

Introducing...



BY



A MARKETING
PRESENTATION

BY

GEMINI PLACE
APARTMENTS LTD

58 apartments
of 2, 3, 4, 5
bedrooms on 16
floors



MANDILAS TOWER



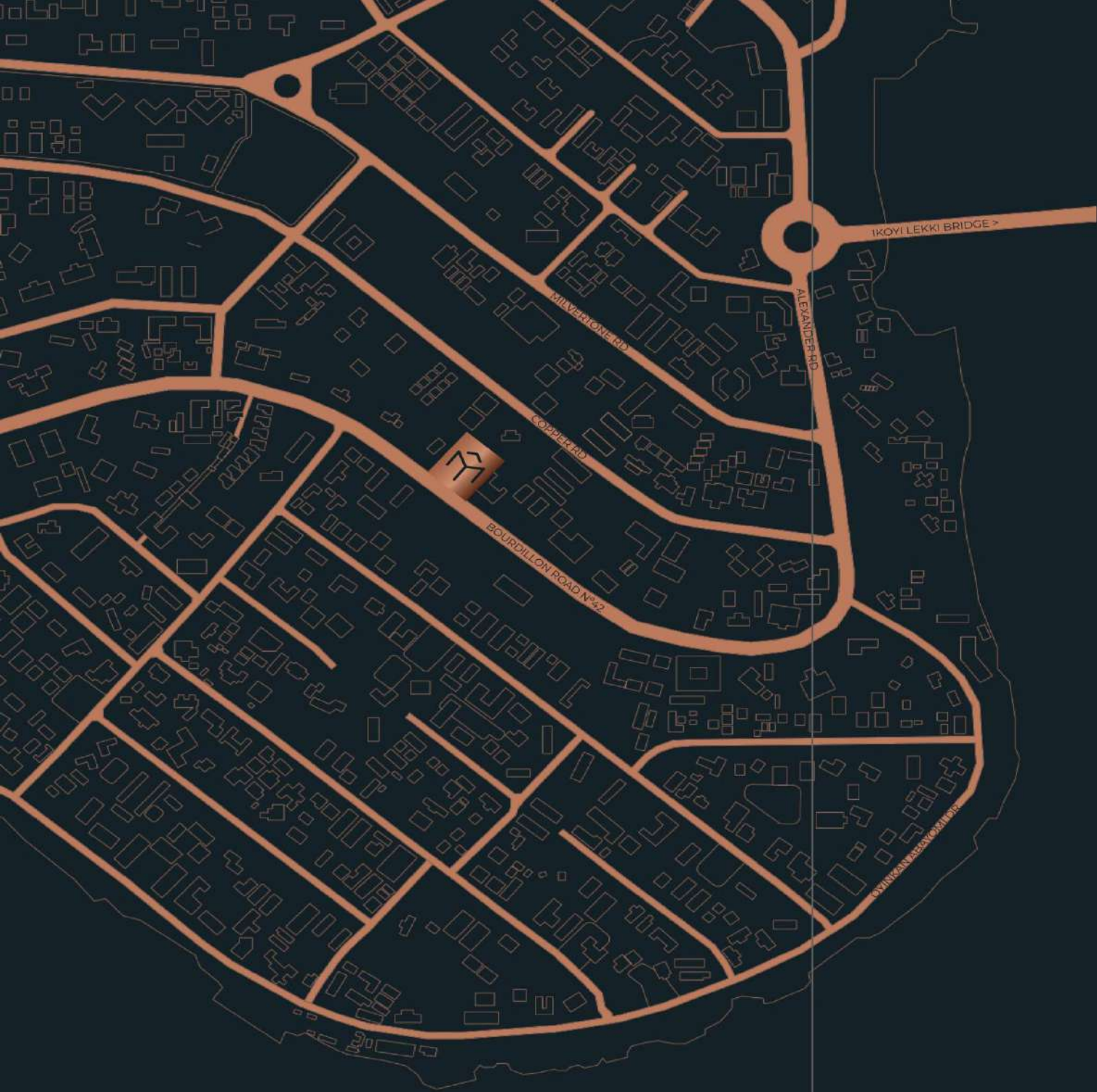
Mandilas Tower is the latest luxury development, from Mandilas Group Limited and leading construction company Elalan, situated on No.42 Bourdillon Road. An iconic residential building design boasting superior build quality.



