

PROSPECTUS & ACQUISITION GUIDE

SAPLAYA RESIDENCY

MEDITERRANEAN LUXURY LIVING

TABLE OF CONTENTS

ABOUT US	03
LOCATION	04
EXECUTIVE TERRACES	06
PRIVATE APARTMENTS	09
INVESTMENT OPPORTUNITY	13
INFRASTRUCTURE	17
FLOOR PLANS	20

A landmark address in Apapa, built to a standard the district has *never seen before.*

Saplaya Residency brings Mediterranean design, considered space and genuine craftsmanship to the heart of Lagos' port city, a private community of executive terraces and apartments for those who work where the city actually moves, and want to live a few minutes from it.



LOCATION

Enjoy convenient access between the mainland and Island, while returning each day to a calm, beautifully designed residential community.



APAPA JETTY
6 mins drive from Saplaya Residency.



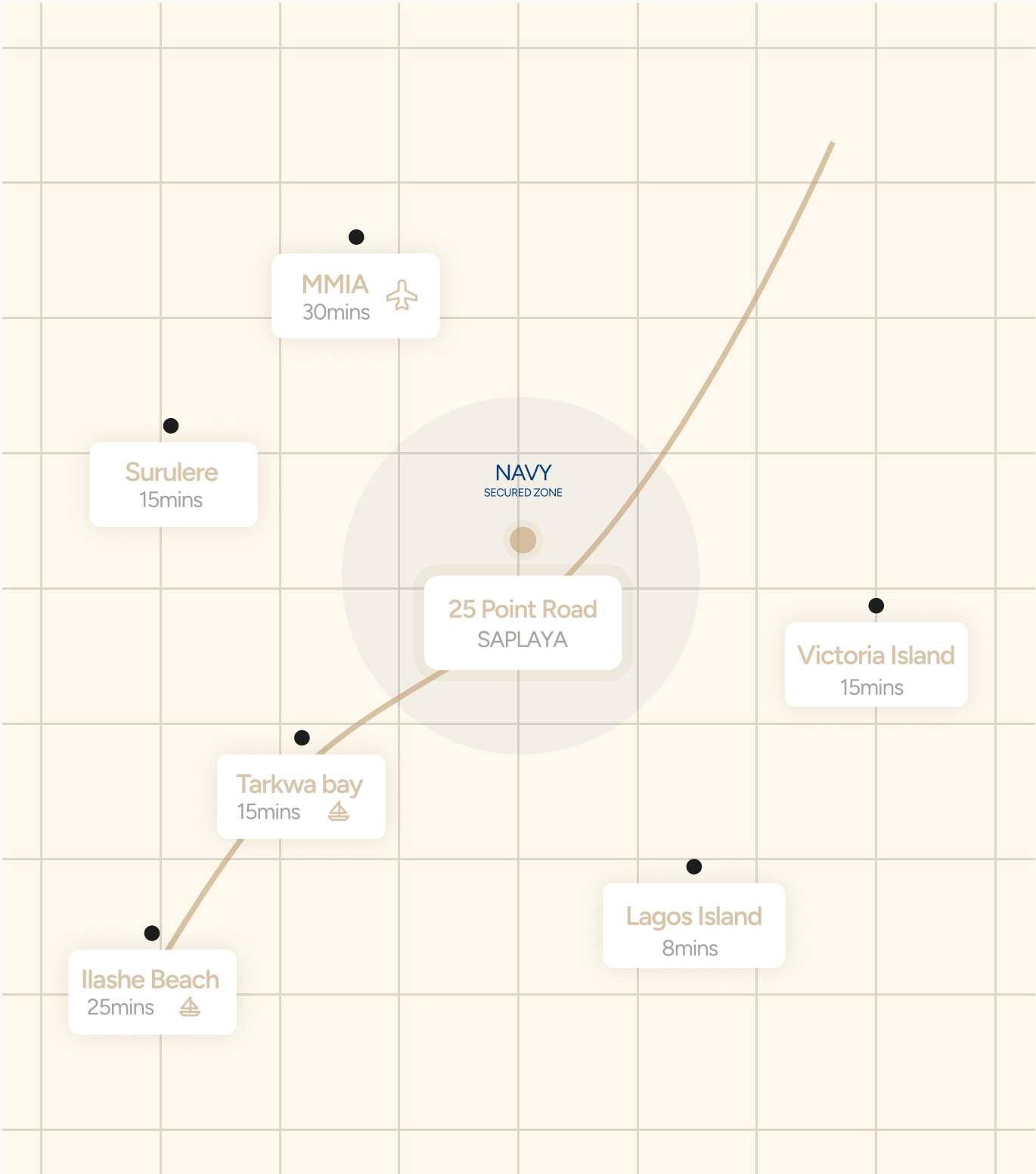
TARKWA BAY
15 mins by boat.



ILASHE BEACH
25 mins by boat.



SAPLAYA BEACH HOUSE
Exclusive resident access with discounted rates 40 mins by boat.



The complete development at a glance.



