

GraceWaters Estate

Property Profile

graceonly.

**“THE MOST LUXURIOUS WATER FRONT
PROPERTY IN NIGERIA”**

GRACEONLY

ESTATES LTD.

We are a Real Estate company located in the ever-bustling city of Port Harcourt, Rivers State, birthed from the need of integrity and Trustworthiness in the real estate sector.

We are founded on the principles of Excellence, Integrity, Trust and Client care. We have a workforce of well experienced real estate personnel, We pride ourselves in the acquisition of prime luxury properties with high appreciation potential, ensuring quality investments for our stakeholders



sales@graceonlyestates.com





PROPERTY INFORMATION

Our Vision

Building goodly houses for our generation

NNPC

This property spanning over 14 Hectares (over 300 plots), was purchased from the Nigerian National Petroleum Corporation (NNPC), Pension Funds Limited.

We obtained a certificate of Occupancy and all other relevant documents from the NNPC.

DOCUMENTS

We offer documentation at no extra cost on this property. The documents are:

- Certificate of Occupancy
- Deed of Assignment
- Survey Plan

Grace Waters

sales@graceonlyestates.com



PROPERTY FEATURES

LOCATION

This Unique property is strategically located and poised to become the most luxurious waterfront property in Nigeria.

Located at Trans-Woji, Off Peter Odili Road, Port-Harcourt. This property has Golf Estate, Odili Road, Woji in its environs.

