

PROJECT INITIUM

BY REALTY JUNCTION



ABULE IJESHA,
YABA, LAGOS



Project Overview

Project Initium by Realty Junction

Welcome to Project Initium, a boutique-style residential development designed for urban dwellers who desire luxury, privacy, and long-term value in the heart of Yaba, Lagos. Developed by Realty Junction, this project sets a new standard in modern living with a fusion of aesthetic design, durable construction, and smart investment potential.

Project Initium features exquisitely finished residential units — ensuring exclusivity, comfort, and a peaceful living environment. Whether you're a first-time homebuyer, investor, or a professional seeking a central address, Project Initium offers a lifestyle upgrade at unbeatable off-plan pricing.



Key Project Highlights:

Location:

Abule Ijesha, Yaba, Lagos

Project Type:

Low-density residential apartment block

Unit Types:

Self-Contained (Studio) and Mini Flat

Developer:

Realty Junction Property & Development

Construction Status:

Now Selling at Off-Plan Stage





Vision

To create a refined residential experience that offers tenants and homeowners luxury, security, and long-term investment growth — all within a peaceful, non-crowded gated compound.

Structure

The development is carefully planned to meet modern living standards while preserving space, privacy, and aesthetics — perfect for contemporary living in one of Lagos' most vibrant districts.

Map snippet



Why Yaba?

Lagos' Thriving Urban Hub

Yaba, located in the heart of Lagos Mainland, has rapidly become one of the most sought-after neighborhoods for residential and commercial real estate in Nigeria. Its transformation over the past decade has made it a prime destination for investors, homeowners, students, and working professionals alike. What makes Yaba so attractive is its unique blend of accessibility, innovation, academic prominence, and lifestyle appeal — all of which combine to drive constant demand for quality housing.

One of Yaba's most defining features is its reputation as the tech and innovation hub of Nigeria. Often dubbed the “Silicon Valley of Nigeria,” Yaba is home to an ever-growing number of startups, tech companies, and innovation hubs, including giants like Flutterwave, Andela, and the Co-Creation Hub (CcHub). This ecosystem attracts thousands of tech talents, entrepreneurs, and investors into the area, all of whom contribute to the strong housing demand and upward trend in property value.



Why Yaba?

Lagos' Thriving Urban Hub

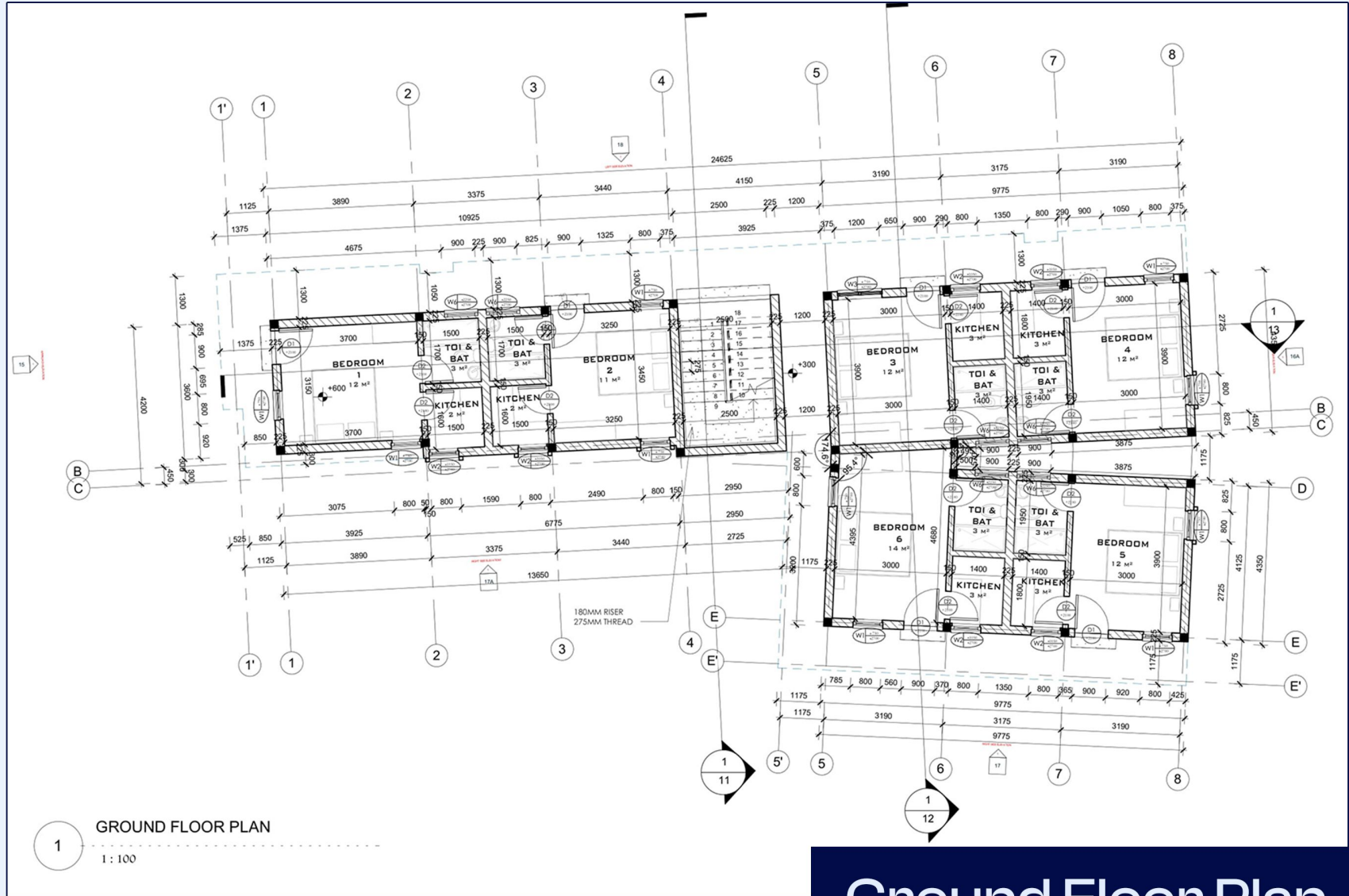
Yaba is also an academic powerhouse. The neighborhood hosts some of the country's most prestigious institutions of higher learning, such as the **University of Lagos (UNILAG)**, **Yaba College of Technology (YABATECH)**, and the **Federal College of Education (FCE)**. These institutions draw in a large population of students, lecturers, and education professionals year-round, creating a robust and consistent demand for rental accommodation and studio apartments — particularly properties that offer comfort, safety, and modern amenities. Connectivity is another strong point for Yaba. It enjoys seamless access to key areas of Lagos. The Third Mainland Bridge, which links the Mainland to the Island, is just 10 minutes away. Yaba's central location also provides quick access to other major zones like Ikeja, Victoria Island, Surulere, and Lagos Island, making it a highly convenient place to live for both work and leisure.

