

WELCOME TO EKO MIAMI





LAGOS CALABAR COASTAL ROAD



EKO ATLANTIC BEACH

BLUEWATER TOURISM SCHEME



LANDMARK TOWER



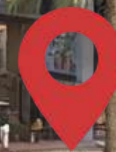
THE CARNELIAN



ONE OCEAN & BLOSSOM CONDOMINIUMS



PARAMOUNT TWIN TOWERS



LAGOS CALABAR COASTAL ROAD



EKO ATLANTIC BEACH

BLUEWATER TOURISM SCHEME



THE CARNELIAN
LAGOS

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

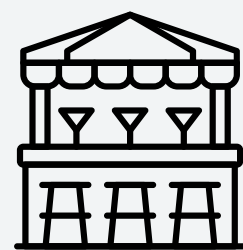
Demographic Segment	Estimated Traffic Split (%)	Key Characteristics
Domestic Tourists	65%	High-volume local visitors from Lagos & major Nigerian cities.
International Tourists	15%	Leisure travelers (Europe, US, Africa) seeking "Detty December" vibes.
Diaspora (Returning Nigerians)	10%	The highest spenders 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



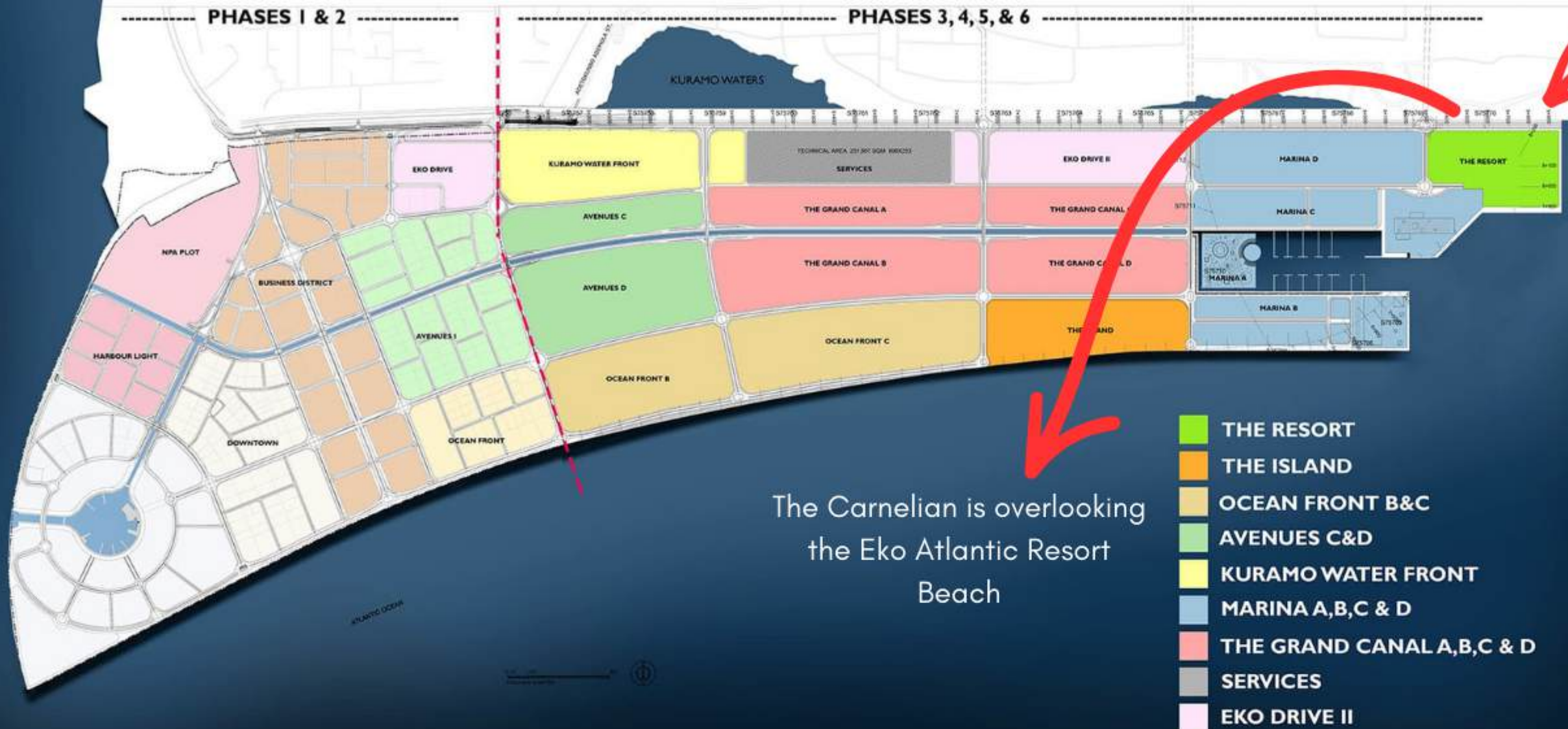
Pools &
Cabanas



Outdoor
dining



Cyclists &
joggers



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Beachfront high-rise projects at Bluewater

