



# G34

RESIDENCE

BANANA ISLAND, IKOYI



***...HOMES WITH TIMELESS ELEGANCE***

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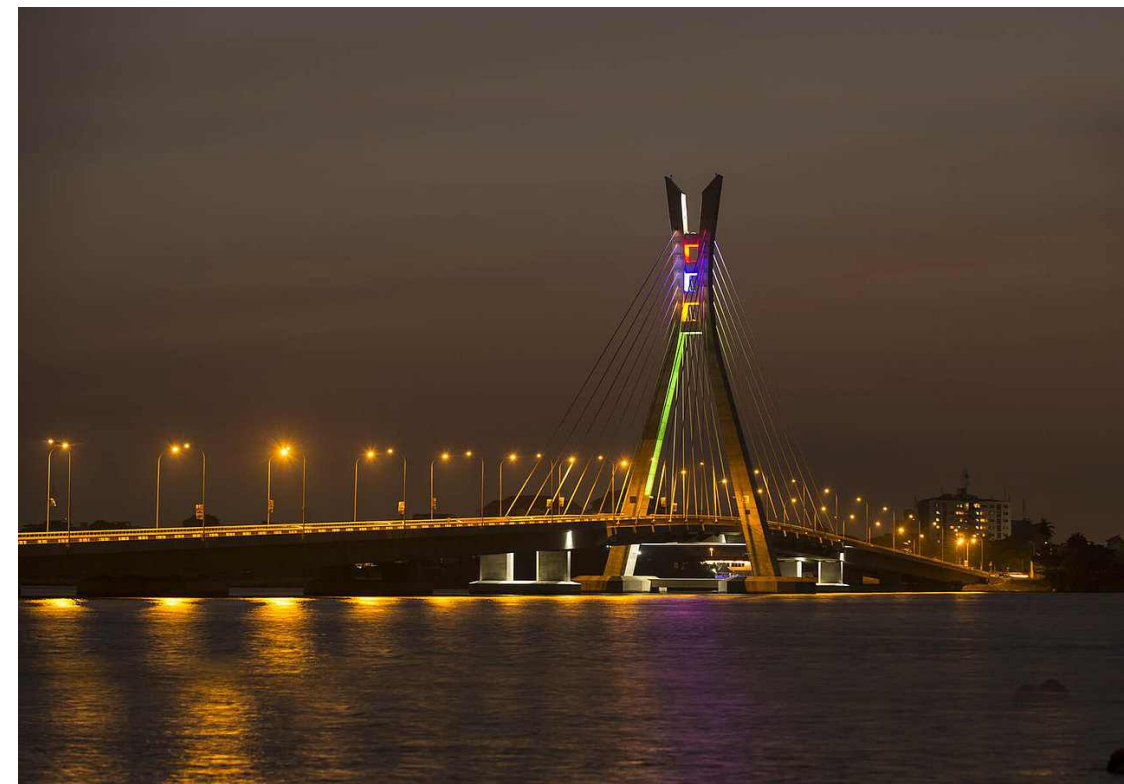
Floor plans





**ELEGANT,  
UNIQUE,  
MODERN.**





**IKOYI, BANANA ISLAND**

**NIGERIA'S MOST EXCLUSIVE ESTATE.**



# G34 RESIDENCE

Welcome to your new oasis of exquisite living in a highly desirable neighborhood. This magnificent six-bedroom villa and four-bedroom semi-detached house have been meticulously designed to meet your every need. The generously sized bedrooms offer plenty of space for everyone, with beautiful large windows that bring in lot of natural light. The spaces provide plenty of room for you and your family to relax and unwind. Each space has been carefully planned with modern finishes.





## EXCLUSIVE LOCALE

Banana Island, located in Lagos, Nigeria. It is often referred to as the billionaires' paradise because it is home to some of the country's wealthiest and most well-known families, who enjoy its quiet, peaceful atmosphere away from the clamor and crowds of Lagos, the country's largest city and economic center. The 1.63-million-square-meter island in the Lagos Lagoon is about 5 miles east of Tafawa Balewa Square, Lagos' ceremonial heart. It is also a 29mins drive from ikoyi golf club, 35min drive from Lagos yacht club and a 20min drive from the famous ikoyi link bridge.

