



EASTOVER

RESIDENCE



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Introduction

Welcome to Eastover Residence

At Eastover Residence, we are redefining luxury living through unparalleled comfort, timeless elegance, and exceptional attention to detail. Our vision is to transform the concept of modern living by creating spaces that inspire, elevate, and enrich everyday life. More than just a residence, Eastover is a vibrant community designed to foster a true sense of belonging. We are committed to building an environment that encourages meaningful connections, networking, and lasting relationships among residents.

With world-class amenities and thoughtfully curated services, Eastover Residence ensures that every need is met with excellence. From contemporary architecture to premium lifestyle facilities, every element reflects our dedication to integrity, innovation, and the highest standards of quality. Eastover Residence is where luxury meets community and where vision becomes reality.



1-Bedroom



2-Bedroom



3-Bedroom



Overview

Eastover Residence is a premium luxury development in Lekki Scheme 2 designed to redefine modern living through comfort, elegance, and world-class amenities. More than just a home, it offers a vibrant community lifestyle with 24/7 power, smart home features, top-tier facilities, and advanced security.

Eastover Residence nestled in the prestigious George Adiele Crescent Lekki Scheme II Ogombo Ajah, Lagos built by SABINI HOMES, is an elegant 2-storey building development comprising of one-bedroom, two-bedroom & our stunning three-bedroom apartment units.

With strong rental income potential, capital appreciation, and flexible payment plans, Eastover Residence combines luxury living with smart investment opportunity.



Vision & Mission

Redefining Luxury Living:

Eastover Residence seeks to transform the concept of luxury living through unparalleled comfort and elegance in every aspect.

Sense of Belonging:

Our mission is to create a community that fosters a sense of belonging among residents, encouraging connections, networking and relationships.

World Class Amenities:

Eastover Residence offers a range of world-class amenities and services, ensuring residents have everything they need for a luxurious lifestyle.



Core Value

- Integrity is a fundamental value that fosters trust and transparency in all our interactions with residents.
- Excellence drives us to continuously improve our services and to provide the highest standards of living for our residents.
- Innovation encourages us to adopt new ideas and technologies that enhance the living experience for our residents.



World-Class Amenities
Everything you need to live, host, relax,
and grow—right where you live.

Amenities



SECURED
GATED ESTATE



24/7 CCTV
SURVEILLANCE



24/7 POWER
SUPPLY



SMART HOME
SYSTEMS



ENSUITE
ROOMS



FITTED
KITCHEN



SWIMMING
POOL



POOL-FACING
GYM



BQ



Why Invest?

At Eastover Residence, we redefine luxury living through exceptional comfort, timeless design, and meticulous attention to detail. Our spaces are crafted to inspire, elevate, and enrich everyday life.

1

Earn While You Own

Premium apartments in Lekki Scheme 2 delivering up to #21.6M annually, strong appreciation, and flexible 12-month payment plans.

2

Prime Location. High Resale Value

Located in Lekki Scheme 2—minutes from Coastal Road, Ojaja Mall, beaches, and major hubs, ensuring strong capital growth.

3

High-Growth Market

Lekki's real estate market continues to outperform, making this a strong long-term investment play.

4

Luxury That Commands Premium Returns

24/7 power with solar options, smart home systems, spa-inspired finishes, gym, pool, and advanced security—designed to attract high-value tenants.

5

Flexible Entry. Greater Upside

Spread payments across 12 months, with early subscribers positioned for stronger returns and better value.



Floor Plan

Carefully planned layouts that combine smart space utilization with elegant flow—spacious living areas, well-proportioned bedrooms, ample storage, and seamless indoor-outdoor integration. Every square meter is optimized to enhance comfort, functionality, and long-term value.



