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# Corporate Brochure

**Bourdilloncrest Properties Ltd**

*Luxury Real Estate Development | Lagos, Nigeria*



**BOURDILLON  
CREST** PROPERTIES  
LTD

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# ■ WELCOME LETTER FROM THE FOUNDERS ■

## Dear Esteemed Stakeholders,

Dear Esteemed Stakeholders, Greetings from the vibrant heart of Lagos, where tradition meets innovation and the skyline tells stories of resilience, ambition, and boundless possibility.

We welcome you, not just to a brochure, but to a movement. A movement rooted in African excellence, inspired by the rhythm of our people, and driven by a vision to redefine luxury living on our own terms.

As sons and daughters of this soil, we have walked the streets of Lagos, felt its pulse, and dreamed of spaces that reflect the richness of our heritage and the sophistication of our future. Our journey began in boardrooms, in conversations at membership clubs, in bustling beach-side resorts, and in quiet moments of reflection about what it truly means to build for people with a love and desire for luxury, value and the definition of an enduring legacy.

This company was born from a desire to elevate the African narrative, to show the world that luxury here is not borrowed, but born. It is in the textures of our fabrics, the boldness of our architecture, and the warmth of our hospitality. We are not just building homes; we are crafting sanctuaries that honour culture, celebrate community, and embrace innovation.

We invite you to walk with us. To invest not only in property, but in purpose. To be part of a legacy that will shape the future of Lagos and inspire generations to come.

Welcome to Bourdilloncrest Properties Ltd. Welcome to the new face of African luxury.

**With pride and purpose,  
The Founders**

# Our Story

## ***Rooted in Culture. Rising with Vision.***

Our story begins not with concrete and steel, but with spirit, with the ancestral wisdom of builders, artisans, and dreamers who shaped the landscapes of Africa long before blueprints were drawn. We are heirs to a legacy of greatness, and we carry that legacy forward with pride, precision, and purpose.

Founded in the heart of Lagos, Bourdilloncrest Properties was born from a simple but powerful idea: that African luxury should be defined by Africans. We saw a city bursting with energy, culture, and opportunity, and we knew it was time to build spaces that reflect the soul of our people and the sophistication of our future.

Lagos is more than our location, it is our muse. From the rhythm of the streets in Balogun to the serenity of the Atlantic coast, we draw inspiration from the textures, colours, and stories that surround us. Our developments will not just be structures; they will be bold statements. They will speak of elegance rooted in identity, of innovation guided by tradition.

We began as a small circle of visionaries, architects, entrepreneurs, engineers, accountants and cultural custodians, united by a belief that real estate could be more than transactional. It could be transformational. Today, we stand at the forefront of a new era in African urban living, poised to craft homes and communities that honour the past while embracing the future.

This is our story. A story of bold beginnings, of building with integrity, and of dreaming without borders. And it's only just begun.



# Vision & Mission

***Guided by Heritage.***  
***Building for Tomorrow.***

## Our Vision

To redefine luxury real estate in Africa by crafting spaces that honour our cultural identity, elevate our communities, and inspire global admiration, from the shores of Lagos to the world.

We envision a continent where African excellence is not just celebrated, but lived, where every home tells a story, every skyline reflects our ambition, and every development becomes a legacy.

# Vision & Mission

***Guided by Heritage.  
Building for Tomorrow.***

## Our Mission

### **To Build with Purpose**

We aim to create more than buildings, we dream of shaping environments that reflect the richness of African tradition and the elegance of modern design.

### **To Empower Through Ownership**

We believe in democratising access to luxury, enabling Africans to invest in their future and take pride in their land.

### **To Innovate with Integrity**

Our developments will fuse cutting-edge technology with sustainable practices, rooted in respect for our people and our planet.

### **To Collaborate Across Cultures**

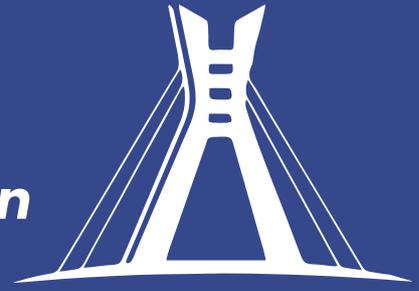
We aim to partner with local artisans, visionary craftsmen, and future-focused investors to ensure every project is a fusion of authenticity and excellence.

### **To Inspire a New Narrative**

We are rewriting the story of African real estate, one that is bold, beautiful, and unapologetically ours.

# Why Lagos?

## *The Pulse of Africa's Ambition*



Lagos is not just a city, it is a force. A living, breathing testament to the spirit of enterprise, creativity, and resilience that defines the African continent. From the shores of Eko Atlantic to the bustling energy of Lekki, Lagos stands tall as West Africa's gateway to the future.

This is where tradition dances with innovation. Where the rhythm of talking drums meets the hum of high-speed connectivity. Lagos is a city of contrast and convergence, where ancient marketplaces coexist with luxury malls, and where the dreams of millions rise with every new sunrise.

## Why We Build Here:

### ➤ **Unmatched Growth Potential**

Lagos is one of Africa's fastest-growing megacities, with a population of over 21 million and a rising demand for premium housing, commercial spaces, and lifestyle infrastructure.

### ➤ **Economic Powerhouse**

As Nigeria's financial capital, Lagos hosts the headquarters of major banks, major insurance companies, tech giants, telecom behemoths, Oil & Gas companies and global corporations. It's a magnet for investment, innovation, and upward mobility.

