



LAGUNA PARK
RESIDENCES

Table of contents.



LAGUNA PARK
RESIDENCES

- 01. Introduction**
- 02. Project overview**
- 03. The vision**
- 04. The masterplan**
- 05. Yaba Digital District**
- 06. Residential**
- 07. Commercial and mixed-use**
- 08. The infrastructure advantage**
- 09. Waterfront recreation and lifestyle**
- 10. Transport and connectivity**
- 11. Development timeline**
- 12. Our letter to you**





**Where modern living,
innovation and
community meet
the lagoon.**



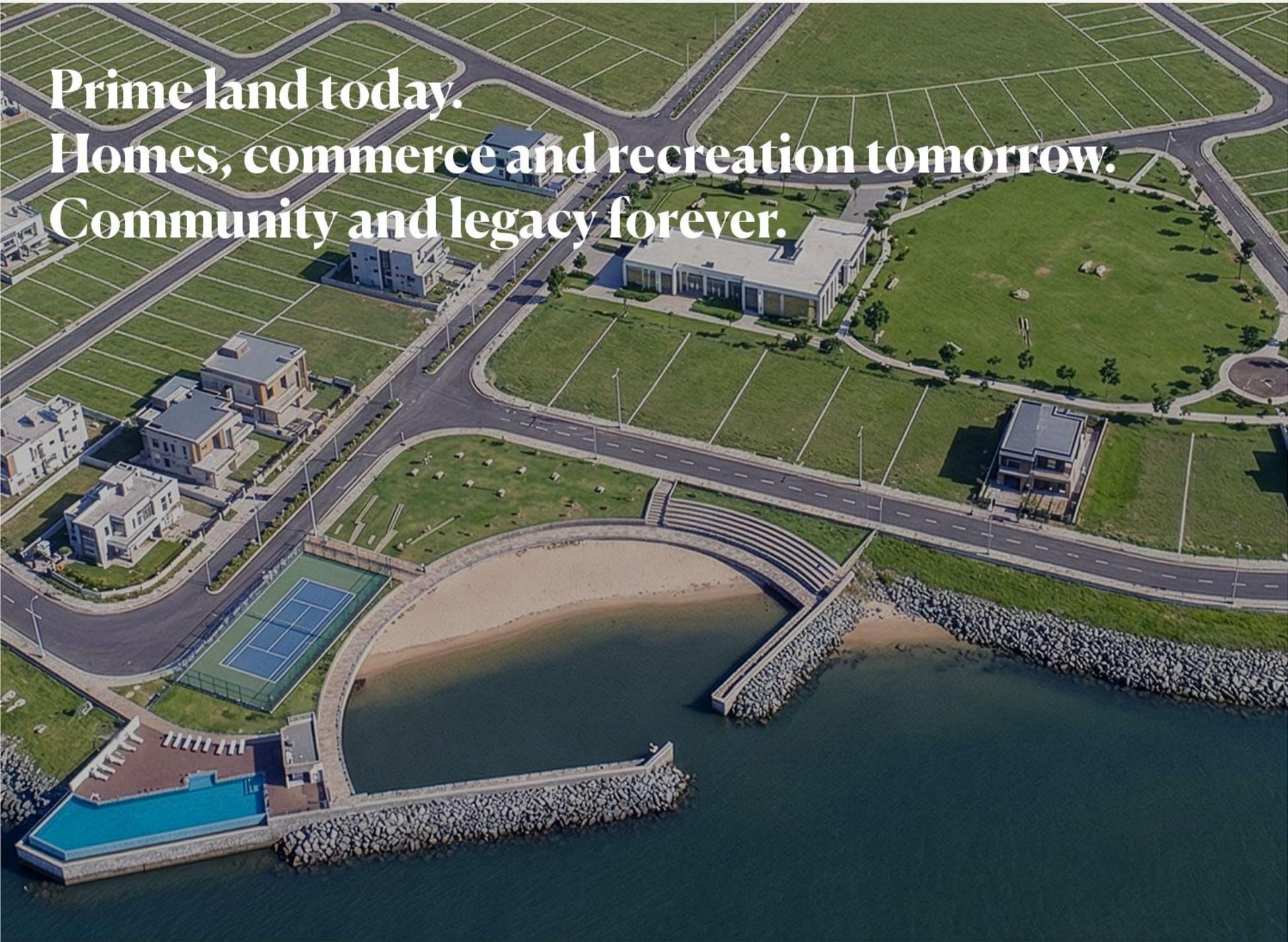
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A new chapter on the Lagos waterfront.

An aerial photograph of a modern residential and commercial development. The image shows a large, curved swimming pool with a blue roof, a tennis court, and a sandy beach area. The development is surrounded by green lawns, paved roads, and parking areas. The text is overlaid on the top left of the image.

