EDHEKA INVESTMENT
COMPANY LIMITED

OFF-PLAN · NOW SELLING



ALPHA BEACH · LEKKI · LAGOS

Crescent *Apartment*

Contemporary one- and two-bedroom residences, minutes from the Lagos–Calabar Coastal Highway. Refined coastal living, close to the beach.

Limited	Governor's Consent	June 2027	From ₦78M
AVAILABILITY	TITLE	HANDOVER	FLEXIBLE PAYMENT PLAN

01 · THE OPPORTUNITY

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

Crescent Apartment is a premier residential development in Alpha Beach, Lekki: modern homes designed for comfortable everyday living, close to the beach and Victoria Island.

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 **Coastal lifestyle.** Beaches and resorts along the coast are minutes away.



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





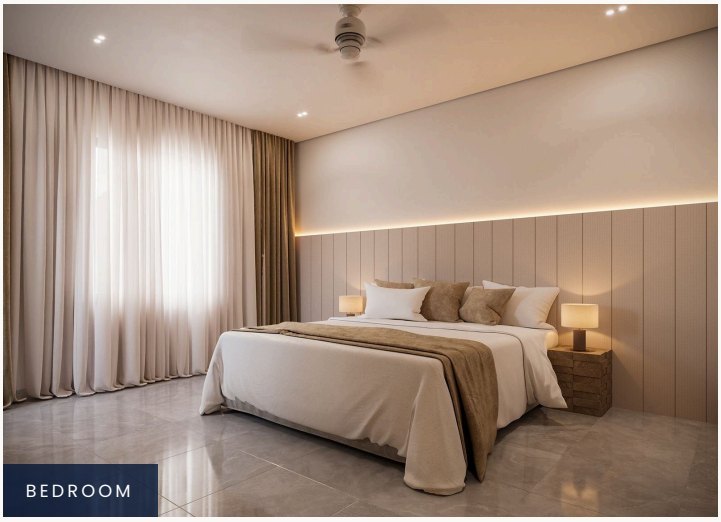
Spaces made for *living well*

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.


LIVING & DINING


KITCHEN


BATHROOM


BEDROOM


MASTER BEDROOM

Artist's impressions · indicative finishes

Limited units at current prices

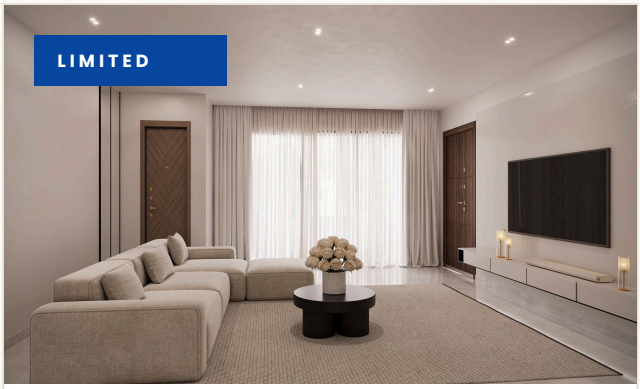


ONE-BEDROOM APARTMENT

₦78,000,000 OFF-PLAN

Approx. 66 m² room area · 1 bedroom · 1 bath + guest WC

A well-proportioned home for young professionals and couples, a short drive from the Lagos–Calabar Coastal Highway.



TWO-BEDROOM APARTMENT

₦112,000,000 OFF-PLAN

Approx. 107 m² room area · 2 bedrooms · 2 baths + guest WC

Generous living and dining space and two bedrooms, ideal for families and for anyone who wants room to grow.

