

ELLSWORTH GARDENS, LEKKI, LAGOS.

An abode for the noble.....

A contemporary development designed to provide a luxury abode and environment for the noble.



Posh, Exquisite, Chic, Contemporary and Stylish....



ELLSWORTH GARDENS....

An abode for the noble.....



DEVELOPMENT OVERVIEW

AERIAL VIEW



Elegance, Contemporary and Stylish living at Lekki.....

Located around 3rd roundabout Lekki - Epe road.



The Development:

Ellsworth Gardens is a contemporary development designed for home owners who desire and demand **class** and **substance**. Hence our caption :

'An abode for the noble'

The concept is providing the **ideal home** in terms of **security**, an **attractive environment**, **basic amenities** like water and electricity, **ultra comfort** and **exquisite finish**. The development comprises 20 units (**made up of 15 apartments and 5 houses**) housed in 3 blocks. Entering through the main gate, the two blocks to the left are the apartments containing 15 luxury apartments, a swimming pool and a state of the art gymnasium while the block to the right, directly facing the entrance gate contains 5 luxury terraced townhouses.

The parking lot at the front provides parking for 30 cars while a borehole and water treatment plant provides drinkable water for the development. Also a combination of solar panels, inverters and intelligent UPS provides electricity for the basic appliances in the home.

The Location:

The development is located just off the **Lekki - Epe / Ajah** main road, around the third roundabout and it's literally about 3 minutes drive from Femi Okunnu estate. It's also within easy reach of the waterfront, lovely beaches on the Lagos Island, popular places like **Shoprite** and the **Silver bird cinema**. Lekki Phase I and Victoria garden city are on either sides. The location is in hot demand by elites who have taste and desire a place on the Island. However more importantly, the site has huge future desirability and the potential to appreciate quickly because of the proposed new airport and government free trade zone.

The Units:

3 types of units are offered to provide variety and meet home buyers diverse needs: The **Pearl**, **Prince** and the **Princess**.

The **Pearl** is a **5 beds (3 storey houses)** and have the added benefit of having a **family/private lounge**, a **B/Q** at the rear and a massive **master bedroom**. However the **Prince** and **Princess** are **3 bed** luxury apartments with high specification and exciting interiors. All units (both houses and apartments) are luxury units with bedrooms having either en-suites or baths. All kitchens, bathrooms and en-suites fitting are simply in a different class.

Communal Facilities

Some of the communal facilities specified for the developments include:

- Indoor swimming pool
- State of the art Gymnasium
- Paved drives and Street light
- Bore hole and water treatment plant.
- Solar panels (**Providing electrical energy for UPS and intelligent inverters**)
- Central DSTV and CCTV
- Optional standby generator

THE PEARL

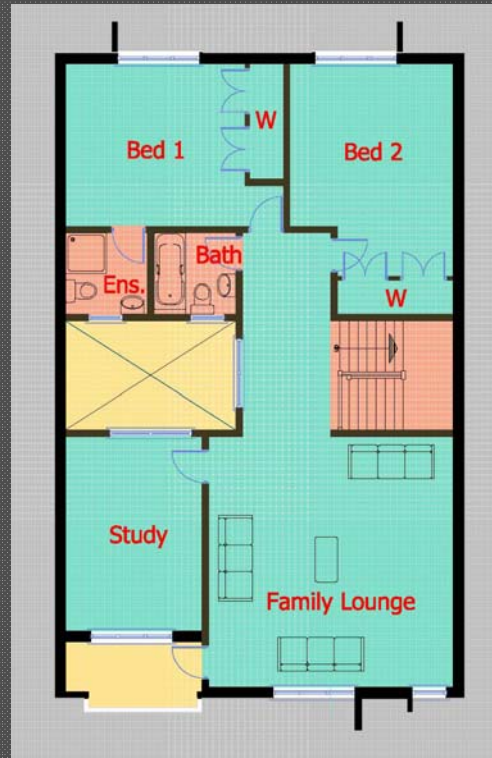
5 bed, 3-storey, townhouse with en-suites.....



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Class combined with style....

The Pearl is a luxury 5 bed, 3 storey house with a family lounge, Study and a B/Q at the rear.



