



EDHEKA INVESTMENT
COMPANY LIMITED

OFF-PLAN · NOW SELLING



ALPHA BEACH · LEKKI · LAGOS

EICL Crescent Apartments

Contemporary one- and two-bedroom residences, minutes from the Lagos-Calabar Coastal Highway. Refined coastal living with lasting investment value.

6 units
REMAINING

Governor's Consent
TITLE

June 2027
HANDOVER

From ₦65M
FLEXIBLE PAYMENT PLAN

A calmer address in Lagos's *fastest-growing* corridor

EICL Crescent Apartments is a premier residential development in Alpha Beach, Lekki: modern homes designed for comfortable everyday living and long-term capital appreciation.

Following a successful seed phase, the project is now in off-plan sales. The foundations, ground floor slab and first floor slab are complete, so key construction risks are already behind us. A limited inventory of one- and two-bedroom apartments remains for homeowners and investors who want to buy in before completion.



ARTIST'S IMPRESSION • STREET VIEW

~250 m

from the constructed Lagos–
Calabar Coastal Highway

< 20 min

travel time to Victoria
Island

Bankable
title

Covered by Lagos State
Governor's Consent

June 2027

Scheduled completion
and handover



ARTIST'S IMPRESSION • AERIAL VIEW

LOCATION

Alpha Beach, Lekki

- i **Coastal Highway access.** About 250 metres from the constructed section of the Lagos–Calabar Coastal Highway.
- ii **Close to the island.** Victoria Island is under 20 minutes away.
- iii **A neighbourhood on the rise.** A steady influx of lifestyle estates, blending serenity with scenic waterfront potential.
- iv **Rental demand.** Proximity to the Coastal Road and tourist hubs supports premium rental income.



02 • THE BUILDING

Clean lines, *crafted* for coastal light

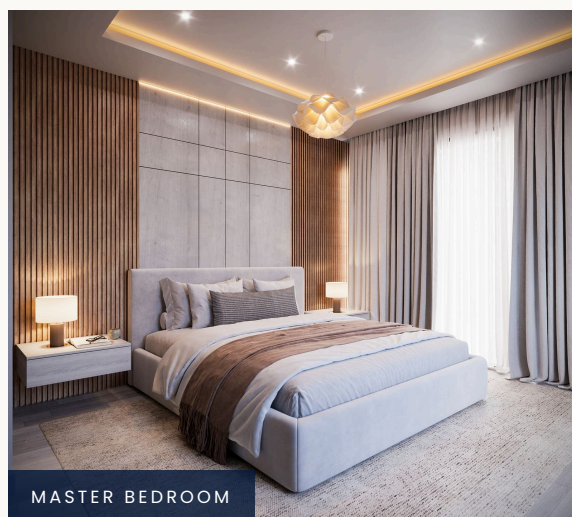
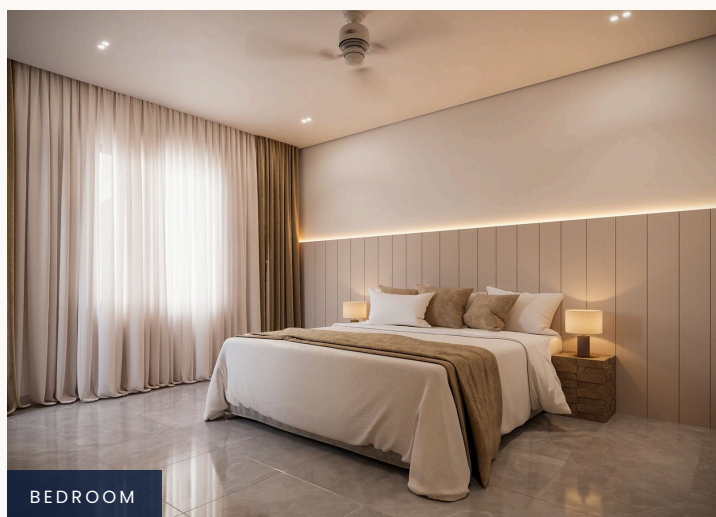
A crisp white façade with charcoal accents, generous glazing and private balconies. The residences sit above a secure, open ground floor that is dedicated to parking and building services, keeping homes quiet, private and bright.

