



Eden Rise

By DiffServ Property Ltd

THE EXPERIENCE

A refined urban development designed around comfort, accessibility, and investment value.

THE LOCATION

Strategically positioned within Surulere, Lagos.

THE PROJECT

A contemporary residential concept built for modern lifestyles.

THE INTERIORS

Elegant, functional spaces designed for everyday living.

THE AMENITIES

Curated features that prioritise convenience, security, and comfort.

THE INVESTMENT

A smart real estate opportunity positioned for growth.

THE DEVELOPER

Forward-thinking developments shaped by trust and execution.



DESIGNED FOR THE WAY MODERN LAGOS LIVES

Eden Rise introduces a fresh perspective on urban living where intelligent design, accessibility, and long-term value exist in perfect balance.

Created for professionals, investors, and modern homeowners, the development reflects a lifestyle centred around simplicity, comfort, and opportunity.

This is more than a residence.
It is a modern investment in how Lagos lives, works, and grows.



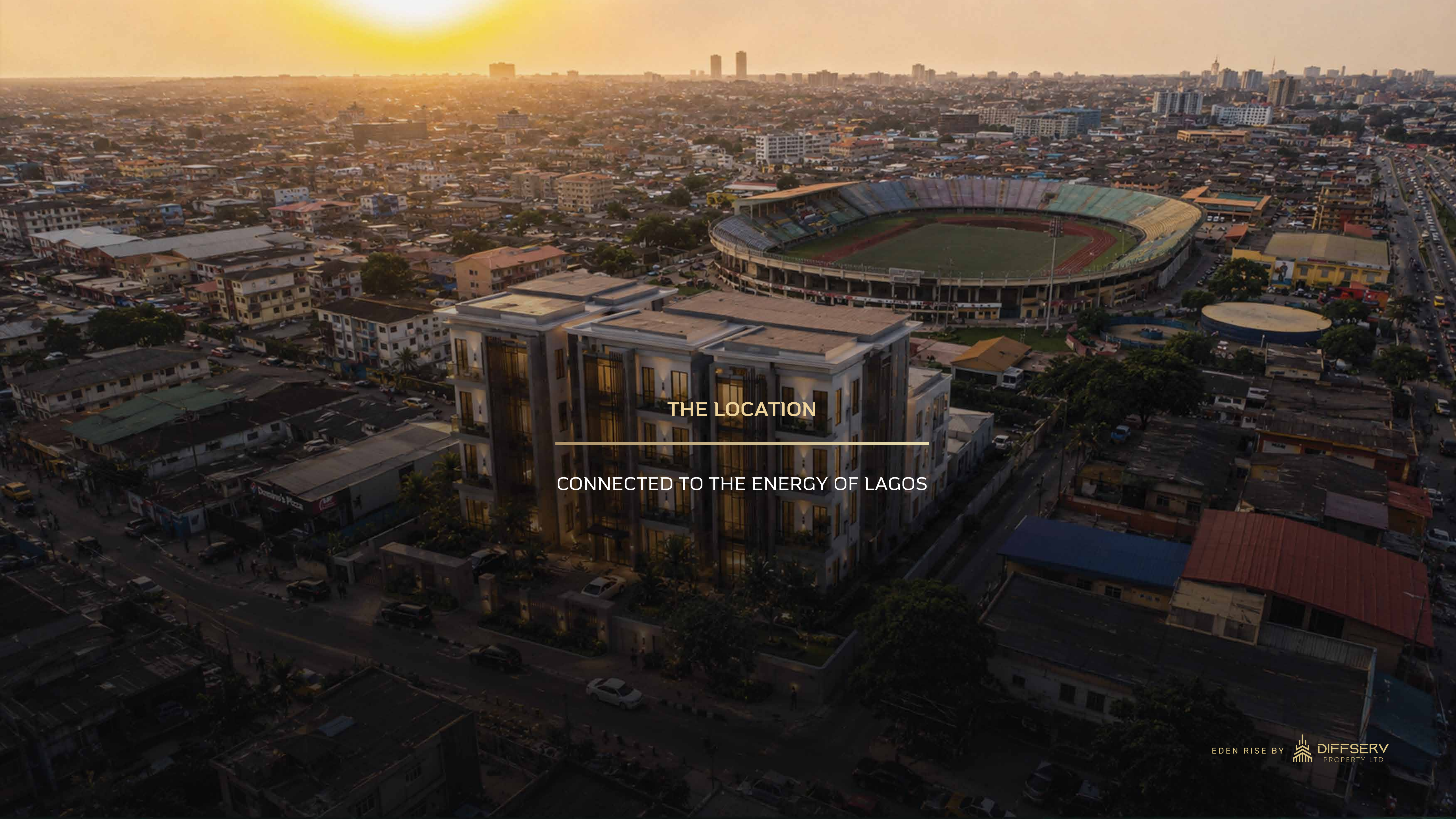
A SMARTER WAY TO OWN REAL ESTATE

Located within the vibrant district of Surulere, Eden Rise represents a new generation of residential development designed around practicality and future growth.

Every detail has been intentionally considered from the efficient layouts to the seamless integration of modern amenities.

Whether for personal living, rental income, or portfolio expansion, Eden Rise offers a compelling opportunity within one of 'Lagos' most active urban corridors.



