

A JEWEL

ON THE LAGOS MARINA



UNITY HOUSE LUXURY
REDEVELOPMENT
A Project by WEMABOD





UNITY HOUSE

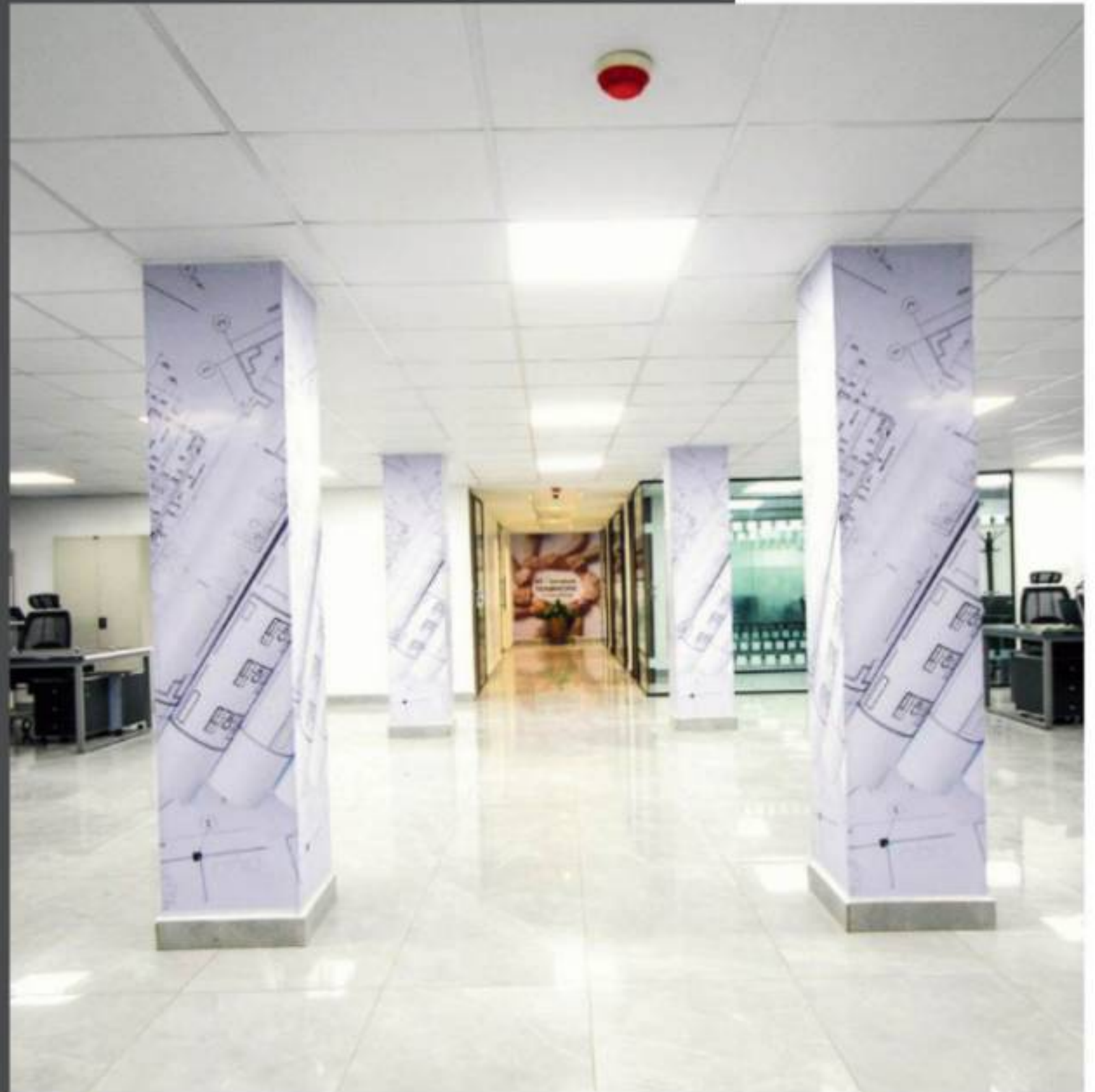
Built about 56 years ago, Unity house was initially conceptualized as a wholly commercial use structure, in keeping with the market requirements at the time, the Lagos Marina was the commercial hub of the Lagos Metropolis, as such the need for superior quality multistoried structure, to house varied and complementary businesses to interact with opportunities in the burgeoning economy of the state and the country at the time, was evident – the project was a no-brainer. And it was vastly successful.