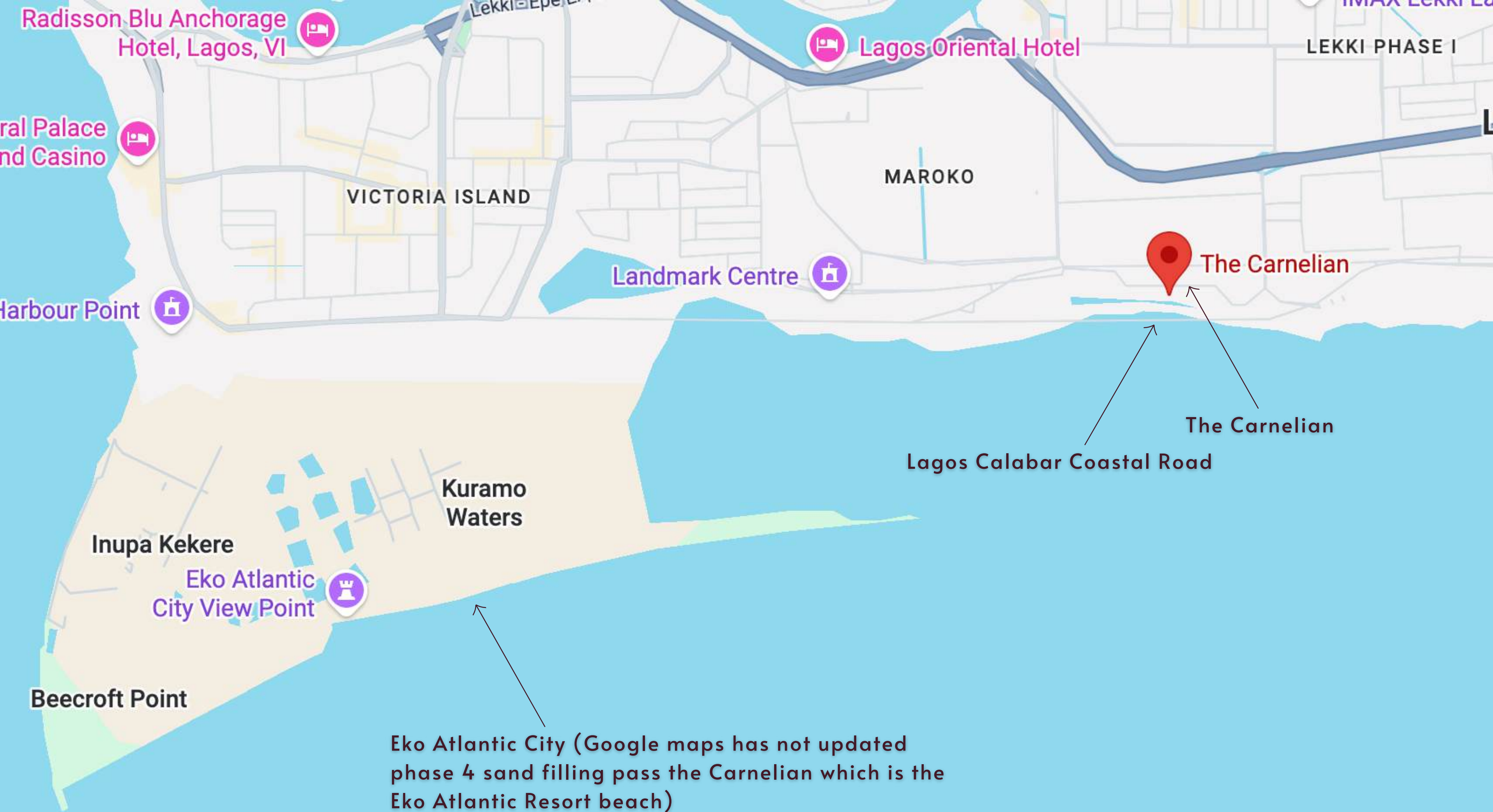
The Carnelian

Paramount Twin Waters

One Ocean & Blossom Condominiums

Landmark Tower

When world-class towers cluster around the ocean, prices accelerate fast.



Radisson Blu Anchorage
Hotel, Lagos, VI

ral Palace
nd Casino

Harbour Point

VICTORIA ISLAND

Lagos Oriental Hotel

LEKKI PHASE I

MAROKO

Landmark Centre

The Carnelian

The Carnelian

Lagos Calabar Coastal Road


Kuramo
Waters

Inupa Kekere

Eko Atlantic
City View Point

Beecroft Point

Eko Atlantic City (Google maps has not updated
phase 4 sand filling pass the Carnelian which is the
Eko Atlantic Resort beach)



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

TRUE OCEANFRONT AND
BEACH-VIEW RESIDENCES
ARE FINITE ASSETS



An aerial architectural rendering of a modern high-rise apartment building. The building is white with orange-brown accents on the upper floors and balconies. It is situated next to a large, green, landscaped park area with winding paths, palm trees, and other vegetation. A sandy beach is visible in the foreground, with several people walking and playing. The ocean is in the background, with a few boats and a small pier. The overall scene is bright and sunny, suggesting a tropical or coastal location.

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.

