

SILVERCREST GARDENS

Maximize ROI & Lifestyle Returns in Ikeja

Harness Urban Wealth Through Strategic Off-Plan Investments

Redefining Modern Nigerian Housing: About CityWorks

Since 2012, CityWorks Real Estate Solutions has been a pioneer in redefining modern Nigerian housing. Our mission is to create communities that seamlessly combine intelligent design, convenient lifestyle, and sustainable investment value.

Our philosophy transcends mere construction—we believe that real estate should elevate how people live and connect, while simultaneously serving as a dependable, long-term asset for wealth creation. We merge aesthetic excellence with financial intelligence, building homes that are both beautiful to live in and smart to own.



Urban Residential Developments

Focus on high-density, high-quality living spaces.



Lifestyle-Integrated Communities

Creating spaces that foster wellness, convenience, and connection.



Real Estate Investment Products

Structured assets built for long-term capital appreciation and yield.

REGIONAL OVERVIEW – ALAUSA, IKEJA

Alausa, the administrative and political headquarters of Lagos State, has evolved into one of the most dynamic growth corridors on Lagos Mainland. Once dominated by government offices, the district now serves as a thriving commercial and residential hub, benefiting from steady urban migration and economic expansion.

This growth has spurred significant mid-to-large scale estate developments, including MKO Abiola Gardens, Cornerstone Estate, and Alausa Heights. Together, these developments reflect the district's transformation from a purely administrative enclave into a modern, mixed-use community offering secure living, lifestyle amenities, and increasing real estate value.

Strategically positioned near the Murtala Muhammed International Airport, with access to major roads like Obafemi Awolowo Way and Kudirat Abiola Way, Alausa also benefits from lifestyle anchors such as Ikeja City Mall and JJT Park. This unique blend of accessibility, governance, commerce, and residential growth makes Alausa one of Lagos' most attractive urban districts and a key driver of investment opportunities on the Mainland.

