



G34

RESIDENCE

BANANA ISLAND, IKOYI



...HOMES WITH TIMELESS ELEGANCE

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**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

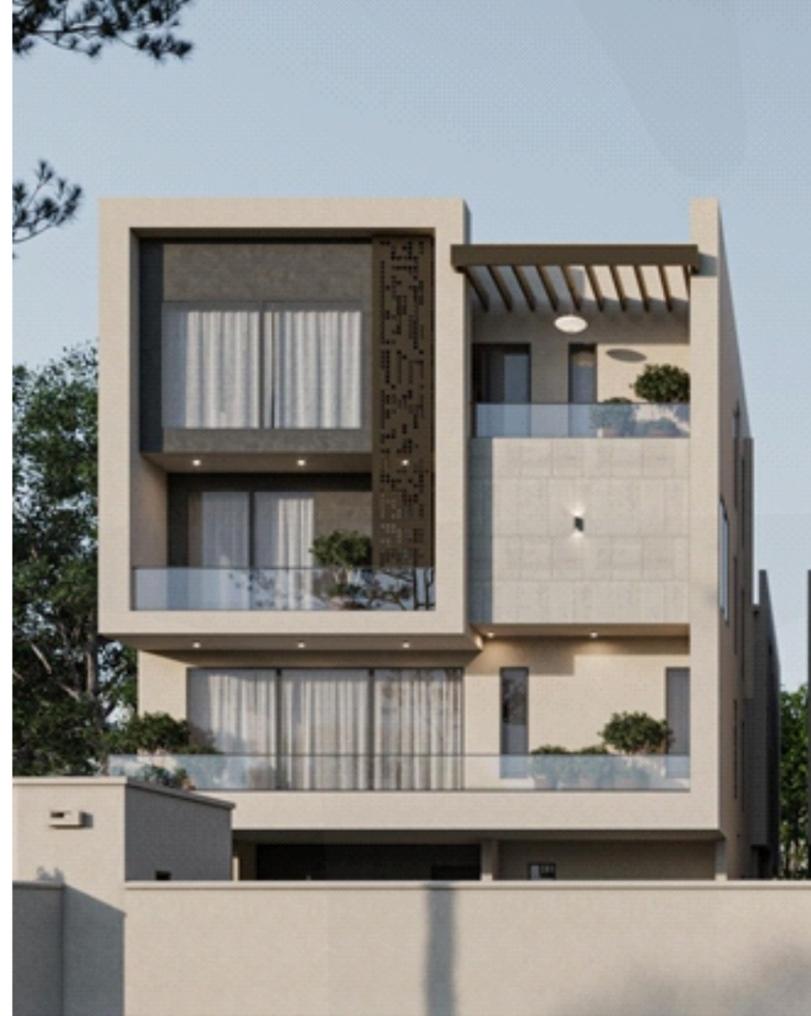


7min
BANANA ISLAND BOAT CLUB



20min
IKOYI LINK BRIDGE





...ARTFULLY BLENDING STYLE AND DESIGN

6

BED

8

BATHS

3

LIVING AREAS

1

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

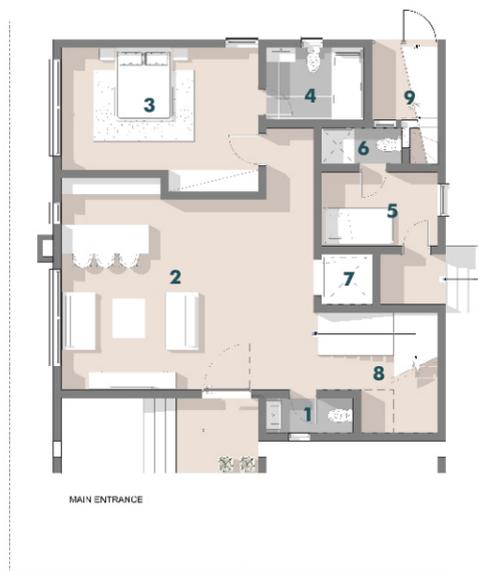


6-BED VILLA

F L O O R P L A N S

TOTAL FLOOR - 615 SQM

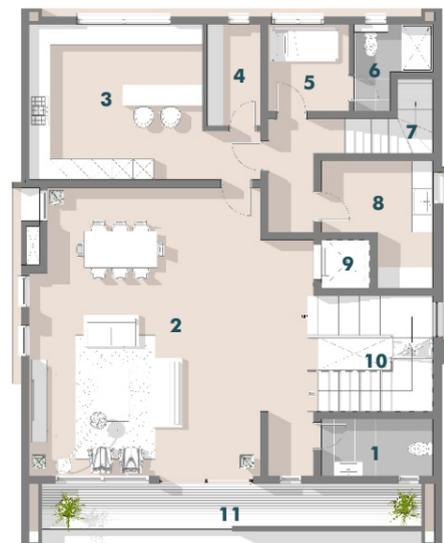
PLOT SIZE - 434 SQM



GROUND FLOOR

105 SQM

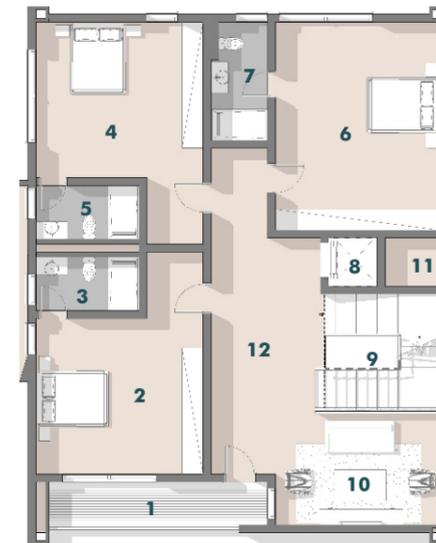
- | | |
|------------------------|--------|
| 1. VISITORS'S TOILET 1 | 3 SQM |
| 2. LIVING AREA | 49 SQM |
| 3. GUEST BEDROOM | 20 SQM |
| 4. GUEST BATHROOM | 5 SQM |
| 5. BQ 1 | 7 SQM |
| 6. BQ BATH 1 | 3 SQM |
| 7. ELEVATOR | 2 SQM |