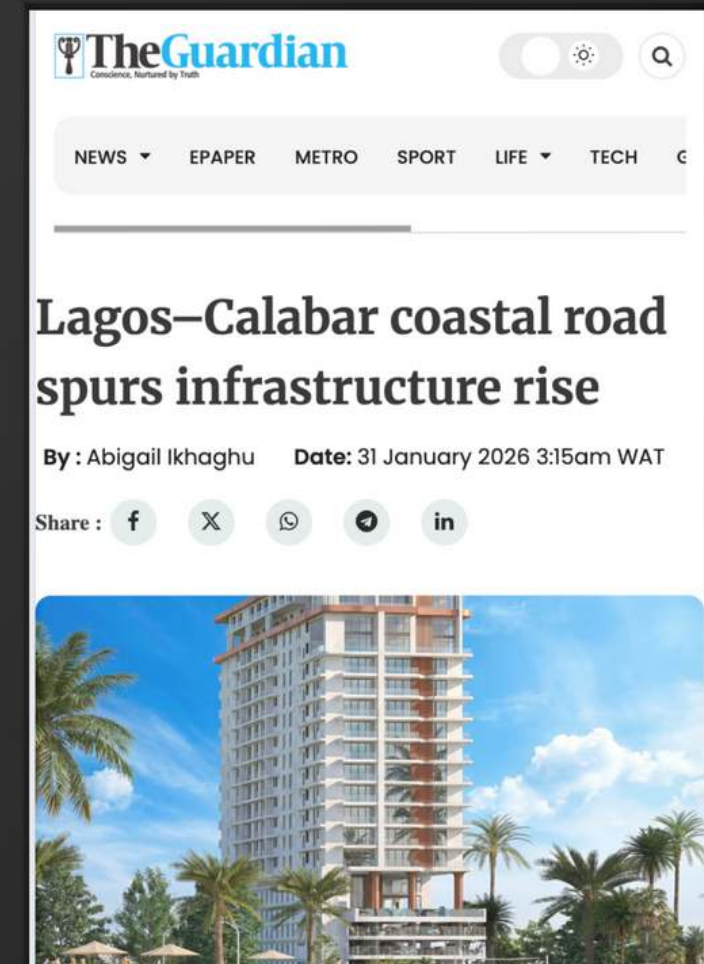
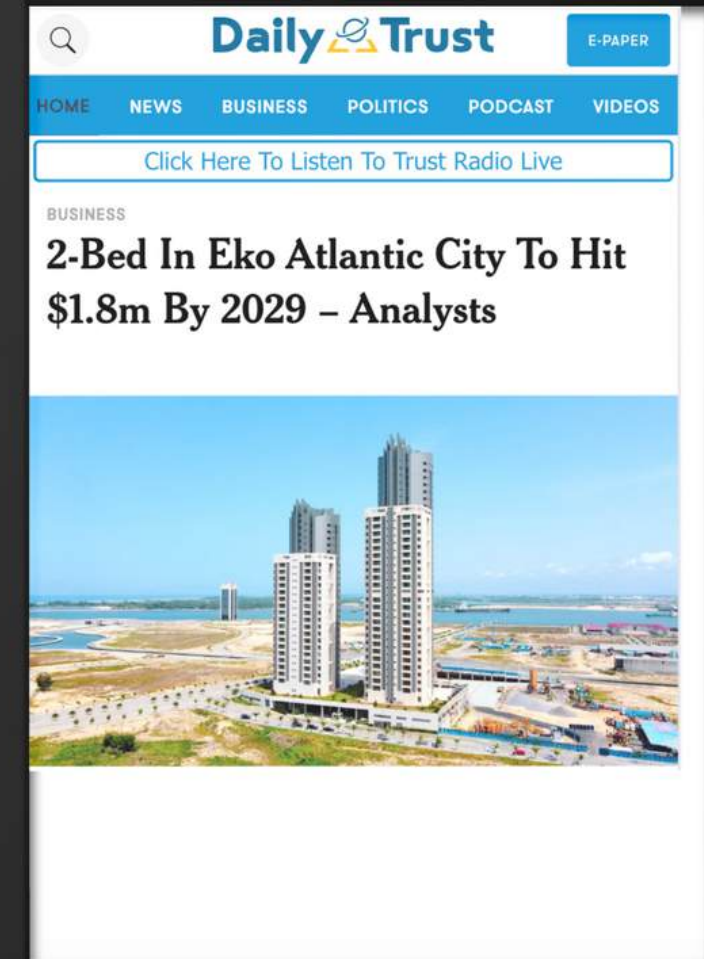
BY 2029, FINDING A 2-BED UNDER
\$1.2M WILL BE A BARGAIN

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.



