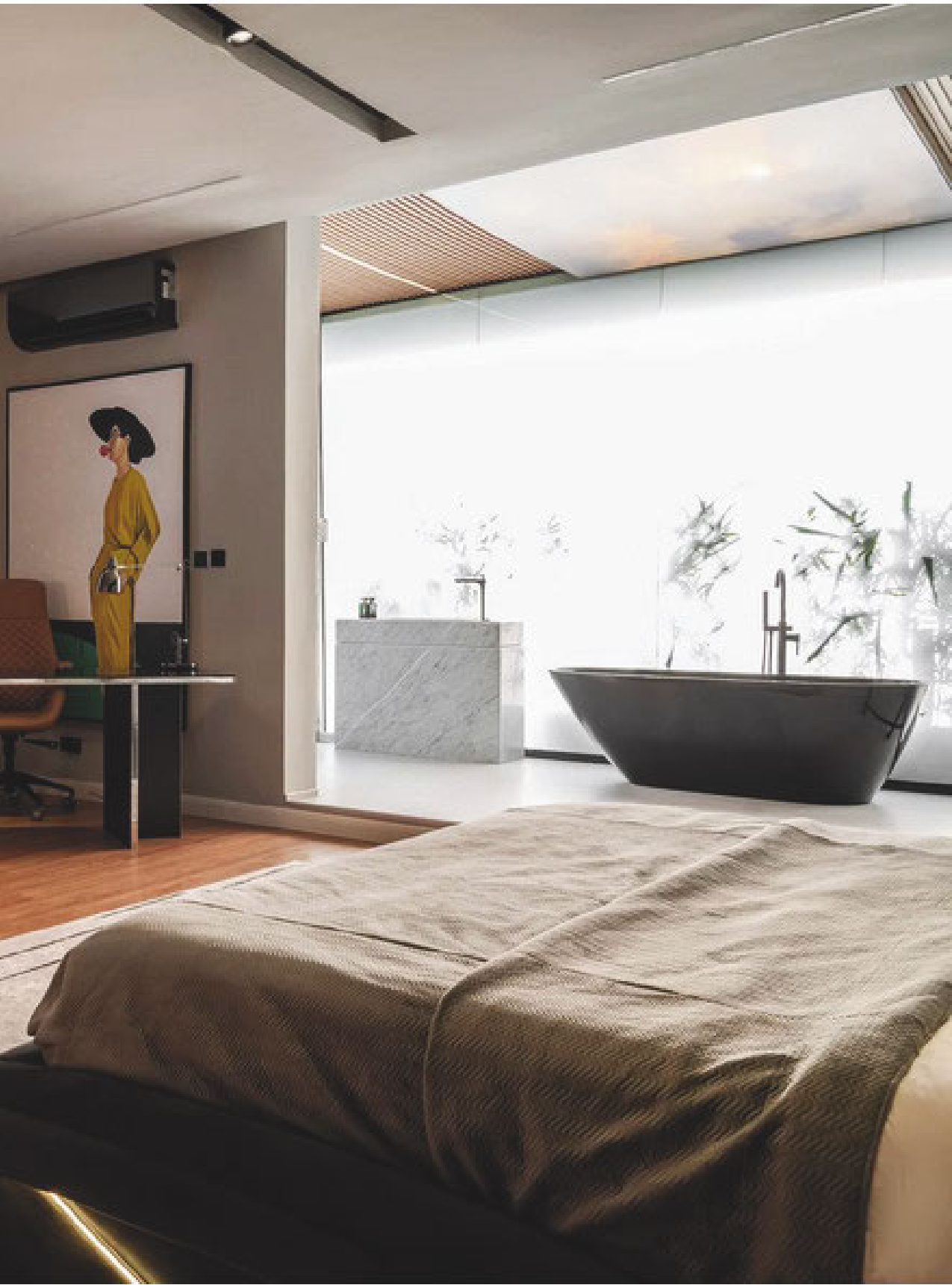
This is a project that can only be understood visually as Serdamol Interiors (a Lagos based Interior Design firm) has pushed all the boundaries of designing a bedroom.

