

ARCHITECTURE | LIFESTYLE | INVESTMENT

LAGOS LIVING, REIMAGINED



CIVIC

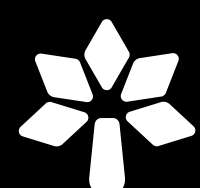
APARTMENT

Comfort. Design. Distinction.



📍 Inside Atlantic Nominee Layout.

ABRAHAM ADESANYA BY LEKKI GARDENS PHASE 5

A residential development by  Land Republic

A HIGHER STANDARD OF EVERYDAY LIVING

Civic Apartment was conceived around a simple idea:
WHAT IF EVERYDAY LIVING COULD FEEL MORE CONSIDERED?

Every element has been approached with intention,
from the architecture and spatial planning to the
finishes, amenities and experience of the residence.

The result is a home designed
not merely to accommodate life,
but to elevate it.



INSIDE ATLANTIC NOMINEE LAYOUT. ABRAHAM ADESANYA BY LEKKI GARDENS PHASE 5

Civic Apartment is placing residents within one of Lagos' rapidly evolving residential corridors.



LAGOS BUSINESS SCHOOL | OJAJA MALL | SKY MALL | LEKKI SCHEME 2 | COASTAL ROAD

"Show me thy Neighbour, and I
shall tell thee whom thou art"

Ancient Babylonian Parable

THE NUMBERS ARE ALREADY MOVING

Ajah apartment prices increased **25.3%** in just 12 months,
rising from about **N65.3M to N81.8M** between
July 2025 and July 2026

At the same time, median annual rent increased by **23.2%**

And further along the same Coastal Highway corridor,
land prices have moved from about **N15M** in 2024
to **N25M – N35M** in 2026.

Source: Nigeria Property Centre, Ajah market data, July 2026



WHY THE MOVEMENT MATTERS

The Lagos-Calabar Coastal Highway Section 1 opened to traffic in December 2025, connecting Victoria Island through the Lekki-Ajah corridor.

The impact is already visible:

25-40%

Land price increase within 5km of the highway in the year to Q1 2026

50-70%

Premium commanded by plots with direct access to the route

66-133%

Increase in asking prices for some Ibeju-Lekki plots between 2024 and 2026

And Civic Apartment sits within the Ajah corridor, close to Abraham Adesanya and the Lekki-Epe Expressway.

Source: ATLS Realtors, January 2026, citing Federal Ministry of Works data

YOU'RE NOT BUYING INTO AN ISOLATED LOCATION

Civic Apartment sits in Atlantic Nominee Layout, off Abraham Adesanya, Ajah, within a corridor already supported by:

CONNECTIVITY:

Abraham Adesanya → Lekki-Epe Expressway → Coastal Highway

ESTABLISHED DEMAND:

Lagos Business School, Lekki Scheme 2 and surrounding residential communities

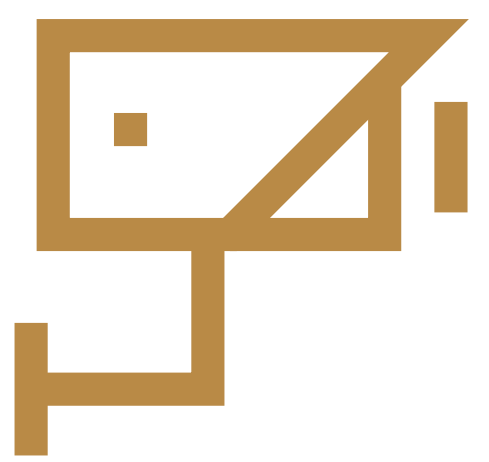
EVERYDAY CONVENIENCE:

Novare Lekki Mall, Ojaja Mall and other established retail destinations

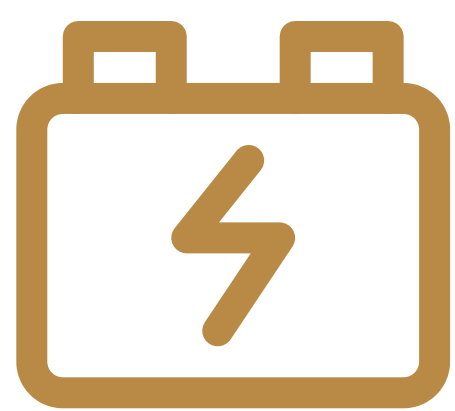
A MOVING MARKET:

Ajah apartment prices have already risen 25.3% in 12 months.