16

Terrace Houses



10

Two - Bedroom
Apartments



10

Studio



40

One - Bedroom
Apartments



1

Commercial Floor

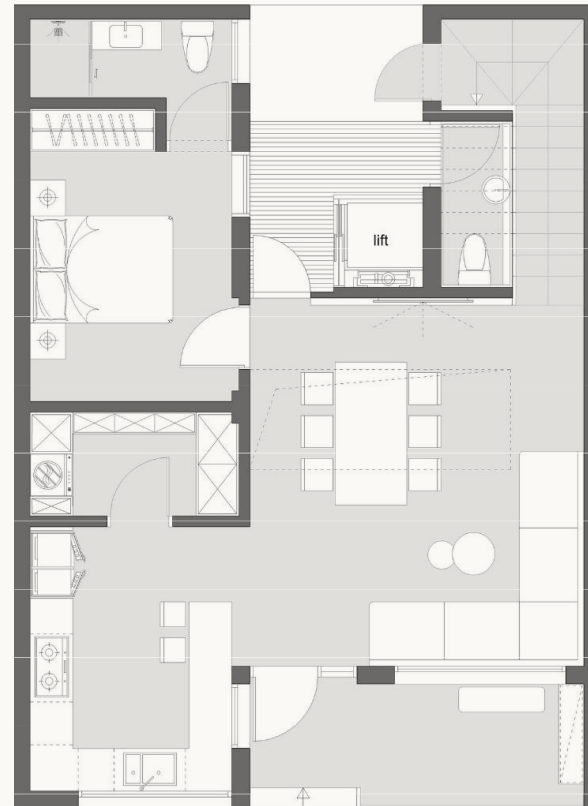
EXECUTIVE TERRACES



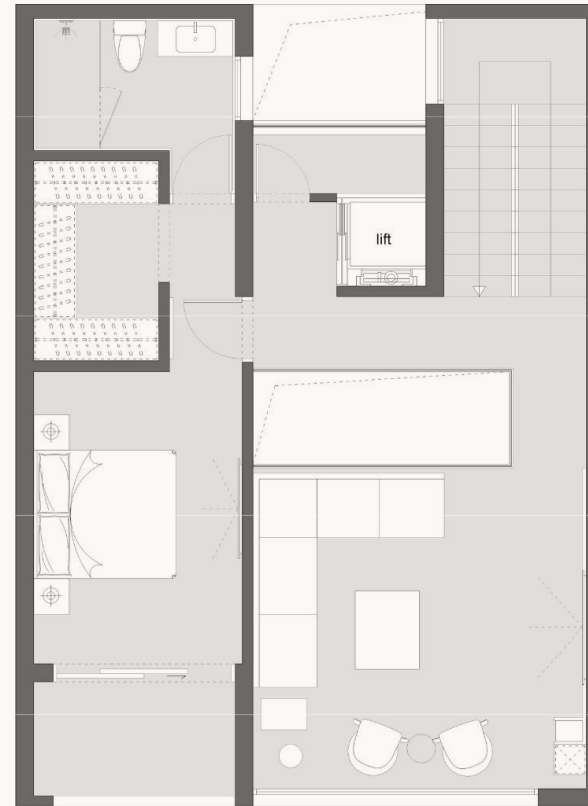
Space, *Privacy*
& Presence.

Designed for families and executives. Each terrace is a complete home across three private floors, with its own internal lift and a private courtyard.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Three levels of private living



Private internal lift



Private courtyard



Dedicated guest WC



Four en-suite bedrooms



Designer kitchen with custom finish options



Private Parking



Spacious balcony with abundant natural light



270 m2 across 3 floors

Every terrace is delivered structurally complete — superstructure, roof and full external architecture finished across all sixteen homes.

See it, finished

Walk a fully completed terrace. Experience the real materials, the real light, the real quality — not a render.

Reserve your home

Choose your terrace and secure it. Twelve of the sixteen remain. The four already taken went to Apapa residents.

Personalise the finish

Select your kitchen, stone, joinery and detailing with our design team. The home is finished to your taste, not ours.

Move in

Your bespoke fit-out is completed in four to six months from commitment, then handed over ready to live in.



PRIVATE APARTMENTS

LOCK B APARTMENTS



A Home for *Every*
Lifestyle

Whether you're purchasing your first investment property or your forever home, Saplaya offers a carefully curated collection of residences.

