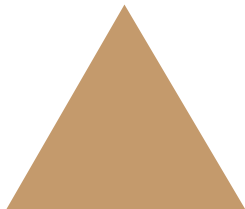




THE ALTONA



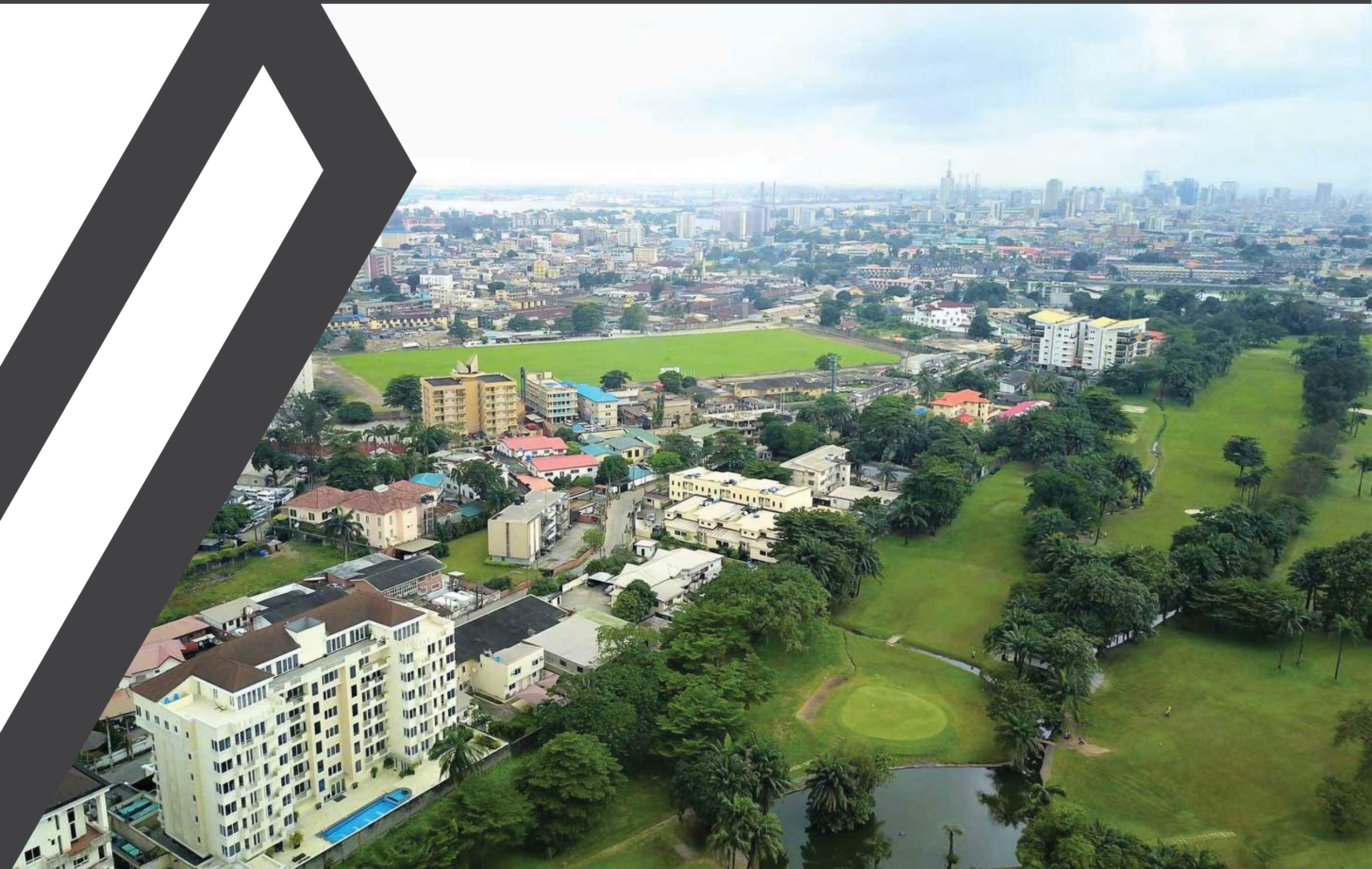


Introducing AbigailMichael's first property development, a masterpiece sitting on 1,800 square meters in the prestigious location of Ikoyi, Lagos.

'The Altona on McDonald' is a product of our genuine understanding of luxury, honed in over 14 years of building the well-known 'IL Bagno' Brand.

The Altona is a response to the most sophisticated demands of our premier clients, a desire to bring together the finest of interior finishes to the most desired of locations to create the ultimate lifestyle solutions for clients who appreciate the finer things in life. With 8 units of 3-bedroom flats and 2 penthouses, The Altona Residences are as exclusive as it gets.

There is more to life than ordinary



CONTENTS

// LOCATION

// LIFESTYLE

// SITE PLAN

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// FEATURES

// SPECIFICATIONS

// PURCHASE PLANS

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// FACILITY SERVICING

// ENQUIRIES

Edged between the peace of the Lagos Lagoon and the bustle of the metropolitan city,



The Altona on McDonald introduces you to the best of both worlds and a whole new way to live life...LUXURIOUSLY!



