

# REHOBOTH TERRACES I

SALES BROCHURE

BY



**PRIVATE AND CONFIDENTIAL**  
**Copyright** ©2025 Henley Homes Limited, Nigeria.  
All broadcast and sharing rights reserved .

OCTOBER 2025

HENLEY HOMES LIMITED OFFERS A  
DEVELOPMENT PROJECT

## REHOBOTH TERRACES I

A

BUILD-FOR-SALE DEVELOPMENT

OF

12NOS. OF FOUR-BEDROOM TERRACES WITH MAIDS QUARTERS

ON

IGIDI STREET, OFF AJOSE STREET

MENDE, MARYLAND

LAGOS, NIGERIA.

# CONTENTS

**Introduction**

**Executive Summary**

**The SALES OFFER**

**Legal Jargon**

**Location**

**Communal Features**

**Visual Renders**

**Site Layout Plans**

**Market Study**

**Online Offers**



# INTRODUCTION

We are pleased to introduce the Developers of this homeowner opportunity - **HENLEY HOMES LTD.**

**REHOBOTH TERRACES I** is a proposed development of 12nos of four-bedroom Terraces with maids' quarters, sitting on a patch of land size 1,993.5 sqm located at **Igidi Street**, close to the popular Mende Villa Estate, Mende, Lagos State, Nigeria.

The Project is planned to be a residential development comprising a combination of 12nos. Terraces, 12nos maids' quarters, shared security house, shared amenities and parking for 24nos (2 car slots per Terrace). The development is planned within a fast-growing urban redevelopment area situated on the mainland area of Lagos, with very good access to the Third Mainland bridge, Ikoyi and Victoria Island, close to the new access bridge link to Opebi / Allen Ikeja and International Airport.

The target market is the upwardly mobile middle class, who work on the Island area and seek central areas that are close to work, but also very accessible to other parts of Lagos.

**HENLEY HOMES LIMITED [HHL]**, is a design and build residential development company offering contemporary solutions to building and civil infrastructure projects through proper definition of space, creation of form, and effective use of materials.

Our Partner Company was incorporated in 2007 with a focus for the delivery of several quality commercial and residential projects over the years. Our team of Architects, Structural and MEP Engineers, Surveyors and skilled Artisans brings a combined wealth of experience spanning over 50 years in the construction industry. We offer our clients an end-to-end solution of function, form and finishes.

We pride ourselves in the effective and creative use of materials with attention to detail, never believing that quality comes at an added cost, we believe it takes the same effort and resource to achieve a straight wall as it does otherwise, the difference lies in the preparation.

We therefore strongly practice the mantra of the "3Ls" Lines, Levels, Layout, which enables us deliver quality products to the satisfaction of our clients and partners.

# Executive SUMMARY

## MARKET ANALYSIS

According to a Central bank of Nigeria Economic and Financial review paper of 2019 published by Prof. Akpan Ekpo on the Housing deficit in Nigeria: Issues, Challenges and Prospects citing a World bank report from 2018 states that *“Nigeria requires about 700,000 housing units annually spanning over 20 years period to accommodate the rising population”*.

The paper also states that there are *“signs of emerging trends in the sector in recent times which include a shift from luxury development to middle income housing”*.

In conclusion the paper states that *“the demand for affordable and quality housing in Nigeria is very high and growing steadily”*.

The market is rife, and we are here to fill a gap offering good quality products at best value for money....



**Obafemi Ajidagba** M.Sc Architecture

MD / CEO



**Henley**  
homes

# The SALES OFFER...."best value for money"

*"Buy low , sell high"..... this is the major guiding tenet to successful trading on commodities and forex markets; it ensures the best value for your money.*

**Henley Homes** seeks to avail a **SALES OFFER** based on the same ideology to the discerning early bird buyer.... *why buy at the end of the cycle when high profits have already been realized?*

Currently a newbuild four-bedroom Terrace in Mende, Maryland area of Lagos is on the market for an average of **N300m** price range. **Henley Homes** is offering the first **six of the twelve** development units at a discounted entry price of **N200m** on a first-come first –serve basis to early-bird / off-plan buyers.

This early bird sales opportunity is made possible by our comprehensive market understanding, qualitative and quantitative use of materials, driven by our **mission statement** to offer "good quality products at best value for money".

