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Castles Lifestyle

NIGERIA'S PREMIER REAL ESTATE MAGAZINE

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ISSUE 17, MAY 12 - MAY 18, 2024

N500



BEDROCK



SCAN ME

OUR LOCATIONS

Opebi Residence
7 Samuel Awoniyi Street, Opebi, Ikeja.

Oduduwa Residence
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See page 33

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Two units of two bedroom apartments: and one unit of 3 bedroom apartment: all ensuite. With two gatehouses with kitchenette and bathrooms.



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THE WESTBURY LEKKI
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Welcoming concierge & ample car parking.

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Innovative suspended parking & commercial office spaces.

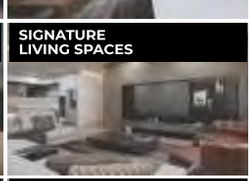
3RD FLOOR:
The ultimate lifestyle & relaxation hub.

4TH – 11TH FLOORS:
Refined residential apartments tailored for the connoisseur.













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- Parking Space
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The Galilee

BANANA ISLAND

It's Time to

KEY IN



30%

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2-Bedroom Apartments
3-Bedroom Apartments
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Alausa Heights Terraces

Ikeja, Lagos

4 Bedroom Terrace with Boy's Quarter

Price:
N210 *million*



Fitted Gym | Swimming Pool | Children Play Ground | 24/7 Power Supply

Contact: Kingford Homes
07089061949, 08071123456



For Sale **N4b**

5-Bedroom Chateau

- Suspended Pool • Elevator • Central air-conditioners
- Waterview • Indoor Cinema + 2 Rooms BQ etc (fully automated)





Banana Island Estate, Ikoyi

FUTURE HOMES
08033389765
07088065449

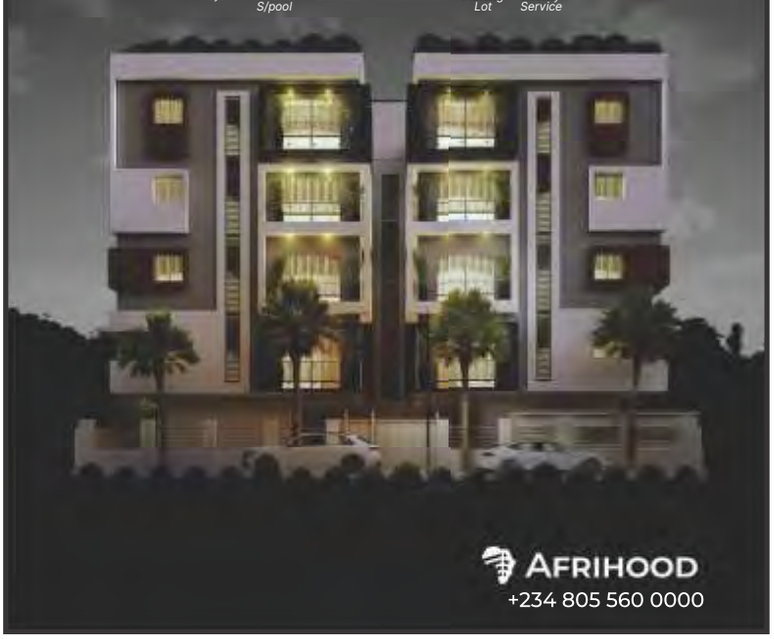
24-UNITS OF 3 BEDROOM LUXURY APARTMENT

AIZE RESIDENCE

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Gym | Outdoor S/pool | Elevator | Power Room | Parking Lot | Facility Service



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LIVING ROOM



MASTER BEDROOM



KITCHEN ROOM



BATHROOM

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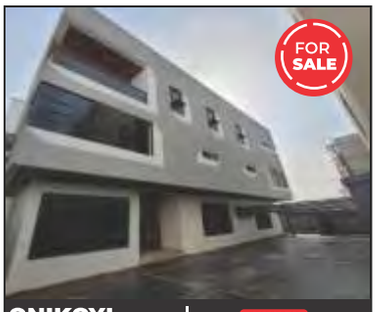


BANANA ISLAND, IKOYI | OFFERED AT N70M

4 BEDROOM DETACHED HOUSE

UBOSI ELEH & CO.

08054797530, 08054797542

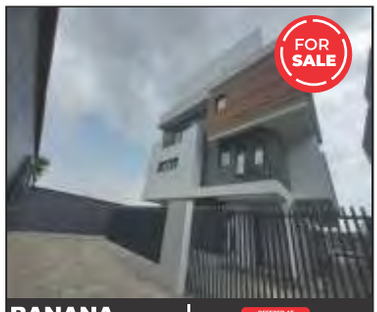


ONIKOYI, IKOYI | OFFERED AT N1.3B

BRAND NEW SMART 5 BEDROOM DUPLEX WITH CONTEMPORARY FINISHING + BQ, GYM, ELEVATOR, GENERATOR, SWIMMING POOL

HASSAN B. HASSAN & ASSOCIATES

08123131642, 08033324804

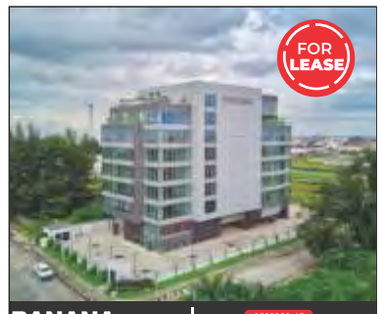


BANANA ISLAND, IKOYI | OFFERED AT UPON REQUEST

WATERFRONT SIX BEDROOM LUXURY DETACHED HOUSE WITH BQ ON A PLOT OF ABOUT 2,750SQM

UBOSI ELEH & CO.

08054797542, 08076092475

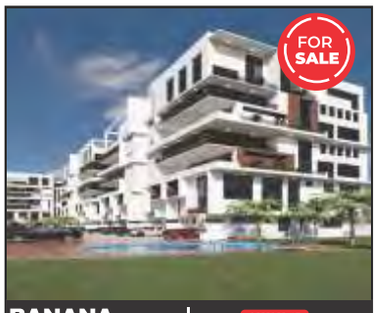


BANANA ISLAND, IKOYI | OFFERED AT $600

GRADE A OFFICE BUILDING

UBOSI ELEH & CO.

08054797542, 08054797523

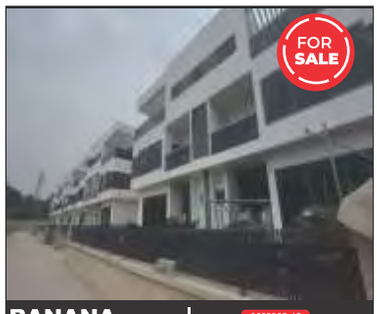


BANANA ISLAND, IKOYI | OFFERED AT $1.7M

LUXURY 5 BEDROOM PENTHOUSES OCCUPYING 2 FLOORS WITH A PRIVATE SWIMMING AND 2 ROOM BQ EACH

UBOSI ELEH & CO.

08054797530, 08054797542

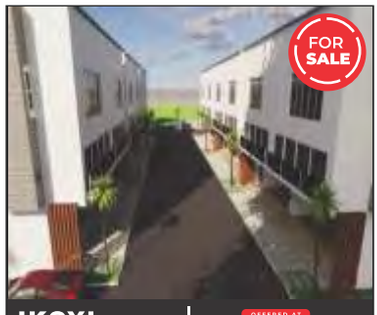


BANANA ISLAND, IKOYI | OFFERED AT N650M

4 BEDROOM SEMI DETACHED HOUSE WITH A ROOM BQ, IN A MINI ESTATE COMES IN CARACAS

UBOSI ELEH & CO.

08054797542, 08076092475

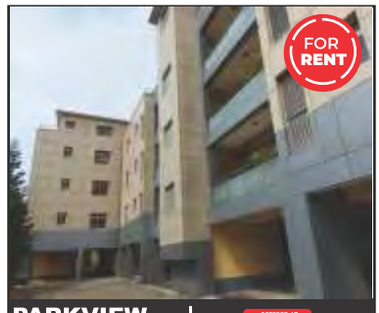


IKOYI | OFFERED AT N300M PER UNIT

18 UNITS OF 4 BEDROOM TERRACES WITH A SERVICE QUARTER FOR EACH UNIT, 2 CAR PARKING LOTS & AN AMPLE SPACE FOR RECREATION

UBOSI ELEH & CO.

08119356765, 08076092475

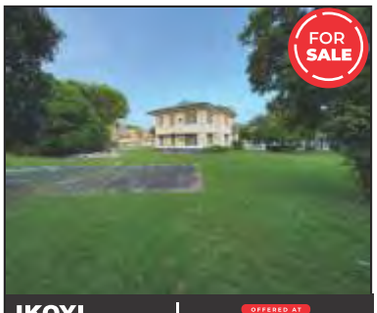


PARKVIEW EST, IKOYI | OFFERED AT N150M

11 UNITS OF 3 AND 4 BEDROOM FLAT

UBOSI ELEH & CO.

08054797530, 08054797542

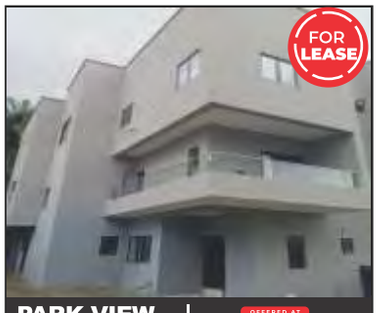


IKOYI, LAGOS | OFFERED AT N8B

A DETACHED HOUSE OF ABOUT 6 BEDROOMS SITTING ON A LAND SIZE OF ABOUT 6000 SQM WITH GOOD TITLE

MICHAEL ADEBOYE & CO

08033030973, 08171372461



PARK VIEW EST, IKOYI | OFFERED AT CALL

4 BEDROOM TERRACE DUPLEX WITH TWO ROOMS BOYS QUARTER AND A SWIMMING POOL

SEGUN OLUOTANMI & CO.

08023427881, 08033707673



BANANA ISLAND, IKOYI | OFFERED AT N950M

5 BEDROOM MANSION WITH BQ, S/POOL, GYM, CINEMA & INVERTER

OKON ISHE & PARTNERS

07037426328



FORESHORE EST 1, IKOYI | OFFERED AT N500M

4 BEDROOM DETACHED DUPLEX (WATERFRONT UNIT) + BQ + SWIMMING POOL, GYM, JACUZZI, STUDY ROOM

K. A & CO.

08060631373, 09037628062



IKOYI | OFFERED AT N380M

5 BEDROOM SEMI-DETACHED DUPLEX + BQ GYM, SWIMMING POOL

K. A & CO.

08060631373, 09037628062



BANANA ISLAND, IKOYI | OFFERED AT N300M

WATERFRONT LUXURY 2 BEDROOM WITH SWIMMING POOL, GYM & OCEAN VIEW

EMAT PROPERTIES

08023138884



SHORELINE DRIVE, IKOYI | OFFERED AT N340M

3 BEDROOM WITH 24HRS POWER SUPPLY, SWIMMING POOL, GYM

FORTE ESTATE AGENCY

08170335665, 08136807812



IKOYI LAGOS | OFFERED AT N420M

3/4 BEDROOM PENT-HOUSE APARTMENT (SMART HOME) WITH MAIDS ROOM, 2 GYM HOUSES, ELEVATOR

WISECOM REALITY LTD

08036304500

EXCLUSIVE PROPERTIES IN LEKKI



LEKKI PHASE 1 | OFFERED AT N20M EACH

2 UNITS OF 4 AND 5 BEDROOM SEMI-DETACHED HOUSE

UBOSI ELEH & CO.

08054797523, 08076092475

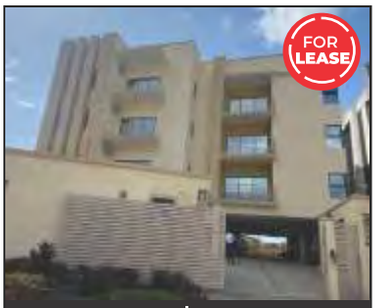


VICTORYPARK EST, OSAPA, LEKKI | OFFERED AT N450M

4 BEDROOM FULLY DETACHED DUPLEX WITH BQ, STUDY & SPORT ROOM, S/POOL, FULLY FURNISHED (BUT CAN BE SOLD WITHOUT FURNITURE TOO)

LUKOR INT'L NIG. LTD.

08034056529



LEKKI PHASE 1 | OFFERED AT N10M P.A EACH

9 UNITS OF NEWLY FINISHED 1 MINIFLAT WITH S/POOL, GYM, RESTAURANT, 24 HOURS LIGHT, LAUNDRY, MINI-MART

UBOSI ELEH & CO.

08054797542, 08054797530

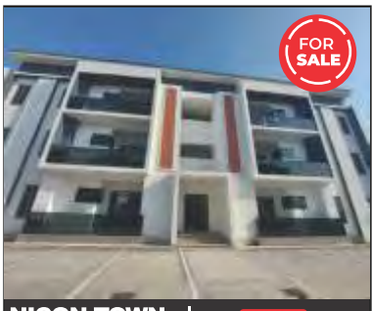


NICON TOWN ESTATE, LEKKI | OFFERED AT CALL

A WELL MAINTAINED 5 BEDROOM DETACHED HOUSE WITH 2 ROOMS SERVICE QUARTERS ON A 1,000SQM

UBOSI ELEH & CO.

08119353003, 08076092475



NICON TOWN ESTATE, LEKKI | OFFERED AT N150M

4 BEDROOM TERRACES AND 3 BEDROOMS FLAT IN A MINI ESTATE

UBOSI ELEH & CO.

08119353003, 08119356292

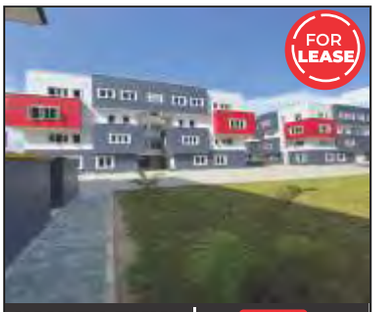


MASHY HILL ESTATE AJAH | OFFERED AT N170M

4 NO 3 BEDROOM FLATS

UBOSI ELEH & CO.

08076092475, 08119353003



IKATE-LEKKI | OFFERED AT N10M/N12M

3 & 4 BEDROOMS TERRACES AND MAISONETTES WITH BQ, S/POOL, 24HRS POWER, LIGHT & INTERNET, CCTV

UBOSI ELEH & CO

09137178516, 08119356292

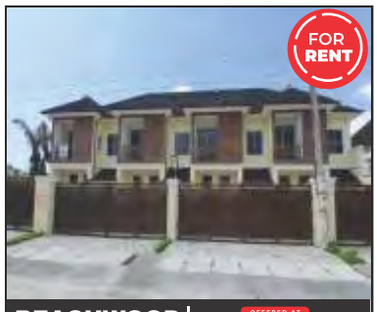


LEKKI-EPE EXPRESSWAY | OFFERED AT N350M (NEG)

LOUNGE/CLUB/BAR ON 740 SQM LAND @ OLOKONLA WITH GOVERNOR'S CONSENT

MR. DADA

08023047023, 07035556076



BEACHWOOD ESTATE, LAKOWE | OFFERED AT N3.5M

4 UNITS OF 3 BEDROOM TERRACES WITH DETACHED BQS

LEGAL: 10% AGENCY: 10% CAUTION: N500K

PAT MADUAGWU REALTORS

08033071505, 08121302388

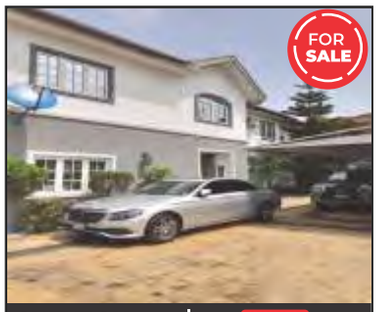


IKATE, LEKKI | OFFERED AT N550M

5 BEDROOM DETACHED HOUSE WITH BOY'S QUARTER

ALABI, OJO & ASSOCIATES

08033307506, 08103130505



CHEVRON DRIVE, LEKKI | OFFERED AT N380M

5 BEDROOM DETACHED HOUSE ON ABOUT 450 SQ METERS LAND

MEKHEIRS MGT SERVICES

08038536007



IKOTA, LEKKI, LAGOS | OFFERED AT N280M

4-BEDROOM LUXURY DUPLEX WITH FULLY FITTED KITCHEN, WINE BAR, WALK-IN CLOSET, JACUZZI, SECURITY DOORS

IROKO W. & CO

08060007154



BADORE, AJAH LEKKI | OFFERED AT N300M

2 PLOTS WITH SIX BLOCKS OF 3 BEDROOM FLATS

KRIS LEGAL PARTNERS

08034586868, 08055291773

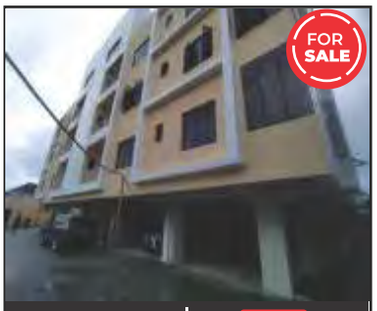


SALEM LEKKI | OFFERED AT N140M

4 BEDROOM TERRACE PENT HOUSE WITH A BQ

EMMA EZEAMA & CO.

08164933190, 08132498854



LEKKI PHASE 1 | OFFERED AT N130M

BRAND NEW 3 BEDROOM ALL ROOM ENSUITE FLAT WITH FITTED KITCHEN

GIHON HOMES

08036158852, 08187444789



OLOGOLO, LEKKI | OFFERED AT N150M

4 BEDROOM TERRACE HOUSE AND 1 ROOM BQ

KENNETH ABUAH CONSULT

09137178516, 08033017077

EXCLUSIVE PROPERTIES IN VICTORIA ISLAND

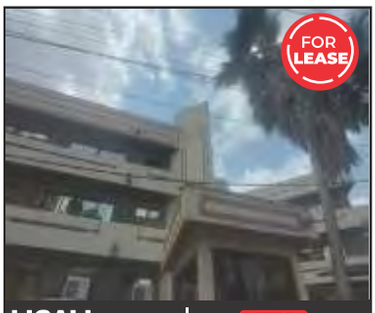


VICTORIA ISLAND | OFFERED AT $600

THE WINGS OFFICE PLAZA

UBOSI ELEH & CO.

08054797542, 08054797523

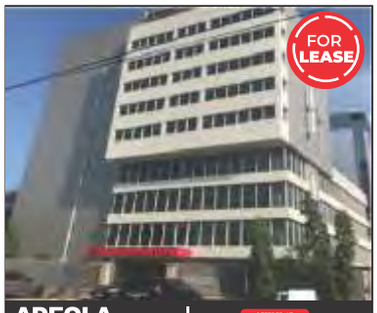


LIGALI AYORINDE, VI | OFFERED AT N100K PER SQM

FULLY SERVICED OFFICE SPACE, LAND SIZE 500SQM, 320SQM

UBOSI ELEH & CO.

08054797523

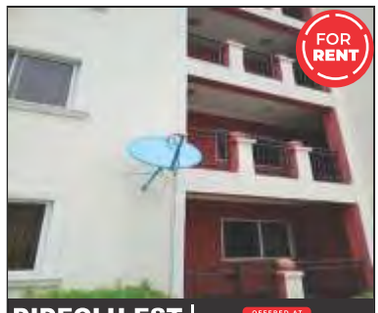


ADEOLA HOPEWELL, VI | OFFERED AT RENT: $300 PER SQM

OFFICE SPACE, LAND SIZE AVAILABLE 60SQM, 250SQM, 500SQM

UBOSI ELEH & CO.