Indices driving growth

2026

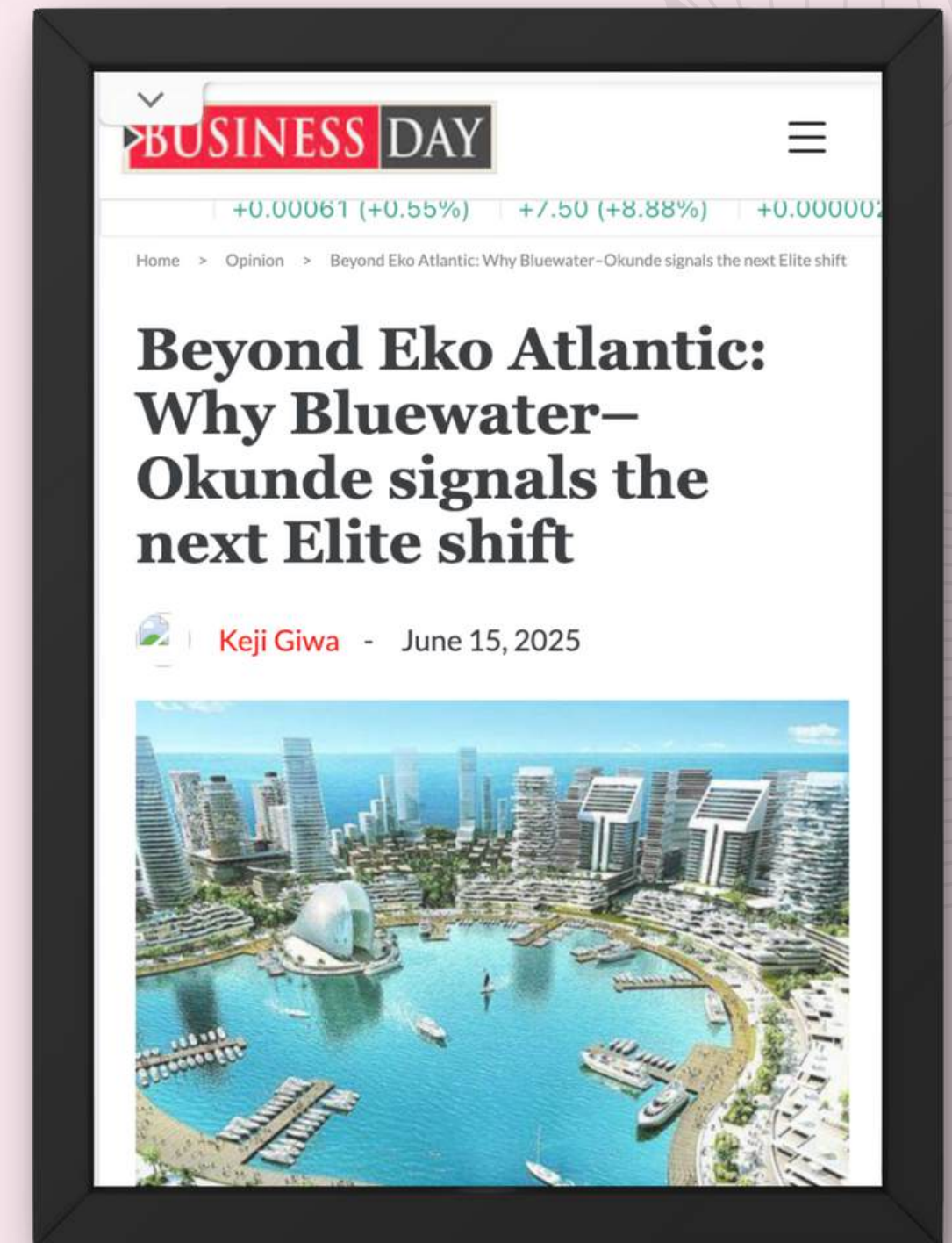
Buying now = pre-transformation pricing. Currently selling way below intrinsic value of \$450,000 for a 2 bed, this is the sweet spot for investors. Buying later = post-hype premium pricing. Currently at Pile caps stages, with 275 piles installed. This is the best and most secure time to buy.

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.