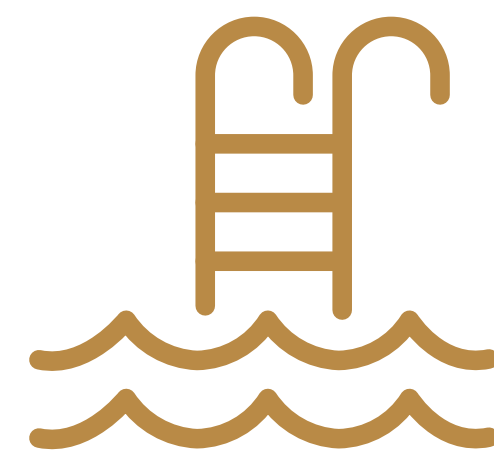




24/7 Security &
CCTV Surveillance



Uninterrupted
Power Supply



Swimming Pool
& Recreation Area



Fully Equipped
Gym



Ample
Parking



High-Speed
Internet Ready



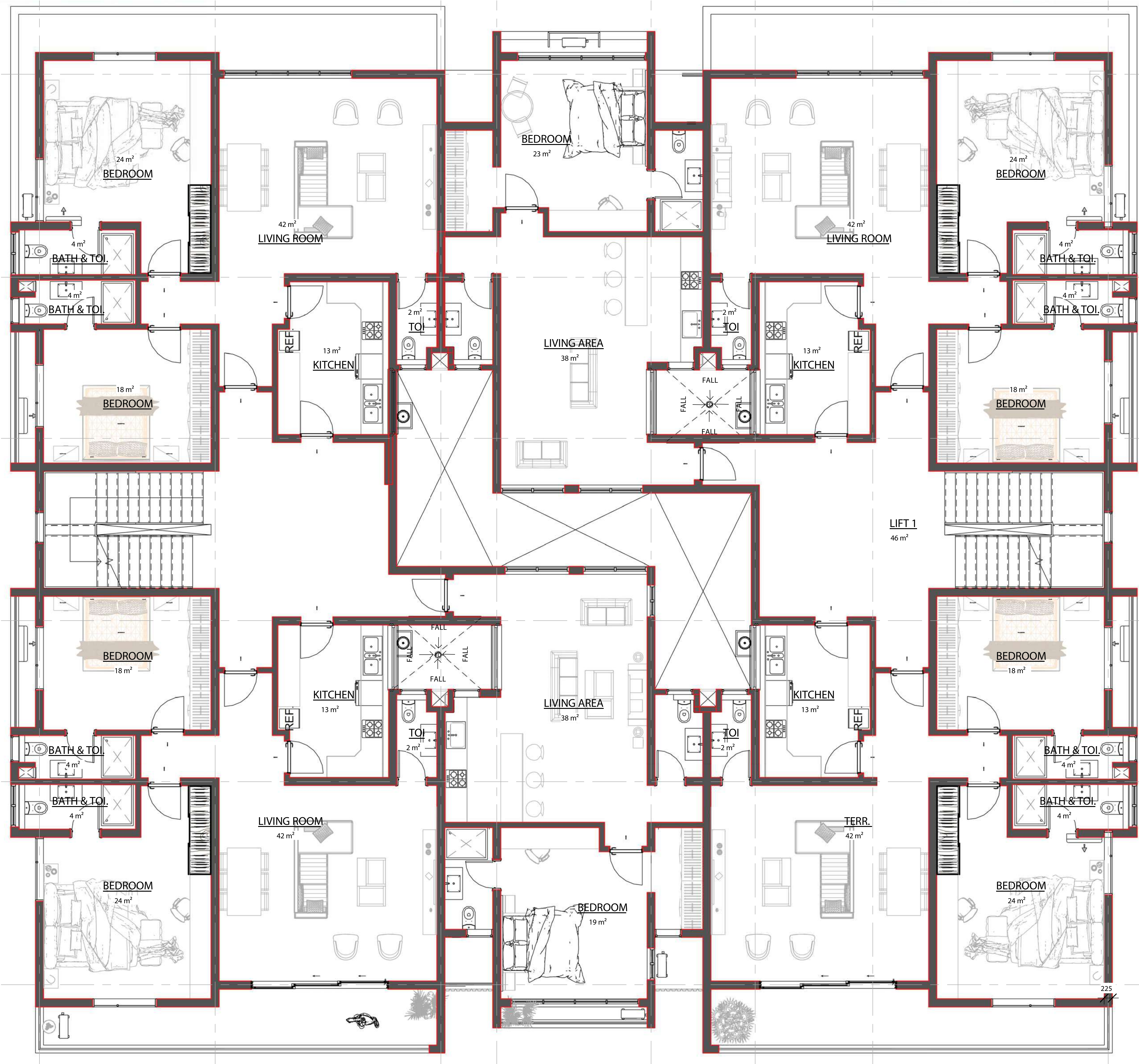
Warranty
on Finishes

“A great building must begin with the unmeasurable, must go through measurable means when it is being designed, and in the end must be unmeasurable.”

