

WELCOME TO EKO MIAMI





BLUEWATER TOURISM SCHEME

LAGOS CALABAR COASTAL ROAD

EKO ATLANTIC BEACH



LANDMARK TOWER



THE CARNELIAN



ONE OCEAN & BLOSSOM CONDOMINIUMS



PARAMOUNT TWIN TOWERS



LAGOS CALABAR COASTAL ROAD



EKO ATLANTIC BEACH



BLUEWATER TOURISM SCHEME



BLUEWATER TOURISM

VICTORIA ISLAND, LAGOS





THE CARNELIAN
LAGOS

Welcome to Eko Miami

"the South Beach of Miami, right here in Lagos."

- Oceanfront land is finite **01**
- Values compound, once built out **02**
- Beachfront lifestyle **03**
- Universal appeal **04**
- Vacation rentals **05**
- USD earnings **06**
- Scarcity = price acceleration **07**



Lagos Blue Economy: The \$10B Coastal Corridor

Demographic Segment	Estimated Traffic Split (%)	Key Characteristics
Domestic Tourists	65%	High-volume local visitors from Lagos & major Nigerian cities.
International Tourists	15%	Leisure travelers (Europe, US, Africa) seeking "Detty December" vibes.
Diaspora (Returning Nigerians)	10%	The highest spenders per capita, driving the short-let & nightlife boom.
Expats & Diplomats	7%	High-security residential demand; corporate-backed spending.
HNWIs & Foreign Nationals	3%	Investors and luxury property owners; drive the yachting & club culture.

