ISLA NOIR

TARKWA BAY

BEYOND THE SEA

LAGOS · NIGERIA

Before it becomes a destination

Developed by Levitikal Realities & Construction®



Shaped by the sea. Carried by its people.

Tarkwa Bay's story is woven into the story of Lagos: its harbour, its relationship with the Atlantic, and the communities who have made their lives along the water.

As harbour engineering reshaped the coastline, a sheltered haven emerged beside a growing city. Over time, Tarkwa Bay became a place of arrival and retreat, where the energy of Lagos met a quieter rhythm.

Its identity reaches beyond the structures that shelter its shores. It lives in the fishermen, traders and families whose work, traditions and everyday experiences have given the place meaning across generations.

This is a history of community and resilience, but also of change and displacement. It deserves to be acknowledged with care. Isla Noir takes its name into this continuing story with an appreciation for the place that came before it.

Now taking shape at Tarkwa Bay, the resort and residences draw inspiration from the meeting of land and water, the shelter of the bay, and the human connections that make a place worth returning to.

The vision is to create space for a different rhythm: unhurried mornings, shared moments and a closer relationship with the coast. A new chapter begins with respect for the chapters already written.

Isla Noir. Beyond the sea.

CONTENTS

I The Destination 05

II Architecture & Masterplan 07

III The Signature Pool 09

IV The Residences 10

V Dining & Wellness 13

VI Water & Sport 14

VII The Club 15

VIII Land & Legacy 22

IX Registering Interest 23

Important information 24

CHAPTER I

The Destination

01 · TARKWA BAY

A bay on the wrong side of the harbour for traffic.

Tarkwa Bay lies off the Lagos coast, screened from the open Atlantic by the harbour moles. The water inside is calm for most of the year, which is why it has been a swimming beach for as long as anyone has been going there.

There is no bridge and no road. Everything and everyone arrives by boat, and nobody, until now, ever stayed.

02 · ARRIVING

You feel the city let go somewhere in the middle of it.

The crossing is short by the standards of islands, and long enough to change the temperature of a day. Guests land at the jetty on the western shore and come in through planting rather than across a forecourt. The reception is small on purpose.



ARTIST'S IMPRESSION

A shoreline reimagined.

Tarkwa Bay sits inside the harbour mouth, low energy, sheltered water, and no road access. The resort arrives by boat, and so does everyone in it.



CHAPTER II · ARCHITECTURE & MASTERPLAN

One composition, read from the air.

03 · THE SCHEDULE OF AREAS

Nine places on the plan, and the area of each one.

Taken from the architectural schedule of areas. Everything in this brochure that can be measured is listed here; everything that cannot be measured yet is not stated at all.

01	Swimming pool	1,576 m²
02	Open activity area	2,159 m²
03	Maze garden	770 m²
04	Beach soccer	731 m²
05	Restaurant	433 m²
06	Grill lounge	413 m²
07	Beach volleyball	400 m²
08	Kitchen	277 m²
09	Power station	240 m²

04 · MATERIALS

A palette drawn from the shore.

