EDHEKA INVESTMENT
COMPANY LIMITED

EARLY-ENTRY PRICING NOW OPEN



IGBO-EFON · LEKKI · LAGOS

# Close Apartment

*Serviced apartments, tastefully finished.*

| RESIDENCES | HOMES | LIFESTYLE | HANDOVER |
|---|---|---|---|
| Serviced apartments | 1, 2 & 3 bedrooms | Pool, clubhouse & elevators | June 2028 |

WELCOME TO CLOSE APARTMENT

# A new standard for living in Igbo-Efon

Close Apartment is a boutique block of serviced apartments on Omo-Oba Olukolu Street, Igbo-Efon, one of the Lekki axis's fastest-growing residential neighbourhoods.

Rising four levels over an elevated ground floor, the building pairs a clean white façade with warm timber cladding, glass balconies and decorative screens. Inside, every home is planned around comfort and privacy: separate kitchens, en-suite bedrooms and generous living spaces.

At ground level, a private pool, clubhouse and landscaped green spaces create a resort-style setting you'd rarely find in a mid-rise building in the area.



| 2,100 m² | G + 3 | 1–3 | 3 |
|---|---|---|---|
| SITE AREA | STOREYS | BEDROOMS | PASSENGER ELEVATORS |

## Tastefully finished, without compromise

Many developments in Igbo-Efon cut costs by leaving out elevators and shared amenities. Close Apartment includes them from day one, along with 24-hour hybrid power, secure parking and on-site management, so residents enjoy the full serviced-living experience.

*Every bedroom en-suite. Every kitchen enclosed. A pool and clubhouse just downstairs.*

THE RESIDENCES

# Homes for every stage of life

1 BED

## One-Bedroom

Efficient, stylish homes, ideal for young professionals, executive rentals and short-let operators.

2 BEDS

## Two-Bedroom

Well-proportioned homes for couples and small families, one of the most sought-after layouts in Lekki.

3 BEDS

## Three-Bedroom

Spacious family residences with large living and dining areas and en-suite bedrooms throughout.



## Designed for real living

### Separate, enclosed kitchens

Full walls instead of an open plan, for better ventilation, privacy and more room for cabinets.

### More usable space

Layouts designed to give up to 13% more usable living space than comparable apartments in the market.

### All en-suite bedrooms

Every bedroom has its own bathroom with premium sanitary ware, plus a guest WC and pantry.

### Private outdoor space

Glass-balustrade balconies and terraces bring in natural light and give every home a view.





AMENITIES & LIFESTYLE

# Resort-style living, right at home

### Swimming pool & deck

A private ground-floor pool with a lounge deck and soft evening lighting.

### Residents' clubhouse

A shared space for relaxing, meeting neighbours and hosting guests.

### Three elevators

Fast, easy access to every floor, a rare feature for mid-rise buildings in Igbo-Efon.

### 24-hour hybrid power

Uninterrupted power from the public grid, solar and heavy-duty standby generators.

### Covered parking

Plenty of ground-level parking for residents and guests beneath the building.

