



**METRO**  
smart city


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AN INVITATION TO OWN A PIECE OF  
**THE FUTURE OF LAGOS**

From the  
Lagos shoreline,  
A city for the future  
rises.







**How relevant will you be  
in the future of Lagos?**

**Own land NOW.**



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# LAGOS: A City on the rise.

Lagos is the economic heartbeat of Nigeria, contributing over 30% to the nation's GDP. As Africa's fastest-growing megacity, Lagos boasts of a vibrant economy driven by diverse sectors, including finance, technology, real estate, and entertainment.

The city's strategic coastal location makes it a key trade and investment hub, attracting both local and international businesses.

With a burgeoning population exceeding 20 million, Lagos offers immense opportunities for real estate development, particularly in meeting the rising demand for residential, commercial, and mixed-use spaces.

Lagos, Nigeria's economic hub, is poised for a transformative future. With a projected population of 100million by 2100, the city is set to become a megacity, driving innovation, growth, and opportunity.



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Key trends shaping the future of Lagos include:

- Sustainable urbanization: Green infrastructure, renewable energy, and eco-friendly transportation.
- Technological advancements: Smart city initiatives, fintech, and entrepreneurship.
- Cultural renaissance: Vibrant arts, music, and cultural scenes
- Infrastructure development: Modern transportation systems, housing, and public services.
- Resilient governance: Adaptive leadership, inclusive policies, and community engagement.

As Lagos continues to evolve, it's expected to become a:

- Hub for innovation and entrepreneurship
- Center for cultural expression and exchange.
- Model for sustainable urban development.
- Driver of economic growth and prosperity.

The future of Lagos is bright, with endless possibilities for its residents, businesses, and visitors.





# LAGOS: The Vital Numbers.

## Population

"By 2030, Lagos is anticipated to be home to 40 million people, making it one of the most rapidly growing megacities globally." (United Nations Department of Economic and Social Affairs, 2023)

"Lagos is expected to become one of the world's largest cities by 2030, with a projected population of over 40 million people." (The World Population Review, 2023)

## Labour Force: 70%

5.5 million people are engaged in economic activities. (Source: Lagos Bureau of Statistics, 2020)

## Literacy Rate: 96.3%

of Lagos residents (aged 15-49) can read and write (Source: National Bureau of Statistics, 2019)

## Population Growth Rate: 3.2%

Annual Population Growth Rate (2020-2025) (Source: United Nations, 2020) 6. GDP Contribution

## Real Estate: 50%

Increase in property values in the past 5 years. (source: Lagos State Government, 2020)

## Housing Unit Deficit: 2.5m

44% of total housing needs (Source: Lagos State Government, 2019)

## Home-Ownership Rate: 15%

One of the lowest in Africa (source: National Bureau Of Statistics, 2020)

## Gross Domestic Product (GDP): 30%

With a GDP of 41 trillion as of recent estimates, Lagos is a major economic powerhouse in Africa. (<https://www.vanguardngr.com/2024/05/lagos-gdp-hits-n41trn-ranks-7th-in-africa/>)

## Millionaires: 50%

Lagos is home to over half of Nigeria's high-net-worth individuals (HNWIS), with approximately 6,800 millionaires residing in the city. This concentration of wealth is largely due to the thriving finance, real estate, and business sectors. (Source: nairametrics.com)

### Corporate Headquarters: 60%

Many multinational corporations, financial institutions, and large conglomerates have their Nigerian or West African headquarters in Lagos, underscoring its importance as a business hub.

(Sources: National Bureau of Statistics (NBS), Afrasia Bank Africa Wealth Report, Lagos State Government)

### Urbanization Rate: 87%

As one of the most urbanized states in Nigeria, Lagos attracts a large influx of people seeking employment and business opportunities. This dense population supports a robust consumer market, driving growth in retail, services, and real estate. The rapid urbanization also increases demand for infrastructure, housing, and commercial spaces, making Lagos a prime destination for investment and economic activities.

(Source: United Nations Department of Economic and Social Affairs, Lagos State Government)







## The Project: METRO Smart City.

“METRO SMART CITY” is the futuristic real estate development that will rise from the Elutu-Odibo Land Reclamation Project sited off Freedom way, Lekki Phase 1.