Population Est:
1m

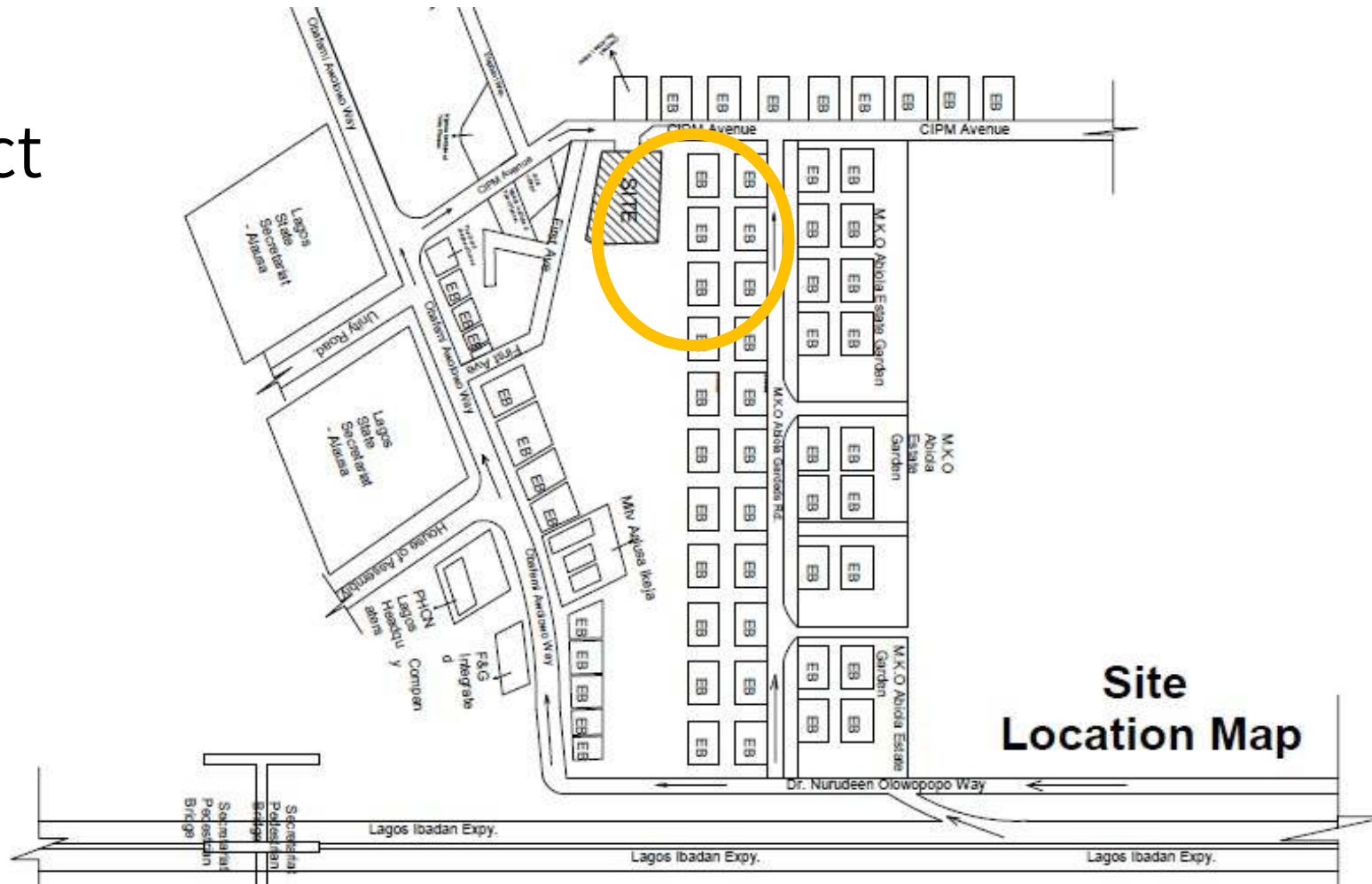
Growth Rate
6.5%

>200
Mid-Large
Scale Estate
Development

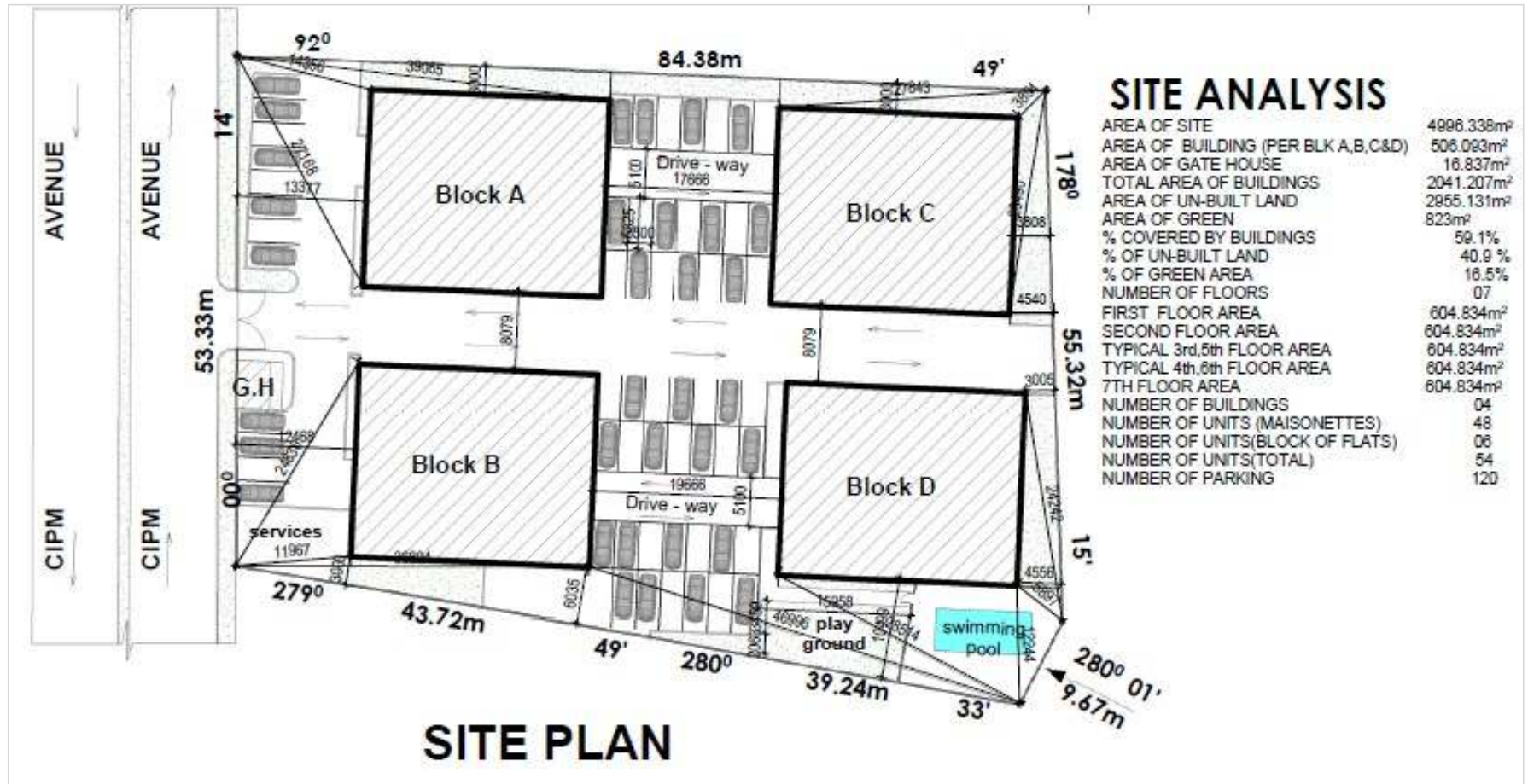
LOCATION INSIGHTS



Project Site



Site Location Map



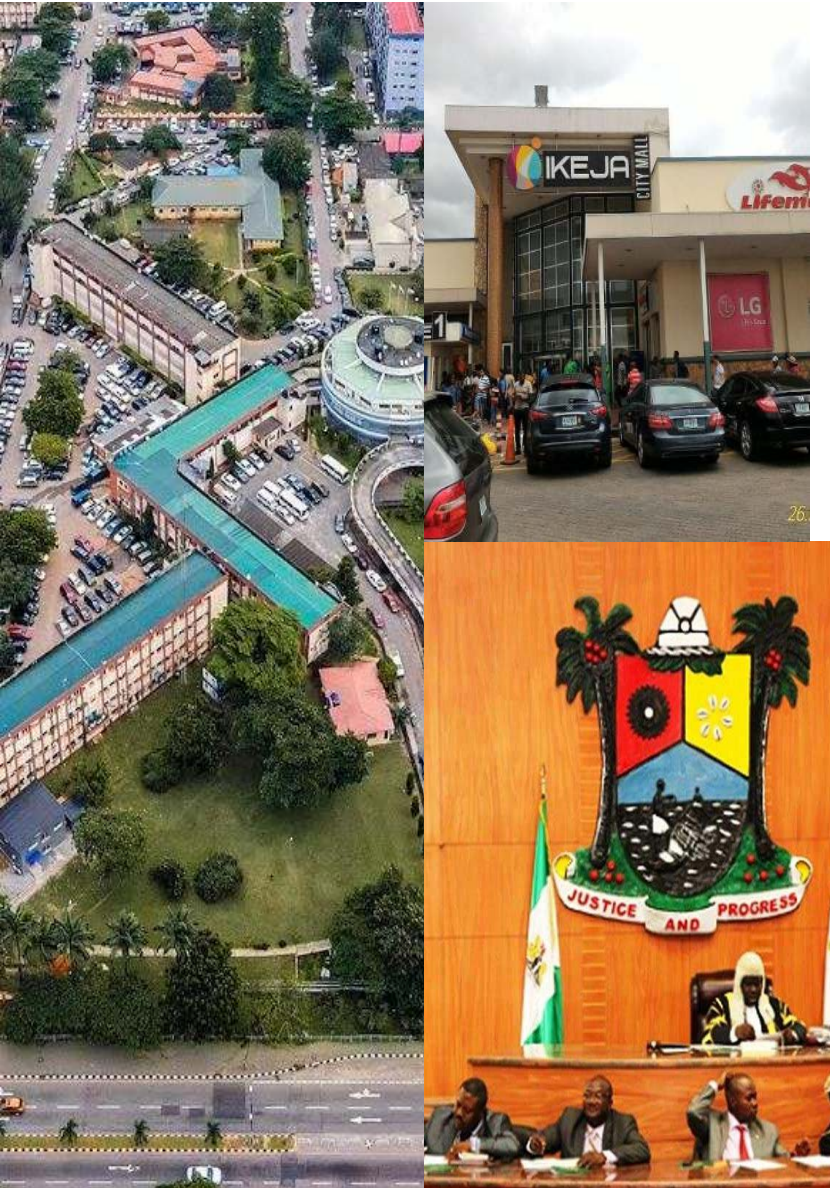
PROJECT OVERVIEW



Silvercrest GARDENS is an exclusive residential development by CityWorks Nigeria, strategically located in Alausa, Ikeja — the urban and administrative heartbeat of Lagos State. Designed as more than just a housing project, it represents a modern sanctuary that blends luxury, lifestyle, community, and urban convenience, delivering a refined living experience for professionals, executives, and families.