### ➤ **Cultural Capital**

From Afrobeat to Nollywood, Lagos is the heartbeat of African creativity. Its influence stretches across fashion, music, art, and cuisine, making it a global cultural export.

### ➤ **Strategic Location**

With access to major ports, airports, and trade routes and the industrial free trade zones, Lagos is perfectly positioned for international business and regional connectivity.

### ➤ **Lifestyle & Luxury**

The city's elite neighbourhoods, Ikoyi, Victoria Island, Banana Island, Lekki, offer world-class living, breathtaking waterfronts, and a cosmopolitan lifestyle that rivals any global city.



# We build in Lagos because Lagos builds us.

It challenges us to dream bigger, design bolder, and deliver excellence. In every brick we will lay, we honour the soul of this city, and in every skyline we shape, we write a new chapter in Africa's story



# Market Insights & Opportunity

## *Africa's Time Is Now—And Lagos Leads the Way*

The African real estate market is no longer emerging, it is ascending. With rapid urbanisation, a growing middle class, and a rising appetite for premium living, the continent is witnessing a transformation. At the centre of this evolution stands Lagos: bold, dynamic, and brimming with opportunity.

## Lagos by the Numbers



### **Housing Demand:**

A deficit of over 17 million housing units in Nigeria, with Lagos accounting for a significant share, especially in the luxury and upper-middle segments



### **GDP Contribution:**

Lagos contributes more than 30% to Nigeria's GDP, making it the economic engine of West Africa.



### **Population Growth:**

Over 21 million residents and counting, with projections placing Lagos among the world's top megacities by 2035



### **Diaspora Investment:**

Nigerian diaspora remittances exceed \$20 billion annually, with a growing portion directed toward real estate.

## The Opportunity

- **Luxury Redefined:** There is a shift from imported luxury to locally inspired elegance. Buyers are seeking homes that reflect African identity, craftsmanship, and innovation.
- **Urban Migration:** Young professionals, entrepreneurs, Japa returnees and creatives are flocking to Lagos, driving demand for mixed-use developments, smart homes, and lifestyle communities.
- **Global Attention:** International investors and diasporans are increasingly eyeing Lagos as a gateway to African markets, drawn by its strategic location, vibrant culture, and untapped potential.
- **Tech & Infrastructure Boom:** With the rise of fintech, digital services, and infrastructure upgrades, Lagos is becoming a magnet for future-forward development.



## The Opportunity

The window is open. The market is hungry. And the narrative is shifting, from scarcity to possibility, from imitation to innovation. At Bourdilloncrest Properties, we are positioned at the intersection of culture and capital, ready to deliver developments that meet the moment and shape the future. This is not just an investment in property. It is an investment in Africa's promise

# FLAGSHIP DEVELOPMENTS THAT HAVE DEFINED THE LAGOS SKYLINE

***Icons of Elegance. Anchored in African Identity.***

Previous real estate developments have been more than structures, they are cultural landmarks. Each project is a bold expression of African luxury, crafted with precision, rooted in heritage, and designed to elevate the urban experience. Our properties will compete with these antecedents and reflect the soul of Lagos while setting new standards for sophistication, sustainability, and lifestyle.

## **The Marina Residences**

*Elegance by the Waterfront*

Nestled along the Lagos Marina, this development offers panoramic views of the Atlantic and the city skyline. Inspired by the fluidity of Yoruba sculpture and the serenity of coastal living, The Marina Residences blend modern architecture with indigenous textures.

- › Ultra-luxury apartments and penthouses
- › Private boat access and marina lounge
- › Smart home integration and eco-conscious design



# Eko Heights

## *Where Culture Meets Altitude*

Rising in the heart of Victoria Island, Eko Heights is a vertical tribute to Lagos' ambition. With interiors curated by African designers and communal spaces that celebrate local art, this tower is a sanctuary for those who live boldly.

- › Mixed-use tower with residences, retail, and rooftop lounges
- › Art gallery and cultural event spaces
- › Panoramic views of the city and ocean



# The Pearl at Victoria Island

## *Refined Living, Rooted in Tradition*

The Pearl is a gated enclave that reimagines traditional Nigerian compounds for the modern elite. With lush courtyards, handcrafted finishes, and a design language that honors Igbo and Yoruba aesthetics, it's a celebration of homegrown luxury.

- › Boutique villas and town-homes
- › Wellness centre and private chef services
- › Cultural concierge and curated lifestyle experiences

Each of these developments by other developers is a statement: that African luxury is not an imitation, it is a step towards building excellence and they have set a standard. ***We will build not just for today, but for generations who will look back and see how Lagos rose, beautifully and boldly.***

# DESIGN PHILOSOPHY

***Built with Soul. Styled by Heritage.***

At Bourdilloncrest Properties design is not decoration, it is declaration. Every curve, every texture, every space we will create speaks to the essence of African identity and the elegance of modern living. Our philosophy is rooted in the belief that luxury must feel familiar, that beauty must carry meaning, and that architecture must honour the land it rises from.

We draw inspiration from the wisdom of our ancestors, the symmetry of Nok terracotta, the geometry of Hausa compounds, the fluidity of Yoruba sculpture. These timeless forms guide our hands as we shape the future of African urban living.



# Our Guiding Principles:

## ➤ Cultural Authenticity

We will embed indigenous motifs, materials, and spatial rhythms into every design. From the earthy tones of laterite stone to the woven patterns of Aso Oke, our buildings will reflect the textures of our heritage.

