HARMONY GARDEN & ESTATE DEVELOPMENT LTD

MAJESTIC BAY ESTATE

A SMART INVESTOR'S GUIDE TO WATERFRONT OWNERSHIP

MAJESTIC BAY
ESTATE
EXPERIENCE A COASTAL LIVING

The WATERFRONT EDGE

Why Majestic Bay Is More Than Land;
It's a Coastal Investment Opportunity

EXPERIENCE COASTAL LIVING

Live by the water.
Earn from the water.
Own a lifestyle that pays you back.

OKORISAN • LEKKI–EPE EXPRESSWAY • LAGOS
RESIDENTIAL • COMMERCIAL • WATERFRONT
THE SEVEN CITADELS OF JOY

THE NEXT GREAT ADDRESS IS RARELY OBVIOUS AT THE BEGINNING.

There was a time when people looked at parts of Lekki and saw nothing but undeveloped land.

Early buyers saw something different: **location + infrastructure + time.**

Today, the same principle is playing out along the Lekki–Epe corridor.

Major infrastructure, industrial activity, residential expansion, and leisure destinations are converging around one stretch of Lagos.

And there is one asset that cannot simply be created:

WATERFRONT.

Majestic Bay Estate sits at Okorisan, on the waterfront along the Lekki–Epe Expressway, offering residential, commercial, and exclusive waterfront opportunities.

THREE THINGS TO WATCH

01: INFRASTRUCTURE
Where major projects go, economic activity follows.

02: PEOPLE & DEMAND
Jobs, businesses, and visitors create demand for land.

03: WATERFRONT SCARCITY
Unlike ordinary land, a coastline cannot simply be expanded.

> **The smartest investors don't chase where everyone is. They study where everyone is going.**



5 FORCES. ONE COASTLINE.

Land value doesn't move in isolation.

It moves when **infrastructure, economic activity, accessibility, population, and lifestyle demand** begin pulling toward the same location.

Around the Lekki–Epe corridor, five forces are particularly important:

01 — NEW LEKKI INTERNATIONAL AIRPORT

A major aviation project positioned to strengthen the corridor's connectivity.

02 — DANGOTE REFINERY

A massive industrial investment generating economic activity and supporting demand around the axis.

03 — LEKKI DEEP SEA PORT

A major maritime gateway driving trade, logistics, and commercial activity.

04 — LEKKI AVIATION TOWN

A strategically positioned residential and commercial development directly facing the New Lekki-Epe International Airport, strengthening the aviation-led growth story of the corridor.

05 — THE LEISURE COAST

Eleko Beach, Epe Resort, and the growing coastal lifestyle economy.

Five forces. One corridor. One increasingly valuable question: where do you want to be positioned?

The New Lekki International Airport

WHAT IT REPRESENTS

A major planned aviation development on the Lekki–Epe axis, strengthening the corridor's long-term connectivity and economic relevance.

WHY IT MATTERS TO LAND

Airports don't operate in isolation.

They create demand for:

> **Hotels • Short-lets • Housing • Logistics • Retail • Services**

As accessibility improves, businesses and people look for locations within the wider economic radius.

THE MAJESTIC BAY CONNECTION

Majestic Bay Estate is positioned within the broader Lekki–Epe growth corridor, with the proposed airport among the major developments shaping the area's future.

The opportunity isn't simply about being close to an airport.

It is about being positioned within a corridor where **connectivity and economic activity are expanding together.**

> **Infrastructure creates access. Access attracts activity. Activity creates demand.**



Dangote Refinery

WHAT IT IS

One of the largest industrial investments on the Lekki–Epe corridor and a major economic anchor for the region.

WHY IT MATTERS TO LAND

Large industrial developments create ecosystems around them.

- ✓ Workers need homes.
- ✓ Businesses need offices.
- ✓ Suppliers need facilities.
- ✓ Service providers need locations.
- ✓ Hospitality follows economic activity.

THE BIGGER PICTURE

The refinery is not merely an isolated industrial facility.

It contributes to a wider corridor where **industry, logistics, housing, and commercial activity intersect.**

That creates a stronger economic case for locations positioned within the surrounding growth ecosystem.

When economic activity moves closer, land demand rarely stays still.



Lekki Deep Sea Port

WHAT IT IS

A major maritime infrastructure project serving as an important gateway for trade and logistics along the Lekki corridor.

WHY IT MATTERS TO LAND

Ports create ecosystems. Think:

- ✓ Warehousing
- ✓ Logistics
- ✓ Trucking
- ✓ Clearing & Forwarding
- ✓ Commercial Services
- ✓ Housing

As these activities expand, surrounding areas become increasingly connected to the economic ecosystem.

THE BIGGER PICTURE

Airport in the sky.

Port on the sea.

Industry on the ground.