THE ALTONA

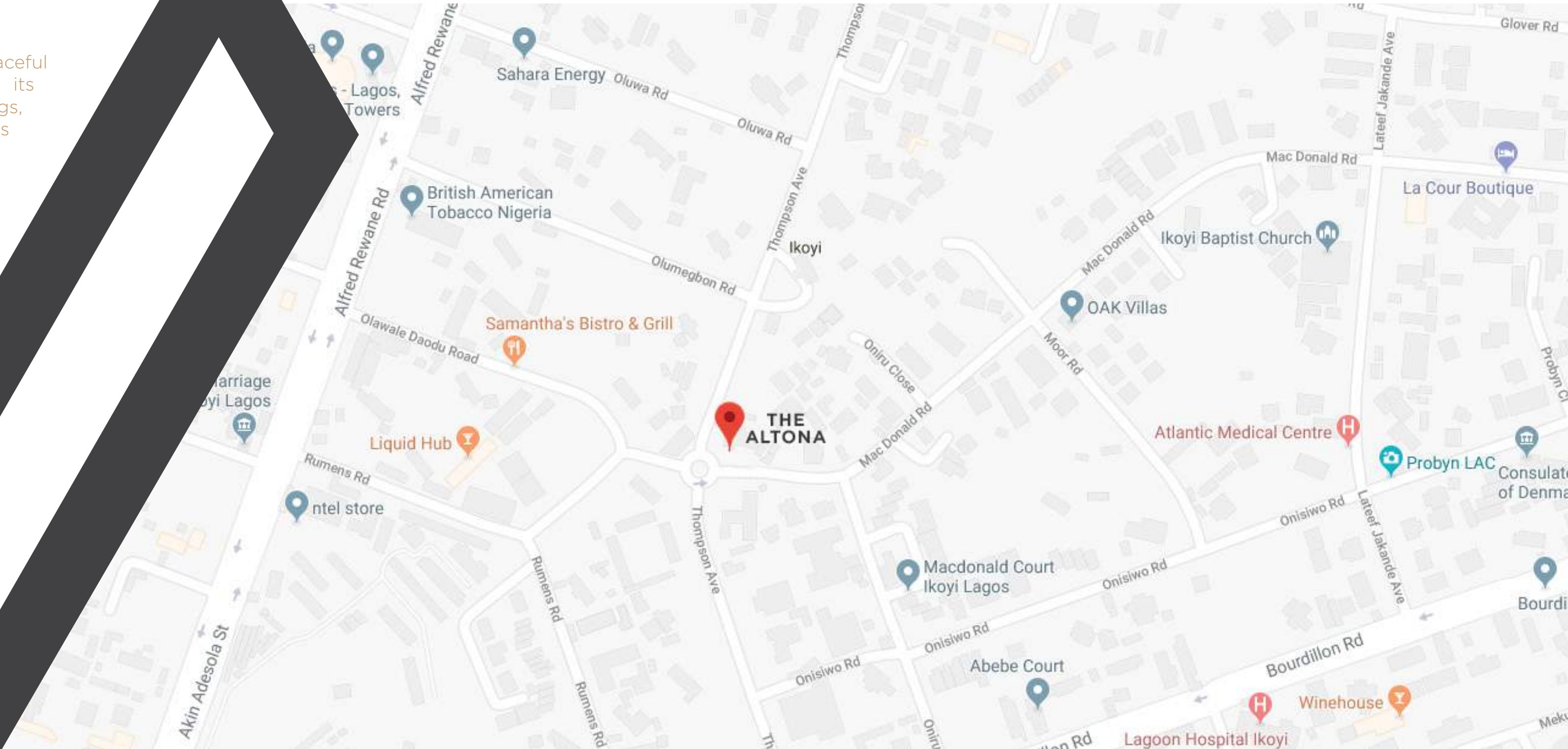


Exclusive

The Altona is an exclusive new development set in the beautiful suburb of Ikoyi, offering a selection of luxury apartments all set within a beautifully landscaped gated garden.

Ikoyi screams affluence and peaceful cosmopolitan vibes always; with its many high-rise apartment buildings, five-star hotels, and one of Africa's largest golf courses.

In a nook that separates you from the rest of the city but still makes every thing that matters accessible to you,







Sophisticated

The Altona on McDonald provides an unrivalled standard of living unsurpassed by any development before now. Each flat is finished to meet the highest standards available anywhere in the world.

The quality of services and facilities that The Altona provides will ensure a life lived to the fullest for every resident.

Prestigious

The Altona on McDonald sits perfectly at the intersection of Thompson Avenue and McDonald Road, in the heart of highbrow Ikoyi.

Finished to perfection, it is the IL Bagno 'sweet shop' come to life, a dream come true for our interior designers and architects.