PAYMENT PLAN

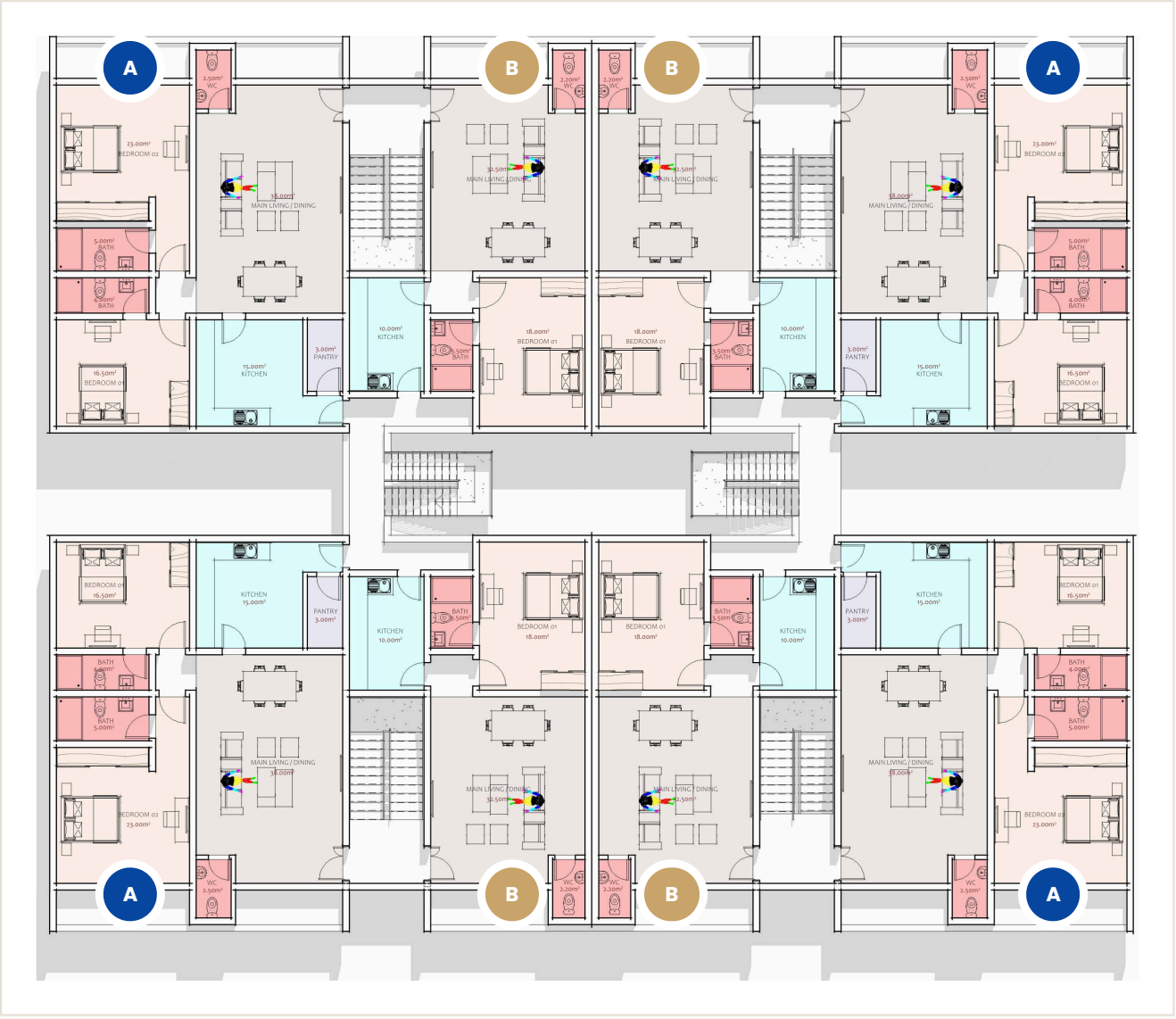
Pay in three stages, linked to construction milestones

MILESTONE	PAYMENT	ONE-BEDROOM	TWO-BEDROOM
Initial deposit On signing; secures your unit	**40%**	₦31,200,000	₦44,800,000
Roofing / carcass On completion of the building shell	**30%**	₦23,400,000	₦33,600,000
Finishing & handover June 2027	**30%**	₦23,400,000	₦33,600,000
Total sales price	**100%**	**₦78,000,000**	**₦112,000,000**

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 pantry. About 107 m² of room area.

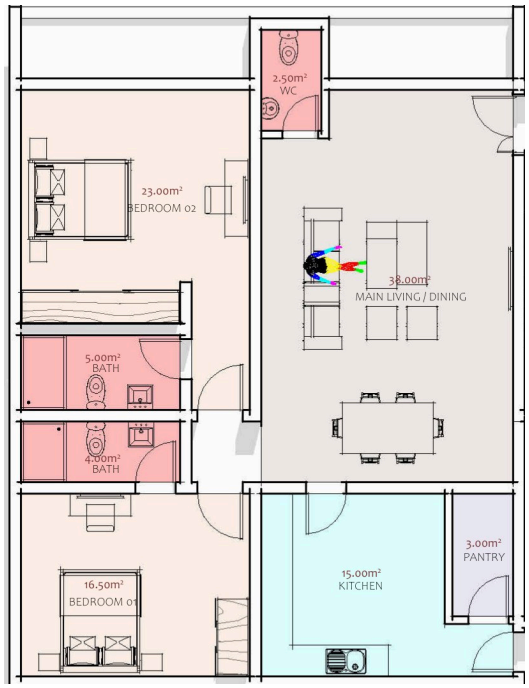
B One-bedroom

Open living and dining room, a separate kitchen, a bathroom and a guest WC. About 66 m² of room area.

