



GRAND PANORAMA

GOLD FOIL



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LUXURY
Lifestyle



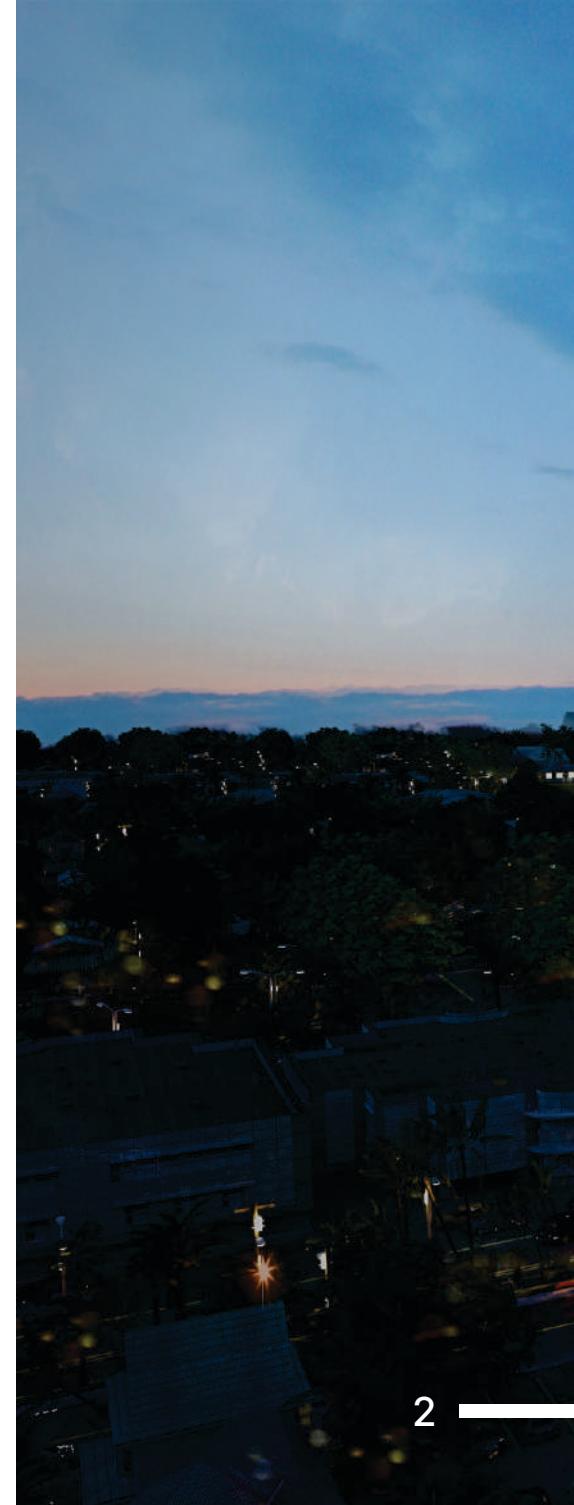
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Introduction

"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.