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



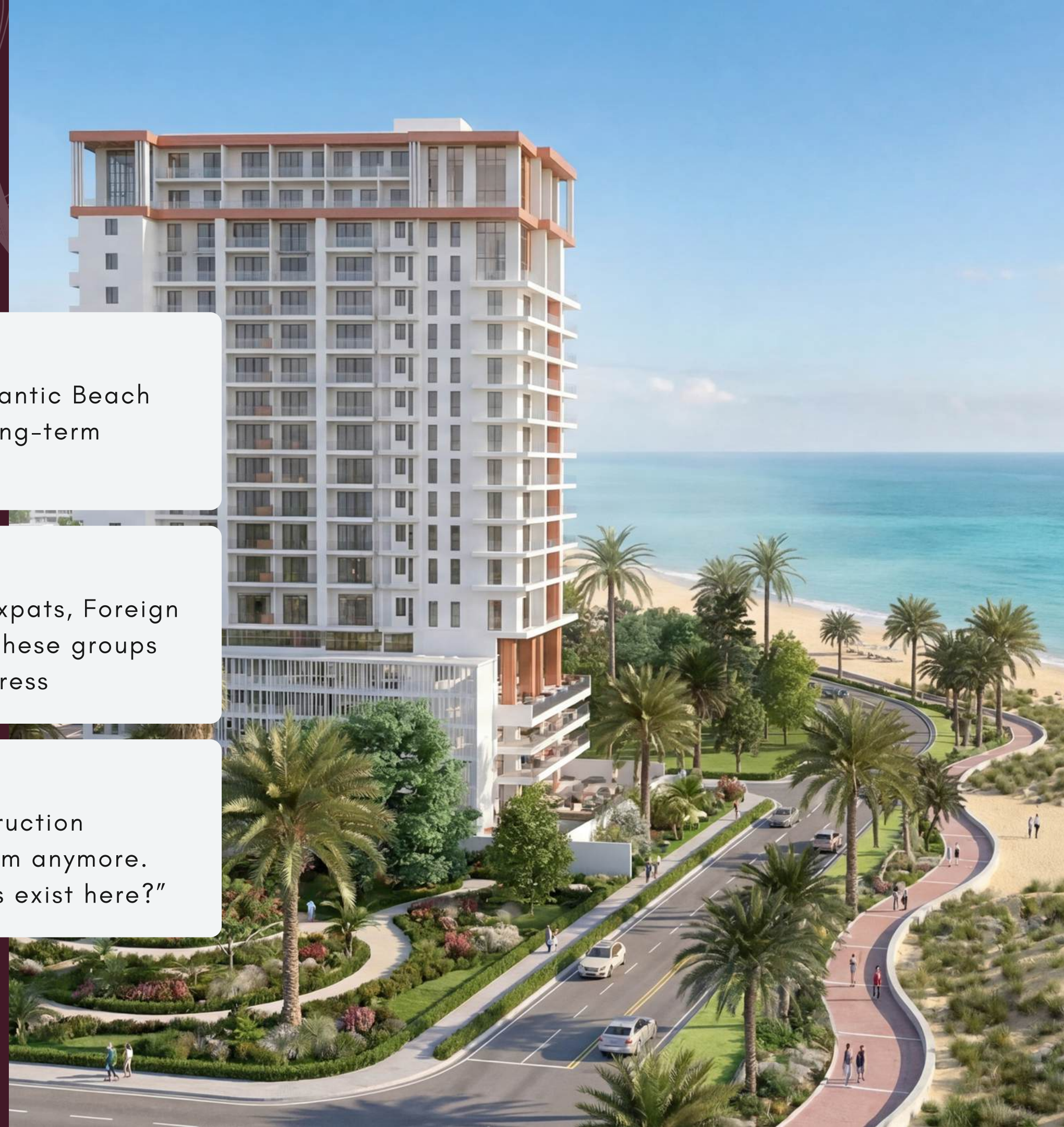
Built-in premium tenant market

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





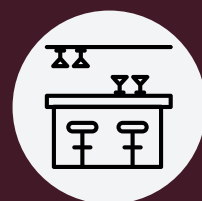
The Carnelian, Bluewater
Okunde, VI, Lagos

