



PROPERTIES CATALOGUE

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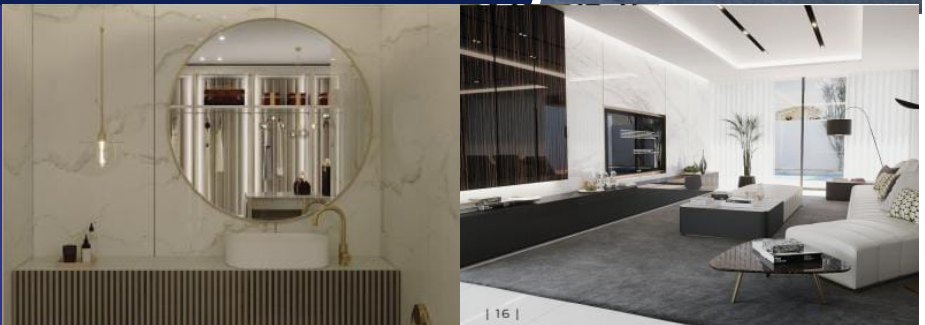
Pelican Cove

The Exquisite PELICAN COVE offers exceptional value for premium contemporary living in the heart of Lekki. It's a splash extraordinary lifestyle for the man and woman of grand stylish living

\$3
million

6 THOMSON AVENUE, IKOYI

TYPES:
5 Bedroom
Masonite
with 1 Office Space
and 2 Room BQ



Spacious Living Area



Exotically Finished



Dedicated transformer



Uninterrupted power supply



Water treatment plant



All rooms ensuite



Water tight security, both private & community.



Central Sewage



Ample parking space



Intercom system



Tarred and interlocked road from the expressway to your compound



Street lights

FEATURES:

- ✓ Brand new
- ✓ Exotically finished
- ✓ All rooms ensuite
- ✓ Spacious living area
- ✓ Ample parking space
- ✓ Intercom system
- ✓ Robust security (private & community)
- ✓ Water treatment plant
- ✓ Dedicated transformer
- ✓ Uninterrupted power supply
- ✓ Tarred and interlocked road from the expressway to your compound
- ✓ Street lights
- ✓ Central sewage
- ✓ Beautifully designed & floored compound
- ✓ Top-notch luxury



Pelican Cove

ikoyi

Land area - 3000+sqm
Area of proposed building - 800.27m²

Number of floors - 5 floors

EXECUTIVE 1 & 2 BEDROOM APARTMENT

PELICAN COVE II



Features:

- Brand New
- Elevator
- Gated Entrance
- Generator House
- Swimming Pool
- Ground Floor + 3 Floors Up
- Private Balcony
- Secured Neighborhood



EXECUTIVE 2 BEDROOM
APARTMENT + BQ –
NGN 140M

EXECUTIVE 1 BEDROOM
APARTMENT + BQ –
NGN 120M


WINDOW SCHEDULE

DESCRIPTION	W1	W2	W3	W4	W5
TYPE	W1	W2	W3	W4	W5
SPECIFICATION	1200mm x 2100mm, Dark Gray Aluminium casement window with sill @ 600mm of 5mm thick glass	600mm x 2100mm, Dark Gray Aluminium casement window with sill @ 600mm of 5mm thick glass	2400mm x 1800mm, Dark Gray Aluminium casement window with sill @ 900mm of 5mm thick glass	1200mm x 1800mm, Dark Gray Aluminium casement window with sill @ 900mm of 5mm thick glass	450mm x 1650mm, Dark Gray Aluminium casement window with sill @ 1050mm of 5mm thick glass
QUANTITY	12	2	4	22	12

DOOR SCHEDULE

DESCRIPTION	D1	D2	D3	D4	D5	D6
TYPE	D1	D2	D3	D4	D5	D6
SPECIFICATION	1000mm x 2400mm, Single leaf swing interior flush door made from hardwood timber framed in well seasoned 35 x 50mm hardwood timber	900mm x 2400mm, Single leaf swing interior flush door made from hardwood timber framed in well seasoned 35 x 50mm hardwood timber	750mm x 2400mm, Single leaf swing interior flush door made from hardwood timber framed in well seasoned 35 x 50mm hardwood timber	3000mm x 2700mm, 3 leaves Sliding Aluminium Door	2400mm x 2700mm, 2 leaves Sliding Aluminium Door	350mm x 2700mm, Aluminium Duct Louvered door
QUANTITY	6	18	12	12	30	20