08054797542, 08054797530

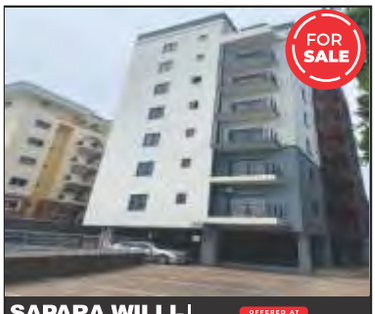


DIDEOLU EST, ONIRU VI | OFFERED AT N7M P.A

3-BEDROOM SERVICE APARTMENT

BENCHMARK PROPERTIES

09153138818, 07037672455

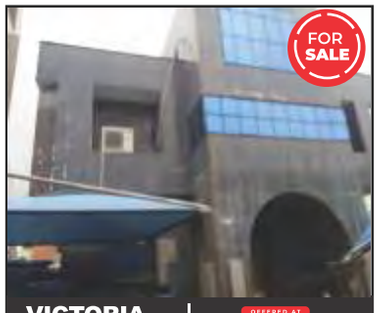


SAPARA WILLIAMS CLOSE, VI | OFFERED AT N250M

2 UNITS OF 3 BEDROOM FLAT WITH A S/POOL, 24 HOURS POWER & SECURITY ROOM BQ IN A BLOCK OF 12 FLATS

MICHAEL ADEBOYE & CO

08033030973. 08171372461

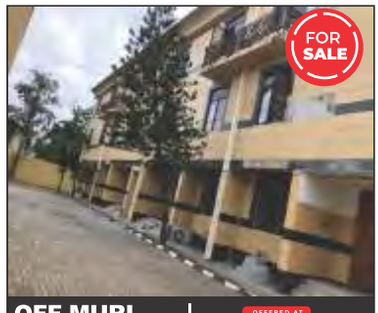


VICTORIA ISLAND | OFFERED AT N1.2B

8-BEDROOM DETACHED CORNER PIECE HOUSE WITH 4 SITTING ROOMS AND GYM HOUSE INCORPORATED WITH SOLAR & A PENT HOUSE

LAOYE ADEYEMI & ASSOCIATES

08022909002

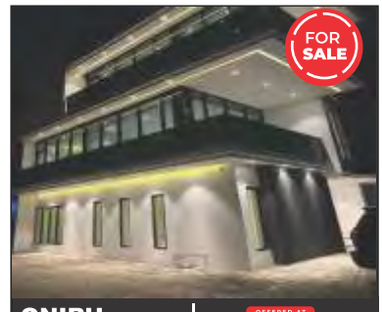


OFF MURI OKUNOLA RD | OFFERED AT N2B

4 NOS 5 BEDROOM WELL FINISHED TOWN HOUSES WITH BQ EACH, S/ POOL, GEN & WATER TREATMENT PLANT

STRUCTURE BASE

08062730800, 07080938258

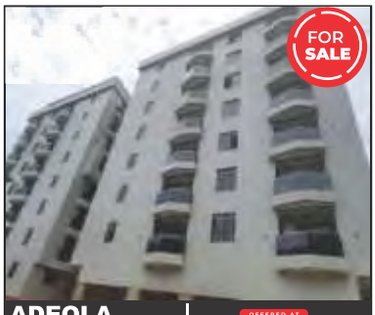


ONIRU ESTATE, VI | OFFERED AT N400M/UNIT

6 UNITS WELL FINISHED TERRACED HOUSES OF 4 BEDROOMS EACH (EACH WITH CINEMA AND 1RM BQ)

STRUCTURE BASE

08062730800, 07080938258

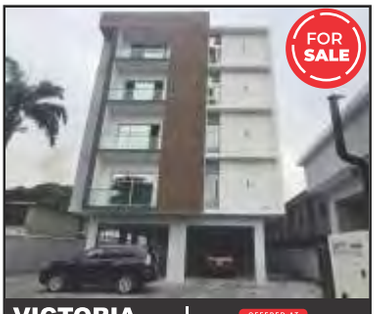


ADEOLA ODEKU, VI | OFFERED AT ASKING: N400M

TASTEFULLY FINISHED BLOCK OF 3 BEDROOM FLAT WITH A BQ

SUNBO ONITIRI & CO.

08029467674, 08052692922

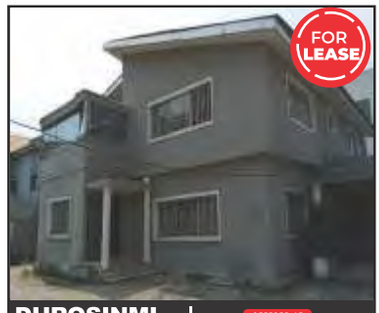


VICTORIA ISLAND | OFFERED AT CALL

NEW LUXURIOUS 3 BEDROOM FLATS WITH BQ

RESTEDGE PROPERTIES

08185456106, 08028298047



DUROSINMI CRESCENT, VI | OFFERED AT N20M P.A

5 BEDROOM DETACHED HOUSE WITH 2 ROOMS BQ

JIDE TAIWO & CO (V.I)

07052090213, 07052090200



VICTORIA ISLAND | OFFERED AT N15M/UNIT

4 UNITS OF LUXURY 3-BEDROOM MAISONETTE & 2 UNITS OF 3 BEDROOM FLATS

ESTATE LINKS

08079005555 08115632863



VICTORIA ISLAND | OFFERED AT N8.5M EACH

NEWLY RENOVATED 6 UNIT OF 4 BEDROOM & 2 UNITS OF 3 BEDROOM APARTMENT WITH A ROOM BQ

AVITRO REAL ESTATE COMPANY

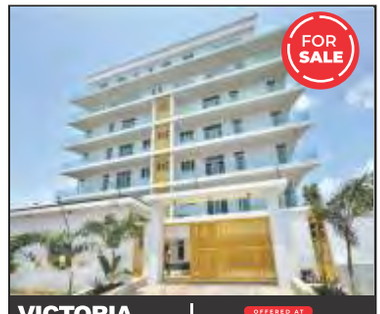


VICTORIA ISLAND | OFFERED AT CALL

5 STORY OFFICE SPACE, 523 SQM PER FLOOR AT ENGINEERING CLOSE

TOKUN AND ASSOCIATES

08183806959

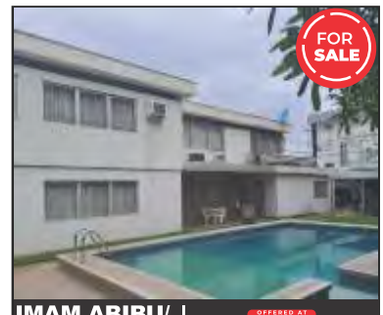


VICTORIA ISLAND | OFFERED AT CALL

3 BEDROOM MAISONETTE + BQ, SWIMMING POOL, GYM + CINEMA

K.A & CO.

08060631373, 09037628062



IMAM ABIBU/ DARANIJO, VI | OFFERED AT N1.7B

LARGE DETACHED HOUSE WITH 5 BEDROOMS , 5 LIVING ROOMS ON 1,700SQM

UNIGWE & CO

07067412804, 08187483125





MAINLAND PROPERTIES



UPS, GBAGADA — OFFERED AT N70M (O.N.O.)

4-BEDROOM MAISONETTE

STERLING ALLIANCE ESTATE COMPANY

08033196300, 08092293055



MAGODO PHASE 2 — OFFERED AT N500M

BLOCK OF 2NOS 3 BEDROOM FLATS AND 2NOS 2 BEDROOM FLATS

NIYI OLABIYI & CO

09081751248



OFF TOYIN STREET, IKEJA — OFFERED AT N500M ASKING

A TASTEFULLY FINISHED SEMI- DETACHED 8 UNIT 3 BEDROOM FLAT & 2 UNIT BEDROOM WITH BOYS QUARTERS

WUNMI ODUSOLA & CO

08023038234, 08061281494

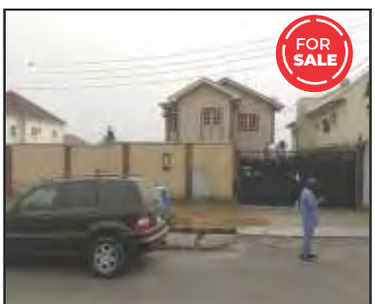


IFAKO, GBAGADA — OFFERED AT N140M

4 BEDROOM SEMI DETACHED DUPLEX WITH ALL ROOMS EN-SUITE, FITTED KITCHEN

GROOMS AND ASSOCIATES

08081471743, 08023130852



ADENIYI JONES, IKEJA — OFFERED AT N700M (ONO)

A DETACHED FOUR BEDROOM WITH BOY'S QUARTER

NIYI OLABIYI & CO

09081751248



MAGODO SHAGISHA — OFFERED AT N8M

4 BEDROOM SEMI-DETACHED DUPLEX WITH BQ

AAD PROPERTIES

08189000073 08059960529



ESUGBAYI, IKEJA GRA — OFFERED AT N900M/UNIT

6 BEDROOM FULLY DETACHED DUPLEXES WITH 2 ROOMS BQ

ANENE AND ASSOCIATES

09074030739, 08033344081



MAGODO PHASE 1 — OFFERED AT N170M

5 BEDROOM FULLY DETACHED WITH BQ

SANDS & STONES LTD

08036385346

SALE

BANANA ISLAND:
Exquisitely finished 4 and 5 bedrooms waterfront detached houses in a mini Estate off 3rd avenue.

Penthouse 4bedroom and 3 bedroom flat in Bella Vista

VICTORIA ISLAND:
Commercial beachfront land measuring 22,070sqm off Igali Ayorinde

LEKKI PHASE 1:
Two units of 5 bedroom detached houses with fitted kitchen swimming pool,cinema etc off Admiralty Road .

IKATE:
4 bedroom middle terrace at Henry Montego Bay 3 Estate behind meadow Hall school .

CHEVRON:
4 Bedroom terrace with a room bq at Discovery Park Estate. Lekki conservation area. Chevron.

TWIN LAKE:
975Sqm land at Twin Lake Estate opp Chevron hq

NORTHERN FORESHORE
3 bedroom detached house with 2 rooms bq

AGEGE:
Land measuring 4.523 Acres along Iju road.

TO LET / LEASE

LEKKI 1.
Shortlet 1 room and 3 bedroom flat.

For further enquiries, please contact:
Triple A Properties
Real Estate Consultants and Developers
290, Borno way, Alagomeji Yaba.
Phone Nos: 08060322772, 07019097677, 09082068981
E-mail: tripleaprops@yahoo.com

MAINLAND LETTING

OPEBI: A small Room office space (sublet) – **N400k/annum**

FOR SALE (MAINLAND)

OPEBI: Demolishable structure on 1997sqm @ Off Agbaoku – **N630m (neg)**
MAGODO – ISHERI GRA: Land measuring about 300 sqm @ off Opeyemi Cr. Gov. /Con – **N75m (neg)**
b) Newly built 4BR Semi Det @ Unilag Estate – C of O – **N140m**
IKEJA GRA: Newly built 3BR flat +Bq **-N180m b)** New 4BR Penthouse + Bq – **N350m (o.n.o)**
OMOLE 1: Newly built 4BR Semi Det + Bq – **N240m**
OGBA: 2wings of 4BR duplex @ George Crescent, off Wempco Rd – **N260m (o.no)**
GBAGADA: 3BR flat (2nd floor) @ Ndubuisi Kanu Estate @ Millennium Estate – **N65m**
b) A wing of 5BR duplex + 2BR Bq @ Off Oguntona – **N180m (o.n.o)**
MAGODO – SHANGISHA: 5BR terrace duplex + Bq @ Off Emmanuel Kesi – **N350m**
b) 4BR Semi/Det duplex + Bq – C of O – **N250m**
c) Land measuring 900sqm @ Off Akinosho str. – C of O – **N460m(o.n.o)**
d) Fenced 530sqm land @ Blk B10 Off CMD Rd – C of O – **N260m(o.n.o)**
e) Uncompleted Twin duplex of 4BR each on land area of 1467sqm along CMD Rd – C of O – **N700m(neg)**
MARYLAND: Land measuring 730sqm @ Olabisi Aina Str. – **N160M**
MEDINA ESTATE: Newly built 4BR semi/Det duplex + Bq with Cinema C of O – **N200m.**
b) 450sqm land @ Zaniab Cr. – C of O – **N100m**

ISLAND PROPERTIES FOR SALE

LEKKI: New 4BR terrace duplex (all ensuites) self-compound @ Seagate Estate - Ikate **– N175m**
LEKKI I: Redevelopable bungalow on 1200qsm @ Durusimi Etti – **N900m b)** Contemporary 5BR fully detached with fitted kitchen and ample parking space @ Off Oladimeji Alo – Gov. Con – **N550m**
LEKKI II: 450sqm plot @ BLK 83 C of O – **N30m b)** 492sqm @ BLK 53 – **N25m c)** 900sqm @ BLK 85 – **N40m (neg)**
d) C/P plot measuring 664sqm @ BLK 27a – **N68m**
AJAH: Brand new 3no 4BR Semi/Det (all ensuites) + BQ off Mobil Rd, Muba – **N90m/unit**
b) 324sqm plot of land @ Rockview Estate by Bakery B/stop Badore, Ajah. – **N18m (neg)**
c) 6BR Det/Hse + Bq on land area 400sqm @ Oke ira nla – C of O – **N140m d)** Land measuring 710sqm @ Oke Ira Nla – C of O – **N40m(neg)**
ABIJO GRA: BLK 21 (897sqm) C of O – **N48m b)** BLK 2 (1240sqm) C of O – **N95m**
OGOMBO: A standard plot of land @ Ogbombo – **N20m**
VICTORIA ISLAND: Newly built and well finished 14no 3BR flats (all ensuites) with rooftop, Swimming pool – **N350m each**

CONTACT
FSH & ASSOCIATES
FSH HOUSE - 28 IREWOLE STREET, BEHIND CHICKEN REPUBLIC, OPEBI, LAGOS.
TEL: Whatsapp/Call; 08056056308, 08023130910, 08098699567
fshandassociates@gmail.com

HOUSES AND PLOTS OF LAND FOR SALE

(A)	**OLD IKOYI – BANANA ISLAND – VICTORIA ISLAND:**	
1.	**Distress Sale:** Corner piece Land 4,683m^2 + Lagos C of O @ **Gerrard Rd, Ikoyi**	Call
2.	Luxury 5B/R D/House + 2BQ fitted kitchen, s/pool, gym etc @ **Off Queen's Drive Ikoyi**	Call
3.	**Bareland** 3200m^2 + Lagos C of O @ **Bourdillon Rd, Ikoyi**	Call
4.	6B/R mansion + 4B/R G/Challet + BQ, s/pool, gym on 1,800m^2 @ **Off Alexander Ave. Ikoyi**	Call
5.	**Prime Land:** 1,400m^2 + Fed C of O @ **Macgregor Rd, Ikoyi**	Call
6.	**Residential Land:** 1,800m^2 & 900m^2 + Fed C of O @ **Thompson Avenue, Ikoyi**	Call
7.	3B/R luxury apartment + BQ, fitted kitchen, service @ **Alexander Avenue, Ikoyi**	N500m
8.	New 6B/R Duplex + 4 living Rms, G/Challet, s/pool, gym on 3700m^2 @ **Banana Island Ikoyi**	Call
9.	**Water front** 6B/R D/House + BQ, s/pool, Gym, etc on 1800m^2 @ **Banana Island Ikoyi**	Call
10.	New 6B/R Terrance duplex + BQ, fitted kitchen, fully serviced @ **Banana Island Ikoyi**	N850m
11.	3 B/R luxury pent house + BQ, fully serviced+ s/pool @ **Banana Island Rd, Ikoyi**	N380m
12.	Super luxury 3 B/R apartment + BQ, fully serviced @ **Off Banana Island Rd Ikoyi**	N450m
13.	**Excellent** 5B/R semi Detached duplex + BQ, s/pool, Gym @ **Banana Island, Ikoyi**	Call
14.	**Commercial Land** 1,283.24m^2 + Lagos C of O @ **Idowu Taylor St, Victoria Island**	Call
15.	**Prime Land:** 1,310 corner piece @ **Amodu Ojikutu St, Victoria Island**	Call
(B)	**LEKKI PHASE I – PINNOCK BEACH – ORANGE ISLAND:**	
1.	Newly built 5 B/R D/House + BQ, S/pool & Gym @ **Lekki Phase I**	Call
2.	Luxury 3 B/R flats + BQ, fully service @ **Lekki Phase I**	N170m
3.	Smart + 5B/R D/House + BQ, s/pool, Gym, pent house @ **Ikate Elegushi, Lekki**	N850m
4.	Block of 4 flats of 3 B/R on full plot + C of O @ **Lekki Phase I**	N650m
5.	**Prime Land:** 1,289m^2 + C of O @ **Lekki Phase I (Right hand side)**	N650m
6.	**Residential land:** 1,100m^2 & 887m^2 @ **Pinnock Beach Estate, Lekki**	Call
7.	**Residential Land:** 650m^2 + C of O @ **Orange Island, Lekki I**	N300m
8.	New 4B/R Terrace + BQ, fitted kitchen, self-compound. @ **Ikota villa, Lekki**	N110m
(C)	**IKEJA – MAGODO GRA:**	
1.	Fantastic 5 B/R detached duplex + BQ, S/pool, fitted kitchen @ **Ikeja GRA**	N700m
2.	Newly built 4 B/R Terrace + BQ fully serviced @ **Ikeja GRA**	N300m
3.	Commercial Land: 5,600m^2 fenced + gate @ **Obafemi Awolowo Way, Ikeja GRA**	Call
4.	**Residential Land:** 1000m^2 fenced+ gate @ **Juli Estate, Oregun. Ikeja**	N190m
5.	Vacant school structure on 3600 + C of O @ **Along agidingbi Rd Ikeja**	Call
6.	**Luxury** 4B/R full detached duplex + BQ, s/pool @ **Magodo GRA, 2 Shangisha**	N330m
7.	Clean 4 Bay warehouses on 2.5 acres land @ **Billings way Rd, Oregun Ikeja**	Call
8.	Uncompleted 5 B/R detached duplex on 600m^2 land @ **Magodo Phase II Shangisha**	N290m

FOR MORE INFORMATION CALL:

OYEME SILAS & CO. (SOLICITORS)

134 Obafemi Awolowo Way, (Last floor), Ikeja, Lagos

Tel: 08038222729, 08023112026, 08054385050

PROPERTY LISTING FOR SALE

OLD IKOYI

- New 5-bedroom detached house with 2 room BQ, fitted kitchen, Jacuzzi, Elevator,pool etc - **N1.3B/N1.5B/N1.1B/N1.8B/2.5B**
- New 4-bedroom Semi Detached houseOff Gerald road, Ikoyi - **N650M**
- 7-bedroom mansion, 3 room gate house, 2 room BQ, Cinema, 3 parlors, large office, green area on 1431sqm off Queens drive - **$5M**
- Luxurious 3/4-bedroom maisonette - **N480M/550M**
- New build 5 bed fully detached house with pool, elevator,study, cinema and 2bq overlooking Ikoyi Golf Course -**N1.2B**
- 5 bedroom duplex with bq, 2 nos 1 bedroom guest chalet, pool, gym on 1300sqm land on Mobolaji Johnson road Ikoyi- N**1.5B**
- **New** 4 bedroom Maisonette Duplex with BQ elevator swimming pool and gym off Gerald -**N700M**
- 3-bedroom apartment with BQ, elevator, pool and gym - **N280M/360M/400M/500M**
- Furnished 3 bedroom apartment with pool, gym off Mobolaji Johnson - **N300M**
- New 4-bedroom terrace duplex with BQ, swimming pool, and gym Off Glover Road - **N500M**
- **Luxury 2 bedroom off Gerrald road - N400M**
- New 3 bedroom flat with bq swimming pool and gym off Turnbull rd - **N360M**
- New 3 bedroom apartment in Abacha Estate- **N350M**
- New 27 units of 3bedroom apartment with elevator, all rooms ensuite , gym , ample parking , security doors, borehole and water treatment etc off Bourdilon Road Ikoyi - **N5B**
- 1139sqm land on Bank road- **N1.5M per sqm**
- 1800sqm on Cameron road, Ikoyi - **N1.5M per sqm**
- 3125sqm on 2nd Avenue- **N1.6M per sqm**
- **520sqm on 2nd Avenue - N1.3 per sqm**
- 1300sqm land with structure on First Avenue- **N1M per sqm**
- 3030sqm land on Shaw road- **N1.35M per sqm**
- 5000sqm on Osborne road - **N1.5M per sqm**
- 2785sqm back plot on Gerrard road - N**1.3M per sqm**
- 6300sqm on Glover road - **N1.5M per sqm**
- 11,000sqm land on Gerald road - **N1.2M per sqm**
- **Fantastic 2000sqm Freehold property suitable for redevelopment in Marina (Near First Bank HQ) - N3B**

OSBORNE PHASE 1 & 2

LISTED PROPERTIES FOR SALE

- New 4-bedroom detached house with BQ, 2 lliving rooms,, pool , gym , Ocean view in a mini estate in Osborne phase 1 estate Ikoyi - **N450M / N500M**
- New 6-bedroom water front detached house with guest house, swimming pool, greeen area, gym, jetty on 4000sqm land in phase 1 - **N8B**
- 2000sqm in Osborne 2 - **N650K per sqm**
- 500sqm, 800sqm,1000sqm and 2000sqm in Osborne 1 - **N1.2M per sqm**
- **730sqm in Osborne 2 - N600K per sqm**
- New 4 bedroom terrace (3 units in the compound) in Osborne 1 - **N460M**
- New 3 bedroom apartment with bq - **N160M**
- New 3 bedroom (Carcass) - **N110M**

BANANA ISLAND IKOYI

LISTED PROPERTIES FOR SALE

- New contemporary built and tasteful finished 5/6bedrooms fully detached home with fitted kitchen CCTV cameras etc. - **N1.6B, N1.9B,$3M,$5M**
- **5 bedroom semi detached house bq, elevator etc - N1.5B**
- 4-bedroom terrace house with BQ, pool, gym- **N750M/800M**
- **Luxury 5 bedroom Maisonnete - N1.2B**
- New 4-bedroom waterfront maisonette - **N1.2B**
- **New 3 bedroom waterfront apartment - N750M**
- **New 3 bedroom apartment (Carcass) with pool, bq - N320M**

PARKVIEW ESTATE IKOYI

- 5-bedroom semi-detached house with BQ- **N550M/450M**
- Luxury 2-bedroom flat with bq and gym- **N200M**
- 4 bedroom terrace house with pool and gym - **N450M**
- 4-bedroom terrace with bq swimming pool and gym -**N330M**
- 4-bedroom semi detached house with bq- **N600M/700M**

MOJISOLA ONIKOYI ESTATE/ IKOYI/SHORELINE ESTATE IKOYI

- New 3-bedroom apartment with pool, gym - **N350M/400M**
- New 5-bedroom fully detached house with 2 rooms BQ, fitted kitchen, 2living rooms all rooms ensuite, ample parking in Mojisola Onikoyi -**N1.3B/1.4B**
- New 4 bedroom semi-detached house with fitted kitchen, all rooms ensuite, bq,pool, jetty in Mojisola Onikoyi- **N750M**
- New 4 bedroom maisonette- **N400M**

