



GEMINI PLACE APARTMENTS PRESENTS

LUXURY SPACES LAGOS

Enhance your lifestyle

GROW
YOUR
WEALTH

Invest
safely

ISSUE 2
JUNE
2024

Your plug into the best
real estate opportunities
in IVOL (Ikoyi, VI, Oniru &
Lekki Phase 1).



T Z E T Z O C



01 IKOYI

54 GLOVER
HAWKSWORTH COURT
D'GLOVER PEARL
LUXERY VILLA
MANDILAS TOWER
39 BOURDILLON
ROGERS COURT
THE MACDONALD PLACE
CASA MARBELLA
BARE LAND
THE REEVESHIRE

02 ONIRU

JADE MANOR ONIRU

03 LEKKI

COVE TOWERS
GCC IV ANNEX
LA VIDA
LAGOON VISTA
LEKKI FORESHORE 1
LEKKI FORESHORE 2
ZIRCONIA HEIGHTS
1.278 HECTERS OF BARE LAND
THE PANTHEON
ALARO CITY

Why Her?

YOUR PREMIER CHOICE FOR A REAL ESTATE AGENT



1

Over 30 years of experience in various multinational sectors, including real estate.

2

Has robust networking capabilities and extensive local expertise in the prestigious IVOL areas. (Ikoyi, Victoria Island, Oniru, and Lekki Phase 1).

3

Strong attention to detail.

4

Extensive marketing expertise.

5

Adept at problem solving and negotiations.

6

Expertise in communication and active listening.

IKOYI

54 GLOVER

54 Glover Road, Ikoyi, Lagos.

This luxurious tower occupies approximately 4,543.438 square meters at 54 Glover Road, Ikoyi, Lagos, featuring 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.



STARTING PRICE

\$456,750

NAIRA EQUIVALENT

HAWKSWORTH COURT

Hawksworth Court Ikoyi.

Elevate your lifestyle at Hawksworth Court, the epitome of Ikoyi elegance.

This development consists of:

- ◇ 12 units of four bedroom terraces
- ◇ 12 units of three bedroom apartments
- ◇ 2 car lots for a three bedroom unit
- ◇ 4 car lots for a four bedroom terrace
- ◇ Swimming pool
- ◇ Gym

STARTING PRICE

\$400k

3 BED APARTMENT

STARTING PRICE

\$1.5M

4 BED TERRACES



D'GLOVER PEARL

By Prestigious Homes

Each apartment comes with:

UTILITIES

- ◆ Electrified security system fence
- ◆ Comprehensive facility management service
- ◆ Access Control
- ◆ Independent Power plant
- ◆ CCTV Surveillance
- ◆ Well-manicured lawns and walkways
- ◆ 24/7 Power System
- ◆ High-speed elevators

Presents 19 Glover premium residences with 4 bedroom & 2BQ apartment, spectacular views and access to a range of life-enhancing amenities.



Glover Road, OLD IKOYI

24 FLATS ON 8 FLOORS

PRICE

\$1MILLION

NAIRA EQUIVALENT



LUXURY VILLA

Banana Island, Ikoyi.



Indulge in unmatched luxury at this exquisite villa in Banana Island Residential Zone. Boasting panoramic waterfront views, meticulously designed interiors, and sprawling living spaces, this residence epitomizes refined living at its finest. With a harmonious blend of opulence and comfort, every corner of this villa exudes sophistication, offering a lifestyle of unparalleled indulgence and tranquility in one of the most prestigious locations.

FEATURES

- ◇ 5 Bed rooms
- ◇ 2 BQS
- ◇ 1 security ROOM
- ◇ fully fitted kitchen
- ◇ 2 swimming pools
- ◇ Private elevator
- ◇ 6 seater cinema

PRICE

\$4,500,000

NAIRA EQUIVALENT

**YOU TOO CAN
LIVE WELL.**



MANDILAS TOWER

Bourdillon Road, Ikoyi.

