



# G34

RESIDENCE

BANANA ISLAND, IKOYI



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

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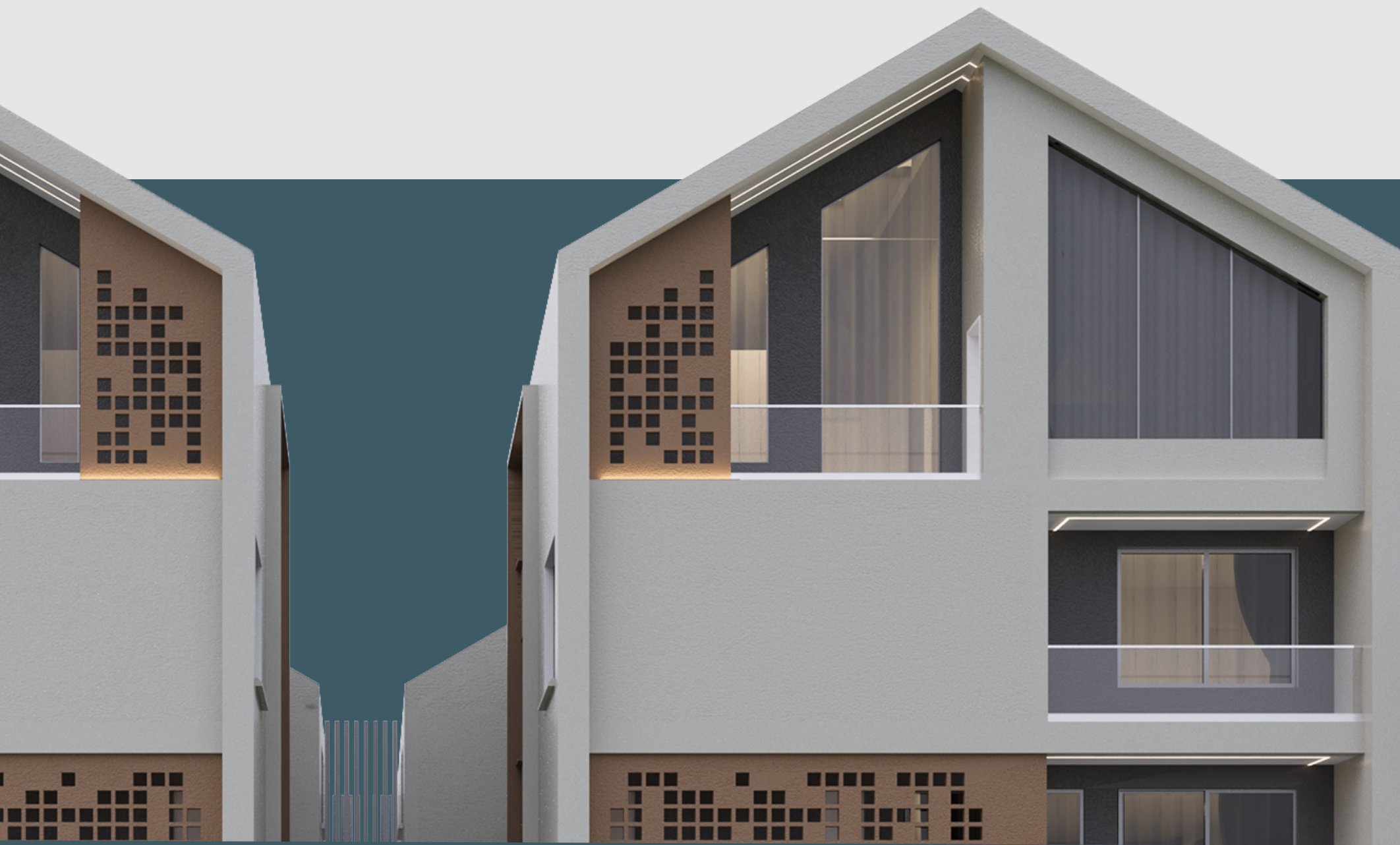
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**ELEGANT,  
UNIQUE,  
MODERN.**





IKOYI, BANANA ISLAND  
**NIGERIA'S MOST EXCLUSIVE ESTATE.**



# G34 RESIDENCE

We are thrilled to present you with an opportunity to own a part of our new residential development G34, a prestigious development situated in the heart of Banana Island, Ikoyi Lagos. One of the most exclusive neighborhoods in the city.

