



DHAHAB

BY RAIN

Gold you can live in.

ذهب

13 private 2-bedroom residences · White Sands Road, Lekki Phase 1, Lagos

LOCATION & NEIGHBOURHOOD

The pulse of the Peninsula

White Sands Road sits within the Blue-Green Environment City masterplan — a quiet, tree-lined enclave set back from the congestion of central Lekki, with direct access to the Lekki-Epe Expressway and Victoria Island and Ikoyi minutes away.



Serene & flood-free

Quiet, canopy-lined streets away from the bustle



Connected

Direct Expressway access; VI & Ikoyi minutes away



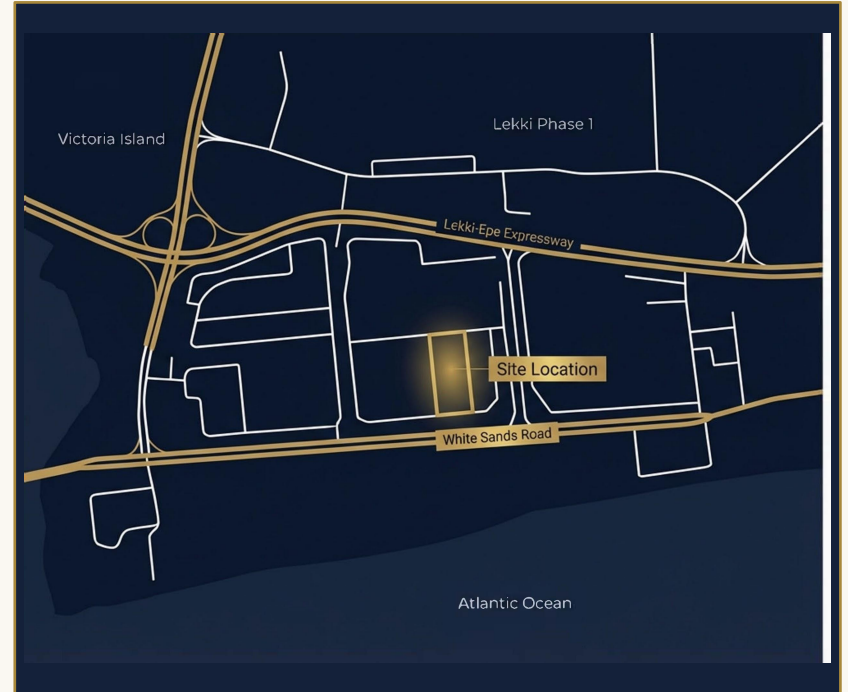
Lifestyle at hand

Lekki Phase 1 dining, retail and the beach close by



Appreciating corridor

Lekki outperformed Lagos at 45–60% in 2024



WHITE SANDS ROAD · SITE LOCATION

LOCATION & NEIGHBOURHOOD

The serene side of Lekki Phase I

White Sands Road sits within the Blue-Green Environment City masterplan — a low-traffic, tree-lined enclave set back from the congestion of central Lekki, yet minutes from Victoria Island and Ikoyi via the Lekki-Epe Expressway. You wake to birdsong and canopy; the city stays within easy reach.



Serene & flood-free

Quiet, canopy-lined streets away from Lekki's bustle



Connected

Direct Lekki-Epe Expressway access; VI & Ikoyi minutes away



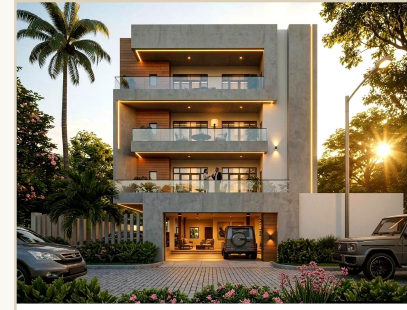
Lifestyle at hand

Lekki Phase 1 dining, retail and the beach close by



Appreciating corridor

Lekki outperformed Lagos at 45–60% price growth in 2024



THE COLLECTION


Thirteen two-bedroom residences. One address.


A deliberately scarce, low-rise collection on a 674 sqm site — one product, perfected, delivered fully finished with no compromise units. Each residence is approximately 85 sqm.


INSIDE EACH RESIDENCE

Living · dining · kitchen	39 – 41 m ²
Master bedroom	16 – 19 m ²
Second bedroom	16 – 18 m ²
En-suite bathrooms (x2)	4 m ² each
Private terrace	3 – 9 m ²



 G + 3 + Pent · 5 levels

 3.6 m floor-to-floor

 Anthracite glazing, timber inlay

THE INTERIORS

Expansive living, gourmet standards

An open-plan flow connects living, dining and a private balcony through floor-to-ceiling glazing. The fully fitted kitchen pairs quartz surfaces with high-gloss joinery — form and function, finished to a single standard.