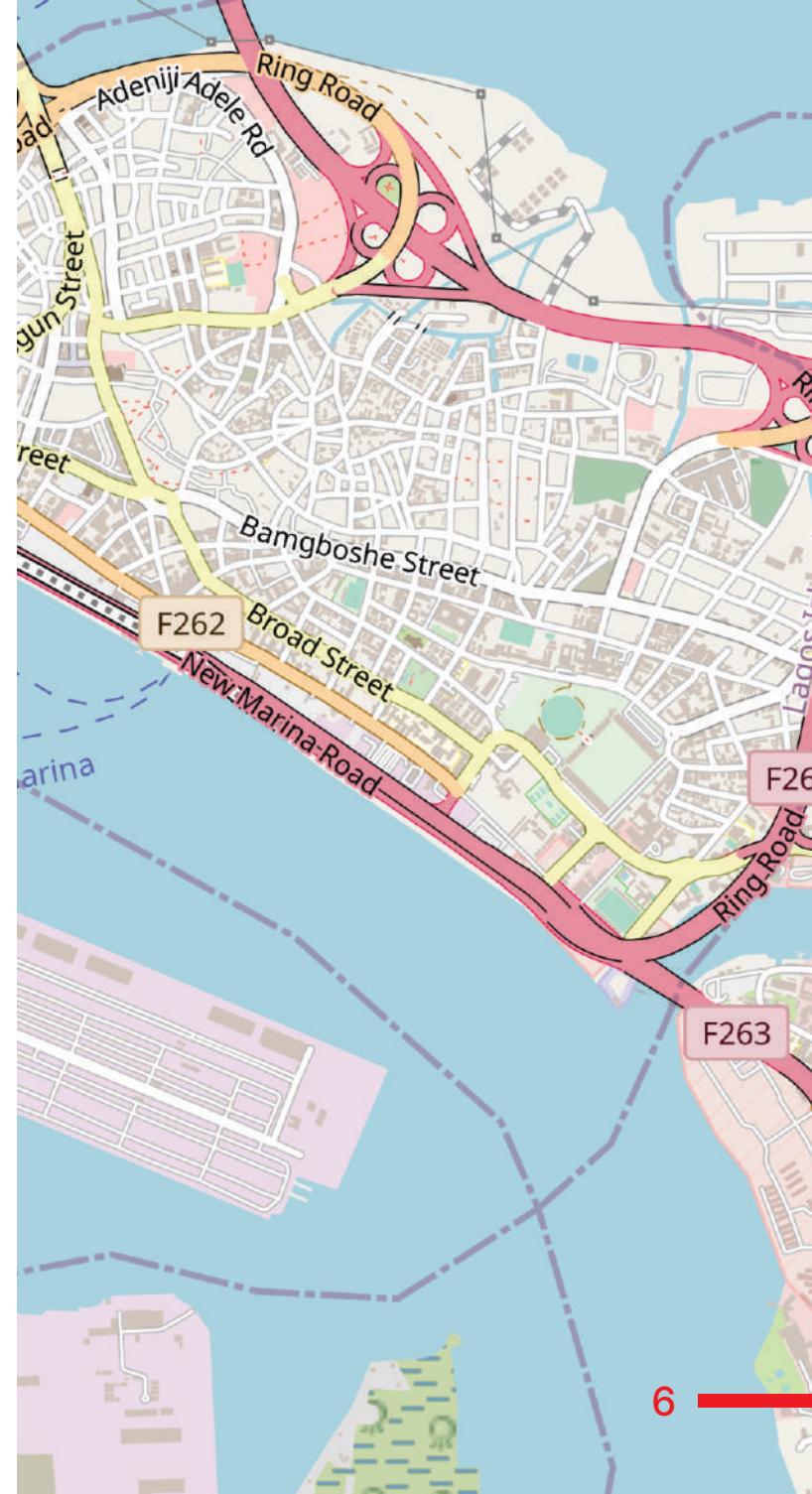


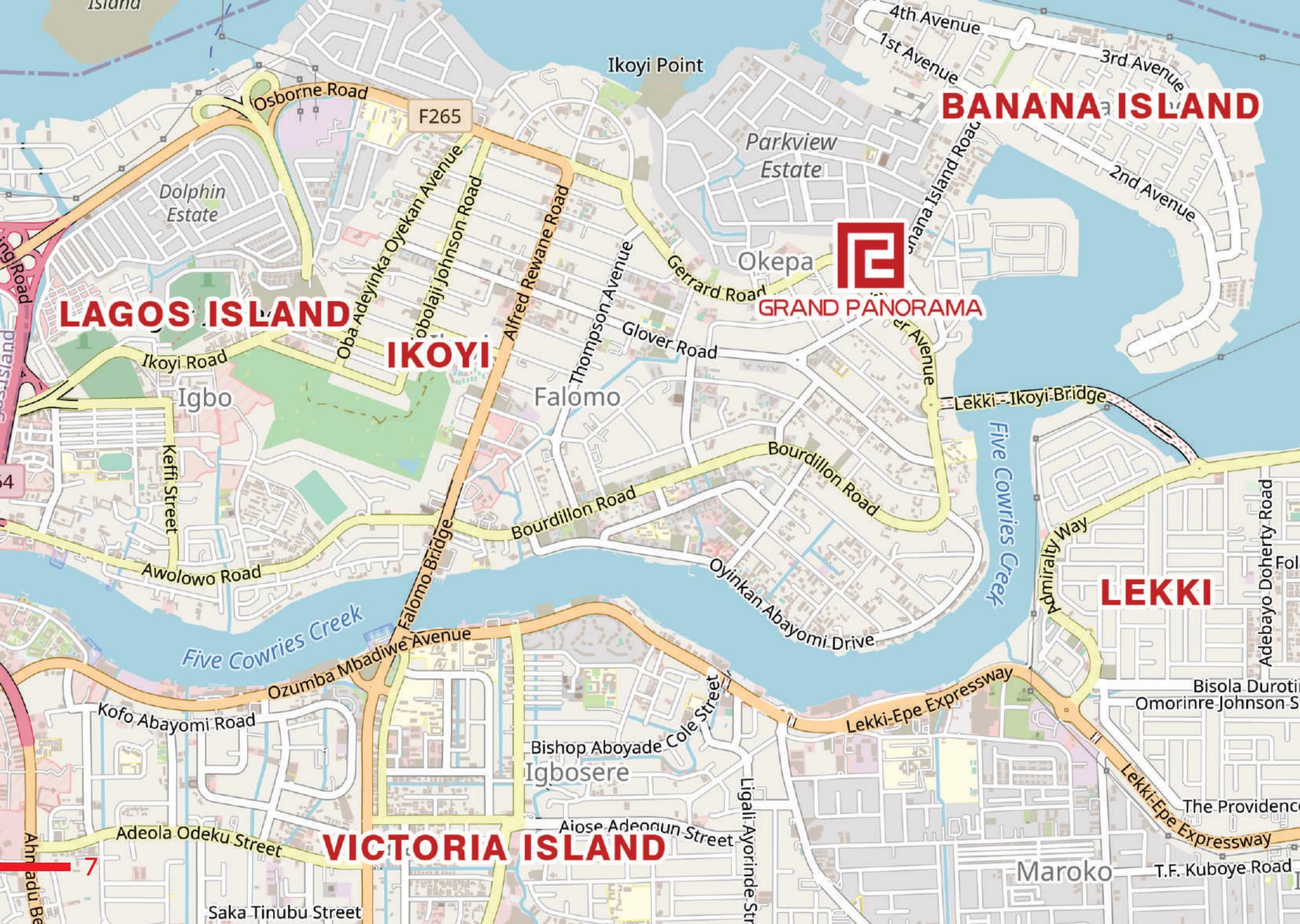
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Site Overview

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.







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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