2-Bedroom Apartment

For young families & senior professionals

78 m2



Two ensuite bedrooms



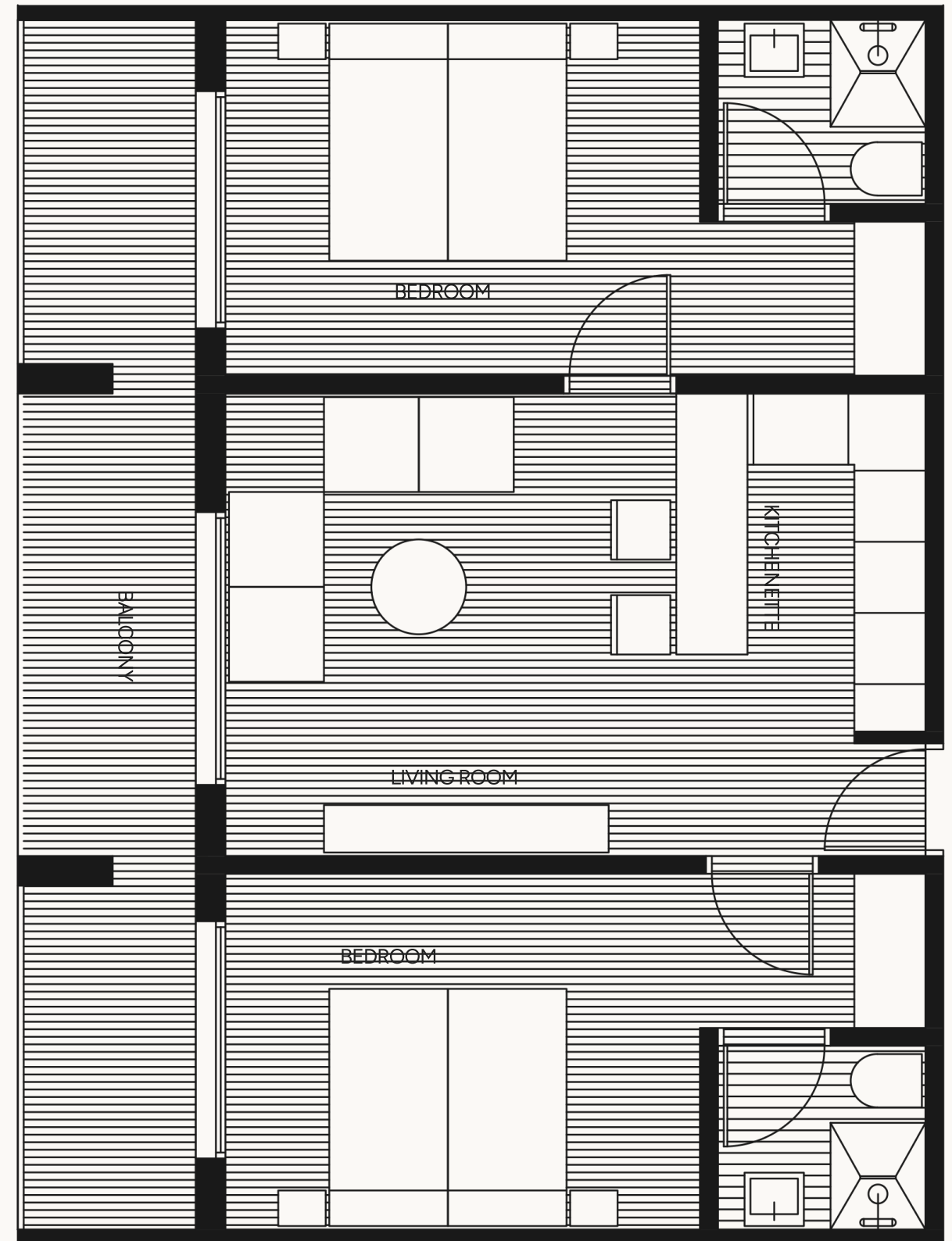
Open-plan living and dining



Premium fittings throughout



Private balcony with
natural light & ventilation



1-Bedroom Apartment

For executives & corporate tenants

46 m²



One ensuite bedroom



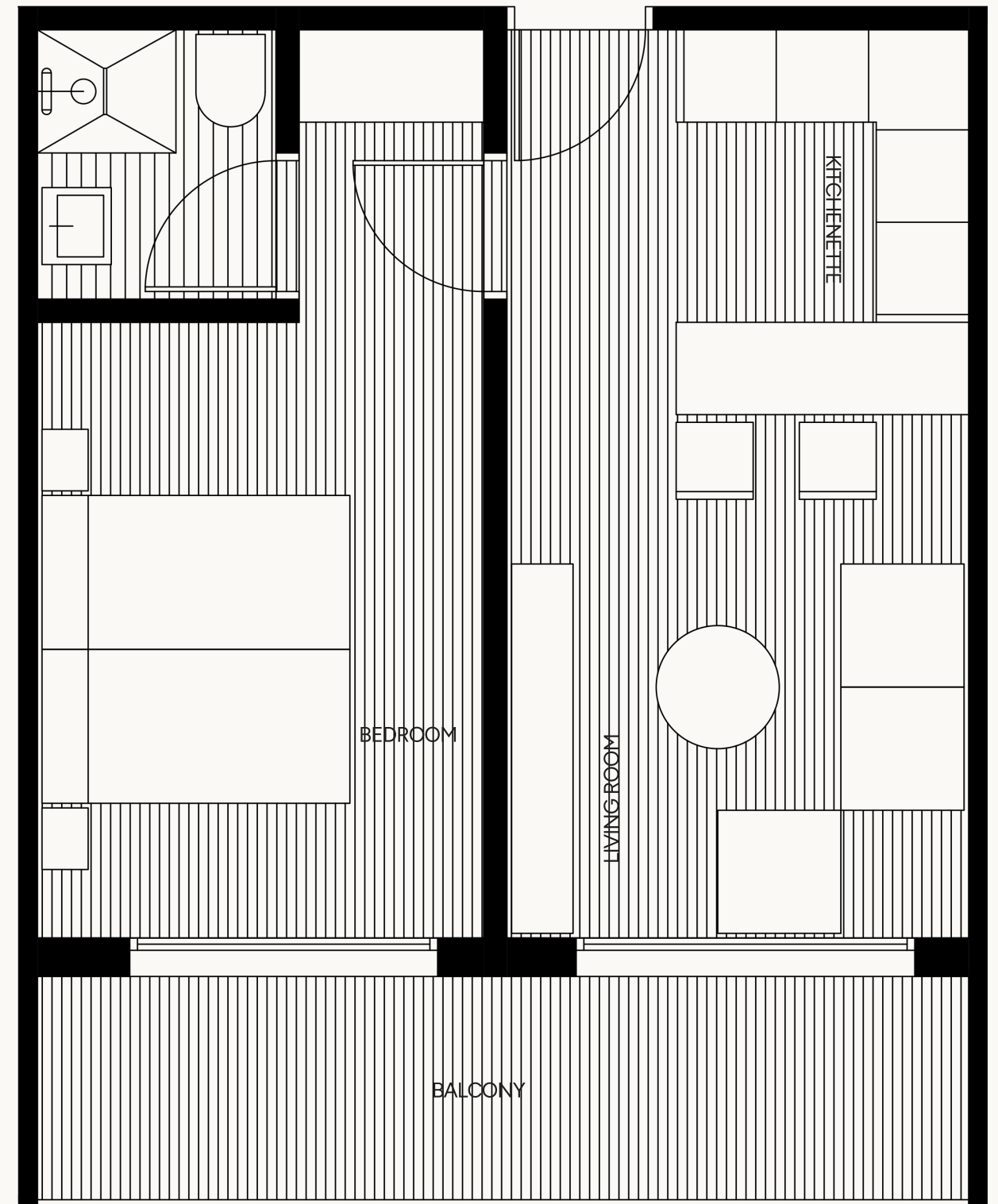
Open-plan living and dining



Premium fittings throughout



Private balcony with
natural light & ventilation



Studio Apartment

For short stay tenants or first time investors

30 m²



Smart, compact design



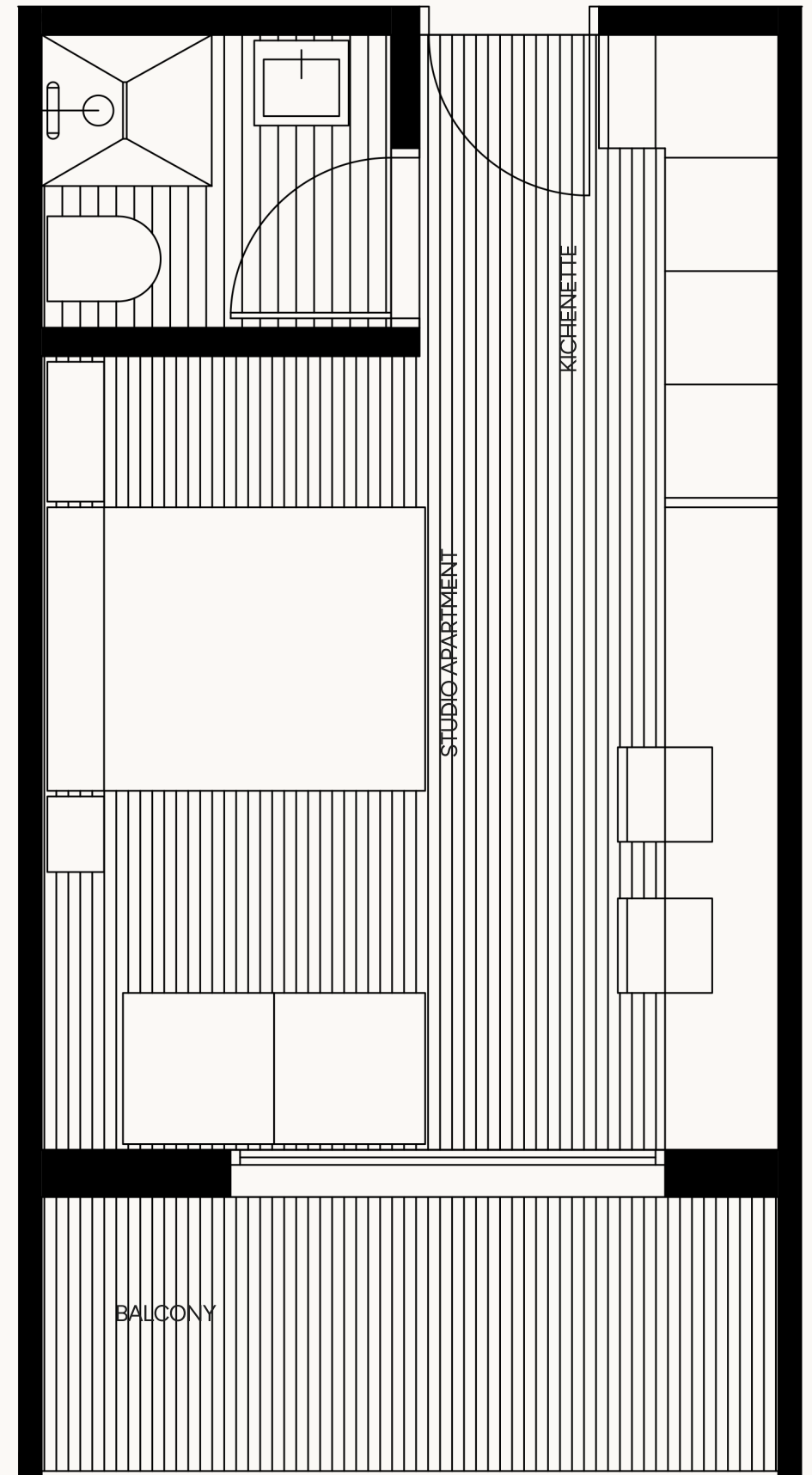
Access to shared building amenities



Premium fittings throughout



Private balcony with natural light & ventilation



INVESTMENT OPPORTUNITY

Invest With *Confidence*

More than a home. A lasting asset.

Situated within one of Lagos' strongest rental markets, Saplaya Residency has been designed to deliver exceptional long-term value through:

- | | |
|----------------------|---------------------------|
| Strong rental demand | Capital appreciation |
| Premium location | High-quality construction |

Whether purchasing for personal use or investment, Saplaya represents an opportunity built for the future.



Don't buy a finished box. *Commission* your home.



Built by names you can trust.

LSDPC

Marketing partner



BOI Investment and Trust
Company Limited

