



Earthwise Development Estates



BUILDING SUSTAINABLE FUTURES IN AFRICA

FOUNDED 2024 | NIGERIA
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ECO-FRIENDLY LIVING

EARTHWISE DEVELOPMENTS

Revolutionizing Real Estate in Nigeria

Discover how Earthwise Estates merges sustainability with contemporary design for a greener future in Nigeria.

PROBLEM/INNOVATION

Nigeria's real estate sector is riddled with poor planning, environmental degradation, and a lack of sustainability. Many urban developments are either oversaturated, overpriced for their standard, environmentally harmful, or all. Earthwise Developments was born out of the urgent need to revolutionize how residential and commercial spaces are developed, with a focus on sustainability, eco-friendliness, privacy, comfort, and long-term value.

WHY IS IT A BIG PROBLEM

Many existing developments in Nigeria are plagued by high energy costs and contribute to environmental degradation. Current housing solutions often rely on outdated technologies and practices that are not energy-efficient, exacerbating the problem of rising energy expenses and environmental harm.

Urban sprawl and inefficient planning in Nigeria have led to flooding, poor sanitation, deforestation, and skyrocketing housing costs. At the same time, increasing youth unemployment and climate crises make sustainable development more than a luxury — it is now a necessity.

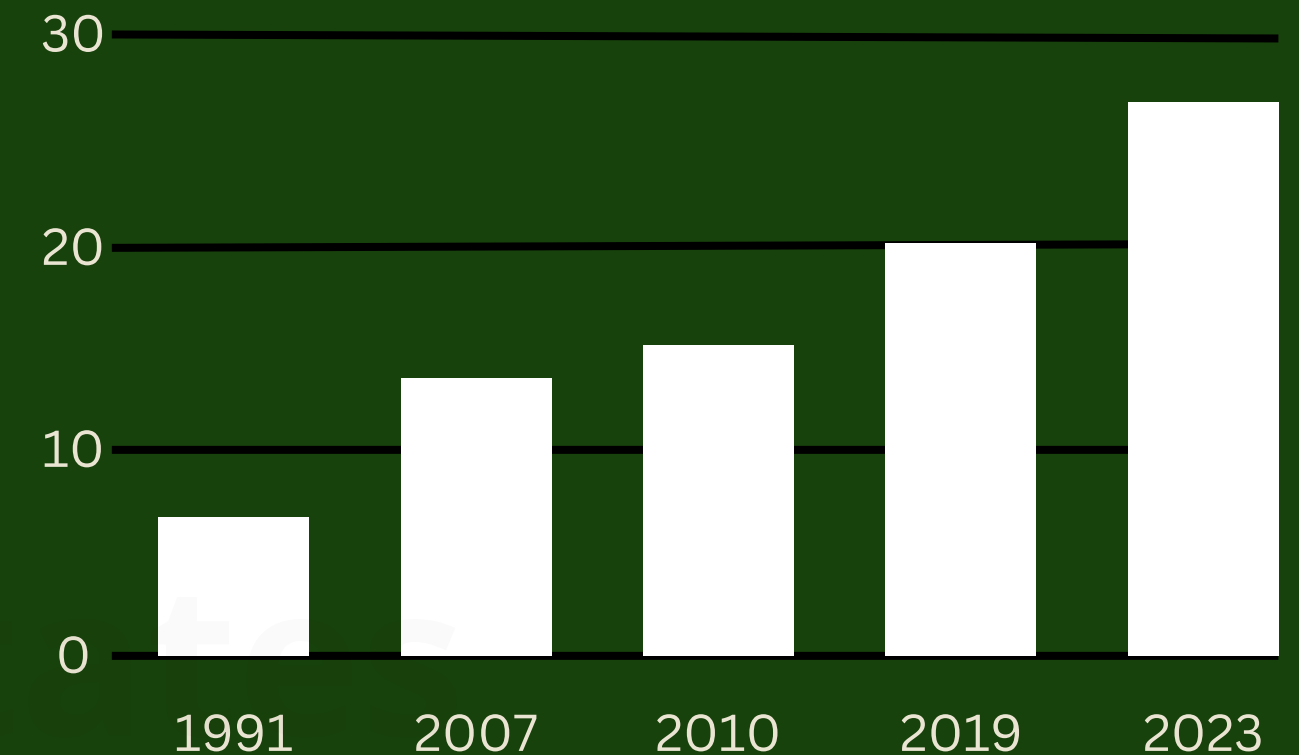
Demand for Sustainable Homes

There is a growing demand among the Nigerian populace for properties that prioritize sustainability and modern design. As awareness of environmental issues increases, more people are seeking housing options that are not only aesthetically pleasing but also environmentally friendly.