THE LIVING SPACE



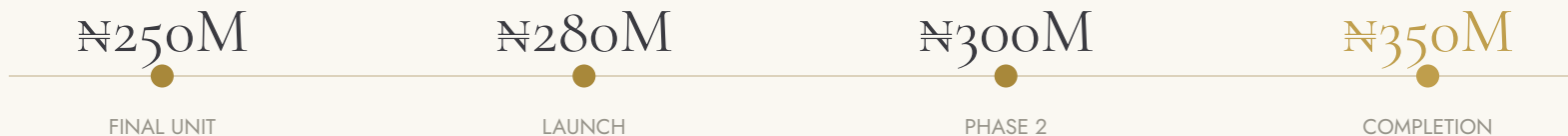
THE GOURMET KITCHEN

Master suite with en-suite & walk-in wardrobe · second bedroom with private bath · guest WC · integrated dining.

THE INVESTMENT

Priced to appreciate. Built to endure.

Pricing is graduated to construction milestones — the earliest commitments capture the full build-cycle uplift as risk falls away. One residence remains at the ₦250M launch price; all further units open at ₦280M.



+40% capital uplift from the launch price to completion — over a 12-month build.



Validated by the market

Ashfort, five minutes away, is 80% sold at ₦330M. A comparable serviced 2-bed nearby lists at ₦310M with one unit left.

DHAHAB BY RAIN



Clean, unencumbered title

Title is free of all encumbrance and held by an independent trustee, released to you only at completion.



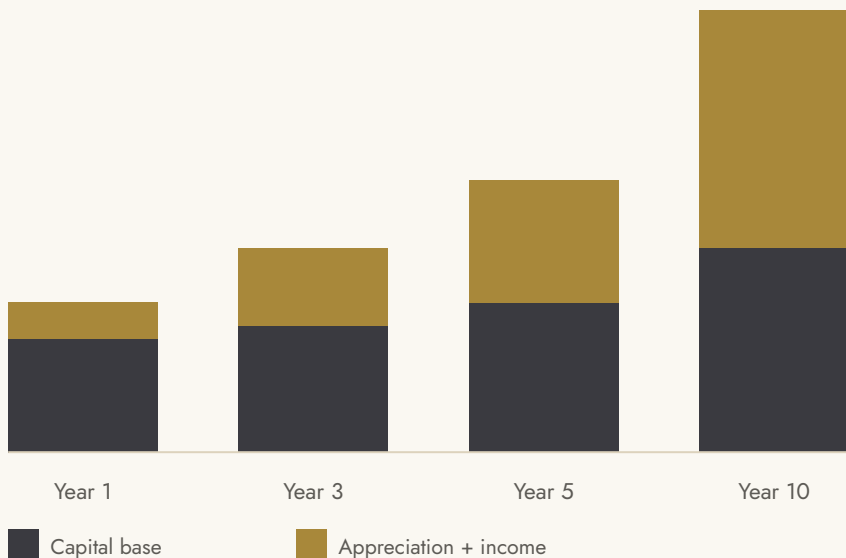
Delivery: August 2027

A 12-month programme to practical completion — a date we treat as sacrosanct.

PROVEN VIABILITY

Capital appreciation, compounded over time

Held through the cycle, a Dhahab residence compounds capital growth on top of rental income — the total-return trajectory of a true store of value.



10–15%

projected annual growth in property value

60–160%

potential total gain over 5–10 years

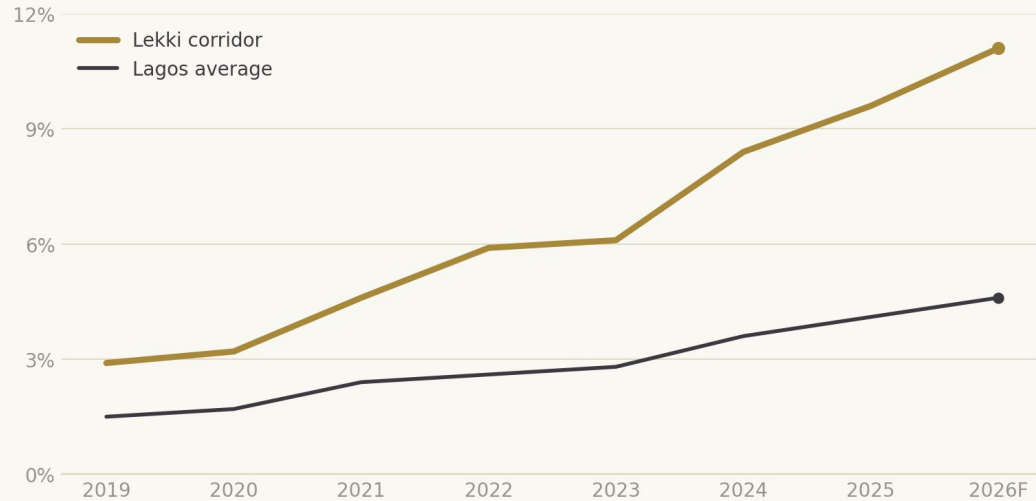
₹280M → ₹650M+

a launch-priced 2-bed, in projected total value by Year 10

THE MARKET

Lekki does not track the market. It leads it.