271 serviced residential, commercial and mixed-use plots on 25.9 hectares of land.

Shaped for modern living, work and connection.



**Prime land today.
Homes, commerce and recreation tomorrow.
Community and legacy forever.**

**Located on existing land
at Ebutte-Metta.**

EBUTTE-METTA





The Laguna Park vision is anchored on four pillars:

Strategic urban positioning.

Central location with exceptional access to Third Mainland Bridge, Murtala Muhammed Way, the national rail station and the Ebute-Metta/Yaba corridor.

Designed infrastructure.

A future-ready urban framework of serviced plots and integrated utilities. With solar power and green areas, plus controls that protect long term value.

A future focussed on innovation.

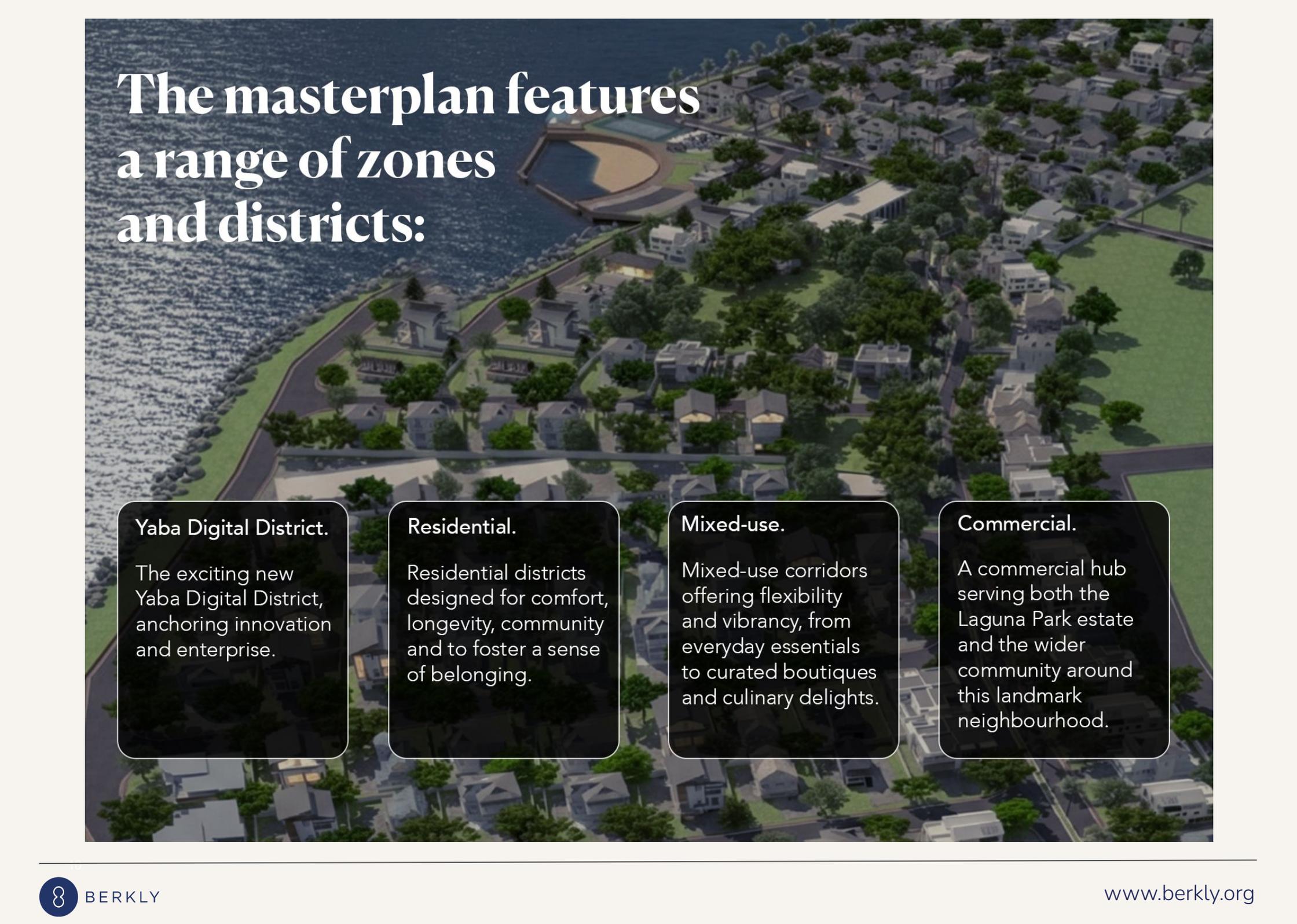
A blend of residential, commercial and tech driven spaces, including the new Yaba Digital District. Conceived to support enterprise, attract talent and foster economic and social vitality.