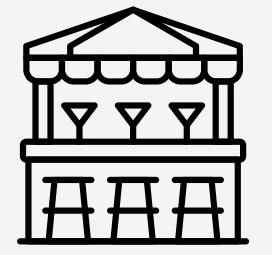
Recreation = Daily demand

Beach + resort + ocean breeze + views

People don't just live here... they want to be here



Restaurants &
Cafe's



Bars
& Clubs



Pools &
Cabanas

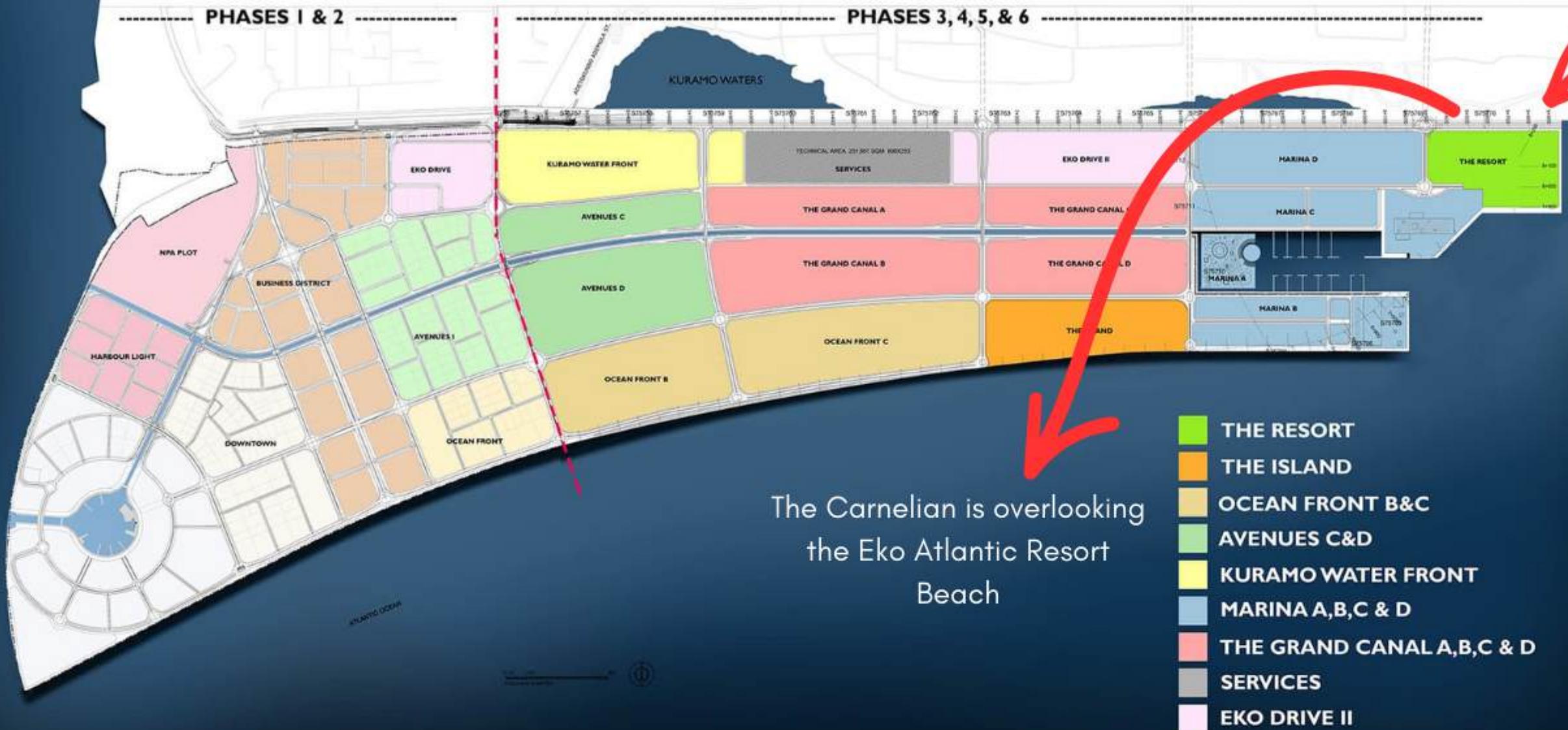


Outdoor
dining



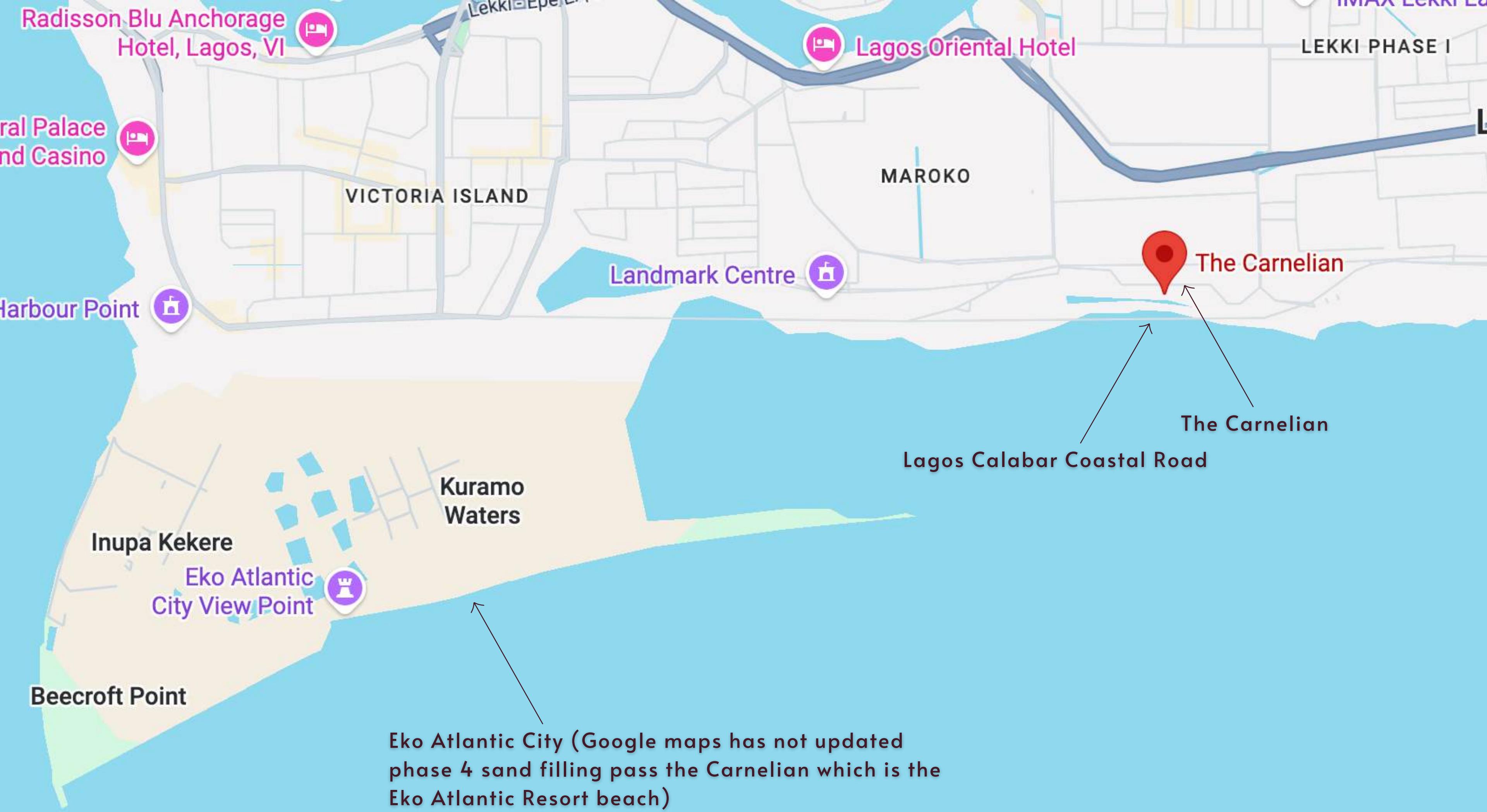
Cyclists &
joggers

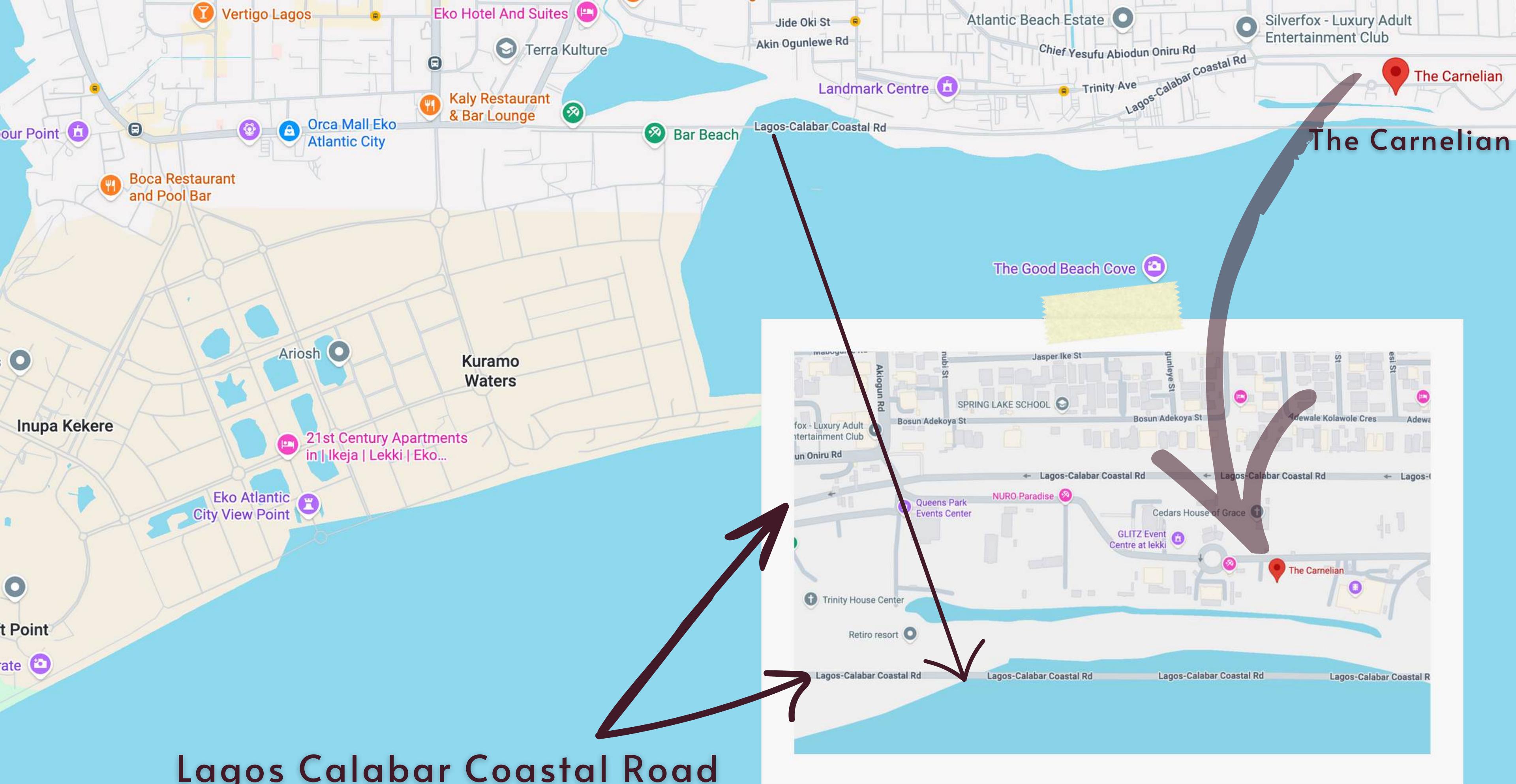




THE CARNELIAN
LAGOS

Beachfront high-rise projects at Bluewater
The Carnelian
Paramount Twin Waters
One Ocean & Blossom Condominiums
Landmark Tower