## ➤ Human-Cantered Spaces

Our homes will be designed for connection, for families to gather, for communities to thrive, and for individuals to find peace. We will prioritize natural light, airflow, and intuitive layouts that echo traditional African spatial logic.

## ➤ Modern Elegance

We will fuse Afrocentric aesthetics with global sophistication. Clean lines will meet handcrafted details, and smart technology will blend seamlessly with artisanal finishes.

## ➤ Sustainability with Spirit

We will honour the land by building responsibly. Our projects will incorporate green roofs, solar energy, water recycling, and local sourcing, because true luxury respects the earth.

## ➤ Storytelling

Through Structure Every development shall tell a story, of place, of people, of possibility. Whether it's a courtyard that mirrors village gathering spaces or a façade that evokes tribal artistry, our architecture shall speak in a language that is deeply African and universally admired.

**We don't  
just design  
buildings**

**We design belonging.  
We design legacy.**

**We design the future, with roots  
firmly planted in the past.**



# SUSTAINABILITY & INNOVATION

*Rooted in the Earth. Reaching for Tomorrow.*

At Bourdilloncrest Properties, we believe that true luxury honours the land it stands on. Our approach to sustainability is not borrowed from foreign models, it is inspired by indigenous wisdom, ancestral stewardship, and a deep respect for the rhythms of nature. Innovation, for us, is not just about technology; it's about transformation. It's about building smarter, living better, and leaving a legacy that uplifts both people and planet.

## Our Afrocentric Approach to Sustainability

### ➤ Local Materials, Global Standards

We source responsibly from the land, using granite, marble, laterite, treated bamboo, and recycled treated timber wherever possible; while meeting international benchmarks for durability and safety.

### ➤ Climate-Conscious Design

Our buildings shall be designed to breathe. Inspired by traditional compound layouts and passive cooling techniques, we will reduce energy consumption while enhancing comfort.

### ➤ Green Energy Integration

Solar panels, energy-efficient lighting, and smart metering systems shall be the standard across our developments, because the sun is our oldest ally.

### ➤ Sustainability with Spirit

We will honour the land by building responsibly. Our projects will incorporate green roofs, solar energy, water recycling, and local sourcing, because true luxury respects the earth.

### ➤ Water Wisdom

We will implement rainwater harvesting, greywater recycling, and low-flow fixtures to conserve one of Africa's most precious resources.

### ➤ Waste-to-Value Systems

From composting organic waste to converting construction debris into usable material, we will turn what others discard into opportunity.

# Innovation with African Soul

## ➤ **Smart Living, Seamless Experience**

Our homes will feature intelligent systems for lighting, security, and climate control, designed to simplify life without compromising cultural warmth.

## **Tech-Enabled Communities**

- We build digital infrastructure into our neighbourhoods, enabling residents to connect, trade, and thrive in a modern African ecosystem.

## **Cultural Innovation**

- We will collaborate with local artisans, technologists, and creatives to infuse our spaces with storytelling, art, and interactive design rooted in African expression.

**Sustainability** is not a trend,  
it is **tradition**.

**Innovation** is not **imitation**,  
it is **imagination**.

**At Bourdilloncrest Properties,**  
we build with conscience, create with courage,  
and dream with the continent in mind.



# CLIENT EXPERIENCE & LIFESTYLE

*Luxury That Feels Like Home. Living That Honors the Soul.*

At Bourdilloncrest Properties, we believe that luxury is not just about what you own, it's about how you live. Our client experience will be crafted with intention, rooted in African hospitality, and elevated by global standards. From the first handshake to the final handover, we aim to treat every client not as a transaction, but as a member of our extended family.

We understand that our clients are visionaries, tastemakers, and legacy builders. That's why we will curate a lifestyle that reflects their values, amplifies their aspirations, and celebrates their heritage.

## The Afrocentric Lifestyle We Offer

### ➤ Personalized Service, Pan-African Warmth

Our concierge teams will be trained not just in excellence, but in empathy. Whether it's arranging a private chef, sourcing local art, or organizing cultural experiences, we aim to serve with passion and a heart.

### ➤ Spaces That Speak Your Language

Our interiors will be designed to feel familiar, woven textures, earthy palettes, and curated African décor that evoke a sense of place and pride.

### ➤ Community with Character

We shall build neighbourhoods, not just buildings. Our developments shall include shared courtyards, wellness centres, and cultural lounges that foster connection and celebration.

### ➤ Wellness Rooted in Tradition

From herbal gardens to spa rituals inspired by African healing practices, we will offer holistic wellness experiences that nourish body and spirit.

### ➤ Security and Serenity

Our gated communities and buildings shall offer peace of mind, with discreet security, smart surveillance, and tranquil environments that allow you to truly exhale.

### ➤ Legacy Living

We aim to help our clients build generational wealth, not just through property, but through purpose. Every home shall be a statement of identity, a vessel of memory, and a gift to the future..



**To live in a Bourdilloncrest Properties development shall be to live with intention.**

It is to rise each morning in a space that reflects your story, your culture, and your dreams. It is to experience African luxury, not as a borrowed idea, but as a lived reality.

# DEVELOPMENT STRATEGY

## Objectives

To become Lagos's premier developer of unparalleled, high-end real estate, synonymous with exceptional quality, innovative design, and an uncompromising commitment to excellence. Our mission is to curate unique living experiences that redefine luxury, enhance the urban landscape, and deliver superior, sustainable returns for our investors and stakeholders.

