LEKKI ATLANTIC CITY

Ibeju Lekki Central Business District



A DEVELOPMENT BY

GIDI

Table of Content

INTRODUCTION ››››› ››››› ››››› **02**

INVESTMENT ››››› ››››› ››››› **09**

POSITIONED FOR **GLOBAL SUCCESS** ››››› ››››› **11**

PROXIMITY OF **INDUSTRIAL POWER** ››››› ››››› **14**

DESIGNED FOR **RESIDENTIAL & RESORT** ››››› ››››› **15**

INVESTMENT **CASE** ››››› ››››› **17**

THE FUTURE IS **NOW** ››››› ››››› ››››› **21**

Lekki Atlantic City

A Residential Neighborhood, Commercial Center & Global Gateway For years, the conversation about **Ibeju-Lekki** has been shaped by a narrow lens. With projects like the **Dangote Refinery** dominating headlines, the area is often viewed strictly as an industrial hub. For many in the real estate space, this perception has created hesitation about its viability as a **residential destination**. But the full story reveals a different truth, one in which Ibeju-Lekki is rapidly becoming one of Nigeria's most dynamic growth corridors, and Lekki Atlantic City stands at its heart. As a residential neighborhood, **Lekki Atlantic City** benefits from proximity to some of Nigeria's most attractive lifestyle destinations such as **La Campagne Tropicana,** and the proposed site for the **Lekki Beach Golf & Resort**, which is directly opposite it.



Beyond its residential appeal, **Lekki Atlantic City** is strategically positioned as a major commercial and logistics center. With modern facilities, it supports efficient business operations and connects seamlessly to key infrastructure projects, reinforcing its role as a complete, mixed-use destination in Nigeria's fastest-growing corridor.



Nestled within **Lekki Atlantic City** is a thoughtfully designed residential community offering serene, modern living. With beautifully planned homes, green open spaces, and excellent infrastructure, residents enjoy a high quality of life in one of Nigeria's most promising growth areas.



Lekki Atlantic City features modern medical facilities designed to provide residents with convenient, high-quality healthcare. From primary care to specialized services, the community is supported by contemporary clinics and medical centers, ensuring well-being is always within reach.




SLOVE
BOUTIQUE STORE
BOUTIQUE STORE




SALON SPA

Invest Where Possibilities Meet Progress



Once a quiet coastal stretch on Lagos's outskirts, Ibeju-Lekki has rapidly transformed into a hotbed of development and investment. Today, it is often hailed as the **"New Lagos,"** fueled by a convergence of mega infrastructure projects and surging real estate interest. **Lekki Atlantic City**, a master-planned real estate development and Ibeju-Lekki's prospective Central Business District, is well positioned for this development.

Connected



Lekki Atlantic City enjoys an enviable position directly opposite the proposed **Lekki Beach Golf & Resort**, placing residents and investors at the heart of one of Ibeju-Lekki's most prestigious lifestyle corridors. This strategic location offers seamless access to world-class leisure, recreation, and tourism amenities, while benefiting from the area's rapidly developing infrastructure and serene coastal appeal. A perfect blend of convenience, exclusivity, and long-term value.

Positioned For Global Success



Lekki Deep Sea Port

The Lekki Deep Sea Port is Nigeria's first deep-sea port and a centerpiece of the Lagos Free Trade Zone. The port boasts an installed capacity of 1.2 million TEUs (twenty-foot equivalent units) per year, with expansion plans to handle up to 2.5 million TEUs as trade grows. In context, its 1.2 km quay and 16 m harbor depth allow it to berth ships four times the size of those at Lagos's older Apapa and Tin Can Island ports allowing ultra-large container vessels of up to 18,000 TEUs.

Lekki Free Zone



Positioned at the heart of Ibeju-Lekki, Lekki Free Zone is a rapidly emerging economic powerhouse designed to drive industrial growth, global trade, and modern urban development in Nigeria.Home to world-class infrastructure and strategic investments, Lekki Free Zone connects businesses and residents to key destinations including the Lekki Deep Sea Port, Dangote Refinery, and Lekki International Airport.As one of Africa's most ambitious growth corridors, Lekki Free Zone offers a dynamic environment where commerce, innovation, and lifestyle converge to shape the future of Lagos.