LEKKI PHASE 1

- 4-bedroom detached house with 3 rooms BQ and 2 rooms guest chalet on 600sqm land directly on Admiralty road - **N450M net**
- **1980sqm land with building approval for 4 duplexes - N700K per sqm**
- **10,000sqm waterfront land in the Lekki Foreshore Scheme - N400K per sqm**
- New 5-bedroom detached house with pool- **N600M**
- **New 5 bedroom mansion with pool on 800sqm - N650M/750M**
- New 3-bedroom apartment with BQ in Primewater view Estate- **N80M/100M**
- **4 bedroom semi-detached house with bq in Ikate - N165M**
- 12,000 sqm waterfront land with a full embankment – **N11B**
- New 2-bedroom apartment with pool/gym - **N160M**
- New 4-bedroom terrace duplex with BQ, swimming pool and gym- **N240M/250M**
- 4-bedroom terrace with BQ, swimming pool and gym at Lekki Right side- **N165M**
- 10 units of New 4 bedroom terrace house with bq - **N240M** each
- New luxury 3 bedroom apartment in Ikate - **N140M**

VICTORIA ISLAND&ONIRU

- 3 bedroom flat with elevator swimming pool in Oniru Estate – **N200M**
- **New 3 bedroom in Victoria Island - N260M/330M/300M/350M**
- 4 bedroom Maisonette with bq, pool, gym in VI - **N400M**
- 4 bedroom detached house on Kasumu Ekemode on 900sqm - **N760M**
- 3000sqm on Adeola Odeku - **N4B**
- Building with land size of 1894sqm on Yusuf Abiodun near City of David - **N525K per sqm**
- 4-bedroom terrace house with BQ in Victoria Island - **N400M/380M**
- New 6-bedroom detached smart house with 2 bq in Victoria Island- **N850M**
- **22 units of 3 bedroom apartments with elevator, bq in VI - N5B**
- **1159sqm on Saka Tinubu - N900M**
- **2255sqm on Akin Adesola - N3.5B**
- **1310sqm corner piece land on Amodu Ojikutu - N1.8B**
- **1700SQM with structure on Amodu Tijani**
- **2040sqm on Ozumba Mbadiwe - $3M**
- **4600sqm on Kofo Abayomi - N1.5M per sqm**

ORANGE ISLAND, LEKKI

- **650sqm - N280M**
- 1,452sqm - **N450K per sqm**
- **1000sqm -N350M**

IKATE, OSAPA, CHEVY &AJAH

- New 4/5 bedroom Semi detached duplex with BQ, in Ikate Elegushi- **N140M**
- **Furnished and unfurnished luxury 2 bed apartment in Ikate (Suitable for Shortlets) - N125M/130M**
- New 4-Bedroom Terrace Duplex/ Semi- detached house on Ochid road- **N65M/75M**
- **New mansion with 6 bedrooms, gym, pool, etc in Victory Park Estate Lekki - N700M**
- New 2 nos semi detached house on a corner piece with ACs, Fridges,gas cookers and washing machine in Cowrie Creek Estate - **N800M net**
- **6 units of 3 bedroom apartment with elevator, bq - N130M**
- **NEW 3/4 bedroom terrace house with bq in a mini estate behind ENYO, Ikate - N145M/160M**
- 5 bedroom fully detached house with a study room, 3bedroom BQ and swimming pool on 900 square meters on road 2, VGC - **N250M**
- New 1/2-bedroom apartment in a serene location in Ologolo Lekki **N60M/N70M**
- New 3/4-bedroom terrace house in a mini estate near Orchid Hotel, Chevron – **N49M/53M**
- New 5 bedroom detached duplex with bq, pool in Osapa London-**N350M/450M**
- **New 4 bedroom semi-detached house with BQ in a mini estate near Orchid Hotel, Chevron – N70M/80M**
- **Distress Sale: 3 units of New 4-bedroom terrace house in HRC Estate on Harris drive, VGC - N70M**
- **15 units of New 3 bedroom terrace house on Harris drive VGC - N65M**
- **3 bedroom apartment in Bourdillon Court, Chevron - N100M**
- **A plot of land in Idowu Estate Ajah – N25M**
- Furnished 5 bedroom fully detached house in Chevy view estate Lekki - **N130m**
- **Fenced 3 plots of land next to Silver Lily School, Awoyaya - N45M**
- 3 bedroom semi detached house with bq in Awoyaya - N40M

IKEJA/YABA

- 2000sqm land on Alfred Olaiya Street, Off Opebi Road, Ikeja - **N460M**
- **A plot of land in Ilaje Bariga (suitable for redevelopment) - N75M**
- **2300sqm land on Herbert Macaulay/Jibowu - N1B**

APAPA

- **2500sqm land along Julius Berger road/Otto Wharf Road - N1B**
- **24 units of 3 bedroom apartment on 5000sqm on Marine road, Apapa - N4.5B**

IBADAN/OGUN

- 2 units of 3 bedroom furnished apartment for long and short stays
- 16,000sqm land for sale in Opic Estate/Rainbow FM, Isheri - **N1.5B**

HOTEL

- A functional hotel with 17 rooms including 2 suites with jacuzzi in the rooms dedicated transformer, Swimming pool, Gymnasium, Restaurant, Rooftop bar, 100 and 35 KVA generators, CCTV, WIFI etc. Located Off Allen Avenue - **N380M**

DUBAI

2 bedroom apartment - **$570,000** (Minimum deposit of **$144,350**) (The minimum deposit qualifies buyer for 10 years Dubai golden visa. This visa also covers buyer's family members and domestic helps regardless of the ages)

PROPERTIES TO LET/ SHORTSTAY/FURNISHEDAPARTMENT

- Fully furnished and serviced 3-bedroom apartment with BQ in Old Ikoyi – **N20M/25M/30M P/A**
- **Serviced and Furnished 4 bedroom terrace house with bq in mini Estate in Ikate - N10.5M per annum**
- **4 bedroom detached house on Saka Tinubu - N16M P/A**
- 2 bedroom luxury apartment in Ikoyi with pool, gym etc - **N5M/6M/8M/10M SC 2.5M,3M**
- 1 bedroom apartment in Ikoyi - **N5.5M SC 2M,13.5M**
- 4 bedroom house in Dolphin Estate - **N9M**
- Luxury 3 bedroom in Ikoyi - **N8M/15M/17M/19M/22M**
- 4/5 bedroom detached house in Ikoyi - **N17M/N20M P/A**
- 3 bedroom apartment in Atlantic view Estate, Lekki - **N1.8M P/A**
- 3-bedroom apartment in Prime Waterview Estate Lekki 1 - **N6.5/7M P/A**
- Furnished 2/3bedroom in 1004 Estate VI **N7M P/A**
- Furnished and serviced luxury 3- bedroom house in Banana Island - **N250k/300k daily**
- Furnished and serviced 1 bedroom apartment in Osborne Estate - **N65K daily/ monthly**
- Furnished 3-bedroom apartment with BQ in Old Ikoyi -**N150K per night**
- Furnished 2/3-bedroom apartment in Lekki phase1-**N130Kdaily**
- Furnished 3/4-bedroom apartment in Prime Waterview Lekki phase1 **N95K/120k daily**
- Furnished 3/4-bedroom terrace in Lekki phase1 **N160k daily**
- 3-bedroom apartment in Platinum Estate (near Nicon T02nn), Lekki **N140K daily**
- **4 bedroom terrace house in Adeniyi Jones - N200K per night**
- We have furnished 1,2,3,4-bedroom apartments and houses for short/long stay

Discount available on longer stays.

We also get you bargain deals at request

FOR MORE INFORMATION AND INSPECTION ARRANGEMENT CONTACT:

12PEARLS REALTORS:

6th Floor, KM 18 Lekki- Epe Expressway, Agungi, Lekki

www.12pearls.ng

08056378528 | 07041118876

"PRINCIPAL MANDATE BULLETIN"

LAGOS ISLAND

1. 7 Floor commercial high-rise on about 650sqm along Lewis Street. – **₦650M**

IKOYI

2. Grandiose 5 Bedroom Terrace House with 2-Room Bq and elevator within a Residential Court of Twelve (12) Units located at Banana Island. (Delivery Date is June, 2024). **– ₦ 1.5B**
3. Grandiose 6 Bedroom Detached House (Water-front) with 2-Room Bq, Elevator, Private Jetty, and Private Swimming Pool within a Residential Court of Twelve (12) Units located at Banana Island. (Delivery Date is June, 2024). – **₦ 4.5B**
4. Massive 5 Bedroom Semi-Detached House with 1-Room Bq within a Residential Court of Nine (9) Units located off Queen's Drive (Delivery Date is July, 2024). – **₦ 2B**
5. New 4 Bedroom Semi-Detached House with 1-Room Bq on 300sqm located at Parkview Estate – **₦ 600M**
6. New Built 4 Bedroom Maissonette with a Room Bq inside Parkview Estate - **₦ 400M**
7. New 4 Bedroom Detached House on Private Premises measuring 600sqm within Banana Island Estate **- ₦ 2.1B.**
8. Well maintained 4 Bedroom Semi-Detached House + 1Bq within a fully serviced premises of 10 Prototypes located off Alfred Rewane Road - **₦ 500M**

VICTORIA ISLAND / EKO ATLANTIC CITY

9. New, 4 Bedroom Semi-Detached House in a fully serviced Residential Court of fourteen (14) prototypes – **₦ 450M**
10. Premium 7-Floor Office Building measuring 2,965sqm on 1360sqm – **₦ 12.09B**
11. Grandiose 3 Bedroom Apartment within a fully serviced Residential Court of Thirty-One (31) Apartments – **₦ 360M**
12. Luxury 2 Bedroom Apartment with 1-Room Bq within Eko Atlantic City – **₦ 923M**
13. Grandiose 3 Bedroom Luxury Apartment with 1-Room Bq within Eko Atlantic City – **₦ 870M**
14. Grandiose 2 Bedroom Luxury apartment with 1-Room Bq within Eko Atlantic City – **₦ 705M**

ONIRU ESTATE

15. Massive 4 Bedroom Terrace House within a partly-serviced Residential Court of 5 prototypes located off Palace Road. **– ₦ 350M**

LEKKI SCHEME 1

16. New, Private 5 Bedroom Detached House with Swimming Pool and 1-Room Bq, on 447sqm located off Admiralty Way **– ₦ 590M**
17. New, Private 5 Bedroom Detached House with Elevator, Swimming pool, Cinema, Study and 1-room Bq, on 500sqm located off Admiralty Road. – **₦ 780M**

IKATE-ELEGUSHI (LEFT & RIGHT HAND SIDES)

18. Massive 4 Bedroom Detached House with 2-Room Bq Bungalow on 700sqm, within a partly-serviced estate along Meadow Hall School Drive, (R.H.S) – **₦ 450M**
19. New 4 Bedroom Terrace House within a fully serviced Residential Court of eight (8) prototypes located off Kusenla Road – **₦ 200M**
20. New 5 Bedroom Detached House with study and 1-Room Bq within a partly-serviced Residential Court of four (4) prototypes located off Kusenla Road – **₦ 300M**
21. New 4 Bedroom Terrace House at Shell Coop Est Court, inside Beach Resort Estate, behind Nicon Town - **₦ 165M**
22. Massive, Private 5 Bedroom Detached House with study, swimming pool, and 1-Room Bq on 320sqm, located off Kusenla Road. – **₦ 350M**
23. New 4 Bedroom Terrace House within a serviced Residential Court of Twelve (12) prototypes located after Enyo Service Station, (R.H.S) – **₦ 170M**
24. New 1 Bedroom Apartment within a fully serviced Residential Court of Twenty-Eight (28) Apartments located after Enyo Service Station, (R.H.S) – **₦ 60M**
25. New 2 Bedroom Apartment within a fully serviced Residential Court of Twenty-Eight (28) Apartments located after Enyo Service Station, (R.H.S) – **₦ 85M**

OSAPA / AGUNGI / ALPHA BEAH ROAD

26. New, Private 5 Bedroom Detached House with Swimming Pool and 1-Room Bq, on 450sqm located at VICTORY PARK ESTATE. – **₦ 500M**
27. New 5 Bedroom Detached House with 1-Room Bq within a fully serviced Residential Court of six (6) units located behind Zenith Bank. – **₦ 190M**
28. New, Private 4 Bedroom Detached House with 1-Room Bq on 300sqm, located close to PINNOCK BEACH ESTATE. – **₦350M**
29. New 3 Bedroom Terrace House within a serviced Residential court of Fifty-Eight (58) units located off ALPHA BEACH ROAD – **₦ 104M**
30. New 2 Bedroom Maisonette within a serviced Residential court of Fifty-Eight (58) units located off ALPHA BEACH ROAD. – **₦ 74M**
31. New, Massive 3 Bedroom Detached House (with Study and 2-Room Bq) on 600sqm at Northern Foreshore Estate, Chevron Drive - **₦ 380M**

AJAH

32. New, Private 5 Bedroom Detached House with Swimming pool and 1-Room bq, on 220sqm located at Lekki Palm City, behind OUR LADY CATHOLIC CHURCH – **₦ 140M.**

IKEJA GRA

33. Luxury 4 Bedroom Semi-Detached House within a Residential court of Twelve (12) prototypes (Delivery date is June, 2024).

AKOWONJO, ALIMOSHO LGA

34. Ambassadorial 6 Bedroom Detached House with 4-Room Bq and generous green area on about 2000sqm, located shortly after Dopemu Bridge. **₦ 500M**

SAGAMU, OGUN STATE

35. 12,740sqm (1.274 Hectares) with existing structures located close to Oba Erinwole Road/GRA Road junction, along Sagamu-Benin Expressway. – **₦ 950M**

EXCLUSIVE PROPERTIES – FOR RENT

36. **EKO ATLANTIC CITY:** Fully furnished 3 Bedroom Pent-floor Apartment with 1-Room Bq on the 27th Floor**, EKO PEARL TOWERS. Rent – ₦ 50M per annum.**
37. **WESTERN AVENUE, opposite NATIONAL STADIUM, SURULERE**: 2 Units of Luxuriously Finished and Furnished 4 Bedroom Semi-Detached House (8 Bedrooms and 4 Living Rooms in total) with Central Power plants, water Treatment plant, corporate security personnel, CCTV security check system, Fire prevention system, etc. Property is most ideal as Guest House for corporate organizations. **Rent – ₦ 100M per annum / wing**

For further verification or enquiries, kindly contact:

FirstColony
REAL ESTATE COMPANY
INVESTMENT | AGENCY | MANAGEMENT
No. 16 Idowu Martins Street, off Adeola Odeku way, Victoria Island, Lagos, Nigeria.
08188040221, 08059149400
www.firstcolonygroup.net, info@firstcolonygroup.net

LETTINGS

1) Executive brand new 6no.3br flats, all ensuite+ BQ@ **ONIRU**: **7M/unit**
1) 4br terrace, all ensuite + BQ off Admiralty, **LEKKI PHASE 1**: **8M**
2) 3BR bungalow,3T/2B, separate compound in **AKUTE**: **600K**

CLOSABLE JOINT VENTURES

3,194 sqm in **BANANA ISLAND** (8 Stories of maisonettes+ penthouses)
1,900sqm in **BANANA ISLAND** (block of flats)
2,958sqm of land, directly on **ALLEN AVENUE, IKEJA**. (Office, Mall)

FOR SALE

VICTORIA ISLAND
1,400sqm of land on Idowu Taylor street, Victoria Island. (C of O)

DIRECTLY ON TOYIN STREET, IKEJA
Former **Eco Bank** building with 850sqm of office space, adjourning parking space for 10 cars **(Sale and Lease options available)**

ABIJO, DIRECTLY ALONG LEKKI EXPRESSWAY
1900m² dry and fenced land directly facing the Lekki-Epe expressway by **Corona School** (Good for commercial use). **Title:** Gov Consent

LEKKI PHASE 2 LEKKI
SUPER **DISTRESSED** SALE **of** Executive 4Bedroom full detached and fully furnished duplex, all rooms ensuite + room BQ. 20KVA generator, 2 Smart 55 plasma TVs. Fully furnished sitting rooms, dining table, brand new airconditioners,10KVA solar power etc: **Price: N100M**

THOMAS ESTATE, AJAH, LEKKI:

1. **Superbly Finished** 4Bedroom, Fully Furnished Semi Detached Duplex @ Unity Estate, Thomas with Solar Inverter & A/C In All Rooms And Sitting Room (C of O). **Price: 85M**
2. **Fantastic** 3-bedroom bungalow, with 1 room BQ. Parking for 3 large cars. Road is interlocked. Gov Consent: **50M**

CROWN ESTATE, SANGOTEDO
Very neat 3 bedroom Semi Detached House with 2 room bq on large grounds with ample parking **Price: N65M**

IKOTA GRA, LEKKI
Luxurious New 2BR terrace, all ensuite in a mini estate: **Price:55M Net**

CLOSABLE TANK FARMS FOR SALE:

1). 30 million litres@ Dockyard, Apapa (Dealing with the direct agents)
2). 32,000metric tons capacity @ Ijegun. Bank sales (Dealing with the direct agents)

BUSINESS ACCORDS 08033472004
1, Iyalla Street, Alausa, Ikeja 08084431388

PROPERTIES FOR SALE AND FOR LEASE

LEKKI PROPERTIES

1. **HAMPTON BAY ESTATE –IKATE, LEKKI:** Exquisite/ contemporary designs of **multiple** 4B/R Terraces. **+2** Units of 4 & 5 bed room **pent houses** with
   - private cinema
   - Private gym, swimming pool
   - Private elevators.
   - water front view
   - **Price: NGN 270 million and 550 million respectively.**

   (NEWLY COMPLETED)
2. **DREAM SPACE ESTATE - ALONG MOBIL ESTATE ROAD (OPPOSITE VGC) :** 5 New units – of 4B/R Terraces with swimming pool Price: NGN 80 million each **(OFF- PLAN DEVELOPMENT)**
3. **BEACHWOOD ESTATE – IBEJU LEKKI:** New – New 2 & 3 BED ROOM DUPLEX Units. Features include a swimming pool, CCTV security, Water Borehole and dedicated transformer **Prices: NGN 40million and NGN 60 million respectively.**
4. **IDERA CITY IN IBEJU LEKKI** 10 Hectares of approved land for residential development. Cof O

VICTORIA ISLAND ANNEX

5. NEW HIGH RISE APARTMENTS - **OFF LIGALI - AYORINDE STREET** 27 units of luxury apartments – 1, 2 & 3 Bedroom flats. **Price range: 167m – 240m (AT ADVANCED STAGES OF DEVELOPMENT)**

APAPA - OSHODI EXPRESS WAY, PAPA AJAO. ***By NAFDAC office***

6. OFFICE BLOCK AND BAY WARE HOUSE on 8,700 sq. meters **Prices: NGN 2.5billion**

APAPA

7. **APAPA G. R.A - PARK LANE**: A whole estate ON 3 ACRES, comprising 3 blocks of 22 flats, 2 & 3 bedrooms. **Call for details**

RESIDENTIAL PROPERTY FOR LEASE IN VICTORIA ISLAND

8. **IDEJO**: A 4 B/R detached House with 2 room guest chalet, **rent NGN 20 million.**

REQUEST FOR PURCHASE

- A new 3 bed room terrace or flat with BQ within a low density residential estate.

Locations: ***Victoria Island, Oniru Estate, Lekki Phase1 /Freedom way/ Ikate.***

F.A RUNSEWE & ASSOCIATES
ESTATE SURVEYORS & VALUERS
Contact Phone:
+2348033243887
Or
02012924212

FOR SALE

1. **Bare land** measuring approximately 11.5 Hectares (with Governor's Consent) directly behind **Novare Mall, Sangotedo. Price – Please Call.**
2. **Bare land** measuring approximately 1,100sqm at Pinnock Beach Estate, **Osapa London- N520,000/Sqm** (Or Nearest Offer).
3. **5-Bedroom luxury Detached house** with a 2-room BQ on a land area of approximately 1,200sqm at **Nicon Town** Estate. **Price- Please Call**.
4. Spacious **4-bedroom Semi-detached house** (with solar panel and inverter) in a quiet close at **Agungi, Lekki –N120m.**
5. 2 units of **2-bedroom flat** at **Ikate,** Lekki Lagos- **N130m/unit.**
6. Brand new **3-bedroom Apartment** at Canal West Residences, **Osapa London – N90m.**
7. 2 Units of **4-bedroom Semi-detached house** at Diamond Estate, **Monastery Road, Sangotedo – N60m/unit.**
8. 3 -bedroom **Terrace house** in Horizon Premier 2 Estate, **Ikate – N100m.**
9. 26 units of newly built **2-bedroom Apartment** in Ilasan, New Road, **Ikate – N100m/unit.**
10. 3 units of **2-bedroom bungalow** on a land area of approximately 1,100sqm **off Ado-Badore Road, Ajah**, Lagos. – **N100m**.

