



GRAND PANORAMA

GOLD FOIL



GRAND PANORAMA

LUXURY
Lifestyle



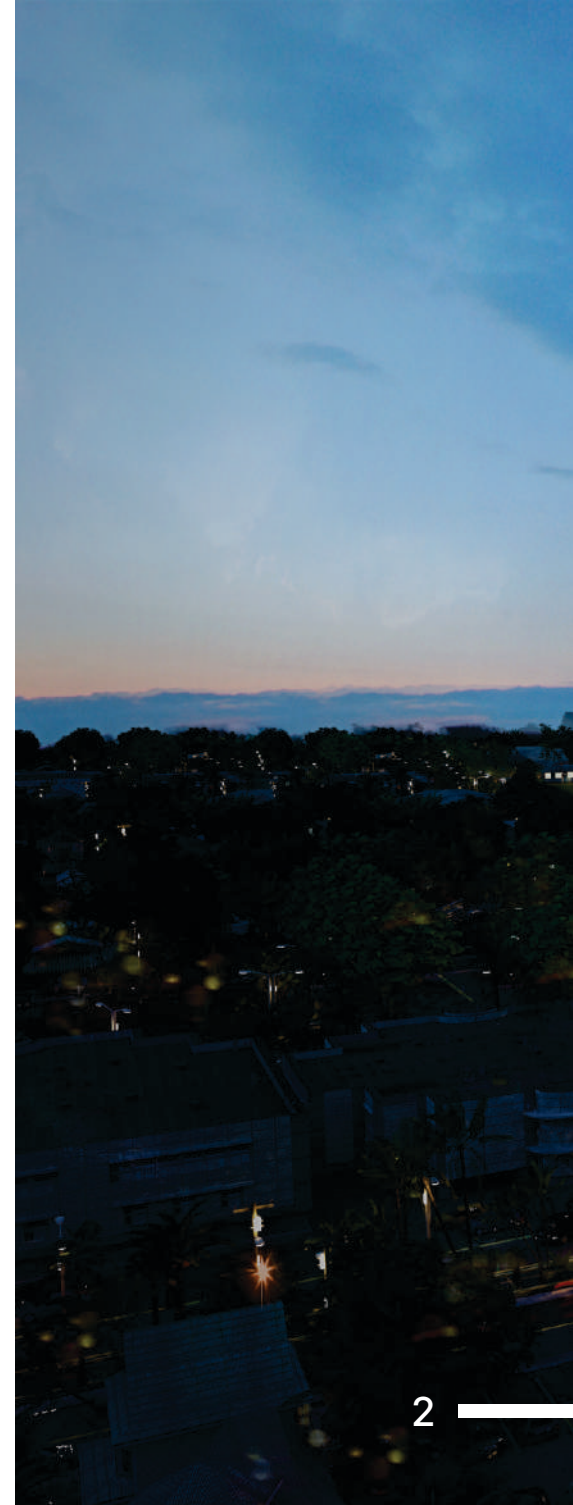
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Introduction

"The Alexander, Ikoyi Lagos Project" is a luxury apartment tower which will be developed in Ikoyi, Lagos, Nigeria that will consist of a tower. When completed, the proposed project will comprise of 75 residential units which is expected to be of a high standard.

The project will cover an area of 5000 square meters with its main construction area of 22,356 square meters (including 4,473 square meters underground).

The project will consist of 21 floors above ground, a floor underground, 153 parking spaces which is of 36 sets of 2 bedroom (about 150 square meters indoor), 38 sets of 3 bedroom (about 200 square meters indoor), a set of 4 bedroom suite (about 300 square meters indoor) which make a total of 75 sets of apartment and all situated on a land area of 5000 square meters with a total construction area of 22,356 square meters (including 4,473 square meters underground) and affiliated facilities include gymnasium, meeting room, swimming pool, tennis court, underground garage etc.





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A Brief History

Ikoyi is no doubt the most affluent neighborhood of Lagos, located in Eti-Osa Local Government Area. It lies to the northeast of Obalende and adjoins Lagos Island to the west, and at the edge of the Lagos Lagoon. Popular with the extreme upper class residents of Nigerian society, Ikoyi is arguably the wealthiest community within Nigeria.

