

The Vertex Hospitality Redefined

— in Lekki Phase 1

a development by **ace**[®]





Project Type:

Serviced Luxury Apartments designed for Short-Let Returns, Long-Term Leasing, and Capital Appreciation (Resale Value).

Expected Delivery:

December 2026

Construction Duration:

16 Months

Project Address: 7A Olubumi Rotimi Street, Lekki Phase 1



Project Overview

The Vertex is a premium residential masterpiece that merges luxury living with wealth creation.

Every detail from architecture to amenities is crafted to give investors a dual advantage of enjoying an exclusive lifestyle while earning consistent financial returns.

Located in the heart of Lekki Phase 1, Lagos' most prestigious neighborhood, The Vertex is ideal for:

- Short-let investors seeking strong daily income (**₦200,000 – ₦250,000/day**)
- Long-term investors seeking consistent lease income (**₦15,000,000+ annually**)
- **Resale investors** seeking **25–35% appreciation** within 16 months or upon completion

With world-class facilities, hotel-grade management, and ACE Real Estate's trusted delivery record, The Vertex is more than a property, it's a **lifestyle asset** and a **cashflow engine**.

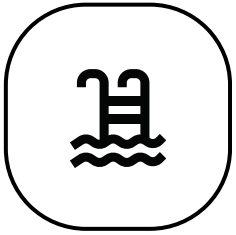


Project Composition

- Total Floors: 5
- Total Units: 18
 - 16 × Two-Bedroom Apartments
 - 2 × Luxury Penthouses

Each unit features open-plan living, spacious en-suite bedrooms, and smart layouts designed for comfort, class, and profitability.

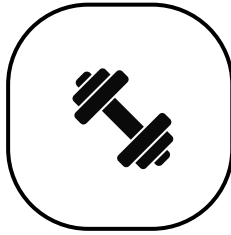
Facilities & Features



Modern
swimming pool



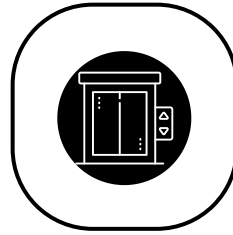
Concierge &
Reception Services



Fully Equipped Gym
& Wellness Center



Professional
Cleaning & Facility
Management



Elevator Access



Water Treatment
System



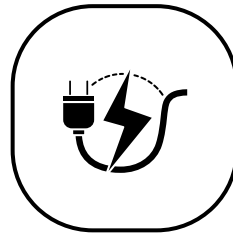
Fire Safety
Certification



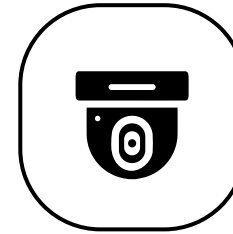
Smart Home
Features



Ample Parking
Space



Backup Power
Supply



24/7 Power
& Security
Surveillance



Investment Value

The Vertex offers investors triple income opportunities, through short-let returns, long-term leasing, and resale appreciation.

Short-Let Market Performance:

- Average daily rate for 2-Bedroom Apartments: ₦200,000 – ₦250,000
- Average occupancy: **65–80% annually**

Guaranteed Rental Income Options:

- ₦40,000,000 annual income (under ACE-managed short-let program)
- ₦15,000,000+ annual lease income (long-term rental option)
- Projected resale value: ₦300,000,000 – ₦350,000,000

Investors may also manage, rent, or resell independently for higher margins.





Floor Plan

- **2-Bedroom Apartment:** Open-plan living, spacious bedrooms, en-suite bathrooms, modern kitchen.



2-Bedroom Apartment Payment & Pricing Options

Each 2-Bedroom Apartment (with BQ) is structured to accommodate flexible purchase preferences, with significant benefits for outright buyers.

Outright Purchase (One-Off Payment)

- **Price:** ₦250,000,000
- **Discount:** ₦50,000,000 OFF base price (₦300M)
- **Savings:** 17% discount
- **Benefit:** Full ownership, maximum ROI, and first-unit priority allocation.

3 months payment plan

- **Price:** #280,000,000
- **Structure:** Initial deposit + balance spread over 3 months
- **Benefit:** Short-term flexibility with near-outright value retention.

6 months payment plan

- **Price:** #300,000,000 (Base Price)
- **Spread:** Equal instalments across 6 months
- **Benefit:** Balanced flexibility with zero premium.

12 months payment plan

- **Price:** #320,000,000
- **Spread:** Flexible instalments over 12 months
- **Benefit:** Extended convenience with long-term payment flexibility.

Pricing Summary Table

Payment plan	Price (₦)	Remarks
Outright (One-Off)	₦250,000,000	Maximum discount, full equity
3-Month Plan	₦280,000,000	Short-term flexibility
6-Month Plan	₦300,000,000	Standard plan
12-Month Plan	₦320,000,000	Extended payment comfort



Project Security & Guarantee

₦3.5 Billion + secured asset portfolio

Lagos State Building Approval

Registered Land Title

Construction Insurance

**Delivery
Guarantee:**

In the unlikely event of delay beyond November 2026, ACE Real Estate guarantees monthly rent compensation to investors until handover is complete.