Indulge in unparalleled luxury at Bourdillon Road, Ikoyi, where 58 meticulously designed apartments ranging from 2 to 5 bedrooms span across 16 floors. Each residence is a testament to sophistication, boasting breathtaking views and exquisite design in the heart of one of Lagos's most prestigious neighborhoods.

STARTING PRICE

\$700k

NAIRA EQUIVALENT

**ELEGANCE, COMFORT,
LUXURY LIVING.**



NO. 39 BOURDILLON

Bourdillon Ikoyi

Introducing an icon of luxury living in Ikoyi. This prestigious real estate building is more than just a residence; it's a symbol of elegance and sophistication. Welcome to your new home, where every detail exudes timeless charm and unparalleled comfort.

AN ICON YOU CALL HOME

with a beautiful view over the lush surrounding gardens and the buildings sun-kissed pool below. All set over an impressive 5.170 square meters of open space.

At 39 Bourdillon, no detail is overlooked. Everything is designed to create unique moments of self-indulgence and pure joy.

ROGERS COURT

Banana Island, Ikoyi

Introducing Rogers Court
Where luxury meets tranquility
in a picturesque locale.

FEATURES

- 4 Semi Detached Buildings ◇
- 3 Parking Lots per Building ◇
- Site Area: 1125.760 SQM ◇
- GFA Per Unit: 434.1 SQM ◇





Off plan 3 and 4 bedroom maisonettes on
MacDonald Road, Ikoyi, Lagos.

THE MACDONALD PLACE

MacDonald Road, Ikoyi, Lagos.

STARTING PRICE

\$500,000

NAIRA EQUIVALENT

CASA MARBELLA

Banana island ikoyi - 3 Avenue R19

FEATURES:

- Sensor voice remote monitor ◇
& management
- On site - swimming pool ◇
- Cinem, Gym, Study & Library ◇

PRICE

\$4.5M

NAIRA EQUIVALENT





BARE LAND

Old Ikoyi, Lagos.

A vast plot of land is now available for sale in Old Ikoyi's prestigious high-density Glover Road area. Situated on a corner with expansive frontage and access to multiple streets, it's an exceptional opportunity.

FEATURES:

- ◇ Size - 19,000sqm. Can be sold in 2 lots of 11,000sqm & 8000sqm.
- ◇ Title - Lagos State Land Certificate
- ◇ Price - N1,800,000 per sqm

PRICE

N1.8M

PER SQM



THE REEVESHIRE

Old ikoyi

FEATURES

- ◇ Penthouse
- ◇ 4bed all ensuite
- ◇ Living room/dining
- ◇ Large kitchen with pantry
- ◇ 6-8 seater cinema
- ◇ Master bedroom suite with walk in closet and bathroom with bath and shower.
- ◇ 2 bedroom BQ suite with living area.
- ◇ Extra spacious outdoor balcony spaces with two large areas able to take 100 people each.
- ◇ 3 of the bedrooms lead out to the balcony.
- ◇ High quality finishing & fittings
- ◇ Building reception area
- Pool
- ◇ Gym

PRICE

\$2.8M

NAIRA EQUIVALENT

ONIRU

JADE MANOR ONIRU

Oniru, VI Ext. Lagos.