- Three residential floors above a ground-floor car park
- Eight apartments per floor, with two-bedroom homes on the corners
- Gated entrance with a dedicated security post
- Dedicated power rooms for backup power supply
- Landscaped central lobby with multiple stair cores
- Private balconies and full-height windows
- Sculptural V-columns that define the building's

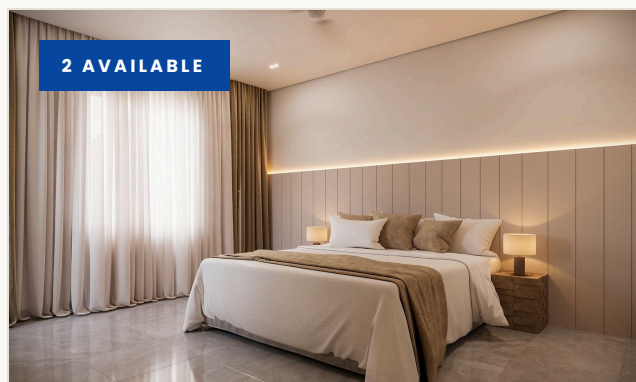


Spaces made for *living well*

Open-plan living and dining rooms, fitted kitchens with breakfast bars, calm bedrooms with feature headboard walls, and spa-inspired bathrooms. Every detail is chosen for comfort and lasting appeal.



Only *six* residences remain

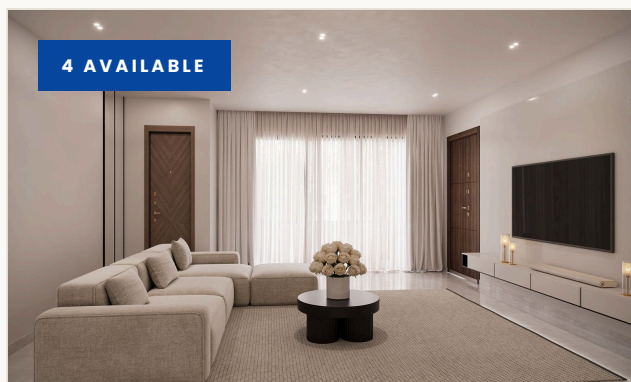


ONE-BEDROOM APARTMENT

₦65,000,000 OFF-PLAN

Approx. 62 m² room area · 1 bedroom · 1 bathroom

A well-proportioned home for young professionals, or a strong short-let and rental investment near the Coastal Highway.



TWO-BEDROOM APARTMENT

₦95,000,000 OFF-PLAN

Approx. 106.5 m² room area · 2 bedrooms · 2 baths + guest WC

Generous living and dining space and two bedrooms, ideal for families, or for investors targeting premium rental yield.