It envisions a pioneering urban environment where advanced technology, sustainability, and community thrive together.

Our goal is to set a new standard for smart living by integrating cutting-edge innovation with exceptional quality of life, creating a vibrant and inclusive city by the lagoon that inspires and enriches all who call it home.





## Landmark Districts

The city will have Five (5) distinct neighborhoods, each with its community of commercial, recreation, public and semi-public facilities.



### Technology District:

A hub for tech companies and research centers.

### Residential District:

Luxurious living options with modern amenities.

### Leisure And Entertainment District:

Vibrant area with theaters, event spaces, and cultural venues.

### Waterfront District:

Scenic area with upscale residences and recreational opportunities by the lagoon.

### Business District:

Prime location for office spaces and corporate activities.



# The Project: The Reclamation

## Overview

The Eletu - Odibi land reclamation project is contracted to CCECC by Metrospeed Property Development Limited. Location is the Lagoon district, off Freedom way, Lekki phase 1.

The land is divided into two distinct phases of 1 and 2. The total parcel of land is 83.5 hectares with a current water depth of mostly 6-10 meters. The estimated quantity of sand needed for complete reclamation is 8.05 million m<sup>3</sup>.

The Elevation of land at completion is 2.3m above the sea level which is the highest land reclaimed anywhere around us.

Expected construction conclusion period is 24 months.