An aerial photograph of Lagos, Nigeria, taken at sunset. The sun is low on the horizon, casting a warm, golden glow over the city. In the foreground, a modern, multi-story building with a light-colored facade and large windows is prominent. Behind it, a large, circular stadium with a green field and a multi-colored roof is visible. The rest of the city is a dense urban landscape with various buildings and streets. The text "THE LOCATION" is centered over the modern building.

THE LOCATION

CONNECTED TO THE ENERGY OF LAGOS

Surulere remains one of Lagos’ most established and strategically connected districts. Known for its accessibility, vibrant commercial activity, and evolving residential demand, the area continues to attract professionals, families, and investors alike.

Eden Rise places residents within easy reach of:

-  Business districts
-  Entertainment centres
-  Major transport routes
-  Retail destinations
-  Educational institutions
-  Healthcare facilities

Eden Rise



WHERE ACCESSIBILITY MEETS OPPORTUNITY

Positioned within a growing real estate corridor, Eden Rise offers the perfect balance between urban convenience and residential comfort. Its central location supports:



High rental demand



Short-let potential



Ease of mobility



Daily convenience



Long-term appreciation

A development strategically aligned with the future of Lagos real estate



Eden Rise



THE PROJECT

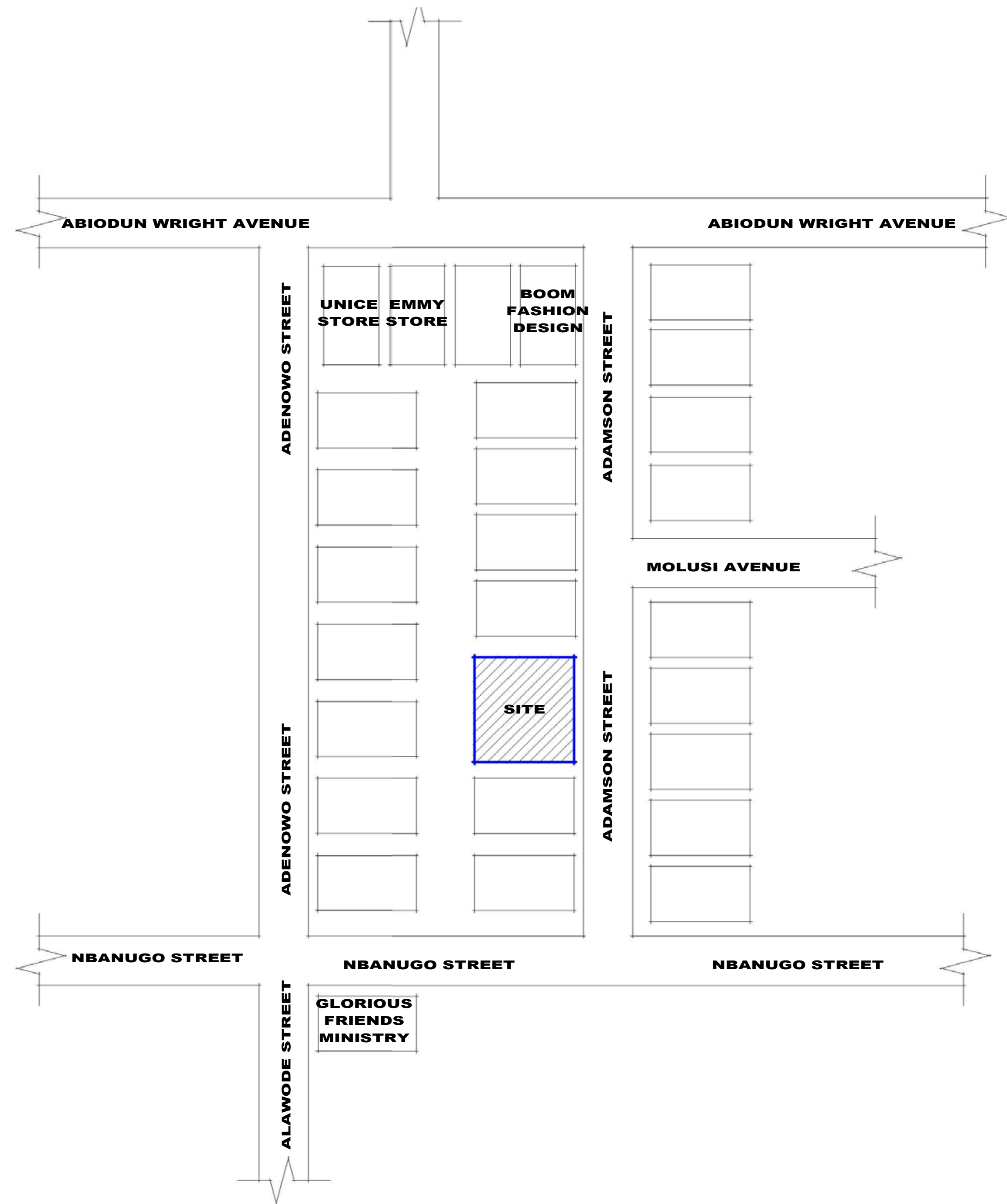
DESIGNED WITH PURPOSE.
BUILT FOR VALUE.