GraceWaters

01
ESTATE
MANAGEMENT

02
HIGH ROI

03
EXCLUSIVE

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PETER ODILI ROAD

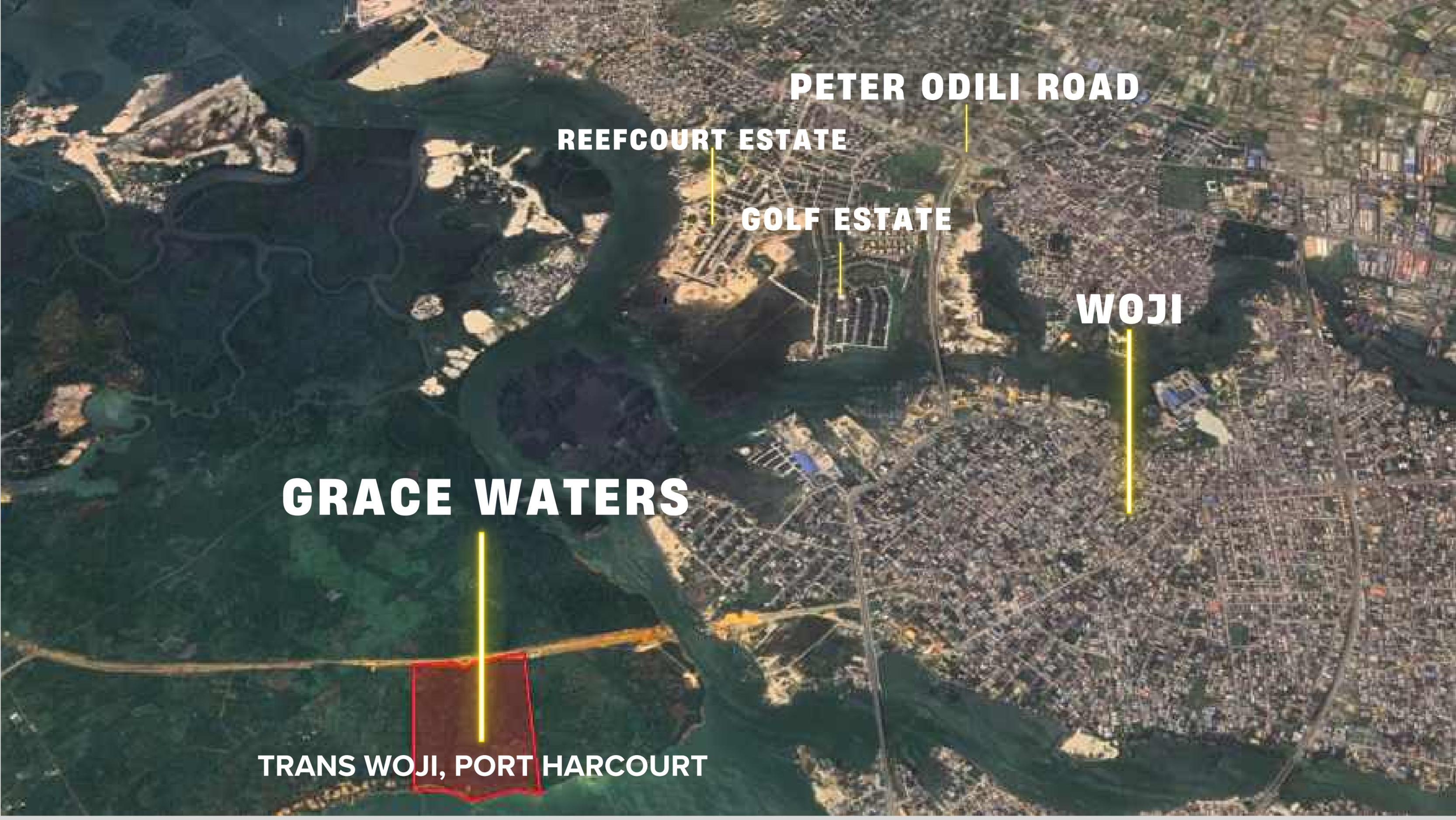
REEFCOURT ESTATE

GOLF ESTATE

WOJI

GRACE WATERS

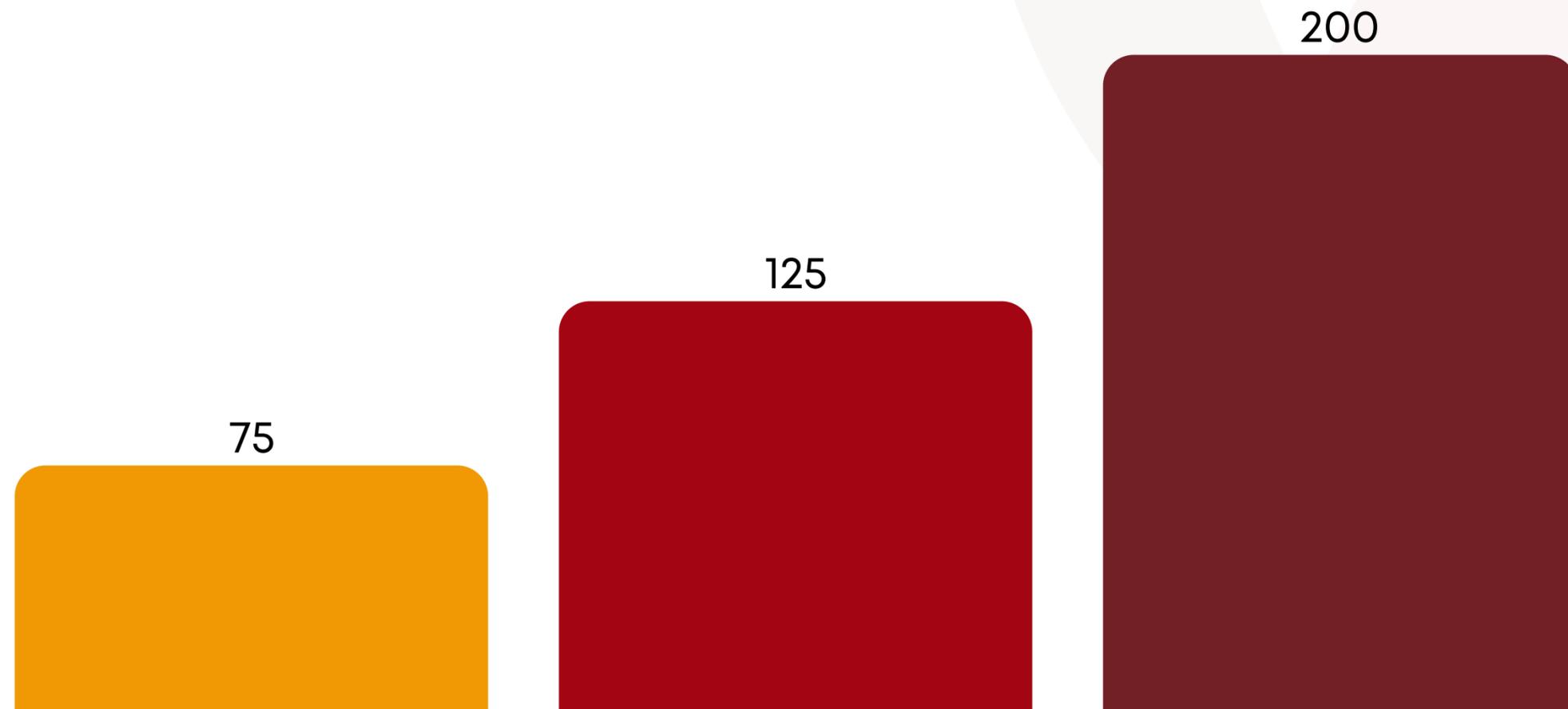
TRANS WOJI, PORT HARCOURT



PROPERTY FORECAST

We carried out proper market research and forecast based on historical records of the Peter Odili, Golf Estate and Woji Environs, coupled with information gotten from Real Estate Research Papers, NHM (Nigeria Housing Market) predicts Port Harcourt Real Estate market to be the 3rd largest market falling behind only Lagos and Abuja. Followed with the governments high interest in development and expanding our ever bustling city, we are positive that the property would go beyond our forecast and predictions.