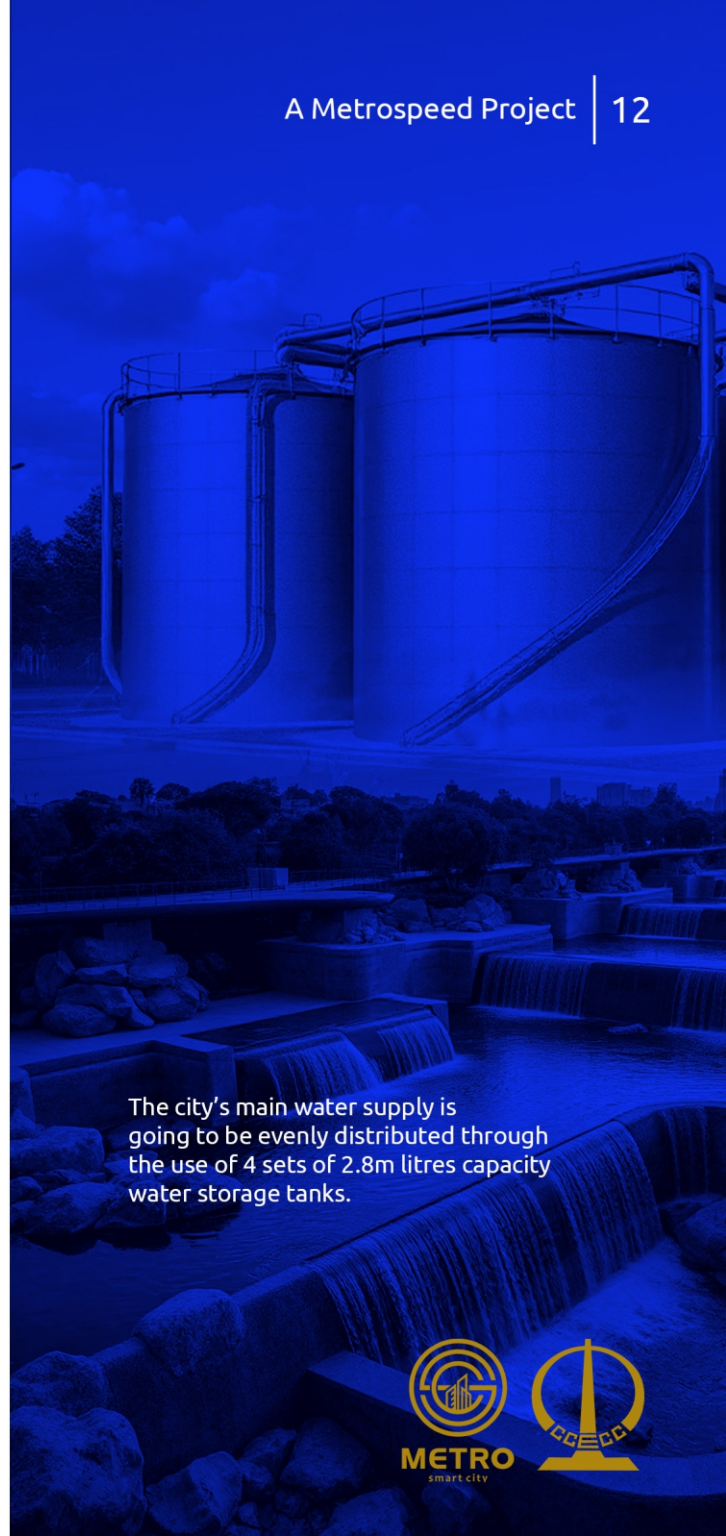
## Water Management Model

### Eco - Friendly Design and Cutting – Edge Water Management Systems For the City.

**Challenge:** Unavailability of portable water, inefficient water management system are endemic in most expected highbrow/upscale residential estates around. Environmental threats include contaminated water sources, untreated sewage dumping in the lagoon and flood risks. These are common causes of sicknesses in many urban livings in the Lekki environ.

**Priority:** MSC has identified these problems and have put adequate plans to solve them. With an average water consumption per person per day of 380 litres, MSC will provide 4 x 2.8 million litres storage tank capacity for 500 families and estimated 2000 people with buffer for future expansion.

**Target:** good quality water, none water-related sicknesses and healthy community.



The city's main water supply is going to be evenly distributed through the use of 4 sets of 2.8m litres capacity water storage tanks.







## Energy Model

**Challenge:** Power outages are commonplace and have become a scourge even in expected highbrow environs.

The city is powered by sustainable energy sources, reducing our carbon footprints and ensuring a healthier environment for our residents.

Power in the estate is an integrated energy mix:

- Independent power supply which serves as the main source of energy. This will be achieved through the installation of appropriate gas turbine by Independent Power Provider taking cognizance of size and population of the City .
- Local power source (EKEDC) which is government regulated, serves as back up.
- Other green energy will come also as back up.

These models in place will ensure 24hrs power supply with no downtime incidences.







## Technology Model

### Fibre – To- The-Home (FTTH)

The core of Metro smart city is the intricate network of cloud-based operational infrastructure, integrated economic functions and Internet of Things (IoT).

This will facilitate the triple play of video, voice and internet communication.

The fibre optics model will be through Wide Area Network (WAN) which will be interconnected to the Local Area Network (LAN) from local vendors such as Mainone and MTN

There will be the creation of spare ducts to accommodate technology advancement in the near future.

### Access

Residents and guest access into the city will be fully automated.

Scannable QR codes and Facial recognition in AI and IoT for smart city security will be deployed. It will involve advanced algorithms to analyze and identify individuals' faces captured by surveillance cameras deployed throughout the city.

These cameras are connected to an IoT network, enabling real-time monitoring and analysis of video feeds.







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## Zero - Waste Strategies.

**Challenge:** Uncontrolled disposal of waste and raw sewage into the lagoon and surrounding environment.

**Goal:** Mitigate the waste burden on Lagos City through the new development's integrated waste management approach Strategy:

- Implement efficient waste collection and segregation systems
- Treat waste through suitable facilities, minimizing environmental impact
- Harness the power of bio-digesters to generate supplemental energy from organic waste
- Empower local communities through education, employment, and training in waste management and facility maintenance
- Foster a cleaner environment and promote social benefits through the provision of recycling facilities





## Security

It is important to protect physical and virtual boundaries of the city to ensure safety of citizens, data protection, economic balance and preservation of property, resources and the environment.

Metro smart city has the facility for responding to a wide variety of scenarios which will include fail-safe systems and advanced cyber forensics capabilities for tracing and containing a threat so it can be prevented from spreading to other systems.

The city will have a 24hr dedicated security team which will consist of the Nigerian Police force and private security personnels.

There will also be a dedicated police station.