When world-class towers cluster around the ocean, prices accelerate fast.







WHEN WORLD-CLASS
TOWERS CLUSTER AROUND
THE OCEAN, PRICES
ACCELERATE FAST

TRUE OCEANFRONT AND
BEACH-VIEW RESIDENCES
ARE FINITE ASSETS



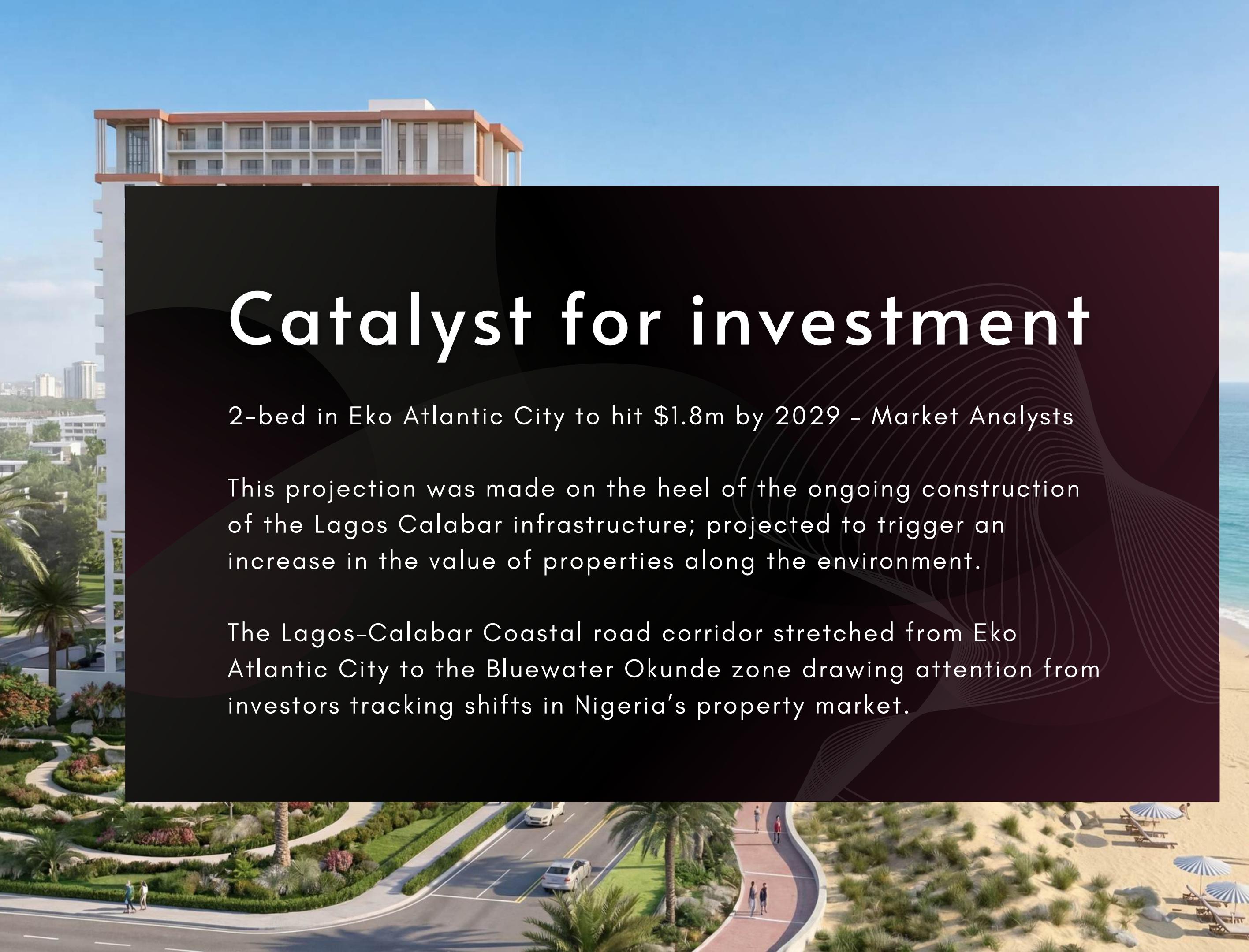


ATTRACTING SUSTAINED DEMAND
FROM FOREIGN INVESTORS, HNIS,
DIPLOMATS, AND EXPATS—AND THEY
COMPOUND IN VALUE OVER TIME.



AT \$450,000, THIS IS THE LOWEST ENTRY POINT YOU WILL EVER SEE FOR A UNIT OF THIS BUILD QUALITY, SCALE, AND UNINTERRUPTED OCEAN VIEW ALONG THIS STRIP.