## Core Differentiators

Our consortium model is our key strength. By uniting best-in-class architects, interior designers, engineers, legal experts, A-list construction contractor, surveyors, financial advisers and experienced real estate marketing professionals under a single leadership, we ensure seamless integration, meticulous attention to detail, and rigorous quality control from conception to completion. Bourdilloncrest Properties are not just builders; we are creators of value and legacy.

## STRATEGIC PILLARS

### Pillar 1: **Elite Land Banking & Location Curation**

We will proactively secure prime, irreplaceable land in exclusive, high-growth corridors of Lagos (e.g., Ikoyi, Banana Island, Victoria Island extensions, Lekki etc.). Led by B&I, our focus will be on verifiable and uncontested land titles with clear documentation, mitigating the primary risk in the local market.

## Pillar 2:

# **Design-Led, Contextually Brilliant Projects** - led by ATO Architects

Moving beyond generic luxury, our projects will be architecturally iconic and culturally relevant. We will leverage our in-house design expertise to create spaces that blend international standards with an intuitive understanding of the local elite's lifestyle, prioritising privacy, security, wellness, and smart, sustainable technology.

## Pillar 3:

# **Led by Bourdilloncrest Properties management team**

An impeccable execution & financial prudence project delivery will be managed through a rigorous, phase-gated process. This ensures strict budgetary control, timely completion, and absolute transparency for our investors and off-plan buyers. Our integrated team will eliminate costly miscommunication and delays typical of fragmented development models.

## Pillar 4:

# **Bespoke Marketing & Discreet Sales**

We will target a curated list of HNWIs, expatriates, and returning diasporans through private, invitation-only presentations, and sophisticated digital storytelling. Our sales process will be as exclusive as our product, building desire through scarcity and prestige.

## ➤ INITIAL FOCUS & PHASING

### Phase 1: (Year 1-2) **Flagship Project Road, Ikoyi**

If title due diligence passes with 100% green light from B&I; develop and finance a 22-story, high-impact luxury residential project to establish our brand reputation, demonstrate our capability, and generate capital for reinvestment

### Phase 2: (Year 3-4): **Portfolio Expansion**

(based on any one of project proposals #2 to #5, starting with the most feasible & profitable); launch second & third projects while exploring a mixed-use development (luxury retail/residential) design strategy, leveraging the established brand equity from Phase 1.

### Phase 3 (Year 5+): **Diversification**

Scale the model to include branded residences and boutique commercial developments, solidifying market leadership.

This strategy positions the consortium to capture the significant demand for credible, high-quality luxury developments in Lagos, turning a fragmented market into our greatest opportunity



# INVESTOR CONFIDENCE, GOVERNANCE & RISK ASSURANCE

***“Where Vision Meets Discipline.  
Where African Luxury Meets Global Standards.”***

At Bourdilloncrest Properties, we understand that trust is the bedrock of investment. Beyond the beauty of design and the rhythm of culture, what matters most to our investors, lenders, regulators, landowners, and off-plan buyers is **security, transparency, and value creation**. We have therefore built our governance and financial structures to meet the highest global standards while remaining deeply rooted in African pragmatism.

## Governance & Regulatory Compliance



**Regulatory Alignment:** All projects will be structured in full compliance with Lagos State real estate laws, Nigerian land titling regulations, and Securities & Exchange Commission (SEC) frameworks for investor protection.

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**Legal Assurance:** Our partner law firm, **Banwo & Ighodalo**, provides umbrella due diligence on all land acquisitions, ensuring titles are verifiable, uncontested, and free of encumbrances.

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**Corporate Governance:** The Bourdillon Properties Board of Directors is composed of seasoned professionals with **over a century of combined experience in architecture, finance, infrastructure, and project delivery**. Oversight is guided by global governance codes and Institute of Directors (IoD) standards.

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# Financial Strength & Investor Case



**Target Returns:** Investors can anticipate project Internal Rate of Return (IRR) of **18– 22%** over a 5-year horizon, with rental yields in prime locations averaging **8–12% per annum**.

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**Capital Structure:** We will adopt a balanced model of equity, debt, and joint ventures to optimise returns while spreading risk.

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**Phased Funding:** Projects shall be executed in phases, ensuring cash flows are protected and capital efficiency maximised.

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**Exit Options:** Investors shall benefit through off-plan sales, rental income streams, resale of equity, or participation in branded residence management models.

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**Diaspora Investment Flows:** With Nigerian diaspora remittances exceeding **\$20 billion annually**, our projects are positioned as premium vehicles for heritage ownership and wealth preservation.



# Risk Management Framework



**Title & Land Risks:** Mitigated through exhaustive due diligence, government verification, and consortium legal oversight.

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**Construction Risks:** Projects are managed under a phase-gated delivery model led by AL Mansour Engineering & Contracting Ltd (ALM), ensuring cost discipline and timely completion.

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**Financial Risks:** Investor funds shall be secured via escrow accounts with Tier-1 Nigerian banks, with independent monitoring of cash flows.

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**Buyer Assurance:** Off-plan clients shall enjoy insurance-backed guarantees against delays, with staged payments linked to certified construction milestones.

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**Regulatory Risks:** Continuous engagement with Lagos State regulatory bodies, the Nigerian Conservation Foundation, and urban planning authorities ensures proactive compliance.