YOUR
NEW
HOME
AWAITS



Offered for sale by Gemini Place Apartments



A GLIMPSE FROM THE TOP



THE MASS PLAN





DESIGNED FOR THOSE THAT EXPECT THE VERY BEST

Rising high above the neighbouring rooftops, Mandilas Tower is an exclusive development of beautifully specified, high quality contemporary 2, 3, 4 & 5 bedroom apartments, located within the upscale neighborhood of Ikoyi. Surrounded by extensive landscaped gardens, each exquisitely designed home features timeless beauty and elegance with dual aspect views and access to a private balcony.



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THE SPACE YOU NEED FOR A LIFESTYLE YOU DESERVE

One of Ikoyi's most exceptional skysrise residences offering quiet access off the busy Bourdillon road, Mandilas Tower sets a whole new standard of luxury sustainable living. Its elegant contemporary architectural style is pleasing to the eye and gives you a vision of everything sleek but comfortable, efficient yet elegant.



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BEYOND AN ORDINARY LIFE

Here at Mandilas Tower, you will not be short of options to relax and socialize. All on your doorstep. With access to a state of the art pool and in-built bar, high-specification fitness and wellness centre, your own private on-site cinema and spa-quality massage room, meeting room facilities as well as courtyard gardens and two recreational areas, you will enjoy the unparalleled luxury of these amenities within the safety and comfort of your own home. All at affordable prices.



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ESCAPE THE EVERYDAY

Even on those days when you prefer to indulge in a lazy morning in bed, the glass doors and spacious balcony windows mean the view can be enjoyed from your pillow - there's nothing to obstruct your sleepy gaze.

Each apartment features bi-fold sliding doors in both the living and bedrooms which step out onto view-facing balconies of the city in all its glory. It's spacious enough for alfresco dining opportunities but provides a breezy air of intimacy on those stary nights.



TO SEE IT IS TO BELIEVE IT

Come and discover exceptional modern living within a prime urban location, the highly sought-after Ikoyi neighborhood of Lagos. A location teeming with stylish boutiques, top class restaurants and tranquil, green outdoor spaces designed to promote a healthy lifestyle and encourage a more positive work/life balance.



THE VIEW FROM HOME

Imagine waking up to another glorious day, with a view you will never tire of and the world at your feet. Combining sublime scenery with an infinite seaside panorama.





A MASTERPIECE OF LIVING

From the moment you park your car, enter the lush landscaped gardens of the courtyard and relax in the exquisite setting of the expansive lobby, you'll know that every detail of your experience has been carefully considered. These are all facets of an experience of hotel luxury living set in your own home.



LEAVE THE WORLD BEHIND

A world away from the hustle and bustle of everyday life, here you can immerse yourself in the immense 30 metres pool at anytime, or go poolside for complete tranquility. The poolside bar also provides abundant outdoor space and includes lounge and living areas, a grilling kitchen, shaded dining areas, and access to the courtyard gardens for entertaining or relaxing.

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THE PERFECT CELEBRATION OF HOME ON A SOPHISTICATED SCALE

Enjoy the comforts of a sleek, stylish lounge area filled with contemporary furnishings and bathed in natural light. With sweeping views over the private gardens and exclusive access to the poolside terrace, whether entertaining or relaxing, spending time at Mandilas is as pleasurable in the daytime as it is magnificent at night.





CREATED, WITH
YOU IN MIND. EACH
APARTMENT IS
CAREFULLY
DESIGNED SO YOU
CAN MAXIMIZE
YOUR LIVING
SPACE WITHOUT
COMPROMISING
ON COMFORT.



The master suite is a beautifully considered space. The views from the floor to ceiling windows are just one of its many striking features.

Walk through to the dressing room with its generous wardrobes and built in storage and enter into the ensuite bath. Here, you can experience full-height natural tiled walls, radiant ceramic tile flooring and a stunning freestanding bath with its timeless elegance and waterworks fixtures.



Designed with scrupulous attention to detail, each apartment boasts on-trend kitchen finishes, soft close cabinets, bespoke counter tops crafted with discreet under cabinet lighting and integrated state of the art appliances all meshed together in a perfect harmony of style, practicality and comfort.



