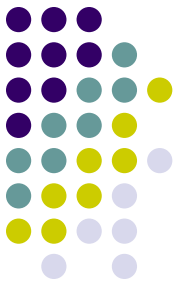


# PROPOSED SHELL COOP ESTATE; Lekki Phase 1



- The site is about 5minutes drive from Shoprite Supermarket and about 10minutes drive from Lekki toll gate.
- Coming from toll gate the site is on the right wing of 2 roundabout of Lekki Phase1; 300-350m from the round about making the location highly accessible and free from the usual Lagos traffic.



● FEMAB PROPERTIES

● LAYOUT



# INTRODUCTION





# INTRODUCTION



- ❑ SHELL COOP ESTATE IS A 85 FAMILY DWELLINGS, WELL PLANED, LUXURIOUS, SECURED LIFESTYLE ESTATE SITUATED AT THE SOPHISTICATED AREA OF LEKKI PHASE 1 OVERLOOKING THE BEACH...
- ❑ DELIVERY TIME LINE OF 18-24 MONTHS

## FEATURES

- ❑ Lush Landscape and aesthetically pleasing scenery.
- ❑ Interlocked road network and walkways.
- ❑ Street light.
- ❑ Central water system
- ❑ Underground cabling system (electrical, fiber Optics and telecommunication).
- ❑ Security surveillance system.
- ❑ Gym house with swimming pool.
- ❑ Well landscaped playground for children.







# 5 BEDROOMS DETACHED HOUSE BUILDING FEATURES

## (135 sq.mtr/UNIT) (350 SQ.MTR/LAND)



Typical detached building, proto-typed into 35 blocks of 1 family dwelling unit respectively.

- ❑ Bedroom En-suite (5 Nos)
- ❑ Bathrooms (6 Nos)
- ❑ Ante Room
- ❑ Spacious Kitchen
- ❑ Dinning area
- ❑ Family TV lounge
- ❑ Living Room/ Main Lounge
- ❑ In-built service Room
- ❑ Ample Parking Space

### Spatial Analysis

ante room	4.2mtr sq.
living room	30mtr sq.
dining	10mtr sq.
kitchen	14.5mtr sq.
guest room	12mtr sq.
master bedroom	21.5mtr sq.
bedroom 2x	14mtr sq.