ABOUT OUR COMPANY

Wemabod Limited was Incorporated in September 1962 as a wholly owned subsidiary of National Bank of Nigeria Limited. Nabani Estates Limited was later sold to Western Nigeria Marketing Board where the name Wemabod was derived. At the incorporation of Odua Investment Company Limited, in 1976, Wemabod effectively became a subsidiary of Odua, and took over management of Odua's Real Estate assets valued at over 60 Billion Naira.

Wemabod Limited is a leading real estate and property development company. In business operations for over six-decades now, the firm holds a cumulative Real Estate portfolio of properties valued to be more than 100 Billion Naira; consisting a mix of commercial, industrial, and residential properties across several cities in Nigeria.

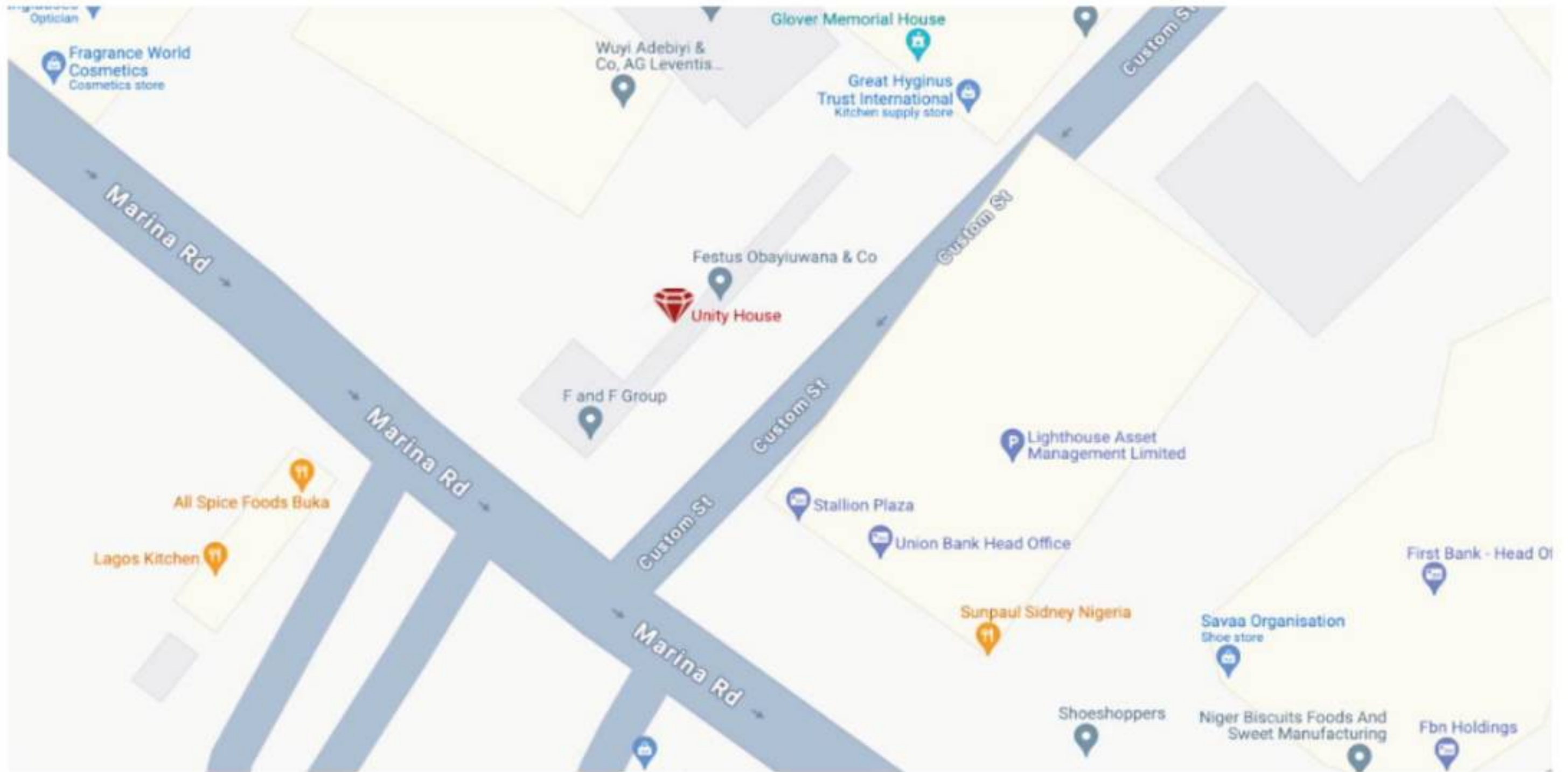




A JEWEL ON THE LAGOS MARINA

The pandemic of 2020 brought home for all, the impact that work-life-balance could have on quality of life and livelihood. As such the unapologetic demand for quality homes, providing lifestyle support features and in proximal location to CBDs, facilities, transport utilities and other such enhancing features; has been unprecedented in the industry.

Today, Wemabod, has once again reviewed the current market requirements, in keeping with the socioeconomic landscape and the reality of a dearth in high-value homes and real estate investment of this description, taken the decision to rethink the optimal use of this strategically located Asset.



LOCATION LOCATION LOCATION

Lagos Islands Central Business District area or Marina is an established commercial center within the Lagos metropolis. The CBD boasts of a global standard network like most downtown areas in first-world countries. The road network consists of two major one-way streets that run parallel to each other, the Marina Road, and Broad Street. The CBD is well known for its busy nature with pedestrians of all walks of life traversing the streets. Marina is home to corporate headquarters of banks such as **UBA Plc, First Bank, Union Bank, FCMB and Wema Bank Plc.**



Other than corporate banks, the CBD is home to the Nigerian Stock Exchange and the Central Bank of Nigeria, and both draw a lot of medium to large firms that would like to be near the regulators.