FEATURES

- 4 Bed Rooms ◊
- 2 Living Room ◊
- Fully Fitted Gym ◊
- 3 Car Parks ◊



PRICE

N400M



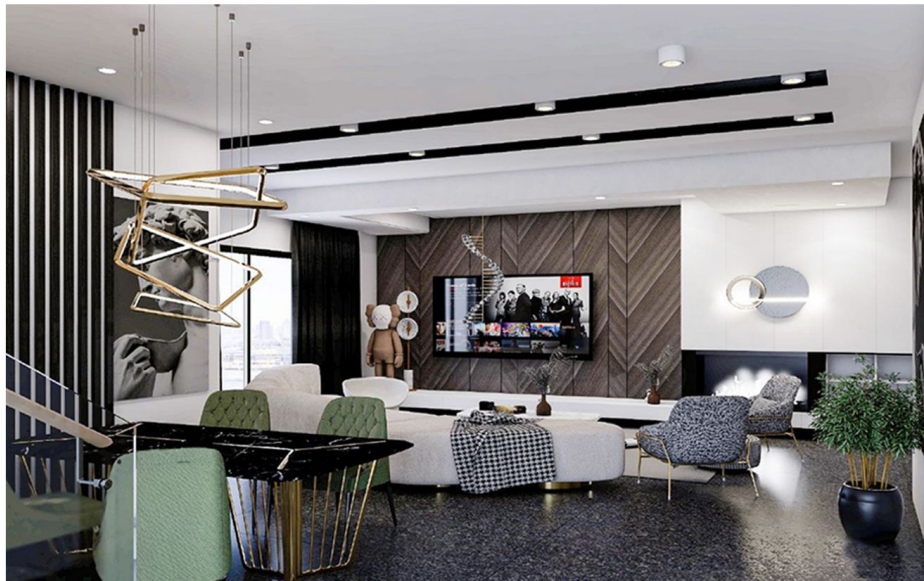
COVE TOWERS

Elegushi - Lekki Lagos

Introducing Cove Tower, where every detail is crafted to elevate your lifestyle.

FEATURES

- ◇ 4 Contemporary condominium building with modern facilities in each apartment.
- ◇ Uninterrupted metered power by a combination of mains power, back up generating sets.
- ◇ 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.
- ◇ With three elevators and two main staircases plus one fire escape staircase, access up and down the seven suspended floors is easy and unhindered.
- ◇ 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.
- ◇ 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.



GCC IV ANNEX

GODMADE CONNECT COURT IV ANNEX

The GodMade Connect Court 4 Annex stands 10 floors tall, with 28 units of 3bedroom flats plus BQ, 24 units of 2bedroom flats plus BQ 2units of 4 bedroom penthouse apartments, 8 units of 3 bedroom maisonette penthouse apartments plus BQ, 62 apartments in all and 35M above ground.

GCC 4 Annex features a recreation of 500 S Q M including a swimming pool, gym, backup power, fully fitted Bosch kitchen,



STARTING PRICE

\$100k

NAIRA EQUIVALENT



Step into G C C 4 Annex and be greeted by a flawlessly executed mix of grandeur and tranquility.

Luxuriously



GCC IV ANNEX is a product of our genuine understanding of luxury. able and desirable.

This luxury apartment is fitted with ultra-luxury fittings and amazing housing features which makes living comfort.

Features & Facilities

- ◇ Elevator
- ◇ Adequate Lighting
- ◇ Gym
- ◇ Central Draining System
- ◇ Automated Gate Access
- ◇ Extensive Land Scaping
- ◇ Back up power supply
- ◇ Perimeter Fencing
- ◇ Proton Security
- ◇ Swimming Pool
- ◇ Outdoor Lounge
- ◇ CCTV System

LA VIDA

By Prestigious Homes
La Vida means life.

We welcome you to our Prestigious La Vida Community. Located in Lekki Phase 1 by end of Admiralty Way, Off Freedom way, La Vida promises a high-end luxury family - friendly living with proximity to everything required for a living well.



96 UNITS OF Luxury Homes

◇ THERE ARE 2 SEMI-DETACHED UNITS & 2 TERRACE UNITS AVAILABLE.

- ◇ SEMI-DETACHED
- ◇ TERRACE

350 MILLION NAIRA
320 MILLION NAIRA

Indulge in unparalleled luxury at Bourdillon Road, Ikoyi, where 58 meticulously designed apartments ranging from 2 to 5 bedrooms span across 16 floors. Each residence is a testament to sophistication, boasting breathtaking views and exquisite design in the heart of one of Lagos's most prestigious neighborhoods.

