

Introducing...



A MARKETING
PRESENTATION

BY

GEMINI PLACE
APARTMENTS LTD



Quality has a
NEW LOOK

Offered for sale by Gemini Place Apartments

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Offered for sale by Gemini Place Apartments

Introduction

About Zirconia

Zirconia Heights is a luxury residential development with a relish of hospitality, recreational and retail amenities, making it the foremost destination for short term accomodation which will see discerning investors earn an unprecedented return on their investment.

Zirconia Heights is also for individuals who seek “a home away from home” experience whilst not compromising on the luxury lifestyle which it promises.

Coming into Zirconia Heights, guest are welcomed in a grandeur of a 5-star lobby offering 24 hours conceirge services and rising to a story height of 13 floors, it's roof-top amenities promises unrivaled views of the beautiful landscape of the Lekki peninsula and its environs.

Location

Located in the heart of Lekki Peninsula Scheme 1 at Block 5, Plot 6, Bisola Durosimi-Etti Boulevard, Lekki, Lagos, Zirconia Heights offers ease of accesibility from all part of the Island with close proximity to trendy lifestyle, relaxation centres, quality healthcare and school.

Construction Start Date:	July 2022
Duration:	24 Months
Title to Subscribers:	Deed of Assignment Purchase Agreement



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Why You Should Invest in Zirconia Heights

Location

Lekki, a home to Nigeria's upper-class sort, a neighborhood adorned with a array of preposseing assortments of both residential and commercial structures, nature conservation part, lifestyle, hospitality and recreational developments.

Access to City Centre

With its close proximity to trendy lifestyle, relaxation centres, quality healthcare, school etc. Zirconia Heights offers you ease of accesibility from all part of the Island.

Modern & Lifestyle Development

Rarely does an opportunity present itself to acquire the most enviable and exclusive property, located in an environment that offers the best road network in Lekki and combining 3 enviable attirbutes of Architectural Beauty, Opulence and Style. The Zirconia Heights is designed for an elevated lifestyle.

Smart Home Enabled

Zirconia Heights offers you a SMART Living experience with its modern technology that allows you control your home with the touch of a button. A centralized control system that controls your Lighting, Curtains, Air Conditioning, Security Systems, Home entertainment and other appliances.

Lucrative for Short Let

In March 2021, data according to **Statista**, the average occupancy rate for short let apartments increased from 54.6 per cent to 76.3 per cent in just three years. This data has shown a massive increase in the acceptance and utilisation of short let homes, compared to conventional hotels by Nigerians who desire quality service at every point in time.

Zirconia Heights offers a model that is suitable for short term accommodation with its unique amenities that inspires an unparalled experience.

High Return on Investment

As an investment choice or for residential purposes, Zirconia Heights offers a remarkable annual returns up to 15% to discerning investors.



**Zirconia**
HEIGHTS
...reward yourself

Offerings

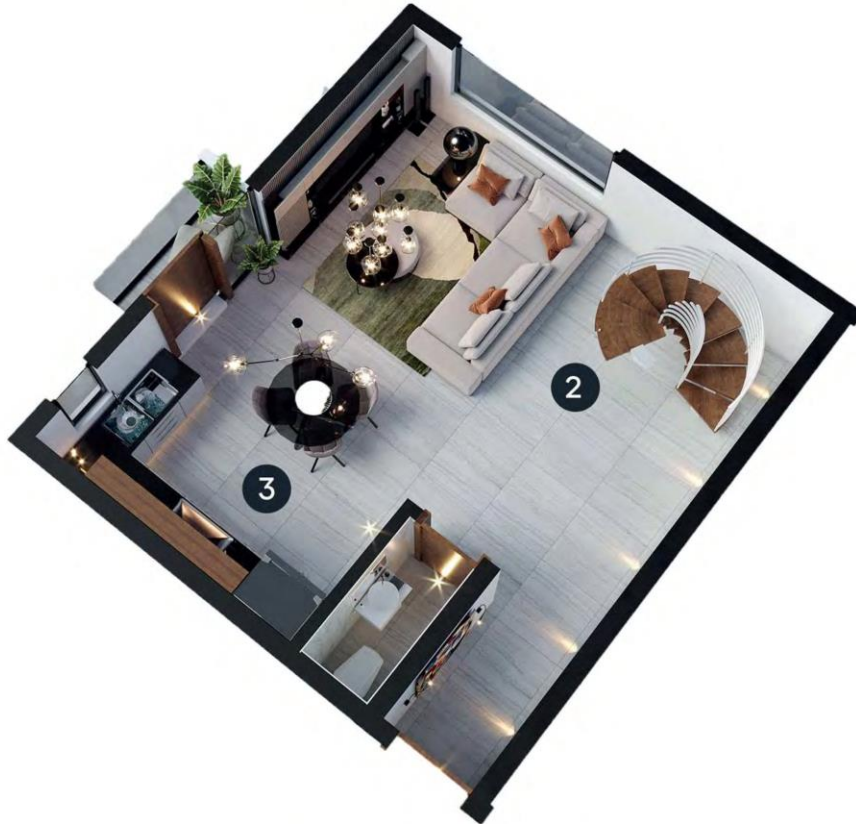
- 1 Bedroom Loft
- 1 Bedroom Flat
- 2 Bedroom Loft
- 2 Bedroom Flat