Together, these infrastructure anchors strengthen the investment story of the broader corridor.

When trade moves, people and businesses move with it.



Lekki Aviation Town

THE AVIATION ANCHOR

Lekki Aviation Town sits within the Yegunda Government-Approved Resettlement Scheme, along the Lekki–Epe Expressway, directly facing the New Lekki-Epe International Airport.

WHY IT MATTERS

When major infrastructure changes the importance of a location, surrounding developments become part of the new growth ecosystem.

Aviation brings more than flights. It can support demand for:

> **Housing • Hospitality • Short-Lets • Offices • Retail • Logistics • Services**

Lekki Aviation Town is positioned to serve this emerging aviation-led environment, with residential and commercial opportunities designed around the wider corridor.

THE HARMONY GARDEN CONNECTION — TWO STRATEGIC POSITIONS, ONE GROWING CORRIDOR

LEKKI AVIATION TOWN

The Pinnacle of Luxury

Directly facing the proposed airport

↓

MAJESTIC BAY

Experience Coastal Living

Waterfront position at Okorisan

Together, they illustrate two complementary sides of the Lekki–Epe opportunity:

AVIATION + WATERFRONT

Connectivity meets coastal lifestyle.

> **Where aviation creates connectivity, waterfront creates scarcity. Majestic Bay sits at the intersection of both stories.**

The Leisure Coast

WHAT IT IS

The coastal lifestyle stretches around Eleko Beach, Epe Resort, and other leisure destinations where Lagos increasingly comes to relax, explore, and escape the city's pace.

WHY IT MATTERS TO WATERFRONT LAND

This is where Majestic Bay becomes different.

Waterfront property can serve more than one purpose.

LIVE	ESCAPE	EARN
Create a premium coastal home.	Build a private retreat or leisure destination.	Explore hospitality, short-let and tourism-driven opportunities, subject to applicable approvals and market conditions.

THE MAJESTIC BAY DIFFERENCE

Ordinary land can offer ownership.

Waterfront land can combine:

LOCATION + LIFESTYLE + POTENTIAL INCOME USE

Live by the water.
Earn from the water.
Own a lifestyle that pays you back.



Ordinary land has one engine. Waterfront has two.

ENGINE 1 — THE CORRIDOR GROWS

Airport. Refinery. Lekki Deep Sea Port. Lekki Aviation Town. Pan-Atlantic University. Leisure.

As infrastructure and economic activity expand, the surrounding corridor becomes increasingly important.

ENGINE 2 — THE SHORELINE IS LIMITED

Ordinary land can continue to be developed across new areas.

But genuine waterfront land is naturally limited. Nobody can simply create another coastline.

And that creates a powerful combination:

Growing demand + Limited waterfront supply
= A DISTINCTIVE LAND POSITION

CORRIDOR GROWTH
×
WATERFRONT SCARCITY
=
COASTAL INVESTMENT OPPORTUNITY

Past performance is not a guarantee of future appreciation. The value of an investment depends on location, market conditions, infrastructure, demand, and other factors.



The corridor already has a track record.

The Lekki–Epe and Ibeju-Lekki axis has moved from a largely undeveloped corridor into one of Lagos' major infrastructure and investment frontiers.

A published 2025 academic study (IJISRT) examined land values in Ibeju-Lekki, the heart of this corridor, between 2010 and 2024. What it documented:

~2,900%

DOCUMENTED LAND APPRECIATION — IBEJU-LEKKI • 2010–2024

WHAT DOES THAT NUMBER REALLY TELL US?

Not that every plot will deliver the same return. Not that future appreciation is guaranteed.

It tells us something more important: **Infrastructure can change the economics of a location.**

When major infrastructure, industry, trade, employment, and lifestyle activity converge, the land around them can be repriced as the corridor evolves. And the Lekki–Epe corridor is still evolving.

THE SMARTER QUESTION

Don't ask: *"How much will this land definitely be worth tomorrow?"*

Ask: "What is being built around this location, and what position does my land give me if that growth continues?"

MAJESTIC BAY'S POSITION — OKORISAN • WATERFRONT • LEKKI–EPE CORRIDOR

OPTION	SIZE	CURRENT PRICE	INITIAL DEPOSIT
Residential	300 SQM	~~₦30M~~	~~₦5M~~
Residential	500 SQM	~~₦50M~~	~~₦5M~~
Commercial	1,000 SQM	~~₦150M~~	~~₦10M~~
WATERFRONT	1,000 SQM	~~₦250M~~	~~₦10M~~

THE SIGNATURE POSITION

1,000 SQM WATERFRONT

~~₦250M~~

Initial Deposit: ~~₦10M~~

Don't just ask what land costs today. Ask what makes the location valuable tomorrow.