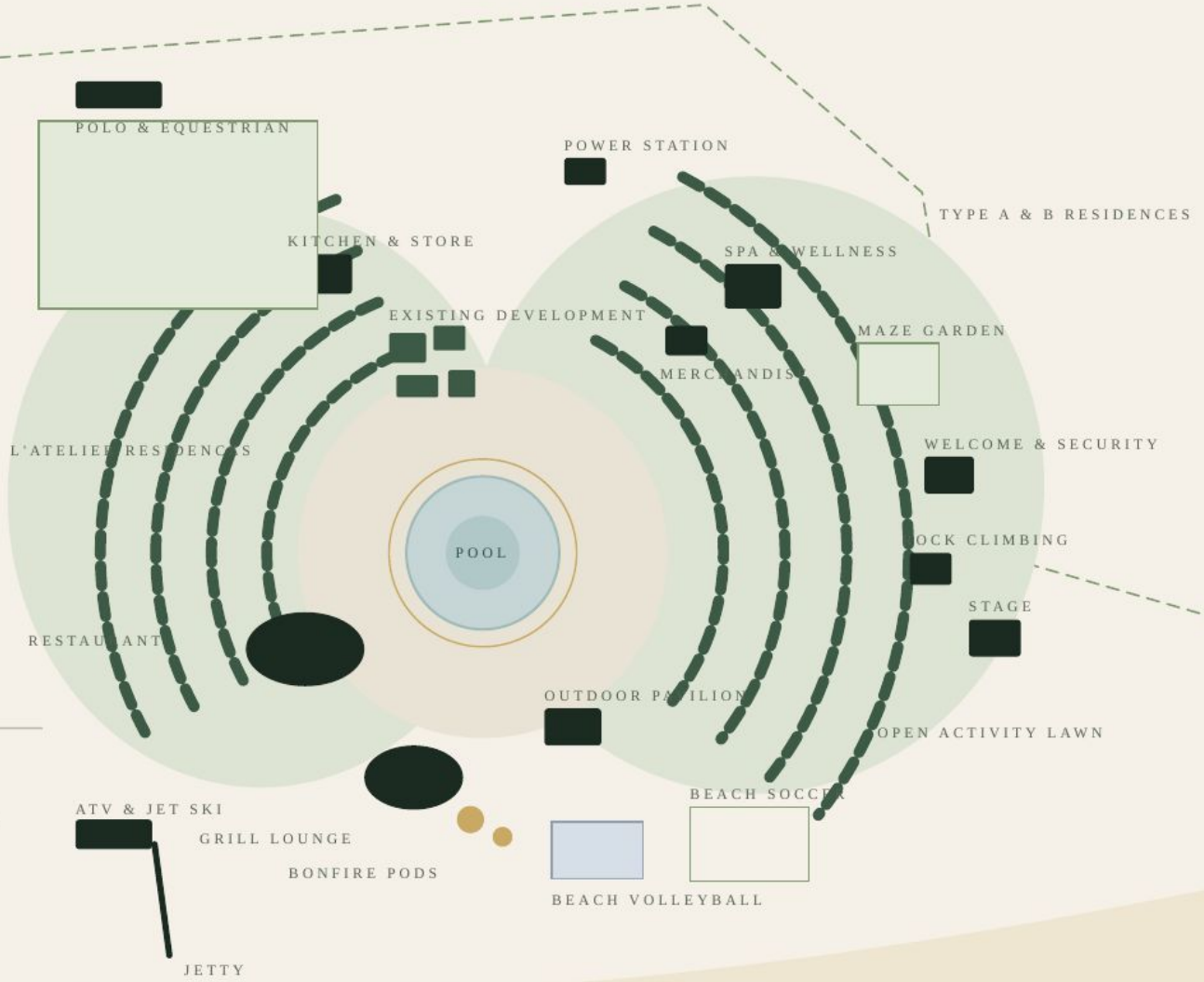
Lime-washed masonry, timber screens, stone underfoot, and planting heavy enough to give each house its own weather.