PAYMENT PLAN

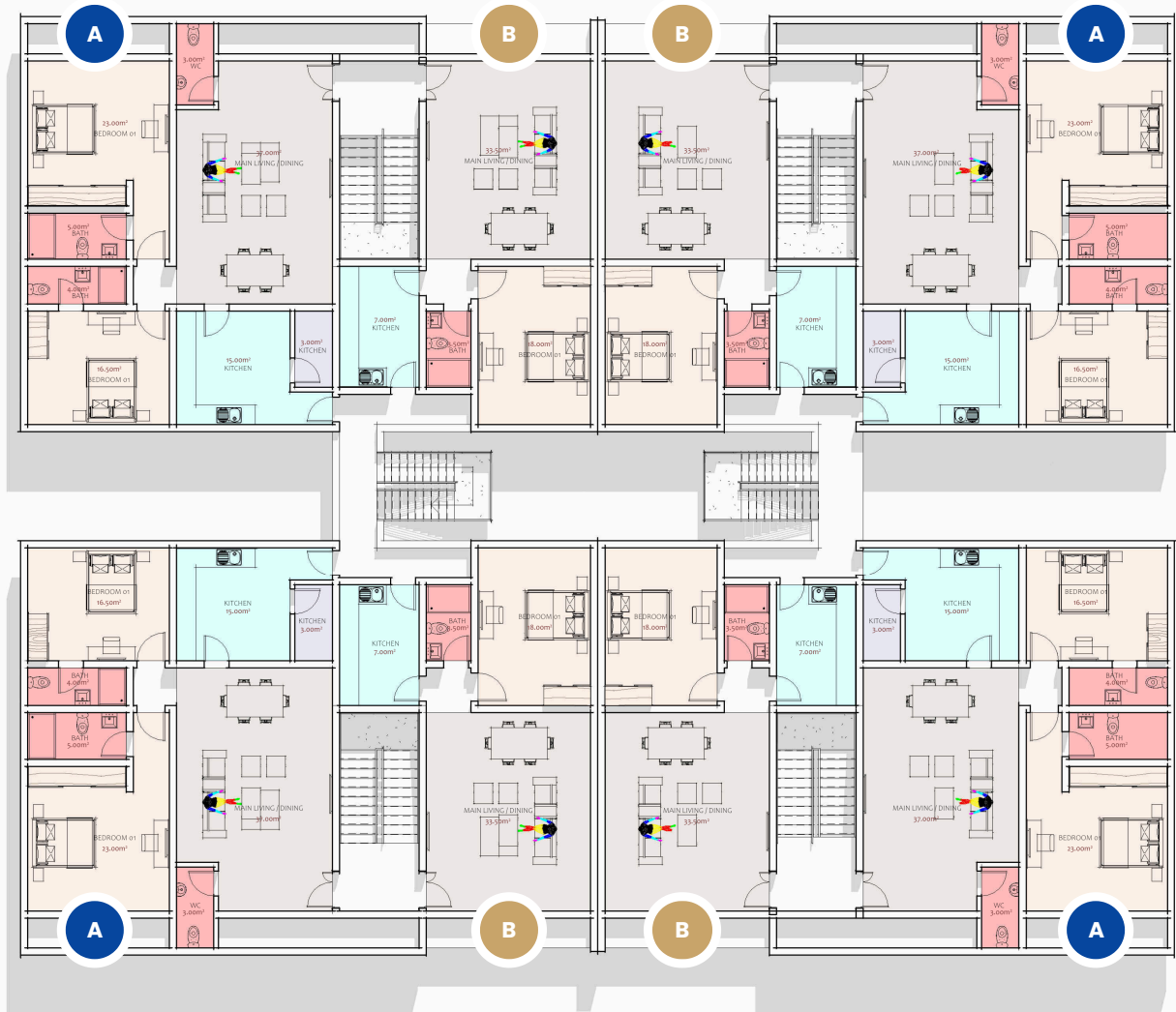
Pay in three stages, linked to construction milestones

MILESTONE	PAYMENT	ONE-BEDROOM	TWO-BEDROOM
Initial deposit On signing; secures your unit	40%	₦26,000,000	₦38,000,000
Roofing / carcass On completion of the building shell	30%	₦19,500,000	₦28,500,000
Finishing & handover June 2027	30%	₦19,500,000	₦28,500,000
Total sales price	100%	₦65,000,000	₦95,000,000

Flexible terms: the payment plan can be adjusted to match your cash flow over a period of up to 12 months. Speak with our team to agree a schedule that works for you.

The *typical* floor

Each residential floor has eight apartments arranged around two central stair cores: four two-bedroom corner homes and four one-bedroom homes. Every apartment has its own entrance off the shared landing.