Lekki-Epe International Airport



A third piece completing Ibeju-Lekki's infrastructure triad is the proposed Lekki-Epe International Airport. In terms of capacity, the first phase of Lekki Airport is expected to handle around 5 million passengers per year. There are indications this capacity could later be scaled up (in fact, officials have mentioned a possible ultimate capacity of up to 20 million annually as the city grows).

Proximity To Industrial Power (Dangote Refinery, etc.)



Few developments in Africa can boast proximity to an industrial corridor of this magnitude.

The Lekki Free Trade Zone (LFTZ), spanning 16,500 hectares, is home to some of Nigeria's most transformational projects: Dangote Refinery & Petrochemical Plant, Power Generation, and Industrial Parks & Manufacturing Plants attracting both local and multinational corporations

Designed For Residential Living



In Ibeju Lekki, rental demand is accelerating. Many companies (Dangote Group included) will have staff that need local accommodation. Already, areas like **Awoyaya** and **Lakowe** (which are at the entry of Ibeju-Lekki) have seen rental booms because people working in Lekki Phase 1 and VI moved further out for affordability, and now that trend will extend down to Ibeju-Lekki as the jobs shift there

Resort Living



Investment Case: Explosive Land Appreciation & ROI

Over a **5–10 year horizon**, Ibeju-Lekki real estate has outperformed virtually every other corridor in Nigeria. In some areas, land has appreciated over 1000% in a decade, turning early buyers into multi-millionaires.

Conservative analyses frequently cite **300–500% ROI** over 5–8 years as a baseline in Ibeju-Lekki. Data from the Nigerian Institution of Estate Surveyors & Valuers indicated that property values along the Lekki-Epe Expressway corridor have been appreciating by **25–35% per annum** since 2020. This means that even short-term flippers (1–2 year horizon) have seen substantial gains.

Drives Demand And Investors Sentiments

The unprecedented infrastructure boom in Ibeju-Lekki is the number-one demand driver for real estate. Every major project act as a magnet pulling in workforce, businesses, and ancillary services – all of which need space to operate.

The **Lekki Deep Sea Port** has spurred demand for warehouses, port worker housing, and trucking yards. The **Dangote Refinery** is driving needs for staff accommodation, expatriate housing, and commercial services (from banks to eateries) to serve the tens of thousands of employees. The upcoming international airport is expected to bring hotels, conference centers, and logistic parks in its wake.



Rental Yields And Market Maturity

The outlook for Ibeju-Lekki's real estate remains extremely positive. Experts forecast that the next **5–10 years** will continue to see growth, albeit the nature of growth might shift from speculative spikes to steady consolidation.

For investors, this maturing market means there are opportunities not just in land speculation but in building and holding income properties for rent. The fact that luxury properties in Lagos now average only **~5.5% rental yield**, while yields in Ibeju-Lekki can hit **8–12%**, suggests that capital can be more efficiently employed in Ibeju-Lekki for those seeking rental income.



As infrastructure like **power supply**, **road quality**, and **security** improves in the corridor (and they are, thanks to private estate developers and the Free Zone management), it's likely that an increasing number of Lagosians will choose to live and work in Ibeju-Lekki. This urban decentralization is a key trend.

The Future is Now



Many in the industry already talk about **Ibeju-Lekki** with excitement, often saying this "once-in-a-generation opportunity" is what will define Lagos's next **50 years**. In positioning **Lekki Atlantic City**, we can confidently assert that it is at the forefront of Lagos's future, a future where the center of gravity shifts from the congested old city to the spacious, well-planned new city. Lekki Atlantic City is uniquely positioned to harness Ibeju-Lekki's momentum and become a **Central Business District (CBD)** in the axis.

LEKKI ATLANTIC
CITY