The brief was for them to create their dream project. They held nothing back. You only need enter our world to experience the new way to live



A family consisting of a woman, a young boy, and a man are walking on a paved path. The woman is wearing a red jacket and carrying a large white sun hat and a colorful patterned bag. The boy is wearing a blue t-shirt and light-colored shorts. The man is wearing an orange shirt and light blue shorts, carrying a blue jacket over his shoulder. They are walking past the rear of a white convertible car. The background shows a building with a dark door and some greenery.

Airy and spacious mixture of elegance, class, style and nature to give a perfect blend of live, work and play environment.

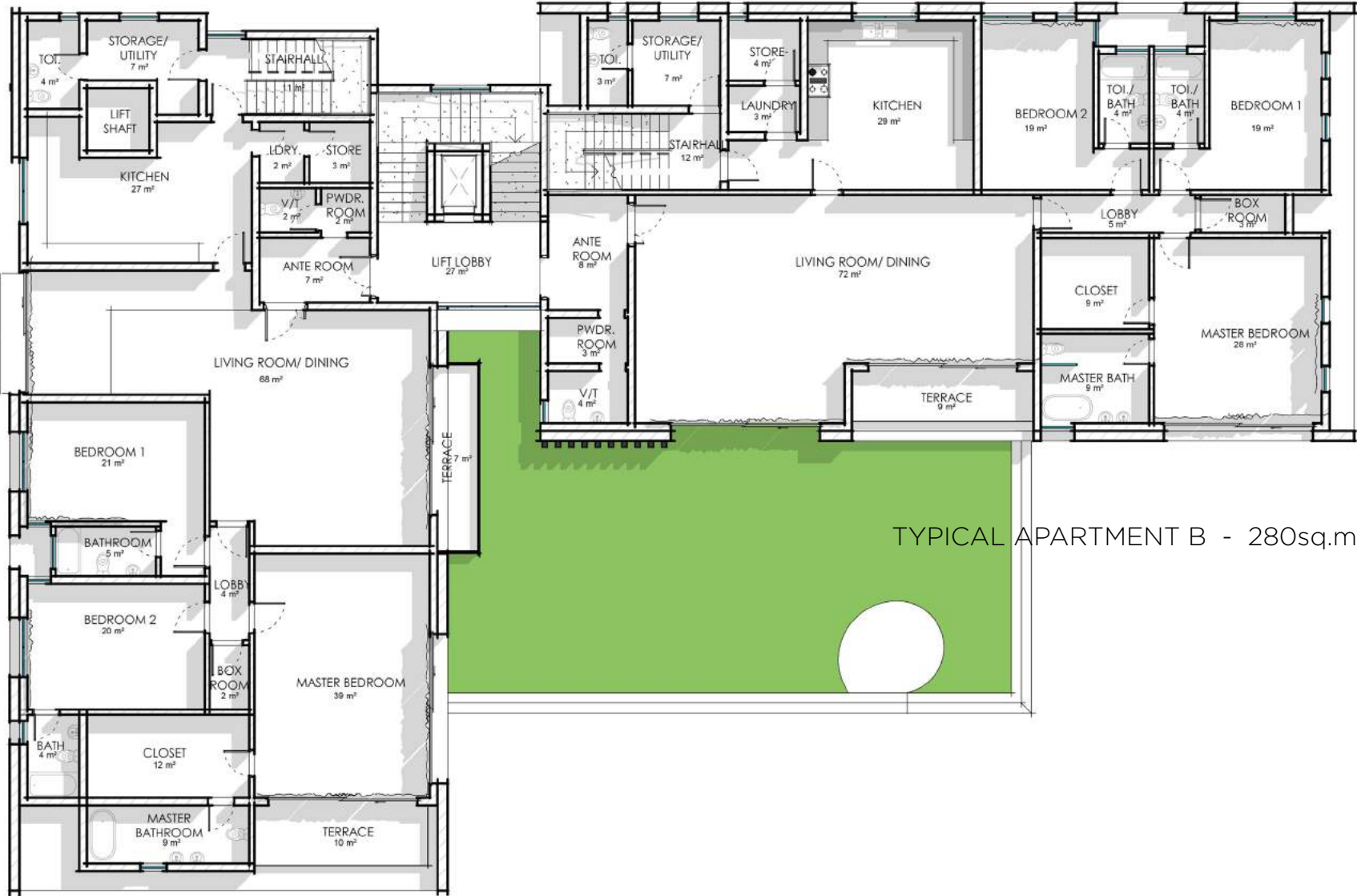
SITE PLAN



GROUND FLOOR PLAN



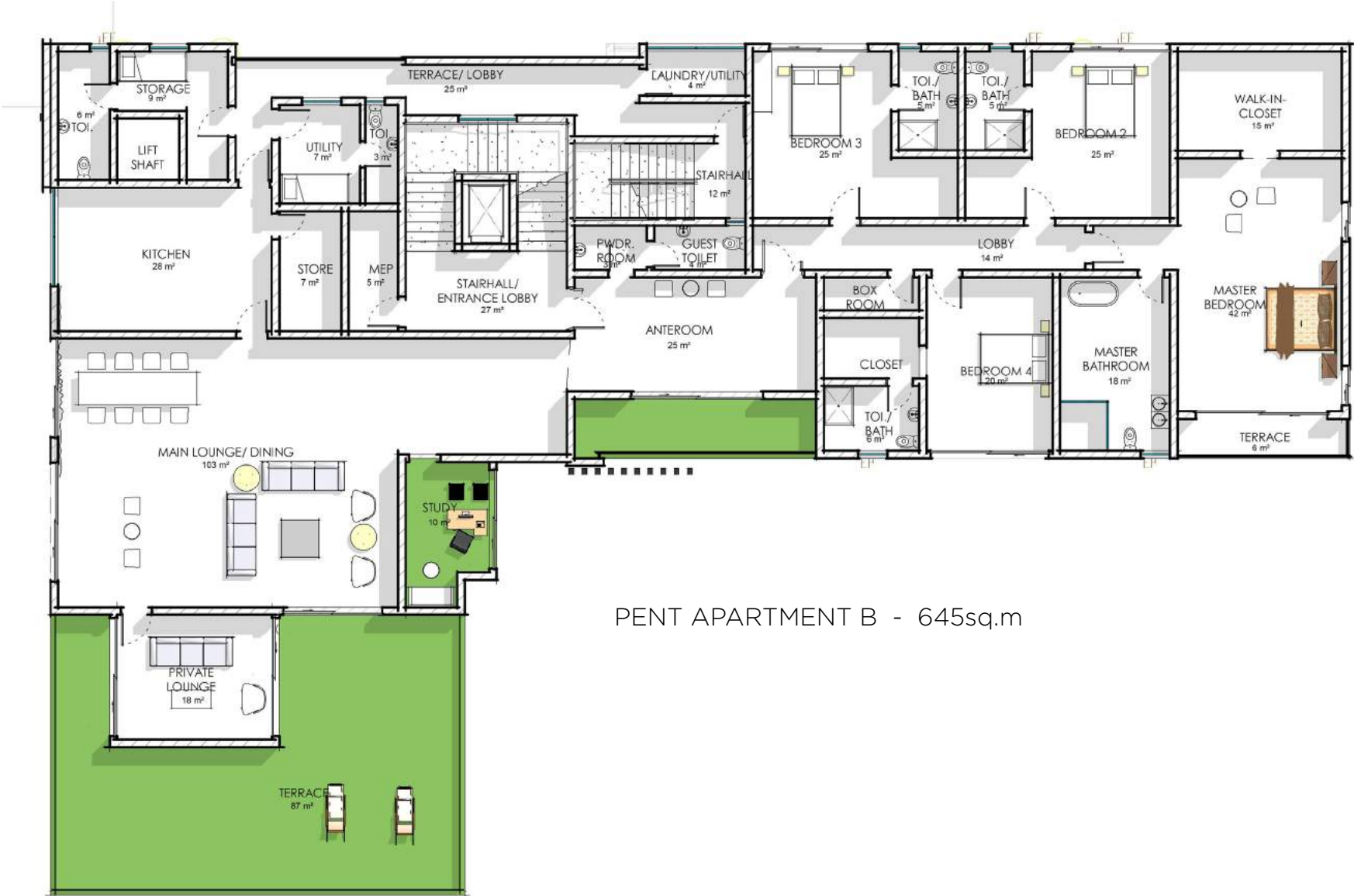
TYPICAL 1ST - 4TH FLOOR PLAN



TYPICAL APARTMENT B - 280sq.m

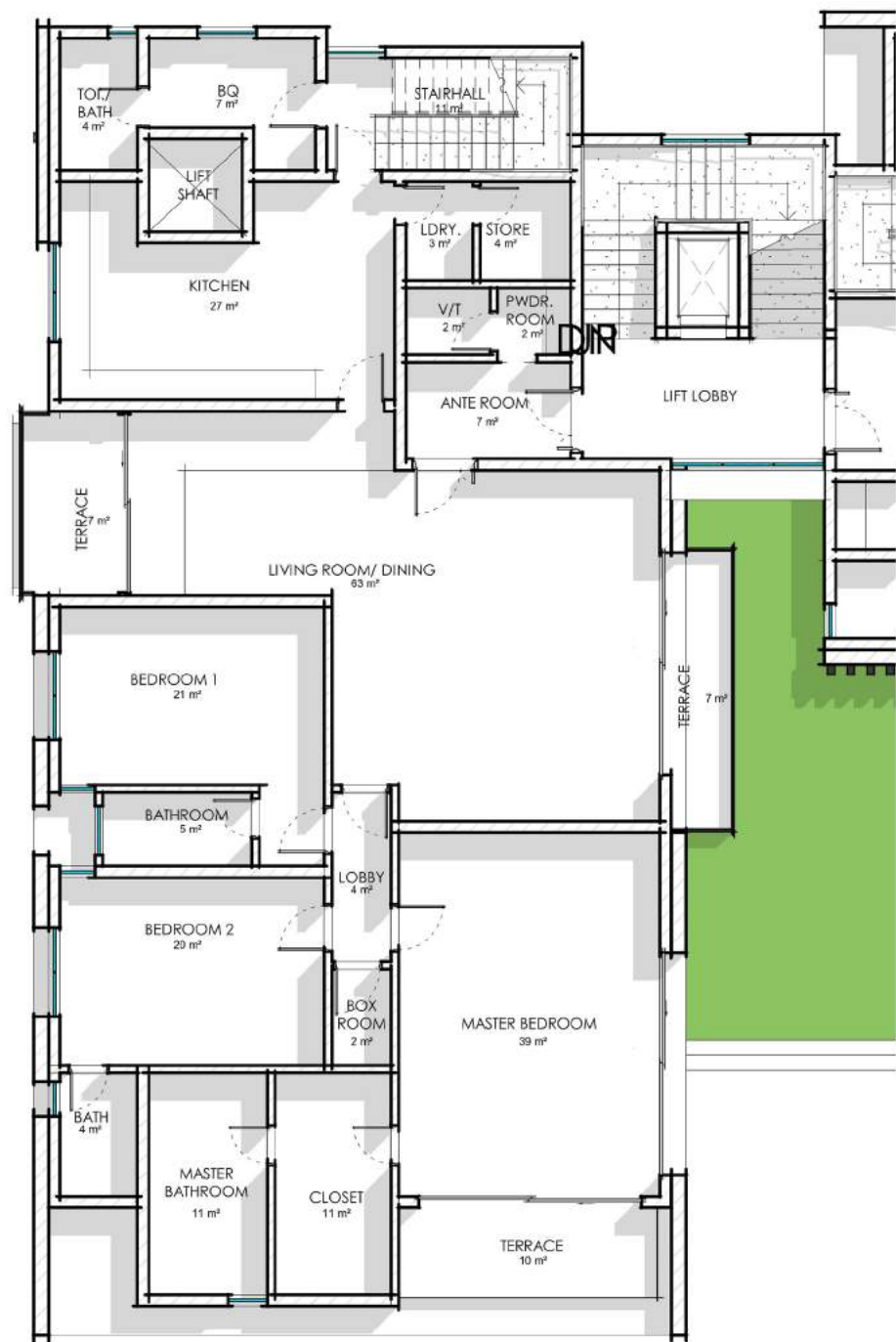
TYPICAL APARTMENT A - 295sq.m

PENT FLOOR PLAN



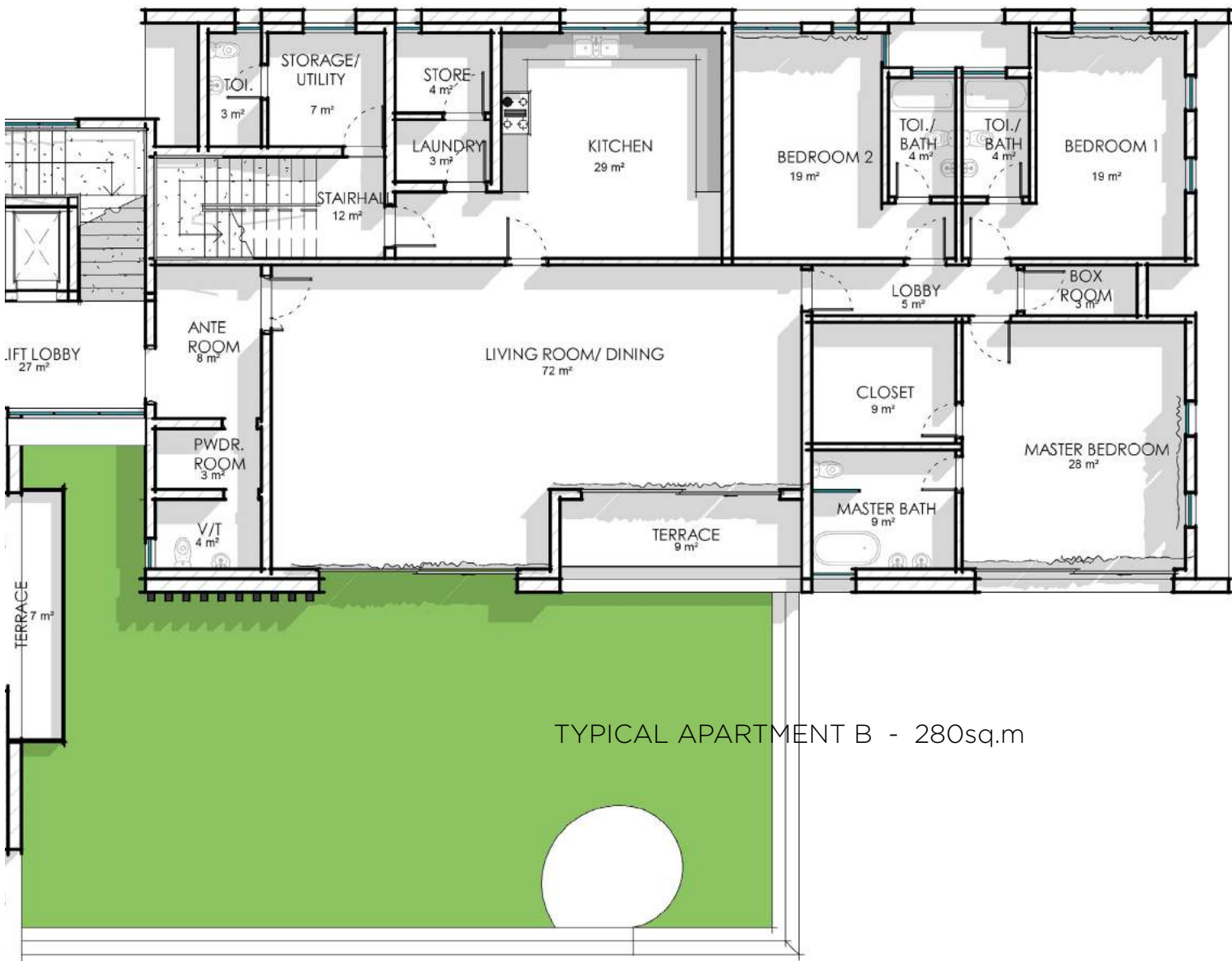
PENT APARTMENT B - 645sq.m

APARTMENT PLAN A



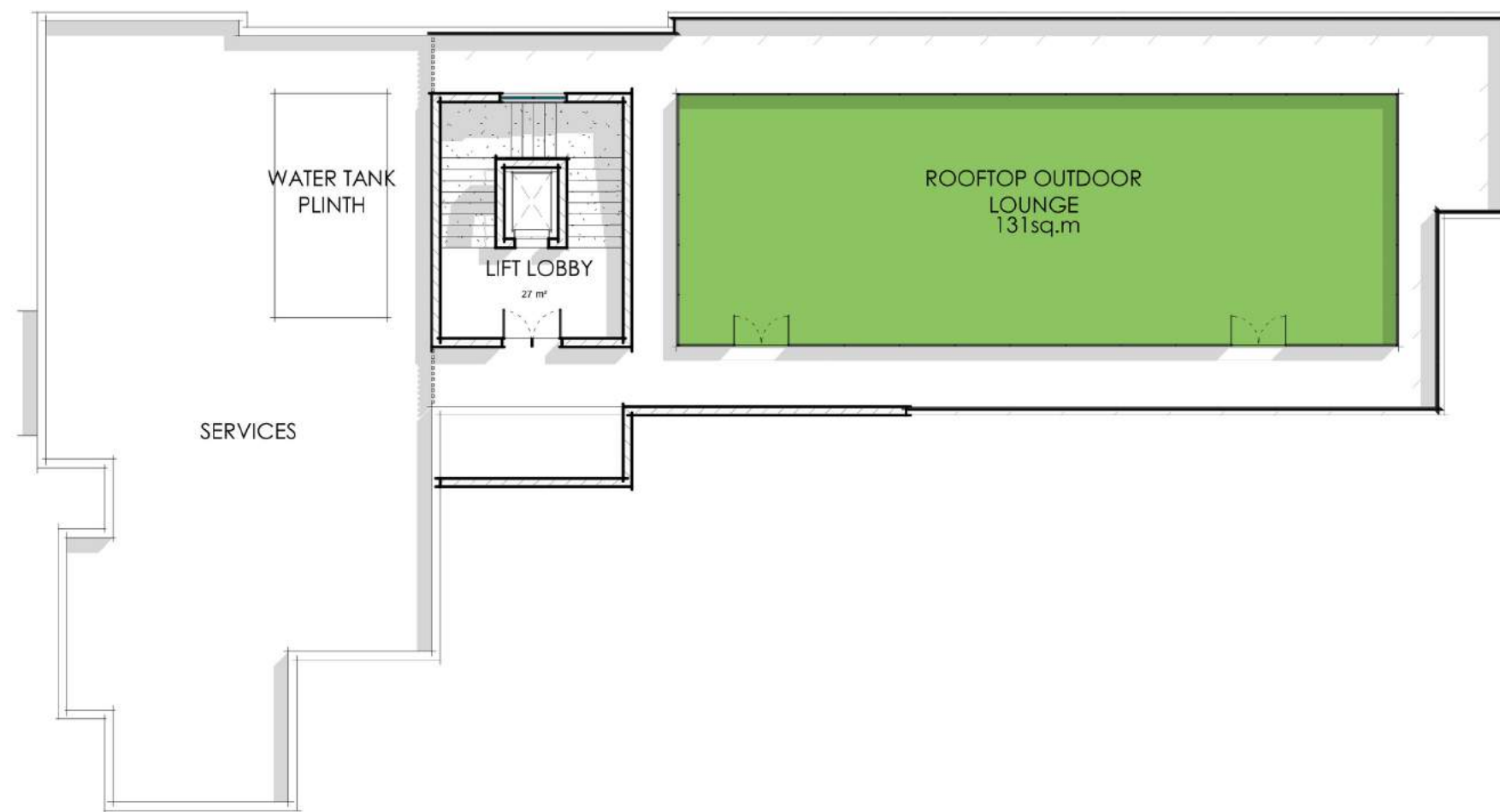
TYPICAL APARTMENT A
295sq.m

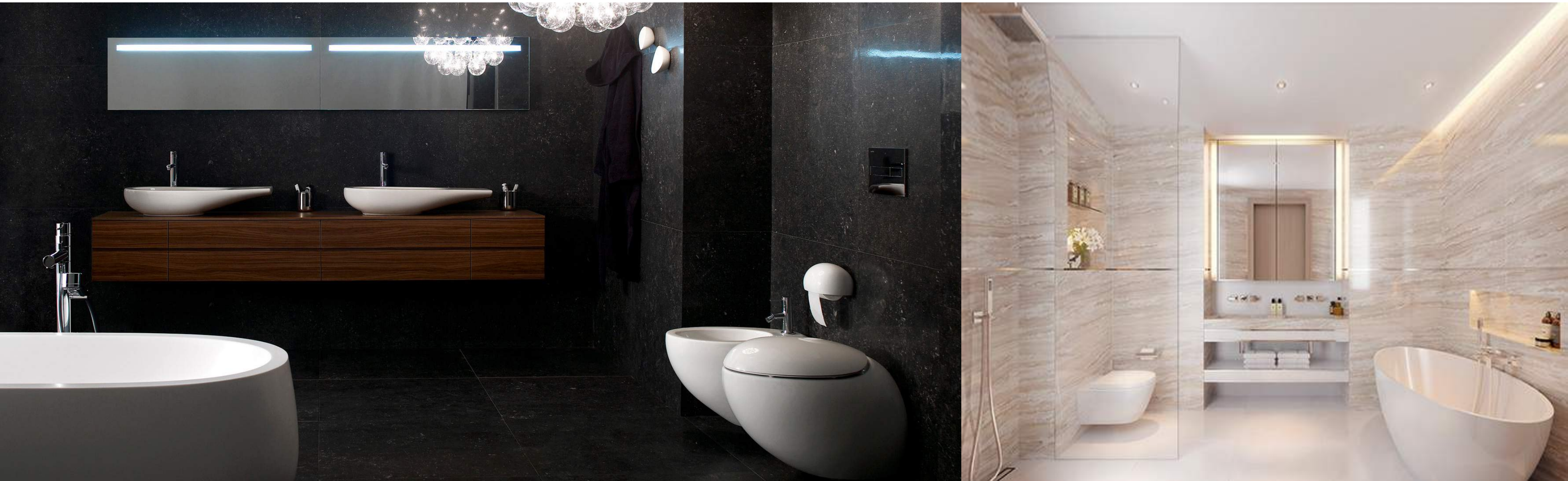
APARTMENT PLAN B



TYPICAL APARTMENT B - 280sq.m

ROOF LAYOUT