Eden Rise is a contemporary residential development thoughtfully designed to maximise functionality, efficiency, and modern living. The project combines clean architectural expression with practical layouts tailored for today's urban lifestyle.

Every aspect of the development reflects a disciplined approach to design, comfort, and investment performance. Eden Rise is a contemporary residential development thoughtfully designed to maximise functionality, efficiency, and modern living.

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MODERN ARCHITECTURE WITH INVESTMENT IN MIND

Defined by simplicity and elegance, the architectural identity of Eden Rise embraces modern urban aesthetics while prioritising practical living.

Clean lines, efficient spatial planning, and refined finishes create an environment that feels sophisticated, timeless, and highly functional.

A development intentionally created for modern residents and forward-thinking investors.

A MODERN RESIDENTIAL CONCEPT BUILT
FOR THE REALITIES OF URBAN LIVING.



A DEVELOPMENT THAT UNDERSTANDS THE FUTURE

As Lagos evolves, demand continues to rise for well-positioned, intelligently designed residences that support both living and investment goals.

Eden Rise responds to this demand with a development focused on:



Accessibility



Smart living



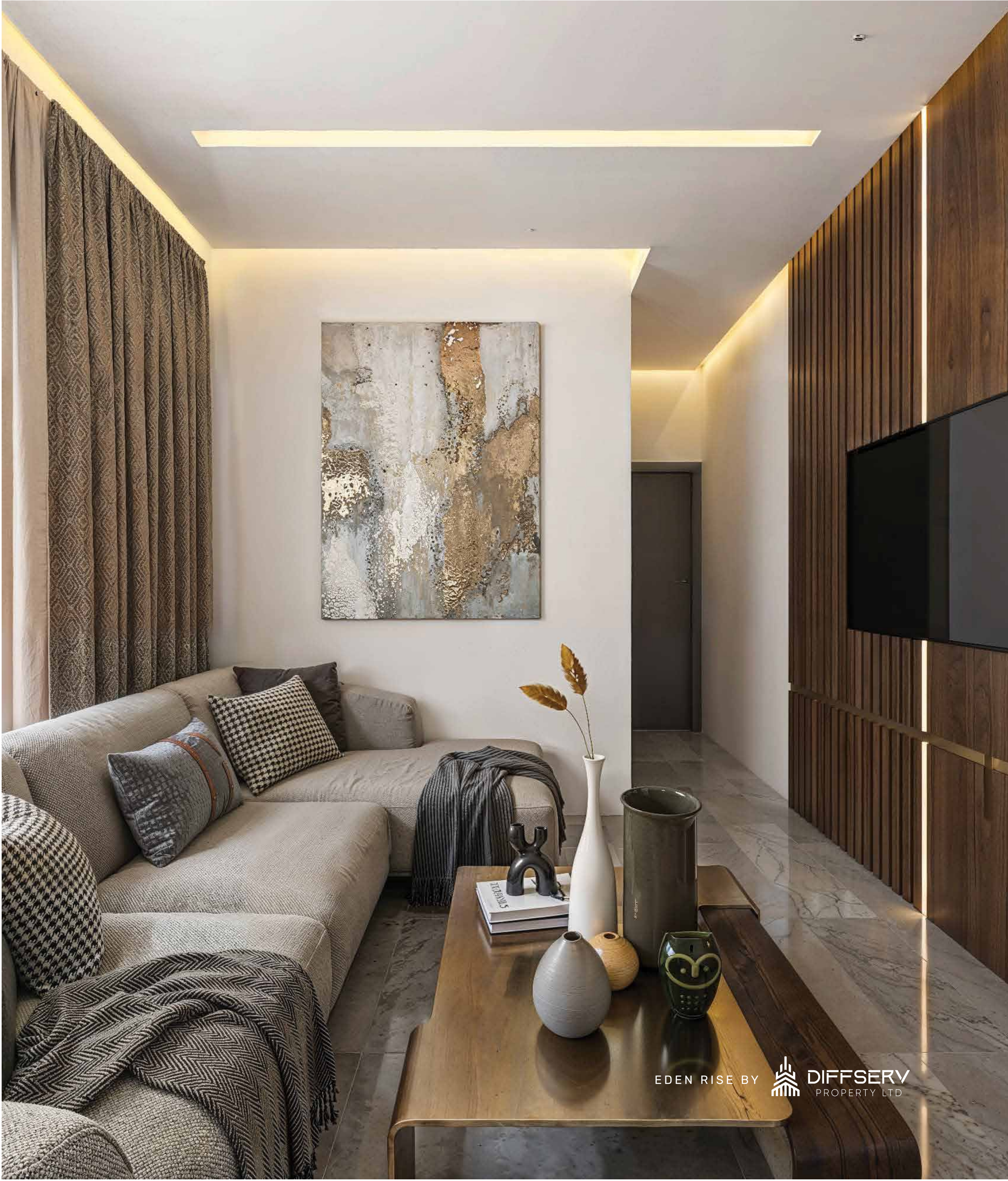
Efficient use of space

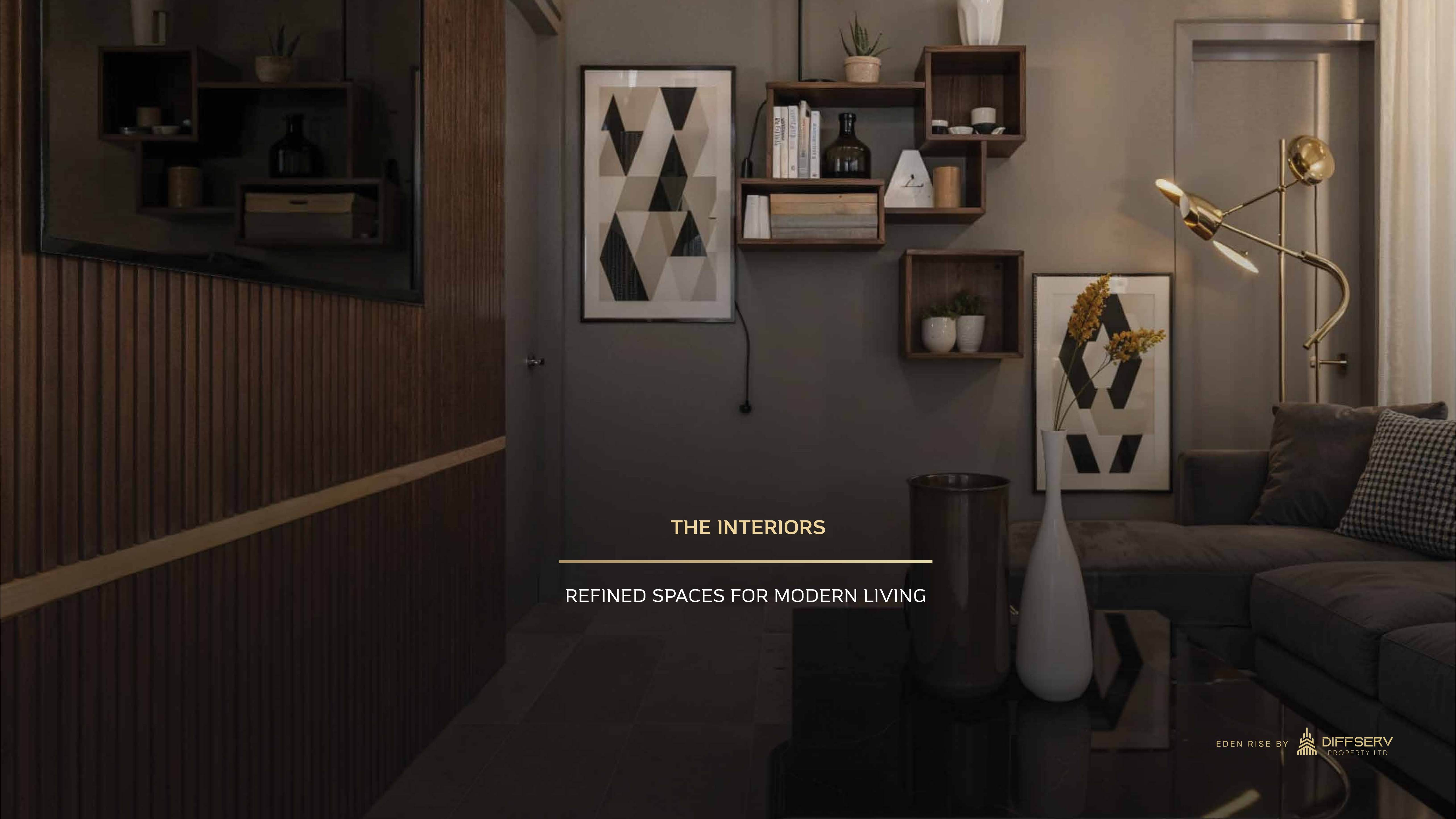


Security



Long-term value creation





THE INTERIORS

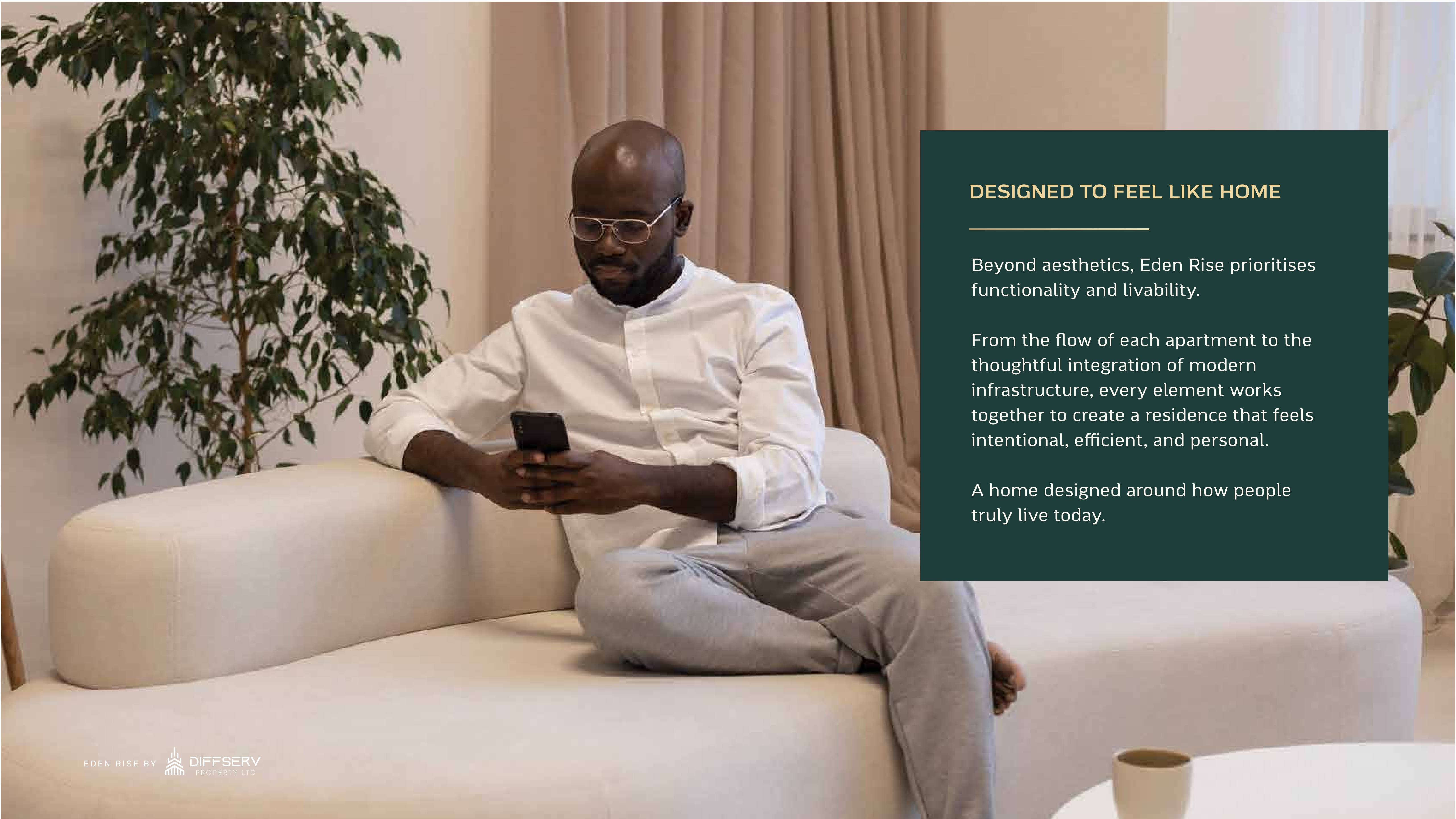
REFINED SPACES FOR MODERN LIVING

Every residence at Eden Rise is designed to feel open, comfortable, and effortlessly modern.

