

The Next Chapter of Luxury is Rising

Location
Lekki Scheme II Estate, Abraham Adesanya/Ogombo Ajah, Lekki.

Title
Governor's Consent
(100% Verified Clean Title)

Status
Active Development
Off-Plan Sales Open.

PHASE 2

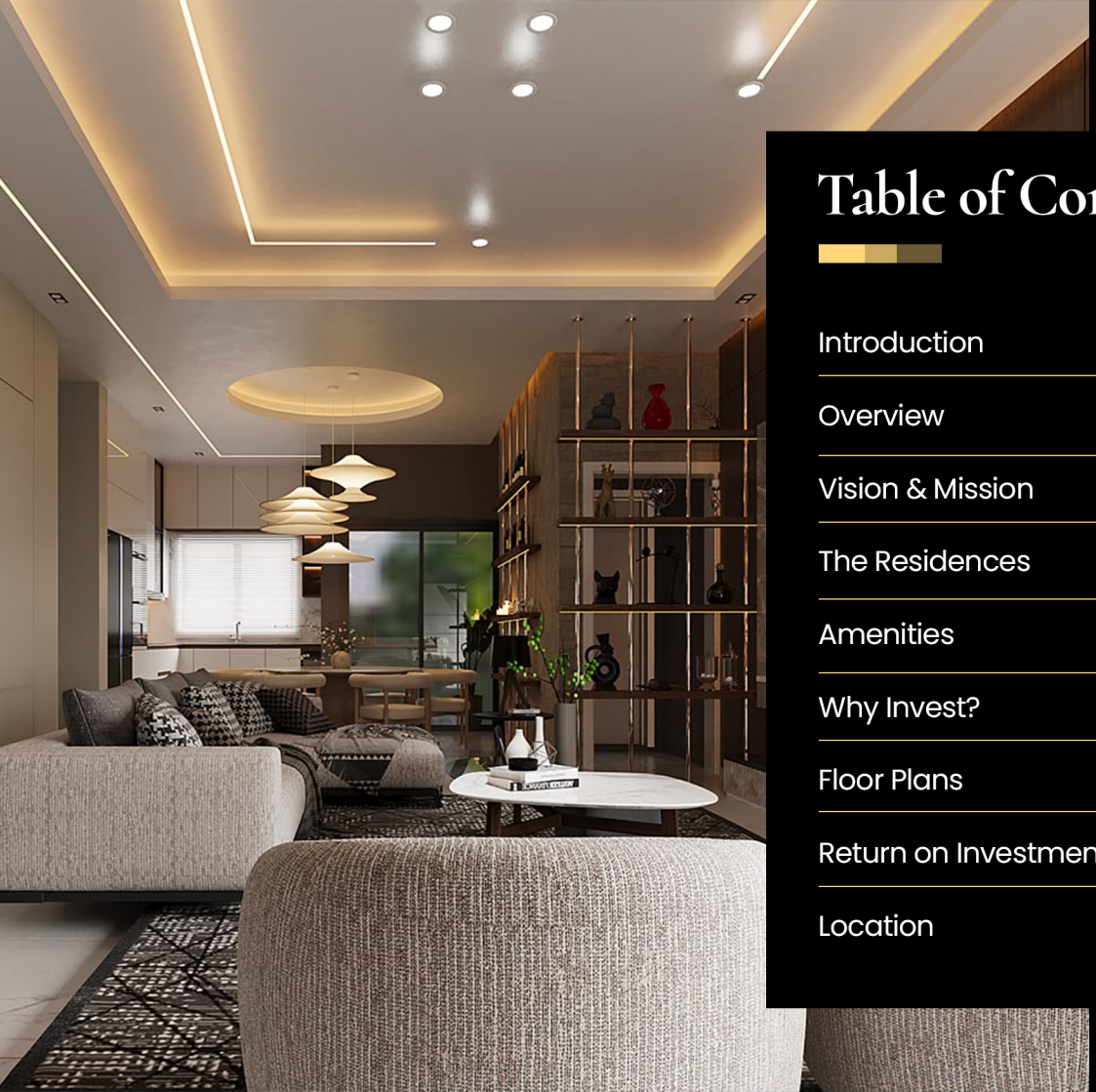


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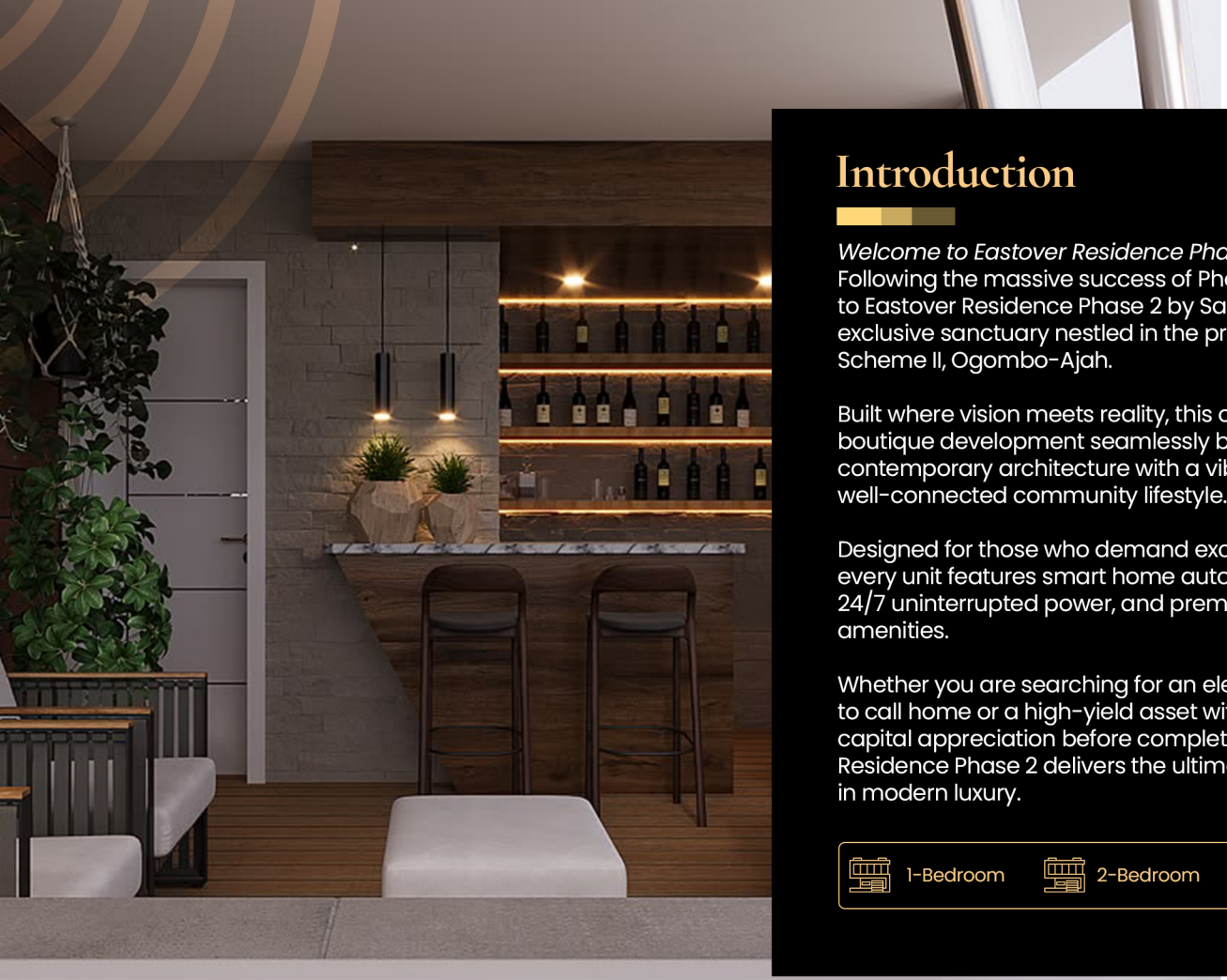
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Introduction

Welcome to Eastover Residence Phase 2
Following the massive success of Phase 1, welcome to Eastover Residence Phase 2 by Sabini Homes, an exclusive sanctuary nestled in the prestigious Lekki Scheme II, Ogombo-Ajah.

Built where vision meets reality, this ongoing boutique development seamlessly blends contemporary architecture with a vibrant, well-connected community lifestyle.

Designed for those who demand excellence, every unit features smart home automation, 24/7 uninterrupted power, and premium lifestyle amenities.

Whether you are searching for an elevated place to call home or a high-yield asset with exceptional capital appreciation before completion, Eastover Residence Phase 2 delivers the ultimate standard in modern luxury.

1-Bedroom | 2-Bedroom | 3-Bedroom



Overview

The market has spoken, and the demand is unprecedented and with Phase 1 rapidly selling out, Phase 2 presents a rare, fleeting window to secure premium real estate at highly lucrative off-plan prices. Do not miss this vanishing opportunity to secure your place and your equity in Lekki Scheme II's most anticipated luxury development.

Eastover Residence Phase 2 is a premium
luxury development in Lekki Scheme II comprising one-bedroom, two-bedroom, and three-bedroom luxury apartment units, backed by a 100% verified clean title (Governor's Consent) and currently open for off-plan subscription.



Vision & Mission

Redefining Luxury Living:
Eastover Residence seeks to transform the concept of luxury living through unparalleled comfort and elegance in every aspect.

Sense of Belonging:
Our mission is to create a community that fosters a sense of belonging among residents, encouraging connections, networking and relationships.