A Two-bedroom

Corner apartments with a guest WC, two bathrooms and a separate kitchen store. About 106.5 m² of room area.

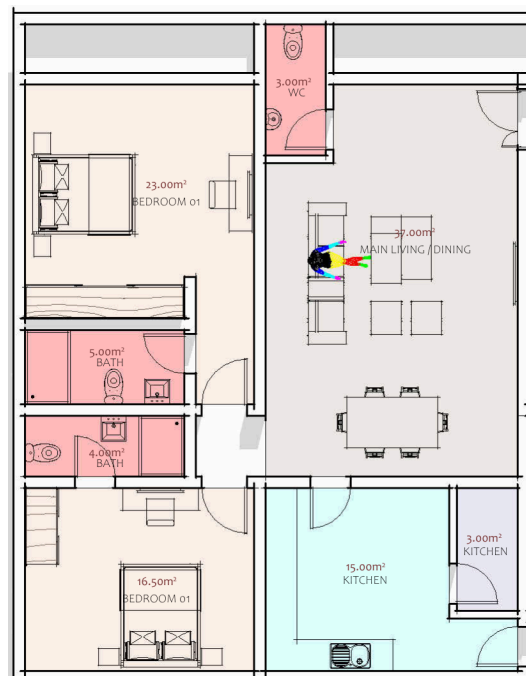
B One-bedroom

Efficient layout with an open living and dining room, fitted kitchen and bathroom. About 62 m² of room area.

Plan colours

Peach: bedrooms · Grey: living / dining · Blue: kitchens · Lilac: store · Pink: bathrooms.

Room sizes, *room by room*

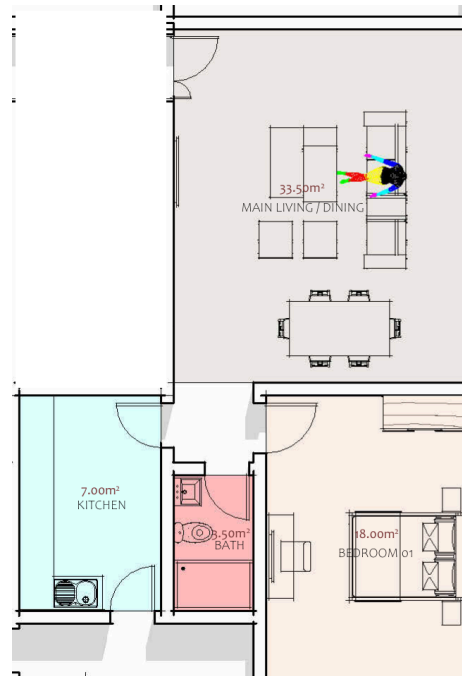


Two-bedroom

TYPE A

106.5 m² TOTAL ROOM AREA

ROOM	AREA
Main living / dining	37.00 m ²
Kitchen	15.00 m ²
Kitchen store	3.00 m ²
Bedroom 1 (master)	23.00 m ²
Bedroom 2	16.50 m ²
Bathroom 1	5.00 m ²
Bathroom 2	4.00 m ²
Guest WC	3.00 m ²
Total room area	106.50 m²



One-bedroom

TYPE B

62.0 m² TOTAL ROOM AREA

ROOM	AREA
Main living / dining	33.50 m ²
Bedroom	18.00 m ²
Kitchen	7.00 m ²
Bathroom	3.50 m ²
Total room area	62.00 m²

Building *steadily*, on site today

Construction is well under way. The substructure and the first two structural levels are complete, which lowers the risk for buyers who join now. Work continues on the second floor slab.



1

COMPLETED

Signature V-columns

Sculptural V-columns cast, carrying the floors above the car park.



2

COMPLETED

Structural frame & stair cores

Columns, beams and staircases are in place, and formwork is being stripped.



3

COMPLETED

Staircases to the first floor

Concrete stairs and landings cast up to first-floor level.



