

Introducing...

# COVE TOWERS

MULTI-STOREY CONDOMINIUM

A Development by  
BlueSquare Ltd



A MARKETING  
PRESENTATION

BY

GEMINI PLACE  
APARTMENTS LTD



*welcome to*

# COVE TOWERS

MULTI-STOREY CONDOMINIUM

At Elegushi - Lekki Lagos

BLUE  
SQUARE

*Offered for sale by Gemini Place Apartments*

- 1 Contemporary condominium building with modern facilities in each apartment.
- 2 Uninterrupted metered power by a combination of mains power, back up generating sets.
- 3 Allocated in-house personal car parking for residents.
- 4 All round security provided by access control systems and CCTV cameras. Intercoms are available from the reception to each apartment. Smart home options are available on request
- 5 A swimming pool with barbecue area for small parties for residents.
- 6 A community hall for relaxation and small parties is also available for the exclusive use of resident
- 7 A fully-equipped gym is available for the fitness conscious. Strictly for use by residents, privacy is assured.
- 8 With three elevators and two main staircases plus one fire escape staircase, access up and down the seven suspended floors is easy and unhindered.
- 9 With a reception and facility offices on the ground floor: the building is well managed to ensure residents have all they need to live in the comfort they deserve
- 10 Waste management (sewage and domestic waste) has been adequately catered for. Fire safety has also been considered, with a clear escape stair and signs clearly indicating a fire muster point.

*Features*



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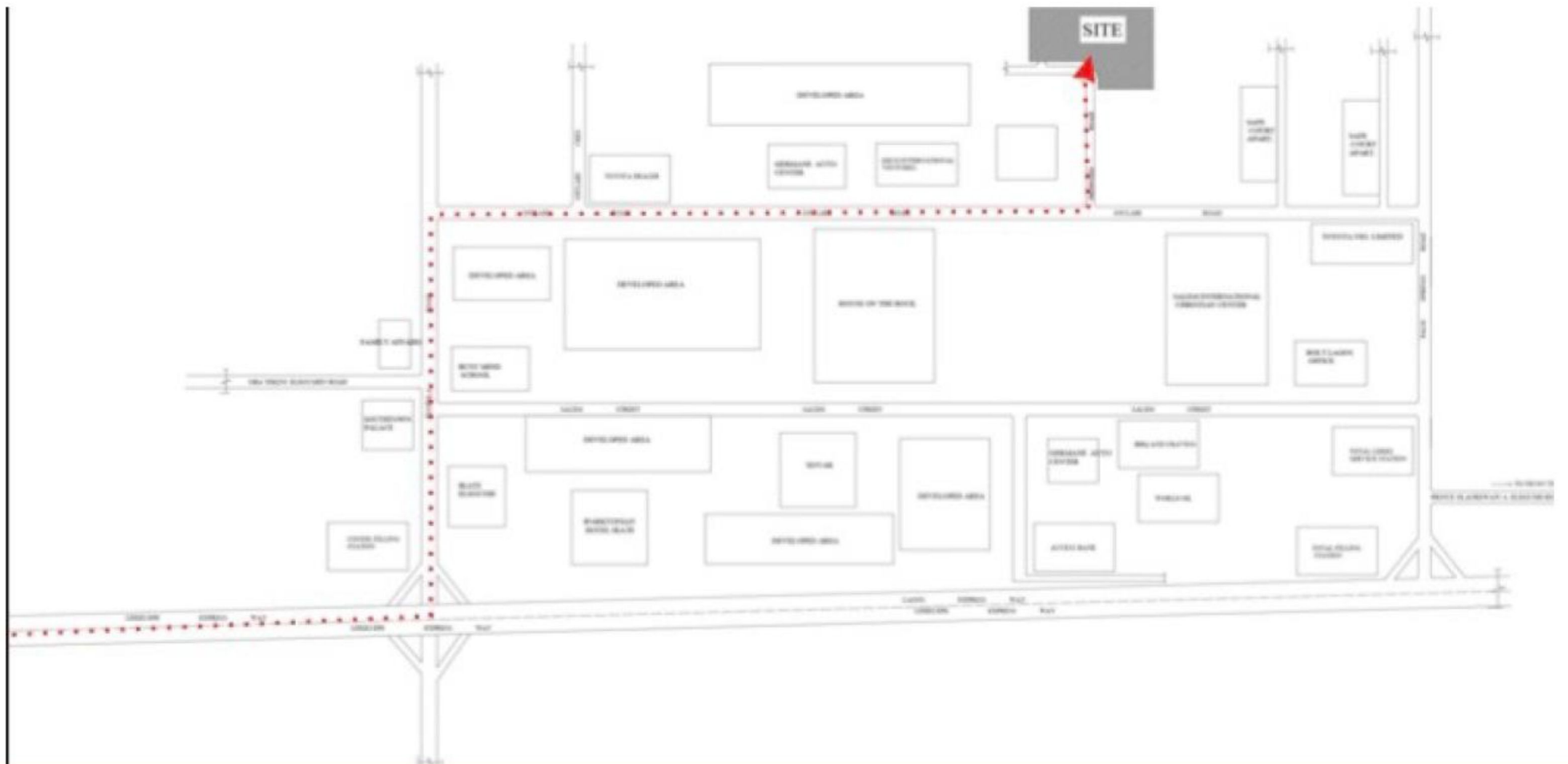
# *Introduction*