Comprising 54 luxury residences in a mix of maisonettes and flats, Silvercrest GARDENS is thoughtfully planned to maximize comfort, elegance, and functionality. Beyond the individual homes, the development fosters a thriving community environment where residents can connect, grow, and enjoy a balanced city lifestyle within a secure and vibrant setting.

Positioned at the intersection of government, commerce, and leisure, the project offers immediate access to major business districts, shopping destinations, entertainment hubs, and international travel links. Silvercrest GARDENS is not just a home — it is a community that embodies modern urban living, designed to deliver both a premium lifestyle and sustainable long-term investment value.



STRATEGIC LOCATION ADVANTAGE

Silvercrest Gardens is a flagship urban lifestyle integrated project set to redefine mainland living by importing island-inspired comfort, leisure, and exclusive community features

Located strategically within the Ikeja-Gardens corridor, Silvercrest offers the perfect blend of accessibility, exclusivity, and luxury—a place where residents can live, work, and unwind effortlessly. This development embodies the CityWorks vision of urban innovation.

Travel Time

• Ikeja City Mall	2 minutes
• New Africa Shrine	1 minute
• Alausa Police Station	3 minutes
• Ndubuisi Kanu Park	2 minutes
• Lagos State House of Assembly	3 minutes
• LCCI Conference & Exhibition Centre	5 minutes
• Murtala Muhammed International Airport	18 minutes
• Lagos Country Club	10 minutes
• Protea by Marriot Hotel	2 minutes
• De-Renaissance Hotel	2 minutes
• Duchess Hospital Ikeja G.R.A	12minutes
• Lagoon Hospital	5 minutes

WORLD-CLASS LIFESTYLE AMENITIES

Investing in Silvercrest means investing in a superior living experience. The extensive range of lifestyle amenities significantly increases both the rental yield and long-term resale value of the property, catering to the expectations of modern high-net-worth tenants.



Deck & Pool

Relaxation area and modern swimming pool.



Fitness Centre

Equipped facility for residents' wellness.



Residents' Lounge

Exclusive, sophisticated communal spaces.



Smart Security

24/7 security with smart access control systems.

Additional features include Concierge Service, Meeting Rooms, and a spectacular Rooftop Garden for premium relaxation, truly bringing "island luxury to the mainland."

INVESTMENT INSIGHT: THE LAGOS MAINLAND ADVANTAGE

The Nigerian real estate market remains an anchor for secure investment, offering stability and inflation resistance. Lagos, in particular, presents unparalleled opportunities due to persistent demand and capital appreciation in strategic zones.

3M+

Housing Demand

Units needed in Lagos, ensuring constant rental activity and high occupancy rates.

20-30%

Price Growth

Property appreciation in prime mainland areas like Ikeja over the last three years.

13%

Projected Yield

Stabilized annual yield projected for high-demand, lifestyle-driven properties.

Today's investors prioritize developments that offer both strong financial performance and a desirable lifestyle. Silvercrest Lasaco is specifically engineered to meet this demand, offering prestige, proximity, and demonstrable performance.



General Facility Pictures

- Ample Parking
- Smart Home Automation
- Resident's Lounge
- Central Gas Distribution System
- Private Gymnasium
- Ensuite Bathroom & Toilet
- Exquisite Kitchen
- Swimming Pool
- Smoke Detector & Alarm
- Surveillance Cameras
- Biodegradable Sewage System
- 24-hour Power
- Cinema
- EV Charging Station
- Meeting Room