One Bedroom Loft

Unit: Type 1

Floor: 4th - 7th

Total Area: 70sqm



(LOWER LEVEL)

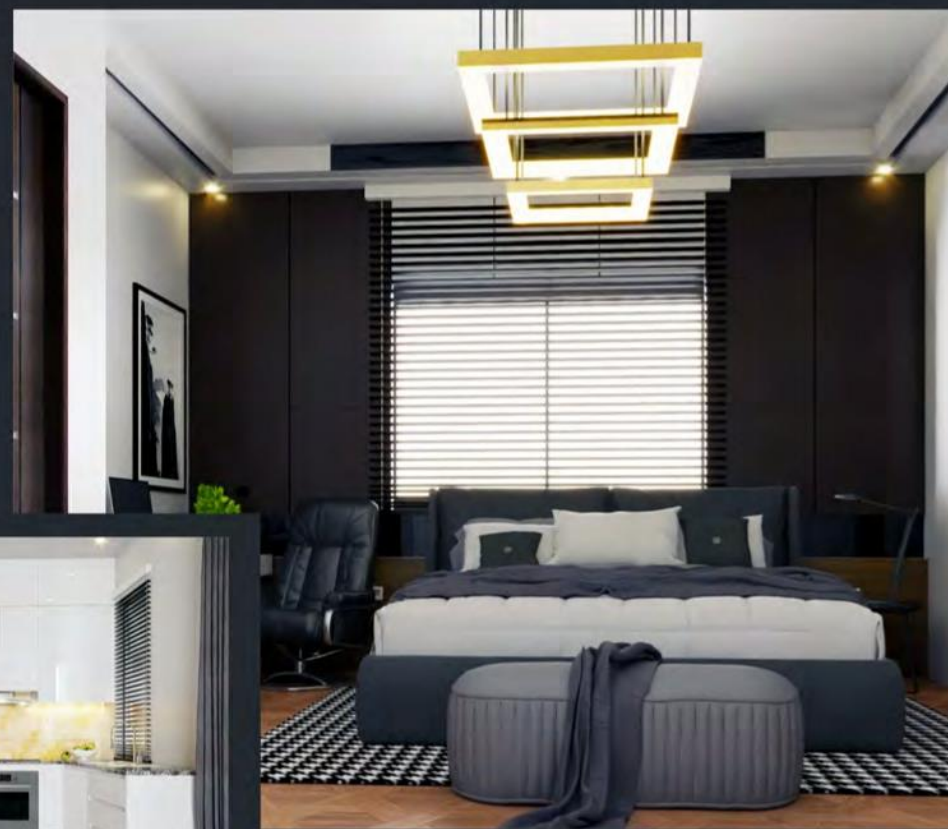
- 1. Bedroom - 18SQM
- 2. Living/Dining Room - 31SQM
- 3. Kitchen - 07SQM



(MEZZANINE LEVEL)

ONE BEDROOM LOFT

The one bedroom loft within Zirconia Heights offers a minimum 65Sqm (699.654ft²) of net liveable floor space carefully laid out to accommodate a double volume living/ dining area, guest toilet, open plan fully-fitted kitchen on the lower floor with a spiral staircase that grants access to the upper floor where the ensuite bedroom is located.