Set in the heart of Lekki, Cove Towers is a state-of-the-art, first of its kind serviced Condominium building. Situated ten minutes drive from the Admiralty Toll Gate, this property will be home to only the truly discerning residents of Lekki. Offering a combination of studio, 1 bedroom, 2 bedroom and 3 bedroom apartments. Cove Towers, as its name implies, is a sheltered bay for the residents who choose it.

The building is equipped with 3 automatic elevators, a gym, swimming pool, and a communal hall. It also features constant electric power, steady water supply at adequate pressures, waste treatment, about a hundred car parking spaces and luscious landscaping.



# Cove Towers



# Location



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# Neighbourhood Attractions

Total Filling Station



Blenco Supermarket



Access Bank



Toyota Service Centre



# Neighbourhood Attractions

Spar Supermarket



Nicon Town Estate



House on the Rock  
Cathedral







*Designed  
for life*



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*you have made  
the right move*



*Offered for sale by Gemini Place Apartments*

*Relax  
and  
Unwind*



*Offered for sale by Gemini Place Apartments*

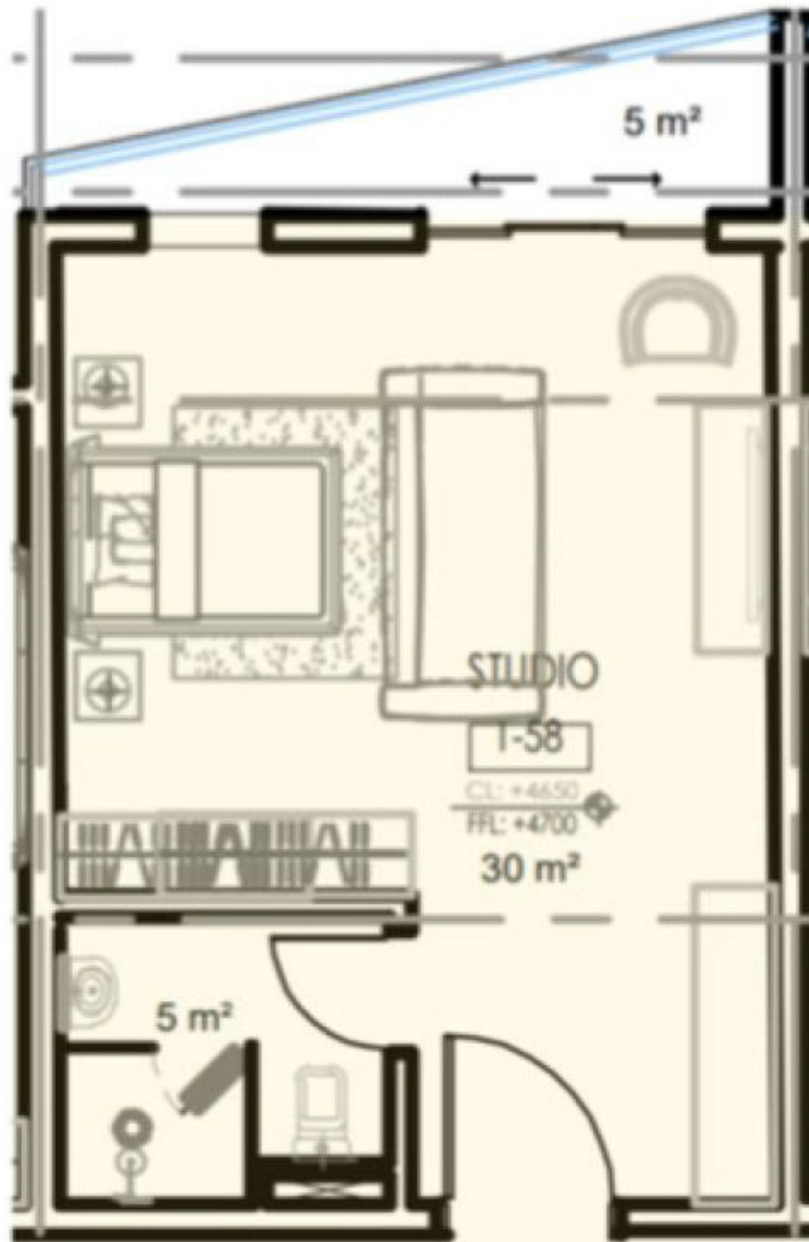
Almost the entire ground floor of the building functions as car parking.