Institutional governance & investor
security.



Stone Depot

Premium materials and finishing



Powerec

Power, water & smart-
systems engineering



SIMPLY

Interior Design fit out



Muse Studio

Architecture & interior design



Union Bank

Mortgage Loan Partner



Impacto

Premium materials and finishing



AMENITIES

Everything a day needs,
without *leaving* home.

A serviced community designed around how residents actually live — secure, powered around the clock, and quietly indulgent.



 Swimming Pool	 Fitness Gym	 Padel Court	 Restaurant	 Bar & Lounge	 Supermarket
 Workspace	 Courtyards	 Secure Parking	 24-Hour Security	 24-Hour Power	 Concierge Living

INFRASTRUCTURE

Always *Powered.*
Always *Protected.*

Dedicated infrastructure ensures reliable power, water, security, and smart living from day one.



Solar + Battery Backup



Dual Generators



Building-Wide Connectivity



Private Water Treatment



Integrated Security



Engineered Fire Safety



Smart Home Automation



Smart Home Automation

ACQUISITION JOURNEY

A simple, *staged* path
to your keys.

Payments are linked to your home's progress
— structured, transparent and aligned to
milestones you can see on site.

Reserve

Step 01 · 15%

Commitment Deposit secures your chosen terrace and your place in the collection.

Foundation & Substructure

Step 02 · 20%

Foundation completed to ground level.

Roofing & Carcassing

Step 03 · 30%