In terms of lifestyle and amenities, Yaba offers a balanced mix of tradition and modernity. It has grown into a vibrant, commercial, and social hub with everything from shopping malls and cafés to hospitals, banks, and recreational centers. With numerous government-led urban renewal projects ongoing, the face of Yaba is continuously evolving to meet modern urban living standards.

Perhaps most importantly for property owners and investors, real estate in Yaba continues to appreciate steadily. Due to its booming tech sector, educational institutions, and prime location, property prices in Yaba are expected to keep rising in the coming years. This makes it not only a great place to live but also a smart financial move for those looking to invest in a high-demand area with strong rental income potential and resale value.

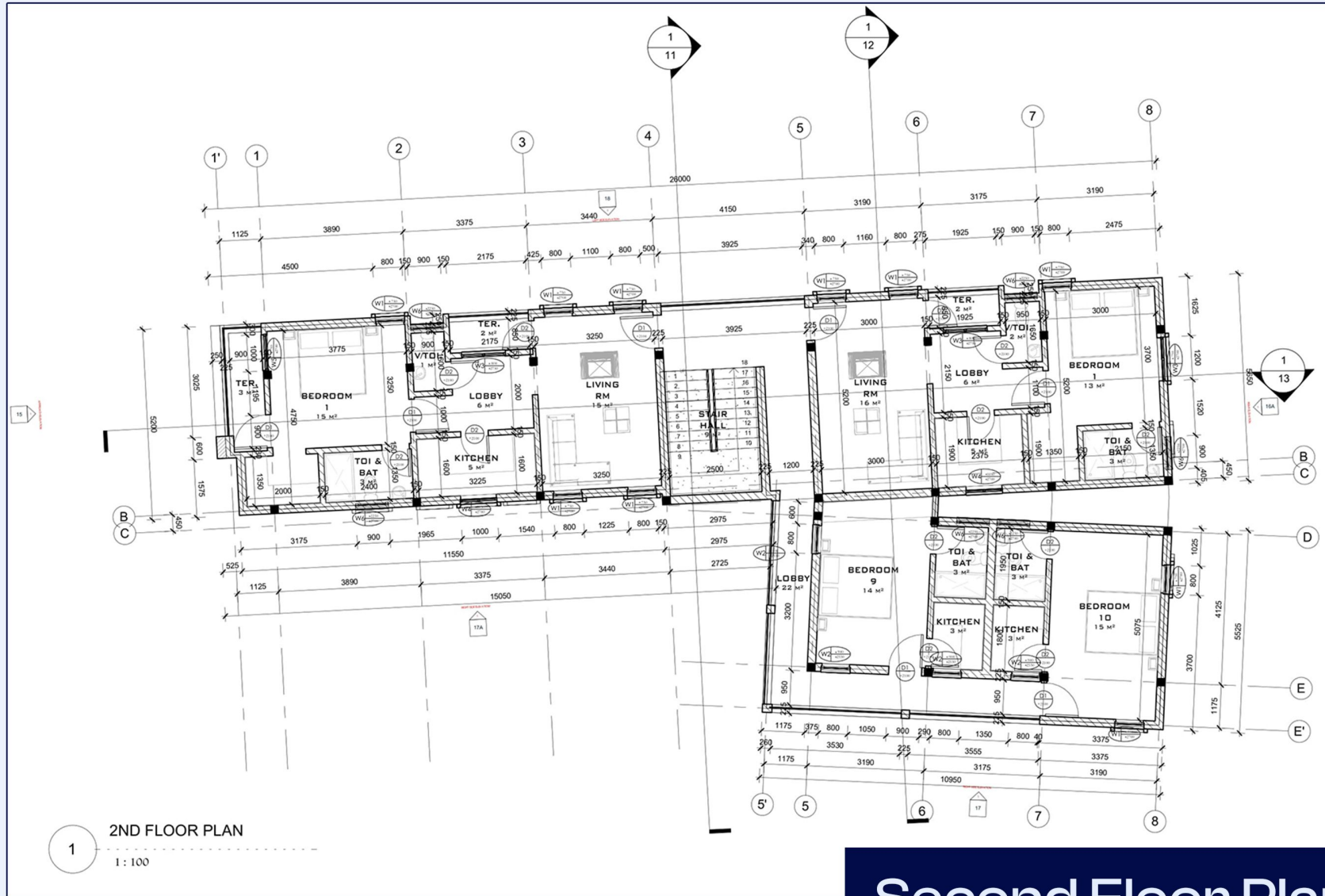
In essence, Yaba represents the perfect fusion of location, lifestyle, and opportunity. For those seeking long-term value, whether as a homeowner or investor, Yaba is undeniably the place to be — and Project Initium by Realty Junction positions you right at the center of it all.