These, in addition to the on-site parking, make about a hundred parking spaces for residents.

The ground floor also houses communal recreational facilities, like a swimming pool, a gym, a lounge that doubles as a cinema hall, and a courtyard bar.

These features are exclusively for the residents, except when the hall is used for a party.





## ***Studio Flat***

Bedroom - 30sqm  
Terrace - 5sqm  
Toilet for BR 1 - 5sqm  
Studio Flat

**TOTAL - 40SQM**

As a mobile professional or visiting business personnel, our studio flats give you just the right amount of space to own your own space while not breaking the bank. With a private terrace and spacious living/bedroom; the ambience will surprise you.



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## **Typical One Bedroom Flat**

Living + Kitchen - 25sqm

Visitor's toilet - 2sqm

Living room terrace - 6sqm

Bedroom 1 - 17sqm

Toilet for BR 1 - 5sqm

**TOTAL - 55SQM**

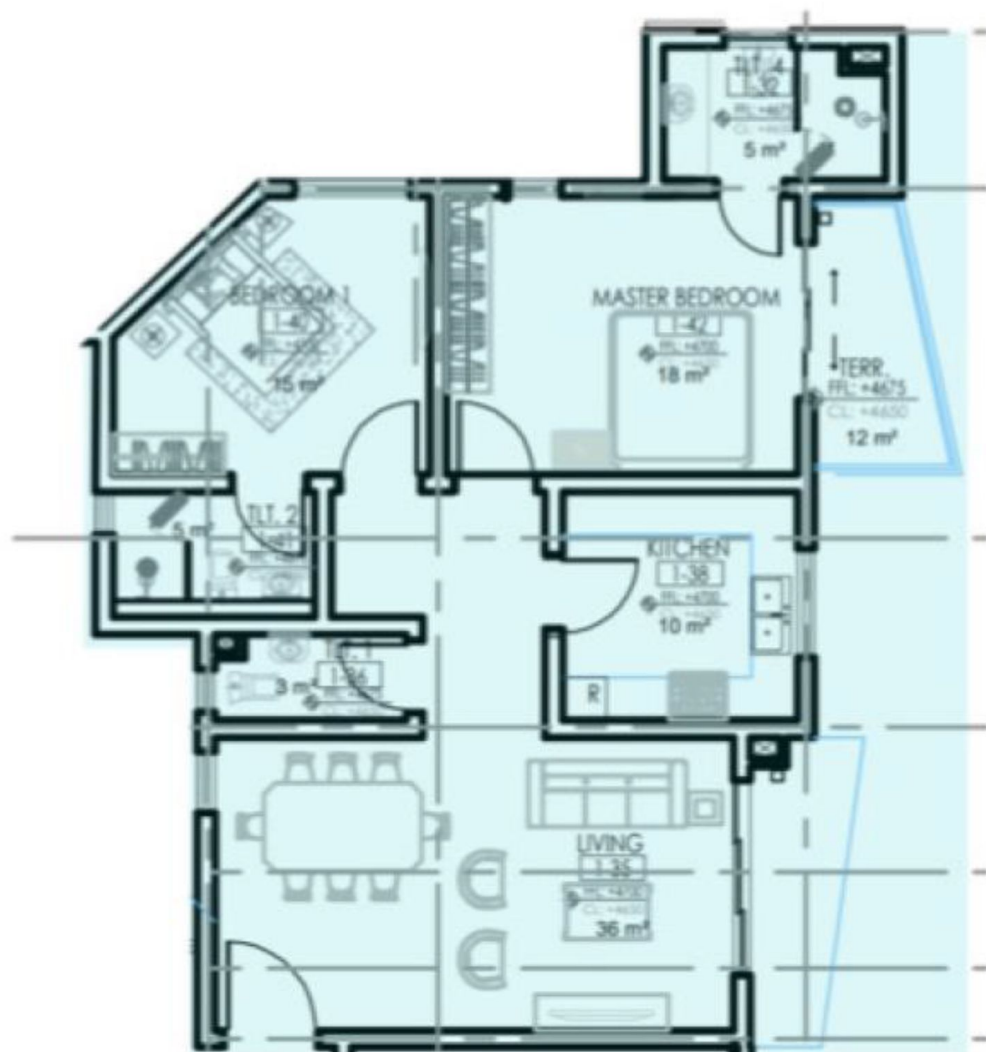
Our one-bedroom apartments are super cool, spacious, and just perfect for the mobile professional and newlyweds. The features of this flat are listed above.



