HARMONY
GARDEN & ESTATE DEVELOPMENT LTD.
THE GARDEN OF JOY & TRANQUILITY REDEFINED.

Presents

THE FIRST-MOVER'S GUIDE TO LEKKI AVIATION TOWN

How to **own a verified** position facing Lagos' proposed **new international airport**, before the corridor reaches its next stage of growth.

LEKKI AVIATION TOWN

A Pinnacle of Luxury Where Urban Living Meets Neighbourhood Charm

CERTIFICATE OF OCCUPANCY | HARMONY GARDEN

Yegunda Resettlement Scheme
· Lekki-Epe Expressway · Ibeju-Lekki, Lagos

START HERE

THE NEXT LEKKI STORY IS ALREADY TAKING SHAPE

The Lekki-Epe corridor has moved from speculation to serious economic development.

Industrial investments, logistics infrastructure, commercial districts, and the planned Lekki–Epe International Airport are reshaping the eastern axis of Lagos.

The question is no longer simply:

“Should I invest in Lekki?”

It is:

“Where should I be positioned within its next growth corridor?”

This guide is for you if...

- You want land with a **verifiable title,** not just a promise.
- You want to understand why an **airport-facing location matters.**
- You are considering Ibeju-Lekki before the next wave of development fully matures.
- You want to invest from Lagos or abroad **without cutting corners on due diligence.**

START HERE

THE NEXT LEKKI STORY IS ALREADY TAKING SHAPE

- You want a property that can serve both homeownership and long-term investment objectives.

By the end, you will know:

WHERE the opportunity sits.

WHY the location matters.

WHAT to verify before paying.

HOW Lekki Aviation Town fits into the picture

No hype. No shortcuts. Just the first-mover case.

LEKKI AVIATION TOWN ·
POWERED BY HARMONY

THE NEXT LEKKI STORY IS ALREADY TAKING SHAPE

When infrastructure moves, land follows. Major infrastructure does more than change how people move.

It changes where businesses locate, where people live, where commerce concentrates and where land becomes strategically valuable.

THE LEKKI-EPE AXIS ANCHORS

AIR	Proposed Lekki–Epe International Airport
INDUSTRY	Dangote Refinery & Fertilizer Plant
TRADE	Lekki Deep Sea Port & Lekki Free Trade Zone
BUSINESS	Lekki Deep Seaport and surrounding commercial developments
EDU & LIFESTYLE	Pan-Atlantic University, Eleko Beach and major gated communities

And in the middle of this emerging ecosystem sits Ibeju-Lekki.

THE FIRST-MOVER IDEA

The greatest opportunities in developing corridors are often found before the finished city becomes obvious. Lekki Aviation Town is positioned to participate in that emerging airport-city story. Lekki Aviation Town is positioned to participate in that emerging airport-city story.

LOCATION

THE DISTINCTION THAT MATTERS

"Near Lekki" is not the same as being positioned for the airport corridor.

Location is not just a postcode. It is positioned within a growth network. Lekki Aviation Town is located within the:

YEGUNDA GOVERNMENT - APPROVED RESETTLEMENT SCHEME

Directly facing the proposed Lekki–Epe International Airport Lekki-Epe Expressway · Ibeju-Lekki · Lagos

WHY THIS POSITION MATTERS

01 **AIRPORT**
The proposed international airport represents a future aviation and connectivity anchor.

02 **INDUSTRY**
Dangote Refinery, Fertilizer Plant, and other industrial investments strengthen the surrounding economic base.

03 **PORT & TRADE**
Lekki Deep Sea Port and the Free Trade Zone reinforce the corridor's logistics and commercial importance.

04 **URBAN EXPANSION**
Residential estates, businesses, and supporting infrastructure continue to expand along the Lekki-Epe axis.

THE TAKEAWAY

Don't just buy into Lekki's growth. Buy into a position within it.