INTERIOR RENDERING



| Silvercrest Gardens by Cityworks RESL



EXTERIOR RENDERING



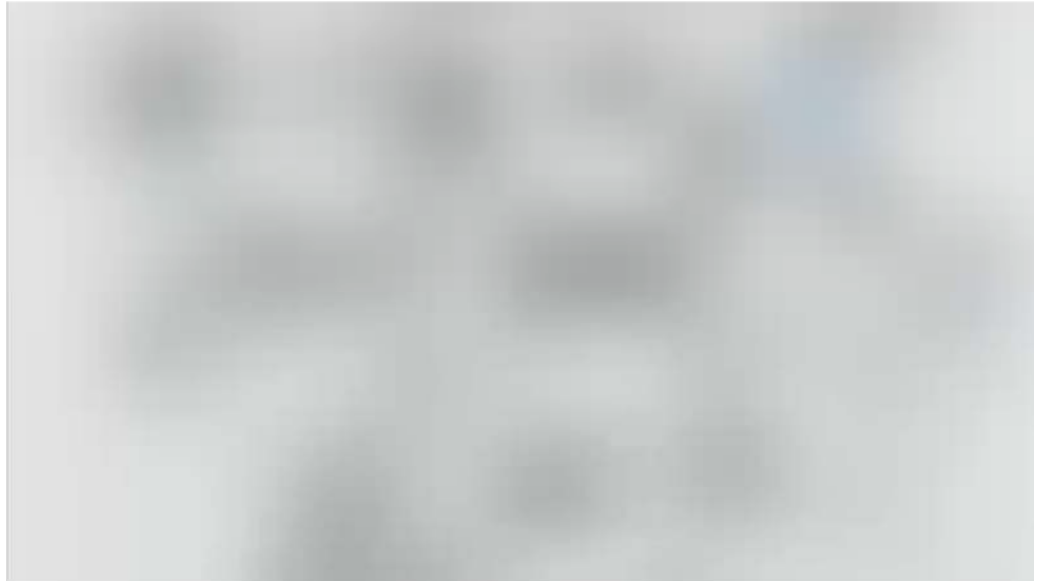
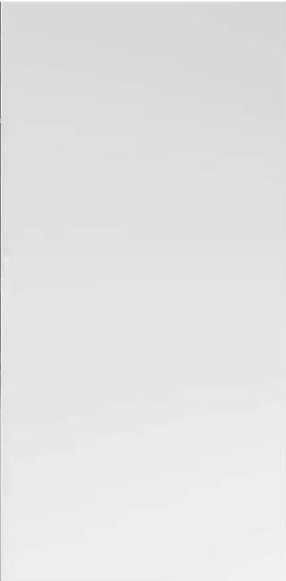
GYM AND POOL AREA



VIDEO FLYTHROUGH



VIDEO FLYTHROUGH



FLOOR PLANS

4 Bedroom & BQ Maisonettes



Lounge and dining- 54.699m²
Lounge and dining terrace- 6.014m²
Kitchen- 19.440m²
Kitchen store- 2.284m²
Bedroom 1- 13.761m²
Bedroom 1bathroom- 3.443m²
Master bedroom- 23.768m²
Master bedroom terrace- 3.549m²
Master bedroom bathroom- 5.445m²
Bedroom 3- 17.852m²
Bedroom 3 bathroom- 3.538m²
Bedroom 4- 15.851m²
Bedroom 4 terrace- 4.241m²
Bedroom 4 bathroom- 4.151m²
Family lounge and lobby- 22.022m²
BQ room- 6.453m²
BQ bathroom- 2.248m²
Visitor's toilet- 2.008m²
Box room- 5.383m²
Study room- 8.832m²



TOTAL AREA
Net Area: 224.982m²
Gross Area
Lower floor: 134.554m²
Upper floor: 144.887m²
Total: 279.441m²

INVESTMENT ADVANTAGE

Flexible Payment Structure

To make investment accessible, Silvercrest Gardens offers a flexible payment plan designed for both individual and institutional investors. This structure ensures that investors can enter the market conveniently and take full advantage of Ikeja's booming real estate growth without unnecessary financial strain.

Entry Price vs. Projected Market Value

Silvercrest Gardens presents an **exceptional investment opportunity**, with units priced below their projected market value. Early investors can secure **premium apartments in Alausa** ahead of anticipated price growth, positioning themselves to benefit from both capital appreciation and strong rental demand as the district continues to evolve.

Rental Yield Estimates (Short & Long Term)

2-bedroom apartments in Silvercrest Gardens currently achieve **annual rents of ₦8 million**, translating to a **short-term rental yield of about 4%**. As Alausa's profile rises and demand for quality residential units strengthens, long-term rental yields are projected to **increase further**, offering consistent passive income alongside property value growth.

Capital Appreciation Timeline

Ikeja's real estate market, particularly in Alausa, is on a steady upward trajectory. Investors in Silvercrest LASACO can expect **significant capital growth within 18–24 months**, driven by the area's rapid urbanization, ongoing development projects, and growing desirability as a mixed-use residential and commercial hub.

