

Introducing...



**A MARKETING
PRESENTATION**

BY

**GEMINI PLACE
APARTMENTS LTD**

**A DEVELOPMENT BY
ARKLAND.**



YOUR GATEWAY TO IKOYI

In Ikoyi, prestige transcends the realm of mere words; it is a lifestyle. Its charming tree-lined streets are adorned with some of the city's most extraordinary residences, each a testament to grandeur and refined living. This coveted neighborhood offers an unrivaled choice for the discerning elite, where luxury isn't just a privilege, it's the standard. Nestled in close proximity to Lagos's bustling financial district, Ikoyi emerges as the quintessential haven for professionals who demand more than just a residence. It's a place where every amenity is within reach, where your daily routine seamlessly blends with your desire for leisure and convenience. Whether you're in pursuit of a dynamic career or an enriching lifestyle, Ikoyi ensures you have the best of both worlds.



YOUR LUXURIOUS LIFESTYLE AWAITS



Arkland presents an exclusive opportunity to claim your residence in the heart of Ikoyi, delivering exceptional value and prestige.

This luxurious tower occupies approximately 4,543.438 square meters at 54 Glover Road, Ikoyi, Lagos, featuring a range of upscale residences, including 3-bedroom apartments and 5-bedroom Penthouses. It stands as a testament to design brilliance, with contemporary architectural innovation ensuring each space is generously sized and perfectly ventilated, mirroring the grandeur and sophistication that defines luxury living.

The tower's grand arrival experience begins with a captivating driveway, leading to a reception area adorned with exotic wood finishes. Safety is paramount, with 24-hour surveillance, valet, and concierge services, all bolstered by a state-of-the-art security system. Explore a lifestyle where every corner speaks of opulence, transforming your daily living experience into a grand symphony of luxury.

YOUR SIGNATURE HOME
ADDRESS



HOUSE TYPES / FLOOR PLANS



3 BEDROOM APARTMENT



	SQM	SQFT
Visitor's Toilet	3 sqm	32.2917 sqft
Maid's Room	10 sqm	107.639 sqft
Living/Dining Area	40 sqm	430.556 sqft
Kitchen	16 sqm	172.223 sqft
Master Bedroom	35 sqm	376.737 sqft
Bedrooms	53 sqm	570.487 sqft
Corridor	8 sqm	86.1113 sqft
Terraces	32 sqm	344.445 sqft
Common Area	13 sqm	139.931 sqft
	210 sqm	2260.42 sqft

DISCLAIMER: Please note that the images and floor plans contained in this document may vary from unit to unit where specific-homeowner alterations have been made. The images are general nature and are not a substitute for professional advice. Fittings and finishing of unit interiors (living room, kitchen, bathroom etc) are optional and in no way affect the price or rates payable (if any) of listed properties. We have used our best endeavors to ensure that the information contained herein is accurate and not misleading in anyway.

3 BEDROOM APARTMENT



	SQM	SQFT
Visitor's Toilet	3 sqm	32.2917 sqft
Maid's Room	10 sqm	107.639 sqft
Living/Dining Area	40 sqm	430.556 sqft
Kitchen	18 sqm	193.75 sqft
Master Bedroom	32 sqm	344.445 sqft
Bedrooms	52 sqm	559.723 sqft
Corridor	9 sqm	96.8752 sqft
Terraces	25 sqm	269.098 sqft
Common Area	13 sqm	139.931 sqft
	202 sqm	2174.31 sqft

3 BEDROOM APARTMENT



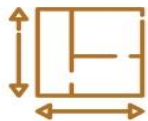
	SQM	SQFT
Visitor's Toilet	2 sqm	21.5278 sqft
Maid's Room	10 sqm	107.639 sqft
Living/Dining Area	45 sqm	484.376 sqft
Kitchen	16 sqm	172.223 sqft
Master Bedroom	35 sqm	376.737 sqft
Bedrooms	55 sqm	592.015 sqft
Corridor	9 sqm	96.8752 sqft
Terraces	33 sqm	355.209 sqft
Common Area	13 sqm	139.931 sqft
	218 sqm	2346.53 sqft



