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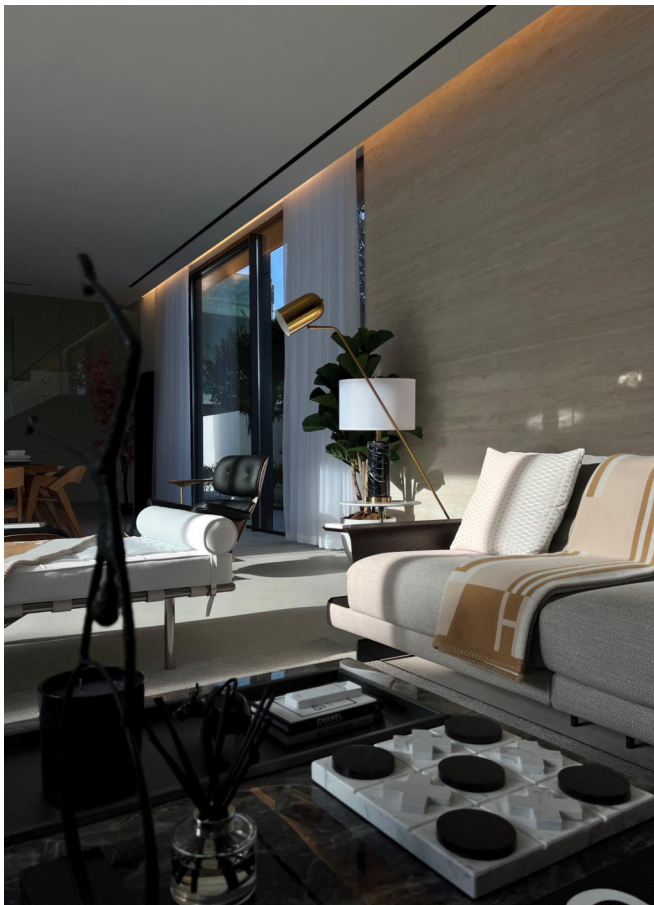


Welcome From Our CEO

Lagos stands at a defining moment, a city where culture, ambition and global investment converge. At Fine & Country West Africa, we guide this evolution with intelligence, integrity and a deep understanding of luxury markets.

For 17 years, we have served discerning clients and visionary developers across Lagos Island, shaping opportunities that endure. This first edition of 2026 offers a refined glimpse into the districts and developments that define the next chapter of luxury living in West Africa.

Udo Okonjo
Chief Executive Officer



Who We Are

Fine & Country West Africa is a leading advisory and marketing firm for luxury real estate across Nigeria and West Africa. For 17+ years, we've been trusted by private clients and developers to brand, market, and successfully see premium properties through to sale.

We combine data-driven insight with strong industry relationships, specializing in Ikoyi, Banana Island, Victoria Island, and emerging prime districts.

As recognized leaders in the luxury and prime property segment, we bring:

Branding, Marketing, and Sales Consultancy for Institutional & Private Developers

Property Acquisition, Investment Advisory and Portfolio Management for High-net worth Individuals

Executive Relocation and Corporate Leases for Local and International enterprises

Our Impact

In Numbers

\$200M+

closed transactions

\$40M+

active portfolio

5,000+

qualified leads

400,000+

audience reach

60+

years combined experience

500+

active units in our proprietary database

[www.fineandcountry.ng / services](http://www.fineandcountry.ng/services)

Lagos Island Opportunity

Lagos remains the economic center of West Africa, with Lagos Island driving the highest value property transactions. Ikoyi, Banana Island, and Eko Atlantic account for the majority of dollar-based deals.

70% of Nigeria's \$ deals on the Island and emerging prime districts.

5-9% rental yields in the luxury segment

800 hectares of new planned and reclaimed prime land



Neighbourhood Profiles

www.fineandcountry.ng/locations

Ikoyi

₦2.5M – ₦3.5M per sqm

Prestige location with diplomatic presence and high liquidity.

Now: Plot redevelopment and JV-structured premium projects.

Banana Island

₦3.5M – ₦4.5M per sqm

Nigeria's most recognisable luxury enclave, ultra-prime real estate with controlled access

Now: long-term value protection, and trophy homes that trade on location and security.

Victoria Island (VI)

₦1.5M – ₦2.5M per sqm

Commercial-residential hub with corporates, embassies, and luxury towers.

Now: Mixed-use HQs, premium apartments, and ESG-ready

Eko Atlantic

\$1,250 – \$3,500 per sqm

Lagos' 1,000 hectare-built coastal city — reclaimed land with modern infrastructure, and a true high-rise skyline.

Now: USD-linked rentals, prime towers, and early commercial upside.

Lekki Phase 1

₦1.2M – ₦1.5M per sqm

Mixed-use lifestyle district with strong mid-market uptake and steady absorption.

Now: Boutique apartments, serviced clusters, and yielding rental assets.

Orange Island

₦550k – ₦700k per sqm

New master-planned reclaimed estate with infrastructure-led growth.

Now: Land banking, planned communities, and early-stage developments.



The Mews, Gerrard Road, Ikoyi

4 Bedroom Terrace

Asking: ₦120M / annum | Status: Furnished

A heritage-inspired 4-bedroom furnished terrace on Gerrard Road, Ikoyi. Three floors of refined living with private patio, in a low density block of shaded terraces.

- Private patio fitted kitchen
- BQ included
- Swimming pool
- landscaped gardens
- secure compound

Investor Note —

A 650 sqm plot on Orange Island is the cleanest entry point into true island living without overextending capital. It's ideal for a single-family that prioritises space, privacy, and long-term resale strength — the kind of home a buyer can commit to confidently because the estate's planning protects the environment around it.

