



LEKKI P-R-O-P-E-R-T-Y REAL ESTATE

VERIFIED PROPERTIES IN LEKKI, IKOYI &
IBEJU-LEKKI —BUY SAFELY FROM ANYWHERE



www.affiliatesrealtor.com.ng

DEAR INVESTOR,

Whether you're in the UK, USA, Canada, Europe or anywhere around the world, buying property in Nigeria can feel risky.

Questions like:

- Is the property genuine?
- Will I overpay?
- Are the documents authentic?
- Can someone inspect for me?



Inside you'll discover:

- ✓ Current property prices
- ✓ Safe buying process
- ✓ Document verification
- ✓ Areas with the highest investment potential
- ✓ Common mistakes Nigerians abroad make
- ✓ How Affiliates Realtor protects buyers

Our goal is simple:

Help you buy safely, confidently and profitably.

About Affiliates Realtor

Affiliates Realtor is a real estate education and property discovery platform dedicated to helping buyers make informed property decisions in Lagos, Nigeria.

We specialize in providing verified property listings, practical buying guides, and trusted market insights for high-demand locations including Lekki, Ikoyi, Victoria Island, Ajah, Ibeju-Lekki, and Epe.

Our mission is to simplify the property buying process by helping individuals and Nigerians in the diaspora identify verified investment opportunities, understand land titles, conduct proper due diligence, and avoid common real estate pitfalls.

Rather than promoting properties alone, we **focus on educating** buyers with reliable information, **neighborhood guides**, **property price updates**, and **step-by-step resources** that support confident investment decisions.

Through our network of vetted real estate developers, estate firms, and property professionals, we connect buyers with credible opportunities while promoting transparency and informed decision-making. Whether you're purchasing your first home, investing in land, or expanding your property portfolio, Affiliates Realtor provides the knowledge, insights, and verified information you need to buy property in Lagos with confidence.

**OUR FOCUS IS
SIMPLE**

 **Prime Locations**

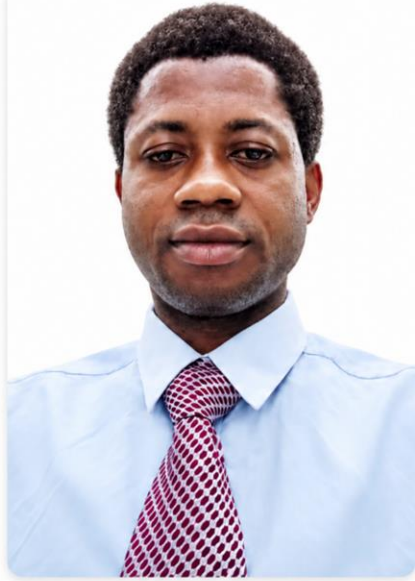
 **Real Investment Guide**

 **Verified Properties Only-**

 **Partner with Trusted Developers Across Lekki & Lagos**

INSIDE YOUR COMPLIMENTARY DIASPORA BUYER'S PACKAGE

-   **Property Verification Checklist**
-   **Updated Lekki Property Price Guide**
-   **Safe Property Buying Process**
-   **Land & Property Title Verification Guide**
-   **Top Investment Locations in Lagos**
-   **Common Mistakes Nigerians Abroad Make**
-   **Rental Income & ROI Insights**
-   **Flexible Payment Plan Examples**
-   **Frequently Asked Questions**
-   **Featured Verified Properties**



Affiliate Realtor

WhatsApp business account



"7 MISTAKES NIGERIANS ABROAD MAKE"

- Mistake 1:** BUYING FROM SOCIAL MEDIA. ❌
- Mistake 2:** PAYING BEFORE VERIFYING DOCUMENTS.
- Mistake 3:** IGNORING GOVERNMENT ACQUISITION.
- Mistake 4:** BUYING BECAUSE OF LOW PRICE.
- Mistake 5:** BUYING THROUGH RELATIVES WITHOUT INSPECTION.
- Mistake 6:** IGNORING INFRASTRUCTURE.
- Mistake 7:** BUYING OUTSIDE GROWTH CORRIDORS.

CAUTION

BEFORE SENDING ANY MONEY

Always verify:

- ✅ Survey Plan
- ✅ Certificate of Occupancy (C of O)
- ✅ Governor's Consent/ ✅ Registered Deed
- ✅ Excision/ ✅ Gazette
- ✅ Building Approval
- ✅ Developer Track Record
- ✅ Physical Site Inspection
- ✅ Government Acquisition Status

Never rely solely on pictures or videos.

