

Introducing...



BY



A MARKETING  
PRESENTATION

BY

GEMINI PLACE  
APARTMENTS LTD

# AN ICON YOU CALL HOME

Internationally acclaimed architects P&T Architects (Dubai) and leading construction enterprise El Alan, the team behind the iconic No.4 Bourdillon project, have once again reunited to build a new iconic building to tasteful living.

Boasting cutting edge design and superior build quality, at No.39, it is easy to see only possibility in all directions.



1

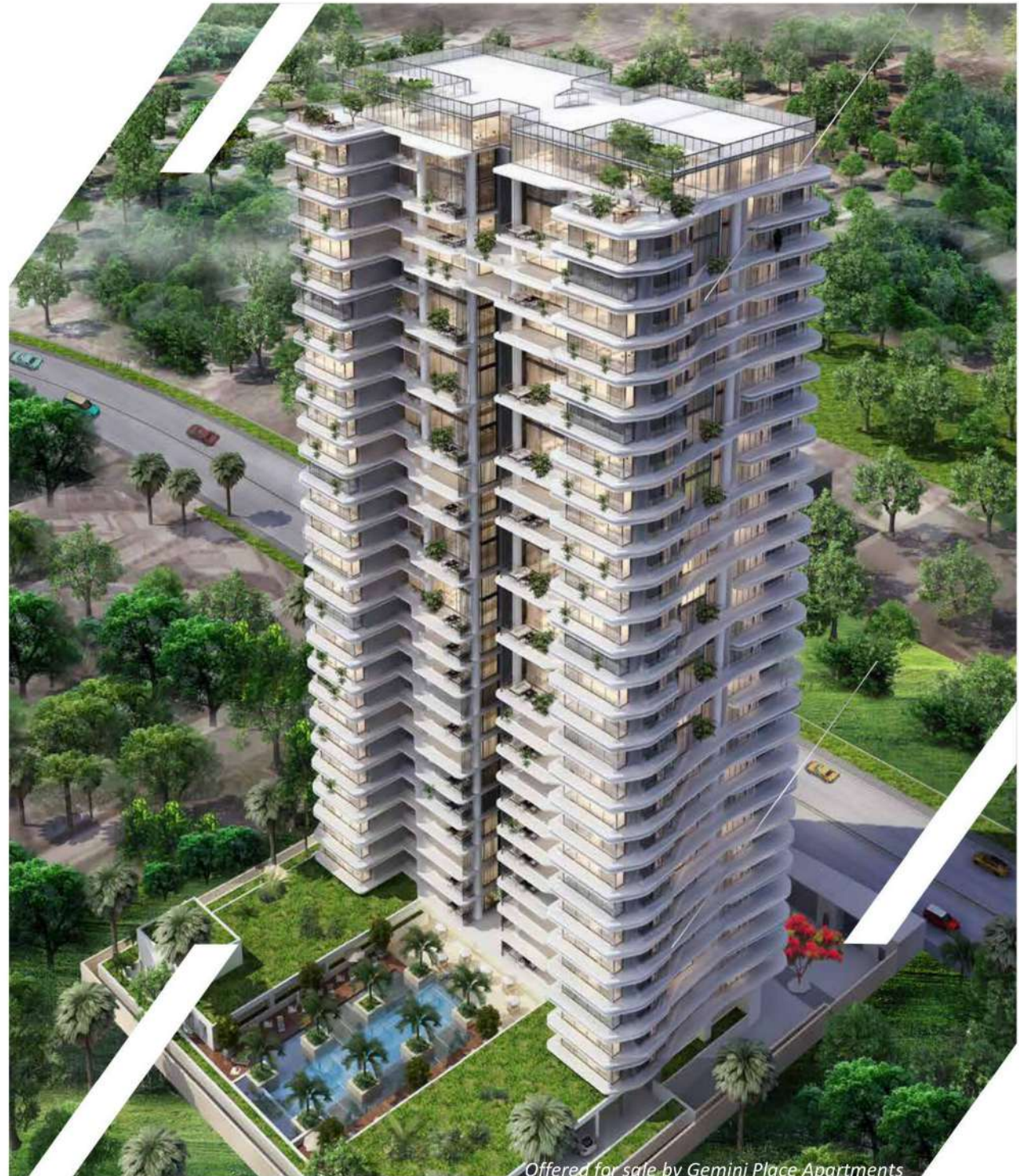
A WORLD  
CLASS  
ADDRESS

BOURDILLON  
/  
39

### Where Luxury City Living Reaches New Heights

This unique collection of stylish, characterful apartments mixes the best of contemporary urban living with the simple elegance of sleek design.

Featuring a residents' gymnasium, private cinema, 24-hour concierge service, underground parking and delightful courtyard gardens, 39 Bourdillon is an address to be proud of.



*Offered for sale by Gemini Place Apartments*



Stunning. Unique. And Very Upscale.

Experience stylish and upscale living in Ikoyi, Lagos' most coveted constituency. Discover Lagos' top class restaurants, boutique-style hotels, malls, bars and outdoor activities.

Surrounded by water, Ikoyi's tranquil waterside lifestyle offers No.39 living an air of grandeur where it is easy to feel at home.