Images indicative of typical IL Bagno Finishes. Actual May Vary



Images indicative of typical IL Bagno Finishes. Actual May Vary



Images indicative of typical IL Bagno Finishes. Actual May Vary



Images indicative of typical IL Bagno Finishes. Actual May Vary

FEATURES



Grand Entry &
Open Floor Plan



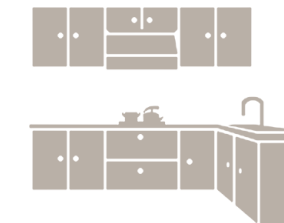
Spacious En-suite
bedrooms



Master Bedroom With
En-Suite bathrooms
and closets



Swimming Pool Inlaid
with Tiles by Sicis



Imported Fitted
Kitchens



Gymnasium powered
by Technogym



Adequate Visitor
Parking



Staff
Quarters



Private Security



SPECIFICATIONS

APARTMENTS

KITCHEN

- Supplier – Aran (High End Italian Brand)
- Appliances – Bosch stainless steel single oven/microwave/gas hob/chimney extractor
- Integrated dishwasher and fridge/freezer
- Composite stone worktops
- Blanco Double stainless steel sinks/Hansgrohe Mixer

BATHROOMS

- Laufen Sanitary Wares
- Fantini Brassware + Showers
- Emco Recessed mirror fronted cabinets and Emco Accessories to Master Ensuite
- Summertime heated towel rails
- Full height Porcelain wall tiles to all bathrooms from Mirage/Settecento
- Colombo Design Accessories to all other bathrooms
- Mirage Porcelain flooring to all bathrooms

INTERIOR FINISHES

- Internal doors made of glass
- Aran Master bedroom wardrobe with full height mirror fronted sliding doors and fitted interiors
- Master bedroom dressing room (if applicable) with fitted interiors
- Porcelain floor tiles to kitchen and other areas
- Jung Electrical Fittings
- Iguzzini Downlighters to kitchen area, all bathrooms and bedrooms
- Aran Wardrobes with sensors/LED lights
- Stainless steel appliance grid switch and sockets to kitchen
- Mirror Doors to all bathrooms
- TV/FM/satellite point to living/dining room. Wifi Routers Pre-installed
- DVD or satellite player receiver at all TV point
- Sicis Feature wall in Living Room (featuring paintings by Italian Masters)
- Central comfort cooling to all rooms