A waterfront lifestyle.

A unique community shaped by the natural lagoon shoreline. Centred on open space, wellbeing, recreation, collaboration and connection.

**The masterplan brings
structure, balance
and purpose to
every zone.**





The masterplan features a range of zones and districts:

Yaba Digital District.

The exciting new Yaba Digital District, anchoring innovation and enterprise.

Residential.

Residential districts designed for comfort, longevity, community and to foster a sense of belonging.

Mixed-use.

Mixed-use corridors offering flexibility and vibrancy, from everyday essentials to curated boutiques and culinary delights.

Commercial.

A commercial hub serving both the Laguna Park estate and the wider community around this landmark neighbourhood.

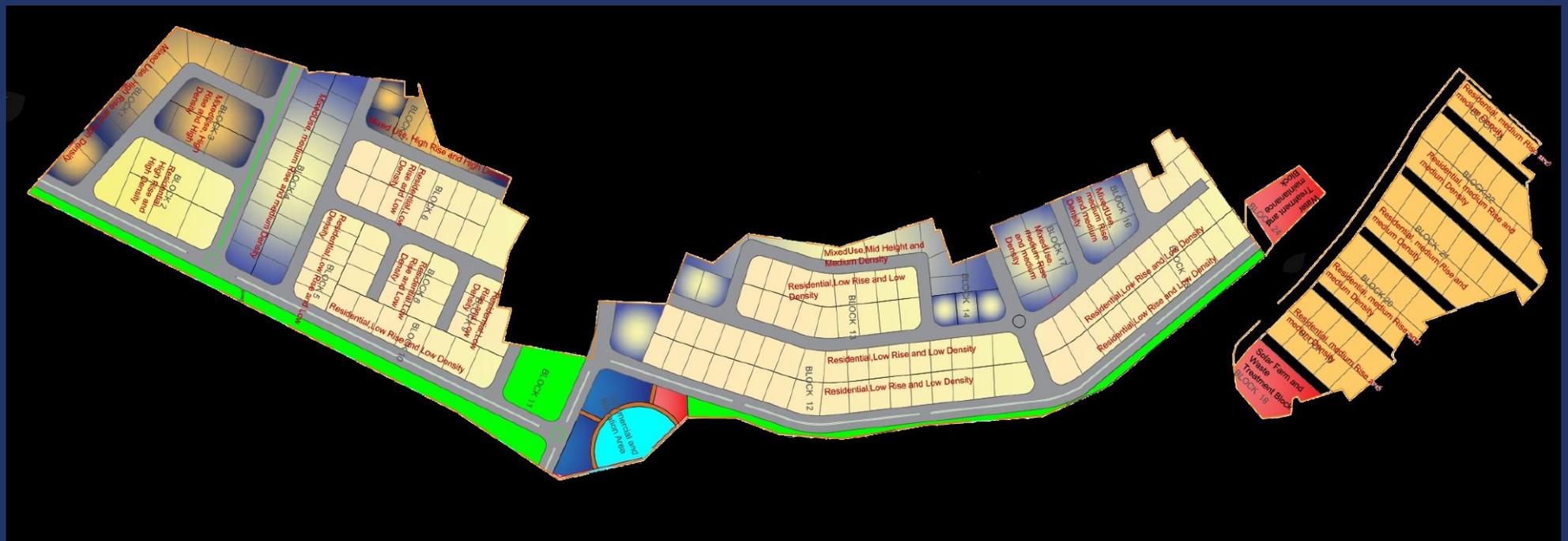
The masterplan.

