



James Pinnock  
PLACE

LEKKI - LAGOS

# Pinnock Beach Estate (Phase 3)

- Pinnock Beach Estate (Phase 3) is a residential estate located on about 3 Hectares of land within Pinnock Beach Estate in Lekki. The estate will comprise of the following housing units:
  - 11 Units of 5 Bedroom Detached Houses with BQ
  - 28 Units of 4 Bedroom Semi-Detached Houses with BQ
  - 42 Units of 3 Bedroom Apartments with BQ
  - 2 Units of 4BR Maisonette with BQ
- Customers have the option of choosing a well finished unit or a shell house which they can finish to their specific taste and standard.
- Title to property is C of O issued by LASG.
- It is estimated that the estate will be completed within 18 months

# Estate Location



# Summary of The Shell Option

S/NO.	ELEMENTS	DESCRIPTION OF WORKS TO BE DONE
1.	Substructure	100% of works
2.	Frames	100% of works
3.	Upper floors	100% of works
4.	Staircases	100% of works
5.	Block wall	100% of works
6.	Roof covering & carcassing	100% of works
7.	Windows	100% of works
8.	Doors	Only External doors to be done
9.	Fitting & fixtures	0% (None to be done)
10.	Electrical Installation	Only conduit & cabling works (1 <sup>st</sup> & 2 <sup>nd</sup> Fix)
11.	Mechanical Installation	Only first fix (pipe works)
12.	Floor finishes	0% (None to be done)
13.	Wall finishes	<ul style="list-style-type: none"> <li>· Internal plastering</li> <li>· Backing to receive wall tiles (Baths, toilets &amp; kitchen</li> <li>· External plastering/rendering</li> <li>· External stone finish</li> </ul>
14.	Ceiling finishes	<ul style="list-style-type: none"> <li>· Internal plaster to ceiling deck (ground floor)</li> <li>· Internal plaster to underneath staircase &amp; landing</li> <li>· External plaster to ceiling deck</li> <li>· External P.O.P works to plastered ceiling deck</li> <li>· External timber tiles in tongue &amp; groove to roof noggins</li> </ul>
15.	Painting & Decorations	External painting only.
16.	External works attached to the building	<ul style="list-style-type: none"> <li>· Paving stones to car parks &amp; walkways</li> <li>· Kerbs to car parks &amp; walkways</li> <li>· Landscaping/Green areas</li> <li>· Connection to manholes</li> <li>· Connection to sewage treatment plant</li> <li>· Connection water treatment plant</li> <li>· Connection pre-paid meters and to power source</li> </ul>