● 12 Months ● 18 Months ● 36 Months



Months	Forecasted Price (NGN)
Current Price	35,000,000
12 Months	75,000,000
18 Months	125,000,000
36 Months	200,000,000



POPULATION DATA

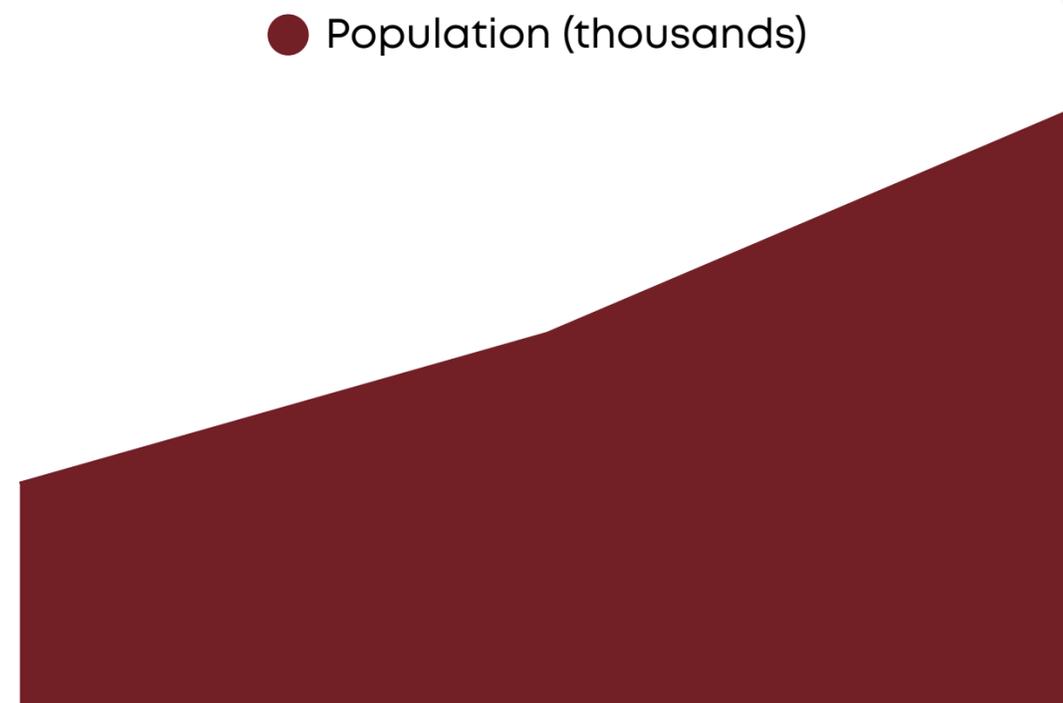


Gracewaters estate is located in a densely populated area with an estimated population of 150,000 persons on the peninsula by 2029, the new refinery road is expected to convey over 3000 vehicles per day, creating a booming business environment. Our estate consists of both commercial and residential properties, the commercial plots located directly along the refinery road.

The new refinery road is poised to become one of the most properly organized areas in the state and country at large.