Key Value Proposition

- **Limited Edition Ownership** – Only 26 exclusive units available
- **Triple Investment Model** – Short-let, lease, and resale potential
- **Guaranteed ROI** – Earn while your asset appreciates
- **World-Class Lifestyle** – Hotel-standard luxury living
- **Peace of Mind** – Full transparency and delivery assurance
- **Prime Location** – Freedom Way, Lekki Phase 1

Exit Strategies

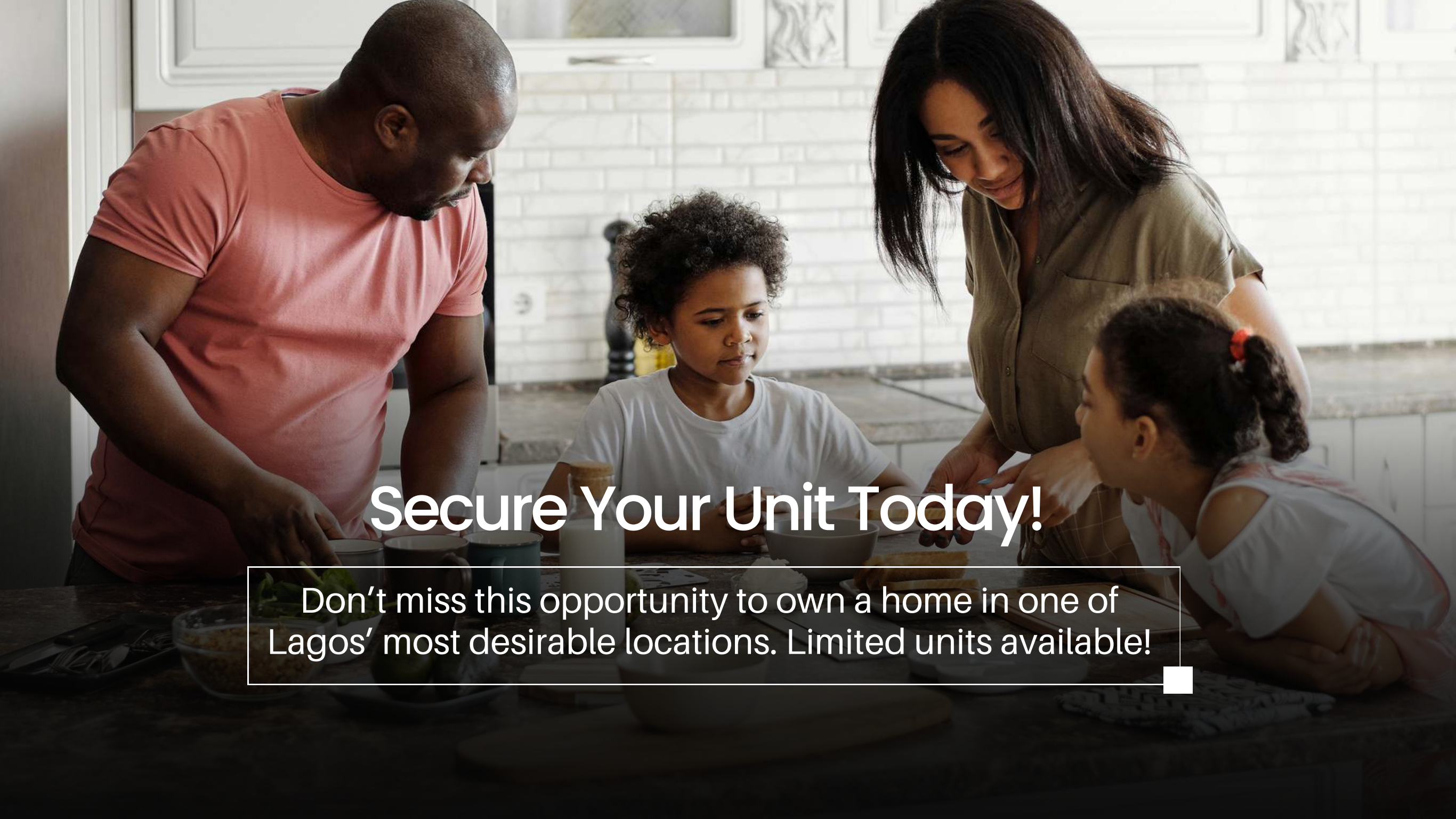
- **Short-Let Income Model** – Passive income through ACE Hospitality Management.
- **Long-Term Lease Model** – Stable and consistent yearly returns.
- **Capital Appreciation Model** – 25–35% profit margin on resale before/after completion

Developer Profile

ACE Real Estate Development Ltd is one of Nigeria's most trusted and forward-thinking developers, with:

- ₦19 Billion+ in completed assets
- 180+ delivered units
- 28,000+ realtor network
- ISO-certified operations
- Recognized for excellence: Young Entrepreneur of the Year & Real Estate Company of the Year





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Don't miss this opportunity to own a home in one of Lagos' most desirable locations. Limited units available!

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