World Class Amenities:
Eastover Residence offers a range of world-class amenities and services, ensuring residents have everything they need for a luxurious lifestyle.



3-Bedroom Luxury Apartment

Expansive Living, Uncompromised Elegance

Curated Arrival & Hosting
A welcoming, sunlit living space designed to impress, setting the perfect tone for grand gatherings or quiet evenings.

Master Retreat
Your personal sanctuary. Unwind with a sweeping private balcony, a dressing area, and a spa-inspired en-suite.

Gourmet Kitchen
Marble-top cabinetry, integrated steel sink, gas cooker, oven, microwave, and heavy-duty extractor.

3 En-Suite Bedrooms
Vitrified floor tiling and fitted wardrobes throughout.

Exclusive Extras
Private terrace and dedicated BQ for staff.



2-Bedroom Luxury Apartment

Expansive Living, Uncompromised Elegance

- **Seamless Living**
  A bright, fluid space where living and dining effortlessly blend, creating an inviting backdrop for making memories.
- **Designer Kitchen**
  An elegant open-concept kitchen with bespoke cabinetry, keeping you connected to the heart of the home.
- **Rest & Rejuvenate**
  Lavish primary and comfortable secondary bedroom, both en-suite with modern fittings.
- **Outdoor Integration**
  Private terrace access with natural light and fresh coastal air.



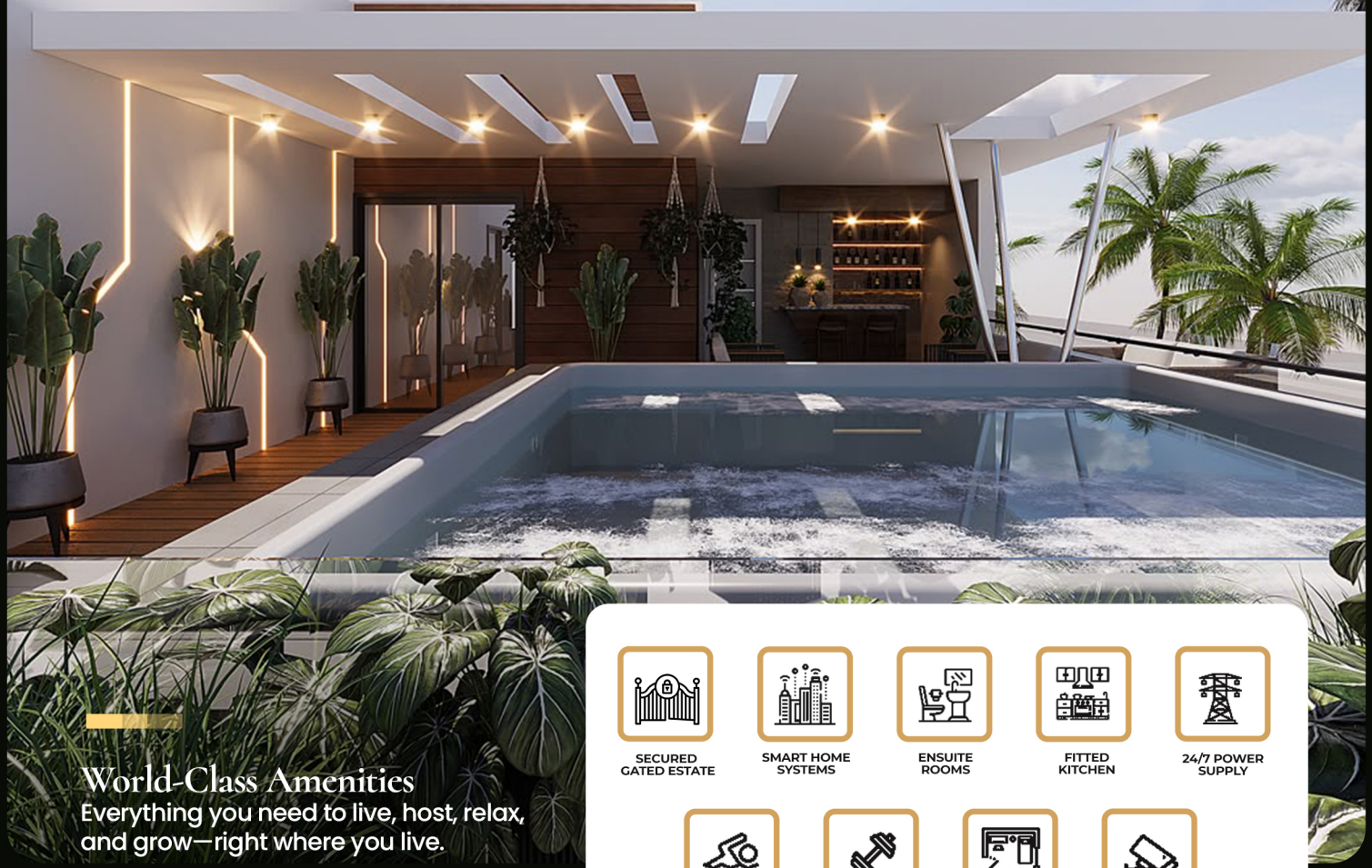
1-Bedroom Luxury Apartment

Expansive Living, Uncompromised Elegance

Smartly Curated Design
Intuitively crafted for comfort and prestige. It is the perfect, sophisticated haven for high-end city living.

