



PEACE COURT  
AT OCEAN BAY

phōse ii



KALYTEROS

OCEAN BAY ESTATE LAFIAJI LEKKI PENINSULA



# PEACE COURT

AT OCEAN BAY

- Peace Court Phase II is the second phase of our exclusive development called Peace Court, within a gated estate called Ocean Bay Estate on the Lekki Peninsular, developed by Kalyteros Homes Ltd.
- A well conceptualised contemporary design consisting of six (6) units 4bedroom terraces + 1rm bq, on three (3) floors , (1) unit 3bedroom maisonette +1rm bq on two (2) floors and (1) unit 2bedroom apartment, making it a total of eight (8) units on a row
- Peace Court Phase II is the second row of the Peace Court at Ocean Bay, an exclusive development of 16 units of three different house types on 4,000m2 of land within Ocean Bay Estate Lafiaji Lekki Peninsular, selling currently off-plan with a delivery period of 12 months.
- Peace Court is an exclusive development whose sole aim is to provide a secure and comfortable living environment to those who appreciate luxury and comfort.







Nestled in Ocean Bay Estate, a matured gated neighbourhood with functional amenities and infrastructures, Peace Court offers individuals, families and discerning investors the advantages of modern, spacious and well-designed living spaces, built to international standards.

Amenities include:

- Borehole and water treatment plant
- Security 24hours
- Paved road network
- Private parking per unit (2 cars)
- Gym and recreational area
- Streetlights
- Fibre Optic Internet network
- Generator (metered)
- Swimming pool





The Six (6) terraces are unique and stylishly finished; each unit enjoys private roof terraces and balconies, buyers have the opportunity to choose from 3 different layout options for the family lounge on the ground floor.





# SPECIFICATION

- Vitrified tiles for living and kitchen floors
- Internal doors are MDF flush doors
- External doors are metal security doors
- Aluminium casement and sliding windows with in-built fly screen
- Ornamental iron balustrade and railings
- High quality long span aluminium roofing sheets on timber structure
- Emulsion paint on internal walls
- Textured paint and emulsion paint to external walls





- Lifestyle Living
- Dedicated Property Management Team
- 12 Months Developer's Warranty

# KITCHENS

- Imported fully fitted kitchen cabinets
- Extractors
- Hub
- Micro wave
- Oven
- Magic corner storage accessories
- Pantry pull-out accessories
- Granite work tops
- Kitchen cabinets and drawers with soft closing