# Proposed 5 BEDROOMS DETACHED HOUSE ACADIA BLOCK

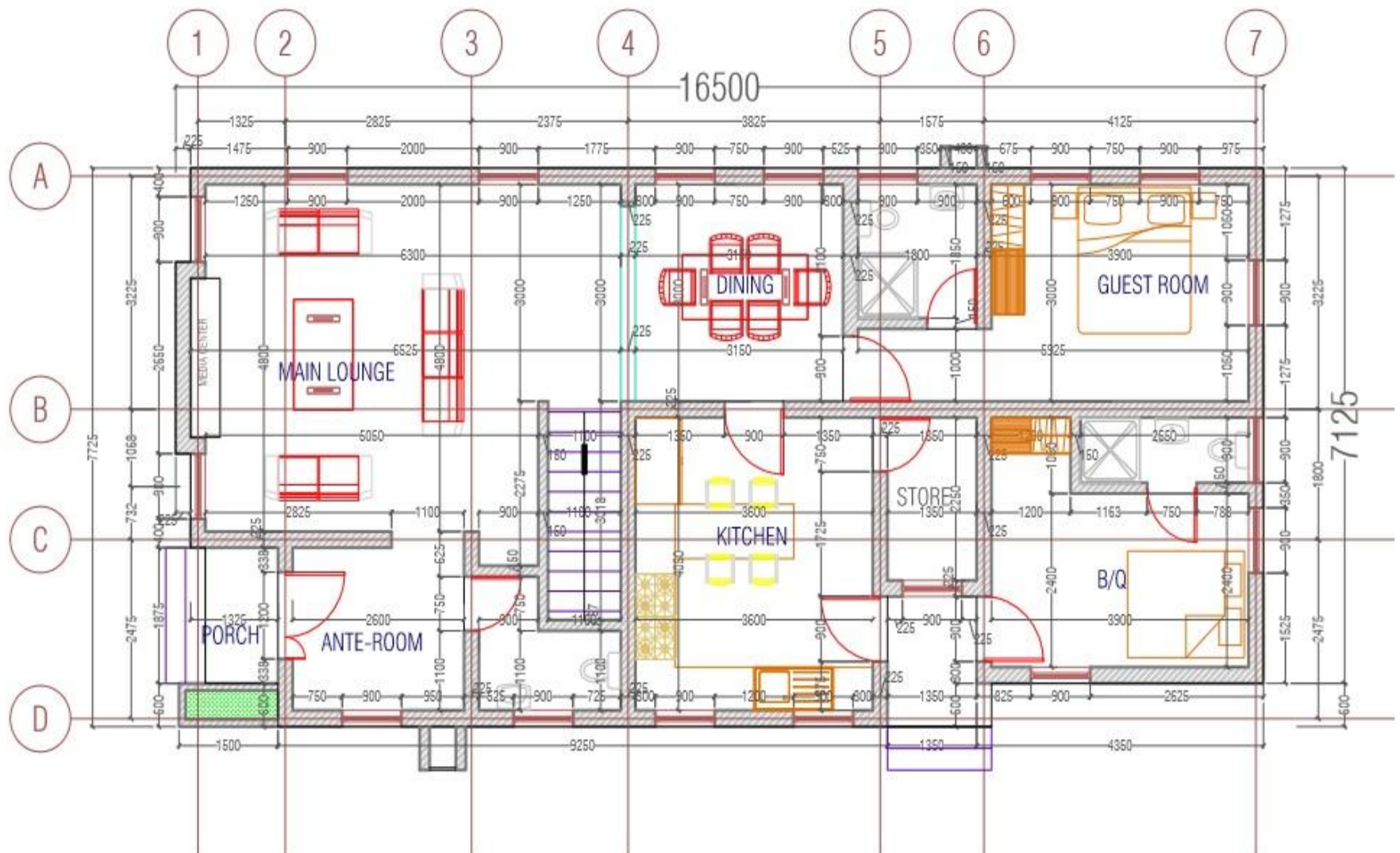




# Proposed 5 BEDROOMS DETACHED HOUSE ACADIA BLOCK





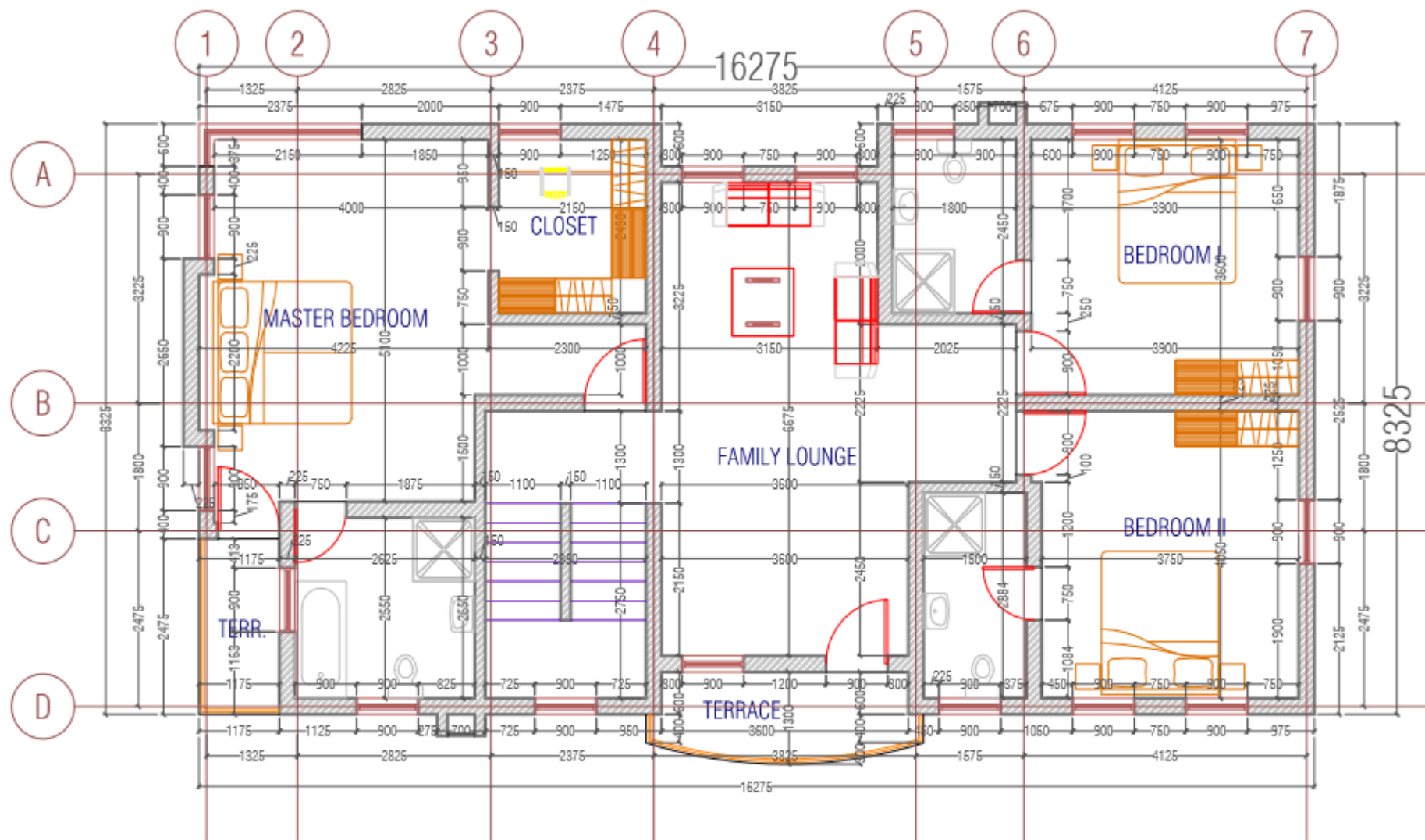


GROUND FLOOR PLAN

- **GROUND FLOOR**







FIRST FLOOR PLAN

# ● FIRST FLOOR





# 4 BEDROOMS SEMI-DETACHED HOUSE BUILDING FEATURES

## (255 sq.mtr/UNIT) (700 SQ.MTR/LAND)



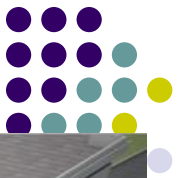
- ❑ Bedroom En-suite (4 Nos)
- ❑ Bathrooms (4 Nos)
- ❑ Ante Room
- ❑ Kitchen
- ❑ Dinning area
- ❑ Family TV lounge
- ❑ Living Room/ Main Lounge
- ❑ Large master bedroom with a mini lounge
- ❑ In-built service Room
- ❑ Ample Parking Space

Typical detached building, proto-typed into 25 blocks of 1 family dwelling unit respectively.

### **Spatial Analysis**

ante room	4.5mtr sq.
living room	31.1mtr sq.
dining	12.2mtr sq.
kitchen	19.3mtr sq.
service room	13.5mtr sq.
master bedroom	30.4mtr sq.
bedroom 2x	15mtr sq.