BEST PROPERTY INVESTMENT TYPE BY LOCATION- (DIASPORA BUYER'S GUIDE)

This table helps diaspora investors quickly identify which property type delivers the strongest returns in each Lagos location based on rental demand.

Location	Best Type	Property	Ideal Investment Strategy	Why It Performs Well
Ikoyi	Luxury Apartments (3–5 Bedroom), Penthouses		Capital Preservation & Executive Rentals	High-net-worth buyers, diplomats, multinational executives, limited land supply and premium appreciation.
Banana Island	Waterfront Mansions Luxury Villas		Wealth & Preservation	Lagos' most exclusive residential enclave with exceptional long-term value.
Parkview Estate	Luxury Detached Houses		Family Residence Long-term Appreciation	Secure estate with strong demand from executives and expatriates.

Location	Best Type	Property	Ideal Investment Strategy	Why It Performs Well
Victoria Island (VI)	Serviced Apartments, Mixed-use Buildings		Rental Income & Short-let	Corporate headquarters, embassies, expatriates and business travelers generate year-round demand.
Lekki Phase 1	Terraces, Semi-Detached Duplexes, Luxury Apartments		Rental Income & Capital Growth	One of Lagos' strongest residential rental markets with consistent occupancy.
Ikate Elegushi	Luxury Apartments, Terraces	Semi-Detached Duplexes & Townhouses	Short-let & Airbnb	Close to beaches, restaurants and entertainment hubs; excellent for furnished rentals.
Osapa London	Detached Duplexes, Apartments		Family Rentals & Resale	Premium residential environment with strong infrastructure and rising demand.
Chevron Drive	Detached Duplexes, Terraces		Long-term & Family Rentals	Popular among professionals working in Lekki and VI due to

Location	Best Type	Property	Ideal Investment Strategy	Why It Performs Well
				accessibility and security.
Agungi	Apartments & Terraces		Affordable Rental Investment	Lower entry price with high rental demand from young professionals.
Ikota	Terraces & Semi-Detached Houses		First Investment Property	Attractive pricing with steady appreciation and consistent family demand.
Orchid Road	Detached Duplexes & Land		Buy-and-Hold	Rapid infrastructure growth continues to drive land values upward.
Ajah	Affordable Apartments, Duplexes & Land		Entry-Level Investment	Lower purchase prices, expanding infrastructure and strong housing demand.
Sangotedo	Land, Apartments & Terraces		Capital Appreciation	Gateway to the Lekki Free Zone, Deep Sea Port and Coastal

Location	Best Type	Property	Ideal Investment Strategy	Why It Performs Well
				Highway developments.
Abijo GRA	Residential Land & Detached Houses	Land Banking		Early-stage growth location with significant upside over the next 5–10 years.
Awoyaya	Residential Land		Long-term Appreciation	Affordable entry point with infrastructure expansion supporting future value.
Ibeju-Lekki	Land & Estate Developments		Highest Capital Growth	Benefiting from the Dangote Refinery, Lekki Deep Sea Port.

LEKKI AREA COMPARISON

AREA	BEST FOR
• IKOYI	• LUXURY LIVING
• VICTORIA ISLAND	• COMMERCIAL INVESTMENT
• LEKKI PHASE 1	• PREMIUM RESIDENTIAL
• CHEVRON	• MID-RANGE HOMES
• IKATE	• RENTAL INCOME
• OSAPA	• LUXURY DUPLEXES
• AJAH	• AFFORDABLE INVESTMENT
• SANGOTEDO	• EMERGING MARKET
• IBEJU-LEKKI	• LONG-TERM CAPITAL GROWTH
• EPE	• FUTURE DEVELOPMENT

LEKKI AREA COMPARISON INSIGHT

🏠 [Chevron vs Osapa: Which Is Better for Property Investment?](#)

🏠 [Ikota vs Agungi: Where Should You Buy Property in Lekki?](#)

🏠 [Ikota vs Ikate Lekki \(Where Should You Buy Property in 2026?\)](#)

🏠 [Chevron vs VGC vs Ikota \(Where Should You Buy Property in Lekki?\)](#)

🏠 [Ikota vs Ajah vs Lekki Phase 1 \(Where Should You Buy Property in 2026?\)](#)

🏠 [Chevron vs Ikota: Where Should You Buy Property in Lekki? \(2026 Guide\)](#)

🏠 [Ikate vs Osapa London vs Chevron – Where Should You Buy Property in Lekki?](#)

WHY INVEST IN LEKKI?

GROWTH DRIVER & INVESTMENT OPPORTUNITY

✓ **DANGOTE REFINERY**

Strong demand for residential housing, executive rentals, and commercial properties driven by thousands of workers, contractors, and businesses.