2

LIVE  
OUTSIDE  
THE LINES

BOURDILLON  
/  
39



Great views are not meant to be captured,  
but experienced.

Climbing 29 floors, 39 Bourdillon's scenic  
lifts provide striking views over the lush  
surrounding gardens and the building's  
sun-kissed pool below. All set out over an  
impressive 5,170 square metres of open  
space.

SCENIC



YOUR  
VILLA  
IN THE  
SKY

Open the floor-to-ceiling sliding glass doors and feel the breeze flow from room to room. Delight in the spacious great-room layout that combines living, dining and togetherness. Experience outdoor living on a completely different level with generously sized terraces perfect for entertaining.





At 39 Bourdillon, no detail is overlooked. Everything is designed to create unique moments of self-indulgence and pure joy. The water, city, and urban living are yours, floating just beyond walls of crystal-clear glass on the edge of your terrace.

3

LUXURIOUS  
COMFORT

BOURDILLON  
/  
39

Step inside! You've reached  
your refuge from the world.

Enter No .39 and you are soon absorbed  
into the warm atmosphere: a place to  
relax and meet new friends, the poolside  
waterfall garden is the perfect place to  
spend a summer's evening.





≡ DROP OFF AREA

≡ MAIN LOBBY

**No. 39 is upscale luxury embracing you!**

Walk into the charmingly landscaped private courtyard of 39 Bourdillon and you are immediately transported into the serene oasis of home.

Soft lighting, cobblestone walkways, lush greenery and the gentle sounds of the cascading garden waterfall combine to ensure nature's perfect touch.





FINESSE  
INSIDE  
OUT

Welcome home to luxury.

Spacious and light-filled by day, warm and inviting by night, the living, kitchen and dining areas are the heart of your home.

Expansive floor plans ranging from 700 to 1300 square metres with glass walls and balconies leave nothing between you and a captivating and exclusive Ikoyi lifestyle.



# A TRUE COMFORT ZONE

## THE PENTHOUSE

Each of the penthouses at 39 Bourdillon is complete with flow-through layouts with an emphasis on natural light and stunning tailor-made contemporary finishes that have been hand-chosen for their matchless appeal.

Comprising of 1,960 square metres of floor space, No.39's penthouses split over three floors boasting separate service quarters, and up to six large bedrooms.



WALK IN CLOSET



MASTER EN-SUITE



MASTER BEDROOM

# STATE OF THE ART

Where skyline views, modern luxury, and amenities seamlessly merge.

Life is made up of small details where 39 Bourdillon really shines.

Hone your culinary skills in sophisticated kitchens outfitted with professional quality appliances, stone countertops, and luxurious views.

Soak in the softly lit accented bath and enjoy the dual views of both the lagoon and the city.

Feel reassured that your staff can enjoy extra-large rooms with quality views, separate from the main residence.