2D Plans of the Project



Ground Floor Plan

2D Plans of the Project



Second Floor Plan

3D Plans of the Project



1 GROUND FLOOR 3D

6 UNIT STUDIO APARTMENTS

Ground Floor Plan

3D Plans of the Project



1 1ST FLOOR 3D

2 UNIT STUDIO + 2 MINI FLAT APARTMENTS

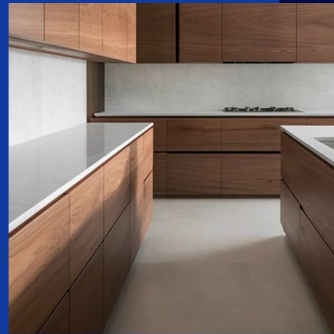
3D Plans of the Project



1

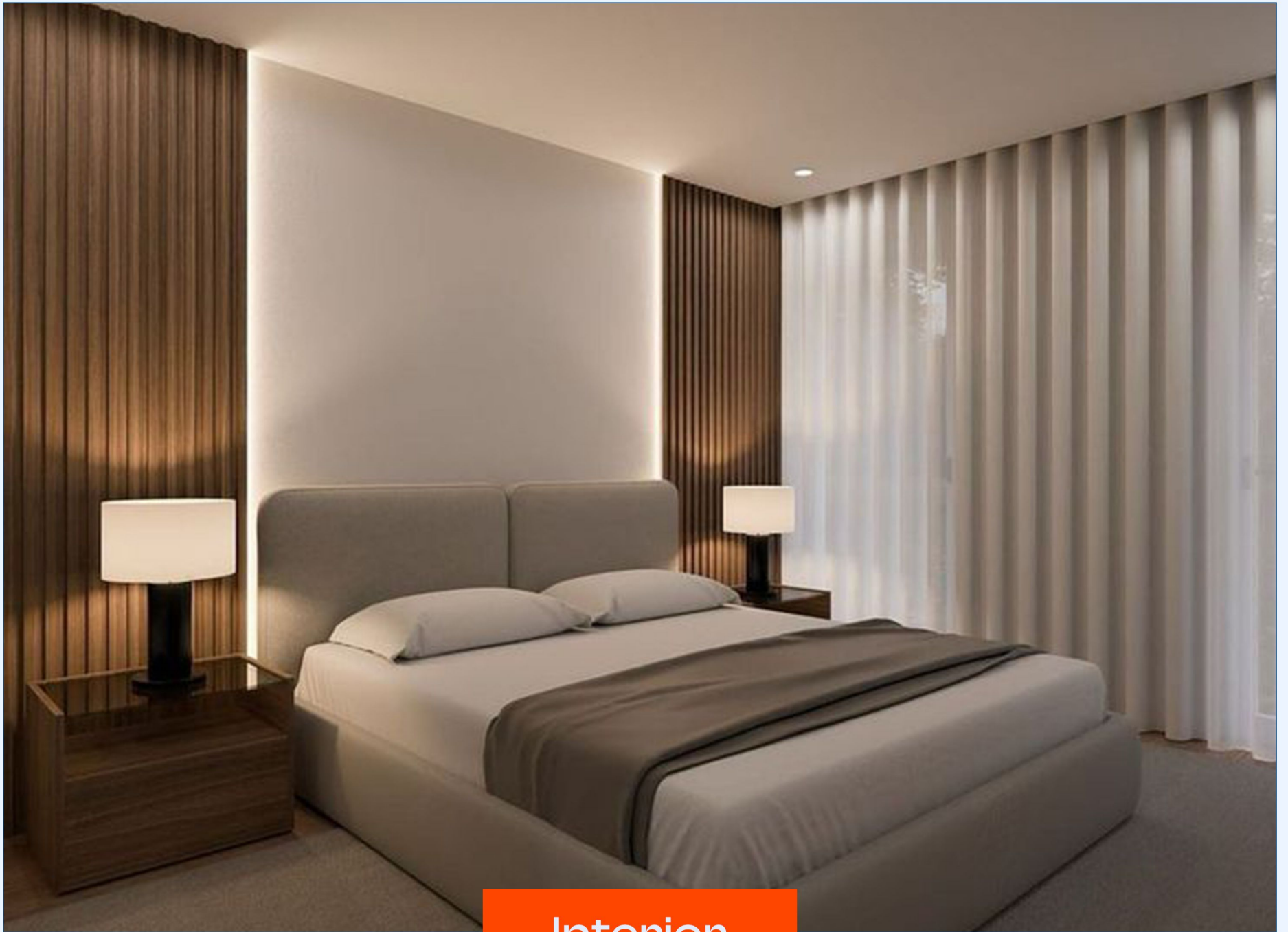
2ND FLOOR 3D

Second Floor Plan

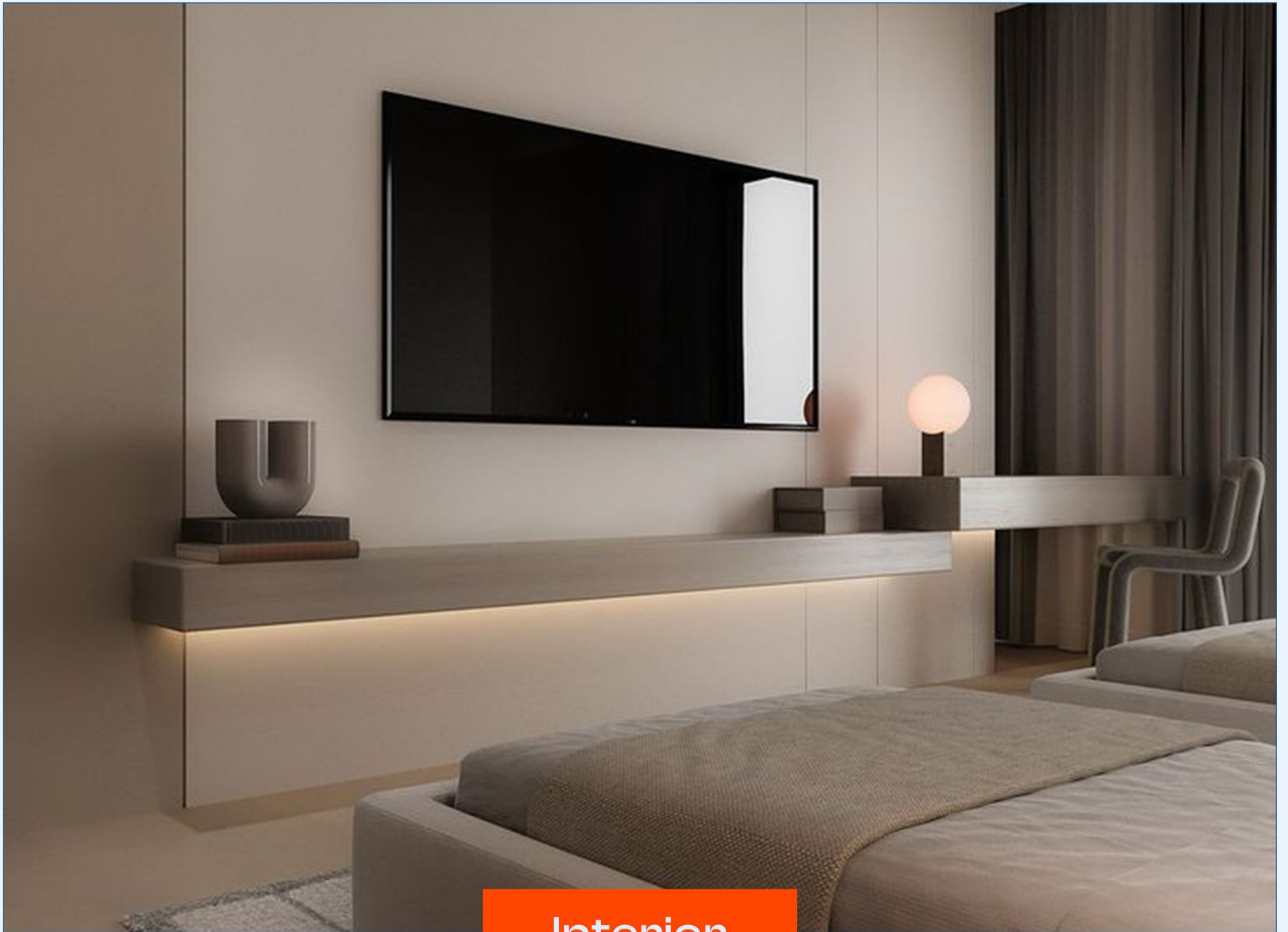