Tailored Comfort
A calming master suite built around your rest, featuring beautiful bespoke finishes and integrated wardrobes.

Culinary Space
Fully fitted open-plan kitchen with custom cabinetry and heat extraction.



World-Class Amenities

Everything you need to live, host, relax, and grow—right where you live.

- SECURED GATED ESTATE
- SMART HOME SYSTEMS
- ENSUITE ROOMS
- FITTED KITCHEN
- 24/7 POWER SUPPLY
- SWIMMING POOL
- POOL-FACING GYM
- BQ
- 24/7 CCTV SURVEILLANCE



Why Invest?

Earn While You Own
Premium Lekki Scheme 2 apartments delivering up to ₦21.6M annually, with flexible 12-month payment plans.

Prime Location. High Resale Value
Minutes from Coastal Road, Ojaja Mall, beaches, and major hubs,strong capital growth guaranteed.

High-Growth Market
Lekki's real estate consistently outperforms, making this a solid long-term play.

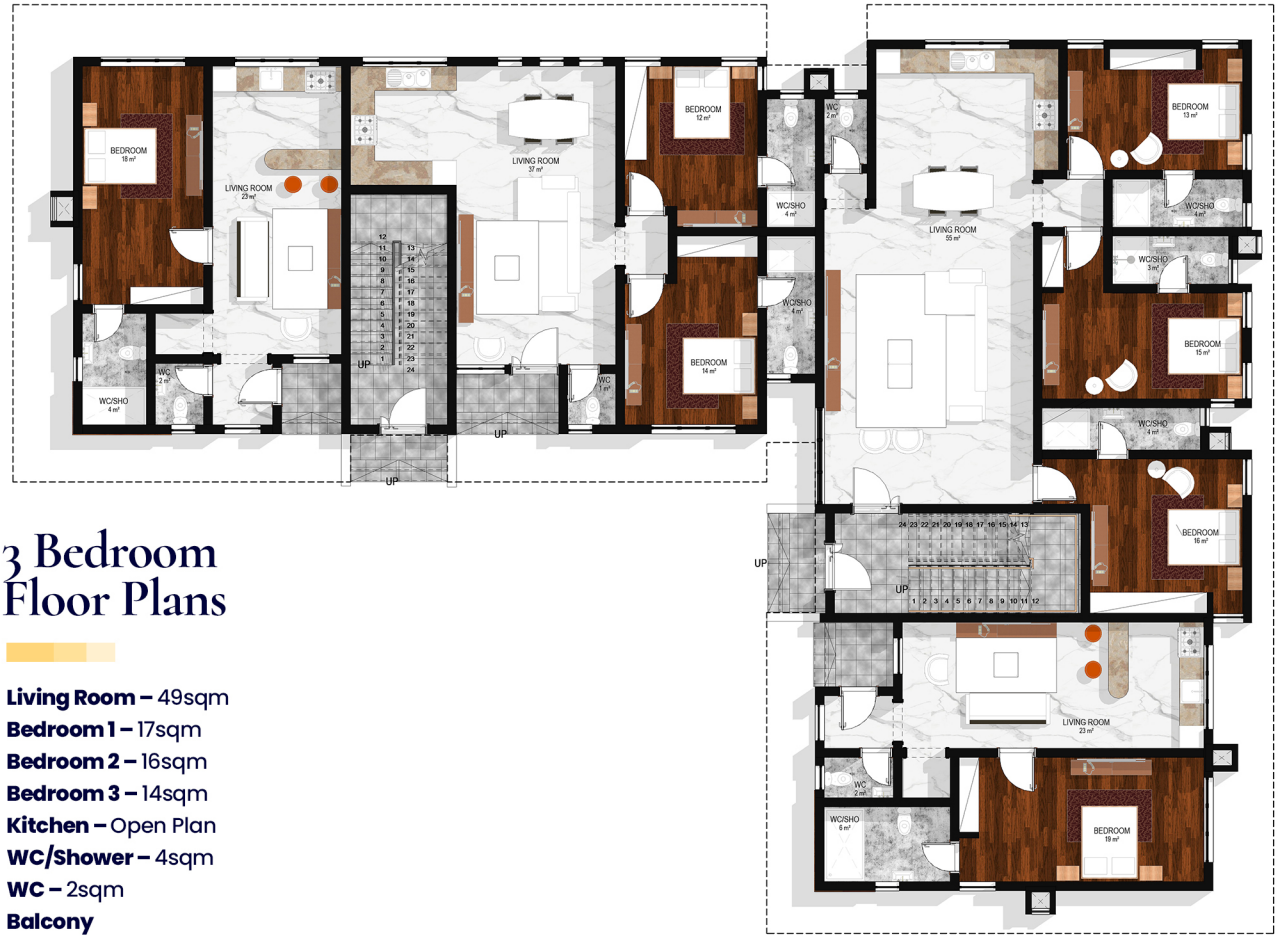
Luxury That Commands Premium Returns
24/7 power, solar options, smart home tech, gym, pool, and top-tier security attract high-value tenants.