FOR LEASE

1. **Commercial spaces** within a purpose built 'A Class' multi-purpose building – **Trinity Towers, Oniru, Victoria Island**, Lagos. **N200,000/sqm.**
2. Purpose built **Office Building** affording a total lettable space of approximately 1,700sqm on **Admiralty way, Lekki Phase 1- Please Call.**
3 Contemporary **Office Building** with a total lettable space of 2,720sqm (460sqm per floor) on 6 floors at **Bishop Oluwole Street, Victoria Island- N140,000/sqm.**
4 **5-Bedroom luxury Detached house** with a 2-room BQ on a land area of approximately 1,200sqm at **Nicon Town** Estate. **Please Call**.
5 A block of 4 units of luxury **3-bedroom Maisonette** and 2 units of **3-bedroom Apartment** with an elevator, gym, swimming pool & standby generator in **Victoria Island – N15m/annum/unit.**
6 Serviced **4-Bedroom Terrace house** with a 2-room BQ at **Oniru Estate– N12m/annum.**
7 **4-bedroom Semi-detached house** at Cluster 1 Estate, Lekki County, **Ikota – N4m/annum**.
8 **3-bedroom flat** at United Estate, **Sangotedo – N1.5m/annum**

REQUESTS

1. Stand-alone Office building affording approximately 1,500sqm office space, easily accessible and with good parking in either Ikeja, Yaba or Maryland for lease.
2. Serviced 1 Bedroom flat to let in Ikoyi.
3. Semi-detached house to let (office use) in Lekki Phase 1.

estatelinks_goa
www.estatelinks.net
08079005555 (L/L, 08115632863, 07041103015

30 ANNIVERSARY ESTATE LINKS GBENGA OLANIYAN & ASSOCIATES

13 REALTY LIMITED

08033039906, 08023618008

LETTINGS

ONIKOYI MAISONETTE
4 bedroom maisonette with one room BQ, Swimming Pool, Gym house, water treatment plant, ample parking space, etc. Rent: N12m X 2 years. Service Charge: N1,989,000.00.

ONIRU TERRACE
One unit of 4 bedroom terrace with One room BQ, S/pool, water treatment, prepaid meter, regulated generator backup power supply.
Generator supply: 7 p.m to 6 a.m daily (Mondays to Fridays). Weekends & Public Holidays: 7 p.m to 6 a.m & 12 noon to 3 p.m.
Rent: N8m X 2 yrs. Service Charge Deposit: N2.5m. Caution Deposit: N1m.

VICTORIA ISLAND
Fully furnished 6 bedroom penthouse with Swimming Pool, Gym, Spa, etc., at off Adeola Odeku Street, Victoria Island: N170M net.

FOR SALE

NORTHERN FORESHORE ESTATE
3 bedroom luxury duplex (ensuite and spacious rooms, living room, etc) with 2 room BQs: N480m net.

ONIKOYI MAISONETTE
4 bedroom maisonette with one room BQ, Swimming Pool, Gym house, water treatment plant, ample parking space, etc. @ Olori Mojisola Onikoyi Street, Onikoyi. Price: N350m net.

GLOVER ROAD, IKOYI
1,500 square metres with demolishable detached house. Title: Federal C of O. Price: N2.5 Billion net.

BANANA ISLAND, IKOYI
2,400 square metres at Close 307. Residential. Title: Lagos State C of O. Price: N2m per square metre.
3,300 square metre water front land at Close 221. Residential. Title: Federal C of O. Price: N2m per square metre.

VICTORIA ISLAND
1,700 square metres @ off Ahmadu Bello Way: N2.2 billion net.

VICTORIA CREST ESTATE, OFF ORCHID ROAD
A decent 4 bedroom terrace. Title: Governor's Consent. Price: N65m.

KETU-MILE 12 EXTENSION, IKORODU EXPRESSWAY.
PLOTS PRICES
300sqm - N15,000,000
400sqm - N20,000,000
500sqm - N25,000,000
13 sqm Commercial trade harbor space - N6,500,000

12 months payment spread available with N3,000,000 initial deposit for service plots and N10,000,000 for initial deposit for the houses

FREEDOM WAY, LEKKI PHASE 1 (COMPLETED UNITS).
1bedroom apartment. Price: N105m.
2bedroom maisonette. Price:. N190m.
2bedroom apartment. Price: N165m.

FREEDOM WAY, LEKKI PHASE 1 (NEAR COMPLETION UNITS)
4bedroom terrace. Price: N270m net.
2bedroom apartment. Price: N135m
2bedroom apartment. Price: N120m.
2bedroom maisonette +BQ. Price: 190m (12month payment plan allowed)

ABRAHAM ADESANYA, AJAH (NEAR COMPLETION UNITS)
2bedroom terrace duplex +BQ. Price: N80m
3 bedroom terrace duplex +BQ. Price: N90m
3 bedroom semi detached Duplex + BQ. Price: 100m.

OGOMBO
900 square metres at Road H at All Saints Estate. Title: Global C of O, Survey Plan and Deed of Assignment. Price: N25m net.

OTA, OGUN STATE
20 acres of land with C of O. Price: N250m net.

JOINT VENTURES

JV AT VICTORIA ISLAND
Waterfront land measuring 4,937.545 square metres at Louis Solomon Close. Proposal: Super luxury high rise building. Facilitator's Fee: 10% of value.
2,400 square metres in a quiet Close, off Idejo Street. Title: Land Certificate. Value: N2.5 Billion. Proposal. Luxury high rise building. Facilitator's Fee: 10% of value.

JV AT CHEVRON DRIVE
5,000 square metres of at Bourdillon Court, Chevron Drive. Land Value: N300K per square metre. Title: Governor's Consent. Proposal: Detached/semi-detached/Terraces/Townhouses. Sharing Formula: To be discussed. Facilitator's Fee: 10%.

13 REALTY LIMITED

08033039906, 08023618008

PROPERTIES FOR SALE

HOUSES FOR SALE (IKOYI, VICTORIA ISLAND, LEKKI & MAINLAND CORRIDOR)

1. **Brand new all ensuite, fully serviced 3bedroom flat with a room BQ on Musa Yar'dua Street, Victoria Island. Price is 450mill asking**

2. **OFF PLAN SALES: ongoing construction of units of exquisitely to be finished 1-, 2- and 3-bedroom flats in Eko Atlantic by the Lagoon fitted with modern day architectural design. Price: Call**

3. **817sqm land in Ajayi Apata Estate close to Crown Estate, Sangotedo. Price is 60mill asking, title is Governor's consent.**

4. **840sqm land in Lekki scheme 2, off Mobil rd. Ajah Price is 65mill.**

5. **2 units of ground floor 2bedroom flats in Lekki Gardens on Kusenla rd, Ikate. Price is 50mill each.**

6. **4 Bedroom Terrace apartment with good rustic finishing in a gated community in Ologolo. Price is 150mill, title is Governor's Consent.**

7. **Demolishable bungalow on a plot in a serene and gated community in Olonade Street, Yaba. Price is 180mill and the title is Land Certificate**

RENT/LEASE

1. **Brand new and fully furnished 3bedroom flat with a room BQ, in the heart of Victoria Island. Rent 35mill net, Service charge 2mill, Power deposit 1mill and caution deposit 1mill, agency 10% and Legal 5%. Features include Gym, Pool, dedicated 24hrs security etc**

2. **3 units Semi-serviced 3Bedroom flat with a room BQ in Lekki Pennisula Estate, Ogombo. Rent is 2.2mill net per annum. Other charges applicable**

URGENT REEQUEST TO BUY

Detached House in Residential part of Lekki Phase 1/Oniru to buy

CONTACT:

QPT SERVICES LIMITED

172, Gbagada Oworonshoki Expressway, Gbagada Phase 1.
Tel: 08023118998, WhatsApp: 08091990855
Email: info@qptservicesltd@.com. www.qptservicesltd.com

SALE – ISLAND

1. Property with large building on **1780sqm** near Petrocam, Lekki Phase I Right.
2. Prime land along Kofo Abayomi Street, Victoria Island, measuring **1,495sqm**.
3. Prime land measuring **1,200sqm** at **Twin Lake Estate**, opposite Chevron (Fully serviced plot)
4. Corner piece property measuring **1,678sqm** along Oyin Jolayemi Street, Victoria Island.
5. Demolishable building on **3,300sqm** at Adeola Odeku Street, Victoria Island.
6. 3-Bedroom luxury flat within Ocean Parade & Bellavista, Banana Island.
7. 5-Bedroom Fully Detached House with BQ & Swimming Pool at 2nd Toll Gate.
8. Land measuring 600sqm at Osapa by Eletu.
9. 4-Bedroom Terrace at Ikate, Lekki.

SALE - MAINLAND

1. 2 units of 4-Bedroom Semi-Detached Houses at Minimah Estate, GRA Ikeja by International Airport.
2. Property on **2,600sqm** directly along Ikorodu Road, near Obanikoro, Ilupeju, Lagos.
3. Prime plot measuring **816sqm** directly on Town Planning Way, near Coker Road, Ilupeju, Lagos.
4. **29 acres** land with CofO along Lagos-Ibadan Express Way, just after Redeemed Camp.
5. Detached 2-storey building (corner piece) on Sura Mogaji Street, Ilupeju Estate.
6. Functional Pri./Sec. School with all amenities at Iju, Agege, Lagos.
7. Newly built block consisting of 4-bedroom Terrace, 4-bedroom penthouse, 2-bedroom flat and 2-bedroom terrace at Ilupeju Esate, Lagos.
8. 3-Bedroom flat with 1-room BQ at Oladipupo Bateye Street, Ikeja GRA.
9. Luxury 1st floor & 2nd floor office space at Borno Way, Yaba, Lagos.
10. 5-Bedroom semi-detached house with 2 rooms BQ at Oba Adetona Street, Ilupeju, Lagos.
11. 5-Bedroom Semi-detached house with 3-rooms BQ at Adekunle Fajuyi Way, Ikeja GRA.
12. **3,540sqm** land with demolishable structure directly on Ikorodu Road by UP ASSO, Cane Village, Wasimi, Ikorodu Road, Maryland.
13. 2 Nos 5-Bedroom Semi-Detached House with a rear storey building at Ade Akinsanya Street, Ilupeju, Lagos.
14. 4-Bedroom Duplex with 1-room BQ at Oduduwa Way, Ikeja GRA.
15. Fully fenced and gated **500sqm** land at Ilupeju Road, off Adeshiyan Street, Ilupeju, Lagos.
16. Demolishable property on **12,527sqm** (3.05 acres) at FIIRO Road, by Cappa B/stop, Ilupeju, Lagos.

SALE AT IKOYI

1. 3-Bedroom flat at Old Ikoyi and also Banana Island, Ikoyi, Lagos.
2. Land measuring **525sqm** along Ikoya Avenue, Old Ikoyi, Lagos.
3. Newly built Luxury flat at Old Ikoyi & Banana Island, Lagos.
4. 4-bedroom Maisonette Flat at Ikoyi, Lagos.
5. Property on **5400sqm** on Thompson Avenue, Ikoyi, Lagos.
6. Newly built 3-bedroom luxury apartment with swimming pool, gym, etc. on Cooper Road, Ikoyi.
7. Prime land at Zone J, Banana Island.

LETTING/LEASE AT IKOYI

1. 3-Bedroom Luxury Apartment along Lugard Avenue, Old Ikoyi.
2. 3-Bedroom flat at Ikoyi Crescent, Old Ikoyi.
3. Commercial Mall measuring **450sqm** & **350sqm** along Turnbull Road, by Banana Island Road, Ikoyi Lagos. Suitable for Supermarket, Clinic, Furniture Showroom, Eatery, etc.

4. LETTING/LEASE - ISLAND

1. 3-Bedroom Terrace House at Lekki Gardens Estate, Oke-Ado, Lagos.
2. Fully Detached House at Lekki Gardens Estate, Oke-Ado, Lagos.

LETTING/LEASE - MAINLAND

1. Furnished and Serviced 3-Bedroom Flat at Ilupeju Estate, Lagos.
2. Newly Built Block of 6 Flats at Ilupeju Estate, Lagos.
3. Fully furnished and serviced 3-bedroom flat at Opebi, Lagos.
4. Fully furnished and serviced 2-bedroom penthouse at Opebi, Lagos.
5. 3-Bedroom Flat at Ilupeju, Lagos.
6. Commercial Property suitable for office/school on Wilmer Street, Ilupeju, Lagos.
7. 2-Bedroom Flat with 1-Room BQ at Tinubu Close, Ilupeju.
8. Ground Floor 3-Bedroom Flat at Cappa, Oshodi, Lagos.

WAREHOUSES

1. Warehouse measuring **33,770SqFt** with 8-meter headroom for dry storage at Isolo Industrial Esate. **(To let)**
2. Industrial land with warehouse measuring **3,700sqm** (Corner Piece) within Matori Industrial Estate, off Fatai Atere Way, Mushin with good motorable road. (**For Sale)**
3. Newly built warehouse measuring **4,400SqFt** at Fatai Atere Way, Matori Industrial Estate, Lagos. (**For Lease)**

ADEBOLA EKUNDAYO & CO.

(Estate Surveyors & Valuers)
9, Ilupeju Bye-Pass, Ilupeju Estate, Lagos.
Tel: 08023335829, 08083745993, 07038350233
Email: info@adebolaekundayo.org
adebolaekundayo@yahoo.com

SALES! SALES!! SALES!!

OSHODI APAPA EXPRESSWAY

- 4-Bay Warehouse **sitting** on 9000M2 **directly APAPA OSHODI** Express Way. **Title: Governor's Consent. N3.2Billion Asking. ...**

OFF AWOLOWO ROAD

Functional and Tenanted Office building on 10 Floors with elevator+ 2 nos 350KVA Generator Title Land Certificate .....Call.

IKOYI.

- 1000M2 of Land at **Ruxton Avenue** Title Federal C.of O N1.3Mill per sqmtrs
- 4000M2 on **Ilabere Avenue** Title Federal C of O..... N1.4Mill
- 5800M2 on **Aromire Street** N1.4Mill
- 6300M2 on **Second Avenue**.....N1.5Mill per m2
- 550 SQMTRS of Land **(Rear Plot**) at **Mojisola Onikoyi Estate, Ikoyi. Call**.

OSBORNE PH 2 IKOYI

- 750 SQMTRS (Cornerpiece Plot) **Lagos State C.of O** at Royal Palm Drive N480Mill.
- 800 SQMTRS of Land at **Royal Palm Drive**.....N460Mill
- 4500 SQMTRS (Waterfront) at on **Royal Palm Drive** .....N750k per mtrs
- 4000 SQMTRS (Waterfront on **Acacia Drive** ..... N750k per Sqmtrs.

VICTORIA ISLAND

- 2,634 Sqmtrs of Land At **Musa Yaradua Street**, **N2.2Billion.**
- 1971sqmtrs @ **Fabac Close** with approv. for 15 Floors ...N2.4Bill.
- 1200M2 @ **Saka Tinubu** N850Mill

LEKKI PHASE 1/MARWA/ONIRU.

- 2,968SMTRS of Land at **Chibo Ofodile Street, Lekki Ph.1 N600k per SQMTRS**.
- 5,000 SMTRS **Beachfront at Lekki right** .....**N700K per SQMTRS**
- 4600M2 along **Water Corporation, Oniru**.....**N2.8Billion**

JIDAFRIC REALTORS LTD.
Real Estate and Property Consultants
4th Floor Plot 2 Razak Okoya Lagos
080-385-341-63, 07017779817.





TO LET

1. Open plans service office space on Orchid Road, Lekki **N90, 000 per S/M**.
2. 4 Bedroom Duplex @ Alaka Estate Surulere - **7M.**
3. 2 Bedroom Flat within Alaka Estate Surulere - **2.5M.**
4. 5 Bedroom Detached Duplex@ Maryland - **10M.**
5. New built tastefully finished 3 bedroom Flat @ Ikosi Ketu - **3M.**

FOR SALE

1. Serviced 3 bedroom + BQ @ Micheal Ogun Street Ikeja GRA **N270M**.
2. 4 Bedroom Terrace Duplex with BQ @ Ladipo Bateye Street Ikeja GRA. **400M.**
3. 3 Bedroom Semi-Detached Duplex on Royal Palm Drive Osborne Phase II Ikoyi - **240M.**
4. 3 Bedroom Semi-Detached Duplex + BQ @ Lekki Paradise Estate, Chevron Drive Lekki - **100M.**
5. 3 Bedroom off plan Sale Terrace + BQ @ Jasmine Court, Olufemi Onanuga Street Ilaje, Lekki **100m** installmental payment available.
6. 4 Bedroom Terrace + BQ @ Wilmer Street Illupeju **150M/170M** respectively.
7. 4 Bedroom Terrace Duplex with BQ @ Palm Groove Estate - **250M.**
8. Various Plot of Land in different locations within Surulere.

IBADAN

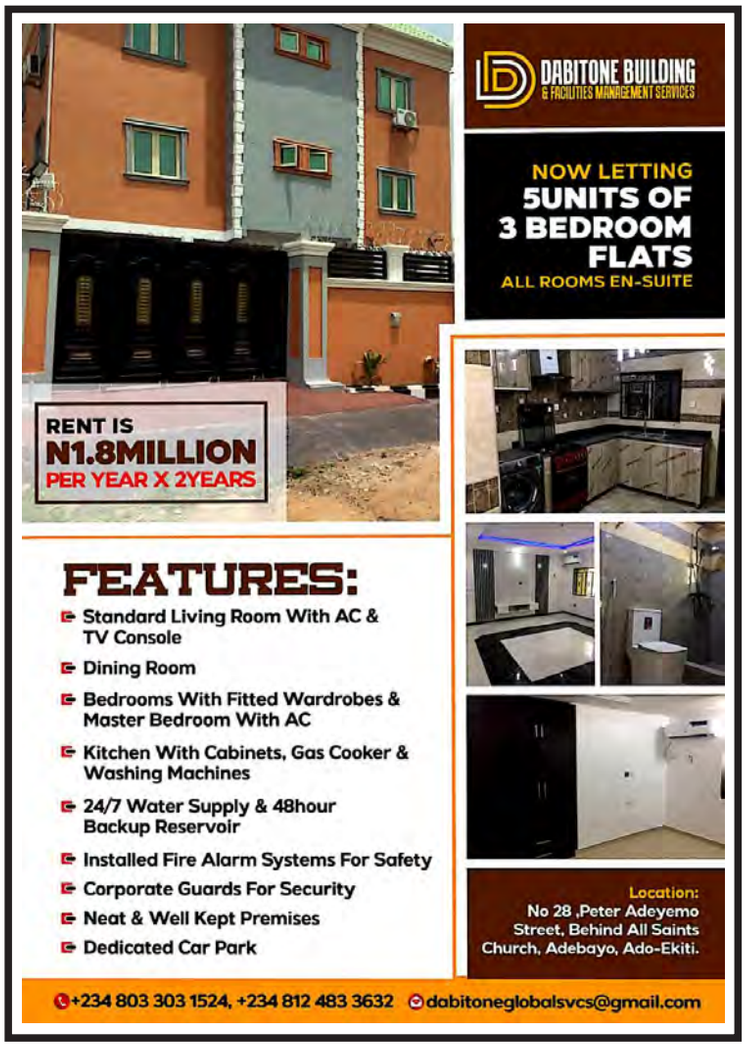
Commercial & residential plots @ circular Road Estate, Ibadan – Ife Express Ibadan **1.5M/2.5 per plot**

VACANCY

A versatile property negotiator with Lagos experience
Kindly apply with your updated CV at the below address.

Contact:

Europoint Services Ltd.
49, Jubril Martins Street, Off Olufemi, Lawanson Road, Surulere Lagos.
08055555459, 09030000220, 08034482981, 07080010700



Carrillion



At Carrillion Limited, we are renowned for building luxurious houses that exemplify sophistication and elegance. Each project showcases our unwavering dedication to complementing the local vernacular, driven by our team of highly trained and experienced architects. This collaborative approach enables us to create distinctive homes that boast unparalleled attention to detail and exude a sense of opulence.

We present to you in the heart of Lekki Phase 1,
the Agnes 4, a stunning residential masterpiece that offers unparalleled luxury and comfort. This opulent home, equipped with top-notch facilities, is designed to cater to the most discerning tastes. With six spacious bedrooms, all ensuites, lavish living rooms, a fully fitted kitchen, a swimming pool, gym, and a cinema room, the Agnes 4 redefines modern living in the vibrant city of Lagos.

The exterior view of Agnes 4 showcases a blend of contemporary design and timeless elegance.

The spacious layout of the six bedrooms, each complete with its own ensuite bathroom, ensures maximum comfort and privacy for residents. The carefully curated interiors boast a seamless fusion of sophistication and functionality.

The Agnes 4 offers not just one, but five luxury lounges, providing residents with ample space to entertain guests or unwind in style. These living spaces are adorned with exquisite interior Architecture creating an atmosphere of refined taste and comfort. Whether it's a formal gathering or a casual family evening, the Agnes 4 living rooms are perfect for every occasion.

The fully fitted kitchen in the Agnes 4 is a Madam and chef's dream come true. Equipped with custom designed, state-of-the-art appliances and ample counter space, this kitchen is designed for both culinary enthusiasts and those who enjoy the convenience of a well-equipped cooking space. From casual breakfasts to elaborate dinner parties, the Agnes 4 kitchen is ready for any culinary adventure.

0908 555 5333 | 0704 555 3333 | 0907 444 2222 | 0818 532 0000 | 0807 682 7683

carrillionnigeria carrillionhouses info@carrillionng.com.ng www.carrillionng.com.ng

Carrillion

...we build incredible houses



Carrillion Limited is a renowned architectural consultancy and real estate development firm headquartered in Lagos, Nigeria. Specializing in Property Development, Investment, Building Construction, Design Services, and Facilities Management, our company is dedicated to delivering exceptional services across all facets of our operations.