The area that makes up Ikoyi was originally a continuous land mass with Lagos Island, until it was separated from by a narrow waterway that was dug by the British colonial government.

This canal has now been built over or filled so that the island is fused with Lagos Island once again. It has been called the Beverly Hills of Africa or the Belgravia of Lagos.





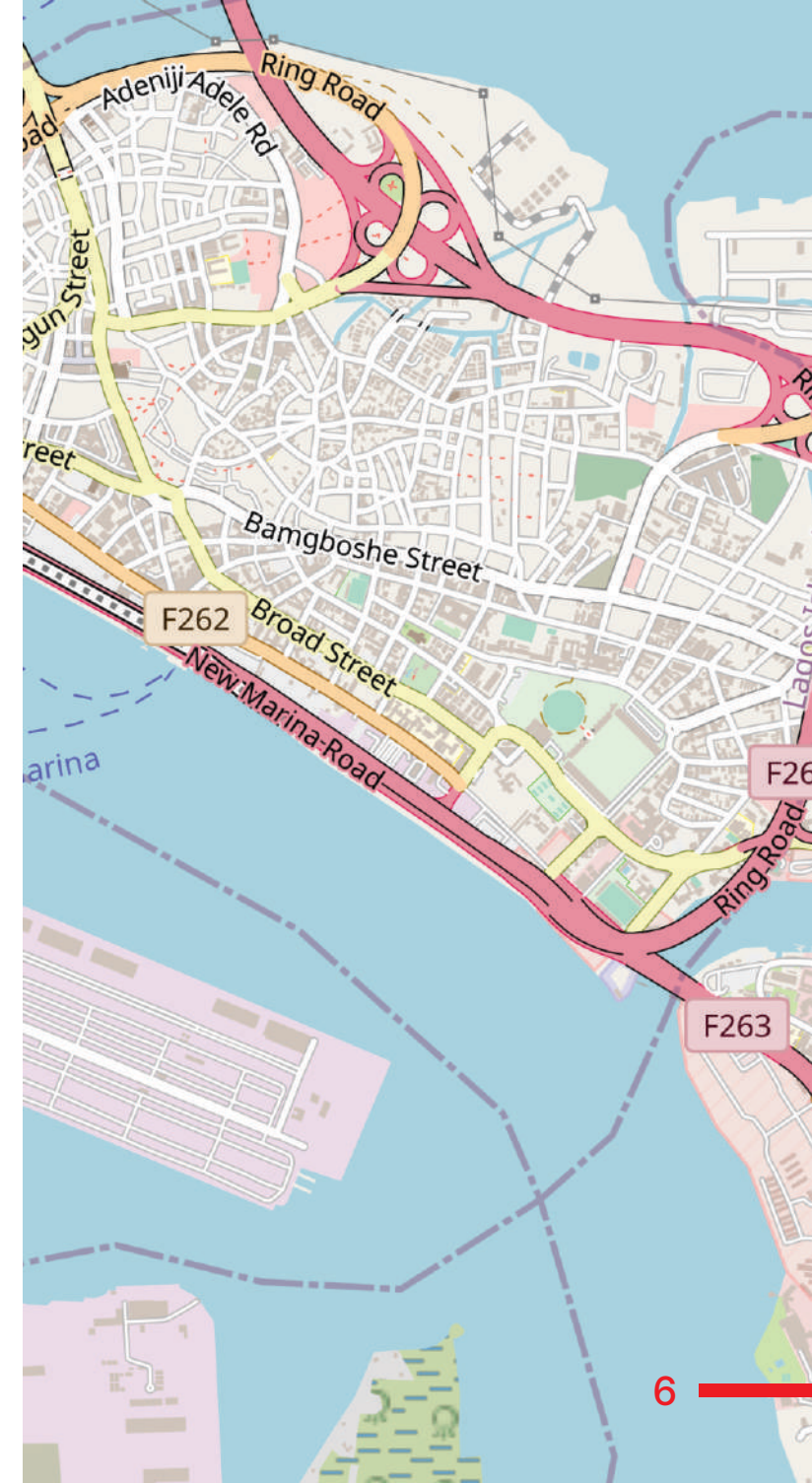


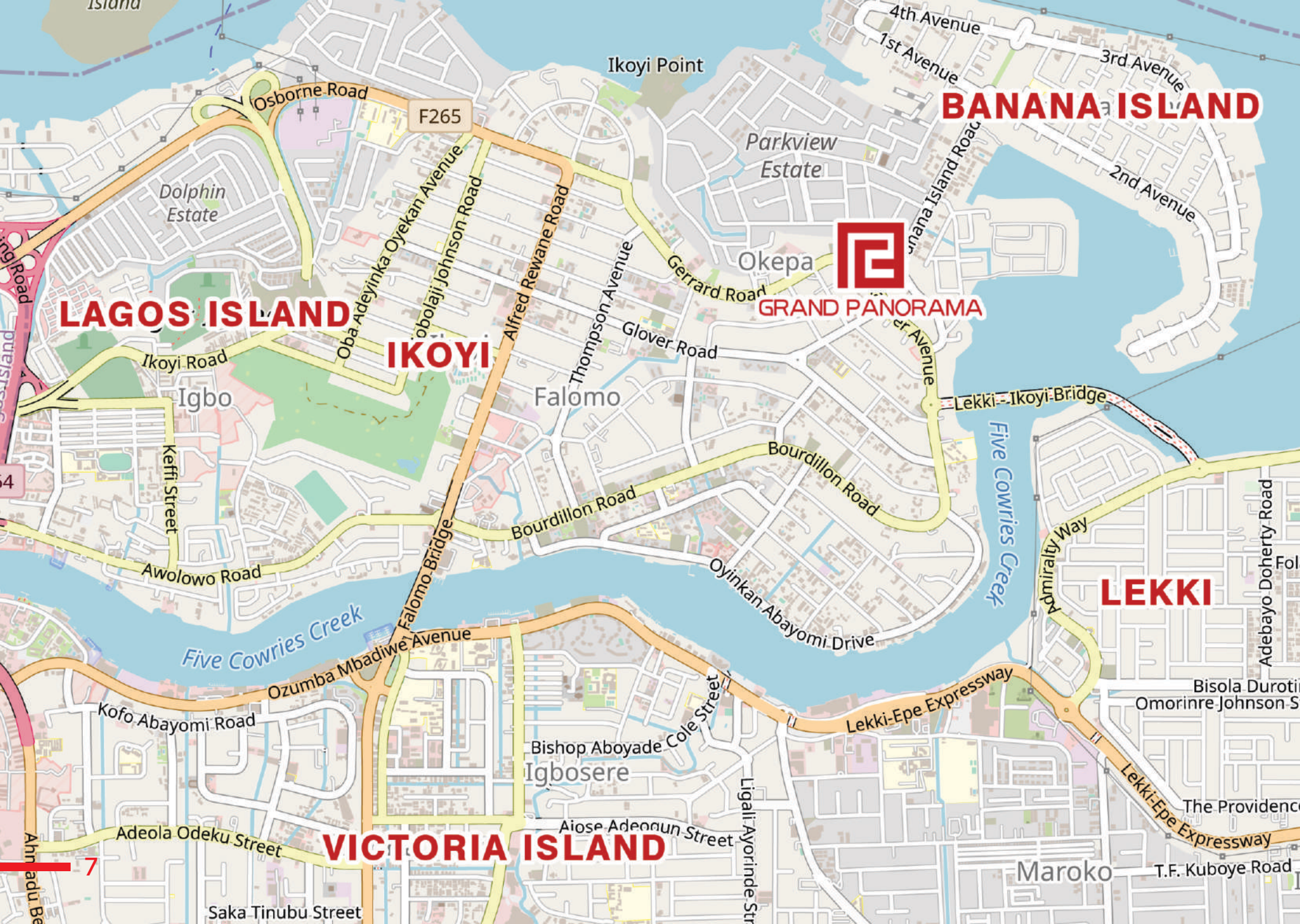
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Site Overview

Ikoyi is the most affluent neighborhood in Nigeria, and arguably in Africa situated in Lagos Island and bordering the Lekki Peninsula in the Lagos. It is the main residential and commercial business center of Lagos, and home to Africa's richest people as it has house lords and prominent individuals who contributed to the formation of modern Lagos.

The proposed project will be located on the most affluent street in Nigeria which is Alexander Road, in an area of Ikoyi that was formerly residences of the British Colonialists.