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AGOS ISLAND

IKOYI

VICTORIA ISLAND

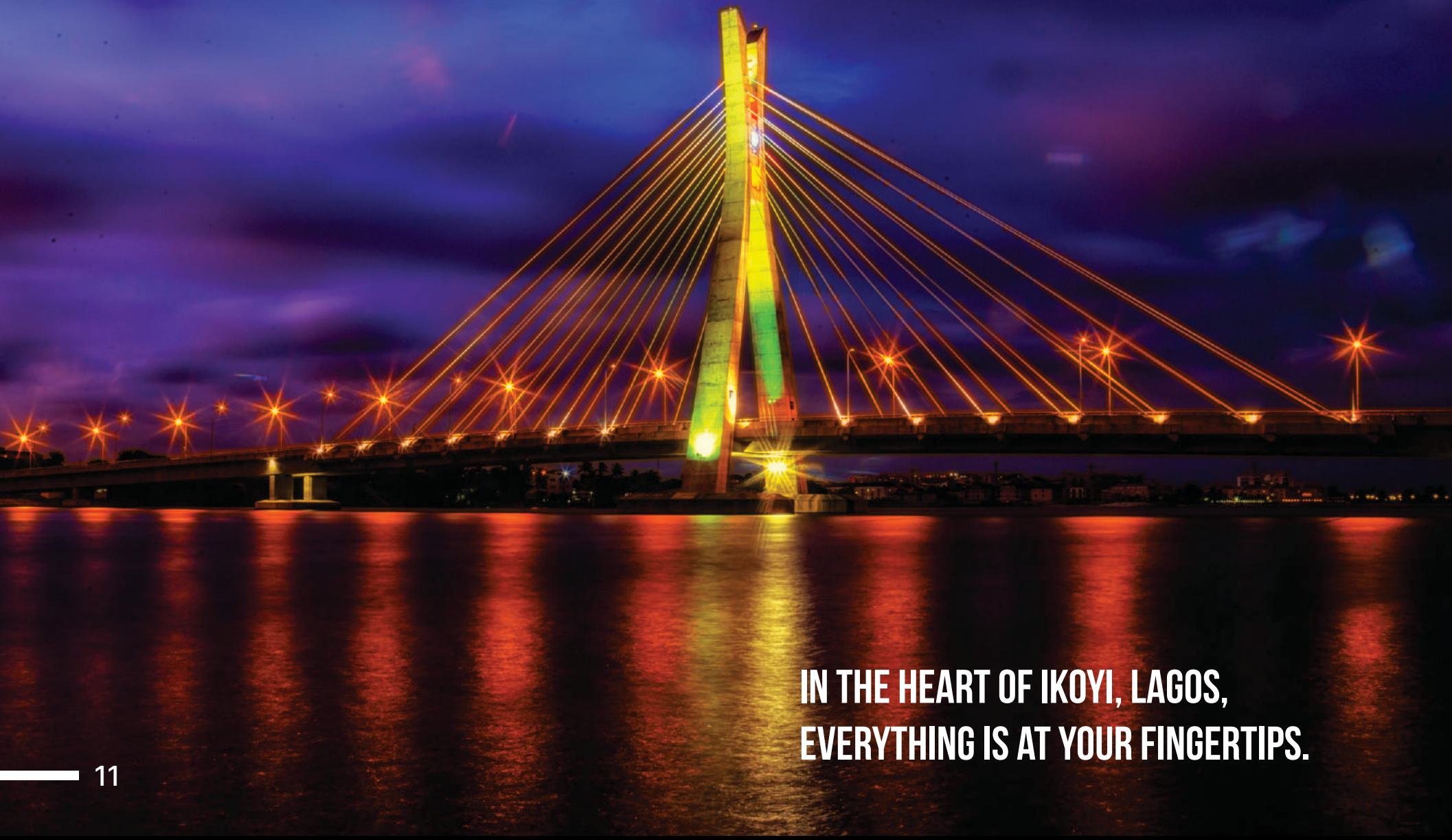
LEKKI

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**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	House Keeper's Access Walkway
Main Security Gate House	Swimming Pool
Basement Entrance	Club House/ Changing Room
Main Entrance Porch	Tennis Court (Medium Size)
Secondary Entrance	Property Office / Keeper's Entrance
Power Generating Plant	Service Exit Gate
Visitor's Car Park	
Service Gate	
Service Gate House	
Leisure/ Exercise Garden	
Children's Playground	







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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
VIBE





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LIVE THE
CONTEMPORARY
LIFE









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ALIVE WITH
NATURAL
BEAUTY



**ELEGANCE
REDEFINED
TASTEFULLY**





ELEVATED INTERIOR



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PLAY GROUND FOR EVERY CHILD





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A QUIET &
REFRESHING
SPACE



ELEVATED
ABOVE
ALL





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SERENE &
UNTETHERED





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PATHWAY TO
SUCCESS



ROOM WITH A VIEW





A
SENSE





OF
DESIGN



PERFECT
PLACE FOR
FAMILY TO SETTLE





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DREAM





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YOUR DREAM KITCHEN
FOR THE WAY
YOU LIVE TODAY





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CONNECTED

COLORFUL
LIFESTYLE



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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**
-  **+234 801 234 5678**
-  **www.grandpanoramang.com**



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