



# 3A IKOYÀ

## The Residences

Exclusive 5-bedroom Terrace units in the heart of old Ikoyi



**3a Ikoya offers 6no Exclusive 5-bedroom Terrace Units; each on G+3 floors with a private lift** and featuring contemporary design; high end finishes and fittings, smart home features and flexible floor layouts customisable to suit your unique lifestyle.

\*All images are for illustration purposes only and may differ from final product





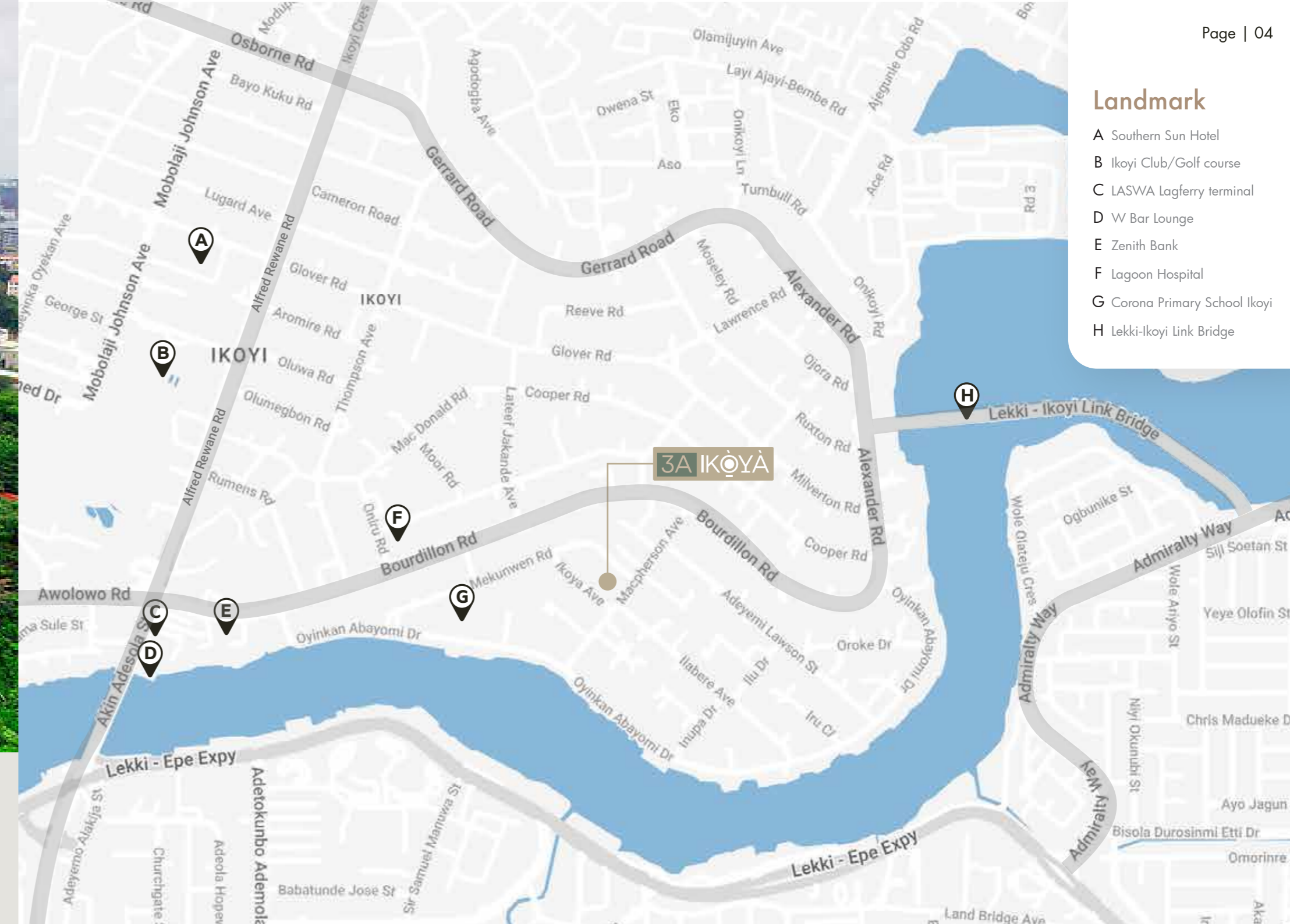
## A desirable address nestled within old Ikoyi....