Facilities & Amenities

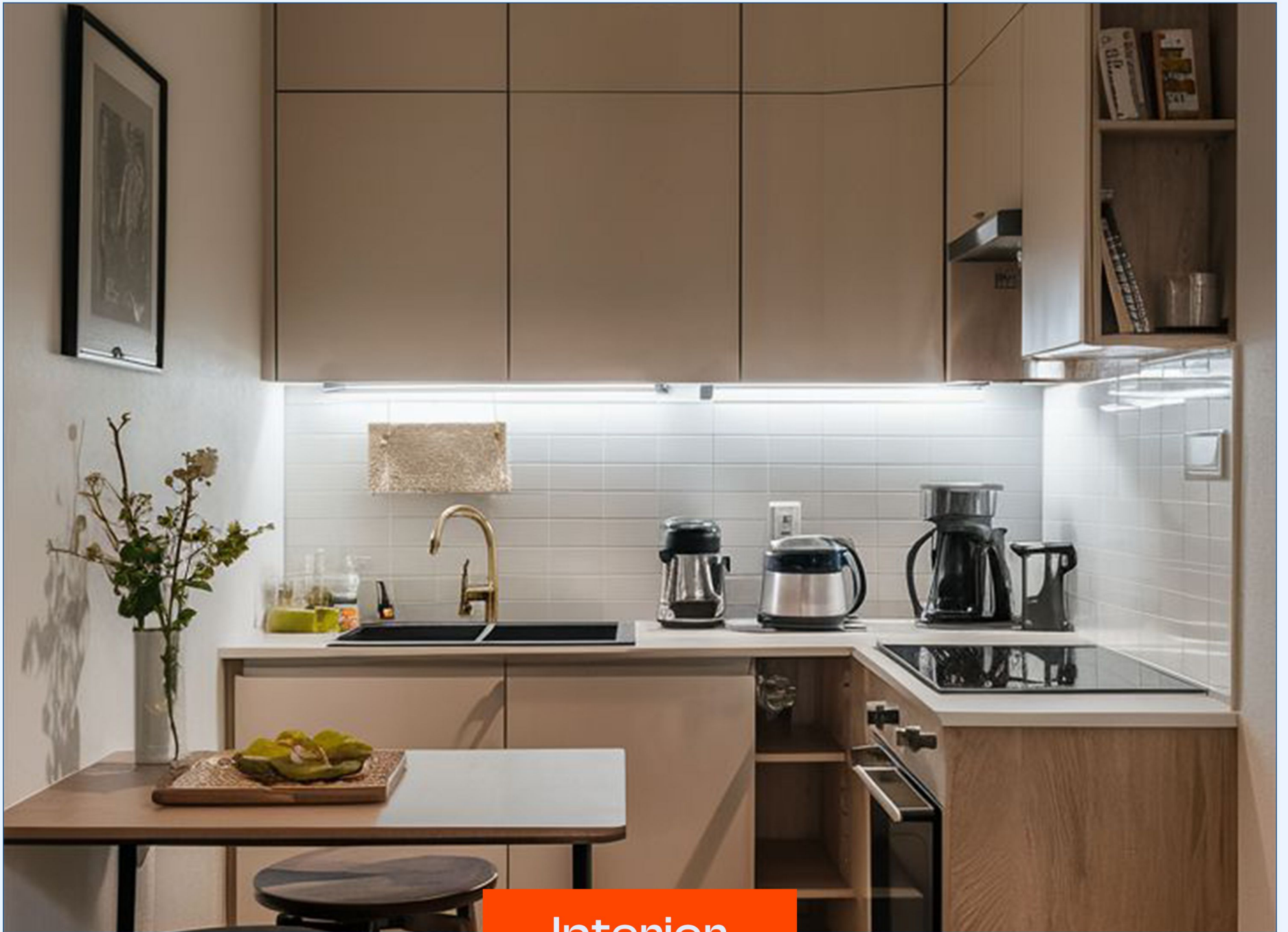
- ✓ POP Ceilings
- ✓ Screeded Walls
- ✓ Stylish Kitchen Cabinets
- ✓ CCTV
- ✓ Ample Parking
- ✓ Stable Power
- ✓ Prepaid Meter
- ✓ Borehole & Water System
- ✓ Gated Security