Quite spacious unit - 357sqm with fully fitted Kitchen. All bedrooms either have an en-suite or bath and most enjoy private balconies. Built in wardrobes are standard with great attention to detail.

SPECIFICATION:

The specification for the Pearl includes:

- Fully fitted kitchen with appliances - cooker, oven, extractor and washing machine.
- Split air condition units
- Electric shower in all bathrooms
- Mix of vitrified, marble and timber floor as applicable.
- Baths and en-suites exquisitely finished.
- 1 external phone line per unit
- Smoke detector and alarm system
- Solar panels, Inverters and intelligent UPS.
- Energy saving bulbs.



- Main Lounge - 26sqm
- Dining - 22sqm
- Store - 4sqm
- Kit - 14sqm
- B/Q - 23sqm
- Family Lounge - 30sqm
- Study - 13sqm

- Bed 1 - 17sqm
- Bed 2 - 18sqm
- Bed 3 - 17sqm
- Bed 4 - 19sqm
- Bed 5 - 42sqm



Development designed with nobility in mind...

THE PRINCE

3 bed luxury apartments



GROUND FLOOR PLAN



1ST - 3RD FLOOR PLAN





The **Prince** is a 3 bed luxury apartment with 2 en-suite, 1 bath and a fully fitted Kitchen. All bedrooms enjoy private balconies, built in wardrobes and a quality finish



• Lounge	- 66sqm
• Dining	- 15sqm
• Kit	- 14sqm
• Bed 1	- 20sqm
• Bed 2	- 16sqm
• Bed 3	- 16sqm
• Total floor area	- 177sqm



SPECIFICATION:

The specification for the **Prince** includes:

- Fully fitted kitchen with appliances ~ cooker, oven, extractor and washing machine.
- Split air condition units
- Electric shower in all bathrooms
- Mix of vitrified, marble and timber floor as applicable.
- Baths and en-suites exquisitely finished.
- 1 external phone line per unit
- Smoke detector and alarm system
- Solar panels, Inverters and intelligent UPS.
- Energy saving bulbs.



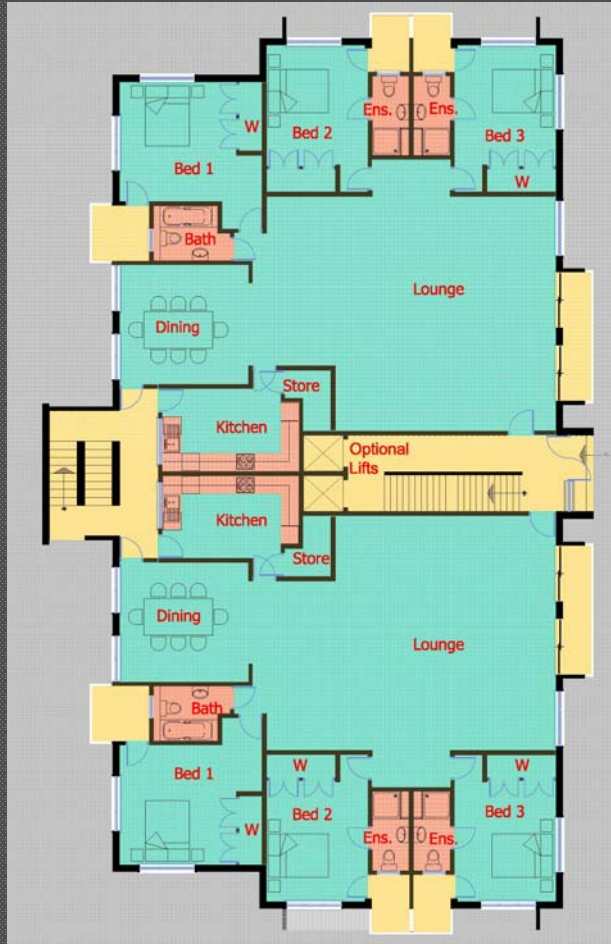
Where Elegance, Class and Style meets.....