✓ **LEKKI DEEP SEA PORT**

Increased trade and logistics activities are boosting demand for residential, commercial, and warehouse properties.

✓ **LEKKI FREE TRADE ZONE**

Home to major industries and multinational companies, creating sustained demand for rental accommodation and long-term property appreciation.

✓ **Lagos-Calabar Coastal Highway**

Improved connectivity is expected to increase accessibility, reduce travel time, and significantly enhance land and property values along the Lekki corridor.

✓ **Lekki International Airport (Planned)**

Expected to stimulate demand for hotels, serviced apartments, Airbnb, retail, and commercial real estate, while supporting long-term capital appreciation.

✓ **Rapid Population Growth**

Lagos' expanding middle class and urban migration continue to drive demand for quality housing, ensuring strong rental occupancy and steady property value growth.

LAGOS PROPERTY PRICE GUIDE (2026 ESTIMATE) **Diaspora Buyers – Average Market Price Guide**

Location	Land (500– 600 sqm)	2 Bedroom Apartment	3 Bedroom Apartment	4 Bedroom Terrace	4 Bedroom Semi- Detached	5 Bedroom Fully Detached
Ikoyi	₦1.2B – ₦3.5B	₦350M – ₦900M	₦600M – ₦1.5B	₦900M – ₦2B	₦1.2B – ₦2.5B	₦2B – ₦8B+
Victoria Island	₦800M – ₦2.5B	₦250M – ₦700M	₦450M – ₦1.2B	₦700M – ₦1.5B	₦900M – ₦2B	₦1.5B – ₦5B

Location	Land (500– 600 sqm)	2 Bedroom Apartment	3 Bedroom Apartment	4 Bedroom Terrace	4 Bedroom Semi- Detached	5 Bedroom Fully Detached
Lekki Phase 1	₦450M – ₦900M	₦120M – ₦250M	₦180M – ₦450M	₦250M – ₦550M	₦350M – ₦700M	₦450M – ₦1.2B
Lekki Axis (Chevron, Ikate, Osapa, Agungi)	₦150M – ₦450M	₦70M – ₦180M	₦100M – ₦250M	₦150M – ₦350M	₦180M – ₦450M	₦250M – ₦900M
Ajah	₦80M – ₦250M	₦45M – ₦90M	₦60M – ₦150M	₦100M – ₦220M	₦130M – ₦300M	₦180M – ₦500M
Sangotedo Axis	₦45M – ₦180M	₦40M – ₦80M	₦60M – ₦120M	₦90M – ₦180M	₦120M – ₦250M	₦180M – ₦450M
Abijo GRA / Abijo Axis	₦25M – ₦90M	₦35M – ₦70M	₦50M – ₦100M	₦70M – ₦150M	₦90M – ₦180M	₦120M – ₦350M

INVESTMENT SNAPSHOT

Location	Target Buyer	Rental Demand	Capital Appreciation	Investment Rating
Ikoyi	Ultra High Net Worth	★★★★★	★★★★★	10/10
Victoria Island	Executives & Expats	★★★★★	★★★★★	9.8/10
Lekki Phase 1	Professionals & Families	★★★★★	★★★★★	9.7/10
Lekki Axis	Mid-High Income Buyers	★★★★★	★★★★☆	9.4/10
Ajah	First-time & Diaspora Buyers	★★★★☆	★★★★☆	9.2/10
Sangotedo	Growth Investors	★★★★☆	★★★★★	9.5/10
Abijo	Entry-Level Investors	★★★★☆	★★★★★	9.6/10

This table is well suited for your Diaspora Buyer's because it gives readers a quick, professional overview of the Lagos Island property market while remaining realistic



 [PROPERTY LISTING IN LEKKI PHASE 1](#)

 [PROPERTY LISTING IN CHEVRON](#)

 [PROPERTY LISTING IN IKATE](#)

 [PROPERTY LISTING IN IKOTA](#)

 [PROPERTY LISTING IN AJAH](#)

 [INTERESTED IN OTHER LOCALITY- BOOK A REQUEST](#)

Trusted by Nigerians in:



U.S



AUSTRALIA



UK



GERMANY



CANADA



IRELAND

TYPICAL PAYMENT PLANS ACROSS LAGOS DEVELOPERS

Initial Deposit	Balance Period	Common For
10%	3–6 Months	Ready Homes
20%	6–12 Months	Off-Plan Apartments
30%	12–18 Months	Luxury Developments
~~₦3M–~~ ₦10M Fixed Deposit	12–24 Months	Residential Land
35%	6–10 Months	Premium Apartments

Payment plans vary by developer, project stage, and promotional period. Developers may revise prices, deposits, or installment terms without prior notice. Always request the latest price list, payment schedule, allocation letter, and legal documentation before making any payment.