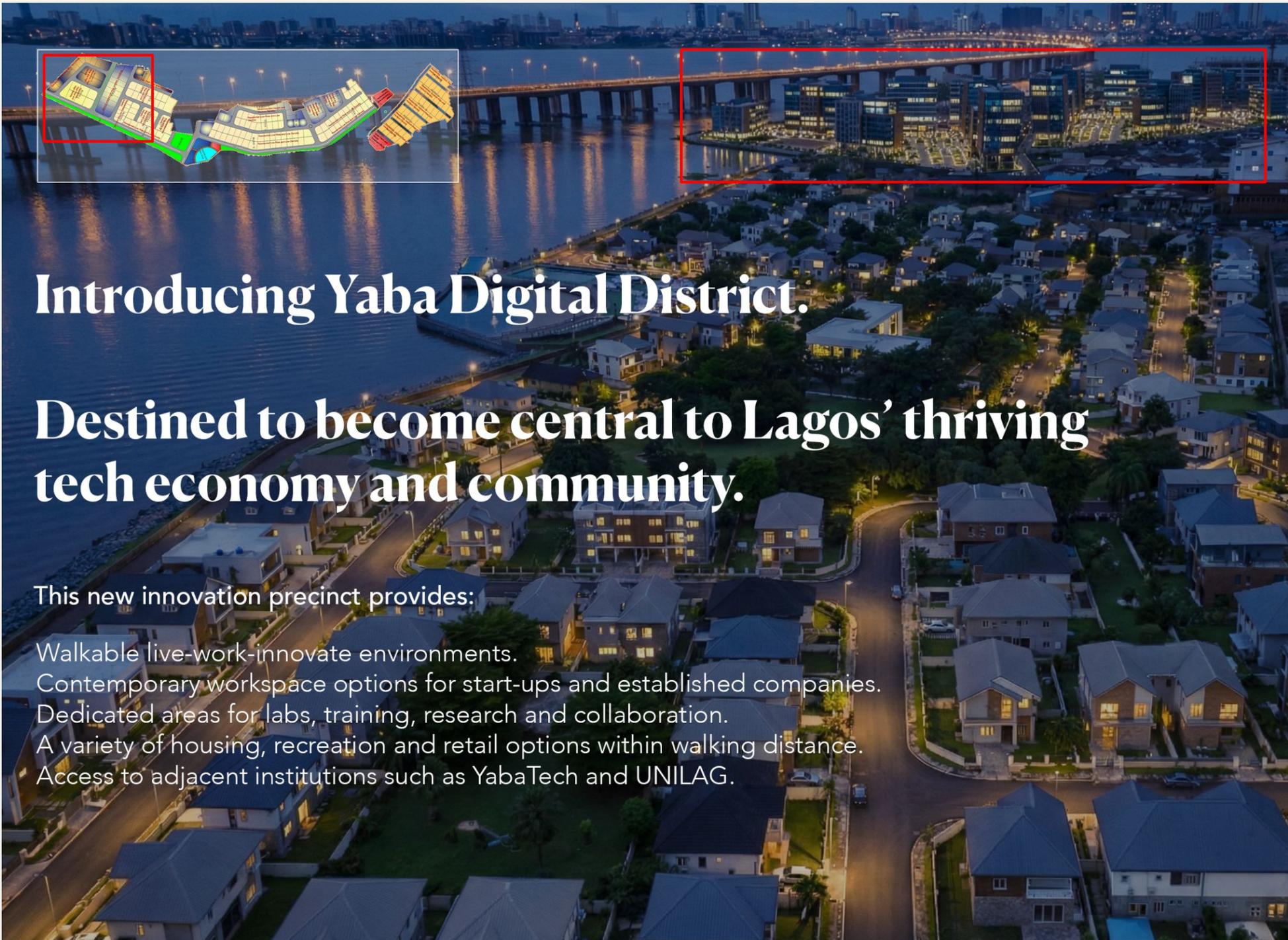


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Land use	Colour key	Land area (hectares)	Percentage of land
Residential		7.831	37.04%
Commercial		0.328	1.55%
Mixed Use		4.83	17.04%

Land use	Colour key	Land area (hectares)	Percentage of land
Public Areas		0.675	3.18%
Green Area		1.77	8.37%
Circulation		5.71	27.00%