/// KITCHEN



/// MASTER EN-SUITE



4

**SUPERB  
FACILITIES**

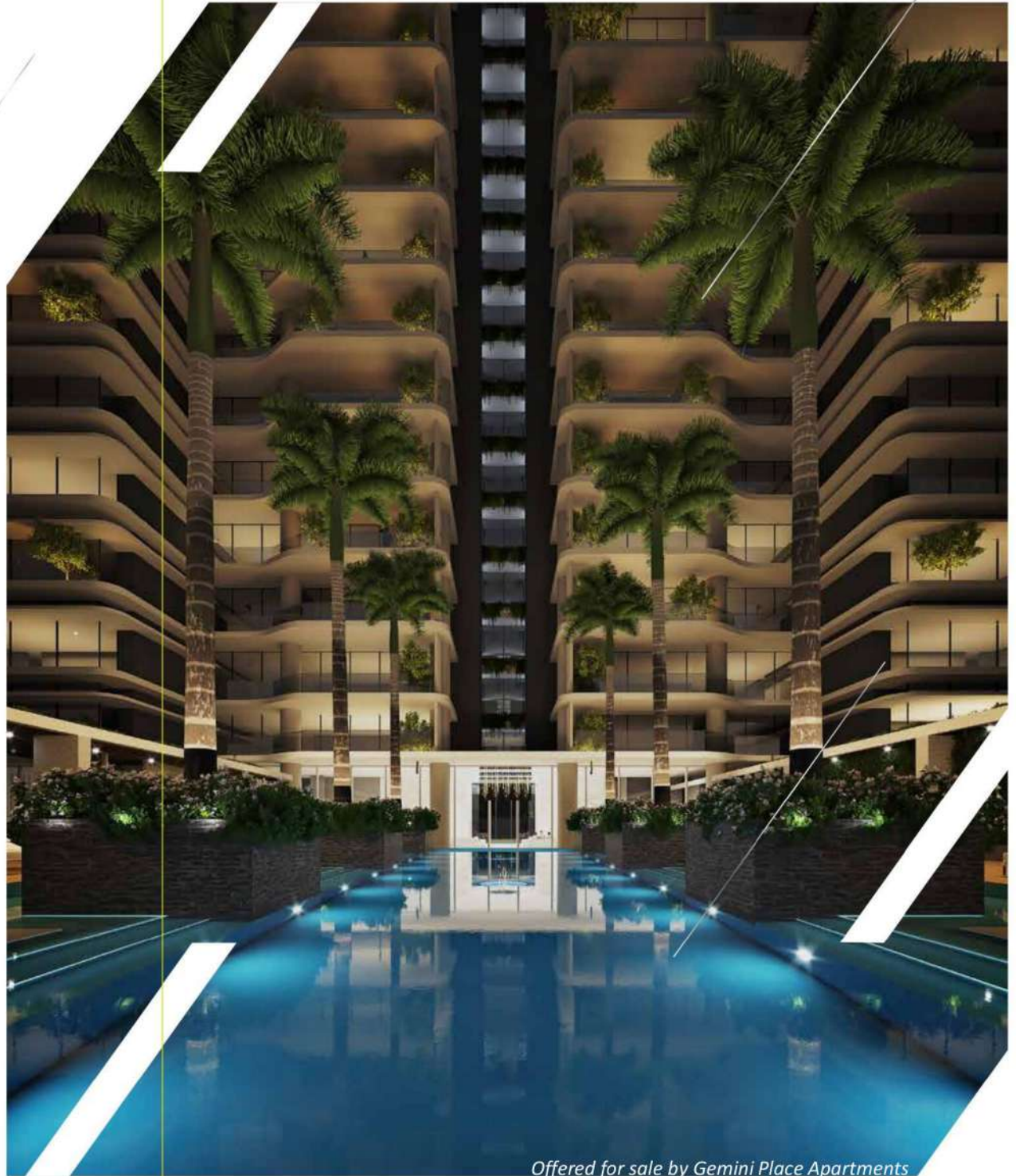
BOURDILLON  
/  
39



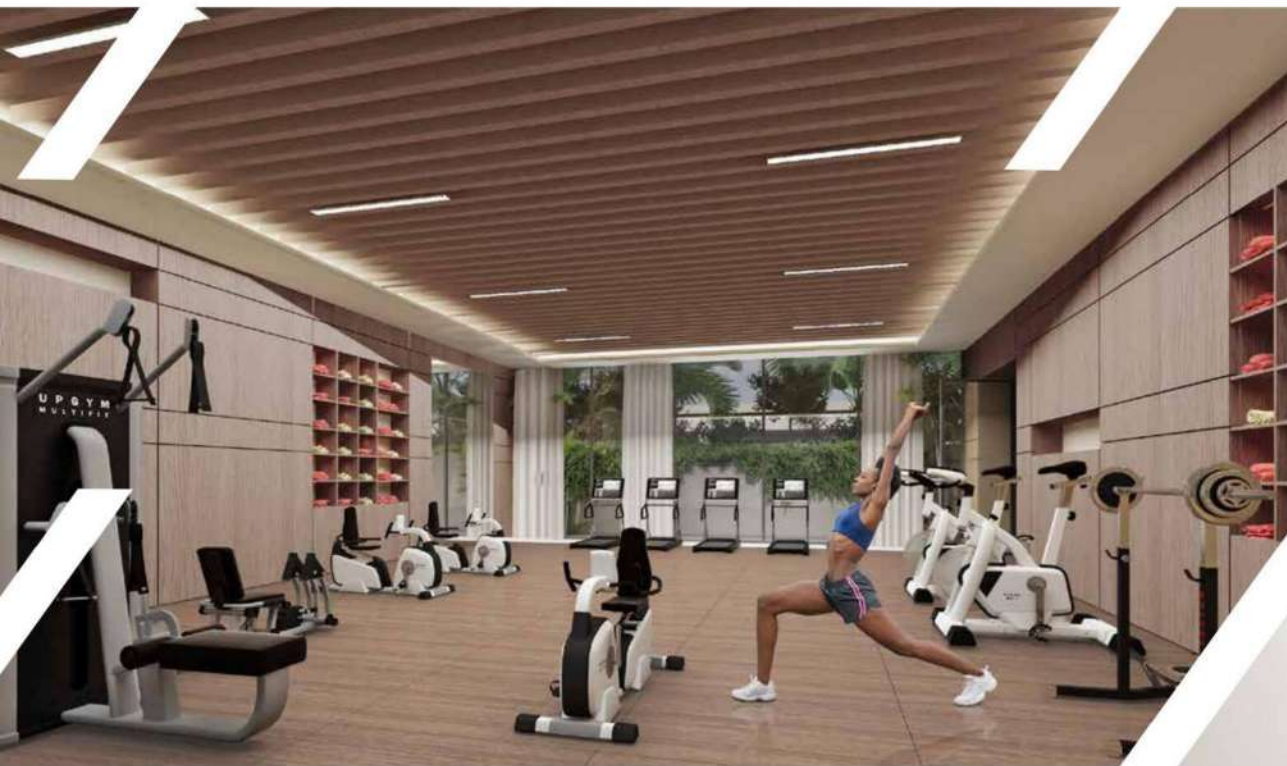
Immaculate design coupled with first-class amenities.

Soothe tired minds and muscles as you relax in the waters of 39 Bourdillon's 25 meter pool, bordered by eight Royal Palm Trees.

Unwind from the stresses of your day with a game of squash or tennis on the double tennis courts or simply take a relaxing stroll in the amazing grounds of the warmly lit poolside gardens.



*Offered for sale by Gemini Place Apartments*



GYM



SQUASH COURT

At No.39, healthy living begins here.