WHAT IS THE PROBLEM?

Addressing Urban Challenges in Nigeria

Nigerian housing deficit grew by 300% from 7 million in 1991 to 28 million in 2023



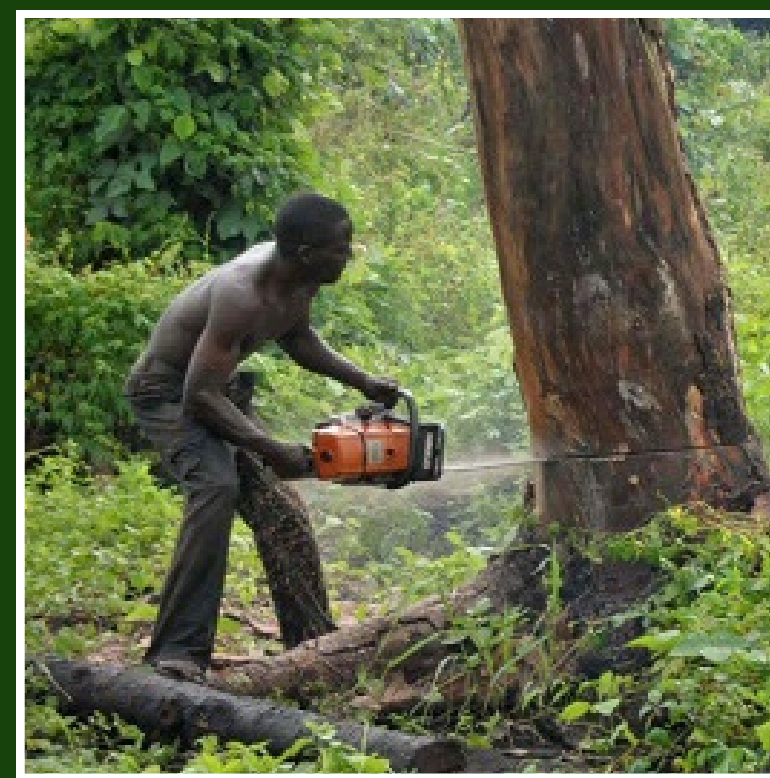
source: CBN, FMB, Credit Dataphyte



This image showcases the lack of privacy in Nigerian modern homes. (There are 4 homes in this frame)



This image showcases the over-saturated/over-crowded housing conditions in Nigeria.



This image showcases deforestation due to urban expansion.

WHAT IS THE PROBLEM?

Addressing Urban Challenges in Nigeria

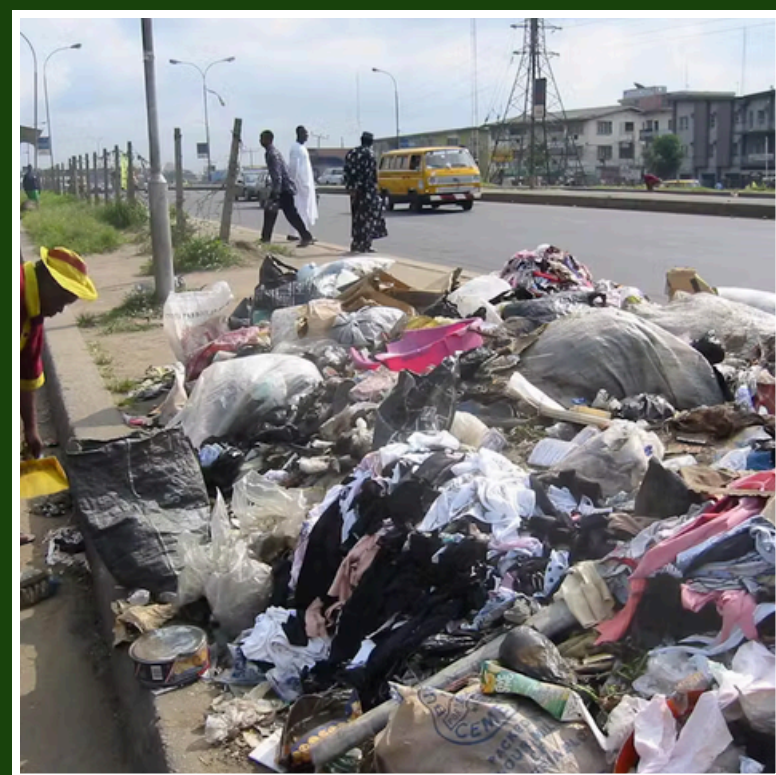
WHAT IS THE PROBLEM?