THE PRINCESS

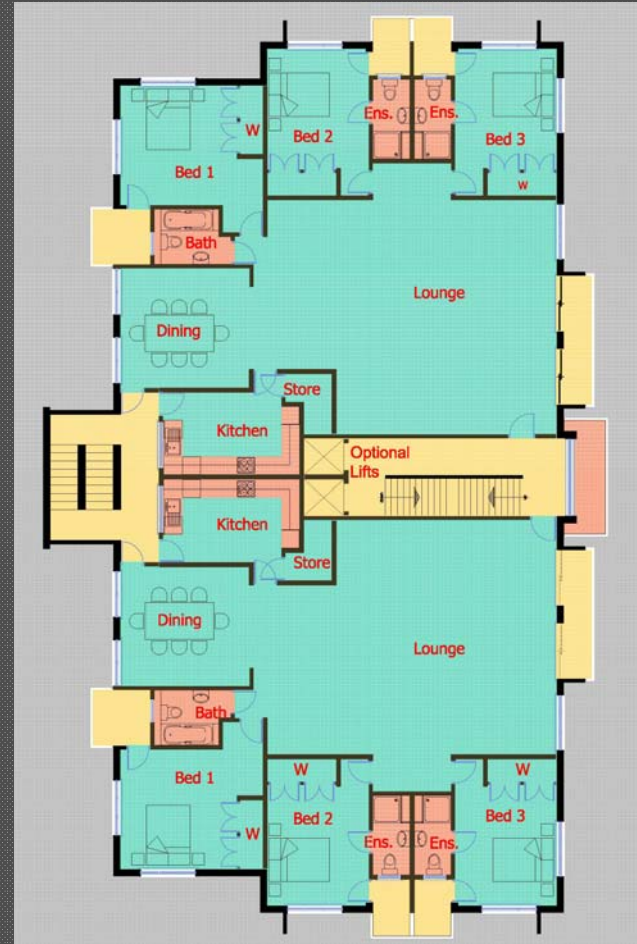
3 bed luxury apartments



GROUND FLOOR PLAN



1ST - 4TH FLOOR PLAN



The Princess is a 3 bed luxury apartment with 2 en-suite, 1 bath and a fully fitted Kitchen. All bedrooms enjoy private balconies, built in wardrobes and a quality finish.



- Lounge - 70sqm
- Dining - 15sqm
- Kit - 12sqm
- Bed 1 - 20sqm
- Bed 2 - 16sqm
- Bed 3 - 16sqm
- Total floor area - 177sqm

SPECIFICATION:

The specification for the Princess includes:

- Fully fitted kitchen with appliances ~ cooker, oven, extractor and washing machine.
- Split air condition units
- Electric shower in all bathrooms
- Mix of vitrified, marble and timber floor as applicable.
- Baths and en-suites exquisitely finished.
- 1 external phone line per unit
- Smoke detector and alarm system
- Solar panels, Inverters and intelligent UPS.
- Energy saving bulbs.



The befitting abode for the noble....

ENQUIRIES:

Mr Olutayo Arowojolu
Tayo Arowojolu Solicitors

Address:

19A Olosa street
Victoria Island, Lagos.

Phone:

Nigeria : +2348088370674, 07038962074

UK : +447956858654

Email: tayo67@btinternet.com

Mr Fredrick Abayomi James

805 restaurant.

Address:

805 Old Kent road,
London. SE15 1NX

Phone: +2348033198517, +447710203958

Email: frederickjames01@aol.com

Mr Tayo Olotu

Index Assets and Consulting Ltd.

www.indexacltd.com

UK office:

34 Bishops gate

Northfield, Birmingham. B31 4AJ

Phone: +44-7985588165

Nigeria Office:

21 Castle Rock Avenue

Otapa, Lekki, Lagos.

Phone: +234-7058039055

Email: tayo.olotu@indexacltd.com

PAYMENT PLAN:

Payment can be made through designated banks.

- 100% payment will guarantee allocation and a 5% discount.
- However payments can be made in instalments over 9 months period as stated in the terms and conditions of purchase. Cost of Transfer/Legal Fees to be borne by the purchaser.
- Buyers may be able to arrange for mortgage through banks of their own choice

UNIT PRICE:

The Pearl	-	5 Bed Luxury Townhouse	-	N55M
The Prince	-	3 Bed Luxury Apartment	-	N35M
The Princess	-	3 Bed Luxury Apartment	-	N35M

PROJECT TIME FRAME:

The estimated time from start to completion and handover will be approximately 12 months.



INDEX ASSETS AND CONSULTING LTD

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

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Luxury and Posh living...