### Security & concierge

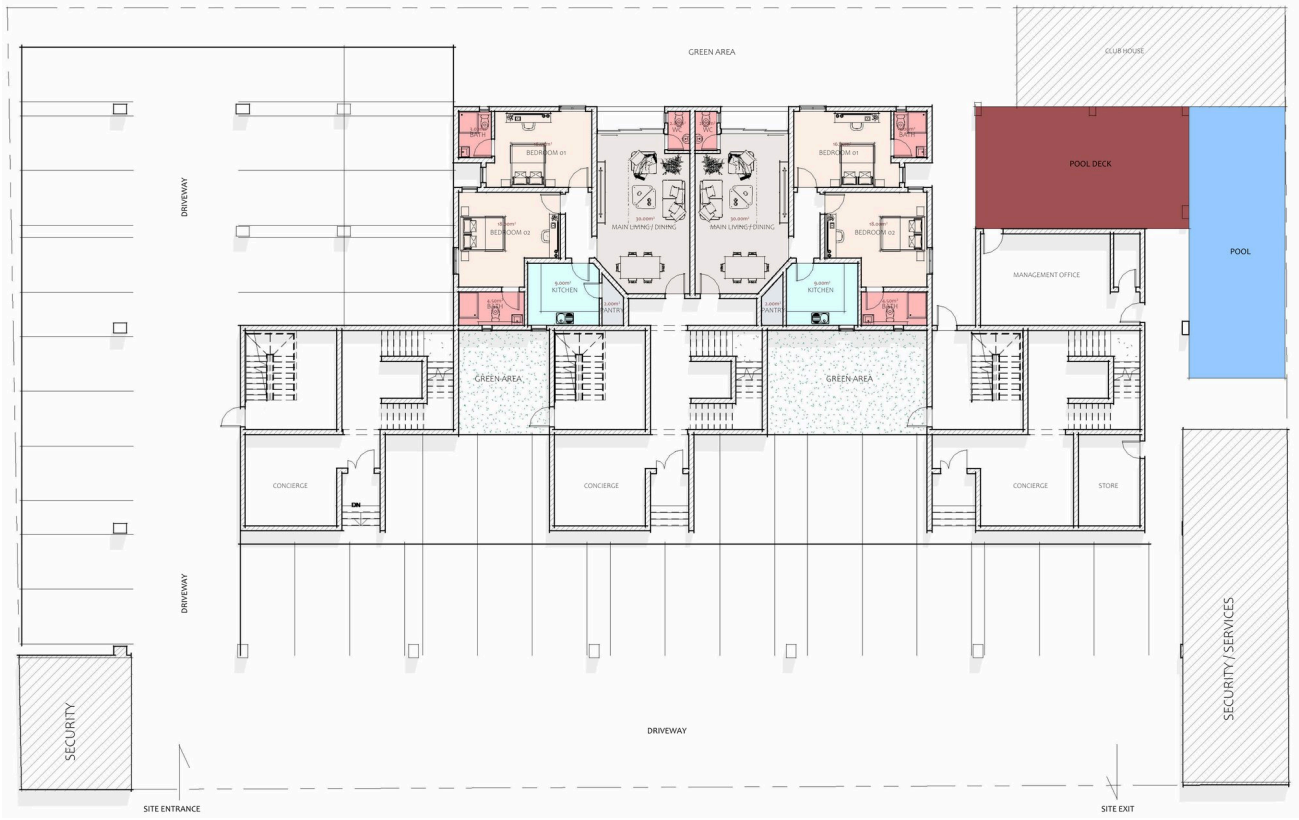
Gatehouse security, concierge desks, separate entry and exit points, and an on-site management office.

FROM ABOVE

# A thoughtfully planned site



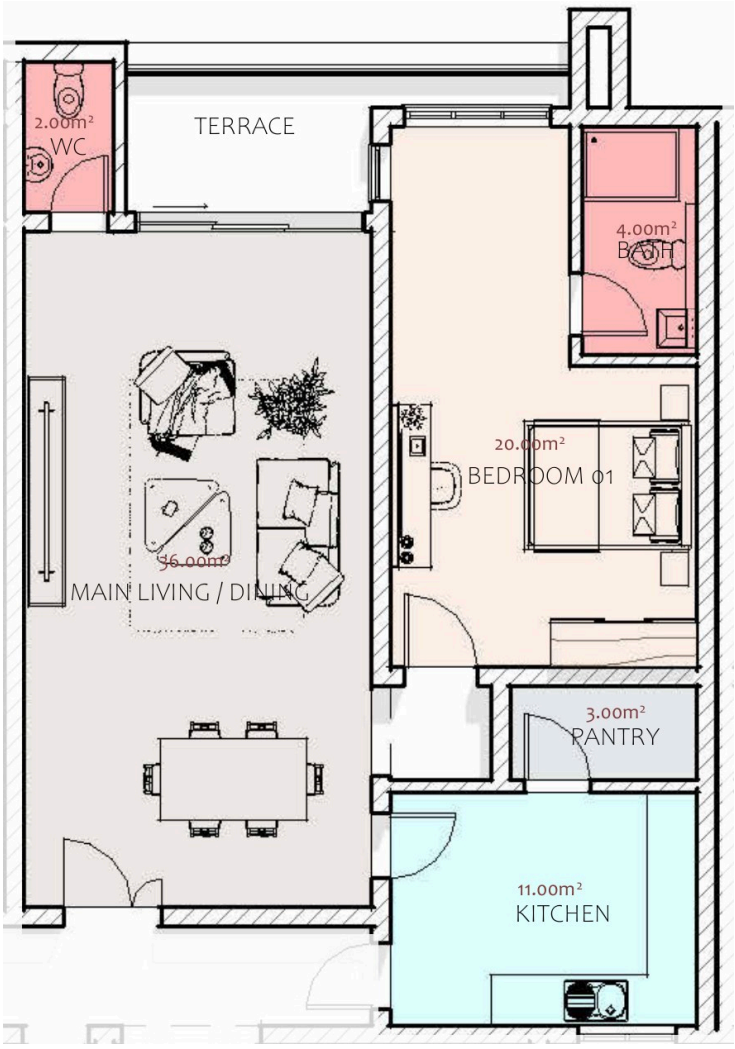
Aerial view showing the pool deck, landscaped edges and broad paved driveway.