FLEXIBLE INVESTMENT MODELS

Silvercrest Lasaco offers four distinct models tailored for individual and institutional investors, accommodating diverse capital preferences and risk appetites.

1

Buy-to-Rent

Ideal for diaspora and busy professionals seeking passive income. CityWorks provides fully managed property services. [Returns: 6-10% annual yield.](#)

2

Co-Ownership

Allows shared entry into high-value assets. Investors hold a legal stake proportional to contribution, sharing returns. [Minimum Entry: 25% of value.](#)

3

Off-Plan Investment

Purchase units during development at a lower entry price with flexible terms. Guarantees capital appreciation during construction. [Benefit: Capital appreciation.](#)

4

Joint Development

Structured partnership for institutional/venture partners to fund expansion phases. Shared profit distribution. Ideal for: Institutional investors.

1. Buy-to-Rent

How it works:

Investors purchase a fully finished or off-plan property and rent it out either for long-term tenants or on a short-let basis. The rental income provides **regular cashflow**, while the property appreciates in value over time.

How we structure it:

1. The property is legally transferred to the investor or entity.
2. Rental management can be handled by our **property management team** for convenience and maximum occupancy.
3. Investors receive **transparent monthly or quarterly statements** on rent collection and maintenance.
4. Exit options are available after a set period, ensuring flexibility in case of capital realization.





2. Co-Ownership

How it works:

Two or more investors pool funds to acquire a property or multiple units. Each investor owns a **proportional share** of the property, allowing access to premium assets with lower individual capital outlay.

How we structure it:

1. Ownership percentages are clearly defined in **legal agreements**.
2. Rental income or eventual sale proceeds are distributed **proportionally**.
3. Our team handles **property management, maintenance, and reporting**, ensuring investors get hassle-free returns.
4. Clear exit strategies are included, including **buyout options among co-owners** if one wishes to exit.

3. Joint Development

How it works:

We partner with **landowners who want to develop their property**. Together, we build residential or commercial units, and once completed, **profits or units are shared** based on pre-agreed terms. The landowner contributes the land, while we provide **development expertise, construction management, and project oversight**.

How we structure it:

1. A **joint development agreement** clearly defines contributions, roles, and profit-sharing ratios.
2. Our team handles **construction, project management, and quality control**, ensuring the development meets premium standards.
3. Completed units can be **sold or rented**, with profits **distributed transparently** according to the agreement.



MORTGAGE FINANCING

To make ownership accessible and convenient, Silvercrest Lasaco has partnered with leading mortgage institutions. These partners offer bespoke financing solutions tailored to the needs of both local and diaspora investors.

How it Works:

1. **Property Selection** – Investor identifies a property (off-plan or completed) suitable for mortgage acquisition.
2. **Bank/Lender Engagement** – We connect investors with partner banks or mortgage providers offering competitive interest rates and flexible repayment plans.
3. **Loan Approval** – The bank assesses the investor's financials, verifies the property, and approves a mortgage.
4. **Property Acquisition** – Upon approval, the property is transferred to the investor, with the bank financing part of the purchase.
5. **Repayment & Benefits** – Investors repay the mortgage in installments while enjoying:
 1. **Capital appreciation** as the property increases in value
 2. **Rental income** if the property is leased out

How We Structure It:

1. **Partnership with Banks/Lenders** – We collaborate with trusted banks and financial institutions to offer structured mortgage solutions tailored to property type, investor profile, and repayment capacity.
2. **Down Payment Management** – Investors make a manageable down payment, typically 30% of the property value, reducing upfront capital outlay.
3. **Legal & Documentation Support** – Our team ensures all sale agreements, title transfers, and mortgage documentation are properly executed for full legal compliance.
4. **Property Management & Income Tracking** – If rented, our property management team handles tenant sourcing, rent collection, and maintenance, providing transparent monthly or quarterly income statements.
5. **Exit & Flexibility** – Investors have options to sell the property, refinance, or continue holding, maximizing flexibility and returns over time.