Structure fully completed, including roofing. Payment for any selected Option(s) — Power & Lift and/or Interior Fit-Out — also becomes due at this stage.

Internal & External Finishing

Step 04 · 30%

Plastering, MEP installation, window and door fitting.

Handover

Step 05 · 5%

Final inspection, completion and the keys to a home that is unmistakably yours.

Mortgage financing available — through Union Bank

To make ownership more accessible, eligible buyers can finance up to **¥100m** of the purchase price through our mortgage partner Union Bank, over a tenure of up to ten years. Applications run in parallel with construction — simply indicate your interest at reservation. Final eligibility and approved terms are confirmed by Union Bank; indicative terms available on request.

Apartments follow the same construction-linked milestone schedule — reservation, foundation and substructure, roofing and carcassing, internal finishing, and handover. A full schedule, including selectable Option pricing, is provided with your contract.

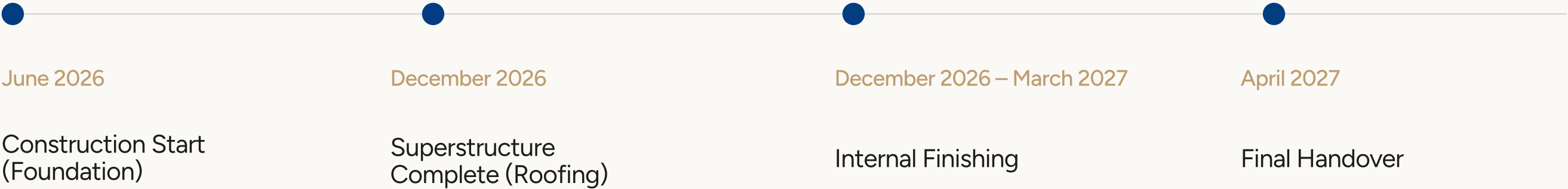
AVAILABILITY & CONFIGURATIONS

Residence	Block	Size	Units Available
4-Bedroom Terrace	Block A	270 m ² · 3 floors	16 available
2-Bedroom Apartment	Block B	78 m ²	10 available
1-Bedroom Apartment	Block B	46 m ²	40 available
Studio Apartment	Block B	30 m ²	10 available
Commercial Space	Block B	450 m ² · first floor	By enquiry