One Bedroom Flat

Unit: Type 1

Floor: 8th - 12th

Total Area: 70sqm



- 1. Bedroom - 16SQM
- 2. Living/Dining Room - 34SQM
- 3. Kitchen - 08SQM

ONE BEDROOM FLAT



The one bedroom flat within Zirconia Heights offers a minimum 71Sqm (764.238ft²) of net liveable space which comprises of a foyer, living/ dining space, ensuite bedroom, fully-fitted kitchen and a guest toilet all on a single floor.



Two Bedroom Flat

Unit: Type 1

Floor: 8th - 12th

Total Area: 95sqm



- | | |
|-----------------------|---------|
| 1. Bedroom I | - 15SQM |
| 2. Bedroom II | - 15SQM |
| 3. Living/Dining Room | - 34SQM |
| 4. Kitchen | - 07SQM |

TWO BEDROOM FLAT

The two bedroom flat offered within Zirconia Heights is well laid out to a net liveable space of about 91Sqm (979.516ft²) which comprises of a foyer, living/ dining space, ensuite bedrooms, fully-fitted kitchen and a guest toilet all on a single floor.

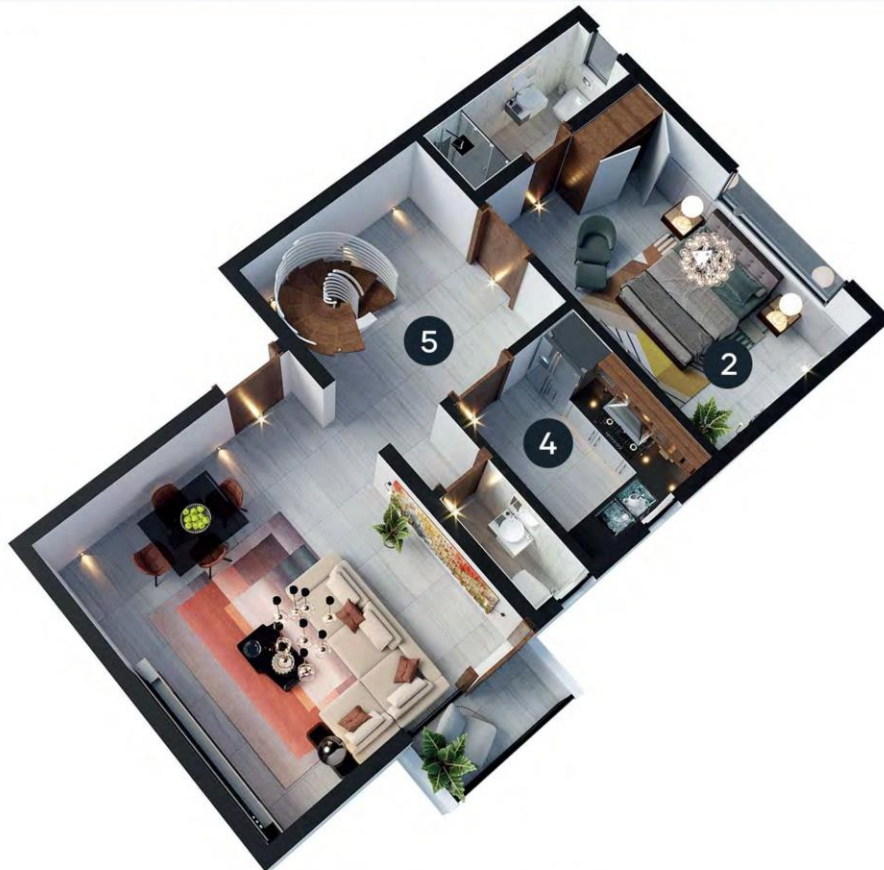


Two Bedroom Loft

Unit: Type A

Floor: 4th - 7th

Total Area: 114sqm



(LOWER LEVEL)

- 1. Bedroom I - 21SQM
- 2. Bedroom II - 16SQM
- 3. Living/Dining Room - 22SQM



(MEZZANINE LEVEL)

- 4. Kitchen - 07SQM
- 5. Lobby - 11SQM
- 6. Sitting Area - 10SQM

TWO BEDROOM LOFT

The two bedroom loft withing Zirconia Heights offers 118Sqm(1270.14ft²) of net liveable floor space carefully laid out to accommodate a double volume living/dinning area, guest toilet, open plan fully-fitted kitchen and a second ensuite bedroom on the lower floor with a spiral staircase that grants access to the upper floor where the ensuite master bedroom is located.