Synonymous with such intangibles as **heritage, prestige and exclusivity**, Old Ikoyi remains home to some of the city's most desirable addresses.

This former Government Residential Area also boasts more tangible features such as **accessibility, security and proximity** to variety of amenities including retail shops, recreational centers and entertainment/cultural hubs.

## Landmark

- A Southern Sun Hotel
- B Ikoyi Club/Golf course
- C LASWA Lagferry terminal
- D W Bar Lounge
- E Zenith Bank
- F Lagoon Hospital
- G Corona Primary School Ikoyi
- H Lekki-Ikoyi Link Bridge





## SITE PLAN



1. Gate Entrance
2. Gate house
3. Facility Office
4. Generator House
5. Garbage Collection
6. Visitor parking
7. Driveway
8. Designated parking
9. Terrace unit
10. Private backyards
11. Water treatment
12. Gym and changing rooms
13. Swimming Pool
14. Pool Deck
15. Pool bar

Each of the 6 Terrace units enjoys its own exclusive space on the site, including designated parking for 3 cars and a private backyard.

Other amenities on-site include:

1. 6 additional parking spaces for visitors: 1 per unit
2. Swimming Pool with Changing rooms conveniences;
3. Pool deck seating area and Pool Bar;
4. First floor Gym equipped with cardio and weight training equipment and overlooking the pool



# AERIAL VIEW



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# POOL & GYM VIEW



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# GROUND FLOOR PLAN



1. Entrance walkway
2. Covered parking
3. Entrance porch
4. Entrance Lobby (10.0sqm)
5. Private Lift
6. Stair hall
7. Guest Lavatory (2.0sqm)
8. Closet/Electrical room (1.2sqm)
9. Guest Room/Home office (En-suite) (13.0sqm + 3.2sqm)
10. Courtyard
11. Service walkway
12. Maid's room (en-suite)
13. Backyard
14. Staircase to Kitchen above

**The Ground Floor functions as the Reception floor** with an entrance lobby, waiting area and guest lavatory. The lobby provides access to the higher floors by staircase or lift. Also on this floor, at the end of the lobby is an en-suite room that can serve as a guest room, home-office or Den. Completing the ground floor are an en-suite maid's room (accessible from outside the main house), and covered parking for two cars (a third parking space is provided in front of the unit but is not covered).



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# FIRST FLOOR PLAN



1. Stair hall
2. Lobby (8.0sqm)
3. Lift
4. Dining Area (incl. below)
5. Living Area (40sqm)
6. Family Room (12.5sqm)
7. Kitchen (22.0sqm)
8. Laundry Counter (incl. above)
9. Pantry store (3.5sqm)
10. Stairs to backyard below
11. Void over Courtyard

**The first floor serves as the "Piano nobile" or main floor of the house.** With 3.3m high ceilings and a courtyard void at its center, it includes two living areas and a dining area (with options for different configurations). It also includes a contemporary fully fitted kitchen with a separate laundry counter and a generous pantry store. Large windows on multiple sides complement the high ceilings on this floor to deliver a bright and airy interior. The lift and central staircase provide access to the other floors, while an external staircase provides a link from the kitchen to the backyard below.