FEATURES

- ◇ Water Treatment Plant
- ◇ Waste treatment
- ◇ 24 Hours Power Supply
- ◇ High tech Central Security and Control.
- ◇ Lawn tennis
- ◇ Mobile Police Patrol 24hrs
- ◇ Central Swimming Pool
- ◇ Children Playing ground

Over 3000sqm of leisure spaces for enjoyable family living.

PAYMENT PLAN

Minimum 25% deposit with balance spread over 18 months on quarterly basis

STARTING PRICE

N320M



LAGOON VISTA

Lagoon District, Lekki Phase 1

TOTAL NUMBER OF UNITS: 129

OFFERINGS

- ◇ 11 Four Bedroom Terraces
- ◇ 2 Three Bedroom Pent Apartments
- ◇ 8 Three Bedroom Masionettes
- ◇ 70 Two Bedroom Apartments
- ◇ 38 One Bedroom Apartment

PRICE

\$100k

1 BEDROOM FLAT

PRICE

\$150k

2 BEDROOM FLAT

PRICE

\$240k

3 BEDROOM
MAISONETTE

**OPULENCE, SERENITY,
REFINED LIVING.**



LEKKI FORESHORE ESTATE 1

Lagoon District, Lekki Phase 1

FEATURES

- ◇ Detached buildings
- ◇ Semi detached buildings
- ◇ Terraces
- ◇ Apartments
- ◇ Waste Management
- ◇ Ample parking spaces

PRICE

N350M

4 BEDROOM & 1 BQ TERRACE

PRICE

N400M

4 BEDROOM & 1 BQ
SEMI- DETACHED

PRICE

N550M

5 BEDROOM & 1 BQ
FULLY- DETACHED

LEKKI FORESHORE HOMES



LEKKI FORESHORE ESTATE 2

Lekki Phase 1 at the end of Freedom Way

FEATURES

- ◇ 182 semi- detached units
- ◇ Adequate Parking
- ◇ Constant Electricity
- ◇ Covered parking
- ◇ Waste Management

PRICE

N400M

4 BEDROOM & 1 BQ
SEMI- DETACHED



ZIRCONIA HEIGHTS

Durosimi-Etti Boulevard, Lekki Phase 1.

Discover Unmatched Elegance: Off-Plan 1 & 2 Bedroom Apartments and Lofts

Step into a world where sophistication meets contemporary design. Our off-plan 1 and 2 bedroom apartments and lofts offer an unparalleled luxury experience, crafted to cater to the discerning tastes of our esteemed clientele.