LAGOS ISLAND

IKOYI

VICTORIA ISLAND

BANANA ISLAND

LEKKI

GRAND PANORAMA



Five Cowries Creek

Five Cowries Creek

Dolphin Estate

Parkview Estate

Okepa

Falomo

Bishop Aboyade Igbo

Maroko

Bisola Duroti Omorinre Johnson S

The Providence

T.F. Kuboye Road

Saka Tinubu Street

Aiose Adenun Street

Ligali Ayorinde Str

Lekki-Epe Expressway

Lekki-Epe Expressway

Adebayo Doherty Road

Admiralty Way

Lekki-Ikoyi Bridge

Bourdillon Road

Oyinkan Abayomi Drive

Falomo Bridge

Ozumba Mbadiwe Avenue

Kofo Abayomi Road

Adeola Odeku Street

Awolowo Road

Kefi Street

Igbo

Ikoyi Road

Obalaji Johnson Road

Oba Adeyinka Oyekan Avenue

Osborne Road

Ikoyi Point

1st Avenue

4th Avenue

3rd Avenue

2nd Avenue

Banana Island Road

Thompson Avenue

Glover Road

Gerrard Road

Bourdillon Road

Oyinkan Abayomi Drive

Falomo Bridge

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GRAND PANORAMA

Project Overview

The proposed project is an ultra luxury development being built on the No 4, Alexander Road of Ikoyi, Lagos Island.

The Property will have 75 residential units in total affiliated with some amenities space.

The planned amenity package will include gymnasium, meeting room, swimming pool, tennis court, underground garage, etc.

There will also be a world class fitness centre (spa). The Project will be designed to meet high standards project of likes.





BANANA ISLAND

LAGOS ISLAND

IKOYI


GRAND PANORAMA

VICTORIA ISLAND

LEKKI

GRAND PANORAMA





GRAND PANORAMA



**IN THE HEART OF IKOYI, LAGOS,
EVERYTHING IS AT YOUR FINGERTIPS.**



LUXURY *Lifestyle*



SURROUNDED BY CULTURE AND BEAUTY





The Lagos Real Estate Market

Lagos is the commercial capital of Nigeria and its economic growth has historically exceeded the national growth rate. There is a direct correlation between GDP growth and increased demand for real estate including residential and hotel accommodation and office, retail and industrial space.

Lagos is an important destination for Foreign Direct Investment into Nigeria due to its high and concentrated population, level of stability, security and improvement in the regulatory environment governing ownership rights and investment procedures.



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Proposed Project Facilities

Main Entrance

Main Security Gate House

Basement Entrance

Main Entrance Porch

Secondary Entrance

Power Generating Plant

Visitor's Car Park

Service Gate

Service Gate House

Leisure/ Exercise Garden

Children's Playground

House Keeper's Access Walkway

Swimming Pool

Club House/ Changing Room

Tennis Court (Medium Size)

Property Office / Keeper's Entrance

Service Exit Gate







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Specificity

Location: No 4, Alexander Road, Ikoyi, Lagos Island, Lagos.

Project Positioning: High-end residential apartments, complete ancillary facilities, self-owned operations, professional properties





The land area is 5,000 square meters, and the total construction area is 22,356 square meters (including 4,473 square meters underground). 21 floors above ground, 1 floor underground, 153 parking spaces. 36 sets of 2-bedroom (about 150 square meters indoor), 38 sets of 3-bedroom (about 200 square meters indoor), 1 set of 4-bedroom suites (about 300 square meters indoor), a total of 75 apartments. Affiliated facilities include gymnasium, meeting room, swimming pool, tennis court, underground garage, etc.