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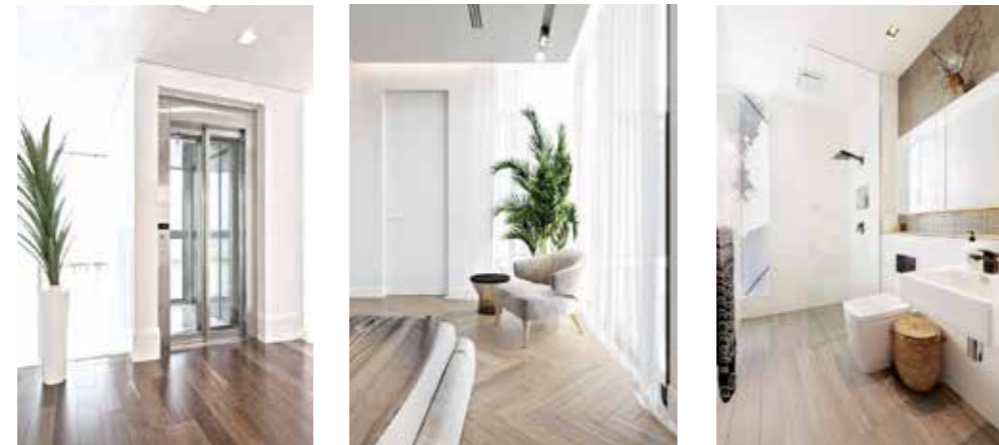


## SECOND FLOOR PLAN



1. Stair hall
2. Lobby (7.0sqm)
3. Lift
4. Lounge (8.5sqm)
5. Bedroom 1 (14.0sqm)
6. En-suite bathrooms (3.5sqm)
7. Bedroom 2(14.0sqm)
8. Bedroom 3 (20.0sqm)
9. Bathroom (5.5sqm)
10. Walk in closet (5.0sqm)
11. Balcony
12. Utility Terrace
13. Void Over Courtyard

**The Second Floor is the private bedroom floor.** Also organised around the courtyard void, it holds 2no. en-suite bedrooms towards the back which are accessed from a lounge space that can serve as a TV lounge, kids play or study area. On the other side of the floor is a larger en-suite bedroom 3 with its own walk-in closet, sitting area and a private balcony. The lift and staircase provide access to the other levels from the lobby space in the center of the floor, which also leads to an outdoor utility terrace overlooking the courtyard with cat-ladder access to the service installations on the roof.



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## THIRD FLOOR PLAN



1. Stair hall
2. Lobby (7.0sqm)
3. Lift
4. Box room(2.0sqm)
5. Master Bedroom (22.0sqm)
6. Master Bathroom (10.0sqm)
7. Walk in Closet (8.5sqm)
8. Covered Roof Terrace (30.0sqm)
9. Open Air Roof Terrace (incl. above)
10. Flower Boxes
11. Void Over Courtyard

**The Third/pent floor is the Master Suite floor.** Characterised by its high ceilings, it houses the Master Bedroom, with its double sided Walk-in-Closet/dressing area and modern Master bathroom that includes separated toilet and shower room, double bowl vanity top and a stand-alone bathtub. Also on this floor is a box room accessed from the central lobby which also links the lift and central staircase. Completing this floor is the feature roof top terrace (part covered, part open to the sky) with views of the greenery and Ikoyi skyline.



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# SPECIFICATIONS SHEET

Contemporary, Warm, Sophisticated and Sustainable are attributes of the finishing and specifications of the development



## INTERIOR FINISHES

- High quality Wood patterned floor tiles with complimentary skirting/baseboards
- 2.4m Naturally finished Solid Hardwood and steel security entrance door.
- 2.4m Solid core flush doors (white painted/natural finish) to living rooms and bedrooms.
- MFC/HDF fitted wardrobes with stainless steel accessories and integrated lighting.



## MECHANICAL & ELECTRICAL

- 2 passenger private panoramic lift
- Air-conditioning in all living rooms, bedrooms, kitchens and reception lobbies.
- Central water heating.
- Recessed ceiling LED/energy saving lighting in all spaces in black/chrome/white finishes.
- Power provisions for automated window blinds in living areas and master bedroom
- Cable infrastructure for central TV and internet Wi-Fi throughout the house.
- Audio speaker systems to living areas and Master bedrooms
- Smoke/Fire detection system.
- Cabling for Solar inverter infrastructure.