Located just steps from your front door, these are indulgences you can experience any time.

Benefit from 39 Bourdillon's state of the art gym, sauna and steam room and you will find plenty of opportunity to strengthen your mind and your body, no matter your fitness level.



/// MULTIPURPOSE ROOM

Great experiences are just around the corner.

Repose in comfort in either of the two sleek lounges with the exterior garden waterfall as your exquisite backdrop. Or, enjoy the experience of the spectacular onsite cinema with family and friends.



/// CINEMA ROOM



// BASEMENT PARKING

**Everything You Need. All Right Here.**

Generous basement parking, basked in natural light, offers 134 residential stalls complete with 23 guest parking spots available at street level.

# 5 FLOORPLANS

4 BEDROOM APARTMENT  
710SQM - 3 CARS - 2BQ ROOMS

DUPLEX VILLA  
1300SQM - 4 CARS - 4 BQ ROOMS

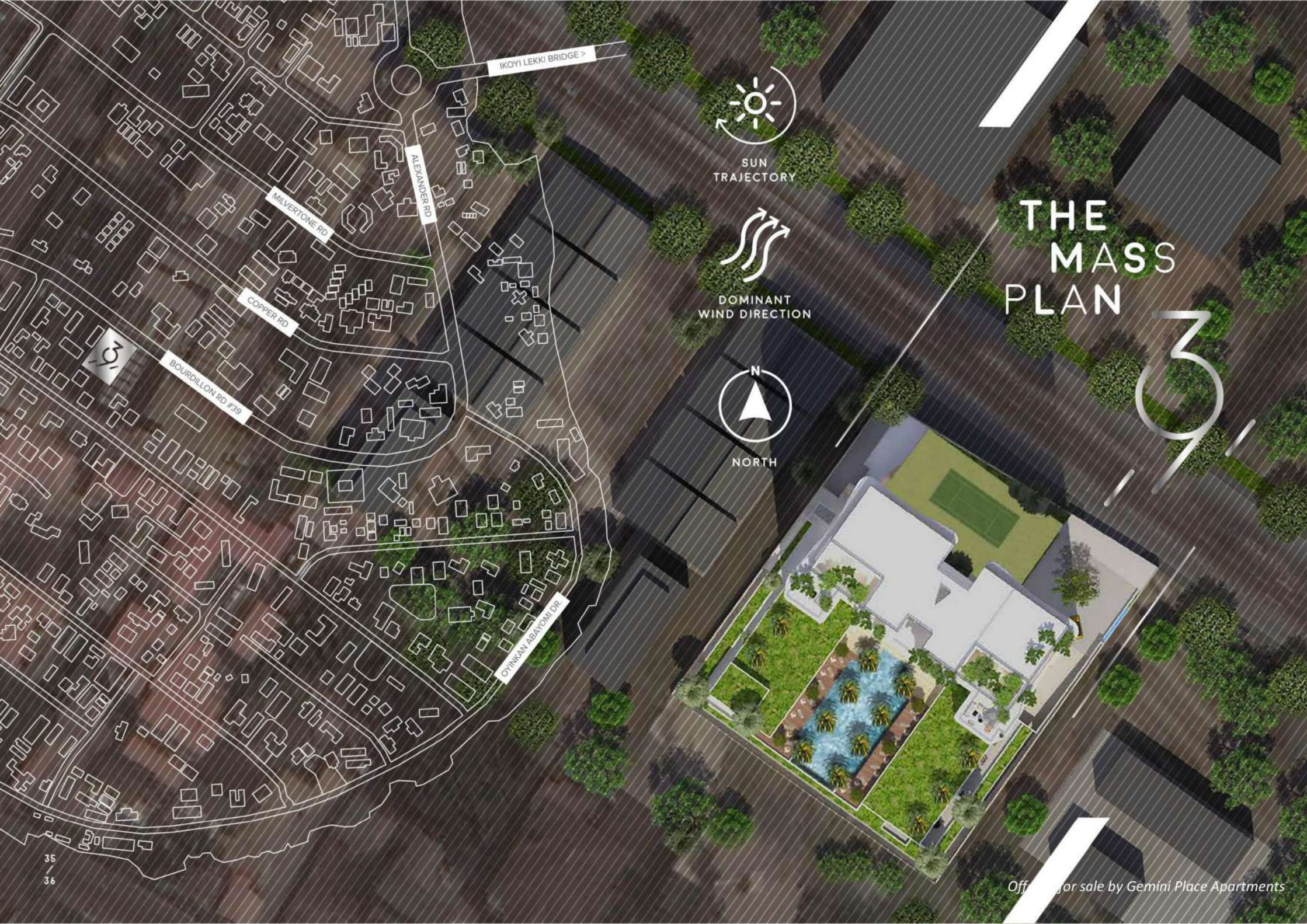
SKY VIEW  
1460SQM - 5 CARS - 4 BQ ROOMS

