

The Lagos Property **Buyer's** Guide



*7 Things Every Smart Buyer Must
Know Before **Purchasing** Land or a
House in Lagos
So You Never **Lose Your Money** to
the Wrong Investment*

...building on rocks

Dear Smart Property Buyer

Buying land or a home in Lagos should be one of the most exciting decisions of your life but for too many people it becomes one of the most painful.

Families lose their life savings to fraudulent sellers. People buy land without proper documentation and lose everything to government acquisition. Others rush into purchases driven by pressure and emotion, and spend years regretting it. This guide exists because we believe you deserve better.

At Landblues Property Limited we have spent years helping individuals, families, and investors acquire secure and profitable real estate in Lagos, and along the way we have seen over and over again the same costly mistakes that could have been avoided with the right information.

That is what this guide gives you. Not a sales pitch. Not pressure. Just the honest information every buyer needs before making one of the most important financial decisions of their life.

Read every page carefully. By the end you will know exactly what to look for, what to avoid, and how to buy property in Lagos with full confidence.

Buy with confidence.

Buy with clarity. Buy with Landblues.

- ✓ ***Established 2020***
- ✓ ***Lagos Based, Ibeju Lekki***
- ✓ ***Lands • Homes • Investment***

The Truth About Buying Property in Lagos

Lagos is one of Africa's fastest growing real estate markets. Land values in developing corridors like Ibeju Lekki, Epe, and surrounding areas have appreciated significantly over the past decade, creating real wealth for smart investors. But Lagos is also a market where the uninformed lose everything.

Consider these common scenarios:

I paid for land and received documents but when I went to build they said the land was under government acquisition

The people I bought from disappeared after payment. I never received my Certificate of Occupancy




I bought based on a friend's recommendation without doing a site inspection. The location was nothing like what I was shown in pictures."

"I did not understand the payment plan terms. When I missed one installment they said I forfeited everything




**These are not rare stories. They happen every day.
This guide is your protection**

Always **VERIFY** & Make Proper **01** Findings Before Buying Any Property in Lagos

Land title search or verification is one important action to take before committing your finances. It gives you more in-depth information about the property. Here are the most common land title you may find:

- 
Certificate of Occupancy (C of O)
 This is a land title issued by the government to an individual or a company with 99yrs validity. It is renewable.
- 
Excision
A portion of land is officially released by the government to indigenous communities for private ownership.
- 
.Gazette
 Is an official government publication confirming that an excised land has been legally recognized and recorded

OTHER DOCUMENTS:

- 
Receipt: Proof that payment was made for the land. It is not a title document on it's own
- 
Deed of Assignment: Is a legal document transferring ownership from the seller to the buyer
- 
Survey Plan: A document showing the exact location, size, boundaries, and coordinates of a land

02 Check If the Land Is Under GOVERNMENT Acquisition

This is one of the most devastating mistakes a Lagos property buyer can make, and it happens more often than you think.

Government acquisition means the Lagos State or Federal Government has legally taken ownership of that land for public use, roads, infrastructure, development. If you buy land under acquisition, you have no legal claim to it and no recourse for your money.

How to check:

- ✓ Request a search at the Lagos State Land Registry, Alausa, Ikeja
- ✓ Look out for red and white striped beacons on the land, this can indicate government marking
- ✓ Ask the seller directly and request written confirmation

At Landblues we conduct thorough due diligence on every property before listing it. We never market land under government acquisition.

Rule: Walk away if the property can't be verified

03 Never Buy Without a Physical SITE INSPECTION

Pictures lie. Videos lie. Beautifully designed brochures lie.

The only way to truly know what you are buying is to physically visit the location, and see it with your own eyes.

During your site inspection check for:

- ✓ The actual size of the plot, does it match what was described**
- ✓ The condition of the road network, is it accessible**
- ✓ Major landmarks nearby, hospital, school, market, main road**
- ✓ Neighbouring developments, are others building in the area**
- ✓ Flooding or waterlogging, especially during rainy season**
- ✓ Presence of any occupants or encumbrances on the land**

At Landblues we do not believe in selling properties through pictures or videos alone. We arrange and encourage physical inspections for every property because we want you to buy with complete confidence.

Rule: If a seller discourages or refuses a site inspection, that is a serious red flag. Insist on seeing the land in person before any commitment

04 Understand Every **COST** Before You Commit

The price of the land is never the only cost. Many buyers are caught off guard by additional fees they were not told about upfront, and end up unable to complete their purchase

Common additional costs in Lagos property transactions:

- ✓ **Survey fee - cost of conducting a new survey of the land**
- ✓ **Documentation fee - processing of title documents and deed of assignment**
- ✓ **Governor's Consent fee - required when land with a C of O changes hands**
- ✓ **Agency fee - paid to the real estate agent or company**
- ✓ **Legal fee - for a lawyer to review all documents on your behalf**
- ✓ **Development levy - some estates charge this for infrastructure development**

At Landblues we explain every cost upfront before you commit. No surprises. No hidden charges. Transparent pricing from start to finish.

Rule: Before signing anything ask for a complete breakdown of all costs, land price plus every additional fee. Calculate the total before making any payment."