## More Features

### Localized Transportation Network

- **Optimize Traffic Flow:**
  - . Streamline circulation for efficient travel
  - . Reduce congestion and promote smooth journeys.
- **Universal Neighborhood Access:**
  - . Ensure all residents can easily reach their neighborhoods.
  - . Foster inclusive and equitable community connectivity.
- **Preserve Public Spaces:**
  - . Minimize impact on shared community areas.
  - . Protect and enhance public realm quality.
- **Pedestrian-Centric Road Network:**
  - . Design roads that prioritize pedestrian safety and comfort.
  - . Create walkable and livable streets for all.
- **Integrated Storm water Management:**
  - . Utilize roads as part of a holistic stormwater strategy
- **Manage rainwater runoff through innovative road design.**



### Bike Path Network & Aquatic Shuttle Service.

#### Key Objectives:

- Create a pedal-priority infrastructure
- Establish strategic waterway hubs
- Ensure universal access and connectivity
- Offer leisurely mobility experiences
- Link to community hubs and central destinations.

Efficient, eco-friendly transit with autonomous vehicles and smart traffic management. Facilities for soft non-motorized transport (Bicycle, Motorcycles etc).

The ongoing Lagos Blue Line railway, extending from the Western Region of Mile 2 to Okokomaiko, along with the Red Line from Agbado to Marina, which connects to the Murtala Mohammed Airport at Ikeja, and the proposed 4th Mainland Bridge and Lekki Airport, will significantly enhance accessibility to Osapa smart city in the near future.

The on-going Lagos – Calabar Coastal Highway is running along the neighborhood of the city.





**Metropark7**  
A smarter estate  
within the smart city





MetroPark7 Smart Estate is a complete digitally enabled residential estate within the Metro Smart City.

At MP7, our vision is to create a harmonious balance between living and working, fostering a vibrant community where residents and businesses thrive together. Our key aim is to pioneer a Decentralized Business District model that puts people at its core, prioritizing convenience, collaboration, and quality of life. Apart from the general smart city infrastructure within the city, MP7 boasts of complete remote access and exit by residents.

Owners are linked with fibre-optics remote controllers to grant access and exit to their visitors.

Metropark 7's niche is offering and leveraging on smart city frontier technology solution to enhance safe, pleasant and efficient city life experience. Adjacent to Metropark 7 Estate are prestigious high-end residential estates of Pinnock Estate, Orange Estate and Victoria Bay Estate surrounded by extensive pleasant waterfront with unique pleasurable soothing neighbourhood living experience.





# Metro Smart City: The Value

The Nigeria Real Estate Market Review for the first half of 2023, has reported that the value of land in Ikoyi grew by 113 per cent, moving up from N514,890 per square meter (psm) to N1,1 million psm between 2021 and 2023.

(<https://www.arise.tv/report-ikoyi-records-113-rise-in-value-of-land-in-two-years/>)

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1960s Victoria Island, Lagos.

Analysis of the average land prices in key nodes of Lagos State indicate that there was an increase between 22% and 63% in the last two years. Lekki Phase 1 recorded the highest increase of 63 % in land prices between 2021 and 2023.

(<https://dailytrust.com/land-prices-in-lekki-ikoyi-others-grow-by-63-in-2-years-report/>)



Find out where the people are going and buy the land before they get there.

~William Penn Adair

## Opportunities For Benefactors

### Investors

**High Returns:** Access to lucrative investment opportunities with potential for substantial returns.

**Exclusive Packages:** Tailored investment options and early bird opportunities.

**Strategic Growth:** Long-term value through involvement in an innovative, sustainable project.

**Brand Prestige:** Enhance portfolio with a high-profile, future-focused development.

## Businesses

**Prime Location:** Operate in a strategic, high-visibility area by the Lagoon opportunities with potential for substantial returns.

**Advanced Infrastructure:** Utilize cutting-edge technology and smart systems.

**Business Incentives:** Benefit from tax advantages and supportive regulations

**Market Access:** Reach a high-income, tech-savvy consumer base.

**Networking:** Collaborate with innovative companies and industry leaders.

## Payment Plans:

- Outright Purchase,
- Installment Purchase Plan,
- Pooling Purchase scheme.

Note: Land purchase concluded only on hectare sale



## The Developer: Metrospeed Property Development Limited



MPD brings over 13 years of expertise in both residential and commercial property management.

Our commitment to excellence, integrity, and superior service has established us as a trusted name in the industry.