Natural lighting, clean finishes, and functional layouts create interiors that balance simplicity with sophistication. The result is a living experience designed to feel calm, practical, and visually refined.

SIMPLICITY. COMFORT. FUNCTIONALITY.





DESIGNED TO FEEL LIKE HOME

Beyond aesthetics, Eden Rise prioritises functionality and livability.

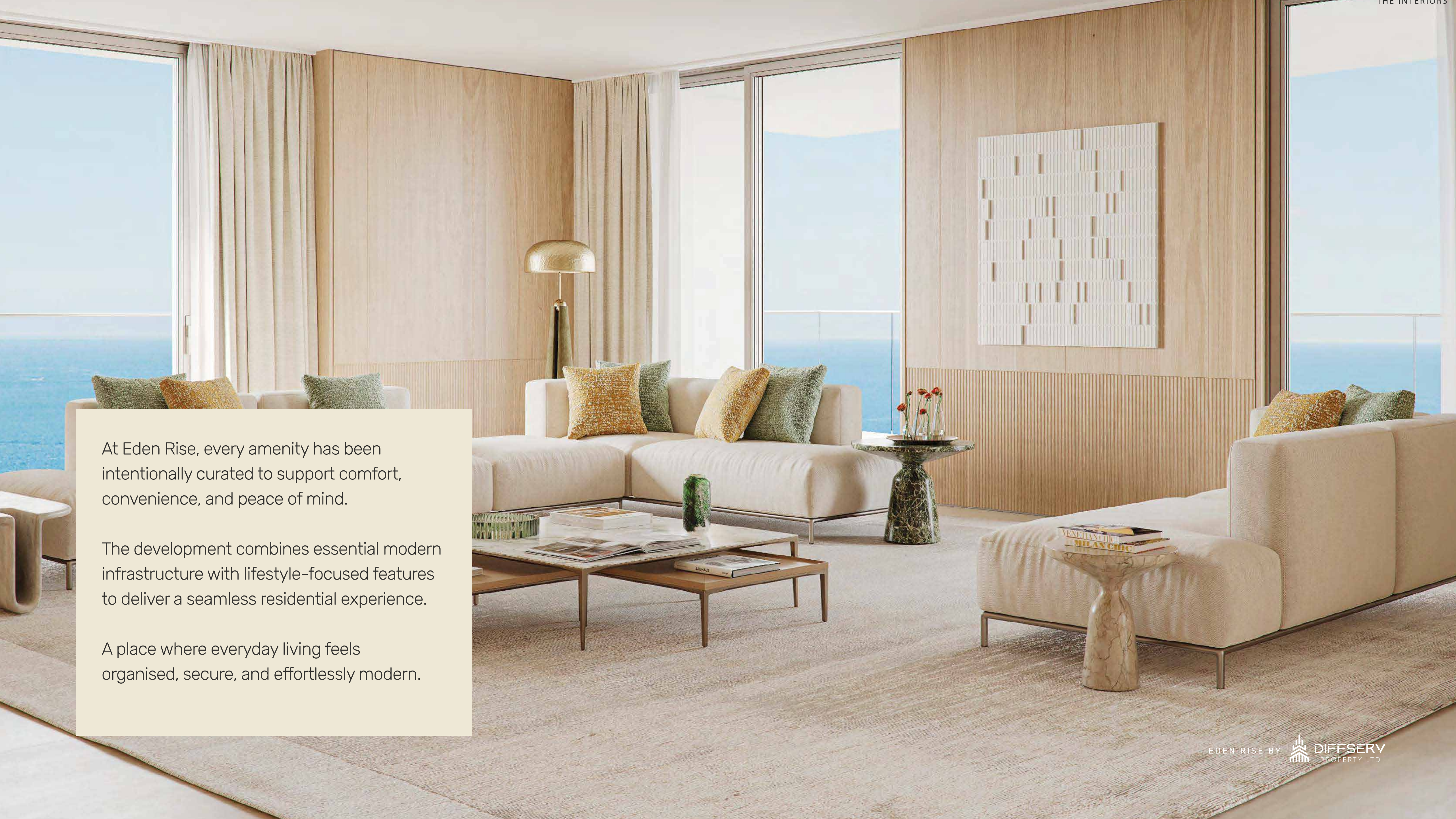
From the flow of each apartment to the thoughtful integration of modern infrastructure, every element works together to create a residence that feels intentional, efficient, and personal.