THE MASTERPLAN

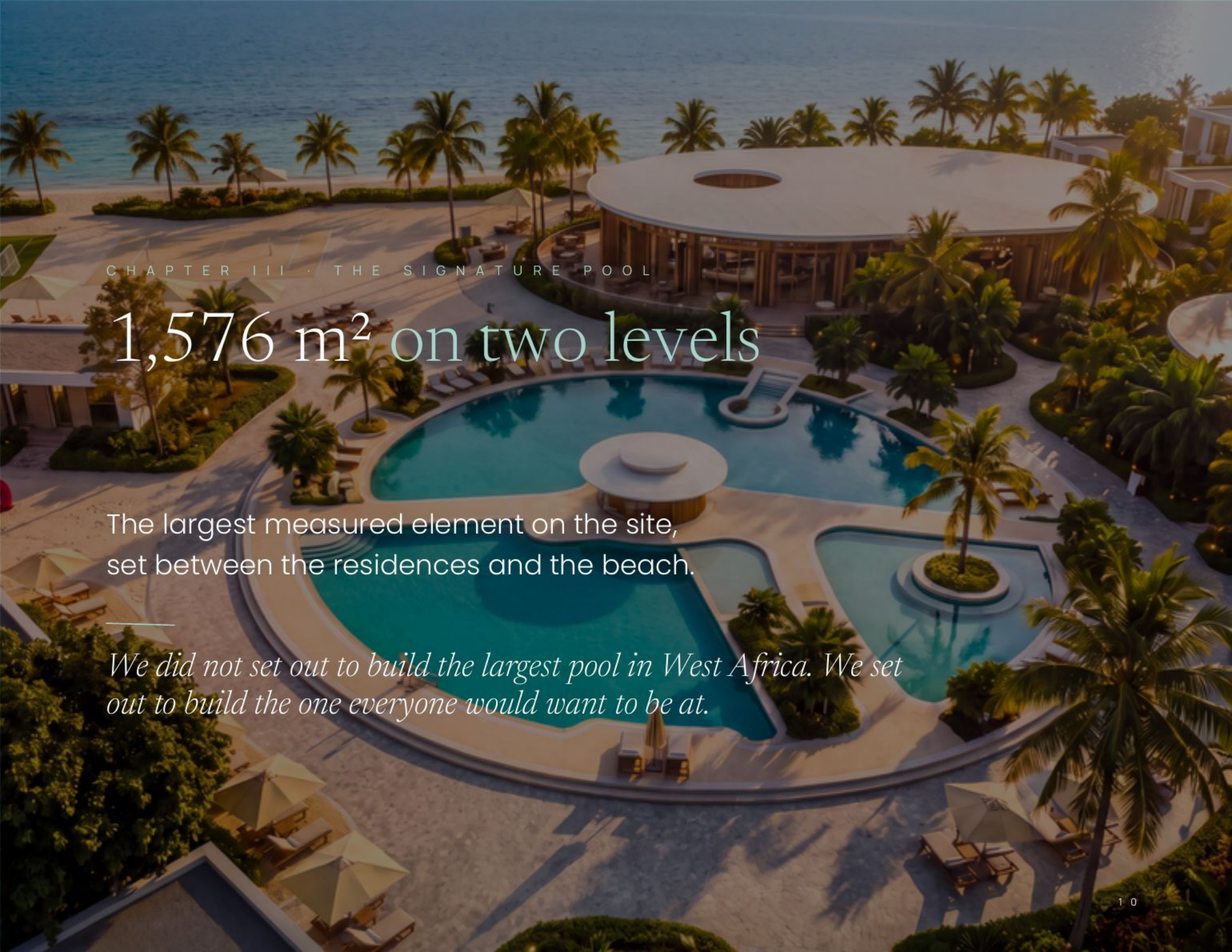
Five point two two hectares, one radial plan.

Residences fan around the central water landscape and social core. Sport and the beach club are held to the shoreline, back-of-house to the northern boundary, and the polo and equestrian ground sits on the high western edge.



SCHEDULE OF AREAS

Site area	52,000 sqm
Destination pool	1,576 sqm
Open activity lawn	2,159 sqm
Maze garden	770 sqm
Beach soccer	731 sqm
Signature restaurant	433 sqm
Grill lounge	413 sqm
Beach volleyball	400 sqm
Keys & residences	129



CHAPTER III · THE SIGNATURE POOL

1,576 m² on two levels

The largest measured element on the site, set between the residences and the beach.

We did not set out to build the largest pool in West Africa. We set out to build the one everyone would want to be at.



CHAPTER IV

The Residences

05 · OUTSIDE & INSIDE

A room built around an open courtyard.

Set back from the water, behind planting rather than along it.

Each residence turns inward to its own courtyard and outward only where the planting allows. Screens filter the light before it reaches the glass. From the path, you see a wall and a tree; from inside, you see the whole garden. Ceilings are held high enough to move air.

WHAT OWNERSHIP CARRIES

A Diamond membership for the life of ownership, at no fee	OWNERS
Full resort access, charged to your residence account	OWNERS
Housekeeping, maintenance and care programme while away	OWNERS
Owners' handbook, handover inspection and snagging	OWNERS
Rental management through the resort, if you choose it	PROPOSED

Membership is a lifestyle and access product and is not an interest in land. The two are kept separate on purpose.



Three ways to live on the bay.







01	L'Atelier	The smallest and most self-contained: a single volume built around light and a working wall.	₦285M
02	One bedroom	A bedroom set away from the living space, with the courtyard between them.	₦450M
03	Two bedroom	The family plan. Two bedrooms either side of a shared living volume, planted on both approaches.	₦600M

Prices are from, in Naira, exclusive of closing costs, and subject to the controlled price schedule current at the date of reservation. No individual unit is identified and nothing here indicates whether anything is available, reserved or sold. A residence is a property purchase governed by its own Reservation Agreement.

CHAPTER V · DINING & WELLNESS

A restaurant, a grill lounge, and one kitchen between them.