PROJECT TITLE : **PROPOSED RESIDENTIAL DEVELOPMENT, LAGOS STATE**

 <p>NO 4 BUKARUPE BEJIDE GREECE, LEVI PHASE 1, LAGOS Contact: 0923 438 9257 email: mujiwalbolun@gmail.com</p>	<p>CLIENT : DR EMMANUEL FRANK OKAFOR</p> <p>SITE LOCATION : IKATE ELEGUSHI, ETI-OSA LOCAL GOVT., LAGOS STATE</p> <p>DRAWING TITLE : DOOR & WINDOW SCHEDULE</p> <p>BUILDING TYPE : RESIDENTIAL DEVELOPMENT</p>	<p>DESIGNED & DRAWN : MACBEY</p> <p>ARC INIOLUWA E. ADEOTI(75563)</p>	<p>PROJECT NO : 2024103</p> <p>SCALE : 1 : 75</p> <p>APRIL, 2024</p>
	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE IN MM. ALL DIMENSIONS AND LEVELS AT SHEET TIE TO COMPANY STANDARD WORK. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. ALL ARCHITECTURAL FINISHES TO BE IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS. ALL MECHANICAL, ELECTRICAL AND SANITARY WORKS TO BE IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS. ARCHITECT IS NOT LIABLE FOR ANY CONSTRUCTION NOT SUPPLIED BY HIM. 		

A115

APPROVAL COLUMN

Pelican Cove II

LAND USE ANALYSIS

LAND AREA	=2000.009sqm
AREA OF PROPOSED BUILDING (488.531sqm)	=977.062sqm
AREA OF GATE & GEN HOUSE	=37.215sqm
TOTAL AREA DEVELOPED	=1,014.277sqm
AREA LANDSCAPED (GRASS)	=173.646sqm
AREA LANDSCAPED (PAVING)	=1676.283sqm
TOTAL AREA UNDEVELOPED	=1,849.929sqm
TOTAL AREA SPACE	=985.732sqm
% OF DEVELOPED AREA	=50.7%
% OF UNDEVELOPED AREA	=49.3%
NUMBER OF UNIT	=3 UNITS
NUMBER OF FLOORS	=6 FLOORS
HEIGHT OF BUILDING	=20.4m
CAR PARK	=82m

PELICAN COVE II

▶ Total Land Area- 2000.009 SQM
▶ Area Of Proposed Building
(563.639 Sqm) - 1,127.278 SQM
▶ Area Of Proposed Pool 62.249 SQM
▶ Area Of Gate And Gen House
37.215 SQM

▶ Three (3) floors perApartment
▶ Height of Building- 20.4m

▶ Five (5) units per
floor in each
apartment block

Car Park - 82m



The proposed project is a four-story residential building comprising one and two-bedroom apartments. The structure includes ground floor three additional floors (G+3). site plans outline the building's layout placement on property.



The building features a swimming pool and a gate and generator house. Detailed elevations offer views from all sides of the building, while section views provide across-sectional perspective. Door and window schedules are meticulously listed, and construction details are specified. This project combines modern amenities and strategic design to offer comfortable and luxurious living spaces.

Customer/Clients Questions

What types of apartments are available in the building?

1. How many floors does the building have?
2. What amenities are included in the project?
3. Are there any special features or design elements in the apartments?
4. What is the parking situation like?
5. Can you provide more details on the swimming pool?
6. What security measures are in place?
7. What are the construction and design details of the building?
8. How is the property positioned within the site?
9. Are there any provisions for additional facilities or future expansions?





For Enquires

And More Information Contact:

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☎ **0808 251 8441, 0904 681 4554**