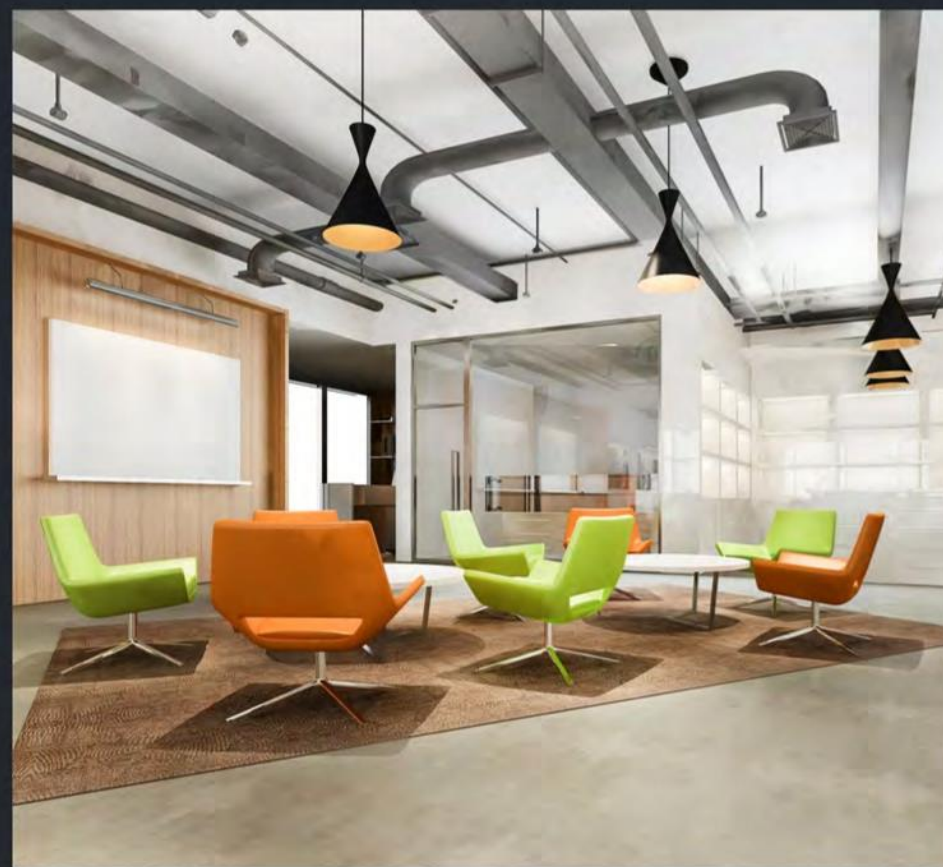




Open Plan Office Spaces

COMMERCIAL SPACES

Commercial spaces offered within Zirconia Heights boast of a unique layout that ensures functionality and effective office spaces.





Restaurant



Business Café

Floor Configuration (WING A)

FLR.	WING A						
12	Business Cafe & Center						
11	2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		2-Bed Apt - 91sqm		1-Bed Apt - 71 sqm
10	2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		1-Bed Apt - 71 sqm
9	2-Bed Apt - 91sqm		2-Bed Apt - 91sqm		2-Bed Apt - 91 sqm		1-Bed Apt - 71 sqm
8	2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		1-Bed Apt - 71 sqm
6/7	1-Bed Loft 65 sqm	1-Bed Loft 65 sqm	1-Bed Loft 65 sqm	1-Bed Loft 72 sqm	1-Bed Loft 72 sqm	1-Bed Loft 80 sqm	2-Bed Loft - 118sqm
4/5	1-Bed Loft 65 sqm	1-Bed Loft 65 sqm	1-Bed Loft 65 sqm	1-Bed Loft 72 sqm	1-Bed Loft 72 sqm	1-Bed Loft 80 sqm	2-Bed Loft - 118 sqm
3	OFFICE / RETAIL SPACE						
2	POOL & GYM						
1	PARKING						
G	CONCIERGE & PARKING						
S-B	PARKING						

Key Legend


■ Sold
 ■ Amenities
 ■ 1 - Bed Loft
 ■ 1 - Bed Apartment
 ■ 2 - Bed Apartment
 ■ 2 - Bed Loft

Floor Configuration (WING B)