Our homeowners can be assured of an appreciated value on their asset from day-one after development period of **15-months**, which can only grow from there.



# Legal JARGON

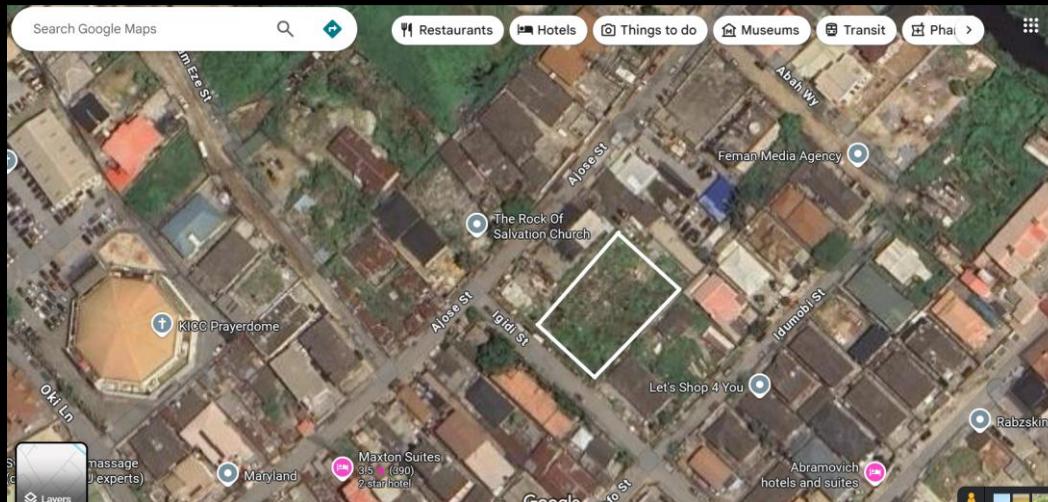
The Landed Property of 1,993.5 sqm located at Igidi Street, Mende, Maryland, Lagos has a **Registered Deed of Conveyance** from the original landowner, as this is a title not limited with time of ownership, it has an advantage over other forms of legal land contract , being that it has no time stipulations attached to the ownership as other documents a such as a Certificate of Occupancy.

Upon purchase of a single or multiple units of the proposed development, the buyer will be given a **Deed of Assignment** with which they can obtain the Lagos State Governors Consent in their own name.



# LOCATION

Igidi Street, Mende, Maryland. Kosofe LGA, Lagos State. (Land size: 1,993.556 sqm)



- Close to Ikorodu road new access bridge link to Opebi / Allen Avenue.
- Next to popular Mende Villa Estate.
- Situated in a gated enclosure .
- Land well filled with direct access to storm water drainage.
- Behind KICC Dome church.
- Easy access to Third mainland bridge , Ikorodu road, Lagos Ibadan Expressway.
- 15 minutes from International and Local Airports.

# Communal FEATURES.

- Secure gated Community.
- Area easily accessible to major road and routes.
- High demand for the area, within the area of the highly sought after **MENDE VILLA ESTATE**.
- Two allotted Car Park spaces per Terrace dwelling, with additional temporary parking available.
- Shared Security and Generator house.
- Shared Water Treatment plant.
- Individual Power and Metering system.
- Individual Water supply and overhead Storage tanks.
- All Mechanical & Electrical services concealed including bathroom water heaters, AC outdoor units concealed out of view.
- Roof slab mounted Cable TV dish location provided.
- Air- conditioning refrigerant pipes installed.



VISUAL **RENDERS**















# SITE LAYOUT PLANS

# Design Elements

Each Terrace comprises of the following facilities;

- 31sqm Living / Dining room on ground floor.
- 13sqm Fitted Kitchen and store.
- Visitors Toilet.
- 9sqm Maids room and Laundry area.
- 25sqm Family Living room on first floor.
- 3nos of 15sqm bedrooms with en-suite bathrooms.
- 33sqm Master bedroom with walk-in closet and en-suite bathroom on second floor.
- Balcony from Master bedroom and Living room spaces.
- Fitted wardrobes and concealed cupboards to house bathroom water heaters out of view.
- Dedicated Inverter room provided with all necessary conduit pipework done for ease of installation.
- Roof skylight over the staircase for additional natural lighting within the terraces.