Known for our expertise in constructing luxurious residences that embody sophistication and elegance, our dedication is steered by our team of highly trained and experienced Architects and engineers, fostering a collaborative approach that results in distinctive homes characterized by unparalleled attention to detail and an unmistakable sense of opulence. We are pleased to introduce one of our latest luxurious building project called The Amusa 8-10.

The Amusa 8 – 10 stands as an architectural masterpiece that redefines elegance and opulence.
Nestled in the heart of one of Lagos, Nigeria's most exclusive and luxurious hubs, this magnificent structure is a testament to the pinnacle of sophisticated living.

Comprising 8 units two bedroom and 40 units of three-bedroom apartments, The Amusa 8 – 10 is a residence that transcends the ordinary, offering an unparalleled lifestyle experience.

Situated on a sprawling land mass of 3,544 square meters, The Amusa 8 – 10 proudly boasts a seven-storey building with a contemporary finish that sets a new standard for luxury in West Africa. As a symbol of prestige, this architectural gem provides residents with an array of world-class amenities that elevate the concept of home to unprecedented levels.

The list of features within The Amusa 8 – 10 is nothing short of impressive, the residents are welcomed into a haven of luxury with access to a fully-equipped gymnasium, a pristine swimming pool for relaxation, state-of-the-art CCTV surveillance for security, a well-designed playground, and ample parking space for convenience. Ensuring uninterrupted comfort, the building offers round-the-clock power supply, an elevator for seamless mobility, and a fully serviced facility office catering to every resident's needs.

0807 682 7683 0908 555 5333 0704 555 3333 0907 444 2222 0818 532 0000

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Carrillion

...we build incredible houses



Presenting "The Colonel Mall" by Carrillion, an opulent retail destination strategically located along the esteemed Lekki-Epe expressway, beside the renowned KICC church. This prestigious mall features a variety of areas and spaces that are thoughtfully planned with an emphasis on comfort and luxury, such as high-end retail stores, modern offices, prestigious banking facilities, gourmet food courts, premium department stores, and premium lettable spaces.

"The Colonel Mall" stands as a destination of distinction, providing a sophisticated environment for families and friends to indulge in an awesome shopping experience. Covering 1400 square meters of prime retail space and with around 120 retail units, this modern three-tier retail center offers direct street access to users. The presence of ample parking spaces ensures seamless convenience for discerning shoppers.

With its strategic location along the Lekki-Epe expressway, "The mall has a large catchment area and is surrounded by notable developments, including the KICC church, Farmville Estate, Maya Center, Grind Grill Cafe, Woodbury Terrace, Foursquare Church, Bodypro Fitness, Amazon Energy, Cycleshop Lekki, Rockaid Pharmacy, and several other esteemed businesses, restaurants, and financial institutions.

Offering 24-hour electricity, continuous CCTV surveillance, ample parking, and vigilant security guards, "The Colonel Mall" ensures a secure and comfortable environment. All retail spaces are meticulously air-conditioned, and well-thought-out floor plans guide customers seamlessly through various sections, providing a modern and immersive shopping experience.

The Colonel Mall embodies a design philosophy that prioritizes the smooth movement of users, enriching their customer experience. The experience begins at the exterior, where the mall's facade, adorned with a two-story high LED display, acts as a beacon in the city's landscape, drawing customers and enhancing foot traffic.

0908 555 5333 | 0704 555 3333 | 0907 333 3393 | 0818 532 0000 | 0807 682 7683

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Carrillion



At Carrillion Limited, we are renowned for building luxurious houses that exemplify sophistication and elegance. Each project showcases our unwavering dedication to complementing the local vernacular, driven by our team of highly trained and experienced architects. This collaborative approach enables us to create distinctive homes that boast unparalleled attention to detail and exude a sense of opulence.

We present to you in the heart of Lekki Phase 1,
the Agnes 6, a stunning residential masterpiece that offers unparalleled luxury and comfort. This opulent home, equipped with top-notch facilities, is designed to cater to the most discerning tastes. With six spacious bedrooms, all ensuites, lavish living rooms, a fully fitted kitchen, a swimming pool, gym, and a cinema room, the Agnes 6 redefines modern living in the vibrant city of Lagos with an amazing water front view.

The exterior view of Agnes 6 showcases a blend of contemporary design and timeless elegance. The spacious layout of the six bedrooms, each complete with its own ensuite bathroom, ensures maximum comfort and privacy for residents. The carefully curated interiors boast a seamless fusion of sophistication and functionality.

The Agnes 6 offers not just one, but five luxury lounges, providing residents with ample space to entertain guests or unwind in style. These living spaces are adorned with exquisite interior Architecture creating an atmosphere of refined taste and comfort. Whether it's a formal gathering or a casual family evening, the Agnes 6 living rooms are perfect for every occasion.

The fully fitted kitchen in the Agnes 6 is a Madam and chef's dream come true.

0908 555 5333 | 0704 555 3333 | 0907 333 3393 | 0818 532 0000 | 0807 682 7683

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PROPERTIES FOR SALE

(A) YINUSA ADENIJI STREET, IKEJA

A VACANT MODERN PURPOSE BUILT OFFICE BLOCK ON 5 FLOORS (INCLUDING A PENT HOUSE), OFFERING 800SQM OF OFFICE SPACE (CAN PARK ABOUT 15 CARS). TITLE: C OF O PRICE: N400.0M

(B) AWUSE ESTATE, OPEBI

A PARCEL OF LAND MEASURING 1000SQMT. TITLE: C OF O. PRICE: N300.0M

(C) OFF AIYILEGUN ROAD, EJIGBO

2 BLOCKS OF FLATS CONSISTING OF 4 NOS. 3 BEDROOM FLATS IN THE FRONT BLOCK AND 2 NOS 2 BEDROOM FLATS AT THE REAR BLOCK, OFF AIYILEGUN ROAD, EJIGBO (CLOSE TO RONICK SCHOOLS). N82.0M

FOR ENQUIRIES & INSPECTION CONTACT

A. G. SANGOSANYA & CO

Estate Surveyors & Valuers

Email: agsangosanya@hotmail.com

39, Opebi Road, Ikeja, Lagos State

Tel: 08056556393, 08033439316, 08023061456

FOR SALE

LEKKI AXIS

1. **ABIJO RESIDENTIAL SCHEME**
   (a) Blk 11 Plt 324 Size 11043m² C of O
2. 3 Acres of Land (Commercial) within **Abijo Scheme Lekki** of **C of O.**
3. Fenced land Size 1809m² at **Abijo Scheme facing Lekki – Epe Expressway C of O**.
4. Land of 1336m² with approved building plans at **Bela Vista Estate Ikate Lekki.**
5. Improved 4B/R Duplex with BQ at **Dolphin Estate, Ikoyi** (Vacant).
6. Corner piece plot size 1865m² on **Adetokunbo Ademola Street, Victoria Island**.
7. 3.13 Acres of Land on **Bishop Oluwole Street, Victoria Island**.
8. **LSDPC:** 3 Bedroom Flat at **Shangotedo-Lekki**.
9. Block of 4 Flats of 3 B/R each + 2 Nos. Bungalow on size 1502m² at **Awoyaya-Lekki**.

MAINLAND

5. 6 B/R Detach House on 4000m² **off Ladipo Oluwole Street**, **Apapa GRA C of O.**
6. Warehouse + Office on 1162m² at **Oregun**.
7. Plot of Land Size 668m² at **Aladura Estate Anthony Village**.
8. **Block of 4 Flats of 3B/R each directly on International Airport Road, Mafoluku.**
9. One acre of land Opp. **MFM Lagos-Ibadan Expressway**.
10. Executive 5/BR Duplex + 2RM BQ at **Omole Phase I**.
11. 3 Bay Warehouse on size 4600m² at **Okota, Isolo C of O**.

AGBARA:

9. 3 Acres of land off **Lusada Road**, **Agbara**.
10. Farmland on 2 Acres with equipments at **Off Igbesa Road, Lusada**.

TO LET

Apeka Estate Ikorodu: 4 B/R Bungalow

Agege Motor Road: 2 Floors office space size 400m² each.

Please Contact:

Segun Oluotanmi & Co.

3, Oduyemi Street, Anifowoshe, Ikeja.

08033707673, 08023427881, 09034133700, 08185660989

Email: mictommith@gmail.com

Newly built and fully serviced luxury 3 bedroom all ensuite apartment plus 1 room BQ available for sale in the heart of Victoria Island - **Off Adeola Odeku Street.**

Price: N330 million net.

Contact: **EGML Ltd**

Phone: 08075996133 or 0803 363 2163

URGENT SALES IN LAGOS ISLAND AND MAINLAND

1. Bareland of 4,100sqm along Isaac John street,Ikeja gra,₦4.7Billion,Lag Reg DEED
2. A block of 5flats of 4 3bdr flats+penthouse 4bdr+rm bq each@off Admiralty way,lekki ph1,CofO,₦1.4B
3. 3bdr apartment+1rm bq@Abagbon close,off Adeola Odeku,V.I,Deed of Assignment,₦320milion
4. A 4bdr semi detached duplex+2rms bq@gold mini est,banana Island,₦1,050B,deed of sublease
5. 2bdr flat+study@knightsbridge apartment ikoyi close to banana island,Deed,₦290m
6. 2400sqm of land@mobolaji Bank Anthony way,ikeja,Deed,₦2.4B
7. 17000sqm of land(roadside)@Bode Thomas/western avenue,surulere,Lag,CofO,₦6.2B
8. 53,035sqm of land,along Acme road,ogba,Lagos,CofO,₦8.5B asking
9. 9flats of 3bdr of 2 separate blocks on 1,300sqm@Ilupeju est,RC,₦450m asking

For **enquiry &inspection** call Tunji:**07061279683** (whatsap),09136565878

FOR SALE

DIRECT BELIEF

IFAKO-GBAGADA

- A nice 2No 4 Bedrooms Semi-Detached Duplex with Boys Quarter within a gated Neighborhood of Ifako-Gbagada Opposite Ifako Grammar School. (Title: *Registered Deed of Assignment)* - **Price: #190m**

ISHERI NORTH GRA

- 758.240 Square Meters Land at Block 47, Isheri North, Residential Scheme Estate. - **Price #13m**

LETTING

DOLPHIN ESTATE, IKOYI, LAGOS

- Furnished 4 Bedrooms Semi- Detached Duplex with 3 Rooms Bq, AC, Generator at Dolphin Estate, Ikoyi. - **Rent #15m**
- 4 Bedrooms Semi- Detached Duplex with 3 Rooms Bq, at Dolphin Estate, Ikoyi. - **Rent #9m**

IGBOSERE, LAGOS ISLAND

Open Plan Office Space to Share at Orlando Martina Str. (Old Stracharn Str) Off Igbosere Road Lagos Island, Lagos. - **Rent #1m**

REQUEST FOR PURCHASE

4 or 5 Semi Detached/Detached Duplex at Ikoyi (Direct Agent Only).

CONTACT: YIELD UNIQUE SERVICES

Suite 188, Sura Complex Simpson Street, Lagos.

08028281437, 08093136972

IRRESISTIBLE OFFERS

FOR SALE

1. **A story building comprising 6 flats, 32 shops at Ojuelegba, Surulere. ₦450m asking**
2. **6 flats with 18 Shops & a warehouse on a 3 Story building at Eleshin Street, Obalende, Ikoyi ₦750M asking**
3. **A New Wing of 4 bed-room with 2 sitting rooms duplex + Bq @ Road 5, OPIC, Isheri North GRA ₦70M asking**
4. **Fenced 2 plots with gate with Governor's Consent at Labora, Lekki Peninsula N65M Asking**
5. **A beautiful mansion sitting on 5 plots of land at Aba, ₦230m asking**

REQUEST TO RENT AT SURULERE

1. **3 Bedroom flat . ₦3m to ₦4m per annum.**
2. **2 Bedroom flat budget is open**
3. **Mini flat budget 800k to 1.2M**

DMJ & D QUEST LIMITED
20, Adebola Street, Off Adeniran Ogunsanya Street, Surulere, Lagos
Tel: 08022903889, 07041095806
emekalaw@yahoo.com

KENNETH ABUAH CONSULT

FOR SALE

1. 2NO. wings of Detached houses on 2 floors on Land Area Of 1210.539sqm, Saka Jojo Street, Victoria Island, Lagos State. price N1.4BN
2. 2 units of 2-bedroom flat at Lekki right hand side, few buildings behind Mega chicken. Currently used for short let accruing 2m income per month.
   Price: With furniture 170m per unit
   Without Furniture 150m per unit
3. 4 Bedroom Fully detached house on 2 floors in a serene Estate behind Blenco filling Station, Ikate. Asking Price 300m
4. 4-bedroom Terrace houses and Servant's Quarters on 3 floors in a Gated Estate at Lekki Conservative Road, Lekki, Lagos. Price is 180m.
5. 4-bedroom semidetached house on 2 floors at Thomas Estate, Ajah, Lagos State. fully completed and ready for occupation. The asking price is 90m.
6. Block of 6NO 2&3 flats at Lekki Phase1. Land size is about 911sqm. Completely vacant and has deed of Assignment title on it.
7. 7 NO. Newly built 4-bedroom and a study room terrace houses on 3 floors at Ologolo, Lekki. Asking price is 150m each.
8. 13,600 sqm of land off cooperative villa, Badore, Lagos State. price N1BN. Can be sold in parts and a whole.
9. Off plan/ ongoing construction 3 Bedroom flats, 4-bedroom maisonette at Orange Island for sale
   - 3bedroom flats-200m, 4 Bedroom Maisonette- 400m.
   - Plots of Land available too 250k per SQM.
   - Payments in installment is accepted for the 3-bedroom flats and 4 Bedroom Maisonnette.
10. 4 Bedroom Terraced Duplex at Chevron Atlantic Route, Lekki, Lagos. Price 160m
11. Off plan and ongoing Construction to be delivered by May 2024 3-bedroom semidetached duplex and 4 bedroom fully detached duplex at Chevron Atlantic Route, Lekki, Lagos.
    3-bedroom semidetached duplex is 140m asking.
    4 bedroom fully detached duplex is 200m asking.
    Payments in installments are accepted.
12. 4 Bedrooms detached house at Lekki Palm City Estate, Ajah. construction completed and roofed, remaining finishing. Price is 50m.
13. 4 Bedroom Fully detached house on 2 floors at Ajah, immediately after Abraham Adesanya in a Gated Estate. Asking Price is 100m.

TO LET

1. 4-bedroom Terrace houses and Servant's Quarters on 3 floors in a Gated Estate at Lekki Conservative Road, Lekki, Lagos. Price is 7.5m.
2. Block of 1 bedroom and 2-bedroom flats in a Gated Estate in Ajah, immediately after Abraham Adesanya Estate, 1 bedroom flat ----1.2m, 2-bedroom flat---- 2m.

CONTACT: 09137178516 08059666333 09137178524

KENNETH ABUAH CONSULT
Office Address: 5, Dele Ogunbowale Crescent, Lekki, Phase I, Lekki, Lagos.
E-mail: info@alliedpro.co Website: www.alliedpro.co

Tunde Bankole & Partners

Estate Surveyors, Valuers Property Consultants, Ratings Surveyors Feasibility Study Expert

TO LET / LEASE

VICTORIA ISLAND

LIGALI AYORINDE STREET:
(i) 5 storey commercial building with 600sq. metres per floor (underground parking space for 40 cars.
(ii) One storey open plan commercial building (ground floor - 600sq. mtrs, first floor 600sq. mtrs.)

SURULERE: **AWOYEMI CLOSE, OFF OGUNLANA DRIVE:**
6 Bedroom Detached House with parking space for 15 cars.

FOR SALE

LEKKI PHASE 1: 1.5 hectres of land at Orange Island with uncompleted building of 2 Bedrooms and 3 Bedroom flats.

VICTORIA ISLAND AROBIEKE STREET: 4 (Nos.) 3 Bedroom Flats.

VICTORIA ISLAND 2 (Nos.) 5 Bedrooms Semi-Detached House on 1,655sq. mtrs. on Amodu Tijani Street

IKEJA: 1,600sq. mtrs. of Land on Awolowo Way.

YABA: One storey building corner peace on Rotimi Street by Nathan Street.

SURULERE:
(i) 8 Bedroom Detached House on Babs Animashaun Road.
(ii) A Plot of Land on Bode Thomas Street.
(iii) 3 Storey Commercial building on Adeniran Ogunsanya Street

LAGOS / IBADAN EXPRESS ROAD:
(i) 120 Acres, 300 Acres at Shagamu Interchange
(ii) 115 Acres at Ogere.

CONTACT ADDRESS: 48, Ogunlana Drive Surulere, Lagos.
Tel: 0803 314 7134, 0702 516 0799, 08030685448
E-mail: tundevaluer@gmail.com

PRIME PROPERTIES FOR SALE

1. **Banana- island Road, ikoyi:** A 3bdrm Penthouse with S/ Pool, Gym, etc **N370million net.** C of O.
2. **LEKKI Phase 1:** A waterfront 4bdrm Terrace Duplex, 2rbq, S/ Pool, Jetty, fitted kitchen etc. **N370million net.** C of O.
3. **LEKKI Phase 1 :** 3 units of 5 BDRMS Detached duplex, BQ, fitted kitchen @ off oladimeji Alo Street. **N500million**. Gov's consent
4. **Osapa- London, LEKKI:** 2 units of 4bdrms fully detached duplexes, Furnished, fitted kitchen, 2 Generators. **N170million/ unit or N300million for both.**
5. **Abacha Estate, Ikoyi:** A fenced and bareland of 500sq.m @ **N650million**. C of O.
6. **Old Ikoyi:** 3 BDRMS flat with BQ, S/Pool, Gym, elevator @ off ikoyi club and Alexander Road @ **N350million/ N320million respectively.**
7. **Ajah:** 3bdrms bungalow @ Badore and Thomas ESTATE @ **N40million/N48million respectively.**
8. **Banana- island, ikoyi:** Furnished 5bdrm duplex with cinema, Gym, elevator, S/Pool, rooftop Pool, central A/C, fitted kitchen, security- call to Access. **Price- call.**
9. **Banana- island Road, Ikoyi:** Super 5bdrm mansion with suspended S/ Pool, cinema, Gym, Elevator, library, lounge voice and remote monitor. **Price- call.**
10. **Ikoyi:** 3 bdrm luxury flat, 1rbq, Pool, l/ tennis court, lift, Gym, fitted kitchen etc. **N380million**.
11. **Off Banana- island Road,Ikoyi:** 3 BDRMS G/Floor Flat, BQ Pool, Gym, Jetty, Generator@ **N350million.**
12. **Osborne Phase 2**: A 4Bdrm Terrace duplex, with fitted kitchen with pantry, sound system and serviced. **N370million. Fairly negotiable.**
13. **Onikoyi, Ikoyi:** A 5bdrm detached duplex with a RBQ, S/ Pool, Cinema, Elevator, Family lounge, library, fitted kitchen. **Price- Call.**
14. Onikoyi, Ikoyi: 5Bdrm Detached duplex with elevator, S/ Pool, Cinema, A/C's, fitted kitchen, jacuzzi, CCTV, exquisite finishing. **Price- Call.**
15. Banana- island, Ikoyi: A 5BDRM Terrace duplex with S/ Pool, BQ, jacuzzi, CCTV, fitted kitchen and Exquisite finishing etc. **Price- N870million fairly negotiable**.
16. **Ikoyi:** A 3bdrm luxury flat with a 1Rbq, S/ Pool, l/Tennis Court, lift, Gym, fitted kitchen etc @ off Gerrard Road. **N370million net.**
17. **Old ikoyi:** An Ambassadorial 6bdrms Detached house with 3sittings, Queens kitchen, Elevator, large S/ Pool, fitted Gym; A 4bdrms Detached Guest House + a 3rbqtrs on a 1,800sq.m of land off Alexander Avenue. **Price- Call**.
18. **Surulere:** A 2no Warehouses and a 4no of 3bdrm flats measuring 25,000sq.ft on a 5,356sq.m of land off Eric Moore. **Price- Call.**
19. **Surulere:** A 2 no of 2bedroom Flats @ off Bank-Olemoh Street, off Akerele Street. Price- **N70million Asking.**

For Rent:

20. **Old Ikoyi:** A brand new 4 BDRM maisonette with a RBQ, Gym. **Rents- N35million per Annum.**
21. **Ikoyi:** A 5no of 3Bdrm flats with Swimming Pool **Rents- N65million per Annum. Single Tenant preferred.**

Many more smart homes and ambassadorial homes in ikoyi and Banana- island- call us.

Contact-
Okon ISHIE and Partners
07037426328- WHATSAPP chats only please.
09166268175- SMS and calls only please.