FLR.	WING B							
12	Outdoor Seating & Lounge (Roof Garden)							
11	1-Bed Apt - 71 sqm	2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		
10	1-Bed Apt - 71 sqm	2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		
9	1-Bed Apt - 71 sqm	2-Bed Apt - 91 sqm		2-Bed Apt - 91sqm		2-Bed Apt - 91sqm		
8	1-Bed Apt - 71 sqm	2-Bed Apt - 91 sqm		2-Bed Apt - 91 sqm		2-Bed Apt - 91sqm		
6/7	2-Bed Loft - 118sqm	1-Bed Loft 72 sqm	1-Bed Loft 80 sqm	1-Bed Loft 65sqm	1-Bed Loft 72 sqm	1-Bed Loft 65sqm	1-Bed Loft 65sqm	
4/5	2-Bed Loft - 118sqm	1-Bed Loft 72 sqm	1-Bed Loft 80 sqm	1-Bed Loft 65 sqm	1-Bed Loft 72 sqm	1-Bed Loft 65 sqm	1-Bed Loft 65 sqm	
3	OFFICE SPACES							
2	RESTAURANT							
1	PARKING							
G	PARKING							
S-B	PARKING							

Key Legend

■ Sold
 ■ Amenities
 ■ 1 - Bed Loft
 ■ 1 - Bed Apartment
 ■ 2 - Bed Apartment
 ■ 2 - Bed Loft



Our 2 Bedroom Loft boast of a unique layout that ensures functionality and effective space management. It's open plan kitchen gives a smooth flow into the living area where lays a beautifully crafted spiral stairs that leads into the bedroom on the upper floor.