*Typical One  
Bedroom Flat*



*Offered for sale by Gemini Place Apartments*



## **Typical Two Bedroom Flat**

Living + Dining - 36sqm  
 Visitor's toilet - 3sqm  
 Living room terrace - 6sqm  
 Kitchen - 10sqm  
 Lobby - 6sqm  
 Bedroom 1 - 15sqm  
 Toilet for BR 1 - 5sqm  
 Master Bedroom - 18sqm  
 Toilet for Master BR - 5sqm  
 Terrace for Master BR - 6sqm

**TOTAL - 110SQM**

Our two-bedroom flat features a combination of larger living rooms, spacious bedrooms and functional spaces like the kitchen. It is perfect for the young families as well as older families.





# Typical Two Bedroom Flat



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Our 3-bedroom apartment is amazingly comfortable at 180sqm. With large living spaces, including bedrooms and kitchen, this apartment is offered with an attached Boys Quarters' room. Its features are listed above.

## **Typical Three Bedroom Flat**

Living + Dining - 54sqm

Visitor's toilet - 2sqm

Living room terrace - 6sqm

Kitchen - 13sqm

Store - 3sqm

Box room - 5sqm

Lobby - 8sqm

Bedroom 1 - 17sqm

Toilet for BR 1 - 5sqm

Bedroom 2 - 17sqm

Toilet for BR 2 - 5sqm

Terrace for BR 2 - 3sqm

Master Bedroom - 21sqm

Toilet for Master BR - 6sqm

Terrace for Master BR - 10sqm

**TOTAL - 182SQM**

**Undeniable  
Elegance**

**Typical Three  
Bedroom Flat**



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## ***Typical Three Bedroom Flat***



***Designed with  
attention to detail***



*Offered for sale by Gemini Place Apartments*

*A perfect place  
to make a home*



*Offered for sale by Gemini Place Apartments*



There is a cosy courtyard towards the eastern end of the property. This alcove houses the swimming pool for the residents, the outdoor pool bar/barbecue spot and is overlooked by the lounge/social hall.