BY 2029, FINDING A 2-BED UNDER \$1.2M WILL BE A BARGAIN

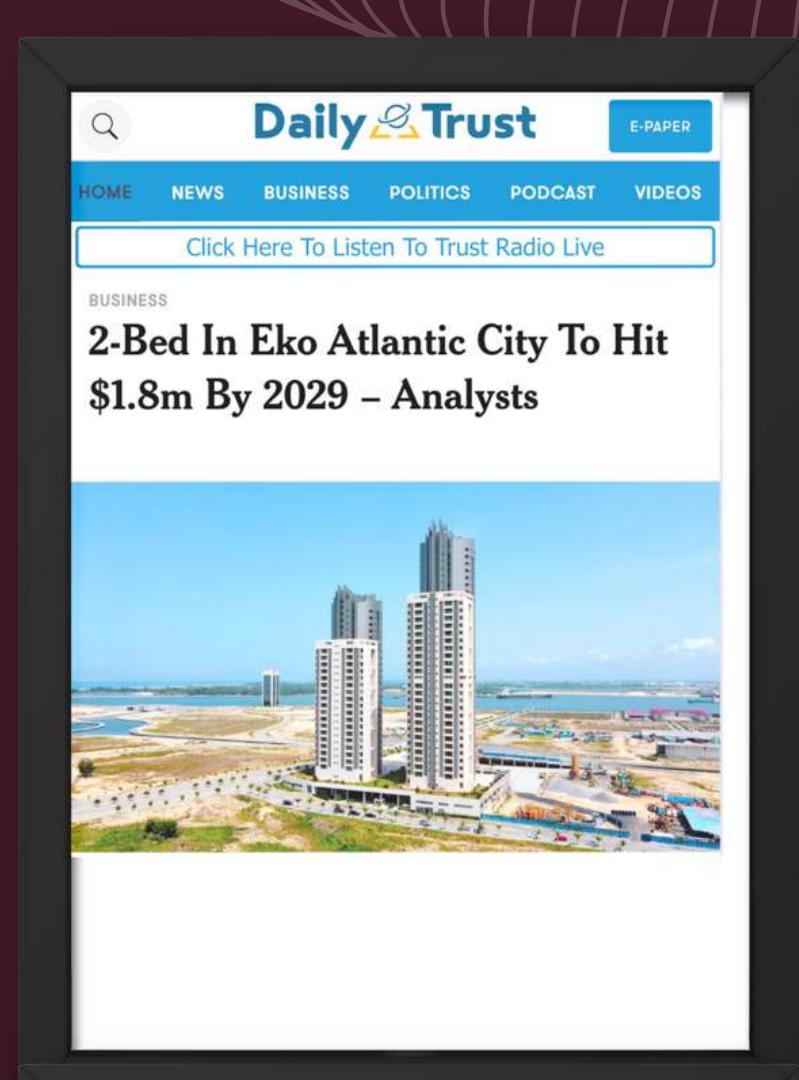


Catalyst for investment

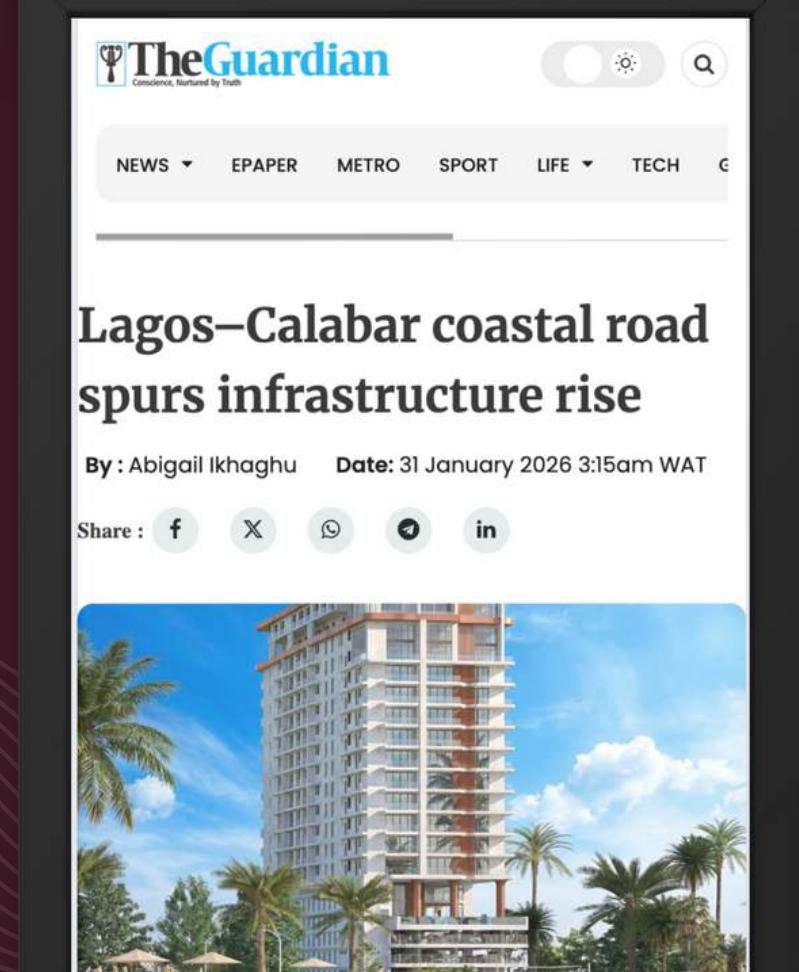
2-bed in Eko Atlantic City to hit \$1.8m by 2029 - Market Analysts

This projection was made on the heel of the ongoing construction of the Lagos Calabar infrastructure; projected to trigger an increase in the value of properties along the environment.

The Lagos-Calabar Coastal road corridor stretched from Eko Atlantic City to the Bluewater Okunde zone drawing attention from investors tracking shifts in Nigeria's property market.