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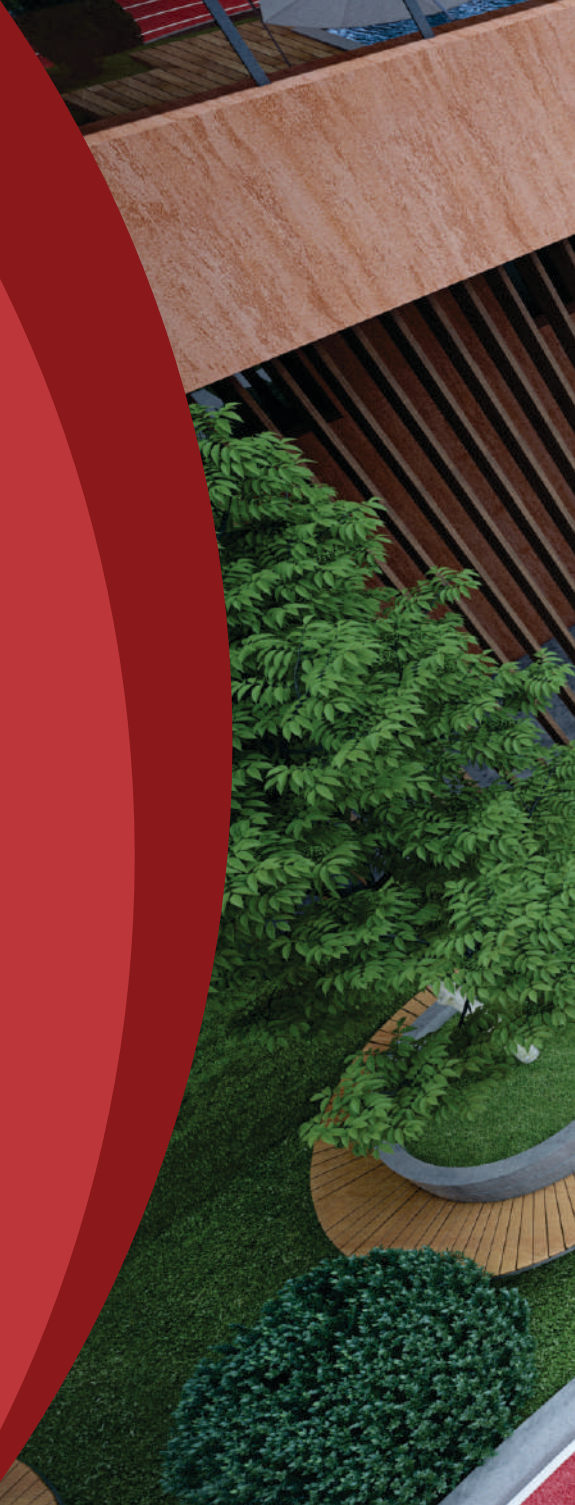
FORTIFIED
WITH
V⚡BE





GRAND PANORAMA

LIVE THE CONTEMPORARY LIFE









GRAND PANORAMA

ALIVE WITH NATURAL BEAUTY



**ELEGANCE
REDEFINED
TASTEFULLY**



A modern, luxurious bedroom interior. The room features a large bed with a beige headboard and a dark brown blanket. A large, ornate chandelier hangs from the ceiling. A television is mounted on the wall, displaying a news program. A window with a city view is visible in the background. The room is furnished with a large armchair, a side table, and a coffee table. The floor is made of wood. The overall design is contemporary and elegant.

ELEVATED INTERIOR



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PLAY GROUND FOR EVERY CHILD





GRAND PANORAMA

A QUIET & REFRESHING SPACE





ELEVATED
ABOVE
ALL





GRAND PANORAMA

CLEAN,
SERENE &
UNTETHERED





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YOUR PATHWAY TO SUCCESS



ROOM WITH A VIEW





A SENSE





— OF

DESIGN



A modern living room with a large window overlooking a city. A television on the left shows a news program with the text "NEW DEVELOPMENTS" and "TRUMP SUPPORTS GOVERNMENT SHUTDOWN IF DEMS DON'T AGREE TO HIS DEMANDS ON IMMIGRATION". A floor lamp stands next to a grey armchair. A white cabinet holds a glass and a small plant. A beige ottoman is in the foreground.

PERFECT PLACE FOR FAMILY TO SETTLE





GRAND PANORAMA

LIVE THE
DREAM





GRAND PANORAMA

YOUR DREAM KITCHEN
FOR THE WAY
YOU LIVE TODAY



A CONNECTED



COLORFUL LIFESTYLE

**YOUR
OWN
LUXURY**







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EVERY FAMILY
DESERVES
A HAPPY HOME







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IKOYI: WHERE DREAMS COME HOME

Welcome to the world of affordable luxury! It is our
a priority to deliver residential properties that are
just right for you.









C O N T A C T U S :



No 4, Alexander Road, Ikoyi, Lagos Island, Lagos



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