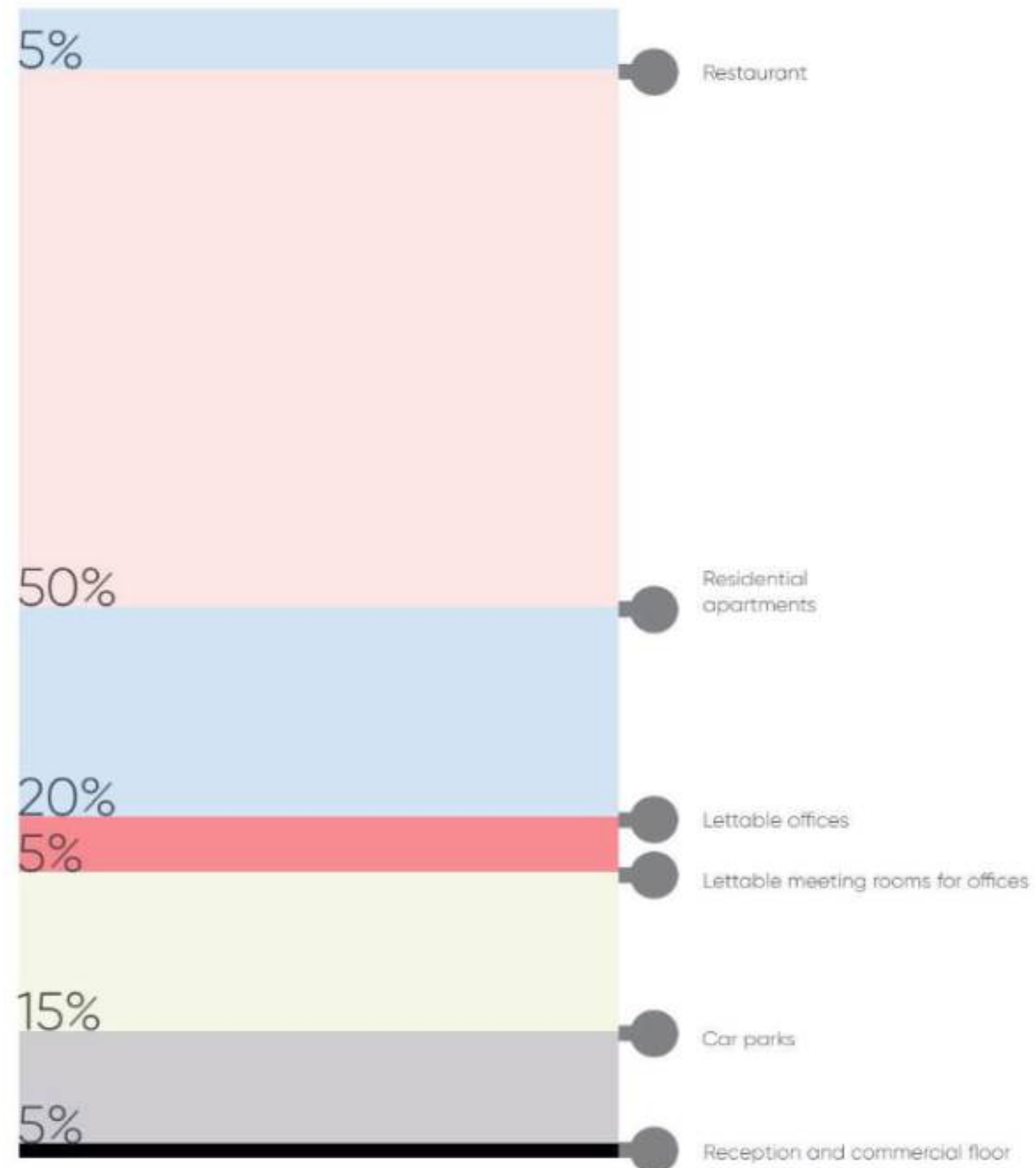
In addition, there are major markets that trade large wholesale volumes daily within the Marina axis. Markets such as Balogun & Oke-Arin markets. Unknown to a lot of Lagosian, these markets are major trade hubs for neighboring West African countries who buy wholesale goods and take back to their countries for resale. The Badagry– Marina railway project is fast nearing completion and this infrastructure with this in place, it should be much easier for foreigners at the Seme border, Amuwo- Odofin area to come in and out of the CBD.



In addition to road and rail, there are jetties in the Marina that make the CBD accessible by boat.

RENOVATION INTENT

The redevelopment plan will convert 50% of the building to 1, 2 and 3- bedroom luxury condos and lofts, introduce an exclusive Restaurant on the top floors, 20% commercial & retail spaces (to include a gym, salon, laundromats, supermarkets, bar & lounge and 5% for co-workspace and meeting facilities).