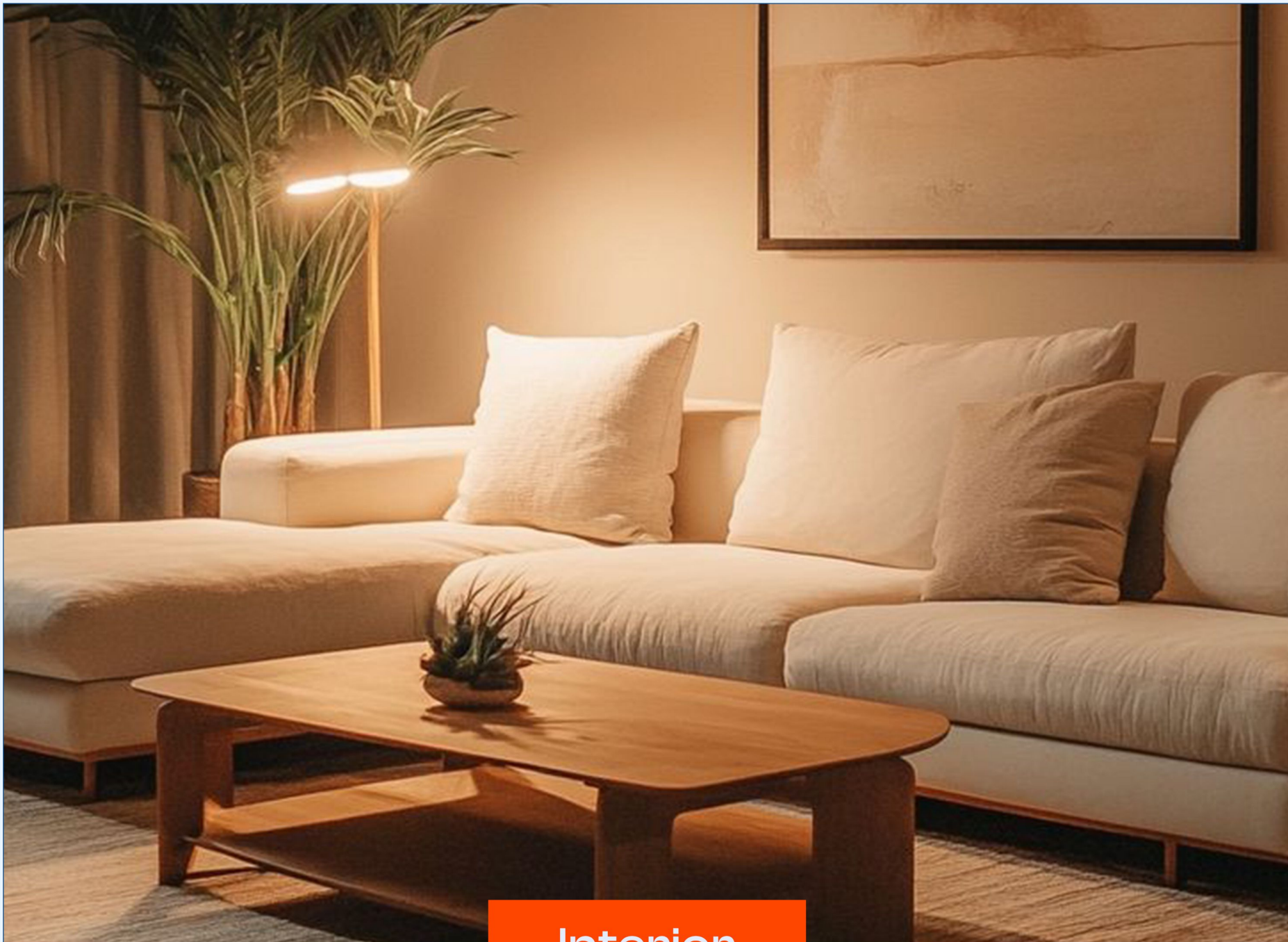
Interior



Interior



Interior



Interior

Investment Options at Project Initium

Project Initium offers multiple income-generating pathways for forward-thinking investors. Here's how you can turn your unit into a high-yield asset:

Long-Term Rental

Capitalize on the high demand for quality housing in Yaba. With thousands of students and professionals seeking accommodation daily, renting out your unit guarantees steady annual income and long-term value appreciation.

Student Hostel Model

With UNILAG, YABATECH, and FCE nearby, there's a massive student population in constant need of decent housing. A studio apartment at Initium can serve as a premium student hostel with low vacancy rate – with prices ranging between **N2,000,000 - N2,500,000 annually.**

Short-Let/Airbnb

Tap into Yaba's growing short-let market. Whether for visiting professionals, tourists, or digital nomads, your unit can fetch daily rental rates of N40k – N70k depending on furnishing and season — delivering high ROI in a low-density, secure environment.