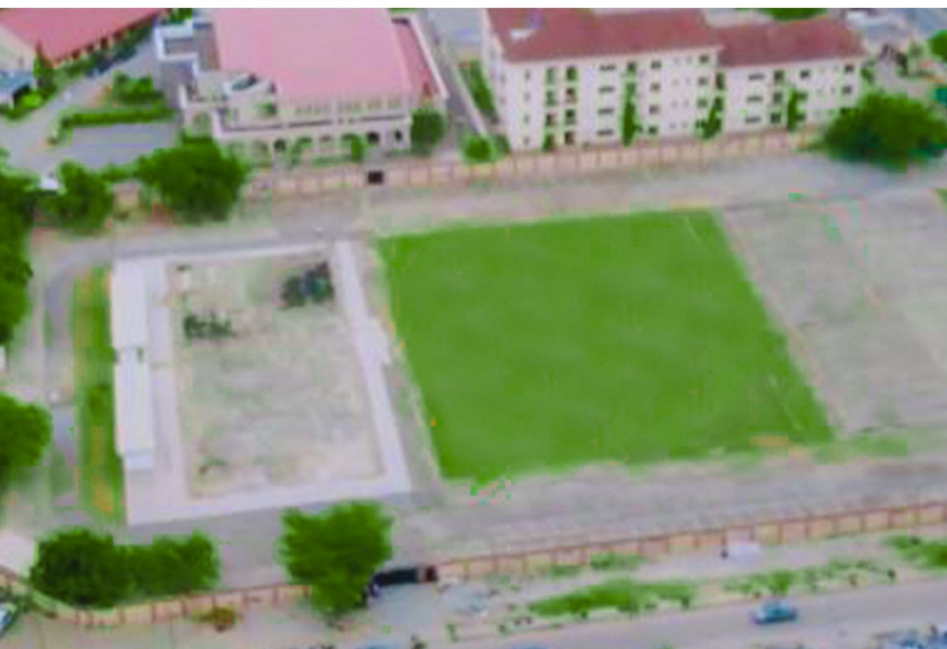
Exquisite Design and Premium Finishes

Every detail has been meticulously considered, from the high ceilings and expansive windows that flood each space with natural light to the carefully curated fixtures and fittings. Our apartments and lofts feature open-plan living areas that seamlessly blend functionality with style, offering the perfect backdrop for both entertaining and relaxation.

STARTING PRICE

N123,500,000

4 BEDROOM & 1 BQ
SEMI- DETACHED



1.278 HECTARES OF LAND

Admiralty Way, Lekki Phase 1

- ◇ Corner Piece
- ◇ Beautifully Symmetrical
- ◇ Wide Frontage on 3 streets
- ◇ Open directly on Admiralty way
- ◇ Lagos State Cofo with approved building plan

PRICE

N850k

PER SQM



THE PANTHEON APARTMENTS

Freedom Way, Lekki Phase 1

FEATURES

- ◇ 3 Bedrooms
- ◇ Outdoor Lounge
- ◇ Swimming pool
- ◇ Gym

STARTING PRICE

\$150k

**A LUXURY HOME FOR
A LUXURY OWNER**



ALARO CITY

Lekki Free Trade Zone

Alaro City is a joint venture between Rendeavour, the largest new city and industrial park builder in Africa, and the Lagos State Government.

It is one of the fastest growing real estate and urban development projects in Nigeria. It is conceived on 2,000 hectares of land and has areas for offices, logistics and warehousing, homes, schools, healthcare facilities, hotels, entertainment and 150 hectares of parks and open spaces.

Located in the North West Quadrant of the Lekki Free Zone, Alaro City is ideally situated on the Lekki-Epe Expressway for ease of transportation to Lagos or towards the rest of Nigeria.

Alaro City is a secure, predictable and proven environment for individuals and businesses, and already home to investments by notable global and local business such as BUA Group, CAT (Mantrac), Ariel Foods, Kenol, SANA



Group and international real estate developers and investors.

It is in close proximity to the future Lagos international airport and close to the region's largest deep sea port and major Nigerian and international companies. Alar City holds full land title with Certificate of Occupancy.

WHY YOU MUST NOT MISS THIS INVESTMENT OPPORTUNITY.

- ◇ The Epe/Free Trade Zone axis is the future of Lagos.
- ◇ With massive government investment in the new airport, seaport, extensive road network including the coastal and regional roads, the area will be easily accessible to Lagos and the rest of Nigeria.
- ◇ Alaro City is situated in the North West Quadrant of the Free Trade Zone, and as such you will enjoy zero tax obligations at local, state & federal levels.
- ◇ Alaro City is designed by the world famous Skidmore, Owings & Merrill, who designed the Burj Khalifa in Dubai amongst many famous and notable buildings all over the world.
- ◇ Alaro City is designed for modern living at its peak with a beautiful central park, downtown and suburbs, 150 hectares of greenways, world class road network with cycling and pedestrian pathways as well as a tram line. There will simply be no better place to live, work & play in Nigeria.

All these factors will work together to protect and increase the value of your dollarized investment.

PRICE STARTS FROM

\$150

PER SQM





GEMINI PLACE

APARTMENTS LIMITED

THE ART OF COMFORT:

"IT'S THE LITTLE THINGS THAT MAKE YOU FEEL AT HOME"

Eyitemi Adefunke Taire

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