EXCLUSIVE HOMES



A LIFESTYLE COMMUNITY





POWERED BY

CONTACT US:

13 AWONAIKE CRESCENT

TEJUOSHO, YABA

LAGOS.



INTRODUCTION

EXCLUSIVE HOMES Proposes to be a well planned serviced 216 housing units seated on a 30,000 meter square land area along Ogombo road, Ajiwe within the lekki scheme II layout, off Lekki-Epe expressway.

It is a planned gated, secured and beautifully landscaped residential estate with an elevated layout and amenities essential for modern-day living.



PROJECT DESCRIPTION

KEY DELIVERABLES:

- Security building to house personnel, facilities and equipment.
- ✓ Estate office building.
- Club house to include a restaurant, bar and fitness center.
- Recreation park as well as pockets of children play area.
- ✓ Lush landscape.
- Vehicular & pedestrian circulation facilities for a conducive and responsive environment.
- ✓ Sustainable alternative power supply provision.
- ✓ 24/7 Security Surveillance & Patrol.



OUR BUILDING TYPES

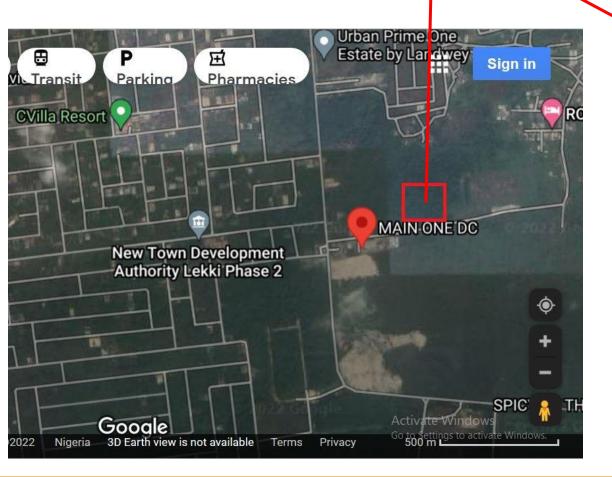
- Executive Studio Suite with a garage
- Executive 2 Bedroom + BQ apartment
- Luxury 3 Bedroom Terrace Apartment with garage
- Standard 3 Bedroom apartment

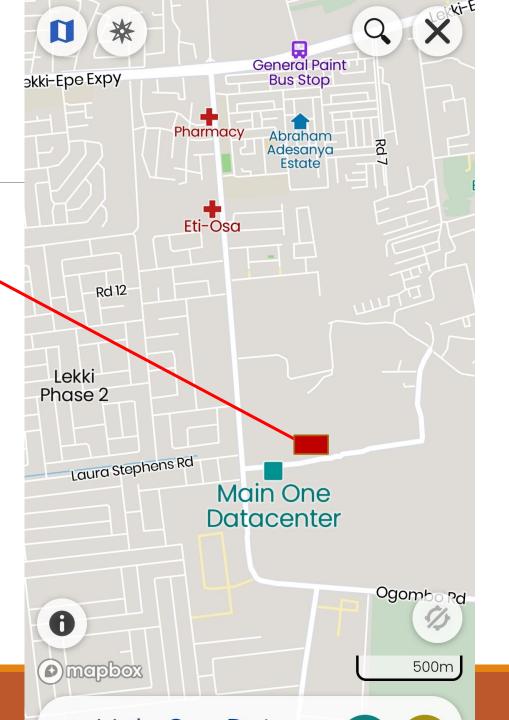


SITE LOCATION

The project site is a 30,000 meter square land area along Ogombo road, Ajiwe within the lekki scheme II layout. Neighboring residential estates are Abraham Adesanya Estate, Chaplain Court by Mobil and Urban Prime Estates etc., off Lekki-Epe expressway.

This neighborhood is one of the fastest developing area in lekki axis of Lagos state and makes a great investment destination.





FACILITIES + ESTATE FEATURES

- Fenced and gated estate community with-
- Secured and transferable tittle on lagos state government affiliated agency. LSDPC
- Well defined estate road network with a define pedestrian walkways along all roads and lush landscape with estate fountain.
- Central park and green spaces. (Playgroundfootball/basketball)
- Central ground & elevated water tanks, borehole with water treatment and distribution to all housing units (7 days non fail reserve)
- Fire hydrant network.
- 24/7 Manned security surveillance system.

Panic button linked to security / police post.