# Risk Matrix



| Risk Category                       | Identified Risk   | Mitigation Measures   |
|-------------------------------------|---|---|
| <b>Financial</b>                    | Cost overruns due to inflation, material costs, and unexpected site conditions.                                 | <ul style="list-style-type: none"> <li>■ <b>Contingency Planning:</b> Allocate a dedicated contingency fund within the project budget (e.g., 10-15% of the total construction cost).</li> <li>■ <b>Fixed-Price Contracts:</b> Negotiate lump-sum or fixed-price contracts with our A-list contractor (ALM) to limit cost variability.</li> <li>■ <b>Project Monitoring:</b> Commission our chartered quantity surveyor (SG Geomatics) to provide rigorous cost management and regular project monitoring to track spending against the budget.</li> </ul> |
| <b>Financial 1</b>                  | Unforeseen delays in construction that lead to increased interest charges on the debt component.                | <ul style="list-style-type: none"> <li>■ <b>Strategic Phasing:</b> Structure the construction loan with a phased draw-down schedule aligned with project milestones.</li> <li>■ <b>Early Sales:</b> Prioritise off-plan sales to generate revenue early and reduce the duration and amount of the construction loan</li> </ul>  |
| <b>Financial 2</b>                  | The inability to secure a construction loan or unfavourable loan terms  | <ul style="list-style-type: none"> <li>■ <b>Strong Equity Position:</b> For each project, leverage the landowner's land contribution as significant equity, which reduces the loan-to-value ratio and makes the project more attractive to lenders.</li> <li>■ <b>Robust Proposal:</b> Present a comprehensive and detailed financial model, feasibility study, and business plan to prospective lenders</li> </ul>   |
| <b>Construction &amp; Technical</b> | Structural failure or foundation issues due to Ikoyi, Lekki & Victoria Island's challenging subsoil conditions. | <ul style="list-style-type: none"> <li>■ <b>Geotechnical Survey:</b> Conduct a detailed sub-soil investigation report as a mandatory first step to inform the foundation design.</li> <li>■ <b>Certified Professionals:</b> Engage only COREN-certified structural engineers to work alongside our A-list contractor (ALM) who have extensive experience in deep piling and high-rise construction on reclaimed land.</li> </ul>  |
| <b>Construction &amp; Technical</b> | Sub-standard materials and workmanship impacting the building's quality and value.                              | <ul style="list-style-type: none"> <li>■ <b>Material Sourcing:</b> Establish an internal &amp; robust procurement process that sources materials from reputable local and international suppliers. Specify high-quality finishes and smart building systems in all contract documents.</li> <li>■ <b>Quality Assurance:</b> Implement a rigorous Quality Assurance and Quality Control (QA/QC) program, with independent inspectors and consultants monitoring every stage of construction.</li> </ul>  |

# Risk Matrix



| Risk Category             | Identified Risk   | Mitigation Measures  |
|---------------------------|---|--|
| <b>Market &amp; Sales</b> | Inability to sell all units at the projected market prices, leading to reduced revenue and profit.    | <ul style="list-style-type: none"> <li>■ <b>Strategic Marketing:</b> Appoint a top-tier estate agency with a strong network among high-net-worth individuals and the Nigerian diaspora.</li> <li>■ <b>Targeted Pricing:</b> Offer a mix of apartment and building unit types and amenities, with tiered pricing strategies to cater to different segments of the luxury market. Sales Incentives: Introduce incentives for off-plan buyers, such as phased payment plans and early-bird discounts</li> </ul> |
| <b>Market &amp; Sales</b> | Economic downturns or changes in market sentiment negatively affecting the luxury real estate sector. | <ul style="list-style-type: none"> <li>■ <b>Diversification:</b> Target a diverse range of buyers, including local investors, foreign nationals, and the diaspora, to hedge against local economic fluctuations.</li> <li>■ <b>Post-Sale Management:</b> Offer world-class facility and property management services post-completion to ensure the long-term value and appeal of the units.</li> </ul>   |

# Landowner Partnerships



For landowners, we shall offer transparent joint venture models that respect heritage and maximise value. Our approach ensures:

- **Fair equity participation** and profit-sharing.
- **Secure documentation** backed by Banwo & Ighodalo.
- Developments that enhance **community prestige and long-term legacy.**



# Sustainability & Global Alignment



Environmental, Social, Governance (ESG): Every project will align with UN Sustainable Development Goals (SDGs) and Nigeria's Climate Action policies.

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Green Certification: Developments shall target EDGE and LEED certification, signalling sustainability and international competitiveness.

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Impact Beyond Profit: By building with local artisans, sourcing local materials, and curating cultural expression, we aim to deliver developments that create both economic and social capital.

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# CLOSING NOTE TO INVESTORS

At Bourdilloncrest Properties, investment is not merely transactional, it is transformational. It is an opportunity to shape the skyline of Lagos, preserve cultural identity, and participate in Africa's luxury renaissance with confidence.

Here, your capital is protected, your returns are compelling, and your legacy is assured.