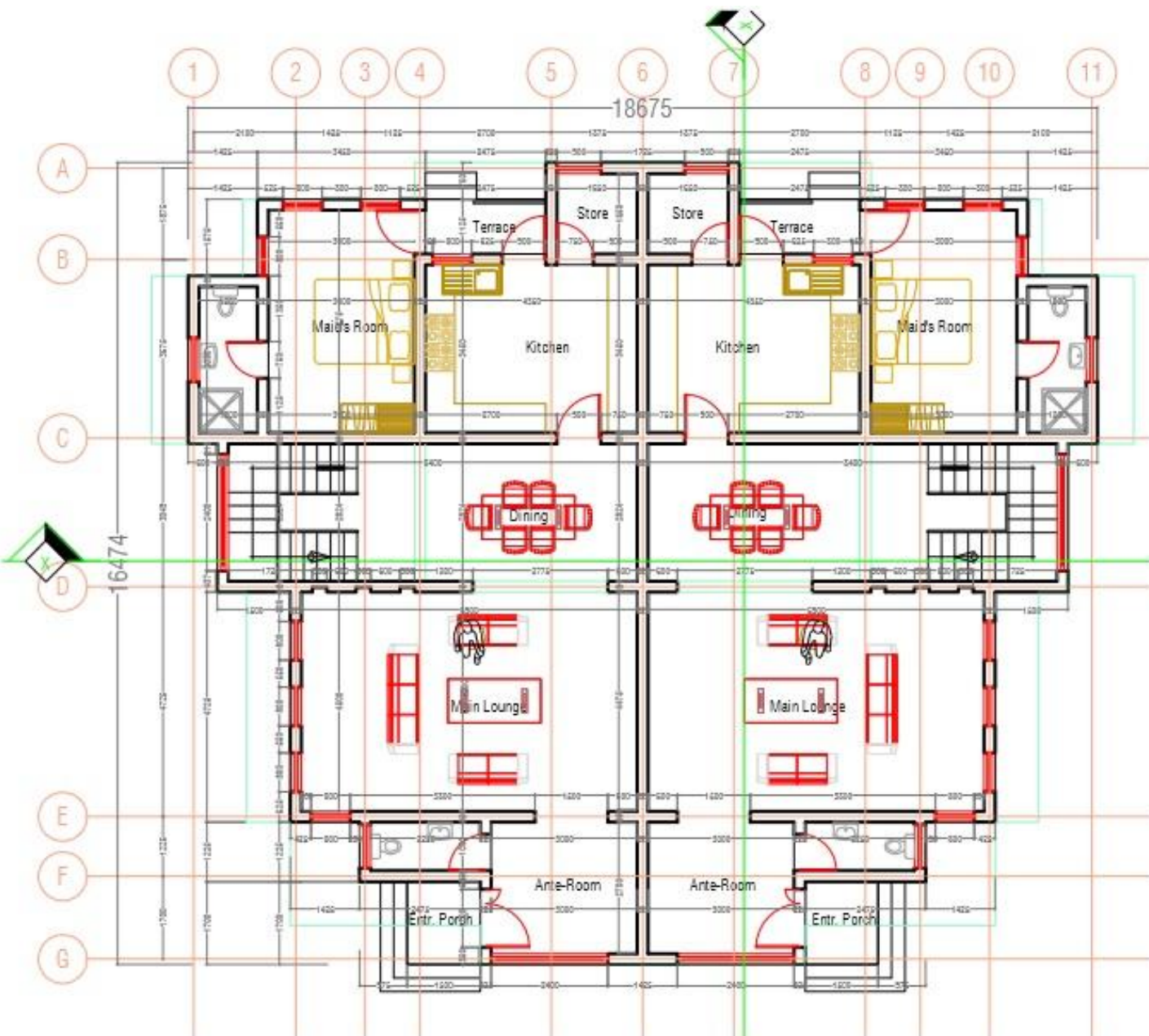
# Proposed 4 BEDROOMS SEMI-DETACHED HOUSE FLAGSHIP BLOCK