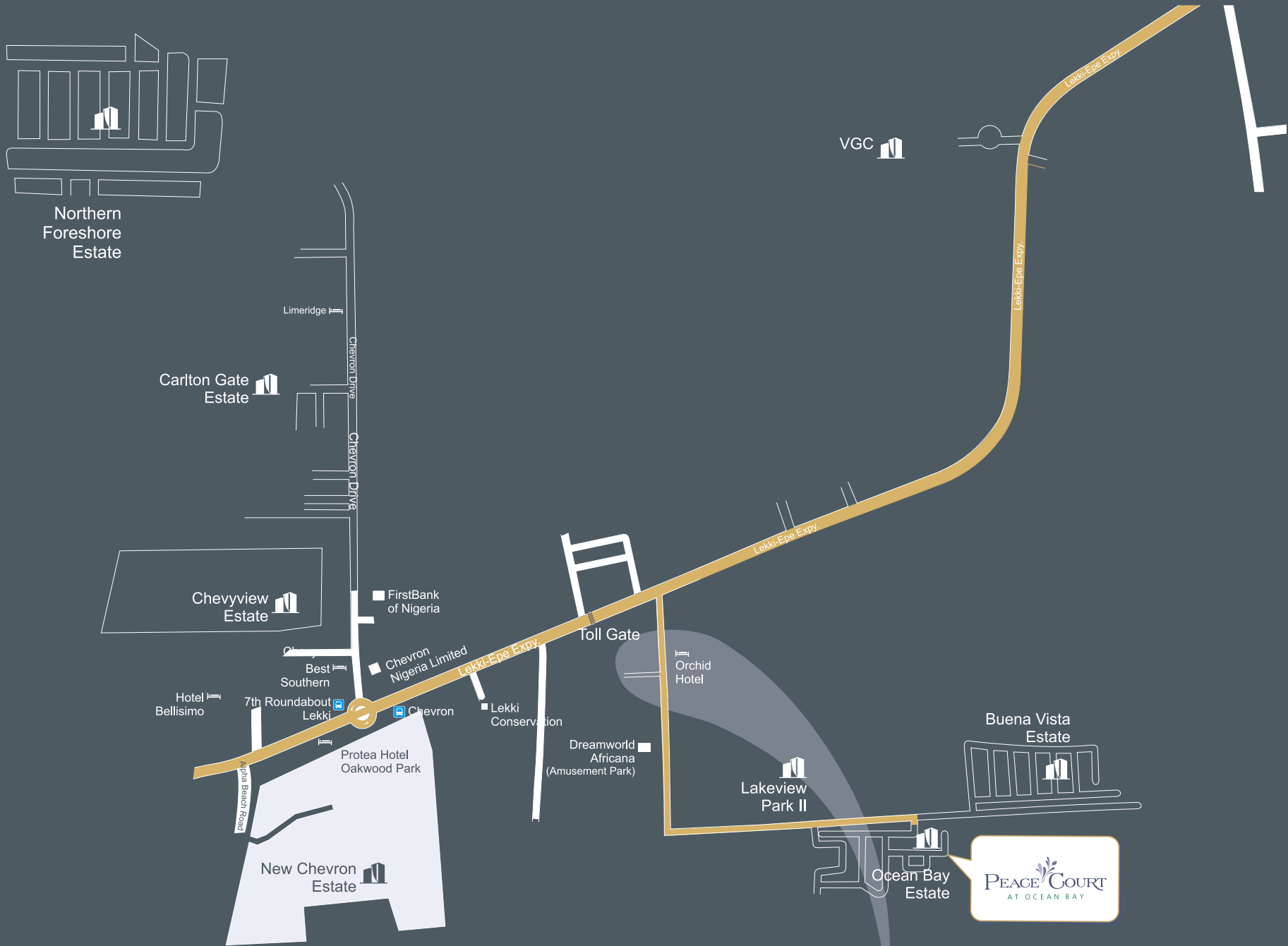


# BATHROOMS

- High quality imported sanitary wares
- Detailed vitrified tiles
- High quality chrome faucets and taps
- Walk-in wall-wall glass shower doors
- Water heater points
- PPR Pipping System



