

DUKE'S COURT, LEKKI, LAGOS.

Opportunity for families, professionals to own a dream home in the right setting. . .



Where Elegance, Style and affordability meets.....

DUKE'S COURT....

Posh, Exquisite, Chic, Contemporary and Stylish..



PERSPECTIVE - AERIAL VIEW



The Development:

Duke's Court is a contemporary development just before Lekki - Ajah area. Located in a secluded, peaceful, serene environment. It's designed for home owners who desires **comfort** yet **affordability**. The concept is to provide the **ideal home** in terms of **comfort, security**, an **attractive environment** plus **basic amenities** and **exquisite finish**. The development comprises 36 luxurious (Topaz) 5 beds houses and 10 Luxurious (Venus) 7 beds, 2 Lounge Townhouses – 3 floors. Exquisitely finished. Recreation amenity and Gym provided as part of development. Part of the attraction is exclusive nature of the units.

Ideal for families, professionals desiring the right setting



The Lekki Attraction

The development is situated in Lekki, Lagos – An incredibly fast developing area of Lagos with numerous, shopping, entertainment, restaurant, Media, Cinema attractions. There is a huge desirability for Lekki mainly because of the emerging infrastructures and also future planned developments. to transform the area to similar levels as enjoyed in most western countries – Europe and the united States.. Top and below shows typical image of Lekki.

- Top left image shows the new constructed Lekki - Epe dual carriage expressway providing access to the development area.
- Top Right image shows the Shoprite - A one stop shopping centre for groceries, shopping and entertainment with numerous shops of varying sizes and design which includes electronics, boutique, cosmetics, hair dressing salons, restaurants and gift shops.
- Bottom Left shows on going Lekki free trade zone development that will include airport and sea port
- Bottom Right shows new Lekki Phase 1 - Ikoyi access bridge - an example of the numerous international standard developments taking place in the axis which ensures constant market demand and increase in property value .



LOCATION PLAN

Indicative of proposed development
estimated distances and appropriate scale
with landmarks



The Location:

Travelling on the Lekki – Epe reconstructed main road towards Ajah, after passing Victoria Garden City on your left, there is a GTB shortly after VGC, Opposite the GTB is a road beside Bethel worship centre leading to the site. About 300 meters from the site is the constructed Mobil staff quarters. Also Chevron Staff quarters is down the road. The area is in hot demand by elites who have taste and wants a place on the Island. However more importantly, the site has huge desirability and is constantly appreciating in value because of the ongoing free trade zone developments that will include new airport and seaport.

THE UNIT-TOPAZ 5 bed duplex including BQ.

- Main Lounge - 25sqm
- Dining - 22sqm
- Store - 4 sqm
- Kit - 14 sqm
- B/Q - 23 sqm
- Bed 1 - 17 sqm
- Bed 2 - 19 sqm
- Bed 3 - 17 sqm
- Bed 4 - 19 sqm



Consists - Lounge, Dining, Kitchen,
 BQ with en-suite on ground floor.
 4 bed - all en-suite & balconies

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THE UNIT—TOPAZ

All bedroom En-suite.

- Main Lounge - 25sqm
- Dining - 22sqm
- Store - 4 sqm
- Kit - 14 sqm
- B/Q - 23 sqm
- Bed 1 - 17 sqm
- Bed 2 - 19 sqm
- Bed 3 - 17 sqm
- Bed 4 - 19 sqm



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THE UNIT— VENUS

7 bedroom units (3 Floors)



- Main Lounge - 25sqm
- Dining - 22sqm
- Store - 4 sqm
- Kit - 14 sqm
- B/Q - 23 sqm
- Bed 1 - 17 sqm
- Bed 2 - 19 sqm
- Bed 3 - 17 sqm
- Family Living - 19 sqm
- Bed 4 - 17 sqm
- Bed 5 - 17 sqm
- Master's bedroom - 19 sqm



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SITE IMAGES



PRICE, PAYMENT, INVESTMENT FIGURES:

UNIT FOR SALE	DURATION	INSTALMENTS PAYMENTS	MILESTONES	ASKING PRICE
5 bed houses (Topaz)	12 Months (4 Payments)	1 month - 30% 4 month - 35% 8 month - 25% 12 month - 10%	Inception Foundation / Ground Floor slab 1 st Floor Lintel level Completion & Finish	N50M
7 bed Houses (Venus)	18 Months (6 Payments)	1 month - 30% Rest agreed over 18months		N75M

MORTGAGES POSSIBILITES: First Bank may able to provide mortgage for buyers subject to terms and conditions

ENQUIRIES:

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* Architectural designers * Project managers * Property developers * Property consultants*

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