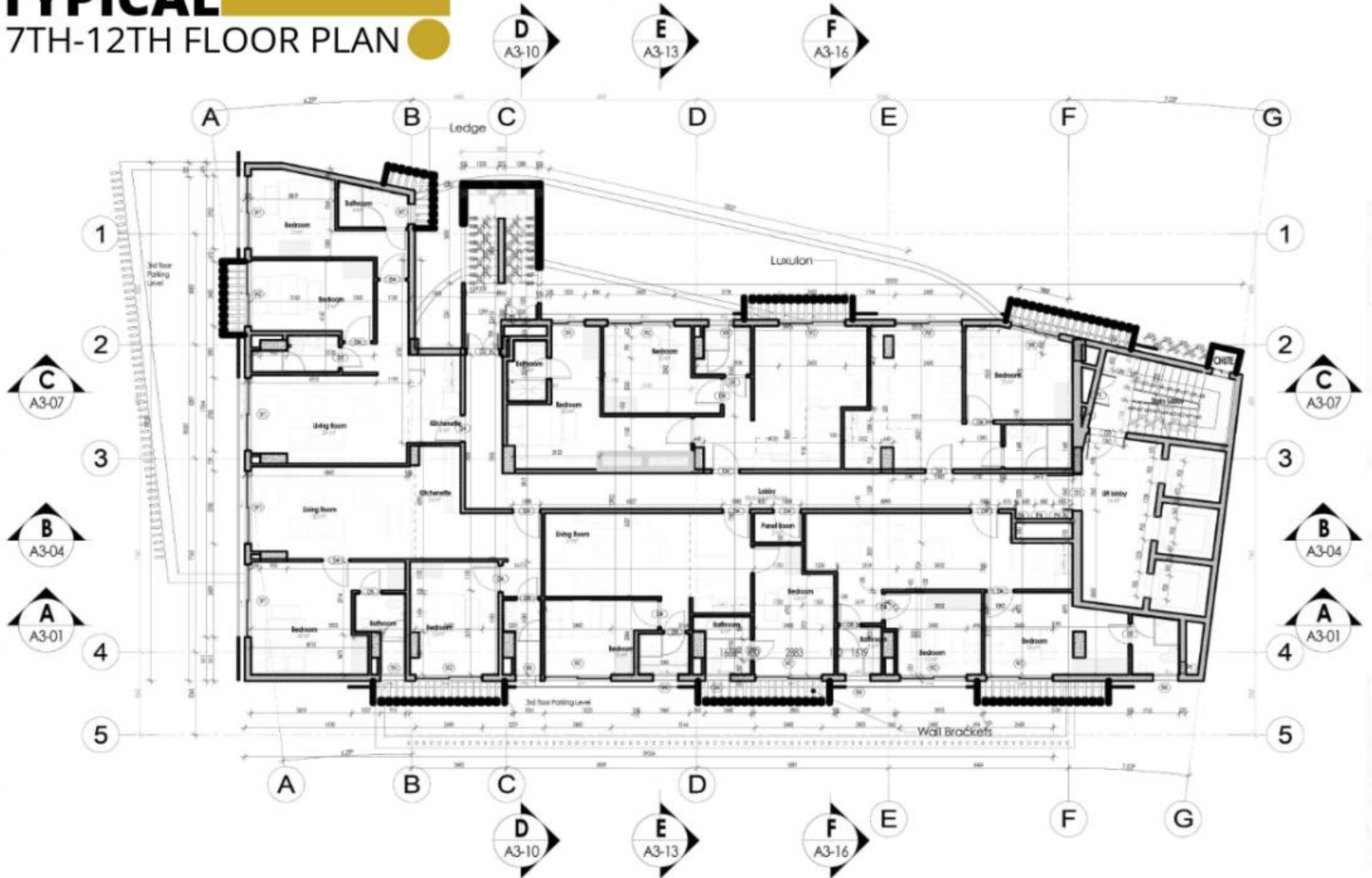


TYPICAL FLOOR PLAN

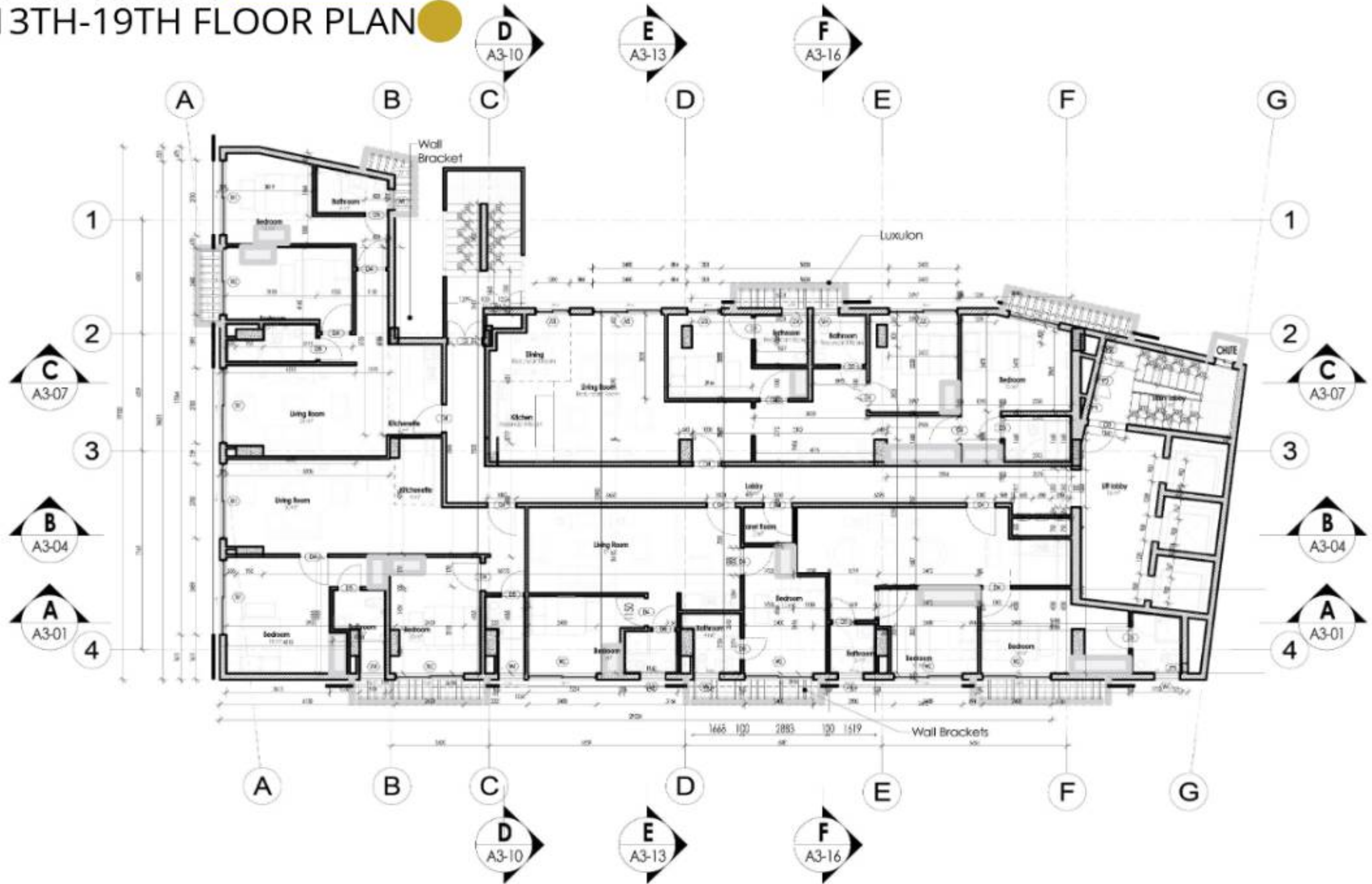


TYPICAL

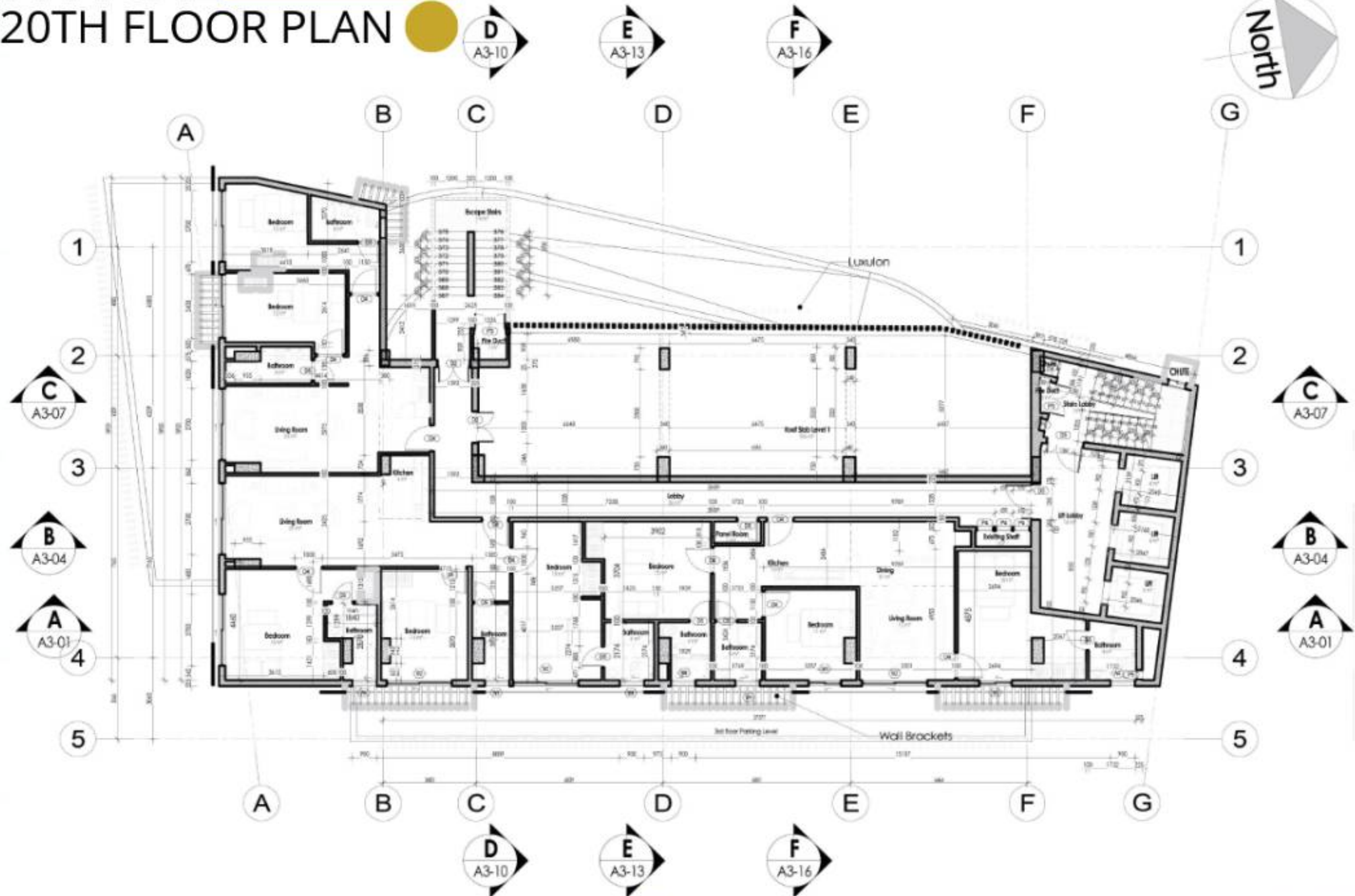
7TH-12TH FLOOR PLAN



TYPICAL 13TH-19TH FLOOR PLAN



TYPICAL 20TH FLOOR PLAN



LUXURIOUS INTERIOR VIEWS



LIVING ROOM



BEDROOM



BATHROOM





UNIT TYPES & PRICES

UNIT TYPES	MONIKER	FLOOR LOCATION	TOTAL	SIZE/SQM	PRICES
1 BEDROOM APARTMENT	JASPER	Floors 7 – 12	6	38	140,000,000