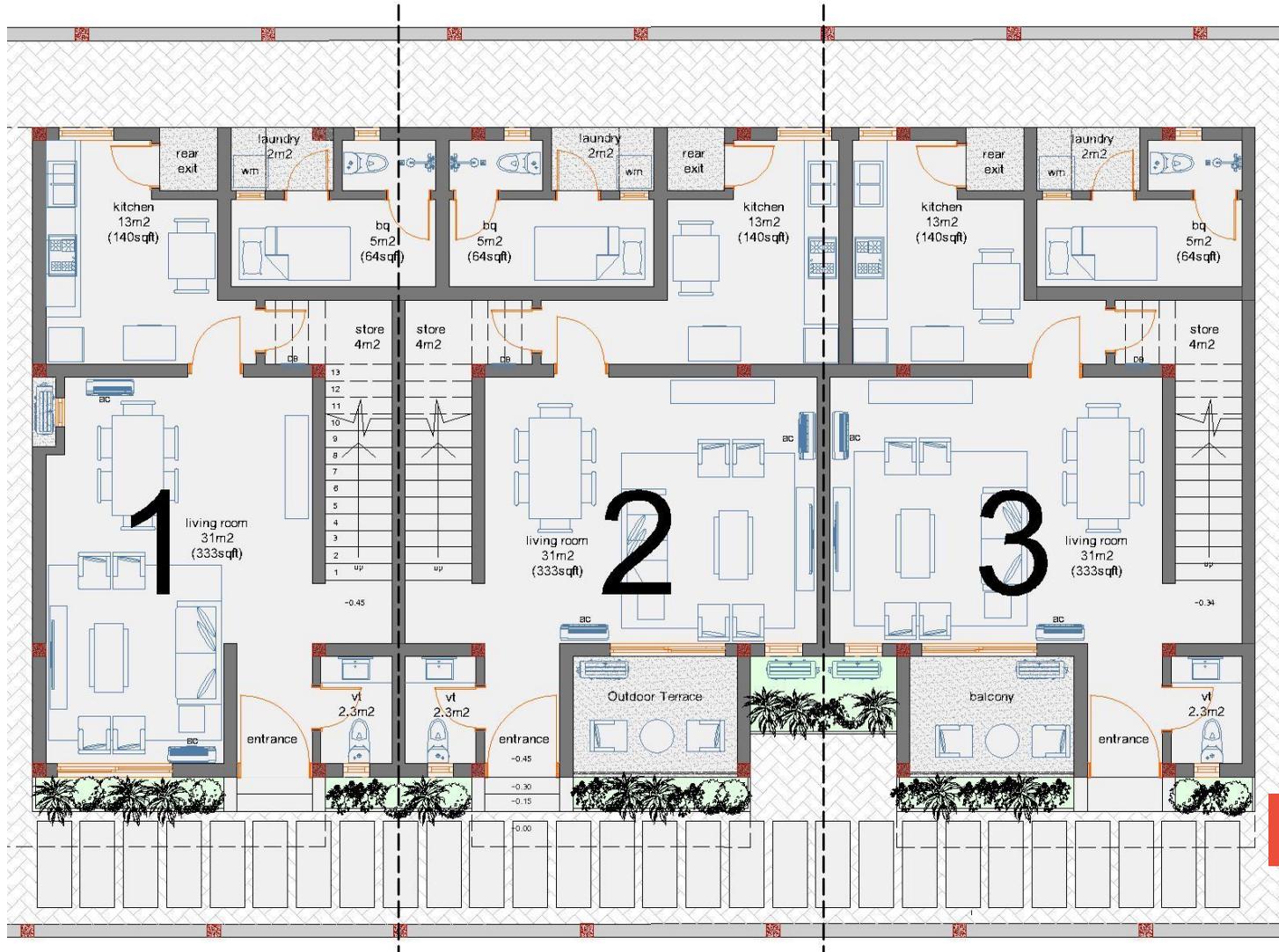
# SITE PLAN

IGIDI STREET, MENDE, KOSOFE LGA, LAGOS.