Our Estate sales data shows a lot of family centered buyers, this presents an opportunity for family centered businesses, schools and shopping malls, the peninsula is also surrounded by highly populated areas such as: gbalajam woji,alcon woji, elelenwo, golf estates, Peter Odili road and the list goes on.

Businesses along this corridor will have a tremendous number of walk in customers and good promotion.



Year	Estimated Port Harcourt Metro Population*	Approximate Growth from 2025
2025	3.79 million (base)	—
2030	≈ 4.62 million	+ 0.83 M (assuming ~4 %/yr)
2035	≈ 5.62 million	+ 1.0 M
2040	≈ 6.83 million	+ 1.21 M



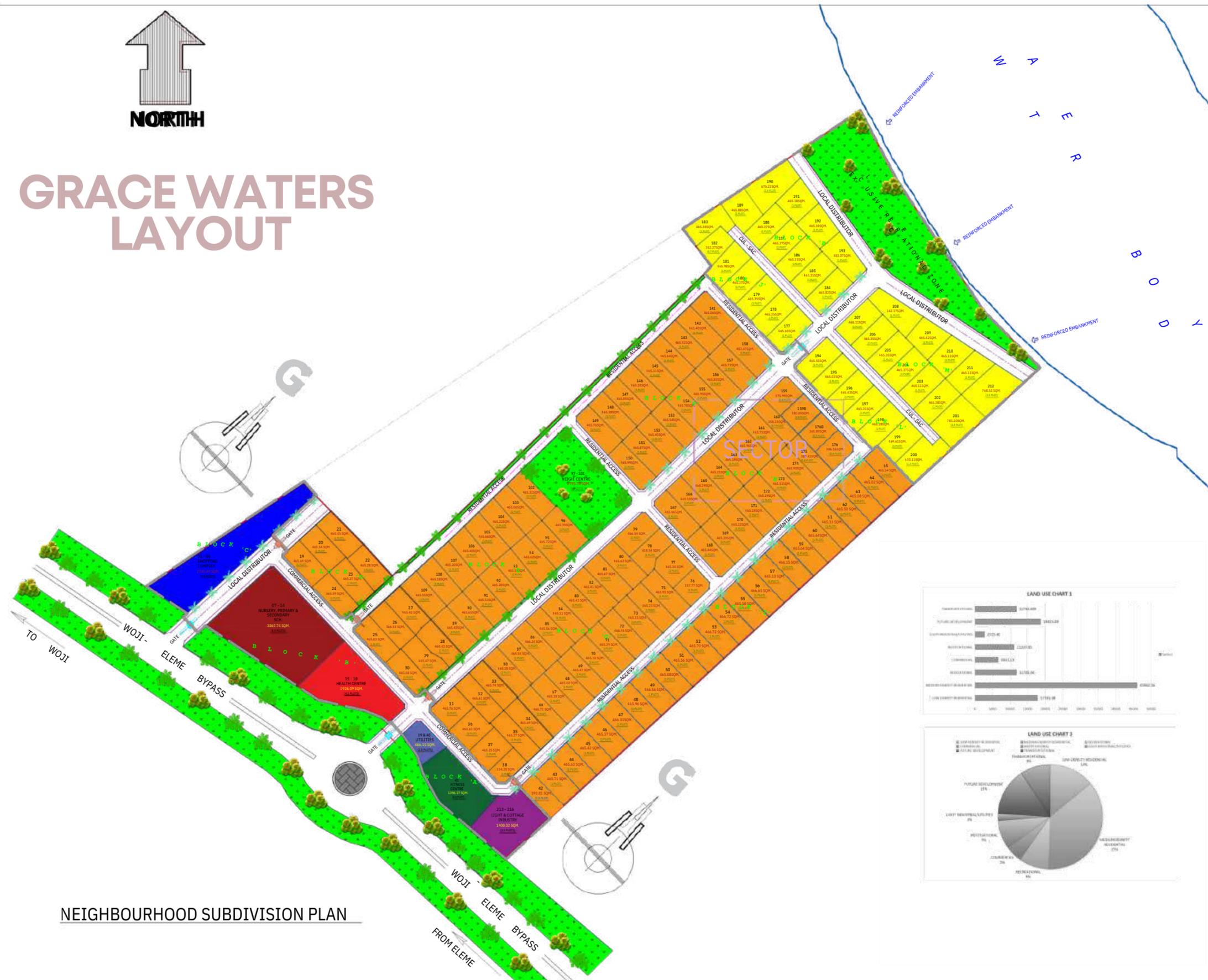


New Refinery Road Link Bridge

HAS BEEN COMPLETELY (100%) LINKED



GRACE WATERS LAYOUT



NEIGHBOURHOOD SUBDIVISION PLAN

NOTES

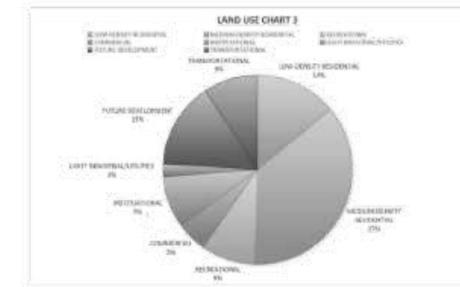
NEIGHBOURHOOD SUBDIVISION DESIGN
OF
GRACEWATERS ESTATE
ALONG NYESOM WIKE BYE PASS
ALETO, ELEME
ELEME LOCAL GOVT. AREA
RAVERS STATE

(GRACEWATERS ESTATE)



DISTRIBUTORS

CLASS	CARRIAGE	R.O.9.
LOCAL DISTRIBUTOR 1	10.67	14.67M
LOCAL DISTRIBUTOR 2	M	12.00M
LOCAL DISTRIBUTOR 3	8.00M	11.00M
RESIDENTIAL ACCESS	8.00M	8.50M
COMMERCIAL ACCESS	7.00M	8.50M
	7.00M	



SCALE 1:1250

DESIGNED & DRAWN O'GONOR, GIDEON M.

CHECKED TPL. ATIYE BAGSHAW (MNTP, TOPREC)

DATE JULY, 2025





UNIVERSITY
2025



graceonly

DEVELOPING
NEIGHBOURHOOD

graceonly

DECEMBER 2025

graceonly

graceonly



THE FUTURE





Grace Waters ACCESS ROUTE

Our Services

As a growing household name in Real Estate.
Our services goes beyond Acquisition and Sales of Properties.

Here are our Services:



REAL ESTATE

**PROPERTY &
FACILITY
MANAGEMENT**



**ASSET
MANAGEMENT**

**GRACE
WATERS**

sales@graceonlyestates.com