(FAQs)

Diaspora Property Buyers – Affiliates Realtor

1. Can I buy property in Nigeria without coming to Nigeria?

Yes. Many of our diaspora clients complete their property purchases entirely from abroad. We facilitate virtual property inspections, digital document review, secure payment guidance, and remote execution of legal documents through a registered Power of Attorney where required. Once all documentation is complete, your property documents can be securely delivered to you or your appointed representative.

2. How do I verify land or property documents?

Property verification should always be completed before making any payment. Key documents to verify include the Certificate of Occupancy (C of O), Governor's Consent, Gazette, Excision, Registered Survey Plan, and Deed of Assignment. We also recommend conducting searches at the Lagos State Land Registry and confirming that the property is free from government acquisition or legal disputes.

3. Can I inspect a property virtually?

Absolutely. We provide live virtual property inspections through WhatsApp video calls, Zoom, or Google Meet. During the inspection, you can view the property, surrounding neighborhood, access roads, infrastructure, estate facilities, and ask questions in real time before making your investment decision.

6. Can payment be made in US Dollars, Pounds, Euros or other foreign currencies?

Yes. Many property developers accept international payments through their designated domiciliary accounts or approved foreign payment channels. Payment options vary by developer, and we will provide the available methods before you proceed with any transaction.

7. How long does the documentation process take?

The documentation timeline depends on the property type and title. Developer documentation is often completed within **2–6 weeks** after full payment, while government registration and title perfection can take several months depending on the applicable approvals. We keep buyers updated throughout every stage of the process.

8. Which property titles are considered the safest?

The most secure titles generally include:

- ☒ Certificate of Occupancy (C of O)
- ☒ Governor's Consent
- ☒ Registered Deed of Assignment
- ☒ Registered Survey Plan
- ☒ Gazette (where applicable)
- ☒ Excision (when properly documented)

Every property should still undergo independent legal verification before purchase, regardless of the title presented.

9. Do you charge buyer commission?

In most cases, **no**. Affiliates Realtor is compensated by our network of verified developers and property partners, meaning buyers usually do not pay an additional commission for our advisory services. Where an independent property owner or third-party transaction involves a buyer fee, we disclose this clearly before you proceed.

10. How do I know the property is genuine?

We work with verified developers and conduct due diligence before recommending any property. We also encourage buyers to verify all documentation independently through their solicitor and the appropriate government authorities.

11. Can you help me choose the right investment?

Yes. Based on your budget, investment goals, preferred location, and expected rental or capital appreciation, we provide personalized property recommendations to help you make an informed decision.

12. What happens after I reserve a property?

After reservation, you'll receive a reservation receipt or offer letter, payment schedule (if applicable), sales agreement, and the list of legal documents to be executed. We continue to guide you through payment, documentation, allocation (where applicable), and final handover.

WHY CHOOSE AFFILIATES REALTOR

OTHERS

- Unknown sellers
- No inspection
- No title verification Document
- Hidden costs
- Limited support

AFFILIATES REALTOR

VERIFIED DEVELOPERS
VIRTUAL INSPECTIONS
VERIFICATION
TRANSPARENT PRICING
END-TO-END GUIDANCE

YOUR GUARANTEES

We promise:

✓ No fake listings

✓ Verified documentation

✓ Transparent pricing

✓ Developer due diligence

✓ Ongoing support

✓ Honest advice

FEATURED PROPERTIES

PROPERTY FOR SALE IN LEKKI PHASE 1

Premium apartments, terraces and detached homes in one of Lagos' most established luxury neighborhoods.

[VIEW PROPERTIES →](#)

PROPERTY FOR SALE IN IKOYI

Luxury waterfront apartments, penthouses and high-end residences for discerning investors.

[EXPLORE IKOYI →](#)

PROPERTY FOR SALE IN IBEJU-LEKKI

Investment land and off-plan developments near the Dangote Refinery, Deep Sea Port and Free Trade Zone.

[BROWSE OPPORTUNITIES →](#)

Client Testimonial

Bought two plots in Ibeju-Lekki from Canada. The repeated virtual inspection and documentation process was transparent and stress-free.

***Solomon Oghenovo
Alberta, Canada***

READY TO INVEST IN LAGOS REAL ESTATE

Book Your FREE Consultation Today

- ✓ Virtual Inspection
- ✓ Verified Properties
- ✓ Document Verification
- ✓ Investment Advice



For Property Inquiries & Virtual Inspections



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Godstime Azeke- Affiliate Realtor



Certificate of Business Registration

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