Plan colours

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

Room sizes, *room by room*

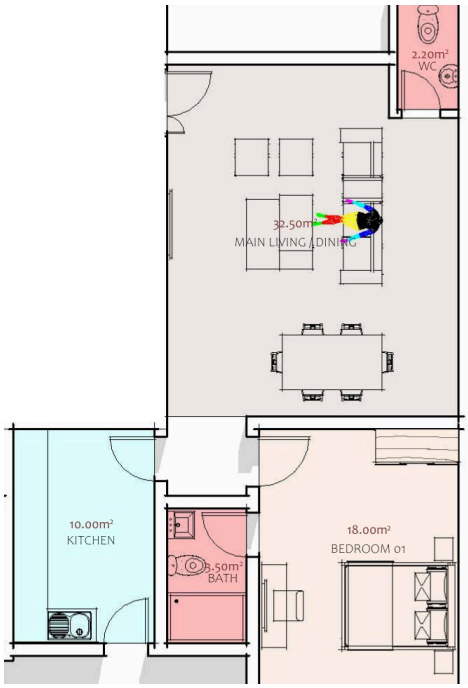


Two-bedroom

TYPE A

107.0 m² TOTAL ROOM AREA

ROOM	AREA
Main living / dining	38.00 m²
Kitchen	15.00 m²
Pantry	3.00 m²
Bedroom 1 (master)	23.00 m²
Bedroom 2	16.50 m²
Bathroom 1	5.00 m²
Bathroom 2	4.00 m²
Guest WC	2.50 m²
Total room area	**107.00 m²**



One-bedroom

TYPE B

66.2 m² TOTAL ROOM AREA

ROOM	AREA
Main living / dining	32.50 m²
Bedroom	18.00 m²
Kitchen	10.00 m²
Bathroom	3.50 m²
Guest WC	2.20 m²
Total room area	**66.20 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	Ground floor slab	First floor slab	Second floor slab	Roofing / carcass	Finishing & handover
Complete	Complete	Complete	In progress	Upcoming	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 for buyers who qualify.

Close to the coast

About 250 metres from the Coastal Highway, close to beaches, resorts and Victoria Island.

Buy before completion

Off-plan pricing and a staged payment plan let you secure a home now and pay as the building goes up.

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

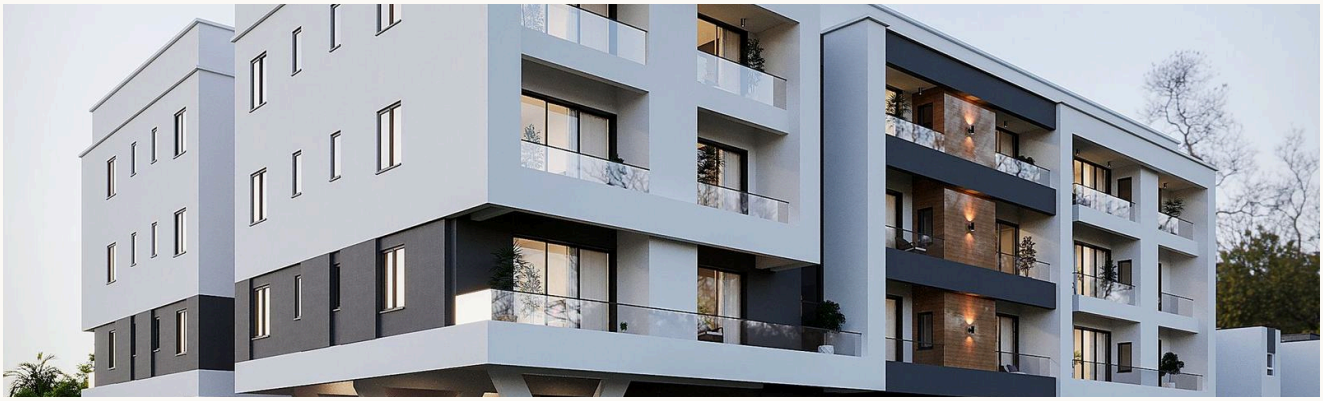
A former Global Investment Strategist and Portfolio Manager with AXA Mansard Investments. At RFA Capital Advisors he provides tailored investment solutions for HNWIs and institutional investors across Sub-Saharan and global capital markets.

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.

CALL / WHATSAPP
+234 802 252 9517

EMAIL
investments@edheka.com

WEBSITE
www.edheka.com

Edheka Investment Company Limited

Crescent Apartment · Alpha Beach, Lekki, Lagos

Two routes to ownership.

Approved prices effective from 16 November 2026. This supplement adds the mortgage route to the standard payment plan on page 5.

Standard off-plan

RESIDENCE	TOTAL	40% / 30% / 30%
1 bedroom	₦78 million	₦31.2m / ₦23.4m / ₦23.4m
2 bedrooms	₦112 million	₦44.8m / ₦33.6m / ₦33.6m

40% initially, 30% at roofing/carcass and 30% at finishing and handover.

Mortgage at completion

RESIDENCE	TOTAL WITH 15% PREMIUM	50% / 50%
1 bedroom	₦89.7 million	₦44.85m / ₦44.85m
2 bedrooms	₦128.8 million	₦64.4m / ₦64.4m

Pay 50% during construction and the balance through a mortgage at completion, subject to lender approval.

Mortgage or MREIF financing is subject to eligibility, credit assessment, valuation and the lender's terms at completion. Payment triggers and obligations are governed by the applicable purchase agreement.

Talk to EICL about your payment options.

0802 252 9517 | investments@edheka.com

www.edheka.com