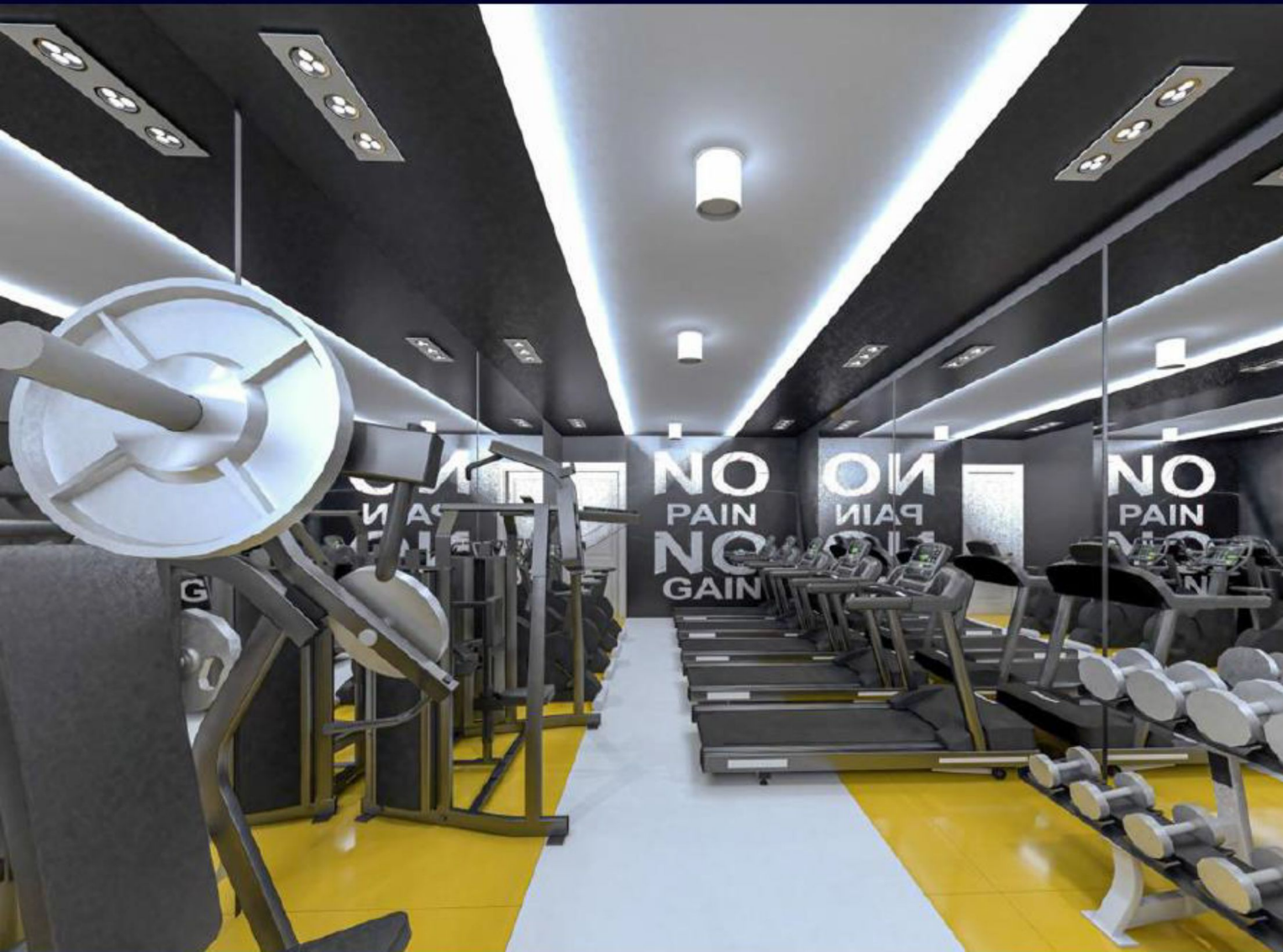
This entire area is one that is created with fun in mind as the residents' place of escape.

Beautifully landscaped with shrubs, benches and paved areas; this spot is the perfect place to relax, work, play and host friends





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The total well-being of our residents was uppermost in our minds during the creation of this masterpiece.

A modern, well-equipped, state-of-the-art 44 sqm gymnasium has been provided for our residents who are conscious of their fitness to work out at their convenience.

It shall be exclusively for the use of residents.







## *Side View*

With floor-to-ceiling windows at the terraces, ventilation of the flats and daylighting have been adequately catered for.


The building's life cycle was also carefully considered in its evolutionary design; making use of solar panels, rainwater harvesting, and other sustainable building techniques to reduce the overall carbon footprint of the building.



***A touch of elegance***



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With a meticulously designed and beautifully landscaped exterior, Cove Towers is a first-of-its-kind multistorey apartment building. Each of the upper floors is typical, giving the building a balanced and deliberate facade.