| 8. MAIN STAIRS | 10 SQM |
| 9. ESCAPE STAIRS | 4 SQM |



FIRST FLOOR

168 SQM

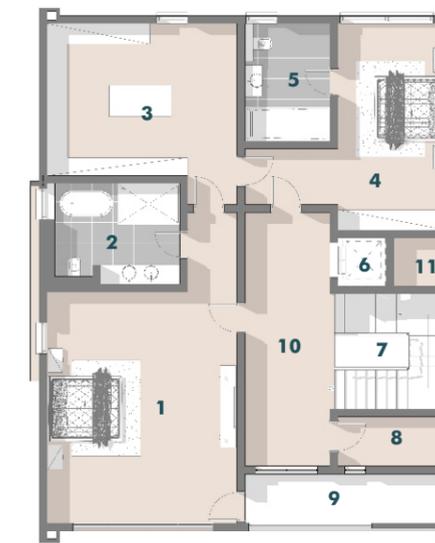
- | | |
|------------------------|--------|
| 1. VISITORS'S TOILET 2 | 5 SQM |
| 2. LIVING AREA | 66 SQM |
| 3. KITCHEN | 25 SQM |
| 4. PANTRY | 5 SQM |
| 5. BQ 2 | 9 SQM |
| 6. BQ BATH 2 | 3 SQM |
| 7. ESCAPE STAIRS | 3 SQM |
| 8. LAUNDRY | 9 SQM |
| 9. ELEVATOR | 2 SQM |
| 10. MAIN STAIRS | 12 SQM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

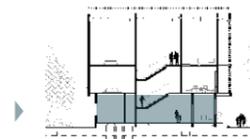
FLOOR PLANS

TOTAL FLOOR - 350 SQM

PLOT SIZE - 230 SQM



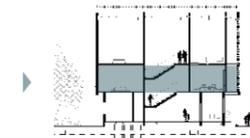
GROUND FLOOR 110 SQM



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



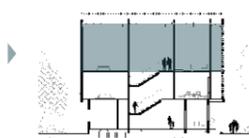
FIRST FLOOR 124 SQM



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



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