**29min**  
IKOYI GOLF CLUB



**35min**  
LAGOS YACHT CLUB



**20min**  
IKOYI LINK BRIDGE







...ARTFULLY BLENDING STYLE AND DESIGN

6

BED

8

BATHS

3

LIVING AREAS

2

KITCHENS

2

BQ

4

FLOORS

1

HOME LIFT

4

BED

5

BATHS

2

LIVING AREAS

1

KITCHENS

1

BQ

3

FLOORS



# SITE LAYOUT

## PLOT SIZE - 2,235

### 6-BEDROOM VILLA

- 2 Units
- 4 Levels
- 4 car park per Villa

### 4-BEDROOM SEMI-DETACHED HOUSE

- 4 Units
- 3 Levels
- 2 Car park per house



## LEGEND

1. MAIN SITE ENTRANCE
2. 6-BED VILLA
3. 4-BED SEMI-DETACHED
4. VILLA CARPARK
5. SEMI-DETACHED CARPARK
6. VILLA GATE ENTRANCE
7. GATE HOUSE
8. SERVICES AREA



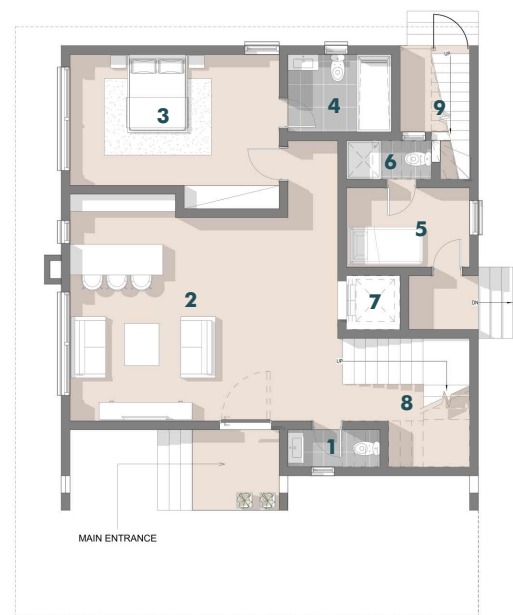


## 6-BED VILLA

F L O O R P L A N S

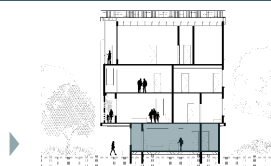
TOTAL FLOOR - 615 SQM

PLOT SIZE - 434 SQM

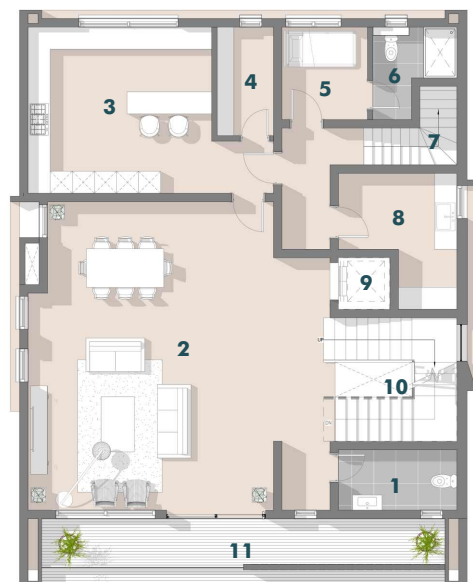


## GROUND FLOOR

105 SQM

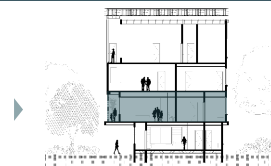


1. VISITORS'S TOILET 1	3 SQM
2. LIVING AREA	49 SQM
3. GUEST BEDROOM	20 SQM
4. GUEST BATHROOM	5 SQM
5. BQ 1	7 SQM
6. BQ BATH 1	3 SQM
7. ELEVATOR	2 SQM
8. MAIN STAIRS	10 SQM
9. ESCAPE STAIRS	4 SQM

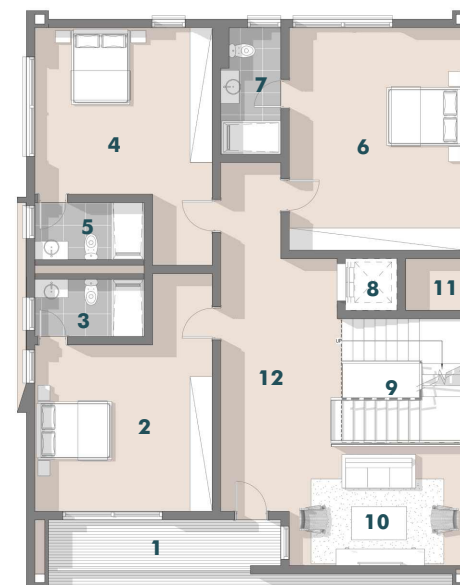


## FIRST FLOOR

168 SQM

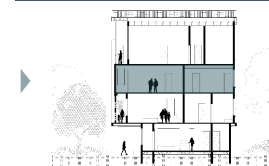


1. VISITORS'S TOILET 2	5 SQM
2. LIVING AREA	66 SQM
3. KITCHEN	25 SQM
4. PANTRY	5 SQM
5. BQ 2	9 SQM
6. BQ BATH 2	3 SQM
7. ESCAPE STAIRS	3 SQM
8. LAUNDRY	9 SQM
9. ELEVATOR	2 SQM
10. MAIN STAIRS	12 SQM
11. TERRACE	18 SQM