2-Bed In Eko Atlantic City To Hit \$1.8m By 2029 – Analysts



Lagos-Calabar coastal road spurs infrastructure rise

Indices driving growth

2026

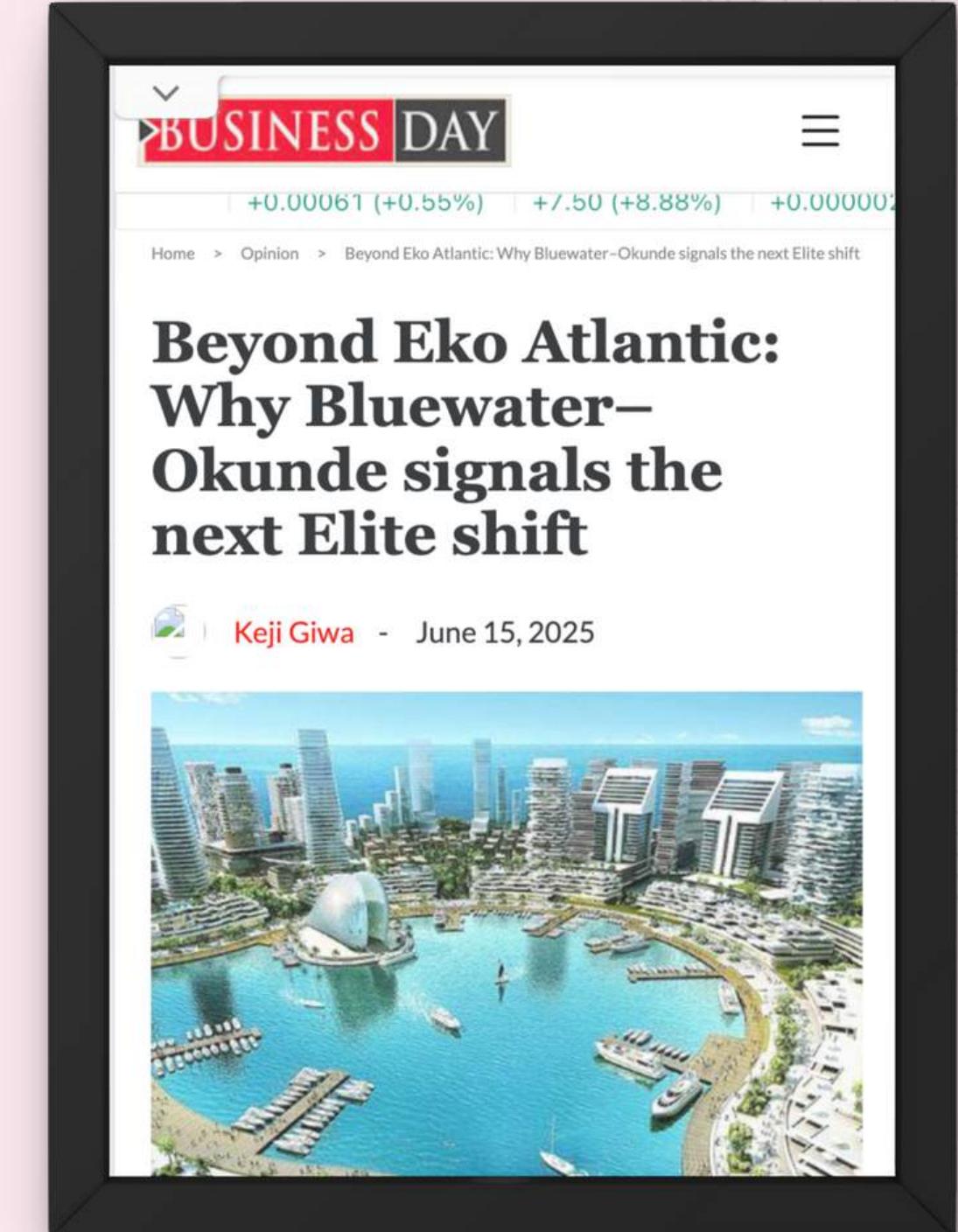
Buying now = pre-transformation pricing. Currently selling way below intrinsic value of \$450,000 for a 2 bed, this is the sweet spot for investors. Buying later = post-hype premium pricing. Currently at Pile caps stages, with 275 piles installed. This is the best and most secure time to buy.

2028

In the next 3-4 years, this zone is expected to receive millions of visitors annually, significantly boosting Lagos State's tourism revenue, hospitality demand, and premium waterfront property values. By 2028, superstructure completed and finishing commences.

2029

The Carnelian's closest global reference isn't anywhere in Nigeria—it's the oceanfront high-rises of South Beach, Miami, where apartments trade between \$2.5m-\$5m, consistently outperforming above saturated city markets.



BUSINESS DAY

+0.00061 (+0.55%) +7.50 (+8.88%) +0.00002

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Beyond Eko Atlantic: Why Bluewater-Okunde signals the next Elite shift

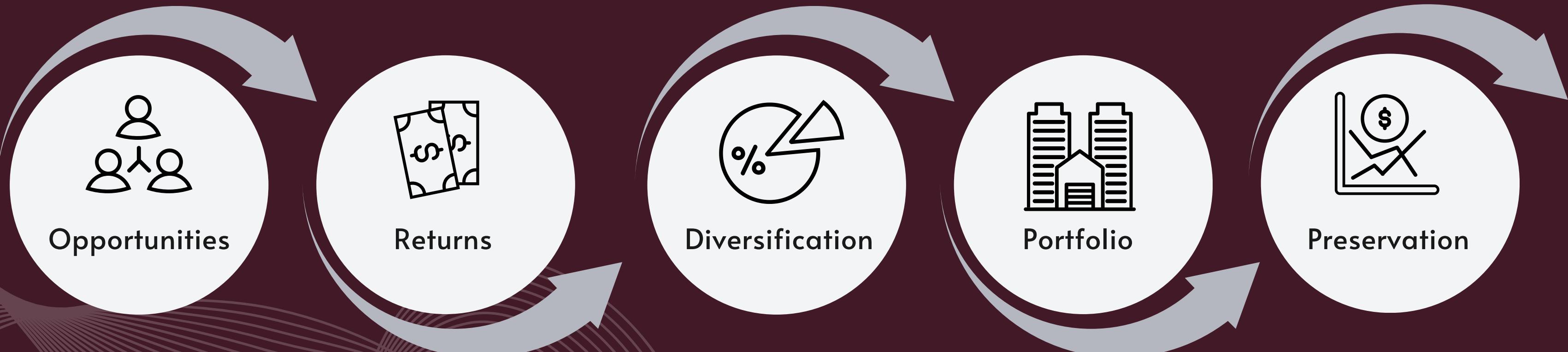
Keji Giwa - June 15, 2025



Recreation = Daily demand

Beach + resort + ocean breeze + views

People don't just live here... they want to be here. It's not just residential, it's recreational (Perfect for weekend homes, short-lets, vacation rentals, executive stays)



Real Value



Once it's taken, it's gone forever

Directly overlooking the Atlantic and the Eko Atlantic Beach Resort - lifestyle, demand, rental income, and long-term value. Ocean-facing real estate is finite



Built-in premium tenant market

Your natural audience already pays in dollars: Expats, Foreign nationals, Diplomats, HNIs & Diaspora families. These groups deliberately choose ocean views & prestige address



Accelerated capital appreciation

Here's the part smart investors love: When construction completes, buyers aren't comparing price per sqm anymore. They're thinking: "How many true oceanfront units exist here?"