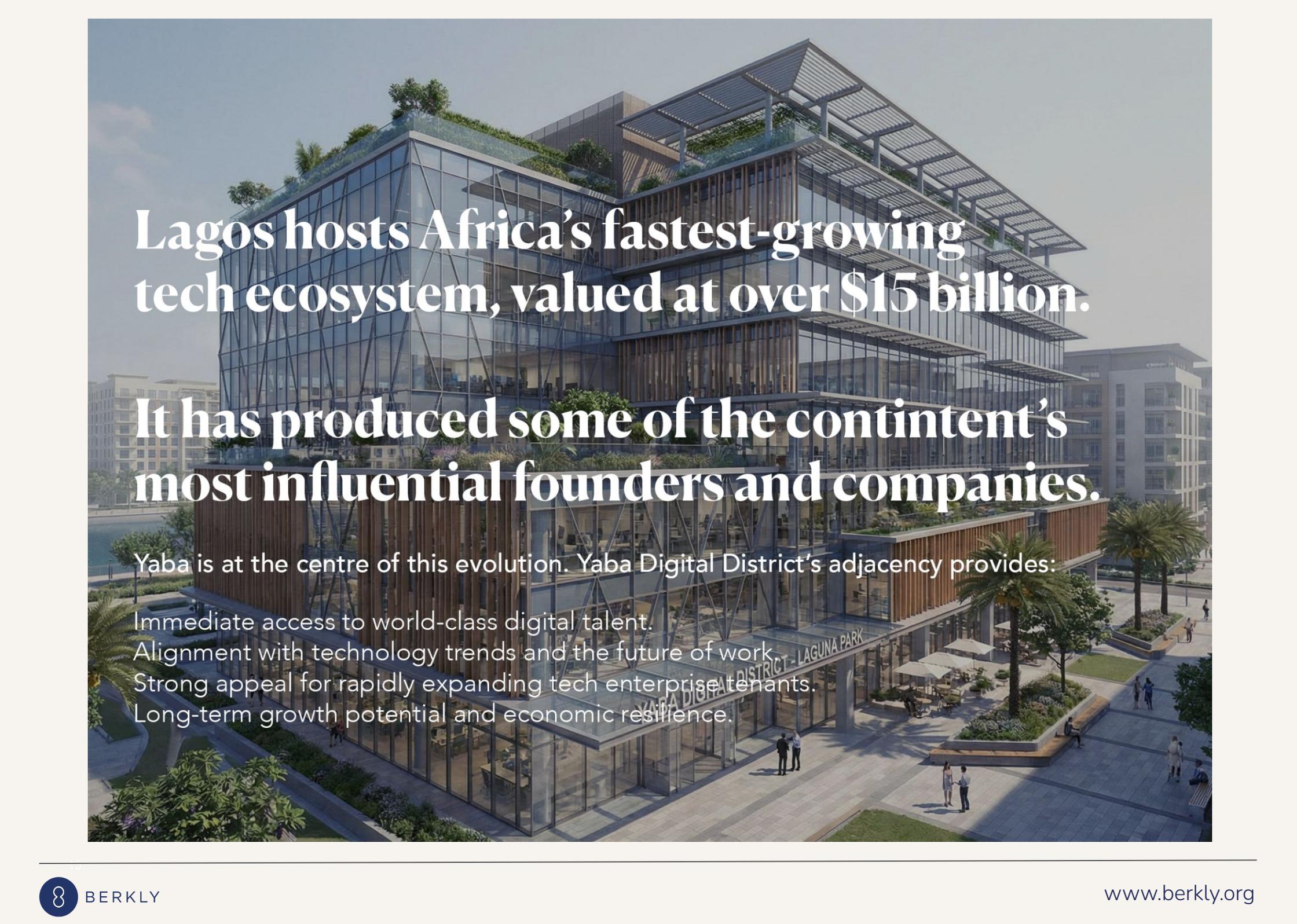


Introducing Yaba Digital District.

Destined to become central to Lagos' thriving tech economy and community.

This new innovation precinct provides:

- Walkable live-work-innovate environments.
- Contemporary workspace options for start-ups and established companies.
- Dedicated areas for labs, training, research and collaboration.
- A variety of housing, recreation and retail options within walking distance.
- Access to adjacent institutions such as YabaTech and UNILAG.

An aerial view of a modern, multi-story glass skyscraper with green roofs and a plaza below. The building has a complex, angular design with multiple levels of glass facades and green spaces on the roof. The plaza in front of the building is paved and has some trees and people walking. In the background, other buildings and a body of water are visible.

Lagos hosts Africa's fastest-growing tech ecosystem, valued at over \$15 billion.

It has produced some of the continent's most influential founders and companies.

Yaba is at the centre of this evolution. Yaba Digital District's adjacency provides:

Immediate access to world-class digital talent.

Alignment with technology trends and the future of work.

Strong appeal for rapidly expanding tech enterprise tenants.

Long-term growth potential and economic resilience.

Yaba Digital District will be developed with an emphasis on sustainability, smart tech and wellbeing.



SOLAR
INTEGRATION

SMART ENERGY
SYSTEMS



AIR-QUALITY ENHANCEMENT
& GREEN OPEN SPACE

ECO-FRIENDLY
CONSTRUCTION



WATER RECYCLING &
WASTE MANAGEMENT
INFRASTRUCTURE



WALKABLE, COMMUNITY-
ORIENTED PUBLIC REALM

YABA DIGITAL DISTRICT - LAQUANERK

Laguna Park Residences offers 271 serviced residential and mixed-use plots, designed for contemporary homes and multi-family living.