Indeed, can this project in Nigeria, be called a bedroom? Off the space is what can only be described as a 'walk-in' bathroom space with an edgy black standalone bath, shower space, upstanding wash hand basin etc. next to the bathroom, is the elegant home office space.

The firm has used open shelving to add drama to this space and this is replayed in the walk-in closet space.

The overall color scheme of this bedroom includes shades of brown, black, and white

















Designer: [@serdamolinteriors](#)

Location: Nigeria

Protector or jailer?



My Landlord's guard dog takes no prisoners – either criminals or tenants

The day I saw the robber looking into my bedroom was the day I agreed with my landlord that we needed to get enhanced security for the apartment block. I had woken up feeling uneasy and as I opened my eyes, I saw a hand had pushed aside my curtains from the outside. Not really comprehending, I got up from my bed and was face to face with someone I knew. The son of a prominent local politician.

He did not flinch or run away.

“The man dey house nah”

He was speaking to someone I couldn't see. A member of his gang. They were notorious for robbing houses and due to the influence of their leader's father, were untouchable. They obviously thought I was not at home in my three bedroom rented apartment. A chill went through me. They know my movements and that of my family. This was unacceptable.

Later that morning, I went to report to the Landlord who lived in one of the

guard arrested.

My landlord, after listening to us, suggested that we get a guard dog.

And not just any other dog, a rottweiler, he kept at his farm. Theft there had reduced to zero when Oga was introduced to the place.

'Oga'?

Who names a dog 'Oga', the local moniker for Boss or owner? We should have asked more questions about Oga, but we were ready to try anything. We begged the Landlord to bring the dog immediately. It would be on patrol between 10pm and will be returned to its cage at 6am in the morning. Until the dog got to know us, the landlord and his teenage son would be in charge of letting the dog out at night and returning it in the morning.

Oga is a beast of a dog. That is the only description I can give. A satanic animal. We watched him being unloaded from the truck and saw the landlord's son struggle with it to get it into the cage. Well, the cage was too flimsy as with a few charges at it, Oga was free. But Oga has its own Boss.

We enjoyed the yelps of pain and fright, the night when Oga introduced himself to our unwelcome visitors. We woke up to see shreds of clothing and blood in the compound. The local politician came round to complain but refused to enter the compound.

“Oga nah master” one of my cotenants commented with glee.

But there was a problem. Once Oga was out, the entire compound was out of bounds. He only knew two people. The landlord and his son. The Vet Doctor consulted from a distance. So, we now have a curfew in the compound. No visitors or going out after 10pm and we only venture out in the mornings, after conforming by text or call from the Landlord or his son that Oga is in his self-contained mansion.

The Landlord has suggested that 'our boss' (what we took to calling the dog) be returned to his old



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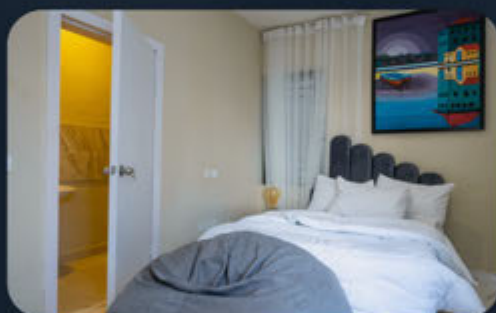
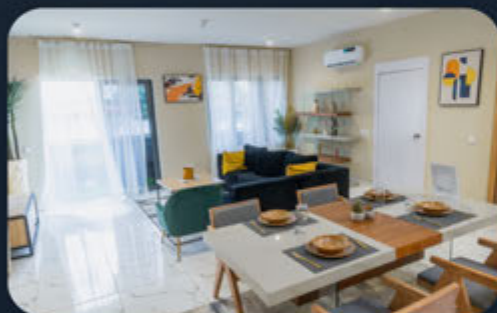
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