05 Understand Your **PAYMENT** Plan Terms Completely

Flexible payment plans are one of the best ways to make property ownership accessible. But if you do not understand the terms you could lose everything you have paid

Questions to ask before accepting any payment plan:

- ✓ What is the initial deposit and when is it due ?
- ✓ What are the installment amounts and payment dates ?
- ✓ What happens if I miss a payment, is there a grace period ?
- ✓ What is the penalty for late payment ?
- ✓ At what point do I receive my allocation and documents ?
- ✓ Is the price fixed or can it increase during the payment period ?

At Landblues our payment plans are designed to make property ownership achievable for every budget. All terms are clearly explained and documented before you commit.

Rule: Get your payment plan terms in writing. Never agree to a verbal payment arrangement no matter how much you trust the seller.

06 Invest in a Location With GROWTH Potential

The best property investment is not just about what the land costs today, it is about what it will be worth tomorrow

What makes a location have strong growth potential:

- ✓ **Government infrastructure development nearby, roads, bridges, airports**
- ✓ **Proximity to major commercial or industrial hubs**
- ✓ **Increasing population and housing demand in the area**
- ✓ **New businesses and developments moving into the corridor**
- ✓ **Historical price appreciation data for the area**

Ibeju Lekki and surrounding areas in Lagos have seen significant infrastructure investment, including the Lekki Free Trade Zone, the Dangote Refinery, and major road expansions — making it one of the most promising real estate corridors in Nigeria right now.

07 Work With a Real Estate Company You Can **TRUST**

Your real estate company is your most important partner in this transaction. Choose wrong and you risk everything.

What to look for in a trustworthy real estate company:

- ✓ Verifiable registration and physical office address
- ✓ Transparent documentation process
- ✓ Willingness to let you verify documents independently
- ✓ Encouragement of site inspections, not discouragement
- ✓ Clear communication and written agreements
- ✓ Track record of completed transactions and happy clients

At Landblues Property Limited we have been helping Lagosians acquire secure and profitable real estate since 2020. We are registered. We are transparent. And our commitment to you does not end after payment.

Google the company. Visit their office. Ask for references.

A legitimate real estate company will welcome your due diligence, not resist it.

CURRENT PROPERTIES + TESTIMONIALS

What Our Clients Are Saying

I have been a consistent subscriber with Landblues Property Limited and trust me, i have never been disappointed. I have all necessary documents for every property i buy from them, their allocation is prompt. Infact, they are professionals in what they do and recommend them 100%

Madam Goodness Ikechukwu

*Trust me, it's Landblues or nothing
I have been at that safe heaven since i started land banking with landblues. Be it house sourcing, Agro farm lands, genuine land sales and developmenr. get Landblues today and enjoy the peace of mind that comes with it.*

Kenneth Anigene

I have never doubted Landblues Property because i know them very well and have done a couple of businesses with them. When i was told about Agro fruits Palm Plantation, i didn't think twice even though i am based in the UK. I am happy i invested and all my documents sent to me thriugh DHL. I recommend them.

Mrs. Olawole Dunsin

CURRENT PROPERTIES

Property 1 - Heavenly Homes

Own a premium plot in the heart of Elerangbe, Ibeju-Lekki, Lagos

Location: Elerangbe, Ibeju-Lekki, 5 minutes from Lekki-Epe Expressway

Title: Freehold / C of O in View

Price: ₦8M per 500sqm | ₦4.8M per 300sqm

Payment: Start with ₦1M deposit, spread balance over 3, 6, or 12 months

Features: Water supply, road network, modern security, 24/7 power, perimeter fencing, recreation center

Landmarks: 4th Mainland Bridge, Lekki Airport, Pan Atlantic University, Alaro City, Dangote Refinery

Property 2 - Honour Estate

Own a piece of the future in Araromi, Elerangbe, Ibeju-Lekki

Location: Araromi, Elerangbe, Ibeju-Lekki, 20 to 30 minutes from expressway

Title: Registered Survey and Freehold

Price: ₦3,000,000 per 500sqm

Land: 100% dry land, ready for immediate development

Features: 24/7 electricity, security, road network, water system, fully gated

Landmarks: 4th Mainland Bridge Link Road, Lekki Airport, Lekki Deep Sea Port, Pan Atlantic University, Alaro City

About Land blues **PROPERTY** Limited

Landblues Property Limited is a Nigerian real estate company established in 2020, focused on helping individuals, families, and investors acquire secure and profitable real estate assets in Lagos.

We operate across real estate development, land sales, house sales, property investment, estate marketing, and real estate advisory services.

We believe land is more than a place to build a home, it is a tool for wealth creation.

Through our sister brand Agro Fruits we also extend that vision into agriculture, allowing investors to participate in one of Nigeria's most promising sectors while owning a tangible asset.

What Our Clients Are Saying



Real Estate - Land and luxury homes in Lagos



Agriculture - Palm oil Plantation through Agro Fruits



Advisory - Guiding every client from inquiry to ownership

Ready to **BUY** with Confidence

Our team is available to answer every question, arrange site inspections, and guide you through the entire purchase process, from first inquiry to final documentation.

Contact details:



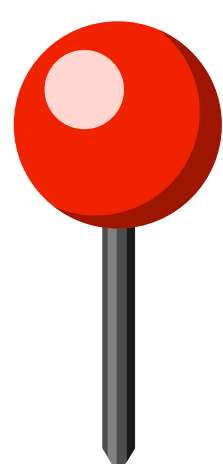
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