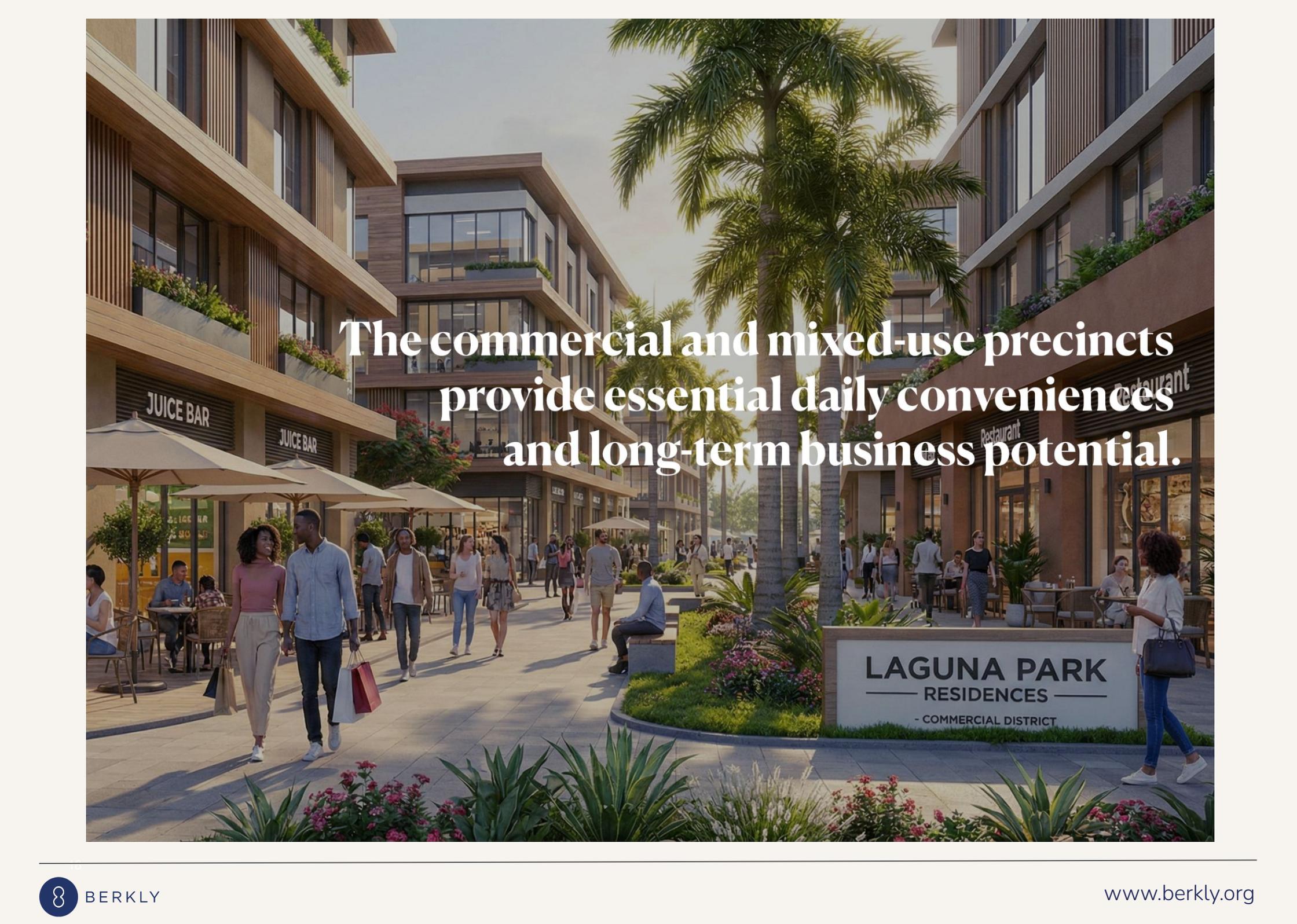
Those with the vision to live at Laguna Park Residences will enjoy a host of features and benefits.

These advantages include:

- A peaceful lagoon-front setting.
- Proximity to parks, amenities and community activities.
- Integrated utilities and estate services.
- Regulated architectural standards.
- An enclosed estate with security and controlled access.

Create your home, forge a vibrant community and build a lasting legacy in this new landmark neighbourhood.





The commercial and mixed-use precincts provide essential daily conveniences and long-term business potential.

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- COMMERCIAL DISTRICT

These vibrant areas support both commercial activity and our community.

The commercial and mixed-use districts provide:

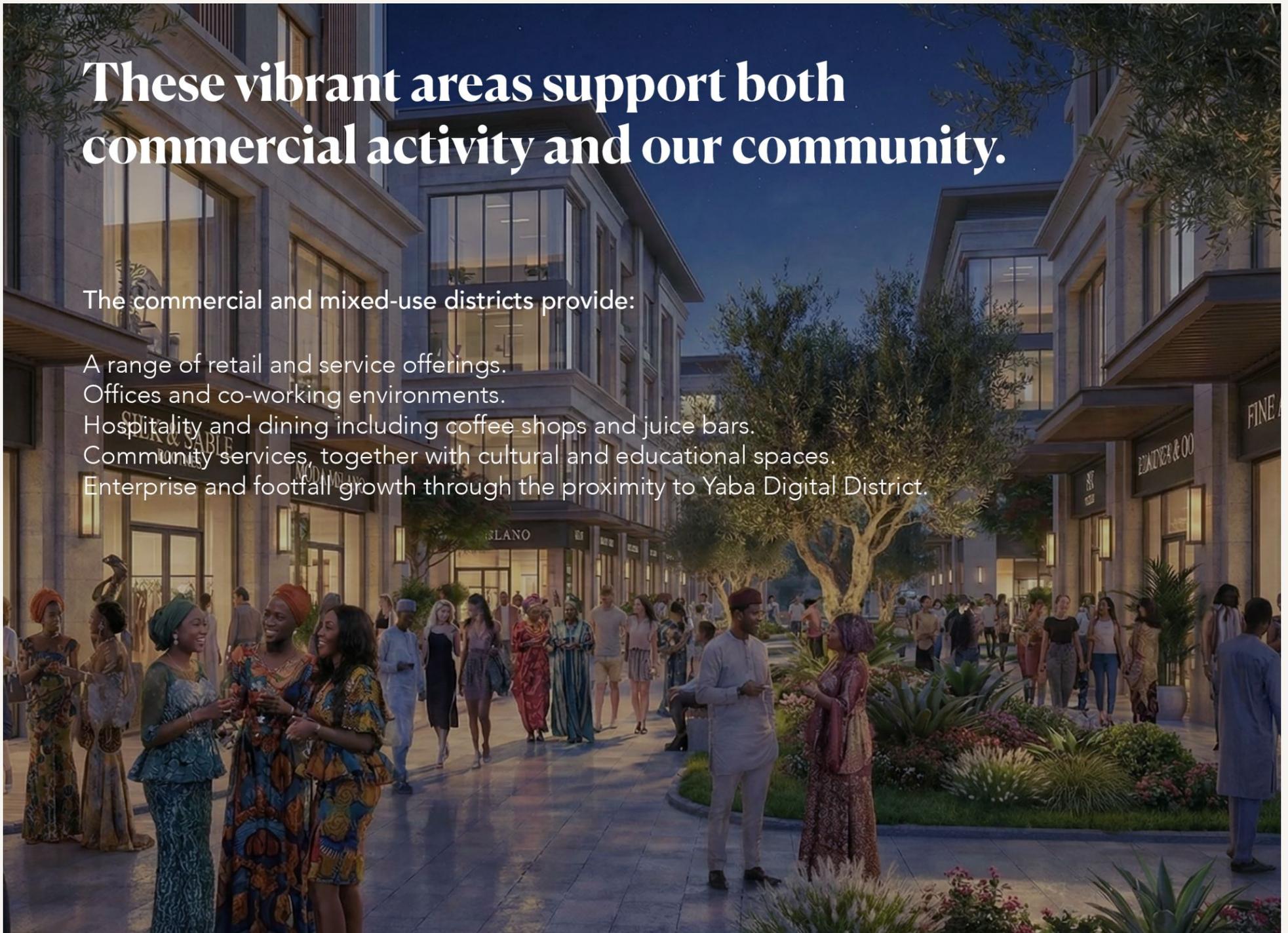
A range of retail and service offerings.

Offices and co-working environments.

Hospitality and dining including coffee shops and juice bars.

Community services, together with cultural and educational spaces.

Enterprise and football growth through the proximity to Yaba Digital District.





A 2MW solar generation zone

Our infrastructure ensures modern wellbeing and convenience, via a range of future-proofed urban services.