**To live in a Bourdilloncrest  
Properties development shall be  
to live with intention.**

**It is to rise each morning in a space that reflects your story,  
your culture, and your dreams. It is to experience African luxury,  
not as a borrowed idea, but as a lived reality.**

# MEET THE TEAM



Mr. Ayoola Onajide  
FNIA, PR ARCH, RIBA,  
INT'L ASSOC, AIA, FIOD

Chairman  
Bourdilloncrest  
Properties



Mr. Albert Namme,  
B.Sc. (Hons), ACEA,  
APIAM

CEO  
Bourdilloncrest  
Properties



Mr. Gideon Etireri,  
MBA, FCA, FCIT,  
ACMI

CFO & Finance Director  
Bourdilloncrest  
Properties



Engr. Ekundayo  
Ian Johnson

Non Exe Director,  
Technical & Operations  
Bourdilloncrest  
Properties



Mr. Fayeransom  
Otaji, B.Tech (Hons)

Business Development  
Director  
Bourdilloncrest  
Properties

# MEET THE TEAM



**Mr. Ayoola Onajide**  
FNIA, PR ARCH, RIBA, INT'L ASSOC, AIA, FIOD  
**Chairman, Bourdilloncrest Properties**

In the world of African architecture and visionary development, few names carry the weight and reverence of Ayoola Onajide. A master builder, cultural custodian, and strategic leader, Mr. Onajide stands at the helm of Bourdilloncrest Properties and ATO Architects Ltd, two institutions that continue to shape the skyline and soul of Nigeria.

Since founding ATO Architects Ltd in 1987, Ayoola has infused every project with a deep respect for African form, function, and spirit. His portfolio spans sacred spaces, corporate towers, healing centers, aviation hubs, and civic institutions—each one a testament to his belief that architecture must serve both purpose and people.

Appointed Chairman of ATO Architects in 2019 and Bourdilloncrest Properties in 2025, Ayoola's leadership is defined by clarity of vision, strategic foresight, and a commitment to nurturing the next generation of African architects. His mentorship echoes the wisdom of elders, guiding with grace, challenging with purpose, and inspiring with example.

Trained as a Chartered Architect in the United Kingdom and refined through the Chief Executive Programme at Lagos Business School, Ayoola bridges global excellence with local authenticity. His service as President of the Association of Consulting Architects Nigeria (ACAN) and Diocesan Architect for the Anglican Communion in Lagos reflects his devotion to both professional advancement and spiritual stewardship.

Beyond the drawing board, Ayoola has chaired Lead Capital Plc and currently serves on the Council of the Nigerian Conservation Foundation, championing environmental sustainability and national development with the same passion he brings to design.

In Ayoola Onajide, we see the embodiment of African excellence, rooted in heritage, elevated by intellect, and driven by a vision that continues to shape the future of our built environment.

# MEET THE TEAM



**Mr. Albert Namme**  
B.Sc. (Hons), ACEA, APIAM  
CEO, Bourdilloncrest Properties

In the tapestry of African leadership, few figures weave together wisdom, experience, and continental impact as seamlessly as Mr. Albert Namme. Appointed CEO of Bourdilloncrest Properties in 2025, Albert brings over four decades of hands-on expertise across finance, project management, and strategic development, spanning eight countries and multiple industries.

Born in Lagos and shaped by global exposure, Albert's journey began with the Cameroon Development Corporation (CDC) in 1985, where he laid the foundation for a career defined by excellence and innovation. By 1987, he had earned his credentials as a professional accountant (ACEA), and later deepened his strategic acumen through postgraduate studies in Project Management & Investment Appraisal at the prestigious Harvard University.

Albert's professional footprint stretches across agro-industry, international aid, conservation, higher education, oil & gas, and agribusiness consulting. His leadership has guided multinational operations, shaped policy frameworks, and delivered transformative projects, including a continent-wide Market Information System for AGRA, implemented via Agramondis.

As Finance Manager for Expro Gulf Ltd (West & Central Africa) and founder of multiple ventures in oil & gas and agribusiness, Albert has consistently demonstrated a rare blend of financial precision and visionary thinking. His tenure includes 27 years in senior management, with full P&L and balance sheet responsibility across diverse sectors.

Albert's influence extends beyond boardrooms. As Director for Africa at the School of Leadership & Governance, TriAfrica Empowerment Foundation Ltd/GTE, and a Tony Elumelu Mentorship Programme Mentor (2025), he continues to shape the next generation of African leaders. A COLEAD Certified Trainer of Trainers, he champions business development and organisational growth with a distinctly Afrocentric lens.

His mastery in financial modelling, risk management, fundraising strategy, and operational restructuring resonates deeply with discerning investors. Albert's leadership at Bourdilloncrest Properties is not just strategic, it is soulful, rooted in African resilience, and driven by a vision to elevate the continent's real estate narrative.

# MEET THE TEAM



**Mr. Gideon Etireri**  
MBA, FCA, FCIT, ACMI  
**CFO & Finance Director**  
**Bourdilloncrest Properties**

In the realm of African finance and strategic enterprise, Mr. Gideon Etireri stands as a pillar of wisdom, precision, and integrity. Appointed CFO & Finance Director of Bourdilloncrest Properties in 2025, Gideon brings over three decades of distinguished experience across oil and gas, public enterprise, and multinational finance, anchored in excellence and guided by purpose.

Gideon's journey began with the global accounting powerhouse Deloitte, where he honed his craft in financial stewardship. From there, he embarked on a career that would span continents and industries, culminating in 35 years of service with Expro Group, a leading multinational oilfield services company. His roles, ranging from Country Finance Manager to Regional Tax Manager for Sub-Saharan Africa, reflect a mastery of cross-border finance, treasury strategy, and tax planning across diverse jurisdictions.