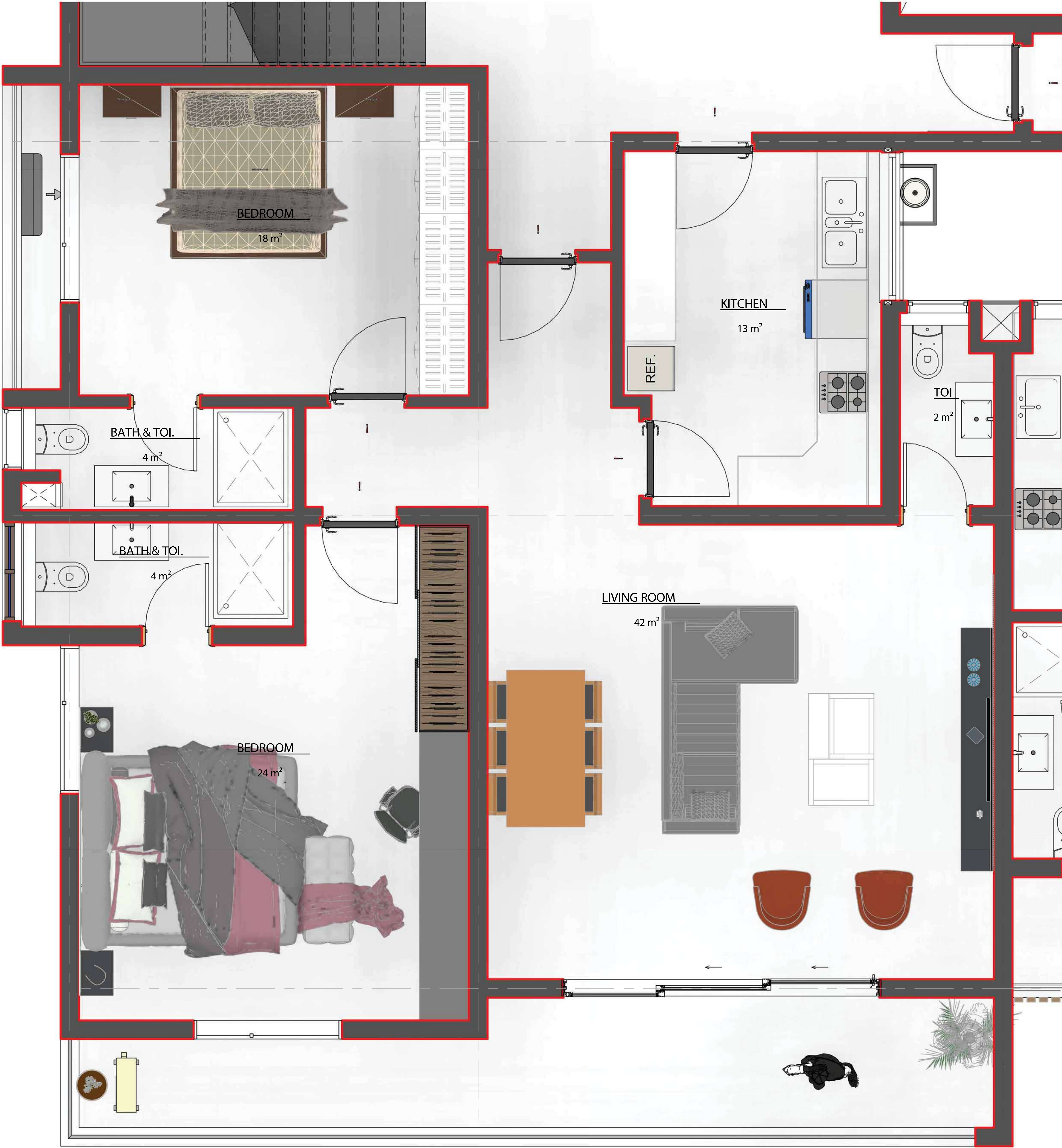
Louis Kahn



THE FLOOR PLAN



THE 2-BEDROOM APARTMENT



INTERIORS (2 BEDROOM)