Flexible Entry. Greater Upside
Spread payments over 12 months; early subscribers get stronger returns.



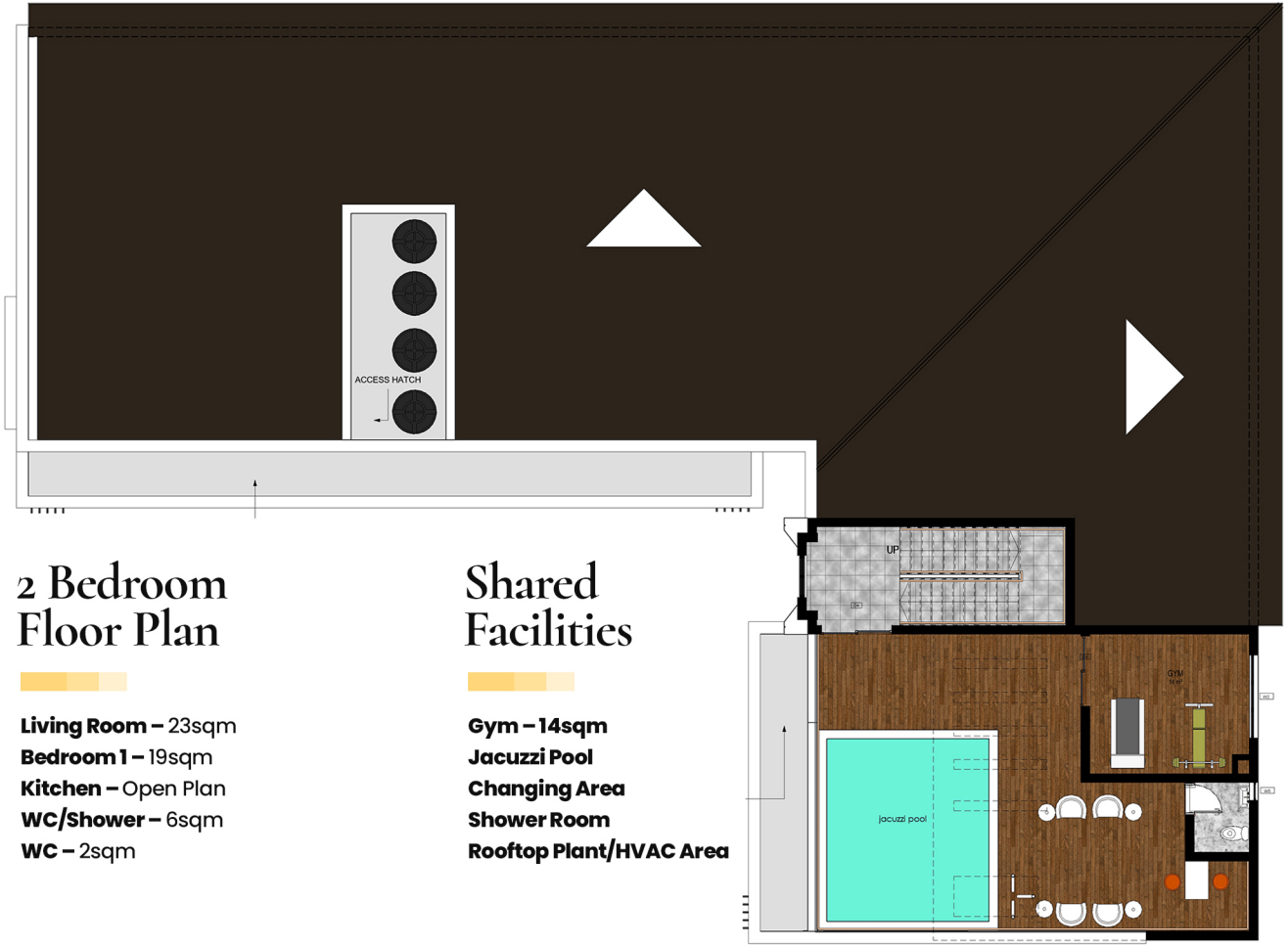
Floor Plan

Carefully planned layouts that combine smart space utilization with elegant flow—spacious living areas, well-proportioned bedrooms, ample storage, and seamless indoor-outdoor integration. Every square meter is optimized to enhance comfort, functionality, and long-term value.