ARTIST'S IMPRESSION

433 m²

RESTAURANT

413 m²

GRILL LOUNGE

277 m²

KITCHEN

The restaurant is the formal room and the grill lounge is the long one, open on the bay side, shaded, and built for the part of the evening when nobody has decided to leave yet. They share a single kitchen, which is what makes both of them possible at this scale.

07 · WELLNESS

Restore. Then move.

Treatment rooms held quiet at the back of the plan, away from the water and the noise of the day. Capacities are set by the operator and are not yet fixed.

More than a resort. A world of experiences.



Pool and Leisure



Dining



Wellness



Drive around Biggest Pool



Conference Center



Scuba Diving



Water Experiences



Sport and Play



Fishing



Entertainment



Events



Arrival



Fishing Excursion



Dedicated Seafood Arena



Horse Band



Access to the Ocean



Boat Club



Polo Club

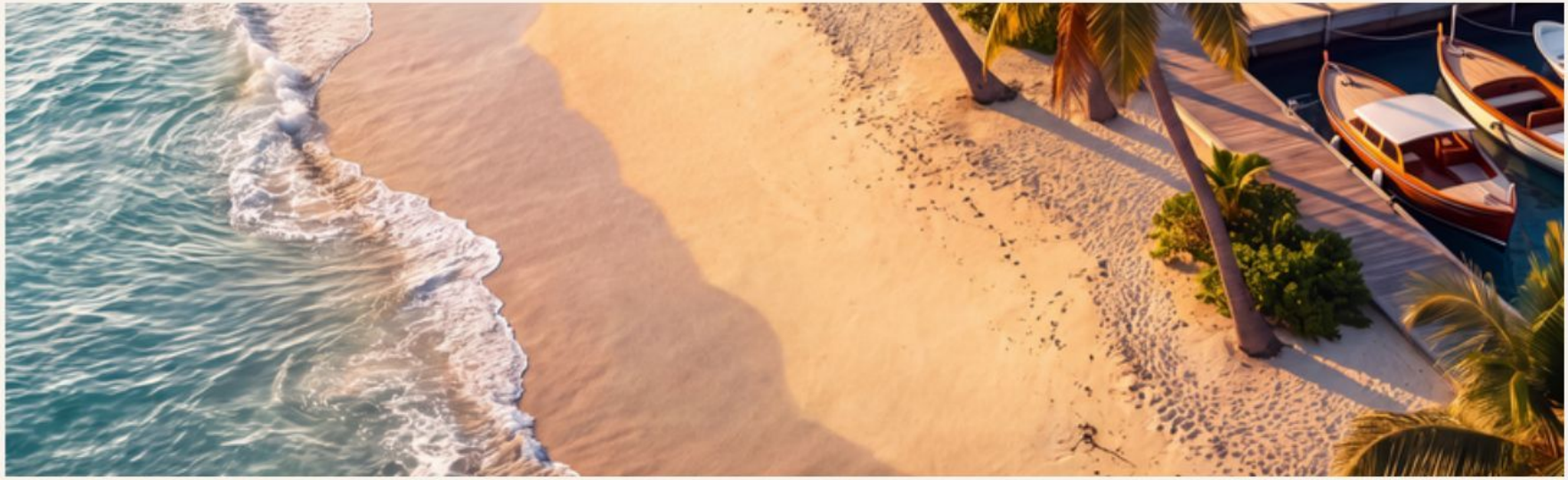
CHAPTER VI · WATER & SPORT

Marked out on the sand, not poured over it.

2,159 m²	770 m²	731 m²	400 m²
OPEN ACTIVITY AREA	MAZE GARDEN	BEACH SOCCER	BEACH VOLLEYBALL

Beach soccer and beach volleyball are marked out on the sand rather than built on it, so the ground goes back to being a beach when nobody is playing. The open activity area is the largest measured space on the site.

T**he maze garden –** hedge and path, designed to be walked slowly and got slightly lost in. On the water: kayaks, paddleboards and snorkelling; a guided reef swim and a sunset paddle; boat charter and fishing at member rates.





CHAPTER VII

The Club



ARTIST'S IMPRESSION

08 · FOUR WAYS IN

The tiers, and what each one costs.

Every membership runs for five years from activation. Membership is a lifestyle, hospitality and access product, not an investment, and it carries no return of any kind.