Ground floor: gated entrance and exit, covered parking, three concierge lobbies, two garden apartments, management office, pool, pool deck and clubhouse.

# One-Bedroom Apartment

**≈ 76 m²**
INTERNAL ROOM AREA




## Room schedule

| | |
|---|---|
| Living / dining | 36.0 m² |
| Master bedroom | 20.0 m² |
| En-suite bathroom | 4.0 m² |
| Kitchen (enclosed) | 11.0 m² |
| Pantry / store | 3.0 m² |
| Guest WC | 2.0 m² |
| **Total room area** | **≈ 76 m²** |

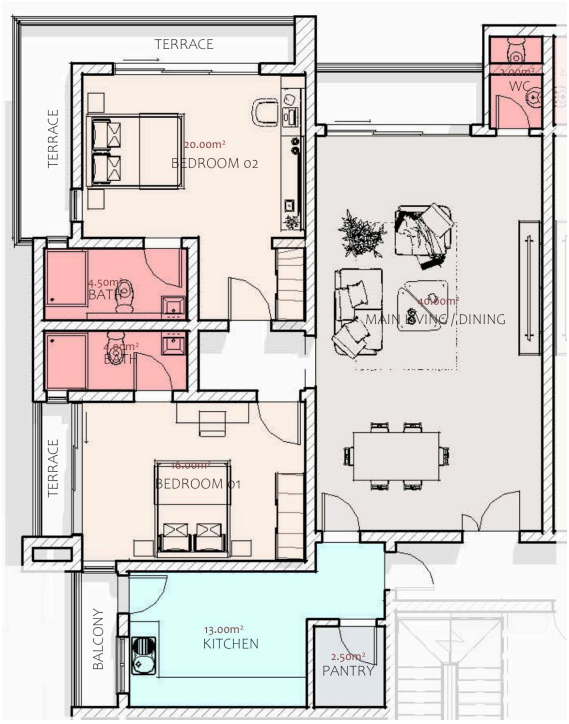
Plus a private terrace off the living room.

- Large 36 m² living and dining room opening onto a terrace
- Separate kitchen with its own pantry
- Guest WC, so visitors never use the en-suite
- Ideal for owner-occupiers, executive rentals and short-lets

# Two-Bedroom Apartments

85–102 m²
INTERNAL ROOM AREA

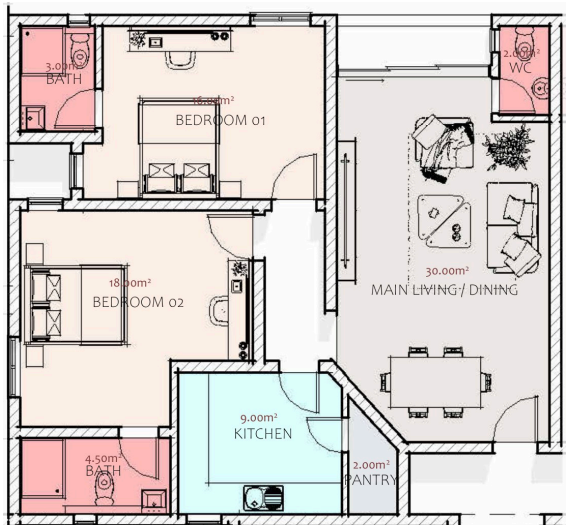
## B1 · Upper floors ≈ 102 m²




| | |
|---|---|
| Living / dining | 40.0 m² |
| Master bedroom + en-suite | 20.0 + 4.5 m² |
| Bedroom 2 + en-suite | 16.0 + 4.0 m² |
| Kitchen + pantry | 13.0 + 2.5 m² |
| Guest WC | 2.0 m² |
| **Total room area** | **≈ 102 m²** |

Plus a kitchen balcony and two bedroom terraces.