3 Bedroom Floor Plans

Living Room – 49sqm
Bedroom 1 – 17sqm
Bedroom 2 – 16sqm
Bedroom 3 – 14sqm
Kitchen – Open Plan
WC/Shower – 4sqm
WC – 2sqm
Balcony

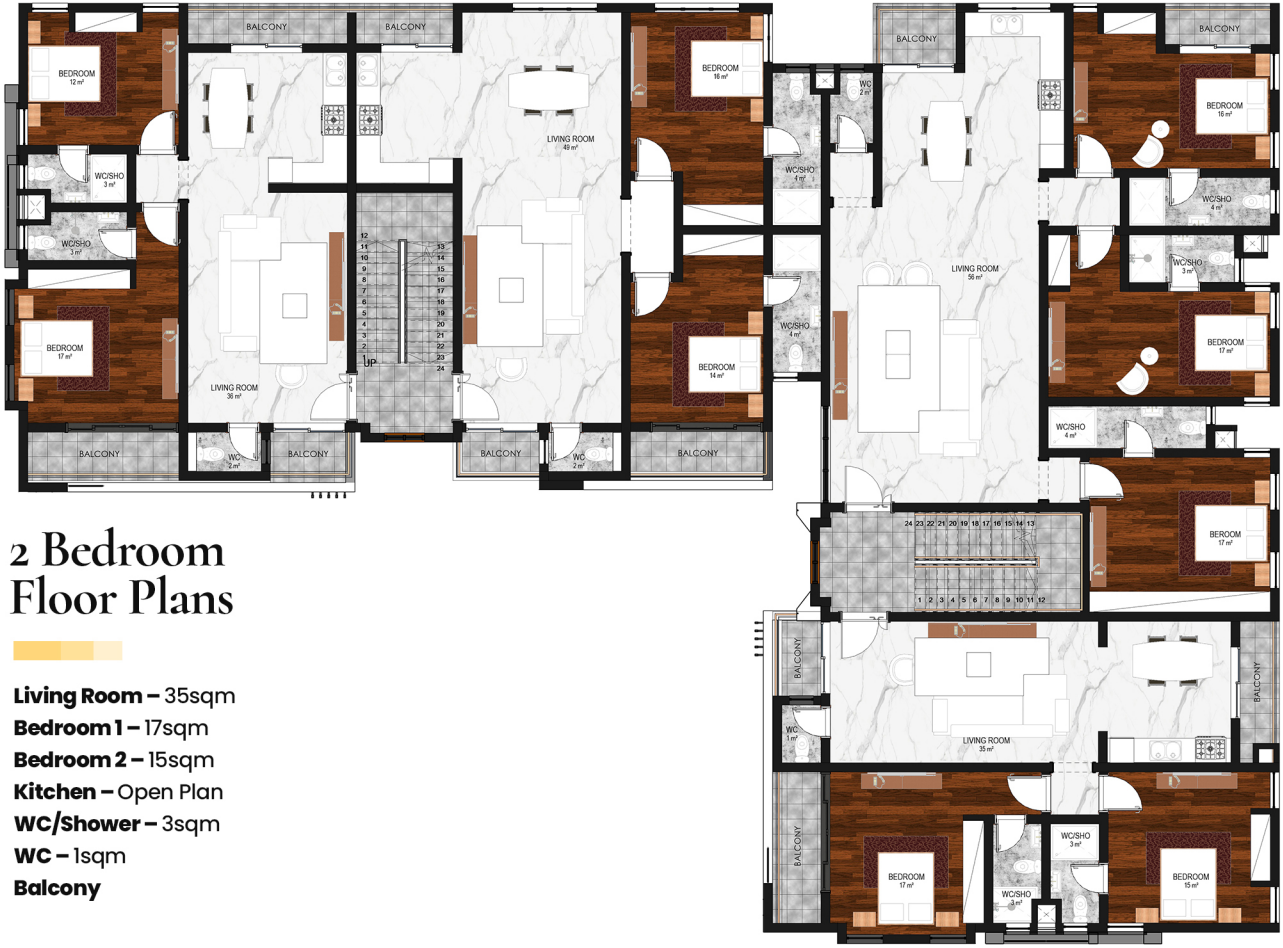


2 Bedroom Floor Plan

Living Room – 23sqm
Bedroom 1 – 19sqm
Kitchen – Open Plan
WC/Shower – 6sqm
WC – 2sqm

Shared Facilities

Gym – 14sqm
Jacuzzi Pool
Changing Area
Shower Room
Rooftop Plant/HVAC Area



2 Bedroom Floor Plans

Living Room – 35sqm
Bedroom 1 – 17sqm
Bedroom 2 – 15sqm
Kitchen – Open Plan
WC/Shower – 3sqm
WC – 1sqm
Balcony