FELIX OYIANS NIG. ENTERPRISES

122, Bode Thomas Street, Surulere, Lagos State
Tel: 08033020114, 08027173071, 08164278306
Email: felixoyiansnigenterprises@yahoo.com

PROPERTIES FOR SALE

LEKKI: Semi completed 5Bedroom Detached house sitting on 770Sqmts opp The Country Beach Okun Mopo off Ajah Road, Lekki. **Title: Registered Survey and Family Deed and Receipt Price: 55Million Asking**

FESTAC: 2 wings duplex of 5bedroom, 2sitting rooms, 1room BQ, plus + security house and inbuilt garage each @ 32Road, F'Close. **Title: C of O Price: N280Million Asking**

MOWE: A plot of land measuring 600sqms @ Mainland Park Estate (Pentagon) Mowe. **Title: Global C of O Price N5.5Million Asking**

J.V: A proposed 6flats of 3BR each @ Oshorun Heritage, Peace Avenue beside Channels TV measuring 700Sqmts, **Title: C of O Sharing Formula 50-50**

An industrial oil making machine used for making shea butter, coconut oil, palm oil is available for sale **Price N5.5Million Asking**

TUNJI AJIBADE CONSULTING

Estate Surveyors, Valuers, Facilities Managers and Consultants.
NO.49 Ogudu Road (Suite F10), Ojota, Lagos State.
Email:tunjiajibade001@gmail.com
TEL: 08037133148, 08081222048, Lukman 08035264337

MAINLAND SALES

1. GATANKOWA- ABULE- EGBA: A parcel of land measuring about 2,938 along Lagos – Abeokuta expressway with good title: N500million..
2. ALAGBOLE-OJODU: A well built 4-Bedroom Duplex at Ifedayo Estate, Alagbole, N45million.
3. OKO-MALA, ILASAMAJA: A 19-Room Development Tenement property on a plot of land for N35m.
4. IJANIKIN: Tenement buiiding on a plot of land at Mission st,. N15M
5. MEBAMU/AJANGBADI VILLAGE: A plot of land along Felix Ekpekorede, Off Isah Ibrahim strt,(Mechanic Bus stop),Lagos –Badagry Exp., Lagos. N5Million.
6. AMUWO- ODOFIN: Over 2-acres industrial land at Amuwo Odofin Ind Estate along Nosak close, N2Billion
7. PAPALANTO:10-acres of land at Papalanto on Abeokuta expressway.N5million per acre.
8. OWORONSHOKI: A Block of 4 nos. 3-Bedroom Flat, 2nos.1-Bedroom Flat and 1 Self-contained off Miyaki Srt. N70Million (ONO).
9. FREEDOM ESTATE, IPAJA: A 3-Bedroom Bungalow with uncompleted structure on a plot of land at Olaleye Crescent for N25million.

FOR SALE- IKORODU AREA

1. AMAZING ESTATE, ELEPE: A Block of 4nos. 3-Bedroom Flat at Amazing Estate, Elepe, Ikorodu for N65million.
2. AGBEDE OLOSUGBO:A Duplex and a Bungalow on a plot of land along Fountain Hotel Strret for N60m
3. GREENLEAF ESTATE, OLUODO, G.R.A: Well built 4-Bedroom bungalow on a full plot for N35m.
4. RERI/ ORETA: 8-Plot of land along Reri- Ofin Road (Behind St John School). N16million
5. ASOLO, ISAWO ROAD: A plot of land along Oloruntedo street. N5million.
6. IGBOPA: 2- plot of Land at Igbopa (One partly developed, one Bareland) N16m and N7m respectively.
7. ISAWO, IKORODU ROAD: A Plot of land off Yewa Road, by Ola Inukan BUS stop, Isawo: N5million.
8. OKE- OKO, ISAWO: A Plot of land with fence and Gate, Alonf Keff Srt, off Koonu Road,N17million.
9. PAKISHA: 5-Plot of Solid land at Pakisha Cele, near MUTI, Price between N4m and N5milli/plot.
10. OKE- AGBO, GBERIGBE: An investment property consist of 6nos Mini Flats and 2nos 2Bedroom Flat.

TO LET

ITA OLUWO: 2Nos Big and Neat 3-Bedroom Flat, behind Popotery Hotel, Ita Oluwo, N650k/p.a

ISLAND SALE

1. THOMAS ESTATE, AJAH: 3-Bedroom Bungalow at Divine Home Estate, Ajah. N50m
2. ROYAL PALMILL ESTATE – OBADORE AJAH : 3-Nos -3 bedroom flat with 2-Nos-2 bedroom(uncompleted) and semi-detached bungalow – N48m.

SANGO-OTTA, OGUN STATE:

2-Bedroom Bungalow with structure built to window level at SIR-K area N20million

IBADAN, OYO STATE :

A story building on a plot of land along Aribisala street Oke-Ado (opposite UMC) -N35m.

LETTING

1. A four b/drm duplex with a room BQ at Crystal estate Ilupeju – ₦3.5M per annum
2. 6 nos 2 & 3 b/drm flats at Greenfield Estate off Ago Palace way – ₦2M & ₦2.5M per annum respectively
3. 6 b/drm fully detached duplex with 3 rooms BQ, swimming pool and beautiful garden on 6 plots of land in a cozy environment in Agidingbi Lagos- ideal for residential or corporate office –₦15M per annum

FOR SALE

1. Hot sales - a plot of land measuring 700 sq. mts. at Victory Estate Off Ago Palace way Okota – only plot left (24 hours light) – ₦150M
2. 5 b/drm duplex with two rooms BQ at Ojodu/Berger…the street beside first bank Ojodu –₦85M
3. 300 sq. mts. of land off Adeniyi Jones - ₦120M
4. 2,400 sq. mts of land at C & I leasing road, Lekki Phase 1 with title –Consent –₦2.3B
5. A corner piece land measuring 720 sq. mts on budland street, Ojodu with C of O – ₦200M asking
6. Plot of land measuring 970 sq. mts on Baale Street, near Mosan near Gowon estate –₦50M
7. An uncompleted property at (lintel level) 4 flats on over a plot of land fenced round with gate at Alaja Area of Ayobo – ₦26M
8. A property consisting of 9 rooms & 3 parlors on 1000 sq. mts. in Egbeda – ₦100M
9. A five star hotel consisting of 136 rooms by Lekki toll gate – $220M
10. 2 wings of 6 b/drm duplex with parlors, 3 b/drm BQ on 820 sq. mts. of land each at Harmony estate Adeniyi Jones –well built –₦400M per wing – pictures & video available
11. 3 $^{1}/_{2}$ plot of land (fenced with gate) at Ibere Eko in Badagry Local Government – built up area & accessible ₦15M
12. distressed sales - 3 b/drm ensuit flat at shepherds apartment Abule Pan, along ibeju lekki expressway with Deed of Assignment –₦11M pictures available
13. 3 b/drm ensuit flat at LSDPC Sango –tedo – new building – ₦35M
14. Property measuring 1500 sq. mts. on Kosoko street, a very prominent street in Ojodu–ideal for church, Event Center, Shopping mall with C of O – ₦220M
15. 2 floor building on a vast parcel of land consisting of 2 nos 2 b/drm apartment, 1 no bungalow with 4 parlors, another bungalow with 2 b/drm apartment with kitchens, bathroom and toilets – along Ogodo road, Sapele Delta state – ₦35M asking
16. A pharmaceutical company on almost 1^{1}/2 acres of land at Sango with modern equipments that produces syrups and tablets - $1.5M
17. A bottle water producing company with delivery vans in Sango on1^{1}/2 acres of land - Call
18. 607 hectares of land along Ibadan expressway interchange Ogere- ₦35M per acre
19. 1, 705 hectares of land along Ibadan expressway Ajongolo after interchange - ₦25M per acre
20. 100 acres of land near Oghere along Ibadan expressway Isara Remo Ogun state ₦35M per acre
21. Property consisting of 8 nos of 3 b/drm flats with a penthouse and another 6 b/drm duplex with a BQ (all in one compound) at Ire –Akari Estate Lagos(well built) C of O – ₦200M
22. land measuring 3,394 sqmts along Adeola Odeku Street, Victoria Island – ₦3.2B
23. 30 plots of land along Iba road –immediately after the long bridge – with C of O ₦11M per plot
24. 3 plots of land at No. 1 palace road Ibeju Agbe slightly off Lekki –Epe express way –title - Governor's Consent ₦50M – very strategic
25. 3 b/drm flat in a private estate at Ojo – Oba Abule Egba –very decent ₦30M

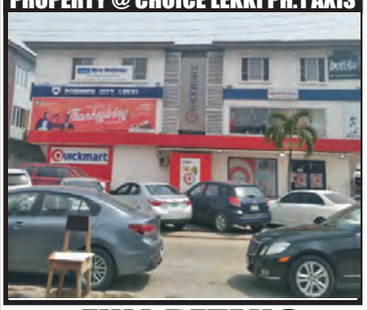
REQUEST

1. A strategic parcel of land (not less than 450 sq. mts for corporate office – must be along a major road in old Ikoyi Victoria Island, Lekki phase 1 must have registered title – budget ₦250M
2. A developer needed to finish up a building of four mini flats (lintel level) at mafoluku road oshodi Lagos.

I.K. NWAIZUGBO & CO
19, Alade Avenue off Awolowo Way, Ikeja, Lagos.
TEL: 08033472535, 09090013906, 08086577817
Email: ifycous@yahoo.com, iknwaizugbo_2020@yahoo.com

SELECTED ISLAND PROPERTIES FOR IMMEDIATE SALE

GOOD COMMERCIAL/INVESTMENT PROPERTY @ CHOICE LEKKI PH.1 AXIS



FULL DETAILS

LOCATION - The building is located at the **COMMERCIAL** Hub of Lekki along **PROVIDENCE STR. LEKKI PH.1** (almost facing the popular **YAKOYO RESTAURANT**).

DESCRIPTION - A 3 floors commercial Property which presently affords 7units uses,**GROUND FLOOR** - is used by a viable supper market shop + phone shop,**MIDDLE FLOOR** - is used by both a CHURCH organisation & a FASHION SHOP + PHONE SHOP,**TOP FLOOR** (3RD floor) is used by a financial consultancy FIRM & YAKOYO (as staff quarters). Besides, there is a pharmacy store shop (stand alone building) BQ at the back of the building Ample parking space that can accommodate between 25 - 40 cars at a time.

LAND SIZE - **1100square** meters

TITLE - Lagos State C of O

YEARLY INCOME - **#100Million** (**One Hundred Million Naira Only**) annually **(& STILL RISING)**

PRICE - **#1.1B.(ONO)**

SOLIDLY BUILT BLK OF 4FLATS OF 3B/RM EACH (COMPLETED UP TO ROOFING LEVEL) @ ONIMALU, IBEJU LEKKI BY SCHOOL GATE, OFF LEKKI-EPE EXP. WAY.



LOCATION - At **LAGASA, PH.2,ONIMAALU AREA** beside Redeem Christian Church of God (RCCG),**IBEJU LEKKI**, by **SCHOOL GATE off LEKKI-EPE EXP.WAY LAGOS.**

DESCRIPTION - A solidly built uncompleted block of 4Nos flats of 3B/Rm (**COMPLETED UP TO ROOFING LEVEL**) on a standard plot of Land (60ft by 120ft) fully fenced round and Gated.

TITLE - Receipt and Survey Plan+ Deed of Assignment.

PRICE - **#35Million (Slightly negotiable)**

VICTORIA ISLAND - 10B/Rms bungalows hse with 2Rms BQ on 1346m2 at **KOFO ABAYOMI STR @ #1. 7B**

VICTORIA ISLAND - Choice 3394m2 COMMERCIAL plot of land measuring approximately on **ADEOLA ODEKU STR** + Fed. Allocation @ **#3.5B.**

VICTORIA ISLAND - 4,300m2 Land at **BISHOP OLUWOLE STR,** + LAGOS C of O @ **#1.2M/m2**

VICTORIA ISLAND - 2 Wings Duplexes 5B/Rm with 2Rms BQ on 1,600m2 at **AMODU TIJANI STR. OFF SANUSI FAFUNWA STR. @ #1.7B**

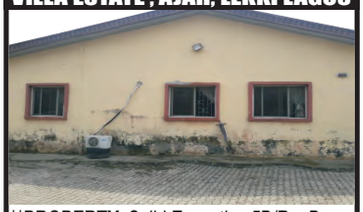
VICTORIA ISLAND - C/piece 10B/Rm Det. hse with 2Rms BQ on 1189m2 at **YUNIS BASHORUN OFF AJOSE ADEOGUN STR @ #1.5B**

SW. IKOYI - 5B/Rm Duplex + 2Rms BQ on **390m2 OFF AWOLOWO RD** + Land Cert. @ **#1B.**

BANANA ISLAND - **1400m2** on **GREGOR RD. @ #1.5M/m2**

BANANA ISLAND - **642m2** W/front Land + FNG C of O @ **#2.1M/m2**

EXEC. BUNGALOW @ BADORE BY COOPERATIVE VILLA ESTATE , AJAH, LEKKI LAGOS



PROPERTY: Solid Executive 5B/Rm Bung. + 2Rms BQ, Security Hse & Gen. Hse.

LOCATION : UNITY RD, off **COOPERATIVE VILLA RD**, making a Corner Piece with **PA ATAVIA RD, BADORE AJAH LEKKI, LAGOS.**

LAND SIZE : Approximately **900 Square meters**

TITLE : LASG Governors Consent (**impeccable**)

TENANCY STATUS : Immediate **VACANT POSSESSION** Guaranteed

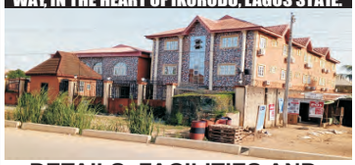
PRICE : #100Milllion (ONO)

FOR FURTHER ENQUIRIES & INSPECTION PLS CONTACT:

PRINCE ADEOBA S.A
(AKINWALE STANLEY & CO)
Block A2 - 8,Suite 272 Sura Business Complex, Simpson Street, Sangrouse, Lagos.
08091507639, 08037212769, 08086839204, 09169399069.
Email- princeadeobasa@yahoo.com, princeadeobasa@gmail.com

MAINLAND

AN ULTRA MODERN 5 STAR HOTELS (BRAND NEW 42 ROOMS), STRATEGICALLY SITUATED ALONG THE NEWLY CONSTRUCTED AGRIC-ISHAWO- A REPO DUAL CARRIAGE WAY, IN THE HEART OF IKORODU, LAGOS STATE.



DETAILS, FACILITIES AND FEATURES OF THE HOTEL:

** A new exquisitely Built and furnished 42rooms Hotel, Brand New but Never Commissioned. All rooms furnished with Beddings and Air Condition. It has BAR, SWIMMING POOL, CLUB CENTRE, GYMN HOUSE, EVENT CENTRE (OVER 500 GUEST CAPACITY), Good For Discernible Investors As it Promises GOOD RETURNS ON INVESTMENT.

**1000plus seater Event Hall(Fully Air-conditioned **An Olympic Size S/Pool **Two (2) Inner Bars and S/Pool Side Bar. **Well fitted and Equipped Kitchen **Ample Parking for over 50Cars at a go

****SIZE OF LAND**;- 4Nos standard Plots of land of 60ft by 120ft per plot (Approx. two third of one Acre)

** **TITLE**: It is covered by Clean, Good Impeccable & Marketable Title (Deed of Assignment, Family Receipt & Survey Plan)

****STATE OF REPAIRS**:- It is in GOOD STATE OF REPAIRS with ALL FITTINGS AND FIXTURES in GOOD WORKING ORDER and READY FOR OPERATIONS with little face lift and cleaning.

****PRICE:- #500Million**

****FACILITATOR'S FEES**;- 10% of the eventually agreed Sale's Price

A WORD OF CAUTION

Read this before concluding any transaction

We seriously warn readers to be cautious and investigate all circumstances, comments and claims in relation to any advertisement in ***Castles Lifestyle*** before concluding any transaction. Such investigation should extend to the person of the owner or agent of whom the reader has no prior knowledge. The responsibility of ensuring that whatever transaction you (the reader) are involved in, is a genuine one remains yours, as the old Latin maxim states 'caveat emptor' i.e let the buyer beware.

DIPO DAVIES
PUBLISHER

FOR SALE:

1. **LEKKI 4th R/About, Lagos:**
   Newly built 3-bedroom terrace house, off Ayinke George Street.
   Price: ₦150million (Asking).
2. **LEKKI 4th R/About, Lagos:**
   Newly built 4-bedroom pent floor flats, off Ayinke George Street.
   Price: ₦110million.
3. **VGC LAGOS**:
   New 4-bedroom semi-detached house located in Greek Haven Estate.
   Price: ₦130million.
4. **VGC LAGOS**:
   New 3-bedroom terrace house with boys' quarters located in Greek Haven Estate.
   Price: ₦90million.
5. **VGC LAGOS**:
   2-bedroom flats located in Greek Haven Estate beside VGC, Lagos.
   Price: ₦60million.
6. **IKEJA GRA**:
   Corner-piece land measuring **9,683.141 sqm**. Location is Sowemimo/Reverend Ogunbiyi Street.
7. **SURULERE LAGOS:**
   2-bay warehouses with offices & 2No. 40-feet containers, located in Akanbi Onitiri Street off Eric-Moore Road Surulele Lagos. **Price: N4.5Billion.**
8. **APAPA LAGOS:**
   1-bay warehouse on **1,410sqm** located at Burma Road, Apapa Lagos.
   Price: ₦800 million.[Asking]
9. **OMOLE PHASE 2:**
   Newly built 5bedroom detached house with BQ located in Durosinmi Abokunwa Street. **Price: ₦320million.**
10. **IKORODU ROAD:**
    Tenement building on three floors and on **698sqm** located along Ikorodu Road, Ile Ile Ketu Lagos. **Price: ₦450million (Asking).**
11. **OGOLONTO IKORODU**:
    Bare land measuring **2,423.46 sqm. Price: ₦10million per plot.**
12. **IKORODU:**
    Farmland of 12 plots located in Imota Ikorodu Lagos.
    Price: ₦2million per plot.
13. **IKOTUN:**
    5-bedroom detached duplex off Governor's Road College Bus-stop Ikotun Lagos.
    Price: ₦85million (Asking).
14. **ILAJE BARIGA:**
    Bare land at Ilaje waterside, Bariga Lagos on **1,233.44sqm**
    Price: ₦120million.
15. **YABA, LAGOS:**
    Bare land at Oyadiran Estate Yaba Lagos on **675sqm. Price: ₦150million.**
16. **APAPA GRA**:
    Water-front office development on **4,905sqm**. **Price: ₦1.4billion.**
17. **APAPA GRA**:
    Hotel premises on **1,576sqm**. **Price: ₦600million.**
18. **EBUTE METTA**:
    Newly built office building on 3 floors at Apapa Road. **Price: N400million.**
19. **ISHERI OSUN**:
    Bare land measuring **640.33sqm at** Ijegun Road, Isolo. **Price: ₦25million**

CONTACT US AT:

EMMA EZEAMA & CO. **(Estate Surveyors & Valuers)**
Suite WW 41, 2nd Floor, Entrance 6, T.B.S Complex, Race Course, Lagos State.
Office: **08164933190, 08132498854, 07039909496.**
Email: Emmaezeama@yahoo.com; Emmaezeamaandco@gmail.com

SELECTED MAINLAND PROPERTIES FOR IMMEDIATE SALE

SHOPPING COMPLEX 4 SALE @ ISOLO



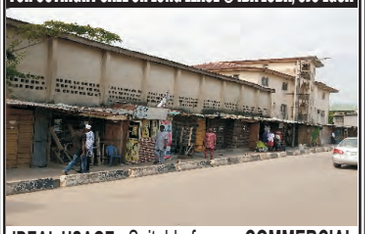
DETAILS: Shopping Complex Comprises 79 Shops on 4 Plot together C/Piece. Opposite **UBA BANK** Along **OKOTA RD LSOLO .** Opposite Suitable for any Commercial purpose,in a Good Location + L/Administration. Agreement, Receipt, Survey @ **#400M.**

2 UNITS OF 6FLAT OF 3B/RM @ GOWON EST.



DETAILS: 2 units of 6flats of 3B/Rm each, making a total of 12flats on a standard 2plots of land at **GOWON EST. EGBEDA** + C of O @ **#170M**

4 STOREY OFFICE BLOCK & 2NO WAREHOUSES BAYS FOR OUTRIGHT SALE OR LONG LEASE @ IBA LCDA, OJO LGCA



IDEAL USAGE - Suitable for any **COMMERCIAL** OR **COMMERCIAL USAGE VIZ** - Civil Event centre, Industrial Complex, Modern Eatery, Modern Supermarket, School, Hospital, Churches, International Hotel, etc.

PRICE - #350M(ONO)

BLK. OF 4FLAT OF 4B/RM @ AGO OKOTA



DETAILS: Block of 4 flats with 4B/Rm **DUPLEX** on 868m2 land on **LATEEF ADEGBOYEGA STR. GRANDMATE B/STOP, AGO PALACEWAY,** + C of O @ **#180M**

VERY UNIQUE FILLING STATION @ IKEJA ,CBD AREA

LOCATION - **IKEJA CBD** Area of Alausa with close proximity to the popular **FELA SHRINE**

LAND SIZE - 1 Acre (6 Standard plots) fenced and Gated.
- 8 pumps and 6 pumps & Tanks
- Underground Tanks

DEVELOPMENT - Blocks of offices, Lube etc

TITLE - All necessary Approval + C of O.

PRICE - #3Billion

LARGE PLOT (APPROX.) + UNCOMPLETED 2NOS 3B/RM FLATS ALONG LAUS - IGANDO EXP. @ AKESAN

LOCATION - Along Lasu - Igando Road, Akesan.