TRIPLEX PENTHOUSE  
1960SQM - 5 CARS - 4 BQ ROOMS

SITE PLAN

BASEMENT PARKING  
134 CARS

BOURDILLON  
/  
39



SUN  
TRAJECTORY



DOMINANT  
WIND DIRECTION



NORTH

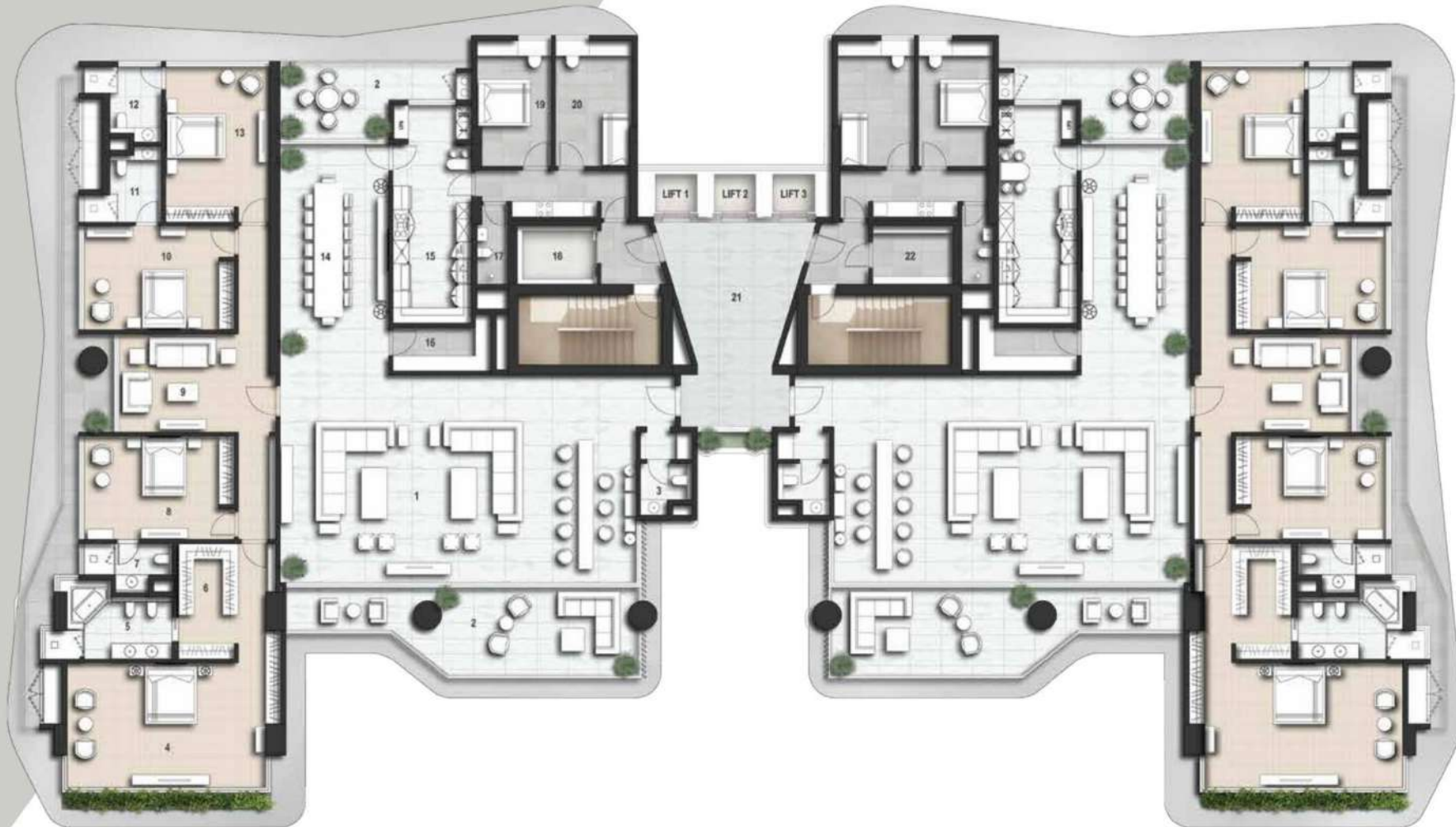
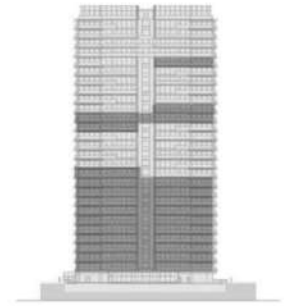
# THE MASS PLAN

# 3

FLOORPLAN #1

# 4 BEDROOM APARTMENT

FLOORS 1-11 / 16-18 / 23

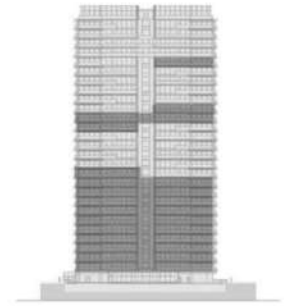




FLOORPLAN #1

# 4 BEDROOM APARTMENT

FLOORS 1-11 / 16-18 / 23



**SPECS: 710 SQM - 3 CARS - 2BQ ROOMS**

- |                    |                   |
|--------------------|-------------------|
| 1. RECEPTION       | 12. EN-SUITE 3    |
| 2. TERRACE         | 13. BEDROOM 3     |
| 3. GUEST WC        | 14. DINING ROOM   |
| 4. MASTER BEDROOM  | 15. KITCHEN       |
| 5. MASTER EN-SUITE | 16. STORE         |
| 6. DRESSING        | 17. MAID BATHROOM |
| 7. EN-SUITE 1      | 18. SERVICE LIFT  |
| 8. BEDROOM 1       | 19. MAID ROOM 1   |
| 9. LOUNGE          | 20. MAID ROOM 2   |
| 10. BEDROOM 2      | 21. LIFT LOBBY    |
| 11. EN-SUITE 2     | 22. ELECTRICAL    |