Investors' Value Proposition

Why Invest in Project Initium?

Project Initium by Realty Junction is more than real estate — it's a wealth-building asset in one of Lagos' most sought-after locations.

Key Value Points:

- **Strategic Location:** Yaba is a central tech, academic, and business hub with skyrocketing housing demand.
- **High ROI Potential:** Short-let and rental markets in Yaba generate impressive monthly income.
- **Secure 20-Year Lease:** Long-term ownership with no land documentation worries.
- **Capital Appreciation:** Off-plan buyers enjoy below-market prices — expect significant value uplift post-construction.
- **Low-Density Privacy:** Only a limited number of units ensures exclusivity and higher rental value.

PAYMENT PLAN OPTION

Payment Breakdown - Selfcon (Studio Apartment)

Plan	Total Price	Initial Deposit	Monthly Payment (If Spread Evenly)	Duration
1 - Year (Full)	N14,000,000	N14,000,000	N/A	One-time
3- Month Plan	N14,500,000	N5,000,000	N4,750,000 per month	3 Months
6 - Month Plan	N15,000,000	N5,000,000	N2,000,000 per month	6 Months

PAYMENT PLAN OPTION

Payment Breakdown - Mini Flat (1 Bedroom Apartment)

Plan	Total Price	Initial Deposit	Monthly Payment (If Spread Evenly)	Duration
1 - Year (Full)	N24,000,000	N24,000,000	N/A	One-time
3 - Month Plan	N24,500,000	N8,000,000	N5,500,000 per month	3 Months
6 - Month Plan	N25,000,000	N8,000,000	N2,833,333 per month	6 Months

Note:

- > Initial deposits are flexible and negotiable based on discussion at signing.
- > Payments can be made via bank transfer or certified means.
- > Installments must be completed within the stipulated period to maintain the agreed plan.

INVESTMENT RETURN ANALYSIS

Self-con (studio Apartment) - Purchase Price: From N14M

Use Case	Estimated Daily Rate	Occupancy	Annual Revenue Range
Rental Income	-----	-----	N1M - N1.5M
Hostel Use	-----	-----	N2.2M - N3M
Shortlet Model	N40k - N50k	240 days/year	N9.6M - N12M



INVESTMENT RETURN ANALYSIS

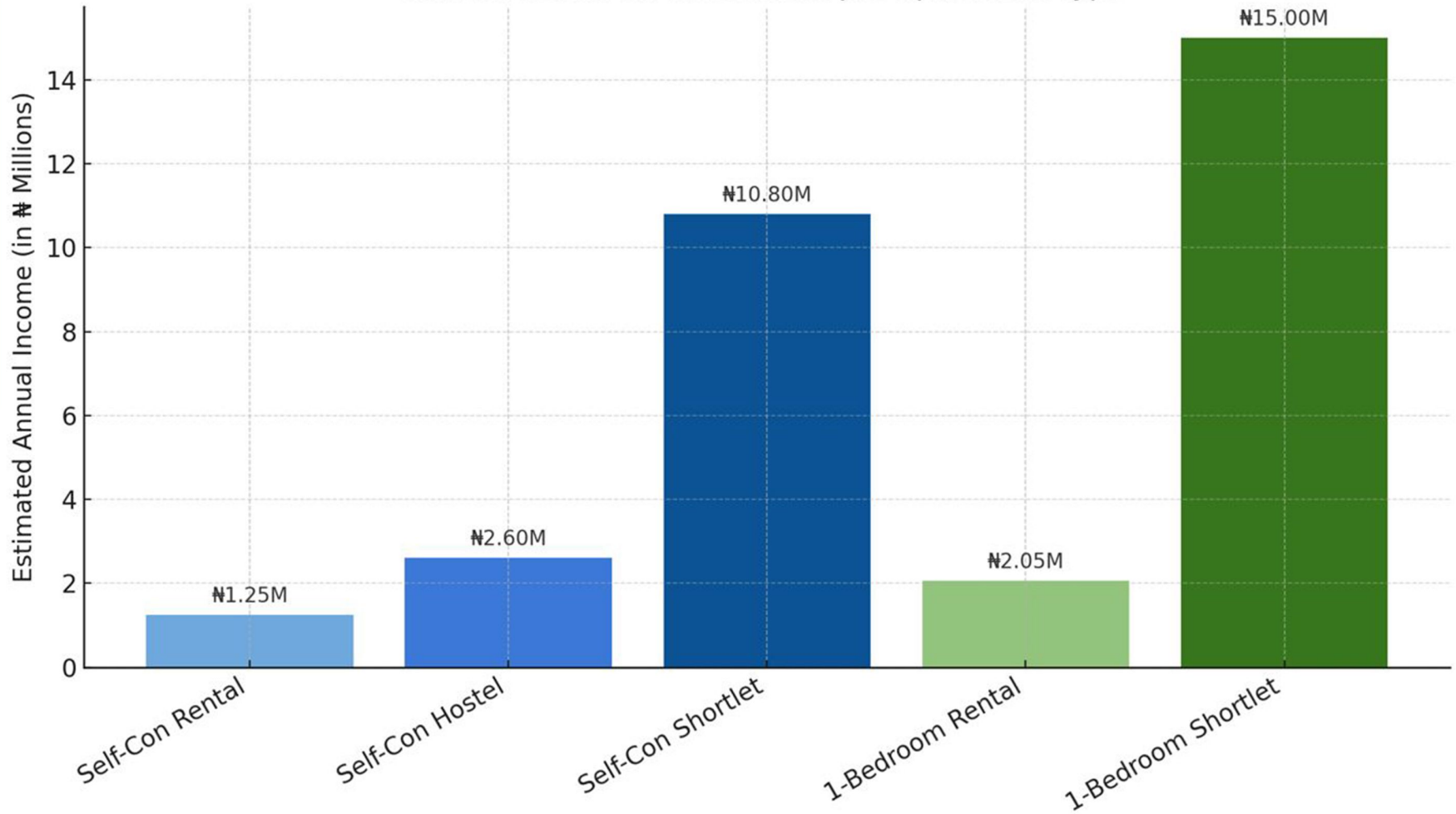
Mini Flat (1 Bedroom) - Purchase Price: From N24M