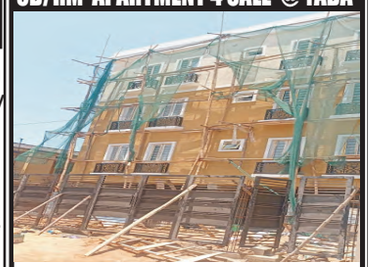
PROPERTY - Parcel Of Land + Uncompleted 2Nos 2bedroom Apartment Up To Linted Level.

SIZE/AREA - 1142 Sqmts (approximately 2 Plots)

TITLE - Receipt, Survey Plan & Deed Of Assignment

PRICE - #85Million

3B/RM APARTMENT 4 SALE @ YABA



LOCATION: Queens College, **YABA**

FEATURES: **All rooms en-suite ** Fitted Kitchen **Modern Day POP Ceiling ** POP screeded walls ** Detailed finishing ** Wardrobes ** Water heater** Microwave ** 24hrs security personnel

PRICE: #70Million

BLK. OF 6FLAT OF 3B/RM @ AGO OKOTA



DETAILS: Block of 6 Flat of 3B/Rm on Full Plot of Land with High Foundation at **ODUNLAMI STR.OFF DEBO BASHORUN STR.CL. TO DR FASEUN AV.** + Receipt, Survey, Agreement @ **#140M**

FOR FURTHER ENQUIRIES & INSPECTION PLS CONTACT:

PRINCE ADEOBA S_A
(AKINWALE STANLEY & CO)
Block A2 - 8,Suite 272 Sura Business Complex, Simpson Street, Sangrouse, Lagos.
08091507639, 08037212769, 08086839204, 09169399069.
Email- princeadeobasa@yahoo.com, princeadeobasa@gmail.com

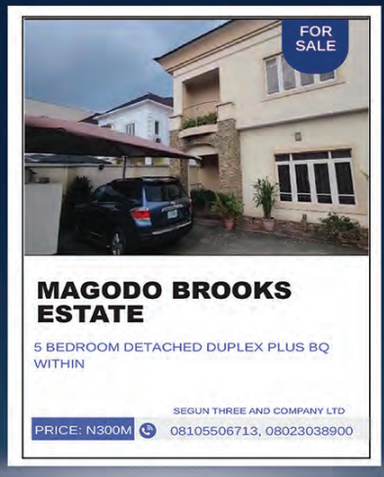
ADVERT RATE

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Back Cover	N150,000	Quarter Page	N12,000
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Quarter Page	N40,000	Quarter Page Normal	N10,500

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10,000



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LETTING

IKOYI

- 12 units of luxury 3 bedroom apartments and 5 bedroom penthouse for lease Comes with swimming pool, gym, fully fitted kitchen, 24 hours power, good parking. Note: No BQ, **Rent: 23 million.** #Av **Service charge: 3.750 million Diesel deposit: 500k Caution: 10% Agency: 10% Legal: 10% Location: Banana island Ikoyi Lagos**
  Note : Corporate tenant preferable
- Fully furnished 3-bedroom apartment with bq on 3rd floor with elevator in Ikoyi. Fully serviced with a Swimming pool, gym, Elevator, 24hrs electricity, smart TV (Netflix) internet connection, etc. Perfect for a short-let business.
  Rent.25m net per annum for a 1-year term.
  #24m :for a 2-year term. Service charge.
  #2.5m :(payable to my facility Management)
  Agency: 10 percent of the rent , Caution fee: 10 percent of the rent
  Legal fee: 10 percent of the rent. #AvLocation: Ikoyi , Lagos

TO LET:

- 2 Units of 4bedroom Semi-Detached Duplex House at **Osborne phase 2**
  Neatly finished 4bedroom Semi-detached Duplex House + 1room BQ all ensuite with fitted kitchen at a Close in Osborne 2, Ikoyi.
  Rent - N15,000,000. #Tom Agency - N1,500,000
  Legal - N1,500,000 Caution - N1,000,000
  Service Charge - N2,700,000 (Excl. Power)
  Location : Osborne 2 , Ikoyi Lagos
- Fully furnished 5 bedroom detached house with 2 bq .
  Amenities are : two dining rooms , game room, pool table , cinema room, family lounge ,Solar, swimming pool, study room etc..
  Rent : #110,000,000. #MD
  Location: Banana Island , ikoyi lagos
- Super luxury 3bedroom apartment with a room bq ,elevator ,swimming pool and gym ,ample parking space ... **Rent :50M (Negotiable)**
  Note:45/40M from 2 years rent upwards.
  Caution fee: 10M (Negotiable and refundable)
  Agency :10% Legal:10% Location : 2nd avenue Ikoyi Lagos
- 2 units of 3 bedroom apartment
  Rent : 30m per annum Location: banana island , Ikoyi Lagos
- 5 units of 4 bedroom a room bq each, swimming pool, gym ,children playing ground **Note:** For corporate body.
  Rent: $25,000 Location:ikoyi Lagos .
- OFFICE SPACES AVAILABLE FOR LETTING OFF AWOLOWO ROAD IKOYI
  Vacant unserviced Office Spaces measuring, 70sqm, 75sqm, 150sqm available in an office block in Ikoyi.
  Rent:N3.5m/N4m and N7.5m per annum.each.
  LOCATION: AWOLOWO ROAD IKOYI LAGOS

FOR SALE

IKOYI

- 4 bedroom semi detached house with a room servant servant quarter .. precast carcass to be finished by the end user to his own taste!
  Price : 550million asking Location : Banana Island road Ikoyi
  Title: Governor's consent
- A well detailed 4 bedroom semi detached duplex with a room bq within a mini estate. FEATURES ARE: - Swimming pool - Fitted kitchen - Corner-piece parking lot - Fitted Kitchen - Modern Luxury Appurtenances - All rooms en-suite - Fully tenanted.
  Note: The property is tenanted and the tenant is ready to move out the moment payment is made.
  Price : Call #Avirep Location: Ikoyi
  Title : Deed of Assignment.
- Size : 3,276 sqm, residential plot **Location: bank road, Ikoyi. Title: Federal C of O. Price: NCall for price**
- Size: 1,139 sqm, residential plot **Location : bank road, Ikoyi. Title: Federal C of O. Price: Call for price**
- Size : 1400 sqm, residential plot Location : Mc Gregor, Ikoyi.
  Title: Federal C of O. Price: N Call for price
- Vacant Land measuring almost 3130sqms **Price: $6.5million asking**
  Location: Bourdillon road Ikoyi Title: LASG CofO
- 5 bedroom fully detached house sitting on 500sqmts of land with pool, cinema, gym Size : 500sqmts **Price: #1.2b #Olumide**
  Location : ikoyi Lagos
- Size :5000sqm **Price : 800k per square meter**
  Location: Parkview ikoyi Lagos Title :Lagos state C of O

FOR LETTING

VICTORIA ISLAND

- Serviced 20 units of 4-Bedroom Terraced Houses with Swimming pool with pool lounge, a fitness centre, 24hrs Power Supply, 24hrs Security with CCTV etc.
  Note: 2 units available for rent
  Rent: 25m Sc: 3m (excluding light and diesel)
  Agency: 10% Legal: 10% Caution: 500k
  Location: Victoria Island, Lagos
- 9 bedrooms detached house available for lease.
  Location: Off Ajose Adeogun, Victoria Island
  Rent: N22m × 2 years
- 5 bedrooms fully detached House for long lease , a minimum of 5 year lease with 3years rent payable immediately and the other two years rent after the first year. Note : for office purpose
  Rent : #25million Location: Victoria island
- Size : 468.83sqm open plan office space on the 3rd floor.
  Rent: 80k/sqm S/charge: 10,500/sqm
  Power Deposit: 3m
  Location: 99, ajose adeogun Victoria island Lagos .
- Description: Very spacious office space with a perfect view located on the 5th floor of a well maintained office building.
  Location: Idowu Taylor Steet, Victoria Island,Lagos
  Size:240sqm Rent:N60,000/sqm
- spacious and vacant 6 bedroom house, with a private executive office with 2 staff room and reception and BQ. **Suitable for for a Bank MD/ED or Head office for corporate organization. Rent N45million #Md**
  Location: VI.

LEKKI

FORSALE

- 2 bedroom apartment with balcony , individual meter , cctv , 24/7 security, water treatment. **Price : #140 million Note : payment can be pay twice**
  Location: World Oil , lekki Lagos
- Size: 1200sqm plot **Location: off Admiralty Way**
  Title : Governor Consent Prices : 900 million asking
- Size : 650sqm **Location: Orange Island Phase 1 Price : #320m**
- Size : 650sqm **Location : Orange Island Phase 2 Price: # 310m**
- Size : 1000sqm **Location: Orange Island Phase 1, Price : #480m**
- Size: 6900 sqm, Mix Use plot **Location : Ikate,lekki Lagos**
  Title: Federal C of O. Price: N Call for price
  STILL AVAILABLE FOR SALE 1200 sqm, residential plot
  Location : of Admiralty Road - Lekki Phase 1. Title: C of O
  Price: # Call for price
- A Plots of Land, residential plo t **Location : Orchid**
  Title: C of O Price: 40M, 65M, 80M respectively
- Size : 2000sqm Location: A series off admiratly way lekki Lagos
  Price : 2billion Title : Lagos state C of O
- A Plots of Land, residential plot
  Location : Orchid , lekki
  Title: C of O # MD Price: 40M, 65M, 80M respectively
- Size : 13.3 hectares of land
  Location: Jankande off lekki epe express way
  Prices : #150,000 - 180,000 per Sqm
- Newly built 4bedroom terrace 1bq to be completed this month .
  Note : 4unit available for rent Price:12m per annum. #Md
  Location: Oniru , Victoria island
- 3 unit of 4bedroom terrace and 1 bq for rent Location: oniru
  Price: 12m per annum. #Olumide Service charge: 2.5m
- 2 bedroom flat. **Rent : 5m per annum owner want 2 years rent**
  Location : 10004 estate Victoria island

FOR-SALE

VICTORIA ISLAND

- 3 Bedroom Serviced Apartment For Sale
  Amenities:
  Fitted kitchen with accessories, Modern Day POP Ceiling
  Detailed finishing Wardrobes Luxury Finishing Water Treatment Water heater Heat extractor Waiting Room Ample parking space BQ Elevator Gym Swimming Pool
  Location: Victoria Island Lagos PRICE: NGN 350 M. #SG,
  Note : The higher the floor, the higher the price changed
- 4 Bedroom Terrace House . **Each unit comes with:**
  4 bedrooms ensuite with Bq, Fitted Automation control panel
  In-built speakers Fully-fitted Kitchen with Italian granite top
  Pantry Fitted Air Conditioners Spacious rooms
  Pre-installed DSTV cables Spacious balconies Security door etc
  Price: 450m Location: Victoria Island, Lagos
- BEAUTIFULLY BUILT 3 BEDROOM APARTMENT FOR SALE*
  Location: Oniru , Victoria island Price: 230 Million Naira
  Amenities:
  Fitted Kitchen with accessories, Modern Day POP Ceiling
  Detailed finishing, Wardrobes, Water heater
  Swimming pool Elevator Gym room Fully serviced
- 3 bedroom flat for sale comes with a bq , a pool , an elevator, a gym
  ***Price ; 240M Naira # Olumide *Location; Oniru**

FOR SALE, DIRECT BRIEF

- A NEWLY BUILT 4 BEDROOM MAISONETTE WITH BQ, ELEVATOR, GYM, POOL AND CINEMA
  FEATURES ARE:
  - Beautiful Contemporary Architecture - Swimming Pool - Gym Facility - Boy's Quarters - Cinema - Fitted Air Conditioners - Integrated Audio System - Box Room - Fitted Wardrobes - Elevator - Decent Finishing To Detail - Gorgeous Lightings - Family Lounge - Fitted Kitchen - Serene Environment
  LOCATION:VICTORIA ISLAND, LAGOS PRICE:860m
- Size : 1700sqm **Price: #1.8billion Location: Victoria-island**
  Title: Federal C of O
- Size:2000sqm **Price: #1.3m per square meter**
  Location: Bishop Oluwole Victoria island Title : LASG CofO
- Size:2000sqm **Price: #1.5m per square meter**
  Location: Ahmadu Bello ways Victoria island Title : LASG CofO
- Size:1200sqm **Price: #1.4billion Location: Victoria island**
  Title : LASG CofO
- Size:1600sqm **Price: #1.5 billion**
  Location: Amodu Ojikutu Victoria island Title : LASG CofO
- Size:1300sqm **Price: #1.5billon**
  Location: Sakajojo Victoria island Title : LASG CofO
- Size:1200sqm **Price: #1.6 billion**
  Location: Adeola Hope well Victoria island Title : LASG CofO
- Size :1700sqm **Price: #1.8billion**
  Location: Elsie femi pears Title s LASG CofO
- Size : 1200sqm **Price : 1.1 m per square meter**
  Location : Idowu Taylor , Victoria island

FOR LETTING

LEKKI

- 4 bedroom apartment plus 2 room bq
  Rent : 7.5m per annum #Md Location: Amen estate , lekki
- 3 Bedroom Serviced Apartment + Bq For Rent
  Rent- 14million. #Av S.C- 1.1million Caution- 1.2million
  Diesel Deposit- 1.7million Agency- 10% Legal- 10%
  Location- Lekki Phase 1
- Fully serviced 4 bedroom Maisonette with a bq in a secure and serene environment. Location: Lekki phase 1
  Amenities: - One boys quarter
  Swimming pool ,Gym ,All rooms ensuite ,Dining area, Balcony , 24/7 security, Great environment , Fully fitted kitchen ,Modern wares , Ample car parking space
  Rent: N20Million Agency: 10% Legal: 10% Caution: #1Million
  S.c: N1,750,000 (Power is pay as you go) Total: N26,750,000
- 2 bedroom fully fitted apartment
  Rent : 5m per annum Location: Abiola court, lekki #Av
- 2 bedroom apartment with balcony , 24/7 security etc ..
  RESIDENTIAL LEASE / RENT #6,000,000.00
  Service Charge Deposit - #500,000.00 Diesel Deposit - #1,000,000.00
  Refundable Caution - #1,000,000.00, Agency 10% - #600,000.00
  Legal Fee 10% - #600,000.00, TOTAL = #9,700,000.00
- **COMMERCIAL LEASE / RENT - #9,000,000.00**
  Service Charge Deposit - #500,000.00
  Diesel Deposit - #1,000,000.00, Refundable Caution - #1,000,000.00
  Agency 10% - #900,000.00, Legal Fee 10% - #900,000.00
  TOTAL = #13,300,000.00, Location: Ilasan ,Lekki Lagos
- 4 bedroom terrace with a BQ and a family lounge/semi parlor...The Estate has enough parking space, gym, swimming pool and children playground; constant water supply, 24/7 electricity and security.. **Rent : #6,000,000.00**
  Agency-fee: 10% of the rent #600,000
  Legal fee : 10% of the rent #600,000
  Service charge : #1,196,100, Refundable caution fee : #500,000
  Total : #8,896,100.00, Location: salem lekki Lagos
- 4 bedroom semi detached house with a room bq **Rent : 5,500,000 per annum**
  Agency Fee : 10% Legal Fee : 10% Location: Chevy view estate , lekki
- 4 bedroom semi detached house with a room bq
  Rent : 5,500,000 per annum Agency Fee : 10% Legal Fee : 10%
  Location: Chevy view estate , lekki

FOR LETTING

MAINLAND

- 2 bedroom upstairs apartment all rooms ensuite
  Rent : 3million per annum Location: Ogudu Gra
- 2 bedroom apartment , all rooms ensuite . **Rent ::# 2,200,000million**
  Refundable caution fee: #200,000, Agency fee: 10% of the rent
  Legal fee: 10% of the rent Location: Lawanson, Surulere Lagos .
- Exclusive office spaces on Ground floor, first floor are open plan spaces, second and third are office spaces . 30 sqm and above **Rent: 185,000 per sqm**
  Sale: 1.4million per sqm Service charge: 600k Location: Ikeja.

MAINLAND

FOR SALE

- Description: Massive bare land Size :1.7 hectares
  Location: Western Avenue Road surulere Lagos **Proce : 6.5billion**.
- Description: Full plot of Land. Size;648sqm. Note : It's gated and fenced # MD **Rent : 70m Location- Akoka**
- Well maintained 5bedroom fully detached duplex with spacious compound and 2rooms BQ **Price: #170 Million #Taiwo Magodo**
  Location: Magodo phase1 GRA Title: Certificate of occupancy and other relevant documents
- Newly built 5 bedroom fully detached duplex with a room bq..
  Price : #135 million Location: Magodo Gra Phase 1 , .# Taiwo Magodo
- Brand New 4bedroom Semi Detached Duplex Price : 135 million
  Location:Gbagada.. Title: Governor's consent

IN GOD WE TRUST
For more inquiries please Contact us on : 08175981909 ,08062461765, 08023918344, 08084096993, 08186307974, 0875981928.
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REDMGR INT'L DEVELOPMENT LTD.

AVAILABLE PROPERTIES FOR SALE

1) 50 Acres of Dry Land @ ELERANGBE, IBEJU-LEKKI, Lagos.
A Strategic Location Surrounded By Notable Landmarks such as:
*The proposed Epe Airport *Dangote Refinery *The Lekki-Epe Express way *Pan Atlantic University *Lekki Free Trade Zone
TITLE : Family Reciept, Registered Survey and Conveyance
PRICE: 7.5M Per Acre

2) 11 Plots of Land Off, ACME ROAD, By AGIDINGBI, *Suitable For Five Star Hotel / Event Centre e.t.c.
TITLE: C OF O . PRICE: #2B

3) Two Plot of Land at AWOYAYA Facing The Major Road.
TITLE: C OF O PRICE: 180M

4) 4 Flats OF 3 Bedroom Flat At GEMADE ESTATE, EGBEDA.
TITLE: FED ALLOCATION PAPER. PRICE: 250M

5) Functioning Filling Station on 2 Plots of Land at IJEDE ROAD, IKORODU, Lagos.
Features
7 Pumps 8 *7 Underground Tanks with submersible pumps
*In a perfect location *Office building *Mini Mart Space
TITLE: All relevant documents and Government Allocation
PRICE: 450M

6) 4 Bedroom Fully Detached Duplex + 2BQ on a 600sqm Land at AWOYAYA, IBEJU-LEKKI
FEATURES
*SELF COMPOUND *POP *SECURITY HOUSE *2 ROOMS BQ ETC.
TITLE: Governor Consent PRICE: 100M

7) A Very Massive and Solid Building, (85% completed) Consist of 11 Numbers of Two Bedroom flats, 3 Numbers of a Room & Parlour Self Contained and 1 Nos of a Room Self Contained (15 flats) at PACIFIC ESTATE, Lasu Isheri Road, Lagos.
Title: Receipt and Survey Price: 180M

8) 4 Bedroom Semi Detached Duplex at IKOTA, LEKKI, Lagos.
Amenities: Fitted Kitchen with Accessories, Modern Day POP Ceiling, Detailed finishing, Wardrobes, Luxury Finishing, Jacuzzi, CCTV, Automated Light, Water heater, Heat extractor, Ample parking space, BQ **TITLE: C OF O PRICE: 150M**

9) A Functional Tank Farm at Dockyard APAPA, LAGOS.
Capacity: 3O Million Litres. No of Tanks: 10
Loading Bays: 6
Products Stored: AGO & DPK. Can Interchange Tanks For Any Product.
All Tanks Are Fireproof
Size: Built On 2.5 Acres of Land.
Title: C of O. PRICE: 18B

10) One Plot of Land Off AWOLOWO WAY & Off OBA AKRAN, ANIFOWOSHE, IKEJA, LAGOS
TITLE: Registered Conveyance Price: 150M

11) A Plot of Land measuring about 700sqm Fenced Round at OJODU, LAGOS. **TITLE: Registered Conveyance. PRICE: 120M**

12) A Tastefully Built 5-Bedroom Duplex on 600sqm @ IGBOGBO, IKORODU, Lagos.
FEATURES
6 Toilets, 2 Living Rooms, Gym Space, Office Space, Large Kitchen, Large Car Park, Space (can park up to 6 cars), Security House.
TITLE: Registered Survey, Approved Plan and Conveyance
PRICE: 70M

13) 4 Bedroom Bungalow Fenced and Gated on a Full Plot of Land at AIYETEJU, IBEJU LEKKI, Lagos.
TITLE: Gazette PRICE: 60M

14) A British Boarding and Day School located in the heart of ABUJA on 5,414.24 SQM of land.
FEATURES:
*Admin and Classroom building. *Hostels. *Staff Quarters.
*Receptions. *Security Houses. *School Hall.
*Standard Library. *Buses, Cars and Ambulance.
*Fully Equipped Laboratories, ICT Room, Staff Lounge, Sport Arena e.t.c.
*Fully Equipped Student Playground, Sick Bay, Conference Room.
*Executive Offices For The CEO and School Directors.
*Adequate Car Park. *Adequate Water Storage And Treatment Facilities.
*Sound Proof Generators. E.T.C
TITLE: C OF O PRICE: 5B

15) 2 Units of 3 Bedroom Flat, 2 Units of 2 Bedroom Flat, 3 Units of Backrooms, 1 Unit of Lockup Shop At ITIRE, Lagos.
TITLE: C OF O PRICE: 150M

16) 2 Acres Of Land Facing Express Road At IGBOGBO, IKORODU,Lagos state. **TITLE: C OF O PRICE: 500M**
Suitable For Gas station, Super market, Filling station, Church, Event center e.t.c