THE NUMBERS BEHIND THE NARRATIVE

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Why investors watch infrastructure corridors

Real estate value is rarely driven by one factor.

It is influenced by a combination of:

LOCATION Where is the property positioned?

ACCESS How easily can people and businesses reach it?

INFRASTRUCTURE What major developments are coming into the area?

DEMAND Who will need to live, work, trade, or operate there?

TITLE Can ownership be clearly established?

Lekki Aviation Town **brings these factors together.**

- Airport-facing position
- Lekki-Epe Expressway access
- Major industrial & logistics investments

THE INVESTMENT CASE

THE NUMBERS BEHIND THE NARRATIVE

- Planned estate infrastructure
- Certificate of Occupancy

That is the investment story. Not a promise of guaranteed returns. Not speculation dressed as certainty. A strategic position in a corridor undergoing transformation.

Small disclaimer

Property appreciation is not guaranteed. Market performance depends on infrastructure delivery, demand, economic conditions, and other factors.

PROTECT YOUR SELF FIRST

A beautiful location means little if the transaction is unsafe. Before you fall in love with the view, verify the fundamentals.

01

BUYING LAND THAT ISN'T REALLY YOURS

Duplicate sales, unclear boundaries, or questionable documentation.

02

IGNORING TITLE

A payment receipt is not a recognized title.

03

OVERLOOKING COMMUNITY ISSUES

Establish legal & planning status always.

04

PAYING WRONG PERSON

Never use an individual's personal account.

05

NO VERIFICATION

Arrange a proxy or virtual inspection.

THE RULE

Don't let urgency replace due diligence.

Every one of these risks can be reduced by asking the right questions before you pay

DUE DILIGENCE

HOW TO VERIFY A PROPERTY BEFORE YOUR MONEY MOVES

How to verify a property before your money moves.

You do not have to make a rushed decision.

Use this five-step check.

01 VERIFY THE DEVELOPER

Check the developer's regulatory and professional credentials

02 VERIFY THE TITLE

Request and independently verify the title covering the property.

03 PAY THE RIGHT ENTITY

Property payments should go to the company's designated account, not an individual's account.

04 UNDERSTAND THE DOCUMENT TRAIL

Know what you receive at booking, payment milestones, allocation, and completion.

05 INSPECT THE PROPERTY

Visit the site or arrange an official virtual/recorded inspection if you are outside Lagos.

THE SIMPLE TEST

A credible developer should make verification easier, not harder.

Harmony Garden's Lekki Aviation Town is marketed with a Certificate of Occupancy, while its official property information identifies the estate's location and available plot categories.

The original page 8 is one of the strongest pages conceptually, so I would retain its checklist format almost exactly while tightening the wording.

FOR THE DIASPORA BUYER

You don't have to be in Lagos to buy intelligently.

Distance is not the real risk

Lack of verification is.

Whether you are in London, Toronto, Dubai, Johannesburg, or Houston, the process should remain the same:

1. **VERIFY**
   Confirm the developer, title, location, and documentation.
2. **INSPECT**
   Arrange a trusted physical inspection or official virtual walkthrough.
3. **PAY**
   Use the developer's approved company payment channels.
4. **DOCUMENT**
   Keep your receipts, contracts, acknowledgements, and allocation documents.
5. **FOLLOW THROUGH**
   Know exactly what document comes next and when.

YOUR ADVANTAGE

A properly structured purchase creates a **paper trail from payment to ownership.**

Don't buy because someone you trust says, *"I've seen the land."*
Buy because you've verified it.

WHY NOW?

Because the cost of waiting can change.

There are two prices to consider when buying property:

Lack of verification is.

Whether you are in London, Toronto, Dubai, Johannesburg, or Houston, the process should remain the same:

The Price of Entry
Securing your stake early ensures access at foundational valuation.

The Cost of Delay
Every moment of hesitation compounds the premium paid later.