FLOORPLAN #2

# DUPLEX VILLA

FLOORS 11-16 / 18-23



FLOORPLAN #2

# DUPLEX VILLA

FLOORS 11-16 / 18-23



**SPECS: 1300SQM - 4 CARS - 4 BQ ROOMS**

## LOWER LEVEL

- |                  |                 |
|------------------|-----------------|
| 1. RECEPTION     | 9. LIFT LOBBY   |
| 2. TERRACE       | 10. MAID ROOM 1 |
| 3. GUEST WC      | 11. MAID ROOM 2 |
| 4. LOUNGE        | 12. KITCHEN     |
| 5. DINING ROOM   | 13. STUDY       |
| 6. LAUNDRY/STORE | 14. WC          |
| 7. MAID BATHROOM | 15. STORE       |
| 8. SERVICE LIFT  |                 |

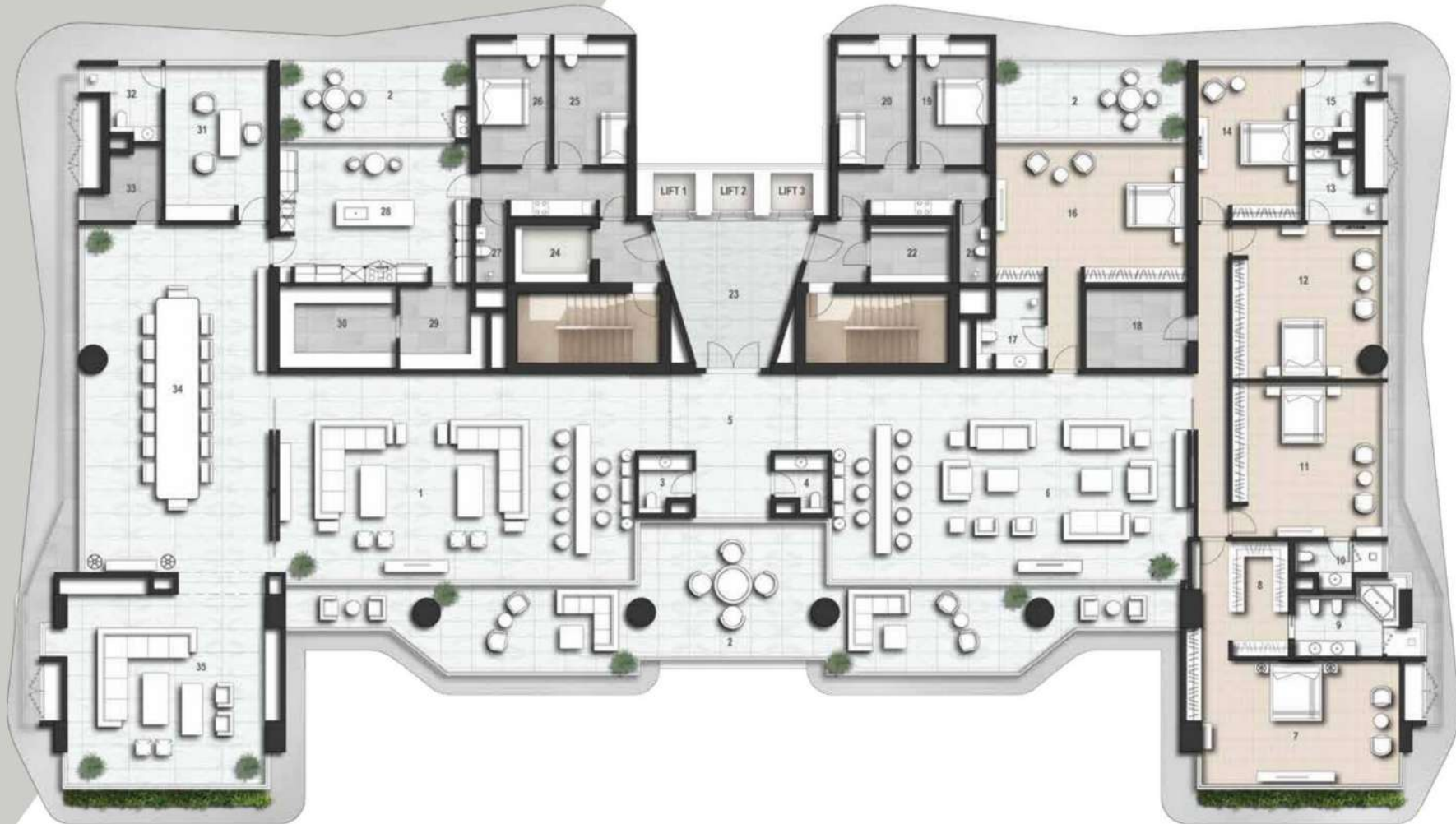
## UPPER LEVEL

- |                    |                   |
|--------------------|-------------------|
| 1. RECEPTION       | 11. EN-SUITE 3    |
| 2. TERRACE         | 12. BEDROOM 3     |
| 3. STORE           | 13. BEDROOM 4     |
| 4. MASTER BEDROOM  | 14. EN-SUITE 4    |
| 5. MASTER EN-SUITE | 15. MAID BATHROOM |
| 6. DRESSING        | 16. SERVICE LIFT  |
| 7. EN-SUITE 1      | 17. LIFT LOBBY    |
| 8. BEDROOM 1       | 18. MAID ROOM 1   |
| 9. BEDROOM 2       | 19. MAID ROOM 2   |
| 10. EN-SUITE 2     |                   |