## B2 · Garden floor ≈ 85 m²

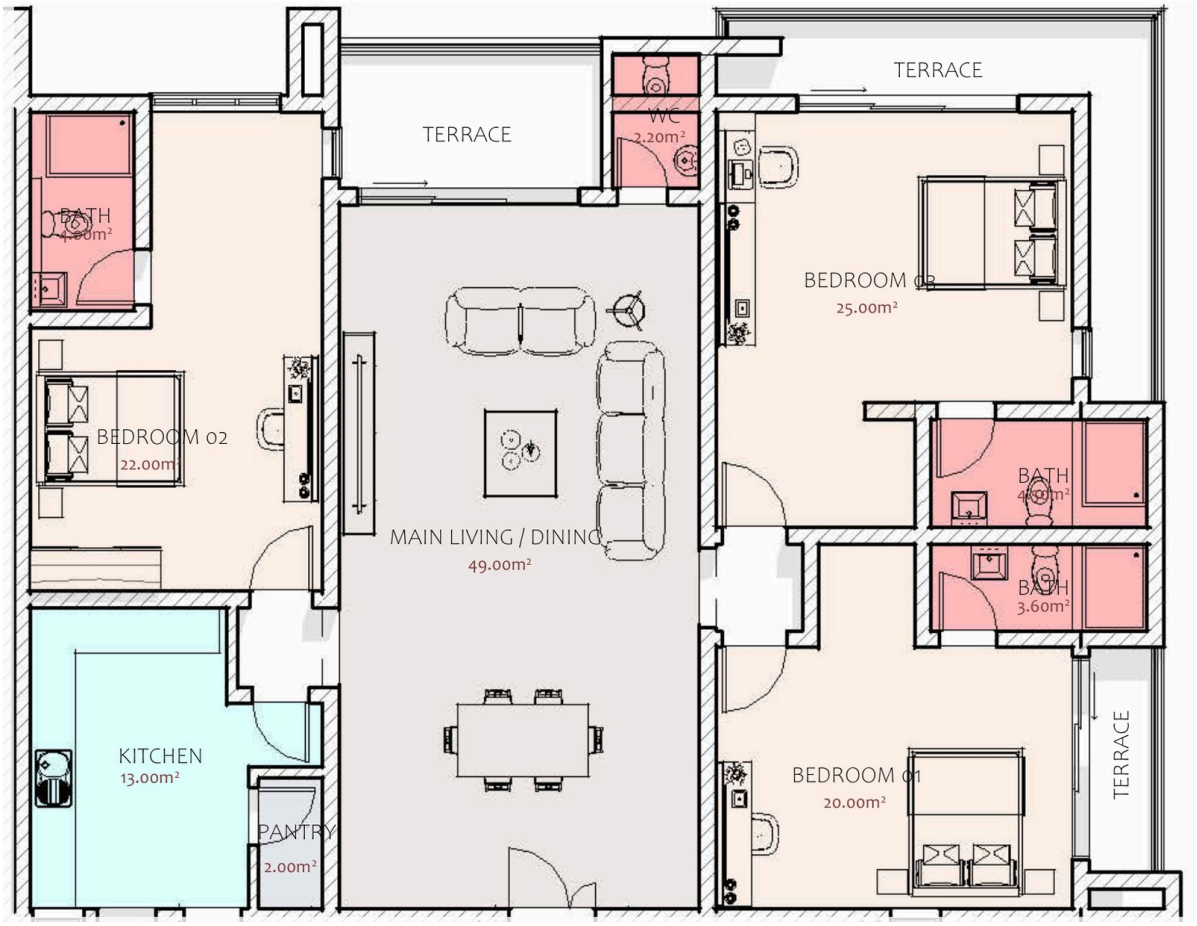



| | |
|---|---|
| Living / dining | 30.0 m² |
| Master bedroom + en-suite | 18.0 + 4.5 m² |
| Bedroom 2 + en-suite | 16.0 + 3.0 m² |
| Kitchen + pantry | 9.0 + 2.0 m² |
| Guest WC | 2.0 m² |
| **Total room area** | **≈ 85 m²** |

Faces the landscaped garden, a short walk from the pool deck and clubhouse.

# Three-Bedroom Apartment

≈ 145 m²
INTERNAL ROOM AREA




## Room schedule

| | |
|---|---|
| Living / dining | 49.0 m² |
| Master bedroom + en-suite | 25.0 + 4.0 m² |
| Bedroom 2 + en-suite | 22.0 + 4.0 m² |
| Bedroom 3 + en-suite | 20.0 + 3.6 m² |
| Kitchen + pantry | 13.0 + 2.0 m² |
| Guest WC | 2.2 m² |
| **Total room area** | **≈ 145 m²** |

## Highlights

- A 49 m² living and dining room, the largest in the development
- Three en-suite bedrooms, including a 25 m² master
- Two private terraces plus a terrace off the living room
- Kitchen with pantry and a service balcony
- Spacious family living, with elevator access to every floor

# Current prices. Clear comparisons.

Investor-funding prices effective from 16 November 2026. Payments follow the 20% / 50% / 30% schedule on the next page.