DELIVERY

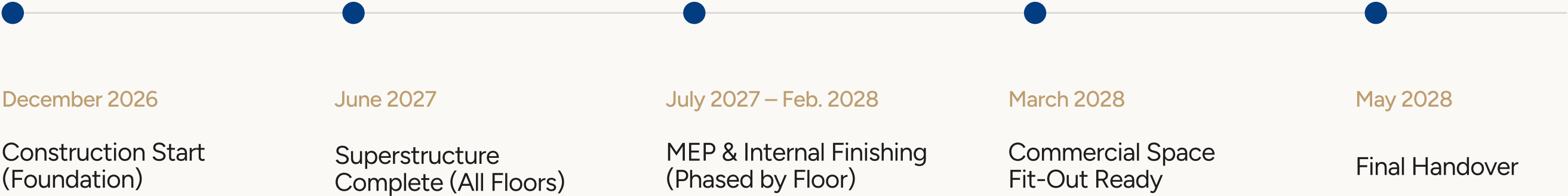
Phase 1: Terraces (Block 1)

16 x 4-bedroom terraces, three floors each, with lift.



Phase 2: Apartments & Commercial Space (Block 2)

10 x 2-bedroom, 40 x 1-bedroom, 10 x studio apartments, and a 405 m² first-floor commercial space.