Payment Window	300 SQM	500 SQM	1,000 SQM
0-3 Months	37.5M	60M	150M
4-6 Months	39.5M	63M	155M
7-12 Months	41.5M	66M	160M
Initial Deposit	**7M**	**10M**	**15M**

The First-Mover Principle

You don't need to predict exactly what the future will bring.

You need to understand your position before the opportunity becomes more obvious.

Get the current title.
Get the current price.
Get the current availability.
Then make an informed decision.

WHO YOU BUY FROM

The developer behind the opportunity matters.

A strategic location deserves a developer you can verify.

HARMONY GARDEN & ESTATE DEVELOPMENT LTD

Harmony Garden is the developer behind **Lekki Aviation Town** and **the Seven Citadels of Joy**, a growing portfolio of residential and investment communities across the Lekki-Ibeju-Lekki corridor.

WHY BUY WITH HARMONY?

- C of O-backed Lekki Aviation Town
- LASRERA Certified
- IREM Accredited Management Organisation
- Developer of the Seven Citadels of Joy
- Established estate development track record

OUR APPROACH

CLEAR DOCUMENTATION
Transparent legal processes ensuring absolute peace of mind.

STRUCTURED PAYMENT
Flexible milestones aligned with project development.

PLANNED INFRASTRUCTURE
World-class amenities delivered as promised.

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INSIDE THE ESTATE

A strategic address.

A place to build.

A position to own.

LEKKI AVIATION TOWN

A Pinnacle of Luxury Where Urban Living Meets Neighbourhood Charm

Located within the **Yegunda Resettlement Scheme**, directly facing the proposed Lekki–Epe International Airport along the Lekki-Epe Expressway.

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Plot Options

- 300sqm Residential
- 500sqm Residential
- 1000sqm Commercial

Estate Features

- Perimeter Fence
- Roads/Drainage
- Streetlights
- 24/7 Security
- Electrification
- Landscaping
- 100% Dry Land

Surrounded By Growth

- PROPOSED LEKKI–EPE INTERNATIONAL AIRPORT
- DANGOTE REFINERY
- DANGOTE FERTILIZER PLANT
- LEKKI DEEP SEA PORT
- PAN-ATLANTIC UNIVERSITY
- THE PARLIAMENT ESTATE
- MAJESTIC BAY ESTATE
- OTHER MAJOR GATED DEVELOPMENTS

YOUR NEXT MOVE

The smartest first move is to verify.

You have seen the location. You understand the corridor.

You know what to check.

Now, take the next step.

BOOK A LEKKI AVIATION TOWN INSPECTION

Whether you are buying to:

BUILD
Create your future home.

INVEST
Position yourself within a transforming corridor.

HOLD
Secure land for future development.

BUY FROM ABROAD
Own with a clear verification process.

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Your Inspection gives you access to:

- Plot availability
- Infrastructure
- Site layout
- Pricing details
- Professional guidance
- Title info

No pressure.

No guesswork.

Just the information you need to decide.

SEE THE LAND. VERIFY THE DETAILS. MAKE YOUR MOVE.

BOOK A LEKKI AVIATION TOWN INSPECTION →

FINAL PAGE

THE FIRST MOVER

Invest where the future lands.

The airport is part of the story.

So are the port, refinery, industrial investments, expanding communities and the infrastructure connecting them.

But ultimately, real estate comes down to one thing:

POSITION.

Where you buy.

What you own.

Who you buy from.

And when you enter.

LEKKI AVIATION TOWN

Directly facing the proposed Lekki–Epe International Airport

Yegunda Resettlement Scheme · Lekki-Epe Expressway · Ibeju-Lekki, Lagos

READY TO EXPLORE YOUR POSITION?

BOOK A SITE INSPECTION

LEKKI AVIATION TOWN

300 SQM | 500 SQM | 1,000 SQM COMMERCIAL

CERTIFICATE OF OCCUPANCY

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