Bask in the spacious living and dining room with balconies that bring in plenty of natural light and lush green views. The two well-appointed bedrooms come complete with ensuite bathrooms, built-in wardrobes and an open lounge that optimises family living space.



SPACE TO UNWIND

The open plan living space is a haven at any time of day. With floor-to-ceiling windows and fully serviced ACVRV units, you'll feel relieved to leave the day behind in an atmosphere of calm, comfort, and serenity.





Beyond the comfort of your apartment, there's a whole host of complimentary amenities just waiting to be explored.

Experience the convenience of on-site business lounges, meeting rooms and flexible working spaces- perfect for accommodating all of your client-facing or remote working needs.





It just got easier to live a healthy life. Switch off your computer and switch on to enjoyment in your own private spa quality massage therapy room and hair salon.

Lose track of time in the state of the art fitness suite, offering cutting-edge equipment and excellent personal training facilities dedicated to all things wellness.





Watch a movie on the big screen or make your way to the building's own games facility.

From idyllic outdoor spaces and breezy poolside dining, Mandilas Tower isn't just any apartment complex, it's got all you need.

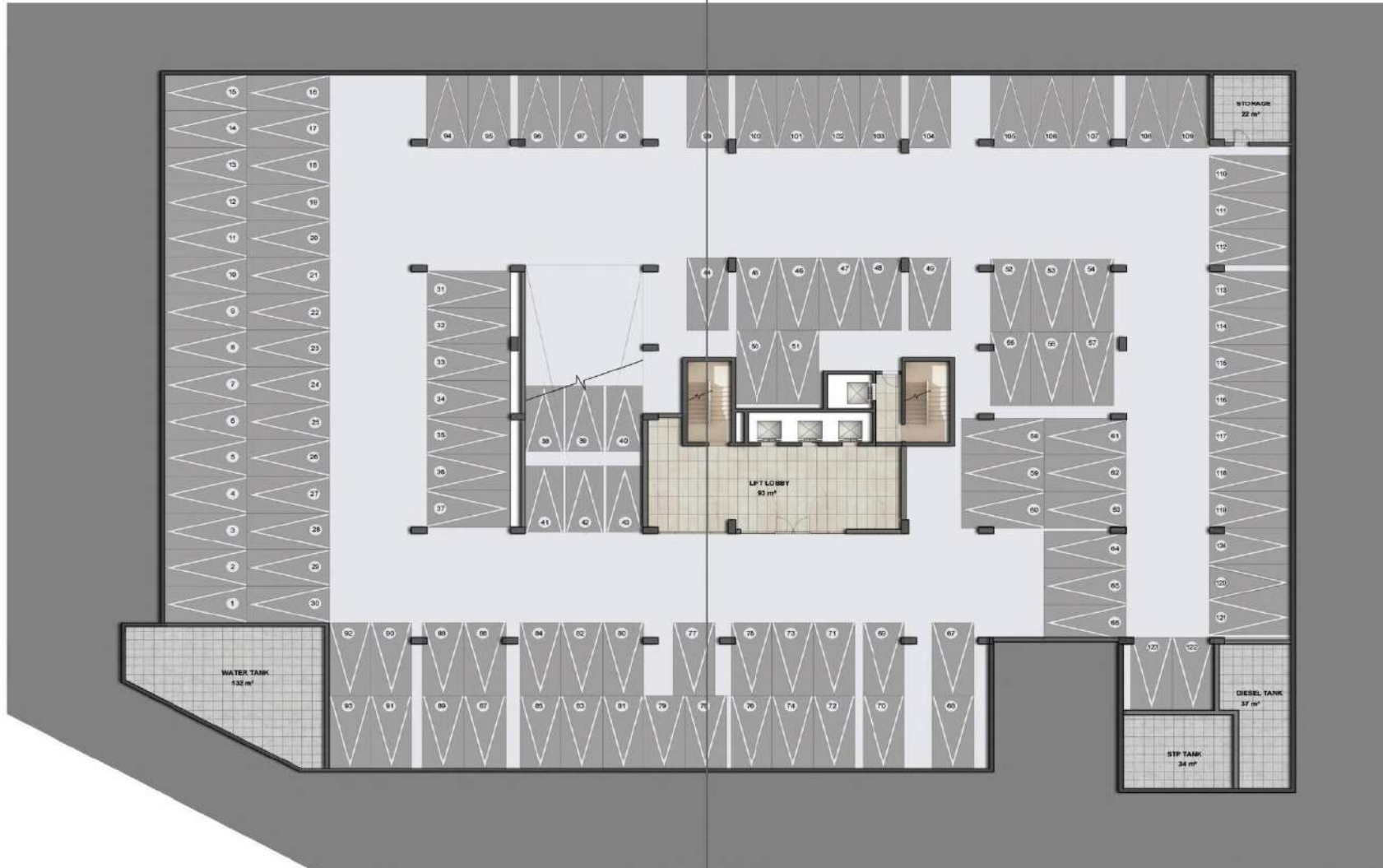
Everything you need, right here. Benefit from on-site, street level secure parking with access via a quiet street- away from the hustle and bustle of the main traffic areas and ideally located for your convenience.