AMENITIES



**SWIMMING
POOL**



**LARGE
LIVING
SPACE**



**CHILDREN'S
PLAY ROOM**



**FULLY-
FITTED GYM**



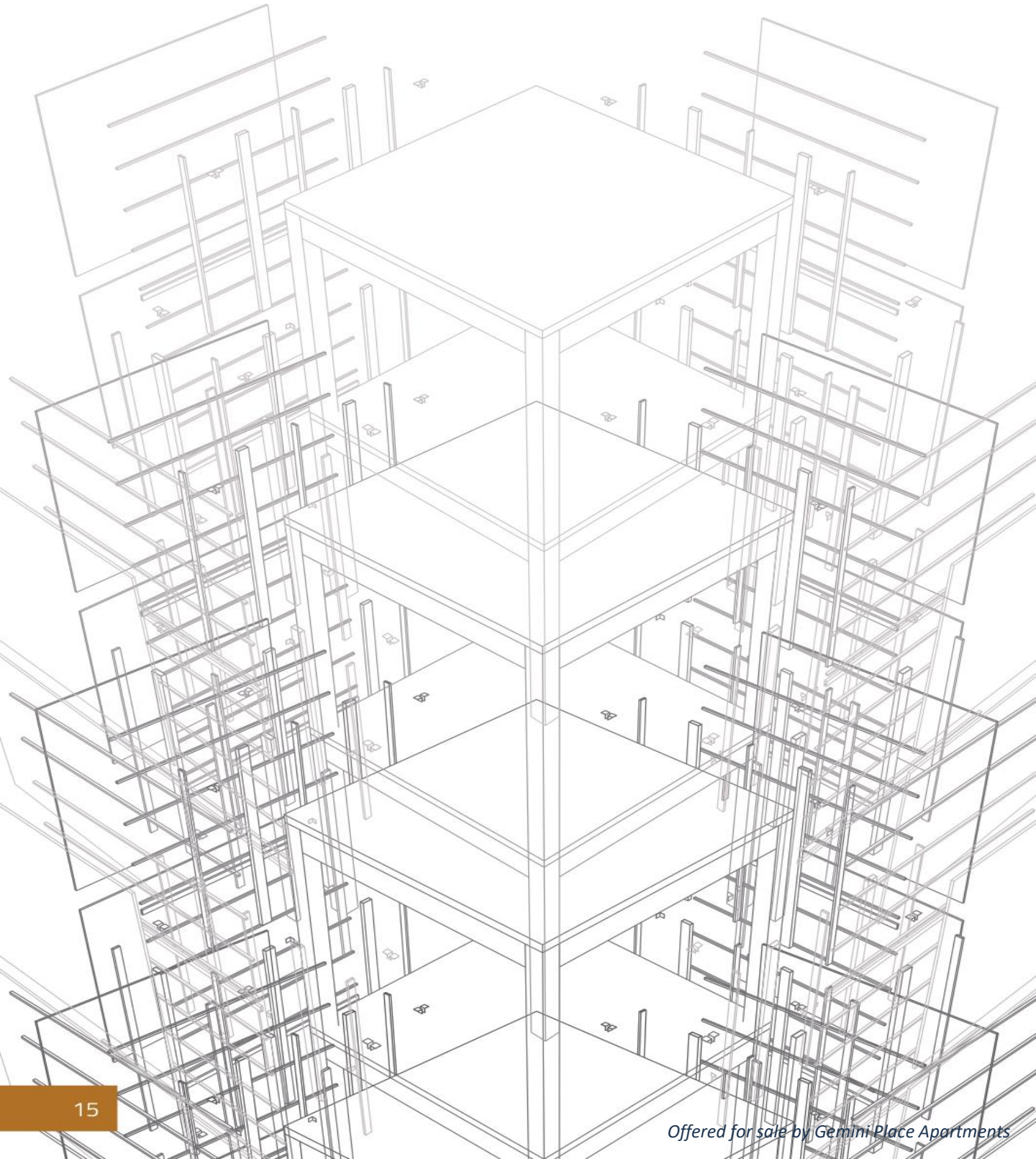


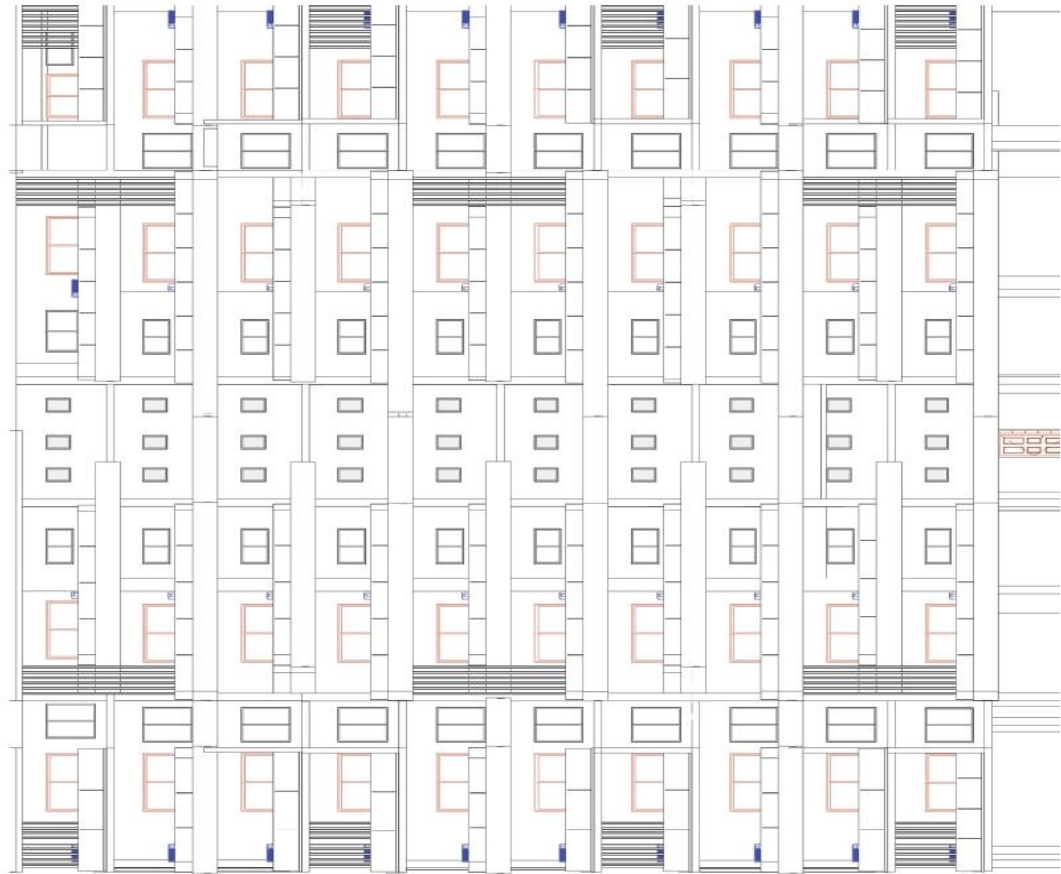
KIDS PLAY AREA

POOL AREA



TOWER LAYOUT





ELEVATION

UTILITIES



Electrified
security system
fence



Comprehensive
Facility management
service



Access Control



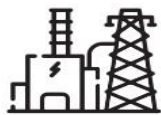
Independent
PowerPlant



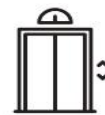
CCTV
surveillance



Well-manicured
lawns and walkways



24/7 Power
system



High-speed
elevators

54 GLOVER - PRICE SHEET (AUG. 2023)

AVAILABLE FLOOR	SIZE	TYPE	PRICE	FIRST DEPOSIT (30%)	INSTALLMENTS (36 MONTHS)
2nd	210sqm	3 Bed	\$ 456,750	\$ 137,025	\$ 8,881.25
	218sqm	3 Bed	\$ 474,150	\$ 142,245	\$ 9,219.58
3rd	202sqm	3 Bed	\$ 459,550	\$ 137,865	\$ 8,935.69
	218sqm	3 Bed	\$ 495,950	\$ 148,785	\$ 9,643.47
7th	202sqm	3 Bed	\$ 540,350	\$ 162,105	\$ 10,506.81
	210sqm	3 Bed	\$ 561,750	\$ 168,525	\$ 10,922.92
8th	202sqm	3 Bed	\$ 560,550	\$ 168,165	\$ 9,342.50
	210sqm	3 Bed	\$ 582,750	\$ 174,825	\$ 11,331.25

Units are also available on higher floors (Prices are provided on request).


ALL PRICES ARE SUBJECT TO REVIEW...

HOW TO SUBSCRIBE

- Book a site tour
(Physical or Virtual)
- Fill the KYC form to indicate
preferred interest.
- Receive an offer letter
and execute.
- Make commitment deposit as
stated in your offer letter.
- Your unit has been reserved.

CONGRATULATIONS
AND WELCOME ON BOARD





To own an apartment at 54
Glover, contact us today.

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