- PHCN 11KV step down transformers and output gauges with appropriately sized back up generators for uninterrupted power supply.
- 8-10hrs Solar Alternative power supply for all housing unit for street light and common facilities.
- Confectionary, daycare school, clinic.
- Central sewage treatment / handling to UNO standard.
- Club house with restaurant, bar and sporting gym facility.
- Facility management yard





- **5% DISCOUNT ON OFF PLAN PURCHASE**
- INSTALLMENT OPTION AVAILABLE

FEATURES:

- 247 METRE SQUARE FLOOR AREA
- 3 NOS BEDROOM
- 4 NOS BATHROOM/TOILET
- 2 NOS LIVING ROOM
- FITTED KITCHEN
- 2 CARS PARKING GARAGE
- AUTHOMATED ACCESS CONTROL

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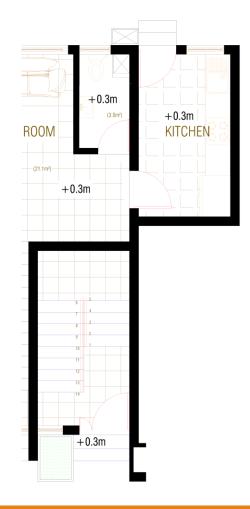
LUXURY THREE BEDROOM TERRACE WITH GARAGE

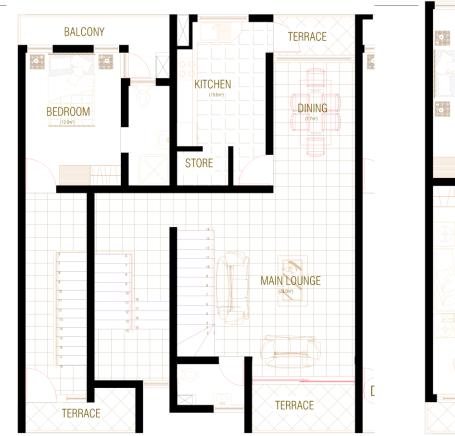
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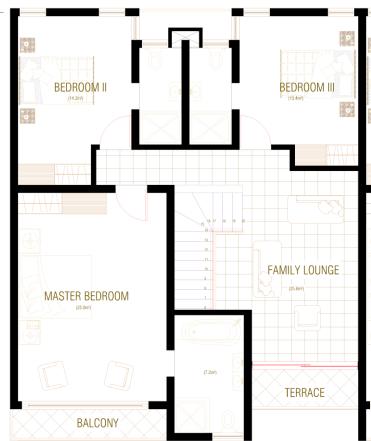
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN











- **5% DISCOUNT ON OFF PLAN PURCHASE**
- INSTALLMENT OPTION AVAILABLE

FEATURES:

- 185 METRE SQUARE FLOOR AREA
- 2 NOS BEDROOM
- 3 NOS BATHROOM/TOILET
- 2 NOS LIVING ROOM
- FITTED KITCHEN
- 2 CAR PARKING LOTS
- AUTHOMATED ACCESS CONTROL

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EXECUTIVE 2BEDROOM APARTMENT WITH BQ





- **5% DISCOUNT ON OFF PLAN PURCHASE**
- INSTALLMENT OPTION AVAILABLE

FEATURES:

- 103 METRE SQUARE FLOOR AREA
- 1 NOS BEDROOM
- 2 NOS BATHROOM/TOILET
- 1 NOS LIVING ROOM
- FITTED KITCHEN
- 1 CAR PARKING GARAGE
- AUTHOMATED ACCESS CONTROL

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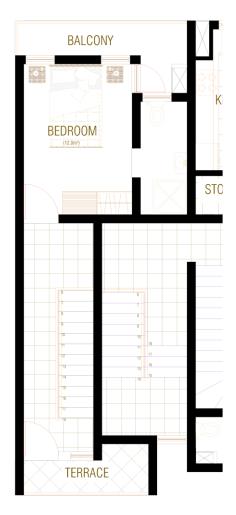
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LUXURY LOFT SUITE WITH GARAGE

GROUND FLOOR PLAN



FIRST FLOOR PLAN







- **5% DISCOUNT ON OFF PLAN PURCHASE**
- INSTALLMENT OPTION AVAILABLE

FEATURES:

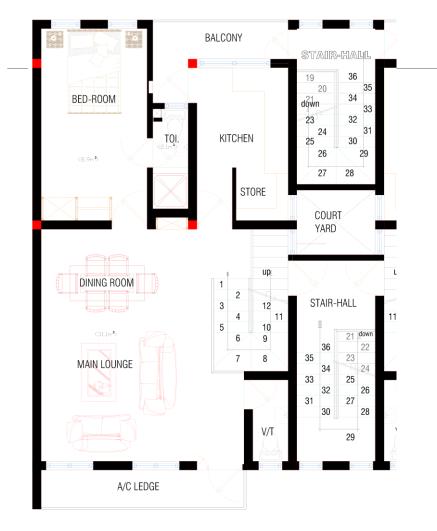
- 188 METRE SQUARE FLOOR AREA
- 3 NOS BEDROOM
- 4 NOS BATHROOM/TOILET
- 2 NOS LIVING ROOM
- FITTED KITCHEN
- 2 CAR PARKING LOTS
- AUTHOMATED ACCESS CONTROL

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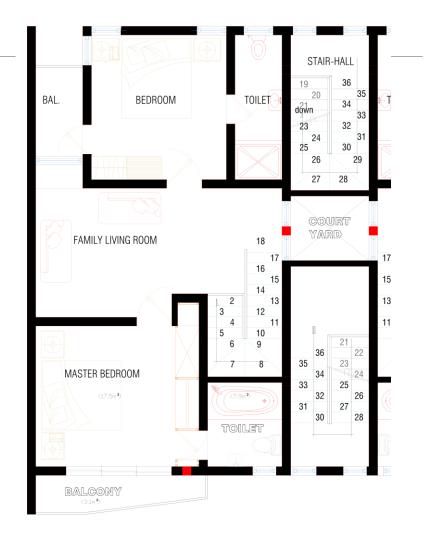


STANDARD 3BEDROOM APARTMENT

GROUND FLOOR PLAN



FIRST FLOOR PLAN







Gardens & recreational parks form an integral expression of our exterior spaces.

	PRODUCT SUMMERY	NOS
	Luxury Loft Suite with Garage	36
	Executive 2Bedroom Apartment with BQ	104
	Standard 3Bedroom Apartment	40
	Luxury 3Bedroom with Garage	36
	Club House / Fitness Centre	
	Estate Office	
	Stores	_
	Gardens	
	Estate Fountain	
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Real Party and		
		CONTACT US:
		13 AWONAIKE CRESCENT
-		TEJUOSHO, YABA
-		LAGOS.
		08033222132, 08033243885

15 MONTHS PROGRAM OF WORK

ID	Task Name	Duration	1 M1					M6	M	47	M8	M9	M10	M11	M12	M13	M14	M
1	INFRASTRUCTURE SUMMARY	320 days		8 47 48 49 50	51 52 1 2	3 4 5 6 7	8 9 10 11 1	2 13 14 15 16	17 18 19 2	20 21 22	23 24 25 2	6 27 28 29 3	0 31 32 33 34	35 36 37 38 3	9 40 41 42 43	44 45 46 47	48 49 50 51 5	2 1 2
2	Sand Filling	3 mons					_											
3	Estate Survey Layout, Road, Drainage & Underground Cable Duct Network	12 mons	000000000000000000000000000000000000000			· ·												
4	Landscaping	2 mons				ſ										1		1
5	Street Lighting	2 mons	18													1		
6	Cetral Water Reticulation System	4 mons	12			2 12	88	20	-					<u></u>				
7	Security Surveilance System	1 mor	1.5															-
8	Electricity Reticulation	4 mons				0.0	10	10						Corre				
9	Sewarage System	4 mons	10 I I									N		-				
	HOUSING SUMMARY	173 days	18				1						1		1			
12.24	Preliminaries	14 days	65 I I			1000			-				14					
11		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				-												
12	SUB-STRUCTURE	27 days						-		~]								
13	Site Clearing, Setting Out, Excavation for Foundation and Blinding	2 wks	6 I															
14 15	Boarding for Raft Beams Reinforcement Bending, Cutting, Weaving and Placement for beams	2 wks 3 wks	1. 1.															
16		260334	10 1															
10	Casting of Raft Beams Filling of Raft Foundation and Compaction of Filling	1 day 1 wi	63 I I															
17	Reinforcement Bending, Cutting, Weaving and Placement for slab	2 wks							1									
10	Boarding for Slab; Mechanical and Electrical Works	1.5 wks	1.2							וות								
20			55						-									
20	Casting of Slab SUPER-STRUCTURE	1 day 77 days								8			10 1					
	Ground Floor	the second	62 1							· ·		100		*				
22 23	Erection of Walls	32 days 2 wks									_	1						
23	RC bending, Cutting, Weaving and Placement for lintels and columns	2 wks																
24	Casting of Lintel and Columns	2 wks	6 I I								 Image: A set of the set of the							
20	Block Work	1 day 1 wi								9	2							
20	Carpentry for Beams and Slabs	2 wks									÷							
28	RC Bending, Cutting, Weaving and Placement for beam & slab	2 wks	13 1							10		s						
20	Boarding for Slab, Mechanical and Electrical Works	3 WKS 1 Wi	40 II									n						
30		1 day										-						
30	Casting of Slab Upper Floor	27 days									8							
32	Erection of Walls	27 days 2 wks										1						
33	RC bending, Cutting, Weaving and Placement for lintels and columns	2 wks	12 1															
33 34	Casting of Lintel and Columns	2 wks 1 day	14 I I I I I I I I I I I I I I I I I I I								2							
35	Block Work	1 wi										2						
36	Carpentry for Roof Beams	1 w																
37	RC Bending, Cutting, Weaving and Placement for beam	2 wks	1.5															
38	Casting of Beams	2 wk																
39	Roofing	3 wks											*					
40	FINISHING	60 days	80 II															
41	Joinery	2 wks																
42	Metal Work	2 wks	12 1										8		-			
43	Plumbing Installation	2 wks	1.1												ate W	indou	1	
44	Electrical Installation	3 wks	12 I												ale vv	muow	P	
45	Plaster Work and Other Floor, Wall and Ceiling Finishings	4 wks	14 I I											Go to		to activ	ate Win	dowie
	reaser man and other ridd, man and denny rinsings	-f wear										1		20 10	1000 C	The purchas	STATE AND INCOME.	40,00