A proud Fellow of the Institute of Chartered Accountants of Nigeria (FCA) and the Chartered Institute of Taxation of Nigeria (FCIT),

Gideon embodies the highest standards of professional excellence. His global credentials include an MBA in Finance from the University of Liverpool (UK) and membership in the International Tax and Investment Centre (USA). As an Associate of the Chartered Management Institute (UK), he brings a global lens to local impact.

Gideon's leadership is rooted in African pragmatism and global sophistication. His ability to navigate complex regulatory landscapes, optimise financial structures, and drive strategic partnerships makes him an invaluable steward of Bourdilloncrest's financial future. His work ensures not only compliance and profitability, but also resilience, transparency, and longterm value creation.

With Gideon Etireri at the financial helm, Bourdilloncrest Properties is not just building luxury, it is building trust, legacy, and prosperity across borders

# MEET THE TEAM



**Engr. Ekundayo Ian Johnson**  
**Non Exe Director, Technical & Operations**  
**Bourdilloncrest Properties**

Engr. Dayo Johnson, the Managing Director of NCS Ltd, has emerged as a key figure in the success of Nigeria Cleaning Service Limited (NCS). With a focus on quality, technology, and ethical business practices, Dayo Johnson has overseen significant improvements in the organization's operations and standards and bring over 4 decades of that experience to bear in his new role as Non-Executive Director at Bourdilloncrest Properties Limited with oversight over Technical and Operational matters.

Prior to his current role as Managing Director of NCS, Dayo Johnson served as head of quality control. His expertise in this area has ensured that NCS consistently delivers high-quality products and services.

A UK-trained engineer (B.Engr. in Electronics Engineering) and avid reader, Engr. Johnson brings a wealth of expertise to his role and has an excellent track record for managing startup companies. As Managing Director at NCS, he has continued to prioritize quality and has implemented advanced systems to streamline operations. Dayo is also committed to ethical business practices and in his oversight role as Non-Executive Director | Technical and Operations; will work assiduously to ensure that Bourdilloncrest Properties Limited operates in compliance with all relevant laws and regulations. Dayo's leadership style has fostered a positive and productive work environment, empowering employees and inspiring innovation. Under Engr. Dayo Johnson's technical and operational oversight, Bourdilloncrest Properties Limited is well-positioned for growth and success. His dedication to quality, innovation, and ethical business practices has made him a respected leader in the facilities management industry.

# MEET THE TEAM



**Mr. Fayeransom Otaji**  
B.Tech (Hons)  
**Business Development Director**  
**Bourdilloncrest Properties**

In the dynamic world of African enterprise, Fayeransom Otaji, fondly known as Faye, embodies the spirit of precision, coordination, and cross-continental excellence. Appointed to Bourdilloncrest Properties in 2025, Faye brings over 12 years of experience in project management, executive support, and strategic operations across Africa and the United Kingdom.

Fayeransom is an Agricultural Engineering graduate, seasoned administrator, and passionate advocate for personal growth. With over a decade of experience in administration, including six years managing Azzur N Couth, a thriving multi-vendor online fashion platform, he has honed a unique blend of leadership, creativity, and innovation. A lifelong learner, he has completed global training programs in Design Thinking and Creativity for Innovation (University of Queensland, Australia), Creativity & Entrepreneurship (Berklee College of Music, Boston), and the Transforming the Nigerian Youth initiative by the Enterprise Development Centre of Pan-Atlantic University and the Tony Elumelu Foundation Entrepreneurship training.

Faye's journey is one of quiet mastery and impactful execution. From boardroom events in London to business corridors in Lagos, he has orchestrated complex and high visibility events projects, cultivated high-value partnerships, and delivered operational success with cultural fluency and professional grace

#### **His core strengths span:**

**Project Coordination & Execution | Business Development & Market Expansion | Strategic & Critical Thinking | Administrative Management & Multi-Unit Operations | Client & Stakeholder Engagement | Financial Reporting & Budget Oversight | Data Management & Document Interpretation**

In his most recent role prior to joining Bourdilloncrest, Faye led strategic event planning across Nigeria and West Africa, curating experiences that blended local authenticity with global standards. He spearheaded business development initiatives that secured key partnerships in five African nations, managed diverse regional teams and vendors, and ensured seamless execution across borders. As liaison between UK headquarters and African operations, he bridged cultures, streamlined communication, and upheld excellence at every touchpoint. Faye's leadership is grounded in African pragmatism and global polish. His ability to navigate complexity, foster collaboration, and deliver results makes him an indispensable force behind Bourdilloncrest Properties business development heartbeat. With Faye Otaji on our team, we don't just manage projects, we orchestrate progress, build bridges, and deliver impact with intention.

# STRATEGIC PARTNERS & CONSORTIUM MEMBERS



**ATO Architects** is a leading architecture practice with a reputation for excellence established in 1987. The firm started off by winning a design competition to design the largest recreational squash court complex in West Africa, for the oldest club in Lagos, Nigeria - Ikoyi Club. Till date, ATO Architects have won several design competitions across Nigeria. Founded in 1987 after winning a design competition for the squash court complex at Ikoyi Club 1938, ATO Architects has grown from its early work with financial institutions into a multidisciplinary firm with a portfolio spanning commercial, institutional, and residential sectors. Operating across Africa, the UK, and Europe, we deliver end-to-end solutions through our specialised subsidiaries — AT & D Estates, ATO Properties, and ATO Studios. These entities allow us to function as architects, developers, builders, and strategic property partners, offering services from affordable housing and turnkey projects to the development, sale, and management of residential and commercial properties.