All measurements and floorplans at this stage are indicative of final specification only

SPECIFICATIONS

THE PENTHOUSE

KITCHEN

- Supplier – Siematic (High End German Brand)
- Appliances – Miele stainless steel two single ovens/ microwave/gas hob/coffee machine/wine cooler
- Integrated dishwasher
- Miele 90cm integrated fridge/freezer
- Blanco Double stainless steel sinks/Hansgrohe Mixer
- Composite stone worktops

BATHROOMS

- Master en-suite includes luxurious wet room and a modern free-standing bath all from Gessi
- Gessi sanitary ware
- Gessi chrome brassware
- Emco Recessed mirror fronted cabinets
- Summertime heated towel rails
- Mirage Full height porcelain wall tiles to Master en-suite
- Porcelain wall tiles to other bathrooms

INTERIOR FINISHES

- Rimadesio Glass Internal doors
- Out Door Furniture from Dedon
- Master bedroom walk in Closet by Poliform
- Mirage flooring to all areas
- Sicis Feature wall in Living Room (featuring paintings by Italian Masters)

ELECTRICAL FITTINGS

- Pre-wired with the facility to interface with owner’s audio system
- Kreon Ceiling speakers to drawing room, dining room, and master bedroom
- TV aerial and satellite dish fitted and fully commissioned including system amplifiers to provide Terrestrial Analogue/Digital Radio and Satellite signals to system outlet plates
- Wiring and interface plates provided including provision for plasma/LCD TV position in all rooms
- Feature lighting to selected rooms with facility to provide optional mood lighting
- 5 amp lighting circuit to selected rooms
- Downlighters to selected rooms
- LED Lights/Sensors to all wardrobes
- Stainless steel appliance grid switch and sockets to kitchen
- Central comfort cooling to all rooms

All measurements and floorplans at this stage are indicative of final specification only

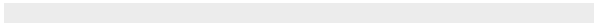


Luxury is a promise of quality achieved by the application of a high level of innovation and the refinement of established standards on every level. It is a concept defined by the finest materials and expert craftsmanship, that produces exceptional and unparalleled aesthetics in product design, or meticulous attention to detail and precision in the delivery of a service.

PURCHASE PAYMENT PLAN

Construction will commence the Summer of 2018 and will be completed and ready for occupation on or before the 31st of December , 2019.

Our payment plan allows flexibility for purchase of the available units. The 2 payment plans available are as follows;



PreLaunch Pricing		Launch Pricing	
Amount Payable NGN		Amount Payable NGN	
1st Instalment Immediately upon reservation	123,000,000	1st Instalment Immediately upon reservation	255,000,000
2nd Instalment In 90 days or 3 months after first payment	121,000,000	2nd Instalment In 90 days or 3 months after first payment	110,000,000
3rd Instalment in 90 days or 3 months after second payment	111,000,000		
Grand Total	355,000,000 Inclusive of administrative, processing fees.	Grand Total	365,000,000 Inclusive of administrative, processing fees.
	Title legal documentary fees of 2.5% of property value applies.		Title legal documentary fees of 2.5% of property value applies.

Payments would be made at agreed milestones during the construction phase.
Full payment is required before granting possession of the property.

AMENITIES

The Altona provides a superior standard of living.

Each home has been crafted and finished to a high standard incorporating many desirable details from Italian and German designed kitchens to Italian doors and tiles to all bathrooms, bedrooms and living areas.

The prestigious penthouse also features mood-control lighting, and outdoor living areas.

The exceptional quality is also reflected in the services and facilities available. Security features include entry to the development via secure electric gates and video entry phone system. CCTV technology is installed throughout and all homes are pre-wired for an alarm system of choice.

Added benefits include a dedicated concierge and off-street secure parking for all residents, as well as ample visitor parking outside. The property also has Valet parking for residents during daytime hours

TENURES & DISCLOSURE
<div><div>THE APARTMENTS</div><div>Outright Purchase</div><div>Services Charge</div><div>TBD (To be determined)</div></div>
<div><div>THE PENTHOUSE</div><div>Outright Purchase</div><div>Services Charge</div><div>TBD (To be determined)</div></div>

TECHNICAL PARTNERS

IL Bagno⁺
BATHROOM + DESIGN

TECHNOGYM[®]

Bt
BAGNO TECHNIK
INSTALLATION + MAINTENANCE

FACILITY SERVICING

The property will be serviced by our
facility management company

æ Fæsilities
RC1468961

DEVELOPED BY



michael@abigailmichael.com
+234 803 742 0000
+234 803 534 1111

CONSULTANT TEAMS

ARCHITECTS	IDLEWOODS
LANDSCAPE ARCHITECTS	GEOSYS
QUANTITY SURVEYORS	TONY KINGSLEY ASSOCIATES
MECHANICAL/ELECTRICAL ENGINEERS	TOPKLAN ENGINEERING SERVICES
STRUCTURAL ENGINEERS	MOLCAD ASSOCIATES
INTERIOR DESIGNS	CC INTERIORS



THE ALTONA