Gold Two or three visits a year, and it feels like arriving somewhere of your own	$5,000
Platinum More nights, a larger credit, priority on the dates everybody wants	$7,500
Diamond The full schedule, the signature arrival, and the Diamond Circle	$15,000
Corporate Diamond A company name, up to ten nominated staff, substitutable twice a year	$100,000

WHAT EVERY TIER CARRIES

Membership card and digital credential · a named member services contact · the Resort Credit for the term · access for you and your household · guest rates · the build log until completion in 2027 · invitations to the member calendar. Priced in US Dollars, payable in Dollars or the Naira equivalent, on a written instruction from Finance.

Three expressions of belonging

ENTITLEMENT	GOLD	PLATINUM	DIAMOND
Membership fee, five-year term	$5,000	$7,500	**$15,000**
Resort Credit, five-year term	$2,500	$5,000	**$10,000**
Stay nights, five-year term	30	100	**150**
Advance booking window	6 months	9 months	**12 months**
Guests admitted with you	3	5	**8**
Guest nights at member rate, per year	6	14	**30**
Island arrival	Shared transfer	Priority transfer	**Signature arrival**
Member services	Member desk	Named contact	**Named contact, 24h**
Spa treatments included per year	1	3	**6**
Noir Reserve events per year	1	3	**Unlimited**
Chalet upgrade when available	—	Yes	**Yes, confirmed**
Diamond Circle	—	—	**Yes**
Noir Points per night · proposed	250	325	**450**

The Resort Credit and the stay-night allowance are totals for the whole five-year term, not annual allowances. Averaged, the credit is $500, $1,000 and $2,000 a year, and the nights are six, twenty and thirty a year.

What a membership carries

ACCOMMODATION

- Nights in a garden or ocean chalet
- Advance booking ahead of general release
- Late checkout to 4pm
- Nights lost to weather returned in full
- Member rate on any additional night

ARRIVAL & CONCIERGE

- Crossings from Ikoyi, Victoria Island, Lekki
- Parking held at the jetty for your stay
- Pre-arrival call, seven days out
- Named contact (Platinum, Diamond)
- Signature arrival by private boat (Diamond)

DINING

- Breakfast for you and one, every member night
- Member pricing on all food and beverage
- In-chalet dining, no delivery supplement
- Picnic hamper for the beach or the boat
- Private dining on the sand for eight (Diamond)

SPA & WELLNESS

- Treatments included, one, three or six a year
- Thermal suite, pool and beach, any day
- Morning movement, daily, no booking
- Two retreat weekends a year, member rate
- In-chalet treatment, twice a year (Diamond)

OCEAN & SPORT

- Kayaks, paddleboards, snorkelling, all day
- Guided reef swim and sunset paddle, weekly
- Member rate on charter and water sport
- Volleyball, tennis and fitness pavilion
- Half-day charter each year (Diamond)

MEMBER CALENDAR

- Noir Reserve, tastings, suppers, music, talks
- Lagos-side member evenings each quarter
- The annual members' weekend
- A birthday or milestone marked, yearly
- First release on events, 72 hours ahead (Diamond)

FAMILY & GUESTS

- Household, partner and children under 18
- Children under 12 stay and breakfast free
- Supervised junior programme, school holidays
- Day-pass guests, three, five or eight
- One authorised user, in your absence