A home designed around how people truly live today.



THE AMENITIES

ELEVATED EVERYDAY LIVING



At Eden Rise, every amenity has been intentionally curated to support comfort, convenience, and peace of mind.

The development combines essential modern infrastructure with lifestyle-focused features to deliver a seamless residential experience.

A place where everyday living feels organised, secure, and effortlessly modern.

A LIFESTYLE BUILT AROUND COMFORT AND SECURITY

Every feature is designed to create an environment that feels secure, connected, and professionally managed.



Curated Amenities



Fully Equipped Residents' Gym

Stay active and maintain a healthy lifestyle without leaving home.



Intercom Access to All Apartments

Convenient communication and enhanced resident security.



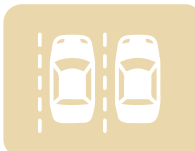
24/7 CCTV Surveillance

Round-the-clock monitoring for peace of mind.



Uniformed Security Personnel

Professional security presence ensuring a safe environment.



Ample Resident Parking

Spacious parking designed for residents' convenience.



Dedicated Management Officer

Responsive support for smooth property management



Standby Power Supply

Reliable backup power for uninterrupted comfort.



Controlled Access Entry System

Restricted access ensuring privacy and security.

THE FLOORPLAN

 Development details

Unit type:
2 buildings
Mini flats

Number of units:
12 units per building

Car park spaces:
24



HIGH RENTAL DEMAND

Located in a fast-growing residential corridor with rental yields of **6–8% annually**, driven by strong demand from professionals and young families.



Short-let potential

Benefit from the thriving short-let market, with potential returns of **10–15% annually** through serviced accommodation and corporate stays.



Daily convenience

Close to schools, healthcare facilities, shopping centers, restaurants, and other essential amenities.



Ease of mobility

Strategically positioned with quick access to major business districts, commercial centers, and transport routes.



Long-term appreciation

Properties in the area have recorded annual capital appreciation of **8–12%**, offering strong potential for long-term wealth creation.





INVEST IN EDEN RISE

Smart urban living designed for modern Lagos.
By DiffServ Property Ltd

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DIFFSERV
PROPERTY LTD

WHO WE ARE?

DiffServ Property Limited is a forward-thinking real estate development company committed to delivering affordable & professional services to clients across the globe.

OUR MISSION

To deliver investor-focused developments with discipline, transparency, and foresight — using a Differentiated Service approach that simplifies ownership, builds trust, and drives sustainable growth.

OUR VISION

To shape the future of real estate through differentiated thinking, setting new benchmarks in how property is built, owned, and experienced across Nigeria and the diaspora.



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