INTERIORS (2 BEDROOM)



THE 1-BEDROOM APARTMENT



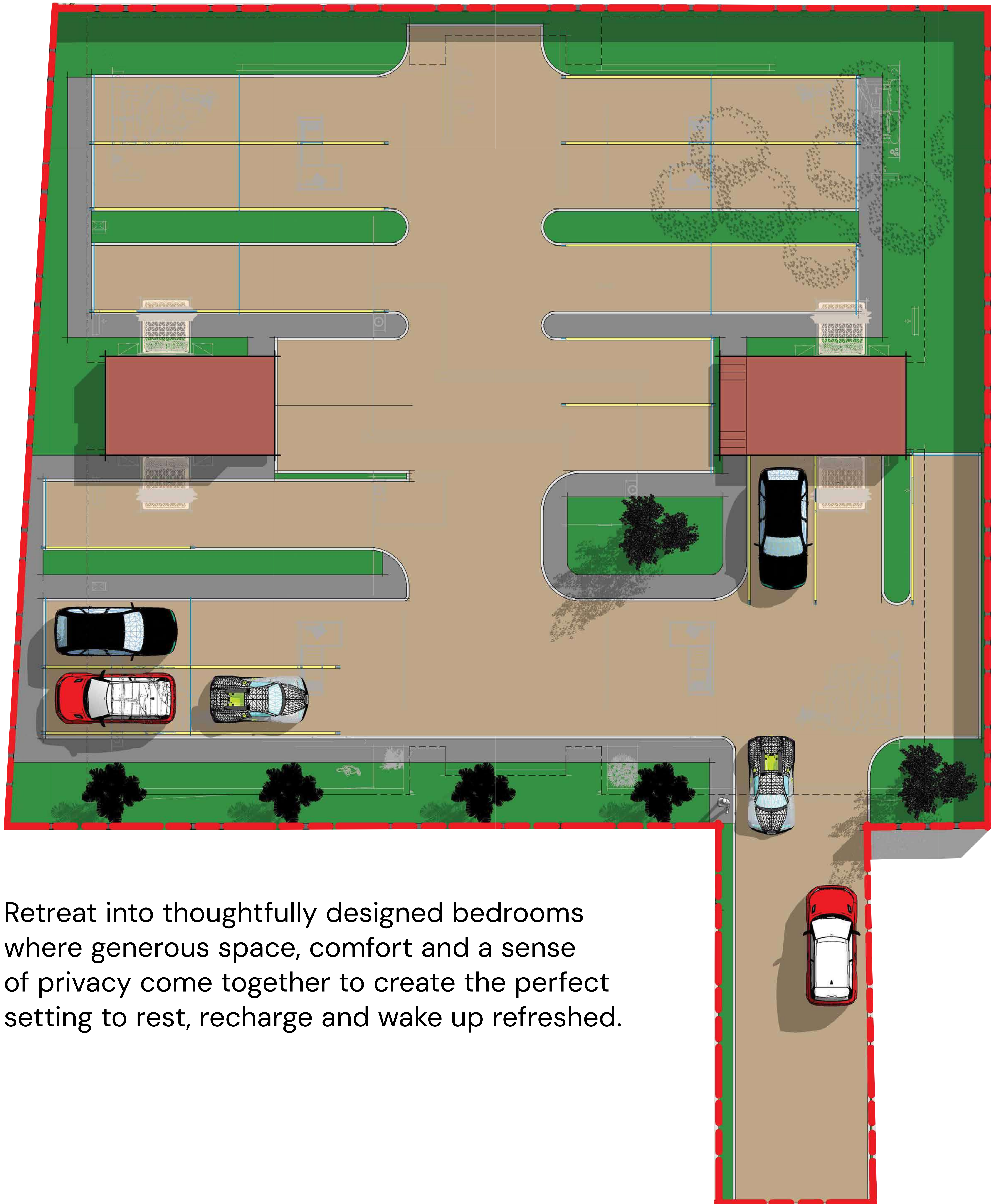
INTERIORS (1 BEDROOM)