This exceptional project comprises two units of six-bedroom detached houses and four units of four-bedroom semi-detached houses, all set on an expansive 2,235 square meters of prime land. Designed with sophistication in mind, these homes feature generous living spaces and a striking contemporary façade that maximizes natural light and ventilation, creating an inviting and serene atmosphere.

Nestled in a strategic location, G34 seamlessly combines accessibility, privacy, and prestige. With superior quality construction and meticulous finishes, these residences represent the pinnacle of luxury living, tailored to meet the refined tastes of discerning homeowners who demand elegance, comfort, and style. G34 is more than just a home; it is an exclusive lifestyle opportunity in a class of its own. Experience the ultimate in sophisticated living today.





LAGOS LAGOON



## 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





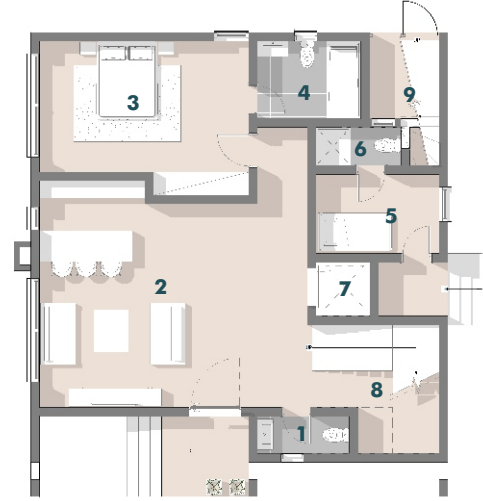
# 6-BED VILLA

F L O O R P L A N S

TOTAL FLOOR - 615 SQM

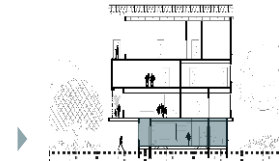
PLOT SIZE - 434 SQM



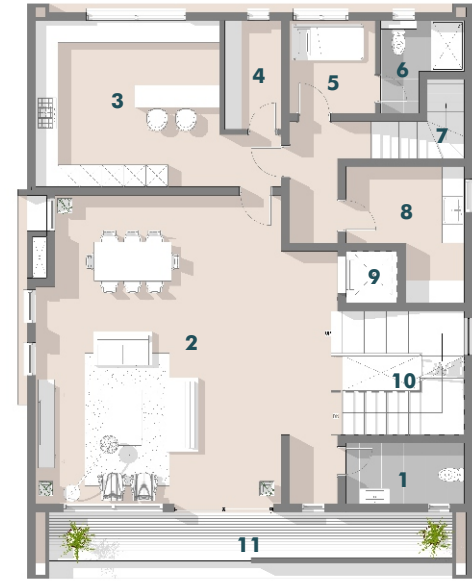


## GROUND FLOOR

105 SQM

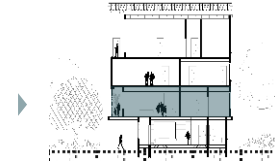


- |                        |        |
|------------------------|--------|
| 1. VISITORS'S TOILET 1 | 3 SQM  |
| 2. LIVING AREA         | 49 SQM |
| 3. GUEST BEDROOM       | 20 SQM |
| 4. GUEST BATHROOM      | 5 SQM  |
| 5. BQ 1                | 7 SQM  |
| 6. BQ BATH 1           | 3 SQM  |
| 7. ELEVATOR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

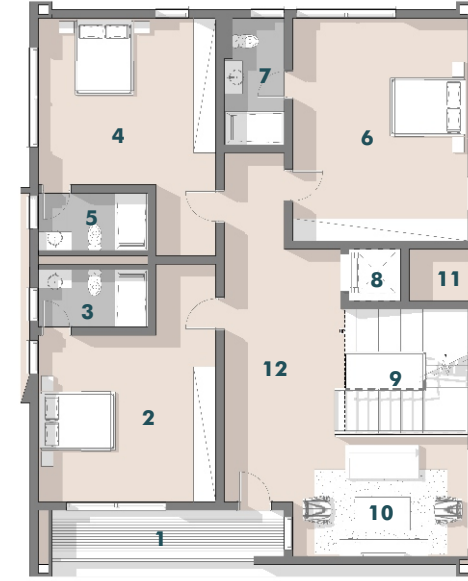


## FIRST FLOOR

168 SQM

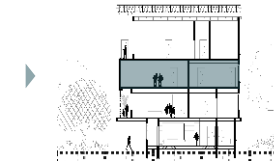


- |                        |        |
|------------------------|--------|
| 1. VISITORS'S TOILET 2 | 5 SQM  |
| 2. LIVING AREA         | 66 SQM |
| 3. KITCHEN             | 25 SQM |
| 4. PANTRY              | 5 SQM  |
| 5. BQ 2                | 9 SQM  |
| 6. BQ BATH 2           | 3 SQM  |
| 7. ESCAPE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