THE FLOOR PLANS



BASEMENT FLOOR



BASEMENT AREA - 3200 m²
TOTAL NUMBER OF CARS - 124 CARS

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GROUND FLOOR



SITE AREA – 3885 m²
GROUND FLOOR AREA – 1100 m²
5 NOS VISITORS CAR PARKING



1ST FLOOR



FLOOR AREA 1630 m²

- 2 BEDROOM FLAT A @270 m²
- 2 BEDROOM FLAT B @215 m²
- 2 BEDROOM FLAT C @278 m²
- 2 BEDROOM FLAT D @278 m²
- 2 BEDROOM FLAT E @215 m²
- 2 BEDROOM FLAT F @270 m²



2ND TO 4TH FLOOR



FLOOR AREA 1525 m²

- 2 BEDROOM FLAT A @270 m²
- 2 BEDROOM FLAT B @215 m²
- 2 BEDROOM FLAT C @278 m²
- 2 BEDROOM FLAT D @278 m²
- 2 BEDROOM FLAT E @215 m²
- 2 BEDROOM FLAT F @270 m²



5TH TO 11TH FLOOR



FLOOR AREA 1525 m²

3 BEDROOM FLAT A @374 m²
4 BEDROOM FLAT B @389 m²

4 BEDROOM FLAT C @389 m²
3 BEDROOM FLAT D @374 m²



12TH FLOOR



FLOOR AREA 1550 m²

4 BEDROOM FLAT A @775 m²
4 BEDROOM FLAT B @775 m²



13TH FLOOR



FLOOR AREA 1120 m²
 4 BEDROOM FLAT A @560 m²
 4 BEDROOM FLAT B @560 m²



14TH FLOOR



FLOOR AREA 1,226 m² (LOWER)
 5 BEDROOM FLAT A @613 m²
 5 BEDROOM FLAT B @613 m²



15TH FLOOR



FLOOR AREA 1,060 m²

5 BEDROOM FLAT A @530 m²
5 BEDROOM FLAT B @530 m²



ROOF TERRACE



FLOOR AREA 560 m²

5 BEDROOM FLAT A - ROOF LEVEL @55 m²
-OUTDOOR TERRACE @165 m²
-ROOF TECHNICAL @60 m²

5 BEDROOM FLAT B - ROOF LEVEL @55 m²
-OUTDOOR TERRACE @165 m²
-ROOF TECHNICAL @60 m²

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THE PARTNERSHIP

Mandilas Group Limited is an iconic Nigerian brand founded by John Basil Mandilas. Their mission is to be the first-choice provider of innovative and professional lifestyle solutions in Nigeria. They have previous achievement of leadership and unrivalled industry expertise in cooling and mobility solutions since 1950.


Elalan Construction is the fastest-growing leading construction and civil engineering company in Nigeria. With a significant track record of Landmark Masterpiece, Elalan Construction has always taken luxury development to a new height.



Selling fast!!!

TYPE	SIZE	PRICE RANGE
2 bed apartment	270/278 sqm	From \$700k - \$850k
3 bed apartment	374sqm	From \$1.2m - \$1.5m
4 bed apartment	389sqm	From \$1.4m - \$1.7m
4 bed large	775sqm	\$2.8m
5 bed Penthouse	980sqm	\$4m

- Construction just commencing
- Expected completion Q1 2026



To own an apartment at
Mandilas Tower, contact us
today.

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