# HOW TO FIND PEACE COURT





LIVABLE SPACE

93.2m<sup>2</sup>

# FLOOR PLAN

2BED APARTMENT



GROUND FLOOR

LIVABLE SPACE

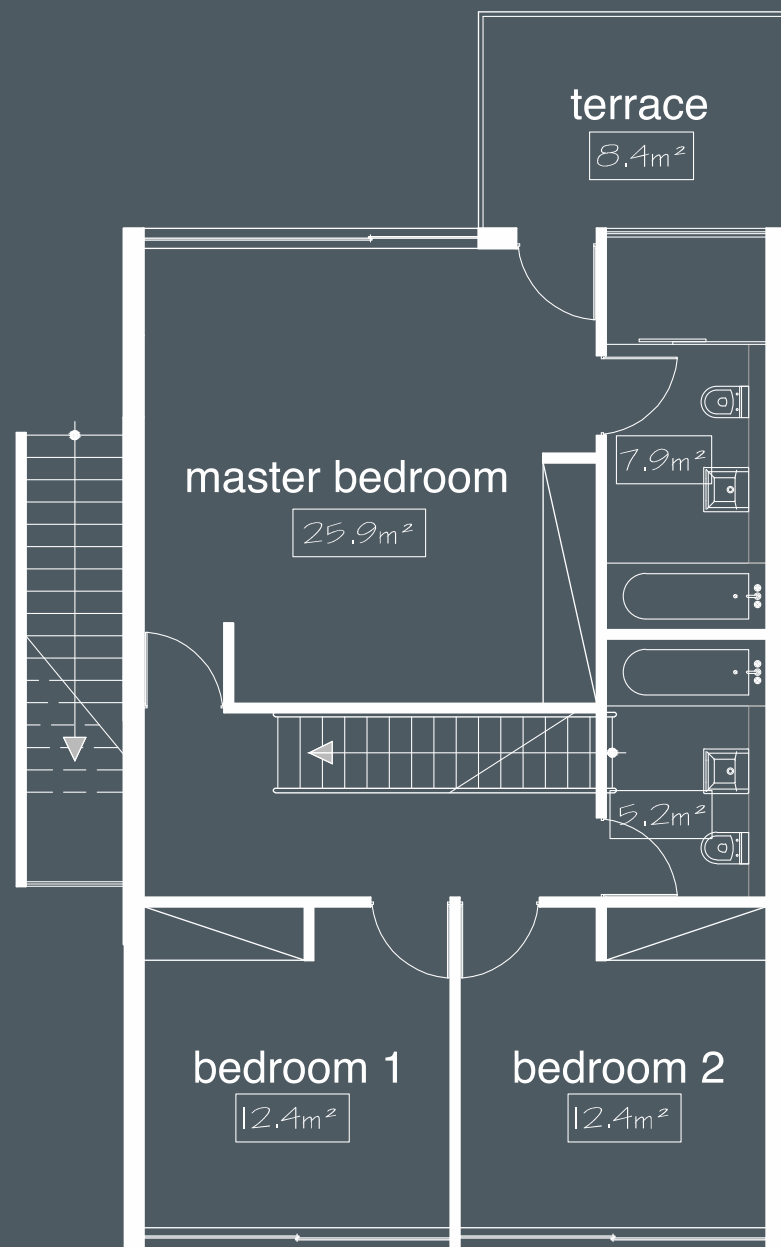
186.40m<sup>2</sup>

# FLOOR PLAN

3BED MAISONETTE + MAID'S ROOM



1ST FLOOR



2ND FLOOR



LIVABLE SPACE

267.91m<sup>2</sup>

# FLOOR PLAN

4BEDROOM TERRACE + MAID'S ROOM



GROUND FLOOR

1ST FLOOR

2ND FLOOR

# HOUSE TYPES AND PRICES

HOUSE TYPES	LIVABLE SPACE	FLOOR LEVELS	PRICES
2 Bedroom Apartment	93.2m <sup>2</sup>	Ground Floor	<b>N18m</b>
3 Bedroom Maisonette + 1 maid's room	186.40m <sup>2</sup>	2 Floors	<b>N29.5m</b>
4 Bedroom Terrace + 1 maid's room	267.91m <sup>2</sup>	3 Floors	<b>N39.5m</b>
4 Bedroom Terrace Extra + 1 maid's room	337.91m <sup>2</sup>	3 Floors	<b>N49.5m</b>



# PAYMENTS AND DELIVERABLES

HOUSE TYPES	%	MILESTONES	DURATION	DATES
1st Payment	10%	Contract of Sale	Month 0	February 2015
2nd Payment	20%	Foundation	Month 1 - 2	March 2015 – April 2015
3rd Payment	20%	1st Floor Slab	Month 2 - 3	April 2015 – May 2015
4th Payment	20%	2nd Floor Slab	Month 3 - 5	May 2015 – July 2015
5th Payment	10%	Roof level	Month 5 - 7	July 2015 – September 2015
6th Payment	10%	Finishing & External Works	Month 7 - 11	September 2015 – Dec. 2015
7th Payment	10%	Handover	Month 12	December 2015 – Jan. 2016

# PEACE COURT PHASE I





**SCHEDULED FOR COMPLETION JANUARY 2016**