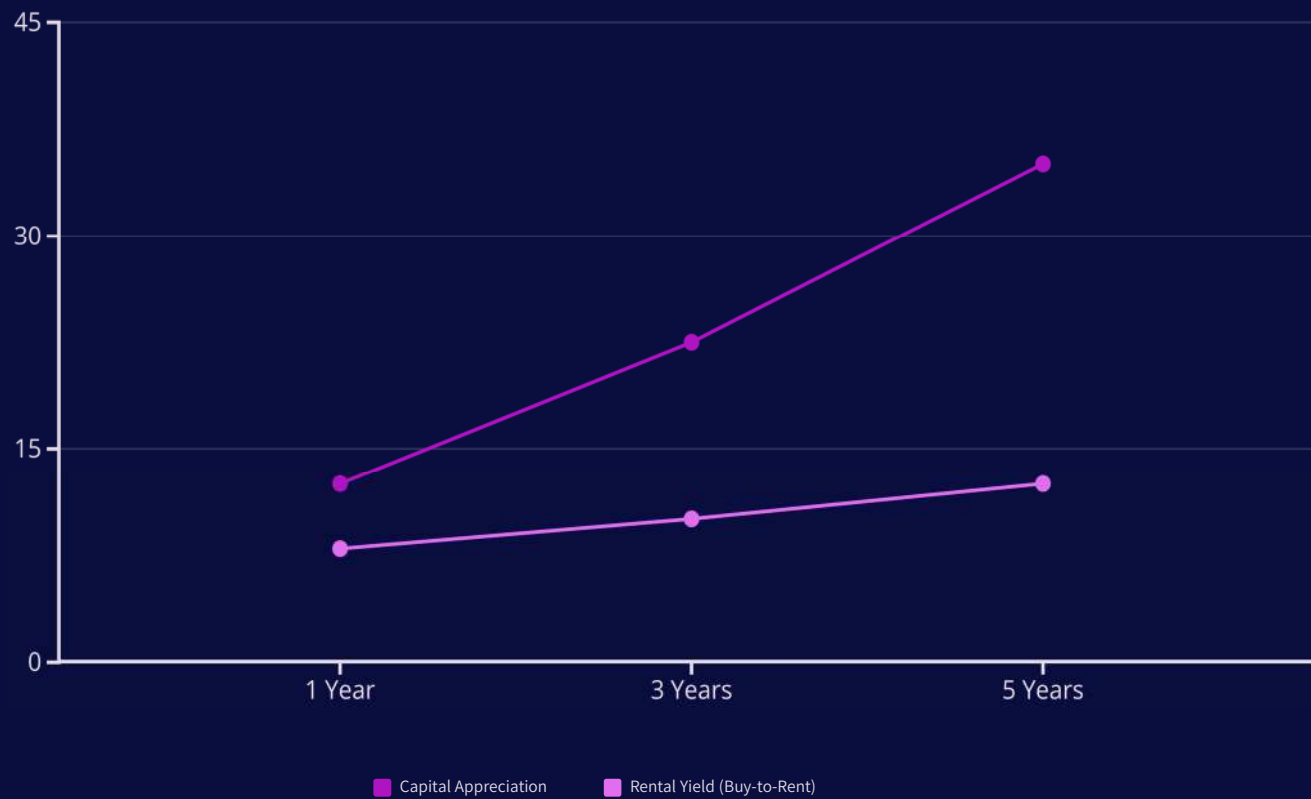
UNIT PRICING & AVAILABILITY

Flexible payment structures across four premium unit types. All units positioned for strong capital appreciation and rental demand.

Prototype	3 Months	6 Months	Reservation Deposit
2-Bedroom Apartment with BQ	₦333M	₦350M	50%
3-Bedroom Apartment with BQ	₦390M	₦407M	50%
4-Bedroom Masionnete with BQ	₦507M	₦523M	50%

- This above price is all inclusive of
- Integrated Living Infrastructure Package - 5%
 - Legal/Documentation – 5%
 - Management Fee – ₦1,000,000 (one-time)
 - Service Charge – approx. ₦2,000,000 (first year)

INVESTMENT PERFORMANCE PROJECTIONS



WHY BUY OFF-PLAN WITH US?

☒ Pre-Construction Pricing Advantage

Buying off-plan allows you to **lock in property at today's prices**, typically **10–15% below market value**. By the time the project is completed, the unit is already worth more, ensuring **immediate equity growth**.

☒ Escrow-Backed Investment Security

Your investment is protected through **escrow and trustee structures** that safeguard funds during construction. Payments are only disbursed as building milestones are achieved, giving you **assurance of accountability, transparency, and reduced risk exposure**.