Central water and sewage treatment



Underground cabling and utility corridors



Gated access, street lighting and security systems



Private jetty and recreation facilities



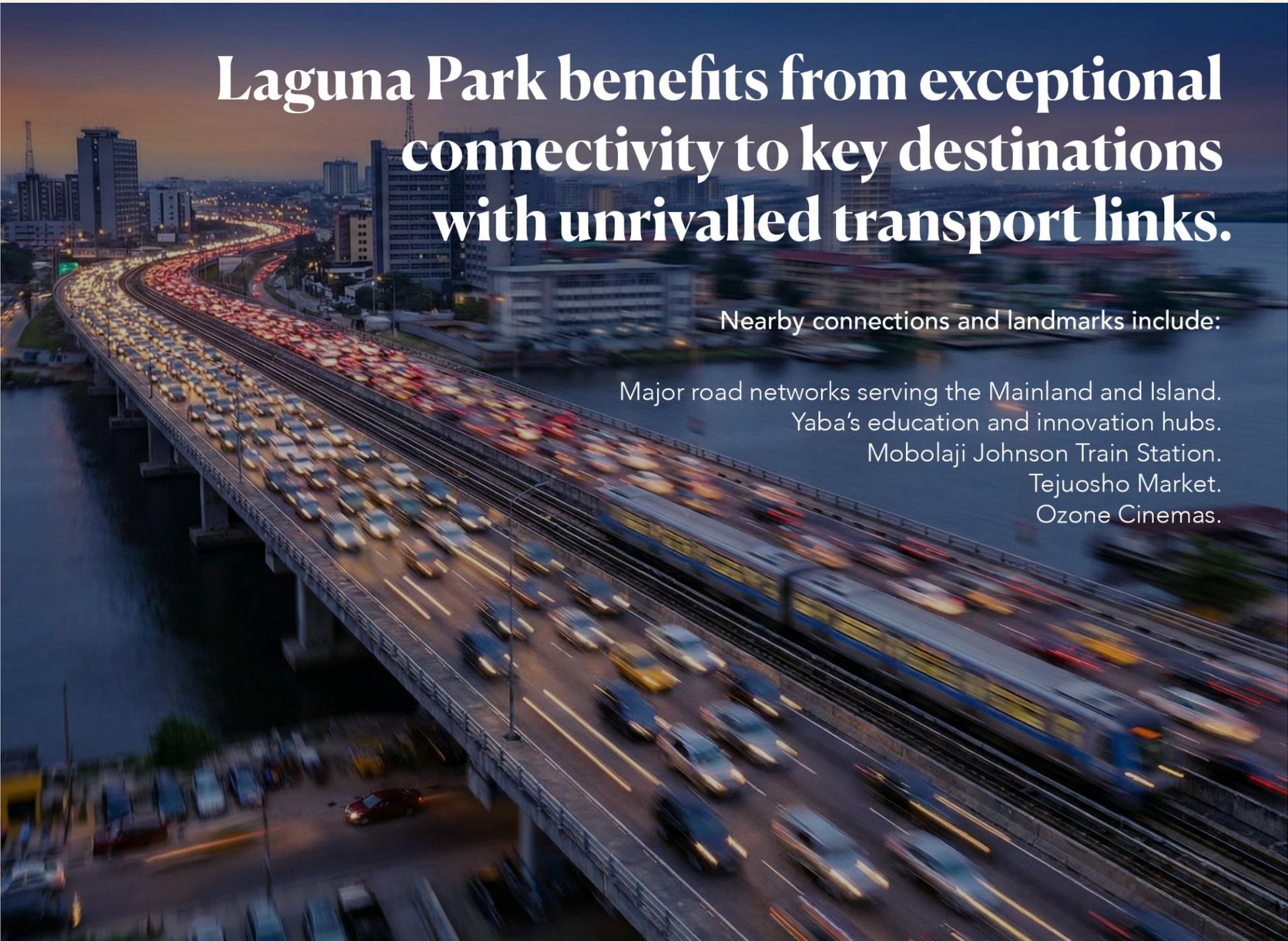
On-site facilities management



Provision for community, cultural, education and retail spaces

Our community will enjoy a waterfront lifestyle with outstanding opportunities for recreation and connection.





Laguna Park benefits from exceptional connectivity to key destinations with unrivalled transport links.

Nearby connections and landmarks include:

Major road networks serving the Mainland and Island.
Yaba's education and innovation hubs.
Mobolaji Johnson Train Station.
Tejuosho Market.
Ozone Cinemas.

Our development timeline.



The project is currently at Phase 2.
24 months development timeline begins at Phase 3.

Our letter to you - your journey starts now.



Dear Reader,

You're at a stage where you are thinking about the kind of life you want to build in Lagos - one with calm, connection, opportunity and community.

Imagine that you secure a plot at Laguna Park Residences, choosing a waterfront lifestyle shaped by open space, recreation and wellbeing. Your new home is built to your specification, and sits in a peaceful district where the lagoon breeze meets modern urban living.

A few steps away, the Yaba Digital District is buzzing - a growing ecosystem of startups, investors, creators, innovators and thinkers. You can walk to meetings, collaborate and build ideas - then return home to serenity by the water.

By 2028, your land has grown strongly in value, rising in line with benchmark neighbouring developments (271% appreciation from 2021 to 2025) yet standing apart because of Laguna Park's strengths: the central location, modern infrastructure, abundant parks and community spaces plus a thriving new Digital District, and you are positioned at the centre of it all.

By 2030, you're living in a vibrant community where children play along the lagoon front park, neighbours become friends, and local and international businesses bring life to the mixed-use avenues. Your home is fully connected and secure, and is part of a district designed for belonging and long-term growth.

You're not just a homeowner - you're an early community member of one of Lagos' most promising new neighbourhoods: a place balanced between serenity and urban energy.

Your journey toward a calmer, connected, future-ready Lagos begins with one step. Will you take it?

Razaq Saro

Razaq Saro
CEO, Berkly Facilities Services Ltd.



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A new chapter on the Lagos waterfront.



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