4

COMPLETED

First floor slab

Slab cast, with column starter bars ready for the next level.

Where we are now

NEXT: SECOND FLOOR SLAB

Foundations
Complete

Ground floor slab
Complete

First floor slab
Complete

Second floor slab
In progress

Roofing / carcass
Upcoming

Finishing & handover
June 2027

Security, value and a *proven* team

Bankable title

Covered by Lagos State Governor's Consent, the highest level of legal security for your purchase.

Mortgage ready

The title status supports eligibility for institutional financing and strengthens future resale value.

Strong rental yield

Positioned to command premium rents thanks to its proximity to the Coastal Road and tourist hubs.

Buy before completion

Off-plan pricing and a staged payment plan let you secure a home now while the area continues to appreciate.

THE DELIVERY TEAM

Expertise. Precision. Discipline.

PROMOTER

'Reke Edheka

MD, Edheka Investment Company Limited (EICL)

Over eight years in financial services and investment management, known for strategic thinking, disciplined execution and value creation. As a Director at Rock Realty Limited, he leads investment and development strategy, bringing capital markets expertise to real estate.

FINANCIAL STRATEGY

Ebisan Atsemudiara

CEO / MP, RFA Capital Advisors

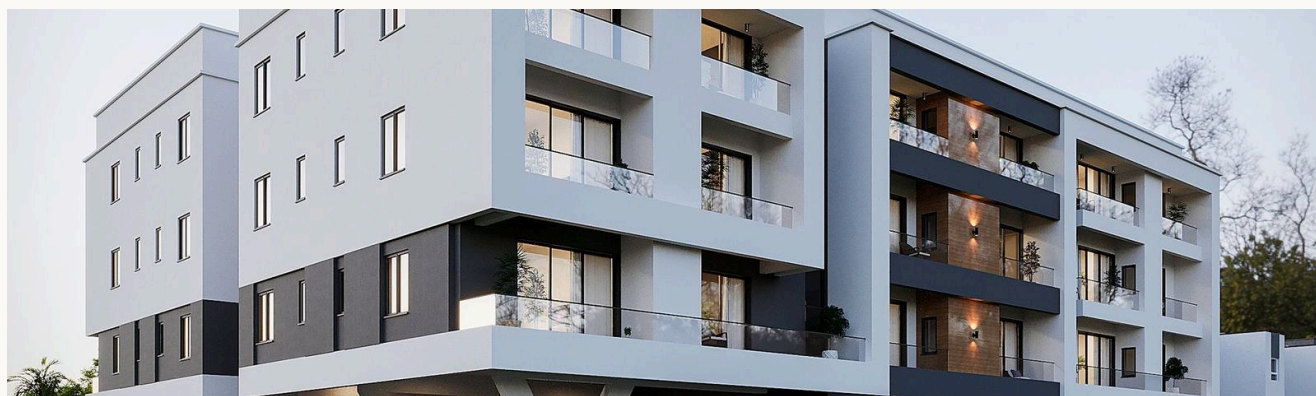
A former Global Investment Strategist and Portfolio Manager with AXA Mansard Investments. At RFA Capital Advisors he provides tailored investment solutions for HNWIs and institutional investors across Sub-Saharan and global capital markets.

PROJECT MANAGEMENT

Ojo Gaius

Surveyor & Project Manager

An accomplished surveyor with over a decade of experience in geospatial services and infrastructure development, known for technical precision and resource optimisation that keep complex projects on schedule and within budget.



Architecture by **Voltron Design Studios** · Architecture & Urbanism



RESERVE YOUR UNIT

Three steps to *your new home*

01

Review

Examine the subscription form and the detailed payment schedule.

02

Commit

Sign the official off-plan purchase agreement.

03

Secure

Provide proof of your initial deposit to reserve your unit.



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Edheka Investment Company Limited

EICL Crescent Apartments · Alpha Beach, Lekki, Lagos