FLOOR PLANS

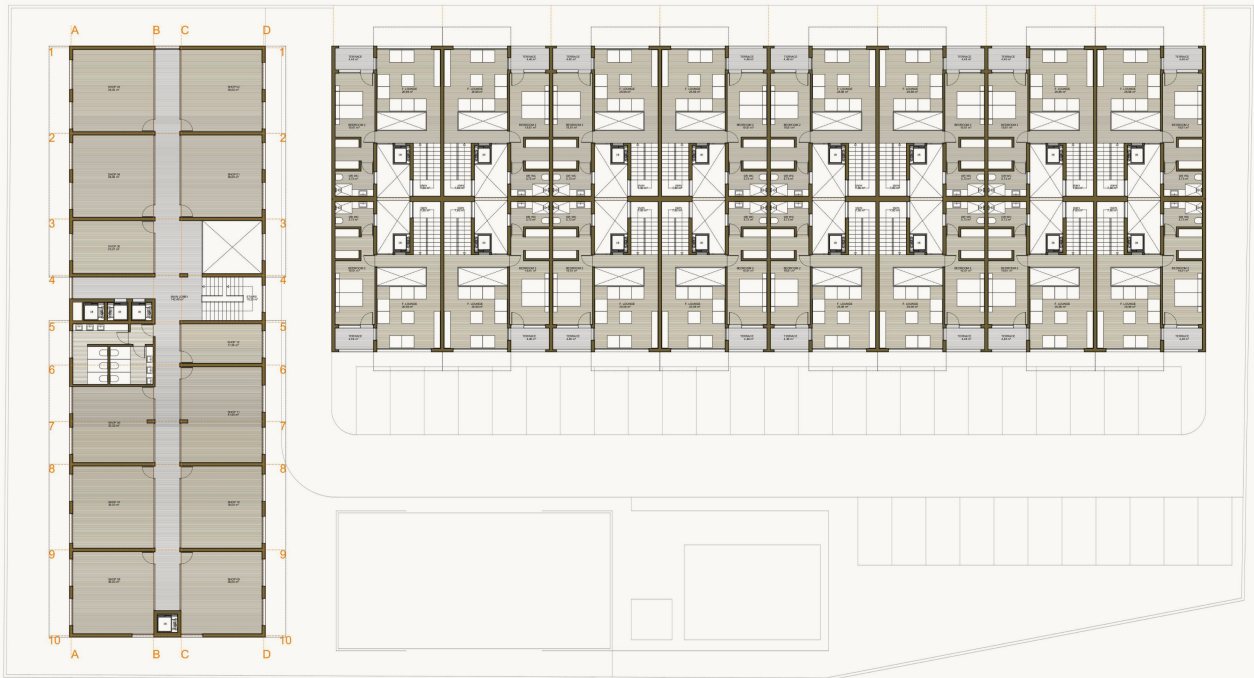
Ground Floor



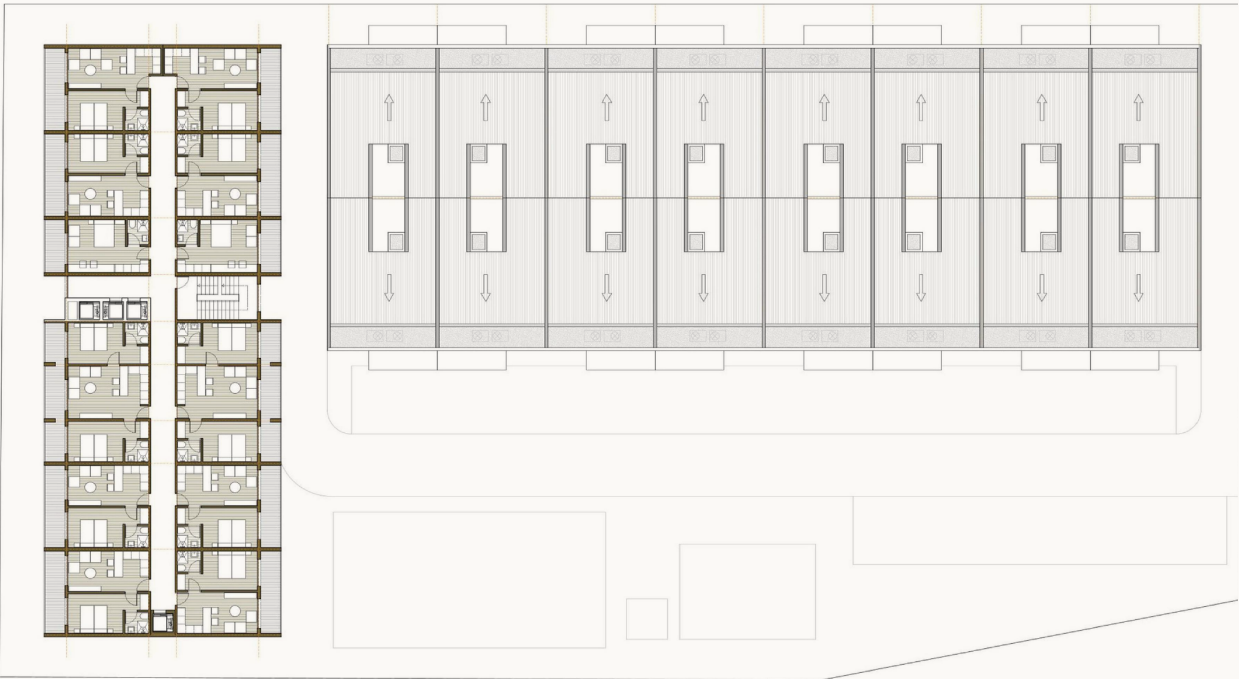
Second Floor



First Floor

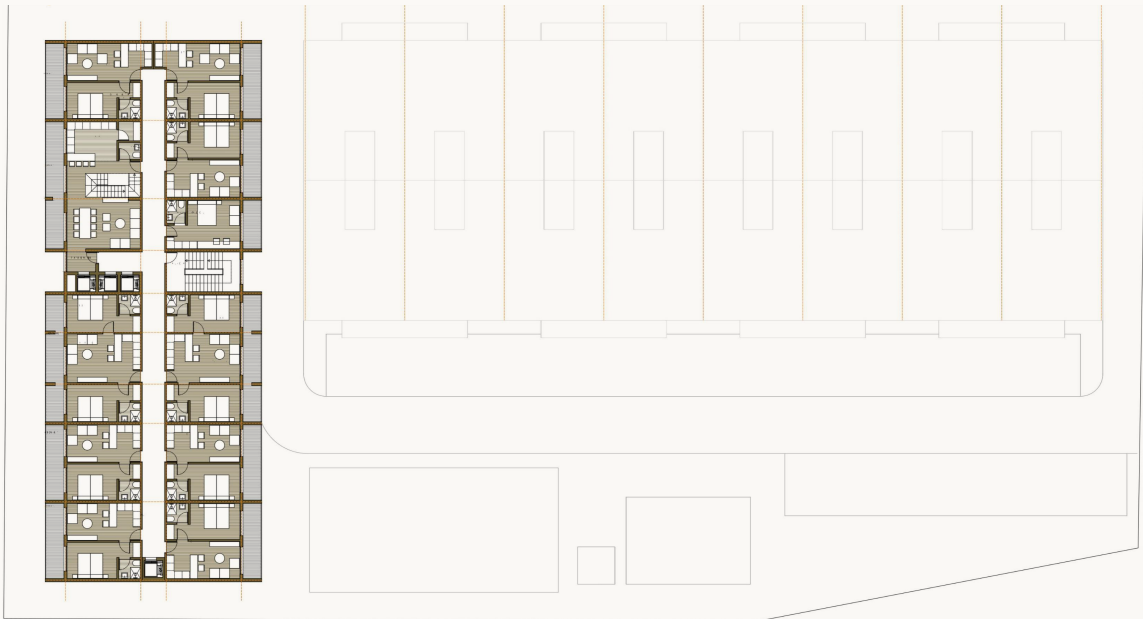