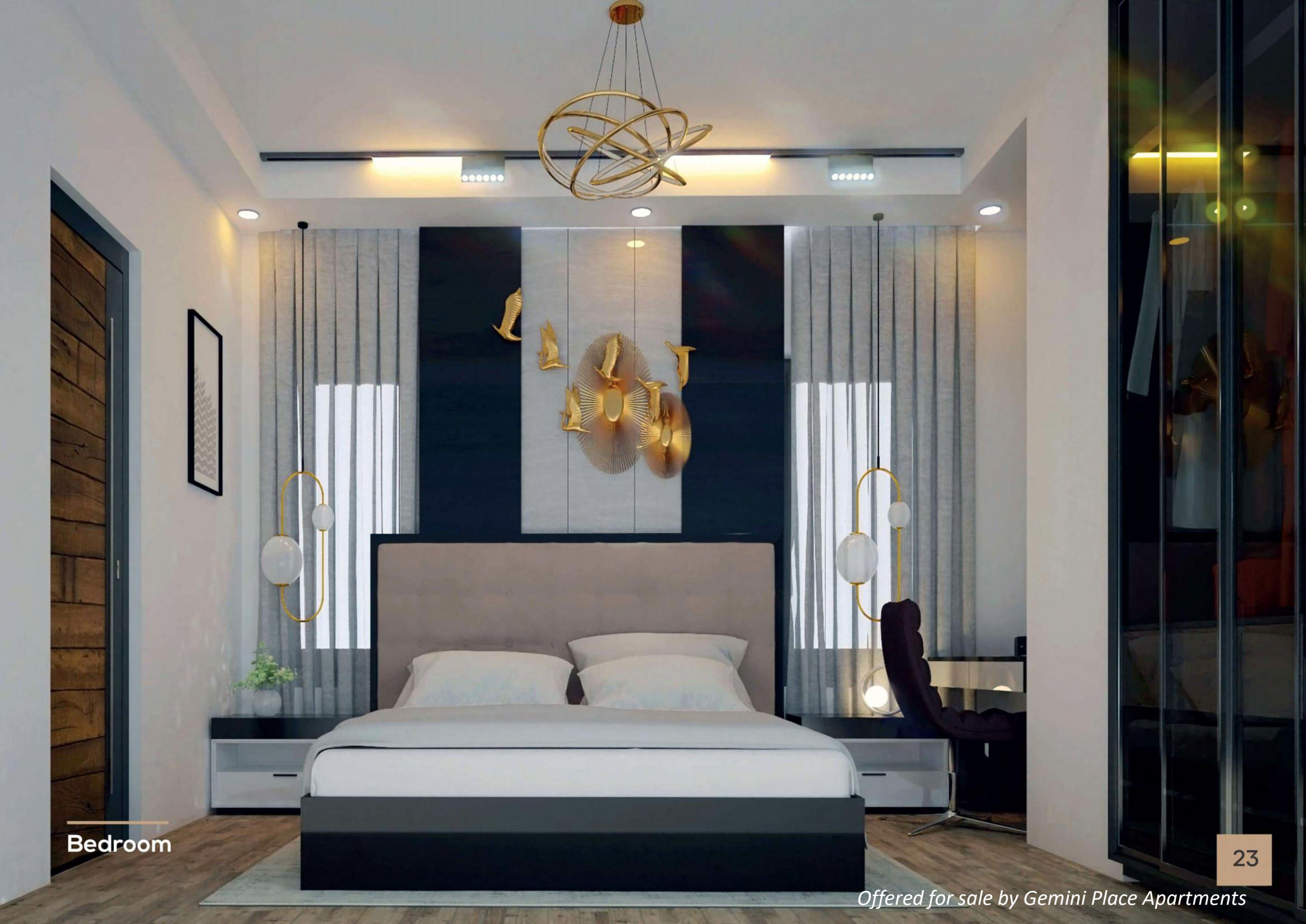


Modern Design Kitchen

Bosch Appliances



Swimming Pool



Bedroom



Retail Space

FEATURES & AMENITIES



CCTV CAMERAS



24HRS SECURITY



SMART HOMES



24HRS POWER SUPPLY



RESTAURANT



ELEVATORS



24HRS CONCIERGE



AMPLE PARKING



INFINITY POOL



ROOFTOP
GYMNASIUM



ROOFTOP
LOUNGE & CAFE



ROOFTOP
SPA & SUANA



5 Star Lobby with 24hrs Concierge Service



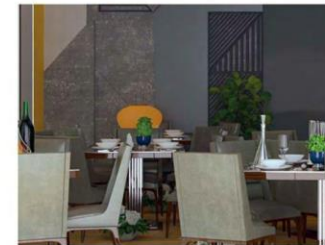
Swimming Pool



Gym



Business Cafe



Restuarant



Rooftop Lounge

Amenities that inspires
an unparalleled experience.

Rooftop Amenities

Outdoor Lounge

Business Cafe

Gymnasium



Feels good
to be at the
top...

Reward yourself with the
astonishing views of the
Lekki Peninsula.



PRICES

as at February 2024. Prices are subject to change at any time.

ONE BEDROOM LOFT

UNIT TYPE	SIZE	FLOOR	UNITS	OUTRIGHT ₦	6 MONTHS ₦	12 MONTHS ₦
1 Bedroom Flat	71	3	2	123,500,000.0	126,587,500.000	129,675,500.000
1 Bedroom Flat	71	10	1	126,490,000.0	129,652,250.000	132,814,500.000

COMMERCIAL SPACES

UNIT TYPE	SIZE	FLOOR	UNITS	OUTRIGHT ₦	6 MONTHS ₦	12 MONTHS ₦
Open Plan Retail / Office Space	56	2	1	145,600,000.0	149,240,000.000	152,880,000.000
Open Plan Retail / Office Space	108	2	2	280,800,000.0	287,820,000.000	294,840,000.000

Developers



Main Contractor



Structural Engineer



Mechanical & Electrical



Project Manager



Architect



ABOUT GAPSTONE DEVELOPERS LTD.

The Urban Real Estate is a sector where Gapstone Developers Ltd. predominantly plays and seeks to improve, constantly setting the standards in the provision of Real Estate development for the urban class.

Located in Lekki peninsula scheme 1, Gapstone Developers Ltd. boasts of over 30 years of management experience in Real Estate development, adopting best value techniques in achieving affordable housing to the teeming urban populace.

Since its incorporation in 2020, Gapstone Developers Ltd. has strengthened its arsenal with formidable partnerships like that with Cruxstone Development and Investment Ltd, Supply Support & Services Ltd, APD and BCL; whose wealth of experience is evident in the delivery of quality Real Estate in Nigeria and beyond.



Powered By:



www.gapstonedevelopers.com


The Developers of The Iconic Towers.
Offered for sale by Gemini Place Apartments



**LIVE, WORK &
PLAY** ...do it all at and more
at Zirconia Heights.



Call 08024394990 to
purchase



To own a piece of luxury in
Lekki Phase 1, contact us
today.

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