We have proudly served prestigious organizations, including Lead City University, Megamound Investment Company Limited, Lekki County and Homes Limited, Federal Mortgage Bank of Nigeria, Federal Ministry of Power, Works and Housing, Federal Medical Center Abeokuta, Federal Polytechnic Abeokuta, and Citycode Mortgage Bank Lagos.

### Our Key Projects

- **MetroPark1 Abeokuta:** Development on 55 hectares, including 10 hectares of mixed-use development and 10 hectares dedicated to high-income duplexes.
- **Ajebo Road Link:** Engineering design for the construction of an access road to the PPP Estate.
- **Ibadan Residential Development:** Construction of 4 units of 4-bedroom terraces and 72 units of 3-bedroom apartments.
- **NICON Town, Lagos:** Residential development of a 6-bedroom detached house with a 2-bedroom domestic staff quarters.

At MPD, we take pride in our innovative approach and our ability to transform clients' visions into enduring realities.



## The Contractor: China Civil Engineering Construction Corporation (CCECC)



CCECC's business scope includes international railway construction contracting, civil engineering design & consultancy, real estate development, trading, industrial investment, and hotel management.

The company operates in over 40 countries and regions, with more than 20 overseas offices or subsidiaries.

### Key Projects in Nigeria:

- Rehabilitation and Asphalt Overlay of Lagos/Ibadan Expressway.
- Rehabilitation of Ikot Akpaden-Okoroette Road (NDDC).
- Construction/Rehabilitation of Ugep, Ikom, Ogoja, and Obudu Urban Roads.
- Construction of Four New International Airport Terminals in Kano, Lagos, Port Harcourt, and Abuja.
- Abuja Light Rail Project.
- Lagos-Kano Railway Construction.
- Lagos Rail Mass Transit System.

The partnership between CCECC and Metrospeed Property Development Limited represents a significant step towards the sustainable development of one of Nigeria's fastest-growing regions, promising substantial benefits.





## The Team:



### DELE OYEFUGA - CEO, Metrospeed Group

Dele Oyefuga is a seasoned professional with over 30 years of experience in Engineering, Real Estate and the Nigerian security sector. He is a retired Colonel in the Nigerian Army.

As the CEO of Metrospeed Property Development Ltd, he has successfully led the Company to develop several estates in major cities across the Country. He was involved in projects in Carlton Gate, Lekki County Homes among others providing consultancy and construction services.

He holds a BSc in Mathematics, a BSc in Electrical/Electronics Engineering, an MBA and a Master's in International Relations.

His honors, include the Forces Service Star . He was a former Chairman of the Nicon Town Residents and Plots Owners Association. He is also a member of Real Estate Developer Association of Nigeria.



### KUNLE ADESOPE - Chairman, Board of Directors. Metrospeed Property Development

Kunle Adesope is a retired Major General of the Nigerian Army. He served the nation meritoriously at various capacities, including as a Defence Attache, for over 35 years. He is a seasoned financial administrator with a knack for excellence and professionalism. He holds BSc., MBA(Finance), and MSc. in Policing Security and Community Safety. He is a fellow of the Institute of Chartered Accountants of Nigeria, Chartered Institute of Taxation of Nigeria, Nigerian Institute of Management, Chartered System Administrator (USA) amongst others. He is a team player and currently a director in four companies including Metrospeed Property Development Limited.



### JIANG YAOW - Project Manager, CCECC

Jiang is the Executive Director, CCECC Harbour Engineering and the Project Manager.

He is a seasoned expert in Harbour and Engineering Construction. With over 11 years of expertise, he has significantly contributed to various specialization such as highway construction, railway development, large-scale maritime projects and Project management.

Mr. Jiang holds a BSc in Logistics Engineering from Shandong Jiaotong University and an MSc in Transportation Planning and Management from Central South University.



### **DEBO OMOTUNDE - Lead Business Strategy Consultant**

Often called PD, Debo is the Principal consultant of N'Able Global solutions Limited a strategy and innovation company. He is a British Standard Institute Certified Lead Auditor who also holds a Harvard university certificate in strategy & innovation and disruptive strategy. He is also a Fellow of the Institute of Management Consultants.

PD has successfully executed & project-managed EIA & EMS projects for key players in the oil & gas, aviation as well as in the power sector, working with several SMEs to effectively implement ISO 9001 standard. Debo served for a few years as a faculty member of TENARIS Corporate University and is a published author. He currently serves as the Director of Global Ministry at The Elevation Church, Lagos.