Third Floor



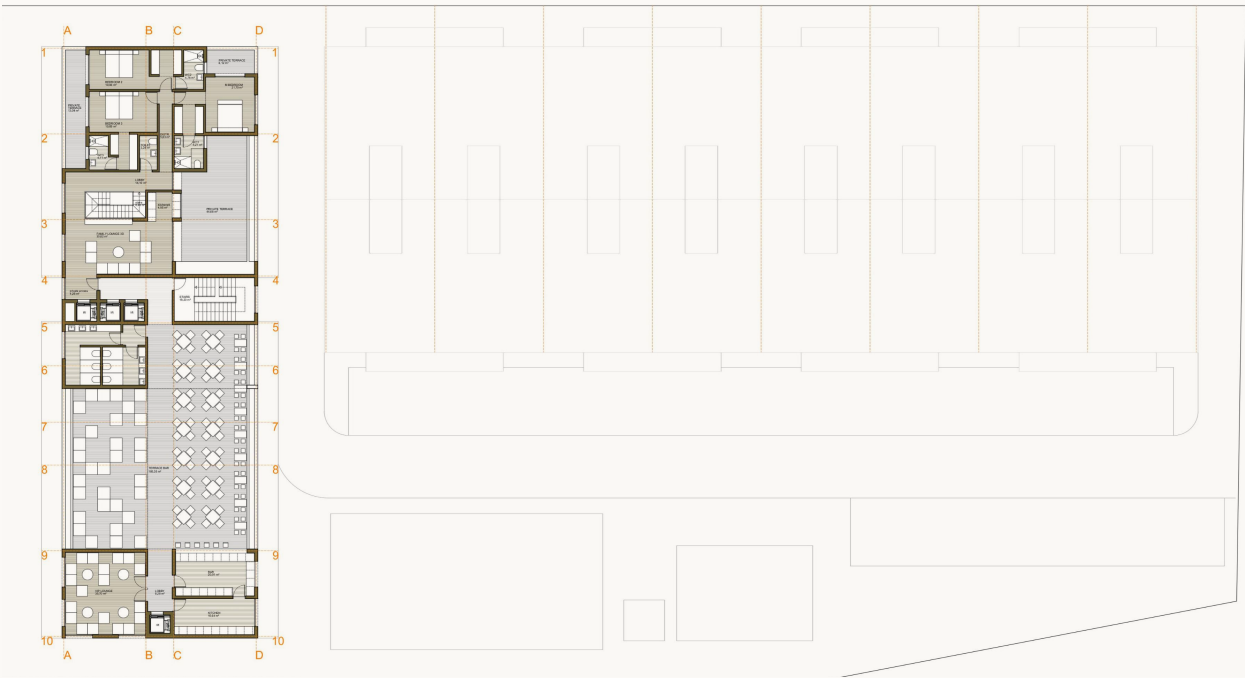
FLOOR PLANS

Sixth Floor

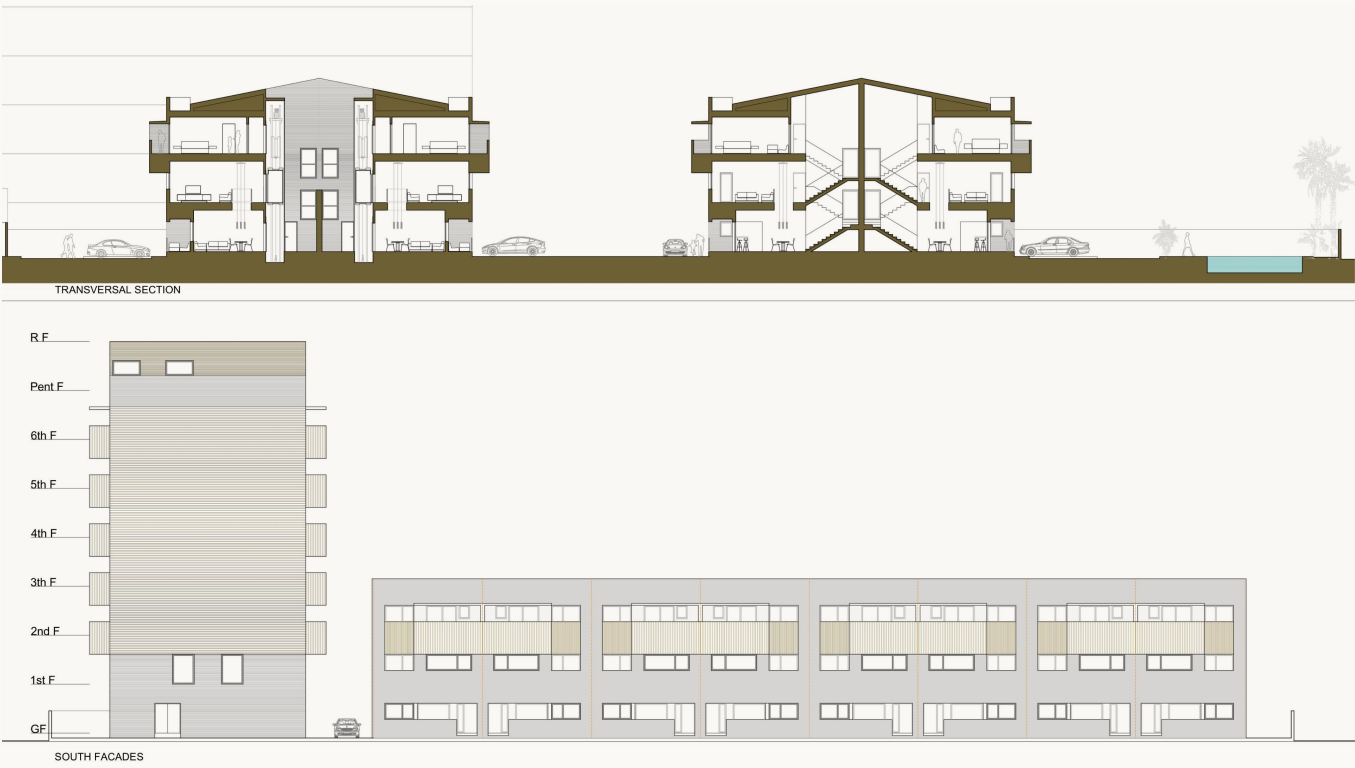


Block B: Apartments

Penthouse



South Facades



Block Facades