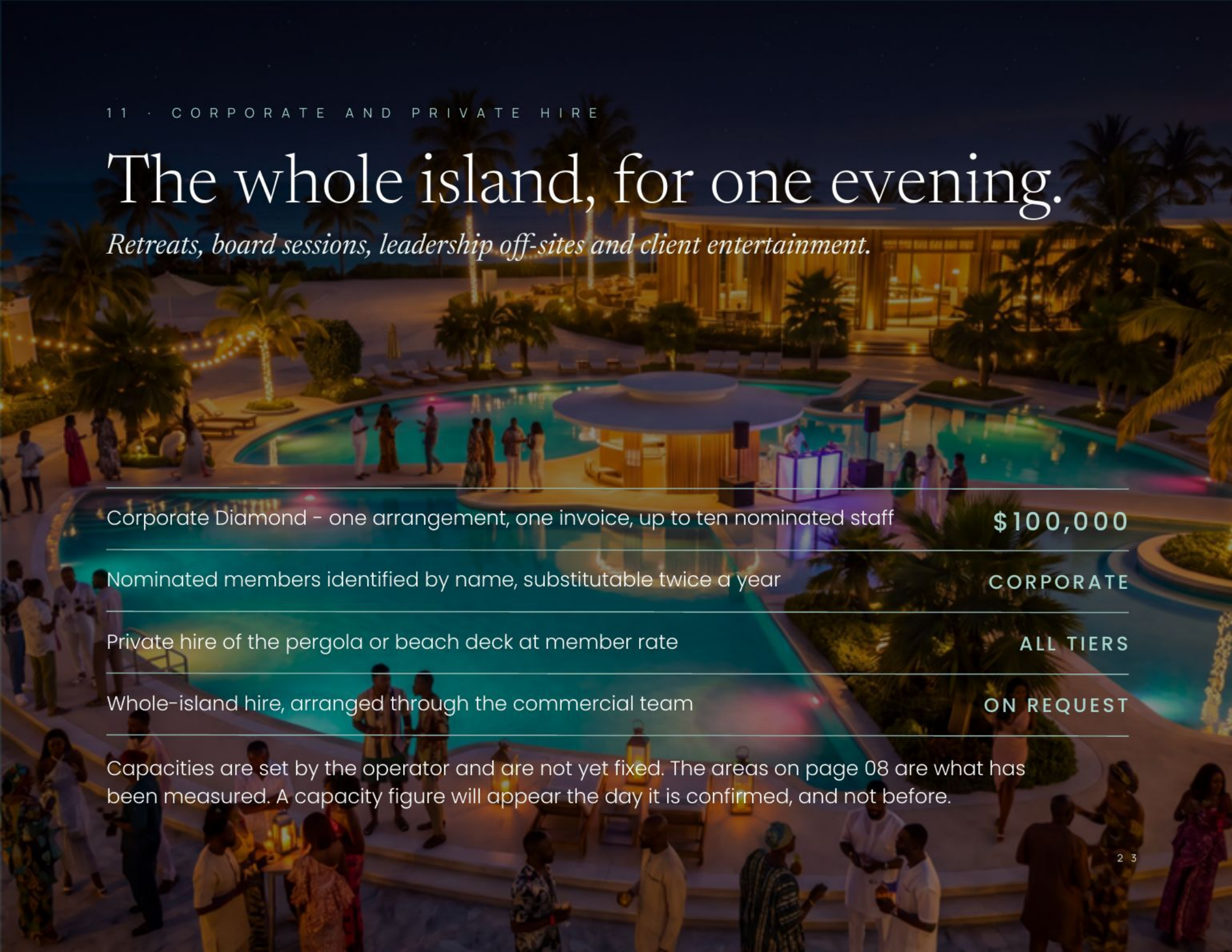
OFF THE ISLAND · PROPOSED

- Reciprocal access at clubs in Lagos and Abuja
- Member rates at partner resorts in West Africa
- Lounge access and fares via an airline partner
- Golf, polo and off-island sport
- Forms no part of a membership today

Nothing marked proposed forms part of a membership today, and no employee, broker or introducer is authorised to offer it. Items marked Platinum or Diamond apply to those tiers (and above).

The whole island, for one evening.

Retreats, board sessions, leadership off-sites and client entertainment.



Corporate Diamond - one arrangement, one invoice, up to ten nominated staff	$100,000
Nominated members identified by name, substitutable twice a year	CORPORATE
Private hire of the pergola or beach deck at member rate	ALL TIERS
Whole-island hire, arranged through the commercial team	ON REQUEST

Capacities are set by the operator and are not yet fixed. The areas on page 08 are what has been measured. A capacity figure will appear the day it is confirmed, and not before.



12 · THE RESORT CREDIT

Money on the island, in your name.

One sum, placed in your account the day your membership begins, and yours to spend across the whole five years.

Gold	Platinum	Diamond
$2,500	$5,000	$10,000
FIVE-YEAR TERM	FIVE-YEAR TERM	FIVE-YEAR TERM

- Placed in your account at activation, no claim, no form
- Food and drink anywhere on the island, including in-chalet
- Spa treatments, salon and the wellness programme
- Boat charter, water sport, equipment hire and lessons
- Guest nights and day passes you sponsor
- Private dining, cabana hire and event supplements

WHAT THE CREDIT DOES NOT DO

It is not cash. It cannot settle the membership fee or reduce the price of a residence, and cannot be sold, assigned, refunded or transferred. Whatever is left on the last day of the term lapses with it.