Return on Investment

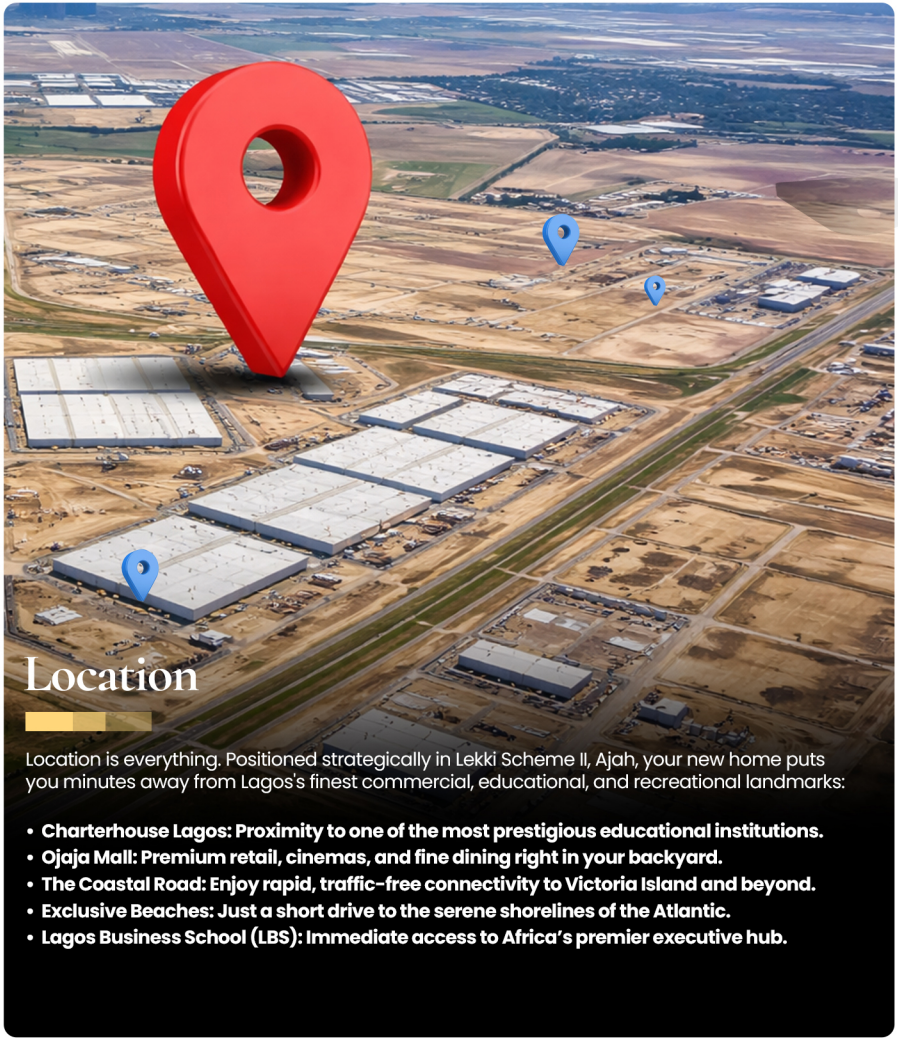
ONE BEDROOM	TWO BEDROOM	TTHREE BEDROOM
PURCHASE PRICE **₦80,000,000**	PURCHASE PRICE **₦100,000,000**	PURCHASE PRICE **₦125,000,000**
SHORTLET NIGHTLY RATE **₦100,000**	SHORTLET NIGHTLY RATE **₦120,000**	SHORTLET NIGHTLY RATE **₦150,000**
AVERAGE OCCUPANCY **15 DAYS**	AVERAGE OCCUPANCY **15 DAYS**	AVERAGE OCCUPANCY **15 DAYS**
ANNUAL BASE INCOME **₦18,000,000**	**ANNUAL BASE INCOME** **₦21,600,000**	**ANNUAL BASE INCOME** **₦27,000,000**
INCOME APPRECIATION **20% EVERY 3 YEARS**	INCOME APPRECIATION **20% EVERY 3 YEARS**	INCOME APPRECIATION **20% EVERY 3 YEARS**



ANNUAL YIELD

12% OF PROPERTY VALUE

PAYBACK PERIOD
8 YEARS



Location

Location is everything. Positioned strategically in Lekki Scheme II, Ajah, your new home puts you minutes away from Lagos's finest commercial, educational, and recreational landmarks:

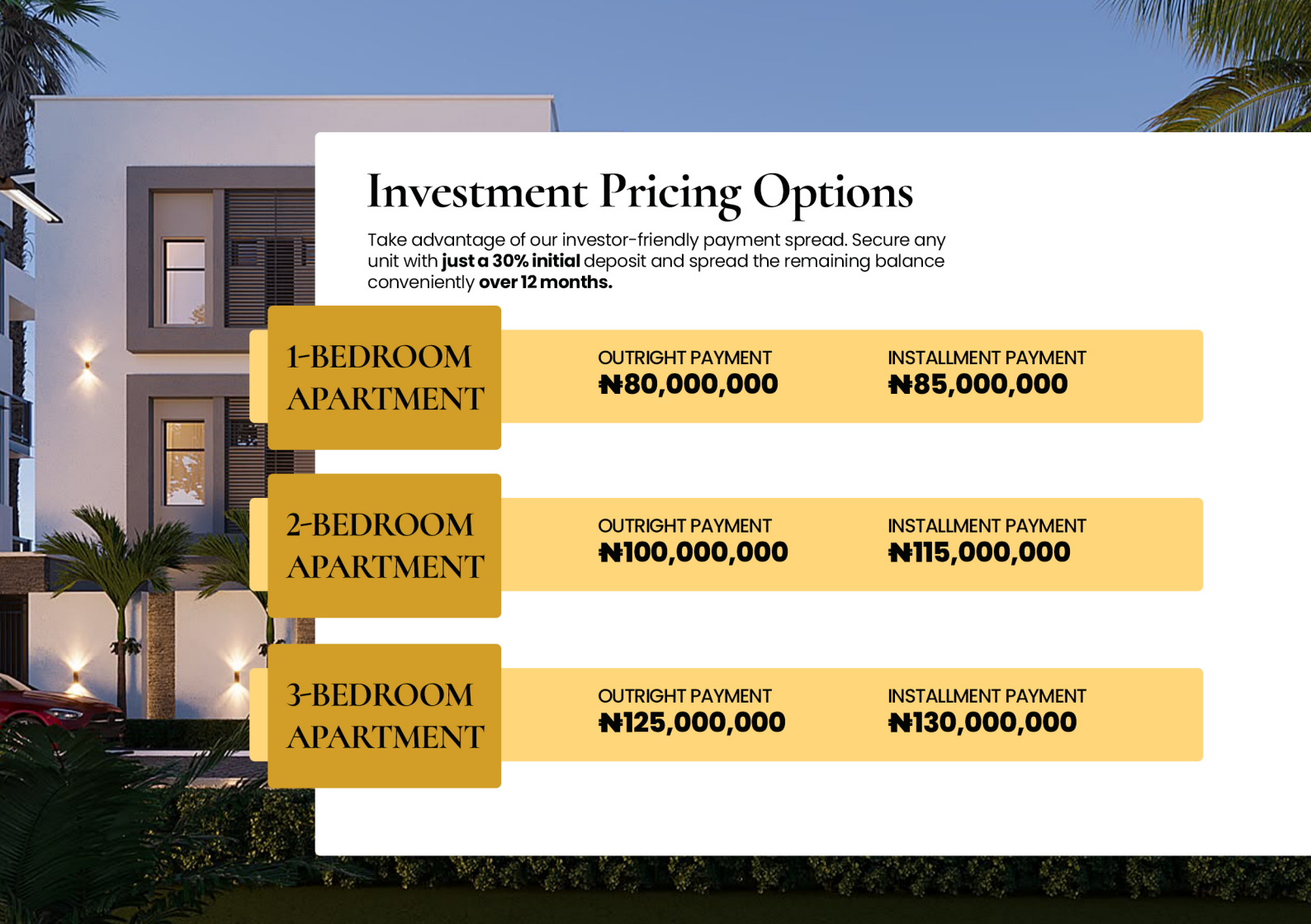
- **Charterhouse Lagos: Proximity to one of the most prestigious educational institutions.**
- **Ojaja Mall: Premium retail, cinemas, and fine dining right in your backyard.**
- **The Coastal Road: Enjoy rapid, traffic-free connectivity to Victoria Island and beyond.**
- **Exclusive Beaches: Just a short drive to the serene shorelines of the Atlantic.**
- **Lagos Business School (LBS): Immediate access to Africa's premier executive hub.**











Investment Pricing Options

Take advantage of our investor-friendly payment spread. Secure any unit with **just a 30% initial** deposit and spread the remaining balance conveniently **over 12 months.**

	OUTRIGHT PAYMENT	INSTALLMENT PAYMENT
1-BEDROOM APARTMENT	**₦80,000,000**	**₦85,000,000**
2-BEDROOM APARTMENT	**₦100,000,000**	**₦115,000,000**
3-BEDROOM APARTMENT	**₦125,000,000**	**₦130,000,000**



About Sabini Homes

Sabini Homes & Properties Ltd is a fast-growing Nigerian real estate company focused on delivering modern, functional, and elegant living solutions. From premium residential developments to expert facility management, we are committed to exceeding expectations and setting new standards in quality and design.

At Sabini Homes and Properties, we are guided by our core values: innovation, trust, quality, luxury, and affordability. Over a decade of delivering premium real estate.



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