### **KEHINDE DANIEL - Project Attorney**

K.D is a notary public and Managing Partner in OAD Legal Practice. She is a member of Nigerian Bar Association, Chartered Institute of Arbitrators, UK – (MCI Arb.), and the Chartered Institute of Taxation of Nigeria.

Her area of expertise covers Real Estate Transactions, Land Matters, Labour matters, Data Protection, Taxation, Insolvency, Family and Probate matters, Corporate & Company Secretarial Services, and Dispute Resolution.



### **EMIKE I. NTIOKIET - Head, Sales & Marketing**

Emi is a seasoned professional with over 17 years diverse experience in Marketing, Customer experience and Digital business transformation.

She has worked across the health, financial, telecommunications, advertising, and construction sectors, bringing advanced, strategic insights to marketing. She holds a Master's degree in Digital management and Business Transformation from the University of Valencia/Rome Business School, Rome.



### **PROF. MIKE ADEBAMOWO - Principal Consultant, Architecture.**

Prof. Mike Adebamowo, the lead consultant of AMA DESIGNS LIMITED is a seasoned architect and fellow of the Nigerian Institute of Architects.

With almost 40years experience in the construction industry, he has designed and supervised several building projects covering various building types.

He is a member of Network for Comfort and Energy Use in Buildings (NCEUB) UK, member American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) and a Fellow of the Society of Environmental Toxicology and Pollution Mitigation (SETPOM).





### ONALAGUN .A. IBRAHIM- Consultant Surveyor

Ibrahim is licensed by the Surveyors Council of Nigeria (SURCON), a member of Nigerian Institution of Surveyors (NIS) and a fellow of the Institute of Management Consultants (IMC).

He possesses over 12 years of experience in Surveying & Mapping, Dredging/ Reclamation, Construction and Maritime Industries.

He holds a BSc. & MSc. in Surveying & Geoinformatics with a major in Hydrography/ Geodesy from the prestigious University of Lagos, Akoka, Lagos, Nigeria.



### MIRABEL MONYE- Executive Secretary

Mirabel Monye obtained her LL.B from the University of Ibadan in 2010 and was called to the Nigerian Bar in 2012.

Her expertise include inter alia Alternative Dispute Resolution (ADR), Arbitration, Commercial law and Corporate Governance.

She currently works with Metrospeed Group as the Company Secretary and Head, Legal.

## Metrospeed-CCECC Contract Signing Ceremony - July, 2023

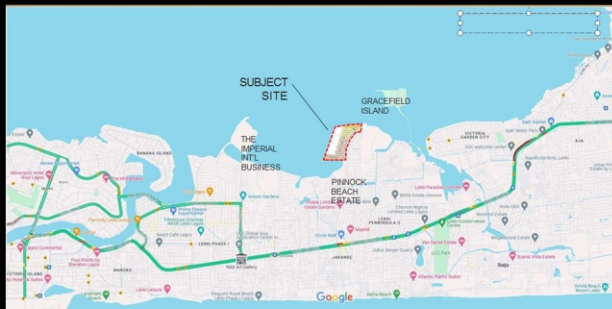


# A Partnership to shape the future.





# Satellite Images in contextual view.





# Our Commitment to Quality and Community.

Our commitment to quality is embedded in every aspect. From state-of-the-art infrastructure and cutting-edge technology to sustainable design and meticulous craftsmanship, we ensure that each element of our city meets the highest standards of excellence. We are not just building a smart city; we are cultivating a future where excellence and connection are at the heart of everyday life.





INTERESTED IN MAKING THE NEXT BIG MOVE?

**Take advantage of our limited early bird offer!!!**

Let's get back to you...

Name

Email

Phone number

Please tick your area of interest?



**PURCHASE**



**PARTNERSHIP**

*"Own tomorrow's luxury today."*



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NOW IS THE TIME TO  
**UNLOCK YOUR SPACE IN THE  
LAGOS OF THE FUTURE**



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**Metro Smart City** will present  
**THE LONGEST LAGOON-VIEW  
BUSINESS DISTRICT IN AFRICA**

**Invest in ICONIC Assets.**





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A Metrospeed Project