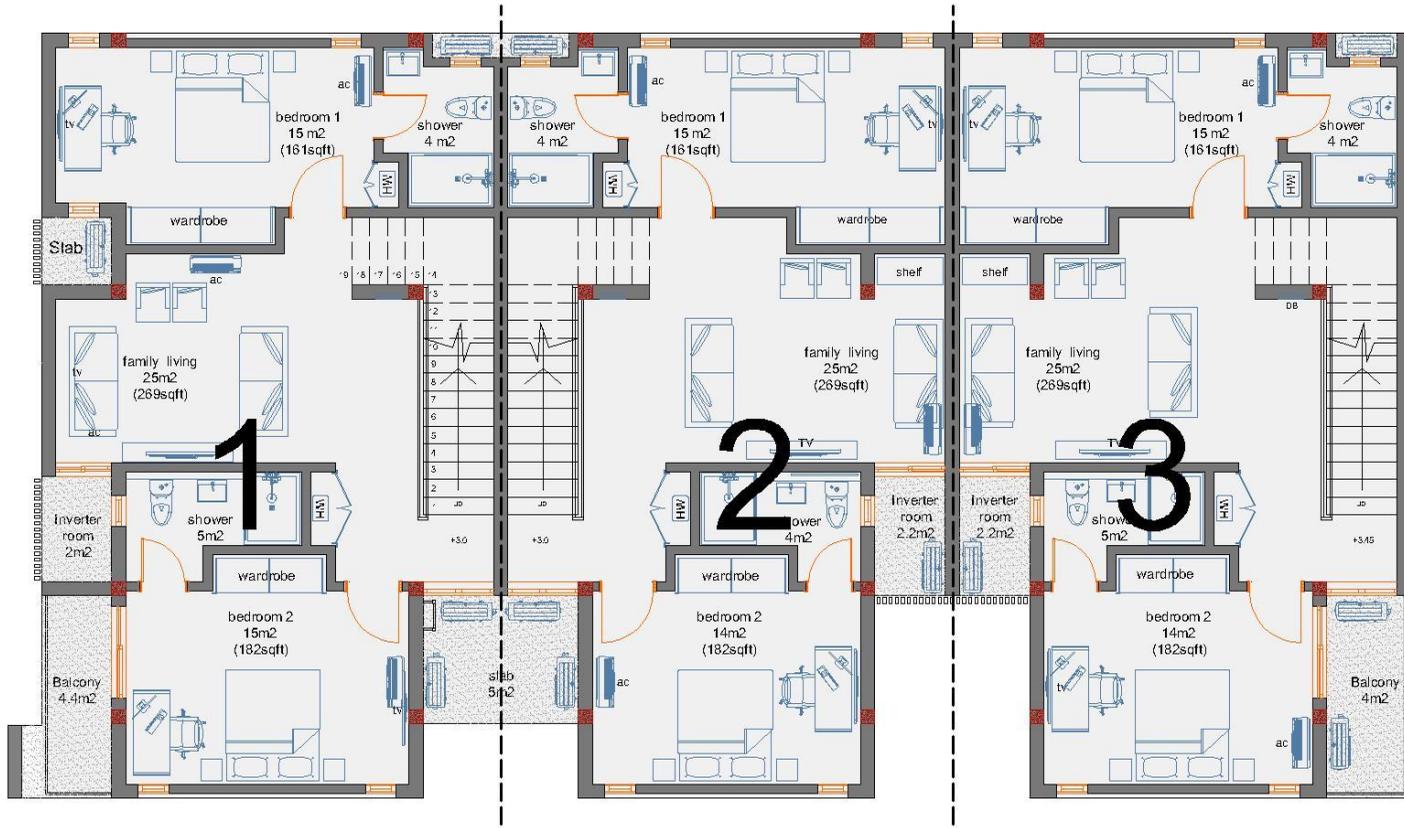


SITE ANALYSIS	
Site Area	1,993.5m <sup>2</sup>
50% of Site	996.75 m <sup>2</sup>
Built - up Area	928 m <sup>2</sup>
Vacant Area	1,065.5 m <sup>2</sup>
Building footprint	46.5%
Percentage uncovered	53.5%
Number of Terraces	12nos.
Number of Floors	3nos.
Total car park slots	24nos (max).