Selling Positioning

This is limited supply + global demand =

- Faster price growth
- Stronger resale
- Long-term perceived prestige value

Value Proposition

- Ocean view
- Vacation Resort
- Direct access to coastal road
- Exclusivity
- Finite supply





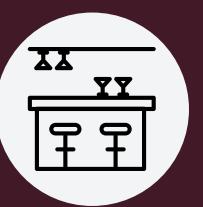
The Carnelian, Bluewater
Okunde, VI, Lagos

2 bedroom apartment

starts from

\$ 450.000

- 111sqm - 140sqm
- 90 degrees ocean view
- home automation ready
- Quality finishing
- All room ensuite



2029 price estimate

2

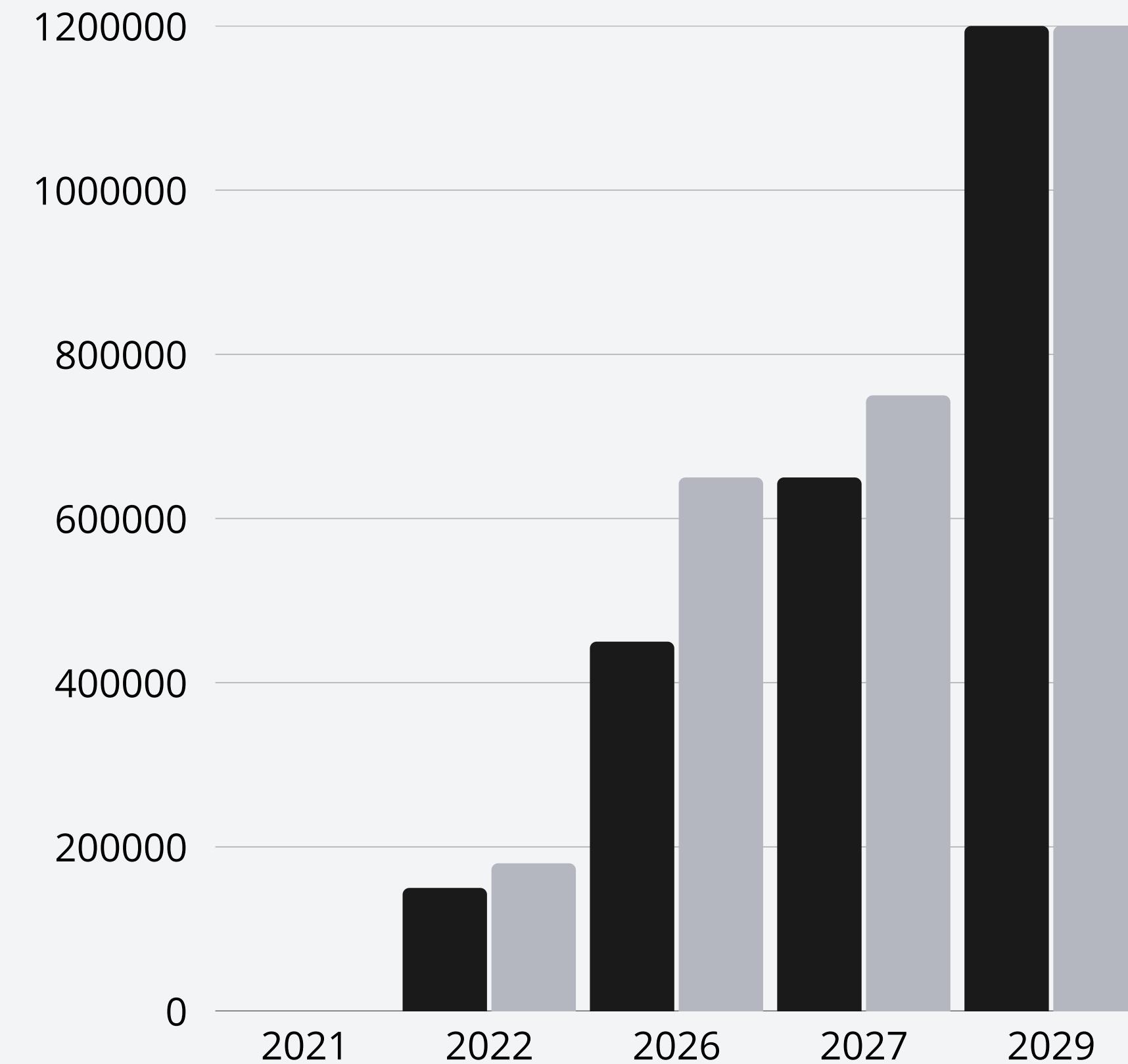
bedroom

\$1.2m

After completion

\$450K

Today



Vacation rental income

22%

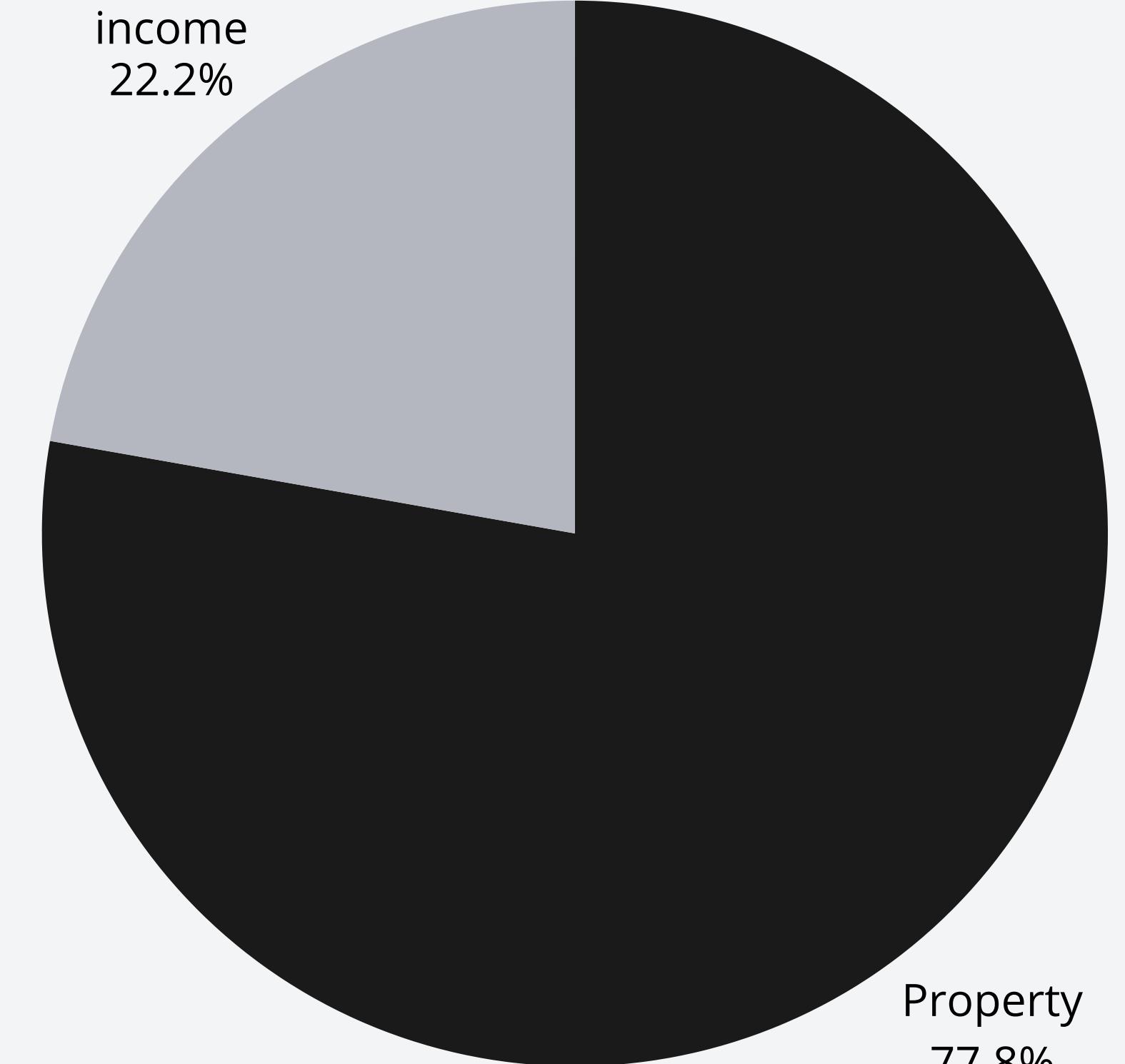
Returns

\$ 500

per night

200

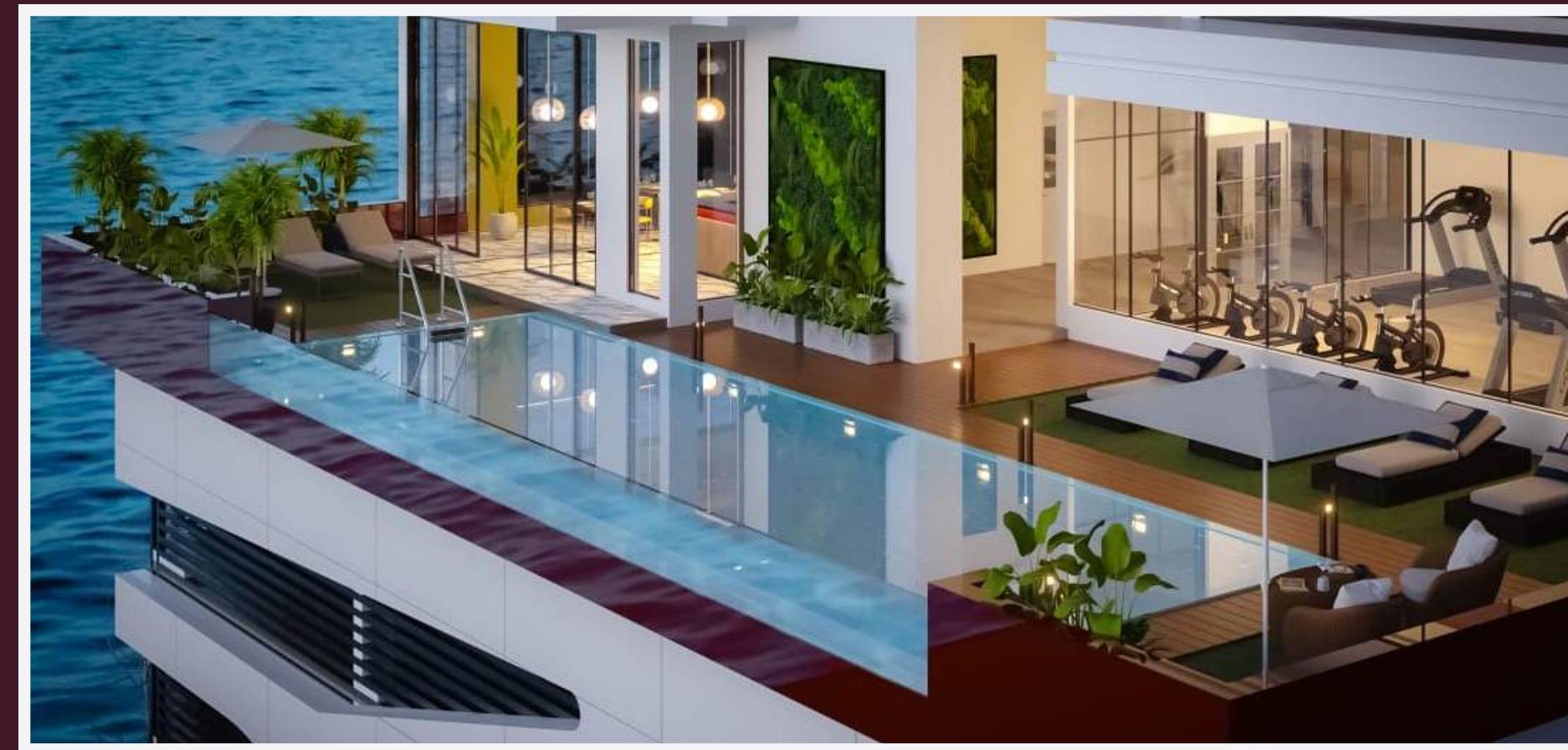
days occupancy per year

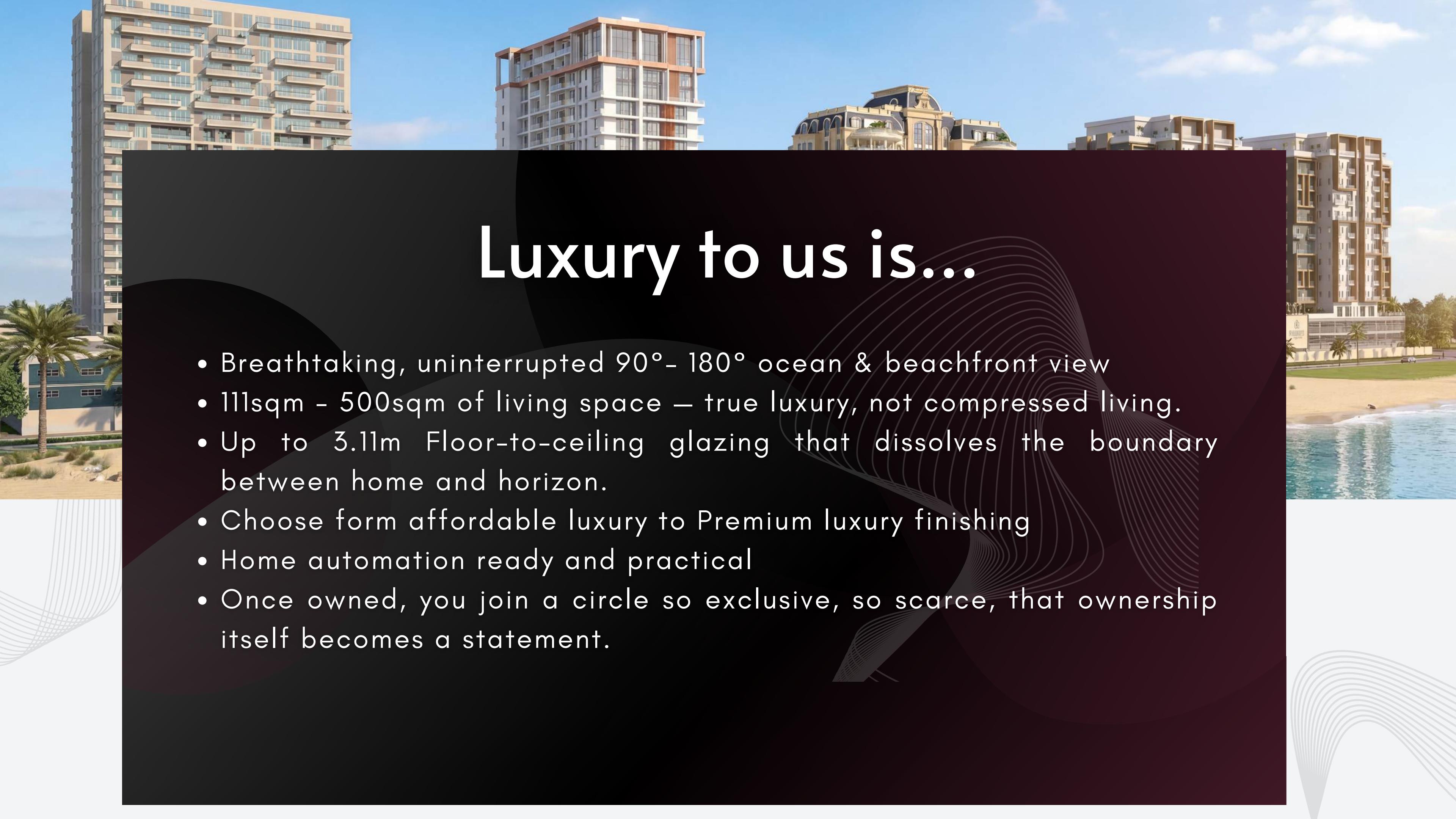


income
22.2%

Property
77.8%

What is luxury?





Luxury to us is...