INTERIORS (1 BEDROOM)



THE PARKING SPACES



Retreat into thoughtfully designed bedrooms where generous space, comfort and a sense of privacy come together to create the perfect setting to rest, recharge and wake up refreshed.

Civic Apartment is a development by Land Republic.
The objective is simple:

To create a residential experience that raises the
expectation of what a home in Ajah can be.



"May we know them by their buildings"

DESIGNED FOR A CERTAIN KIND OF BUYER



We are not looking for off-takers.

We are inviting 18 investment partners to take an early position in Civic Apartment.

A limited opportunity to come in early, before Civic Apartment opens to the wider market.

“The bitterness of poor quality remains long after the sweetness of low price is forgotten”

Benjamin Franklin

PRICE ANALYSIS

Unit Type	0-3 Months (outright)	6 Months	9 Months	12 Months
1 Bedroom Apartment	N65M	N68M	N71M	N74M
2 Bedroom Apartment	N85M	N88M	N91M	N94M

Land Republic Limited:
78 finance Company or 78 MFB

0001549819

DOCUMENTS TO EXPECT

- Contract of sale
- Deed of Assignment
- Allocation Letter
- Payment Receipt

ADMINISTRATIVE FEES

N5,000,000



INFRASTRUCTURE DOCUMENTATION

ONE YEAR SERVICE CHARGE

WHAT THE INVESTMENT COULD BECOME

The supplied entry prices illustrate the following potential capital values:

UNIT	ENTRY PRICE	3 YEARS	5 YEARS
1-bedroom	N65M	N142.8M	N241.3M
2-bedroom	N85M	N186.7M	N315.6M

*These are not guaranteed returns.
They exclude rental income, vacancy, service charge,
maintenance, management, taxes and transaction costs.*

RENTAL POTENTIAL

UNIT	ILLUSTRATIVE ANNUAL RENT	GROSS YIELD AT ENTRY
1-bedroom	N4M	6.2% at N65M
2-bedroom	N5M	5.9% at N85M

*Rental assumptions are illustrative and should be validated
against completed comparable units.
Gross yield is before operating and transaction costs. .*



Why This Residence?

A Considered Address:

Located in inside Atlantic Nominee Layout.
Abraham Adesanya, Ajah.

Purposeful Design:

Architecture and spaces designed
around contemporary living.

Everyday Convenience:

Power, security, parking, internet
readiness and estate management.

Lifestyle Amenities:

Swimming pool, recreation area and gym.

Quality Assurance:

Warranty on finishes.

Flexible Ownership:

Outright purchase or structured
payment options.

Home or Investment:

Designed for both residents and investors.



CIVIC

APARTMENT



ENQUIRIES AND RESERVATIONS:

+234 812 222 2283

www.landrepublic.co

A residential development by  Land Republic