HOUSING UNIT FEATURES

- Fully Finished option to purchase.
- Security door for main and rear entrances.
- Fully glazed anodized aluminum windows.
- Flush doors for toilets, Panel doors for bedrooms.
- Fully fitted kitchen (imported).
- Ceramic tiles in toilets (Floor & Walls).
- Vitrified tiles in living rooms, dining & kitchen.

PAYMENT PLANS

INSTALMENTAL PAYMENT (INSURED PAYMENT- BANK GUARANTEE)

- > 35% Payment on application.
- > 30% Payment after 90days of initial payment
- >20% payment after 60days of second payment
- >15% payment on completion before hand-over.



UNIT PRICE

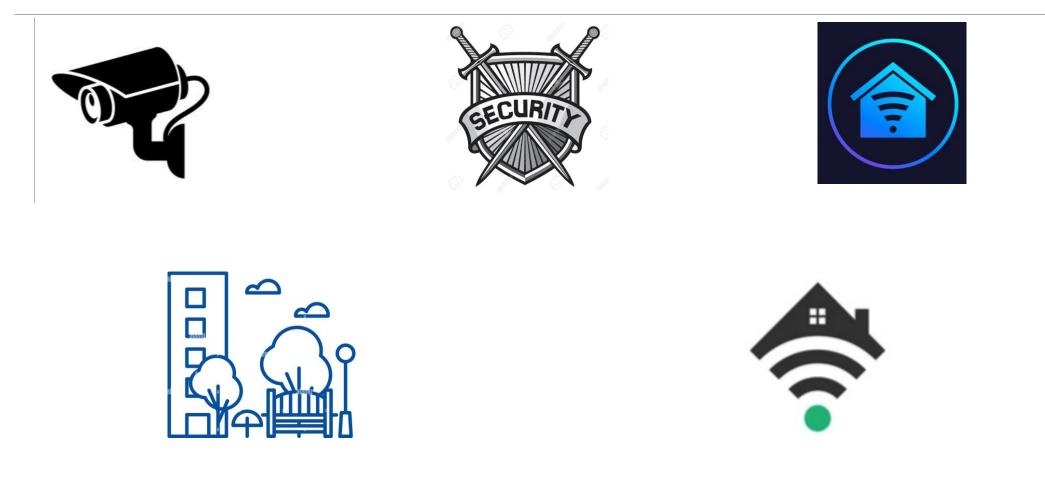
Luxury Loft Suite with Garage @ N46mln

Executive 2bed cum BQ @N61.0mln

Executive 3bed Apartment @71.5mln

Luxury 3bed Terance with Garage @84.0mln

OUR EDGE



OUR PARTNERS