- Breathtaking, uninterrupted 90°- 180° ocean & beachfront view
- 111sqm - 500sqm of living space – true luxury, not compressed living.
- Up to 3.11m Floor-to-ceiling glazing that dissolves the boundary between home and horizon.
- Choose from affordable luxury to Premium luxury finishing
- Home automation ready and practical
- Once owned, you join a circle so exclusive, so scarce, that ownership itself becomes a statement.

Government Backing & Policy

- Tourism Zone Designation: Officially designated by the Lagos State Government to enjoy streamlined permits and specialised development incentives.
- Infrastructure Lead: State and Federal commitment to the Coastal Road provides the "veins" for high-volume tourism traffic.

Pedro Fernandes

Architect

Interior Designer

The Blue Economy

Bluewater high rise clusters, highlighting the synergy between the newly designated Tourism Zone, Lagos-Calabar Coastal Road and Eko Atlantic Beach resort.

The Jewel of the Lagos-Calabar Coastal Corridor

To capitalize on the Lagos State Government's designation of Bluewater Okunde and Eko Atlantic as a Prime Tourism Zone, leveraging world-class infrastructure to create Africa's premier waterfront destination.

I. Strategic Location & Connectivity

- The Hub: A cluster of luxury high-rises overlooking the Atlantic Ocean, integrated with the Eko Atlantic Resort.
- Direct Access: Positioned at the starting point of the 700km Lagos-Calabar Coastal Road, ensuring seamless transit for millions of regional and international travelers.
- Urban Greenery: Engineered with massive setbacks for lush greenery, promenade walks, and world-class recreational parks.

Pedro Fernandes
Architect

Interior Designer



THE CARNELIAN
LAGOS



Thank You

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