Use case	Estimated Daily Rate	Occupancy	Annual Revenue Range
Rental Income	-----	-----	N1.8M - N2.3M
Shortlet Model	N55k - N70k	240 days/year	N13.2M - N16.8M

Smart Insight:

- > Shortlet options offer the highest yield but require active management.
- > Hostel investment is ideal for passive, high-turnover income in student areas like Yaba.
- > Rental income is stable and requires minimal involvement, perfect for hands-off investors.

Annual Return on Investment per Apartment Type



How to Secure a Unit at Project Initium

Securing your unit at Project Initium by Realty Junction is seamless, transparent, and structured to give you peace of mind:

Step
01

Express Your Interest

Reach out via call, or email to indicate your preferred apartment type (Self-Con or Mini Flat) and payment plan.
08034730804 RJPDLimited@gmail.com

Step
02

Schedule a Physical or Virtual Inspection

We'll arrange a visit to the project site or provide a virtual tour to help you make an informed decision.

Step
03

Complete the Application Form

Fill out a brief application to reserve your chosen unit and select your preferred payment structure (full, 3 months, or 6 months).

Step
04

Make Initial Deposit

Secure your unit with an initial deposit based on your selected plan: Full payment, 3-6-month options are available. See page 9 for more details

Step
05

Receive Your Payment Schedule & Documentation

You'll receive an official receipt, payment breakdown, and draft lease agreement confirming your investment.

Step
06

Construction Updates

You'll receive regular updates on construction milestones, design, and delivery timelines.

FAQ

Frequently Asked Questions



1. What is Project Initium?

Project Initium is a luxury, low-density residential project offering Self-Contained and Mini Flat apartments in the heart of Yaba, Lagos. It's a 20-year long lease property tailored for smart urban living and high returns.

2. Where is the project located?

12 Kayode Street, Abule Ijesha, Yaba, Lagos
Strategically located near UNILAG, YABATECH, FCE, and just 10 minutes from the Third Mainland Bridge.

3. What type of apartments are available?

- Self-Con (Studio Apartment) – N14M (off-plan)
- Mini Flat (1-Bedroom) – N24M (off-plan)

4. Is this a freehold or leasehold property?

Project Initium is a 20-year long lease property, providing stability and security for tenants and investors.

5. What's included in the apartment features?

- Each unit comes with:
- Full tiling & elegant kitchen cabinets
- POP ceiling & screeded walls
- Prepaid meter & stable electricity
- CCTV surveillance
- Ample parking & gated compound

6. What are the payment plan options?

Check page 9

FAQ

Frequently Asked Questions



7. Can I use this for rental, hostel or shortlet business?

Absolutely! The property is investment-ready and perfect for:

- Long-Term Rental
- Student Hostel Business
- Shortlet Apartment (Airbnb model)

8. What ROI can I expect?

Model	Self-Con (N14M)	MiniFlat (N24M)
Rental	N1M – N1.5M p.a.	N1.8M – N2.3M p.a.
Hostel	N2.2M – N3M p.a.	N/A
Shortlet	N9.6M – N12M p.a.	N13.2M–N16.8M p.a.

9. How do I secure a unit?

- Contact us via 08034730804 or RJPDlimited@gmail.com
- Schedule a site visit or virtual tour
- Fill out an application form
- Make your deposit & receive your documents

10. Is the project ongoing or completed?

Project Initium is currently in the off-plan sales phase. Construction updates will be shared regularly with clients.

A Development By:



REALTY JUNCTION
PROPERTIES LIMITED

