

METRO PALLIS



ELEGANT | EXQUISITE | COMFORTABLE | PROFITABLE

 OPEBI, IKEJA, LAGOS.

AN UNCOMPROMISING
DEVELOPMENT BY **COGENT**

COGENT PROPERTIES LIMITED RC 1978971

Elevated Living in the Heart of Ikeja

Introducing Metropolis

Metropolis is a premium multi-storey development of one and two-bedroom apartments, designed for those who value structure, space, and certainty.

Located in Opebi, Ikeja, Lagos — a vibrant and highly in demand district and capital of Lagos — Metropolis combines timeless design, solid engineering, and modern conveniences like elevators, to deliver a living experience that's both elevated and enduring. This is not just another project — it's a promise built right.



**METRO
PALIS**

A promise of
quality that
lasts, design
that delivers,
and a lifestyle
that actually
makes sense.

- Folajomi I.



Elegant Exquisite Comfortable Profitable



Why Metropalis?

Prime Location: Situated in Opebi—Lagos' renowned capital, tech and innovation district—Metropalis offers seamless access to both the Island and Mainland. This central location is not only a nexus for technology and education but also a rapidly appreciating real estate market, making it a smart investment choice.

Higher Rental Potential: Opebi's vibrant ecosystem attracts professionals, students, and entrepreneurs, creating a strong demand for both short-term and long-term rentals. Well-managed properties in this area often achieve high occupancy rates, providing lucrative returns for investors.

Modern Comforts: Metropalis is designed with contemporary living in mind, featuring elevators, 24/7 security, fire safety systems, high-speed internet infrastructure, and ample parking—ensuring comfort, safety, and convenience for all residents.





Please Note: Designs are subject to change without prior notice or approval. Each apartment will be delivered with bedroom wardrobes, floor tiles, switches, recessed lighting, internal doors, painting, POP-finished walls and ceilings with curtain recesses, and fitted kitchen cabinets. Furniture, appliances, pendant lights, and air conditioners shown are for illustration purposes only and do not form part of the base offering. Final materials and finishes may differ slightly from the architectural visualizations.

Solid Returns.
Day In, Day Out.



Features

WHAT WOULD THE APARTMENTS HAVE?



GYM



24/7 CCTV



GREEN AREA



MODERN
KITCHEN



AMPLE PARKING



REFUSE
CHAMBER



24/7 POWER



GOOD ROADS



SPACIOUS
ROOMS



WASHING
MACHINE PIPING



FIITED
WARDROBES



HIGH QUALITY
PAINTS & TILES



INTERNET TO
THE PREMISES



LARGE
WINDOWS



SPACIOUS
BALCONIES



AC PIPING

Two Bedroom Apartment

WHAT DOES THE 2BR APARTMENT LOOK LIKE?



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3D Photos







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Homely Comfortable Family Centric



Frequently Asked Questions

What do I get?

You are buying these apartments off plan. Your payment gets you one unit of one flat to be delivered in 18 - 24 months and is yours outright.

At what point does return on investment starts?

Construction commences January 2026. Our estimated delivery date is in 18 - 24 months. Your first return would come in form of rent/shortlet at delivery.

Will it be rental or short let properties?

Since the apartment belongs to you, then it can be both.

Will there be additional bills like Lagos land use charge, estate bills, etc?

When these types of bill come up, they are unavoidable. The advantage is, there are many apartments that get to share the bill thereby drastically reducing the individual cost per apartment owner.

Who pays for maintenance and in charge of taking care of the house in the long run?

If you choose to go the rent route then our facility management team would handle everyday maintenance like waste management, cleaning et al at a service charge to the tenants. But if you choose the shortlet route, then service charge would be paid by you.

What is the initial deposit?

Fixed at 120 million naira only, It is the minimum advance payment required to subscribe to the property.

Does the building come with a collective C/O?

The title on the property is Governor's Consent which is the most superior of all titles to have in Lagos State.

What is the duration of ownership? & how does a group of people collectively own the building or apartments and then make decisions together etc?

Cogent Properties would remain the administrator of the property but each flat outright belongs to its owner.

I would like to know the terms of contract and terms of revenue, terms of service for a pooled investment on a property, say 20 people, or 10 people.

Cogent Properties would not be responsible for pooling potential investors together. It would only be responsible for receiving payment from an already created group of people, developing, maintaining and administering of the property, at a fee.

How much is Carcass?

The property is aimed at investors who want to make returns

immediately, so we would be delivering a complete apartment ready to move in.

Is there any encumbrance on the land?

The land is free from every government known acquisition, interest, and claim.

What form of apartments are at Metropolis

One & Two bedroom apartments

Where is Metropolis situated?

It is located in Opebi, Lagos — with quick and easy access to the island and the rest of the mainland.

What do I get after my initial deposit?

You get an offer letter, a receipt for the payment of the initial deposit once payment has been confirmed.

What do I get after completing all payments?

Once all payments due are completed, you get your receipts as well as a Provisional Letter of Allocation upon request.

What other payments do I need to make apart from the payment of the apartment?

- Documentation fee (Survey and Legal fee): The value of which shall be subsequently communicated to the Purchaser.
- Service charge: The value of which shall be subsequently communicated to the Purchaser

When do I pay the other charges?

- The Documentation fee should be paid after the purchase price for the apartment has been completed.
- The Service Charge will be paid once the purchaser takes possession of the apartment.

What happens if I don't make payment at the agreed upon time during the payment period?