There is a severe lack of eco-conscious, affordable, and community-driven projects in Nigeria.

Existing developments focus more on profit than long-term livability or environmental stewardship.

At Earthwise Developments, our mission is to redefine real estate in Nigeria by creating eco-friendly, sustainable communities that prioritize comfort, privacy, and environmental responsibility.

In a rapidly urbanizing world, where environmental concerns and sustainable practices are at the forefront, we aim to lead the charge in projects that not only provide exceptional living experiences but also nurture the planet for future generations.



This image showcases the sanitation issues prevalent in many Nigerian cities, leading to health hazards and environmental degradation.



This image showcases a Nigerian neighbourhood submerged due to inadequate drainage systems and poor urban planning.



This image showcases the lack of eco-consciousness among developers in the Nigerian real estate sector.

WHAT IS THE MARKET POTENTIAL?



Nigeria's steady economic growth, fueled by key sectors such as telecommunications, banking, and manufacturing, has increased consumer purchasing power and boosted investor confidence. Economic reforms aimed at attracting foreign investment have further stimulated the real estate sector, making it a dynamic and promising landscape for development.

Global Trends Driving Demand for Sustainable Real Estate

Globally, sustainable development has become a priority, driven by environmental concerns, urbanization, and consumer demand for greener living options. This trend highlights an opportunity to create sustainable and eco-friendly communities in Nigeria that align with these global standards.

- The global green building materials market is expected to grow at a compound annual growth rate (CAGR) of over 10% in the next five years.
- Consumers are increasingly seeking homes that offer energy efficiency, lower utility costs, and a reduced carbon footprint.
- Governments worldwide are introducing incentives and policies to encourage sustainable construction.

Global Trends Driving Demand for Sustainable Real Estate

Nigeria's housing deficit is estimated at over 20 million units, creating a strong demand for innovative and sustainable solutions. Urbanization rates and a growing middle class amplify the need for better housing options.

- Rapid urbanization: Over 50% of Nigeria's population is expected to live in urban areas by 2030.
- Middle-income earners seek high-quality housing that balances affordability and modern living.
- Limited supply of eco-friendly housing solutions presents a gap in the market.

Unique Opportunity for Eco-Friendly Estates

Earthwise Developments is uniquely positioned to fill the gap for sustainable, high-quality housing while offering modern amenities. Our project integrates eco-conscious living with affordability and comfort, addressing the desires of Nigerian homebuyers and aligning with global sustainability trends.

WHAT IS THE MARKET POTENTIAL?

- Nigeria's real estate sector is projected to reach \$6.5 billion by 2025.
- Global green building market projected to exceed \$610B by 2030
- Eco-conscious millennials and young families represent a rising consumer base seeking sustainable alternatives.
- Few/None indigenous companies offering fully integrated sustainable solutions.

QUANTITY OF THE PROBLEM

Nigeria has a housing deficit of over 20 million units. Urban migration and population growth further widen this gap, creating a multibillion-naira opportunity for innovative developers. There is a growing middle-class population in Nigeria seeking secure, sustainable, modern, and eco-conscious properties. The market is ripe for innovative residential solutions that align with global sustainability goals.

POTENTIAL RETURN ON INVESTMENT

High – With sustainable properties increasingly in demand, Earthwise developments attracts eco-conscious buyers and investors, offering strong returns through unit sales, partnerships, and future expansion. Early investors can benefit from value appreciation in green real estate.

MARKET INTEREST THROUGH SURVEY AND MARKET RESEARCH

Preliminary feedback indicates over 70% interest among urban professionals, diaspora investors, and sustainability-focused developers. Demand is particularly strong in developing suburban areas with land availability.

DEMAND AND SUPPLY PROJECT

- Demand: 1,000+ inquiries received from early promotions and real estate interest groups.
- Supply: Phase 1 land already secured. Infrastructure planning is underway.