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

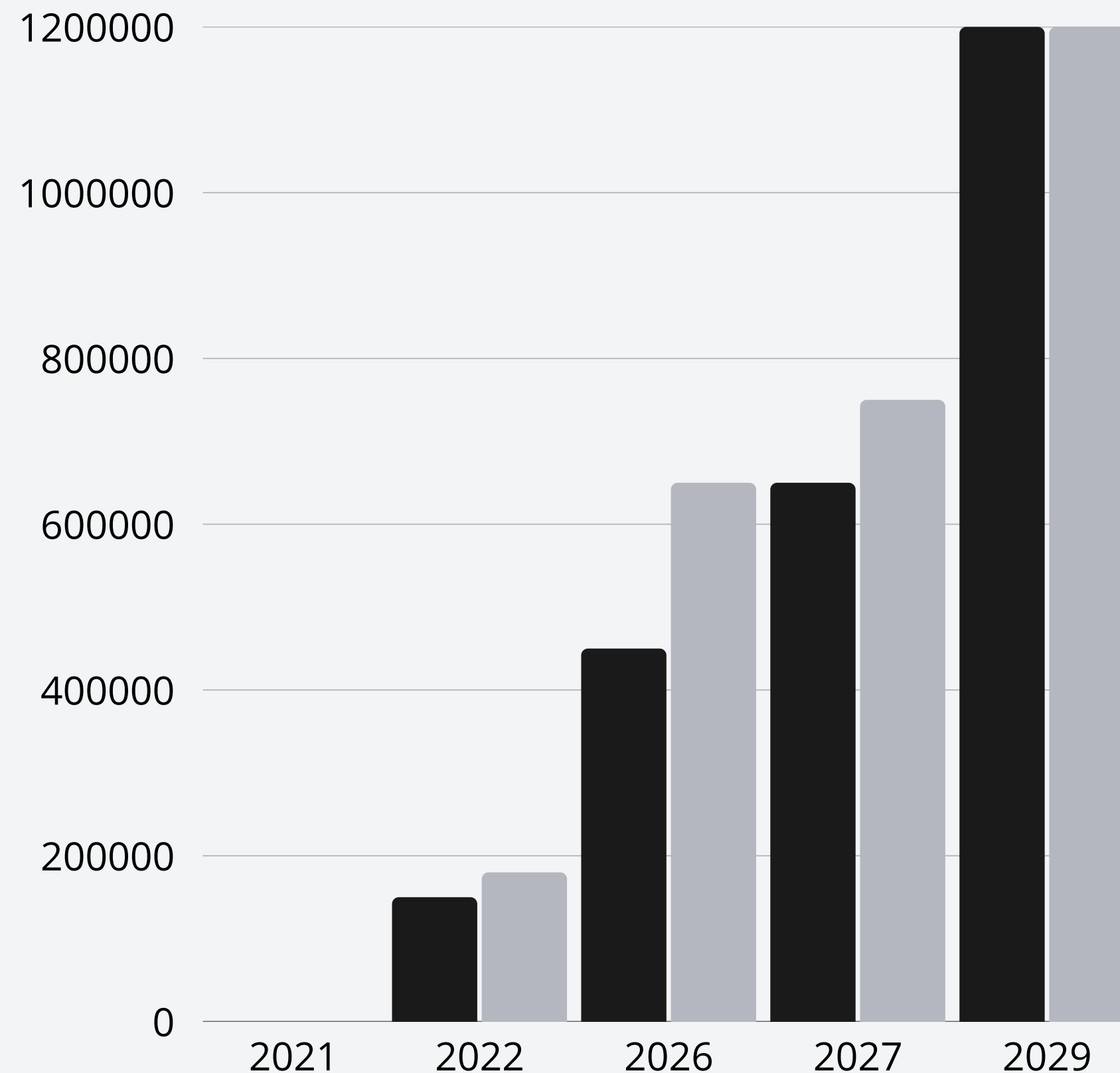
bedroom

\$1.2m

After completion

\$450K

Today



Vacation rental income

22%

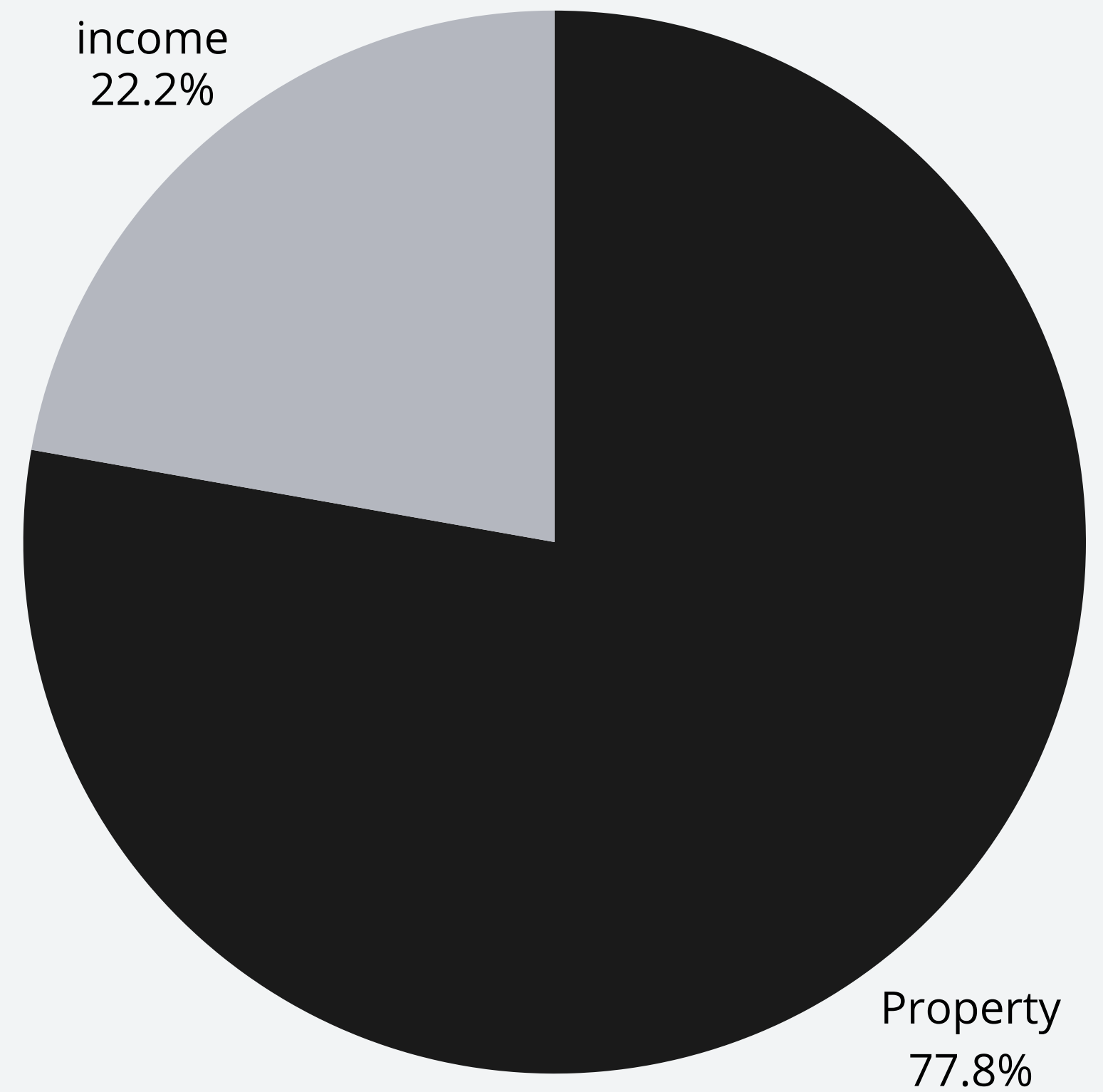
Returns

\$500

per night

200

days occupancy per year



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
Accounting

Interior Designer



Thank You

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Gerente General