3 Bedroom Floor Plans

3 Bedrooms

Living room - 38sqm

Bedroom 1 - 22sqm

Bedroom 2 - 17sqm

Bedroom 3 - 16sqm

Kitchen - 15sqm

BQ - 8sqm

Terrace - 5sqm



2 Bedroom Floor Plans

2 Bedrooms

Living room - 24sqm

Dinning Area - 9sqm

Bedroom 1 - 20sqm

Bedroom 2 - 15sqm

Kitchen - 9sqm

Terrace 1 - 4sqm

Terrace 2 - 4sqm



Ground Floor Plan Car Park



Capacity
8 Cars

Return on Investment

TWO BEDROOM

PURCHASE PRICE

N85,000,000

SHORTLET NIGHTLY RATE

N100,0000

AVERAGE OCCUPANCY

15 DAYS

ANNUAL BASE INCOME

N18,000,000

INCOME APPRECIATION
**20% EVERY
3 YEARS**

THREE BEDROOM

PURCHASE PRICE

N105,000,000

SHORTLET NIGHTLY RATE

N120,0000

AVERAGE OCCUPANCY

15 DAYS

ANNUAL BASE INCOME

N21,600,000

INCOME APPRECIATION
**20% EVERY
3 YEARS**

ANNUAL YIELD

**12% OF PROPERTY
VALUE**

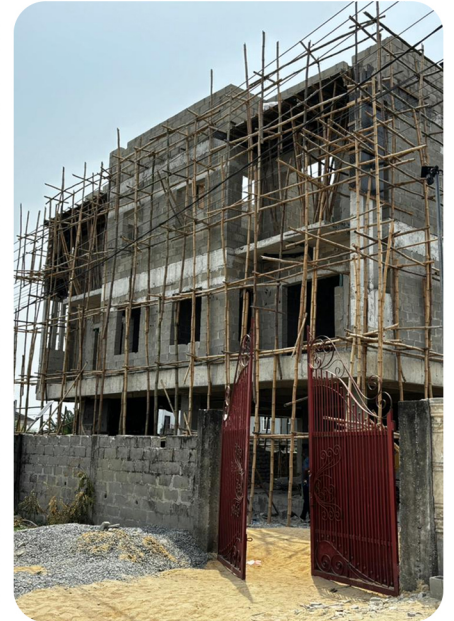
PAYBACK PERIOD
8 YEARS

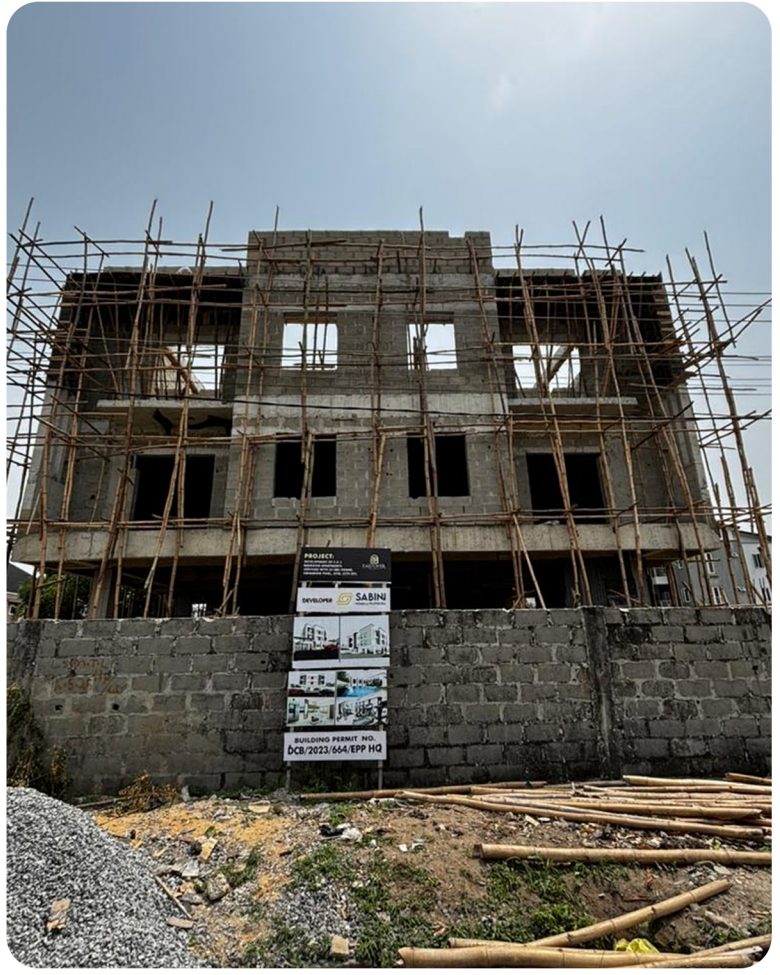
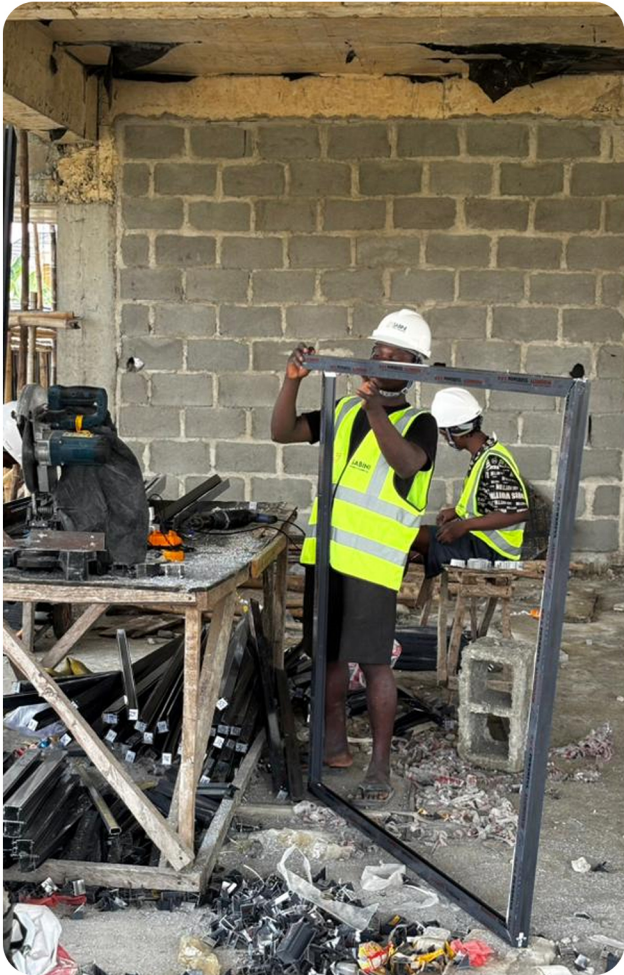




Work in Progress

February / 2026







Location

Eastover Residence is strategically positioned in a fast-growing corridor with seamless access to major roads, key landmarks, and essential amenities—ensuring strong demand, convenience, and long-term value.

Ojaja Mall | Mother and Child Hospital | Novare Mall | Charterhouse Lagos | Lagos Business School (LBS) | Santa Cruz Beach | Barracuda Beach | Paradise Beach Resort | 3mins to New Coastal Road





About Sabini Homes

Sabini Homes & Properties Ltd is a fast-growing Nigerian real estate company focused on delivering modern, functional, and elegant living solutions. From premium residential developments to expert facility management, we are committed to exceeding expectations and setting new standards in quality and design.

At Sabini Homes, we build more than properties—we build experiences that last.



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DEVELOPED BY