Demand for eco-friendly housing significantly outweighs the current supply in Nigeria. Earthwise aims to close this gap by developing scalable estate models that can be replicated across regions.



EXISTING SOLUTIONS AND COMPETITORS

- Lekki Gardens, Urban Shelter, and similar developments are common, but they typically lack sustainability focus.
- They offer standard luxury housing, but ignore eco-conscious and off-grid living features.



COMPARATIVE ANALYSIS

Feature	Earthwise Estates	Existing Developers
Eco-friendly	✓	✗
Sustainable materials	✓	✗
Smart water & energy systems	✓	✗
Community-centered design	✓	✗

NEED GAP ANALYSIS

- People want homes that are not just beautiful, but smart, efficient, and sustainable to maintain.
- Our estates integrate privacy, comfort, and green tech — with lower long-term costs.



**URBAN
SHELTER®**

Providing Real Estate Solutions Since 1991

WHY EARTHWISE

Earthwise Developments designs are smart, eco-friendly models with solar energy, rainwater harvesting, bio-septic systems, green spaces, and off-grid design, ensuring sustainability, privacy, eco-consciousness, and modern standards.

WHY AND HOW OUR INNOVATION IS NOVEL

Earthwise is one of the first in Nigeria to build entire residential/commercial estates around sustainability—beyond just adding solar panels. It's a rethinking of what development should be. It combines sustainable architecture with community planning.

WE ARE AND HAVE

- Vision-first company
- Experienced founding team
- Flexible business model
- Early mover advantage
- Scalable model



INVESTMENT OPPORTUNITY

We are seeking:

- Strategic investors & early partners
- Landowners willing to co-develop
- Institutions focused on sustainability

Your role:

- Capital injection / land contribution / joint ventures
- Shared ownership in scalable projects
- Early entry advantage.



SUSTAINABILITY

UNIQUE FEATURES OF OUR PROJECTS

- Solar energy integration
- Smart waste and water management
- Biophilic architectural design
- Community-centered layouts
- Eco-friendly construction materials

TARGET CUSTOMERS

- Adult professionals
- Eco-conscious families
- Digital nomads
- Returning diaspora
- Health-conscious individuals

HOW WE RAISE FUNDS

- Angel investors
- Equity stake offers
- Pre-selling units to early buyers
- Foreign grants for eco-projects
- Government sponsorship/ contracts

SUSTAINABILITY STRATEGY AND SELF-RELIANCE PLAN

Once project is complete and occupied, the estate will generate revenue through sales, service fees, rentals, and property value appreciation. Later projects will be funded internally or via reinvested profits.

ROAD MAP

MILESTONES AND KEY ACTIVITIES

Q1

2026

Finalize designs and secure regulatory approvals

In the first quarter of 2025, the project team will complete the design phase and finalize all architectural plans. This phase is critical as it ensures that all designs meet regulatory requirements and standards, securing necessary approvals from local authorities.

Q2

2026

Begin site preparation and foundation works

In this stage, the projects transitions to the site. Activities include, clearing and levelling the land, conducting soil tests, and laying a strong foundation to support sustainable structures.

Q3

2026

Launch marketing and pre-sales

Marketing efforts will target potential buyers and investors, leveraging renderings, 3D models, and virtual walkthroughs to showcase the project's vision. Pre-sales will provide early revenue and demonstrate market demand.

Q4

2026

Begin vertical construction

The primary construction phase begins with erecting the structures for the pilot project. This phase includes building the substructure, superstructure, and initial installation of eco-friendly features.



CONCLUSION

Earthwise Developments offers a bold new vision for real estate in Nigeria—one that blends sustainability, comfort, and community. It's not just about building houses. It's about building a future.

PARTNER INSTITUTIONS

- Architectural and Engineering firms
- Solar energy companies
- Legal firms for land and development processing

TEAM MEMBERS

- Shahar (Founder)
- Glory (Project Manager)
- Khairat (Lead Architect)
- Joshua (Assistant Architect)
- Raphael (Interior Designer)
- Abdulmalik (Site Manager)
- Brayan (Logistics Manager)
- Miracle (Legal Advisor)



Earthwise

Development Estates



JOIN US

**BECOME A PART OF NIGERIA'S FIRST SUSTAINABLE
COMMUNITY WITH EARTHWISE DEVELOPMENT
ESTATES AND ENJOY GREAT RETURNS.**



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