FLOORPLAN #3

# SKY VIEW

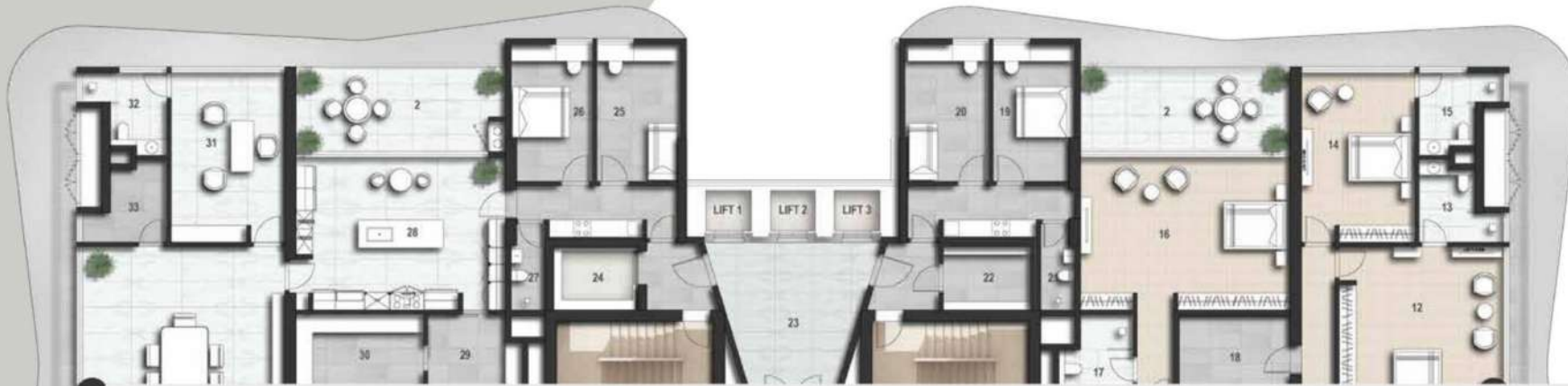
FULL FLOORS 24-25



FLOORPLAN #3

# SKY VIEW

FULL FLOORS 24-25



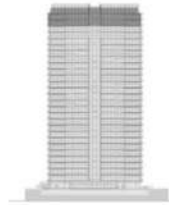
**SPECS: 1460SQM - 5 CARS - 4 BQ ROOMS**

- |                    |                |                     |                 |
|--------------------|----------------|---------------------|-----------------|
| 1. RECEPTION 1     | 10. EN-SUITE 1 | 19. MAID ROOM 1     | 28. KITCHEN     |
| 2. TERRACE         | 11. BEDROOM 1  | 20. MAID ROOM 2     | 29. LAUNDRY     |
| 3. GUEST WC 1      | 12. BEDROOM 2  | 21. MAID BATHROOM 1 | 30. STORE 2     |
| 4. GUEST WC 2      | 13. EN-SUITE 2 | 22. ELECTRICAL      | 31. STUDY       |
| 5. ENTRANCE LOBBY  | 14. BEDROOM 3  | 23. LIFT LOBBY      | 32. WC          |
| 6. RECEPTION 2     | 15. EN-SUITE 3 | 24. SERVICE LIFT    | 33. STORE 3     |
| 7. MASTER BEDROOM  | 16. BEDROOM 4  | 25. MAID ROOM 3     | 34. DINING ROOM |
| 8. DRESSING        | 17. EN-SUITE 4 | 26. MAID ROOM 4     | 35. LOUNGE      |
| 9. MASTER EN-SUITE | 18. STORE 1    | 27. MAID BATHROOM 2 |                 |

FLOORPLAN #4

# TRIPLEX PENTHOUSE

FLOORS 26-28



LEVEL 1



LEVEL 2



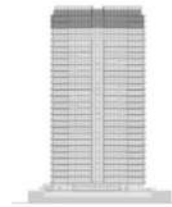
LEVEL 3



FLOORPLAN #4

# TRIPLEX PENTHOUSE

FLOORS 26-28



LEVEL 1



**SPECS: 1960SQM - 5 CARS - 4 BQ ROOMS**

**LEVEL 1**

- 1. RECEPTION
- 2. TERRACE
- 3. GUEST WC
- 4. LOUNGE
- 5. DINING ROOM
- 6. LAUNDRY/STORE
- 7. MAID BATHROOM
- 8. SERVICE LIFT
- 9. LIFT LOBBY
- 10. MAID ROOM 1
- 11. MAID ROOM 2
- 12. KITCHEN