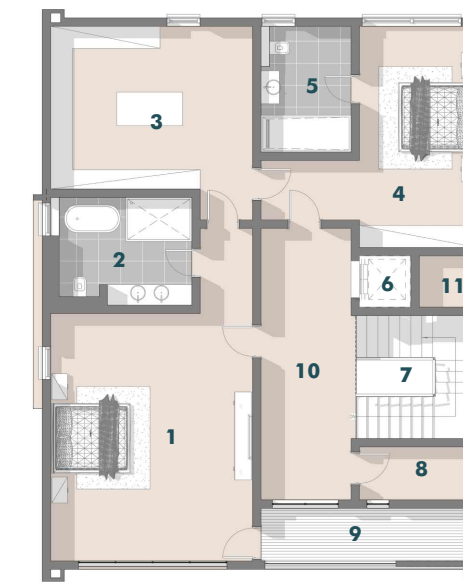


## SECOND FLOOR

171 SQM

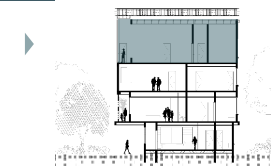


1. TERRACE	8 SQM
2. BEDROOM 1	25 SQM
3. BATH 1	5 SQM
4. BEDROOM 2	25 SQM
5. BATH 2	5 SQM
6. BEDROOM 3	29 SQM
7. BATH 3	6 SQM
8. ELEVATOR	2 SQM
9. MAIN STAIRS	11 SQM
10. FAMILY LOUNGE	22 SQM
11. AC LEDGE	3 SQM
12. LOBBY	20 SQM



## THIRD FLOOR

171 SQM



1. MASTER BEDROOM	41 SQM
2. MASTER BATH	11 SQM
3. WALK-IN-CLOSET	26 SQM
4. MADAM'S BEDROOM	24 SQM
5. MADAM'S BATH	8 SQM
6. ELEVATOR	2 SQM
7. MAIN STAIRS	11 SQM
8. BOX ROOM	10 SQM
9. TERRACE	4 SQM
10. LOBBY	19 SQM
11. AC LEDGE	3 SQM







# 4-BED SEMI- DETACHED

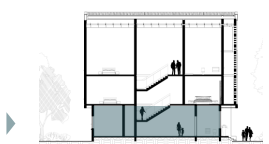
## FLOOR PLANS

TOTAL FLOOR - 350 SQM

PLOT SIZE - 230 SQM



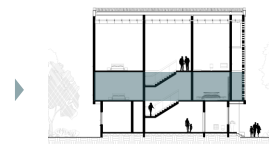
### GROUND FLOOR 110 SQM



- 1. VISITORS'S TOILET 2 3 SQM
- 2. LIVING AREA 53 SQM
- 3. KITCHEN 21 SQM
- 4. BQ 8 SQM
- 5. BQ BATH 3 SQM
- 6. MAIN STAIRS 10 SQM
- 7. AC NICHE 1 SQM



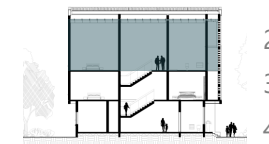
### FIRST FLOOR 124 SQM



- 1. MASTER BEDROOM 31 SQM
- 2. WALK-IN-CLOSET 17 SQM
- 3. MASTER BATH 10 SQM
- 4. BEDROOM 1 22 SQM
- 5. BATH 1 6 SQM
- 6. MAIN STAIRS 13 SQM
- 7. LOBBY 8 SQM
- 8. TERRACE 9 SQM



### SECOND FLOOR 116 SQM






- 1. BEDROOM 2 28 SQM
- 2. BATH 2 8 SQM
- 3. FAMILY LOUNGE 25 SQM
- 4. BOX ROOM 6 SQM
- 5. BEDROOM 3 22 SQM
- 6. BATH 3 8 SQM
- 7. MAIN STAIRS 13 SQM
- 8. AC LEDGE 3 SQM



A development by



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