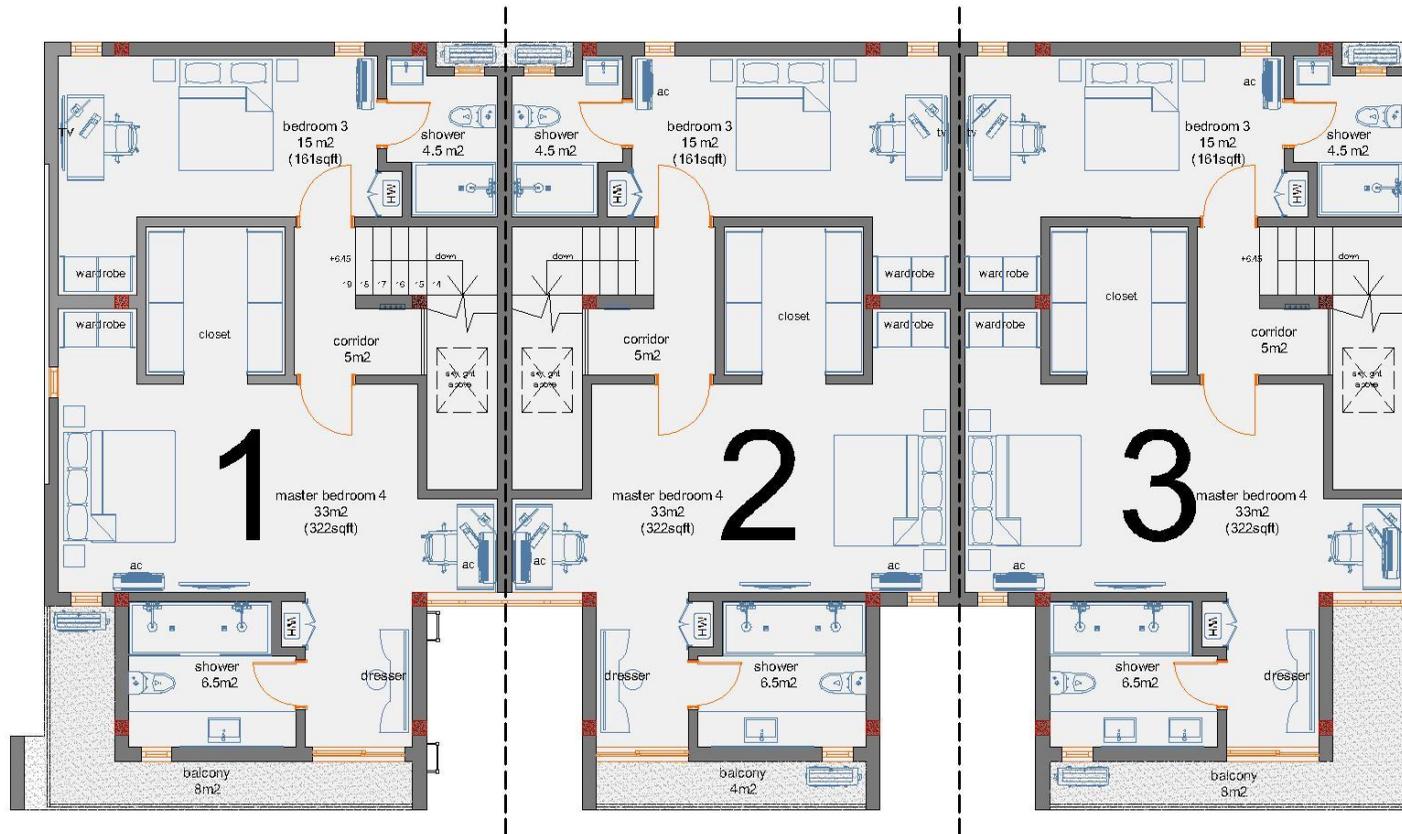
# GROUND FLOOR



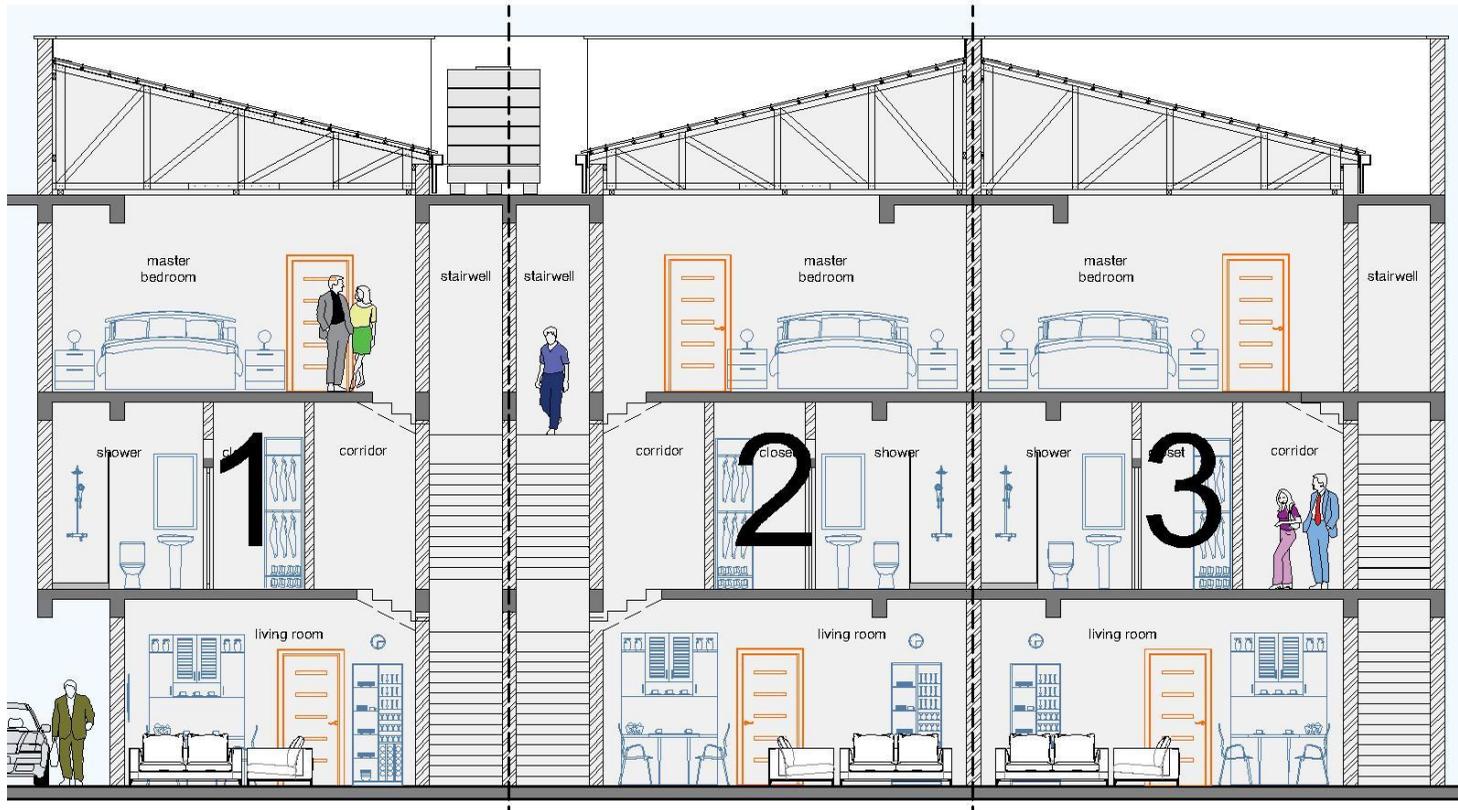
# FIRST FLOOR



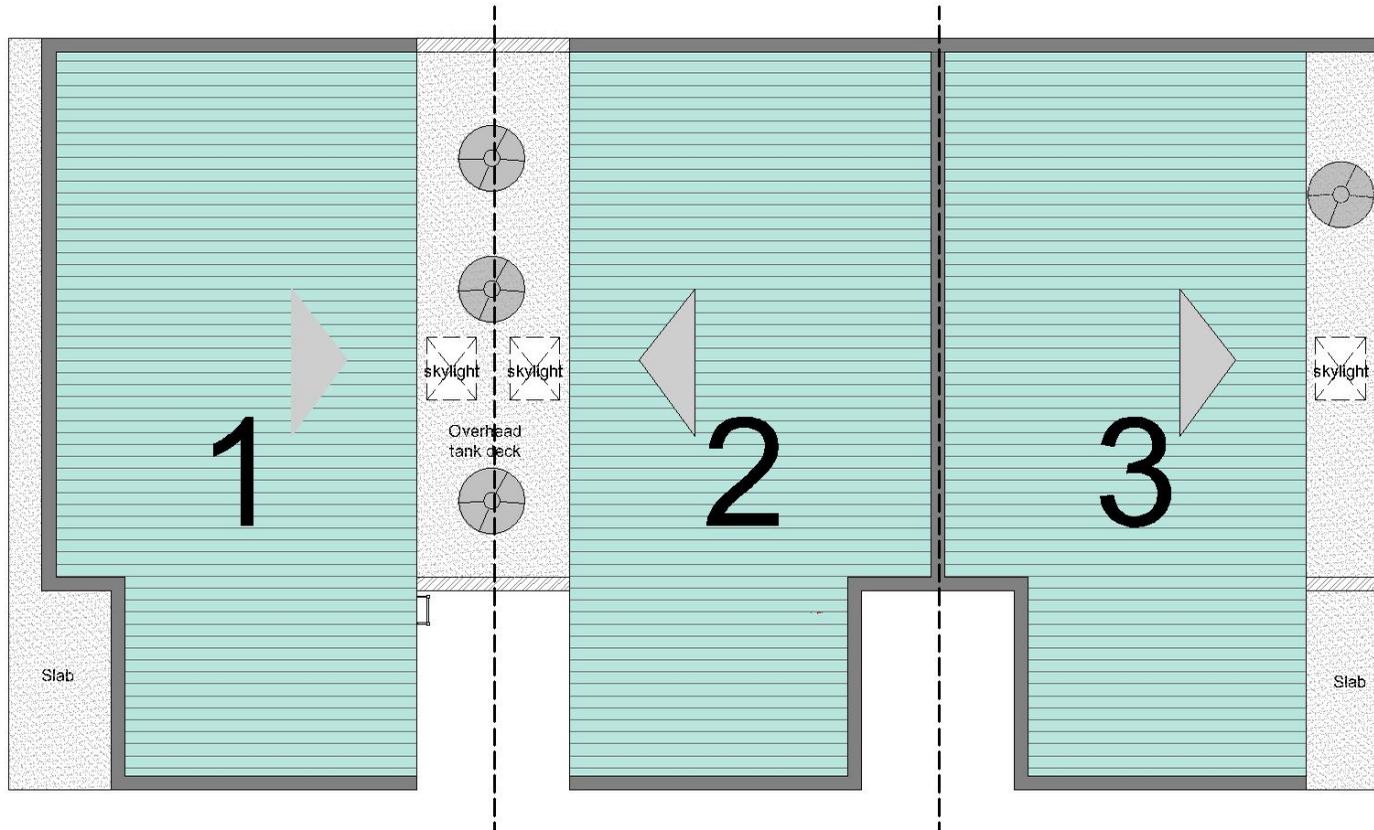
# SECOND FLOOR



# SECTION



# ROOF PLAN



COMPARATIVE **MARKET STUDY**

# SIMILAR DEVELOPMENTS

Opuke Estate, Mende, Maryland.

(2nos detached houses)



Sanya Ogunbanjo Street, Mende, Maryland.

(4nos Terraces)



# SIMILAR DEVELOPMENTS

Kehinde Odusote Street, Anthony.

(4nos Flats)



Olorunlogbon Street, Anthony.

(6nos Flats)



SIMILAR **ONLINE OFFERS**

# 4 bedroom semi-detached duplex for sale

**₦290,000,000**

📍 Mende, Maryland, Lagos



**Temzyuniversalhomes**

📍 Goldcrest Plaza, 3rd Floor  
Epe Express Way, Ajah, Lagos

📞 0903 XXXX [Show Phone Number](#)

📞 09035825191

👤 Registered 3 years ago

🏠 [View all properties from this agent](#)

[Share This Property](#)



📊 Average price of 4 bedrooms in Maryland, Lagos

[Report Listing](#)