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# Our personal guarantee

- A developer we have known for almost 30 years
- Professionals with extensive financial & banking sector backgrounds
- Proof of concept with multiple finished & sold-out development projects
- Proven track record of high quality project finishes
- Self-owned project
- Significant off-plan sales achieved already

# PRICES

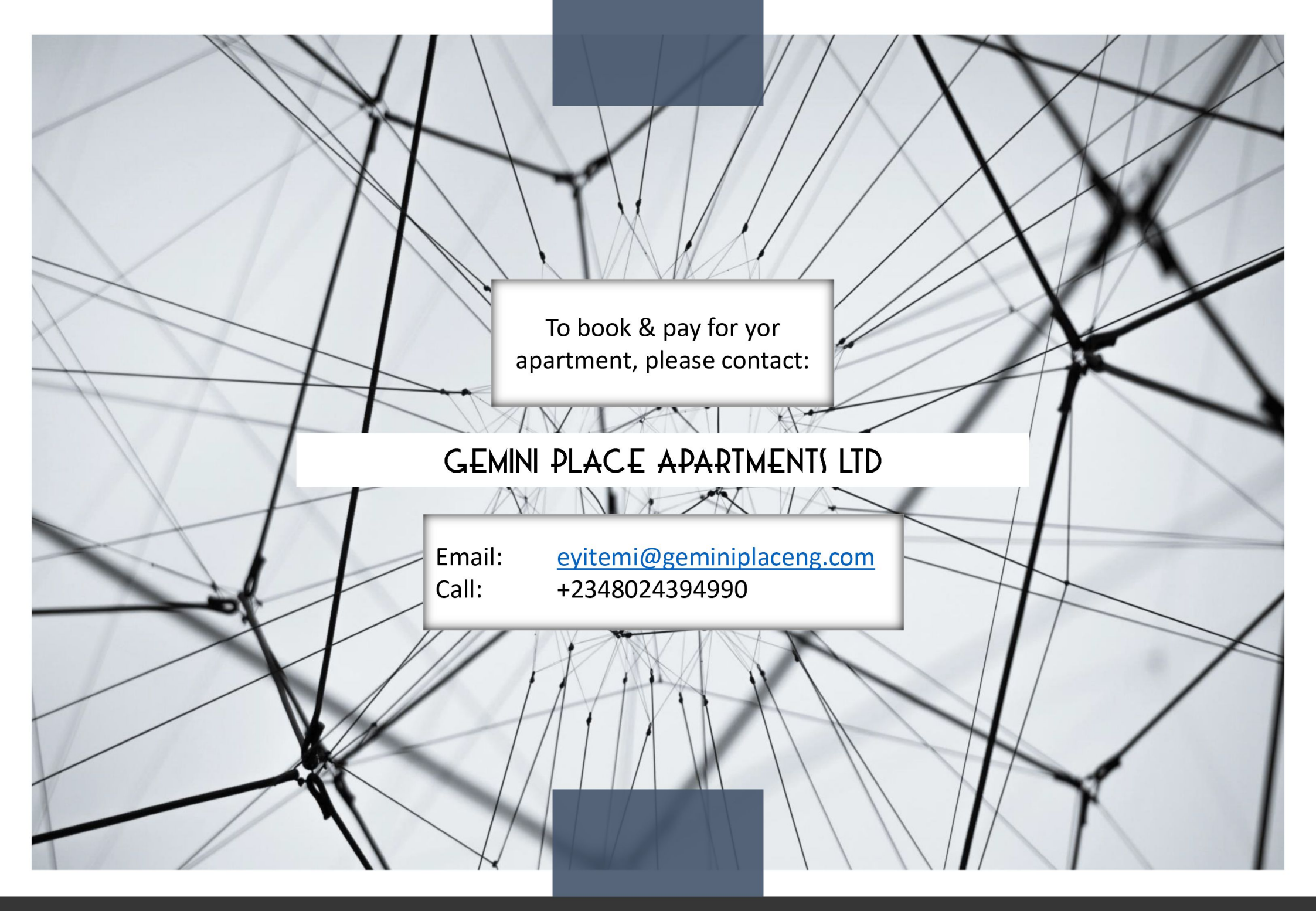
As at February 2024. Prices are subject to change at any time.

## TWO BEDROOM FLAT

UNIT TYPE	TOTAL SIZE (SQM)	PAGE DETAILS	PRICE
2 Bedroom Flat	110	16	125,000,000

## THREE BEDROOM FLAT

UNIT TYPE	TOTAL SIZE (SQM)	PAGE DETAILS	PRICE
3 Bedroom Flat	182	18	165,000,000



To book & pay for your  
apartment, please contact:

## GEMINI PLACE APARTMENTS LTD

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