2 BEDROOM APARTMENT	AMETHYST-1	Floors 7 – 19	13	58	179,000,000
2 BEDROOM APARTMENT	AMETHYST - 2	Floors 7 – 19	13	59	176,000,000
2 BEDROOM APARTMENT	SAPPHIRE	Floors 7-12	6	64	181,000,000
2 BEDROOM APARTMENT	RUBY	Floors 7 – 19	13	65	184,000,000
2 BEDROOM APARTMENT	EMERALD	Floors 7 – 19	13	80	220,000,000
3 BEDROOM APARTMENT	AMETHYST-3	Floors 13 – 19	7	113	300,000,000
Penthouse Loft (2 Bedrooms)	DIAMOND -1	20 th Floor	1	85	351,000,000
Penthouse Loft (3 Bedrooms)	DIAMOND - 2	20 th Floor	2	128	420,000,000

Note:

- The payment plan is available until the end of 2025, subject to interest.
- 30% minimum initial deposit.

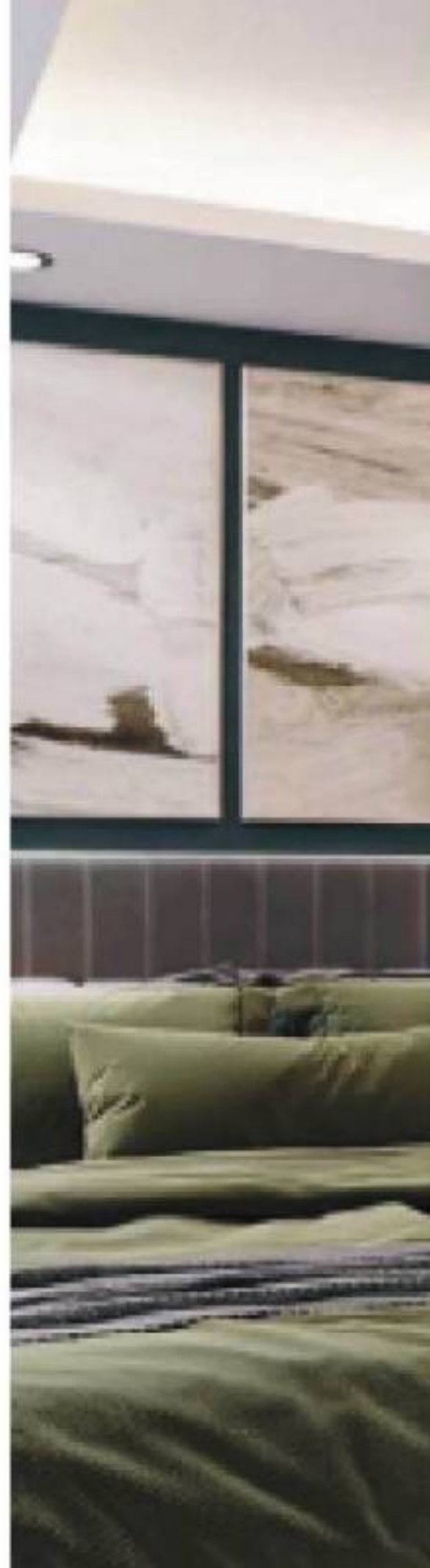
*Prices are subject to change
At the end of each quarter of the year

GENERAL PROJECT DETAILS

PROJECT COMMENCEMENT:
October 2023

ESTIMATED COMPLETION::
December 2025

Architect: AB.DT Partners
MEP Consultant: KOA Consult
Quantity Surveyors: Cost Model Associates
Contractor: Dori Construction Engineering
Project Managers: CMP





STATUS UPDATE

Building stripping & Cleaning
- **Completed**

Site Handover to Contractor
- **Completed**

Additional elevator
- **Ongoing**

Electrical Panelling
- **Ongoing**

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