# Estate Layout



# 5 BR Detached House



Total Floor Area: 293sq.m

Ground Floor: 131.5sq.m

First Floor: 139.6sq.m

Patios & Balconies: 21.9sq.m



# 4 BR Semi Detached Houses



# 4 BR Semi Detached Houses



# 4 BR Semi Detached

## Ground Floor

Total Floor Area: 267sq.m

Ground Floor: 122.8sq.m

First Floor: 126.8sq.m

Patios & Balconies: 17.4sq.m



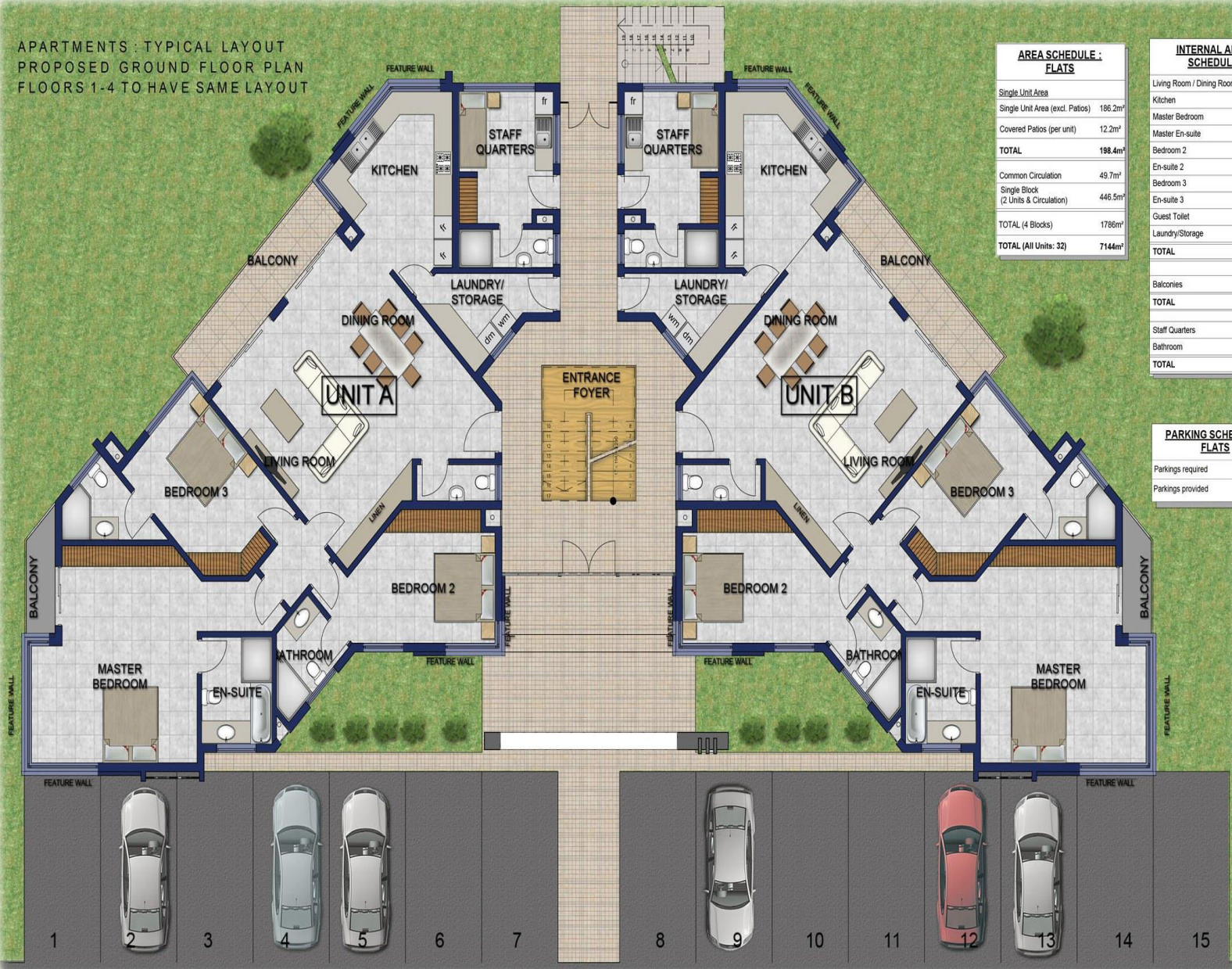
## First Floor

# 3 Bedroom Flat





APARTMENTS : TYPICAL LAYOUT  
 PROPOSED GROUND FLOOR PLAN  
 FLOORS 1-4 TO HAVE SAME LAYOUT



AREA SCHEDULE : FLATS	
Single Unit Area	
Single Unit Area (excl. Patios)	186.2m <sup>2</sup>
Covered Patios (per unit)	12.2m <sup>2</sup>
<b>TOTAL</b>	<b>198.4m<sup>2</sup></b>
Common Circulation	49.7m <sup>2</sup>
Single Block (2 Units & Circulation)	446.5m <sup>2</sup>
TOTAL (4 Blocks)	1786m <sup>2</sup>
TOTAL (All Units: 32)	7144m <sup>2</sup>

INTERNAL AREA SCHEDULE	
Living Room / Dining Room	40.6m <sup>2</sup>
Kitchen	14.9m <sup>2</sup>
Master Bedroom	29.3m <sup>2</sup>
Master En-suite	6.4m <sup>2</sup>
Bedroom 2	14.6m <sup>2</sup>
En-suite 2	4.4m <sup>2</sup>
Bedroom 3	13.8m <sup>2</sup>
En-suite 3	4.4m <sup>2</sup>
Guest Toilet	2.4m <sup>2</sup>
Laundry/Storage	6.8m <sup>2</sup>
<b>TOTAL</b>	<b>137.8m<sup>2</sup></b>
Balconies	12.2m <sup>2</sup>
<b>TOTAL</b>	<b>12.2m<sup>2</sup></b>
Staff Quarters	10.6m <sup>2</sup>
Bathroom	3.1m <sup>2</sup>
<b>TOTAL</b>	<b>13.8m<sup>2</sup></b>

PARKING SCHEDULE : FLATS	
Parkings required	64
Parkings provided	66

Total Floor Area: 198.4sq.m

# Pinnock Beach Estate, Lekki

- Recreational Facilities

- Swimming Pool
- Gymnasium
- Children's Playground

- Other Facilities

- Sewage treatment plant
- Borehole & water treatment plant
- Fire Alarm system
- Burglar Alarm system
- PHCN and Standby generator
- Ample parking space for residents and visitors

# Reason to Invest

- Assured Capital appreciation
- Premium Rental Income with good Rental yield.
- Good Title
- Lekki is one of the fastest growing areas in Lagos
- High Accessibility
- Well developed infrastructure
- High Level of urbanization
- Well Secured environment
- Excellent Neighbourhood

# Our Pricing

# 3-Bedroom Flat

	Finished Unit	Shell House
Selling Price	53,000,000.00	40,000,000.00
VAT	2,650,000.00	2,000,000.00
Asset Replacement Deposit	750,000.00	750,000.00
Service Charge Deposit	750,000.00	750,000.00
Pre-paid meter	150,000.00	150,000.00
Survey Fee	750,000.00	750,000.00
Documentation Fee	500,000.00	500,000.00
<b>TOTAL</b>	<b>58,550,000.00</b>	<b>44,900,000.00</b>

# 4-Bedroom Semi-detached House

	Finished Unit	Shell House
Selling Price	87,000,000.00	72,000,000.00
VAT	4,350,000.00	3,600,000.00
Asset Replacement Deposit	750,000.00	750,000.00
Service Charge Deposit	750,000.00	750,000.00
Pre-paid meter	150,000.00	150,000.00
Survey Fee	750,000.00	750,000.00
Documentation Fee	500,000.00	500,000.00
<b>TOTAL</b>	<b>94,250,000.00</b>	<b>78,500,000.00</b>

# 5-Bedroom Detached House

	Finished Unit	Shell House
Selling Price	1 10,000,000.00	90,000,000.00
VAT	5,500,000.00	4,500,000.00
Asset Replacement Deposit	750,000.00	750,000.00
Service Charge Deposit	750,000.00	750,000.00
Pre-paid meter	150,000.00	150,000.00
Survey Fee	750,000.00	750,000.00
Documentation Fee	500,000.00	500,000.00
<b>TOTAL</b>	<b>1 18,400,000.00</b>	<b>97,400,000.00</b>

# Payment Plan

Timing	Amount Due
At Commitment	20%
Month 3	20%
Month 6	15%
Month 9	15%
Month 12	15%
Month 15	15%