10% of the total purchase price shall be added as interest fee on the outstanding balance for every consecutive instalments the default occurs. Where the Purchaser/Subscriber defaults twice, the subscriber shall pay current market rate for the apartment as at when payment resumes.

Can I pay a deposit and pay the balance any time within the duration of the transaction?

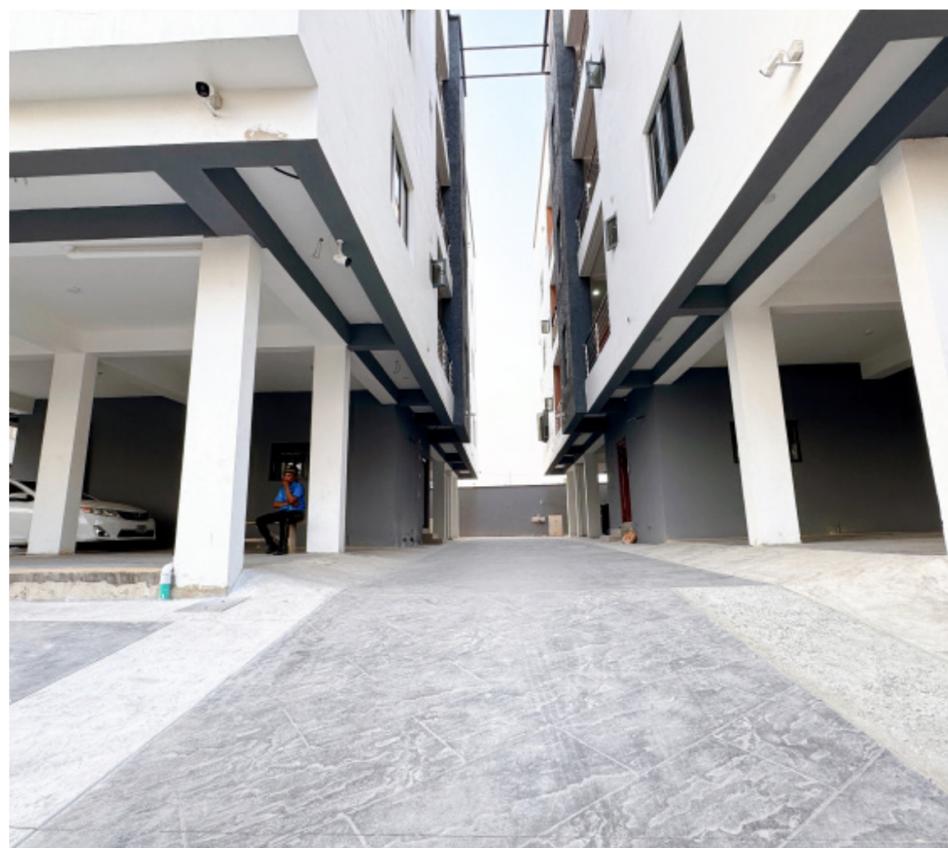
Every Subscriber/Purchaser is expected to pay an initial deposit as specified in their offer letter. Depending on the payment plan chosen by the subscriber, he/she will be expected to pay a particular sum instalmentally as specified in the payment structure in his/her offer letter.

Present Projects

Bilham Heights
33 units of 2 bedroom flats
Elmes Road, Yaba, Lagos.
Ongoing



Previous Projects



Jemi Court Residence
16 units of 2 bedroom flats
Bishop Street, Surulere, Lagos.
Completed, 2024

Previous Projects



63D Apartments
10 units of 2 bedroom flats
Ebute Metta, Lagos.
Completed, 2022



Kaz Apartments
9 units of 2 bedroom flats
Ebute Metta, Lagos.
Completed, 2023

Pre-Launch Prices

Two Bedroom
Apartment

195M

Outright up
to 3 months

Initial Deposit
150M

Please note that the prices mentioned are valid until the official launch of the project, following which launch prices will come into effect.

Estimated Project Delivery:
18 - 24 months

Launch Prices

Two Bedroom Apartment

250M
minimum

Outright up
to 8 months

Initial Deposit
50M

Estimated Project Delivery:
18 - 24 months

Investment Analysis

FOR INVESTORS

Rough Calculation at 150 million naira purchase price

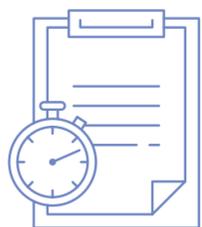
A	Apartment Cost	150,000,000
B	Documentation Fees	3,000,000
C	Total Cost	153,000,000
D	Asset worth at Completion	195,000,000
E	Shortlet income: Year 1-3 (120k/night 35% occupancy)	45,000,000
F	Shortlet income: Year 4-6 (150k/night 65% occupancy)	105,000,000
G	Shortlet income: Year 7-10 (200k/night 65% occupancy)	140,000,000
H	Capital Appreciation at year 10 (5% per year)	120,000,000
J	Building Depreciation (20%[D+H])	63,000,000
K	Total Asset worth (D+H-J)	252,000,000
L	Total Income (E+F+G)	290,000,000
M	Grand Total (K+L)	542,000,000

Note: If you keep going and don't sell at year 10, you keep making more money. If you include the sentimental value and availability of a space when you come back home or you need to hide away from all of life's pressures, then this property will be invaluable.

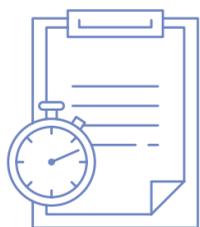


Get Started

GET YOUR OWN APARTMENT IN THREE STEPS



Fill Subscription Form



Accept Offer



Make Payment

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