# PROPOSED 4 BEDROOMS SEMI-DETACHED HOUSE FLAGSHIP BLOCK



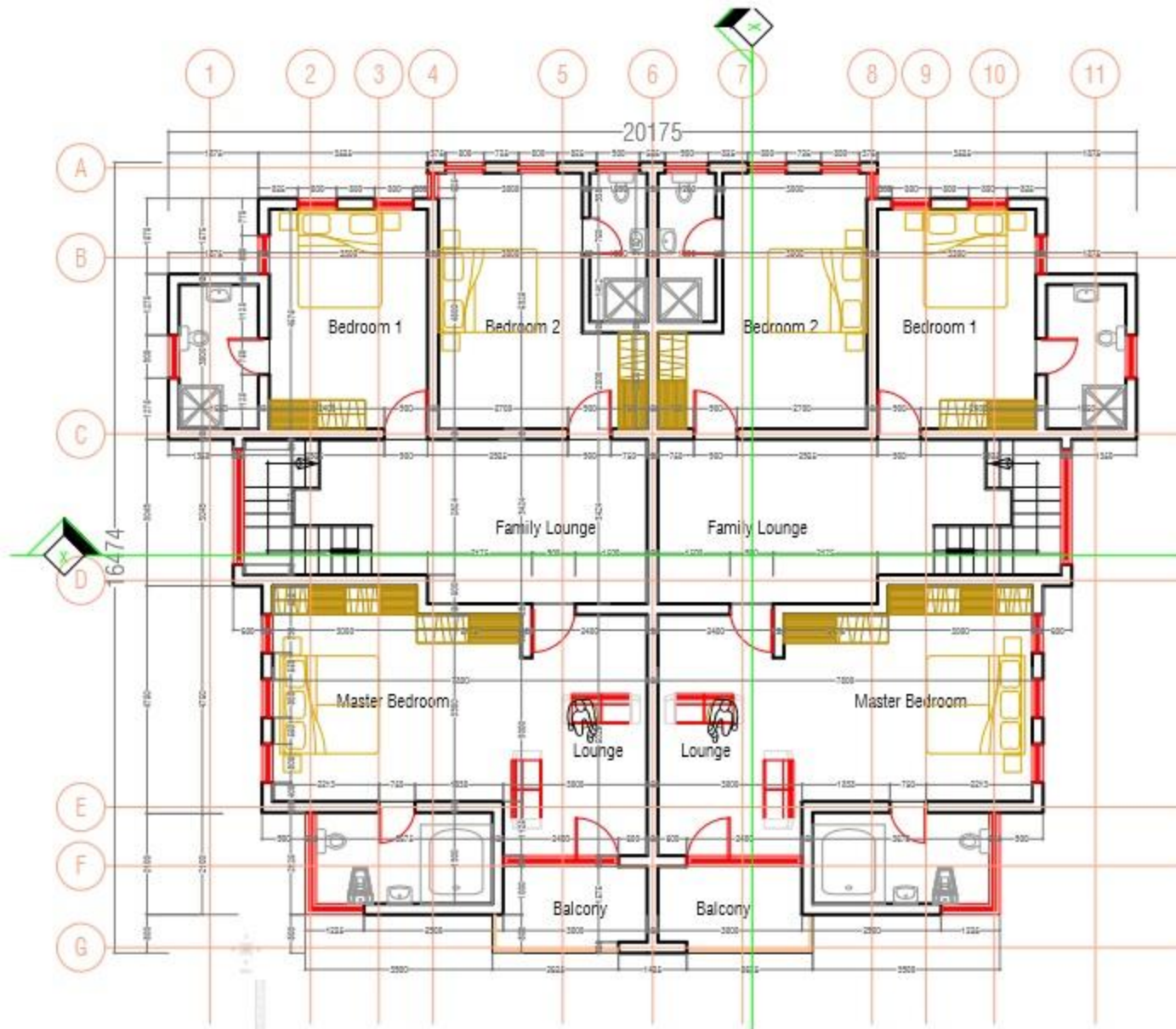


GROUND FLOOR PLAN



# ● GROUND FLOOR





FIRST FLOOR PLAN



# FIRST FLOOR





**Thank you...**