Our thinking is simple: in Lagos Island, the safest wealth play is not always the biggest land — it's the land size that produces the most liquid exit. 650 sqm sits in that sweet spot, these plots do not stay on the market for long. You can build something timeless, easy to position, and highly demanded by end-users who want calm, structure, and a well-managed neighbourhood.



Glover Pearl, Glover Road, Ikoyi

4 Bedroom Apartment

Asking: \$1.3 Million
Status: Unfurnished

This unit offers modern, high-spec living in a 28-unit luxury mid-rise with privacy, strong security, and long-term value.



Belmonte Prive, Bourdillon Road, Ikoyi

4 Bedroom Apartment

Asking: ₦2 Million
Status: Unfurnished

A blue-chip Ikoyi address with panoramic views, excellent amenities, finishings, and dependable executive rentals



Symon's Point, Macdonald Road, Ikoyi

4 Bedroom Triplex Apartment

Asking: \$1.5 Million
Status: Furnished

Tri-level luxury home on Lagos' most prestigious residential street-exclusive, secure, and high-value.



Fontaine Bleu, Banana Island, Ikoyi

5 Bedroom Maisonette

Asking: On Request
Status: Under Construction

Only four homes. A low-density development in offering bespoke layouts tailored to each buyer, with generous scale, and long-term value.



Bijou Towers, Banana Island, Ikoyi

3 & 4 Bedroom Apartments

From: \$700k
Status: Under Construction

Twin-tower, ultra-prime project delivering high-grade amenities, premium layouts, and modern luxury standards.



3rd Residences, Onisiwo Road, Ikoyi

4 Bedroom Terrace

Asking: ₦1.4 Billion
Status: Under Construction

A shaded, historic Ikoyi address known for privacy and long-term value. Secure, discreet, and positioned discreetly.



Orange Island, Lekki Foreshore

Plots From 650 sqm - 5000 sqm

From: ~~N~~550k / sqm | Status: Fully Reclaimed & Construction Ready

Master-planned, fully serviced island ideal for land banking, joint ventures, and future family-focused communities.

Key Features

- **PPP Partnership:** Developed through a Public-Private Partnership with the Lagos State Government, ensuring proper documentation and government backing.
- **Premium Infrastructure:** World-class road networks, underground utilities, efficient water, drainage, and power systems, and modern street lighting throughout the development.
- **Active Market:** Over 150 hectares across Phases 1, 2 & 3 — now completely sold out — with select resale plots available through the secondary market.

Investor Note —

Orange Island is a 150-hectare master-planned estate built infrastructure-first, with nature and open space shaping the way the community lives. Developed by the team behind projects like Lakowe Lakes, it sits right on Lagos Island and close to the action — but removed from the chaos, giving families the calm, space, and long-term liveability they've been missing.

Since 2015, Orange Island has recorded roughly 1,200% appreciation, with Phases 1–3 now completely sold out — proof of real demand.

Developer Spotlight

Fine & Country West Africa partners only with developers whose work reflects excellence, integrity, and long-term value

Our recommended developers combine strong technical capability, disciplined execution, and a consistent history of delivering high-quality residential and commercial projects across Lagos Island.



CAPPA and D'ALBERTO LTD





latest project

10 Queens Drive

4 & 5-Bedroom Apartments & Penthouses | Status: Sold Out

Cappa D'Alberto

One of Nigeria's oldest and most respected construction firms over 90 years of operation. Renowned for delivering complex, high-spec commercial and residential projects nationwide.

Pioneered large-scale concrete-frame construction for luxury residential

Delivered landmark towers in Victoria Island & Ikoyi

Recognised for technical precision, structural integrity, and bespoke design

Notable Projects:

- ◇ Seattle Residences & Spa
- ◇ Civic Center Towers
- ◇ The Ultimate Apartments
- ◇ Rebecca Court
- ◇ The Wings Complex

Market Commentary

The Heritage Premium

As the market stabilises, value is shifting. We break down what heritage really means in Lagos real estate, the architectural fundamentals behind it, and why buyers and investors are increasingly paying for durability over decoration.

3 Minute Read Time.

By: Chuka Okonjo, Business Dev. Exec

Before we talk about “heritage” as a trend in Lagos real estate, we need to define it properly. Heritage isn’t just old buildings — it’s the cultural and architectural DNA of the city. It’s what makes a place feel established, rooted, and hard to replicate: how streets are planned, how homes breathe, how space is proportioned, and how construction details hold up over time.

And in Lagos, heritage is becoming one of the clearest investment signals — not because it looks good, but because it performs.

Buyers are entering a post-hype mindset. They’re looking past glossy finishes and asking for something more durable: trust, liveability, and identity. I’ve heard the same request repeatedly: “I want something that feels how Lagos... did have or should have felt.” What they mean is warmth, greenery, breathing space, and homes that feel crafted — not assembled.

That’s the real value of heritage in this market: design logic that works in a tropical city. Airflow, shade, cross ventilation, deep balconies, courtyards — these aren’t aesthetics, they’re fundamentals. But too much of what’s called “modern” today is just sealed glass boxes that look good online and age badly in real life.

The market is moving away from that. The new premium is craft: proportion, material honesty, thoughtful detailing, and buildings that respect climate and culture.

Our Team Leads



My role is to identify, structure, and grow opportunities that deliver lasting value for our clients. At Fine & Country West Africa, we go beyond traditional agency models by working closely with developers and investors from inception through delivery, advising on market positioning, pricing strategy, and commercial viability.

Chuka Okonjo

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I oversee how our properties are branded, marketed, and sold. Ensuring every development is positioned with clarity, distinction, and purpose. Unlike conventional real estate marketing, our approach is strategic and design led, combining strong storytelling with data driven sales execution.

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