Sale

Search by State, Area or Keywords

Terraced Duplex

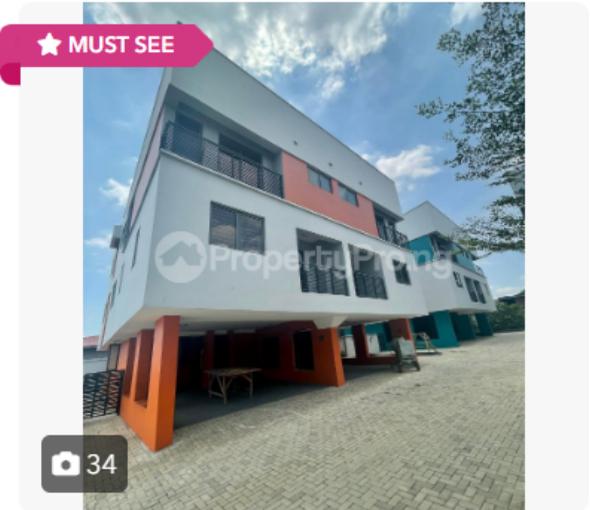
Min. Price

Max. Price

4

Receive alerts for new properties

Subscribe Now



**4bed Terrace+bq!!!**  
 Mende Maryland Lagos  
 4bed Terrace+bq!!! / House FOR Sale

BOYS QUATER POP CEILING BIG COMPOUND



Updated 01 Jun 2025, Added 15 Aug 2024

**₦ 380,000,000**  
 PID : 1GJVG  
 4 Beds 5 Baths

Premium Gold

Call WhatsApp

4 Bedroom Terrace Duplex With ₦ 400,000,000

Sale

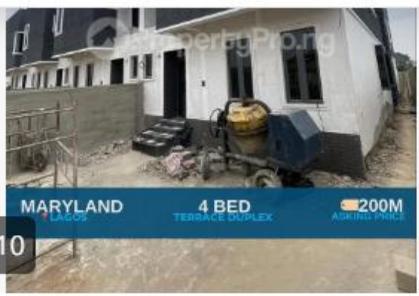
Search by State, Area or Keywords

Terraced Duplex

Min. Price

Max. Price

4

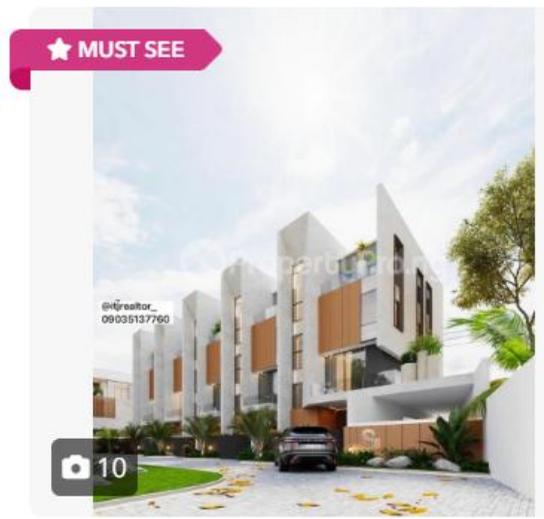


Updated 04 Jun 2025, Added 15 Mar 2025

Premium Gold



Property for sale k  
80million  
Property for sale k  
100million  
Property for sale k  
120million  
Property for sale k  
150million



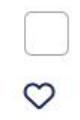
### Contemporary 4 Bedroom Terrace Duplex

Maryland Lagos  
Contemporary 4 Bedroom Terrace Duplex / House FOR Sale

₦ 330,000,000

PID : 0LZSC

4 Beds 4 Baths



Premium Gold



Updated 04 Jun 2025, Added 07 Oct 2024

See properties al  
lagos

Recently Sold

Sold: 05/05/2025

## OUR AGENTS

### VWARE MARTINS & CO.

58, Olorunlogbon Street, Anthony

Lagos, Nigeria.

08033393969

08186277122

07062338303

[vwaremartins03@gmail.com](mailto:vwaremartins03@gmail.com)



## OUR SOLICITORS

### GBAJA & PARTNERS

Suit A4, Plot 1624 Saka Jojo Street

Victoria Island

Lagos, Nigeria.

08033227861, 07060762916

[info@gbaja-partners.com](mailto:info@gbaja-partners.com)



# THANK YOU.

For Enquiries.

41 Adebayo Mokuolu street, Anthony, Lagos.

[invest@henleyhomes.ng](mailto:invest@henleyhomes.ng)

[www.henleyhomes.ng](http://www.henleyhomes.ng)

+234 803 333 8512