Real estate in the Lekki corridor has acted as a powerful hedge against inflation, consistently outpacing the Lagos average.



39.5%

Lagos price growth in 2024 — Lekki ran 45–60%

2.31M

Lagos housing deficit, driving structural demand

97%

premium occupancy across the prime corridor

INDEXED PRICE-GROWTH TRAJECTORY · SOURCE: YAHSHUD RESEARCH; ESTATE INTEL

An asset that pays while it appreciates

Lekki Phase 1 generated ₦93.78bn in short-let revenue in 2025, at 97% premium occupancy. Held as a serviced apartment on the Airbnb / corporate hybrid model, each residence is projected to earn:



₦8.4M

per unit / year

The conservative floor — annual tenancy.

~3.0% gross



₦18.0M

per unit / year

Base case — short-let peaks + corporate stays.

~6.4% gross



₦26.4M

per unit / year

Peak-demand upside — managed nightly.

~9.4% gross

Current Lekki Phase 1 nightly rates for a well-run 2-bed run ₦150,000–₦280,000. The hybrid base case assumes ~₦1.5M revenue per unit per month; a full 13-unit hold generates ~₦140M annual NOI, and continues to appreciate with the corridor.

Everything provided is designed to save you money!!!



A 144 m² rooftop sit-out, lounge & BBQ deck crowns the building.



Rooftop terrace

Lounge, dining & BBQ deck



Plunge pool & wellness

Resort-grade communal amenity



Power that never stops

Grid + generator + 10kW solar



Central laundry

Shared service; lower cost, more space



Fibre & connectivity

High-speed fibre pre-installed



Gym & concierge

gym; concierge front desk



Smart, secure access

parking bays; biometric & CCTV



Potable tap water

Borehole + treatment; no tankers



13 private stores

Dedicated storage per residence






30% lower energy cost

Efficient systems, every month

THE BUILDER

Built by the hands behind Banana Island & Eko Atlantic

Dhabab is delivered by ASL Contractors (Arkland Group) — a Grade-A, one-stop construction firm with its own architecture, structural, MEP and batching capability, and international and national engineers under one roof. The same standard that raises the towers of Lagos's most exclusive postcodes is applied here, to thirteen residences.

-  Design, structure, MEP & ready-mix in-house
-  Fixed-price EPC, bank guarantees & step-in rights
-  International + national engineering team

SELECTED PORTFOLIO

Project Autograph

Banana Island · 11 floors · delivered

Lapaz Apartments

Victoria Island · 10 floors · delivered

Project Phoenix Rising

Eko Atlantic · 33 floors · in build

Project A&A Tower

Eko Atlantic · 22 floors · in build

54 Glover

Ikoyi · 13 floors · in build

Project Bijou

Banana Island · 21 floors · in build

Your capital, independently watched

Dhahab is run to a development-finance standard. An Independent Project Manager — Pro-M Limited — sits between your capital and the build, certifying every milestone and reporting to investors directly. You are never asked to take the developer's word for progress.



Monthly investor reports

Title, permits, works and finance — every month, straight to you



Milestone certification

Funds released only against works the IPM has verified



Ring-fenced escrow

Project cash walled off from operating accounts



Bank guarantees & retention

Tier-1 APG and performance bond; 5% held six months post-handover

THE INDEPENDENT PROJECT MANAGER

Pro-M Limited

An independent project-management firm, contractually accountable to investors rather than the developer.

- Bi-weekly site coordination & QA/QC
- Monthly valuations & payment certificates
- Quarterly quality-evaluation reports
- Snagging & completion certification
- As-built drawings & O&M manuals at handover

THE SPONSOR

A track record that has never defaulted

Yahshud is an ethical, Shariah-aligned real-estate house. RAIN — our community of values-driven investors — funds projects that can carry the capital. Every issuance to date has been raised, deployed and returned in full. No investor has ever taken a loss.

Nibn+

raised & returned across all RAIN issuances

0

defaults — every commitment honoured

100%

community-funded, asset-backed

FUNDED BY THE RAIN COMMUNITY · DELIVERED



8 flats, Surulere

Residential suite — funded & delivered



Emperor Mall, Dawaki Abuja

1,000 sqm retail space — funded & delivered



Centre Point, Yaba

300 sqm commercial space — funded & delivered



THE INVITATION

Buy to hold, or buy to sell.

ذهب

We are inviting off-takers into a thirteen-residence collection with clean, unencumbered title — whether to hold a serviced, income-producing asset, or to acquire early and sell into the completion premium. One unit remains at ₦250M; further units open at ₦280M, and the window closes as the building rises.

Yahshud Property Limited sales@yahshud.com · www.yahshud.com · +234 706 642 3811

1 Grillo Street, Ikoyi, Lagos. Indicative projections subject to market conditions; not investment advice.