17) 13 Acres Of Land Fenced Round With Gate With Situated At IFAKO IJAIYE Very Close To Abule-Egba,Lagos.
TITLE: Global C OF O PRICE: 2.5B

18) A functional Filling Station
Land Size: 2 Plots of Land
Location: Orisumbare Bus-Stop, CAMP-DAVIES ROAD, AYOBO, Lagos.
Title: C of O & All Approved Plan Documents Price: 250M

19) 8 Plots Of Land at LASU-IGANDO ROAD, Lagos.
TITLE: C of O PRICE: 800M

20) 6 Plots of Land @ Siriwon Free Trade Zone After REFINERY IBEJU-LEKKI, Lagos.
TITLE: Gazette / Regd. Survey PRICE: 60M Net

21) 13 Acres Of Land At GRA IKEJA, Lagos
TITLE: C of O. Price: 3B Per Acre

22) 1 Acre Of Land At Ikoyi Residential Scheme 1, James George Estate In ETI-OSA AREA Of Lagos State. Measurement: 3944. 38 SQM
TITLE: C of O PRICE: 2B

23) Warehouse On 2 Acres Of Land At MATORI,MUSHIN, Lagos.
TITLE: C of O PRICE: 2B

24) A Church On 3 Plots Of Land Facing The Tarred Road At DOPEMU BUS STOP,Lagos.
FEATURES
*Interlocking compound *5 Bedroom duplex *2 Sitting Rooms
*Children's Hall *Big Church Hall *5 Stores
*Large Parking Space *2 Gates **TITLE: Registered Deed**
PRICE: 500M
Note: This Property is Suitable For An Event Center, Shopping Mall E.t.c

25) 13.5 Acres of Land Directly On ACME ROAD, OGBA INDUSTRIAL AREA. **TITLE: C of O PRICE: 8.5B**

26) Landed Property Of Approximately 2,320SQM Located On LATEEF JAKANDE AVE, OFF BOURDILLION ROAD,OLD IKOYI, Lagos.
TITLE: C of O PRICE: 1.5M/SQM

27) Fenced And Sandfilled Plot Of Land Measuring Approximately 660SQM Located at MAIYEGUN, JAKANDE, LEKKI, Lagos.
TITLE: Survey, Receipt and Deed of Assignment.
PRICE: 120M

28) Land Of Approximately 640SQM With A Demolishable Structure Located At Abiola Tolani Street, OLOGOLO, LEKKI, Lagos
TITLE: C OF O PRICE: 150M

29) 52 Rooms Hotel Along Airport Road, LUGBE, ABUJA
TITLE: C OF O PRICE: 1.5B

30) 2800 SQM Commercial Land In WUYE, ABUJA
Title: C OF O Price: 600M

31) 3,025 SQM Residential Land At ASOKORO, ABUJA.
Title: C OF O Price: 400M

32) 15 Plots Of Land At MAGBORO Off NNPC FILLING Station
Title: Registered Survey Price: 200M

33) 5 Bedroom Semi-Detached Duplex
Features:
*24hrs Power Supply *24hrs Security *Water Treatment System
*CCTV Surveillance Camera *Boys' Quarters *Fully Fitted Kitchen
*Walk-in Closet *All Rooms Ensuite *Family Lounge
*Washing Machine *POP Ceiling *Water Heater
*Walk-in Shower *Ample Parking Space
*Stamped Concrete Floor etc. **Price: 200M Title: C of O**
Location: BAKARE ESTATE, AGUNGI, LEKKI, LAGOS.

34) 65% Uncompleted 5 Bedroom Semi-Detached Duplex
Price: 130M Title: C of O
Location: BAKARE ESTATE, AGUNGI, LEKKI, LAGOS.

35) A Full Plot Of Land Fenced With Gate
Price:450M Title: C of O
Location: KODESOH STREET,IKEJA.

36) 4 Plots Of Land
Price: 1B Title: C of O
Location: KODESOH STREET,IKEJA.

37) Property Located LIMCA ROAD, ISOLO INDUSTRIAL ESTATE, LAGOS Measurement: 3709.54SQM
Price: 2.5B Title: C of O

38) 50 Acres Of Land At LAGOS / IBADAN EXPRESSWAY, Between Redeemed Camp and Shagamu Interchange Right Hand Side Facing Lagos
Price: 50M Per Acre Title: C of O

39) 4 BedRoom Bungalow At GRA EXTENSION,SAGAMU, OGUN STATE.
Features:
*Reception *Study *Large Kitchen with Pantry & Laundry Room *Spacious Patio*Large Garden & Orchard
Title: C OF O Price: 50M

40) Seven (7) Plots Of Land
Suitable for School, Hospital, Hotel, Warehouse, Factory, Event Center Or Guest House.
Title: Receipt and Registered Survey. Price: 350M
Location: AKINWOWO ROAD, ALIMOSHO

41) Brand New 4 Bay Warehouses On 10,000SQM In OPIC.
*2 bay Are 1,584SQM Each (3,168m²)
*2nd 2bay Are 1,188SQM Each (2,376m²).
*Good Parking Space For Heavy Duty Trucks.
*Heavy Duty Iron Concrete Floor Reinforcement of 12 inch thickness.
*Bullet Proof Cabin Offices, Kitchen, Toilets And Bathrooms.
TITLE: C OF O PRICE: 1.7B

For Enquiries:
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08034621781, 08034221117, 08072511111,+2349121825609
Or Visit:
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treco@mail.com
PRIVATELY CONTACT: WhatsApp: 08025830099/08078022257.

ISLAND PROPERTIES FOR SALE

IKOYI:
- Waterview ambassadorial house on 6500m2 **in Ikoyi**
- 3 blocks of 8 no 3 bedroom all ensuite flats with respective pent suites making 27 units on about 3500m2 **Off Mcpherson Road,**
- 4 & 3 Bedroom well finished, rooms ensuite and fully serviced flat with beautiful swimming at **Parkview Estate.**
- **A corner piece commercial use block of flats close to Falomo @ N2bn**

VICTORIA ISLAND:
- Bank built and used branch office with other facilities formerly used by a first generation bank on 1,222m2 along **Adeola Hopewell St. @N1.8 Billion**

VICTORIA GARDEN CITY:
- 4 bedroom detached house with 2 sitting room, gate house, 2000 litre diesel tank, 5 car parking and 2 bedroom Bq.

LAGOS ISLAND TO LET / LEASE
- 3 bedroom flat on first floor on **Archbishop Okogie Road(Monastry Rd.), Sangotedo, N1.5M**

MAINLAND PROPERTIES FOR SALE

SURULERE:
- Vacant Industrial plot on Over 2 acres on Eric Moore Rd. **Iganmu Industrial Estate Surulere**, @ N2.5bn (ono)
- Cornerpiece propert on about 8000m2 at **Akanbi Onitiri Close, Off Eric Moore Road,N5Billion Asking**

IKEJA:
- 2000m2 land **Opposite Shoprite Maryland on ikorodu road, N1.2Billion**
- A vacant 4100m2 landed with two building warehousing of 3500m2 space at **Henry Carr, Off Oba Akran Avenue, Ikeja, N1Billion.**

MAGODO PHASE1:
- 2 unit 3 bedroom duplex with 2 bedroom flat and a one bedroom flat at the rear within **Magodo, N270M**
- A tenement bungalow on full plot of land at **Orisha Isheri,N80M**

SHOMOLU:
- 9 unit one bedroom flat+1 studio apartment on 550m2 **Off Bajulaye Road, Shomolu,N75M**

ILUPEJU ESTATE:
- A detached house **Off Coker Road, Ilupeju Estate, N350M**

OSHODI- APAPA EXPRESSWAY:
- Detached house with two room down stairs and three rooms upstairs on 600m^2 **at Minimah Estate Oshodi Resettlement Scheme, N300m**
- Commercial uncompleted structures on 5274.84m2 land at **Charity Bus Stop, N1Billion**
- 2863.76m2 land **Off Christ Disciple St., By Mechanic Village, Off Osolo Way via Aswani,N580Million**

IJORA BADIA:
- Tenament bungalow at **ajayi street,N20M**

IKORODU ENVIRON:
- A well built bungalow with three flats at Haruna area @N55m
- 4Brm Duplex with 2(no) 3bedroom flats attached at **Igbo Oluwo Estate, Jumofak,N80M**
- A finished block of 4 flats of 3 bedroom each at **Parafa after Lucky Fibre**

ISHERI NORTH G.R.A.:
- 1.1 hectare (10,905.4 Sq. Mtr.) at **Isheri GRA via Channels Television, Isheri North N300M**
- 700m2 bare land at **Block61A, Off Road 10, By 2nd Gate, N35Million**

OGUN STATE
- 8 Acres of bare land on **New Chinese Road, Agbara – Lusada Road, N70m**
- 5 Bedroom detached house with 2 room bq on a full plot of land at **Asero Estate, Abeokuta, N25M.**
- Fenced and gated 2 plot of 1111.023m2 at **Oke Ola Community, Oke Ata, Abeokuta.**

REQUEST

A plot of residential land required within a Government Estate layout at Abeokuta

IBADAN:

Warehouse & Administrative office on 4.8acres at **Alomaja Road,Idi Ayunre, Old Ijebu Road,N400M**

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THE MACDONALD PLACE

13B, MACDONALD ROAD, IKOYI, LAGOS.



CARRILLION is an architectural consultant/real estate development company located in Lagos, Nigeria. Carrillion Consultants has its primary focus on Property Development, Investment, Building Construction, Design Services, and Facilities Management. For each project, we establish relationships with partners who we know will help us create added value for your project. As well as bringing together the public and private sectors, we make sector-overarching links to gather knowledge and to learn from each other. The way we undertake projects is based on permanently applying values that reinforce each other: socio-cultural value, experiental value, building-techical value, and economical value. This way of working allows us to raise your project to a higher level.

While The MacDonald Place has been designed for you to enjoy the simple things in life. Whether that's sitting back and relaxing in the comfort of your new home, spending time amongst nature or discovering new places to socialise with friends and family; this new environment encourages you to live life your way. With a host of local amenities within walking distance and a number of features to explore. The MacDonald Place is one the most desirable locations in Ikoyi, Lagos, and includes a collection of high-quality three and four bedroom maisonettes.

The MacDonald is not just a home; it's a lifestyle. Dive into the refreshing swimming pool to unwind after a long day, maintain a healthy lifestyle in the well-equipped gym, or indulge in a cinematic experience in the dedicated cinema room. These recreational facilities elevate the living experience, making The MacDonald an oasis of relaxation and entertainment. Embrace a life of luxury and sophistication at the MacDonald - where dreams of opulent living become a reality. Carrillion Limited remains committed to excellence and innovation, constantly striving to elevate the standards of the architectural and real estate development industry in Nigeria and beyond.

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Anatomy of a living space

Like a painting, this luxury interior balances elements creating an unforgettable ensemble of forms, colors and textures that captivates every spectator, that is, in a 3-dimensional space.



With a minimal square footage, you are immediately welcomed with a pop of yellow and sheen with these bold colors introducing you to the social space. The mid-century chair seems to beckon you to seat down and take in the ensemble, and just the perfect icebreaker for guests.

After which you are slowly drawn to the gorgeous, recessed lights that adds visual interest to the ceiling and that seems to highlight one of the focal points of the room. Then, a browse through the space you'll appreciate the layered textures with wood and stone that grounds the whole interior.

The living room has that basic symmetrical layout but is not transfixed in maintaining on evened out elements. Instead, there's a subtle offset of elements giving the whole interior dimension and movement as you have the typical rectangular layout of your living room.



The glass balustrade panels also serve as a backdrop to the iconic midcentury chair

To increase the visual perception of a large airy space the designer opted for wood flooring with the slats oriented in one along the longest side. The grounding material adds a cozy feel to the space as it has yellow and white undertones that matches well with the yellow and orange elements and contrasts against the gray, white and black colors. While the framed in darker wood planks mark the location of your floating stairs which also adds to the aesthetic of an airy and wide space. Then, the ceiling is maintained in a white hue with recessed lights that allows the dangling focal point to occupy the vertical space keeping the look clean.

Glass walls serve as a boundary between the social space and your staircase as the strong contrast of black and yellow is emphasized. The glass materials allow light and views to pass through the between the areas which makes the space look larger with the flowing space. The glass balustrade panels also serve as a backdrop to the iconic midcentury chair allowing your luminaire and furniture to shine through.





Like the living room, the hallway is grounded by long wood flooring that stretches along the longer side. In this way, it looks more spacious. Complemented with wall flutings adorning one side of hallway wall. The vertical orientation also gives the impression of space at it emphasizes the height of the room.

Recessed lights also give visual impression of a spacious room and are also offset unlike the typical hallway where the lights are at the center.



CREDITS

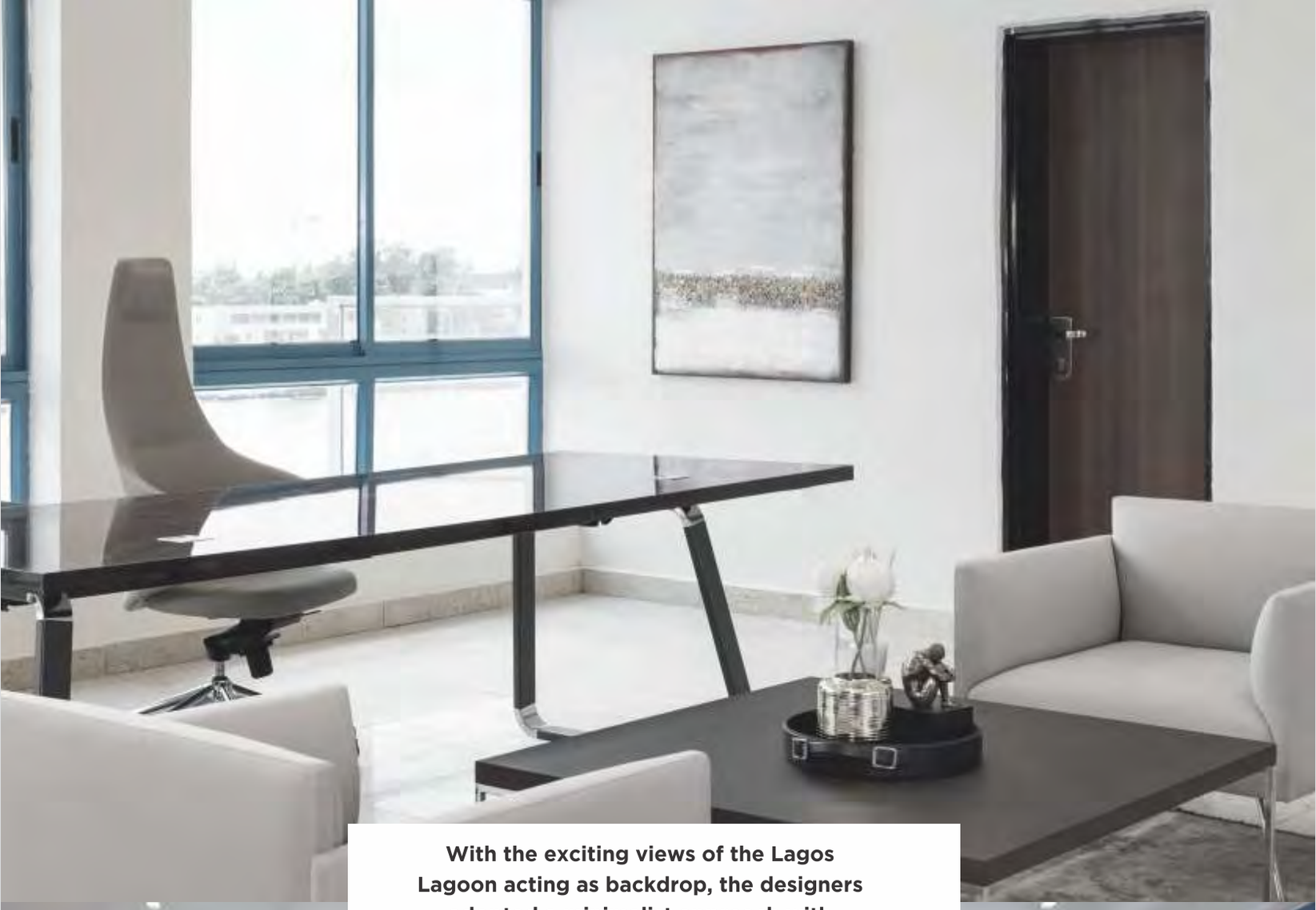
Designer:
@serdamolinteriors
Photography:
@luxuryinteriorimage.ng
Location: Nigeria

THE MATRIX PROJECT

@ivo_luxurytextiles has released photographs of its Matrix Project – an open plan waterfront office in Lagos. Featuring, strong lines and neutral tones, the office is a backdrop for views of the Lagos Lagoon.



PHOTOGRAPHY @RUBYSPOLAROID_PHOTOGRAPHY
RUBYSPOLAROID
P: 0807 434 3852
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With the exciting views of the Lagos Lagoon acting as backdrop, the designers adopted a minimalist approach with neutral tones.



TENANT TALES

Should you live in the same house as your boss?



So my mother believes that this short, ugly, foul smelling trader is a good enough husband for the daughter they trained in the best universities in Europe and the USA? Emeka had 'dropped in' for breakfast on Saturday as a ploy by my mother to arrange a relationship. It did not help that he instead of talking to me, he commented on how 'skinny' I was to his uncle who had accompanied him. Overcompensating as he really did not have much to say for himself, other than how rich he was.

I was getting tired of my parents' constant meddling in my affairs. I was only staying at home because everyone advised that it was better for a 'senior' single like myself to live at home until I got married.

I did not agree but for the sake of living in peace, I did as I was told. The so-called future husband (definitely not Trader Emeka) was taking his time in coming so I faced my work head-on. This resulted in rapid promotions and I quickly moved up to Assistant General Manager level in the multi-national company I worked in. This job meant a lot of late hours and I was now exposed to the politics in the office. This was creating double strain on me.

At home, my mother would wait for me till I got home and start ranting about how my work was clashing my chances of getting a husband. Meanwhile, at work, I was having issues with my direct boss – a Nigerian lady who felt that I had been promoted too rapidly and kept finding fault with my reports. This meant that I kept staying later and later in the office and my mother's rants were getting more and more.

My Managing Director, a very nice Irish fellow, noticed my level of stress and after hearing more of my personal life (I kept the bit about my immediate boss out of it), suggested that I get an apartment closer to the office in Ikoyi, where the office was. I protested that I could not afford it but Brian, my MD, suggested that I kept an eye on Castles Lifestyle and Highbrow Living magazines in my search. Incredibly, I found a very nice studio apartment in Parkview Estate at an affordable rent. I was worried about the service charge though. I conveyed my fears to Brian and he said with a wink that “General Managers in the company get their rent and service charge paid in full”.

What? Did he mean I was going to get a double promotion? He made a sign showing his lips were sealed but his eye betrayed the news. So this meant that after the appraisals in a few months, I would be able to live in the flat as part of my perks. Or even upgrade.

I paid the rent and other charges for the flat and I moved in. Guess who is living in the flat across from me? My immediate Boss! The witch who thinks I have been promoted above my capacity. The 'contending' spirit making my work life miserable. And she is the one responsible for appraisals….not Brian.

Every time, we met in the lift, the expression on her face showed her displeasure. As if I did not get the message, she started making snide comments about employees who do not know their place. Life in the office got harder. I confided in some senior colleagues and when they heard that I had the 'temerity' to live in the same apartment block as my boss, they advised that as a first step, I should give up the flat. All my protestations about how this was wrong was met with the practical response that it was obvious that the woman had it in for me and staying at the same place with her had aggravated the issue.

Meanwhile the agent called me that someone else was interested in the flat and I could get a premium if I gave it up. *What should I do?*

up. What should I do? house as your boss? So my mother believes that this short, ugly, foul smelling trader is a good enough husband for the daughter they trained in the best universities in Europe and the USA? Emeka had 'dropped in' for breakfast on Saturday as a ploy by my mother to arrange a relationship. It did not help that he instead of talking to me, he commented on how 'skinny' I was to his uncle who had accompanied him. Overcompensating as he really did not have much to say for himself, other than how rich he was.

I was getting tired of my parents' constant meddling in my affairs. I was only staying at home because everyone advised that it was better for a 'senior' single like myself to live at home until I got married. I did not agree but for the sake of living in peace, I did as I was told. The so-called future husband (definitely not Trader Emeka) was taking his time in coming so I faced my work head-on. This resulted in rapid promotions and I quickly moved up to Assistant General Manager level in the multi-national company I worked in.

This job meant a lot of late hours and I was now exposed to the politics in the office. This was creating double strain on me. At home, my mother would wait for me till I got home and start ranting about how my work was clashing my chances of getting a husband. Meanwhile, at work, I was having issues with my direct boss – a Nigerian lady who felt that I had been promoted too rapidly and kept finding fault with my reports. This meant that I kept staying later and later in the office and my mother's rants were getting more and more.

My Managing Director, a very nice Irish fellow, noticed my level of stress and after hearing more of my personal life (I kept the bit about my immediate boss out of it), suggested that I get an apartment closer to the office in Ikoyi, where the office was. I protested that I could not afford it but Brian, my MD, suggested that I kept an eye on Castles Lifestyle and Highbrow Living magazines in my search. Incredibly, I found a very nice studio apartment in Parkview Estate at an affordable rent. I was worried about the service charge though. I conveyed my fears to Brian and he said with a wink that “General Managers in the company get their rent and service charge paid in full”.

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