☒ Buy-Back Option

We provide a **structured buy-back guarantee**, meaning if you choose not to hold the unit until maturity, you can exit under agreed terms. This offers **flexibility, liquidity, and protection from market volatility**, making your investment safer and more versatile.

☒ Transparent Legal Documentation

From the **offer letter and deed of assignment** to final title transfer, all transactions are governed by **clear, verifiable legal processes**. This ensures you have **peace of mind, proper ownership rights, and full compliance with regulatory standards**.

WHO SHOULD INVEST



Civil Servants & Officials

Proximity to Alausa Secretariat and State Assembly makes Silvercrest ideal for civil servants and executives requiring quick access to administrative hubs.



Corporate Executives & Entrepreneurs

Perfect for business travelers, corporate tenants, and Island-bound professionals seeking Mainland convenience without compromising on luxury or accessibility.



Diaspora Investors

All processes handled digitally. Earn steady rental income with complete transparency, quarterly or annual direct transfers, and professional property management.

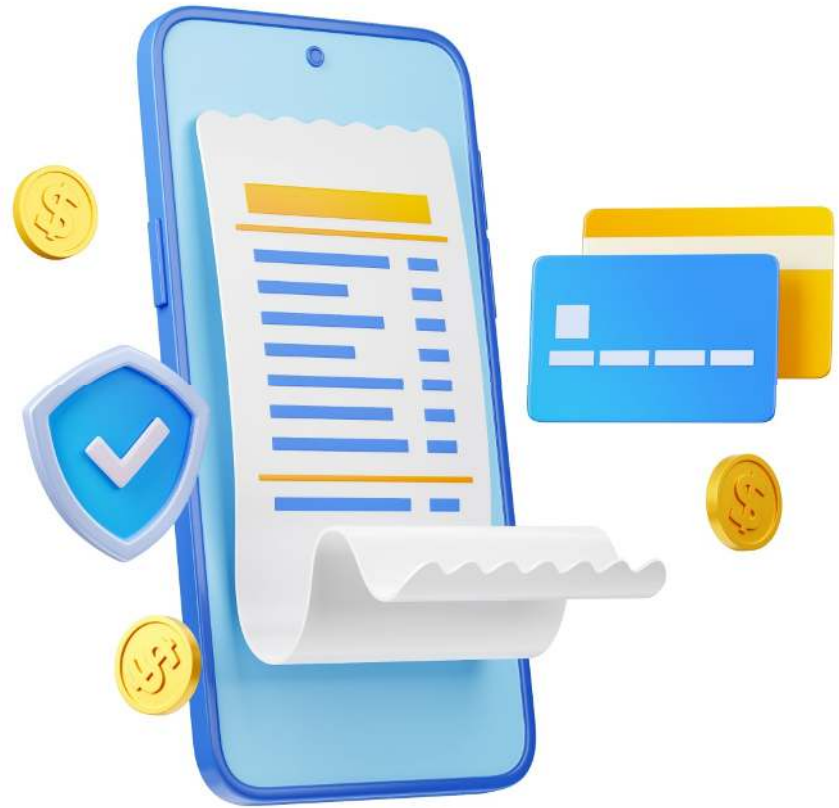


Homeowners

Luxury living with investment upside. Modern amenities, secure community, and lifestyle infrastructure create the perfect balance of comfort and value

PAYMENT STRUCTURE

- ◇ **Initial Deposit** – 30% to secure your unit
- ◇ **Milestone Payments** – 30–70% staggered across construction milestones (flexible monthly/quarterly options)
- ◇ **Final Balance** – Paid on handover of keys



LEGAL SECURITY AND TRANSPARENCY

CityWorks prioritizes the security and clarity of your investment. All transactions are structured to be fully compliant with regulatory requirements, providing investors with peace of mind and legally binding agreements.



Verified Documentation

Includes confirmed Title, Deed, Survey, and Allocation Letter.



Binding Agreements

Legally binding co-ownership or joint development contracts.



Transparent Reporting

Regular project updates and clear financial reporting for all partners.



NEXT STEPS

- 1.Inquiry:** Reach out to learn more about Silvercrest Lasaco.
- 2.Site Inspection:** Schedule a visit to view the property.
- 3.Reservation Form:** Fill out and submit the reservation form.
- 4.Reservation Deposit:** Make your reservation deposit to hold the unit.
- 5.Documentation & Payment:** Provide required documents and proceed with payment.
- 6.Contract of Sale:** Finalize the process by signing the contract of sale.





CONTACT US

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