BEYOND LIES TREASURES



Grace
Waters

Client Testimonies

A few STORIES from
Our Customers

Mr. Chinedu Azubuike

“Graceonly estates limited is a one-of-a-kind real estate company, I purchased some plots without inspection, I was impressed with their speedy allocation and all documentation was done at no cost, this company stands out because of its integrity, top customer service and ease of doing business.”

Mercy Briggs

“ I am extremely excited, i have been through the hand of land grabbers and I lost faith in real estate, but through my dealings with Graceonly Estates, I must say they are an Integral, Trustworthy, and caring company, my 3 plots purchased from them are mine with no documentation cost, I am extremely grateful to this company “

**GRACE
WATERS**

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**PRIME
LUXURY
AT
LOW
COST**



**Grace
Waters**

graceonly.

Now selling **35M**
465 SQM

GRACEWATERS ESTATE

📍 TRANS WOJI, PORT HARCOURT.

Neighbourhood: • GOLF ESTATE • PETER ODILI RD. • WOJI

ESTATE FEATURES:

- SECURITY
- CCTV
- GOOD ROAD
- ELECTRICITY
- WATER SUPPLY
- PERIMETER FENCING
- FREE DOCUMENTATION C OF O

GRACE WATERS ESTATE	OUTRIGHT	3 MONTHS	6 MONTHS
INITIAL	35,000,000.00	13,000,000.00	15,000,000.00
MONTHLY	0	9,000,000.00	5,000,000.00
TOTAL	35,000,000.00	40,000,000.00	45,000,000.00

Name: _____

Phone: _____

GRACEONLY HOUSE
KM 2, OFF IGBO-ETCHE ROAD, RUMUOKWURUSHI, PH. 📍

graceonly.

Now selling **35M**
465 SQM

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📍 TRANS WOJI, PORT HARCOURT.

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Thank You



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**Contact
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