The approximately 2,900% figure refers to documented historical land appreciation in Ibeju-Lekki between 2010 and 2024, as cited in the IJISRT. Historical performance is not a guarantee of future appreciation or investment returns. Individual property performance varies by location, title, infrastructure, demand, and market conditions.

What it costs to enter today.

MAJESTIC BAY ESTATE — OKORISAN WATERFRONT • LEKKI–EPE EXPRESSWAY

Land Title: Approved Government Gazette (Oju-Ota)

RESIDENTIAL — 300 SQM
~~₦30M~~
Initial Deposit: ~~₦5M~~

RESIDENTIAL — 500 SQM
~~₦50M~~
Initial Deposit: ~~₦5M~~

COMMERCIAL — 1,000 SQM
~~₦150M~~
Initial Deposit: ~~₦10M~~

WATERFRONT — 1,000 SQM
~~₦250M~~
Initial Deposit: ~~₦10M~~

PAYMENT OPTIONS

PAYMENT	300 SQM	500 SQM	COMMERCIAL	WATERFRONT
3 Months / Outright	~~₦30M~~	~~₦50M~~	~~₦150M~~	~~₦250M~~
4–6 Months	~~₦32M~~	~~₦53M~~	~~₦155M~~	~~₦255M~~
7–12 Months	~~₦34M~~	~~₦56M~~	~~₦160M~~	~~₦260M~~

Choose the land for your goal. Choose the payment structure for your capacity.



How smart investors evaluate land.

You don't need to be a property expert.

You need to know **what to verify**.

Before committing to any land investment, run these seven checks:

01: TITLE
Confirm the exact title type and registration reference.

02: STATUS
Confirm the land is free from government acquisition and adverse claims.

03: COMPANY
Verify the developer's corporate and real estate credentials.

04: PAYMENT
Pay only into the developer's official corporate account.

05: DOCUMENTS
Know what documents you receive and when.

06: INSPECTION
Verify the exact location, not just the brochure or video.

07: TERMS
Read the full purchase and payment terms before signing.

Verify first. Invest with confidence.

The Majestic Bay Scorecard

We don't ask you to take our word for it.

Verify every line yourself.

✓ TITLE

Approved Government Gazette (Oju-Ota)
We will guide you through the verification process.

✓ STATUS

Majestic Bay Estate is presented as free from government acquisition and adverse claims.

✓ COMPANY

Harmony Garden & Estate Development Ltd
LASRERA-certified • IREM-accredited
CAC and LASRERA details are available for verification.

✓ PAYMENT

Payments are made through official corporate channels.
No personal account payments.

✓ DOCUMENTATION

The documentation process is clearly structured, including receipt, contract of sale, deed of assignment, and allocation.

✓ LOCATION

Okorisan Waterfront, Lekki–Epe Expressway.
You can visit and inspect the actual estate.

✓ TERMS

Pricing and payment options are communicated upfront.
Read every term before you sign.

RUN THE CHECKLIST.
WE'LL ENCOURAGE YOU TO VERIFY US.

The smartest 45 minutes you'll spend on your decision.

You've seen the forces shaping the corridor.

You've seen the investment logic.

You've seen the available options.

Now let's make it personal.

BOOK YOUR FREE

WATERFRONT STRATEGY SESSION

IN 45 MINUTES, WE'LL HELP YOU UNDERSTAND:

- ✓ Which plot option fits your goal — Home, investment, commercial or waterfront.
- ✓ What your payment structure looks like — Outright or installment options up to 12 months.
- ✓ What documents you should receive and when to expect them.
- ✓ How to verify the property — Title, company, location and documentation.
- ✓ What questions you should ask before paying — Even the uncomfortable ones.

WHY IS THE SESSION FREE?

Because an informed buyer is a confident buyer.

No pressure. No obligation.

Just the information you need to make an informed decision.

EXPERIENCE COASTAL LIVING

Book Your Waterfront Strategy Session

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Two ways this can go.

THE FIRST POSSIBILITY

You spend 45 minutes asking difficult questions.

You verify the location. You review the title. You understand the payment structure.

You decide Majestic Bay isn't right for you. That's okay.

You leave with something valuable: **A better way to evaluate land.**

THE SECOND POSSIBILITY

You verify the opportunity. You understand the corridor. You choose the plot that fits your goal.

And you secure a position within a waterfront location shaped by infrastructure, economic activity, and growing lifestyle demand.

You don't just buy land. **You secure a position.**

MAJESTIC BAY ESTATE

EXPERIENCE COASTAL LIVING

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YOUR NEXT MOVE

Book your FREE Waterfront Strategy Session.

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Investment involves risk. Past market performance does not guarantee future appreciation or income. Verify the property, understand the terms, and make a decision that fits your objectives.

EXPERIENCE COASTAL LIVING.