Credit is given. Points are earned.

Your Resort Credit is finite and spends down. Noir Points run the other way, they accumulate across your term, and buy things the credit cannot.

HOW YOU EARN

A residence introduction that completes	25,000
A member introduction that joins	5,000
Renewing at the end of your term	10,000
Each completed membership year	2,500
Each night you stay doubled midweek	250–450
Each guest night under your name	150
Every $1 spent above your credit	2
Booking sixty days or more ahead	500
Attending a Noir Reserve event	500
Completing your preference profile	1,000

HOW YOU SPEND

A spa treatment, sixty minutes	1,500
Dinner for two at the pergola	2,000
Additional night, midweek, low season	2,500
Private return boat transfer, up to six	3,000
Additional night, outside blackout	4,000
A cabana for the day, lunch for four	5,000
A chalet upgrade for a whole stay	6,000
A half-day boat charter with skipper	8,000
Celebration dinner on the sand for eight	15,000
Renew one tier above, at your price	40,000

NOT YET LIVE — AND NOT TO BE OFFERED. A proposed scheme awaiting Management approval. No employee, broker or introducer is authorised to offer or quote it. Points would carry no cash value, would not be transferable, could not be redeemed against the fee or a residence, and would expire 24 months after the year earned.

The garden came first.

Planting was set out before the buildings were placed, not after them. The trees that shade the paths are the reason the paths run where they do.

An island has to make its own arrangements. There is no grid to lean on and no municipal line to the site, so power, water and waste are designed rather than connected, quietly, and out of sight.



240 m²

POWER STATION · AREA ONLY

NO CERTIFICATION IS CLAIMED

Isla Noir does not hold an environmental certification and none is claimed in this brochure. Capacity, fuel mix, the share that will be solar, water treatment and waste handling are engineering decisions that have not been signed off, and no figure is stated for any of them until they are.

Register interest, and we will write when there is something true to say.

01	Register	Your interest is logged and you receive a reference from the commercial team within one working day. Nothing is held and nothing is reserved.
02	The schedules	The membership schedule, the benefit schedule and, for a residence, the controlled price schedule are issued to you directly, in writing.
03	Application	A two-page form covering individual, corporate and residence applications; identity verification; and a payment advice carrying the designated corporate accounts.
04	Confirmation	A receipt within one working day of cleared funds, then written acceptance. Only then does membership arise.
05	Your welcome package	A letter from the GMD, your card and digital credential, the Membership Book, the Terms, and your named contact.

BEFORE YOU TRANSFER ANYTHING. Levitikal Realities & Construction will never ask you to transfer funds to a personal account, to a member of staff, or to any account other than the designated corporate accounts printed on the payment advice. Account details are never sent by message and never amended by email. Telephone your representative and read the details back before you transfer.

Status of the development

Isla Noir is under construction at Tarkwa Bay, Lagos, and completes in 2027. No opening month, quarter or date has been given, and none should be inferred.

Imagery

Every image is an artist's impression of a development under construction. None is a photograph of a completed building. Finishes, planting and landscaping are indicative.

Measurements

Areas are from the architectural schedule of areas. A site area, a crossing time and a number of keys will appear the day each is confirmed, and not before.

Anything marked proposed

Noir Points, partner clubs, partner resorts, airline arrangements and rental management form no part of a membership today and may not be offered or quoted.

Nothing here is an offer

Issued for information. Not an offer, an invitation to treat, financial advice, or a representation as to investment return, rental yield or capital appreciation.

Residence prices

Stated as from, in Naira, exclusive of closing costs, subject to the controlled price schedule current at the date of reservation. A residence is a property purchase.

Membership prices and benefits

Issued under the approved membership documentation and correct at the date of this edition. May be varied on reasonable written notice. The Terms and Conditions govern.

Authority to quote

Only the figures printed here and in documentation issued by Commercial may be quoted. No employee, broker or introducer may name a different figure or vary a term.


ISLA NOIR
TARKWA BAY



Some places you visit. This one, you belong to.

hello@islanoirresort.com

+234 704 668 3254 · +234 912 888 8879

Instagram · TikTok · X @islanoirresort LinkedIn Isla Noir

A development of Levitikal Realities & Construction

UNDER CONSTRUCTION · COMPLETING 2027 · EDITION 2026