## KITCHEN

- Spanish porcelain floor tiles and feature backsplash tiles.
- Fully fitted MFC/HDF kitchen cabinets in gloss and matt finish, with stainless steel accessories and integrated lighting.
- Marble/Granite/Quartz counter top with stainless steel double bowl sink and extendable mixer tap.
- Fitted kitchen appliances including 5 hob gas/electric burner, extractor hood, oven & microwave.
- Laundry Washer/dryer installed.
- HDF shelving installed in pantry.



## FACILITIES & SHARED SERVICES

- Dedicated transformer and Back-up diesel generator
- Water treatment plant with individual water storage tanks and pressure pumps
- Bio-digester sewage treatment plant and refuse collection area.
- Electric security fence and CCTV.
- 10m Swimming pool.
- Air-conditioned gym with mirror wall and gym floor mat finish to support treadmill(s), stationary bike(s) and Free weight training station.
- Facility Managers office and store.
- Gardening and common area cleaning.



## BATHROOM

- Spanish porcelain floor and wall tiles
- Tempered shower glass partitions
- Dual flush toilets and separate bidet spray.
- Fitted mirrors with LED lighting
- Shaving sockets
- Chrome/black finished stainless steel brassware mixer taps and rain shower heads.
- Stainless steel linear shower floor drains
- Extractors.

### MASTER BATHROOM

- Concealed cistern dual flush toilet with separate bidet spray
- Marble vanity top with double bowl wash hand basins and fitted HDF wood cabinets/shelving
- Free standing bathtub
- Separate shower room and toilet with tempered glass partitions



## TITLE AND OTHER TERMS

- Deed of Assignment
- Home-owner agreement for services, charges and other terms.

# DRIVEWAY VIEW



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## PROJECT TEAM

Combining innovation and out of the box thinking with trusted hands and decades of experience.



**KAPPA SQUARE LIMITED (Project Developers/Promoters)** is a proprietary investment family office with a focus on real estate development. The company is run by a board with international and local expertise across sectors including business consulting, finance, engineering and real estate development. Directors include Ayotomiwa Odusote (BSc,MBA), Olufemi Odusote (BSc, MSc, MBA, MNSE, COREN) and Oladimeji Odusote (BES,MED,MSRED). 3a Ikoya Avenue is a legacy asset of the company and its first development.

## UCALUX LIMITED

**UCALUX (Builders/Construction Managers)** is a niche design and build contractor that is focused on delivering value to clients in the built environment. Founded by Uche Isiadino (BSc, MSc, PMP, MICE, MNSE, COREN), the company leverages on the over 50years combined experience of the management team, locally and abroad. This includes senior and executive management roles at established firms such as BCL Construction and ARBICO PLC. anchoring landmark projects in Lagos from several multilevel skyscrapers to luxury residential developments in Victoria Island, Ikoyi and Banana Island.

## DODB

**D\_O\_DESIGN BUILD (Designers/ Development managers)** As lead design consultants and development managers, DODB brings to bear the almost 20yrs of experience of its Principal and founder - Oladimeji Odusote (BES,MED,MSRED) - in the design, construction and real estate industry. With significant experience in the development of internationally branded hotels and apartment hotels across west Africa – DODBs mission is to elevate the residential experience to hospitality lifestyle. Working with similarly experienced allied consultants, contractors and sub-contractors; attention to detail and reliable service are at the heart of everything we do.



**MANOR REALTY (Sales/Operations)** is a leading property management firm with a focus on premium properties and a significant portfolio in the Ikoyi area of Lagos state. Operating for almost a decade within this space - connecting discerning clients to some of the most exclusive properties in the area – MANOR Realty brings to bear a distinct understanding of the needs of our sophisticated clientele. The result is a product offering that delivers value beyond the physical building to include facility and property management that ensures a seamless user experience is delivered to our clients now and into the future.

## STREET VIEW



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