13. STUDY

- 14. WC
- 15. STORE
- 16. PRIVATE LIFT

**LEVEL 2**

- 1. RECEPTION
- 2. TERRACE
- 3. STORE
- 4. MASTER BEDROOM
- 5. MASTER EN-SUITE
- 6. DRESSING
- 7. EN-SUITE 1

LEVEL 2



8. BEDROOM 1

- 9. BEDROOM 2
- 10. EN-SUITE 2
- 11. EN-SUITE 3
- 12. BEDROOM 3
- 13. BEDROOM 4
- 14. EN-SUITE 4
- 15. MAID BATHROOM
- 16. SERVICE LIFT
- 17. LIFT LOBBY
- 18. MAID ROOM 1
- 19. MAID ROOM 2
- 20. PRIVATE LIFT

**LEVEL 3**

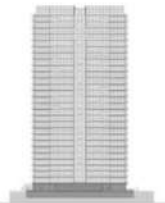
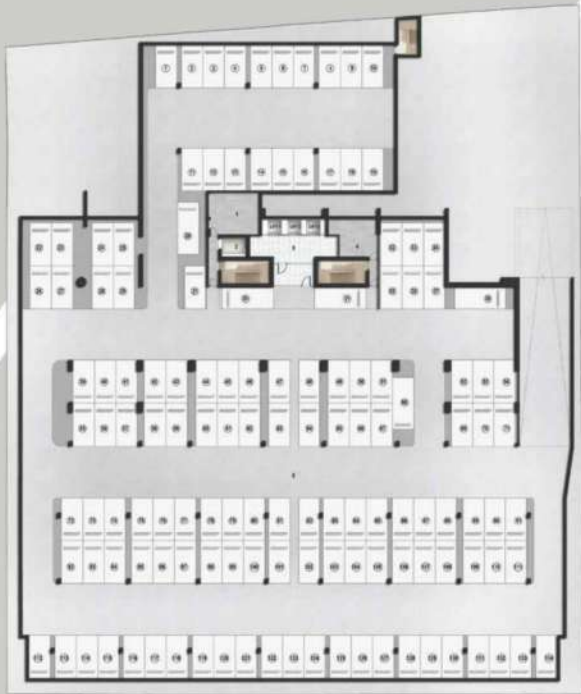
- 1. RECEPTION
- 2. TERRACE 1
- 3. TERRACE 2
- 4. MASTER BEDROOM
- 5. MASTER EN-SUITE
- 6. DRESSING
- 7. GYM
- 8. WC
- 9. SERVICE LIFT
- 10. STORE
- 11. PRIVATE LIFT

LEVEL 3



FLOORPLAN #5-6

# BASEMENT PARKING AND SITE PLAN





FLOORPLAN #5-6

# BASEMENT PARKING AND SITE PLAN



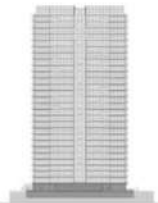
## BASEMENT PARKING : 134 CARS

1. ELECTRICAL ROOM
2. SERVICE LIFT
3. LIFT LOBBY
4. STORE
5. LOWER PARKING



## SITE PLAN

- |                       |                              |
|-----------------------|------------------------------|
| 1. DROP OFF AREA      | 12. CINEMA ROOM              |
| 2. GUARD ROOM         | 13. OFFICE                   |
| 3. STORE              | 14. WC                       |
| 4. MAIN LOBBY         | 15. POOL                     |
| 5. LOUNGE             | 16. GYM                      |
| 6. SERVICE LIFT       | 17. STEAM/SAUNA ROOM         |
| 7. ELECTRICAL ROOM    | 18. LOCKER/WC                |
| 8. GARBAGE ROOM       | 19. SQUASH COURT             |
| 9. POWER ROOM         | 20. GUESTS PARKING (23 CARS) |
| 10. MECHANICAL ROOM   | 21. TENNIS COURT             |
| 11. MULTIPURPOSE ROOM |                              |



# THE PARTNERSHIP

Kaizen Properties 39 Bourdillon Ltd is a property development company jointly established by Tropical General Investments (TGI) Group AND El-Alan Group.

TGI Group is a multinational conglomerate headquartered in Lagos, Nigeria with businesses across Africa, the Middle East and Asia in a variety of industries.

El Alan Construction is the fastest-growing leading construction and civil engineering company in Nigeria. Kaizen Properties focuses on the development of exclusive luxury properties in prime locations.

Boasting a significant track record, 39 Bourdillon is the latest luxury development undertaken by the TGI Group and El Alan partnership- a fully-serviced luxury apartment complex situated in Ikoyi, Lagos.

Their joint projects include No.4 Bourdillon Road in Ikoyi, Lagos - a development which has been iconically heralded as the tallest residential building in Ikoyi, Lagos and is widely acclaimed for setting a standard in luxury development for its innovative design and creative, modern construction.



# PRICES


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

**Gemini Place Apartments introduces Number 39 Bourdillon.**

**ALMOST SOLD OUT!**

**From: \$1.795mUSD**

**NOTE: NAIRA equivalent.**



To own an apartment at the  
exclusive Number 39,  
contact us today.

## GEMINI PLACE APARTMENTS LTD

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Phone: +2348024394990