| RESIDENCE | CURRENT PRICE | ROOM AREA | PRICE PER m² |
|---|---|---|---|
| 1 bedroom | ₦65 million | About 76 m² | About ₦855,000 |
| 2 bedrooms | ₦90 million | 85-102 m² | From ₦882,000 |
| 3 bedrooms | ₦125 million | About 145 m² | About ₦862,000 |

## Historical asking-price comparison

September 2026 ranges recorded in the original brochure for comparable apartments in Igbo-Efon. These are historical asking prices, not current valuations.

| RESIDENCE | SEPTEMBER RANGE | NEW PRICE VS RANGE |
|---|---|---|
| 1 bedroom | ₦60-90 million | Within range |
| 2 bedrooms | ₦85-150 million | Within range |
| 3 bedrooms | ₦150-190 million | Below range |

Sources for the September 2026 ranges: Nigeria Property Centre and PropertyPro. Room areas are not gross floor areas. Prices and availability are confirmed by EICL when you reserve.

PAYMENT PLAN

# Pay in three stages, tied to progress

Payments are linked to visible construction milestones, and every payment goes into the project's dedicated development account.

## 20%

**RESERVATION DEPOSIT**

Due when you reserve your apartment. It funds state regulatory approvals (about 3 months).

| | |
|---|---|
| 1-Bed | ₦13.0m |
| 2-Bed | ₦18.0m |
| 3-Bed | ₦25.0m |

## 50%

**FOUNDATION STAGE**

Due once regulatory approvals are granted. It funds piling, pile caps and the ground slab (about 4 months).

| | |
|---|---|
| 1-Bed | ₦32.5m |
| 2-Bed | ₦45.0m |
| 3-Bed | ₦62.5m |

## 30%

**FINAL INSTALMENT**

Due when the foundation stage is complete. It funds the superstructure.

| | |
|---|---|
| 1-Bed | ₦19.5m |
| 2-Bed | ₦27.0m |
| 3-Bed | ₦37.5m |

Amounts shown are for early-entry prices. Payment terms for later releases are available on request.

LOCATION

# At the heart of the Lekki axis

Igbo-Efon is quickly becoming one of Lagos's most desirable residential areas: quiet, well connected, and a short drive from the business and lifestyle hubs of Lekki, Victoria Island and Ikoyi.

**1 min**
TO THE LEKKI–EPE EXPRESSWAY

**15–20 min**
TO VICTORIA ISLAND

Omo-Oba Olukolu Street,
Igbo-Efon, Eti-Osa LGA, Lagos

**Growing area:** demand for premium homes is rising

**Connected:** right off the Lekki–Epe Expressway

**Secure title:** land free from government acquisition and local disputes

**Architecture:** Voltron Design Studios

THE DEVELOPER

# Built by Edheka Investment Company

Edheka Investment Company Limited (EICL) is a Lagos real estate developer focused on well-designed, fully serviced residential developments on the Lekki axis. We combine careful financial planning with hands-on construction management to deliver quality homes on schedule.

TRACK RECORD · CRESCENT APARTMENT

Our current project, Crescent Apartment, is a development of one- and two-bedroom apartments, now under construction at Alpha Beach, Lekki. Close Apartment follows the same design, pricing and delivery model.







Crescent Apartment today: second floor going up, with the signature V-columns and structural frame in place.

## The delivery team



### Reke Edheka

MANAGING DIRECTOR

8+ years in financial services, asset management and real estate development, including roles at Rock Realty and Redwood Asset Management.



### Ebisan Atsemudiara

FINANCIAL ADVISOR

CEO of RFA Capital Advisors and former Portfolio Manager at AXA Mansard. Oversees the project's financial governance.



### Ojo Gaius

SURVEYOR & PROJECT MANAGER

10+ years in construction project management, geospatial services and site delivery.

## Project timeline

**Aug 2026**
Site mobilisation

**Nov 2026**
Foundation & substructure

**Aug 2027**
Superstructure & interior finishes

**Jun 2028**
Completion & handover



SECURE YOUR HOME

# Limited units. Reserve yours early.

Limited units are available at early-entry prices. Get in touch to reserve yours or ask for the full information pack.


CALL / WHATSAPP

+234 802 252 9517

EMAIL

investments@edheka.com

WEBSITE

www.edheka.com

OFFICE

2B Ashbell Apartment,
Alpha Beach, Lagos


01

**Get in touch**

Ask for the full information pack, with detailed floor plans and 3D renders.

02

**Reserve your home**

Choose your apartment type and pay the 20% reservation deposit.

03

**Sign & pay by milestone**

Sign your agreement and pay the remaining balance at each construction milestone, into the dedicated development account.

EDHEKA INVESTMENT
COMPANY LIMITED