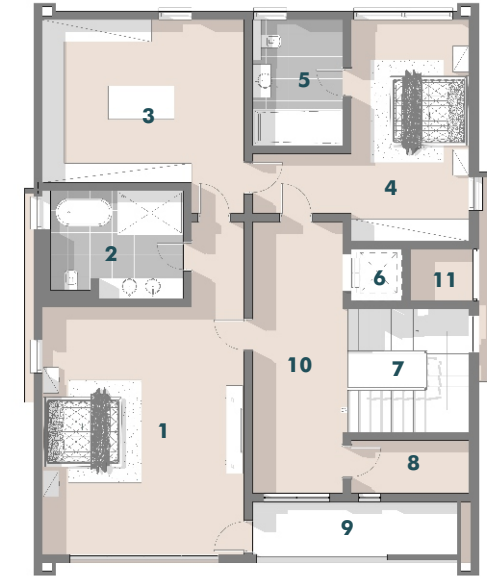


## SECOND FLOOR

171 SQM

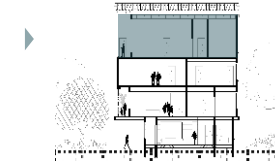


- |                   |        |
|-------------------|--------|
| 1. TERRACE        | 8 SQM  |
| 2. BEDROOM 1      | 25 SQM |
| 3. BATH 1         | 5 SQM  |
| 4. BEDROOM 2      | 25 SQM |
| 5. BATH 2         | 5 SQM  |
| 6. BEDROOM 3      | 29 SQM |
| 7. BATH 3         | 6 SQM  |
| 8. ELEVATOR       | 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  |





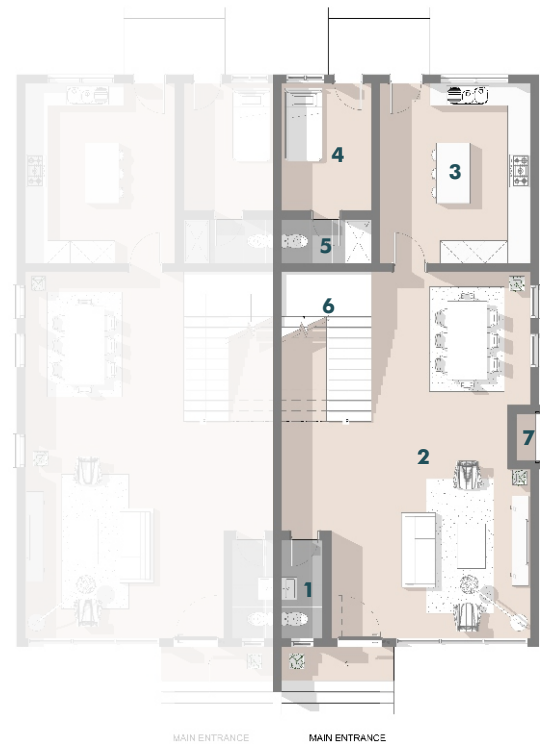


# 4-BED SEMI-DETACHED

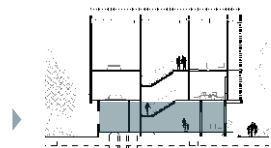
## FLOOR PLANS

TOTAL FLOOR - 350 SQM

PLOT SIZE - 230 SQM



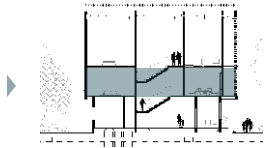
### GROUND FLOOR 110 SQM



- |                        |        |
|------------------------|--------|
| 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  |



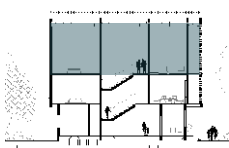
### FIRST FLOOR 124 SQM



- |                   |        |
|-------------------|--------|
| 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  |





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RESIDENCE