**AL Mansour Engineering & Contracting LTD (ALM)** is a Construction Company based in Nigeria founded in 1976. The company offers engineering construction & Project management. We believe in maintaining the highest standard of professionalism, integrity, creativity, positive attitude, delivery that meets and surpass expectations while offering prompt and lasting solutions that stand the test of time. We are a highly skilled and experienced team of professionals dedicated to the field of construction works. Over the years, we have honed our skills and knowledge, establishing ourselves as industry leaders in delivering exceptional solutions. From conceptualisation to completion, we handle every aspect of your project with utmost precision and attention to detail.



Banwo & Ighodalo's journey began in February 1991 with a singular focus: creating a world-class law firm that provides excellent solutions to each client on board. We set sail with a vision of innovation, competence, costeffectiveness, and timeliness, and we have stayed true to that vision ever since. Today, Banwo & Ighodalo (B&I) is a large-sized Nigerian law firm with branches in the commercial and federal capital of Nigeria. Our partnership is comprised of over seventy experienced solicitors who are committed to delivering excellence to every client we serve. Whether you are a private company, institution, government agency, or international firm, we have a proven track record of providing creative and satisfying solutions that meet your unique needs. Industry sources (Chambers & Partners) speak highly of the firm's "legal service excellence across the board, from partners to junior staff," adding that the group is "highly responsive and flexible."



**SG Geomatics Company Limited** is a wholly owned Nigeria company with 100% local content operations and registered offices in Nigeria. The company has a wide range of experience in Civil Works, Topographical, Engineering, Geotechnical Soil Investigation and Geoinformation Services Provider. The major strength of the company lies in the highly trained Nigerian personnel. Surv. Ola A. Shittu (the Principal Partner) has a National Diploma, FSS ,Oyo; (ii) Bachelor of Technology, FuT Minna; (iii) Master of Science (Surveying and Geoinformatics),UNILAG; (iv) Is a Registered Surveyor with the Nigerian Chartered Institute of Surveyors; and holds a Doctor of Philosophy (Geomatics) from the University of Cape Town, South Africa.



**ADIR Capital Limited** offers Investment Banking and Financial Advisory services. Our focus is to analyse, review and advise Clients through decision making process till we arrive at the best solution at the best circumstances for them. We pride ourselves not only in our ability to structure and arrange needed capital but also on guidance by leveraging on our knowledge of the industry. Our objective is to assist our client's gain and sustain competitive advantage through the provision of tailored made solutions that would ensure the attainment of their overall business objectives. Our areas of focus include Financial Institutions, Energy, Agriculture, Hospitality, FMCG, Manufacturing, Education and Healthcare.



Established in 1958, Nigeria Cleaning Service Limited (NCS) has become a household name in Nigeria's industrial and commercial life. It is more or less true to say that Nigeria Cleaning Service epitomizes the Nigerian Cleaning Industry dating back to 1958 but is now a leader in the cleaning and facility management industry.

In 2003, NCS became the foremost cleaning company in Nigeria, providing cleaning services to local companies, blue-chip companies and also providing Crude Oil Storage Tank Cleaning for the Oil Companies in Nigeria and West Africa 2004.

## Nigeria Cleaning Service Limited's Services

- General Cleaning
- Facilities Management
- Waste Management
- After Disaster Clean-Up
- Apartment Block Management
- Commercial Cleaning Services
- Fumigation & Decontamination

## Sectors We Serve



Nigeria Cleaning Service continually focuses on creating the absolute best place to work in the industry. Our culture is characterized by a workforce that holds the highest standards of ethics, integrity, focused client care, and commitment to our Core Values: Respect, Responsibility, Caring, Excellence, Integrity, and Innovation. Our facilities management services can drastically reduce the amount of stress in managing your own property. As a neutral party we act for you and we work to provide the best service to suit every type of real estate development.

# NEXT STEPS & CONTACT INFORMATION

***Let's Build the Future—Together.***

You've journeyed through our story, our vision, and our promise. Now, we invite you to take the next step, not just as a client or investor, but as a co-architect of Africa's luxury renaissance.

Whether you're ready to invest, collaborate, or simply learn more, our team is here to guide you with integrity, insight, and the hospitality that defines our culture.

## How to Engage

### ➤ **Schedule a Private Consultation**

Let's discuss your goals and explore how our developments can align with your vision.

### ➤ **Request a Virtual Site Tour**

Experience our flagship properties in 3D firsthand and witness the elegance we're crafting.

### ➤ **Join Our Investor Circle**

Be part of an exclusive network shaping the future of African real estate.

### ➤ **Partner with Us**

Architects, designers, artisans, and innovators, let's co-create spaces that inspire.



**CONTACT US**

## **Bourdilloncrest Properties Lagos Headquarters**



**Registered Address:**  
 **G10, Unit 2, Road 1, Lekki Gardens,  
Phase 4, Lekki, Lagos.**

 **+234 814 688 2613  
+44 7708 264 983**

 **[bourdilloncrestproperties@gmail.com](mailto:bourdilloncrestproperties@gmail.com)**

We are more than developers, we are dreamers, doers, and custodians of culture. Let's build homes that tell stories, communities that thrive, and legacies that last.

**Welcome to the renaissance. Welcome to Bourdilloncrest Properties**



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